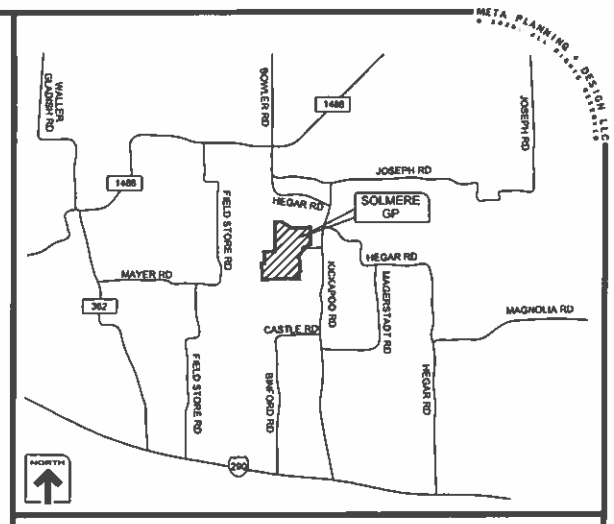
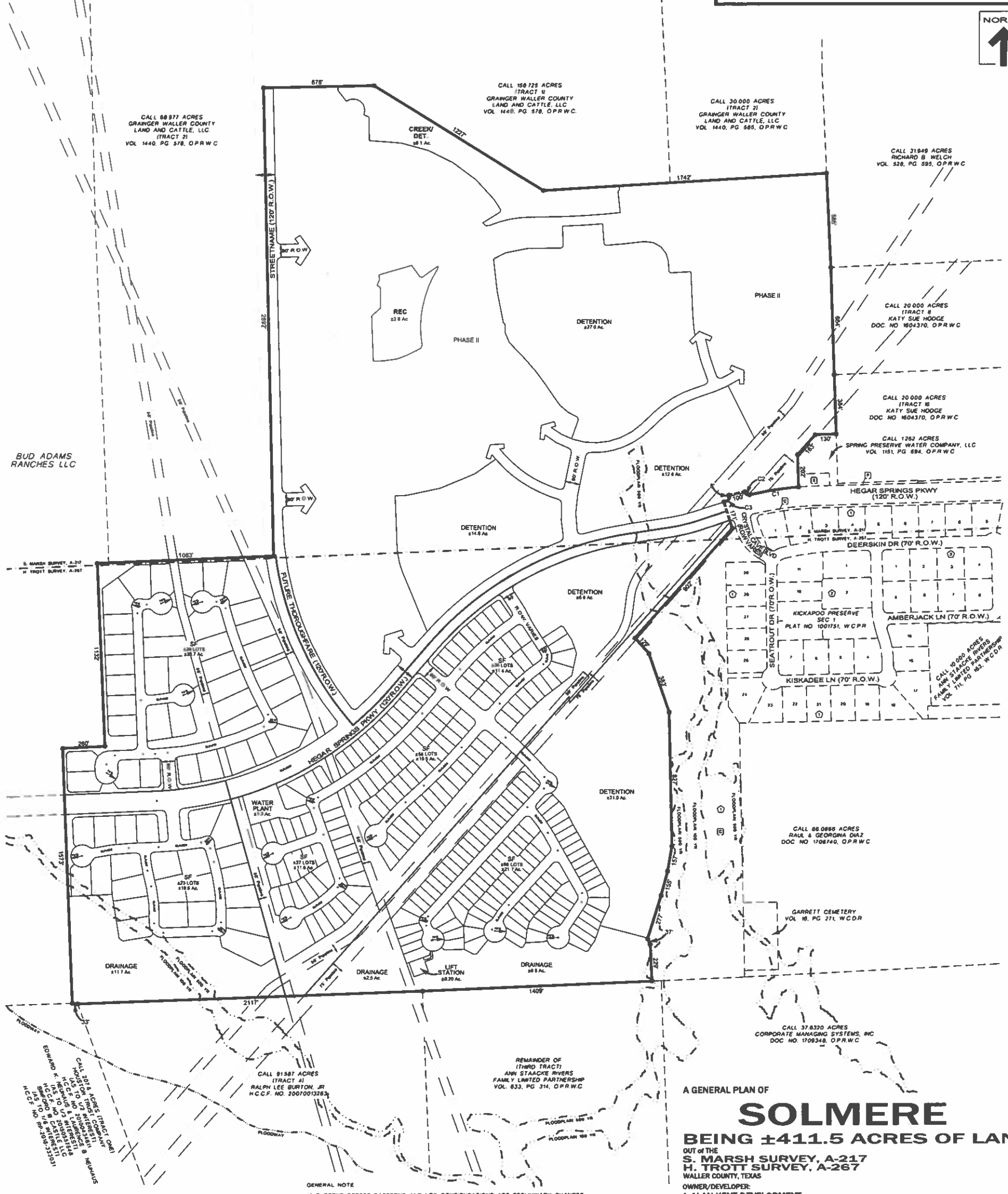
POTENTIAL LOT COUNT				
LOT TYPE	PHASE I	PHASE II	TOTAL	PERCENTAGE
50s	+/-96 LOTS	+/-152 LOTS	+/-248 LOTS	35%
60s	+/-127 LOTS	+/-102 LOTS	+/-229 LOTS	32%
70s	+/-0 LOTS	+/-169 LOTS	+/-169 LOTS	24%
125s	+/-61 LOTS	+/-0 LOTS	+/-61 LOTS	9%
TOTAL	+/-428 LOTS	+/-423 LOTS	+/-707 LOTS	100%

LOT PROJECTIONS AND PHASING MAY BE ADJUSTED BASED ON PREVAILING MARKET CONDITIONS.

CURVE	ARC RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2060'	08°27'21"	304'	S 81°05'34" W	304'
C2	25'	90°50'52"	25'	N 57°42'41" W	36'
C3	25'	85°01'25"	23'	N 30°13'29" E	34'



Vicinity Map (not to scale) KEYMAP: 243N, 243P, 242V, 243S



GENERAL NOTE

1) CURRENT STREET PATTERNS AND LOT CONFIGURATIONS ARE PRELIMINARY CHANGES NATURE AND ARE SUBJECT TO SLIGHT CHANGES AS EACH SECTION IS PLATTED AT THE PRELIMINARY LEVEL.

2) DETAILS FOR FUTURE PHASE UPDATES MAY BE UPDATED IN GENERAL PLAN PHASE UPDATE

3) CONSTRUCTION OF HEGAR SPRINGS PARKWAY SHALL BE PHASED WITH THE DEVELOPMENT. THE SOUTH WESTBOUND LANES SHALL BE CONSTRUCTED WITH PHASE ONE, AND THE NORTH (WESTBOUND) LANES SHALL BE CONSTRUCTED WITH FUTURE PHASES AS DEVELOPMENT PROGRESSES. DEVELOPER SHALL CONSTRUCT MISSING PAVEMENT CONNECTION OF HEGAR SPRINGS PARKWAY TO KICKAPOO RD AFTER PHASE ONE

DISCLAIMER AND LIMITED WARRANTY

THIS GENERAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF WALLER COUNTY SUBDIVISION ORDINANCE IN EFFECT AT THE TIME THIS PLAN WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE WALLER COUNTY COMMISSION'S COURT. THIS GENERAL PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE GENERAL PLAN

A GENERAL PLAN OF

SOLMERE

BEING ±411.5 ACRES OF LAND

OUT of THE
S. MARSH SURVEY, A-217
H. TROTT SURVEY, A-267
WALLER COUNTY, TEXAS

OWNER/DEVELOPER:
J. ALAN KENT DEVELOPMENT
7817 W RAYFORD RD,
KLEIN, TX 77389
(281) 376-1500
DUANE@JALANKENT.COM>

ENGINEER:
LJA
1904 WEST GRAND PARKWAY N. SUITE 100
KATY, TX, 77449
713-380-4420
LMUN@LJA.COM

SCALE: 1" = 300'
0 300 600

FEBRUARY 05, 2026

PLANNER:
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Meta Planning + Design LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

HOU-1305A