

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Bluestem Phase 1 Detention Reserve

Date: April 17, 2024

Background

Final Plat of Bluestem Phase 1 Detention Reserve which consists of 29.448 acres will include 1 Block and 1 Reserve in Precinct 3.

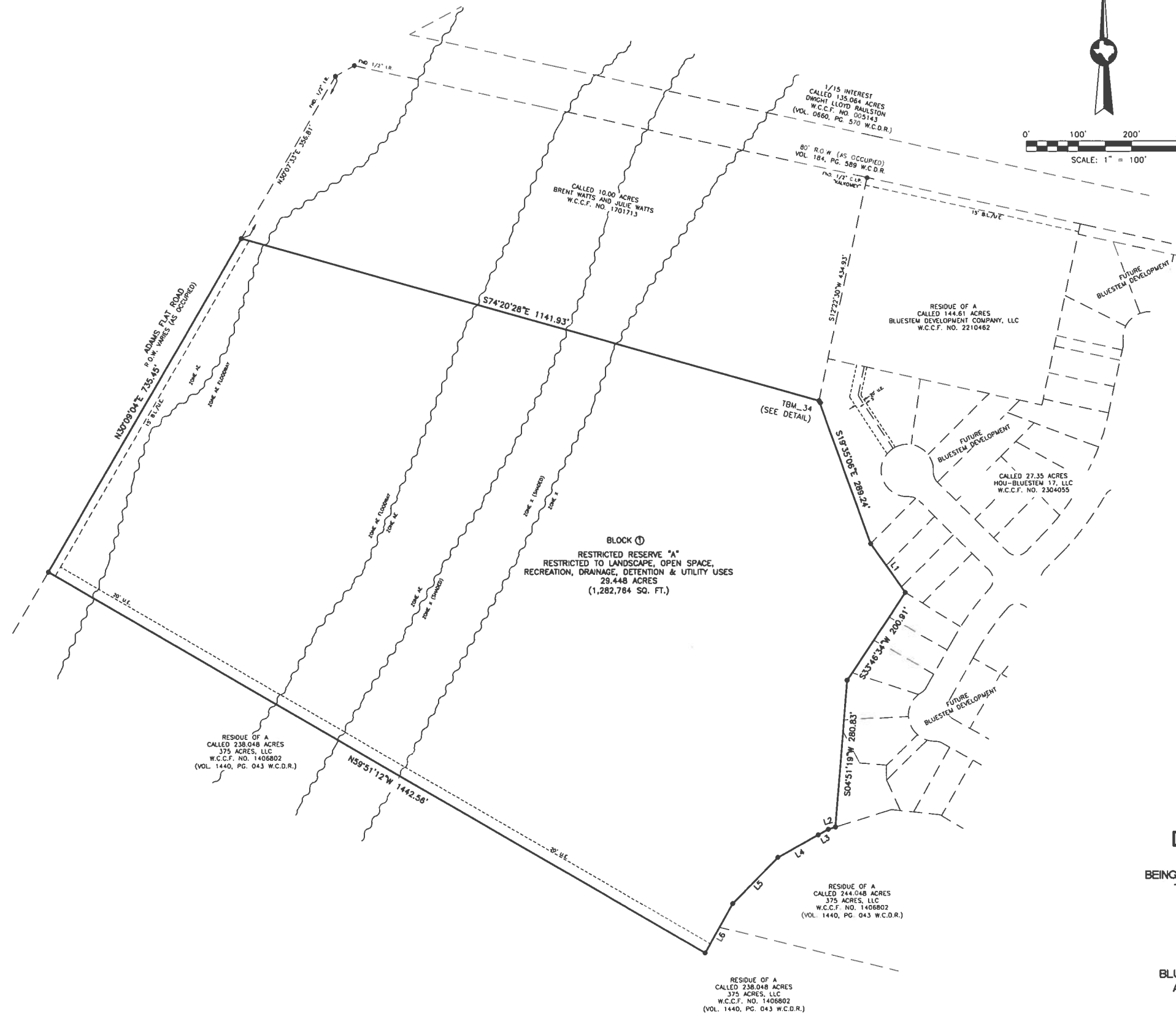
Staff Recommendation

Approve Plat

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S35°21'53"E	114.17'
L2	S72°41'16"W	14.18'
L3	S67°56'02"W	22.23'
L4	S67°56'02"W	88.28'
L5	S44°18'43"W	122.93'
L6	S29°28'45"W	107.86'

NOTES:

- (1) AC. indicates Acreage
B.L. indicates Building Line
D.E. indicates Drainage Easement
F.C. No. indicates Film Code
N.T.S. indicates Not To Scale
PG. indicates Page
P.U.E. indicates Public Utility Easement
R. indicates Radius
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
--- indicates Street Name Change
- (2) All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
- (3) All easements extend equidistant from either side of the property and lot lines unless otherwise noted.
- (4) All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). Scale factor = 0.999906528611.
- (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) There are no pipe line or pipe line easements within the boundaries of this plot.
- (8) No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.
- (9) 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.
- (10) 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.
- (11) 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.
- (12) 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, Hinshaw, Russ and Associates, Inc.
- (13) The property subdivided in the foregoing plat lies in Waller County, Waller County M.U.D. No. 41 and Royal Independent School District.
- (14) A subdivision variance has been approved to allow a minimum lot width of 40' by Waller County Commissioners Court on July 28, 2021.
- (15) A subdivision variance has been approved to allow a minimum right-of-way width of 60' to 50' by Waller County Commissioners Court on July 28, 2021.
- (16) A subdivision variance has been approved to allow a cul-de-sac right-of-way radius of 50' with a corresponding 42' pavement radius by Waller County Commissioners Court on July 28, 2021.
- (17) 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 PHASE 1 DETENTION RESERVE

BEING A SUBDIVISION OF 29.448 ACRES OUT OF
THE WILLIAM B. ELLIS SURVEY, A-127,
WALLER COUNTY, TEXAS.

1 BLOCK 1 RESERVE

OWNER

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

MAY, 2023



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

SHEET 2 OF 2

JOB NO. 211-071-10

PATH: R:\2021\211-071-10\DRAWING\PLAT\211-071-10-BLUESTEM_OET-FINAL.BY: DATE: 2023-05-22

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