

# WALLER COUNTY

J. Ross McCall, P.E.  
County Engineer



## MEMORANDUM

**To:** Honorable Commissioners' Court

**Item:** Final Plat Approval-Sofi Lakes Section 2

**Date:** February 11, 2026

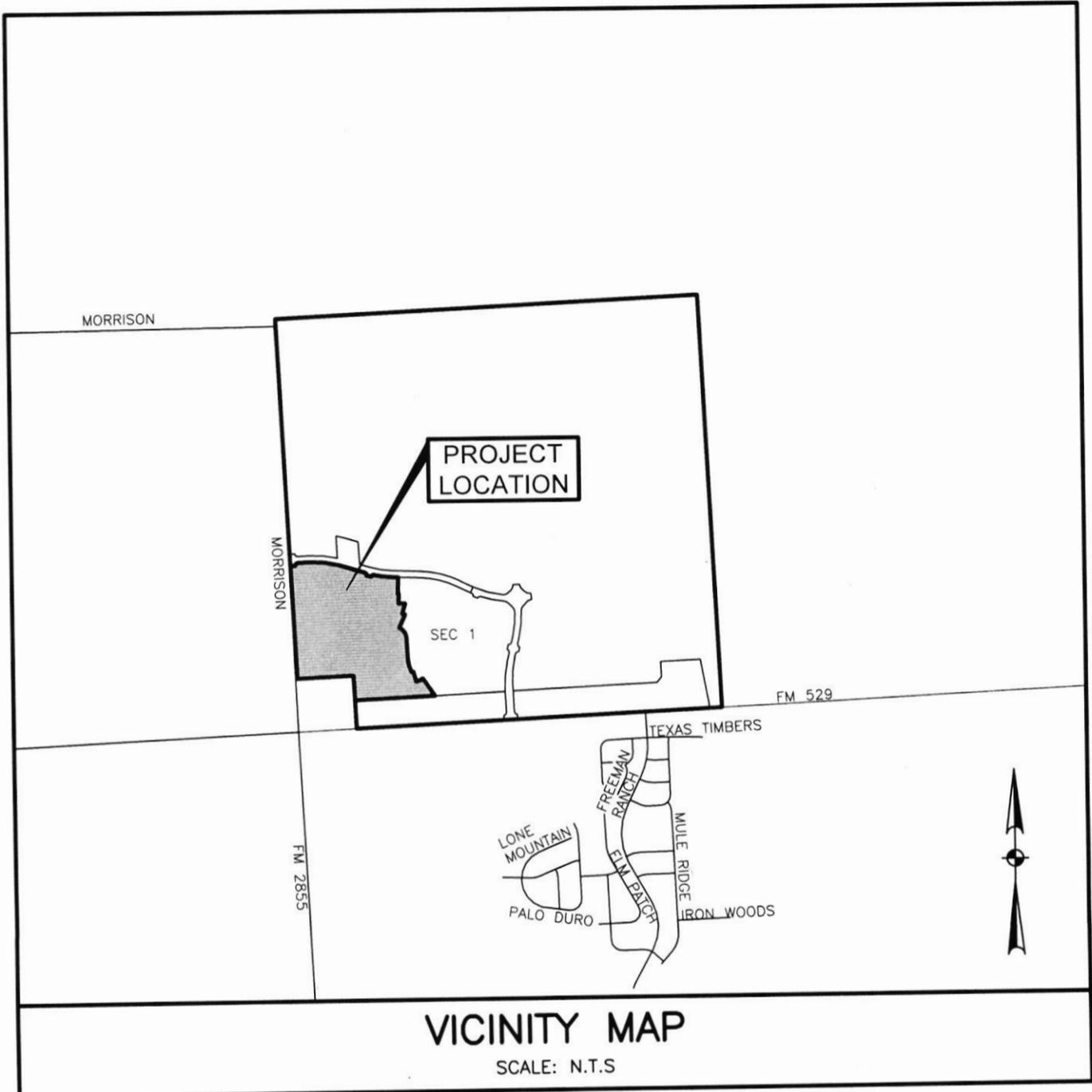
### Background

Final Plat of Sofi Lakes Section 2 which consists of 48.68 acres will include 223 Lots, 6 Blocks and 7 Reserves in Precinct 3.

### Staff Recommendation

Approve Plat

LA 4928 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4814.002 SEC 2\CA01\PLAT\01.CAD\03.PLAT\PLAT\_SOFI LAKES SEC 2-- 8.5 X 14.DWG Oct-9, 2025--9:11 AM SALVADOR GONZALEZ



**VICINITY MAP**  
SCALE: N.T.S

**FINAL PLAT OF  
SOFI LAKES  
SEC 2**

A SUBDIVISION OF 48.68 ACRES OF LAND LOCATED IN  
H.&T.C.R.R. SURVEY, BLOCK 113, A-173  
WALLER COUNTY, TEXAS

223 LOTS    6 BLOCK    7 RESERVE

DATE: OCTOBER, 2025    SCALE: 1" = 100'

BKDD PERMIT NO. 2024-146

<p>DATE: 10/9/25 SCALE: 1"=60' SHEET 1 OF 31</p>	<p>FINAL PLAT OF SOFI LAKES SEC 2</p>	<p>OWNER: <b>622 SOFI LAKES, L.P.</b> 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFL SOPHIAFILFL@GARDENBUREDEVELOPMENT.COM</p>	<p>DEVELOPER: <b>GARDENBURE DEVELOPMENT LLC</b> 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFL SOPHIAFILFL@GARDENBUREDEVELOPMENT.COM</p>	<p>ENGINEER <b>RG Miller</b> <b>DCCM</b> R.G. Miller Engineers, Inc.   TxEng F - 487 1080 Eklridge Parkway Suite 600, Houston, Texas 77077 713.461.9600   rgmiller.dccm.com</p>	<p>SURVEYOR <b>MillerSurvey</b> <b>DCCM</b> Miller Survey   Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900   millersurvey.dccm.com</p>
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STATE OF TEXAS  
COUNTY OF WALLER

WE, 622 SOFI LAKES, L.P., ACTING BY AND THROUGH SOPHIA FILFIL, PRESIDENT, BEING AN OFFICER OF 622 SOFI LAKES, L.P., OWNERS OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF SOFI LAKES SEC 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 UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'-6") FOR TEN FEET (10'-0") PERIMETER EASEMENTS OR SEVEN FEET, SIX INCHES (7'-6") FOR FOURTEEN FEET (14'-0") PERIMETER EASEMENTS OR FIVE FEET, SIX INCHES (5'-6") FOR SIXTEEN FEET (16'-0") PERIMETER EASEMENTS FROM A PLANE SIXTEEN FEET (16'-0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENT THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & 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 EASEMENTS, OR EIGHT FEET (8'-0") FOR FOURTEEN FEET (14'-0") BACK-TO-BACK EASEMENTS OR SEVEN FEET (7'-0") FOR SIXTEEN FEET (16'-0") BACK-TO-BACK 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. & 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 DIP-STYLE DRIVEWAYS ARE ENCOURAGED WHERE APPROPRIATE.
4. PROPERTY OWNERS WILL OBTAIN DEVELOPMENT PERMITS/PERMIT EXEMPTIONS FROM THE COUNTY FLOODPLAIN ADMINISTRATOR FOR ALL DEVELOPMENT.
5. THERE ARE NO UNDERGROUND PIPELINES WITHIN THE CONFINES OF THIS SUBDIVISION EXPECT AS SHOWN ON THE ABOVE PLAT.
6. THERE SHALL BE NO SANITARY SEWER SYSTEMS OR ANY WATER WELL CONSTRICTED WITHIN 50 FEET OF ANY LOT LINE THAT DOES NOT ADJOIN A PUBLIC ROAD.

IN TESTIMONY HERETO, THE SOFI LAKES, L.P., HAS CAUSED THESE PRESENTS TO BE SIGNED BY SOPHIA FILFIL, ITS PRESIDENT, BEING AN OFFICER OF 622 SOFI LAKES, L.P., AND ITS SEAL THIS 9th DAY OF OCTOBER, 2025.

622 SOFI LAKES, L.P.

BY: [Signature]  
SOPHIA FILFIL  
PRESIDENT

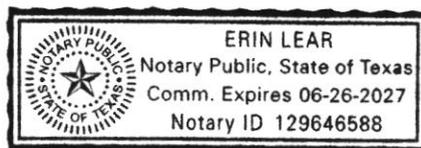
STATE OF TEXAS  
COUNTY OF WALLER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SOPHIA FILFIL, PRESIDENT, BEING AN OFFICER OF 622 SOFI LAKES, L.P., KNOWN TO ME, TO BE THE PERSON WHOSE NAME IS 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 9th DAY OF October, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: Erin Lear



MY COMMISSION EXPIRES: 6/26/2027

DATE: 10/9/25	FINAL PLAT OF SOFI LAKES SEC 2	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc.   TxEng F - 487 1080 Eldridge Parkway Suite 600 Houston, Texas 77077 713.461.9600   rgmiller.dccm.com	SURVEYOR MillerSurvey DCCM Miller Survey   Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77048 713.413.1900   millersurvey.dccm.com
SCALE: 1"=60'					
SHEET 2 OF 31					

LA 4928 EAST WALLER COUNTY MANAGEMENT DISTRICT SOFI LAKES 4834.002 SEC 2 CAD PLAT 01 CAD 03 PLAT SOFI LAKES SEC 2-85 X 14.DWG Oct. 9, 2025-9:12 AM SALVADOR CISNEROS

THIS IS TO CERTIFY THAT I, ANTHONY R. PEACOCK, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED 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 # 48473C0275E DATED 2/18/2009.

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 48473C0275E DATED 2/18/2009.

*Anthony R. Peacock*



ANTHONY R. PEACOCK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5047

I, J. ROSS MCCALL, P.E., 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 THE SUBDIVISION MAY BEGIN UNTIL ALL WALLER COUNTY PERMIT REQUIREMENTS HAVE BEEN MET.

DATE \_\_\_\_\_ J. ROSS MCCALL, P.E.  
COUNTY ENGINEER

I, DEBBIE HOLLAN, COUNTY CLERK IN AND FOR WALLER COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON

\_\_\_\_\_, 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., IN FILE NO. \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY. WITNESS MY HAND AND SEAL OF OFFICE, AT HEMPSTEAD, THE DAY AND DATE LAST ABOVE WRITTEN.

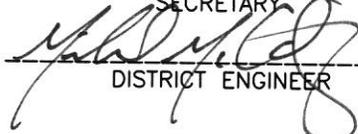
DEBBIE HOLLAN

\_\_\_\_\_  
CLERK OF THE COUNTY COURT  
WALLER COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

LA 4928 - EAST WALLER COUNTY MANAGEMENT DISTRICT, SOFI LAKES SEC 2 - 8.5 X 14.DWG Oct. 9, 2025 - 8:12 AM SALVADOR CERNIGOI

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SCALE: 1"=60'					
SHEET 3 OF 31					

APPROVED BY THE BOARD OF SUPERVISION ON 03.10.2025  
 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 THE M 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.

APPROVED BY COMMISSIONERS COURT OF WALLER COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
 CARBETT "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 SYSTEMS. THE DEVELOPER IS REQUIRED TO COMPLY WITH SECTIONS 5 AND 6 OF THE THEN CURRENT WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, IN THE REGARD.

L:\4928 - EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFT LAKES\4834.002 SEC 2\CAD\PLAT\01 CAD\03 PLAT\PLAT\_SOFI LAKES SEC 2- 8.5 X 14.DWG. Oct. 9, 2025-9:13 AM SALVADOR CORDERO

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SCALE: 1"=60'					
SHEET 4 OF 31					

FIELD NOTES FOR 48.68 ACRES

BEING A TRACT OF LAND CONTAINING 48.68 ACRES (2,120,602 SQUARE FEET), LOCATED IN THE H.&T.C.R.R. SURVEY BLOCK 113, ABSTRACT NUMBER (NO.) 173, WALLER COUNTY, TEXAS, BEING A PORTION OF A CALLED 622.4 ACRE TRACT RECORDED IN THE NAME OF 622 SOFI LAKES, L.P. UNDER WALLER COUNTY CLERK'S FILE NUMBER (W.C.C.F.) NUMBER (NO.) 2408032; SAID 48.68 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), AS PER GPS OBSERVATIONS):

BEGINNING AT A MAG NAIL FOUND FOR THE WESTERLY SOUTHWEST CORNER OF SAID 622.4 ACRE TRACT, AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WEST LINE OF SAID 622.4 ACRE TRACT, NORTH 02 DEGREES 03 MINUTES 10 SECONDS WEST, A DISTANCE OF 1431.91 FEET TO A MAG NAIL SET IN ASPHALT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID 622.4 ACRE TRACT, THE FOLLOWING THIRTY-TWO (32) COURSES:

1. NORTH 87 DEGREES 56 MINUTES 50 SECONDS EAST, A DISTANCE OF 60.93 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
2. 54.98 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS NORTH 42 DEGREES 58 MINUTES 44 SECONDS EAST, A DISTANCE OF 49.50 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;
3. NORTH 87 DEGREES 58 MINUTES 44 SECONDS EAST, A DISTANCE OF 135.16 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
4. 389.71 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,160.00 FEET, A CENTRAL ANGLE OF 19 DEGREES 14 MINUTES 56 SECONDS AND A CHORD THAT BEARS SOUTH 82 DEGREES 23 MINUTES 48 SECONDS EAST, A DISTANCE OF 387.88 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;
5. SOUTH 72 DEGREES 46 MINUTES 19 SECONDS EAST, A DISTANCE OF 323.37 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
6. 46.56 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 88 DEGREES 54 MINUTES 59 SECONDS, AND A CHORD THAT BEARS SOUTH 28 DEGREES 18 MINUTES 50 SECONDS EAST, A DISTANCE OF 42.02 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;
7. SOUTH 74 DEGREES 20 MINUTES 35 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
8. 45.71 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 87 DEGREES 17 MINUTES 32 SECONDS, AND A CHORD THAT BEARS NORTH 59 DEGREES 47 MINUTES 25 SECONDS EAST, A DISTANCE OF 41.41 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
9. 227.94 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,240.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 31 MINUTES 57 SECONDS, AND A CHORD THAT BEARS SOUTH 81 DEGREES 49 MINUTES 47 SECONDS EAST, A DISTANCE OF 227.62 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
10. SOUTH 87 DEGREES 05 MINUTES 46 SECONDS EAST, A DISTANCE OF 76.94 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
11. SOUTH 02 DEGREES 54 MINUTES 14 SECONDS WEST, A DISTANCE OF 212.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
12. SOUTH 87 DEGREES 05 MINUTES 46 SECONDS EAST, A DISTANCE OF 12.35 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET FOR AN ANGLE POINT;
13. SOUTH 02 DEGREES 54 MINUTES 14 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
14. SOUTH 87 DEGREES 05 MINUTES 46 SECONDS EAST, A DISTANCE OF 84.18 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
15. SOUTH 18 DEGREES 13 MINUTES 36 SECONDS WEST, A DISTANCE OF 133.18 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
16. 37.73 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 33 MINUTES 05 SECONDS, AND A CHORD THAT BEARS SOUTH 68 DEGREES 29 MINUTES 52 SECONDS EAST, A DISTANCE OF 37.71 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;

L:\9228 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\48.68 ACRES SEC 2 - 8.5 X 14.DWG Oct. 9, 2025-9:13 AM SALVADOR CORDEROS

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SCALE: 1"=60'		622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIA.FILFIL@GARDENBUREDEVELOPMENT.COM	GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIA.FILFIL@GARDENBUREDEVELOPMENT.COM	<b>RG Miller</b> <b>DCCM</b> R.G. Miller Engineers, Inc.   TX Eng F - 487 1080 Eldridge Parkway Suite 500 Houston, Texas 77077 713.461.9600   rgmiller.dccm.com	<b>MillerSurvey</b> <b>DCCM</b> Miller Survey   Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900   millersurvey.dccm.com
SHEET 5 OF 31					

FIELD NOTES FOR 48.68 ACRES

17. SOUTH 24 DEGREES 46 MINUTES 41 SECONDS WEST, A DISTANCE OF 180.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
18. SOUTH 56 DEGREES 13 MINUTES 08 SECONDS EAST, A DISTANCE OF 46.95 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
19. SOUTH 38 DEGREES 12 MINUTES 46 SECONDS EAST, A DISTANCE OF 46.95 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
20. SOUTH 20 DEGREES 12 MINUTES 23 SECONDS EAST, A DISTANCE OF 46.95 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
21. SOUTH 06 DEGREES 36 MINUTES 44 SECONDS EAST, A DISTANCE OF 24.01 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
22. SOUTH 02 DEGREES 01 MINUTES 16 SECONDS EAST, A DISTANCE OF 247.25 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
23. SOUTH 04 DEGREES 10 MINUTES 07 SECONDS EAST, A DISTANCE OF 37.47 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
24. SOUTH 10 DEGREES 33 MINUTES 16 SECONDS EAST, A DISTANCE OF 73.91 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
25. SOUTH 19 DEGREES 13 MINUTES 55 SECONDS EAST, A DISTANCE OF 77.40 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
26. NORTH 87 DEGREES 58 MINUTES 44 SECONDS EAST, A DISTANCE OF 22.92 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
27. SOUTH 16 DEGREES 03 MINUTES 10 SECONDS EAST, A DISTANCE OF 131.40 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
28. 89.22 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 18 DEGREES 56 MINUTES 01 SECONDS, AND A CHORD THAT BEARS NORTH 64 DEGREES 28 MINUTES 49 SECONDS EAST, A DISTANCE OF 88.82 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET FOR A POINT OF TANGENCY;
29. SOUTH 34 DEGREES 59 MINUTES 11 SECONDS EAST, A DISTANCE OF 266.35 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
30. SOUTH 87 DEGREES 58 MINUTES 44 SECONDS WEST, A DISTANCE OF 1,004.68 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET ON THE EAST LINE OF A CALLED 10.00 ACRE TRACT RECORDED IN THE NAME OF HUMBLE OIL & REFINING CO., UNDER VOL. 198, PG. 623, W.C.D.R.;
31. NORTH 02 DEGREES 05 MINUTES 19 SECONDS WEST, ALONG SAID EAST LINE OF THE 10.00 ACRE TRACT, A DISTANCE OF 309.20 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE SAID 10.00 ACRE TRACT;
32. SOUTH 87 DEGREES 55 MINUTES 44 SECONDS WEST, ALONG THE NORTH LINE OF SAID 10.00 ACRE TRACT, AT A DISTANCE OF 659.62 FEET PASS A 5/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE SAID 10.00 ACRE TRACT, BEING IN THE OCCUPIED EAST ROW LINE OF FM 2855, (A.K.A. MORRISON ROAD, 60.00 FEET WIDE), FOR A TOTAL DISTANCE OF 699.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 48.68 ACRES (2,120,102 SQUARE FEET) OF LAND.

L:\1928 - EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.002 SEC. 2\CAD\PLAT\01 CAD\01 PLAT\PLAT\_SOFI LAKES SEC. 2 - 8.5 X 14.DWG Oct. 9, 2025-914 AM SALVADOR CORNEJOS

DATE: 10/9/25	FINAL PLAT OF SOFI LAKES SEC 2	OWNER:	DEVELOPER:	ENGINEER	SURVEYOR
SCALE: 1"=60'		622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIA.FILFIL@GARDENBUREDEVELOPMENT.COM	GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIA.FILFIL@GARDENBUREDEVELOPMENT.COM	<b>RG Miller</b> <b>DCCM</b> R.G. Miller Engineers, Inc.   TxEng F - 487 1080 Eldridge Parkway Suite 500, Houston, Texas 77077 713.461.9600   rgmiller@dccm.com	<b>MillerSurvey</b> <b>DCCM</b> Miller Survey   Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900   millersurvey@dccm.com
SHEET 6 OF 31					

**NOTES:**

1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAYBE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999889861431.
2. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), AS PER GPS OBSERVATIONS.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48473C0275E, REVISED DATE OF 02/18/2009, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED).
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. ALL 14' UTILITY EASEMENT SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED
6. ALL EXISTING PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION HAVE BEEN SHOWN.
7. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM
8. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN OFFSITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.
9. ALL LOTS ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.
10. ALL CORNER LOTS SHALL HAVE A MINIMUM 20' GARAGE BUILDING LINE FROM THE SECONDARY STREET
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. THE VARIANCES BELOW WERE APPROVED BY WALLER COUNTY COMMISSIONERS COURT ON 1/4/25:
  - A. TO ALLOW CENTERLINE RADIUS LESS THAN 650' FOR LOCAL STREETS
  - C. TO ALLOW CUL-DE-SAC RADIUS TO BE 60' IN LIEU OF THE REQUIRED 70'
  - D. TO ALLOW LOT WIDTHS LESS THAN 50'
13. SUBJECT PLAT WAS DEANNEX FROM THE CITY OF HOUSTON EXTRA-TERRITORIAL JURISDICTION (E.T.J.) ON SEPTEMBER 7, 2023.
14. PROJECT BENCHMARK: NGS F 768 (PID: AW0121)  
 BEING A BRASS DISK STAMPED "F 768 1943" ON THE TOP OF A CONCRETE BRIDGE ABUTMENT AT THE SOUTH END OF THE EAST ABUTMENT OF THE HIGHWAY BRIDGE OVER BESSIES CREEK. TO REACH THE BENCHMARK HEAD 2.1 MILES WEST ALONG U.S. HWY 90 FROM THE JUNCTION OF F.M. 359 SOUTH IN BROOKSHIRE, BEING ABOUT 0.25 MILE WEST OF THE JUNCTION OF DONIGAN ROAD AND U.S. HWY. 90, 0.2 MILE EAST OF THE JUNCTION OF U.S. HWY. 90 LEADING INTO I-10 WEST AND THE ACCESS ROAD.  
 ELEVATION = 130.50' NAVD88
15. TEMPORARY BENCHMARK (TBM) "A":  
 BEING AN "X" CUT IN CONCRETE HEADWALL OF A CULVERT AT THE NORTHEAST INTERSECTION OF F.M. 2855 AND F.M. 529.  
 ELEVATION = 176.65' NAVD88
16. ALL ELEVATIONS PLOTTED HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS PER GPS OBSERVATIONS.

L:\4928 - EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.002 SEC 2\CAD\PLAT\01 CAD\PLAT\01 CAD\03 PLAT\01 SOFI LAKES SEC 2 - 8.5 X 14.DWG Oct. 9, 2025-9:14 AM SALVADOR OSNEROS

DATE: 10/9/25	FINAL PLAT OF SOFI LAKES SEC 2	OWNER:	DEVELOPER:	ENGINEER:	SURVEYOR:
SCALE: 1"=60'		622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL	GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL	<b>RG Miller</b> <b>DCCM</b> R.G. Miller Engineers, Inc.   TX Eng F - 487 1080 Eldridge Parkway Suite 500 Houston, Texas 77077 713.461.9600   rgmiller.dccm.com	<b>MillerSurvey</b> <b>DCCM</b> Miller Survey   Firm Reg. No. 10047100 1790 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900   millersurvey.dccm.com
SHEET 7 OF 31		SOPHIA.FILFIL@GARDENBUREDEVELOPMENT.COM SOPHIA.FILFIL@GARDENBUREDEVELOPMENT.COM			

**NOTES:**

17. THE BUILDING OF ALL STREETS, BRIDGES OR CULVERTS IS THE RESPONSIBILITY OF THE OWNERS IN ACCORDANCE WITH THE PLANS PRESCRIBED BY THE COMMISSIONERS COURT. THE 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 PUBLIC STREETS. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR THE DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE STREETS. THE COUNTY 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. 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. 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 622 SOFI LAKES, L.P. TO THE PURCHASER OF EACH AND EVERY LOT IN THE SUBDIVISION PRIOR TO CULMINATION OF EACH SALE 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.
18. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 87, PG. 420, W.C.D.R. (BLANKET IN NATURE).
19. THIS PLAT IS SUBJECT TO A HUMBLE OIL AND REFINING COMPANY EASEMENT RECORDED IN VOL. 90, PG. 53, W.C.D.R. (BLANKET IN NATURE)
20. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 95, PG. 232, W.C.D.R. (BLANKET IN NATURE)
21. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 95, PG. 233, W.C.D.R. (BLANKET IN NATURE)
22. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 95, PG. 234, W.C.D.R. (BLANKET IN NATURE)
23. THIS PLAT IS SUBJECT TO A HUMBLE OIL & REFINING PIPELINE COMPANY EASEMENT RECORDED IN VOL. 95, PG. 402, W.C.D.R. (BLANKET IN NATURE)
24. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 98, PG. 495, W.C.D.R. (BLANKET IN NATURE)
25. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 98, PG. 496, W.C.D.R. (BLANKET IN NATURE)
26. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 98, PG. 497, W.C.D.R. (BLANKET IN NATURE)
27. THIS PLAT IS SUBJECT TO A HUMBLE OIL & REFINING COMPANY RECORDED IN VOL. 98, PG. 635, W.C.D.R. (BLANKET IN NATURE)
28. THIS PLAT IS SUBJECT TO A HUMBLE OIL & REFINING COMPANY EASEMENT RECORDED IN VOL. 100, PG. 188, W.C.D.R. (BLANKET IN NATURE)
29. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 103, PG. 519, W.C.D.R. (BLANKET IN NATURE)
30. THIS PLAT IS SUBJECT THE DOW CHEMICAL COMPANY EASEMENT RECORDED IN VOL. 124, PG. 542, W.C.D.R. (BLANKET IN NATURE)
31. THIS PLAT IS SUBJECT TO A HUMBLE OIL & REFINING COMPANY EASEMENT RECORDED IN VOL. 198, PG. 622, W.C.D.R. (BLANKET IN NATURE)

L:\1928 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFT LAKES\4834.002 SEC 2\CAD\PLAT\01 CAD\03 PLAT\01 SOFI LAKES SEC 2 - 8.5 x 14.DWG Oct. 9, 2025--9:15 AM SALVADOR CISNEROS

DATE: 10/9/25	FINAL PLAT OF SOFI LAKES SEC 2	OWNER:	DEVELOPER:	ENGINEER	SURVEYOR
SCALE: 1"=60'		622 SOFI LAKES, L.P.	GARDENBURE DEVELOPMENT LLC	<b>RG Miller</b>	<b>MillerSurvey</b>
SHEET 8 OF 31		9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFL SOPHIA.FILFL@GARDENBUREDEVELOPMENT.COM	9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFL SOPHIA.FILFL@GARDENBUREDEVELOPMENT.COM	<b>DCCM</b> R.G. Miller Engineers, Inc.   TX Eng F - 487 1080 Eldridge Parkway Suite 500 Houston, Texas 77077 713.461.9600   rgmiller.dccm.com	<b>DCCM</b> Miller Survey   Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900   millersurvey.dccm.com

LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°56'50"E	60.93'
L2	S74°20'35"E	60.00'
L3	S87°05'46"E	76.94'
L4	S87°05'46"E	12.35'
L5	S02°54'14"W	120.00'
L6	S87°05'46"E	84.18'
L7	S18°13'36"W	133.18'
L8	S24°46'41"W	180.00'
L9	S56°13'08"E	46.95'

LINE TABLE		
LINE	BEARING	LENGTH
L10	S38°12'46"E	46.95'
L11	S20°12'23"E	46.95'
L12	S06°36'44"E	24.01'
L13	S04°10'07"E	37.47'
L14	S10°33'16"E	73.91'
L15	S19°13'55"E	77.40'
L16	N87°58'44"E	22.92'
L17	N47°01'16"W	10.00'
L18	N42°58'44"E	10.00'

LINE TABLE		
LINE	BEARING	LENGTH
L19	N47°01'16"W	10.00'
L20	N02°01'16"W	30.00'
L21	N47°01'16"W	10.00'
L22	N42°58'44"E	10.00'
L23	N58°33'18"E	21.28'
L24	S77°30'19"E	24.32'
L25	N31°37'25"W	23.00'
L26	N27°46'19"W	21.21'

L:\4928 - EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.002 - SEC. 2\CAD\PLAT\01\_CAD\03\_PLAT\PLAT\_SOFI LAKES\_SEC 2-- 8.5 x 14.DWG Oct. 9, 2025--9:43 AM SALVADOR CISNEROS

DATE: 10/9/25	FINAL PLAT OF SOFI LAKES SEC 2	OWNER:	DEVELOPER:	ENGINEER:	SURVEYOR:
SCALE: 1"=60'		622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFL SOPHIAFILFL@GARDENBUREDEVELOPMENT.COM	GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFL SOPHIAFILFL@GARDENBUREDEVELOPMENT.COM	<b>RG Miller</b> <b>DCCM</b> R.G. Miller Engineers, Inc.   TxEng F - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.461.9600   rgmiller.dccm.com	<b>MillerSurvey</b> <b>DCCM</b> Miller Survey   Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77063 713.413.1900   millersurvey.dccm.com
SHEET 9 OF 31					



CURVE TABLE

CURVE	ARCH LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C36	292.54'	60.00'	279°21'34"	N87°58'44"E	77.65'
C37	21.68'	25.00'	49°40'47"	S22°49'08"W	21.00'
C38	17.94'	25.00'	41°06'55"	S22°34'43"E	17.56'
C39	180.36'	60.00'	172°13'49"	S42°58'44"W	119.72'
C40	17.94'	25.00'	41°06'55"	N71°27'48"W	17.56'
C41	39.27'	25.00'	90°00'00"	S42°58'44"W	35.36'
C42	39.27'	25.00'	90°00'00"	S47°01'16"E	35.36'
C43	155.35'	270.00'	32°57'56"	N71°29'46"E	153.21'
C44	189.87'	330.00'	32°57'56"	S71°29'46"W	187.26'
C45	10.08'	25.00'	23°06'29"	S76°25'30"W	10.01'
C46	142.64'	60.00'	136°12'57"	N47°01'16"W	111.35'
C47	10.08'	25.00'	23°06'29"	N09°31'59"E	10.01'
C48	39.27'	25.00'	90°00'00"	N47°01'16"W	35.36'
C49	264.83'	60.00'	252°53'43"	N34°25'36"E	96.53'
C50	31.81'	25.00'	72°53'43"	S55°34'24"E	29.70'
C51	39.27'	25.00'	90°00'00"	N42°58'44"E	35.36'
C52	39.27'	25.00'	90°00'00"	N47°01'16"W	35.36'
C53	10.08'	25.00'	23°06'29"	S76°25'30"W	10.01'
C54	142.64'	60.00'	136°12'57"	N47°01'16"W	111.35'
C55	10.08'	25.00'	23°06'29"	N09°31'59"E	10.01'
C56	13.71'	25.00'	31°24'37"	N17°43'34"W	13.53'
C57	164.39'	60.00'	156°59'02"	N45°03'38"E	117.59'
C58	13.61'	25.00'	31°11'48"	S72°02'45"E	13.44'
C59	261.64'	1008.00'	14°52'20"	S80°12'29"E	260.91'
C60	39.74'	25.00'	91°05'01"	N61°41'10"E	35.69'

I:\4928 - EAST WALKER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.002 SEC 2\CAD\PLAT\01\_CAD\03\_PLAT\PLAT\_SOFI LAKES SEC 2 - 8.5 X 14.DWG. Cst. 9, 2025-9-33 AM. SALVADOR CSENEROG

DATE: 10/9/25	FINAL PLAT OF SOFI LAKES SEC 2	<small>OWNER:</small> 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL <small>SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM</small>	<small>DEVELOPER:</small> GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL <small>SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM</small>	<small>ENGINEER</small> <b>RG Miller</b> <b>DCCM</b> <small>R.G. Miller Engineers, Inc.   TxEng F - 487 1080 Eldridge Parkway Suite 500 Houston, Texas 77077 713.461.9600   rgmiller.dccm.com</small>	<small>SURVEYOR</small> <b>MillerSurvey</b> <b>DCCM</b> <small>Miller Survey   Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900   millersurvey.dccm.com</small>	
SCALE: 1"=60'		SHEET 11 OF 31				

CURVE TABLE					
CURVE	ARCH LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C61	39.27'	25.00'	90°00'00"	S62°13'41"W	35.36'
C62	38.80'	25.00'	88°54'59"	N28°18'50"W	35.02'
C63	168.03'	530.00'	18°09'55"	N07°03'42"E	167.33'
C64	39.27'	25.00'	90°00'00"	N42°58'44"E	35.36'
C65	39.27'	25.00'	90°00'00"	S47°01'16"E	35.36'
C66	39.27'	25.00'	90°00'00"	S42°58'44"W	35.36'
C67	10.08'	25.00'	23°06'29"	N80°28'01"W	10.01'
C68	142.64'	60.00'	136°12'57"	S42°58'44"W	111.35'
C69	10.08'	25.00'	23°06'29"	S13°34'30"E	10.01'
C70	90.71'	270.00'	19°14'56"	S07°36'12"W	90.28'
C71	243.28'	948.00'	14°42'13"	N80°30'59"W	242.62'
C72	39.44'	25.00'	90°23'33"	N27°58'06"W	35.48'
C73	110.87'	330.00'	19°14'56"	N07°36'12"E	110.35'
C74	39.27'	25.00'	90°00'00"	N42°58'44"E	35.36'
C75	39.27'	25.00'	90°00'00"	S47°01'16"E	35.36'
C76	41.08'	25.00'	94°09'10"	S45°03'20"W	36.61'

LOT FRONTAGE @ BUILDING LINE

LOT	BLOCK	FRONTAGE @ B.L.
1	1	42.49'
2	1	42.49'
3	1	42.49'
4	1	42.49'
5	1	42.49'
6	1	42.49'
7	1	40.19'
8	1	40.00'

LOT FRONTAGE @ BUILDING LINE

LOT	BLOCK	FRONTAGE @ B.L.
1	2	40.00'
2	2	40.00'
3	2	40.00'
4	2	40.00'
5	2	40.00'
6	2	40.00'
7	2	40.00'
8	2	40.00'
9	2	40.00'
10	2	66.11'
11	2	50.02'
12	2	50.00'
13	2	50.00'
14	2	50.00'
15	2	50.00'
16	2	50.00'
17	2	50.00'
18	2	62.17'

DATE: 10/9/25

SCALE: 1"=60'

SHEET 12 OF 31

FINAL PLAT OF  
SOFI LAKES  
SEC 2

OWNER:  
622 SOFI  
LAKES, L.P.  
9019 TRI-CITY BEACH RD.  
BAYTOWN, TX 77523  
713-398-7927  
SOPHIA FILFIL  
SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM

DEVELOPER:  
GARDENBURE  
DEVELOPMENT LLC  
9019 TRI-CITY BEACH RD.  
BAYTOWN, TEXAS 77523  
713-398-7927  
SOPHIA FILFIL  
SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM

ENGINEER  
**RG Miller**  
**DCCM**  
R.G. Miller Engineers, Inc. | TxEng F - 487  
1080 Eldridge Parkway Suite 600  
Houston, Texas 77077  
713.461.9600 | rgmiller@dccm.com

SURVEYOR  
**MillerSurvey**  
**DCCM**  
Miller Survey | Firm Reg. No. 10047100  
1760 W. Sam Houston Pkwy N.  
Houston, TX 77043  
713.413.1900 | millersurvey@dccm.com

U:\1428-EXST- MILLER- COUNTY- MANAGEMENT- DISTRICT\SOFI LAKES\4834-002- SEC. 2\CAD\PLAT\01 CAD\03 PLAT\PLAT\_SOFI LAKES SEC. 2 - 8.5 X 14.DWG. 09. 2025-9-14 AM SALVADOR OSHEROS





LOT FRONTAGE @ BUILDING LINE

LOT	BLOCK	FRONTAGE @ B.L.
1	5	56.17'
2	5	40.00'
3	5	40.00'
4	5	40.00'
5	5	40.00'
6	5	62.45'
7	5	52.51'
8	5	50.01'
9	5	50.01'
10	5	50.00'
11	5	50.00'
12	5	50.00'
13	5	55.00'
14	5	65.00'
15	5	52.96'
16	5	52.95'
17	5	52.95'
18	5	52.95'
19	5	52.95'
20	5	52.95'
21	5	52.95'
22	5	52.95'
23	5	65.00'
24	5	50.00'
25	5	40.00'
26	5	40.00'
27	5	40.00'
28	5	40.00'
29	5	40.00'
30	5	40.17'
31	5	40.28'
32	5	40.28'
33	5	40.15'
34	5	40.00'
35	5	40.00'
36	5	40.00'
37	5	40.00'
38	5	80.88'

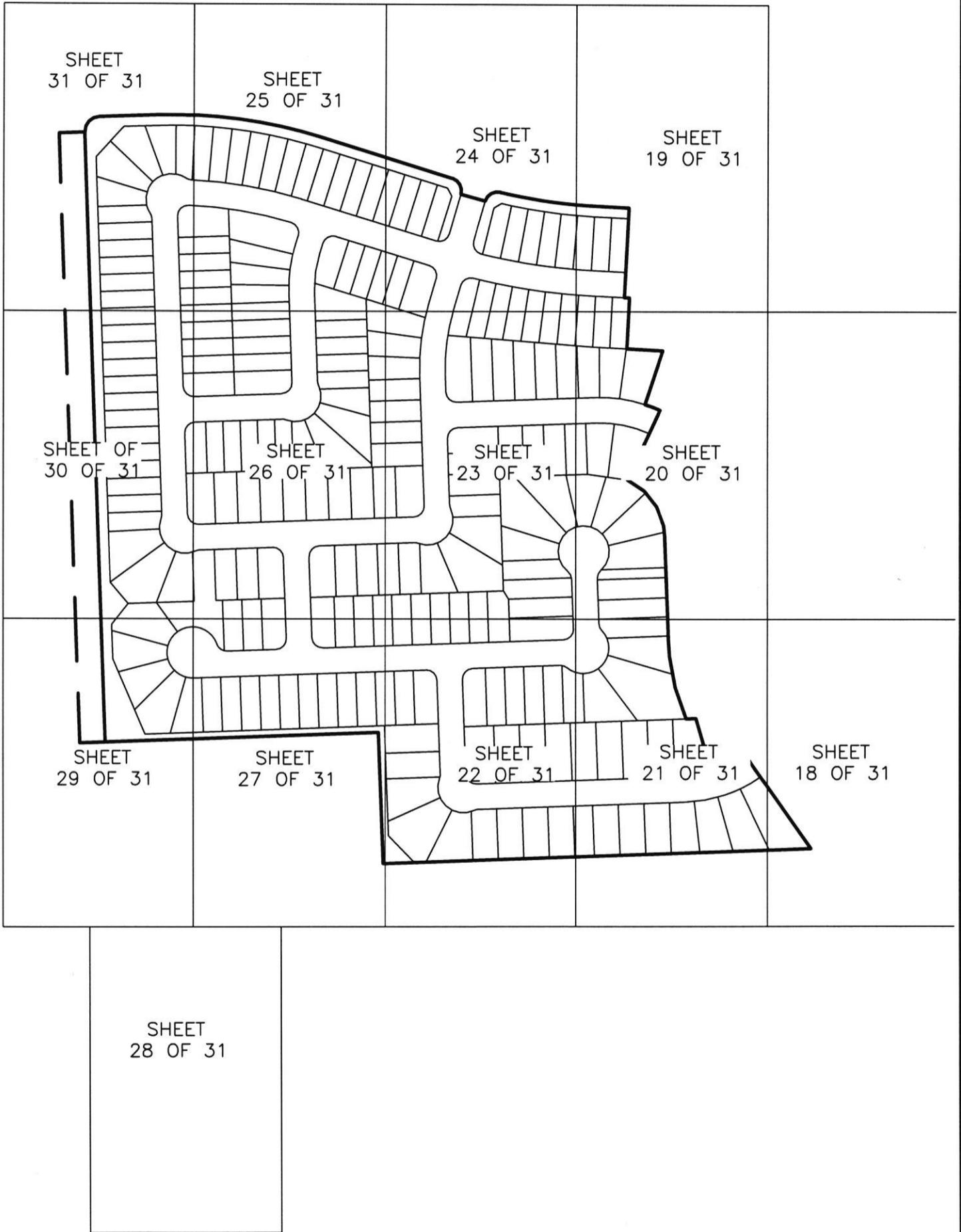
LOT FRONTAGE @ BUILDING LINE

LOT	BLOCK	FRONTAGE @ B.L.
1	6	71.60'
2	6	40.02'
3	6	40.02'
4	6	40.01'
5	6	40.00'
6	6	40.00'
7	6	40.00'
8	6	40.00'
9	6	55.00'
10	6	55.00'
11	6	40.00'
12	6	40.00'
13	6	40.00'
14	6	40.00'
15	6	40.00'
16	6	40.00'
17	6	40.00'
18	6	40.00'
19	6	75.04'

L:\1928 - EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFT LAKES\4834.002 SEC 2\LOAD\PLAT\01 CAD\03 PLAT\PLAT - SOFI LAKES SEC 2 - 8.5 X 14.DWG Oct. 9, 2025 - 9:18 AM SALVADOR CENNEROS

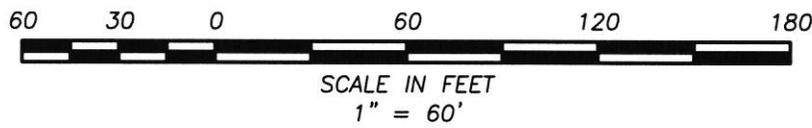
DATE: 10/9/25	FINAL PLAT OF SOFI LAKES SEC 2	OWNER: <b>622 SOFI LAKES, L.P.</b> 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILEL SOPHIAFILEL@GARDENBUREDEVELOPMENT.COM	DEVELOPER: <b>GARDENBURE DEVELOPMENT LLC</b> 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILEL SOPHIAFILEL@GARDENBUREDEVELOPMENT.COM	ENGINEER <b>RG Miller</b> <b>DCCM</b> R.G. Miller Engineers, Inc.   TxEng F - 467 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.461.9900   rcmiller@dccm.com	SURVEYOR <b>MillerSurvey</b> <b>DCCM</b> Miller Survey   Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900   millersurvey@dccm.com
SCALE: 1"=60'					
SHEET 15 OF 31					

SHEET INDEX  
(NOT TO SCALE)



L:\4928 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.000 SEC 2\CAD\PLAT\01\_CAD\03\_PLAT\PLAT\_SOFI\_LAKES\_SEC\_2\_8.5 X 14.DWG Del: 9, 2025--9:19 AM SALVADOR CISNEROS

DATE: 10/9/25	FINAL PLAT OF SOFI LAKES SEC 2	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFL SOPHIAFILFL@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFL SOPHIAFILFL@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller <b>DCCM</b> R.G. Miller Engineers, Inc.   TxEng F - 487 1080 Eldridge Parkway Suite 600 Houston, Texas 77077 713.461.9600   rgmiller.dccm.com	SURVEYOR MillerSurvey <b>DCCM</b> Miller Survey   Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900   millersurvey.dccm.com
SCALE: 1"=60'					
SHEET 16 OF 31					

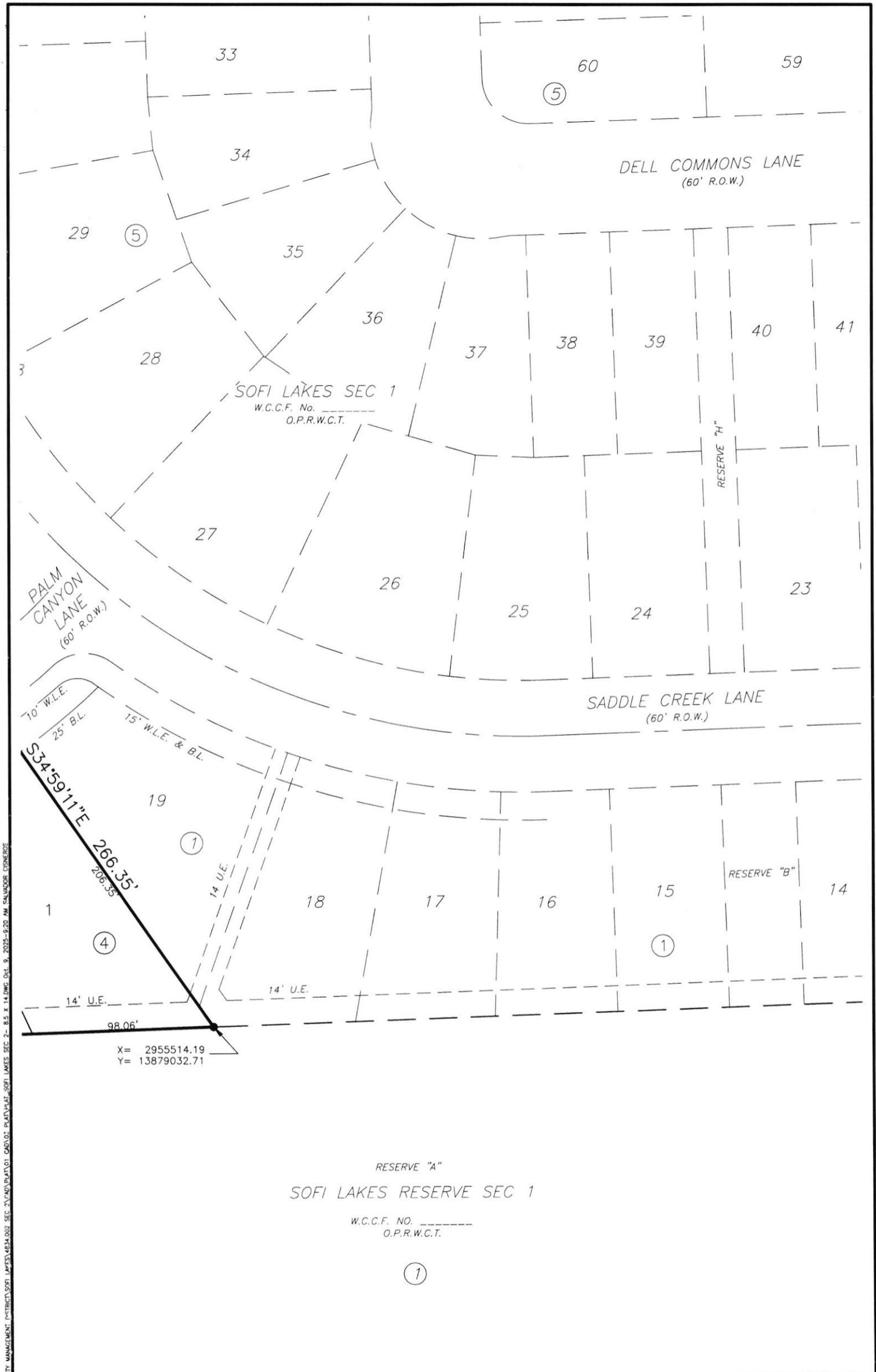


### LEGEND

A.E.	= AERIAL EASEMENT
B.L.	= BUILDING LINE
D.E.	= DRAINAGE EASEMENT
ESMT.	= EASEMENT
F.C.	= FILM CODE
G.B.L.	= GARAGE BUILDING LINE
NO.	= NUMBER
O.P.R.W.C.T.	= OFFICIAL PUBLIC RECORDS, WALLER COUNTY, TEXAS
PG.	= PAGE
P.O.B.	= POINT OF BEGINNING
R	= RADIUS
R.O.W.	= RIGHT-OF-WAY
S.S.E.	= SANITARY SEWER EASEMENT
STM.S.E.	= STORM SEWER EASEMENT
T.B.M.	= TEMPORARY BENCHMARK
U.E.	= UTILITY EASEMENT
VOL.	= VOLUME
W.C.C.F.	= WALLER COUNTY CLERK FILE
W.C.D.R.	= WALLER COUNTY DEED RECORD
W.L.E.	= WATER LINE EASEMENT
X	= EASTING COORDINATE
Y	= NORTHING COORDINATE
	= BENCHMARK
	= BLOCK NUMBER
	= FOUND 5/8" IRON ROD (UNLESS OTHERWISE INDICATED)
	= SET 5/8" IRON ROD WITH "MILLER SURVEY" CAP (UNLESS OTHERWISE INDICATED)
	= STREET NAME CHANGE

L:\4928 - EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.002 - SEC. 2\CA01\PLAT\01 - CAD\03 - PLAT\PLAT - SOFI LAKES SEC. 2 - 8.5 X 14.DWG Oct. 9, 2025-9:19 AM SALVADOR CISNEROS

DATE: 10/9/25	FINAL PLAT OF SOFI LAKES SEC 2	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFL SOPHIAFILFL@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFL SOPHIAFILFL@GARDENBUREDEVELOPMENT.COM	ENGINEER <b>RG Miller</b> <b>DCCM</b> R.G. Miller Engineers, Inc.   TxEng F - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77017 713.461.9600   rgmiller.dccm.com	SURVEYOR <b>MillerSurvey</b> <b>DCCM</b> Miller Survey   Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1800   millersurvey.dccm.com
SCALE: 1"=60'					
SHEET 17 OF 31					



L.A. 4428, EAST WALLER COUNTY, MANAGEMENT, DISTRICT SOFI LAKES SEC. 2 - 8.5 X 14 DMC, Oct. 9, 2025 - 9:20 AM, SALVADOR CISNEROS

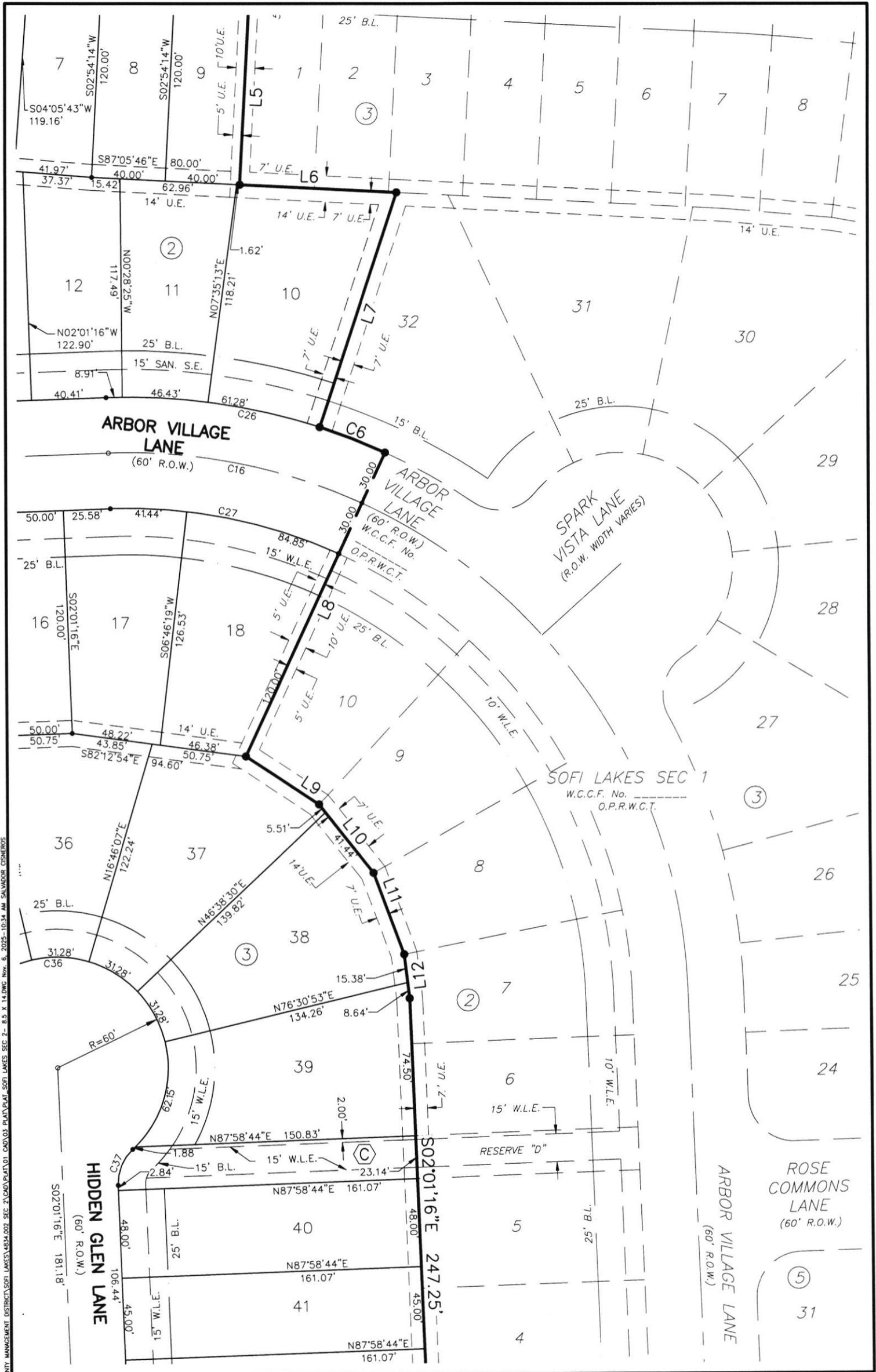
RESERVE "A"  
 SOFI LAKES RESERVE SEC 1

W.C.C.F. NO. \_\_\_\_\_  
 O.P.R.W.C.T.

(1)

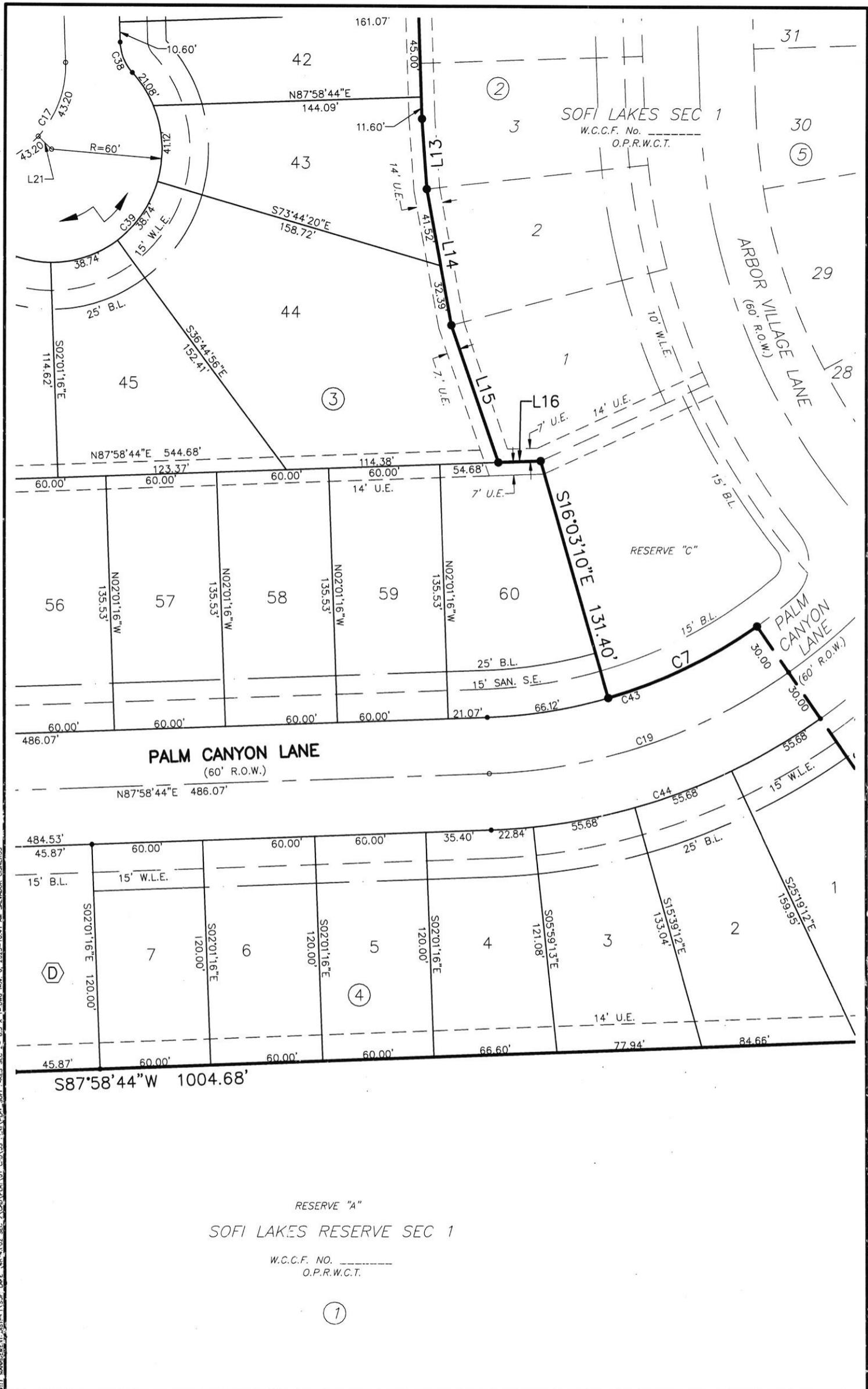
DATE: 10/9/25 SCALE: 1"=60' SHEET 18 OF 31	FINAL PLAT OF SOFI LAKES SEC 2	OWNER: <b>622 SOFI LAKES, L.P.</b> 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHA FLUFL SOPHAFILFL@GARDENBUREDEVELOPMENT.COM	DEVELOPER: <b>GARDENBURE DEVELOPMENT LLC</b> 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHA FLUFL SOPHAFILFL@GARDENBUREDEVELOPMENT.COM	ENGINEER <b>RG Miller</b> <b>DCCM</b> R.G. Miller Engineers, Inc.   TxEng F - 487 1080 Eldridge Parkway Suite 600 Houston, Texas 77077 713.461.9900   r.miller@dccm.com	SURVEYOR <b>MillerSurvey</b> <b>DCCM</b> Miller Survey   Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900   millersurvey@dccm.com
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L:\4928 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.000 SEC 2\CAD\PLAT\01 CAD\03 PLAT\PLAT\_SOFI LAKES SEC 2 - 8.5 X 14.DWG, Nov. 6, 2025-10:34 AM SALVADOR CISNEROS

DATE: 10/9/25	FINAL PLAT OF SOFI LAKES SEC 2	OWNER: 622 SOFI LAKES, L.P. 9019 TRB-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRB-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM	ENGINEER <b>RG Miller</b> <b>DCCM</b> R.G. Miller Engineers, Inc.   TxEng F - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.461.9600   rgmiller@dccm.com	SURVEYOR <b>MillerSurvey</b> <b>DCCM</b> Miller Survey   Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900   millersurvey@dccm.com
SCALE: 1"=60'					
SHEET 20 OF 31					

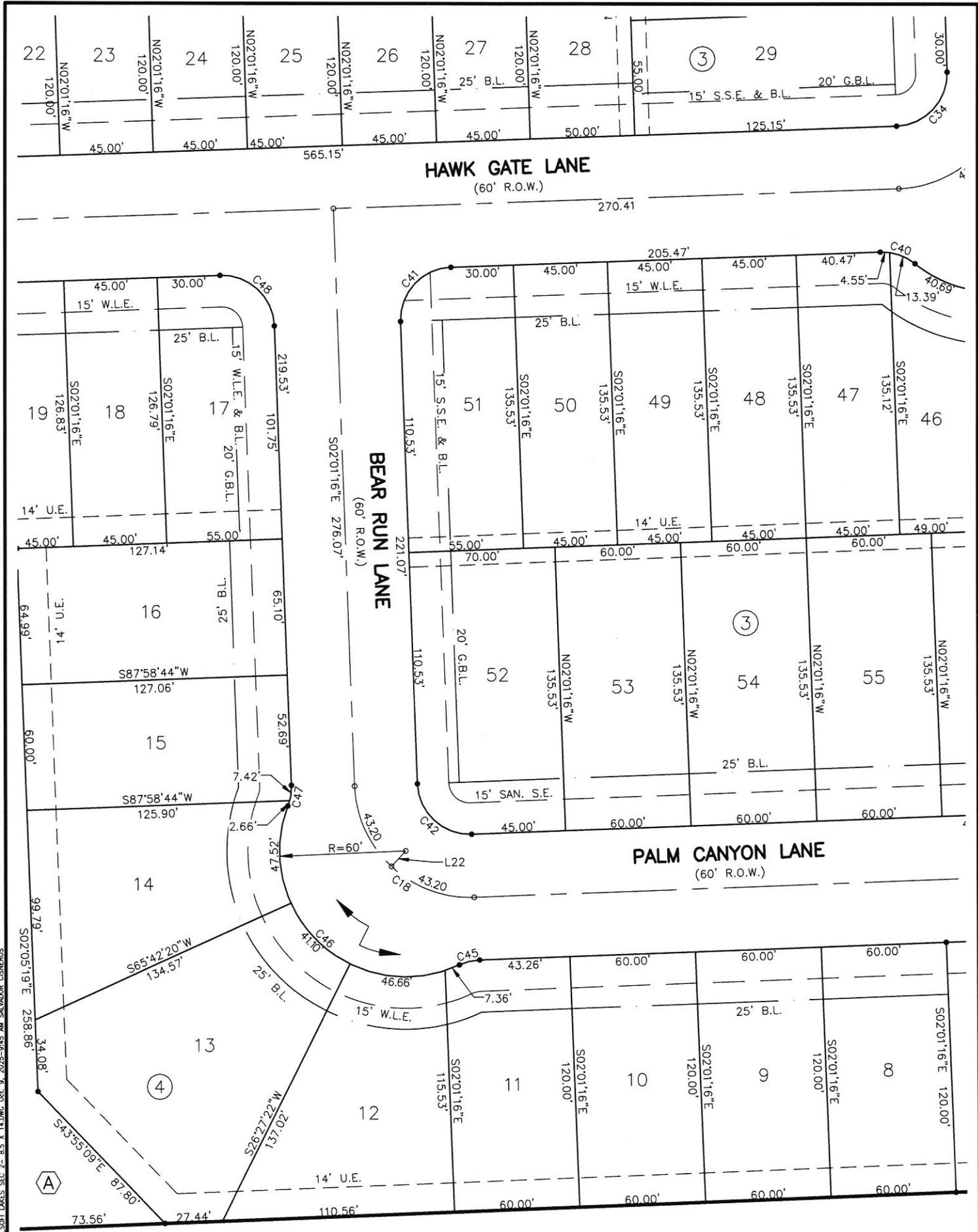


RESERVE "A"  
**SOFI LAKES RESERVE SEC 1**  
 W.C.C.F. NO. \_\_\_\_\_  
 O.P.R.W.C.T.

①

DATE: 10/9/25	FINAL PLAT OF SOFI LAKES SEC 2	OWNER: <b>622 SOFI LAKES, L.P.</b> 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM	DEVELOPER: <b>GARDENBURE DEVELOPMENT LLC</b> 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM	ENGINEER <b>RG Miller</b> <b>DCCM</b> R.G. Miller Engineers, Inc.   TXE:lg F - 487 1080 Eldridge Parkway Suite 800, Houston, Texas 77077 713.461.9600   rgmiller.dccm.com	SURVEYOR <b>MillerSurvey</b> <b>DCCM</b> Miller Survey   Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77040 713.413.1900   millersurvey.dccm.com
SCALE: 1"=60'					
SHEET 21 OF 31					

15.43.028 EAST WALLER COUNTY MANUFACTURED DISTRICTS OF LAKES SEC 1, 8.5 X 14 DMC NOV. 6, 2025-1641 AM SALVADOR USMEDIOS



RESERVE "A"  
 SOFI LAKES RESERVE SEC 1

W.C.C.F. NO. \_\_\_\_\_  
 O.P.R.W.C.T.

①

L:\4978 - EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.002 - SEC. 2 - 8.5 X 14.DWG Del. 9. 2025-9-45 AM SALVADOR CISNEROS

DATE: 10/9/25  
 SCALE: 1"=60'  
 SHEET 22 OF 31

FINAL PLAT OF  
 SOFI LAKES  
 SEC 2

OWNER:  
 622 SOFI LAKES, L.P.  
 9019 TRI-CITY BEACH RD.  
 BAYTOWN, TX 77523  
 713-398-7927  
 SOPHIA FILFIL  
 SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM

DEVELOPER:  
 GARDENBURE DEVELOPMENT LLC  
 9019 TRI-CITY BEACH RD.  
 BAYTOWN, TEXAS 77523  
 713-398-7927  
 SOPHIA FILFIL  
 SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM

ENGINEER  
**RG Miller**  
**DCCM**  
 R.G. Miller Engineers, Inc. | TxEng F - 487  
 1080 Eldridge Parkway Suite 600,  
 Houston, Texas 77077  
 713.461.9600 | rgmiller@dccm.com

SURVEYOR  
**MillerSurvey**  
**DCCM**  
 Miller Survey | Firm Reg. No. 10047100  
 1760 W. Sam Houston Pkwy N.  
 Houston, TX 77043  
 713.413.1900 | millersurvey@dccm.com



YARA DRIVE  
STREET  
DEDICATION AND  
WATER PLANT  
W.C.C.F. No. \_\_\_\_\_  
O.P.R.W.C.T.

RESIDUE OF A  
CALLED 622.4 ACRES  
622 SOFI LAKES, L.P.  
W.C.C.F. NO. 2408032

①  
RESERVE "A"

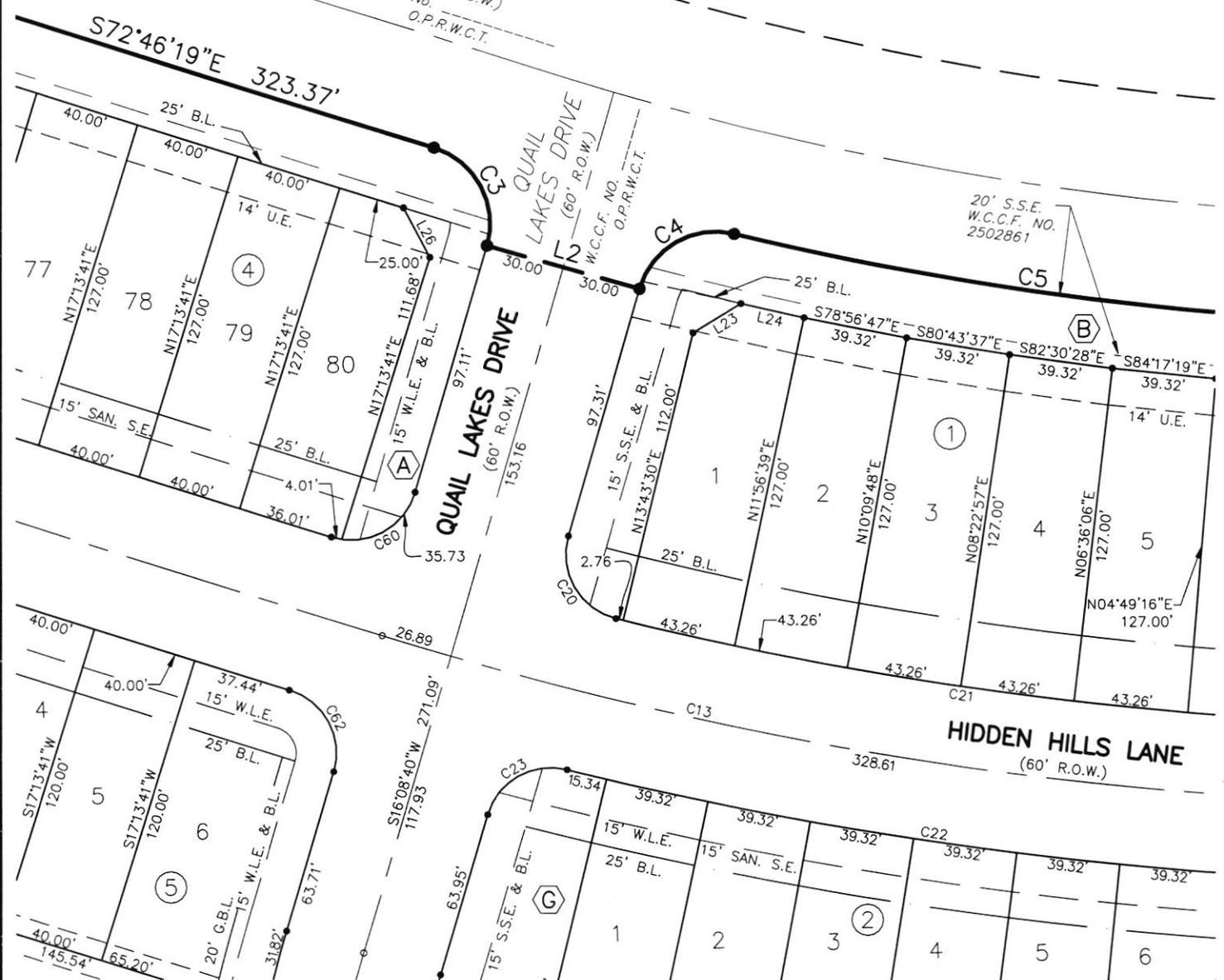
YARA DRIVE  
(60' R.O.W.)  
W.C.C.F. No. \_\_\_\_\_  
O.P.R.W.C.T.

QUAIL LAKES DRIVE  
(60' R.O.W.)  
W.C.C.F. No. \_\_\_\_\_  
O.P.R.W.C.T.

20' S.S.E.  
W.C.C.F. NO.  
2502861

HIDDEN HILLS LANE  
(60' R.O.W.)

L:\428 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\428 SEC 2\CAD\PLAT\01 CAD\03 PLAT\SOFI LAKES SEC 2 - 8.5 X 14.DWG Mod. 6. 2025-10-42 AM SALVADOR CISNEROS



DATE: 10/9/25	FINAL PLAT OF SOFI LAKES SEC 2	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-308-7927 SOPHA FILFIL SOPHAFILFIL@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-308-7927 SOPHA FILFIL SOPHAFILFIL@GARDENBUREDEVELOPMENT.COM	ENGINEER <b>RG Miller</b> <b>DCCM</b> R.G. Miller Engineers, Inc.   TxEng F - 487 1080 Eldridge Parkway Suite 600. Houston, Texas 77077 713.461.9600   r.miller@dccm.com	SURVEYOR <b>MillerSurvey</b> <b>DCCM</b> Miller Survey   Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900   millersurvey@dccm.com
SCALE: 1"=60'					
SHEET 24 OF 31					

RESIDUE OF A  
CALLED 622.4 ACRES  
622 SOFI LAKES, L.P.  
W.C.C.F. NO. 2408032

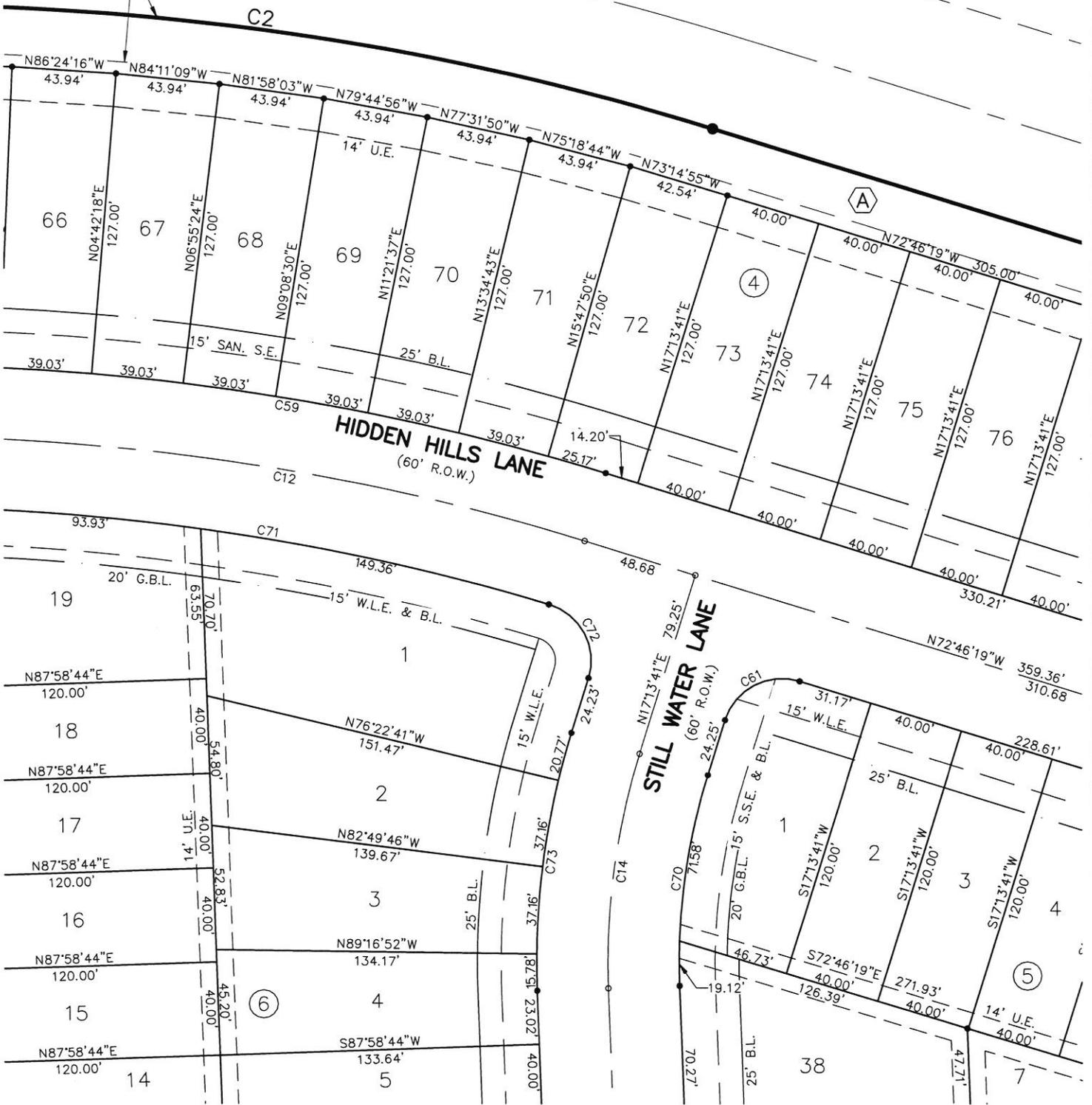
RESERVE "A"

①

YARA DRIVE STREET  
DEDICATION AND  
WATER PLANT  
W.C.C.F. No. \_\_\_\_\_  
O.P.R.W.C.T.

YARA DRIVE  
(80' R.O.W.)  
W.C.C.F. No. \_\_\_\_\_  
O.P.R.W.C.T.

20' S.S.E.  
W.C.C.F. NO.  
2502855



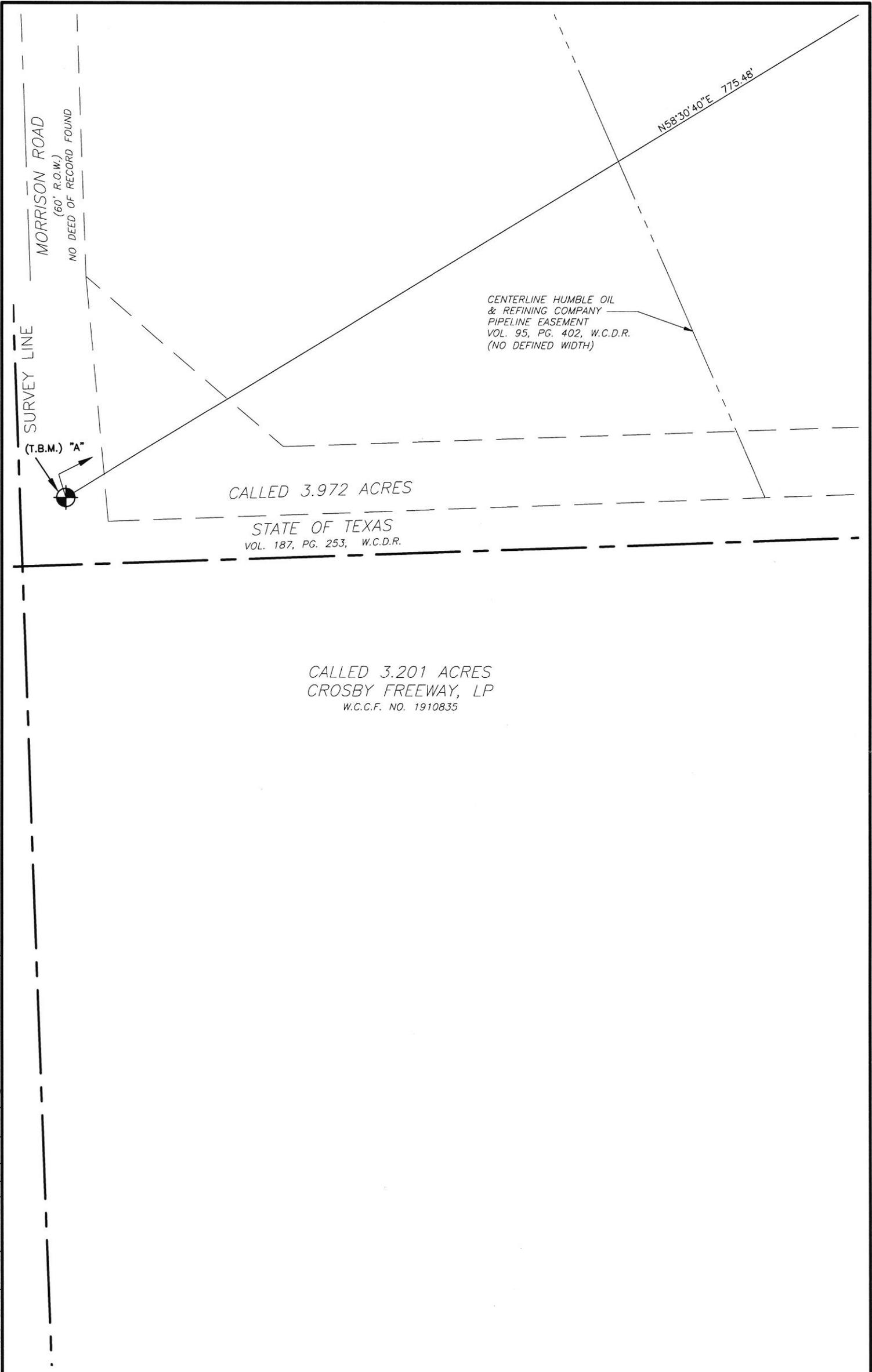
L.A. 4928, EAST WALLER COUNTY MANAGEMENT DISTRICT, SOFI LAKES, 4834.002 SEC. 2, CAD\03 PLAT\PLAT SOFI LAKES SEC 2 - B.S. X 14.DWG Rev. 6, 2025-10-42 AM, SALVADOR CISNEROS

DATE: 10/9/25	FINAL PLAT OF SOFI LAKES SEC 2	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL	ENGINEER <b>RG Miller</b> <b>DCCM</b> R.G. Miller Engineers, Inc.   TxEng F-487 1080 Eldridge Parkway Suite 600 Houston, Texas 77077 713.461.9600   rgmiller.dccm.com	SURVEYOR <b>MillerSurvey</b> <b>DCCM</b> Miller Survey   Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77049 713.413.1900   millersurvey.dccm.com
SCALE: 1"=60'					
SHEET 25 OF 31					





L:\4928 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.002 SEC. 2\CAD\PLAT\01 CAD\03 PLAT\PLAT\_SOFI LAKES SEC. 2 - 8.5 X 14.DWG Oct. 9, 2025-9:37 AM SALVADOR CISNEROS



DATE: 10/9/25	FINAL PLAT OF SOFI LAKES SEC 2	OWNER:	DEVELOPER:	ENGINEER	SURVEYOR
SCALE: 1"=60'		622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHA FLFL SOPHAFILFL@GARDENBUREDEVELOPMENT.COM	GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHA FLFL SOPHAFILFL@GARDENBUREDEVELOPMENT.COM	<b>RG Miller</b> <b>DCCM</b> R.G. Miller Engineers, Inc.   TxEng F - 487 1080 Eldridge Parkway Suite 600. Houston, Texas 77077 713.467.9600   rgmiller.dccm.com	<b>MillerSurvey</b> <b>DCCM</b> Miller Survey   Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900   millersurvey.dccm.com
SHEET 28 OF 31					

THIS  
1.99 AC. /  
86,684 SQ. FT.  
IS HEREBY  
DEDICATED TO THE  
PUBLIC FOR  
RIGHT-OF-WAY  
PURPOSES.

CALLED 160.721 ACRES  
ROSEANNE M. LOPEZ  
TRUSTEE  
VOL. 1377, PG. 417, W.C.D.R.

H. & T.C. R.R. SURVEY, BLOCK 96  
(J.M. BENNETT, SURVEY)  
A-285  
H. & T.C. R.R. SURVEY, BLOCK 113  
(J.M. BENNETT, SURVEY)  
A-173

CENTERLINE HUMBLE OIL  
& REFINING COMPANY  
PIPELINE EASEMENT  
VOL. 95, PG. 402, W.C.D.R.  
(NO DEFINED WIDTH)

CALLLED 10.00 ACRES  
HUMBLE OIL &  
REFINING CO.  
VOL. 198, PG. 623, W.C.D.R.

L:\4929 - EAST WALKER COUNTY MANAGEMENT DISTRICT\SOFT LAKES\4834.002 SEC 2\GAD\PLAT\01 CAD\03 PLAT\PLAT\_SOFI LAKES SEC 2 - 8.5 X 14.DWG 04-19-2025-9:37 AM SALVADOR CERNICOS

DATE: 10/9/25	FINAL PLAT OF SOFI LAKES SEC 2	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM	ENGINEER <b>RG Miller</b> <b>DCCM</b> R.G. Miller Engineers, Inc.   TxEng F - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.461.9600   rgmiller@dccm.com	SURVEYOR <b>MillerSurvey</b> <b>DCCM</b> Miller Survey   Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900   millersurvey@dccm.com
SCALE: 1"=60'					
SHEET 29 OF 31					



RESIDUE OF A  
CALLED 622.4 ACRES  
622 SOFI LAKES, L.P.  
W.C.C.F. NO. 2408032

H. & T.C. R.R. SURVEY, BLOCK  
(J.M. BENNETT, SURVEY)  
A-285  
H. & T.C. R.R. SURVEY, BLOCK  
(J.M. BENNETT, SURVEY)  
A-173

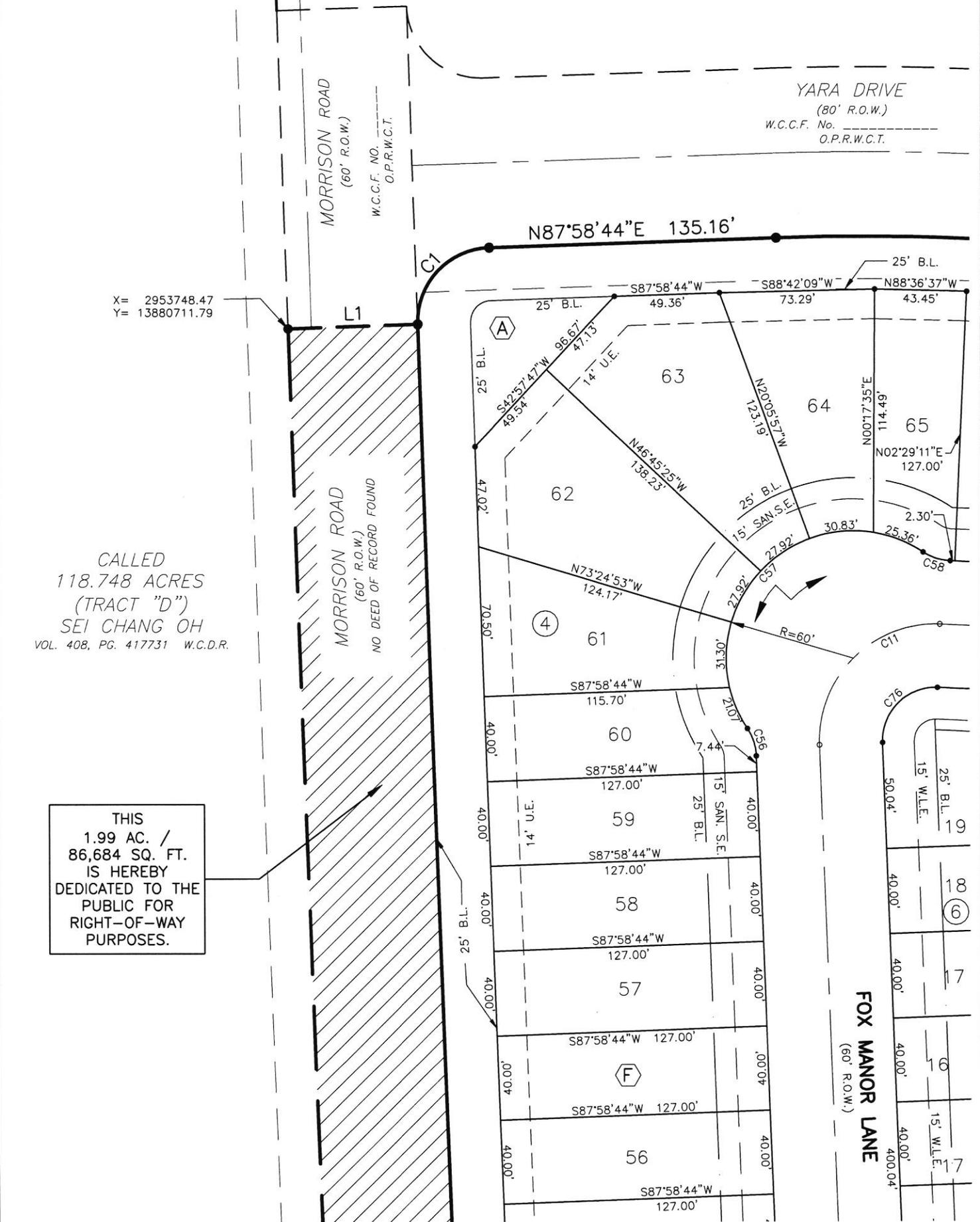
CALLLED  
118.748 ACRES  
(TRACT "D")  
SEI CHANG OH  
VOL. 408, PG. 417731 W.C.D.R.

X= 2953748.47  
Y= 13880711.79

THIS  
1.99 AC. /  
86,684 SQ. FT.  
IS HEREBY  
DEDICATED TO THE  
PUBLIC FOR  
RIGHT-OF-WAY  
PURPOSES.

MORRISON ROAD  
(60' R.O.W.)  
W.C.C.F. NO. \_\_\_\_\_  
O.P.R.W.C.T.

YARA DRIVE  
(80' R.O.W.)  
W.C.C.F. No. \_\_\_\_\_  
O.P.R.W.C.T.



L:\4938 - EAST WALKER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4814.002 SEC. 2\CAD\PLAT\01 CAD\03 PLAT\PLAT SOFI LAKES SEC. 2 - 8.5 X 14.DWG Oct. 9, 2025-9:38 AM SALVADOR CISNEROS

DATE: 10/9/25	FINAL PLAT OF SOFI LAKES SEC 2	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL	ENGINEER <b>RG Miller</b> <b>DCCM</b> R.G. Miller Engineers, Inc.   TxEng F - 487 1080 Eldridge Parkway Suite 800, Houston, Texas 77077 713.461.9600   rgmiller.dccm.com	SURVEYOR <b>MillerSurvey</b> <b>DCCM</b> Miller Survey   Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900   millersurvey.dccm.com
SCALE: 1"=60'					
SHEET 31 OF 31					