

# WALLER COUNTY

**J. Ross McCall, P.E.**  
**County Engineer**



## MEMORANDUM

**To:** Honorable Commissioners' Court

**Item:** Final Plat Approval- Lakes of Cane Island Rec Center

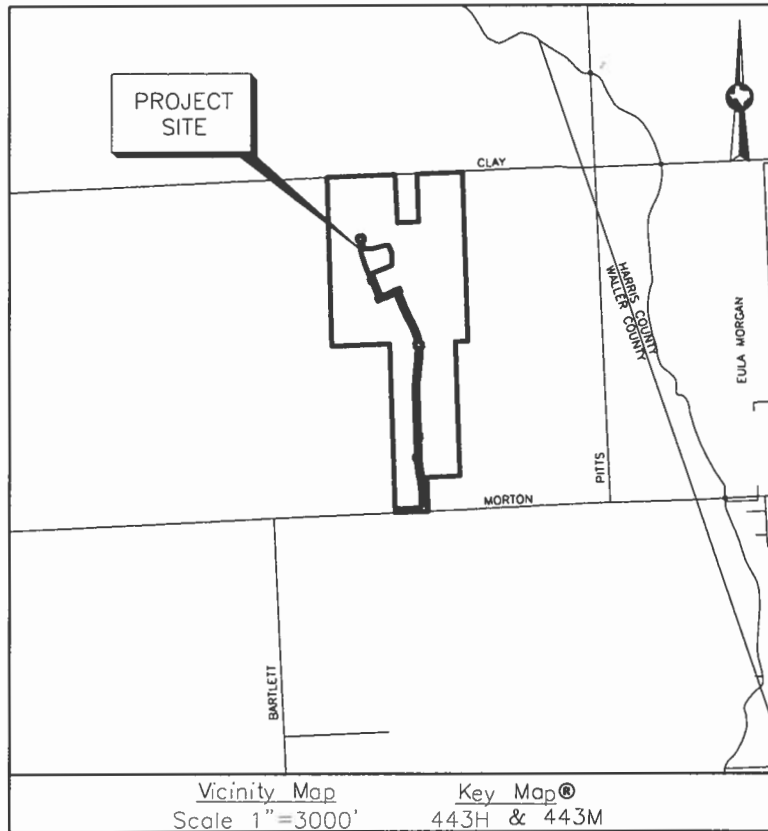
**Date:** March 18, 2026

### Background

Final Plat of Lakes of Cane Island Rec Center which consists of 4.732 in Precinct 4.

### Staff Recommendation

Approve Plat and accept Construction Bond



# FINAL PLAT OF LAKES OF CANE ISLAND REC CENTER

BEING A SUBDIVISION OF 4.732 ACRES OF LAND  
LOCATED IN THE H. & T. C. R.R. CO. SURVEY  
SECTION NO. 127, ABSTRACT NO. 205  
WALLER COUNTY, TEXAS.

## OWNER

PHHOU - CANE ISLAND 178, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
3200 SOUTHWEST FREEWAY, SUITE 2800  
HOUSTON, TEXAS 77027  
800-247-3779

FEBRUARY, 2026

### OWNER:

PHHOU - CANE ISLAND 178, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
3200 SOUTHWEST FREEWAY, SUITE  
2800 HOUSTON, TEXAS 77027  
800-247-3779

LAKES OF  
CANE ISLAND  
REC CENTER



ENGINEERING THE FUTURE  
SINCE 1936

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

SHEET 1 OF 17

STATE OF TEXAS §

COUNTY OF WALLER §

We, PHHOU – Cane Island 178, LLC, a Texas limited liability company acting by and through Lee Jones, Senior Vice President of Land of PH Land Holdings, LLC, a Texas Limited Liability Company, Sole Member of PHHOU – Cane Island 178, LLC, a Texas Liability Company, owner (or owners) of the property subdivided in the above map of LAKES OF CANE ISLAND REC CENTER, make subdivision of the property, according to the lines, streets, lots, alleys, parks, building lines and easement as shown, and dedicate to the public, the streets, alleys, parks and easements shown, forever, and waive all claims for damages occasioned by the establishment of grades, as approved for the streets and drainage easements indicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to the grades, and bind ourselves, our heirs, successors and assigns, to warrant and defend the title to the land so dedicated.

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

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

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

1. That drainage of septic tanks into roads, streets, alleys, or public ditches, streams, etc., either directly or indirectly is strictly prohibited.
2. All stock animals, horses, and fowl shall be fenced in and not allowed to run at large in the subdivision.
3. Drainage structures under private drives shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and one quarters (1-1/4) square feet (15" diameter pipe) reinforced concrete pipe, unless specified by the County Road Administrator, or County Engineer. Culverts and bridges must be used for all driveways and/or walks, although dipstyle driveways are encouraged where appropriate.
4. Property owners will obtain Development Permits/Permit Exemptions form the County Floodplain Administrator for all development.
5. The property subdivided herein is further restricted in its use as specified in the subdivision restrictions as filed separately for record at Page \_\_\_\_\_ Volume \_\_\_\_\_ of the Deed Records of Waller County, Texas. A copy of said restrictions will be furnished by the aforesaid PHHOU – Cane Island 178, LLC, a Texas Limited Liability Company, to the purchaser of each and every lot in the subdivision prior to culmination of each sale.
6. There are no underground pipelines within the confines of this subdivision except as shown on the above plat.
7. There shall be no sanitary sewer system or any water well constructed within 50 feet of any lot line that does not adjoin a public road.

WITNESS our hand in Waller County, Texas, this 18 day of Feb, 2026.

OWNER  
PHHOU-Cane Island 178, LLC,  
a Texas limited liability company  
  
By: PH Land Holdings, LLC,  
a Texas limited liability company, Sole Member

By:   
\_\_\_\_\_  
Lee Jones  
Senior Vice President of Land

FEBRUARY, 2026	OWNER: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY 3200 SOUTHWEST FREEWAY, SUITE 2800 HOUSTON, TEXAS 77027 800-247-3779	LAKES OF CANE ISLAND REC CENTER	 <b>EHRA</b> <small>ENGINEERING THE FUTURE SINCE 1936</small> 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 plattling@ehra.team WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 2 OF 17			

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Lee Jones, 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 18<sup>th</sup> day of February, 2026.

Melinda Trader



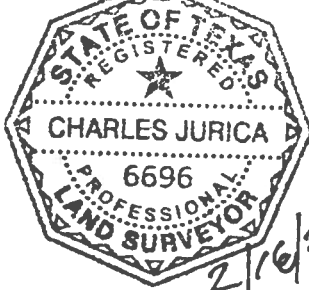
Notary Public in and for the State of Texas  
My Commission expires: July 22, 2029

This is to certify that I, Charles Jurica, 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. 48473C0375E, dated February 18, 2009.

No Portion of this subdivision lies within the boundaries of the 0.2% annual chance (500 year) floodplain as delineated on Waller County Community Panel No. 48473C0375E, dated February 18, 2009.



Charles Jurica  
Charles Jurica, Registered Professional Land Surveyor  
Texas Registration No. 6696

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Charles Jurica, R.P.L.S., 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 18<sup>th</sup> day of February, 2026.

Deirdre Ann Brink  
Notary Public in and for the State of Texas  
My Commission expires: 6/30/2027

I, J. Ross McCall, P.E., County Engineer of Waller County, Texas, certify that the plat of this subdivision complies with all existing rules and regulations of Waller County.

No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

\_\_\_\_\_ Date

\_\_\_\_\_ J. Ross McCall, P.E.,  
County Engineer

FEBRUARY, 2026	OWNER: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY 3200 SOUTHWEST FREEWAY, SUITE 2800 HOUSTON, TEXAS 77027 800-247-3779	LAKES OF CANE ISLAND REC CENTER	 ENGINEERING THE FUTURE SINCE 1936 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 platting@ehra.team WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 3 OF 17			

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2025-58

APPROVED BY THE BOARD OF SUPERVISORS ON 10/13/2025  
DATE

[Signature]  
PRESIDENT

[Signature]  
SECRETARY

[Signature]  
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, 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 \_\_\_\_\_, 2026, A.D. at \_\_\_ o'clock \_\_M., in File No. \_\_\_\_\_ of the Official Public Records of Waller County for said county.

Witness my hand and seal of office, at Hempstead, the day and date last above written.

\_\_\_\_\_  
Debbie Hollan  
Clerk of the County Court  
Waller County, Texas

By: \_\_\_\_\_  
Deputy

APPROVED by Commissioners Court of Waller County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2026 A.D.

\_\_\_\_\_  
Corbett "Trey" J. Duhon III  
County Judge

\_\_\_\_\_  
John A. Amsler  
Commissioner, Precinct 1

\_\_\_\_\_  
Walter E. Smith, P.E., R.P.L.S.  
Commissioner, Precinct 2

\_\_\_\_\_  
Kendric D. Jones  
Commissioner, Precinct 3

\_\_\_\_\_  
Justin Beckendorff  
Commissioner, Precinct 4

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

FEBRUARY, 2026	OWNER: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY 3200 SOUTHWEST FREEWAY, SUITE 2800 HOUSTON, TEXAS 77027 800-247-3779	LAKES OF CANE ISLAND REC CENTER	 <p>10011 MEADOWGLEN LN          HOUSTON, TEXAS 77042          713-784-4500          platting@ehra.team          WWW.EHRA.TEAM          TBPE No. F-726          TBPELS No. 10092300</p>
SHEET 4 OF 17			

METES AND BOUNDS DESCRIPTION  
LAKES OF CANE ISLAND  
REC CENTER  
BEING A 4.732 ACRE TRACT OF LAND  
LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY,  
SECTION NO. 127, ABSTRACT NO. 205,  
WALLER COUNTY, TEXAS

DESCRIPTION OF A 4.732 ACRE TRACT OF LAND LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY, SECTION NO. 127, ABSTRACT NO. 205, WALLER COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO PHHOU-CANE ISLAND 178, LLC AND BEING CALLED 178.71 ACRES BY DEED RECORDED UNDER FILE NUMBER (NO.) 2401492 OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.), SAID 4.732 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the apparent northerly line of the H. & T. C. R.R. Survey, A-205, and generally located in Clay Road marking the northerly common corner of said 178.71 acre tract and that certain tract of land called 42.76 acres tract described under File No. 2503462-W.C.D.R.;

THENCE, South 01°42'01" East, along the common line between the 178.71 acre tract and the called 42.76 acre tract, passing at a distance of 30.12 feet a 5/8-inch iron rod called for and found for reference, and continuing for a total distance of 934.53 feet to a point for corner from which a 1/2-inch capped iron pipe stamped "Kalkomey" called for and found in the northerly line of that certain tract of land called 52.777 acres tract described under Waller County Clerk's File No. 1407118 marking the southerly common corner of said 178.71 acre tract and the called 42.786 acre tract bears South 01°42'01" East for a distance of 1,705.18 feet;

THENCE, North 88°17'59" East, for a distance of 475.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northwesterly corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, North 88°17'59" East, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the arc of a non-tangent curve;

2) THENCE, in a southeasterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing South 46°42'01" East, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

3) THENCE, North 88°17'59" East, for a distance of 0.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

4) THENCE, South 01°42'01" East, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the arc of a non-tangent curve;

5) THENCE, in a southwesterly direction along the arc of a non-tangent curve to the left having a radius of 25.00 feet, an arc length of 40.23 feet, an angle of 92°12'19", and a chord bearing South 42°11'50" West for a distance of 36.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for compound curvature;

6) THENCE, in a southerly direction along the arc of a compound curve to the left having a radius of 975.00 feet, an arc length of 109.59 feet, an angle of 06°26'23", and a chord bearing South 07°07'31" East for a distance of 109.53 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

7) THENCE, North 88°17'59" East, for a distance of 156.72 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

8) THENCE, North 75°33'33" East, for a distance of 194.71 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

9) THENCE, North 78°40'50" East, for a distance of 47.80 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the westerly line of the Lakes of Cane Island Detention Reserve "F" as per plat recorded under Waller County Clerk's File Number (W.C.C.F. No.) 2516048;

THENCE, along the westerly line of the Lakes of Cane Island Detention Reserve "F" the following ten (10) courses and distances:

10) THENCE, South 21°01'48" East, for a distance of 153.58 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

11) THENCE, South 01°48'19" West, for a distance of 179.90 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

12) THENCE, South 67°58'55" West, for a distance of 331.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

13) THENCE, South 22°01'05" East, for a distance of 356.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for curvature;

14) THENCE, in a southeasterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing South 67°01'05" East for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for tangency;

15) THENCE, North 67°58'55" East, for a distance of 11.64 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for curvature;

16) THENCE, in a northeasterly direction along the arc of a curve to the left having a radius of 475.00 feet, an arc length of 19.09 feet, an angle of 02°18'12", and a chord bearing North 66°49'49" East for a distance of 19.09 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for tangency;

17) THENCE, North 65°40'43" East, for a distance of 104.31 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for curvature;

FEBRUARY, 2026

---

SHEET 5 OF 17

OWNER:  
PHHOU - CANE ISLAND 178, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
3200 SOUTHWEST FREEWAY, SUITE  
2800 HOUSTON, TEXAS 77027  
800-247-3779

LAKES OF  
CANE ISLAND  
REC CENTER



**EHRA**  
ENGINEERING THE FUTURE  
SINCE 1936

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

- 18) THENCE, in a northeasterly direction along the arc of a curve to the right having a radius of 525.00 feet, an arc length of 21.10 feet, an angle of 02°18'12", and a chord bearing North 66°49'49" East for a distance of 21.10 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for tangency;
- 19) THENCE, North 67°58'55" East, for a distance of 23.33 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the northwesterly corner of the Lakes of Cane Island Drive as per plat recorded under Waller County Clerk's File Number (W.C.C.F. No.) 2513873;
- 20) THENCE, South 22°01'05" East, with the westerly line of the Lakes of Cane Island Drive for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
- 21) THENCE, South 67°58'55" West, for a distance of 23.33 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;
- 22) THENCE, in a southwesterly direction along the arc of a curve to the left having a radius of 475.00 feet, an arc length of 19.09 feet, an angle of 02°18'12", and a chord bearing South 66°49'49" West for a distance of 19.09 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- 23) THENCE, South 65°40'43" West, for a distance of 104.31 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;
- 24) THENCE, in a southwesterly direction along the arc of a curve to the right having a radius of 525.00 feet, an arc length of 21.10 feet, an angle of 02°18'12", and a chord bearing South 66°49'49" West for a distance of 21.10 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- 25) THENCE, South 67°58'55" West, for a distance of 111.64 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 26) THENCE, North 22°01'05" West, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the arc of a non-tangent curve;
- 27) THENCE, in a northeasterly direction along the arc of a non-tangent curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing North 22°58'55" East for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- 28) THENCE, North 22°01'05" West, for a distance of 210.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;
- 29) THENCE, in a northwesterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing North 67°01'05" West for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 30) THENCE, North 22°01'05" West, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the arc of a non-tangent curve;
- 31) THENCE, in a northeasterly direction along the arc of a non-tangent curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing North 22°58'55" East for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- 32) THENCE, North 22°01'05" West, for a distance of 255.86 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;
- 33) THENCE, in a northerly direction along the arc of a curve to the right having a radius of 1,025.00 feet, an arc length of 327.79 feet, an angle of 18°19'22", and a chord bearing North 12°51'24" West for a distance of 326.39 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for reverse curvature;
- 34) THENCE, in a northwesterly direction along the arc of a reverse curve to the left having a radius of 25.00 feet, an arc length of 38.40 feet, an angle of 88°00'19", and a chord bearing North 47°41'52" West, for a distance of 34.73 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 35) THENCE, South 88°17'58" West, for a distance of 0.64 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 36) THENCE, North 01°42'00" West, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the arc of a non-tangent curve;
- 37) THENCE, in a northeasterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 89°59'56", and a chord bearing North 43°18'01" East, for a distance of 35.35 feet to the POINT OF BEGINNING and containing 4.732 acres of land.

FEBRUARY, 2026

SHEET 6 OF 17

OWNER:

PHHOU - CANE ISLAND 178, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
3200 SOUTHWEST FREEWAY, SUITE  
2800 HOUSTON, TEXAS 77027  
800-247-3779

LAKES OF  
CANE ISLAND  
REC CENTER



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

OWNER'S RESPONSIBILITIES:

- (1) No structure in this subdivision shall be occupied until connected to a public sewer system which has been approved and permitted by Waller County Environmental Department.
- (2) No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.
- (3) In a subdivision that is not served by fire hydrants as part of a centralized water system certified by the Texas Commission on Environmental Quality as meeting minimum standards for water utility service, the Commissioners Court may require a limited fire suppression system that requires a developer to construct:
  - (a) For a subdivision of fewer than 50 houses, 2,500 gallons of storage; or
  - (b) For a subdivision of 50 or more houses, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.
- (4) Structures built on lots in the designated Floodplain shall be elevated to two (2) feet or more above the 500-year floodplain elevation, in the 100-year floodplain. Within the 500-year, these structures must be elevated to one (1) above the 500-year floodplain elevation. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.). Contact the County Engineer's Office for specific information.
- (5) The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by Commissioners Court. Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the Developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the streets. The County will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets.
- (6) The County assumes no responsibility for the accuracy of representations by other parties on the plat. Floodplain data, in particular, may change depending on subsequent development.
- (7) The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the County.
- (8) The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid PHHOU-Cane Island 178, LLC, a Texas Limited Liability Company to the purchaser of each and every lot in the subdivision prior to culmination of each sale.
- (9) Include certification that the subdivider has complied with the requirements of Section 232.032 and that:
  - (A) the water quality and connections to the lots meet, or will meet, the minimum state standards;
  - (B) sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
  - (C) electrical connections provided to the lot meet, or will meet, the minimum state standards; and
  - (D) gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.

FEBRUARY, 2026	OWNER: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY 3200 SOUTHWEST FREEWAY, SUITE 2800 HOUSTON, TEXAS 77027 800-247-3779	LAKES OF CANE ISLAND REC CENTER	 ENGINEERING THE FUTURE SINCE 1936	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 platting@ehra.team WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 7 OF 17				

NOTES:

- (1) B.L. indicates Building Line  
 D.R.W.C.TX. indicates Deed Records of Waller County, Texas  
 FND. indicates Found  
 I.R. indicates Iron Rod  
 P.O.B. indicates Point of Beginning  
 P.O.C. indicates Point of Commencing  
 PG. indicates Page  
 P.U.E. indicates Public Utility Easement  
 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  
 (F) indicates a Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
- (2) 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 = 0.99989405345.
- (3) Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- (4) All lot corners, reserves and block corners are set 5/8" iron rods with cap stamped "E.H.R.A. 713-784-4500" unless otherwise noted.
- (5) 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.
- (6) According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Waller County, Texas, Map No. 48473C0375E, dated February 18, 2009, the subject property appears to be within Unshaded Zone "X" defined as areas outside the 0.2% annual chance floodplain. 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.
- (7) The property subdivided in the foregoing plat lies in Waller County, Katy Independent School District and Brookshire-Katy Drainage District.
- (8) A subdivision variance has been approved to allow a minimum right-of-way width of a collector street from 80 feet to 60 feet by Waller County Commissioners Court on September 28, 2022.
- (9) A subdivision variance has been approved to allow a minimum lot width of 40 feet and a minimum lot area of 5,000 square feet by Waller County Commissioners Court on September 28, 2022.
- (10) A subdivision variance has been approved to allow cul-de-sacs to have a right-of-way radius of 60 feet and a pavement radius of 50 feet by Waller County Commissioners Court on September 28, 2022.
- (11) A subdivision variance has been approved to allow local streets to have a right-of way width of 50 feet by Waller County Commissioners Court on September 28, 2022.
- (12) A subdivision variance has been approved to allow a minimum centerline radius of a local street of 300 feet with a minimum tangent of 50 feet between reverse curves by Waller County Commissioners Court on September 28, 2022.
- (13) A subdivision variance has been approved to allow a minimum centerline radius of a collector street of 650 feet with a minimum tangent of 150 feet between reverse curves by Waller County Commissioners Court on August 16, 2023.
- (14) One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
- (15) A subdivision variance has been approved to allow 25' Garage Building Lines and 20' Front Building lines along cul-de-sacs and knuckles by Waller County Commissioners Court on September 17, 2025.

FEBRUARY, 2026	OWNER: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY 3200 SOUTHWEST FREEWAY, SUITE 2800 HOUSTON, TEXAS 77027 800-247-3779	LAKES OF CANE ISLAND REC CENTER	 <p>10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 plattling@ehra.team WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300</p>
SHEET 8 OF 17			

**BENCHMARK:**

BENCHMARK FOR THIS PROJECT IS FLOODPLAIN REFERENCE MARK NUMBER 190095 WHICH IS A BRASS DISK STAMPED 190095 ON BRIDGE AT MORTON ROAD AND UPPER BUFFALO BAYOU LOCATED ON DOWNSTREAM SIDE OF ROAD, ON SOUTHWEST CORNER OF BRIDGE IN KEYMAP 444P IN THE BARKER WATERSHED NEAR STREAM T100-00-00 ELEV. 150.69 FEET NAVD 1988, 2001 ADJUSTED.

**TEMPORARY BENCHMARK:**

TEMPORARY BENCHMARK FOR THIS PLAT IS A BRASS DISK STAMPED "LOCI 1" SET IN CONCRETE.

HAVING COORDINATES OF:

X: 2,967,021.02  
Y: 13,859,781.28

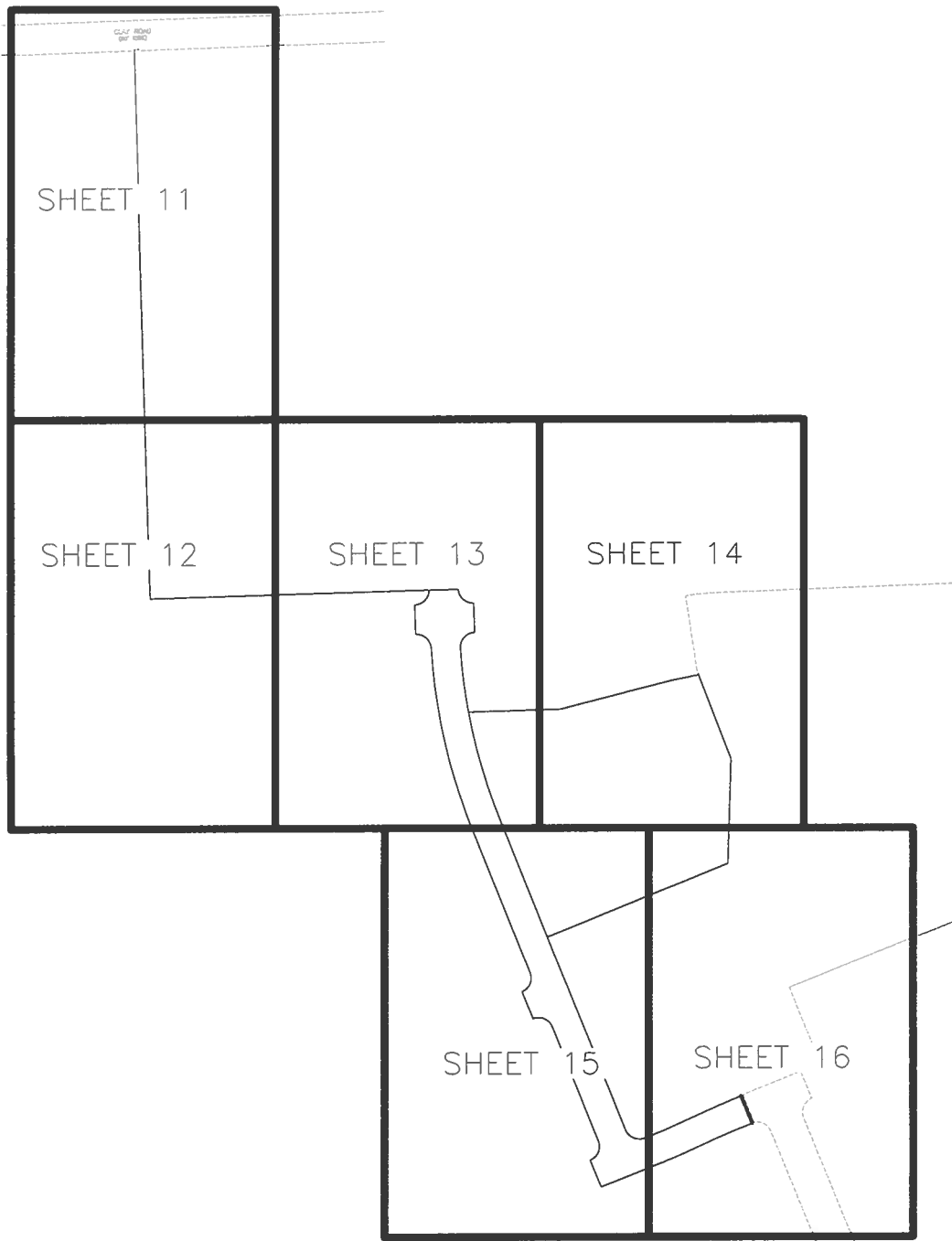
TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (#4204)

ELEV.= 156.70 FEET  
NAVD 1988, 2001 ADJUSTED.

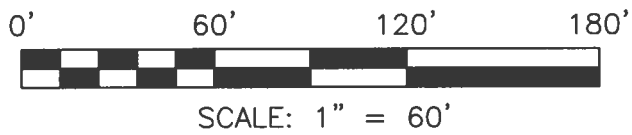
**PARKLAND TABLE**

PLAT	ACREAGE
LAKES OF CANE ISLAND WALLER COUNTY M.U.D. NO. 58 LIFT STATION NO. 1	0.00 AC.
LAKES OF CANE ISLAND WATER PLANT	0.00 AC.
LAKES OF CANE ISLAND DRIVE STREET DEDICATION	0.00 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'A'	3.27 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'B'	1.90 AC.
LAKES OF CANE ISLAND DETENTION RESERVES 'C' & 'D'	3.87 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'E'	2.03 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'F'	6.60 AC.
LAKES OF CANE ISLAND SECTION 1	0.42 AC.
LAKES OF CANE ISLAND SECTION 2	0.00 AC.
LAKES OF CANE ISLAND SECTION 3	0.68 AC.
LAKES OF CANE ISLAND SECTION 4	0.72 AC.
LAKES OF CANE ISLAND REC CENTER	3.14 AC.
LAKES OF CANE ISLAND SECTION 5	0.71 AC.
LAKES OF CANE ISLAND SECTION 6	0.05 AC.
LAKES OF CANE ISLAND SECTION 7	3.97 AC.
<b>TOTAL</b>	<b>27.36 AC.</b>
REQUIRED PARKLAND: 10.56 ACRES PER 54 LOTS @ 570 LOTS 1.) 50% MINIMUM (5.28 ACRES) SHALL BE POCKET/COMMUNITY PARK 2.) REMAINDER MAY BE PUBLICLY ACCESSIBLE OPEN SPACE (LANDSCAPE BUFFERS, OPEN SPACE, 50% OF AMENITIZED DETENTION AREAS)	

FEBRUARY, 2026	<b>OWNER:</b> PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY 3200 SOUTHWEST FREEWAY, SUITE 2800 HOUSTON, TEXAS 77027 800-247-3779	LAKES OF CANE ISLAND REC CENTER		10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 plattng@ehra.team WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 9 OF 17				



RESERVE TABLE			
RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE
A	RECREATION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	136,844	3.142
TOTAL		136,844	3.142



FEBRUARY, 2026

---

SHEET 10 OF 17

OWNER:  
 PHHOU – CANE ISLAND 178, LLC,  
 A TEXAS LIMITED LIABILITY COMPANY  
 3200 SOUTHWEST FREEWAY, SUITE  
 2800 HOUSTON, TEXAS 77027  
 800-247-3779

LAKES OF  
 CANE ISLAND  
 REC CENTER



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

CLAY ROAD  
(80' WIDE)

P.O.C. (F)

J. MCCUTCHEN  
ABSTRACT NO. 333

30' Wide Road Easement  
Vol. 106, Pg. 492 W.C.D.R.

SURVEY LINE

H. & T.C. R.R. COMPANY SURVEY,  
SECTION NO. 127 ABSTRACT NO. 205

FND 5/8" IR  
@30.12'

CALLED 42.76 AC.  
2503462 - W.C.D.R.

Called 178.71 Acres  
PHHOU-Cane Island 178, LLC  
2401492 - W.C.D.R.



SCALE: 1" = 60'

FEBRUARY, 2026

OWNER:

PHHOU - CANE ISLAND 178, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
3200 SOUTHWEST FREEWAY, SUITE  
2800 HOUSTON, TEXAS 77027  
800-247-3779

LAKES OF  
CANE ISLAND  
REC CENTER



ENGINEERING THE FUTURE  
SINCE 1936

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

SHEET 11 OF 17

CALLED 42.76 AC.  
2503462 - W.C.D.R.

S 01°42'01" E 934.53'

CALLED 178.71 ACRES  
PHHOU-CANE ISLAND 178, LLC  
2401492 - W.C.D.R.

N 88°17'59" E 475.00'

CALLED 178.71 ACRES  
PHHOU-CANE ISLAND 178, LLC  
2401492 - W.C.D.R.



SCALE: 1" = 60'

FEBRUARY, 2026

OWNER:

PHHOU - CANE ISLAND 178, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
3200 SOUTHWEST FREEWAY, SUITE  
2800 HOUSTON, TEXAS 77027  
800-247-3779

LAKES OF  
CANE ISLAND  
REC CENTER



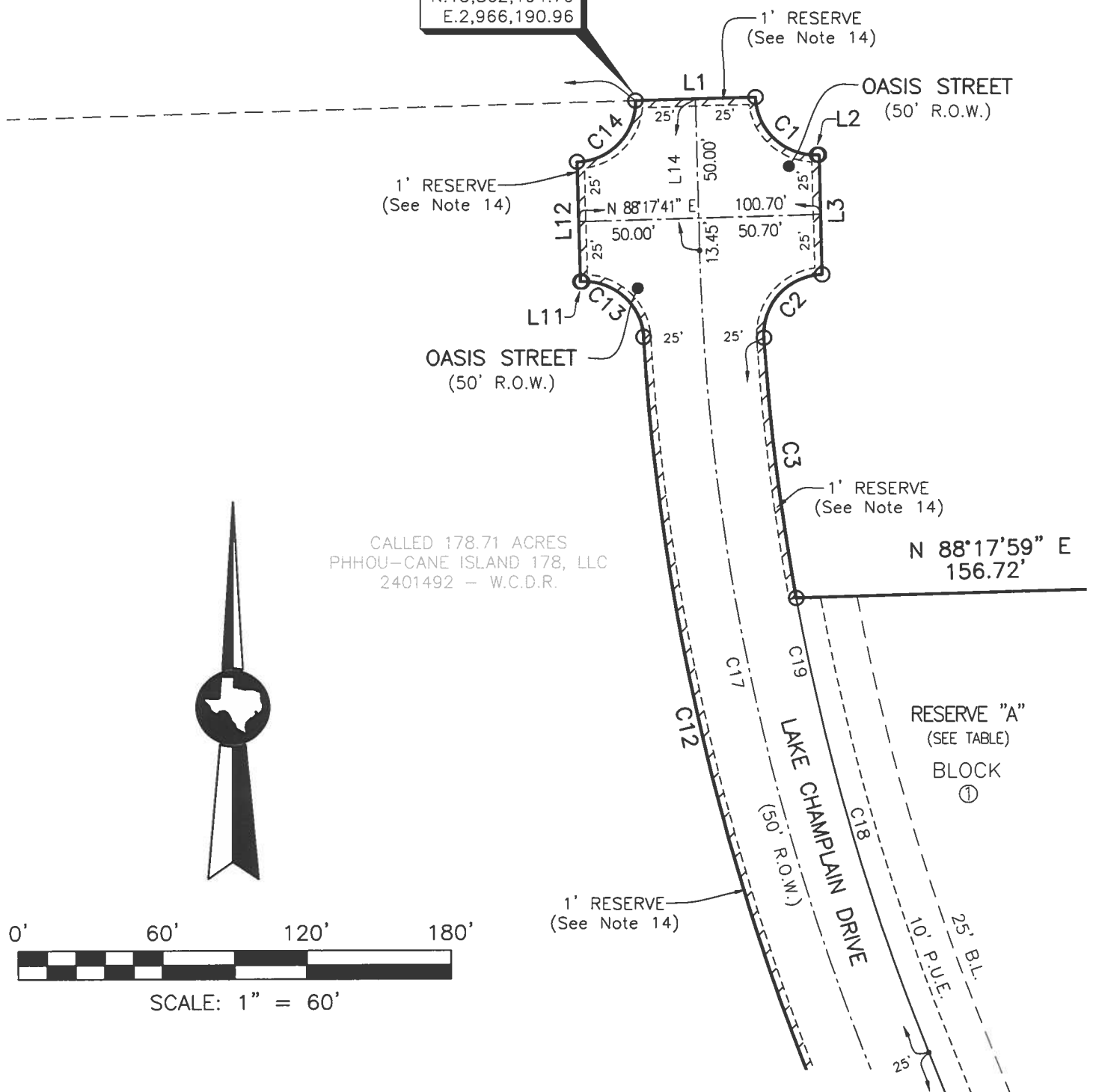
ENGINEERING THE FUTURE  
SINCE 1936

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

SHEET 12 OF 17

CALLED 178.71 ACRES  
 PHHOU-CANE ISLAND 178, LLC  
 2401492 - W.C.D.R.

**P.O.B.**  
 N:13,862,194.79  
 E:2,966,190.96



CALLED 178.71 ACRES  
 PHHOU-CANE ISLAND 178, LLC  
 2401492 - W.C.D.R.

N 88°17'59" E  
 156.72'



SCALE: 1" = 60'

FEBRUARY, 2026

**OWNER:**  
 PHHOU - CANE ISLAND 178, LLC,  
 A TEXAS LIMITED LIABILITY COMPANY  
 3200 SOUTHWEST FREEWAY, SUITE  
 2800 HOUSTON, TEXAS 77027  
 800-247-3779

LAKES OF  
 CANE ISLAND  
 REC CENTER



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

SHEET 13 OF 17

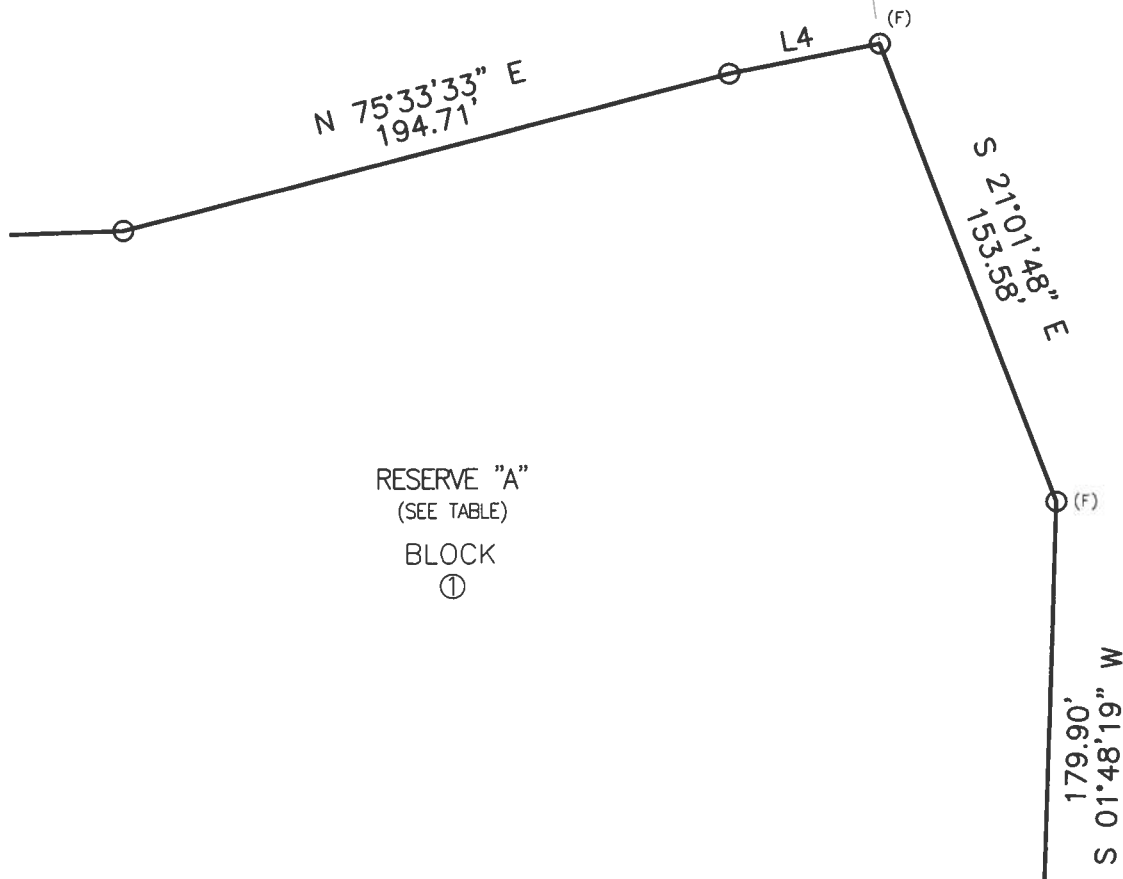


SCALE: 1" = 60'

CALLED 178.71 ACRES  
PHHOU-CANE ISLAND 178, LLC  
2401492 - W.C.D.R.

①  
RESERVE "F"

LAKES OF CANE ISLAND  
DETENTION RESERVE "F"  
W.C.C.F. NO. 2516048



RESERVE "A"  
(SEE TABLE)  
BLOCK  
①

FEBRUARY, 2026

OWNER:

PHHOU - CANE ISLAND 178, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
3200 SOUTHWEST FREEWAY, SUITE  
2800 HOUSTON, TEXAS 77027  
800-247-3779

LAKES OF  
CANE ISLAND  
REC CENTER



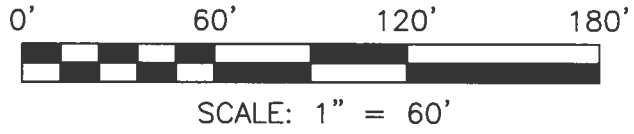
ENGINEERING THE FUTURE  
SINCE 1936

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

SHEET 14 OF 17

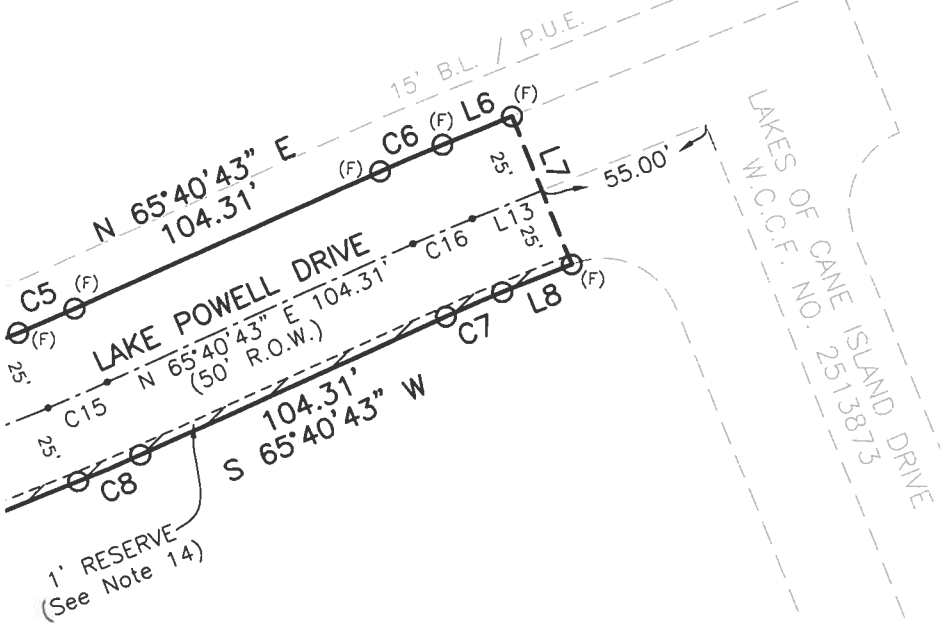


RESERVE "A"  
(SEE TABLE)  
BLOCK  
①



①  
RESERVE "F"

LAKES OF CANE ISLAND  
DETENTION RESERVE "F"  
W.C.C.F. NO. 2516048



CALLED 178.71 AC.  
PHHOU-CANE ISLAND 178, LLC  
2401492 - W.C.D.R.

FEBRUARY, 2026

OWNER:

PHHOU - CANE ISLAND 178, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
3200 SOUTHWEST FREEWAY, SUITE  
2800 HOUSTON, TEXAS 77027  
800-247-3779

LAKES OF  
CANE ISLAND  
REC CENTER



ENGINEERING THE FUTURE  
SINCE 1936

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

SHEET 16 OF 17

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	90°00'00"	39.97'	S 46°42'01" E	35.36'
C2	25.00'	92°12'19"	40.23'	S 42°11'50" W	36.03'
C3	975.00'	6°26'23"	109.59'	S 07°07'31" E	109.53'
C4	25.00'	90°00'00"	39.27'	S 67°01'05" E	35.36'
C5	475.00'	2°18'12"	19.09'	N 66°49'49" E	19.09'
C6	525.00'	2°18'12"	21.10'	N 66°49'49" E	21.10'
C7	475.00'	2°18'12"	19.09'	S 66°49'49" W	19.09'
C8	525.00'	2°18'12"	21.10'	S 66°49'49" W	21.10'
C9	25.00'	90°00'00"	39.27'	N 22°58'55" E	35.36'
C10	25.00'	90°00'00"	39.27'	N 67°01'05" W	35.36'
C11	25.00'	90°00'00"	39.27'	N 22°58'55" E	35.36'
C12	1025.00'	18°19'22"	327.79'	N 12°51'24" W	326.39'
C13	25.00'	88°00'19"	38.40'	N 47°41'52" W	34.73'
C14	25.00'	99°59'56"	39.27'	N 43°18'01" E	35.35'
C15	500.00'	2°18'12"	20.10'	N 66°49'49" E	20.10'
C16	500.00'	2°18'12"	20.10'	N 66°49'49" E	20.10'
C17	1000.00'	20°19'04"	354.61'	N 11°51'33" W	352.76'
C18	975.00'	11°40'22"	198.64'	N 16°10'54" W	198.29'
C19	975.00'	18°06'45"	308.23'	S 12°57'42" E	306.94'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°17'59" E	50.00'
L2	N 88°17'59" E	0.70'
L3	S 01°42'01" E	50.00'
L4	N 78°40'50" E	47.80'
L5	N 67°58'55" E	11.64'
L6	N 67°58'55" E	23.33'
L7	S 22°01'05" E	50.00'
L8	S 67°58'55" W	23.33'
L9	N 22°01'05" W	50.00'
L10	N 22°01'05" W	50.00'
L11	S 88°17'58" W	0.64'
L12	N 01°42'00" W	50.00'
L13	N 67°58'55" E	23.33'
L14	N 01°42'01" W	63.45'

FEBRUARY, 2026

SHEET 17 OF 17

OWNER:

PHHOU – CANE ISLAND 178, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
3200 SOUTHWEST FREEWAY, SUITE  
2800 HOUSTON, TEXAS 77027  
800-247-3779

LAKES OF  
CANE ISLAND  
REC CENTER



ENGINEERING THE FUTURE  
SINCE 1936

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