

**PERMIT TO CONSTRUCT UTILITY
IN WALLER COUNTY RIGHT-OF-WAY**

ROAD: Adams Flat Rd and Wilson Rd

DATE: 1/24/2024

To: San Bernard Electric Cooperative, Inc.
P. O. Box 1208
Bellville, TX 77418
Permit # 23.UP.052

The location on the right-of-way of your proposed buried line as shown by the accompanying notice dated **12/29/2023** is approved.

Your attention is directed to Art. 1436A (for power lines) and Art. 1416 (for communication lines) Vernon's Annotated Texas Civil Statutes with particular attention to the following provisions:

1. The Court Commission may designate the place along the right-of-way where such lines shall be constructed.
2. Emplacement of buried lines shall be a minimum of 36 inches below the flow line of the existing ditch. For installations parallel to the right-of-way, the utility shall be located within three (3) feet of the edge of the right-of-way, unless otherwise approved by the County.
3. All placement of lines beneath roadways and asphalt or concrete paved driveways shall be jacked or bored. No open cut will be allowed within five feet of the edge of roadways or such driveways. Open cuts on unpaved driveways shall be performed only with a trenching machine and shall not be excavated. In such cases the trench shall be backfilled and compacted. The driveway surface shall be restored to its original condition. Any variance to these requirements shall have the Commissioners' Court approval.
4. All buried water lines shall be marked thoroughly with detectable tracer wire. All other lines shall be marked thoroughly with detectable underground warning tape. Public to be safe-guarded by use of construction signs and barricades. Identification markers shall be placed along right-of-way lines, that is readily identifiable, indicating name of Company, type of line and emergency contact number.
5. Restore roads to their original condition. Trench is to be back-tracked, dragged, graded and filled as necessary to minimize erosion and sedimentation resulting from the proposed installation. Ditches are to be left clear for drainage.
6. The Court Commission may require the owner to relocate this line, for valid reasons under the law by giving thirty (30) days written notice.

The contractor must notify the County Engineer at (979) 826-7670, forty-eight (48) hours prior to starting construction of the line in order that we may have a representative present. An inspection of the line installation is required prior to backfilling the excavation to confirm proper cover depth.

SPECIAL PROVISIONS:

WALLER COUNTY COMMISSIONERS' COURT

Carbett "Trey" J. Duhon III, County Judge

It is ORDERED by the Court on motion by Commissioner _____, duly seconded by Commissioner _____, that the above and foregoing request be and the same is hereby approved, with _____ members present voting in favor and _____ members present voting opposed. The County Engineer is authorized to comply with the above requests.

Date

Debbie Hollan, County Clerk

Deputy

23.0P.052

Waller County Road & Bridge Department
775 Business 290 East
Hempstead, Texas
(979) 826-7670

NOTICE OF PROPOSED UTILITY WORK IN WALLER COUNTY RIGHT-OF-WAY

Date: 12/29/2023

Formal notice is hereby given that San Bernard Electric Cooperative, Inc. (utility contractor) proposes to place a 14 power poles within the right-of-way of Adams Flat Road & Wilson Road R.O.W. (street) as follows: *Provide details for location, length, construction method, design (i.e. the dimensions from ROW line, edge of curb or pavement), etc.*

9 power poles 2' in Adams Flat Rd. & 5 power poles 2' in Wilson Rd. R.O.W.

SEE ATTACHED EXHIBIT "A"

The NEW POWER LINE will be constructed and maintained on the road right-of-way as directed by Waller County Road & Bridge in accordance with governing laws.

Our firm further understands that the County considers proper traffic control measures as those complying with applicable portions of the Texas Manual on Uniform Traffic Control Devices required for adoption by the "Transportation Code" (Ch 251).

The location and description of the proposed work and appurtenances is more fully shown by three (3) copies of drawings attached to this notice.

Construction is proposed to begin on or after the 31st day of January, 20234.

Firm: San Bernard Electric Cooperative, Inc.

Address: PO Box 1208

By: Paul Pierantozzi

Bellville, Texas 77418

Signature: _____

Phone: 979-865-3171

Title: Right of Way Agent

Fax: 979-865-9706

APPROVAL

This application is hereby approved subject to the following understandings and restrictions.

It is expressly understood that the said Waller County does not hereby imply to grant any right, claim, title or easement in or upon this County Road; and it is further understood that in the future, should Waller County, for any reason, need to work, improve, relocate, widen, increase, add to, decrease, or in any manner change the structure of this road or right-of-way, this line, if affected, will be moved at the direction of the Waller County Engineer or Road Administrator with thirty (30) days written notice.

This installation work shall not damage any part of the roadway and adequate provisions shall be made to cause a minimum of inconvenience to traffic and adjacent property owners.

APPROVED BY WALLER COUNTY ROAD & BRIDGE DEPT.

[Signature]
County Engineer or Road Administrator

Date

Jan. 10, 2024

Traffic Controls Required: (Y) N

Traffic Controls Reviewed By: RSPG

Bond: Y N Bond Amount (\$): _____

Floodplain Dev. Permit Required: Y (N)

Permit #: _____ Precinct #: 3

R&B Inspector: ROBERT J. L. GOODSPEED



San Bernard Electric Cooperative, Inc.

Your Touchstone Energy Cooperative

P.O. Box 1208, Bellville, Texas 77418-1208 • (979) 865-3171 • Fax: (979) 865-9706 • (800) 364-3171

Columbus Service Center
(979) 732-8346
Fax: (979) 732-2458

Waller Service Center
(936) 372-9176
Fax: (936) 372-5476

Hallettsville Service Center
(361) 798-4493
Fax: (361) 798-2344

To: Director of Maintenance

One Call Confirmation Number:

County: Waller Highway: Adams Flat Road Direction: _____ RMC/Permit _____
Limits: _____

1. State Date: _____ Time: _____ ☐ AM ☐ PM
End Date: _____ Time: _____ ☐ AM ☐ PM

2. Nature of Work: Set Poles in Ditch

3. Has work been coordinated with any other work in the area? ☐ Yes ☐ No ☐ None

4. Individual in charge of site:

Company Name:

San Bernard Electric Cooperative

Telephone Number:

(Note: Number must be answered by a person at all times.)

(800)364-3171

Fax Number:

5. Number of Lanes of Facility (in direction of TCP closure) 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ Other ☐ (check one)

6. Which lane(s) Closed 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ All ☐ Other ☐

7. Will any ramps require closure? Yes ☐ NO ☒ If so, identify:
Entrances: _____ Exits: _____

8. Describe traffic Management Procedure to be used or attach proposed Traffic Control Plan:

Truck set up in county ditch. Sign before and after trucks. Cones will be set up at work site.

9. Portable message signs recommended? Yes ☐ No ☒

If yes, how many days in advance of this TCP should sign be placed? _____

10. Is police assistance requested by: ☐ Contractor ☐ Your Construction Office ☐ Other? _____

If so, how many? _____

Where and how will police be used? _____

11. Submitted by: _____ Date: _____

Name and Company

TRAFFIC CONTROL PLAN APPROVED

Area Engineer

Date

Copy to:

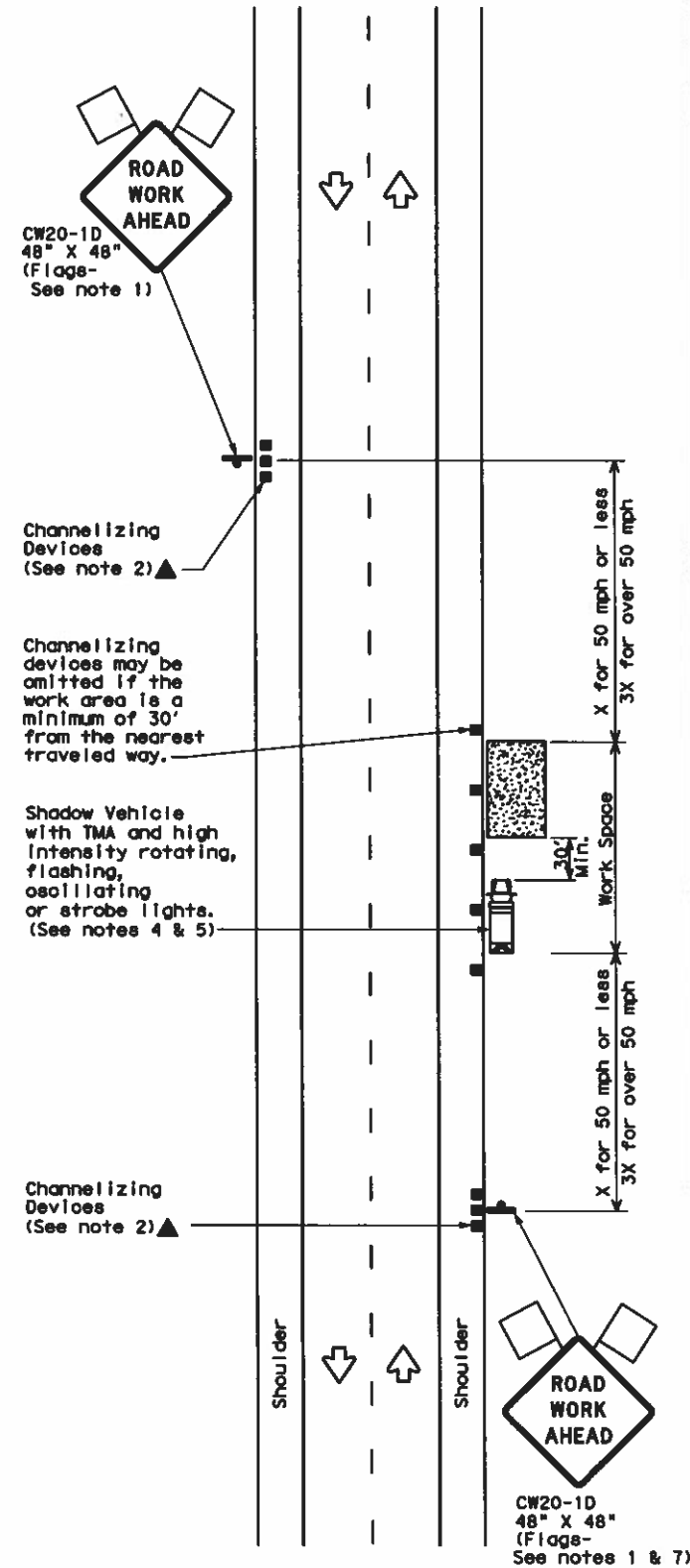
☐ Public Affairs Officer _____

Date

☐ Traffic Management for Police Assistance

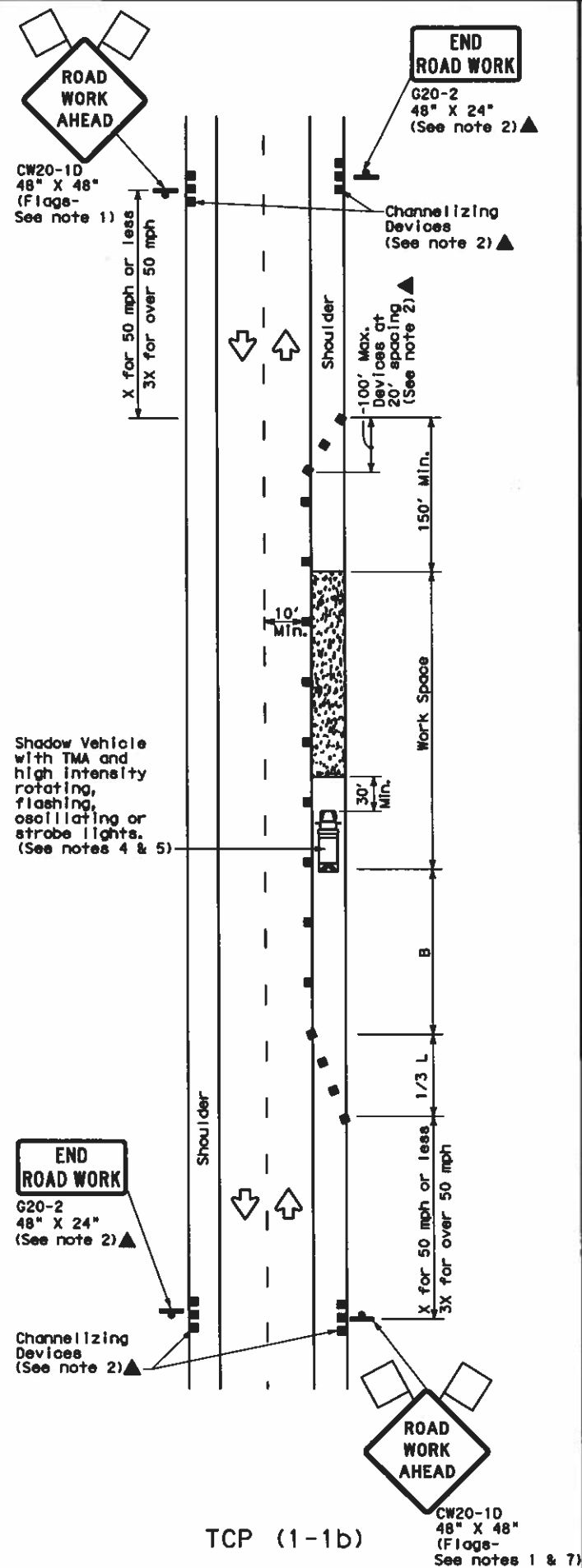
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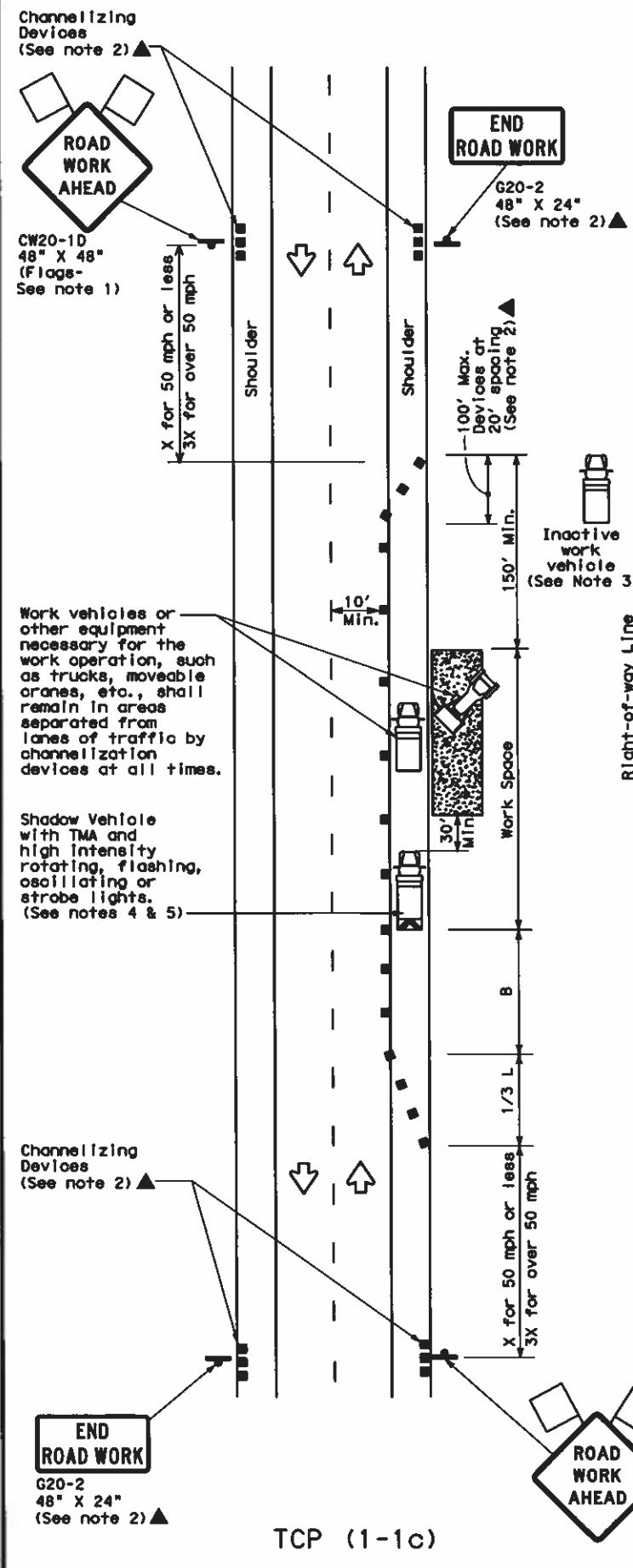
TCP (1-1a)

WORK SPACE NEAR SHOULDER
Conventional Roads



TCP (1-1b)

WORK SPACE ON SHOULDER
Conventional Roads



TCP (1-1c)

WORK VEHICLES ON SHOULDER
Conventional Roads

LEGEND			
	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board		Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths **			Suggested Maximum Spacing of Channelizing Devices		Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"
		10' Offset	11' Offset	12' Offset	On a Taper	On a Tangent		
30	L = WS ² / 60	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45	L = WS	450'	495'	540'	45'	90'	320'	195'
50		500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* Conventional Roads Only

** Taper lengths have been rounded off.

L=Length of Taper (FT) W=Width of Offset (FT) S=Posted Speed (MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

GENERAL NOTES

- Flags attached to signs where shown are REQUIRED.
- All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
- Inactive work vehicles or other equipment should be parked near the right-of-way line and not parked on the paved shoulder.
- A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
- Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.
- See TCP(5-1) for shoulder work on divided highways, expressways and freeways.
- CW21-5 "SHOULDER WORK" signs may be used in place of CW20-1D "ROAD WORK AHEAD" signs for shoulder work on conventional roadways.

For construction or maintenance contract work, specific project requirements for shadow vehicles can be found in the project GENERAL NOTES for Item 502, Barricades, Signs and Traffic Handling.

Texas Department of Transportation
Traffic Operations Division

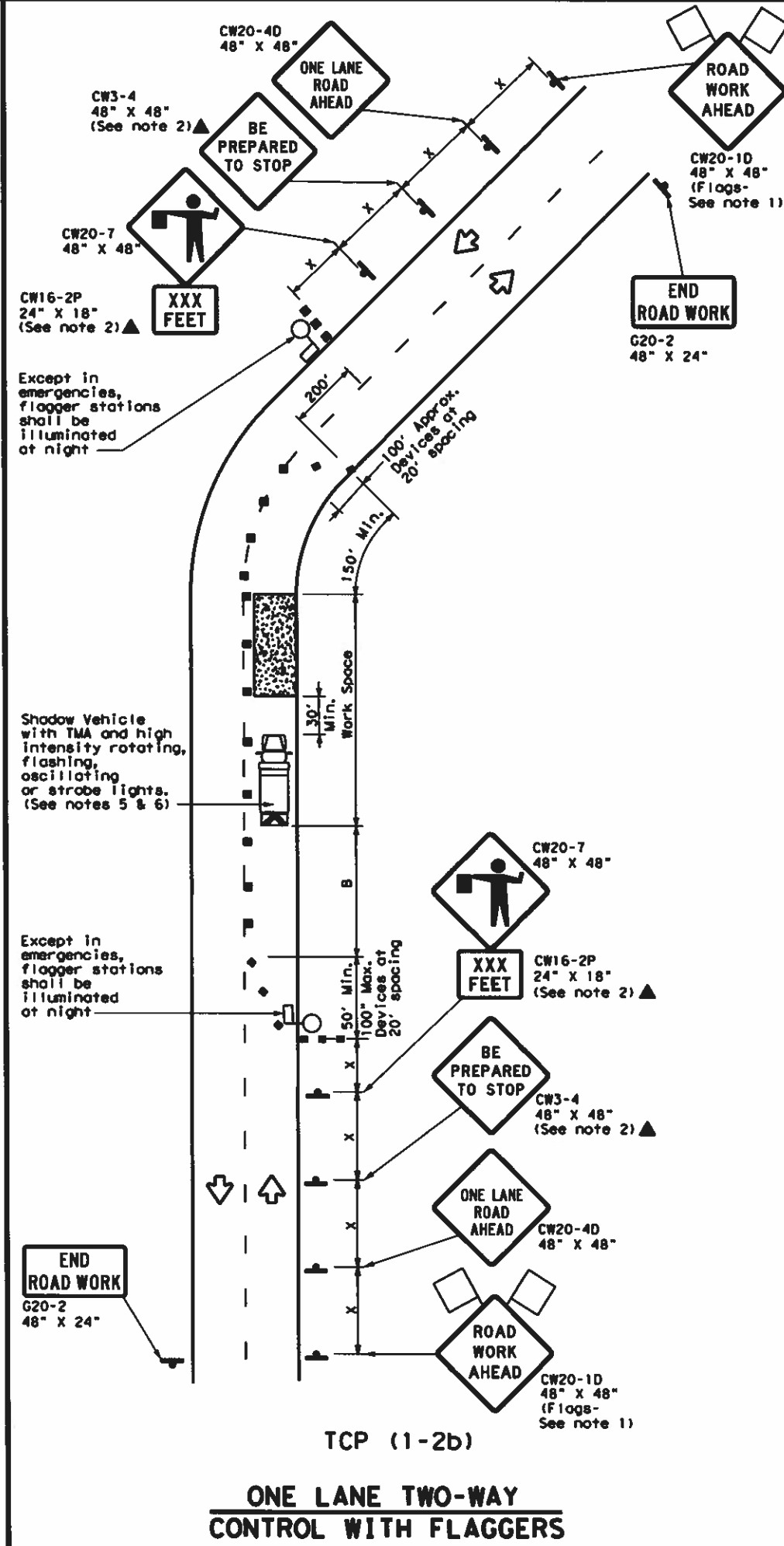
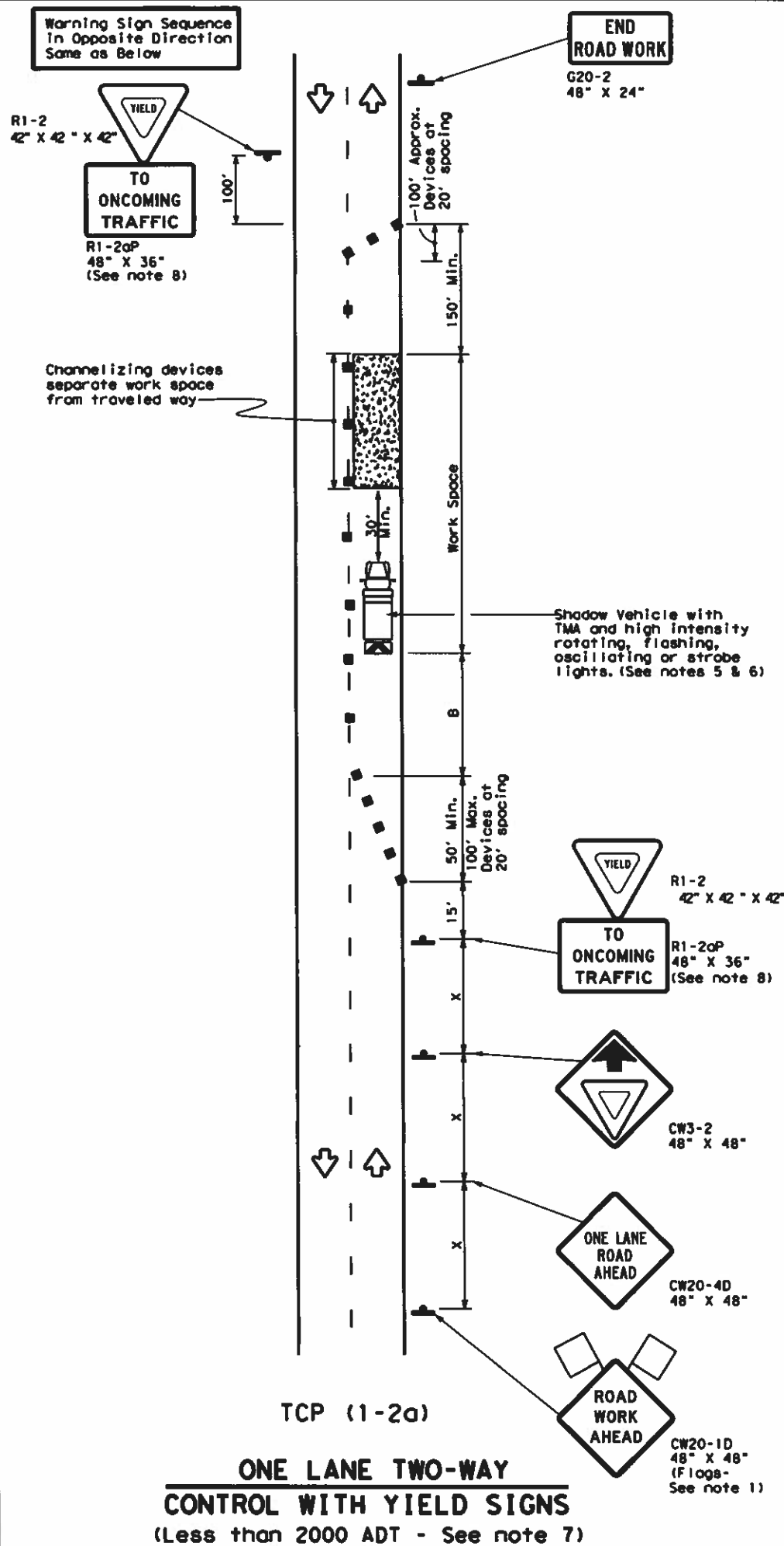
**TRAFFIC CONTROL PLAN
CONVENTIONAL ROAD
SHOULDER WORK**

TCP(1-1)-12

© TxDOT December 1985		DN: TXDOT	CK: TXDOT	DN: TXDOT	CK: TXDOT
REVISIONS		CONT	SECT	JOB	HIGHWAY
2-94 2-12					
8-95					
1-97					
4-98					
		DIST	COUNTY		SHEET NO.

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LEGEND

	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board		Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed #	Formula	Minimum Desirable Taper Lengths **			Suggested Maximum Spacing of Channelizing Devices		Minimum Sign Spacing "x" Distance	Suggested Longitudinal Buffer Space "B"	Stopping Sight Distance
		10' Offset	11' Offset	12' Offset	On a Taper	On a Tangent			
30	L = WS ² / 60	150'	165'	180'	30'	60'	120'	90'	200'
35		205'	225'	245'	35'	70'	160'	120'	250'
40		265'	295'	320'	40'	80'	240'	155'	305'
45		450'	495'	540'	45'	90'	320'	195'	360'
50		500'	550'	600'	50'	100'	400'	240'	425'
55	L = WS	550'	605'	660'	55'	110'	500'	295'	495'
60		600'	660'	720'	60'	120'	600'	350'	570'
65		650'	715'	780'	65'	130'	700'	410'	645'
70		700'	770'	840'	70'	140'	800'	475'	730'
75		750'	825'	900'	75'	150'	900'	540'	820'

* Conventional Roads Only
** Taper lengths have been rounded off.
L=Length of Taper (FT) W=Width of Offset (FT) S=Posted Speed (MPH)

TYPICAL USAGE

MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

GENERAL NOTES

- Flags attached to signs where shown are REQUIRED.
- All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
- The CW3-4 "BE PREPARED TO STOP" sign may be installed after the CW20-4D "ONE LANE ROAD AHEAD" sign, but proper sign spacing shall be maintained.
- Sign spacing may be increased or an additional CW20-1D "ROAD WORK AHEAD" sign may be used if advance warning ahead of the flagger or R1-2 "YIELD" sign is less than 1500 feet.
- A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
- Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.

TCP (1-2a)

- R1-2 "YIELD" sign traffic control may be used on projects with approaches that have adequate sight distance. For projects in urban areas, work spaces should be no longer than one half city block. In rural areas on roadways with less than 2000 ADT, work spaces should be no longer than 400 feet.
- R1-2 "YIELD" sign with R1-2aP "TO ONCOMING TRAFFIC" plaque shall be placed on a support at a 7 foot minimum mounting height.

TCP (1-2b)

- Flaggers should use two-way radios or other methods of communication to control traffic.
- Length of work space should be based on the ability of flaggers to communicate.
- If the work space is located near a horizontal or vertical curve, the buffer distances should be increased in order to maintain adequate stopping sight distance to the flagger and a queue of stopped vehicles (see table above).
- Channelizing devices on the center-line may be omitted when a pilot car is leading traffic and approved by the Engineer.
- Flaggers should use 24" STOP/SLOW paddles to control traffic. Flags should be limited to emergency situations.

For construction or maintenance contract work, specific project requirements for shadow vehicles can be found in the project GENERAL NOTES for Item 502, Barricades, Signs and Traffic Handling.

Texas Department of Transportation
Traffic Operations Division

TRAFFIC CONTROL PLAN
ONE-LANE TWO-WAY
TRAFFIC CONTROL

TCP (1-2) - 12

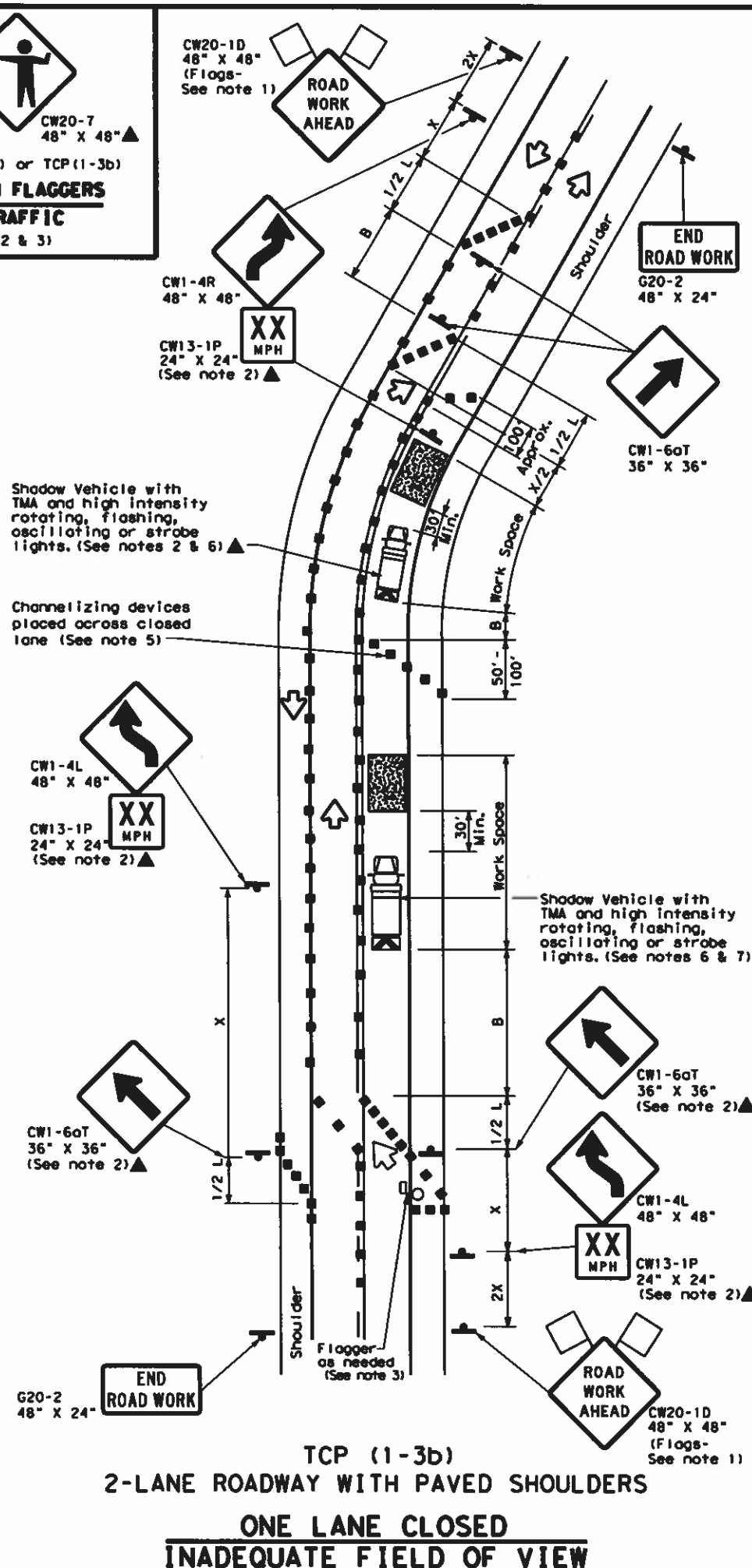
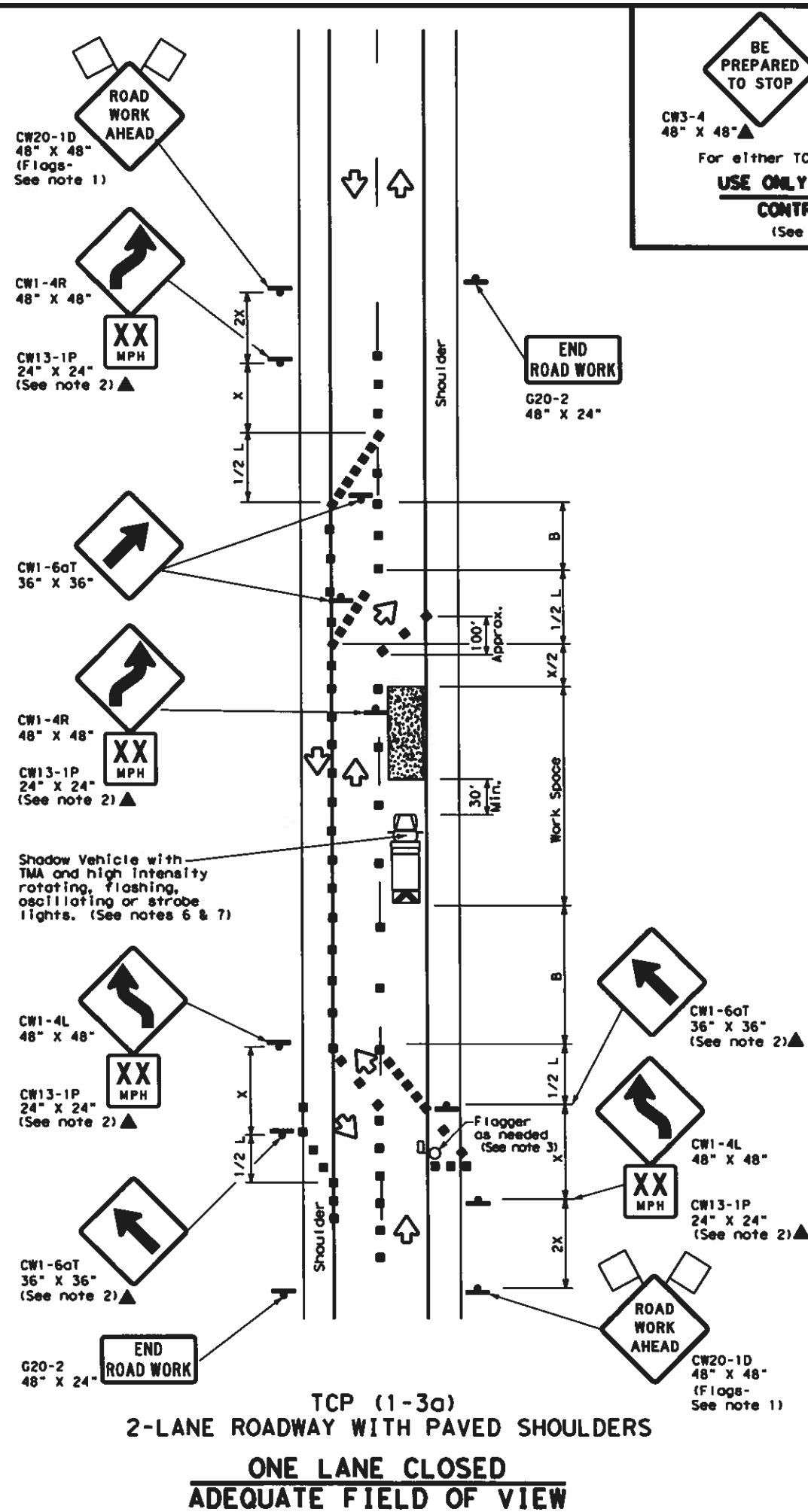
© TxDOT December 1985		DRN TxDOT	CAI TxDOT	DRN TxDOT	CAI TxDOT
REVISIONS		CONF	SECT	JOB	HIGHWAY
4-90	2-12				
2-94					
1-97					
4-98					
		DIST	COUNTY	SHEET NO.	

1671

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DISCLAIMER:

DATE: FILE:



LEGEND			
	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board		Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths **			Suggested Maximum Spacing of Channelizing Devices		Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"
		10' Offset	11' Offset	12' Offset	On a Taper	On a Tangent		
30	$L = \frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45	L = WS	450'	495'	540'	45'	90'	320'	195'
50		500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* Conventional Roads Only

** Taper lengths have been rounded off.

L=Length of Taper (FT) W=Width of Offset (FT) S=Posted Speed (MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

GENERAL NOTES

- Flags attached to signs where shown are REQUIRED.
- All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
- Flagger control should NOT be used unless roadway conditions or heavy traffic volume require additional emphasis to safely control traffic. Additional flaggers may be positioned in advance of traffic queues to alert traffic to reduce speed.
- DO NOT PASS, PASS WITH CARE and construction regulatory speed zone signs may be installed downstream of the ROAD WORK AHEAD signs.
- When the work zone is made up of several work spaces, channelizing devices should be placed laterally across the closed lane to re-emphasize closure. Laterally placed channelizing devices should be repeated every 500 to 1000 feet in urban areas and every 1/4 to 1/2 mile in rural areas.
- A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
- Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.
- Where traffic is directed over a yellow centerline, channelizing devices which separate two-way traffic should be spaced on tapers at 20', or 15' if posted speed are 35 mph or slower, and for tangent sections, at 1/2S where S is the speed in mph. This tighter device spacing is intended for the area of conflicting markings not the entire work zone.

Texas Department of Transportation
Traffic Operations Division

TRAFFIC CONTROL PLAN TRAFFIC SHIFTS ON TWO LANE ROADS

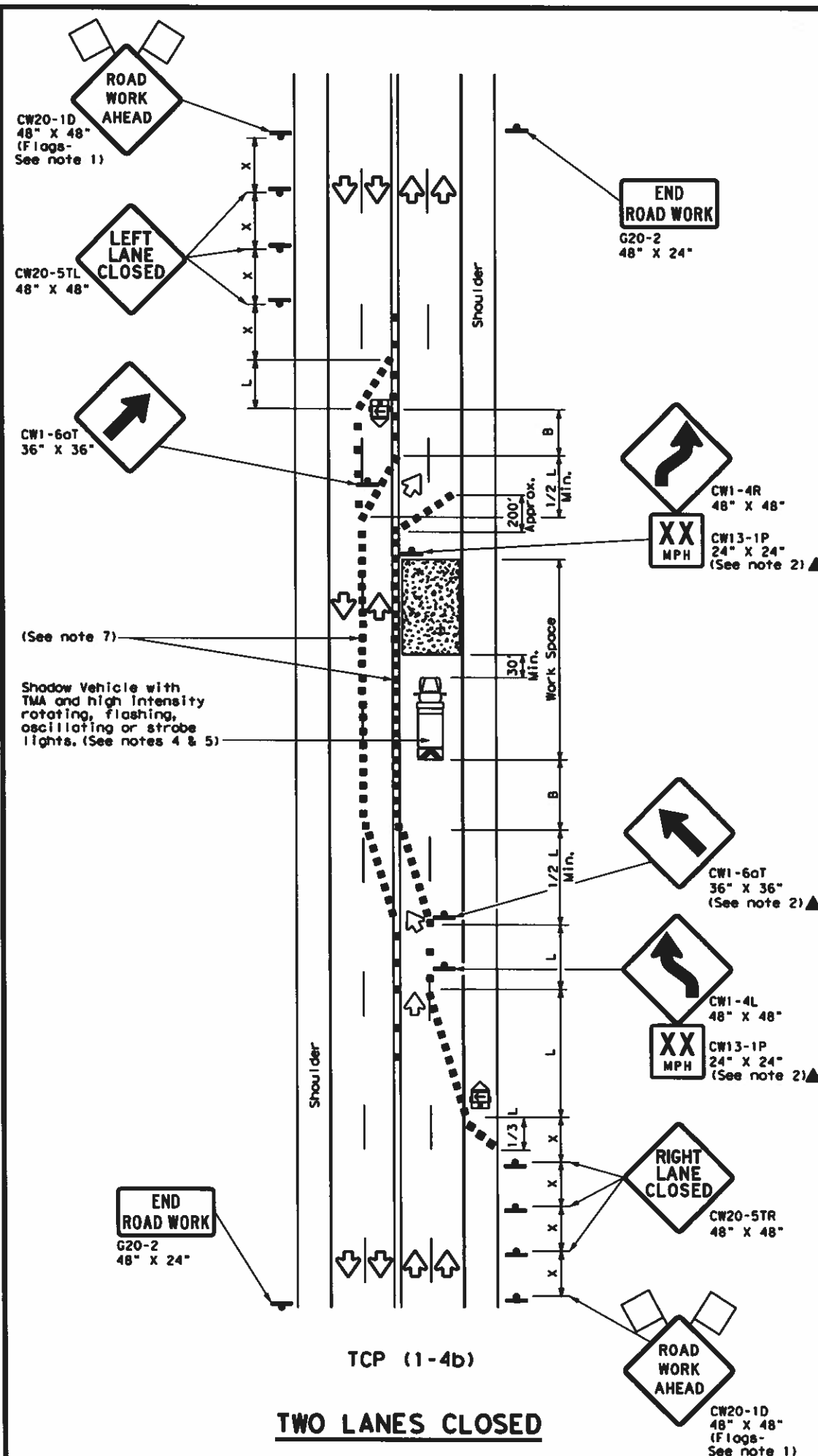
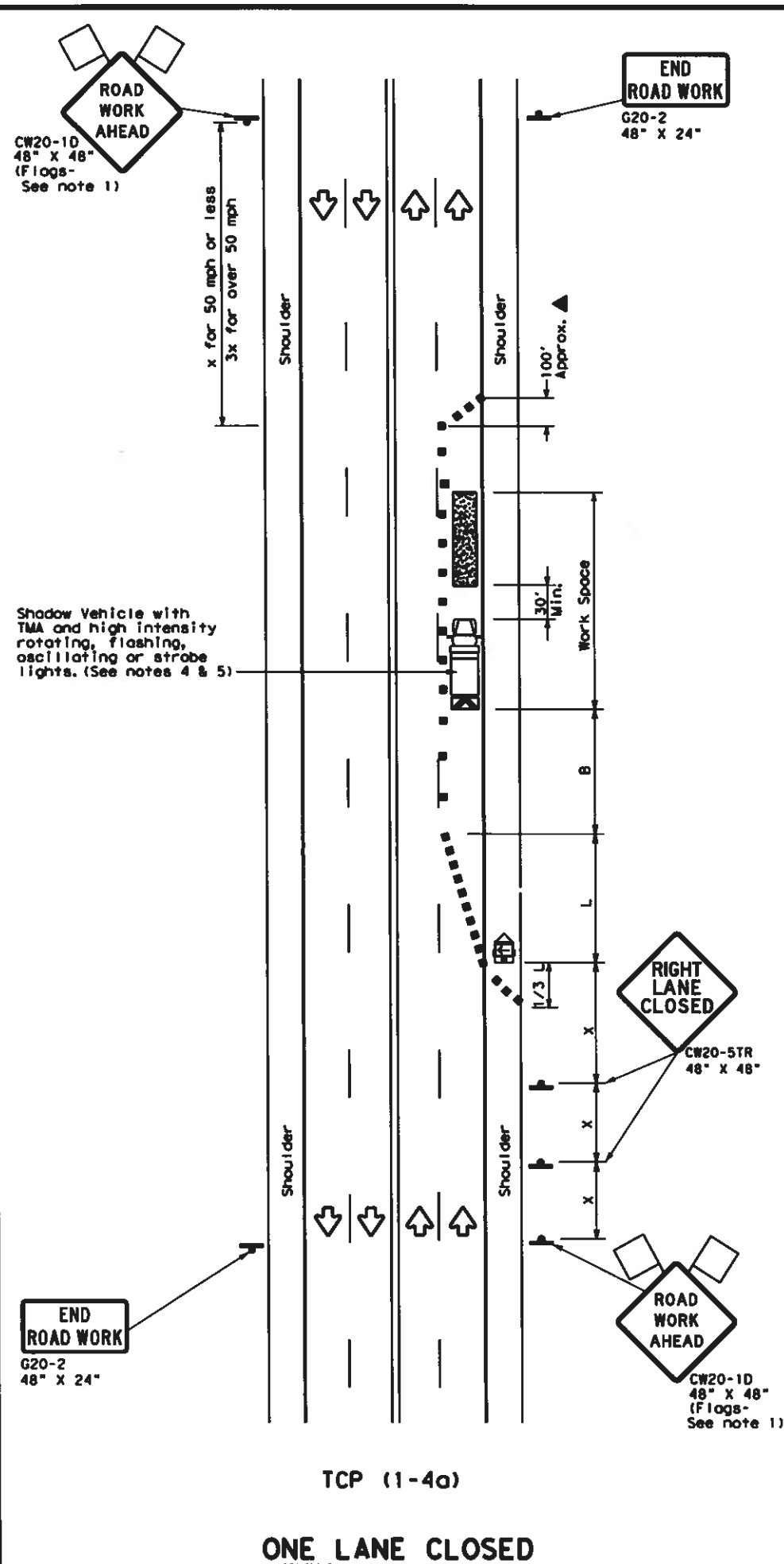
TCP (1-3) -12

For construction or maintenance contract work, specific project requirements for shadow vehicles can be found in the project GENERAL NOTES for Item 502, Barricades, Signs and Traffic Handling.

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REVISIONS	2-94	8-95	1-97	4-98
2-12	COMT	SECT	JOB	HIGHWAY
	DIST	COUNTY		SHEET NO.

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DATE: FILE:



LEGEND			
	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board		Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths * %			Suggested Maximum Spacing of Channelizing Devices		Minimum Sign Spacing * Distance	Suggested Longitudinal Buffer Space * "B"
		10' Offset	11' Offset	12' Offset	On a Taper	On a Tangent		
30	$L = \frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45	L = WS	450'	495'	540'	45'	90'	320'	195'
50		500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* Conventional Roads Only

** Taper lengths have been rounded off.

L=Length of Taper (FT) W=Width of Offset (FT) S=Posted Speed (MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

GENERAL NOTES

- Flags attached to signs where shown are REQUIRED.
- All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
- The CW20-1D "ROAD WORK AHEAD" sign may be repeated if the visibility of the work zone is less than 1500 feet.
- A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
- Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.

TCP (1-4a)

- If this TCP is used for a left lane closure, CW20-5TL "LEFT LANE CLOSED" signs shall be used and channelizing devices shall be placed on the centerline where needed to protect the work space from opposing traffic with the arrow panel placed in the closed lane near the end of the merging taper.

TCP (1-4b)

- Where traffic is directed over a yellow centerline, channelizing devices which separate two-way traffic should be spaced on tapers at 20' or 15' if posted speeds are 35 mph or slower, and for tangent sections, at 1/2S where S is the speed in mph. This tighter device spacing is intended for the areas of conflicting markings, not the entire work zone.

For construction or maintenance contract work, specific project requirements for shadow vehicles can be found in the project GENERAL NOTES for Item 502, Barricades, Signs and Traffic Handling.

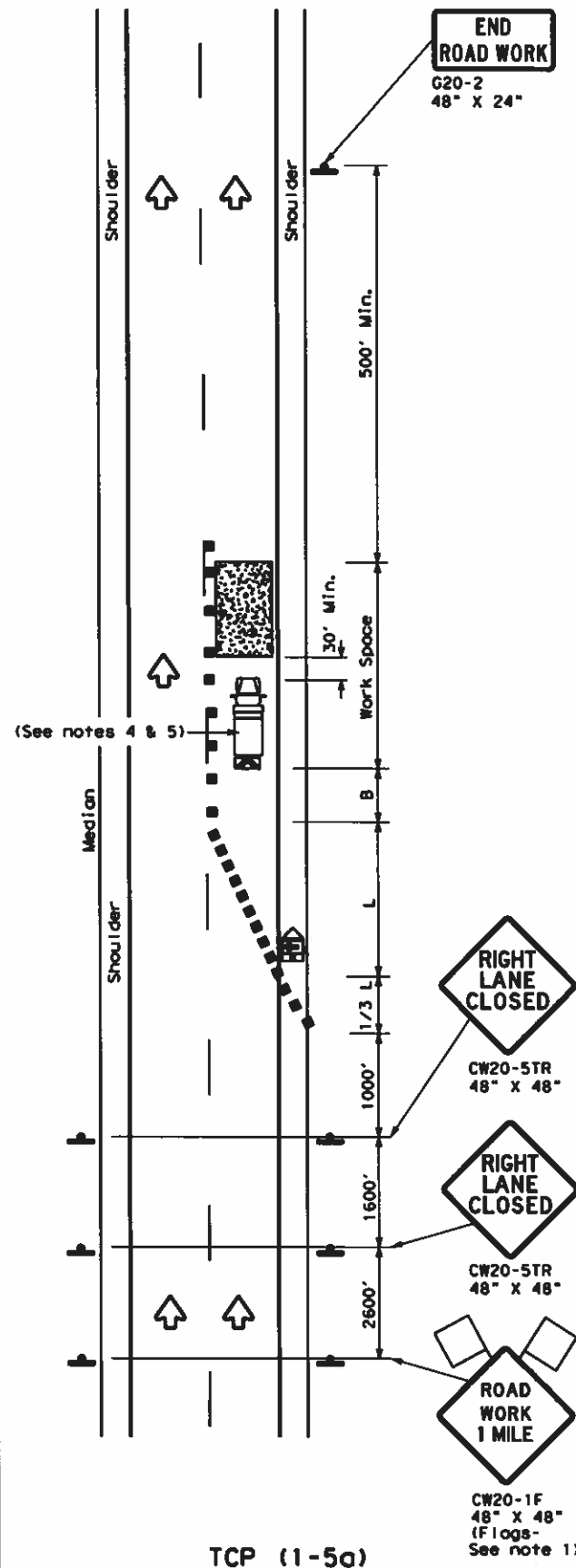
Texas Department of Transportation
Traffic Operations Division

TRAFFIC CONTROL PLAN LANE CLOSURES ON MULTILANE CONVENTIONAL ROADS

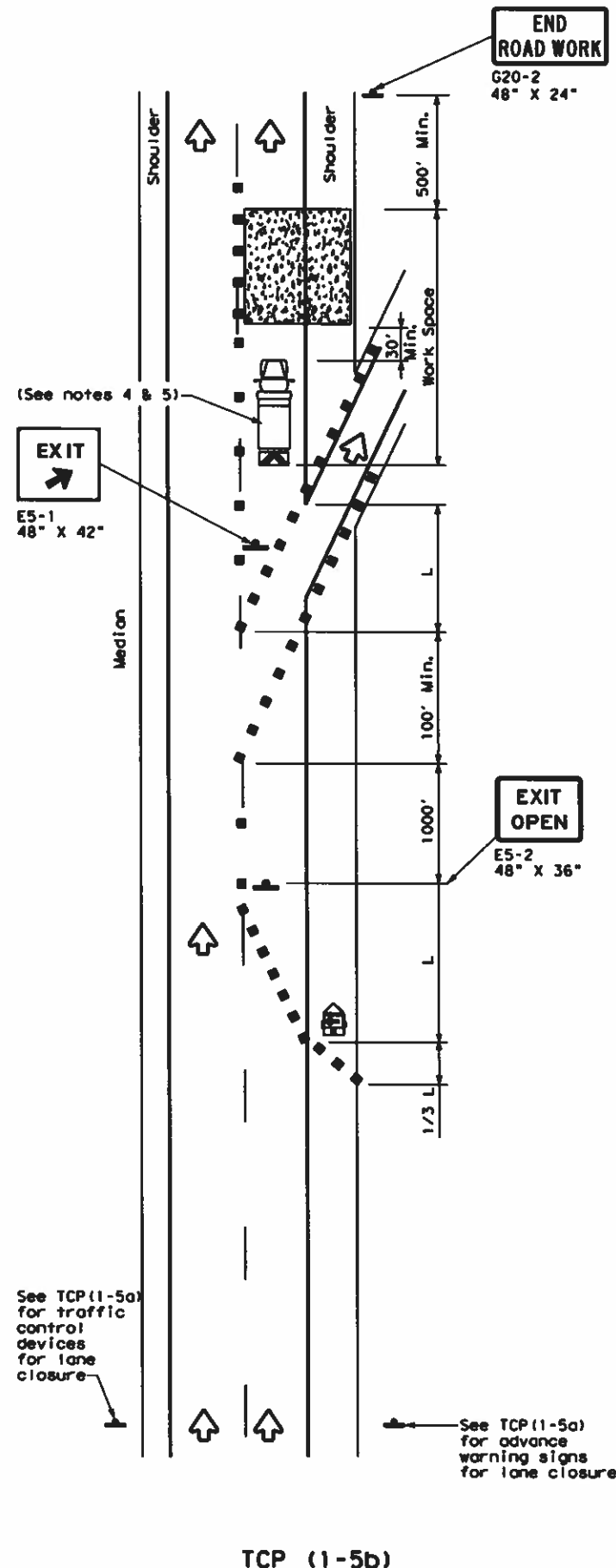
TCP (1-4) - 12

© TxDOT December 1985		DN TxDOT	CK TxDOT	DN TxDOT	CK TxDOT
REVISIONS		CON	SECT	JOB	HIGHWAY
2-94	2-12				
8-95					
1-97					
4-98					
		DIST	COUNTY	SHEET NO.	

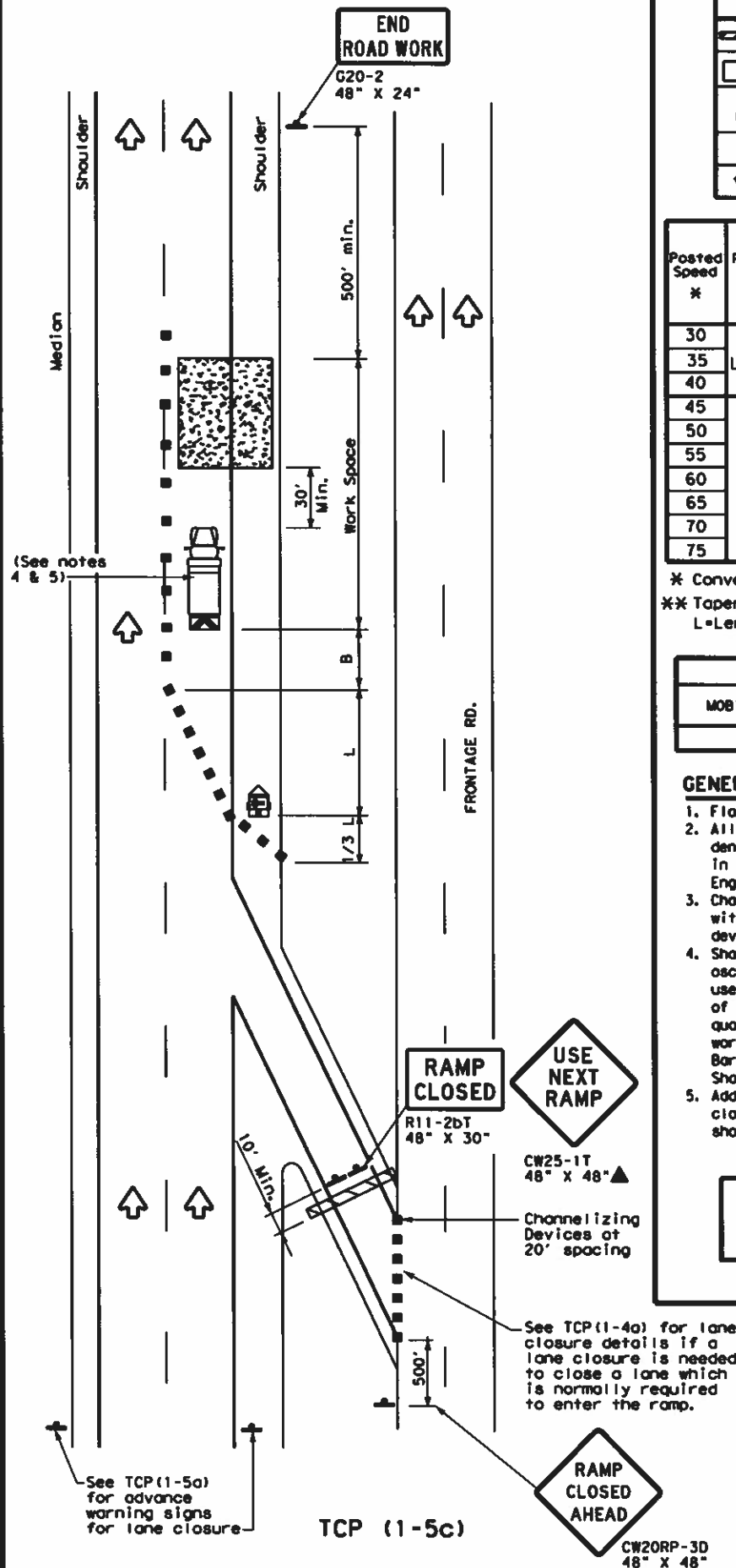
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ONE LANE CLOSURE



LANE CLOSURE NEAR EXIT RAMP



LANE CLOSURE NEAR ENTRANCE RAMPS

LEGEND			
	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board		Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

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45	L = WS	450'	495'	540'	45'	90'	320'	195'
50		500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* Conventional Roads Only

**** Taper lengths have been rounded off.**

L=Length of Taper (FT) W=Width of Offset (FT) S=Posted Speed (MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
		✓		

GENERAL NOTES

1. Flags attached to signs where shown, are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
3. Channelizing devices used to close lanes may be supplemented with the Chevron Alignment Sign placed on every other channelizing device. Chevrons may be attached to plastic drums as per BC Standards.
4. Shadow Vehicle with TMA and high intensity rotating, flashing, oscillating or strobe lights. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
5. Additional Shadow Vehicles with TMAs may be positioned in each closed lane, on the shoulder or off the paved surface, next to those shown in order to protect a wider work space.

For construction or maintenance contract work, specific project requirements for shadow vehicles can be found in the project GENERAL NOTES for Item 502, Barricades, Signs and Traffic Handling.

T **Texas Department of Transportation**
Traffic Operations Division

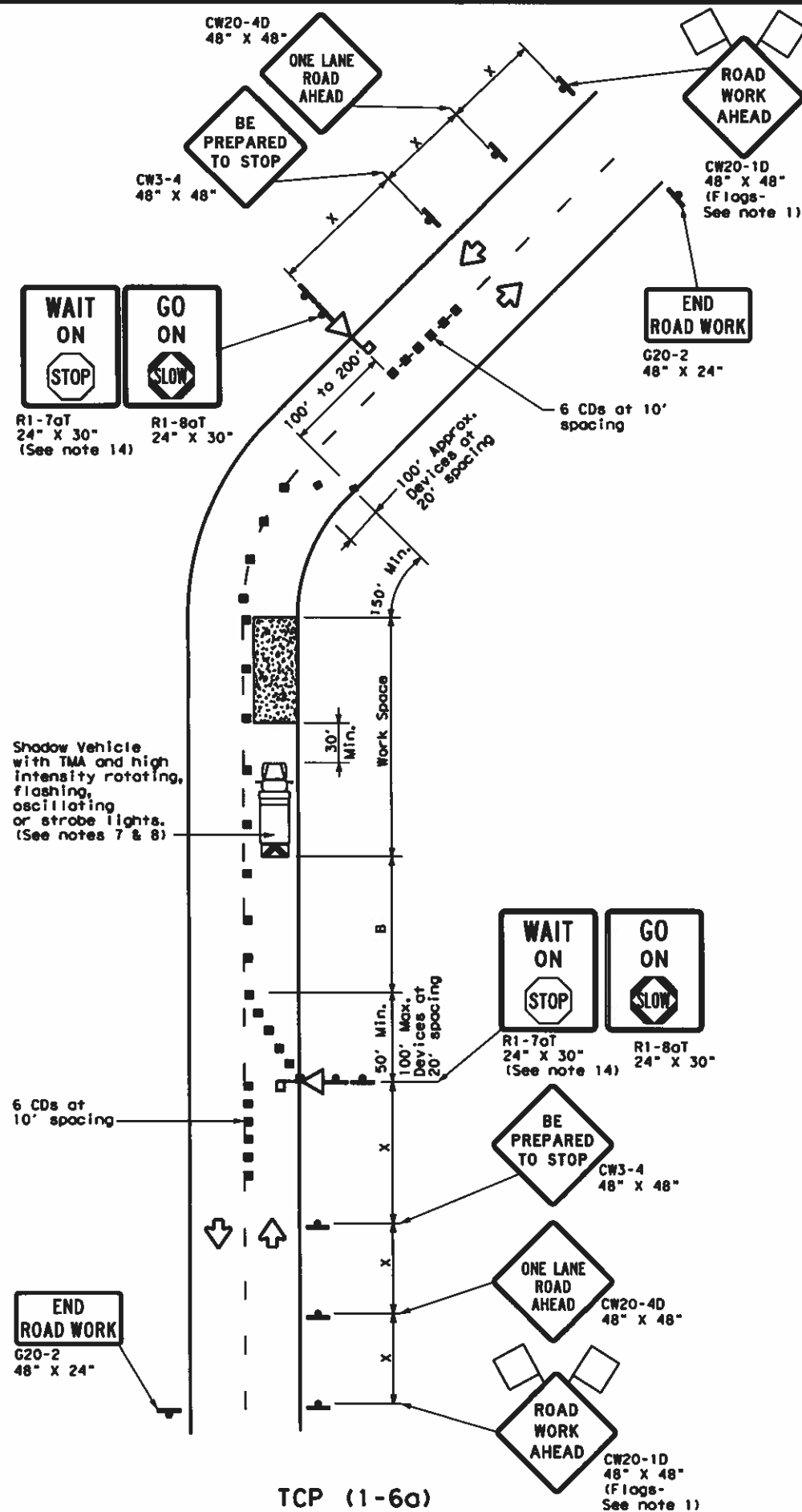
TRAFFIC CONTROL PLAN LANE CLOSURES FOR DIVIDED HIGHWAYS

TCP (1-5) -12

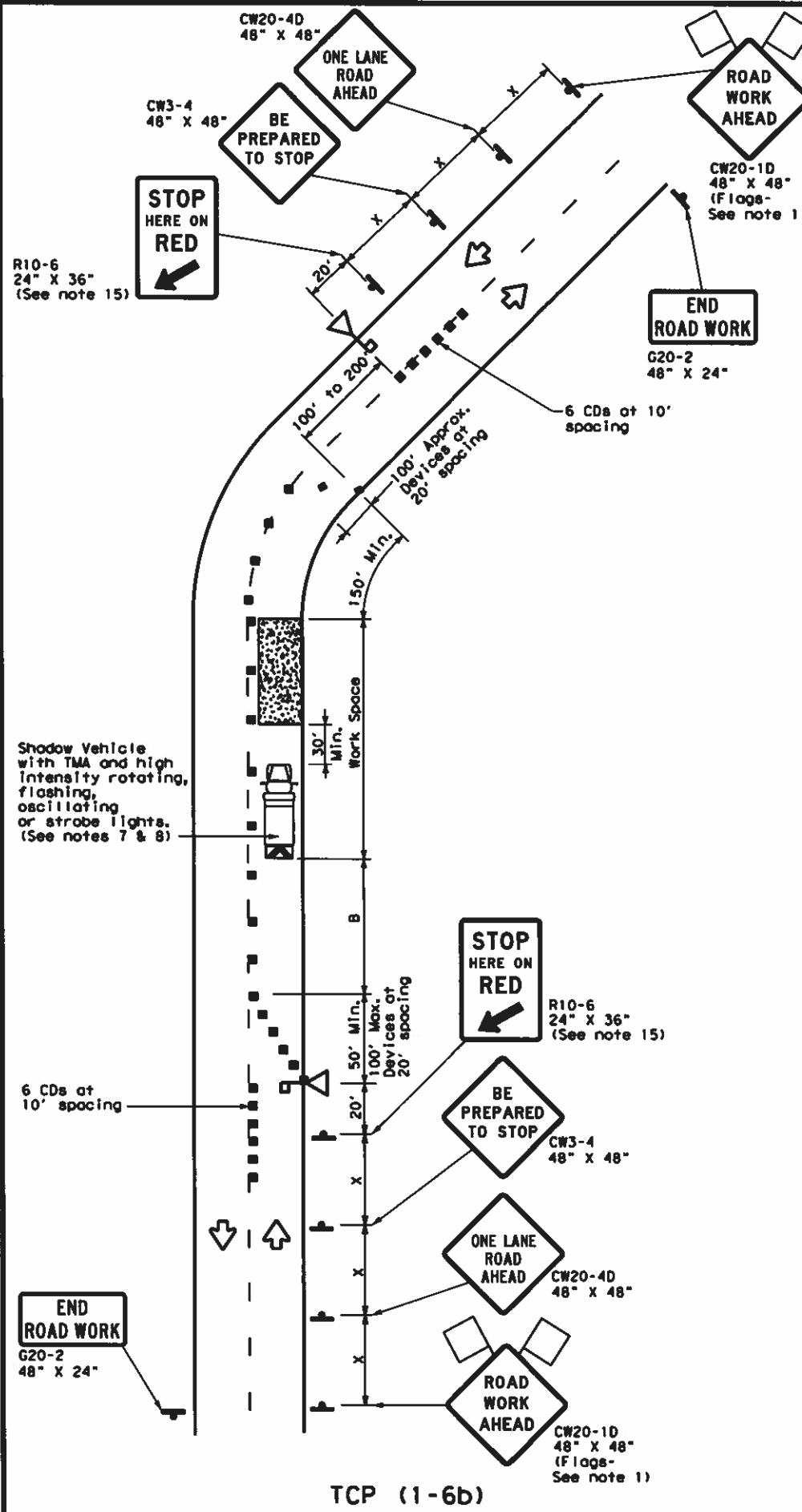
© TxDOT February 2012		OWN TxDOT		CR1 TxDOT		OWN TxDOT		CR1 TxDOT	
REVISIONS		CONT	SECT	JOB		HIGHWAY			
		DIST		COUNTY			SHEET NO.		

DISCLAIMER: The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose and no responsibility is assumed for incorrect results or damages resulting from its use.

DATE: FILE:



TCP (1-6a)
ONE LANE TWO-WAY
CONTROL WITH STOP/SLOW AFADs



TCP (1-6b)
ONE LANE TWO-WAY CONTROL
WITH RED/YELLOW LENS AFADs

LEGEND			
	Type 3 Barricade		Channelizing Devices (CDs)
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Automated Flagger Assistance Device (AFAD)		Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths **			Suggested Maximum Spacing of Channelizing Devices		Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"	Stopping Sight Distance
		10' Offset	11' Offset	12' Offset	On a Taper	On a Tangent			
30	$L = \frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'	200'
35		205'	225'	245'	35'	70'	160'	120'	250'
40		265'	295'	320'	40'	80'	240'	155'	305'
45	L=WS	450'	495'	540'	45'	90'	320'	195'	360'
50		500'	550'	600'	50'	100'	400'	240'	425'
55		550'	605'	660'	55'	110'	500'	295'	495'
60		600'	660'	720'	60'	120'	600'	350'	570'
65		650'	715'	780'	65'	130'	700'	410'	645'
70		700'	770'	840'	70'	140'	800'	475'	730'
75		750'	825'	900'	75'	150'	900'	540'	820'

* Conventional Roads Only
** Taper lengths have been rounded off.
L=Length of Taper (FT) W=Width of Offset (FT) S=Posted Speed (MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

GENERAL NOTES

- Flags attached to signs where shown are REQUIRED.
- AFADs shall only be used in situations where there is one lane of approaching traffic in the direction to be controlled.
- Adequate stopping sight distance must be provided to each AFAD location for approaching traffic. (See table above).
- Each AFAD shall be operated by a qualified/certified flagger. Flaggers operating AFADs shall not leave them unattended while they are in use.
- One flagger may operate two AFADs only when the flagger has an unobstructed view of both AFADs and of the approaching traffic in both directions.
- When pilot cars are used, a flagger controlling traffic shall be located on each approach. AFADs shall not be operated by the pilot car operator.
- All AFADs shall be equipped with gate arms with an orange or fluorescent red-orange flag attached to the end of the gate arm. The flag shall be a minimum of 16" square.
- A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
- Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.
- Flaggers should use two-way radios or other methods of communication to control traffic.
- Length of work space should be based on the ability of flaggers to communicate.
- If the work space is located near a horizontal or vertical curve, the buffer distances should be increased in order to maintain stopping sight distance to the AFAD.
- Channelizing devices on the center line may be omitted when a pilot car is leading traffic and approved by the Engineer.
- The R1-7aT "WAIT ON STOP" sign and the R1-8aT "GO ON SLOW" sign shall be installed at the AFAD location on separate supports or they may be fabricated as one 48" x 30" sign. They shall not obscure the face of the STOP/SLOW AFAD.
- The R10-6 "STOP HERE ON RED" arrow sign shall be offset so as not to obscure the lenses of the AFAD.

For construction or maintenance contract work, specific project requirements for shadow vehicles can be found in the project GENERAL NOTES for Item 502, Barricades, Signs and Traffic Handling.

Texas Department of Transportation
Traffic Operations Division

TRAFFIC CONTROL PLAN AUTOMATED FLAGGER ASSISTANCE DEVICES (AFADs)

TCP (1-6) -12

© TxDOT February 2012		DNV TxDOT	CKI TxDOT	DNV TxDOT	CKI TxDOT
REVISIONS		CONT	SECT	JOB	HIGHWAY
DIST		COUNTY		SHEET NO.	

STATE OF TEXAS

COUNTY OF WALLER

We, Bluestem Development Company LLC, a Texas limited liability company owner (or owners) of the property subdivided in the above map of the Bluestem Section 1, make subdivision of the property, according to the lines, streets, alleys, parts, building lines and easement as shown, and dedicate to the public, the streets, alleys, parts 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, 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 feet 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 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 drawee Bluestem Development Company LLC, a Texas limited liability company, to the purchaser of each and every lot in the subdivision prior to the consummation 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 _____ day of _____, 2023.

OWNER
Bluestem Development Company LLC,
a Texas limited liability company

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

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Daniel K. Signorilli, 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 _____ day of _____, _____

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

I, Yancy Scott, 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 _____ Yancy Scott,
County Engineer

I, Debbie Holton, 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 Holton
Clerk of the County Court
Waller County, Texas

By: _____
Deputy

This is to certify that I, A. Munroe Kelsey, a Registered Professional Land Surveyor of the State of Texas, have plotted 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, 2010.

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

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared A. Munroe Kelsey, 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 _____ day of _____, _____

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

I, Cameron Jackson, a Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Waller County to the best of my knowledge.

Cameron Jackson
Licensed Professional Engineer
Texas License No. 129817

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Cameron Jackson, 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 _____ day of _____, _____

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

APPROVED by Commissioners Court of Waller County, Texas, this _____ day of _____, 20____ A.D.

Corbett "Trey" J. Duhan III
County Judge

John A. Amador
Commissioner, Precinct 1

Walter E. Smith
Commissioner, Precinct 2

Kendrick D. Jones
Commissioner, Precinct 3

Justin Beckendorf
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.

FIELD NOTES of a 27.35 acre tract of land situated in the William B. Ellis Survey Abstract No. 127, Waller County, Texas; said 27.35 acre tract of land being out of and a part of a called 144.81 acre tract of land as conveyed to Bluestem Development Company, LLC and recorded under Waller County Clerk's File No. (W.C.C.F. No.) 2210462; said 27.35 acre tract of land being more particularly described by meter 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 (84204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 (2001 adjustment). All distances are actual distances. Scale factor = 0.999906828611.

COMMENCING at 1/2-inch capped iron rod stamped "Kalamney" found at the Northeast corner a called 10.00 acre tract of land as conveyed to Brent and Julie Wells and recorded in W.C.C.F. No. 1701713 and in the Southern right-of-way line of Wilson Road (width varies) as recorded in Volume 184, Page 589 of the Waller County Deed Records, from which a fence corner found at the Southeast corner of said 10.00 acre tract bears S 12°22'30" W, a distance of 434.83 feet.

THENCE S 77°42'41" E, along the South line of said Wilson Road a distance of 418.58 feet to the POINT OF BEGINNING and the Northwest corner of the herein described tract.

- 1) THENCE S 77°42'41" E, along the North line of this tract of land and the South right-of-way line of said Wilson Road a distance of 807.93 feet to the beginning of a curve to the right.
- THENCE Along the Easement line of this tract of land the following courses and distances:
- 2) Along said curve to the right having a radius of 25.00 feet, a central angle of 90°14'40", an arc length of 38.38 feet and a chord bearing South 32°35'21" East, a distance of 35.43 feet to the point of tangency.
- 3) S 12°32'00" W, a distance of 90.00 feet to the beginning of a curve to the right.
- 4) Along said curve to the right having a radius of 25.00 feet, a central angle of 88°45'20", an arc length of 38.18 feet and a chord bearing South 57°24'39" West, a distance of 35.28 feet to a point for corner.
- 5) S 12°17'19" W a distance of 50.00 feet to a point for corner.
- 6) N 77°42'41" W a distance of 24.44 feet to a point for corner.
- 7) S 07°42'48" W a distance of 115.23 feet to a point for corner.
- 8) S 03°11'05" E a distance of 217.49 feet to a point for corner.
- 9) S 02°43'48" W a distance of 67.95 feet to a point for corner.
- 10) S 10°09'35" W a distance of 215.21 feet to a point for corner.
- 11) S 18°03'21" W a distance of 102.49 feet to a point for corner.
- 12) S 43°28'28" W a distance of 151.92 feet to a point for corner.
- 13) N 33°34'32" W a distance of 7.82 feet to a point for corner.
- 14) S 58°25'08" W a distance of 50.00 feet to the Southeast corner of this tract of land.

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

- 15) N 33°34'32" W a distance of 89.76 feet to a point for corner.
- 16) S 68°13'51" W a distance of 591.09 feet to a point for corner.
- 17) N 31°15'00" W a distance of 47.19 feet to a point for corner.
- 18) N 17°23'28" W a distance of 49.75 feet to a point for corner.
- 19) N 27°08'40" W a distance of 44.48 feet to a point for corner.
- 20) N 41°13'54" W a distance of 44.70 feet to a point for corner.
- 21) N 59°02'47" W a distance of 97.44 feet to a point for corner.
- 22) N 83°42'10" W a distance of 93.52 feet to a point for corner.
- 23) S 72°41'18" W a distance of 111.51 feet to the Southwest corner of this tract of land.
- THENCE Along the Westerly line of this tract of land the following courses and distances:
- 24) N 04°51'19" E, a distance of 280.83 feet to a point for corner.
- 25) N 33°48'34" E a distance of 200.91 feet to a point for corner.
- 26) N 35°21'33" W a distance of 114.17 feet to a point for corner.
- 27) N 19°35'08" W a distance of 289.24 feet to the Southeast corner of said 10.00 acre tract of land.
- 28) N 12°22'30" E a distance of 82.02 feet to a point for corner.
- 29) S 77°42'41" E a distance of 417.11 feet to a point for corner.
- 30) N 12°17'19" East a distance of 352.91 feet to the PLACE OF BEGINNING; containing within said boundaries a calculated area of 27.35 acres (1,191,549 sq.ft.) of land.

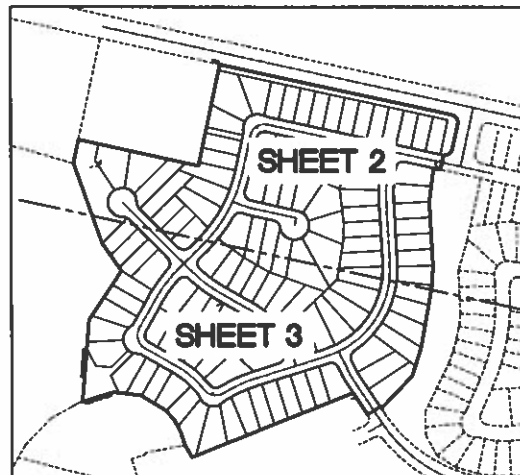
SAN BERNARD ELECTRIC COOPERATIVE, INC.

THERE IS HEREBY 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 (unless otherwise noted).
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 the 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 and vegetation within said easement and the right to remove, cut, and trim from the 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 Cooperative's 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 re-erecting vegetation, constructing, reconstructing, replacing, responding, 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 obstructions 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 license 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.

NOTES:

- (1) AC, indicates Acreage
BL, indicates Building Line
D.E. indicates Drainage Easement
F.M. No. indicates Film Code
N.T.S. indicates Not To Scale
PG, indicates Page
P.U.E. indicates Public Utility Easement
R. indicates Road
R.O.W. indicates Right-Of-Way
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
W. indicates Waller County 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 (84204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 (2001 adjustment). Scale factor = 0.999906828611.
- (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. 713-7884-4500" unless otherwise noted.
- (7) 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 revert in the dedication, his heirs, assigns, or successors.
- (8) There are no pipe line or pipe line easements within the boundaries of this plat.
- (9) No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.
- (10) 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.
- (11) Structures built on lots in the designated Floodplain shall be elevated to two (2) feet or more above the 500-year floodplain elevation, in the 100-year floodplain. Within the 500-year, these structures must be elevated to one (1) above the 500-year floodplain elevation. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.). Contact the County Engineer's Office for specific information.
- (12) 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.
- (13) 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 (a) Unshaded Zone "X"; defined as areas outside the 0.2% annual chance floodplain, (b) 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 than 1 square mile; and areas protected by levees from 1% annual chance flood event, (c) Zone "AE"; defined as special flood hazard areas inundated by 1% annual chance flood event with base flood elevations determined. 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, Hershon, Russ and Associates, Inc.
- (14) The property subdivided in the foregoing plat lies in Waller County, Waller County M.U.B. No. 41 and Royal Independent School District.
- (15) A subdivision variance has been approved to allow a minimum lot width of 40' by Waller County Commissioners Court on July 28, 2021.
- (16) A subdivision variance has been approved to allow a minimum right-of-way width of 80' to 50' by Waller County Commissioners Court on July 28, 2021.
- (17) A subdivision variance has been approved to allow a cut-de-sec right-of-way radius of 50' with a corresponding 42' pavement radius by Waller County Commissioners Court on July 28, 2021.
- (18) 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.



BLUESTEM SECTION 1

BEING A SUBDIVISION OF 27.35 ACRES OUT OF
THE WILLIAM B. ELLIS SURVEY, A-127,
WALLER COUNTY, TEXAS.

116 LOTS 4 BLOCKS 4 RESERVES

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

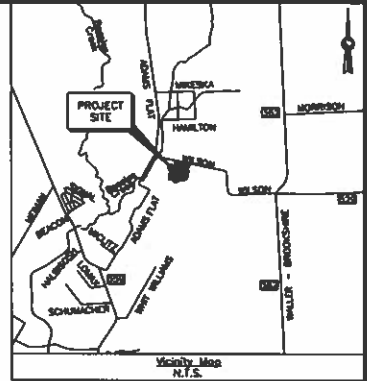
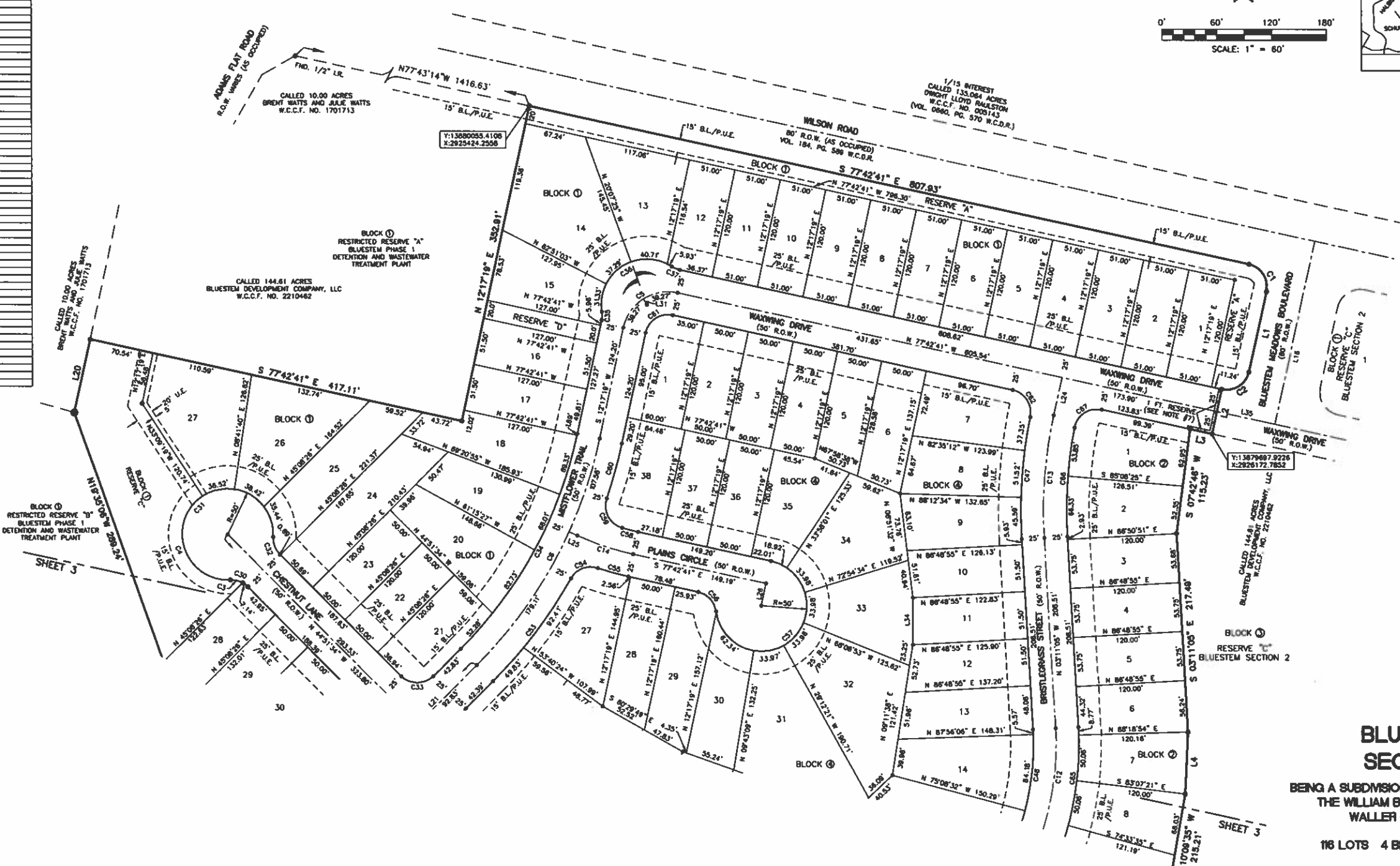
MARCH, 2023



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCC.COM
TBPE No. F-1028
TBPLS No. 10092300

CURVE TABLE			
STATION	CHORD BEARING	CHORD LENGTH	ARC LENGTH
1+00.00	N 121°17'18" E	118.38	118.38
2+00.00	S 77°42'41" E	117.06	117.06
3+00.00	N 121°17'18" E	118.38	118.38
4+00.00	S 77°42'41" E	117.06	117.06
5+00.00	N 121°17'18" E	118.38	118.38
6+00.00	S 77°42'41" E	117.06	117.06
7+00.00	N 121°17'18" E	118.38	118.38
8+00.00	S 77°42'41" E	117.06	117.06
9+00.00	N 121°17'18" E	118.38	118.38
10+00.00	S 77°42'41" E	117.06	117.06
11+00.00	N 121°17'18" E	118.38	118.38
12+00.00	S 77°42'41" E	117.06	117.06
13+00.00	N 121°17'18" E	118.38	118.38
14+00.00	S 77°42'41" E	117.06	117.06
15+00.00	N 121°17'18" E	118.38	118.38
16+00.00	S 77°42'41" E	117.06	117.06
17+00.00	N 121°17'18" E	118.38	118.38
18+00.00	S 77°42'41" E	117.06	117.06
19+00.00	N 121°17'18" E	118.38	118.38
20+00.00	S 77°42'41" E	117.06	117.06
21+00.00	N 121°17'18" E	118.38	118.38
22+00.00	S 77°42'41" E	117.06	117.06
23+00.00	N 121°17'18" E	118.38	118.38
24+00.00	S 77°42'41" E	117.06	117.06
25+00.00	N 121°17'18" E	118.38	118.38
26+00.00	S 77°42'41" E	117.06	117.06
27+00.00	N 121°17'18" E	118.38	118.38
28+00.00	S 77°42'41" E	117.06	117.06
29+00.00	N 121°17'18" E	118.38	118.38
30+00.00	S 77°42'41" E	117.06	117.06

LINE TABLE			
LINE	STATION	CHORD BEARING	CHORD LENGTH
1	1+00.00	N 121°17'18" E	118.38
2	2+00.00	S 77°42'41" E	117.06
3	3+00.00	N 121°17'18" E	118.38
4	4+00.00	S 77°42'41" E	117.06
5	5+00.00	N 121°17'18" E	118.38
6	6+00.00	S 77°42'41" E	117.06
7	7+00.00	N 121°17'18" E	118.38
8	8+00.00	S 77°42'41" E	117.06
9	9+00.00	N 121°17'18" E	118.38
10	10+00.00	S 77°42'41" E	117.06
11	11+00.00	N 121°17'18" E	118.38
12	12+00.00	S 77°42'41" E	117.06
13	13+00.00	N 121°17'18" E	118.38
14	14+00.00	S 77°42'41" E	117.06
15	15+00.00	N 121°17'18" E	118.38
16	16+00.00	S 77°42'41" E	117.06
17	17+00.00	N 121°17'18" E	118.38
18	18+00.00	S 77°42'41" E	117.06
19	19+00.00	N 121°17'18" E	118.38
20	20+00.00	S 77°42'41" E	117.06
21	21+00.00	N 121°17'18" E	118.38
22	22+00.00	S 77°42'41" E	117.06
23	23+00.00	N 121°17'18" E	118.38
24	24+00.00	S 77°42'41" E	117.06
25	25+00.00	N 121°17'18" E	118.38
26	26+00.00	S 77°42'41" E	117.06
27	27+00.00	N 121°17'18" E	118.38
28	28+00.00	S 77°42'41" E	117.06
29	29+00.00	N 121°17'18" E	118.38
30	30+00.00	S 77°42'41" E	117.06



RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE AND UTILITY USES	0.4765 ACRE/20,738 SQ. FT.
B	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY USES	0.3080 ACRE/13,418 SQ. FT.
C	LANDSCAPE, OPEN SPACE AND UTILITY USES	0.6084 ACRE/26,502 SQ. FT.
D	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY USES	0.0583 ACRE/2,548 SQ. FT.
		TOTAL ACREAGE=1.4512 ACRE

BLUESTEM SECTION 1
BEING A SUBDIVISION OF 27.35 ACRES OUT OF THE WILLIAM B. ELLIS SURVEY, A-127, WALLER COUNTY, TEXAS.
116 LOTS 4 BLOCKS 4 RESERVES
OWNER
BLUESTEM DEVELOPMENT COMPANY, L.L.C.
A TEXAS LIMITED LIABILITY COMPANY
206 EAST 9TH STREET, SUITE 1300
AUSTIN, TEXAS 78701
(713) 452-1700
MARCH, 2023



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	INITIAL ANGLE	CHORD BEARING	CHORD LENGTH
001	100.00	1.5708	89.95	89.95	156.83
002	100.00	3.1416	89.95	89.95	313.66
003	100.00	4.7124	89.95	89.95	470.49
004	100.00	6.2832	89.95	89.95	627.32
005	100.00	7.8540	89.95	89.95	784.15
006	100.00	9.4248	89.95	89.95	940.98
007	100.00	10.9956	89.95	89.95	1097.81
008	100.00	12.5664	89.95	89.95	1254.64
009	100.00	14.1372	89.95	89.95	1411.47
010	100.00	15.7080	89.95	89.95	1568.30
011	100.00	17.2788	89.95	89.95	1725.13
012	100.00	18.8496	89.95	89.95	1881.96
013	100.00	20.4204	89.95	89.95	2038.79
014	100.00	21.9912	89.95	89.95	2195.62
015	100.00	23.5620	89.95	89.95	2352.45
016	100.00	25.1328	89.95	89.95	2509.28
017	100.00	26.7036	89.95	89.95	2666.11
018	100.00	28.2744	89.95	89.95	2822.94
019	100.00	29.8452	89.95	89.95	2979.77
020	100.00	31.4160	89.95	89.95	3136.60
021	100.00	32.9868	89.95	89.95	3293.43
022	100.00	34.5576	89.95	89.95	3450.26
023	100.00	36.1284	89.95	89.95	3607.09
024	100.00	37.6992	89.95	89.95	3763.92
025	100.00	39.2700	89.95	89.95	3920.75
026	100.00	40.8408	89.95	89.95	4077.58
027	100.00	42.4116	89.95	89.95	4234.41
028	100.00	43.9824	89.95	89.95	4391.24
029	100.00	45.5532	89.95	89.95	4548.07
030	100.00	47.1240	89.95	89.95	4704.90
031	100.00	48.6948	89.95	89.95	4861.73
032	100.00	50.2656	89.95	89.95	5018.56
033	100.00	51.8364	89.95	89.95	5175.39
034	100.00	53.4072	89.95	89.95	5332.22
035	100.00	54.9780	89.95	89.95	5489.05
036	100.00	56.5488	89.95	89.95	5645.88
037	100.00	58.1196	89.95	89.95	5802.71
038	100.00	59.6904	89.95	89.95	5959.54
039	100.00	61.2612	89.95	89.95	6116.37
040	100.00	62.8320	89.95	89.95	6273.20
041	100.00	64.4028	89.95	89.95	6430.03
042	100.00	65.9736	89.95	89.95	6586.86
043	100.00	67.5444	89.95	89.95	6743.69
044	100.00	69.1152	89.95	89.95	6900.52
045	100.00	70.6860	89.95	89.95	7057.35
046	100.00	72.2568	89.95	89.95	7214.18
047	100.00	73.8276	89.95	89.95	7371.01
048	100.00	75.3984	89.95	89.95	7527.84
049	100.00	76.9692	89.95	89.95	7684.67
050	100.00	78.5400	89.95	89.95	7841.50
051	100.00	80.1108	89.95	89.95	7998.33
052	100.00	81.6816	89.95	89.95	8155.16
053	100.00	83.2524	89.95	89.95	8311.99
054	100.00	84.8232	89.95	89.95	8468.82
055	100.00	86.3940	89.95	89.95	8625.65
056	100.00	87.9648	89.95	89.95	8782.48
057	100.00	89.5356	89.95	89.95	8939.31
058	100.00	91.1064	89.95	89.95	9096.14
059	100.00	92.6772	89.95	89.95	9252.97

LINE	BRANCH	START	END	DISTANCE
1	S	17,19	0	180.00
2	S	17,20	0	180.00
3	N	17,21	4	25.25
4	S	17,22	0	180.00
5	S	17,23	0	180.00
6	S	17,24	0	180.00
7	S	17,25	0	180.00
8	S	17,26	0	180.00
9	S	17,27	0	180.00
10	N	17,28	28	49.28
11	N	17,29	28	49.28
12	S	17,30	0	180.00
13	N	17,31	4	25.25
14	N	17,32	4	25.25
15	N	17,33	4	25.25
16	N	17,34	4	25.25
17	N	17,35	4	25.25
18	N	17,36	4	25.25
19	N	17,37	4	25.25
20	N	17,38	4	25.25
21	N	17,39	4	25.25
22	N	17,40	4	25.25
23	N	17,41	4	25.25
24	N	17,42	4	25.25
25	N	17,43	4	25.25
26	N	17,44	4	25.25
27	N	17,45	4	25.25
28	N	17,46	4	25.25
29	N	17,47	4	25.25
30	N	17,48	4	25.25
31	N	17,49	4	25.25
32	N	17,50	4	25.25
33	N	17,51	4	25.25
34	N	17,52	4	25.25
35	N	17,53	4	25.25
36	N	17,54	4	25.25
37	N	17,55	4	25.25
38	N	17,56	4	25.25
39	N	17,57	4	25.25
40	N	17,58	4	25.25
41	N	17,59	4	25.25
42	N	17,60	4	25.25
43	N	17,61	4	25.25
44	N	17,62	4	25.25
45	N	17,63	4	25.25
46	N	17,64	4	25.25
47	N	17,65	4	25.25
48	N	17,66	4	25.25
49	N	17,67	4	25.25
50	N	17,68	4	25.25
51	N	17,69	4	25.25
52	N	17,70	4	25.25
53	N	17,71	4	25.25
54	N	17,72	4	25.25
55	N	17,73	4	25.25
56	N	17,74	4	25.25
57	N	17,75	4	25.25
58	N	17,76	4	25.25
59	N	17,77	4	25.25
60	N	17,78	4	25.25
61	N	17,79	4	25.25
62	N	17,80	4	25.25
63	N	17,81	4	25.25
64	N	17,82	4	25.25
65	N	17,83	4	25.25
66	N	17,84	4	25.25
67	N	17,85	4	25.25
68	N	17,86	4	25.25
69	N	17,87	4	25.25
70	N	17,88	4	25.25
71	N	17,89	4	25.25
72	N	17,90	4	25.25
73	N	17,91	4	25.25
74	N	17,92	4	25.25
75	N	17,93	4	25.25
76	N	17,94	4	25.25
77	N	17,95	4	25.25
78	N	17,96	4	25.25
79	N	17,97	4	25.25
80	N	17,98	4	25.25
81	N	17,99	4	25.25
82	N	18,00	0	180.00
83	N	18,01	0	180.00
84	N	18,02	0	180.00
85	N	18,03	0	180.00
86	N	18,04	0	180.00
87	N	18,05	0	180.00
88	N	18,06	0	180.00
89	N	18,07	0	180.00
90	N	18,08	0	180.00
91	N	18,09	0	180.00
92	N	18,10	0	180.00
93	N	18,11	0	180.00
94	N	18,12	0	180.00
95	N	18,13	0	180.00
96	N	18,14	0	180.00
97	N	18,15	0	180.00
98	N	18,16	0	180.00
99	N	18,17	0	180.00
100	N	18,18	0	180.00



**BLUESTEM
SECTION 1**

BEING A SUBDIVISION OF 27.35 ACRES OUT OF
THE WILLIAM B. ELLIS SURVEY, A-127,
WALLER COUNTY, TEXAS.

116 LOTS 4 BLOCKS 4 RESERVES

OWNER

BLUESTEM DEVELOPMENT COMPANY, LLC
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206 EAST 9TH STREET, SUITE 1300
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MARCH, 2023



**10011 MEADOWGLEN LN
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RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
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B	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY USES	0.3080 ACRES/13,418 SQ. FT.
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		TOTAL ACREAGE=1.4512 ACRES



