

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval- La Segarra Section 2

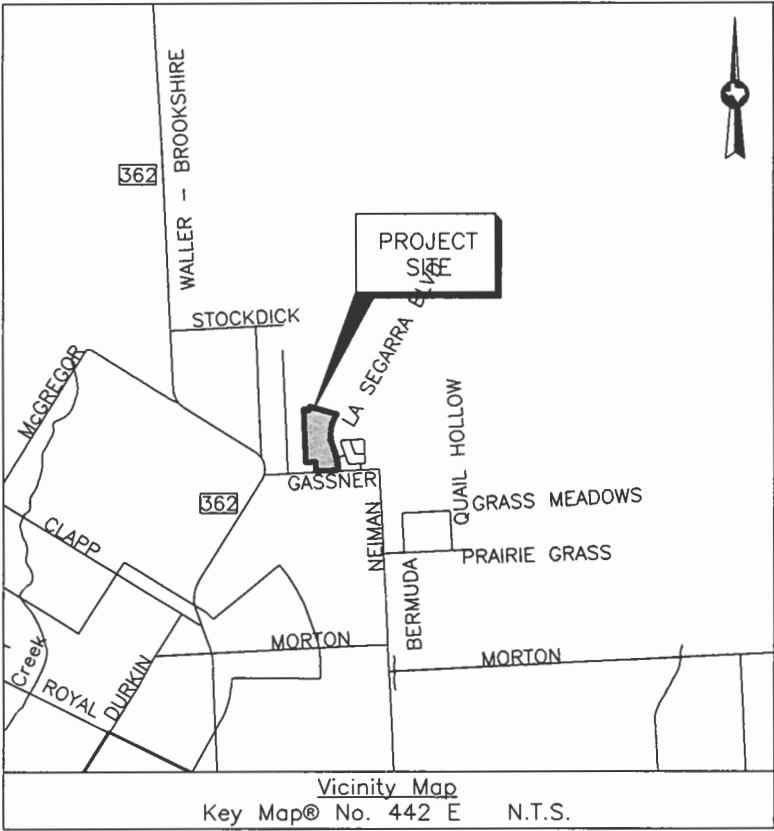
Date: September 3, 2025

Background

Final Plat of La Segarra Section 2 which consists of 35.05 acres will include 117 Lots, 4 Blocks and 6 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT OF LA SEGARRA SECTION 2

BEING A SUBDIVISION OF 35.05 ACRES OUT OF
THE H. & T. C.R.R. CO. SURVEY,
SECTION 50, ABSTRACT NO. 288,
WALLER COUNTY, TEXAS.

117 LOTS 4 BLOCKS 6 RESERVES

OWNER

ENCLAVE GASSNER TRACT, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
24 GREENWAY PLAZA, SUITE 970
HOUSTON, TEXAS 77046
(210) 213-9929

JUNE, 2025	OWNER: ENCLAVE GASSNER TRACT, LLC, A DELAWARE LIMITED LIABILITY COMPANY	FINAL PLAT OF LA SEGARRA SECTION 2	 ENGINEERING THE FUTURE SINCE 1936	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM plattling@ehra.team TBPE No. F-726 TBPLS No. 10092300
SHEET 1 OF 21				

STATE OF TEXAS §
COUNTY OF WALLER §

We, Enclave Gassner Tract, LLC, a Delaware limited liability company owner (or owners) of the property subdivided in the above map of the La Segarra Section 2, 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.

We, the aforementioned hereby dedicate to the public all easements and roads shown thereon. There is also dedicated for utilities, an aerial easement five (5) feet wide taken from a plane twenty (20) feet above ground, located adjacent to all utility easements and streets shown thereon.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Waller County, by Waller County, or any citizen thereof, by injunction as follows:

- 1. That drainage of septic tanks into roads, streets, alleys, or public ditches, streams, etc., either directly or indirectly is strictly prohibited.
- 2. All stock animals, horses, and fowl shall be fenced in and not allowed to run at large in the subdivision.
- 3. Drainage structures under private drives shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and one quarters (1-1/4) square feet (15" diameter pipe) reinforced concrete pipe, unless specified by the County Road Administrator, or County Engineer. Culverts and bridges must be used for all driveways and/or walks, although dipstyle driveways are encouraged where appropriate.
- 4. Property owners will obtain Development Permits/Permit Exemptions form 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 Enclave Gassner Tract, 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.

WITNESS our hand in Waller County, Texas, this 5th day of August, 2025.
Michigan
MGC/MGC

OWNER
Enclave Gassner Tract, LLC,
a Delaware limited liability company

BY: *[Signature]*
Alex Kamkar, Managing Member
Enclave Gassner Tract, LLC,
a Delaware limited liability company

STATE OF *Michigan*
COUNTY OF *Macomb*

BEFORE ME, the undersigned authority, on this day personally appeared Alex Kamkar, of Enclave Gassner Tract, LLC, a Delaware 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 5 day of August, 2025.

KATIE JO FAUVER
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MIDLAND
My Commission Expires June 9, 2026
Acting in the County of *Macomb*

[Signature]
Public in and for the State of *Michigan*
My Commission expires: June 9 2026

JUNE, 2025	OWNER: ENCLAVE GASSNER TRACT, LLC, A DELAWARE LIMITED LIABILITY COMPANY	FINAL PLAT OF LA SEGARRA SECTION 2	 ENGINEERING THE FUTURE SINCE 1936	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM platting@ehra.team TBPE No. F-726 TBPLS No. 10092300
SHEET 2 OF 21				

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, 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, dated February 18, 2009.

No Portion of this subdivision lies within the boundaries of the 0.2% annual chance (500 year) floodplain as delineated on Waller County Community Panel No. 48473C0275E, dated February 18, 2009.

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



STATE OF TEXAS X

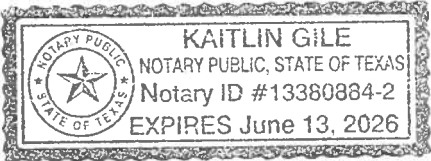
COUNTY OF HARRIS X

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 11th day of August, 2025.

Kaitlin Gile

Notary Public in and for the State of Texas
My Commission expires: 6/13/26



BROOKSHIRE--KATY DRAINAGE DISTRICT PERMIT NO. 2024-154

APPROVED BY THE BOARD OF SUPERVISORS ON 04.28.2025
DATE

[Signature]
PRESIDENT

[Signature]
SECRETARY

[Signature]
DISTRICT ENGINEER

The above have signed these plans and /or plat based on the recommendation of the Districts's Engineer who has reviewed all sheets provided and found them to be in general compliance with the District's "Rules, Regulations, and Guidelines". This approval is only valid for three hundred sixty-five (365) calendar days. After that time re-approval is required. Please note, this does not necessarily mean that all the calculations provided in these plans and/or plats have been completely checked and verified. Plans submitted have been prepared, signed and sealed by a professional engineer licensed to practice engineering in the State of Texas and plat has been signed and sealed by a registered professional land surveyor licensed to practice in the State of Texas, which conveys the engineer's and/or surveyor's responsibility and accountability.

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.

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	DETENTION, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	5.9588 ACRES/259,567 SQ.FT.
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	0.1941 ACRE/8,456 SQ.FT.
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	0.8639 ACRE/37,633 SQ.FT.
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	0.1275 ACRE/5,553 SQ.FT.
E	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	0.7311 ACRE/31,845 SQ.FT.
F	LANDSCAPE, OPEN SPACE, UTILITY, AND RECREATION PURPOSES	0.9879 ACRE/43,032 SQ.FT.
		TOTAL ACREAGE= 8.8633 ACRES

FIELD NOTES of a 35.05 acre tract of land situated in the J.G. Bennett Survey, Abstract No. 288 out of the H.&T.C. R.R. CO. Survey Section 50, Waller County, Texas; said 35.05 acre tract of land being out of and a part of the residue of a called 198.08 acre tract of land as conveyed to Enclave Gassner Tract, LLC and recorded in Waller County Clerk's File No. (W.C.C.F. No.) 2205353 and out of and part of a called 14.67 acre tract as conveyed to Enclave Gassner Tract, LLC and recorded in W.C.C.F. No. 2210876; said 35.05 acre tract of land being more particularly described by metes and bounds as follows:

NOTE: All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). All distance are actual distances. Scale factor = 0.99990226.

COMMENCING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the Southeast corner of this tract of land, the southeast corner of said 198.08 acre tract, a corner in the Westerly line of a called 71.0164 acre tract of land as conveyed to LSEK Waller, LP and recorded in W.C.C.F. No. 1300452 and in the North right-of-way line of Gassner Lane (60 feet wide).

THENCE South 87°49'02" West along the South line of said 198.08 acre tract, and in the North right-of-way line of said Gassner Lane at a distance of 25.69 feet pass a 5/8-inch iron rod found for an angle point in the South line of said 198.08 acre tract and the Southeast corner of a called 3.144 acre tract as conveyed to Tod S. Taylor and Karen M. Taylor and recorded in Volume 928, Page 112 of the Waller County Deed Records (W.C.D.R.), at a distance of 211.69 feet pass a 5/8-inch iron rod found at an angle point in the South line of said 198.08 acre tract and the Southwest corner of said 3.144 acre tract, continue a total distance of 1,225.48 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the most Southerly Southeast corner of this tract of land and being the Westerly end of a return in the North right-of-way line of said Gassner Lane and the POINT OF BEGINNING of this tract of land.

- 1) THENCE South 87°49'02" West along the South line of said 198.08 acre tract, and the North right-of-way line of said Gassner Lane a distance of 635.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Southwest corner of this tract of land.
- 2) THENCE N 01°56'58" W along the Southwesterly line of this tract of land a distance of 276.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an internal corner of this tract of land.
- 3) THENCE S 88°03'02" W along the Southwesterly line of this tract of land a distance of 298.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the West Southwest corner of this tract of land, being in the East line of a called 43.1414 acre tract as described in deed and recorded in Volume 1117, Page 25 of the Waller County Deed Records (W.C.D.R.).
- 4) THENCE N 01°56'58" W along the West line of this tract of land and the East line of said 43.1414 acre tract a distance of 1,593.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the West Northwest corner of this tract of land.
- 5) THENCE S 82°04'49" E along the Northwesterly line of this tract of land a distance of 158.60 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an internal corner of this tract of land, being in the arc of a non-tangent curve to the right.
- 6) THENCE along the Northwesterly line of this tract of land and said non-tangent curve to the right having a radius of 625.00 feet, a central angle of 07°32'44", an arc length of 82.31 feet and a chord bearing N 11°41'33" E, a distance of 82.25 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the point of tangency.
- 7) THENCE N 15°27'55" E along the Northwesterly line of this tract of land a distance of 21.47 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the North Northwest corner of this tract of land and being the Southwesterly line of a 50 feet wide Intratex Gas Company pipeline easement and right-of-way as recorded in Volume 219, Page 419 W.C.D.R.
- 8) THENCE S 74°32'03" E along the Northerly line of this tract of land and the Southwesterly line of said pipeline easement and right-of-way a distance of 853.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Northeast corner of this tract of land, being in the arc of a non-tangent curve to the left.
- 9) THENCE along the Easterly line of this tract of land and said non-tangent curve to the left having a radius of 1,030.00 feet, a central angle of 43°05'04", an arc length of 774.53 feet and a chord bearing S 13°58'59" W, a distance of 756.41 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of reverse curvature.
- 10) THENCE along the Easterly line of this tract of land and said reverse curve to the right having a radius of 25.00 feet, a central angle of 87°17'01", an arc length of 38.08 feet and a chord bearing S 36°04'57" W, a distance of 34.51 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 11) THENCE S 10°16'32" E along the Easterly line of this tract of land a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner, being in the arc of a non-tangent curve to the right.
- 12) THENCE along the Easterly line of this tract of land said non-tangent curve to the right having a radius of 25.00 feet, a central angle of 87°17'01", an arc length of 38.08 feet and a chord bearing S 56°38'02" E, a distance of 34.51 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of reverse curvature.
- 13) THENCE along the Easterly line of this tract of land said reverse curve to the left having a radius of 1,030.00 feet, a central angle of 07°08'36", an arc length of 128.41 feet and a chord bearing S 16°33'49" E, a distance of 128.33 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the point of tangency.
- 14) THENCE S 20°08'07" E along the Easterly line of this tract of land a distance of 271.61 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of curvature to the right.

FIELD DESCRIPTION CONTINUED:

15) THENCE along the Easterly line of this tract of land said curve to the right having a radius of 770.00 feet, a central angle of 17°57'09", an arc length of 241.26 feet and a chord bearing S 11°09'33" E, a distance of 240.28 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the point of tangency.

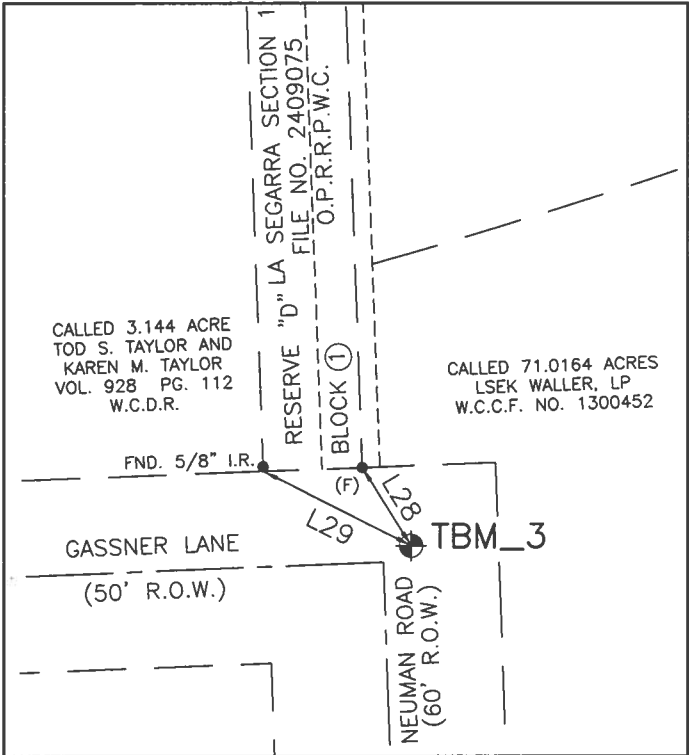
16) THENCE S 02°10'58" E along the Easterly line of this tract of land a distance of 217.83 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of curvature to the right.

17) THENCE along said curve to the right 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 42°49'02" W, a distance of 35.36 feet to the PLACE OF BEGINNING; containing within said boundaries a calculated area of 35.05 acres (1,526,964 Sq. Ft.) of land.

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 Enclave Gassner Tract, LLC., a Delaware 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.

DETAIL (SEE SHEET 20)
TEMPORARY BENCHMARK (TBM) 3
SCALE: 1"=50'
A 5/8" BLUE CAPPED IRON ROD
STAMPED "E.H.R.A. 713-784-4500"
ELEV.=174.14'



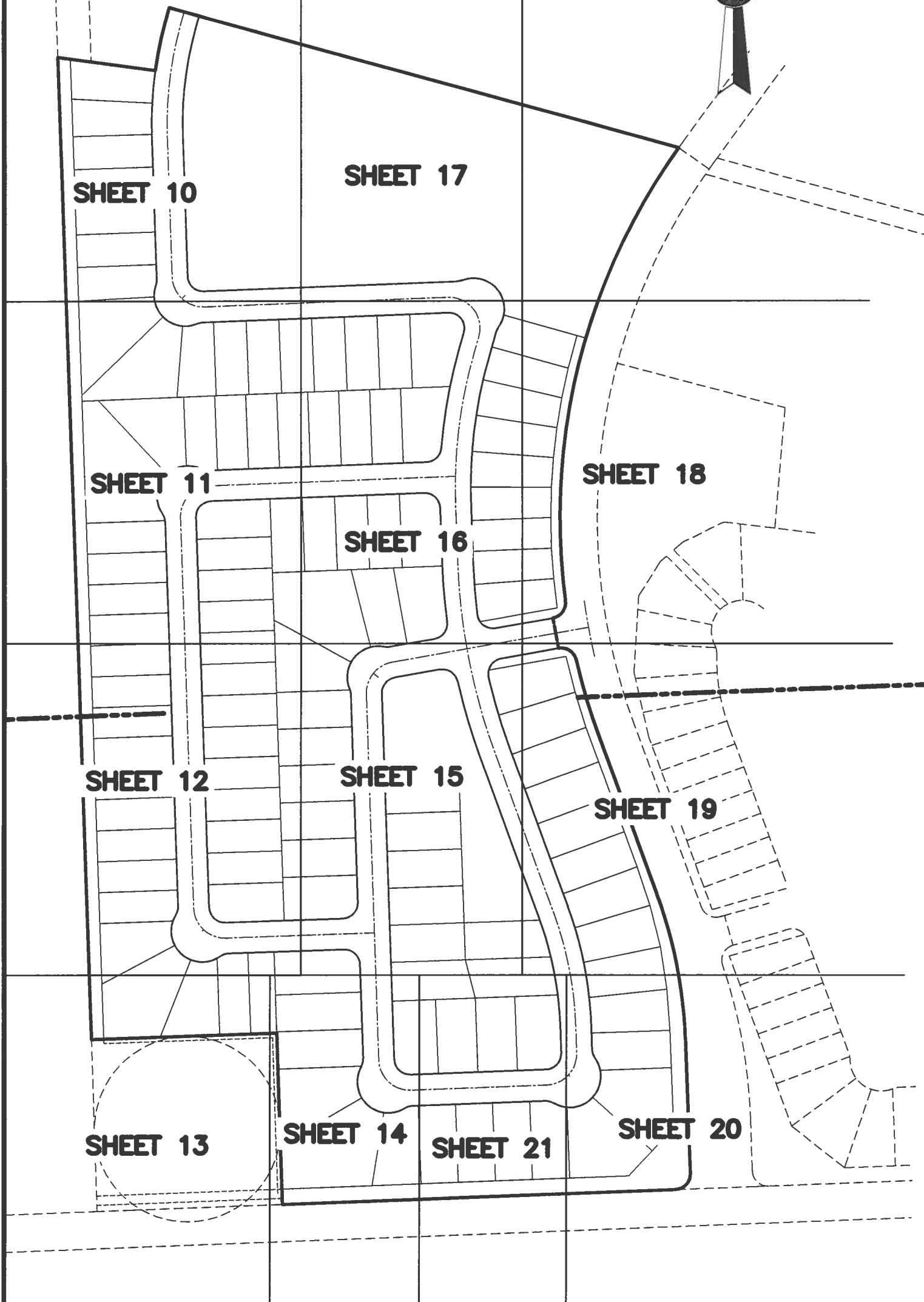
NOTES:

- (1) B.L. indicates Building Line
FND. indicates Found
I.R. indicates Iron Rod
N.T.S. indicates Not To Scale
O.P.R.R.P.W.C. indicates Official Public Records of Real Property Waller County
PG. indicates Page
P.O.B. indicates Point of Beginning
P.O.C. indicates Point of Commencing
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right-Of-Way
S.C.E. indicates Sanitary Control Easement
STM. S.E. indicates Storm Sewer Easement
TBM indicates Temporary Benchmark
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
W.L.E. indicates Water Line Easement
✕ indicates Street Name Change
- (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 = 0.99990226.
- (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 are Set 5/8" iron rods with cap stamped "E.H.R.A. 713-784-4500" unless otherwise noted.
- (7) There are no pipe line or pipe line 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 constructions, improvement or maintenance.
- (9) According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Waller County, Texas, Map No. 48473C0350E, dated February 18, 2009, the subject property appears to be within Shaded Zone "X"; defined as areas of 0.2% annual chance flood event; areas of 1% annual chance flood event with average depths of less than 1-foot or with drainage areas less an 1 square mile; and areas protected by levees from 1% annual chance flood event. 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) 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.
- (11) The property subdivided in the foregoing plat lies in Waller County, Waller County M.U.D. No. 45, Royal Independent School District.
- (12) A subdivision variance has been approved to allow a minimum centerline radius of 300 feet for local streets by Waller County Commissioners Court on March 23, 2022.
- (13) A subdivision variance has been approved to allow a minimum lot width of 40' by Waller County Commissioners Court on March 23, 2022.
- (14) A subdivision variance has been approved to allow 50' minimum right-of-way for curb and gutter construction on local streets by Waller County Commissioners Court on March 23, 2022.
- (15) 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 March 23, 2022.
- (16) A subdivision variance has been approved to allow a minimum right-of-way width of 60' for curb and gutter construction with 15' of landscaping on each side of the right-of-way for collector streets by Waller County Commissioners Court on July 27, 2022.
- (17) A subdivision variance has been approved to allow a minimum centerline radius of 650' for collector streets by Waller County Commissioners Court on September 14, 2022.

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	625.00'	7°32'44"	82.31'	N11°41'33"E	82.25'
C2	1030.00'	43°05'04"	774.53'	S13°58'59"W	756.41'
C3	25.00'	87°17'01"	38.08'	S36°04'57"W	34.51'
C4	25.00'	87°17'01"	38.08'	S56°38'02"E	34.51'
C5	1030.00'	7°08'36"	128.41'	S16°33'49"E	128.33'
C6	770.00'	17°57'09"	241.26'	S11°09'33"E	240.28'
C7	25.00'	90°00'00"	39.27'	S42°49'02"W	35.36'
C8	50.00'	81°52'48"	71.45'	S38°59'26"W	65.53'
C9	50.00'	90°14'00"	78.74'	S47°03'58"E	70.85'
C10	50.00'	89°50'37"	78.40'	N42°53'43"E	70.61'
C11	600.00'	18°06'32"	189.64'	N11°04'51"W	188.85'
C12	1000.00'	17°57'09"	313.33'	N11°09'33"W	312.05'
C13	800.00'	17°55'43"	250.33'	N06°46'53"E	249.31'
C14	50.00'	107°55'43"	94.19'	N38°13'07"W	80.87'
C15	50.00'	90°14'00"	78.74'	N47°03'58"W	70.85'
C16	600.00'	17°24'53"	182.37'	N06°45'28"E	181.67'
C17	50.00'	90°00'00"	78.54'	N46°56'58"W	70.71'
C18	50.00'	89°46'00"	78.34'	N42°56'02"E	70.57'
C19	25.00'	93°01'01"	40.59'	N53°33'39"W	36.27'
C20	975.00'	4°52'11"	82.87'	N04°37'03"W	82.84'
C21	775.00'	17°55'43"	242.51'	N06°46'53"E	241.52'
C22	25.00'	19°45'21"	8.62'	N25°37'26"E	8.58'
C23	50.00'	147°26'26"	128.67'	N38°13'07"W	95.99'
C24	25.00'	19°45'21"	8.62'	S77°56'21"W	8.58'
C25	25.00'	90°14'00"	39.37'	N47°03'58"W	35.43'
C26	575.00'	17°24'53"	174.77'	N06°45'28"E	174.10'
C27	625.00'	17°24'53"	189.97'	S06°45'28"W	189.23'
C28	25.00'	21°02'22"	9.18'	S08°34'13"W	9.13'
C29	50.00'	132°18'44"	115.46'	S47°03'58"E	91.47'
C30	25.00'	21°02'22"	9.18'	N77°17'51"E	9.13'
C31	25.00'	107°55'43"	47.09'	S38°13'07"E	40.43'
C32	825.00'	11°09'30"	160.67'	S10°10'00"W	160.42'
C33	25.00'	83°13'47"	36.32'	S46°12'08"W	33.21'
C34	25.00'	28°33'05"	12.46'	N77°54'26"W	12.33'
C35	50.00'	150°44'04"	131.54'	S41°00'05"W	96.76'
C36	25.00'	32°24'59"	14.14'	S18°09'28"E	13.96'
C37	25.00'	33°31'30"	14.63'	S14°48'47"W	14.42'
C38	50.00'	157°03'00"	137.05'	S46°56'58"E	98.00'
C39	25.00'	33°31'30"	14.63'	N71°17'17"E	14.42'
C40	25.00'	90°00'00"	39.27'	S46°56'58"E	35.36'
C41	25.00'	30°53'16"	13.48'	S13°29'40"W	13.31'
C42	50.00'	150°56'03"	131.71'	S46°31'44"E	96.80'
C43	25.00'	29°48'47"	13.01'	N72°54'38"E	12.86'
C44	25.00'	33°35'45"	14.66'	S75°23'06"E	14.45'
C45	50.00'	157°02'06"	137.04'	N42°53'43"E	98.00'
C46	25.00'	33°35'45"	14.66'	N18°49'27"W	14.45'
C47	625.00'	18°06'32"	197.54'	N11°04'51"W	196.72'
C48	975.00'	7°02'56"	119.95'	N16°36'39"W	119.88'
C49	25.00'	93°01'01"	40.59'	N33°25'20"E	36.27'
C50	25.00'	81°52'48"	35.73'	N38°59'26"E	32.76'
C51	25.00'	87°16'14"	38.08'	S56°26'03"E	34.50'
C52	1025.00'	7°20'12"	131.25'	S16°28'01"E	131.16'
C53	575.00'	18°06'32"	181.74'	S11°04'51"E	180.98'
C54	25.00'	89°50'37"	39.20'	S42°53'43"W	35.31'
C55	25.00'	90°14'00"	39.37'	N47°03'58"W	35.43'
C56	25.00'	21°02'22"	9.18'	N12°28'09"W	9.13'
C57	25.00'	90°00'00"	39.27'	S43°03'02"W	35.36'
C58	25.00'	90°00'00"	39.27'	N46°56'58"W	35.36'
C59	25.00'	89°46'00"	39.17'	N42°56'02"E	35.28'
C60	25.00'	90°00'00"	39.27'	S47°10'58"E	35.36'
C61	1025.00'	5°09'26"	92.26'	S04°45'41"E	92.23'
C62	25.00'	87°16'14"	38.08'	S36°17'43"W	34.50'
C63	25.00'	21°02'22"	9.18'	N89°32'59"W	9.13'
C64	50.00'	123°57'33"	108.17'	S38°59'26"W	88.28'



NOT TO SCALE



JUNE, 2025

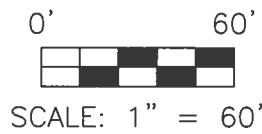
OWNER:
ENCLAVE GASSNER
TRACT, LLC,
A DELAWARE LIMITED
LIABILITY COMPANY

FINAL PLAT OF
LA SEGARRA
SECTION 2



ENGINEERING THE FUTURE
SINCE 1936

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
platting@ehra.team
TBPE No. F-726
TBPLS No. 10092300



X:2,936,268.16
Y:13,864,765.84

CALLLED 43.1414 ACRES
EDWIN LAKE
VOL. 1117 PG. 25 W.C.D.R.

CALLLED 14.67 ACRES
ENCLAVE GASSNER TRACT LLC
W.C.C.F. NO. 2210876

RESIDUE OF A
CALLLED 198.08 ACRES
ENCLAVE GASSNER TRACT LLC
W.C.C.F. NO. 2205353

50' PIPELINE EASEMENT & R.O.W.
UNITED TEXAS TRANSMISSION COMPANY
VOL. 304, PG. 972 W.C.D.R.
REVISED IN VOL. 312, PG. 337 W.C.D.R.

RESERVE "E" (SEE TABLE)

BLOCK ①

SAN SEBASTIAN PLACE

BLOCK ④

RESERVE "A"
(SEE TABLE)

SAN SEBASTIAN PLACE
(50' R.O.W.)

JUNE, 2025

SHEET 10 OF 21

OWNER:
ENCLAVE GASSNER
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LIABILITY COMPANY

FINAL PLAT OF
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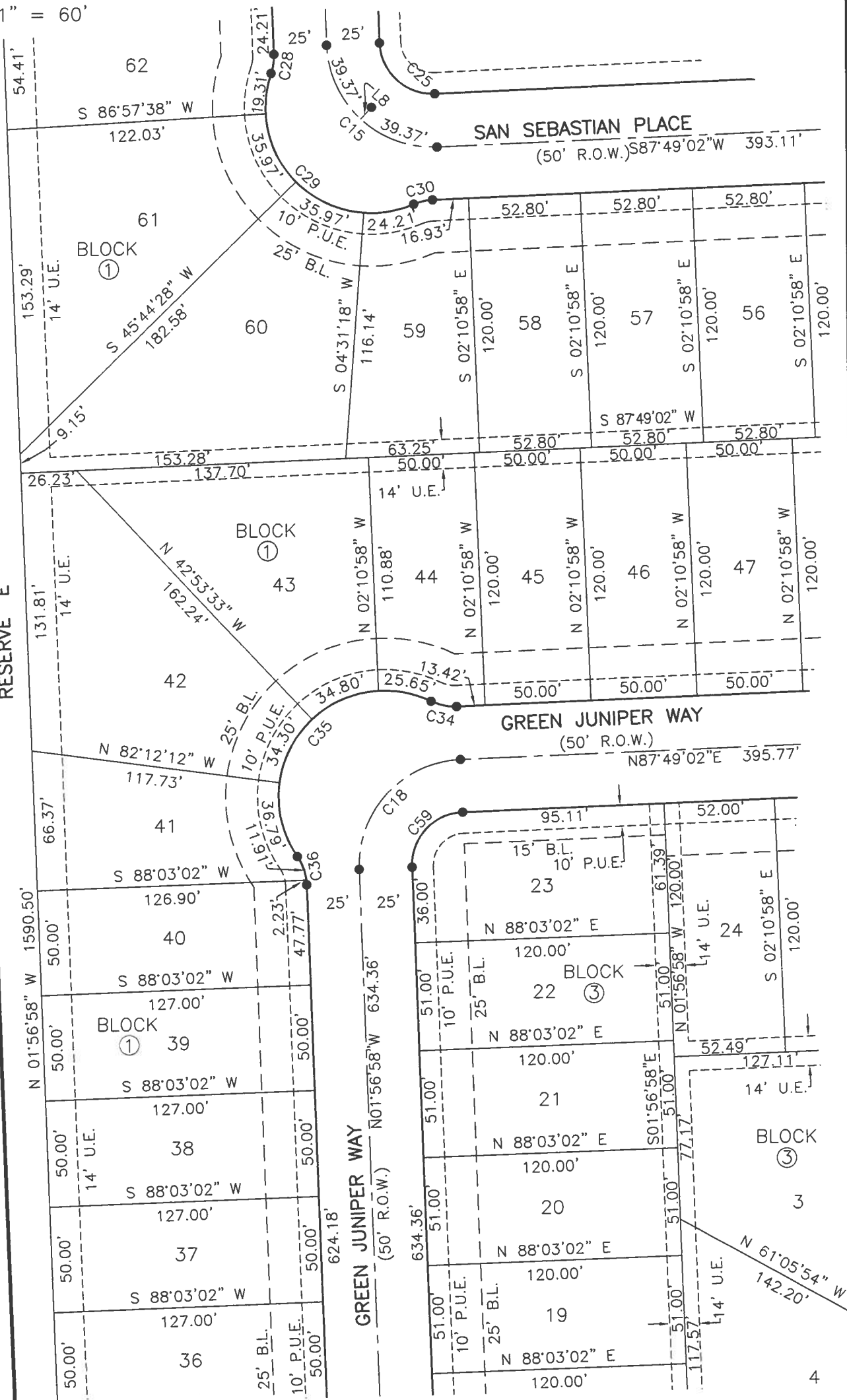
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WWW.EHRA.TEAM
platting@ehra.team
TBPE No. F-726
TBPLS No. 10092300



0' 60'
SCALE: 1" = 60'

N01°56'58"W 1,593.97'

RESERVE "E"



JUNE, 2025

OWNER:
ENCLAVE GASSNER
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A DELAWARE LIMITED
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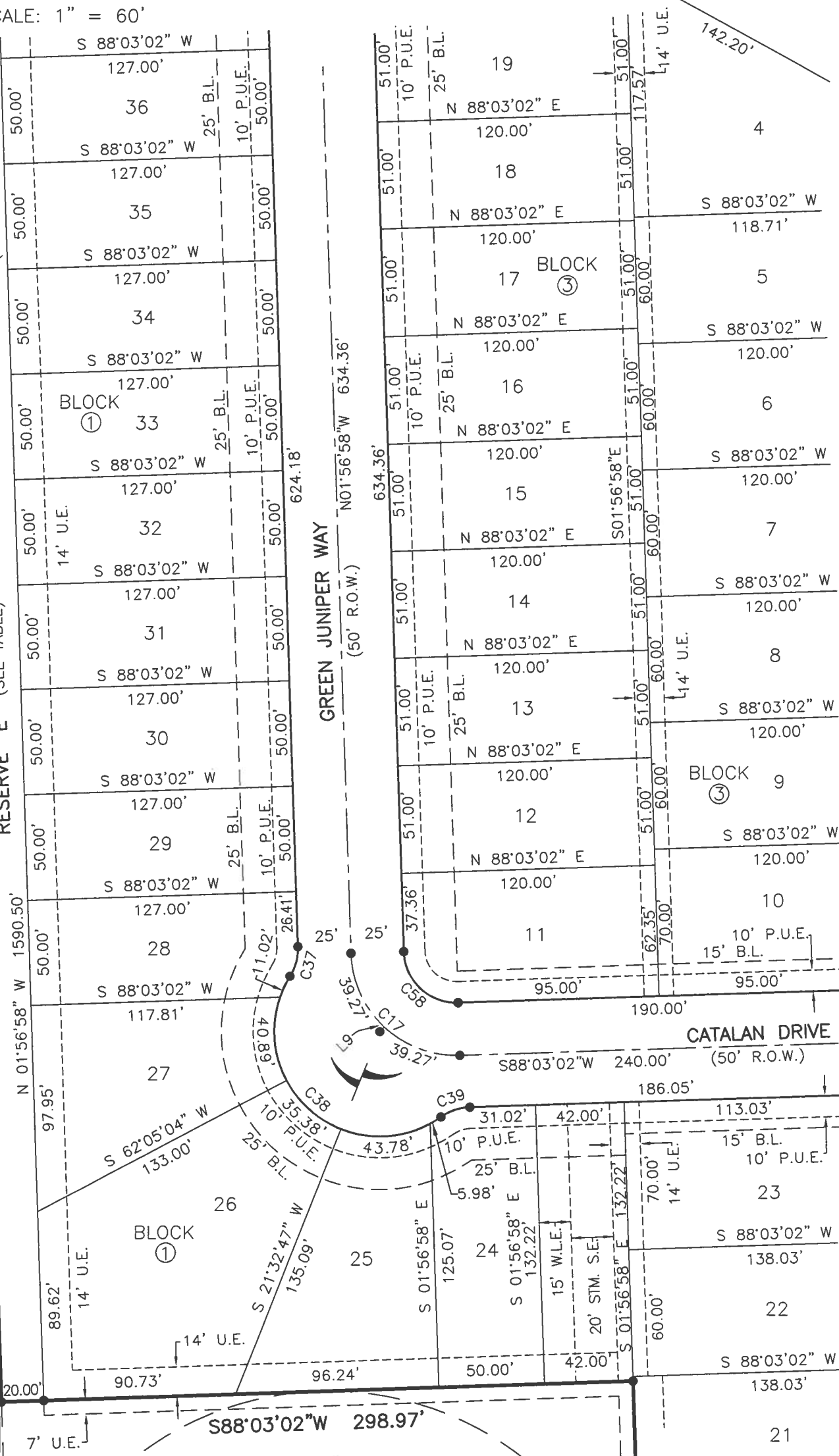
SCALE: 1" = 60'

CALLED 43.1414 ACRES
EDWIN LAKE
VOL. 1117 PG. 25 W.C.D.R.

N01°56'58"W 1,593.97'

RESERVE "E"
(SEE TABLE)

RESERVE "E" (SEE TABLE)



X:2,936,322.38
Y:13,863,172.94

JUNE, 2025

OWNER:
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A DELAWARE LIMITED
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[illegible]

S88°03'02"W 298.97' RESERVE "D"
(SEE TABLE)
S.C.E.
W.C.C.F. NO. 2309177

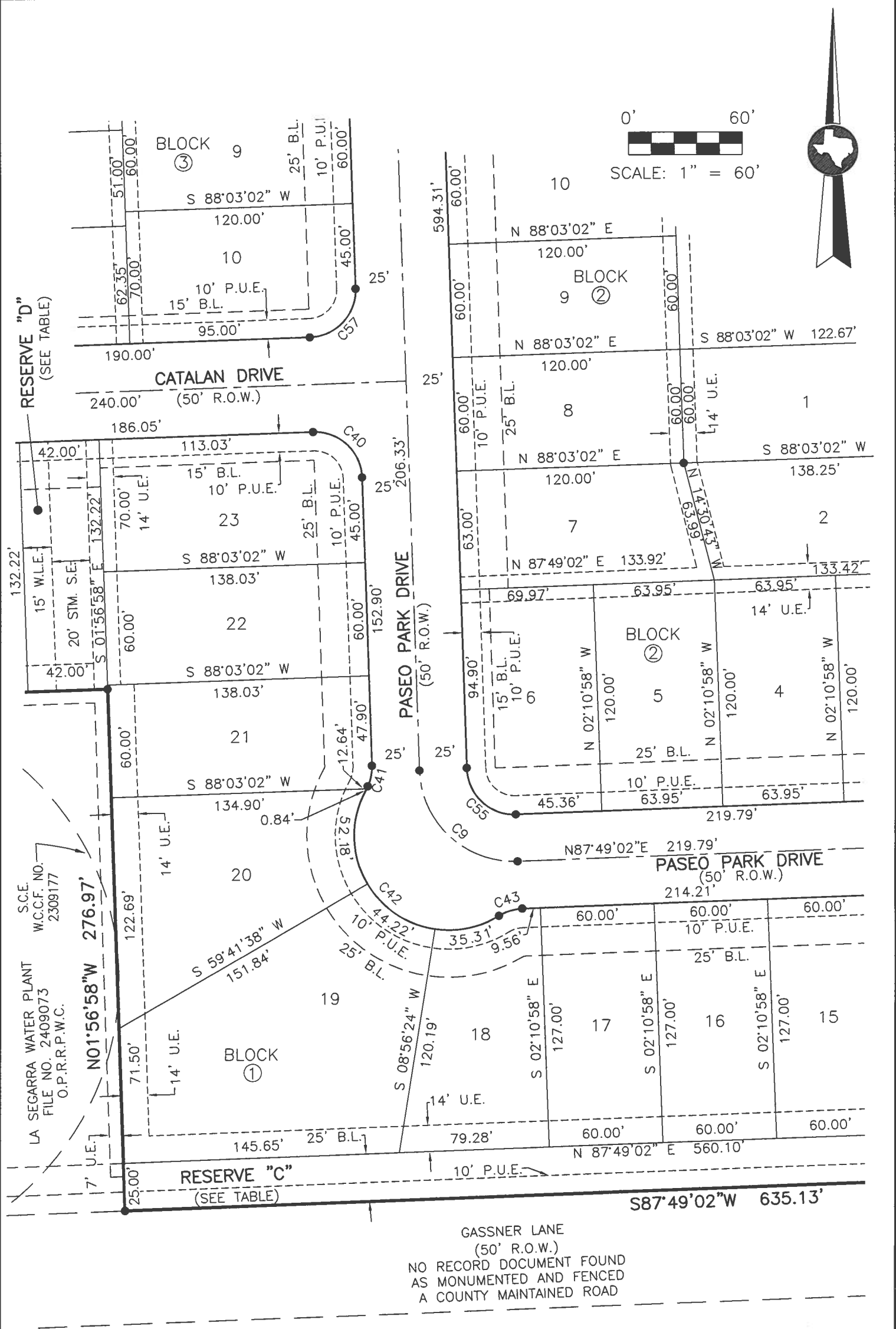
LA SEGARRA WATER PLANT
FILE NO. 2409073
O.P.R.R.P.W.C.

OWNER:
ENCLAVE GASSNER
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TBPE No. F-726
TBPLS No. 10092300**

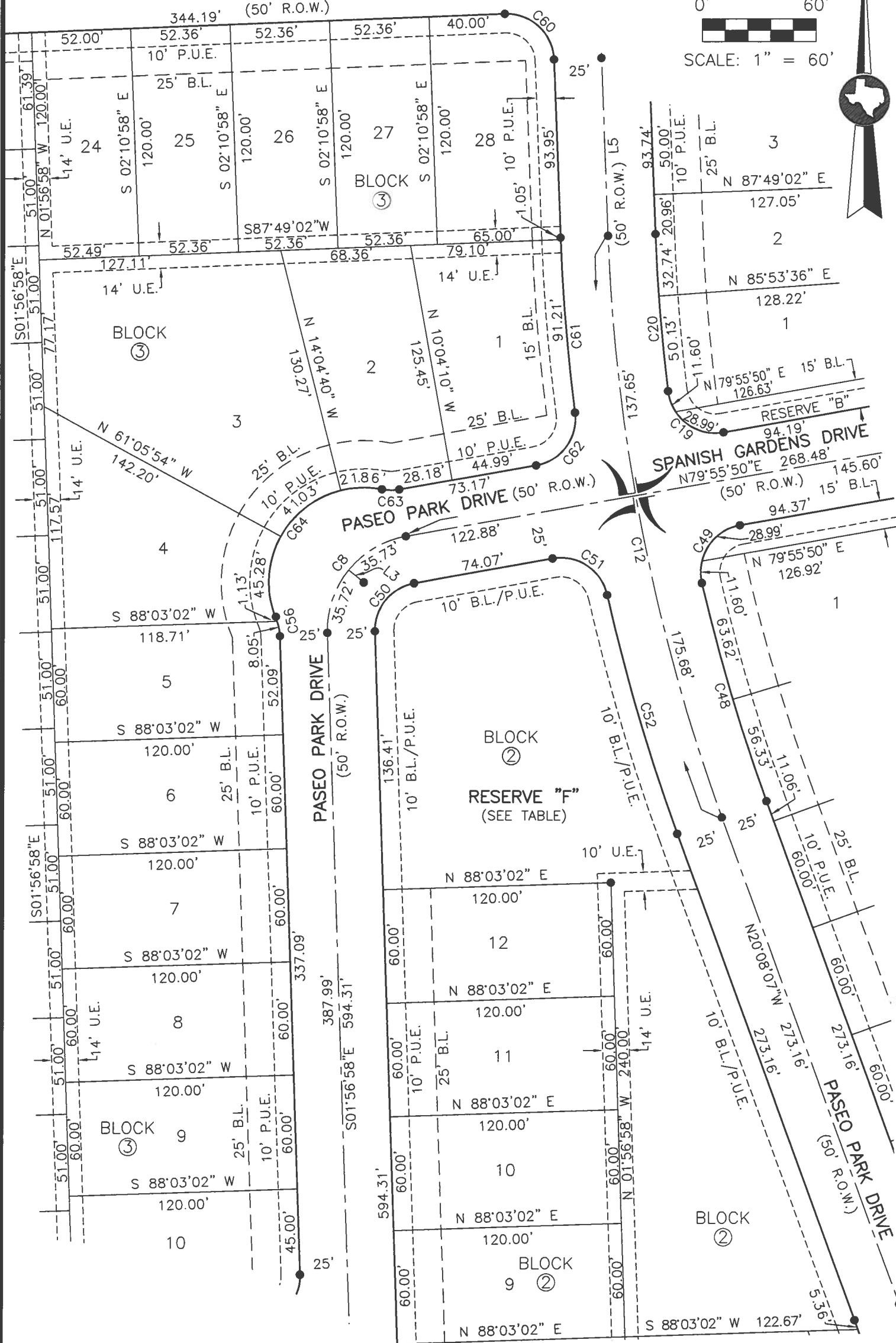


GREEN JUNIPER WAY

(50' R.O.W.)



SCALE: 1" = 60'



JUNE, 2025

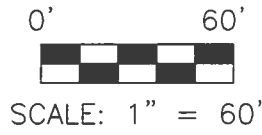
OWNER:
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TBPLS No. 10092300



RESERVE "A"
(SEE TABLE)





SCALE: 1" = 60'



RESIDUE OF A
CALLED 198.08 ACRES
ENCLAVE GASSNER TRACT LLC
W.C.C.F. NO. 2205353

S74°32'03"E 853.03'

50' PIPELINE EASEMENT & R.O.W.
INTRATEX GAS COMPANY
VOL. 219, PG. 419 W.C.D.R.

X:2,937,269.68
Y:13,864,617.76

FUTURE
LA SEGARRA BOULEVARD
(R.O.W. VARIES)

RESERVE
"C"

BLOCK
④

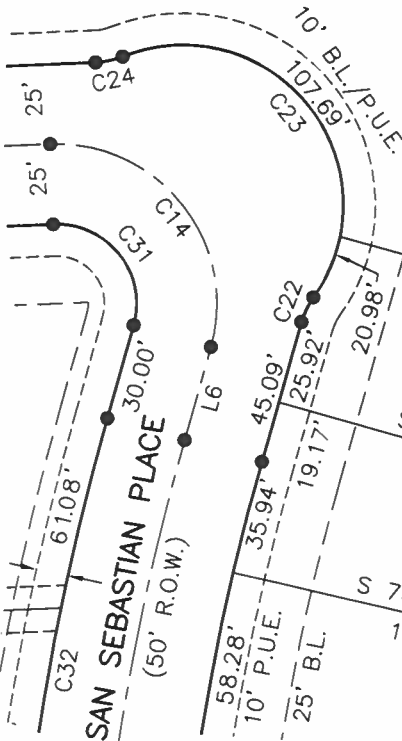
RESERVE "A"
(SEE TABLE)

10' P.U.E.
15' B.L.
344.03'

RESERVE "B"

LA SEGARRA BOULEVARD
(R.O.W. VARIES)
FILE NO. 2409077 O.P.R.P.W.C.

LA SEGARRA SECTION 1
FILE NO. 2409075
O.P.R.P.W.C.



JUNE, 2025

OWNER:
ENCLAVE GASSNER
TRACT, LLC,
A DELAWARE LIMITED
LIABILITY COMPANY

FINAL PLAT OF
LA SEGARRA
SECTION 2



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TBPE No. F-726
TBPLS No. 10092300

SHEET 17 OF 21

0' 60'



SCALE: 1" = 60'



RESERVE "B"

BLOCK ①

RESERVE "A"

SPANISH GARDENS DRIVE
(R.O.W. VARIES)
FILE NO. 2409077 O.P.R.R.P.W.C. 12

LA SEGARRA SECTION 1
FILE NO. 2409075
O.P.R.R.P.W.C.

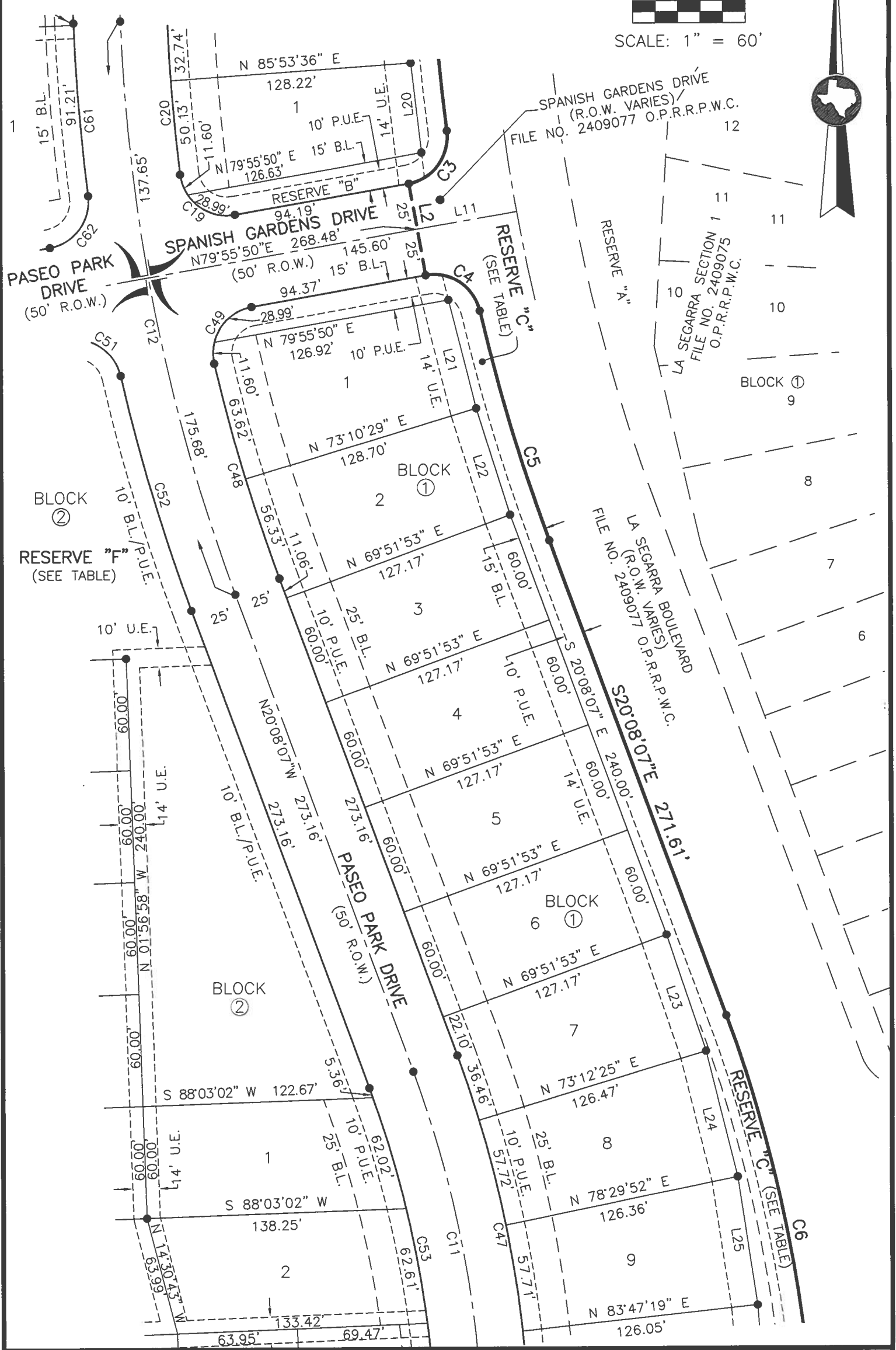
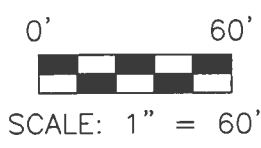
BLOCK ①



**ENGINEERING THE FUTURE
SINCE 1936**

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TBPLS No. 10092300**

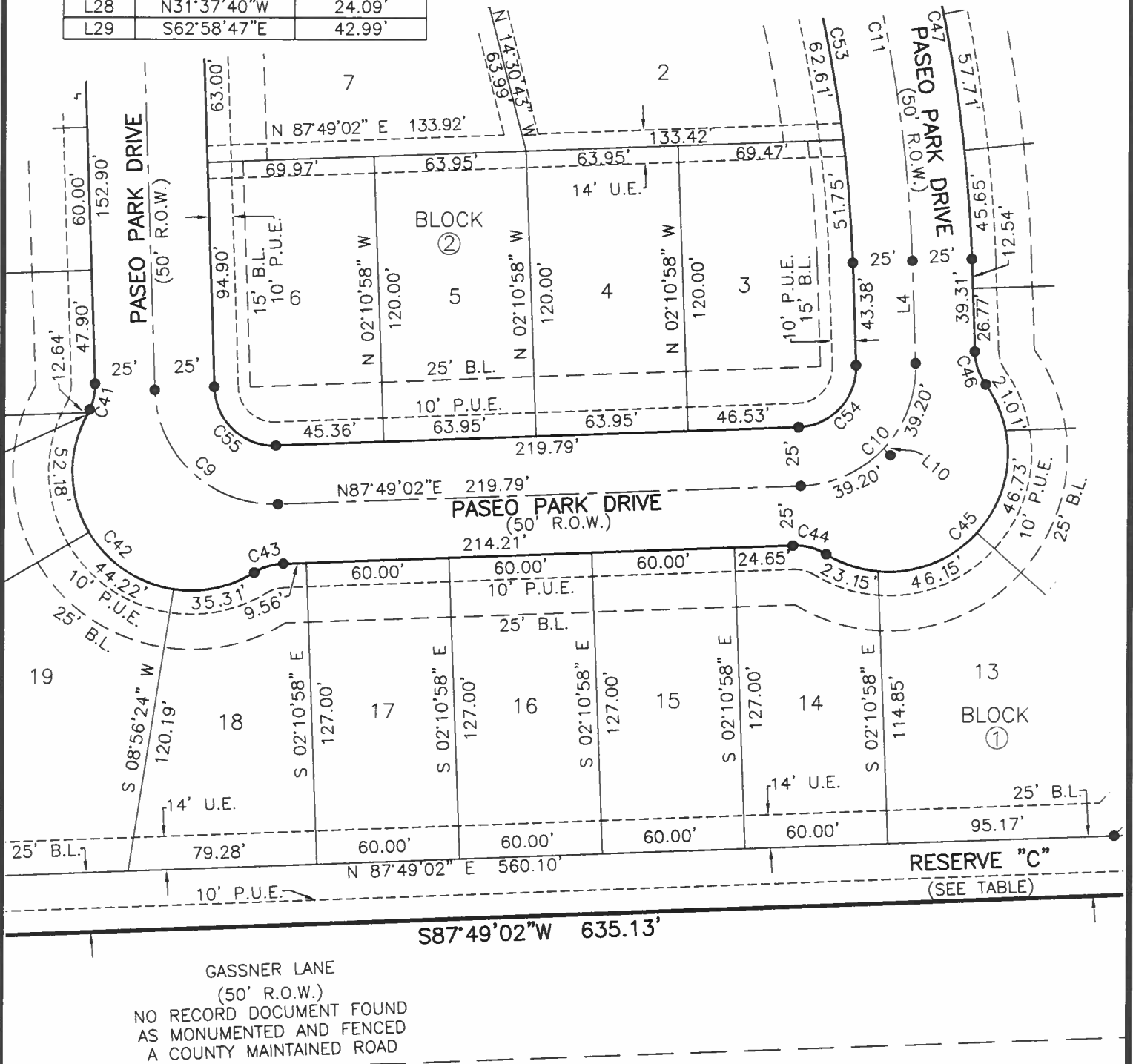
SHEET 18 OF 21



JUNE, 2025	OWNER: ENCLAVE GASSNER TRACT, LLC, A DELAWARE LIMITED LIABILITY COMPANY	FINAL PLAT OF LA SEGARRA SECTION 2	 ENGINEERING THE FUTURE SINCE 1936	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM plattling@ehra.team TBPE No. F-726 TBPLS No. 10092300
SHEET 19 OF 21				

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N15°27'55"E	21.47'
L2	S10°16'32"E	50.00'
L3	S51°00'34"E	10.29'
L4	N02°01'35"W	43.38'
L5	N02°10'58"W	93.74'
L6	N15°44'45"E	30.00'
L7	N15°27'55"E	21.47'
L8	S42°56'02"W	7.49'
L9	S43°03'02"W	3.00'
L10	S47°06'17"E	3.00'
L11	N79°55'50"E	53.81'
L12	S14°52'15"W	55.01'
L13	S12°00'55"W	49.15'
L14	S09°20'23"W	48.43'
L15	S06°41'09"W	48.37'
L16	S04°01'54"W	48.44'
L17	S01°21'10"W	49.26'
L18	S01°22'08"E	50.01'
L19	S04°05'40"E	49.41'
L20	S06°46'00"E	48.05'
L21	N14°09'06"W	59.71'
L22	N17°19'41"W	60.00'
L23	N18°24'42"W	65.94'
L24	N14°03'23"W	69.36'
L25	N08°36'28"W	69.34'
L26	N04°22'38"W	67.41'
L27	S42°53'43"W	106.21'
L28	N31°37'40"W	24.09'
L29	S62°58'47"E	42.99'

0' 60'
SCALE: 1" = 60'



JUNE, 2025

SHEET 21 OF 21

OWNER:
ENCLAVE GASSNER
TRACT, LLC,
A DELAWARE LIMITED
LIABILITY COMPANY

FINAL PLAT OF
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SECTION 2



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