

# WALLER COUNTY

J. Ross McCall, P.E.  
County Engineer



## MEMORANDUM

**To:** Honorable Commissioners' Court

**Item:** Final Plat Approval-Bluestem Phase 2 Detention Reserve

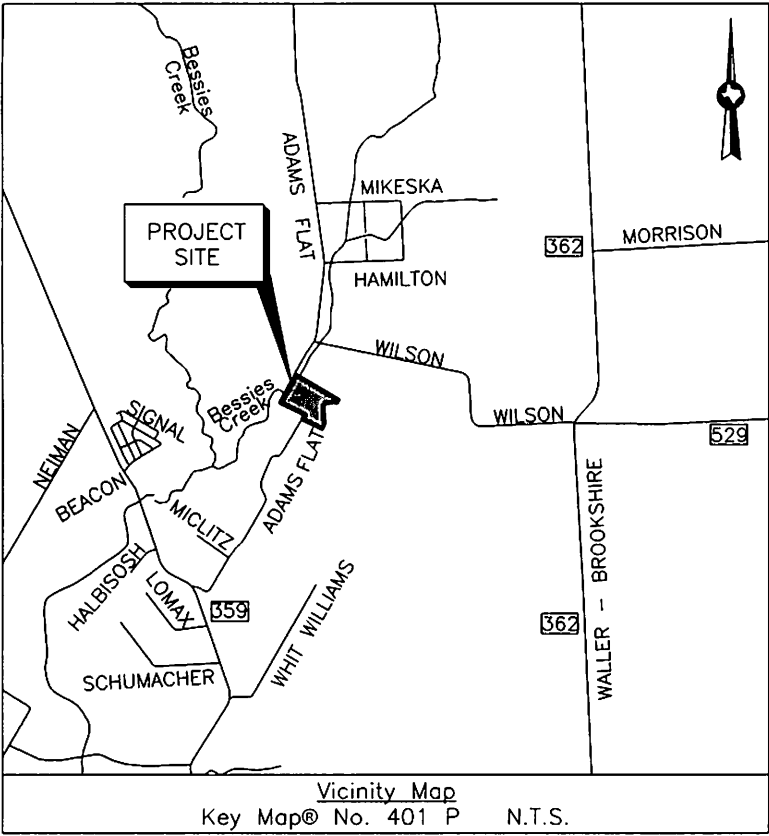
**Date:** March 5, 2025

### **Background**

Final Plat of Bluestem Phase 2 Detention Reserve which consists of 28.452 acres will include 1 Block and 1 Reserve in Precinct 3.

### **Staff Recommendation**

Approve Plat



# FINAL PLAT OF BLUESTEM PHASE 2 DETENTION RESERVE

BEING A SUBDIVISION OF 28.452 ACRES OUT OF  
THE WILLIAM B. ELLIS SURVEY, A-127,  
WALLER COUNTY, TEXAS.

1 BLOCK 1 RESERVE

OWNER

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

|               |                                                                                        |                                                        |                                                                                       |                                                                                                                                             |
|---------------|----------------------------------------------------------------------------------------|--------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| JANUARY, 2025 | OWNER:<br>BLUESTEM DEVELOPMENT<br>COMPANY LLC,<br>A TEXAS LIMITED<br>LIABILITY COMPANY | FINAL PLAT OF<br>BLUESTEM PHASE 2<br>DETENTION RESERVE |  | 10011 MEADOWGLEN LN<br>HOUSTON, TEXAS 77042<br>713-784-4500<br>plattimg@ehra.team<br>WWW.EHRA.TEAM<br>TBPE No. F-726<br>TBPELS No. 10092300 |
|               |                                                                                        |                                                        |                                                                                       |                                                                                                                                             |
| SHEET 1 OF 12 |                                                                                        |                                                        |                                                                                       |                                                                                                                                             |

STATE OF TEXAS    X  
COUNTY OF WALLER   X

We, Bluestem Development Company LLC, a Texas limited liability company owner (or owners) of the property subdivided in the above map of the Bluestem Phase 2 Detention Reserve, 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, 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. 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 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.
- 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 12<sup>th</sup> day of February, 2025

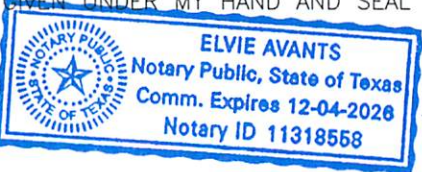
OWNER  
Bluestem Development Company LLC,  
a Texas limited liability company

BY:   
Daniel K. Signorelli, Manager  
Bluestem Development Company LLC

STATE OF TEXAS    X  
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 12<sup>th</sup> day of February, 2025



  
Notary Public in and for the State of Texas  
My Commission expires: 12.04.2026

|               |                                                                                        |                                                        |                                                                                                                               |                                                                                                                                            |
|---------------|----------------------------------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| JANUARY, 2025 | OWNER:<br>BLUESTEM DEVELOPMENT<br>COMPANY LLC,<br>A TEXAS LIMITED<br>LIABILITY COMPANY | FINAL PLAT OF<br>BLUESTEM PHASE 2<br>DETENTION RESERVE | <br>ENGINEERING THE FUTURE<br>SINCE 1936 | 10011 MEADOWGLEN LN<br>HOUSTON, TEXAS 77042<br>713-784-4500<br>plating@ehra.team<br>WWW.EHRA.TEAM<br>TBPE No. F-726<br>TBPELS No. 10092300 |
| SHEET 2 OF 12 |                                                                                        |                                                        |                                                                                                                               |                                                                                                                                            |

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

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.

A 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.

A 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



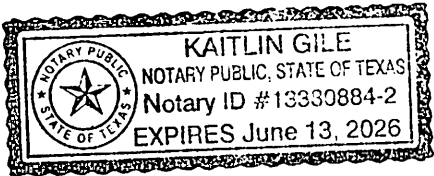
STATE OF TEXAS    X  
COUNTY OF Harris   X

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 3<sup>rd</sup> day of February, 2025

Kaitlin Gile

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



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

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

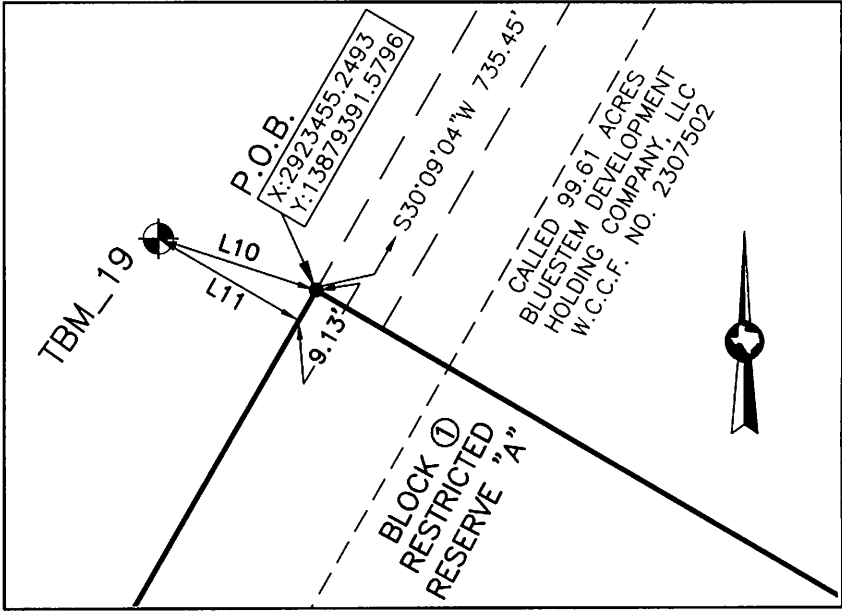
NOTE: Acceptance of the above plat by the Commissioners Court does not signify Waller county acceptance of the dedicated roads for integration into the County Road System. The developer is required to comply with Sections 5 and 6 of the then current Waller County Subdivision and Development Regulations, in this regard.

NOTES:

- (1) B.L. indicates Building Line  
C.I.P. indicates Capped Iron Pipe  
FND indicates Found  
I.R. indicates Iron Rod  
N.T.S. indicates Not To Scale  
PG. indicates Page  
P.O.B. indicates Point Of Beginning  
P.O.C. indicates Point Of Commencing  
SQ.FT. indicates Square Feet  
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
- (2) All easements extend equidistant from either side of the property and lot lines unless otherwise noted.
- (3) 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.
- (4) Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- (5) 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.
- (6) There are no pipelines or pipeline easements within the boundaries of this plat.
- (7) 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.
- (8) 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; Shaded Zone "X", defined as areas of 0.2% annual chance flood; Zone "AE", defined as areas of 1% annual chance flood; and Zone "AE" floodway, defined as the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment. 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.
- (9) The property subdivided in the foregoing plat lies in Waller County, Waller County M.U.D. No. 41 and Royal Independent School District.
- (10) A subdivision variance has been approved to allow a minimum lot width of 40' by Waller County Commissioners Court on July 28, 2021.
- (11) A subdivision variance has been approved to allow a minimum right-of-way width of 60' to 50' by Waller County Commissioners Court on July 28, 2021.
- (12) 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.
- (13) 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.

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.



| LINE TABLE |              |          |
|------------|--------------|----------|
| LINE       | BEARING      | DISTANCE |
| L1         | S29°28'45\"W | 84.49'   |
| L2         | N82°20'26\"W | 90.13'   |
| L3         | S83°19'49\"W | 253.65'  |
| L4         | S35°37'46\"W | 106.25'  |
| L5         | S26°01'38\"W | 143.70'  |
| L6         | N32°36'27\"E | 108.93'  |
| L7         | N21°26'47\"W | 66.52'   |
| L8         | N50°06'18\"W | 17.24'   |
| L9         | N04°17'26\"W | 20.72'   |
| L10        | N72°00'11\"W | 43.34'   |
| L11        | N59°50'56\"W | 42.37'   |

**DETAIL**  
**TEMPORARY BENCHMARK (TBM) 19**  
(SEE SHEET 8)  
SCALE: 1"=50'  
A 5/8" BLUE CAPPED IRON ROD  
STAMPED "E.H.R.A. 713-784-4500"  
ELEV.=150.11'  
PROJECT BENCHMARK: NGS NO. AW2192  
ELEV. 203.756'

FIELD NOTES of a 28.452 acre tract of land situated in the William B. Ellis Survey Abstract No. 127, Waller County, Texas; said 28.452 acre tract of land being out of and a part of the residue of a called 99.61 acre tract of land as conveyed to Bluestem Development Holding Company, LLC and recorded under Waller County Clerk's File No. (W.C.C.F. No.) 2307502; said 28.452 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 = 0.999906628611.

COMMENCING at 1/2-inch iron rod found at the Northwest corner of a called 10.00 acre tract of land as conveyed to Brent and Julie Watts and recorded in W.C.C.F. No. 1701713 and in the Easterly right-of-way line of Adams Flat Road (width varies as occupied) at the intersection with the Southerly right-of-way line of Wilson Road (width varies as occupied) as recorded in Volume 184, Page 589 of the Waller County Deed Records.

THENCE S 30°07'33" W, along the Westerly line of said 10 acre tract and the Easterly right-of-way line of said Adams Flat Road a distance of 356.81 feet to the Southwest corner of said 10 acre tract and the Northwest corner of said 99.61 acre tract.

THENCE S 30°09'04" W, along the Westerly line of said 99.61 acre tract, the Westerly line of said 99.61 acre tract a distance of 735.45 feet to the Northwest corner of this tract of land and the POINT OF BEGINNING.

THENCE Along the Easterly line of this tract of land the following courses and distances:

- 1) THENCE S 59°51'12" E along the Northerly line of this tract of land a distance of 1,442.56 feet to the Northeast corner of this tract of land.

THENCE along the Southeasterly line of this tract of land the following courses and distances:

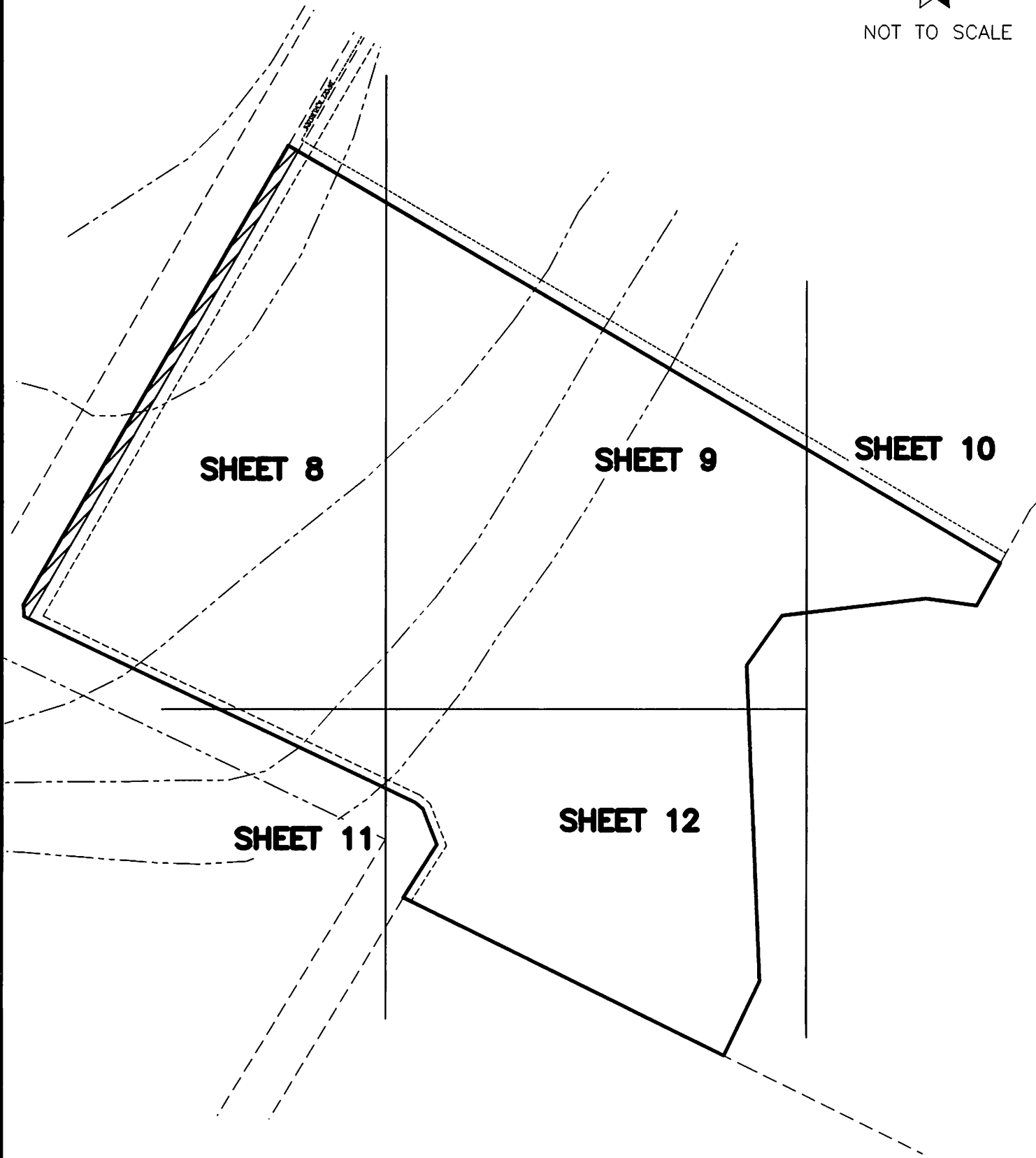
- 2) S 29°28'45" W, a distance of 84.49 feet to an angle point.
- 3) N 82°20'26" W, a distance of 90.13 feet to an angle point.
- 4) S 83°19'49" W, a distance of 253.65 feet to an angle point.
- 5) S 35°37'46" W, a distance of 106.25 feet to an angle point.
- 6) S 02°26'53" E, a distance of 548.71 feet to an angle point.
- 7) S 26°01'38" W, a distance of 143.70 feet to the Southeast corner of this tract of land, in the Southerly line of said 99.61 acre tract and in the Northerly line of a called 109.974 acre tract as conveyed to Jamie Denslow Peay and recorded in W.C.C.F. No. 901420.

THENCE along the Southwesterly line of this tract of land, the Northerly line of said 109.974 acre tract and the Northeasterly right-of-way line of said Adams Flat Road the following courses and distances:

- 8) N 63°58'22" W, a distance of 624.71 feet to an angle point, being in the Northeasterly right-of-way line of said Adams Flat Road.
- 9) N 32°36'27" E, a distance of 108.93 feet to an angle point.
- 10) N 21°26'47" W, a distance of 66.52 feet to an angle point.
- 11) N 50°06'18" W, a distance of 17.24 feet to an angle point.
- 12) N 64°43'00" W, a distance of 756.51 feet to the South Southeast corner of this tract of land and in the Easterly right-of-way line of said Adams Flat Road.
- 13) THENCE N 04°17'26" W along the Westerly line of this tract of land, the Westerly line of said 99.61 acre tract and the Easterly line of said Adams Flat Road a distance of 20.72 feet to an angle point.
- 14) THENCE N 30°09'04" E, a distance of 921.18 feet to the PLACE OF BEGINNING; containing within said boundaries a calculated area of 28.452 acres (1,239,351 sq. ft.) of land.



NOT TO SCALE



|               |                                                                                        |                                                        |                                                                                       |                                                                                                                                             |
|---------------|----------------------------------------------------------------------------------------|--------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| JANUARY, 2025 | OWNER:<br>BLUESTEM DEVELOPMENT<br>COMPANY LLC,<br>A TEXAS LIMITED<br>LIABILITY COMPANY | FINAL PLAT OF<br>BLUESTEM PHASE 2<br>DETENTION RESERVE |  | 10011 MEADOWGLEN LN<br>HOUSTON, TEXAS 77042<br>713-784-4500<br>platting@ehra.team<br>WWW.EHRA.TEAM<br>TBPE No. F-726<br>TBPELS No. 10092300 |
|               |                                                                                        |                                                        |                                                                                       |                                                                                                                                             |
| SHEET 7 OF 12 |                                                                                        |                                                        |                                                                                       |                                                                                                                                             |

WILSON ROAD  
WIDTH VARIES (AS OCCUPIED)  
VOL. 184, PG. 589 W.C.D.R.

ADAMS FLAT ROAD  
WIDTH VARIES (AS OCCUPIED)  
S30°07'33"W 356.81'

P.O.C.  
FND. 1/2" I.R.  
X:2924003.6822  
Y:13880336.0484

CALLLED 10.00 ACRES  
BRENT WATTS AND JULIE WATTS  
W.C.C.F. NO. 1701713

P.O.B.  
X:2923455.2493  
Y:13879391.5796

20' SAN BERNARD ELECTRIC  
COOPERATIVE, INC. EASEMENT  
W.C.C.F. NO. 2400920

18,662 SQUARE FEET IS HEREBY  
DEDICATED TO THE PUBLIC FOR  
RIGHT-OF-WAY PURPOSES

N30°09'04"E 921.18'

ADAMS FLAT ROAD  
WIDTH VARIES (AS OCCUPIED)  
20' B.L.

BLOCK ①  
RESTRICTED RESERVE "A"  
RESTRICTED TO LANDSCAPE, OPEN SPACE,  
RECREATION, DRAINAGE, DETENTION & UTILITY USES  
28.023 ACRES  
(1,220,688 SQ. FT.)

ZONE AE FLOODWAY  
ZONE AE

N64°43'00"W 756.51'  
ADAMS FLAT ROAD  
WIDTH VARIES (AS OCCUPIED)  
15' B.L.

MATCH LINE (SHEET 11)

MATCH LINE "A"

MATCH LINE (SHEET 9)

MATCH LINE "A"



0' 100'  
SCALE: 1" = 100'

JANUARY, 2025

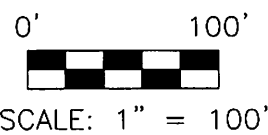
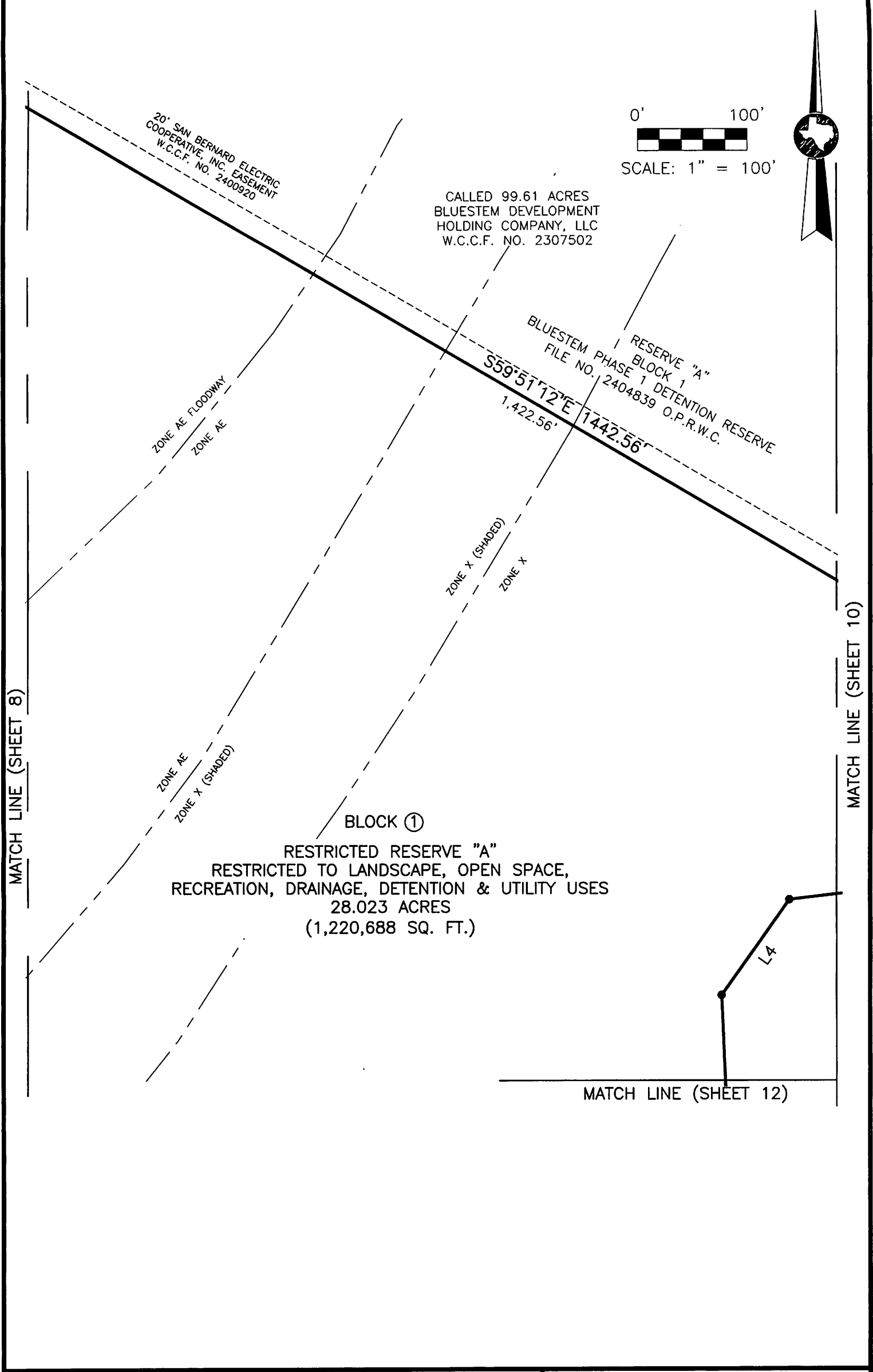
OWNER:  
BLUESTEM DEVELOPMENT  
COMPANY LLC,  
A TEXAS LIMITED  
LIABILITY COMPANY

FINAL PLAT OF  
BLUESTEM PHASE 2  
DETENTION RESERVE

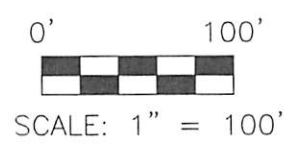


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plattling@ehra.team  
WWW.EHRA.TEAM  
TBPE No. F-726  
TBPELS No. 10092300

SHEET 8 OF 12



|               |                                                                                        |                                                        |                                                                                                                               |                                                                                                                                              |
|---------------|----------------------------------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| JANUARY, 2025 | OWNER:<br>BLUESTEM DEVELOPMENT<br>COMPANY LLC,<br>A TEXAS LIMITED<br>LIABILITY COMPANY | FINAL PLAT OF<br>BLUESTEM PHASE 2<br>DETENTION RESERVE | <br>ENGINEERING THE FUTURE<br>SINCE 1936 | 10011 MEADOWGLEN LN<br>HOUSTON, TEXAS 77042<br>713-784-4500<br>plattling@ehra.team<br>WWW.EHRA.TEAM<br>TBPE No. F-726<br>TBPELS No. 10092300 |
| SHEET 9 OF 12 |                                                                                        |                                                        |                                                                                                                               |                                                                                                                                              |
|               |                                                                                        |                                                        |                                                                                                                               |                                                                                                                                              |



RESERVE "A"  
BLOCK 1  
BLUESTEM PHASE 1 DETENTION RESERVE  
FILE NO. 2404839 O.P.R.W.C.

S59°51'12"E 1442.56'  
1,422.56'  
20' SAN BERNARD ELECTRIC  
COOPERATIVE, INC. EASEMENT  
W.C.C.F. NO. 2400920

MATCH LINE (SHEET 9)

BLOCK ①  
RESTRICTED RESERVE "A"  
RESTRICTED TO LANDSCAPE,  
OPEN SPACE, RECREATION,  
DRAINAGE, DETENTION &  
UTILITY USES  
28.023 ACRES  
(1,220,688 SQ. FT.)

CALLLED 99.61 ACRES  
BLUESTEM DEVELOPMENT  
HOLDING COMPANY, LLC  
W.C.C.F. NO. 2307502

X:2924702.5727  
Y:13878667.1746

MATCH LINE (SHEET 12)

CALLLED 99.61 ACRES  
BLUESTEM DEVELOPMENT  
HOLDING COMPANY, LLC  
W.C.C.F. NO. 2307502

JANUARY, 2025

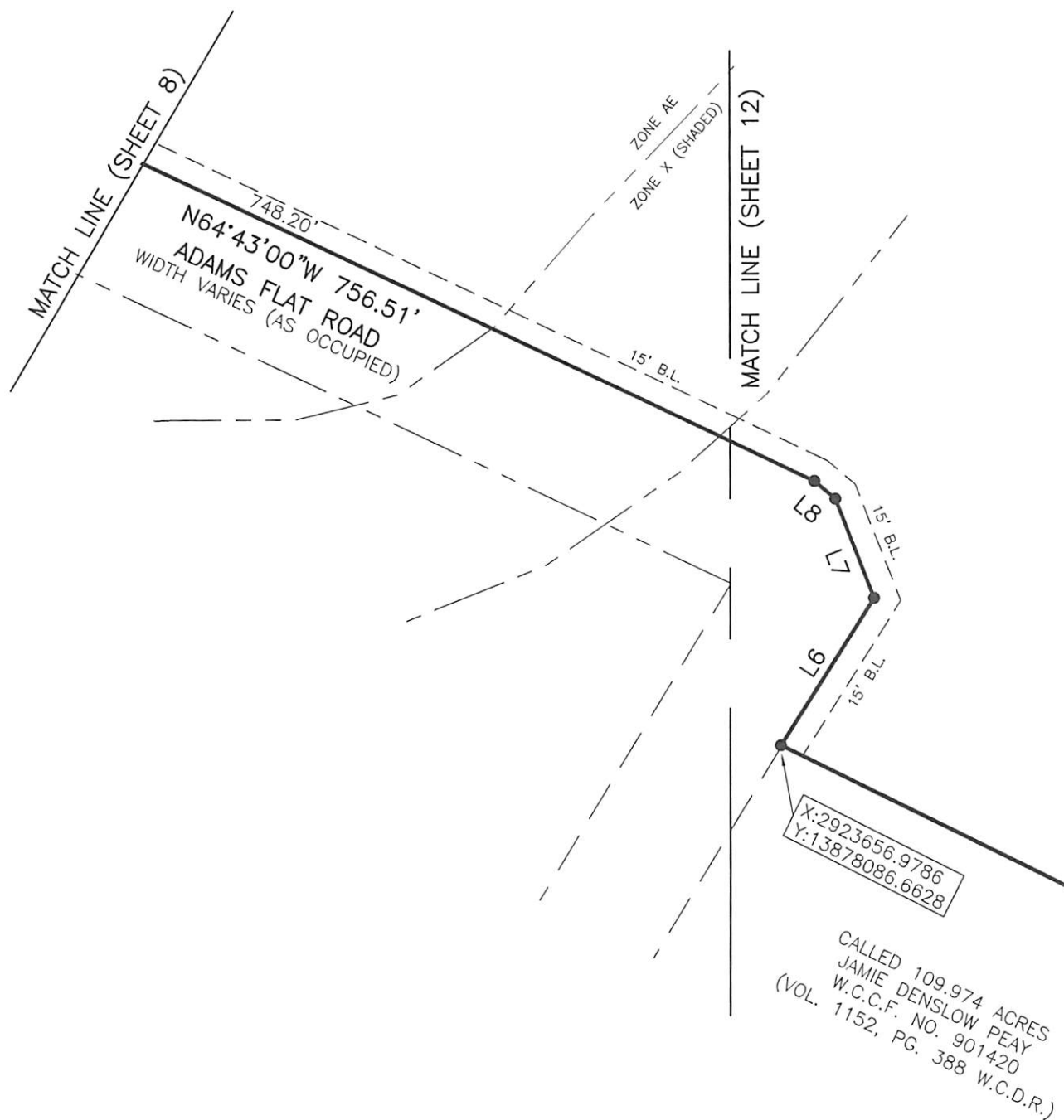
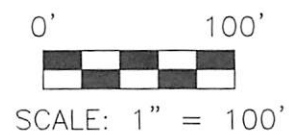
OWNER:  
BLUESTEM DEVELOPMENT  
COMPANY LLC,  
A TEXAS LIMITED  
LIABILITY COMPANY

FINAL PLAT OF  
BLUESTEM PHASE 2  
DETENTION RESERVE



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

SHEET 10 OF 12



JANUARY, 2025

OWNER:  
BLUESTEM DEVELOPMENT  
COMPANY LLC,  
A TEXAS LIMITED  
LIABILITY COMPANY

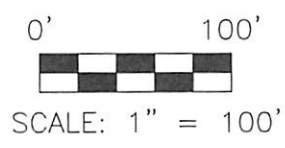
FINAL PLAT OF  
BLUESTEM PHASE 2  
DETENTION RESERVE



ENGINEERING THE FUTURE  
SINCE 1936

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SHEET 11 OF 12

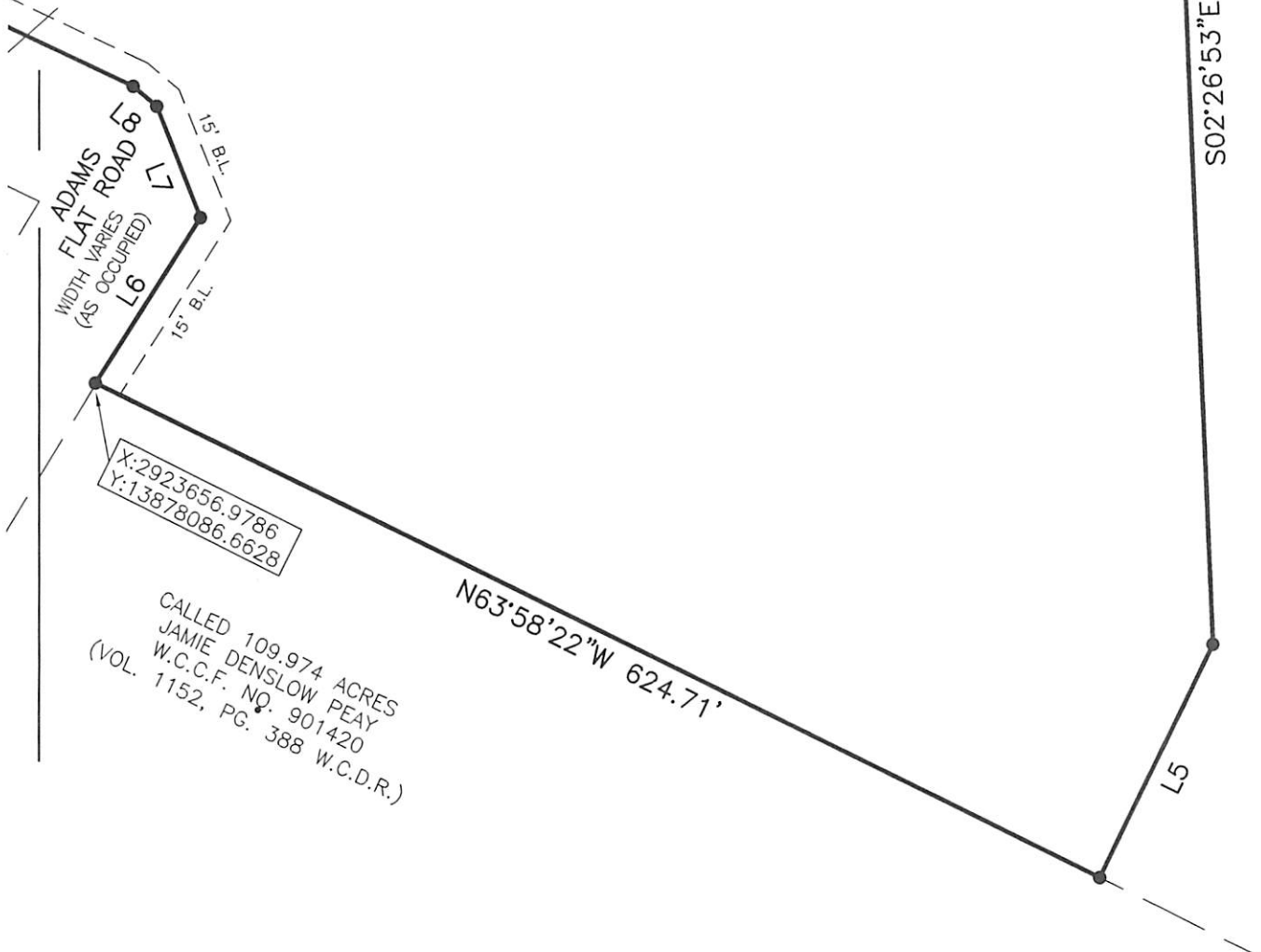


BLOCK ①  
RESTRICTED RESERVE "A"  
RESTRICTED TO LANDSCAPE, OPEN SPACE,  
RECREATION, DRAINAGE, DETENTION & UTILITY USES  
28.023 ACRES  
(1,220,688 SQ. FT.)

MATCH LINE (SHEET 11)

ZONE AE  
ZONE X (SHADED)

MATCH LINE (SHEET 10)



|                |                                                                                        |                                                        |                                                                                                                               |                                                                                                                                            |
|----------------|----------------------------------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| JANUARY, 2025  | OWNER:<br>BLUESTEM DEVELOPMENT<br>COMPANY LLC,<br>A TEXAS LIMITED<br>LIABILITY COMPANY | FINAL PLAT OF<br>BLUESTEM PHASE 2<br>DETENTION RESERVE | <br>ENGINEERING THE FUTURE<br>SINCE 1936 | 10011 MEADOWGLEN LN<br>HOUSTON, TEXAS 77042<br>713-784-4500<br>plattng@ehra.team<br>WWW.EHRA.TEAM<br>TBPE No. F-726<br>TBPELS No. 10092300 |
| SHEET 12 OF 12 |                                                                                        |                                                        |                                                                                                                               |                                                                                                                                            |