WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval- Azalea Section 2

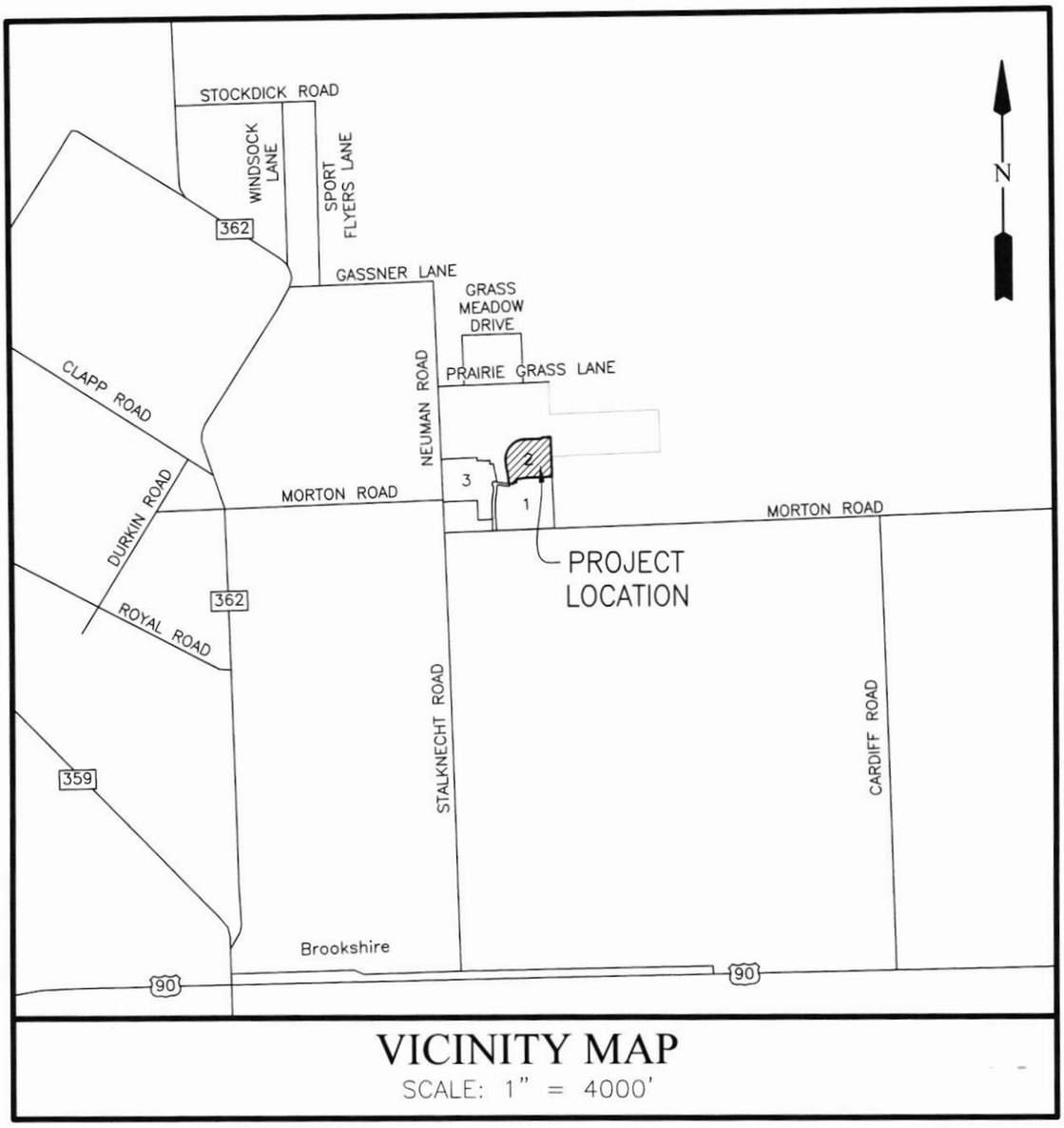
Date: October 14, 2026

Background

Final Plat of Azalea Section 2 which consists of 22.790 acres will include 119 Lots, 4 Blocks and 3 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Maintenance Bond



VICINITY MAP

SCALE: 1" = 4000'

KEY MAP NO. 442K

FINAL PLAT
AZALEA
SECTION 2

A SUBDIVISION OF 22.790 ACRES OF LAND SITUATED IN THE T.S. REESE SURVEY, ABSTRACT NUMBER 328, WALLER COUNTY, TEXAS.

119 LOTS 3 RESERVES (0.624 ACRES) 4 BLOCKS

AUGUST 11, 2026 JOB NO. 2772-0022.310

OWNER/DEVELOPER:

MAPLE GROVE DEVELOPMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY
1333 WEST LOOP SOUTH, SUITE 910, HOUSTON, TX, 77027
PHONE: (713) 380-1636 EMAIL: RUSS@MAPLEDEVELOPMENTGROUP.COM

SURVEYOR:

DCCM

DCCM Infrastructure, Inc. | TX Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy. N., Houston, TX 77043
713.413.1900 | DCCM.com

ENGINEER:

LJA Engineering, Inc.
3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

STATE OF TEXAS
COUNTY OF WALLER

WE, ITIEL KAPLAN AND LOREAL SILCOTT, PRESIDENT AND OFFICE MANAGER RESPECTIVELY, OF MAPLE GROVE DEVELOPMENT LLC, A TEXAS LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF AZALEA SECTION 2, MAKE SUBDIVISION OF THE PROPERTY ON BEHALF OF THE CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN AND DEDICATED TO THE PUBLIC, THE STREETS, ALL ALLEYS, PARKS AND EASEMENTS SHOWN, AND WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERNATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO THE GRADES, AND BIND OURSELVES, OUR HEIRS SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF AZALEA SECTION 1 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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 B3 NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND SHALL BE A MINIMUM OF ONE AND ONE QUARTERS (1-1/4) SQUARE FEET (15" DIAMETER PIPE) REINFORCED CONCRETE PIPE, UNLESS SPECIFIED BY THE COUNTY ROAD ADMINISTRATOR, OR COUNTY ENGINEER. CULVERTS AND BRIDGES MUST BE USED FOR ALL DRIVEWAYS AND/OR WALKS, ALTHOUGH DIP-STYLE DRIVEWAYS ARE ENCOURAGED WHERE APPROPRIATE.
4. PROPERTY OWNERS WILL OBTAIN DEVELOPMENT PERMITS/PERMIT EXEMPTIONS FROM THE COUNTY FLOOD PLAIN 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 MAPLE GROVE DEVELOPMENT, 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.

IN TESTIMONY, HERETO, THE MAPLE GROVE DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED TO BE SIGNED BY ITIEL KAPLAN, ITS PRESIDENT, ATTESTED BY ITS LOREAL SILCOTT, OFFICE MANAGER, AND ITS SEAL, THIS 11th DAY OF August, 2026, A.D.

MAPLE GROVE DEVELOPMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: TEXAS MAPLE GROVE HOLDINGS, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY MAPLE GROVE GP, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY MAPLE X INC.
A TEXAS CORPORATION

BY: Itiel Kaplan
ITIEL KAPLAN, PRESIDENT

ATTEST: Dana Neuneker
~~LOREAL SILCOTT, OFFICE MANAGER~~
Dana Neuneker, Development Manager

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ITIEL KAPLAN, PRESIDENT AND ~~LOREAL SILCOTT~~, ~~OFFICE MANAGER~~ Dana Neuneker, Development Manager OF MAPLE GROVE DEVELOPMENT, LLC, A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE CORPORATION, FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED, AND IN THE CAPACITIES STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 11th DAY OF August 2026, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LAURA PEREZ
My Notary ID # 132048390
Expires June 12, 2027

FINAL PLAT
AZALEA SECTION 2
JOB NO. 2772-0022.310
SHEET 2 OF 15

THIS IS TO CERTIFY THAT I, JOHN MARK OTTO, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THIS 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.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP MAP NO. 48473C0350E, EFFECTIVE DATE FEBRUARY 18, 2009, THE SUBJECT TRACT LIES WITHIN ZONE "A" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL CHANCE FLOODPLAIN)

ALL PORTIONS 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. 48473C0350E, DATED FEBRUARY 18, 2009.

ALL PORTIONS OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE 0.2% ANNUAL CHANCE (500 YEAR) FLOODPLAIN AS DELINEATED ON WALLER COUNTY COMMUNITY PANEL NO. 48473C0350E, DATED FEBRUARY 18, 2009.



John Mark Otto 8-12-2026

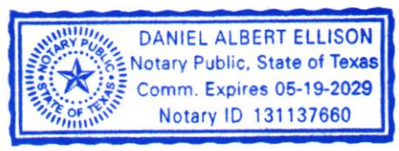
JOHN MARK OTTO, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6672

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN MARK OTTO, 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 AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 12TH DAY OF AUGUST, 20 26, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



I, CLAYTON C. WEISHUHN, 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.

CLAYTON C. WEISHUHN, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 127645

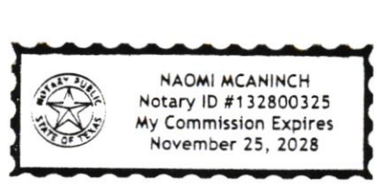


STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CLAYTON C. WEISHUHN, 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 AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 11th DAY OF AUGUST, 20 26, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



APPROVED BY CITY COUNCIL OF CITY OF PATTISON, TEXAS, THIS 23 DAY OF March, 20 26.

DAPHNEY KIRBY
MAYOR

LEE KOSINA
COUNCILMAN NO. 1

JOSHUA TAYLOR
COUNCILMAN NO. 2

RANDALL FLOWERS
COUNCILMAN NO. 3

SANDY BULLER
MAYOR PRO TEM – COUNCILMAN NO. 4

ANISSA MCGOWAN
COUNCILMAN NO. 5

I, CRAIG W. KALKOMEY, CITY ENGINEER OF CITY OF PATTISON, CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL EXISTING RULES AND REGULATIONS OF CITY OF PATTISON.

3/23/26
DATE

CRAIG W. KALKOMEY, P.E., CFM
CITY ENGINEER

BROOKSHIRE–KATY DRAINAGE DISTRICT PERMIT NO. 2024–134

APPROVED BY THE BOARD OF SUPERVISORS ON 03.23.2026
DATE

PRESIDENT

SECRETARY

DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY–FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE–APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

I, J. ROSS MCCALL, COUNTY ENGINEER OF WALLER COUNTY, CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL EXISTING RULES AND REGULATIONS OF WALLER COUNTY.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL WALLER COUNTY PERMIT REQUIREMENTS HAVE BEEN MET.

_____
DATE

_____
J. ROSS MCCALL, P.E.
COUNTY ENGINEER

APPROVED BY COMMISSIONERS COURT OF WALLER COUNTY, TEXAS,

THIS _____ DAY OF _____, 20____, A.D.

_____
CARBETT "TREY" J. DUHON III
COUNTY JUDGE

_____
JOHN A. AMSLER
PRECINCT 1, COUNTY COMMISSIONER

_____
KENDRIC D. JONES
PRECINCT 3, COUNTY COMMISSIONER

_____
WALTER E. SMITH, P.E., R.P.L.S.
PRECINCT 2, COUNTY COMMISSIONER

_____
JUSTIN BECKENDORFF
PRECINCT 4, COUNTY COMMISSIONER

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.

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 INSTRUMENT NUMBER _____, 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

METES AND BOUNDS:

BEING A TRACT OF LAND CONTAINING 22.790 ACRES (992,753 SQUARE FEET) LOCATED IN THE T.S. REESE SURVEY, ABSTRACT NUMBER (NO.) 328 IN WALLER COUNTY TEXAS; SAID 22.790 ACRE TRACT BEING A PORTION OF A CALLED 257.540 ACRE TRACT RECORDED IN THE NAME OF MAPLE GROVE DEVELOPMENT, LLC IN WALLER COUNTY CLERK'S FILE (W.C.C.F.) NO. 2114577; SAID 22.790 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204, NORTH AMERICAN DATUM OF 1983 (NAD83), AS PER GPS OBSERVATIONS):

COMMENCING AT A 1-INCH IRON PIPE FOUND ON THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF MORTON ROAD (60-FEET WIDE PER OCCUPATION), BEING THE SOUTHWEST CORNER OF THE REMAINDER OF A CALLED 317.3080 ACRE TRACT RECORDED IN THE NAME OF MORTON RD PROPERTY, UNDER W.C.C.F. NO. 1900318, BEING ON THE NORTH LINE OF A CALLED 20.000 ACRE TRACT RECORDED IN THE NAME OF BIN HAO AND WIFE, GUANG-XIA QIU, UNDER WALLER COUNTY DEED RECORD (W.C.D.R.) VOL. 1023, PG. 453, AND MARKING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 257.540 ACRE TRACT, (FROM WHICH A COTTON SPINDLE FOUND IN ASPHALT AT THE SOUTHWEST CORNER OF A CALLED 15.000 ACRE TRACT RECORDED IN THE NAME OF MAPLE GROVE SQUARE, UNDER W.C.C.F. NO. 2114558, BEARS SOUTH 87 DEGREES 55 MINUTES 36 SECONDS WEST, A DISTANCE OF 2,639.75 FEET);

THENCE, WITH THE LINE COMMON TO SAID 257.540 ACRE TRACT, AND SAID REMAINDER OF A CALLED 317.3080 ACRE TRACT, NORTH 01 DEGREES 55 MINUTES 23 SECONDS WEST, A DISTANCE OF 1,289.53 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND THE POINT OF BEGINNING;

THENCE, THROUGH AND ACROSS SAID 257.540 ACRE TRACT, AND WITH THE LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING TWENTY-ONE (21) COURSES:

1. SOUTH 88 DEGREES 04 MINUTES 34 SECONDS WEST, A DISTANCE OF 561.00 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

2. SOUTH 86 DEGREES 34 MINUTES 34 SECONDS WEST, A DISTANCE OF 88.65 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

3. SOUTH 83 DEGREES 02 MINUTES 47 SECONDS WEST, A DISTANCE OF 44.15 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

4. SOUTH 80 DEGREES 51 MINUTES 48 SECONDS WEST, A DISTANCE OF 44.57 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

5. SOUTH 80 DEGREES 29 MINUTES 46 SECONDS WEST, A DISTANCE OF 132.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

6. 17.51 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,930.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 31 MINUTES 12 SECONDS AND A CHORD THAT BEARS SOUTH 04 DEGREES 38 MINUTES 15 SECONDS EAST, A DISTANCE OF 17.51 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

7. SOUTH 04 DEGREES 22 MINUTES 39 SECONDS EAST, A DISTANCE OF 56.48 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

8. SOUTH 85 DEGREES 37 MINUTES 21 SECONDS WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

9. 39.83 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91 DEGREES 16 MINUTES 38 SECONDS AND A CHORD THAT BEARS SOUTH 41 DEGREES 15 MINUTES 40 SECONDS WEST, A DISTANCE OF 35.75 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

10. 100.00 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 670.00 FEET, A CENTRAL ANGLE OF 08 DEGREES 33 MINUTES 07 SECONDS AND A CHORD THAT BEARS NORTH 88 DEGREES 49 MINUTES 27 SECONDS WEST, A DISTANCE OF 99.92 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

11. NORTH 04 DEGREES 22 MINUTES 39 SECONDS WEST, A DISTANCE OF 57.67 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

12. NORTH 04 DEGREES 47 MINUTES 40 SECONDS WEST, A DISTANCE OF 49.61 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

13. NORTH 06 DEGREES 21 MINUTES 17 SECONDS WEST, A DISTANCE OF 49.43 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

14. NORTH 07 DEGREES 58 MINUTES 40 SECONDS WEST, A DISTANCE OF 49.43 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

15. NORTH 09 DEGREES 36 MINUTES 04 SECONDS WEST, A DISTANCE OF 49.43 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

16. NORTH 11 DEGREES 09 MINUTES 54 SECONDS WEST, A DISTANCE OF 49.59 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

17. NORTH 11 DEGREES 35 MINUTES 32 SECONDS WEST, A DISTANCE OF 172.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

18. 852.38 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 490.00 FEET, A CENTRAL ANGLE OF 99 DEGREES 40 MINUTES 07 SECONDS AND A CHORD THAT BEARS NORTH 38 DEGREES 14 MINUTES 31 SECONDS EAST, A DISTANCE OF 748.90 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

19. NORTH 88 DEGREES 04 MINUTES 34 SECONDS EAST, A DISTANCE OF 414.44 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

20. NORTH 01 DEGREES 55 MINUTES 23 SECONDS WEST, A DISTANCE OF 27.88 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

21. NORTH 88 DEGREES 04 MINUTES 37 SECONDS EAST, A DISTANCE OF 210.00 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID 257.540 ACRE TRACT, AND WITH THE LINE COMMON TO SAID 257.540 ACRE TRACT, SAID REMAINDER OF A CALLED 317.3080 ACRE TRACT, AND THE HEREIN DESCRIBED TRACT, SOUTH 01 DEGREES 55 MINUTES 23 SECONDS EAST, PASSING AT A DISTANCE OF 524.22 FEET A 1/2-INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID REMAINDER OF A CALLED 317.3080 ACRE TRACT, AND THE MOST SOUTHEASTERLY RE-ENTRANT CORNER OF SAID 257.540 ACRE TRACT, IN ALL A DISTANCE OF 947.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.790 ACRES (992,753 SQUARE FEET) OF LAND.

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), WITH A PROJECT SCALE FACTOR OF: 0.9998940015, AS PER GPS OBSERVATIONS.

2. PROJECT BENCHMARK:
   NATIONAL GEODETIC SURVEY STATION No. G 768 (PID: AW0122)
   BEING A NGS DISC STAMPED "G 768 1943" IN A CONCRETE HEADWALL. BENCHMARK LOCATION BEING 1.15 MILE WEST ALONG U.S. HIGHWAY 90 FROM THE JUNCTION OF F.M. 359 IN BROOKSHIRE, +/- 1 MILE WEST ALONG THE MISSOURI-KANSAS-TEXAS RAILROAD FROM THE STATION AT BROOKSHIRE, ABOUT 3 POLES WEST OF MILE POST 1047, 9.6 FEET SOUTH OF THE SOUTH RAIL, 125 FEET NORTH OF THE CENTERLINE OF U.S. HIGHWAY 90, 222 FEET WEST OF THE CENTERLINE OF A DIRT ROAD LEADING NORTHWEST TO A HOUSE, SET IN THE TOP OF THE EAST END OF THE SOUTH HEADWALL OF A CONCRETE BOX CULVERT UNDER THE RAILROAD TRACK AND +/- 2 FEET BELOW THE LEVEL OF THE TRACK.
   ELEVATION = 161.01' NAVD88

3. TEMPORARY BENCHMARK (TBM) "G":
   BEING A 3/4" IRON ROD WITH A CAP LOCATED +/- 30' NORTHEAST OF A 1/2" IRON PIPE FOUND AT THE NORTHEASTERLY INTERIOR PROPERTY CORNER OF THE SURVEYED TRACT AND BEING +/- 795' SOUTH OF THE END OF ASPHALT PAVING OF PRAIRIE GRASS LANE.
   ELEVATION = 170.33' NAVD88

4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP MAP NO. 48473C0350E, EFFECTIVE DATE FEBRUARY 18, 2009, THE SUBJECT TRACT LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL CHANCE FLOODPLAIN).

5. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 170.40 FEET ABOVE MEAN SEA LEVEL (NAVD88 DATUM). THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.

6. 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 CITY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY STREET WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT OR MAINTENANCE.

7. OWNER'S RESPONSIBILITIES:

   A. THE BUILDING OF ALL STREETS, BRIDGES OR CULVERTS IS THE RESPONSIBILITY OF THE OWNERS IN ACCORDANCE WITH THE PLANS PRESCRIBED BY THE CITY COUNCIL. THE CITY COUNCIL 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 CITY COUNCIL, THE CITY WILL ASSUME FULL RESPONSIBILITY FOR MAINTENANCE OF THE STREETS. THE CITY WILL ASSUME NO RESPONSIBILITY FOR THE DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE STREETS. THE CITY WILL NOT CONSIDER TAKING OVER STREET MAINTENANCE UNTIL SUCH TIME THE SUBDIVISION IS ANNEXED INTO THE CITY LIMITS. UNTIL SUCH TIME, THE STREETS SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL ACCEPTANCE BY THE COUNTY.

   B. THE CITY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES ON THE PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.

   C. 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 CITY.

8. 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.

9. NO PIPELINE EASEMENTS ARE WITHIN THE LIMITS OF THE SUBDIVISION AS SHOWN.

10. ANY PLAT OR MASTER PLAN MAY MAKE REASONABLE ACCOMMODATION FOR A SPECIFIC SURFACE SITE(S) FOR EXTRACTION OF OIL AND GAS. IF A SURFACE SITE IS DESIGNATED, THE DEVELOPER SHALL PROVIDE PROOF FROM THE MINERAL OWNER, GEOLOGIST OR OTHER PROFESSIONAL THAT THE SITE DESIGNATED FOR SUCH EXTRACTION IS A REASONABLE SOLUTION FOR THE MINERAL OWNER, IN ACCORDANCE WITH THE USUAL AND CUSTOMARY PRACTICE OF THE OIL AND GAS INDUSTRY. AFTER SUCH A SITE IS DESIGNATED, AND THE PLAT IS APPROVED, NO OIL OR GAS EXTRACTION ACTIVITY MAY TAKE PLACE EXCEPT UTILIZING THE DESIGNATED SURFACE SITE.

11. PROPERTY LIES WITHIN WALLER COUNTY, BROOKSHIRE-KATY DRAINAGE DISTRICT, ROYAL INDEPENDENT SCHOOL DISTRICT, WALLER COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 43, AND CITY OF PATTISON ETJ.

12. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ONSITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.

13. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM.

14. ALL INTERIOR LOTS SHALL HAVE A MINIMUM SET BACK OF FIVE FEET (5') ALONG THE SIDE LOT LINE.

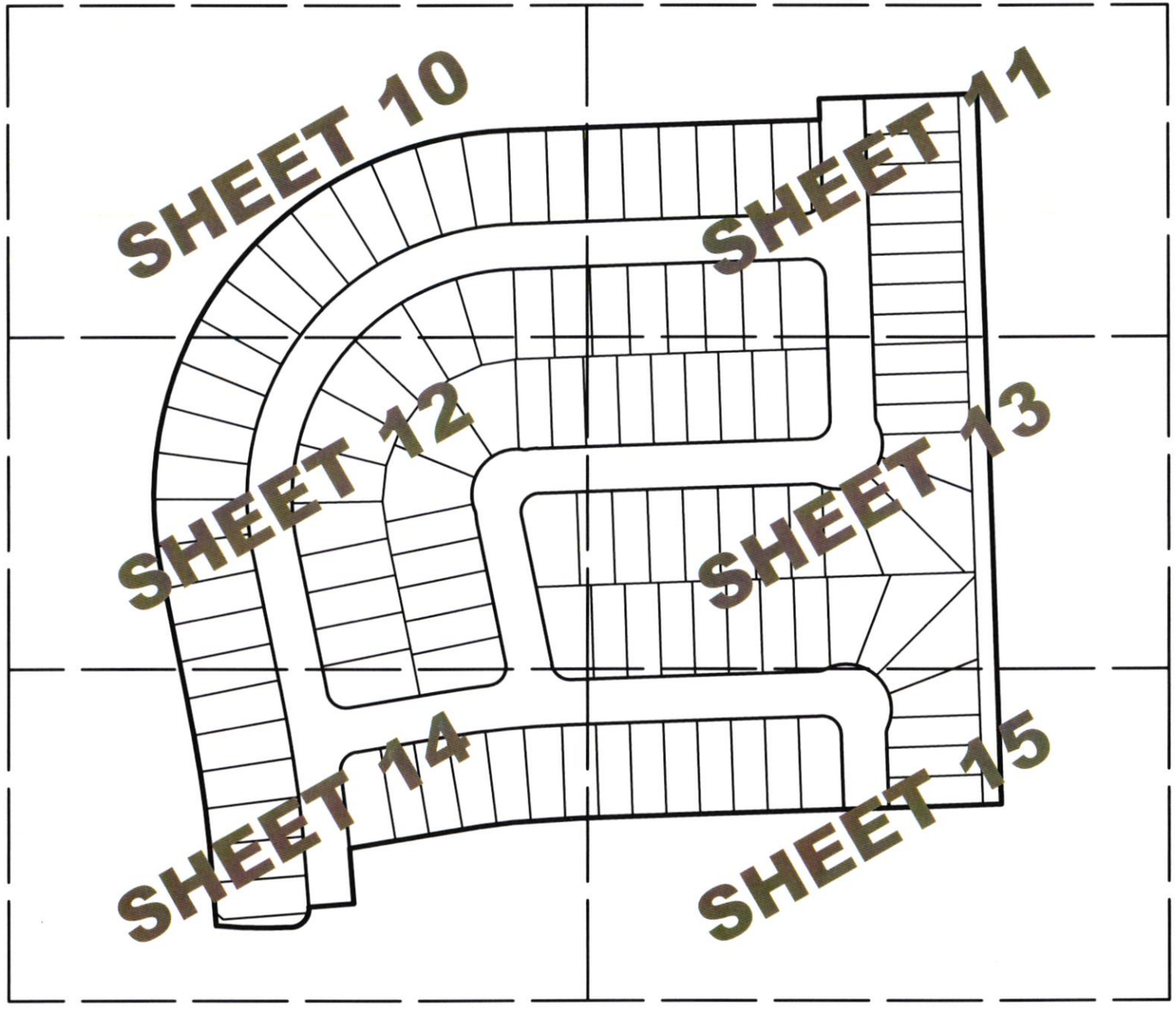
15. ALL LOTS ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.

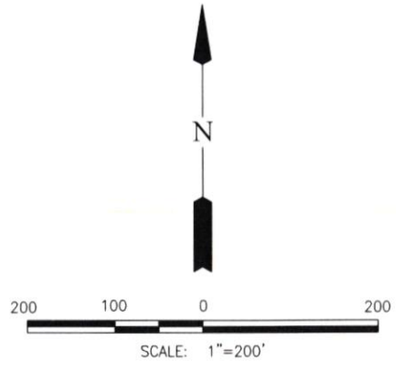
16. SUBJECT TO A BLANKET EASEMENT GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC AS RECORDED UNDER WALLER COUNTY CLERK'S FILE NO. 2513387.

17. ONE (1) FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE AND END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR REPLATTED IN A RECORDED PLAT, THE ONE (1) FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

18. EASEMENTS AND/OR BUILDING LINES OF RECORD ARE SHOWN ON THE PLAT OF AZALEA SEC 1, A SUBDIVISION RECORDED IN INSTRUMENT NO. 2514617 OF WALLER COUNTY OFFICIAL PUBLIC RECORDS.

19. PLEASE CONTACT THE WALLER COUNTY CLERK FOR A FULL SIZE COPY OF THIS RECORDED SUBDIVISION PLAT.





FINAL PLAT
AZALEA SECTION 2
JOB NO. 2772-0022.310
SHEET 8 OF 15

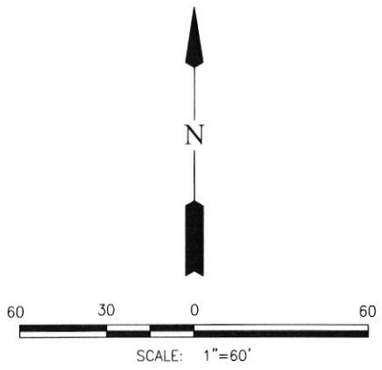
LJA ENGINEERING, INC.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 04°22'39" W	57.69'
L2	N 04°47'40" W	49.61'
L3	N 06°21'17" W	49.43'
L4	N 07°58'40" W	49.43'
L5	N 09°36'04" W	49.43'
L6	N 11°09'54" W	49.59'
L7	N 01°55'23" W	27.88'
L8	S 86°34'34" W	88.65'
L9	S 83°02'47" W	44.15'
L10	S 80°51'48" W	44.57'
L11	S 80°29'46" W	132.32'
L12	S 04°22'39" E	56.48'
L13	S 85°37'21" W	60.00'
L14	N 46°55'24" W	8.33'
L15	S 51°45'29" E	16.50'
L16	N 04°22'39" W	56.48'
L17	N 01°55'23" W	100.00'
L18	S 43°04'36" W	8.33'
L19	S 01°55'23" E	97.00'
L20	N 01°55'23" W	100.00'
L21	N 04°22'39" W	56.48'
L22	N 01°55'23" W	127.88'
L23	S 49°22'39" E	14.14'
L24	N 85°37'21" E	113.80'
L25	N 01°55'26" W	122.91'
L26	S 11°05'35" E	56.00'
L27	S 08°08'28" E	49.90'
L28	S 06°12'59" W	48.10'
L29	S 21°09'20" W	48.10'
L30	S 36°05'41" W	48.10'
L31	S 51°02'02" W	48.10'
L32	S 65°58'23" W	48.10'
L33	S 80°45'34" W	47.12'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	490.00'	99°40'07"	852.38'	N 38°14'31" E	748.90'
C2	1,930.00'	0°31'12"	17.51'	S 04°38'15" E	17.51'
C3	25.00'	91°16'38"	39.83'	S 41°15'40" W	35.75'
C4	670.00'	8°33'07"	100.00'	N 88°49'27" W	99.91'
C5	55.00'	89°59'57"	86.39'	N 43°04'36" E	77.78'
C6	55.00'	99°40'07"	95.67'	N 38°14'31" E	84.06'
C7	1,000.00'	3°48'46"	66.55'	N 09°41'09" W	66.53'
C8	1,900.00'	7°12'53"	239.25'	N 07°59'06" W	239.09'
C9	335.00'	99°40'07"	582.75'	N 38°14'31" E	512.00'
C10	55.00'	90°00'03"	86.39'	N 46°55'24" W	77.78'
C11	1,200.00'	7°34'48"	158.76'	S 84°17'10" W	158.64'
C12	25.00'	25°03'27"	10.93'	S 14°27'07" E	10.85'
C13	60.00'	140°06'52"	146.73'	S 43°04'36" W	112.80'
C14	25.00'	25°03'27"	10.93'	N 79°23'42" W	10.85'
C15	25.00'	99°40'07"	43.49'	S 38°14'31" W	38.21'
C16	1,030.00'	1°04'50"	19.42'	S 11°03'07" E	19.42'
C17	25.00'	81°24'43"	35.52'	S 51°13'04" E	32.61'
C18	25.00'	25°03'27"	10.93'	N 75°32'51" E	10.85'
C19	60.00'	140°06'57"	146.73'	S 46°55'24" E	112.80'
C20	25.00'	25°03'27"	10.93'	S 10°36'21" W	10.85'
C21	25.00'	90°00'03"	39.27'	N 46°55'24" W	35.36'
C22	1,170.00'	7°34'48"	154.79'	S 84°17'10" W	154.67'
C23	25.00'	88°23'16"	38.57'	S 36°18'08" W	34.85'
C24	1,930.00'	3°30'51"	118.38'	S 06°08'04" E	118.36'
C25	1,870.00'	7°12'53"	235.47'	N 07°59'06" W	235.32'
C26	365.00'	99°40'07"	634.93'	N 38°14'31" E	557.85'
C27	25.00'	89°59'57"	39.27'	N 43°04'36" E	35.36'
C28	305.00'	99°40'07"	530.56'	N 38°14'31" E	466.15'
C29	25.00'	90°00'03"	39.27'	S 46°55'24" E	35.36'
C30	25.00'	89°59'57"	39.27'	S 43°04'36" W	35.36'
C31	85.00'	8°28'24"	12.57'	S 83°50'23" W	12.56'
C32	25.00'	17°24'57"	7.60'	S 88°18'39" W	7.57'
C33	60.00'	117°33'13"	123.10'	S 38°14'31" W	102.62'
C34	25.00'	17°24'57"	7.60'	S 11°49'37" E	7.57'
C35	85.00'	8°28'24"	12.57'	S 07°21'20" E	12.56'
C36	970.00'	0°18'21"	5.18'	S 11°26'22" E	5.18'
C37	25.00'	94°54'01"	41.41'	S 36°09'49" W	36.83'
C38	1,230.00'	3°07'04"	66.93'	S 82°03'18" W	66.92'
C39	25.00'	88°23'16"	38.57'	N 55°18'35" W	34.85'
C40	1,930.00'	0°28'35"	16.05'	N 11°21'15" W	16.05'

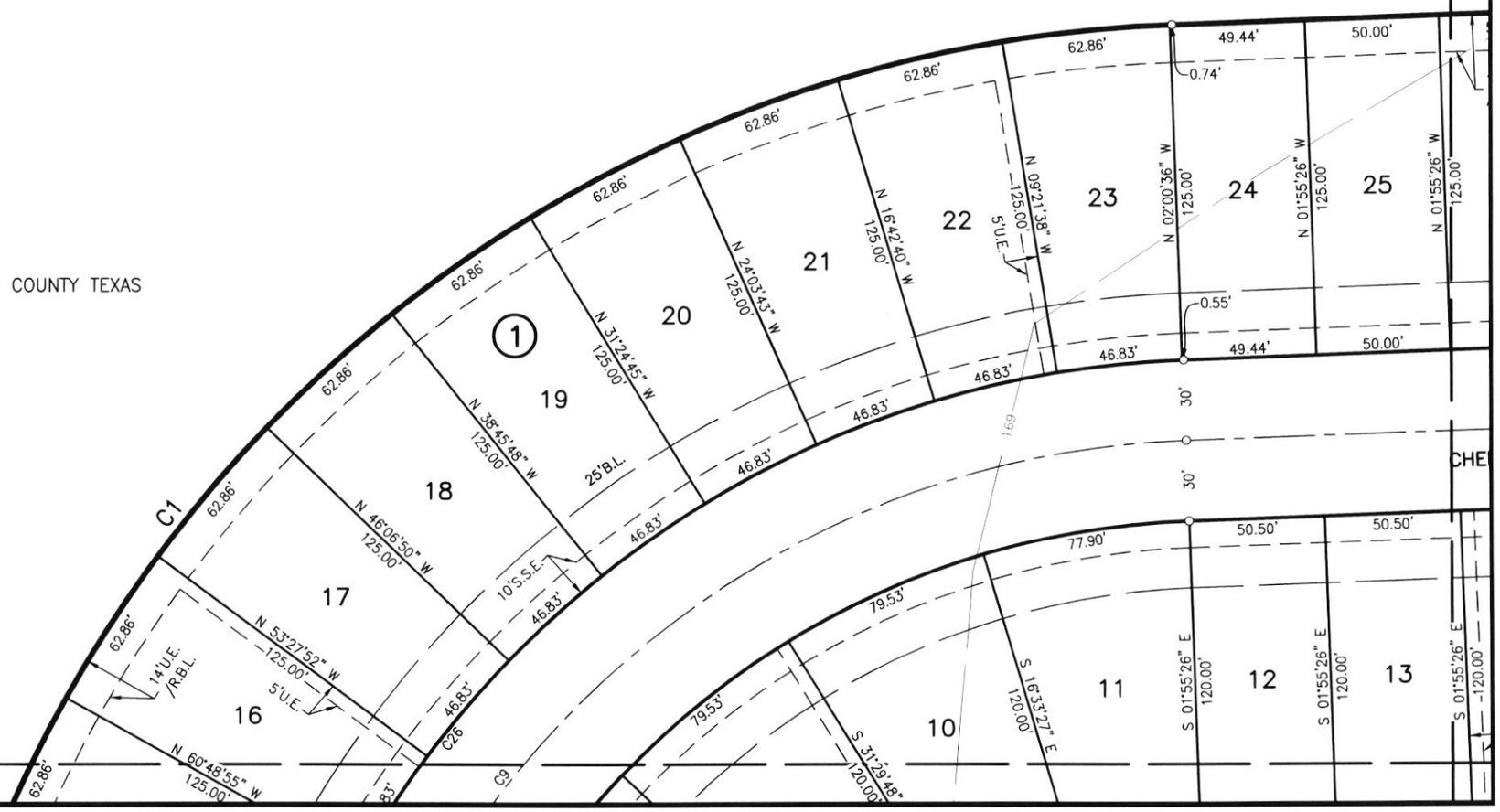


RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.040	1,732	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.040	1,748	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.544	23,690	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	0.624	27,170	

REMAINDER OF A CALLED 257.5
MAPLE GROVE DEVELOPMEN
INSTRUMENT NO. 21145
O.P.R.W.C.T.

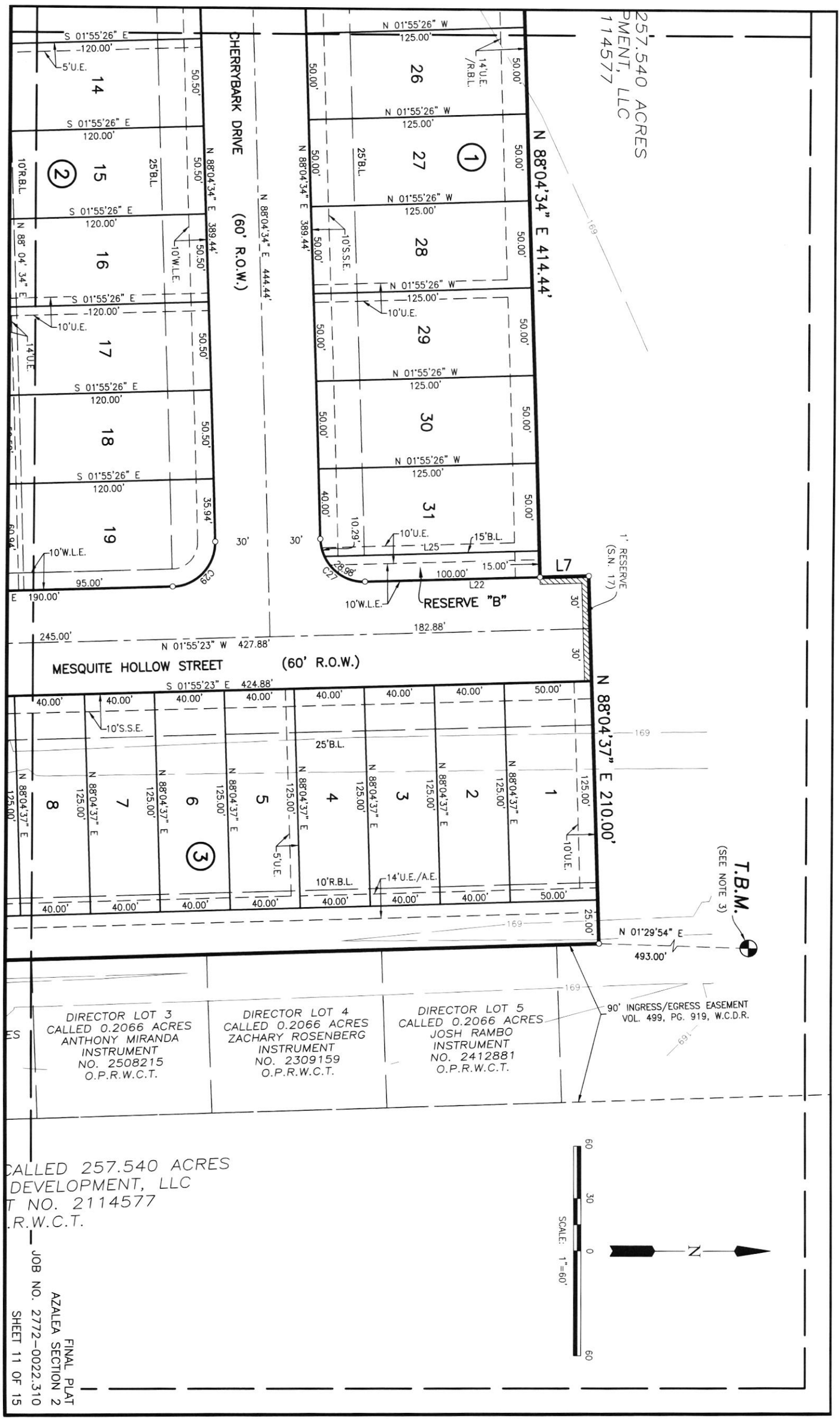
LEGEND

B.L.	INDICATES BUILDING LINE
R.B.L.	INDICATES REAR BUILDING LINE
S.S.E.	INDICATES SANITARY SEWER EASEMENT
W.L.E.	INDICATES WATERLINE EASEMENT
O.P.R.W.C.T.	INDICATES OFFICIAL PUBLIC RECORDS WALLER COUNTY TEXAS
W.C.D.R.	INDICATES WALLER COUNTY DEED RECORDS
R.O.W.	INDICATES RIGHT-OF-WAY
P.O.B.	INDICATES POINT OF BEGINNING
VOL.	INDICATES VOLUME
PG.	INDICATES PAGE
NO.	INDICATES NUMBER
T.B.M.	INDICATES TEMPORARY BENCHMARK
	INDICATES STREET NAME CHANGE
S.N.	INDICATES SEE NOTE



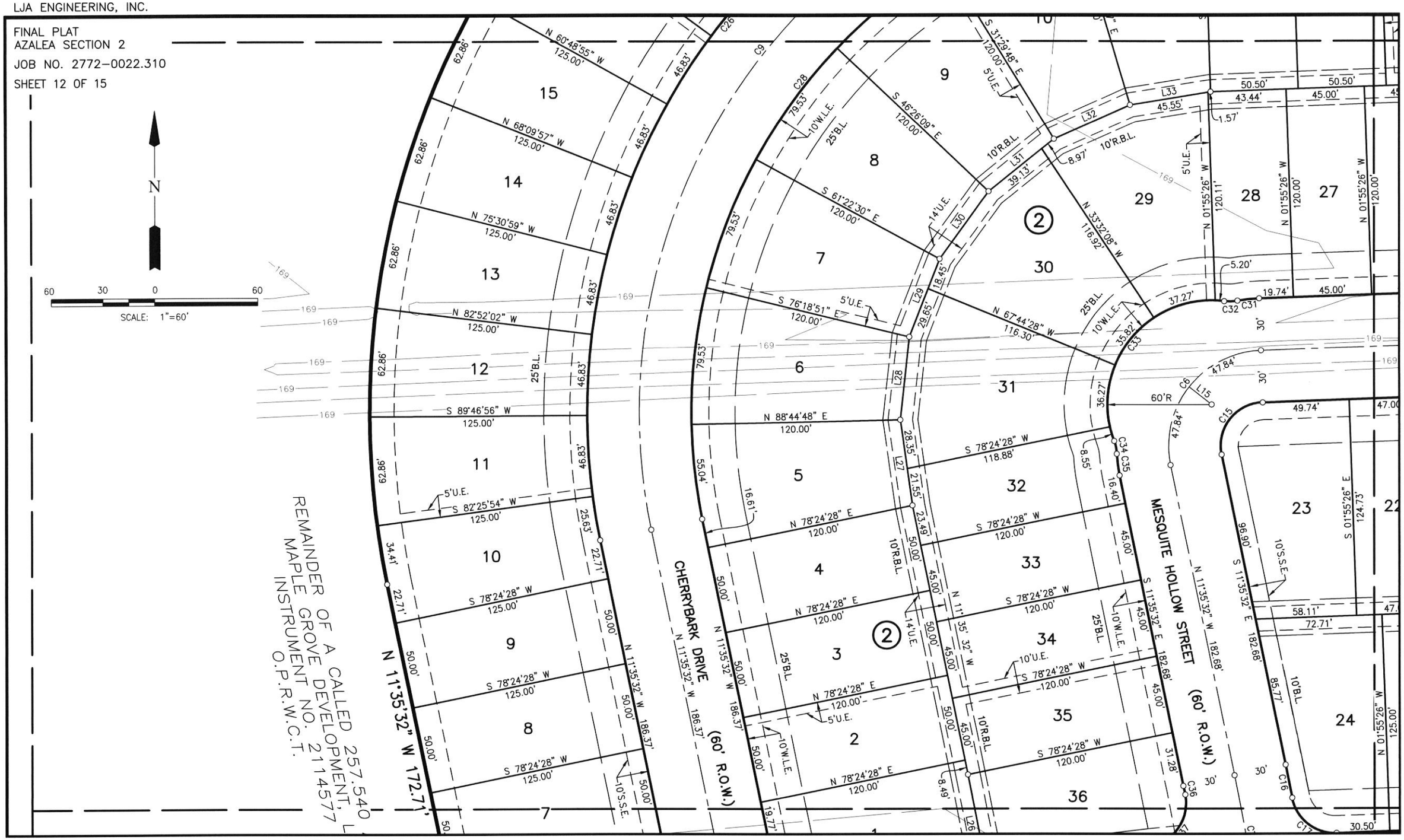
FINAL PLAT
AZALEA SECTION 2
JOB NO. 2772-0022.310
SHEET 10 OF 15

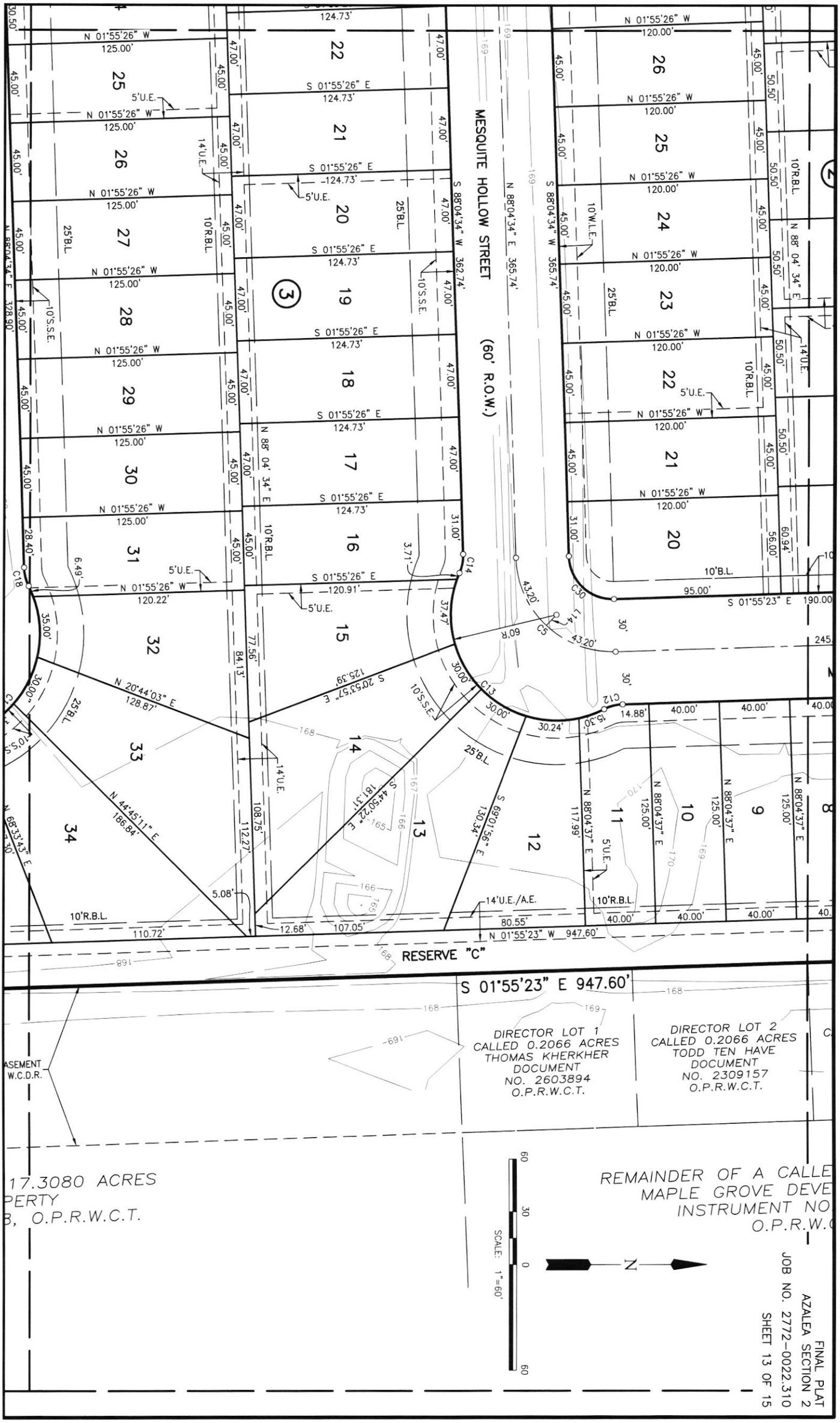
LJA ENGINEERING, INC.


257.540 ACRES
DMENT, LLC
114577
CHERRYBARK DRIVE (60' R.O.W.)
N 88°04'34" E 414.44'
N 88°04'34" E 389.44'
N 88°04'34" E 444.44'
MESQUITE HOLLOW STREET (60' R.O.W.)
N 01°55'23" W 427.88'
S 01°55'23" E 424.88'
N 88°04'37" E 210.00'
RESERVE "B"
1' RESERVE (S.N. 17)
T.B.M.
(SEE NOTE 3)
N 01°29'54" E
493.00'
90' INGRESS/EGRESS EASEMENT
VOL. 499, PG. 919, W.C.D.R.
DIRECTOR LOT 3
CALLED 0.2066 ACRES
ANTHONY MIRANDA
INSTRUMENT
NO. 2508215
O.P.R.W.C.T.
DIRECTOR LOT 4
CALLED 0.2066 ACRES
ZACHARY ROSENBERG
INSTRUMENT
NO. 2309159
O.P.R.W.C.T.
DIRECTOR LOT 5
CALLED 0.2066 ACRES
JOSH RAMBO
INSTRUMENT
NO. 2412881
O.P.R.W.C.T.
CALLED 257.540 ACRES
DEVELOPMENT, LLC
T NO. 2114577
.R.W.C.T.
SCALE: 1"=60'
60
30
0
60
N
FINAL PLAT
AZALEA SECTION 2
JOB NO. 2772-0022.310
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LJA ENGINEERING, INC.

LJA ENGINEERING, INC.

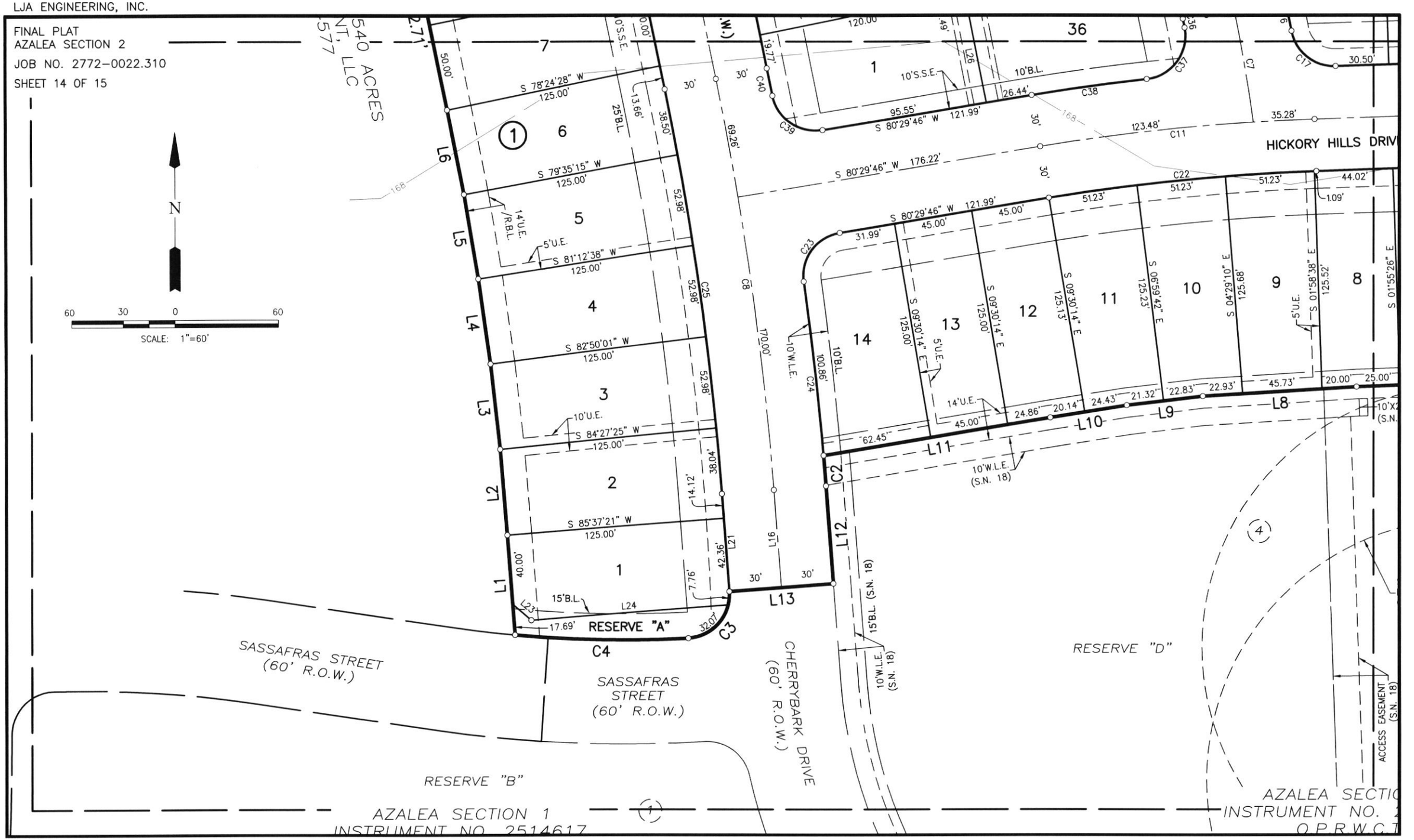
FINAL PLAT
AZALEA SECTION 2
JOB NO. 2772-0022.310
SHEET 12 OF 15

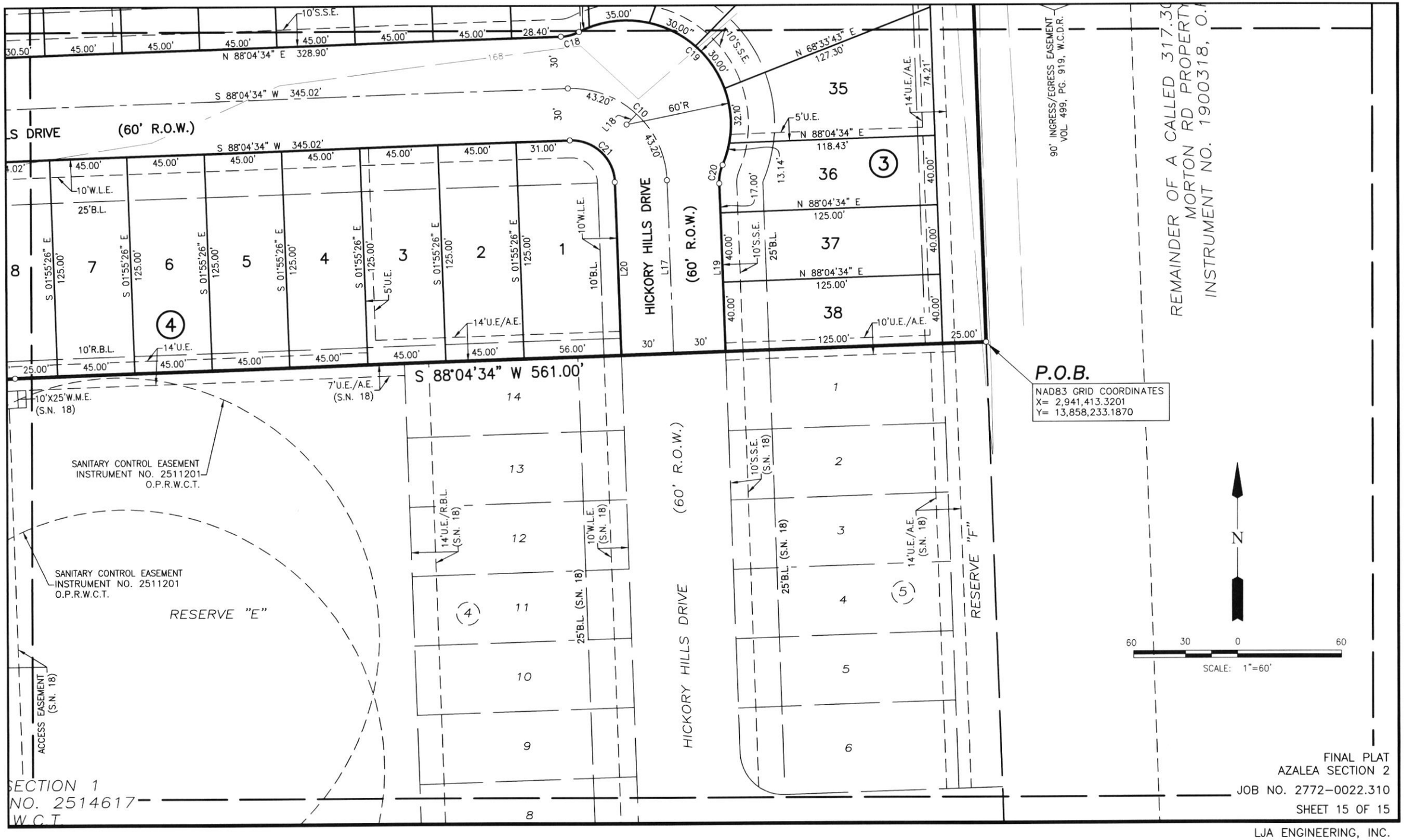



MESQUITE HOLLOW STREET (60' R.O.W.)
RESERVE "C"
S 01°55'23" E 947.60'
N 01°55'23" W 947.60'
DIRECTOR LOT 1
CALLED 0.2066 ACRES
THOMAS KHERKHER
DOCUMENT
NO. 2603894
O.P.R.W.C.T.
DIRECTOR LOT 2
CALLED 0.2066 ACRES
TODD TEN HAVE
DOCUMENT
NO. 2309157
O.P.R.W.C.T.
17.3080 ACRES
PERTY
B, O.P.R.W.C.T.
REMAINDER OF A CALLE
MAPLE GROVE DEVE
INSTRUMENT NO
O.P.R.W.C
ASEMENT
W.C.D.R.
SCALE: 1"=60'
60
30
0
60
N
FINAL PLAT
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SHEET 13 OF 15
LJA ENGINEERING, INC.

LJA ENGINEERING, INC.

FINAL PLAT
AZALEA SECTION 2
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FINAL PLAT
AZALEA SECTION 2
JOB NO. 2772-0022.310
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