WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Bluebonnet WC M.U.D. NO. 46
Lift Station No. 1

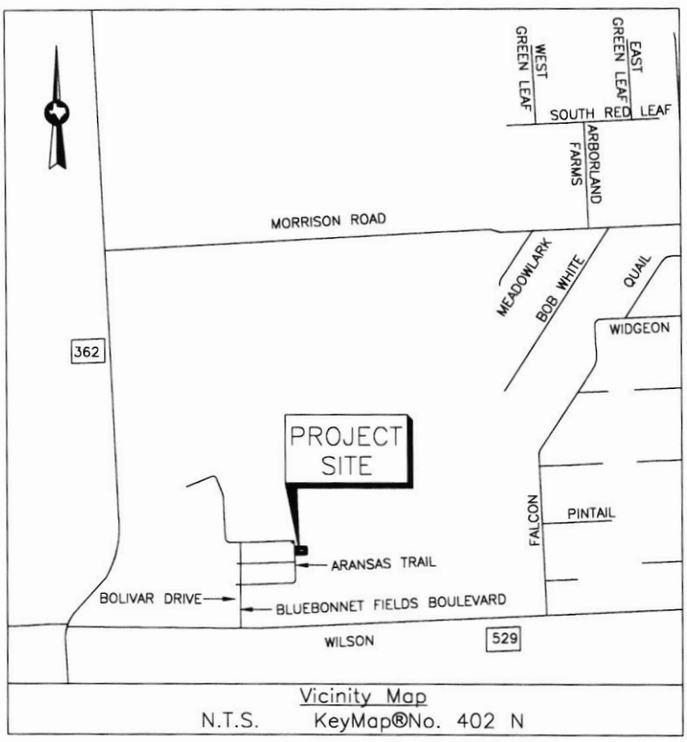
Date: September 30, 2026

Background

Final Plat of Bluebonnet WC M.U.D. NO 46 Lift Station NO. 1 which consists of 0.2195 acres will include 1 Block and 1 Reserve in Precinct 3.

Staff Recommendation

Approve Plat



Vicinity Map
N.T.S. KeyMap®No. 402 N

FINAL PLAT OF BLUEBONNET WALLER COUNTY M.U.D. NO. 46 LIFT STATION NO. 1

BEING A SUBDIVISION OF 0.2195 ACRE OUT OF
THE H.&T.C. R.R. CO. SURVEY,
SECTION 51, ABSTRACT NO. 143,
WALLER COUNTY, TEXAS

1 BLOCK 1 RESERVE

OWNER

MILLROSE PROPERTIES TEXAS, LLC,
A TEXAS LIMITED LIABILITY COMPANY
5775 N SAM HOUSTON PARKWAY,
SUITE 900, HOUSTON, TX 77086
281-875-1000

SEPTEMBER, 2026 JOB NO. 231-088-23 SHEET 1 OF 12	OWNER: MILLROSE PROPERTIES TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUEBONNET WALLER COUNTY M.U.D. NO. 46 LIFT STATION NO. 1	EHRA ENGINEERING THE FUTURE SINCE 1936

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
PLATTING@EHRA.TEAM
TBPELS Nos. F-726 & 10092300

STATE OF TEXAS §

COUNTY OF WALLER §

We, Millrose Properties Texas, LLC, a Texas limited liability company acting by and through Michael W. Johnson, Vice President of U.S. Home, LLC, a Delaware limited liability company, general partner of Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, d/b/a Friendswood Development Company, Agent under that certain Power of Attorney, dated April 11, 2025 for Millrose Properties Texas, LLC, a Texas limited liability company, owner of the property subdivided in the above map of the BLUEBONNET WALLER COUNTY M.U.D. NO. 46 LIFT STATION NO. 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 BLUEBONNET WALLER COUNTY M.U.D. NO. 46 LIFT STATION NO. 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. There are no known underground pipelines within the confines of this subdivision except as shown on the above plat.

6. 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.

IN TESTIMONY WHEREOF, Owner has caused these presents to be signed by Michael W. Johnson, Vice President of U.S. Homes, LLC, a Delaware limited liability company, the general partner of its Agent Lennar Homes of Texas Land and Construction, LTD., a Texas limited liability partnership, d/b/a Friendswood Development Company, Agent under that certain Power of Attorney, dated April 11, 2025 as the act of Millrose Properties Texas, LLC, a Texas limited liability company, thereunto authorized, this day 27th of August, 202_.

OWNER:
Millrose Properties Texas, LLC,
a Texas limited liability company

By: Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, d/b/a Friendswood Development Company, its Agent under that certain Power of Attorney, dated effective April 11, 2025

By: U.S. Home, LLC,
a Delaware limited liability company,
its general partner

BY: _____
Michael W. Johnson, Vice President

SEPTEMBER, 2026 JOB NO. 231-088-23 SHEET 2 OF 12	OWNER: MILLROSE PROPERTIES TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUEBONNET WALLER COUNTY M.U.D. NO. 46 LIFT STATION NO. 1	EHRA ENGINEERING THE FUTURE SINCE 1936 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM PLATTING@EHRA.TEAM TBPELS Nos. F-726 & 10092300

STATE OF TEXAS §

COUNTY OF Harris §

BEFORE ME, the undersigned authority, on this day personally appeared Michael W. Johnson, Vice President of U.S. Home, LLC, a Delaware limited liability company, general partner of Lennar Homes of Texas land and Construction, Ltd., a Texas limited partnership, as the Agent of Millrose Properties Texas, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27th day of August, 2026.

VERONICA LYNN VEGA CAPISTRAN
Notary ID #125049188
My Commission Expires
October 18, 2028

Notary Public in and for the
State of Texas
My Notary Commission Expires 10/18/2028

Veronica Lynn Vega-Capistran

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. 48473C0275E, 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. 48473C0275E, dated February 18, 2009.

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

STATE OF TEXAS
REGISTERED
A. MUNROE KELSAY
5580
PROFESSIONAL
LAND SURVEYOR

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 26th day of August, 2026

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

DEIRDRE ANN BROCK
Notary Public, State of Texas
Comm. Expires 06-30-2027
Notary ID 128627191

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

SEPTEMBER, 2026 JOB NO. 231-088-23 SHEET 3 OF 12	OWNER: MILLROSE PROPERTIES TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUEBONNET WALLER COUNTY M.U.D. NO. 46 LIFT STATION NO. 1	EHRA ENGINEERING THE FUTURE SINCE 1936	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM PLATTING@EHRA.TEAM TBPELS Nos. F-726 & 10092300

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

Carbett "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.

BROOKSHIRE–KATY DRAINAGE DISTRICT PERMIT NO. 2026-14

APPROVED BY THE BOARD OF SUPERVISORS ON 07.13.2026
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, Seyed Hossein Hashemi, a Registered Professional Engineer, hereby certify that all engineering for streets and drainage within the subdivision is in compliance with Waller County Subdivision and Development Regulations, including the Engineering Design Standards incorporated as Appendix A, and with all generally accepted engineering standards.

Seyed Hossein Hashemi, P.E.
Licensed Professional Engineer
Texas License No. 150356

STATE OF TEXAS
SEYED HOSSEIN HASHEMI
150356
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Seyed Hossein Hashemi, known to me to be the person, whose name is subscribed to the foregoing instrument, and acknowledged to me that he (she) executed it for the purposes and consideration set forth.

Given under my hand and seal of office, this 31st day of August, 2026.

Notary Public
In and For Harris County, Texas

DEIRDRE ANN BROCK
Notary Public, State of Texas
Comm. Expires 06-30-2027
Notary ID 128627191

SEPTEMBER, 2026 JOB NO. 231–088–23 SHEET 4 OF 12	OWNER: MILLROSE PROPERTIES TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUEBONNET WALLER COUNTY M.U.D. NO. 46 LIFT STATION NO. 1	EHRA ENGINEERING THE FUTURE SINCE 1936 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM PLATTING@EHRA.TEAM TBPELS Nos. F-726 & 10092300

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

FIELD NOTES of a 0.2195 of one acre tract of land situated in the H.&T.C. R.R. Co. Survey, Section 51, Abstract No. 143, Waller County, Texas; said 0.2195 of one acre tract of land being out of and a part of a called 229.735 acre tract of land as conveyed to Millrose Properties Texas, LLC and recorded under Waller County Clerk's File No. (W.C.C.F. No.) 2500833; said 0.2195 of one 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 the Southeast corner of the residue of a called 310.5246 acre tract as described in deed to GR 310 L.L.C. and recorded in W.C.C.F. No. 2205137, the Southwest corner of a called 6.667 acre tract as described in deed to C & V Freeman LLC and Synergy Machine, LLC and recorded in W.C.C.F. No. 2406870, being in the Northerly right-of-way line of F.M. 529 (120 feet wide) as recorded in Volume 144, Page 505 of the Waller County Deed Records (W.C.D.R.), from which a found 1/2-inch capped iron rod stamped "RPLS 2085" bears S 21°42'16" W, 0.79 feet and from which a 1/2-inch capped iron rod stamped "RPLS 2085" found for the Southeast corner of said 6.667 acre tract and the Southwest corner of a called 318.15 acre tract of land as describe in deed to Century Land Holdings of Texas, LLC and recorded in W.C.C.F. No. 2411344 bears N 87°53'10" E, 66.74 feet.

THENCE N 01°56'07" W with the West line of said 6.667 acre tract a distance of 993.09 feet to an angle point.

THENCE S 88°03'53" W a distance of 17.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Southeast corner of this tract of land and the POINT OF BEGINNING.

1) THENCE S 88°03'53" W with the South line of this tract of land a distance of 127.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Southwest corner of this tract of land.

2) THENCE N 01°56'07" W with the West line of this tract of land a distance of 75.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Northwest corner of this tract of land.

3) THENCE N 88°03'53" E with the North line of this tract of land a distance of 127.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Northeast corner of this tract of land.

4) THENCE S 01°56'07" E with the East line of this tract of land a distance of 75.00 feet to PLACE OF BEGINNING; containing within said boundaries a calculated area of 0.2195 of one acre (9,563 sq. ft.) of land.

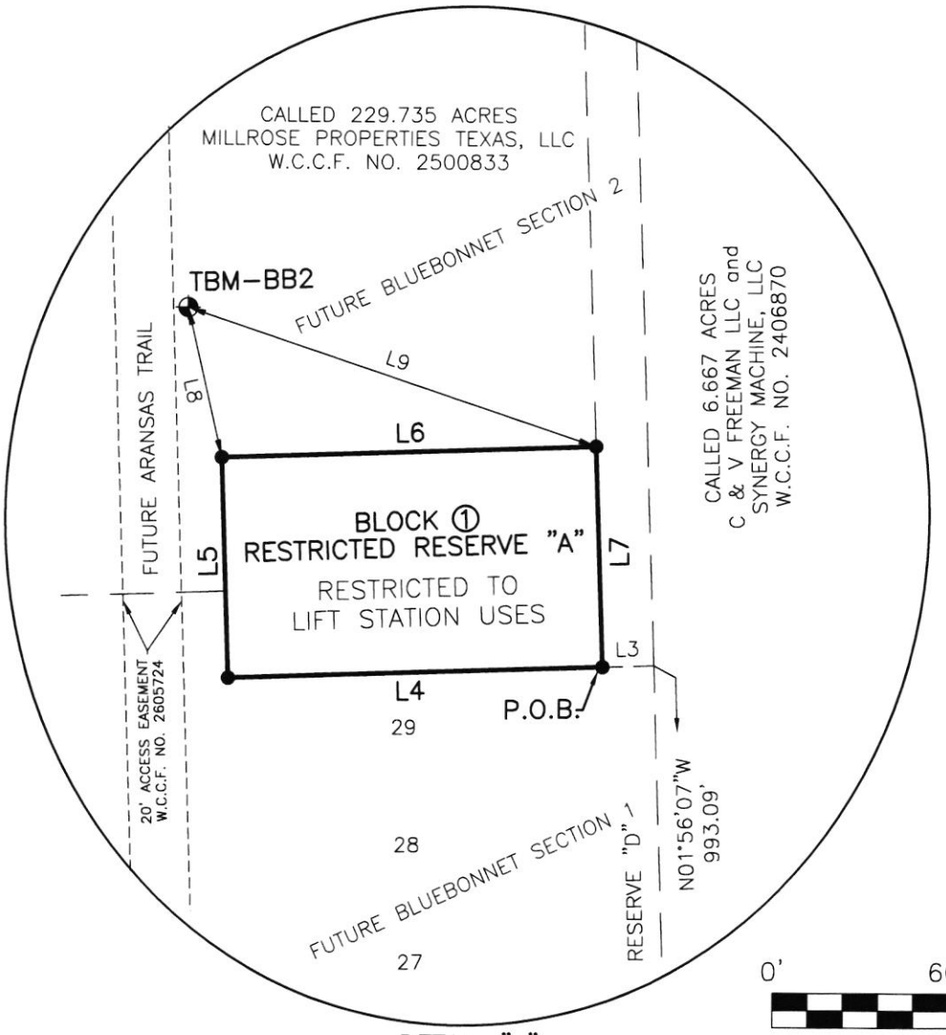
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PARK LAND TABLE

PLAT	PARKS/TRAILS	OPEN SPACE	TOTAL
BLUEBONNET DETENTION BASIN 7	3.01 AC.	28.30 AC.	31.31 AC.
BLUEBONNET DETENTION BASIN 8	2.89 AC.	14.13 AC.	17.02 AC.
BLUEBONNET WALLER COUNTY M.U.D. NO. 46 LIFT STATION NO. 1	0.00 AC.	0.00 AC.	0.00 AC.
TOTAL	5.90 AC.	42.43 AC.	48.33 AC.

REQUIRED NEIGHBORHOOD PARK LAND
1 ACRE PER 54 LOTS @ 876 LOTS = 16.2
1) 50% MINIMUM (8.1 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).

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°53'10"E	66.74'
L2	S87°13'28"W	65.38'
L3	S88°03'53"W	17.50'
L4	S88°03'53"W	127.50'
L5	N01°56'07"W	75.00'
L6	N88°03'53"E	127.50'
L7	S01°56'07"E	75.00'
L8	N12°58'36"W	52.21'
L9	N71°29'40"W	146.74'





0' 60' 120' 180'

SCALE: 1" = 60'

DETAIL "A"
TEMPORARY BENCHMARK (TBM-BB2)
SCALE: 1"=60'
A 5/8" BLUE CAPPED IRON ROD
STAMPED "E.H.R.A. 713-784-4500"
ELEV.=187.33'
(SEE NOTE 18)

SEPTEMBER, 2026 JOB NO. 231-088-23 SHEET 6 OF 12	OWNER: MILLROSE PROPERTIES TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUEBONNET WALLER COUNTY M.U.D. NO. 46 LIFT STATION NO. 1	EHRA ENGINEERING THE FUTURE SINCE 1936 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM PLATTING@EHRA.TEAM TBPELS Nos. F-726 & 10092300

GENERAL NOTES:

1. B.L. indicates Building Line.
   C.I.R. indicates Capped Iron Rod.
   ELEV. indicates Elevation.
   FND. indicates Found.
   M.U.D. indicates Municipal Utility District
   N.T.S. indicates Not to Scale.
   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.
   SQ. FT. indicates Square Feet.
   VOL. indicates Volume.
   W.C.C.F. NO. indicates Waller County Clerk's File Number.
   W.C.D.R. indicates Waller County Deed Records.

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. 48473C0275E, 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. According to City Planning Letter issued by Lennar Title Company with File No. 114729-002828 on January 12, 2026 there are no pipeline easements within the boundaries of this plat.

8. A subdivision variance has been approved to allow a minimum lot width of 40 feet by Waller County Commissioners Court on May 14, 2025.

9. 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 May 14, 2025.

10. A subdivision variance has been approved to allow a minimum right-of-way width of a local street from 60 feet to 50 feet by Waller County Commissioners Court on May 14, 2025.

11. 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 May 14, 2025.

12. 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 May 14, 2025.

13. 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 May 14, 2025.

14. A subdivision variance has been approved to allow 25' Garage Building Lines and 20' Front Building Lines along cul-de-sacs and knuckles by Waller County Commissioners Court on October 29, 2025.

15. Park land shall comply with the the Development Agreement, approved on September 18, 2024. Furthermore park land shall adhere to required acreage of park land provided in the Park Land Table upon the submission of the final plat for the Bluebonnet project.

16. P.U.E.'s are reserved for non-electrical utilities.

17. The property subdivided in the foregoing plat lies in Waller County M.U.D. NO. 46, Royal Independent School District, and Brookshire-Katy Drainage District.

18. Benchmark: NGS Station No. A 1026 (PID AW2192) is a disk on top of concrete monument stamped "A 1026 1954" located south of the intersection of US 290 and FM 362 approx. 11.80 miles to the intersection with FM 529, on the southwest corner of the intersection. ELEV. = 203.6' (NAVD 88) 2001 Adjusted
    Temporary Bench Marks: TBM-BB2: Set 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500".
    Elev. =187.33' Feet (NAVD 1988) 2001 Adjusted.

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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 Millrose Properties Texas LLC., a Texas limited liability company, to the purchaser of each and every lot in the subdivision prior to culmination of each sale.

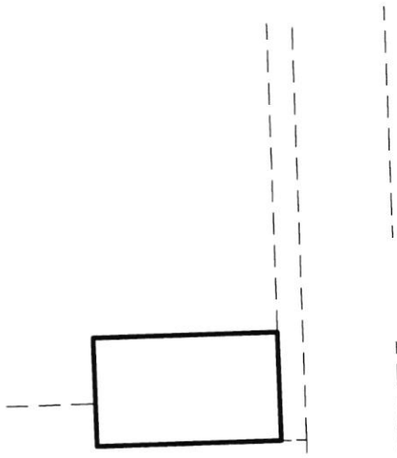
(9) Include certification that the subdivider has complied with the requirements of Section 232.032 and that:

(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.

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NOT TO SCALE

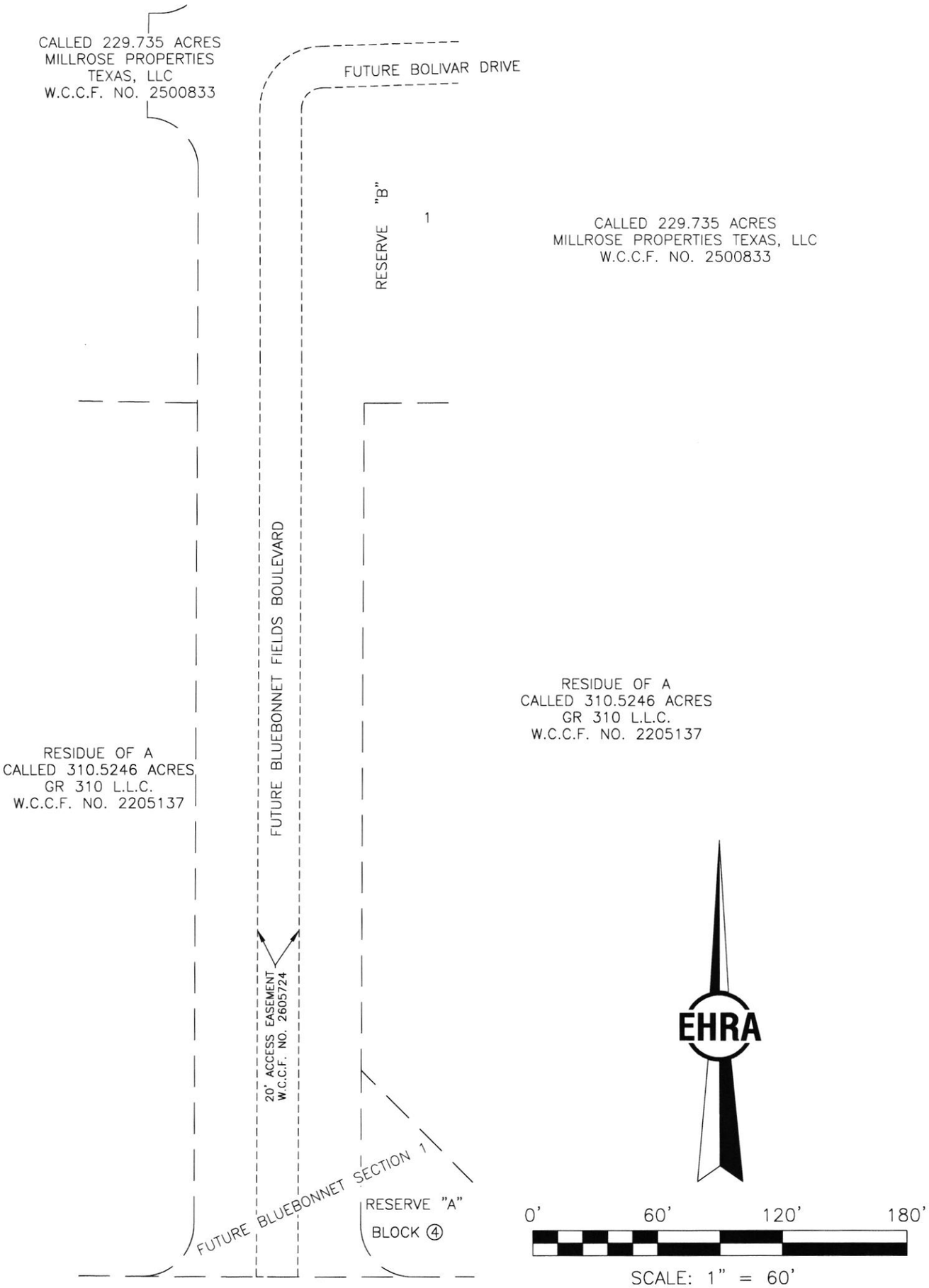


SHEET 12

SHEET 10

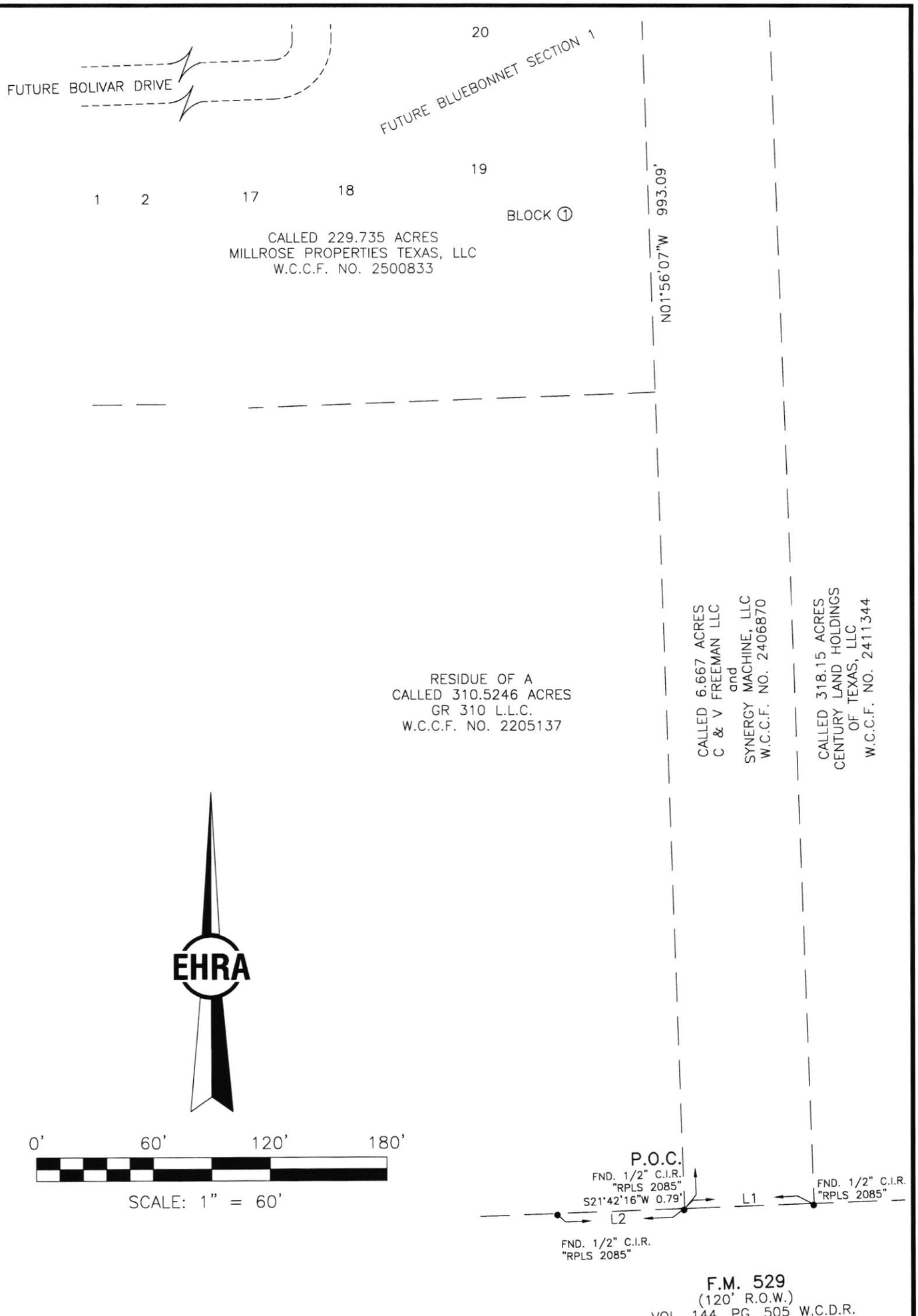
SHEET 11

SEPTEMBER, 2026 JOB NO. 231-088-23 SHEET 9 OF 12	OWNER: MILLROSE PROPERTIES TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUEBONNET WALLER COUNTY M.U.D. NO. 46 LIFT STATION NO. 1	EHRA ENGINEERING THE FUTURE SINCE 1936	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM PLATTING@EHRA.TEAM TBPELS Nos. F-726 & 10092300



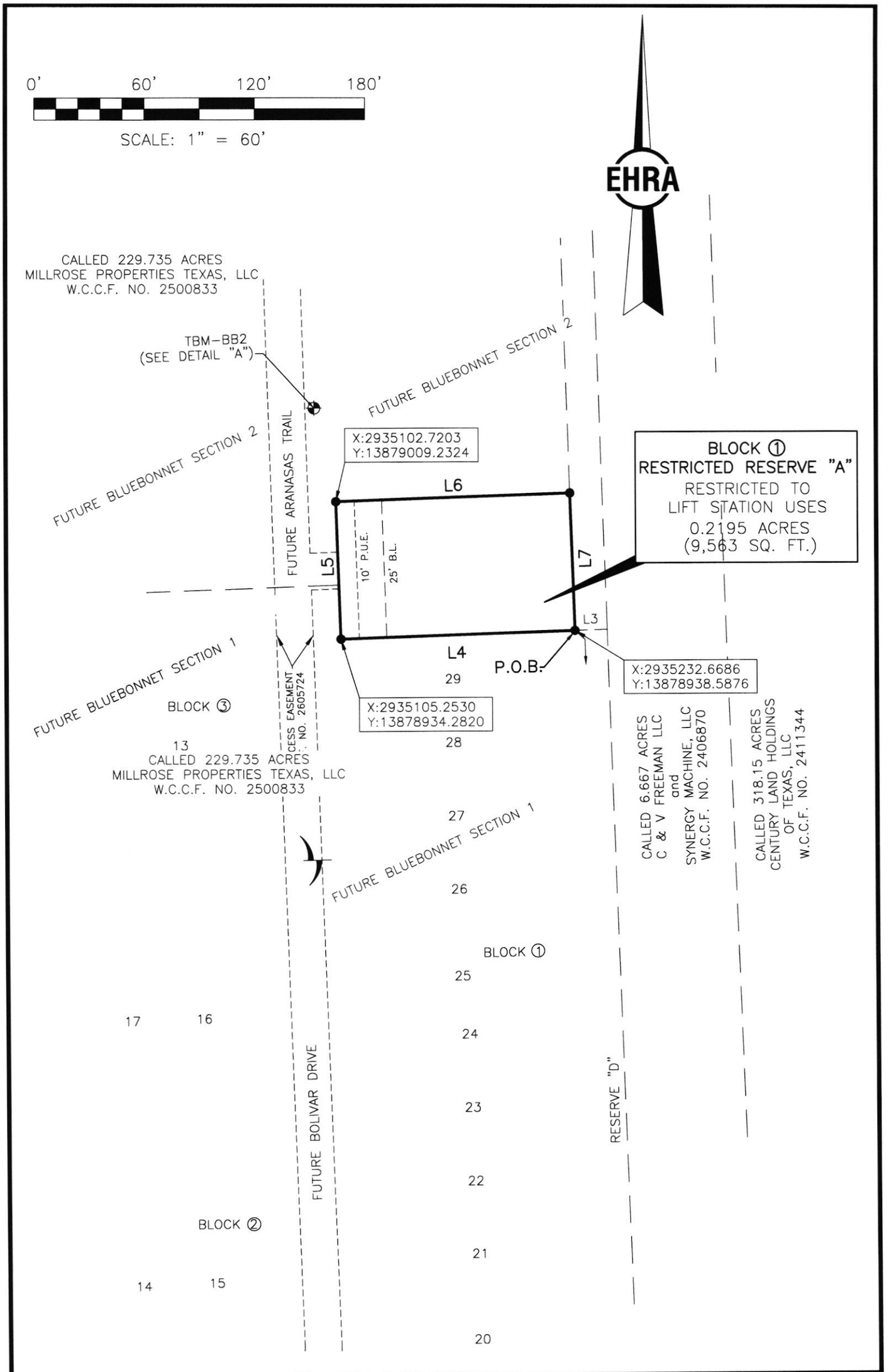
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