

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval- Mirabella Section 1

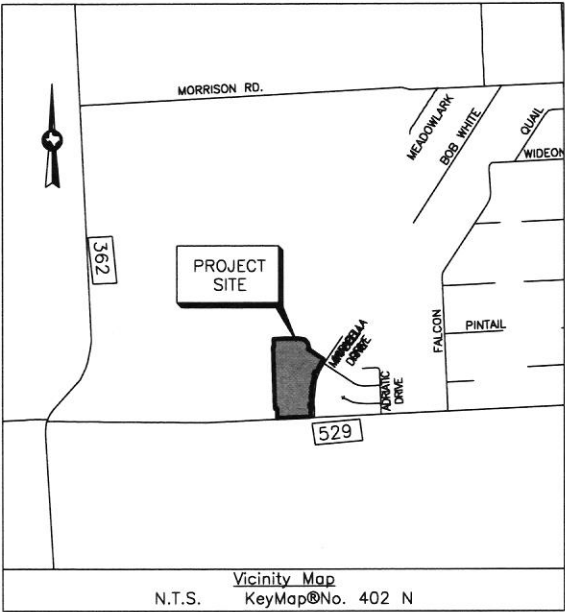
Date: October 29, 2025

Background

Final Plat of Mirabella Section 1 which consists of 18.72 acres will include 98 Lots, 5 Blocks and 4 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT
MIRABELLA SECTION 1

BEING A SUBDIVISION OF 18.72 ACRES OUT OF
THE H.&T.C. R.R. CO. SURVEY, SEC. 51, A-143
IN WALLER COUNTY, TEXAS.

98 LOTS 5 BLOCKS 4 RESERVES

OWNER

CENTURY LAND HOLDINGS OF TEXAS, LLC,
A COLORADO LIMITED LIABILITY COMPANY
333 CYPRESS RUN, SUITE 200
HOUSTON, TEXAS 77094
(713)222-7000

SEPTEMBER, 2025	OWNER: CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY	FINAL PLAT OF MIRABELLA SECTION 1		10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 PLATTING@EHRA.TEAM WWW.EHRA.TEAM TBPE No. F-726 TBPLS No. 10092300
SHEET 1 OF 17				

We, Century Land Holdings of Texas, LLC, a Colorado limited liability company, owner of the property subdivided in the above map of the MIRABELLA SECTION 1, make subdivision of the property, according to the lines, streets, lots, alleys, parks, building lines and easement as shown, and dedicate to the public, the streets, alleys, parks and easements shown, forever, and waive all claims for damages occasioned by the establishment of grades, as approved for the streets and drainage easements indicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to the grades, and bind ourselves, our heirs, successors and assigns, to warrant and defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

Further, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of MIRABELLA SECTION 1 where building setback lines or public utility easements are to be established outside of the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

FURTHER, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Waller County, by Waller County, or any citizen thereof, by injunction as follows:

1. That drainage of septic tanks into roads, streets, alleys, or public ditches, streams, etc., either directly or indirectly is strictly prohibited.
2. All stock animals, horses, and fowl shall be fenced in and not allowed to run at large in the subdivision.
3. Drainage structures under private drives shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and one quarters (1-1/4) square feet (15" diameter pipe) reinforced concrete pipe, unless specified by the County Road Administrator, or County Engineer. Culverts and bridges must be used for all driveways and/or walks, although dipstyle driveways are encouraged where appropriate.
4. Property owners will obtain Development Permits/Permit Exemptions from the County Floodplain Administrator for all development.
5. The property subdivided herein is further restricted in its use as specified in the subdivision restrictions as filed separately for record at Page _____ Volume _____ of the Deed Records of Waller County, Texas. A copy of said restrictions will be furnished by the aforesaid Century Land Holdings of Texas, LLC, a Colorado limited liability company, to the purchaser of each and every lot in the subdivision prior to culmination of each sale.
6. There are no underground pipelines within the confines of this subdivision except as shown on the above plat.
7. There shall be no sanitary sewer system or any water well constructed within 50 feet of any lot line that does not adjoin a public road.

WITNESS our hand in Waller County, Texas, this 30th day of September, 2025.

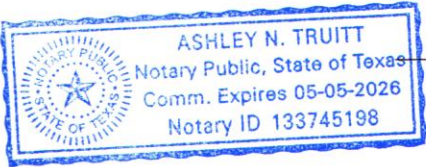
OWNER
Century Land Holdings of Texas, LLC,
a Colorado limited liability company

BY: Louis Trapolino
Louis Trapolino, Vice President of Land
Century Land Holdings of Texas, LLC, a Colorado limited liability company

STATE OF TEXAS §
COUNTY OF Harris §

BEFORE ME, the undersigned authority, on this day personally appeared Louis Trapolino, Vice President of Land of Century Land Holdings of Texas, LLC, a Colorado limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed it for the purposes and considerations set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of September, 2025.



Ashley Truitt
Notary Public in and for the State of Texas
My Commission expires: 5-5-26

APPROVED by Commissioners Court of Waller County, Texas, this ____ day of _____, 20__ A.D.

Carbett "Trey" J. Duhon III
County Judge

Walter E. Smith, P.E., R.P.L.S.
Commissioner, Precinct 2

Justin Beckendorff
Commissioner, Precinct 4

John A. Amsler
Commissioner, Precinct 1

Kendric D. Jones
Commissioner, Precinct 3

NOTE: Acceptance of the above plat by the Commissioners Court does not signify Waller County acceptance of the dedicated roads for integration into the County Road System. The developer is required to comply with Sections 5 and 6 of the then current Waller County Subdivision and Development Regulations, in this regard.

I, J. Ross McCall, P.E., County Engineer of Waller County, Texas, certify that the plat of this subdivision complies with all existing rules and regulations of Waller County.

No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

Date

J. Ross McCall, P.E.,
County Engineer

I, Debbie Hollan, Clerk of the County Court of Waller County, Texas, do hereby certify that the within instrument with the certificate of authentication was filed for registration in my office on the ____ day of _____, 20__, A.D. at ____ o'clock __M., in File No. _____ of the Official Public Records of Waller County for said county.

Witness my hand and seal of office, at Hempstead, the day and date last above written.

Debbie Hollan
Clerk of the County Court
Waller County, Texas

By: _____
Deputy

This is to certify that I, A. Munroe Kelsay, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me.

No Portion of this subdivision lies within the boundaries of any municipality's corporate city limits, or area of extra territorial jurisdiction.

No Portion of this subdivision lies within the boundaries of the 1% annual chance (100 year) floodplain as delineated on Waller County Community Panel No. 48473C0350E, dated February 18, 2009 and 48476C0275E, dated February 18, 2009.

No Portion of this subdivision lies within the boundaries of the 0.2% annual chance (500 year) floodplain as delineated on Waller County Community Panel No. 48473C0350E, dated February 18, 2009 and 48476C0275E, dated February 18, 2009.

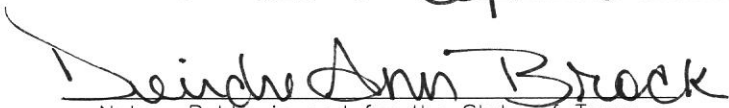

A. Munroe Kelsay
Registered Professional Land Surveyor
Texas Registration No. 5580

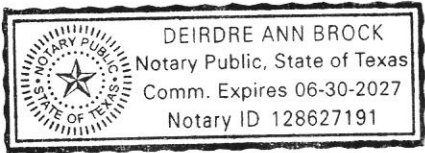


STATE OF TEXAS §
COUNTY OF Harris

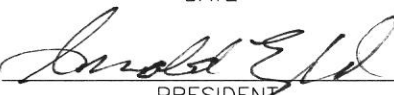
BEFORE ME, the undersigned authority, on this day personally appeared A. Munroe Kelsay, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29th day of September 2025


Notary Public in and for the State of Texas
My Commission expires: 6/30/2027



BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-168

APPROVED BY THE BOARD OF SUPERVISORS ON 06.23.2025
DATE

PRESIDENT

SECRETARY

DISTRICT ENGINEER

The above have signed these plans and /or plat based on the recommendation of the District's Engineer who has reviewed all sheets provided and found them to be in general compliance with the District's "Rules, Regulations, and Guidelines". This approval is only valid for three hundred sixty-five (365) calendar days. After that time re-approval is required. Please note, this does not necessarily mean that all the calculations provided in these plans and/or plats have been completely checked and verified. Plans submitted have been prepared, signed and sealed by a professional engineer licensed to practice engineering in the State of Texas and plat has been signed and sealed by a registered professional land surveyor licensed to practice in the State of Texas, which conveys the engineer's and/or surveyor's responsibility and accountability.

SEPTEMBER, 2025	OWNER: CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY	FINAL PLAT OF MIRABELLA SECTION 1	 ENGINEERING THE FUTURE SINCE 1936	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 PLATTING@EHRA.TEAM WWW.EHRA.TEAM TBPE No. F-726 TBPLS No. 10092300
SHEET 4 OF 17				

GENERAL NOTES:

1. B.L. indicates Building Line.
CONC. MON. indicates Concrete Monument.
ESMT. indicates Easement.
FND. indicates Found.
I.P. indicates Iron Pipe.
N.T.S. indicates Not to Scale.
O.R.P.R.P.W.C. indicates Official Public Records of Real Property of Waller County.
PG. indicates Page.
P.O.B. indicates Point of Beginning.
P.O.C. indicates Point of Commencing.
P.U.E. indicates Public Utility Easement.
R.O.W. indicates Right-Of-Way.
STM. S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.C.C.F. NO. indicates Waller County Clerk's File Number.
W.C.D.R. indicates Waller County Deed Records.
(F) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99990836.
3. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
4. All lot corners, reserves and block corners are set 5/8" iron rods with cap stamped "E.H.R.A. 713-784-4500" unless otherwise noted.
5. Right-of-way easements for widening streets or improving drainage shall be maintained by the landowner until all street or drainage improvements are actually constructed on the property. The County has the right at any time to take possession of any street widening easement for construction, improvement or maintenance.
6. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Waller County, Texas, Map No. 48473C0350E, dated February 18, 2009 and 48476C0275E, dated February 18, 2009, the subject property appears to be within Unshaded Zone "X"; defined as areas outside the 0.2% annual chance floodplain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ and Associates, Inc.
7. A subdivision variance has been approved to allow a minimum centerline radius for a local street of 300 feet with a minimum tangent of 50 feet between reverse curves by Waller County Commissioners Court on March 20, 2024.
8. A subdivision variance has been approved to allow a minimum right-of-way width of a collector street from 80 feet to 60 feet by Waller County Commissioners Court on March 20, 2024.
9. A subdivision variance has been approved to allow a minimum centerline radius for a collector street of 650 feet with a minimum tangent of 150 feet between reverse curves by Waller County Commissioners Court on March 20, 2024.
10. A subdivision variance has been approved to allow a minimum lot width of 40 feet and compensating open space shall be provided for all lots smaller than 5,000 square feet by Waller County Commissioners Court on March 20, 2024.
11. A subdivision variance has been approved to allow cul-de-sacs to have a right-of-way radius of 60 feet and a pavement radius of 50 feet by Waller County Commissioners Court on March 20, 2024.
12. A subdivision Variance has been approved to allow a minimum right-of-way of a local street from 60 feet to 50 feet by Waller County Commissioners Court on March 20, 2024.
13. The proposed land use for Mirabella Section 1 shall consist of Residential, Park Land, Open Space, Compensating Open Space and Right-of-Way.
14. Park land shall comply with the the Development Agreement, approved on September 18, 2024. Furthermore park land shall adhere to required acreage of parkland provided in the Park Land Table upon the submission of the final plat for the Mirabella project.
15. One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
16. P.U.E.'s are reserved for non-electrical utilities.
17. The property subdivided in the foregoing plat lies in Waller County, Royal Independent School-District, and Brookshire-Katy Drainage District.

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SHEET 5 OF 17				

OWNER’S RESPONSIBILITIES:

- (1) No structure in this subdivision shall be occupied until connected to a public sewer system which has been approved and permitted by Waller County Environmental Department.
- (2) No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.
- (3) In a subdivision that is not served by fire hydrants as part of a centralized water system certified by the Texas Commission on Environmental Quality as meeting minimum standards for water utility service, the Commissioners Court may require a limited fire suppression system that requires a developer to construct:
- (a) For a subdivision of fewer than 50 houses, 2,500 gallons of storage; or
 - (b) For a subdivision of 50 or more houses, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.
- (4) Structures built on lots in the designated Floodplain shall be elevated to two (2) feet or more above the 500-year floodplain elevation, in the 100-year floodplain. Within the 500-year, these structures must be elevated to one (1) foot above the 500-year floodplain elevation. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.). Contact the County Engineer’s Office for specific information.
- (5) The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by Commissioners Court. Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the Developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the streets. The County will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets.
- (6) The County assumes no responsibility for the accuracy of representations by other parties on the plat. Floodplain data, in particular, may change depending on subsequent development.
- (7) The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the County.
- (8) The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid Century Land Holdings of Texas LLC., a Colorado limited liability company, to the purchaser of each and every lot in the subdivision prior to culmination of each sale.
- (9) Include certification that the subdivider has complied with the requirements of Section 232.032 and that:
- (A) the water quality and connections to the lots meet, or will meet, the minimum state standards;
 - (B) sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
 - (C) electrical connections provided to the lot meet, or will meet, the minimum state standards; and
 - (D) gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.

PARK LAND TABLE

PLAT	PARKS / TRAILS	OPEN SPACE	TOTAL
DETENTION BASIN 5 PHASE 1 & DETENTION BASIN 6	0.26 AC.	8.00 AC.	8.26 AC.
DETENTION BASIN 4	2.40 AC.	2.56 AC.	4.96 AC.
SECTION 1	1.89 AC.	0.56 AC.	2.45 AC.
SECTION 2	0.68 AC.	4.46 AC.	5.14 AC.
SECTION 3	0.00 AC.	0.69 AC.	0.69 AC.
TOTAL	5.23 AC.	16.27 AC.	21.50 AC.
REQUIRED NEIGHBORHOOD PARK LAND 21.4 ACRES PER 54 LOTS @ 1,154 LOTS 1) 50% MINIMUM (10.7 ACRES) SHALL BE POCKET PARK/COMMUNITY PARK/ TRAILS AROUND DETENTION PONDS. 2) REMAINDER MAY BE PUBLICLY ACCESSIBLE OPEN SPACE (LANDSCAPE BUFFERS, OPEN SPACE, DETENTION AREAS).			

RESERVE TABLE

RESERVE	RESTRICTION TO	AREA
A	LANDSCAPE, RECREATION, OPEN SPACE AND UTILITY PURPOSES	0.498 ACRES/21,682 SQ. FT.
B	LANDSCAPE, RECREATION, COMPENSATING OPEN SPACE AND UTILITY PURPOSES	0.580 ACRES/25,268 SQ. FT.
C	LANDSCAPE, OPEN SPACE AND UTILITY PURPOSES	0.060 ACRES/2,608 SQ. FT.
D	LANDSCAPE, RECREATION, OPEN SPACE AND UTILITY PURPOSES	1.887 ACRES/82,201 SQ. FT.
		TOTAL ACREAGE=3.025 ACRES

FIELD NOTES of a 18.72 acre tract of land situated in the H.&T.C. R.R. Company Survey, Section 51, Abstract No. 143, Waller County, Texas; said 18.72 acre tract of land being out of and a part of a called 318.15 acre tract of land as conveyed to Gamal 318 Acres LLC, Gregory L. Miller, Trustee and Michael J. Miller, Trustee and recorded under Waller County Clerk's File No. (W.C.C.F. No.) 2113788; said 18.72 acre tract of land being more particularly described by metes and bounds as follows:

NOTE: All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). All distance are actual distances. Scale factor = 0.99990836.

COMMENCING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the Southeast corner of said 318.15 acre tract, the Southwest corner of Lot 39, Peregrine Estates, Section 1 as recorded in Volume 301, Page 197 of the Waller County Deed Records (W.C.D.R.) and being in the Northerly right-of-way line of F.M. 529 (120 feet wide) from which a found 1-3/4 inch disturbed iron pipe bears N 40°35'27" W, 2.72 feet.

THENCE S 87°53'10" W along the South line of said 318.15 acre tract and the North right-of-way line of said F.M. 529, at a distance of 308.95 feet pass a found concrete monument, continue a total distance of 1,747.92 feet to the Southeast corner of this tract of land and the POINT OF BEGINNING.

1) THENCE S 87°53'10" W, along the Southerly line of this tract of land, the South line of said 318.15 acre tract and the North right-of-way line of said F.M. 529 a distance of 523.85 feet to the Southwest corner of this tract of land.

THENCE along the Westerly line of this tract of land the following courses and distances:

- 2) N 02°02'38" W, a distance of 157.82 feet to a point for corner.
- 3) S 87°57'22" W, a distance of 31.18 feet to a point for corner.
- 4) N 02°02'38" W, a distance of 1,007.00 feet to a point for corner.
- 5) N 87°57'22" E, a distance of 17.77 feet to a point for corner.
- 6) N 02°02'38" W, a distance of 127.00 feet to the Northwest corner of this tract of land.

THENCE along the Northerly line of this tract of land the following courses and distances:

- 7) N 87°57'22" E, a distance of 280.00 feet to a point for corner.
- 8) N 88°30'32" E, a distance of 54.06 feet to a point for corner.
- 9) S 87°33'27" E, a distance of 50.51 feet to a point for corner.
- 10) S 80°45'28" E, a distance of 81.28 feet to a point for corner.
- 11) S 76°15'50" E, a distance of 49.88 feet to a point for corner.
- 12) S 41°53'24" E, a distance of 71.17 feet to a point for corner.
- 13) S 17°57'30" E, a distance of 77.09 feet to a point for corner.
- 14) S 28°58'51" W, a distance of 30.22 feet to a point for corner.
- 15) S 56°51'01" E, a distance of 67.07 feet to a point for corner.
- 16) S 56°13'08" E, a distance of 235.31 feet to the Northeast corner of this tract of land.

THENCE along the Easterly line of this tract of land the following courses and distances:

- 17) S 33°46'52" W, a distance of 96.35 feet to a point of curvature to the left.
- 18) Along said curve to the left having a radius of 900.00 feet, a central angle of 07°41'45", an arc length of 120.88 feet and a chord bearing S 29°55'59" W, a distance of 120.79 feet to a point of reverse curvature.
- 19) Along said reverse curve to the right having a radius of 25.00 feet, a central angle of 85°39'49", an arc length of 37.38 feet and a chord bearing S 68°55'02" W, a distance of 33.99 feet to the point of tangency.
- 20) N 68°15'04" W, a distance of 2.16 feet to a point for corner.
- 21) S 21°44'56" W, a distance of 50.00 feet to a point for corner, being in the arc of a non-tangent curve to the right.
- 22) Along said non-tangent curve to the right having a radius of 25.00 feet, a central angle of 88°08'16", an arc length of 38.46 feet and a chord bearing S 24°10'56" E, a distance of 34.78 feet to a point of reverse curvature.
- 23) Along said reverse curve to the left having a radius of 900.00 feet, a central angle of 21°55'50", an arc length of 344.48 feet and a chord bearing S 08°55'17" W, a distance of 342.39 feet to the point of tangency.
- 24) S 02°02'38" E, a distance of 89.10 feet to a point of curvature to the right.
- 25) Along said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet and a chord bearing S 42°57'22" W, a distance of 35.36 feet to the point of tangency.
- 26) S 87°57'22" W, a distance of 7.27 feet to a point for corner.
- 27) S 02°02'38" E, a distance of 50.00 feet to a point for corner, being in the arc of a non-tangent curve to the right.

FIELD NOTES CONTINUED:

28)Along said non-tangent curve to the right having a radius of 25.00 feet, a central angle of 104°28'39", an arc length of 45.59 feet and a chord bearing S 39°48'19" E, a distance of 39.53 feet to a point of reverse curvature.

29)Along said reverse curve to the left having a radius of 433.90 feet, a central angle of 05°40'13", an arc length of 42.94 feet and a chord bearing S 11°00'55" W, a distance of 42.92 feet to a point of compound curvature.

30)Along said compound curve to the left having a radius of 200.00 feet, a central angle of 08°34'08", an arc length of 29.91 feet and a chord bearing S 02°14'26" W, a distance of 29.88 feet to the point of tangency.

31)S 02°02'38" E, a distance of 29.32 feet to a point of curvature to the right.

32)Along said curve to the right having a radius of 25.00 feet, a central angle of 89°55'47", an arc length of 39.24 feet and a chord bearing S 42°55'16" W, a distance of 35.33 feet to the PLACE OF BEGINNING; containing within said boundaries a calculated area of 18.72 acres (815,634 sq. ft.) of land.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	900.00'	120.88'	120.79'	S29°55'59"W	7°41'45"
C2	25.00'	37.38'	33.99'	S68°55'02"W	85°39'49"
C3	25.00'	38.46'	34.78'	S24°10'56"E	88°08'16"
C4	900.00'	344.48'	342.39'	S08°55'17"W	21°55'50"
C5	25.00'	39.27'	35.36'	S42°57'22"W	90°00'00"
C6	25.00'	45.59'	39.53'	S39°48'19"E	104°28'39"
C7	433.90'	42.94'	42.92'	S11°00'55"W	5°40'13"
C8	200.00'	29.91'	29.88'	S02°14'26"W	8°34'08"
C9	25.00'	39.24'	35.33'	S42°55'16"W	89°55'47"
C10	505.00'	66.05'	66.00'	S88°17'49"E	7°29'38"
C11	50.00'	72.00'	65.94'	S43°17'49"E	82°30'22"
C12	300.00'	346.66'	327.69'	S35°08'51"E	66°12'26"
C13	300.00'	213.67'	209.19'	S18°21'38"W	40°48'32"
C14	25.00'	39.27'	35.36'	N47°02'38"W	90°00'00"
C15	275.00'	195.87'	191.76'	N18°21'38"E	40°48'32"
C16	25.00'	35.69'	32.73'	N79°39'30"E	81°47'12"
C17	325.00'	49.93'	49.88'	S63°50'59"E	8°48'10"
C18	275.00'	317.77'	300.38'	N35°08'51"W	66°12'26"
C19	25.00'	13.06'	12.91'	N12°55'09"E	29°55'35"
C20	50.00'	122.93'	94.23'	N42°33'13"W	140°52'20"
C21	25.00'	12.19'	12.07'	S80°58'39"W	27°56'04"
C22	530.00'	64.65'	64.61'	N88°32'58"W	6°59'19"
C23	25.00'	39.27'	35.36'	S47°02'38"E	90°00'00"
C24	25.00'	39.27'	35.36'	S42°57'22"W	90°00'00"
C25	25.00'	39.27'	35.36'	S42°57'22"W	90°00'00"
C26	25.00'	39.27'	35.36'	S47°02'38"E	90°00'00"
C27	25.00'	39.27'	35.36'	N42°57'22"E	90°00'00"
C28	325.00'	231.48'	226.62'	N18°21'38"E	40°48'32"
C29	25.00'	35.69'	32.73'	N02°07'42"W	81°47'12"
C30	325.00'	232.44'	227.52'	N22°31'58"W	40°58'40"
C31	25.00'	36.00'	32.97'	N43°17'49"W	82°30'22"
C32	480.00'	62.78'	62.73'	N88°17'49"W	7°29'38"

LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)
1	4	4,800
	5	4,800
	6	4,800
	7	4,800
	8	4,800
	9	4,800
	10	4,800
	11	4,799
3	2	4,800
	3	4,800
	4	4,800
	5	4,800
	6	4,800
	7	4,800
	8	4,800
	9	4,800
	10	4,800
	11	4,800
	12	4,800
	13	4,800
	14	4,800
	15	4,800
	16	4,800
	17	4,800
	18	4,800
	19	4,800
	20	4,800
	21	4,800
5	2	4,800
	3	4,800
	4	4,800
	5	4,800
	6	4,800
	7	4,800
	8	4,800
	9	4,800
	10	4,800
	11	4,800
	12	4,800
	13	4,800
	14	4,800
	15	4,800
	16	4,800
	17	4,800
	18	4,800
	19	4,800
	20	4,800
	21	4,800
	33	4,973
	34	4,800
	35	4,800
	36	4,800
	37	4,800
	38	4,800
	39	4,800
	40	4,800

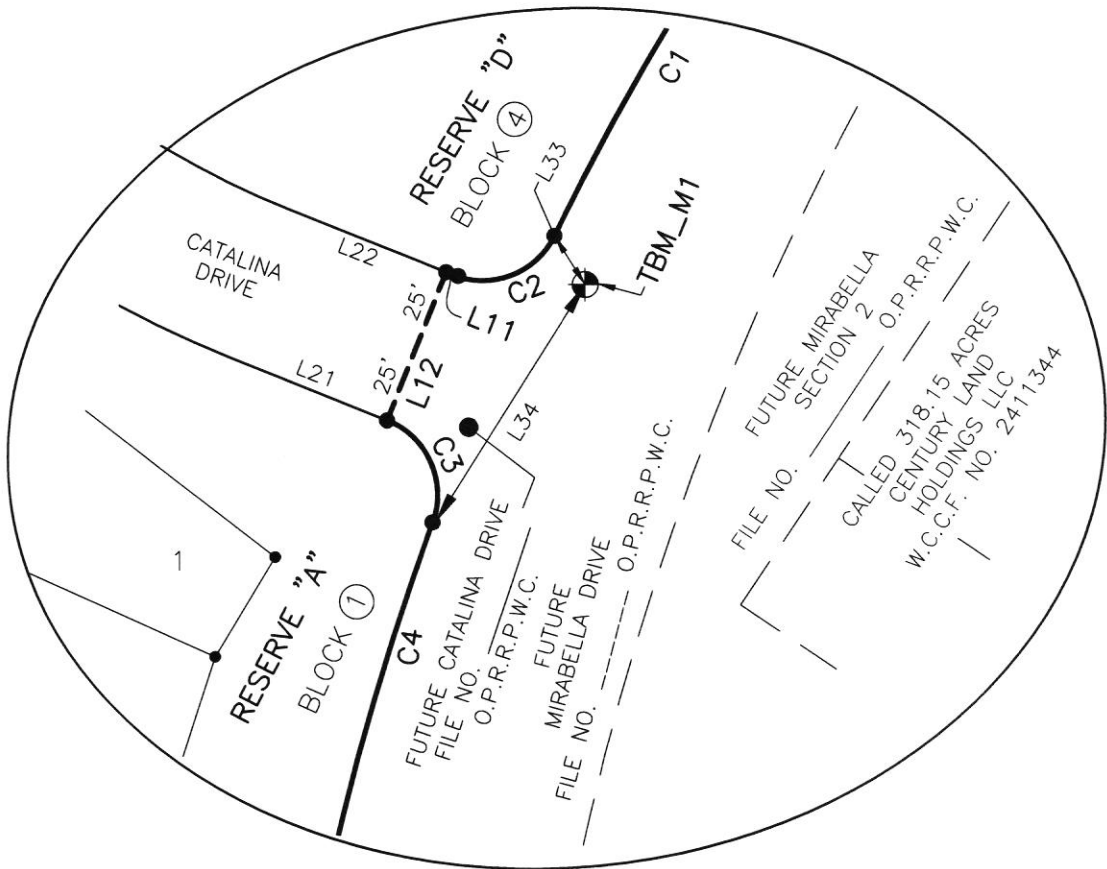
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°57'22" W	31.18'
L2	N 87°57'22" E	17.77'
L3	N 88°30'32" E	54.06'
L4	S 87°33'27" E	50.51'
L5	S 80°45'28" E	81.28'
L6	S 76°15'50" E	49.88'
L7	S 41°53'24" E	71.17'
L8	S 17°57'30" E	77.09'
L9	S 28°58'51" W	30.22'
L10	S 56°51'01" E	67.07'
L11	N 68°15'04" W	2.16'
L12	S 21°44'56" W	50.00'
L13	S 02°02'38" E	89.10'
L14	S 87°57'22" W	7.27'
L15	S 02°02'38" E	50.00'
L16	S 02°02'38" E	29.32'
L17	S 02°02'38" E	77.07'
L18	S 68°15'04" E	52.61'
L19	S 38°45'54" W	47.44'
L20	N 38°45'54" E	1.03'
L21	S 68°15'04" E	52.61'
L22	N 68°15'04" W	52.61'
L23	N 02°02'38" W	69.37'
L24	N 38°45'54" E	1.03'
L25	N 02°02'38" W	77.07'
L26	S 30°51'35" W	37.49'
L27	S 18°22'34" W	37.47'
L28	S 03°49'34" W	37.63'
L29	N 87°57'22" E	148.63'
L30	N 87°57'22" E	72.27'
L31	S 02°02'38" E	60.00'
L32	S 68°15'04" E	59.44'
L33	S 32°03'37" E	18.10'
L34	S 32°40'12" W	88.21'

COMPENSATING OPEN SPACE TABLE	
A. TOTAL NO. OF LOTS <5,000 SQ. FT.:	56
B. TOTAL AREA OF LOTS <5,000 SQ. FT.:	268,972 SQ. FT.
C. AVERAGE LOT SIZE <5,000 SQ. FT. (B/A):	4,803 SQ. FT.
D. COMPENSATING OPEN SPACE REQUIRED PER LOT (BASED ON C):	200 SQ. FT.
E. COMPENSATING OPEN SPACE REQUIRED (A x D):	11,200 SQ. FT.
F. TOTAL COMPENSATING OPEN SPACE PROVIDED:	25,268 SQ. FT.

EHRA



SCALE: 1" = 60'



DETAIL
TEMPORARY BENCHMARK (TBM) M1
(SEE SHEET 17)
SCALE: 1"=60'
A 5/8" BLUE CAPPED IRON ROD
STAMPED "E.H.R.A. 713-784-4500"
ELEV.=186.21'

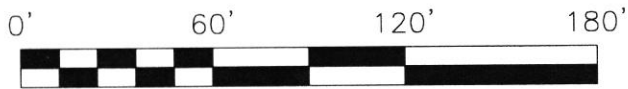
SEPTEMBER, 2025

OWNER:
CENTURY LAND HOLDINGS
OF TEXAS, LLC,
A COLORADO LIMITED
LIABILITY COMPANY

FINAL PLAT OF
MIRABELLA
SECTION 1



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
PLATTING@EHRA.TEAM
WWW.EHRA.TEAM
TBPE No. F-726
TBPLS No. 10092300



SCALE: 1" = 60'

318.15 ACRES
CENTURY LAND
HOLDINGS LLC
W.C.C.F. NO. 2411344

FND. CONC. MON.
(DISTURBED) @308.95'

S 87°53'10" W 1,747.92'

P.O.C. - (F)
FND. 1-3/4" I.P.
(DISTURBED) N40°35'W 2.72'

F.M. 529
(120' R.O.W.)
VOL. 144, PG. 505 W.C.D.R.

264.963 ACRES
GAVRANOVIC FAMILY LIMITED
PARTNERSHIP
VOL. 755, PG. 243 W.C.D.R.

PEREGRINE ESTATES, SECTION 1
VOL. 301, PG. 197 W.C.D.R.

30' BROOKSHIRE-KATY DRAINAGE
DISTRICT ESMT.
VOL. 180, PG. 622 W.C.D.R.

30' BROOKSHIRE-KATY DRAINAGE
DISTRICT ESMT.
VOL. 301, PG. 197 W.C.D.R.

SEPTEMBER, 2025

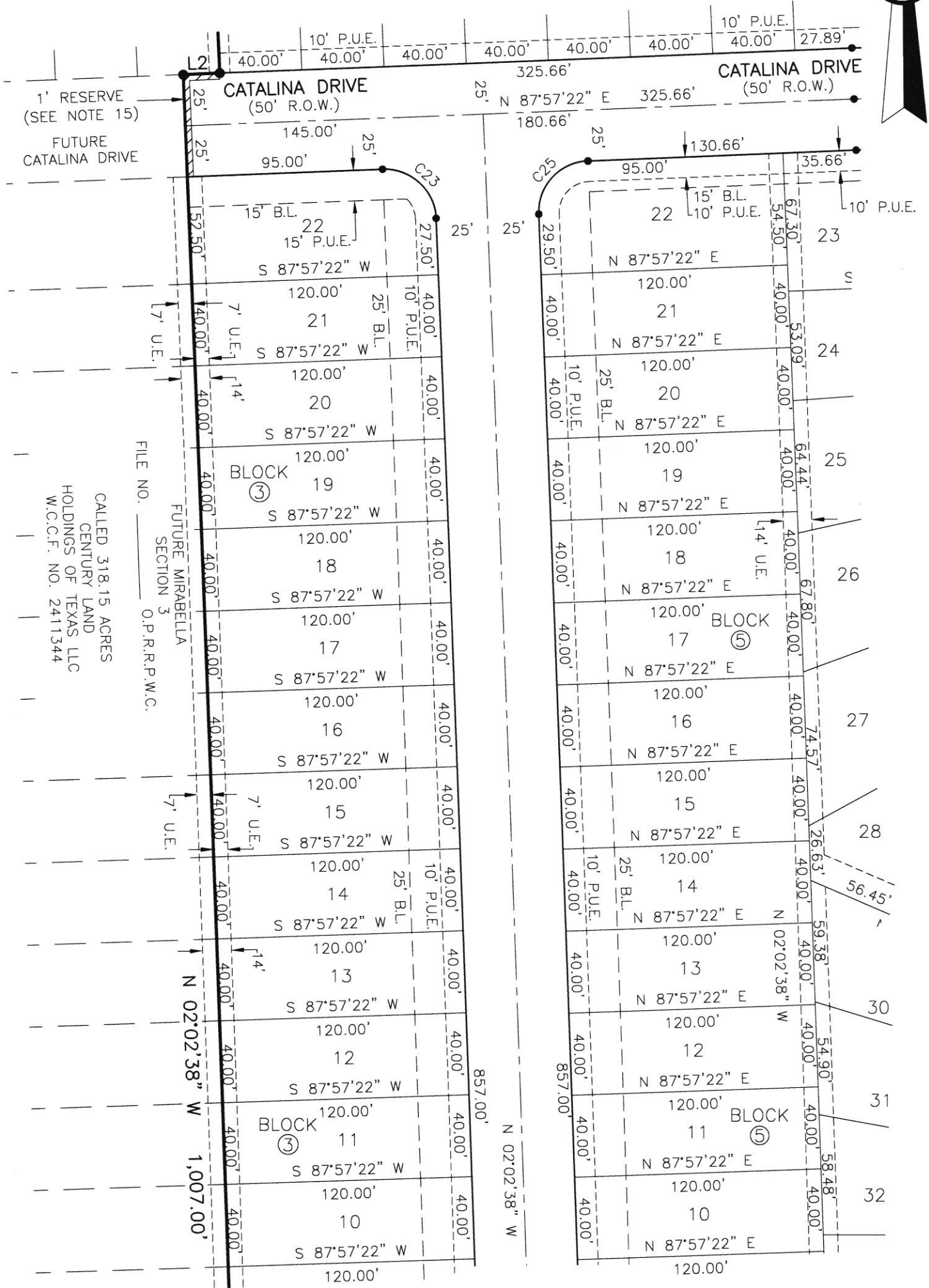
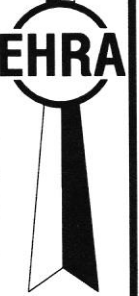
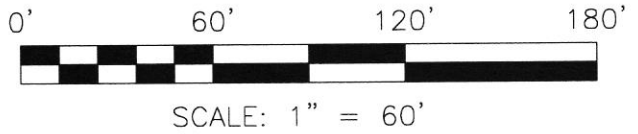
OWNER:
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LIABILITY COMPANY

FINAL PLAT OF
MIRABELLA
SECTION 1



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
PLATTING@EHRA.TEAM
WWW.EHRA.TEAM
TBPE No. F-726
TBPLS No. 10092300

SHEET 11 OF 17



SEPTEMBER, 2025

OWNER:
CENTURY LAND HOLDINGS
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A COLORADO LIMITED
LIABILITY COMPANY

FINAL PLAT OF
MIRABELLA
SECTION 1



ENGINEERING THE FUTURE
SINCE 1936

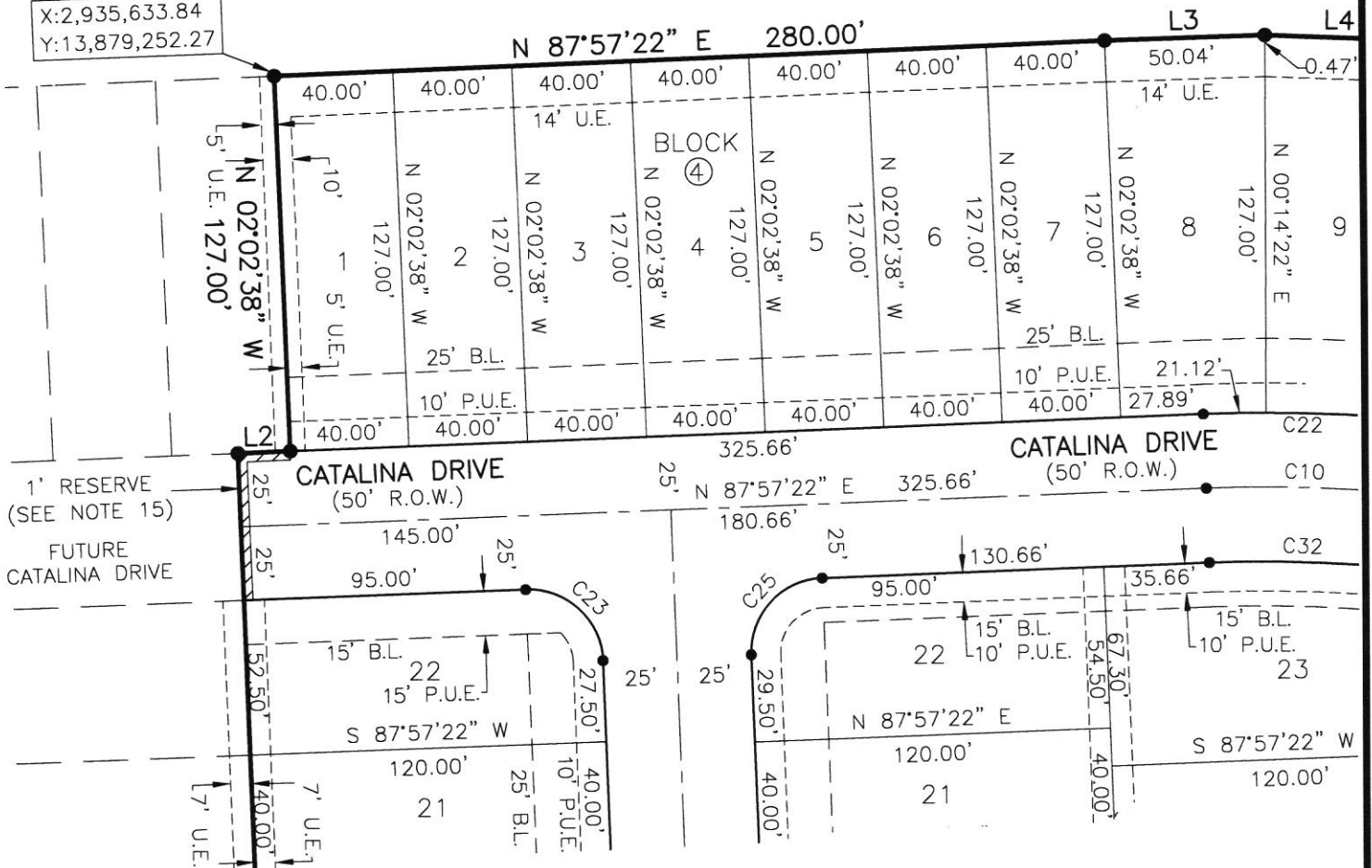
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
PLATTING@EHRA.TEAM
WWW.EHRA.TEAM
TBPE No. F-726
TBPLS No. 10092300

RESERVE "4"
BLOCK
①

FUTURE MIRABELLA
DETENTION BASIN 4
FILE NO. 2509848 O.P.R.R.P.W.C.

CALLED 318.15 ACRES
CENTURY LAND
HOLDINGS OF TEXAS LLC
W.C.C.F. NO. 2411344

X:2,935,633.84
Y:13,879,252.27



SCALE: 1" = 60'

SEPTEMBER, 2025

OWNER:
CENTURY LAND HOLDINGS
OF TEXAS, LLC,
A COLORADO LIMITED
LIABILITY COMPANY

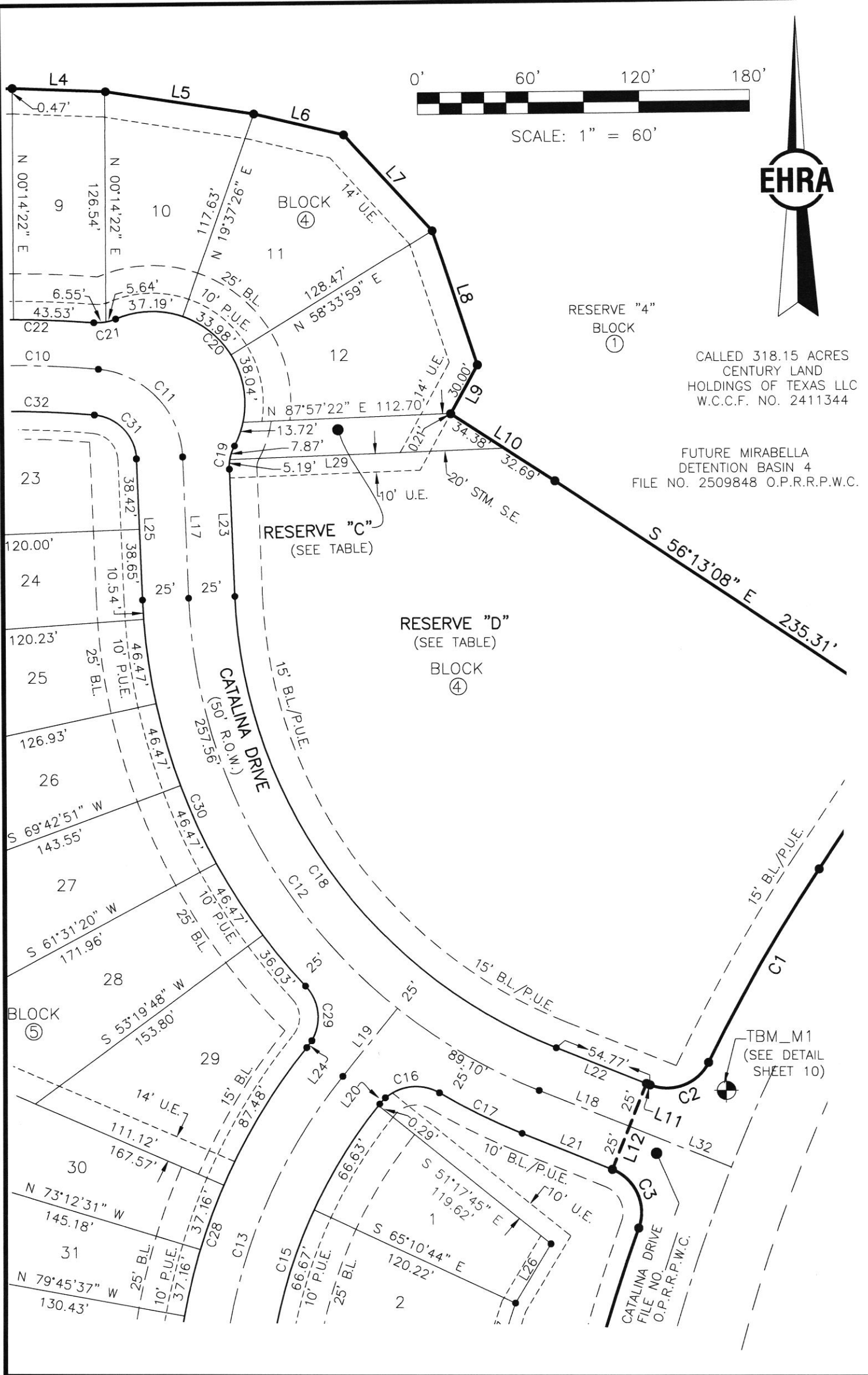
FINAL PLAT OF
MIRABELLA
SECTION 1



ENGINEERING THE FUTURE
SINCE 1936

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
PLATTING@EHRA.TEAM
WWW.EHRA.TEAM
TBPE No. F-726
TBPLS No. 10092300

SHEET 15 OF 17



RESERVE "4"
BLOCK
①

CALLED 318.15 ACRES
CENTURY LAND
HOLDINGS OF TEXAS LLC
W.C.C.F. NO. 2411344

FUTURE MIRABELLA
DETENTION BASIN 4
FILE NO. 2509848 O.P.R.R.P.W.C.

X:2,936,455.16
Y:13,878,916.38

S 56°13'08" E
235.31'

S 33°46'52" W
96.35'

15' B.L./P.U.E.

C1

TBM_M1
(SEE DETAIL
SHEET 10)

C2

L22

54.77'

L18

L21

L12

L25

L26

L27

L28

10' B.L./P.U.E.

10' U.E.

10' B.L./P.U.E.

10' U.E.

10' B.L./P.U.E.

10' U.E.

10' B.L./P.U.E.

10' U.E.

10' B.L./P.U.E.

10' U.E.

CATALINA DRIVE
FILE NO. O.P.R.R.P.W.C.

FUTURE MIRABELLA DRIVE
O.P.R.R.P.W.C.
FILE NO.

FUTURE MIRABELLA
SECTION 2
O.P.R.R.P.W.C.
FILE NO.

CALLLED 318.15 ACRES
CENTURY LAND
HOLDINGS LLC
W.C.C.F. NO. 2411344

FUTURE MIRABELLA
DRIVE
O.P.R.R.P.W.C.
FILE NO.

CALLLED 318.15 ACRES
CENTURY LAND
HOLDINGS OF TEXAS LLC
W.C.C.F. NO. 2411344

FUTURE MIRABELLA
SECTION 2
O.P.R.R.P.W.C.
FILE NO.

FUTURE
VINEYARD TRAIL



SCALE: 1" = 60'

SEPTEMBER, 2025

OWNER:
CENTURY LAND HOLDINGS
OF TEXAS, LLC,
A COLORADO LIMITED
LIABILITY COMPANY

FINAL PLAT OF
MIRABELLA
SECTION 1



ENGINEERING THE FUTURE
SINCE 1936

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SHEET 17 OF 17