# WALLER COUNTY

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

## MEMORANDUM

**To:** Honorable Commissioners' Court

**Item:** Final Plat Approval-Bluestem Section 8

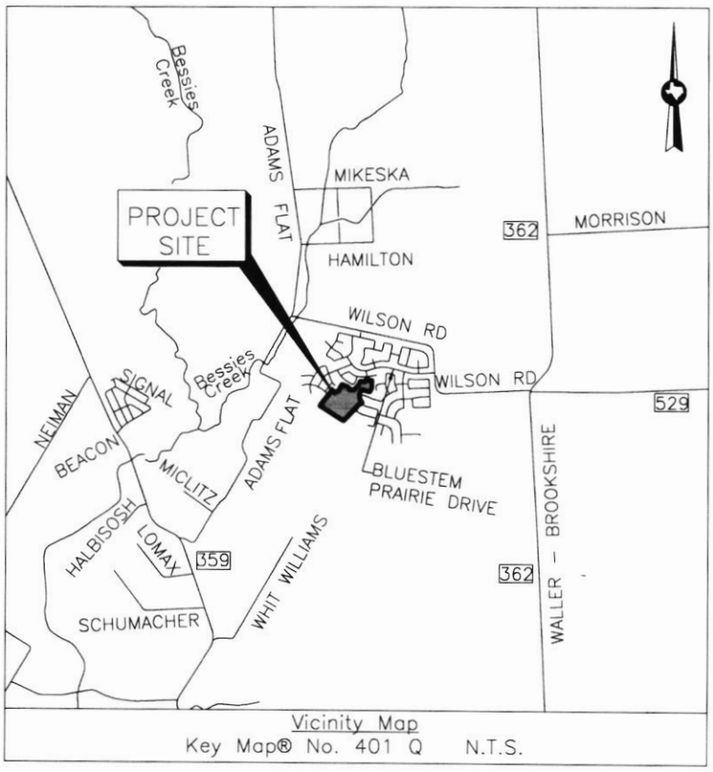
**Date**: September 30, 2026

**Background**

Final Plat of Bluestem Section 8 Subdivision which consists of 24.69 acres will include 64 Lots, 3 Blocks and 2 Reserves in Precinct 3.

**Staff Recommendation**

Approve Plat and accept Construction Bond




# FINAL PLAT OF BLUESTEM SECTION 8

BEING A SUBDIVISION OF 24.69 ACRES OUT OF
THE WILLIAM B. ELLIS SURVEY, A-127,
WALLER COUNTY, TEXAS.

64 LOTS 3 BLOCKS 2 RESERVES

BLUESTEM DEVELOPMENT COMPANY, LLC,
A TEXAS LIMITED LIABILITY COMPANY
206 EAST 9TH STREET, SUITE 1300
AUSTIN, TEXAS 78701
(713) 452-1700

| | | | |
|---|---|---|---|
| SEPTEMBER, 2026 | OWNER: BLUESTEM DEVELOPMENT COMPANY, LLC A TEXAS LIMITED LIABILITY COMPANY | FINAL PLAT OF BLUESTEM SECTION 8 | EHRA ENGINEERING THE FUTURE SINCE 1936 |
| 211-071-08 | | | |
| SHEET 1 OF 20 | | | |

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

STATE OF TEXAS §

COUNTY OF WALLER §

We, Bluestem Development Company, LLC, a Texas limited liability company owner (or owners) of the property subdivided in the above map of the Bluestem Section 8, 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 of hereby certify that we are the Owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Bluestem Section 8 where building setback lines or public utility easements are to be established outside 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 exceptas 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.

WITNESS our hand in Waller County, Texas, this 16, day of September, 2026.

OWNER
Bluestem Development Company, LLC,
a Texas limited liability company

BY: _____
Daniel K. Signorelli, Manager
Bluestem Development Company, LLC,
a Texas limited liability company

STATE OF TEXAS §

COUNTY OF Montgomery

BEFORE ME, the undersigned authority, on this day personally appeared Daniel K. Signorelli, Manager of Bluestem Development Company, 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 they executed it for the purposes and considerations set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16 day of September, 2026.

_____
Notary Public in and for the State of Texas
My Commission expires: 1/18/2027

NOTARY PUBLIC STATE OF TEXAS
DANIA KHWAJA
Notary ID #131857999
My Commission Expires
January 18, 2027

| | | | |
|---|---|---|---|
| SEPTEMBER, 2026<br>211-071-08<br>SHEET 2 OF 20 | OWNER:<br>BLUESTEM DEVELOPMENT COMPANY, LLC<br>A TEXAS LIMITED LIABILITY COMPANY | FINAL PLAT OF<br>BLUESTEM<br>SECTION 8 | EHRA<br>ENGINEERING THE FUTURE<br>SINCE 1936 | 10011 MEADOWGLEN LN<br>HOUSTON, TEXAS 77042<br>713-784-4500<br>WWW.EHRA.TEAM<br>TBPELS Firm Nos.<br>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.

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, Elaine C. Stremlau, 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.

9/17/26
Date

Elaine C. Stremlau
Registered Professional Engineer

STATE OF TEXAS
ELAINE C. STREMLAU
149603
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS §

COUNTY OF Harris §

ECS 9/17/26

BEFORE ME, the undersigned authority, on this day personally appeared Elaine C. Stremlau, 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 17 day of September, 2026.

Jessica Romero
Notary Public in and for the State of Texas
My Commission expires: December 7, 2027

JESSICA ROMERO
Notary ID #134672503
My Commission Expires
December 7, 2027

| | | | | |
|---|---|---|---|---|
| SEPTEMBER, 2026 | OWNER: BLUESTEM DEVELOPMENT COMPANY, LLC A TEXAS LIMITED LIABILITY COMPANY | FINAL PLAT OF BLUESTEM SECTION 8 | EHRA ENGINEERING THE FUTURE SINCE 1936 | 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPELS Firm Nos. F-726 & 10092300 |
| 211-071-08 | | | | |
| SHEET 3 OF 20 | | | | |

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. 48473C0275E & 48473C0350E, 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 & 48473C0350E, 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 §

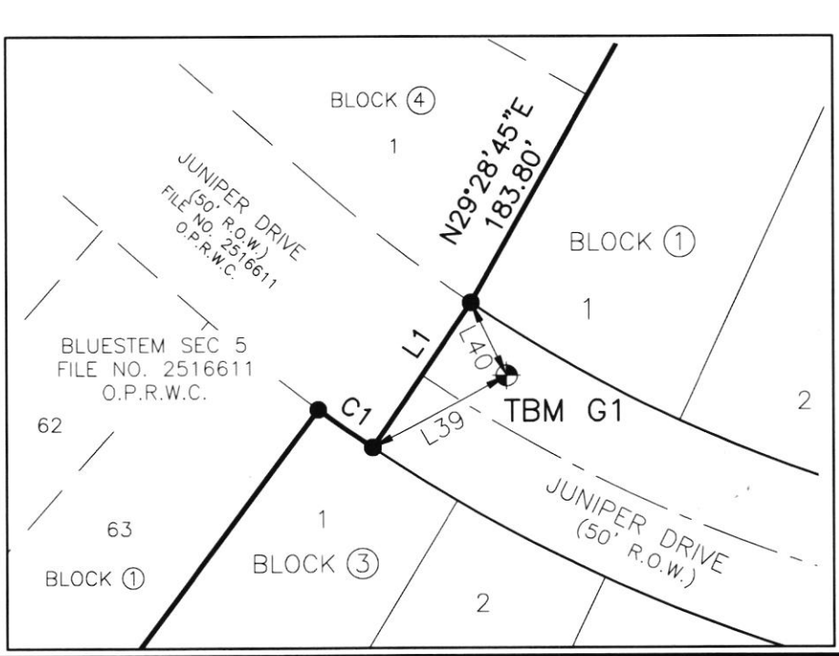
COUNTY OF Harris §

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 18 day of September, 2026.

Jessica Romero
Notary Public in and for the State of Texas
My Commission expires: December 7, 2027

JESSICA ROMERO
Notary ID #134672503
My Commission Expires
December 7, 2027




## DETAIL
## TEMPORARY BENCHMARK (TBM) G1

SCALE: 1"=50'
CUT BOX IN CONCRETE
ELEV.=171.90'
PROJECT BENCHMARK: NGS NO. AW2192
ELEV. 203.6'
(SEE NOTE 19)
(SEE SHEET 20)

| | | | |
|---|---|---|---|
| SEPTEMBER, 2026 | OWNER: BLUESTEM DEVELOPMENT COMPANY, LLC A TEXAS LIMITED LIABILITY COMPANY | FINAL PLAT OF BLUESTEM SECTION 8 | EHRA ENGINEERING THE FUTURE SINCE 1936 |
| 211-071-08 | | | 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPELS Firm Nos. F-726 & 10092300 |
| SHEET 4 OF 20 | | | |

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 Bluestem Development Company, 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.

NOTES:
(1) B.L. indicates Building Line
FND indicated Found
FT. indicates Foot
I.R. indicates Iron Rod
N.T.S. indicates Not To Scale
O.P.R.W.C. indicates Official Public Records Waller County
PG. indicates Page
P.O.B. indicates Point Of Beginning
P.U.E. indicates Public Utility Easement
R= indicates Radius
R.O.W. indicates Right-Of-Way
SQ.FT. indicates Square Feet
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" Capped Iron Rod stamped "E.H.R.A. 713-784-4500"

(2) All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.

(3) All easements extend equidistant from either side of the property and lot lines unless otherwise noted.

(4) 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 = 0.999906628611.

(5) Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.

(6) 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.

(7) According to City Planning Letter issued by Texas American Title Company with File No. 2791026-04415 on August 13, 2026, there are no pipeline easements within the boundaries of this plat.

(8) 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.

NOTES: (CONTINUED)

(9) According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Waller County, Texas, Map No. 48473C0275E and Map No. 48473C0350E, 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.

(10) The property subdivided in the foregoing plat lies in Waller County, Waller County M.U.D. No. 41 and Royal Independent School District.

(11) A subdivision variance has been approved to allow a minimum lot width of 40' by Waller County Commissioners Court on July 28, 2021.

(12) A subdivision variance has been approved to allow a minimum right-of-way width of 50' for local streets by Waller County Commissioners Court on July 28, 2021.

(13) A subdivision variance has been approved to allow a cul-de-sac right-of-way radius of 50' with a corresponding 42' pavement radius by Waller County Commissioners Court on July 28, 2021.

(14) A subdivision variance has been approved to allow a minimum centerline radius of 300 feet with a minimum tangent of 50 feet between the reverse curves by Waller County Commissioners Court on March 2, 2022.

(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) The proposed land uses for Bluestem Section 8 shall consist of residential, right-of-way, landscape, and recreation.

(17) Tract is subject to Affidavit to the Public as recorded under Waller County Clerk's File No. 2210774.

(18) Tract is subject to Agreement as recorded under Waller County Clerk's File No. 2302931.

(19) 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-G1: Set 5/8-inch capped iron rod stamped
"E.H.R.A. 713-784-4500".
Elev. =171.90' Feet (NAVD 1988) 2001 Adjusted.

(20) A subdivision variance has been approved to allow a minimum right-of-way width of 60' for collector streets by Waller County Commissioners Court on July 27, 2022.

(21) Typical lot size within this section is 50' wide by 120' deep.

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | N34°10'42"E | 50.00' |
| L2 | S24°11'36"E | 52.46' |
| L3 | S72°24'03"E | 109.57' |
| L4 | N75°05'15"E | 110.10' |
| L5 | N13°19'13"E | 30.41' |
| L6 | N23°29'39"E | 111.80' |
| L7 | N30°38'54"E | 44.93' |
| L8 | N32°33'53"E | 53.25' |
| L9 | S56°47'34"E | 48.88' |
| L10 | S52°12'18"E | 80.36' |
| L11 | S00°11'55"W | 40.81' |
| L12 | S71°56'41"E | 51.73' |
| L13 | N36°17'11"E | 56.84' |
| L14 | N27°33'19"E | 109.81' |
| L15 | S87°10'21"E | 50.00' |
| L16 | S17°33'38"W | 47.90' |
| L17 | S48°36'02"W | 50.00' |
| L18 | S55°21'25"W | 18.07' |
| L19 | S42°44'23"W | 100.84' |
| L20 | S42°44'23"W | 50.00' |
| L21 | N47°15'37"W | 22.42' |
| L22 | N56°45'12"W | 81.38' |
| L23 | S86°05'53"E | 77.62' |
| L24 | N08°10'39"W | 2.27' |
| L25 | S55°42'56"W | 50.67' |
| L26 | N47°15'37"W | 108.80' |
| L27 | N79°23'19"W | 90.57' |
| L28 | S66°33'19"W | 34.93' |
| L29 | N53°42'49"W | 87.35' |
| L30 | S86°05'53"E | 67.87' |
| L31 | N69°43'51"E | 27.00' |
| L32 | S11°40'30"W | 35.00' |
| L33 | S08°26'26"E | 35.00' |
| L34 | S28°33'22"E | 35.00' |
| L35 | S48°40'18"E | 35.00' |
| L36 | S68°47'14"E | 35.00' |
| L37 | S88°20'13"E | 58.90' |
| L38 | N48°52'34"W | 106.31' |
| L39 | N61°42'05"E | 43.37' |
| L40 | S25°53'11"E | 23.13' |
| L41 | S81°01'55"W | 196.71' |
| L42 | N08°58'05"W | 20.00' |
| L43 | N81°01'55"E | 194.40' |

FIELD NOTES of a 24.69 acres tract of land situated in the William B. Ellis Survey, Abstract No. 127, Waller County, Texas; said 24.69 acre tract of land being out of and a part of the residue of a called 183.76 acre tract as conveyed to Bluestem Development Company LLC and recorded under Waller County Clerk's File Number (W.C.C.F. No.) 2415761; said 24.69 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 (#4203), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum. All distance are actual distances. Scale factor = 0.999906628611. Reference is made to exhibit drawing of even date accompanying this metes and bounds description.

BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the Southwest corner of this tract of land, the Southeast corner Reserve "A", Block 1 of Bluestem Section 5 as recorded in File Number 2516611 of the Official Public Records of Waller County (O.P.R.W.C.) and in the Northerly line of a called 109.974 acre tract of land as described in deed and recorded in W.C.C.F. No. 901420 and in Volume 1152, Page 388 of the Waller County Deed Records (W.C.D.R.).

THENCE along the Westerly line of this tract of land and the Easterly line of said Bluestem Section 5 the following courses and distances:

1) N 36°28'13" E, a distance of 435.77 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for an angle point.

2) Along said non-tangent curve to the left having a radius of 475.00 feet, a central angle of 02°17'31", an arc length of 19.00 feet and a chord bearing S 54°40'32" E, a distance of 19.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for an angle point.

3) N 34°10'42" E, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for an angle point.

4) N 29°28'45" E, a distance of 183.80 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for an angle point in the Southerly line of Block 5 of Bluestem Section 3 as recorded in File Number 2309483 O.P.R.W.C.

THENCE along the Northwesterly line of this tract of land and the Southerly line of said Block 5, Bluestem Section 3 the following courses and distances:

5) S 24°11'36" E, a distance of 52.46 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for an angle point.

6) S 72°24'03" E, a distance of 109.57 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for an angle point.

7) N 75°05'15" E, a distance of 110.10 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for an angle point.

8) N 13°19'13" E, a distance of 30.41 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for an angle point.

9) N 23°29'39" E, a distance of 111.80 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for an angle point.

10) N 30°38'54" E, a distance of 44.93 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for an angle point.

11) N 32°33'53" E, a distance of 53.25 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for an angle point.

THENCE along the Northerly line of this tract of land and the Southerly line of said Block 5, Bluestem Section 3 the following courses and distances:

12) S 71°04'39" E, a distance of 135.92 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for an angle point.

13) S 56°47'34" E, a distance of 48.88 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for an angle point.

14) S 52°12'18" E, a distance of 80.36 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for an angle point.

15) S 00°11'55" W, a distance of 40.81 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for an angle point.

16) S 71°56'41" E, a distance of 51.73 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for an angle point..

17) N 89°21'42" E, a distance of 122.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for an angle point.

18) N 41°44'55" E, a distance of 181.87 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for an angle point.

19) N 36°17'11" E, a distance of 56.84 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for an angle point.

20) N 27°33'19" E, a distance of 109.81 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for an angle point.

21) S 87°53'41" E, a distance of 159.98 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for an angle point, being in the arc of a non-tangent curve to the left.




10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
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TBPELS Firm Nos.
F-726 & 10092300

22) Along said non-tangent curve to the left having a radius of 275.00 feet, a central angle of 23°17'15", an arc length of 111.77 feet and a chord bearing N 14°28'17" E, a distance of 111.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for an angle point.

23) S 87°10'21" E, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for an angle point, being in the arc of a non-tangent curve to the right.

24) Along said non-tangent curve to the right having a radius of 325.00 feet, a central angle of 12°52'07", an arc length of 72.99 feet and a chord bearing S 09°15'43" W, a distance of 72.84 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for an angle point.

25) N 89°21'42" E, a distance of 147.75 feet to 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for the Northeast corner of this tract of land, in the South line of Lot 18, Block 3 of said Bluestem Section 3 and the Northwest corner of Lot 37, Block 2 of Bluestem Section 6 as recorded in File Number 2507510 O.P.R.W.C.

THENCE along the Easterly line of this tract of land and the Westerly line of said Bluestem Section 6 the following courses and distances:

26) S 00°32'30" E, a distance of 210.50 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for an angle point.

27) S 17°33'38" W, a distance of 47.90 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for an angle point.

28) S 26°39'39" W, a distance of 122.65 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for an angle point.

29) N 78°26'25" W, a distance of 284.98 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for an angle point, being in the arc of a non-tangent curve to the left.

30) Along said non-tangent curve to the left having a radius of 350.00 feet, a central angle of 74°26'53", at an arc length 327.55 feet pass the Southwest corner of Lot 33, Block 1 of said Bluestem Section 6; continuing a total arc length of 454.78 feet and a chord bearing S 04°10'31" E, a distance of 423.45 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for an angle point.

31) S 48°36'02" W, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for an angle point, being in the arc of a non-tangent curve to the left.

32) Along said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 83°14'37", an arc length of 36.32 feet and a chord bearing N 83°01'17" W, a distance of 33.21 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for an angle point.

33) S 55°21'25" W, a distance of 18.07 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for a point of curvature to the left.

34) Along said curve to the left having a radius of 375.00 feet, a central angle of 12°37'02", an arc length of 82.58 feet and a chord bearing S 49°02'54" W, a distance of 82.41 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for an angle point.

35) S 42°44'23" W, a distance of 100.84 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for a point of curvature to the left.

36) Along said curve to the left 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 02°15'37" E, a distance of 35.36 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for an angle point.

37) S 42°44'23" W, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for an angle point.

38) N 47°15'37" W, a distance of 22.42 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for an angle point.

39) S 42°44'23" W, a distance of 510.35 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for the Southeast corner of this tract of land, a point in the Southerly line of said 183.76 acre tract and the Northerly line of said 109.974 acre tract.

THENCE along the Southerly line of this tract, the Southerly line of said 183.76 acre tract and the Northerly line of said 109.974 acre tract of land the following courses and distances:

40) N 56°45'12" W, a distance of 81.38 feet to a 3/8-inch iron rod found for an angle point.

41) N 57°53'49" W, a distance of 845.64 feet to the POINT OF BEGINNING and containing within said boundaries a calculated area of 24.69 acres (1,075,483 sq. ft.) of land.



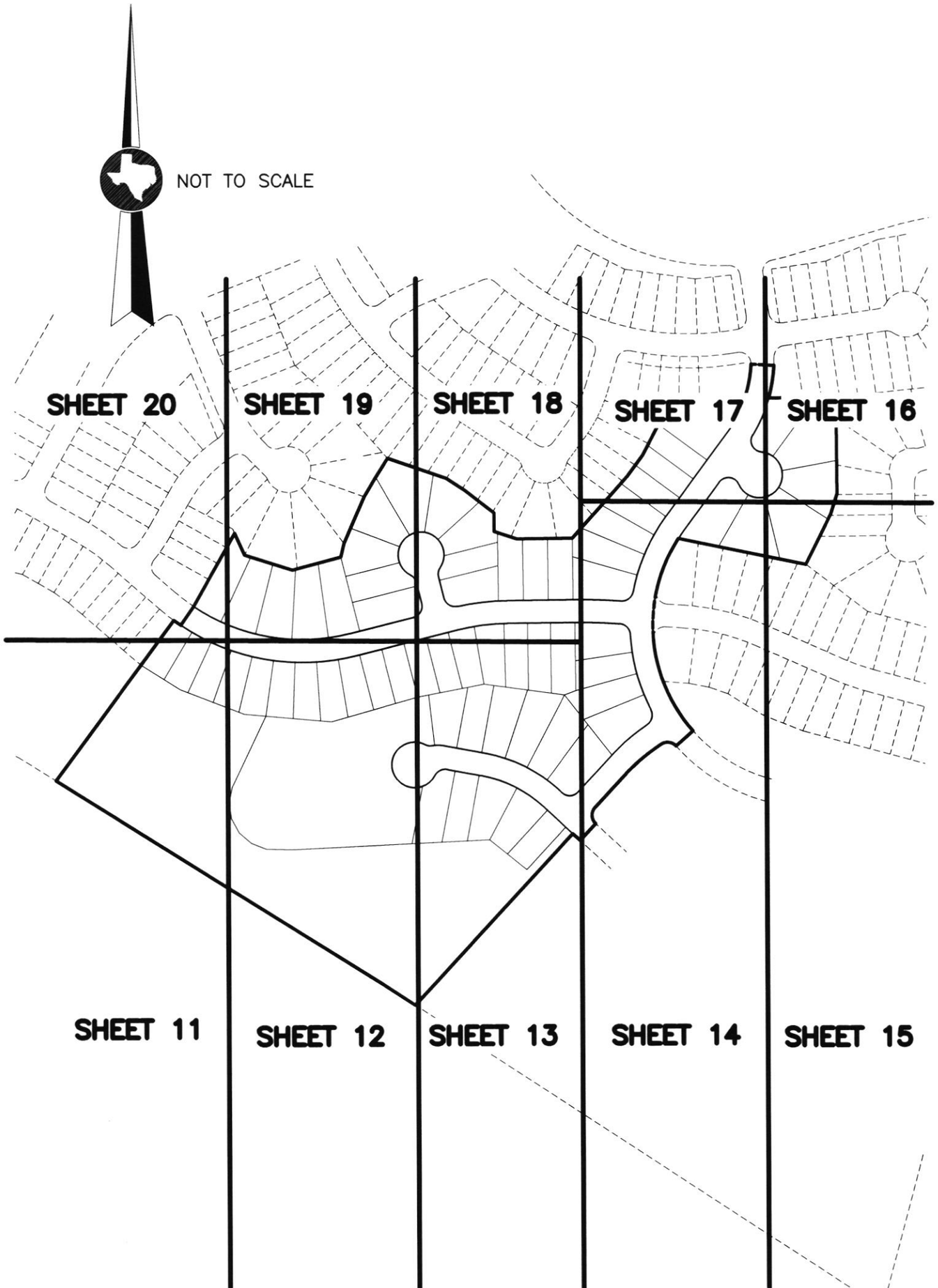

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| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| C1 | 475.00' | 2°17'31" | 19.00' | S54°40'32"E | 19.00' |
| C2 | 275.00' | 23°17'15" | 111.77' | N14°28'17"E | 111.00' |
| C3 | 325.00' | 12°52'07" | 72.99' | S09°15'43"W | 72.84' |
| C4 | 350.00' | 74°26'53" | 454.78' | S04°10'31"E | 423.45' |
| C5 | 25.00' | 83°14'37" | 36.32' | N83°01'17"W | 33.21' |
| C6 | 375.00' | 12°37'02" | 82.58' | S49°02'54"W | 82.41' |
| C7 | 25.00' | 90°00'00" | 39.27' | S02°15'37"E | 35.36' |
| C8 | 450.00' | 48°14'57" | 378.95' | S79°56'47"E | 367.85' |
| C9 | 500.00' | 13°25'58" | 117.22' | N82°38'44"E | 116.95' |
| C10 | 1200.00' | 4°32'24" | 95.09' | S88°22'06"E | 95.06' |
| C11 | 375.00' | 77°41'09" | 508.45' | N02°33'24"W | 470.39' |
| C12 | 300.00' | 33°27'31" | 175.19' | N19°33'25"E | 172.71' |
| C13 | 300.00' | 11°00'18" | 57.62' | N02°40'30"W | 57.53' |
| C14 | 400.00' | 12°58'34" | 90.59' | S49°13'39"W | 90.40' |
| C15 | 300.00' | 32°07'41" | 168.22' | N63°19'28"W | 166.03' |
| C16 | 50.00' | 34°03'23" | 29.72' | S83°35'00"W | 29.28' |
| C17 | 475.00' | 48°14'57" | 400.00' | S79°56'47"E | 388.29' |
| C18 | 475.00' | 13°25'58" | 111.36' | N82°38'44"E | 111.11' |
| C19 | 1175.00' | 4°32'24" | 93.11' | S88°22'06"E | 93.08' |
| C20 | 25.00' | 83°14'37" | 36.32' | S44°28'35"E | 33.21' |
| C21 | 400.00' | 24°40'25" | 172.25' | S15°11'29"E | 170.93' |
| C22 | 25.00' | 83°14'37" | 36.32' | S14°05'38"W | 33.21' |
| C23 | 425.00' | 12°58'34" | 96.25' | S49°13'39"W | 96.05' |
| C24 | 25.00' | 90°00'00" | 39.27' | S87°44'23"W | 35.36' |
| C25 | 325.00' | 32°07'41" | 182.24' | N63°19'28"W | 179.86' |
| C26 | 75.00' | 20°34'04" | 26.92' | N89°40'21"W | 26.78' |
| C27 | 25.00' | 37°26'55" | 16.34' | N81°13'55"W | 16.05' |
| C28 | 50.00' | 269°57'44" | 235.59' | S17°27'26"E | 70.73' |
| C29 | 25.00' | 73°03'00" | 31.87' | N64°05'11"E | 29.76' |
| C30 | 275.00' | 32°07'41" | 154.20' | S63°19'28"E | 152.19' |
| C31 | 275.00' | 33°27'31" | 160.59' | N19°33'25"E | 158.32' |
| C32 | 400.00' | 25°37'41" | 178.92' | S23°28'20"W | 177.43' |
| C33 | 25.00' | 83°14'37" | 36.32' | S52°16'48"W | 33.21' |
| C34 | 1225.00' | 4°32'24" | 97.07' | N88°22'06"W | 97.04' |
| C35 | 525.00' | 11°56'18" | 109.39' | S83°23'34"W | 109.19' |
| C36 | 25.00' | 88°30'20" | 38.62' | N58°19'25"W | 34.89' |
| C37 | 25.00' | 48°11'23" | 21.03' | N10°01'26"E | 20.41' |
| C38 | 50.00' | 276°22'46" | 241.19' | S75°55'45"W | 66.67' |
| C39 | 25.00' | 48°11'23" | 21.03' | S38°09'57"E | 20.41' |
| C40 | 25.00' | 90°00'00" | 39.27' | S30°55'45"W | 35.36' |
| C41 | 425.00' | 48°14'57" | 357.90' | N79°56'47"W | 347.41' |
| C42 | 350.00' | 77°41'09" | 474.56' | S02°33'24"E | 439.03' |
| C43 | 25.00' | 119°52'02" | 52.30' | S83°46'49"E | 43.27' |
| C44 | 50.00' | 240°56'44" | 210.26' | N35°40'50"E | 86.19' |
| C45 | 25.00' | 116°00'50" | 50.62' | N26°47'07"W | 42.41' |
| C46 | 325.00' | 28°23'39" | 161.06' | N17°01'29"E | 159.42' |
| C47 | 450.00' | 6°56'44" | 54.55' | S52°20'56"E | 54.52' |



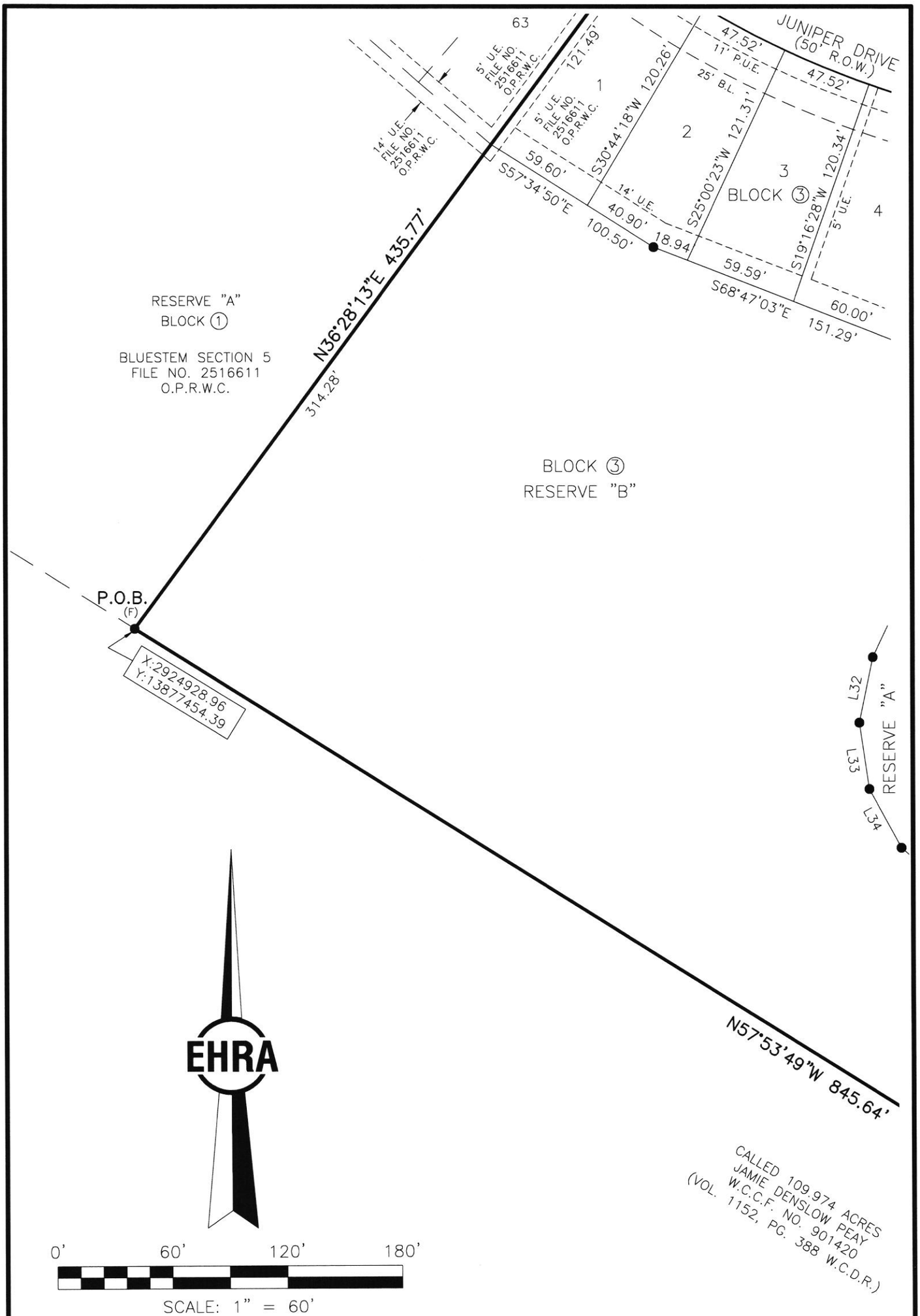

EHRA
ENGINEERING THE FUTURE SINCE 1936

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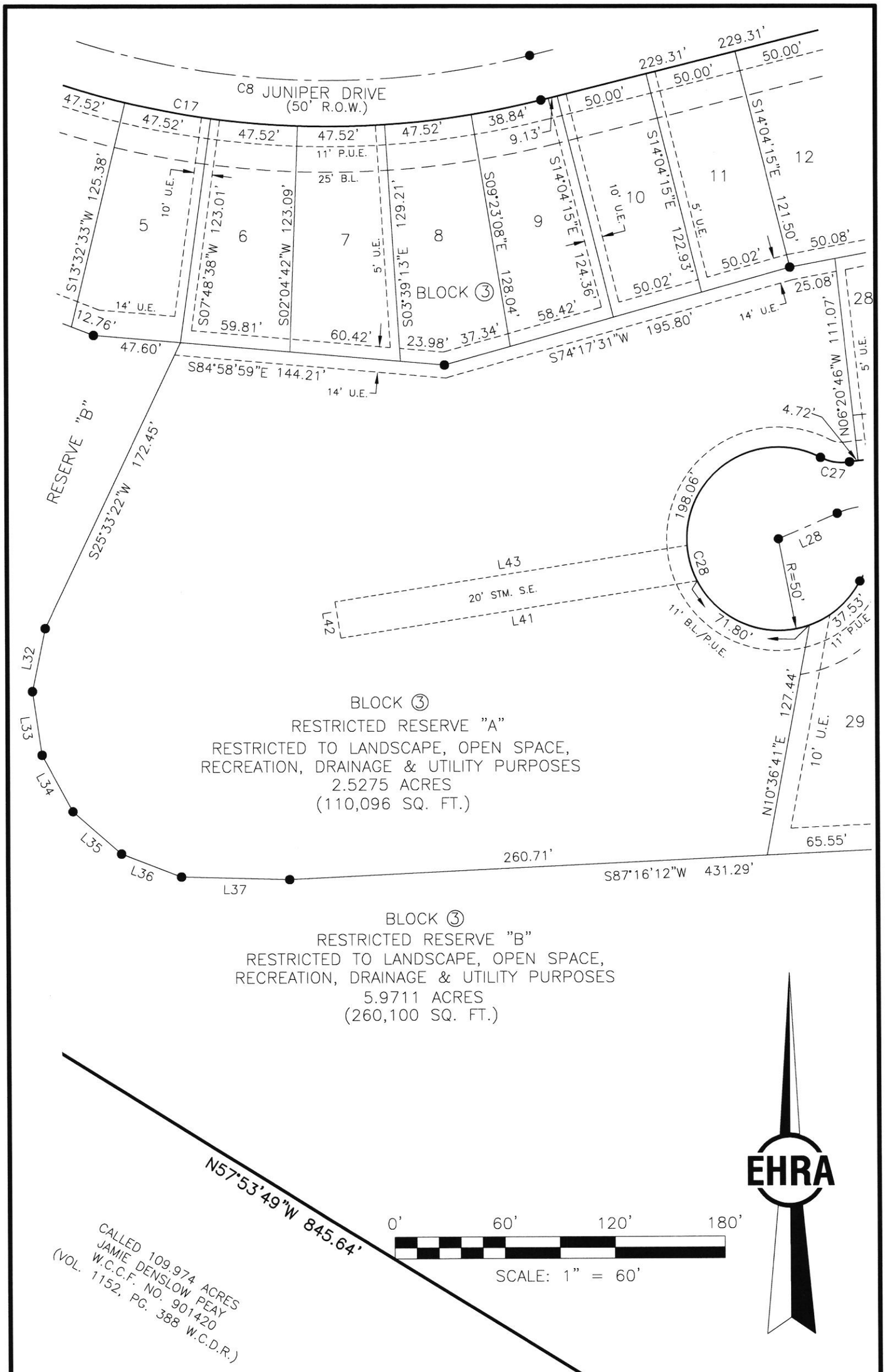



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| SEPTEMBER, 2026<br>211-071-08<br>SHEET 10 OF 20 | OWNER:<br>BLUESTEM DEVELOPMENT COMPANY, LLC<br>A TEXAS LIMITED LIABILITY COMPANY | FINAL PLAT OF<br>BLUESTEM<br>SECTION 8 | EHRA<br>ENGINEERING THE FUTURE<br>SINCE 1936 |

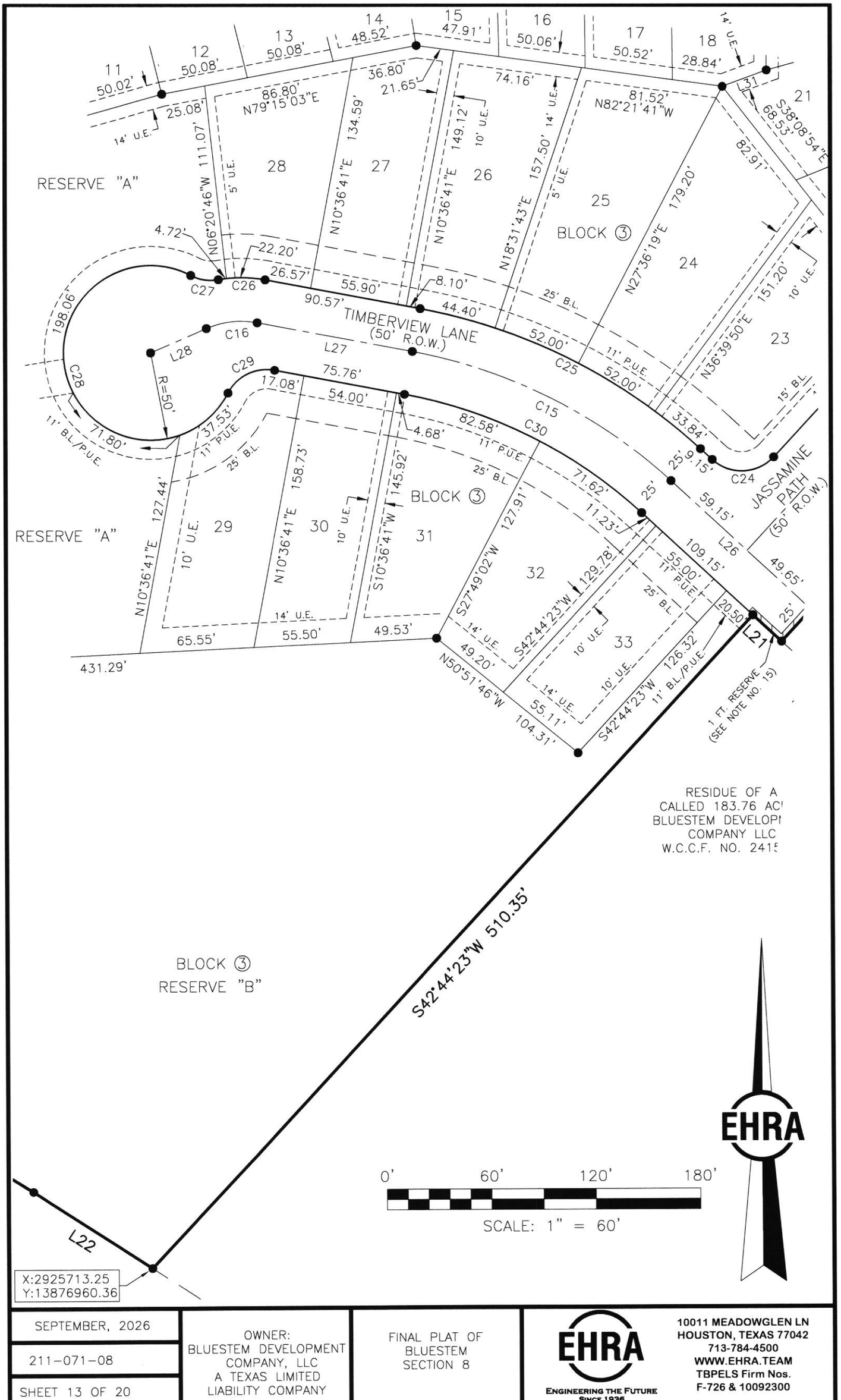
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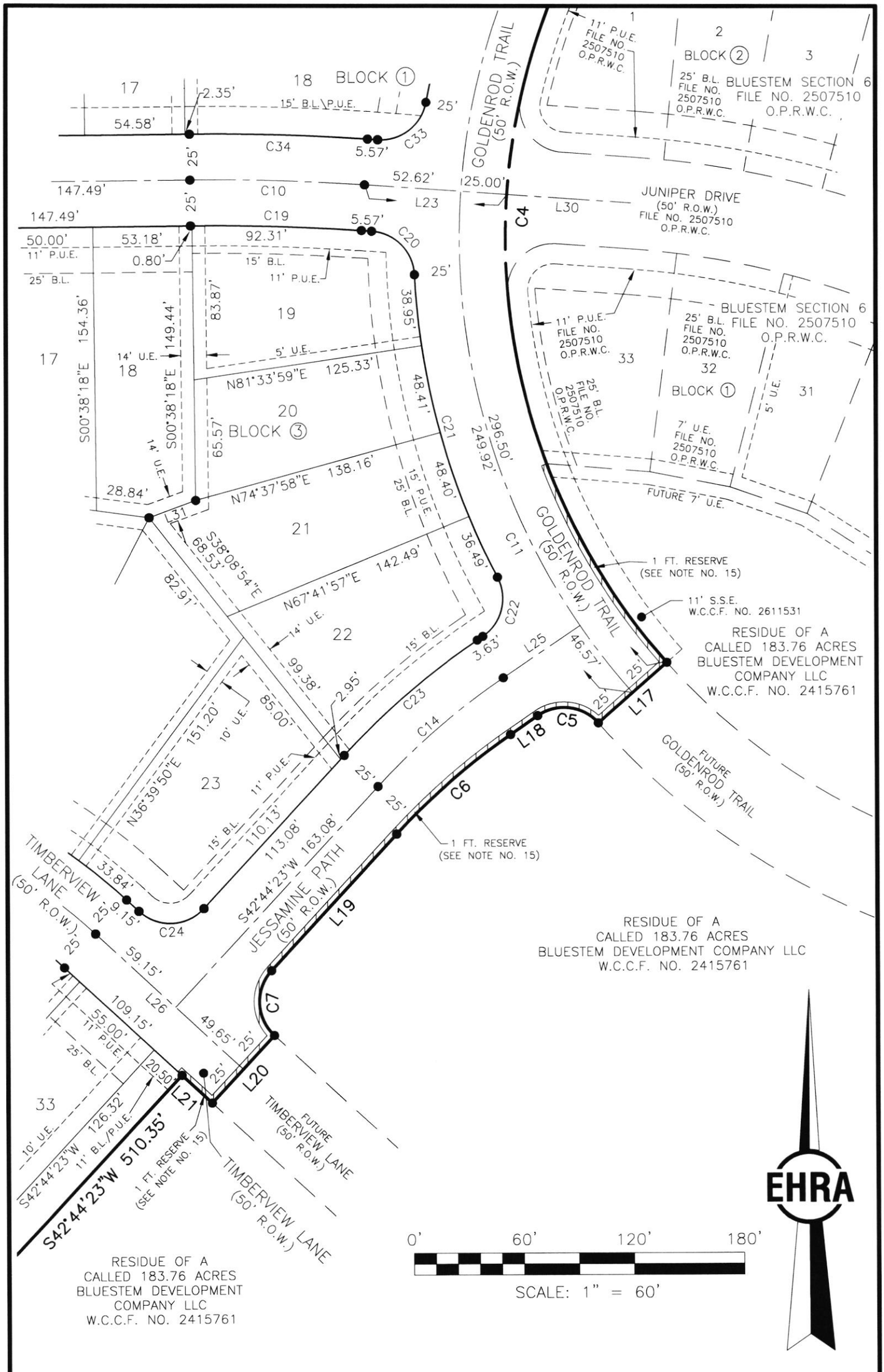

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| SEPTEMBER, 2026<br>211-071-08<br>SHEET 11 OF 20 | OWNER:<br>BLUESTEM DEVELOPMENT COMPANY, LLC<br>A TEXAS LIMITED LIABILITY COMPANY | FINAL PLAT OF<br>BLUESTEM<br>SECTION 8 | EHRA<br>ENGINEERING THE FUTURE<br>SINCE 1936<br>10011 MEADOWGLEN LN<br>HOUSTON, TEXAS 77042<br>713-784-4500<br>WWW.EHRA.TEAM<br>TBPELS Firm Nos.<br>F-726 & 10092300 |



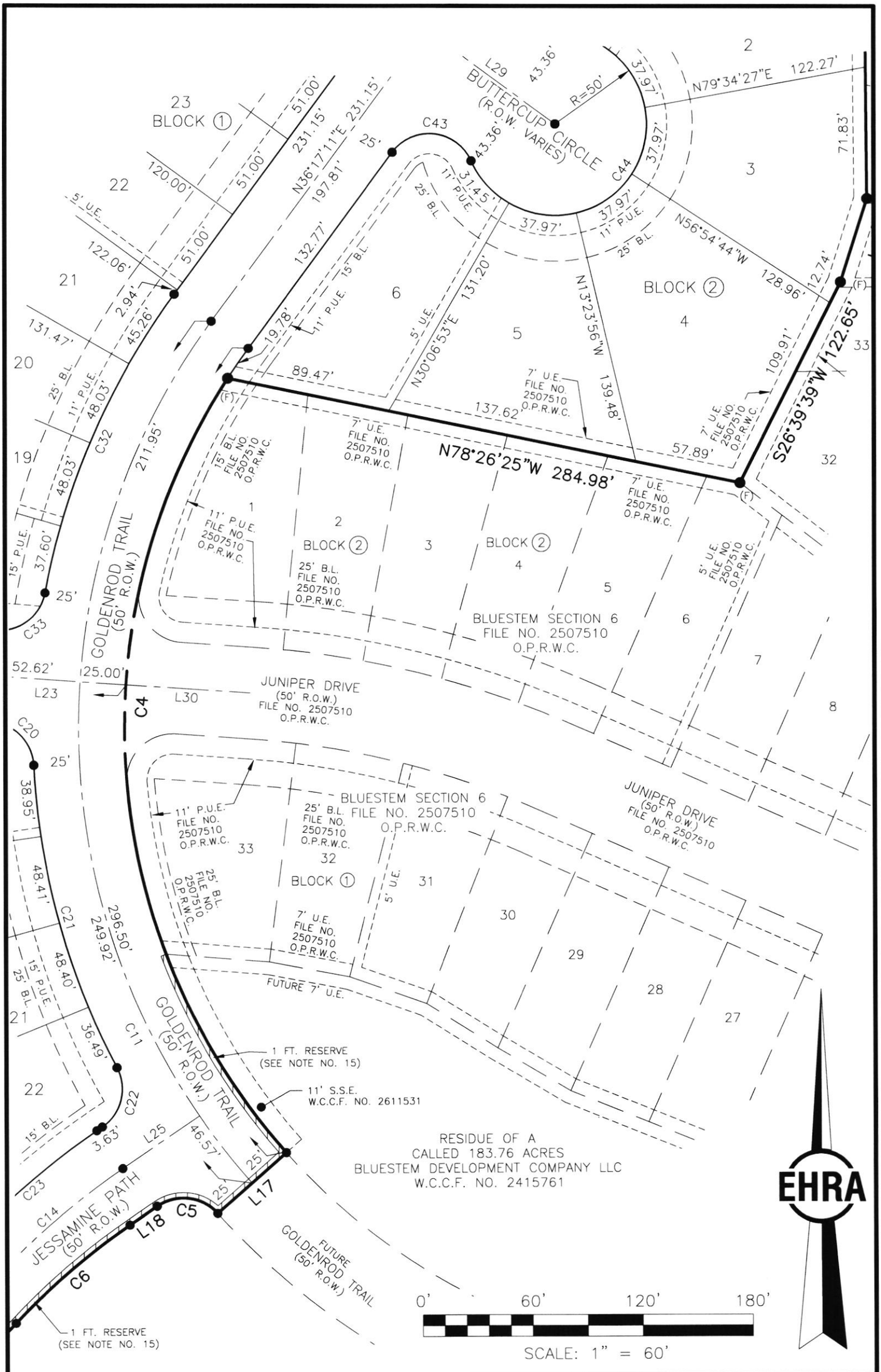

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| SEPTEMBER, 2026 | OWNER: BLUESTEM DEVELOPMENT COMPANY, LLC A TEXAS LIMITED LIABILITY COMPANY | FINAL PLAT OF BLUESTEM SECTION 8 | EHRA ENGINEERING THE FUTURE SINCE 1936 |
| 211-071-08 | | | 10011 MEADOWGLEN LN<br>HOUSTON, TEXAS 77042<br>713-784-4500<br>WWW.EHRA.TEAM<br>TBPELS Firm Nos.<br>F-726 & 10092300 |
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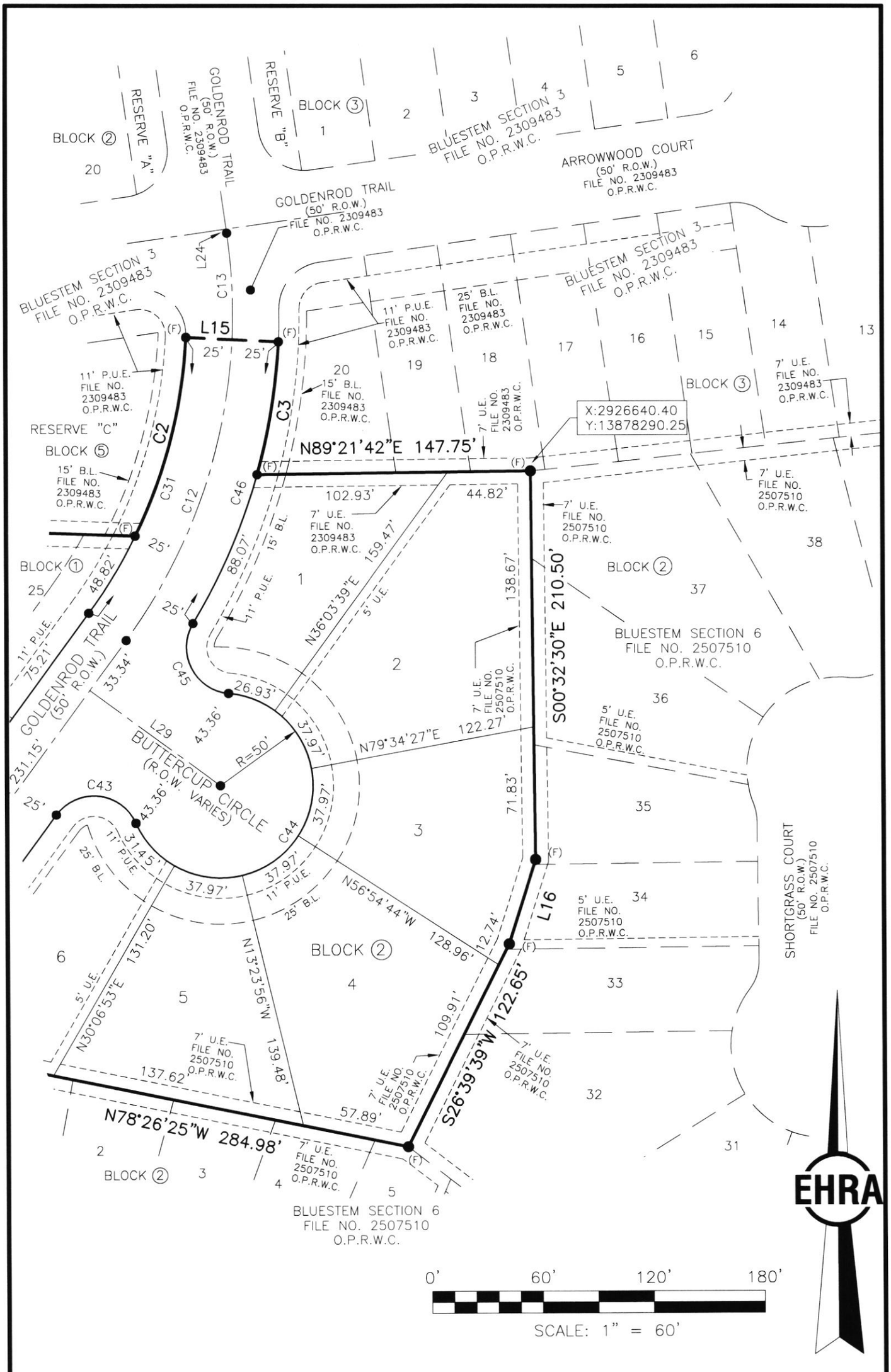

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| SEPTEMBER, 2026 | OWNER: BLUESTEM DEVELOPMENT COMPANY, LLC A TEXAS LIMITED LIABILITY COMPANY | FINAL PLAT OF BLUESTEM SECTION 8 | EHRA ENGINEERING THE FUTURE SINCE 1936 |
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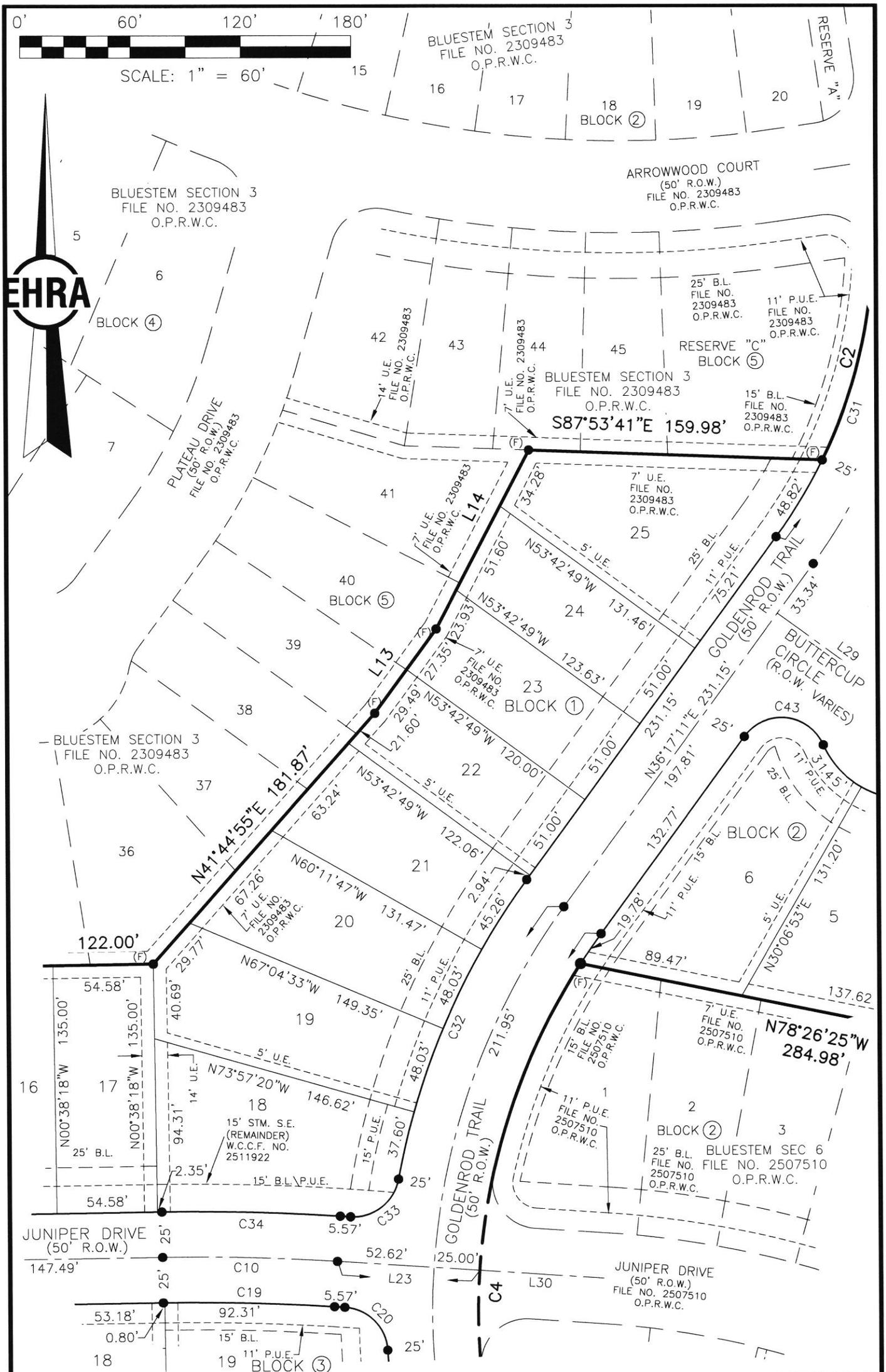

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| SEPTEMBER, 2026<br>211-071-08<br>SHEET 15 OF 20 | OWNER:<br>BLUESTEM DEVELOPMENT COMPANY, LLC<br>A TEXAS LIMITED LIABILITY COMPANY | FINAL PLAT OF<br>BLUESTEM<br>SECTION 8 | EHRA<br>ENGINEERING THE FUTURE<br>SINCE 1936<br>10011 MEADOWGLEN LN<br>HOUSTON, TEXAS 77042<br>713-784-4500<br>WWW.EHRA.TEAM<br>TBPELS Firm Nos.<br>F-726 & 10092300 |



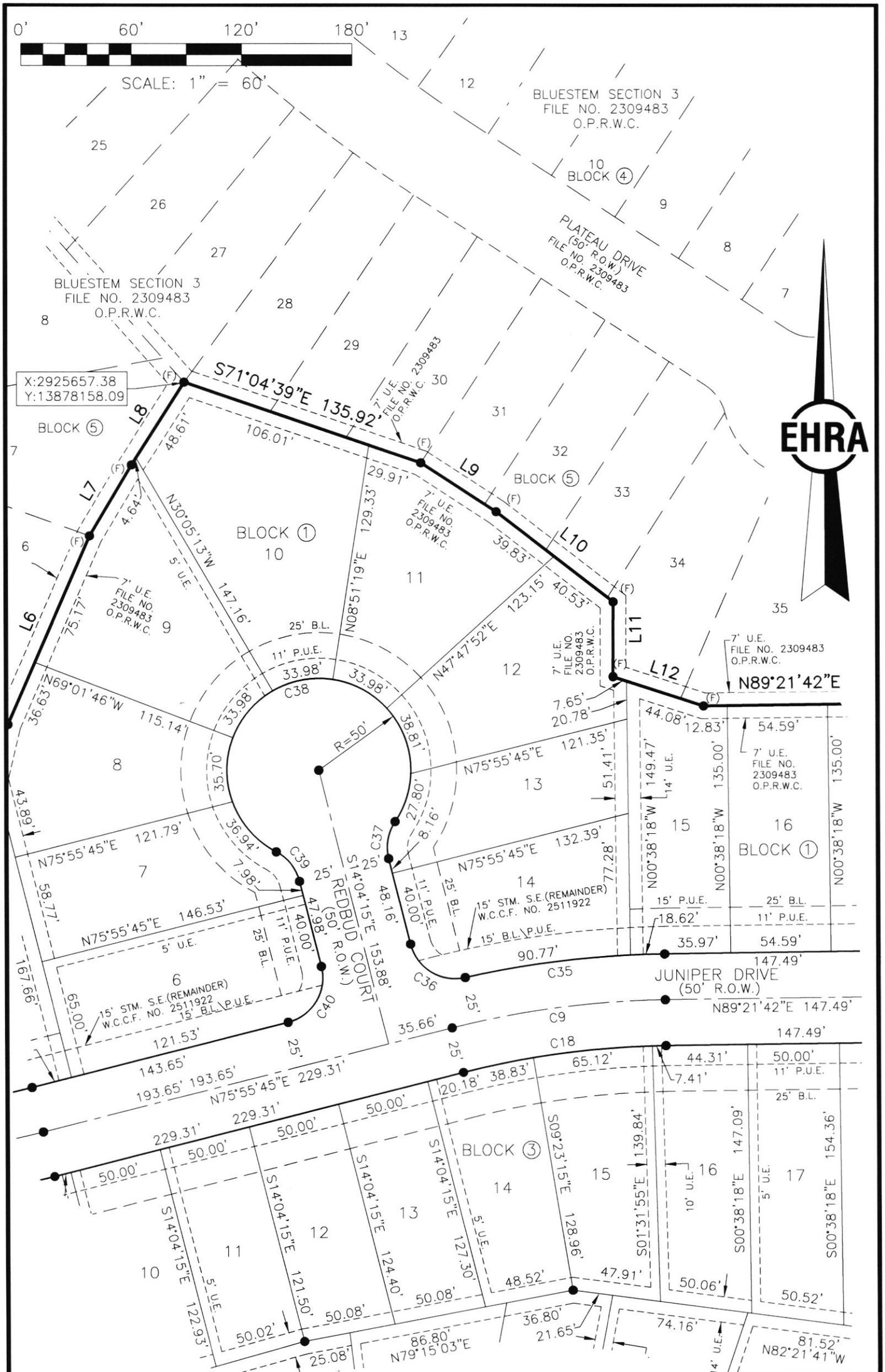

0' 60' 120' 180'

SCALE: 1" = 60'

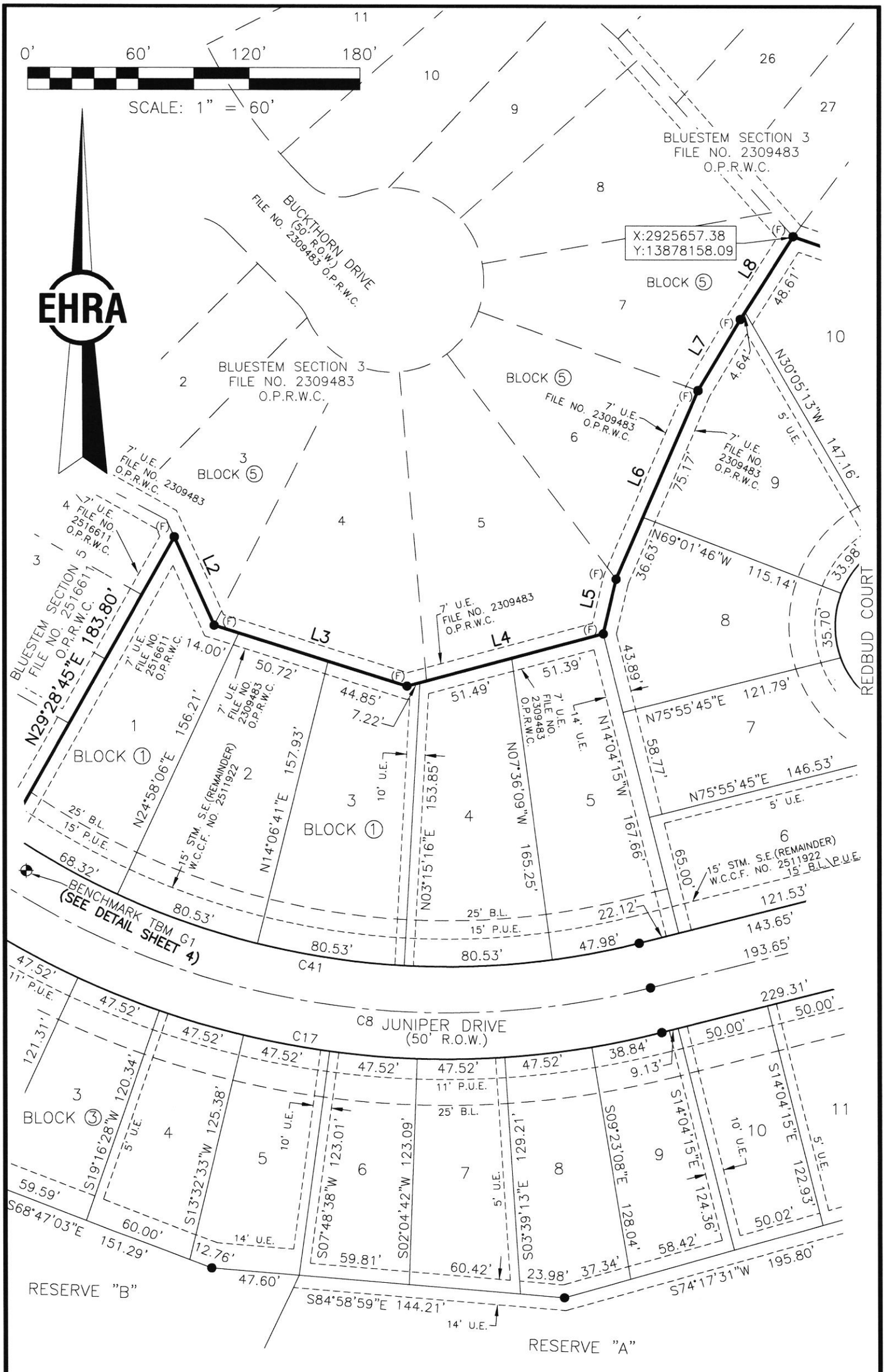
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| SEPTEMBER, 2026 | OWNER: BLUESTEM DEVELOPMENT COMPANY, LLC A TEXAS LIMITED LIABILITY COMPANY | FINAL PLAT OF BLUESTEM SECTION 8 | EHRA ENGINEERING THE FUTURE SINCE 1936 |
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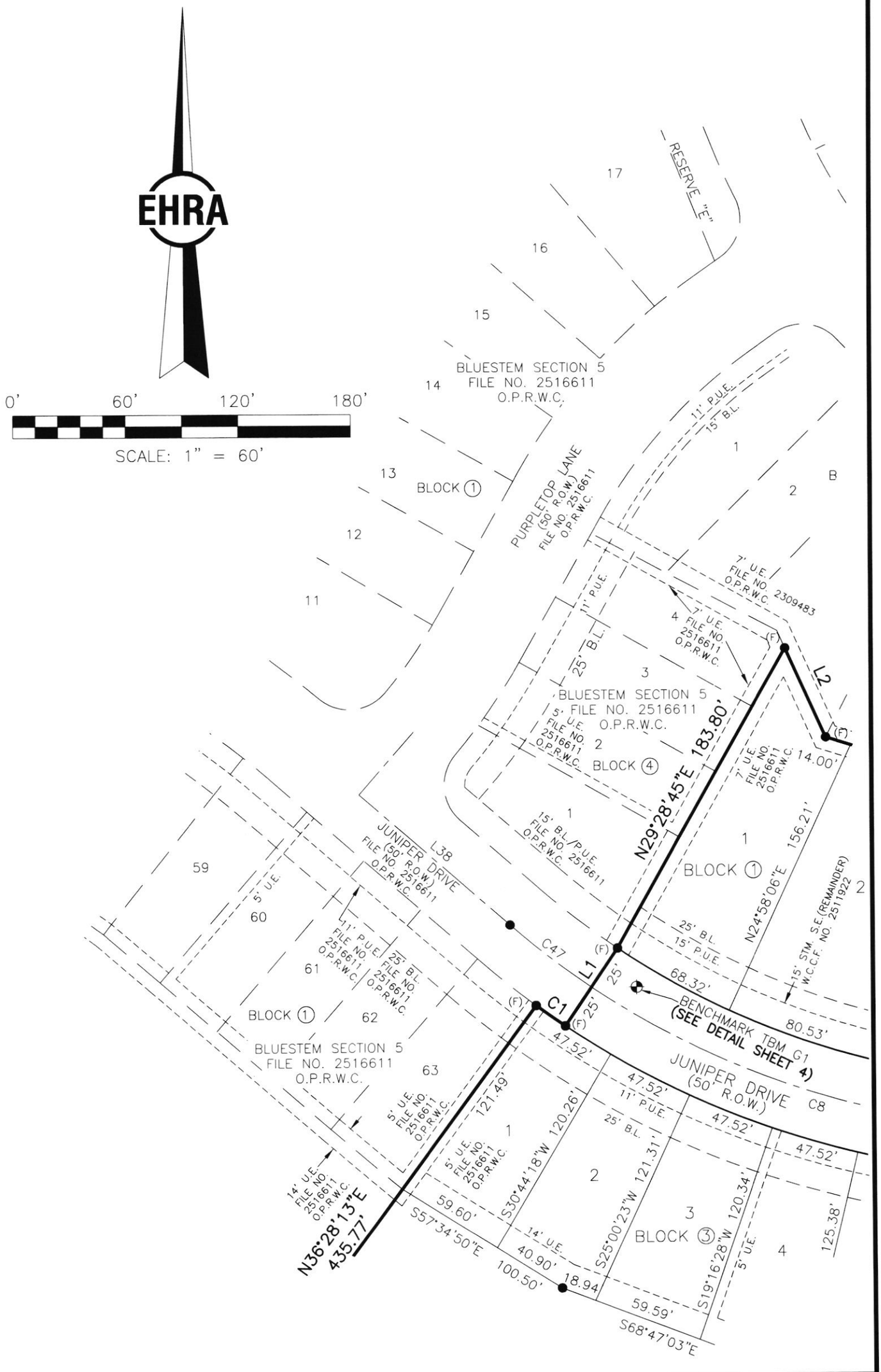

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| SEPTEMBER, 2026 | OWNER: BLUESTEM DEVELOPMENT COMPANY, LLC A TEXAS LIMITED LIABILITY COMPANY | FINAL PLAT OF BLUESTEM SECTION 8 | EHRA ENGINEERING THE FUTURE SINCE 1936 |
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| SEPTEMBER, 2026<br>211-071-08<br>SHEET 19 OF 20 | OWNER:<br>BLUESTEM DEVELOPMENT COMPANY, LLC<br>A TEXAS LIMITED LIABILITY COMPANY | FINAL PLAT OF<br>BLUESTEM<br>SECTION 8 | EHRA<br>ENGINEERING THE FUTURE<br>SINCE 1936<br>10011 MEADOWGLEN LN<br>HOUSTON, TEXAS 77042<br>713-784-4500<br>WWW.EHRA.TEAM<br>TBPELS Firm Nos.<br>F-726 & 10092300 |




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| SEPTEMBER, 2026<br>211–071–08<br>SHEET 20 OF 20 | OWNER:<br>BLUESTEM DEVELOPMENT COMPANY, LLC<br>A TEXAS LIMITED LIABILITY COMPANY | FINAL PLAT OF<br>BLUESTEM<br>SECTION 8 | EHRA<br>ENGINEERING THE FUTURE<br>SINCE 1936<br>10011 MEADOWGLEN LN<br>HOUSTON, TEXAS 77042<br>713-784-4500<br>WWW.EHRA.TEAM<br>TBPELS Firm Nos.<br>F-726 & 10092300 |