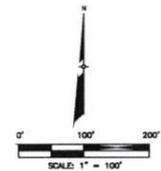


120 RIVERWALK DRIVE, SUITE 208
 SAN MARCOS, TEXAS 78666
 512-312-5040
 TRIPLES FROM REG. P-3124
 TRIPLES FROM REG. 10194981

FINAL PLAT
 ADDRESS: 35875 BELL ROAD
 WALLER COUNTY, TEXAS 77484

LAND USE SUMMARY			
TOTAL PROJECT AREA	72.794	ACRES	
LAND USE:	NUMBER OF LOTS	ACREAGE	
RESIDENTIAL LOTS	26	57.105	ACRES
POND LOT	1	13.260	ACRES
TOTALS:	27	68.455	ACRES
ROW	3.338	ACRES	
TOTAL ACREAGE	72.794	ACRES	



- LEGEND**
- DENOTES BENCHMARK (SEE NOTE)
 - DENOTES 1/2" ST. SK. PIN
 - DENOTES 1/2" ST. SK. SET
 - △ DENOTES CALCULATED POINT
 - △ DENOTES ADJUSTED POINT
 - OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS
 - CONCRETE MONUMENT
 - FROM 100-YR FLOODPLAIN
 - BOUNDARY LINE
 - PROPERTY LINE
 - R.O.W. LINE
 - UTILITY OR DRAINAGE EASEMENTS
 - ⊕ TEST WELL LOCATION
 - ⊕ BLOCK NUMBER

OWNER'S NAMES:
 CHRIS GILL
 WALLER DEVELOPMENT PARTNERS, L.L.C.
 410 JERICHO TURNPIKE, NO. 220
 JERICHO, MASSACHUSETTS, NEW YORK 11783
 (210) 584-1117

SURVEYOR'S COMPANY NAME AND CONTACT INFORMATION:
 CHRIS ELIZONDO
 REGISTERED PROFESSIONAL SURVEYOR NO. 7213,
 COUNTY CONSULTANTS FIRM REGISTRATION NO. 10194981
 120 RIVERWALK DRIVE, STE 208
 SAN MARCOS, TEXAS 78666
 OFFICE (512) 312-5040

ENGINEER'S COMPANY NAME AND CONTACT INFORMATION:
 KARCH BUCHANAN REGISTERED PROFESSIONAL ENGINEER NO. 152037
 CUATRO CONSULTANTS, LTD., FIRM REGISTRATION NO. F-3524
 120 RIVERWALK DR
 SAN MARCOS, TEXAS 78666
 (512) 312-5040

DATE: JUNE 27, 2025

TEMPORARY BENCHMARK:

ACREAGE OF TOTAL SITE: 72.794 ACRES	TBM #1	1/2" IRON ROD W/ BLUE CAP	TBM #2	1/2" IRON ROD W/ BLUE CAP
	NORTHING: 13,897,994.0897	NORTHING: 13,897,822.1529		NORTHING: 13,897,822.1529
	EASTING: 2,915,960.2493	EASTING: 2,914,817.2212		EASTING: 2,914,817.2212
	ELEVATION: 170.30	ELEVATION: 164.36		ELEVATION: 164.36

TOTAL NUMBER OF BLOCKS: 1 BLOCK

TOTAL NUMBER OF LOTS: 27 LOTS TOTAL

- 26 - RESIDENTIAL
- 1 - POND LOT

SOURCE:

TOPOGRAPHIC SURVEY GENERATED FROM FIELD SURVEY PERFORMED ON 01/17/2025 BY CUATRO CONSULTANTS, FIRM REGISTRATION NO. 10194981.

LINE TABLE

LINE #	LENGTH	BEARING
L1	98.38	N87°40'45"E
L2	98.17	S19°34'38"E
L3	84.57	S40°52'47"E
L4	98.45	S84°34'05"E
L5	99.17	S38°20'44"E
L6	74.99	S23°52'48"E
L7	130.37	S37°45'15"E
L8	121.31	S43°27'47"E
L9	40.50	S78°45'30"E
L10	48.32	S81°21'55"E
L11	293.55	S53°57'41"E
L12	118.64	S88°31'38"E
L13	87.80	S57°32'51"E
L14	123.00	S40°57'58"E
L15	88.22	S73°14'1"E
L16	542.12	S28°18'32"E
L17	180.83	S81°42'23"E
L18	197.02	S41°49'15"E
L19	338.33	N87°58'21"E
L21	663.90	S88°05'20"W
L22	104.81	N88°37'22"W

CURVE TABLE

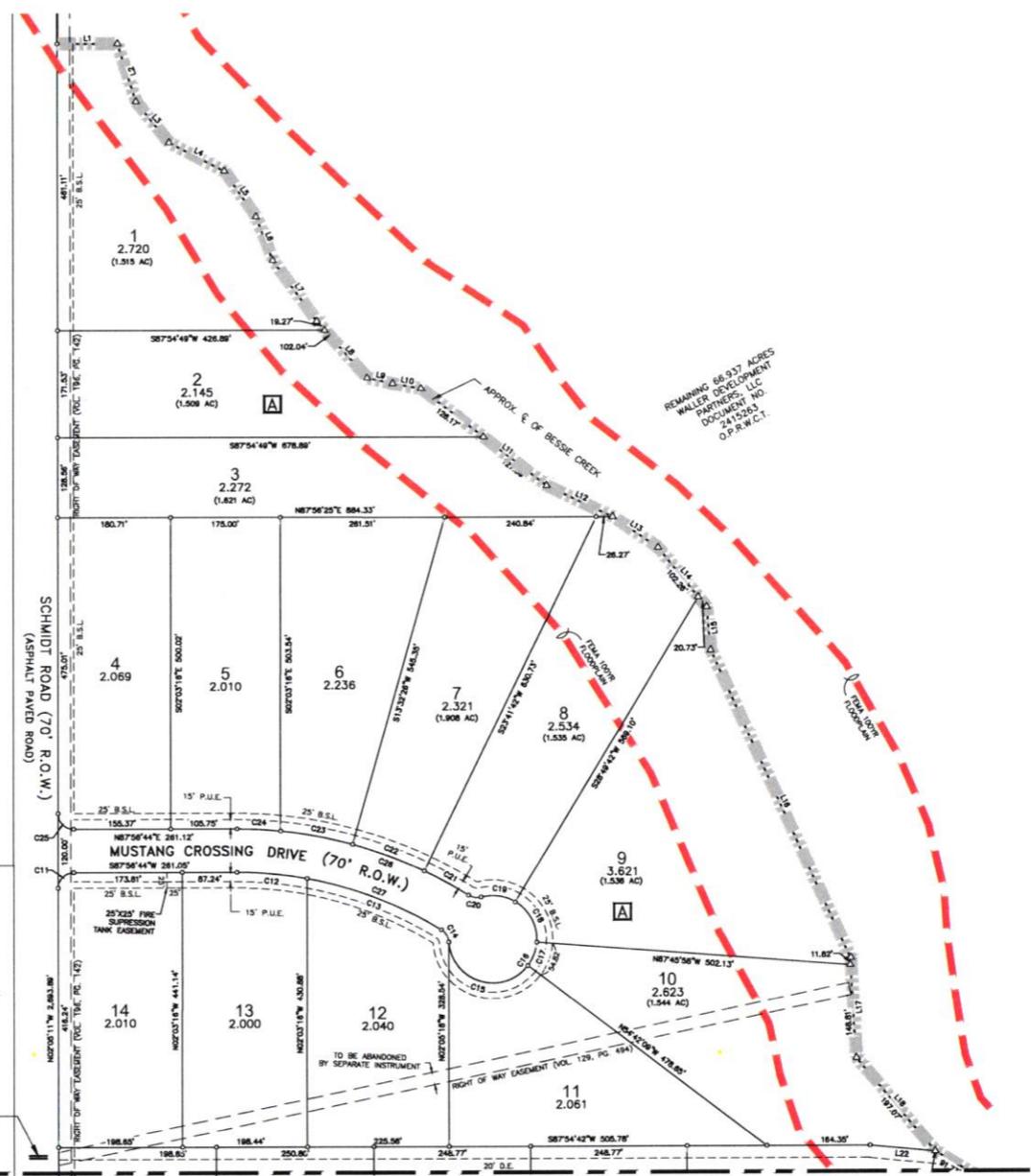
CURVE #	RADIUS	ARC LENGTH	BEARING	CHORD LENGTH	TANGENT	DELTA
C1	25.00'	38.48'	N43°07'49"E	35.49'	25.19'	089°28'00"
C2	25.00'	22.18'	S88°28'38"E	21.48'	11.88'	059°50'00"
C3	70.00'	85.89'	S78°15'34"E	80.89'	49.37'	072°23'13"
C4	70.00'	88.11'	N33°18'18"E	80.78'	48.44'	072°29'02"
C5	70.00'	344.12'	N01°53'38"W	88.42'	57.02'	281°40'00"
C6	70.00'	58.12'	N24°54'23"W	54.63'	29.87'	049°58'21"
C7	70.00'	83.50'	N87°07'50"W	78.84'	47.52'	088°07'42"
C8	70.00'	32.38'	S22°12'23"W	32.10'	16.49'	028°30'41"
C9	25.00'	32.18'	S82°41'02"E	21.48'	11.88'	059°50'00"
C10	25.00'	38.20'	N47°06'38"W	35.37'	20.22'	080°02'41"
C11	25.04'	38.30'	N43°07'00"E	35.42'	20.25'	080°02'02"
C12	815.00'	111.81'	S88°50'45"E	111.88'	58.06'	019°25'00"
C13	815.00'	230.38'	S70°54'19"E	228.00'	118.58'	021°27'52"
C14	25.00'	23.70'	S33°00'38"E	22.83'	12.83'	054°18'31"
C15	70.00'	189.84'	S79°18'31"E	131.07'	188.50'	138°51'18"
C16	70.00'	343.94'	S33°23'39"W	88.58'	57.18'	281°30'38"
C17	70.00'	40.38'	N18°45'57"E	36.84'	20.78'	033°02'48"
C18	70.00'	77.48'	N28°28'38"W	73.57'	43.24'	082°24'21"
C19	70.00'	58.43'	N84°18'04"E	54.82'	28.80'	048°11'25"
C20	25.00'	20.80'	N83°28'00"W	20.25'	11.08'	047°47'40"
C21	685.00'	80.53'	N82°58'14"W	80.48'	40.31'	008°44'02"
C22	685.00'	121.40'	N71°22'58"W	121.24'	60.88'	010°08'18"
C23	685.00'	117.08'	N81°21'31"W	118.83'	58.88'	009°47'34"
C24	685.00'	88.37'	N89°09'17"E	88.34'	34.71'	009°48'02"
C25	25.04'	38.31'	N47°07'17"W	35.40'	20.22'	080°02'41"
C26	685.00'	388.37'	S79°48'43"E	383.18'	198.58'	032°29'08"
C27	815.00'	342.21'	N78°06'48"W	337.81'	175.88'	031°52'53"

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	BEARING	CHORD LENGTH	TANGENT	DELTA
C21	685.00'	80.53'	N82°58'14"W	80.48'	40.31'	008°44'02"
C22	685.00'	121.40'	N71°22'58"W	121.24'	60.88'	010°08'18"
C23	685.00'	117.08'	N81°21'31"W	118.83'	58.88'	009°47'34"
C24	685.00'	88.37'	N89°09'17"E	88.34'	34.71'	009°48'02"
C25	25.04'	38.31'	N47°07'17"W	35.40'	20.22'	080°02'41"
C26	685.00'	388.37'	S79°48'43"E	383.18'	198.58'	032°29'08"
C27	815.00'	342.21'	N78°06'48"W	337.81'	175.88'	031°52'53"

PROPOSED ROADWAY TABLE

NAME	FUNCTIONAL CLASS	DESIGN SPEED	LENGTH	RIGHT-OF-WAY	R.O.W. WIDTH	PAVEMENT WIDTH	RURAL/URBAN	PUBLIC/PRIVATE	SHOULDER WIDTH
MUSTANG CROSSING DRIVE	LOCAL	25 MPH	725.44 FT	70 FT	30 FT	30 FT	RURAL	PUBLIC	4'
NOTTWOOD ROAD	LOCAL	25 MPH	1,028.22 FT	70 FT	30 FT	30 FT	RURAL	PUBLIC	4'



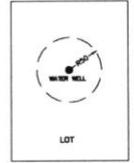
61.94 ACRES
 CAW WALTON ESTATE
 O.P.R.W.C.T.

20 ACRES
 CAW WALTON ESTATE
 O.P.R.W.C.T.

24\"/>

MATCHLINE SHEET 2

FLOODPLAIN CERTIFICATION:
 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.



SANITARY CONTROL
 EASEMENT DETAIL
 N.T.S.

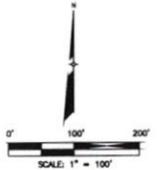


FINAL PLAT OF
BESSIES CREEK ESTATES SUBDIVISION
 72.794 ACRES
 OUT OF THE M. PEEK SURVEY, SECTION 30, ABSTRACT 317, SITUATED IN WALLER COUNTY, TEXAS

120 RIVERWALK DRIVE, SUITE 208
 SAN MARCOS, TEXAS 78666
 512-312-5040
 TYPED FROM REG. 10194941

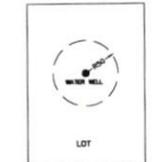
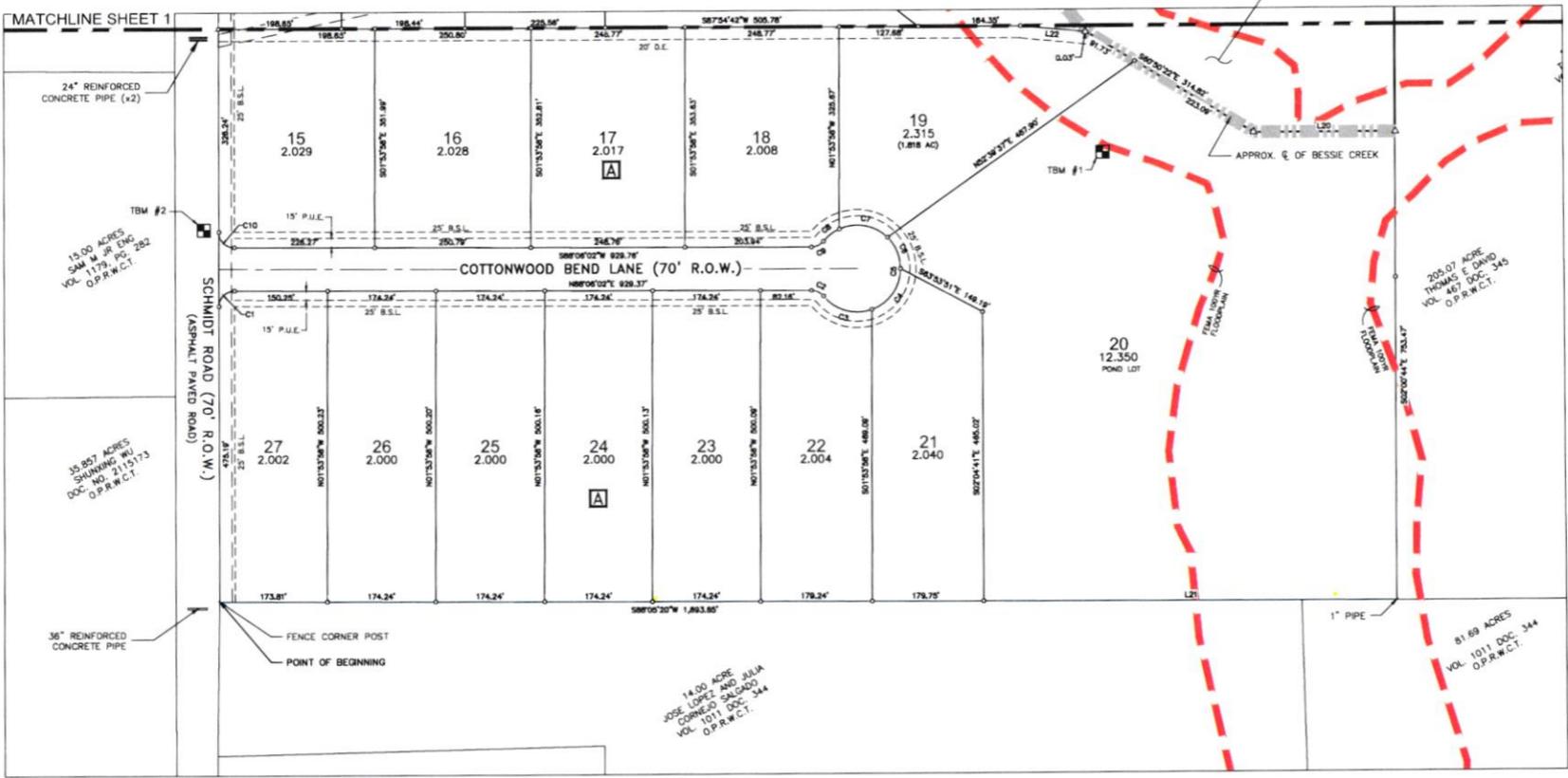


FINAL PLAT
 ADDRESS: 35875 BELL ROAD
 WALLER COUNTY, TEXAS 77484



- LEGEND**
- CONCRETE MONUMENT (SEE NOTES)
 - CONCRETE 1/2" ST. DI. PND.
 - CONCRETE 1/2" ST. DI. SET
 - △ CONCRETE CALCULATED POINT
 - DRAINAGE EASEMENT
 - OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS
 - CONCRETE MONUMENT FROM 100' R.F. FLOODPLAIN
 - ROADWAY LINE
 - PROPERTY LINE
 - R.O.W. LINE
 - UTILITY OR DRAINAGE EASEMENTS
 - TEST WELL LOCATION
 - ▲ BLOCK NUMBER

LINE TABLE			CURVE TABLE					CURVE TABLE								
LINE #	LENGTH	BEARING	CURVE #	RADIUS	ARC LENGTH	BEARING	CHORD LENGTH	TANGENT	DELTA	CURVE #	RADIUS	ARC LENGTH	BEARING	CHORD LENGTH	TANGENT	DELTA
L1	88.38	N87°40'45"E	C1	25.00	38.48	N43°27'49"E	35.48	35.19	080°28'50"	C21	685.00	80.57	N82°56'14"W	80.48	40.31	008°44'03"
L2	88.17	S18°34'30"E	C2	28.00	22.18	S88°28'58"E	21.48	11.88	002°30'50"	C22	685.00	121.40	N71°22'36"W	121.24	60.88	010°06'18"
L3	84.57	S40°52'47"E	C3	70.00	85.89	S78°15'34"E	80.84	48.37	070°23'13"	C23	685.00	117.08	N81°21'21"W	116.82	58.88	008°47'34"
L4	88.45	S84°24'05"E	C4	70.00	88.11	N33°18'18"E	80.78	48.48	070°28'52"	C24	685.00	88.37	N89°08'12"W	88.34	34.71	002°48'08"
L5	88.17	S38°22'44"E	C5	70.00	344.12	N01°53'58"W	88.42	57.02	281°40'00"	C25	25.04	38.31	N44°08'17"W	35.40	25.02	089°37'38"
L6	74.88	S22°53'48"E	C6	70.00	56.13	N24°54'23"W	54.82	28.87	043°38'21"	C26	685.00	388.37	S78°48'43"E	383.18	198.58	032°28'05"
L7	120.37	S37°48'13"E	C7	70.00	63.00	N82°02'55"W	78.84	47.82	088°20'43"	C27	615.00	342.21	N09°08'49"W	337.81	175.88	031°52'32"
L8	121.30	S43°27'41"E	C8	70.00	32.38	S20°21'22"W	32.10	18.48	028°30'41"							
L9	40.50	S79°40'30"E	C9	25.00	22.18	S88°28'58"E	21.48	11.88	002°30'50"							
L10	48.32	S87°30'55"E	C10	25.00	38.28	N47°08'38"W	35.27	25.02	080°02'41"							
L11	283.85	S83°37'41"E	C11	25.04	38.28	N47°08'38"W	35.27	25.02	080°02'41"							
L12	118.64	S88°21'38"E	C12	615.00	111.81	S88°50'45"E	111.88	56.08	010°25'50"							
L13	87.82	S27°32'31"E	C13	615.00	230.38	S70°54'19"E	228.05	118.54	001°27'53"							
L14	123.88	S40°57'38"E	C14	25.00	23.70	S37°00'38"E	22.82	12.83	054°18'31"							
L15	88.22	S72°14'11"E	C15	70.00	168.84	S78°18'31"E	131.02	188.50	138°51'18"							
L16	542.13	S28°18'32"E	C16	70.00	343.84	S32°23'38"W	88.58	57.18	281°30'58"							
L17	180.83	S51°42'23"E	C17	70.00	40.38	N18°45'57"E	38.84	20.78	033°03'48"							
L18	187.10	S41°48'13"E	C18	70.00	77.48	N28°28'58"W	73.57	43.34	083°24'21"							
L19	228.33	N87°38'21"E	C19	70.00	56.43	N81°18'04"E	54.82	28.87	043°38'21"							
L20	883.80	S88°02'00"W	C20	25.00	20.80	N83°28'00"W	20.25	11.08	047°47'40"							
L22	104.87	N88°31'22"W														



SANITARY CONTROL
 EASEMENT DETAIL
 N.T.S.



PROPOSED ROADWAY TABLE

NAME	FUNCTIONAL CLASS	DESIGN SPEED	LENGTH OF ROADWAY	R.O.W. WIDTH	PAVEMENT WIDTH	RURAL/URBAN	PUBLIC/PRIVATE	SHOULDER WIDTH
MUSTANG CROSSING DRIVE	LOCAL	25 MPH	728.44 FT	70 FT	30 FT	RURAL	PUBLIC	4'
COTTONWOOD BEND ROAD	LOCAL	25 MPH	1,008.82 FT	70 FT	30 FT	RURAL	PUBLIC	4'

FLOODPLAIN CERTIFICATION:
 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.

FINAL PLAT OF
BESSIE CREEK ESTATES SUBDIVISION
 72.794 ACRES
 OUT OF THE M. PINK SURVEY, SECTION 01, ABSTRACT 117, SITUATED IN WALLER COUNTY, WALLER COUNTY, TEXAS

