

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Lakes of Cane Island Drive Street Dedication

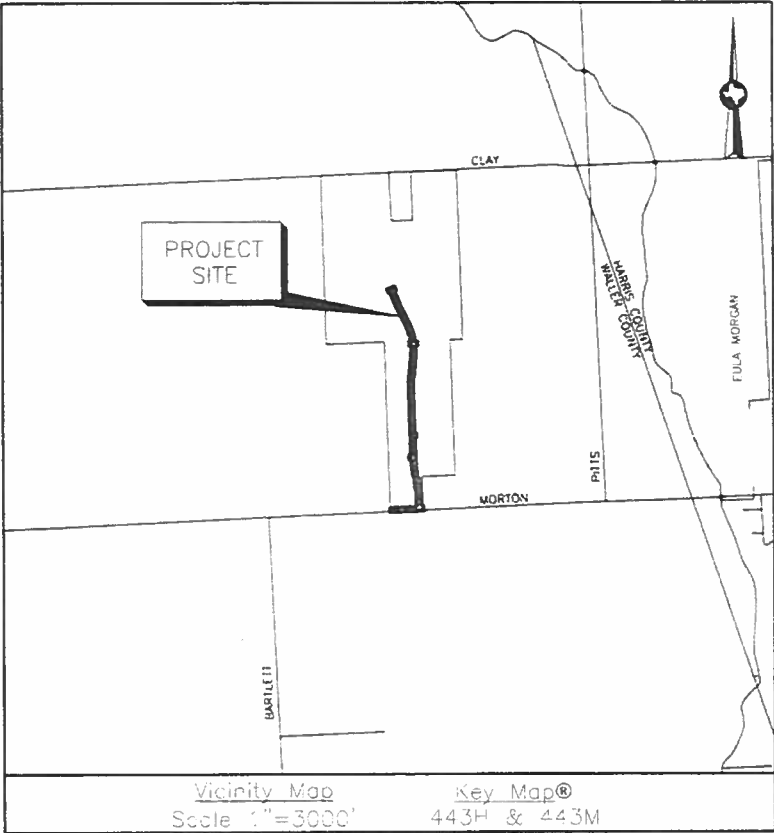
Date: October 29, 2025

Background

Final Plat of Lakes of Cane Island Drive Street Dedication which consists of 5.868 acres in Precinct 4.

Staff Recommendation

Approve Plat and accept Subdivision Bond



FINAL PLAT OF LAKES OF CANE ISLAND DRIVE STREET DEDICATION

BEING A SUBDIVISION OF 5.868 ACRES OF LAND
LOCATED IN THE H. & T. C. R.R. CO. SURVEY
SECTION 127, ABSTRACT NO. 205
WALLER COUNTY, TEXAS.

OWNER

PHHOU - CANE ISLAND 178, LLC,
A TEXAS LIMITED LIABILITY COMPANY
3200 SOUTHWEST FREEWAY, SUITE 2800
HOUSTON, TEXAS 77027
800-247-3779

JUNE, 2025

JUNE, 2025	OWNERS: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DRIVE STREET DEDICATION	 ENGINEERING THE FUTURE	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
JOB NO. 231-068-40				
SHEET 1 OF 15				

We, PHHOU – Cone Island 178, LLC, a Texas limited liability company acting by and through Michael C. Brisch, Chief Legal and Administrative Officer of PH Land Holdings, LLC, a Texas Limited Liability Company, Sole Member of PHHOU – Cone Island 178, LLC, a Texas Liability Company, owner (or owners) of the property subdivided in the above map of Lakes of Cone Island Drive Street Dedication, 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, 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 PHHOU – Cone Island 178, LLC, a Texas 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 _____ day of _____, 2025.

OWNER
PHHOU–Cone Island 178, LLC,
a Texas limited liability company

By: PH Land Holdings, LLC,
a Texas limited liability company, Sole Member

BY: Michael C. Brisch
Michael C. Brisch
Chief Legal and Administrative Officer

STATE OF TEXAS §
COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared Michael C. Brisch, 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 8 day of October, 2025.

Catherine Galindo
Notary Public in and for the State of Texas
My Commission expires: 12-07-2025



This is to certify that I, Robert L. Boelsche, 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. 48473C0375E, 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. 48473C0375E, dated February 18, 2009.



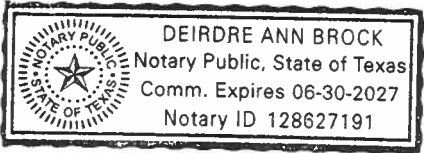
Robert L. Boelsche
Robert L. Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

STATE OF TEXAS §
COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared Robert L. Boelsche, R.P.L.S., 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 9th day of October, 2025.

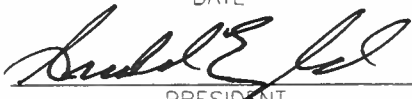
Deirdre Ann Brock
Notary Public in and for the State of Texas
My Commission expires: 6/30/2027



BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-119

APPROVED BY THE BOARD OF SUPERVISORS ON 06.09.2025

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.

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 _____, 2025, 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

APPROVED by Commissioners Court of Waller County, Texas, this ____ day of _____, 2025 A.D.

Corbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

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

Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorff
Commissioner, Precinct 4

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.

JUNE, 2025	OWNERS: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DRIVE STREET DEDICATION	 ENGINEERING THE FUTURE	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
JOB NO. 231-068-40				
SHEET 4 OF 15				

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

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) 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 PHHOU-Cane Island 178, LLC, a Texas 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.

METES AND BOUNDS DESCRIPTION
LAKES OF CANE ISLAND DRIVE STREET DEDICATION
BEING A 5.868 ACRE TRACT OF LAND
LOCATED IN THE H. & T.C. R.R. COMPANY SURVEY, SECTION 127
ABSTRACT NO. 205
WALLER COUNTY, TEXAS

DESCRIPTION OF A 5.868 ACRE TRACT OF LAND LOCATED IN THE H. & T.C. R.R. COMPANY SURVEY, SECTION 127 ABSTRACT NO. 205, WALLER COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CALLED 178.71 ACRES CONVEYED TO PHHOU-CANE ISLAND 178, LLC BY DEED RECORDED UNDER FILE NUMBER (FILE NO.) 2401492 OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.) SAID 5.868 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a "MAG" nail found in the apparent survey line between said H. & T.C. R.R. Company survey and the F. Eule Survey, Abstract Number 376, being in the apparent centerline of Morton Road, for the common Southerly corner of said 178.71 acre tract and that certain tract of land called 0.9103 acres conveyed to Janet Christian, by deed recorded under File No. 601133, W.C.D.R. ;

(1) THENCE, North 01°53'03" West, with the common line between said 178.71 acre tract of land and said 0.9103 acre tract of land for a distance of 60.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

THENCE, over and across said 178.71 acre tract the following fifty (50) courses and distances:

(2) THENCE, North 87°59'06" East, for a distance of 383.38 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

(3) THENCE, in a northeasterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.21 feet, an angle of 89°52'09", and a chord bearing North 43°03'01" East, for a distance of 35.31 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

(4) THENCE, North 01°53'03" West, for a distance of 253.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

(5) THENCE, in a northerly direction along the arc of a curve to the left having a radius of 600.00 feet, an arc length of 111.28 feet, an angle of 10°37'34", and a chord bearing North 07°11'50" West, for a distance of 111.12 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

(6) THENCE, North 12°30'37" West, for a distance of 156.20 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

(7) THENCE, in a northerly direction along the arc of a curve to the right having a radius of 830.00 feet, an arc length of 153.93 feet, an angle of 10°37'34", and a chord bearing North 07°11'50" West, for a distance of 153.71 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

(8) THENCE, North 01°53'03" West, for a distance of 34.51 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

(9) THENCE, in a northwesterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing North 46°53'03" West, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(10) THENCE, North 01°53'03" West, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the arc of a non-tangent curve;

(11) THENCE, in a northeasterly direction along the arc of a non-tangent curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing North 43°06'57" East, for a distance of 35.36 feet to a point for tangency;

(12) THENCE, North 01°53'03" West, for a distance of 1,015.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

(13) THENCE, in a northerly direction along the arc of a curve to the right having a radius of 1,230.00 feet, an arc length of 173.43 feet, an angle of 08°04'43", and a chord bearing North 02°09'19" East, for a distance of 173.29 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

(14) THENCE, North 06°11'40" East, for a distance of 371.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

(15) THENCE, in a northerly direction along the arc of a curve to the left having a radius of 770.00 feet, an arc length of 116.87 feet, an angle of 08°41'48", and a chord bearing North 01°50'46" East, for a distance of 116.76 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of compound curvature;

(16) THENCE, in a northwesterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.09 feet, an angle of 89°34'53", and a chord bearing North 47°17'34" West, for a distance of 35.23 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

(17) THENCE, South 87°55'00" West, for a distance of 7.48 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(18) THENCE, North 02°05'00" West, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the arc of a non-tangent curve;

(19) THENCE, in a northeasterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 42.82 feet, an angle of 98°08'12", and a chord bearing North 38°50'54" East, for a distance of 37.77 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of compound curvature;

(20) THENCE, in a northerly direction along the arc of a curve to the left having a radius of 770.00 feet, an arc length of 257.69 feet, an angle of 19°10'30", and a chord bearing North 19°48'27" West, for a distance of 256.49 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

JUNE, 2025

JOB NO. 231-068-40

SHEET 6 OF 15

OWNERS:
PHHOU - CANE
ISLAND 178, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

LAKES OF CANE
ISLAND DRIVE
STREET DEDICATION



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

- (21) THENCE, North 29°23'43" West, for a distance of 181.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- (22) THENCE, in a northwesterly direction along the arc of a curve to the right having a radius of 680.00 feet, an arc length of 87.55 feet, an angle of 07°22'38", and a chord bearing North 25°42'24" West, for a distance of 87.49 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- (23) THENCE, North 22°01'05" West, for a distance of 267.91 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- (24) THENCE, in a northwesterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing North 67°01'05" West, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for corner;
- (25) THENCE, North 22°01'05" West, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (26) THENCE, North 67°58'55" East, for a distance of 110.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (27) THENCE, South 22°01'05" East, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the arc of a non-tangent curve;
- (28) THENCE, in a southwesterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing South 22°58'55" West, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- (29) THENCE, South 22°01'05" East, for a distance of 267.91 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- (30) THENCE, in a southeasterly direction along the arc of a curve to the left having a radius of 620.00 feet, an arc length of 79.83 feet, an angle of 07°22'38", and a chord bearing South 25°42'24" East, for a distance of 79.77 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- (31) THENCE, South 29°23'43" East, for a distance of 181.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- (32) THENCE, in a southerly direction along the arc of a curve to the right having a radius of 830.00 feet, an arc length of 293.02 feet, an angle of 20°13'39", and a chord bearing South 19°16'53" East, for a distance of 291.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;
- (33) THENCE, in a southeasterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 36.18 feet, an angle of 82°54'59", and a chord bearing South 50°37'33" East, for a distance of 33.10 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- (34) THENCE, North 87°55'00" East, for a distance of 6.51 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (35) THENCE, South 02°05'00" East, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the arc of a non-tangent curve;
- (36) THENCE, in a southwesterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.43 feet, an angle of 90°21'53", and a chord bearing South 42°44'03" West, for a distance of 35.47 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;
- (37) THENCE, in a southerly direction along the arc of a curve to the right having a radius of 830.00 feet, an arc length of 125.20 feet, an angle of 08°38'34", and a chord bearing South 01°52'23" West, for a distance of 125.08 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- (38) THENCE, South 06°11'40" West, for a distance of 371.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- (39) THENCE, in a southerly direction along the arc of a curve to the left having a radius of 1,170.00 feet, an arc length of 164.97 feet, an angle of 08°04'43", and a chord bearing South 02°09'19" West, for a distance of 164.83 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- (40) THENCE, South 01°53'03" East, for a distance of 675.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- (41) THENCE, in a southeasterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing South 46°53'03" East, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for corner;
- (42) THENCE, South 01°53'03" East, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for corner in the arc of a non-tangent curve;
- (43) THENCE, in a southwesterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing South 43°06'57" West, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- (44) THENCE, South 01°53'03" East, for a distance of 374.51 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- (45) THENCE, in a southerly direction along the arc of a curve to the left having a radius of 770.00 feet, an arc length of 142.80 feet, an angle of 10°37'34", and a chord bearing South 07°11'50" East, for a distance of 142.60 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

- (46) THENCE, South 12°30'37" East, for a distance of 248.85 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- (47) THENCE, in a southerly direction along the arc of a curve to the right having a radius of 830.00 feet, an arc length of 153.93 feet, an angle of 10°37'34", and a chord bearing South 07°11'50" East, for a distance of 153.71 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- (48) THENCE, South 01°53'03" East, for a distance of 130.44 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- (49) THENCE, in a southeasterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing South 46°53'03" East, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (50) THENCE, South 01°53'03" East, for a distance of 60.00 feet to a "MAG" nail found for corner;
- (51) THENCE, South 87°59'06" West, for a distance of 513.33 feet to the POINT OF BEGINNING and containing 5.868 acres of land.

NOTES:

- (1) AC. indicates Acres
B.L. indicates Building Line
CM indicates Controlling Monument
D.R.W.C.TX. indicates Deed Records of Waller County, Texas
FND. indicates Found
I.R. indicates Iron Rod
N.T.S. indicates Not To Scale
P.O.B. indicates Point of Beginning
PG. indicates Page
R.O.W. indicates Right-Of-Way
SQ.FT. indicates Square Feet
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
 indicates change of street name
- (2) 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). Scale factor = 0.99989405345.
- (3) Bearings shown hereon refer to 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. 48473C0375E, 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) The property subdivided in the foregoing plat lies in Waller County, Katy Independent School District and Brookshire-Katy Drainage District.
- (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 September 28, 2022.
- (9) A subdivision variance has been approved to allow a minimum lot width of 40 feet and a minimum lot area of 5,000 square feet by Waller County Commissioners Court on September 28, 2022.
- (10) 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 September 28, 2022.
- (11) A subdivision variance has been approved to allow local streets to have a right-of way width of 50 feet by Waller County Commissioners Court on September 28, 2022.
- (12) A subdivision variance has been approved to allow minimum centerline radius of a local street of 300 feet with a minimum tangent of 50 feet between reverse curves by Waller County Commissioners Court on September 28, 2022
- (13) A subdivision variance has been approved to allow 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 August 16, 2023
- (14) 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.

JUNE, 2025	OWNERS: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DRIVE STREET DEDICATION	 ENGINEERING THE FUTURE	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
JOB NO. 231-068-40				
SHEET 8 OF 15				

BENCHMARK:

BENCHMARK FOR THIS PROJECT IS FLOODPLAIN REFERENCE MARK NUMBER 190095 WHICH IS A BRASS DISK STAMPED 190095 ON BRIDGE AT MORTON ROAD AND UPPER BUFFALO BAYOU LOCATED ON DOWNSTREAM SIDE OF ROAD, ON SOUTHWEST CORNER OF BRIDGE IN KEYMAP 444P IN THE BARKER WATERSHED NEAR STREAM T100-00-00 ELEV. 150.69 FEET NAVD 1988, 2001 ADJUSTED.

TEMPORARY BENCHMARK:

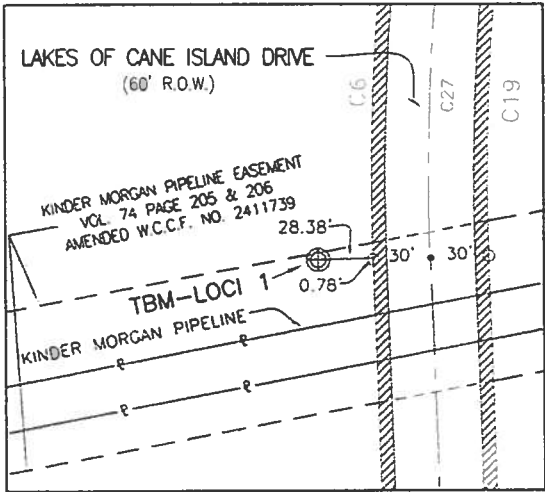
TEMPORARY BENCHMARK FOR THIS PLAT IS A BRASS DISK STAMPED "LOCI 1" SET IN CONCRETE.

HAVING COORDINATES OF:

X: 2,967,021.02
Y: 13,859,781.28

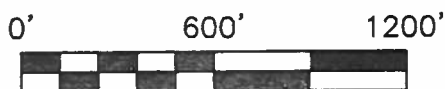
TEXAS STATE PLANE COORDINATE
SYSTEM, SOUTH CENTRAL ZONE
(#4204)

ELEV.= 156.70 FEET
NAVD 1988, 2001 ADJUSTED.

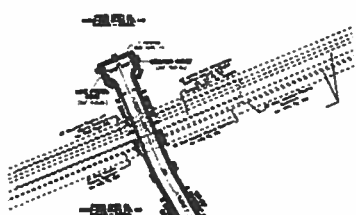


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 01°53'03" W	60.00'
L2	N 12°30'37" W	156.20'
L3	N 01°53'03" W	34.51'
L4	N 01°53'03" W	50.00'
L5	S 87°55'00" W	7.48'
L6	N 02°05'00" W	50.00'
L7	N 22°01'05" W	50.00'
L8	N 67°58'55" E	110.00'
L9	S 22°01'05" E	50.00'
L10	N 87°55'00" E	6.51'
L11	S 02°05'00" E	50.00'
L12	S 01°53'03" E	50.00'
L13	S 01°53'03" E	130.44'
L14	S 01°53'03" E	60.00'
L16	S 88°06'57" W	55.00'
L17	N 88°06'57" E	55.00'
L18	S 87°55'00" W	60.54'
L19	N 87°55'00" E	56.95'
L20	N 67°58'55" E	110.00'

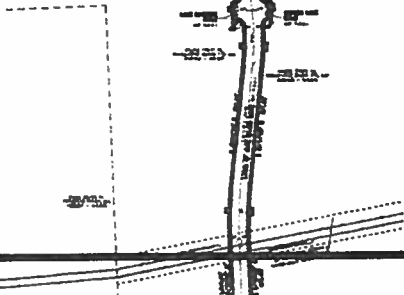
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.21'	89°52'09"	N 43°03'01" E	35.31'
C2	600.00'	111.28'	10°37'34"	N 07°11'50" W	111.12'
C3	830.00'	153.93'	10°37'34"	N 07°11'50" W	153.71'
C4	25.00'	39.27'	90°00'00"	N 46°53'03" W	35.36'
C5	25.00'	39.27'	90°00'00"	N 43°06'57" E	35.36'
C6	1230.00'	173.43'	8°04'43"	N 02°09'19" E	173.29'
C7	770.00'	116.37'	8°41'48"	N 01°50'46" E	116.76'
C8	25.00'	39.09'	89°34'53"	N 47°17'34" W	35.23'
C9	25.00'	42.82'	98°08'12"	N 38°50'54" E	37.77'
C10	770.00'	257.69'	19°10'30"	N 19°48'27" W	256.49'
C11	680.00'	87.55'	7°22'38"	N 25°42'24" W	87.49'
C12	25.00'	39.27'	90°00'00"	N 67°01'05" W	35.36'
C13	25.00'	39.27'	90°00'00"	S 22°58'55" W	35.36'
C14	620.00'	79.83'	7°22'38"	S 25°42'24" E	79.77'
C15	830.00'	293.02'	20°13'39"	S 19°16'53" E	291.50'
C16	25.00'	36.18'	82°54'59"	S 50°37'33" E	33.10'
C17	25.00'	39.43'	90°21'53"	S 42°44'03" W	35.47'
C18	830.00'	125.20'	8°38'34"	S 01°52'23" W	125.08'
C19	1170.00'	164.97'	8°04'43"	S 02°09'19" W	164.83'
C20	25.00'	39.27'	90°00'00"	S 46°53'03" E	35.36'
C21	25.00'	39.27'	90°00'00"	S 43°06'57" W	35.36'
C22	770.00'	142.80'	10°37'34"	S 07°11'50" E	142.60'
C23	830.00'	153.93'	10°37'34"	S 07°11'50" E	153.71'
C24	25.00'	39.27'	90°00'00"	S 46°53'03" E	35.36'
C25	800.00'	148.37'	10°37'34"	N 07°11'50" W	148.16'
C26	800.00'	148.37'	10°37'34"	N 07°11'50" W	148.16'
C27	1200.00'	169.20'	8°04'43"	N 02°09'19" E	169.06'
C28	800.00'	496.93'	35°35'23"	N 11°36'01" W	488.97'
C29	650.00'	83.69'	7°22'38"	N 25°42'24" W	83.63'



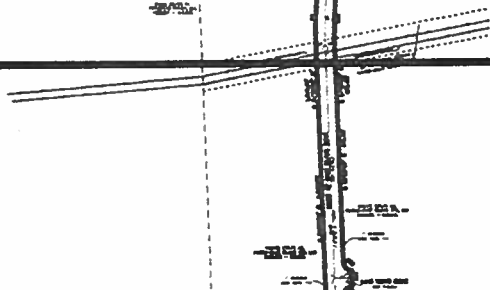
SCALE: 1" = 600'



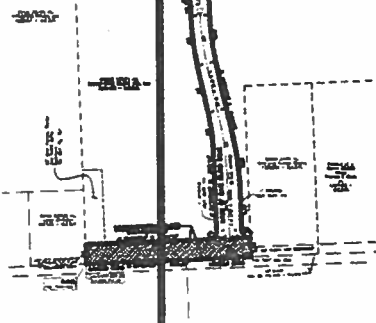
PAGE 15



PAGE 14



PAGE 13



PAGE 11

PAGE 12

JUNE, 2025

JOB NO. 231-068-40

SHEET 10 OF 15

OWNERS:
PHHOU - CANE
ISLAND 178, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

LAKE OF CANE
ISLAND DRIVE
STREET DEDICATION



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



SCALE: 1" = 100'



Called 28.455 Ac.
FARMSTEAD RANCH, LLC
1508651 - W.C.D.R.

CALLLED 178.71 AC.
PHHOU-CANE ISLAND 178, LLC
2401492 - W.C.D.R.

60' Wide Ingress, Egress
and Public Utility
Easement
Vol. 557, Pg. 757

Called 0.9103 Ac.
Jonet Christian
601133 - W.C.D.R.

THIS 30,800 SQUARE FEET (0.7071 ACRES)
IS HEREBY DEDICATED TO THE PUBLIC FOR
RIGHT-OF-WAY PURPOSES

N 87°59'06" E 383.38'

H.&T.C.R.R. COMPANY SURVEY
SECTION NO. 127, A-205
F. EULE SURVEY, A-376

MORTON ROAD S 87°59'06" W 513.33'

N: 13,857,865.23
E: 2,966,757.29

P.O.B.
END "VAG-NAIL"

JUNE, 2025

JOB NO. 231-068-40

SHEET 11 OF 15

OWNERS:
PHHOU - CANE
ISLAND 178, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

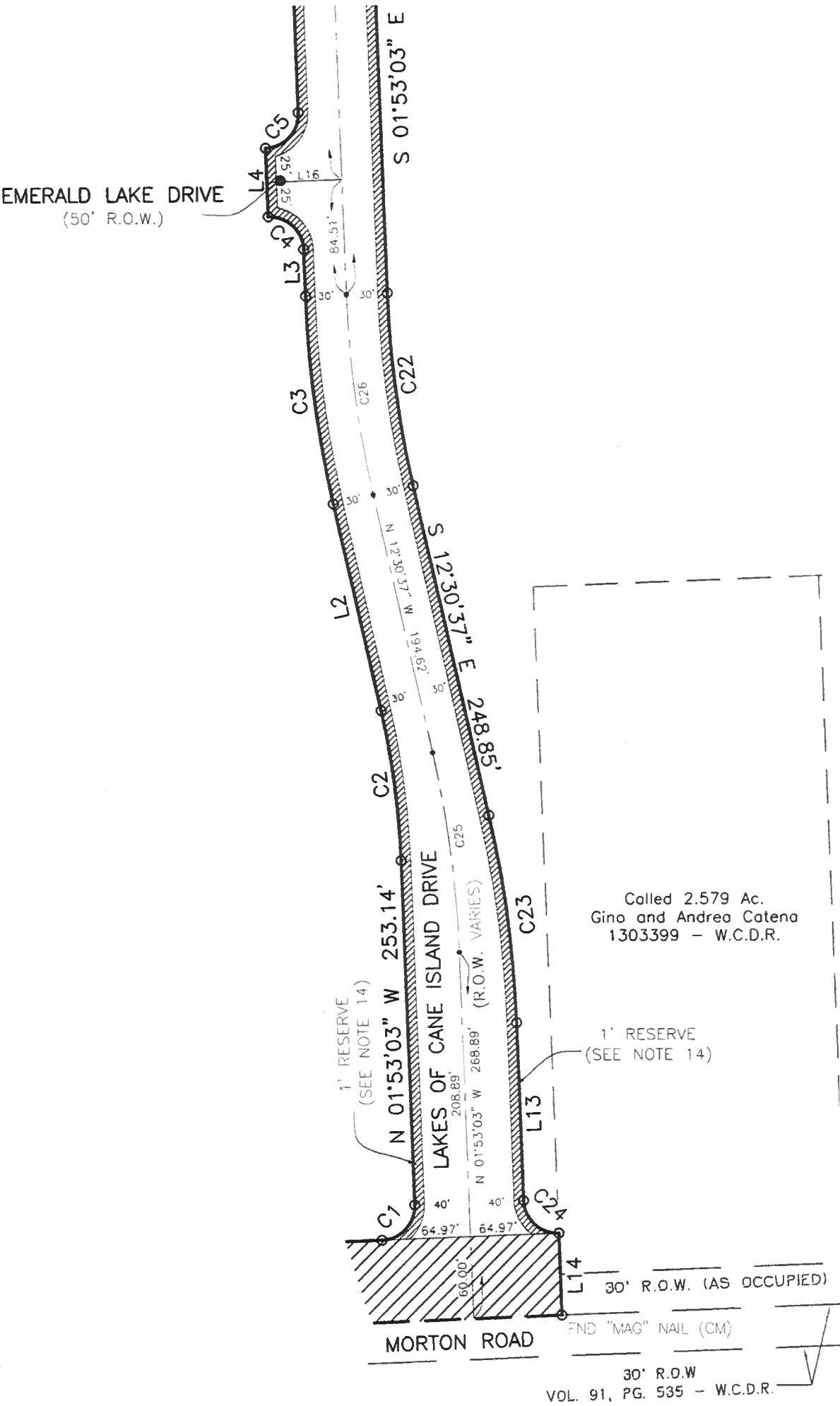
LAKEs OF CANE
ISLAND DRIVE
STREET DEDICATION



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



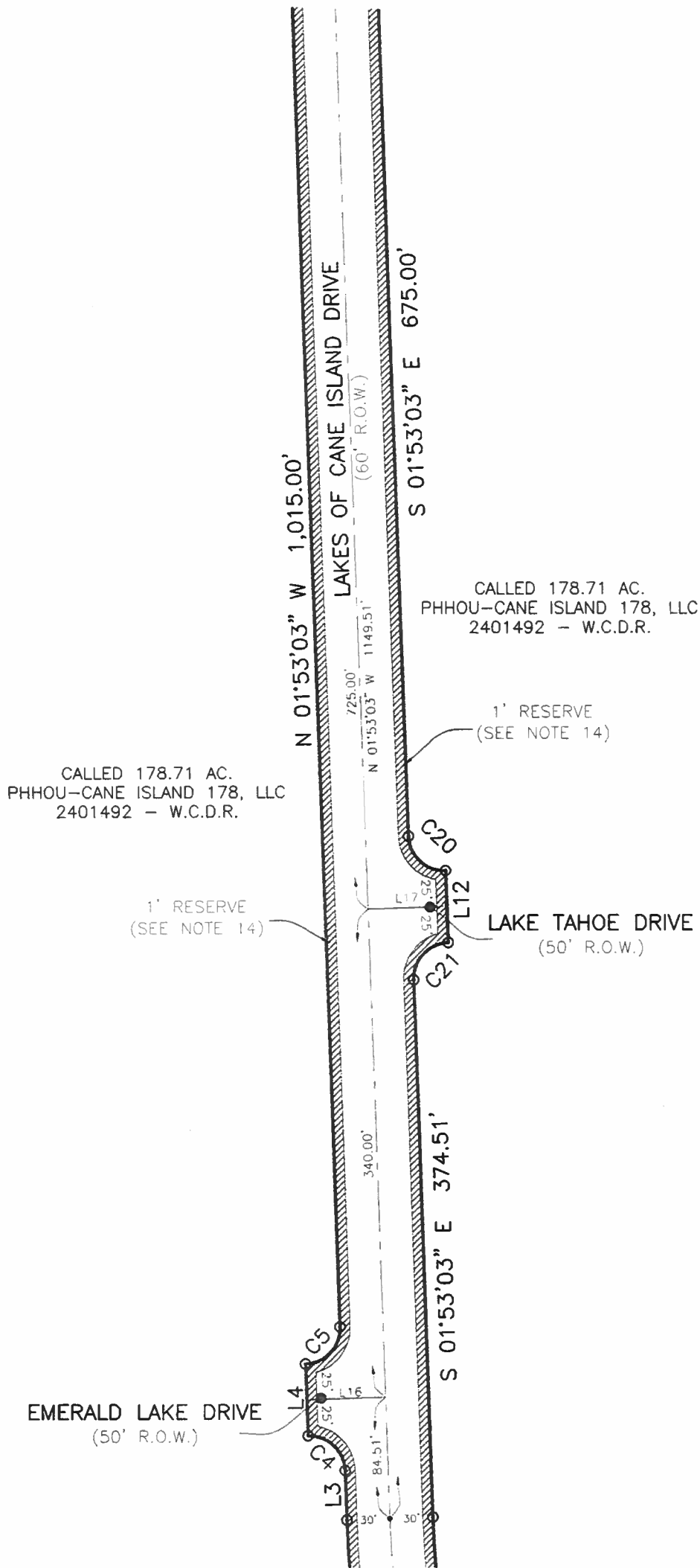
SCALE: 1" = 100'



JUNE, 2025	OWNERS: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DRIVE STREET DEDICATION		10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
JOB NO. 231-068-40				
SHEET 12 OF 15				



SCALE: 1" = 100'



JUNE, 2025

JOB NO. 231-068-40

SHEET 13 OF 15

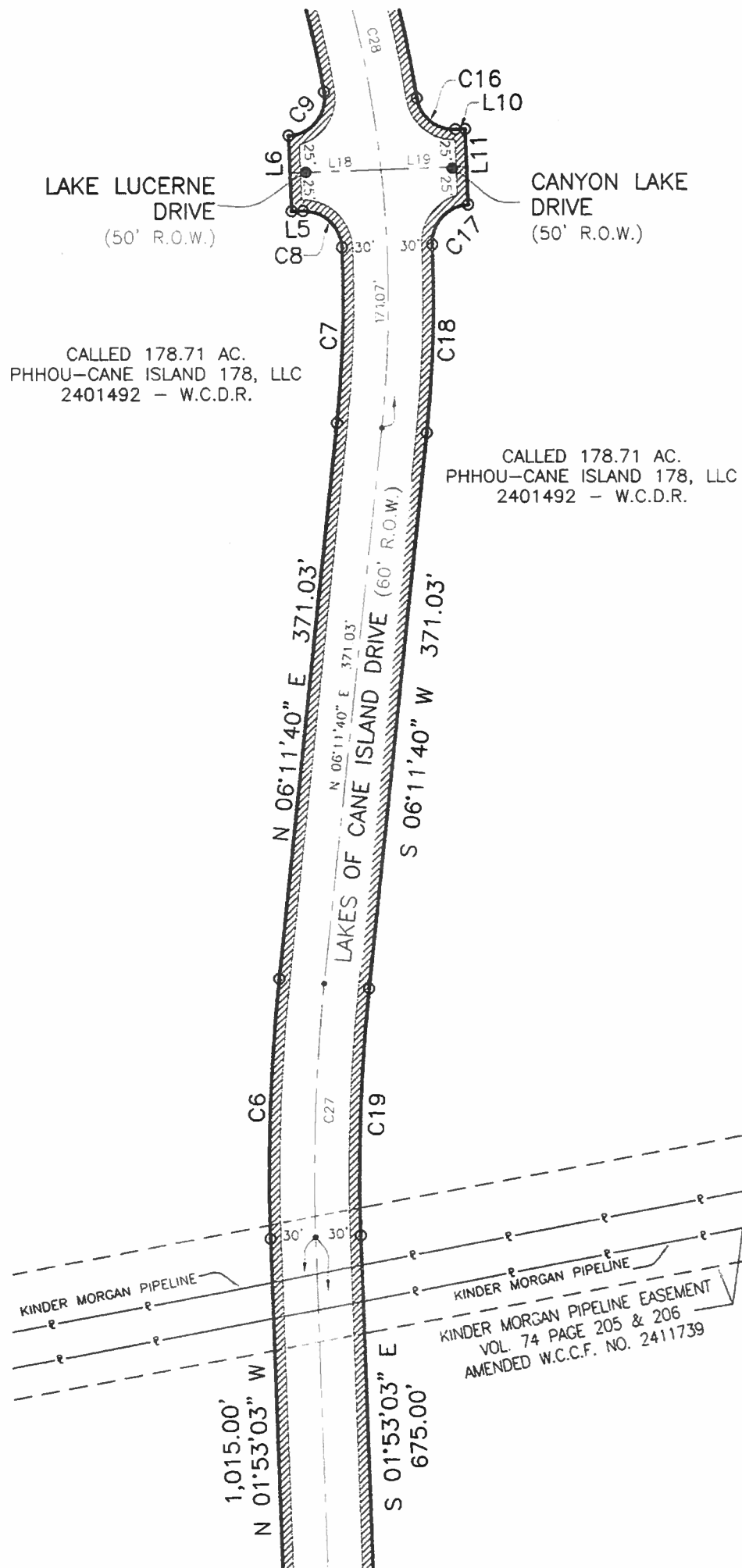
OWNERS:
PHHOU - CANE
ISLAND 178, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

LAKE OF CANE
ISLAND DRIVE
STREET DEDICATION



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

SCALE: 1" = 100'



JUNE, 2025

JOB NO. 231-068-40

SHEET 14 OF 15

OWNERS:
PHHOU - CANE
ISLAND 178, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

LAKE OF CANE
ISLAND DRIVE
STREET DEDICATION



ENGINEERING THE FUTURE

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



SCALE: 1" = 100'



CALLLED 178.71 AC.
PHHOU-CANE ISLAND 178, LLC
2401492 - W.C.D.R.

1' RESERVE
(SEE NOTE 14)

BELLAGIO COURT
(50' R.O.W.)

LAKE POWELL
DRIVE
(50' R.O.W.)

50' UNITED TEXAS TRANSMISSION
COMPANY PIPELINE EASEMENT
VOL. 326 PG. 751
AMENDED W.C.C.F. NO. 2406675

30' Wide Houston Pipeline
Easement
Vol. 451, Pg. 159

30' Wide Houston Pipeline Easement
Vol. 433, Pg. 684

30' Wide Houston
Pipeline Easement
Vol. 433, Pg. 684

CALLLED 178.71 AC.
PHHOU-CANE ISLAND 178, LLC
2401492 - W.C.D.R.

1' RESERVE
(SEE NOTE 14)

JUNE, 2025

JOB NO. 231-068-40

SHEET 15 OF 15

OWNERS:
PHHOU - CANE
ISLAND 178, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

LAKE OF CANE
ISLAND DRIVE
STREET DEDICATION



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
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