

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval- Maple Woods Section One

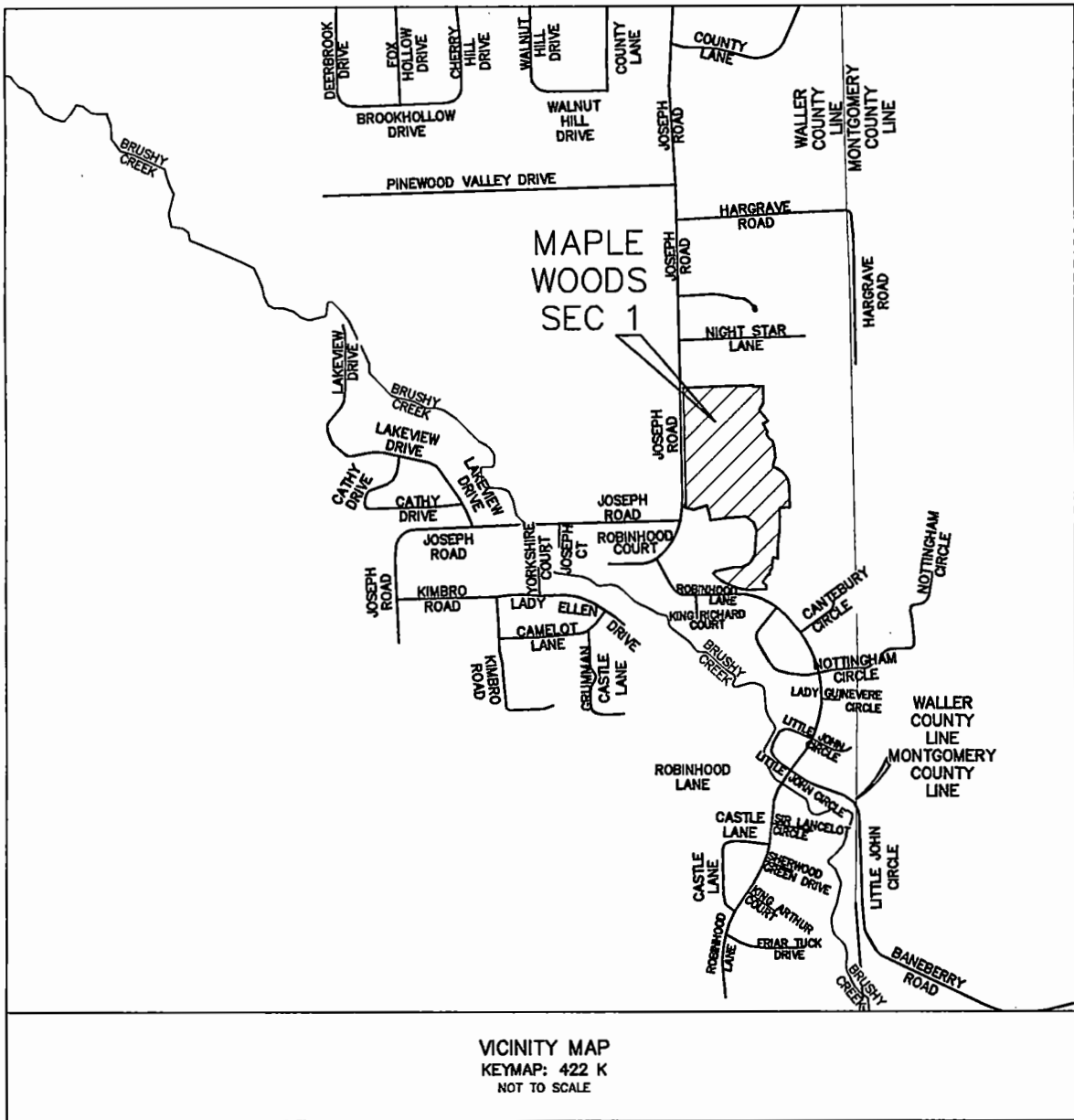
Date: September 3, 2025

Background

Final Plat of Maple Woods Section One which consists of 48.03 acres will include 111 Lots, 6 Blocks and 13 Reserves in Precinct 2.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT OF MAPLE WOODS SECTION ONE

A SUBDIVISION OF 48.03 ACRES OF
LAND LOCATED IN
CATHERINE MAY SURVEY, A-229
WALLER COUNTY, TEXAS

DATE: AUGUST, 2025 SCALE: 1" = 100'

111 LOTS 6 BLOCKS 13 RESERVES

PURPOSE OF PLAT:
TO CREATE LOTS RESTRICTED TO SINGLE FAMILY RESIDENCES

ENGINEER



T.B.P.E.L.S. FIRM REGISTRATION #1800

3100 WEST ALABAMA HOUSTON, TEXAS 77098 (713) 520-9570

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OWNER/DEVELOPER

RLS (MAPLE WOODS), LLC
10613 W. SAM HOUSTON PKWY. NORTH, SUITE 200
HOUSTON, TX 77064
INFORMATION.TEXAS @ BROOKFIELDROP.COM
PHONE: 281-957-2435

STATE OF TEXAS
COUNTY OF WALLER

WE, RLS (MAPLE WOODS) LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH MATTHEW MCCAFFERTY, AUTHORIZED REPRESENTATIVE, BEING AN OFFICER OF RLS (MAPLE WOODS) LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF MAPLE WOODS SECTION ONE, MAKE SUBDIVISION OF THE PROPERTY ON BEHALF OF THE CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN AND DEDICATED TO THE PUBLIC, THE STREETS, ALL ALLEYS, PARKS AND EASEMENTS SHOWN, AND WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, 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 THE 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 DIP-STYLE 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 RLS (MAPLE WOODS) LLC, A DELAWARE 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.

IN TESTIMONY WHEREOF, RLS (MAPLE WOODS) LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH MATTHEW MCCAFFERTY, AUTHORIZED REPRESENTATIVE, THIS 12 DAY OF August, 2025

RLS (MAPLE WOODS) LLC, A DELAWARE LIMITED LIABILITY COMPANY

MATTHEW MCCAFFERTY
AUTHORIZED REPRESENTATIVE

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MATTHEW MCCAFFERTY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 12 DAY OF August, 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Elizabeth Diaz
(PRINT NAME)

MY COMMISSION EXPIRES: 04-03-2028

ENGINEER



T.B.P.E.L.S. FIRM REGISTRATION #1800
3100 WEST ALABAMA HOUSTON, TEXAS 77098 (713) 520-9570
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OWNER/DEVELOPER

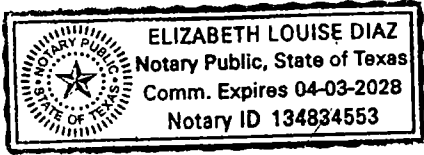
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I, JOHN MARK OTTO, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, (SOUTH CENTRAL) ZONE.

John Mark Otto 8-11-2025
JOHN MARK OTTO, R.P.L.S.
TEXAS REGISTRATION No. 6672
OTTO@MILLERSURVEY.COM



I, J. ROSS McCALL, P.E., COUNTY ENGINEER OF WALLER COUNTY, 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

APPROVED BY COMMISSIONERS COURT OF WALLER COUNTY, TEXAS, THIS _____ DAY OF _____, 2024 A.D.

JUDGE 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

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 # _____ 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

ENGINEER



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FIELD NOTES FOR A 48.03 ACRES

BEING A TRACT OF LAND CONTAINING 48.03 ACRES (2,092,243 SQUARE FEET), LOCATED IN THE CATHERINE MAY SURVEY, A--229, AND IN THE WILLIAM STEWART SURVEY, A--263 IN WALLER COUNTY, TEXAS; SAID 48.03 ACRE TRACT BEING A PORTION OF A CALLED 120.767 ACRE TRACT RECORDED IN THE NAME OF MAPLE WOODS DEVELOPMENT, LLC, UNDER WALLER COUNTY CLERK'S FILE (W.C.C.F.) NO. 2205164, AND A PORTION OF A CALLED 21.687 ACRE TRACT RECORDED IN THE NAME MAPLE WOODS DEVELOPMENT, LLC, UNDER (W.C.C.F.) NO. 2212217; SAID 48.03 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

COMMENCING AT A FOUND CONCRETE MONUMENT WITH A 3/4-INCH IRON ROD AT THE REENTRANT CORNER FOR THE NORTH LINE OF CLEAR CREEK FOREST, SECTION 8, WALLER COUNTY MAP RECORDS (W.C.M.R.) VOL. 238, PG. 343, AND BEING LOCATED ON THE EAST LINE OF LOT 179 SAID CLEAR CREEK FOREST, SECTION 8;

THENCE, WITH THE LINE COMMON TO SAID LOT 179 CLEAR CREEK FOREST, SECTION 8, AND SAID 120.767 ACRE TRACT, NORTH 01 DEGREES 19 MINUTES 38 SECONDS WEST, A DISTANCE OF 273.30 FEET TO A FOUND 1/2-INCH CAPPED IRON ROD STAMPED 'PRECISION' AT THE SOUTHEAST CORNER OF LOT 2, CLEAR CREEK FOREST, SECTION 9, W.C.M.R. VOL. 239, PG. 206, AND AN ANGLE POINT IN SAID 120.767 ACRE TRACT;

THENCE, WITH THE LINE COMMON TO THE MOST NORTHERLY PORTION OF THE EAST BOUNDARY OF SAID CLEAR CREEK FOREST, SECTION 9, AND SAID 120.767 ACRE TRACT, THE FOLLOWING THREE (3) COURSES;

1. NORTH 01 DEGREES 27 MINUTES 58 SECONDS WEST, A DISTANCE OF 153.08 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'MILLER SURVEY' SET AT THE SOUTHEAST CORNER OF LOT 1, CLEAR CREEK FOREST, SECTION 9, AND THE NORTHEAST CORNER OF SAID LOT 2, CLEAR CREEK FOREST, SECTION 9, AND AN ANGLE POINT IN SAID 120.767 ACRE TRACT;
2. NORTH 01 DEGREES 55 MINUTES 02 SECONDS WEST A DISTANCE OF 392.99 FEET TO A FOUND 3/4-INCH IRON PIPE AT THE NORTHEAST CORNER OF SAID LOT 1, CLEAR CREEK FOREST, SECTION 9, AND AN ANGLE POINT IN SAID 120.767 ACRE TRACT;
3. NORTH 01 DEGREES 45 MINUTES 14 SECONDS WEST A DISTANCE OF 22.50 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'MILLER SURVEY' LOCATED ON THE SOUTH RIGHT-OF-WAY (ROW) OF JOSEPH ROAD, AND AN ANGLE POINT IN SAID 120.767 ACRE TRACT;

THENCE, WITH THE LINE COMMON TO SAID SOUTH ROW OF JOSEPH ROAD, THE EAST ROW OF JOSEPH ROAD, AND IN SAID 120.767 ACRE TRACT, THE FOLLOWING TWO COURSES;

1. NORTH 88 DEGREES 54 MINUTES 26 SECONDS EAST, A DISTANCE OF 23.00 FEET TO AN ANGLE POINT;
2. NORTH 01 DEGREES 45 MINUTES 14 SECONDS WEST, A DISTANCE OF 199.14 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE LINE COMMON TO SAID EAST ROW OF JOSEPH ROAD, SAID 120.767 ACRE TRACT, AND THE HEREIN DESCRIBED TRACT, THE FOLLOWING FOUR (4) COURSES:

1. NORTH 01 DEGREES 45 MINUTES 14 SECONDS WEST, A DISTANCE OF 21.92 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'MILLER SURVEY' SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
2. 114.00 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 323.72 FEET, A CENTRAL ANGLE OF 20 DEGREES 10 MINUTES 36 SECONDS AND A CHORD THAT BEARS NORTH 07 DEGREES 03 MINUTES 13 SECONDS EAST, A DISTANCE OF 113.41 FEET TO AN ANGLE POINT IN SAID EAST ROW OF JOSEPH ROAD, THE WEST LINE OF SAID HEREIN DESCRIBED TRACT, AND THE HEREIN DESCRIBED TRACT;
3. NORTH 01 DEGREES 46 MINUTES 14 SECONDS WEST A DISTANCE OF 1274.64 FEET TO A 3/4-INCH IRON PIPE FOUND AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID 21.687 ACRE TRACT, THE NORTHWEST CORNER OF SAID 120.767 ACRE TRACT, AND AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
4. NORTH 02 DEGREES 25 MINUTES 58 SECONDS WEST, A DISTANCE OF 60.36 FEET TO A 3/4-INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER OF A CALLED 5.0038 ACRE TRACT RECORDED IN THE NAME OF NICOLAS PENA AND MARIA PENA, UNDER W.C.C.F. 1906069, THE MOST WESTERLY NORTHWEST CORNER OF SAID 21.687 ACRE TRACT, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE LINE COMMON TO SAID 5.0038 ACRE TRACT, SAID 21.687 ACRE TRACT, AND THE HEREIN DESCRIBED TRACT, NORTH 87 DEGREES 20 MINUTES 45 SECONDS EAST, A DISTANCE OF 661.16 FEET TO A 3/4-INCH IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID 5.0038 ACRE TRACT, AN ANGLE POINT IN SAID 21.687 ACRE TRACT, AND AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID 21.687 ACRE TRACT, SAID 120.767 ACRE TRACT, AND WITH THE LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING FIFTY-NINE (59) COURSES:

1. SOUTH 02 DEGREES 39 MINUTES 14 SECONDS EAST, A DISTANCE OF 5.00 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
2. NORTH 87 DEGREES 20 MINUTES 46 SECONDS EAST, A DISTANCE OF 193.89 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
3. NORTH 87 DEGREES 22 MINUTES 05 SECONDS EAST, A DISTANCE OF 15.01 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
4. SOUTH 02 DEGREES 37 MINUTES 55 SECONDS EAST, A DISTANCE OF 15.85 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
5. NORTH 87 DEGREES 22 MINUTES 05 SECONDS EAST, A DISTANCE OF 120.00 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
6. SOUTH 02 DEGREES 37 MINUTES 55 SECONDS EAST, A DISTANCE OF 160.00 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
7. SOUTH 04 DEGREES 42 MINUTES 03 SECONDS WEST, A DISTANCE OF 36.59 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
8. SOUTH 18 DEGREES 39 MINUTES 50 SECONDS WEST, A DISTANCE OF 36.36 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
9. SOUTH 32 DEGREES 35 MINUTES 17 SECONDS WEST, A DISTANCE OF 36.36 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
10. SOUTH 28 DEGREES 58 MINUTES 55 SECONDS WEST, A DISTANCE OF 34.59 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
11. SOUTH 38 DEGREES 10 MINUTES 44 SECONDS EAST, A DISTANCE OF 170.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
12. 67.45 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 11 DEGREES 42 MINUTES 37 SECONDS AND A CHORD THAT BEARS SOUTH 57 DEGREES 40 MINUTES 35 SECONDS WEST, A DISTANCE OF 67.33 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
13. SOUTH 26 DEGREES 28 MINUTES 06 SECONDS EAST, A DISTANCE OF 119.52 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
14. SOUTH 42 DEGREES 30 MINUTES 39 SECONDS WEST, A DISTANCE OF 24.17 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
15. SOUTH 34 DEGREES 36 MINUTES 15 SECONDS EAST, A DISTANCE OF 64.87 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
16. SOUTH 50 DEGREES 31 MINUTES 31 SECONDS EAST, A DISTANCE OF 57.09 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
17. SOUTH 16 DEGREES 18 MINUTES 57 SECONDS EAST, A DISTANCE OF 81.80 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
18. SOUTH 04 DEGREES 28 MINUTES 54 SECONDS EAST, A DISTANCE OF 88.44 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

CONTINUED ON SHEET 5

ENGINEER



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MAPLE WOODS
SHEET 4 OF 15

19. SOUTH 08 DEGREES 52 MINUTES 18 SECONDS EAST, A DISTANCE OF 40.00 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
20. SOUTH 36 DEGREES 07 MINUTES 42 SECONDS WEST, A DISTANCE OF 14.14 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
21. SOUTH 14 DEGREES 11 MINUTES 17 SECONDS WEST, A DISTANCE OF 100.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
22. 348.92 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 74 DEGREES 02 MINUTES 38 SECONDS AND A CHORD THAT BEARS SOUTH 38 DEGREES 47 MINUTES 24 SECONDS EAST, A DISTANCE OF 325.15 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
23. SOUTH 01 DEGREES 46 MINUTES 05 SECONDS EAST, A DISTANCE OF 245.56 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
24. SOUTH 88 DEGREES 13 MINUTES 55 SECONDS WEST, A DISTANCE OF 115.00 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
25. SOUTH 43 DEGREES 13 MINUTES 55 SECONDS WEST, A DISTANCE OF 14.14 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
26. SOUTH 01 DEGREES 46 MINUTES 05 SECONDS EAST, A DISTANCE OF 160.00 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
27. SOUTH 01 DEGREES 02 MINUTES 29 SECONDS WEST, A DISTANCE OF 78.42 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
28. SOUTH 05 DEGREES 46 MINUTES 44 SECONDS WEST, A DISTANCE OF 39.37 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
29. SOUTH 06 DEGREES 40 MINUTES 56 SECONDS WEST, A DISTANCE OF 120.04 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;
30. 148.22 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1005.00 FEET, A CENTRAL ANGLE OF 08 DEGREES 27 MINUTES 01 SECONDS AND A CHORD THAT BEARS SOUTH 02 DEGREES 27 MINUTES 25 SECONDS WEST, A DISTANCE OF 148.09 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
31. SOUTH 01 DEGREES 42 MINUTES 58 SECONDS EAST, A DISTANCE OF 71.50 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
32. NORTH 78 DEGREES 12 MINUTES 27 SECONDS WEST, A DISTANCE OF 50.17 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
33. SOUTH 53 DEGREES 44 MINUTES 35 SECONDS WEST, A DISTANCE OF 13.37 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
34. SOUTH 05 DEGREES 41 MINUTES 37 SECONDS WEST, A DISTANCE OF 127.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
35. 83.42 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 79 DEGREES 39 MINUTES 23 SECONDS AND A CHORD THAT BEARS SOUTH 18 DEGREES 38 MINUTES 50 SECONDS WEST, A DISTANCE OF 76.86 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
36. SOUTH 68 DEGREES 49 MINUTES 08 SECONDS WEST, A DISTANCE OF 25.00 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
37. SOUTH 37 DEGREES 48 MINUTES 41 SECONDS WEST, A DISTANCE OF 103.31 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
38. SOUTH 08 DEGREES 16 MINUTES 05 SECONDS EAST, A DISTANCE OF 13.87 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
39. SOUTH 54 DEGREES 20 MINUTES 52 SECONDS EAST, A DISTANCE OF 50.00 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
40. SOUTH 02 DEGREES 03 MINUTES 03 SECONDS EAST, A DISTANCE OF 53.58 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
41. SOUTH 87 DEGREES 56 MINUTES 57 SECONDS WEST, A DISTANCE OF 230.92 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
42. 483.50 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 705.00 FEET, A CENTRAL ANGLE OF 39 DEGREES 17 MINUTES 40 SECONDS AND A CHORD THAT BEARS NORTH 65 DEGREES 08 MINUTES 25 SECONDS WEST, A DISTANCE OF 474.08 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
43. NORTH 44 DEGREES 30 MINUTES 25 SECONDS EAST, A DISTANCE OF 36.33 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
44. NORTH 77 DEGREES 05 MINUTES 00 SECONDS EAST, A DISTANCE OF 237.97 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
45. SOUTH 89 DEGREES 31 MINUTES 18 SECONDS EAST, A DISTANCE OF 98.20 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
46. NORTH 64 DEGREES 37 MINUTES 31 SECONDS EAST, A DISTANCE OF 97.21 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
47. NORTH 38 DEGREES 21 MINUTES 08 SECONDS EAST, A DISTANCE OF 39.01 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
48. NORTH 30 DEGREES 17 MINUTES 31 SECONDS EAST, A DISTANCE OF 78.69 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
49. NORTH 22 DEGREES 13 MINUTES 54 SECONDS EAST, A DISTANCE OF 26.73 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
50. NORTH 02 DEGREES 23 MINUTES 27 SECONDS EAST, A DISTANCE OF 199.39 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
51. NORTH 07 DEGREES 17 MINUTES 15 SECONDS EAST, A DISTANCE OF 96.91 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
52. NORTH 20 DEGREES 46 MINUTES 52 SECONDS WEST, A DISTANCE OF 103.17 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
53. NORTH 54 DEGREES 59 MINUTES 25 SECONDS WEST, A DISTANCE OF 122.67 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
54. SOUTH 85 DEGREES 53 MINUTES 03 SECONDS WEST, A DISTANCE OF 217.10 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
55. SOUTH 82 DEGREES 14 MINUTES 32 SECONDS WEST, A DISTANCE OF 188.06 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
56. SOUTH 78 DEGREES 37 MINUTES 32 SECONDS WEST, A DISTANCE OF 28.96 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
57. 188.11 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1730.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 13 MINUTES 48 SECONDS AND A CHORD THAT BEARS NORTH 14 DEGREES 20 MINUTES 17 SECONDS WEST, A DISTANCE OF 188.02 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
58. SOUTH 72 DEGREES 32 MINUTES 49 SECONDS WEST, A DISTANCE OF 175.00 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
59. NORTH 74 DEGREES 45 MINUTES 51 SECONDS WEST, A DISTANCE OF 114.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 48.03 ACRES OF LAND.

ENGINEER



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OWNER/DEVELOPER

RLS (MAPLE WOODS), LLC
10613 W. SAM HOUSTON PKWY. NORTH, SUITE 200
HOUSTON, TX 77064
INFORMATION.TEXAS @ BROOKFIELD.RP.COM
PHONE: 281-957-2435

NOTES:

1. ONE-FOOT RESERVES DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISIONS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVES 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.
2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE No. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.999957186976.
3. ANY DISTANCE SHOWN ALONG A CURVE OR ARC IS THE ARC LENGTH UNLESS OTHERWISE NOTED.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48473C0100E, EFFECTIVE DATE 2/18/2009, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. NO PIPE LINE OR PIPE LINE EASEMENT EXIST WITHIN THE BOUNDARIES OF THIS PLAT. IF PIPE LINES DO EXIST WITHIN THE PROPOSED SUBDIVISION, WRITTEN "CROSSING" APPROVALS MUST BE SUBMITTED FROM EACH OWNER.
6. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ONSITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.
7. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM.
8. PURPOSE OF PLAT: TO CREATE LOTS RESTRICTED TO SINGLE FAMILY RESIDENCES. ALL LOTS AND RESERVES TO DRAIN INTO R.O.W. WITH CURB AND GUTTER.
9. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK-TO-BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.

NOTES:

SAN BERNARD ELECTRIC COOPERATIVE, INC.

THERE IS HERE BY GRANTED TO SAN BERNARD ELECTRIC COOPERATIVE, INC. WHOSE ADDRESS IS P.O. BOX 1208, BELLVILLE, TEXAS 77418, AND TO ITS SUCCESSORS, ASSIGNS AND LESSEES, AN UNOBSTRUCTED UTILITY EASEMENT FOR ELECTRIC, COMMUNICATION, AND OTHER UTILITIES AS MAY BECOME AVAILABLE, CONSISTING OF ALL NECESSARY OR DESIRABLE EQUIPMENT ACROSS, ALONG, UPON, OVER, ABOVE, AND UNDER LANDS WITHIN THE BOUNDARIES OF THE SUBDIVISION AS DESCRIBED BELOW.

1. THERE IS A FIFTEEN FEET (15') WIDE UNOBSTRUCTED UTILITY EASEMENT ALONG ALL PROPERTY LINES ADJACENT TO ALL EXISTING PUBLICLY DEDICATED ROADS BORDERING THE SUBDIVISION AND PUBLIC ROADS WITHIN THE SUBDIVISION DEDICATED BY THIS PLAT.
2. THERE IS A TWENTY FEET (20') WIDE UNOBSTRUCTED UTILITY EASEMENT FOR GUY, BEING TEN FEET (10') ON EACH SIDE OF THE CENTERLINE OF THE GUY AND PROTRUDING FIVE FEET (5') PAST THE POINT OF WHERE THE ANCHOR ENTERS EARTH.
3. SAN BERNARD ELECTRIC COOPERATIVE, INC. IS GRANTED THE RIGHT TO BUILD AND MAINTAIN UTILITIES ON, ACROSS, ALONG, UPON, OVER, ABOVE, AND UNDER ALL PUBLICLY DEDICATED ROAD RIGHT-OF-WAYS IN THIS SUBDIVISION, IN ORDER TO PROVIDE ELECTRIC AND OTHER SERVICES TO LOTS AS IT BECOMES NECESSARY.
4. SAN BERNARD ELECTRIC COOPERATIVE, INC. SHALL HAVE THE RIGHT TO REMOVE, CUT DOWN, AND CHEMICALLY TREAT WITH HERBICIDES, ALL TREES, SHRUBBERY, VEGETATION WITHIN SAID EASEMENT AND THE RIGHT TO REMOVE, CUT, AND TRIM FROM TIME TO TIME ALL DEAD, WEAK, LEANING, OR DANGEROUS TREES ADJACENT TO AND OUTSIDE OF SAID EASEMENT THAT ARE TALL ENOUGH TO STRIKE THE CONDUCTOR AND/OR EQUIPMENT IN FALLING. SAN BERNARD ELECTRIC COOPERATIVE, INC. WILL NOT BE RESPONSIBLE FOR REMOVING DEBRIS FROM VEGETATION GROWING OUTSIDE THEIR EASEMENTS WHEN CUTTING DOWN WEAK AND LEANING TREES AND BRUSH OUTSIDE THE EASEMENT.
5. SAN BERNARD ELECTRIC COOPERATIVE, INC. SHALL HAVE THE RIGHT TO USE AND KEEP ALL OF SAID EASEMENT AREA GRANTED HEREBY FREE AND CLEAR OF ANY AND ALL OBSTRUCTIONS, EXCEPT FENCES THAT DO NOT EXCEED EIGHT FEET (8') IN HEIGHT AND DO NOT INTERFERE WITH THE OPERATION AND REPLACEMENT OF SAN BERNARD ELECTRIC COOPERATIVES FACILITIES. SAN BERNARD ELECTRIC COOPERATIVE, INC. SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID RIGHT-OF-WAY FOR THE PURPOSE OF RECLEARING VEGETATION, CONSTRUCTING, RECONSTRUCTING, REPHASING, RESPANNING, OPERATING, INSPECTING, REPAIRING, MAINTAINING, REPLACING, ADDING, AND REMOVING SAID CONDUCTORS, POLES, AND EQUIPMENT. ACCESS FOR CONSTRUCTION, MAINTENANCE, INSPECTION, AND SURVEYING OF FACILITIES MAY BE DONE WITH BUT NOT LIMITED TO VEHICLES, ATV, AERIAL DRONE, PEDESTRIAN, AND OTHER METHODS.
6. THE GRANTOR, HIS SUCCESSORS, ASSIGNS, AGENTS OR LICENSEES SHALL NOT HAVE THE RIGHT TO CAUSE OR PERMIT ANY OBSTACLES EXCEPT FENCES NOT TO EXCEED EIGHT FEET (8') IN HEIGHT TO BE PLACED OR CONSTRUCTED WITHIN SAID EASEMENT AREA WITHOUT THE EXPRESS WRITTEN CONSENT OF THE COOPERATIVE. FENCES SHALL NOT BE PLACED OR CONSTRUCTED IN ANY WAY THAT WOULD PREVENT SAN BERNARD ELECTRIC COOPERATIVE, INC. FROM EXERCISING ANY RIGHTS AND PRIVILEGES EXPRESSED HEREIN.
7. ALL ABOVE DESCRIPTIONS ARE FURTHER DESCRIBED AND LOCATIONS INDICATED ON PLAT DRAWING.

ENGINEER



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RESERVE AREAS		
RESERVE	USE	AREA
RESTRICTED RESERVE 'A'	LANDSCAPE/OPEN SPACE	0.334 AC. - 14,569 S.F.
RESTRICTED RESERVE 'B'	LANDSCAPE/OPEN SPACE	0.085 AC. - 3,710 S.F.
RESTRICTED RESERVE 'C'	LANDSCAPE/OPEN SPACE	0.412 AC. - 17,942 S.F.
RESTRICTED RESERVE 'D'	LANDSCAPE/OPEN SPACE	0.054 AC. - 2,355 S.F.
RESTRICTED RESERVE 'E'	LANDSCAPE/OPEN SPACE	0.338 AC. - 14,720 S.F.
RESTRICTED RESERVE 'F'	LANDSCAPE/OPEN SPACE	0.095 AC. - 4,150 S.F.
RESTRICTED RESERVE 'G'	RECREATION	1.965 AC. - 85,585 S.F.
RESTRICTED RESERVE 'H'	DRILL SITE/RECREATION	2.058 AC. - 89,632 S.F.
RESTRICTED RESERVE 'J'	DRAINAGE/DETENTION	16.920 AC. - 737,024 S.F.
RESTRICTED RESERVE 'K'	LANDSCAPE/OPEN SPACE	0.904 AC. - 39,391 S.F.
RESTRICTED RESERVE 'L'	WATER PLANT	2.190 AC. - 95,415 S.F.
RESTRICTED RESERVE 'M'	LIFT STATION	0.136 AC. - 5,933 S.F.
RESTRICTED RESERVE 'N'	LANDSCAPE/OPEN SPACE	0.272 AC. - 11,856 S.F.
RESTRICTED RESERVE 'O'	LANDSCAPE/OPEN SPACE/ UTILITY/ACCESS	0.074 AC. - 3,224 S.F.
TOTAL		25.838 AC. - 1,125,506 S.F.

Curve Table					
Curve	Length	Radius	Delta	Chd Direction	Chd Length
C1	67.45'	330.00'	11°42'37"	S57°40'35"W	67.33'
C2	348.92'	270.00'	74°02'38"	S38°47'24"E	325.15'
C3	148.22'	1,005.00'	8°27'01"	S02°27'25"W	148.09'
C4	83.42'	60.00'	79°39'23"	S18°38'50"W	76.86'
C5	483.50'	705.00'	39°17'40"	N65°08'25"W	474.08'
C6	188.11'	1,730.00'	6°13'48"	N14°20'17"W	188.02'
C7	114.00'	323.72'	20°10'36"	N07°03'13"E	113.41'
C8	85.74'	55.00'	89°19'25"	S42°41'02"W	77.32'
C9	186.01'	300.00'	35°31'29"	N69°35'01"E	183.04'
C10	86.39'	55.00'	90°00'00"	S42°20'45"W	77.78'
C11	86.37'	55.00'	89°58'40"	N42°21'25"E	77.77'
C12	226.96'	300.00'	43°20'49"	S23°39'04"E	221.59'
C13	554.34'	300.00'	105°52'18"	S35°28'58"W	478.78'
C14	85.36'	55.00'	88°55'38"	S42°52'56"W	77.05'
C15	43.99'	600.00'	4°12'01"	N85°14'45"E	43.98'
C16	84.46'	55.00'	87°58'58"	N52°51'47"W	76.40'
C17	229.08'	1,800.00'	7°17'31"	N84°46'21"E	228.93'
C18	120.75'	300.00'	23°03'42"	N87°20'34"W	119.94'
C19	108.67'	270.00'	23°03'42"	N87°20'34"W	107.94'
C20	232.90'	1,830.00'	7°17'31"	N84°46'21"E	232.74'
C21	498.91'	270.00'	105°52'18"	S35°28'58"W	430.90'
C22	293.34'	330.00'	50°55'50"	S08°00'44"W	283.78'
C23	30.94'	25.00'	70°54'38"	N01°58'40"W	29.00'
C24	204.21'	330.00'	35°27'20"	S19°42'19"E	200.97'
C25	39.27'	25.00'	90°00'00"	N46°58'40"W	35.36'
C26	39.18'	25.00'	89°47'34"	S43°07'33"W	35.29'
C27	39.36'	25.00'	90°12'26"	S46°52'27"E	35.42'
C28	39.27'	25.00'	90°00'00"	N43°01'20"E	35.36'
C29	8.62'	25.00'	19°45'00"	N11°51'10"W	8.57'
C30	134.90'	60.00'	128°49'25"	S42°41'02"W	108.23'
C31	8.62'	25.00'	19°45'00"	S82°46'45"E	8.57'
C32	39.27'	25.00'	90°00'00"	N42°20'45"E	35.36'

Curve Table					
Curve	Length	Radius	Delta	Chd Direction	Chd Length
C33	8.62'	25.00'	19°45'00"	N12°31'45"W	8.57'
C34	135.61'	60.00'	129°29'59"	S42°20'45"W	108.53'
C35	8.62'	25.00'	19°45'00"	S82°46'45"E	8.57'
C36	39.26'	25.00'	89°58'40"	N42°21'25"E	35.35'
C37	8.62'	25.00'	19°45'00"	S12°30'25"E	8.57'
C38	135.59'	60.00'	129°28'39"	N42°21'25"E	108.52'
C39	8.62'	25.00'	19°45'00"	N82°46'45"W	8.57'
C40	39.27'	25.00'	90°00'00"	S42°20'45"W	35.36'
C41	39.27'	25.00'	90°00'00"	S47°39'15"E	35.36'
C42	167.41'	270.00'	35°31'29"	N69°35'01"E	164.74'
C43	137.16'	330.00'	23°48'51"	N75°26'19"E	136.18'
C44	38.97'	25.00'	89°19'25"	S42°41'02"W	35.15'
C45	145.59'	270.00'	30°53'41"	S17°25'30"E	143.83'
C46	41.63'	25.00'	95°25'13"	S80°34'57"E	36.99'
C47	179.21'	330.00'	31°06'55"	S67°15'54"W	177.02'
C48	36.83'	25.00'	84°24'15"	N40°37'14"E	33.59'
C49	8.62'	25.00'	19°45'00"	N11°27'23"W	8.57'
C50	134.49'	60.00'	128°25'38"	S42°52'56"W	108.05'
C51	8.62'	25.00'	19°45'00"	S82°46'45"E	8.57'
C52	40.13'	570.00'	4°02'03"	N85°19'44"E	40.12'
C53	9.25'	25.00'	21°12'30"	N72°42'28"E	9.20'
C54	134.85'	60.00'	128°46'29"	N53°30'32"W	108.21'
C55	8.62'	25.00'	19°45'00"	S01°00'12"W	8.57'
C56	35.38'	25.00'	81°05'20"	S49°24'58"E	32.50'
C57	81.49'	330.00'	14°08'55"	N82°53'10"W	81.28'
C58	39.27'	25.00'	89°59'54"	N36°07'39"E	35.35'
C59	225.26'	1,770.00'	7°17'31"	N84°46'21"E	225.11'
C60	39.27'	25.00'	90°00'00"	S46°34'53"E	35.36'
C61	38.80'	25.00'	88°55'38"	S42°52'56"W	35.02'
C62	46.18'	630.00'	4°12'01"	N85°14'45"E	46.17'
C63	38.39'	25.00'	87°58'58"	N52°51'47"W	34.73'

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RESTRICTED RESERVE 'B'	LANDSCAPE/OPEN SPACE	0.085 AC. - 3,710 S.F.
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RESTRICTED RESERVE 'D'	LANDSCAPE/OPEN SPACE	0.054 AC. - 2,355 S.F.
RESTRICTED RESERVE 'E'	LANDSCAPE/OPEN SPACE	0.338 AC. - 14,720 S.F.
RESTRICTED RESERVE 'F'	LANDSCAPE/OPEN SPACE	0.095 AC. - 4,150 S.F.
RESTRICTED RESERVE 'G'	RECREATION	1.965 AC. - 85,585 S.F.
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RESTRICTED RESERVE 'O'	LANDSCAPE/OPEN SPACE/ UTILITY/ACCESS	0.074 AC. - 3,224 S.F.
TOTAL		25.838 AC. - 1,125,506 S.F.

Line Table		
Line	Length	Direction
L1	5.00'	S02°39'14"E
L2	15.01'	N87°22'05"E
L3	15.85'	S02°37'55"E
L4	120.00'	N87°22'05"E
L5	36.59'	S04°42'03"W
L6	36.36'	S18°39'50"W
L7	36.36'	S32°35'17"W
L8	34.59'	S28°58'55"W
L9	170.00'	S38°10'44"E
L10	119.52'	S26°28'06"E
L11	24.17'	S42°30'39"W
L12	64.87'	S34°36'15"E
L13	57.09'	S50°31'31"E
L14	81.80'	S16°18'57"E
L15	88.44'	S04°28'54"E
L16	40.00'	S08°52'18"E
L17	14.14'	S36°07'42"W
L18	100.17'	S14°11'17"W
L19	115.00'	S88°13'55"W
L20	14.14'	S43°13'55"W
L21	160.00'	S01°46'05"E
L22	78.42'	S01°02'29"W
L23	39.37'	S05°46'44"W
L24	120.04'	S06°40'56"W
L25	71.50'	S01°42'58"E
L26	50.17'	N78°12'27"W
L27	13.37'	S53°44'35"W
L28	127.12'	S05°41'37"W

Line Table		
Line	Length	Direction
L29	25.00'	S68°49'08"W
L30	103.31'	S37°48'41"W
L31	13.87'	S08°16'05"E
L32	50.00'	S54°20'52"E
L33	53.58'	S02°03'03"E
L34	36.33'	N44°30'25"E
L35	98.20'	S89°31'18"E
L36	97.21'	N64°37'31"E
L37	39.01'	N38°21'08"E
L38	78.69'	N30°17'31"E
L39	26.73'	N22°13'54"E
L40	96.91'	N07°17'15"E
L41	103.17'	N20°46'52"W
L42	122.67'	N54°59'25"W
L43	28.96'	S78°37'32"W
L44	175.00'	S72°32'49"W
L45	114.98'	N74°45'51"W
L46	21.92'	N01°45'14"W
L47	60.36'	N02°25'58"W
L48	12.82'	N47°18'58"W
L49	12.57'	N47°39'15"W
L50	12.58'	S47°38'35"E
L51	120.02'	N02°37'55"W
L52	12.97'	N47°07'04"W
L53	12.84'	N39°17'24"E
L54	98.23'	S17°27'11"E
L55	114.70'	N88°01'20"E
L56	14.14'	N46°58'40"W

Line Table		
Line	Length	Direction
L57	115.00'	N87°20'45"E
L58	14.14'	N47°39'15"W
L59	11.30'	N86°41'32"W
L60	14.97'	S79°41'52"E
L61	36.36'	N72°42'27"E
L62	38.02'	N85°19'11"E
L63	26.36'	N58°47'00"E
L64	14.14'	S47°39'15"E
L65	110.00'	S02°39'15"E
L66	34.94'	S18°57'30"E
L67	15.99'	N17°58'49"E
L68	107.97'	S54°55'08"W
L69	119.80'	N85°38'39"E
L70	55.53'	S67°14'11"E
L71	49.04'	N86°07'57"E
L72	69.11'	N81°58'20"E
L73	66.54'	S75°01'19"W
L74	112.86'	S81°07'42"W
L75	112.43'	S07°50'13"E
L76	14.14'	N37°09'47"E
L77	24.17'	S82°09'47"W
L78	14.14'	N47°39'15"W
L79	112.91'	N02°39'15"W
L80	115.00'	N72°32'49"E
L81	14.14'	N62°27'11"W
L82	78.18'	S13°25'09"E
L83	14.14'	N43°01'20"E
L84	112.91'	N88°01'20"E

ENGINEER



T.B.P.E.L.S. FIRM REGISTRATION #1800
3100 WEST ALABAMA HOUSTON, TEXAS 77098 (713) 520-9570
PLATTING@GFTINC.COM
713-807-0600

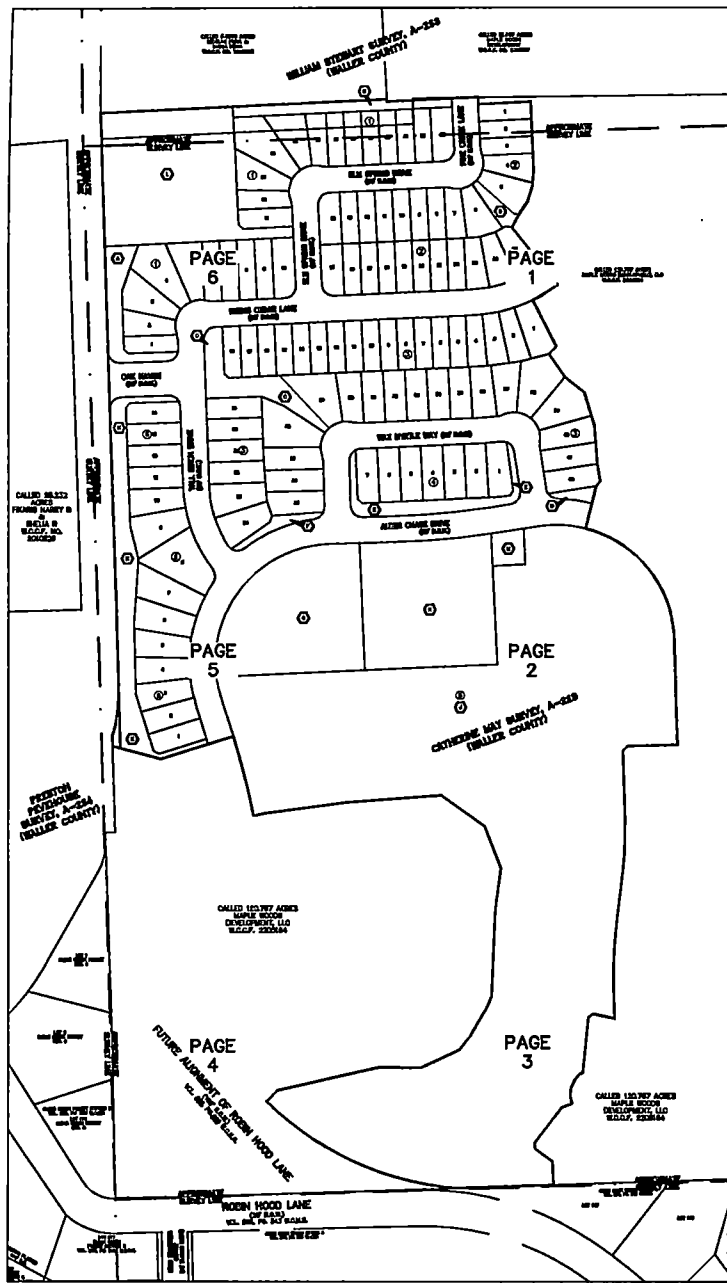
OWNER/DEVELOPER

RLS (MAPLE WOODS), LLC
10613 W. SAM HOUSTON PKWY. NORTH, SUITE 200
HOUSTON, TX 77064
INFORMATION.TEXAS @ BROOKFIELDPR.COM
PHONE: 281-957-2435

SURVEYOR



Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com
OTTO@MILLERSURVEY.COM



LEGEND

- AC. = ACRE
- A.E. = AERIAL EASEMENT
- B.L. = BUILDING LINE
- CHB = CHORD BEARING
- CHD = CHORD LENGTH
- CIR = CAPPED IRON ROD
- D.E. = DRAINAGE EASEMENT
- E.E. = ELECTRIC EASEMENT
- ESMT. = EASEMENT
- H.C.C.F. = HARRIS COUNTY CLERK FILE
- H.C.D.R. = HARRIS COUNTY DEED RECORD
- H.C.M.R. = HARRIS COUNTY MAP RECORD
- H.L.&P. = HOUSTON LIGHTING AND POWER
- I.R. = IRON ROD
- I.P. = IRON PIPE
- L = LENGTH
- L.E. = LANDSCAPE EASEMENT
- LTD. = LIMITED
- No. = NUMBER
- NR = NON-RADIAL
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- PVT. = PRIVATE
- S.F. = SQUARE FEET
- S.S.E. = SANITARY SEWER EASEMENT
- STM.S.E. = STORM SEWER EASEMENT
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- W.C.C.F. = EASTING COORDINATE
- W.C.D.R. = NORTHING COORDINATE
- W.C.M.R. = WALLER COUNTY CLERK'S FILE
- X = WALLER COUNTY DEED RECORDS
- Y = WALLER COUNTY MAP RECORDS
-  = STREET NAME CHANGE
-  = BLOCK NUMBER
-  = SET 5/8-INCH IRON ROD W/MILLER SURVEY CAP (UNLESS OTHERWISE NOTED)
-  = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
-  = BENCHMARK

ENGINEER



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713-807-0600

OWNER/DEVELOPER

RLS (MAPLE WOODS), LLC
10613 W. SAM HOUSTON PKWY. NORTH, SUITE 200
HOUSTON, TX 77064
INFORMATION.TEXAS @ BROOKFIELD.RP.COM
PHONE: 281-957-2435

SURVEYOR

MILLER SURVEY

DCCM

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MAPLE WOODS

SHEET 9 OF 15

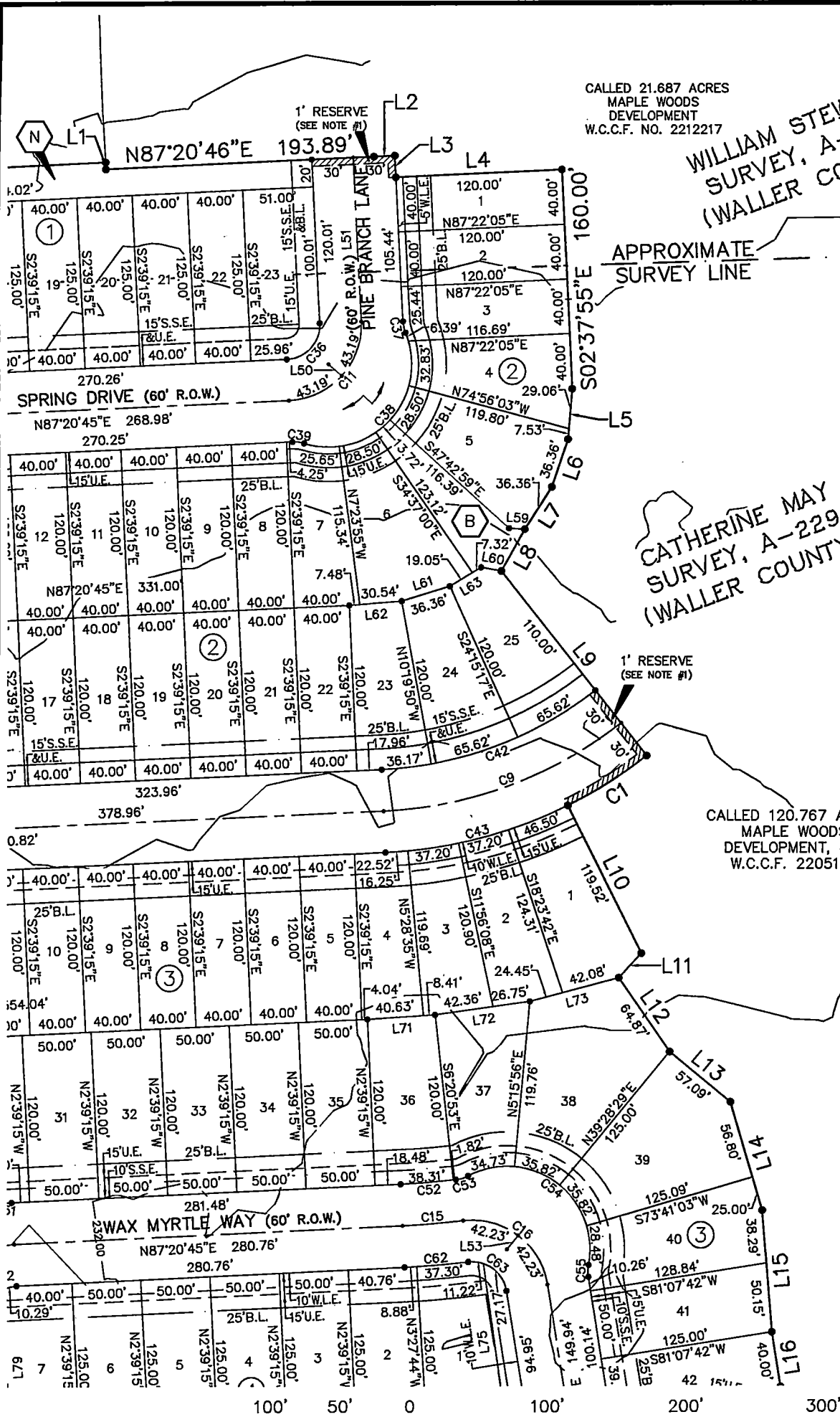
CALLED 21.687 ACRES
MAPLE WOODS
DEVELOPMENT
W.C.C.F. NO. 2212217

WILLIAM STEWART
SURVEY, A-263
(WALLER COUNTY)

APPROXIMATE
SURVEY LINE

CATHERINE MAY
SURVEY, A-229
(WALLER COUNTY)

CALLED 120.767 ACRES
MAPLE WOODS
DEVELOPMENT, LLC
W.C.C.F. 2205164



ENGINEER

SCALE IN FEET
1" = 100'

SURVEYOR



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3100 WEST ALABAMA HOUSTON, TEXAS 77098 (713) 520-9570

PLATTING@GFTINC.COM

713-807-0600

OWNER/DEVELOPER

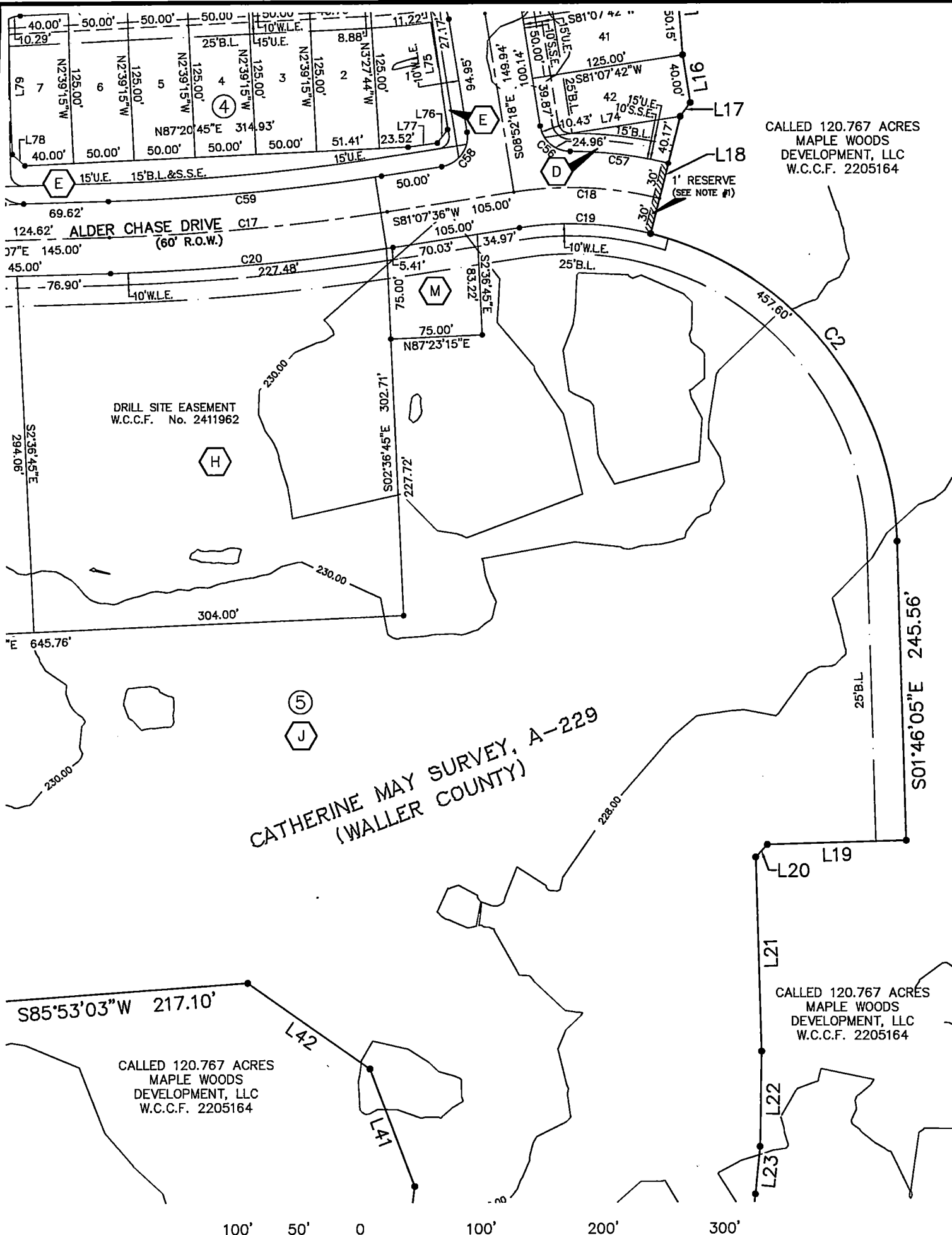
RLS (MAPLE WOODS), LLC
10613 W. SAM HOUSTON PKWY. NORTH, SUITE 200
HOUSTON, TX 77064
INFORMATION.TEXAS@BROOKFIELD.RP.COM
PHONE: 281-957-2435

MILLER SURVEY

DCCM

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1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com
OTTO@MILLERSURVEY.COM

MAPLE WOODS
SHEET 10 OF 15



CALLLED 120.767 ACRES
MAPLE WOODS
DEVELOPMENT, LLC
W.C.C.F. 2205164

DRILL SITE EASEMENT
W.C.C.F. No. 2411962

CATHERINE MAY SURVEY, A-229
(WALLER COUNTY)

CALLLED 120.767 ACRES
MAPLE WOODS
DEVELOPMENT, LLC
W.C.C.F. 2205164

CALLLED 120.767 ACRES
MAPLE WOODS
DEVELOPMENT, LLC
W.C.C.F. 2205164

ENGINEER

SCALE IN FEET
1" = 100'

SURVEYOR



MILLER SURVEY

DCCM

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OWNER/DEVELOPER
RLS (MAPLE WOODS), LLC
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CALLED 120.767 ACRES
MAPLE WOODS
DEVELOPMENT, LLC
W.C.C.F. 2205164

CALLED 120.767 ACRES
MAPLE WOODS
DEVELOPMENT, LLC
W.C.C.F. 2205164

RIGHT-OF-WAY EASEMENT
FOR ELECTRIC
TRANSMISSION LINES TO
SAN BERNARD ELECTRIC
COOPERATIVE W.C.C.F.
2210851

CLEAR CREEK FOREST SECTION 8
VOL. 238, PG. 343 W.C.M.R.
LOT 147
CLEAR CREEK FOREST SEC. 8 JOSE
RAMON RODRIGUEZ MARIA ELENA
ESCOBEDO
VOL. 891, PG. 244 W.C.M.R.

LOT 146

100' 50' 0 100' 200' 300'



ENGINEER

SCALE IN FEET
1" = 100'

SURVEYOR



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OWNER/DEVELOPER

RLS (MAPLE WOODS), LLC
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HOUSTON, TX 77064
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PHONE: 281-957-2435

MILLER SURVEY

DCCM

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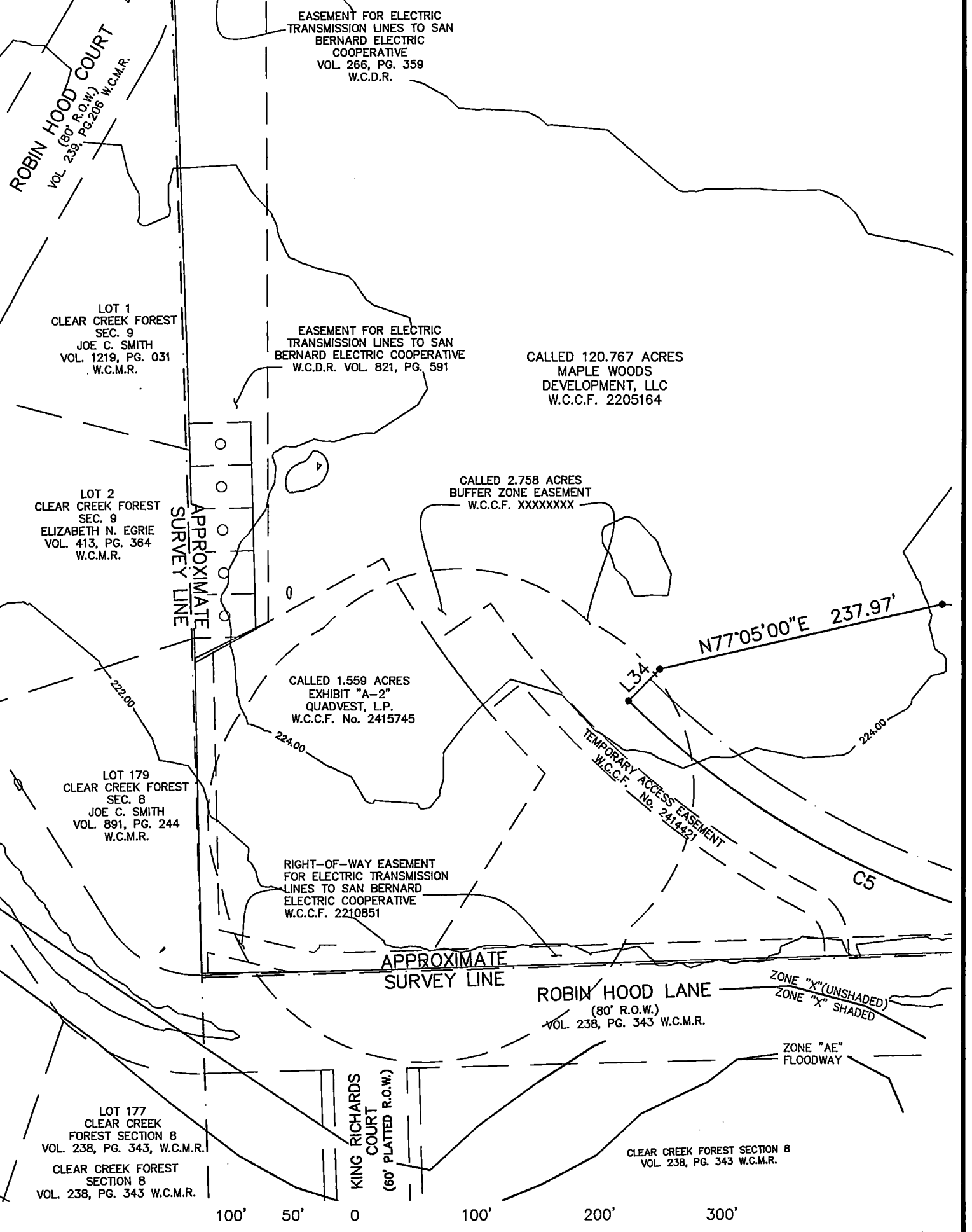
1760 W. Sam Houston Pkwy N.

Houston, TX 77043

713.413.1900 | millersurvey.com

OTTO@MILLERSURVEY.COM

MAPLE WOODS
SHEET 12 OF 15



ENGINEER

SCALE IN FEET
1" = 100'

SURVEYOR



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3100 WEST ALABAMA HOUSTON, TEXAS 77098 (713) 520-9570

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10613 W. SAM HOUSTON PKWY. NORTH, SUITE 200
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MILLER SURVEY

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1760 W. Sam Houston Pkwy N.

Houston, TX 77043

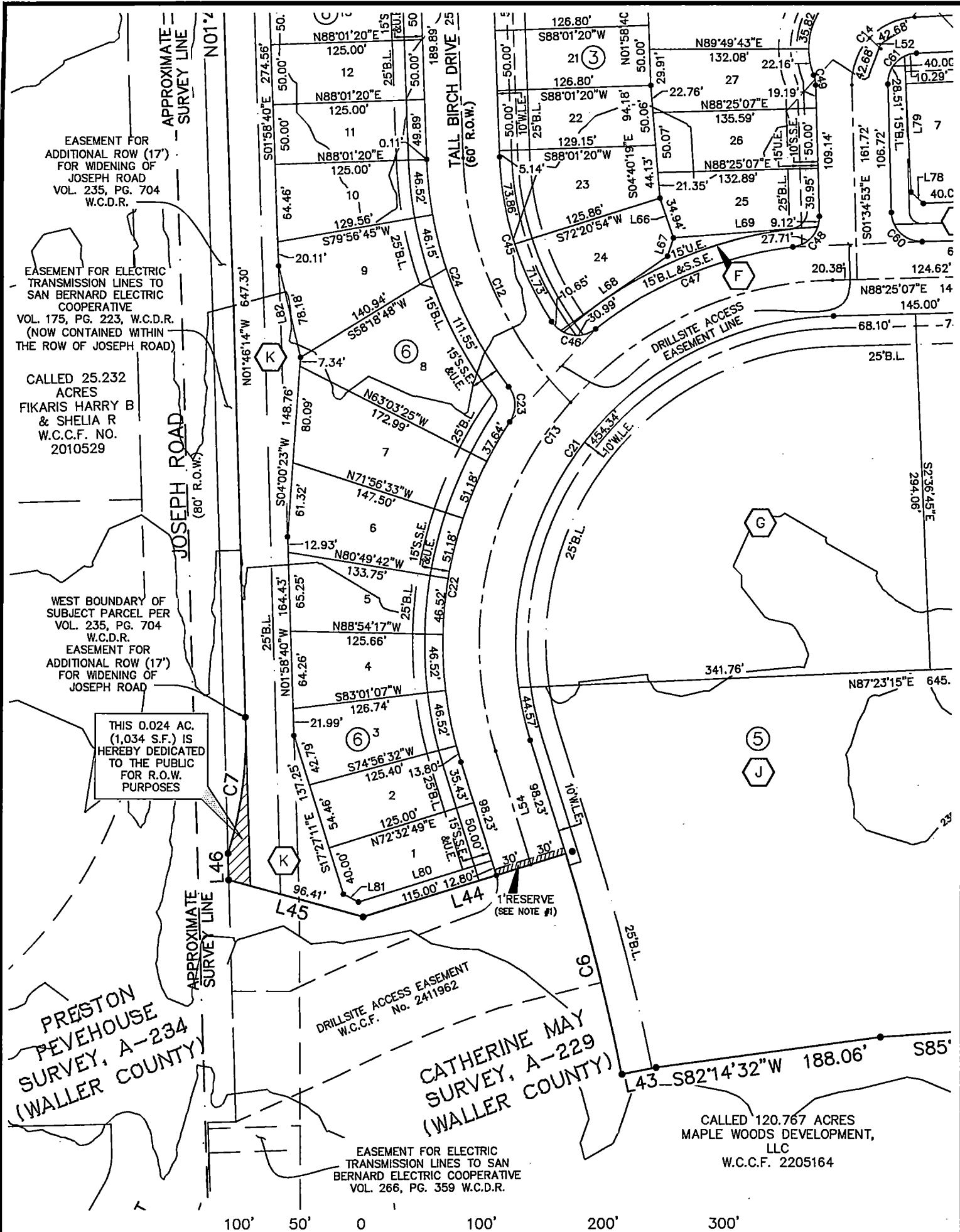
713.413.1900 | millersurvey.com

OTTO@MILLERSURVEY.COM

MAPLE WOODS

SHEET 13 OF 15

H:\A JOB FOLDER\4397-01-MAPLE WOODS SEC 1\PLATTING\4-DRAWINGS\4397-01 PL - MAPLE WOODS SECTION ONE.DWG 8/11/25 Jacob Cartanhood



PRESTON PEVEHOUSE SURVEY, A-234 (WALLER COUNTY)

CATHERINE MAY SURVEY, A-229 (WALLER COUNTY)

MAPLE WOODS DEVELOPMENT, LLC
W.C.C.F. 2205164

ENGINEER

SCALE IN FEET
1" = 100'

SURVEYOR



T.B.P.E.L.S. FIRM REGISTRATION #1800
3100 WEST ALABAMA HOUSTON, TEXAS 77098 (713) 520-9570
PLATTING@GFTINC.COM
713-807-0600

MILLER SURVEY

DCCM

Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com
OTTO@MILLERSURVEY.COM

OWNER/DEVELOPER
RLS (MAPLE WOODS), LLC
10613 W. SAM HOUSTON PKWY. NORTH, SUITE 200
HOUSTON, TX 77064
INFORMATION.TEXAS @ BROOKFIELDPR.COM
PHONE: 281-957-2435

MAPLE WOODS
SHEET 14 OF 15

WILLIAM STEWART
SURVEY, A-263
(WALLER COUNTY)

CALLED 5.0038 ACRES
NICOLAS PENA &
MARIA PENA
W.C.C.F. NO. 1906069

N87°20'45"E 661.16'

TBM "A"
"X" CUT
ELEV.=242.66'

WEST BOUNDARY OF
SUBJECT PARCEL PER
VOL. 235, PG. 704
W.C.D.R.
EASEMENT FOR
ADDITIONAL ROW (17')
FOR WIDENING OF
JOSEPH ROAD

EASEMENT FOR
ADDITIONAL ROW
(17') FOR WIDENING
OF JOSEPH ROAD
VOL. 235, PG. 704
W.C.D.R.

35' WIDE EASEMENT
FOR ELECTRIC
TRANSMISSION LINES
TO SAN BERNARD
ELECTRIC COOPERATIVE
VOL. 430, PG. 291
W.C.D.R.

EASEMENT FOR ELECTRIC
TRANSMISSION LINES TO SAN
BERNARD ELECTRIC COOPERATIVE
VOL. 821, PG. 591 W.C.D.R.
W.C.C.F. No. 2210851

APPROXIMATE
SURVEY LINE

SANITARY CONTROL
EASEMENT.
W.C.C.F. No. 2414422

20' RIGHT OF WAY
EASEMENT TO
SAN BERNARD ELECTRIC
COOPERATIVE
W.C.C.F. No. 2508893

CALLED 2.190 ACRES
EXHIBIT "A-1"
QUADVEST, L.P.
W.C.C.F. No. 2415745

SANITARY CONTROL
EASEMENT.
W.C.C.F. No. 2414422

SANITARY CONTROL
EASEMENT.
W.C.C.F. No. 2414422

ELM SPRING
N87°20'

ELM SPRING DRIVE (60' R.O.W.)

RISE CEDAR LANE (60' R.O.W.)

OAK HAVEN DRIVE (80' R.O.W.)

EASEMENT FOR ELECTRIC
TRANSMISSION LINES TO
SAN BERNARD ELECTRIC
COOPERATIVE
VOL. 175, PG. 223, W.C.D.R.
(NOW CONTAINED WITHIN
THE ROW OF JOSEPH ROAD)

CALLLED 25.232 ACRES
FIKARIS HARRY B & SHELIA R
W.C.C.F. NO. 2010529

APPROXIMATE
SURVEY LINE

ENGINEER

SCALE IN FEET
1" = 100'

SURVEYOR



MILLER SURVEY

DCCM

T.B.P.E.L.S. FIRM REGISTRATION #1800
3100 WEST ALABAMA HOUSTON, TEXAS 77098 (713) 520-9570
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OWNER/DEVELOPER

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10613 W. SAM HOUSTON PKWY. NORTH,
SUITE 200 HOUSTON, TX 77064
INFORMATION.TEXAS @ BROOKFIELDPR.COM
PHONE: 281-957-2435

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1760 W. Sam Houston Pkwy N.
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OTTO@MILLERSURVEY.COM

MAPLE WOODS
SHEET 15 OF 15