

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sofi Lakes Boulevard and Yara Drive Street Dedication

Date: February 11, 2026

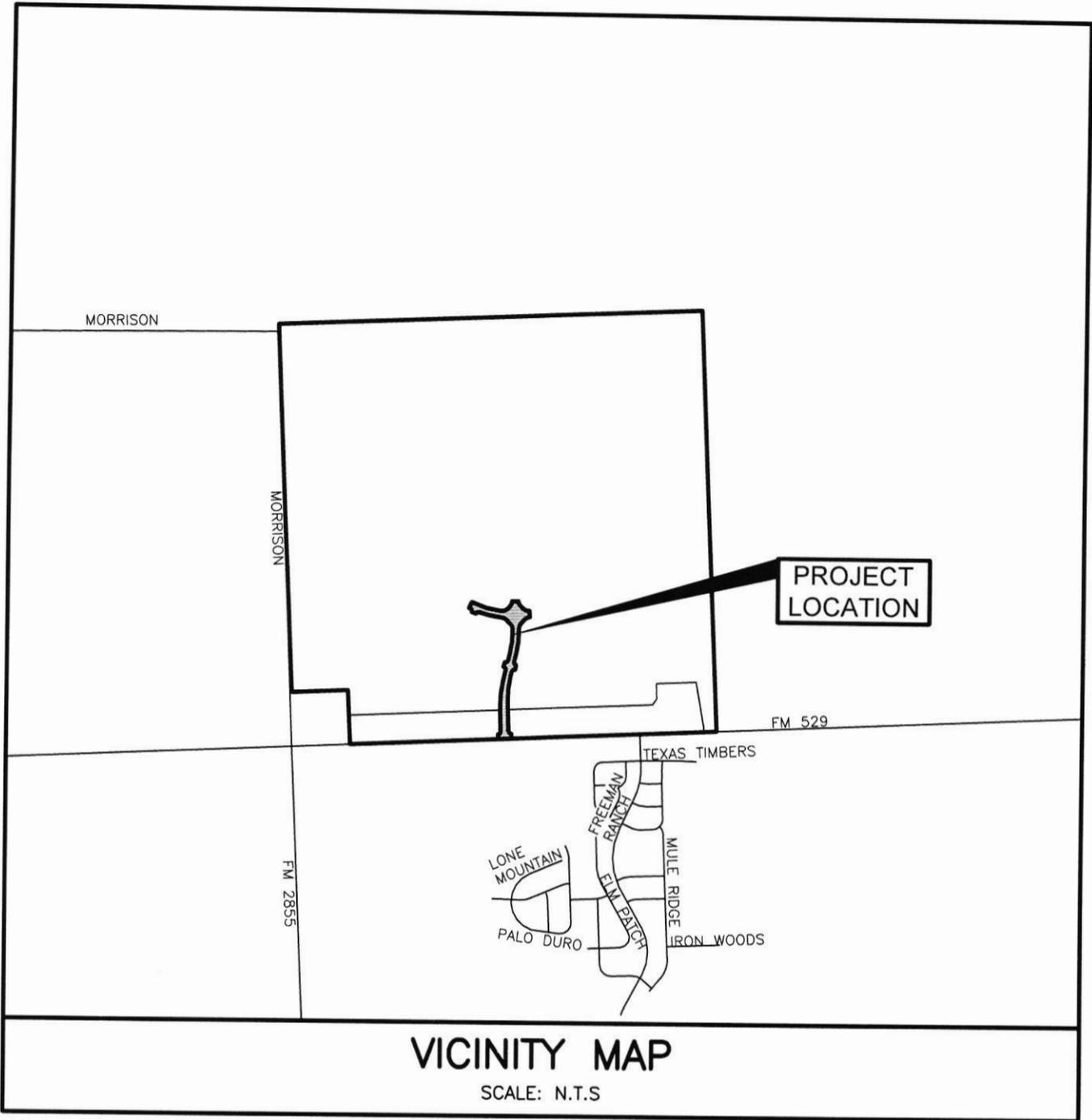
Background

Final Plat of Sofi Lakes Boulevard and Yara Drive Street Dedication which consists of 5.40 acres in Precinct 3.

Staff Recommendation

Approve Plat

L:\49258 - EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFT LAKES\4834.901 - SOFT LAKES BOULEVARD AND YARA DRIVE.DWG Sep. 4, 2025 - 7:56 AM SALVADOR GONZALEZ



**FINAL PLAT OF
SOFT LAKES
BOULEVARD AND
YARA DRIVE
STREET DEDICATION**

A SUBDIVISION OF 5.40 ACRES OF LAND LOCATED IN
H.&T.C.R.R. SURVEY, BLOCK 113, A-173
WALLER COUNTY, TEXAS

DATE: AUGUST, 2025 SCALE: 1" = 60'

BKDD PERMIT NO. 2024-127

DATE: 9/04/25

SCALE: 1"=60'

SHEET 1 OF 17

FINAL PLAT OF
SOFT LAKES
BOULEVARD AND YARA
DRIVE STREET
DEDICATION

OWNER:

622 SOFT
LAKES, L.P.
9019 TRI-CITY BEACH RD.
BAYTOWN, TX 77523
713-398-7927
SOPHA FILFIL
SOPHA@GARDENBUREDEVELOPMENT.COM

DEVELOPER:

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

ENGINEER

RG Miller

DCCM

R.G. Miller Engineers, Inc. | TRNG F - 467
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 | info@mlrsurvey.com

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

L:\2028 EAST WALLER COUNTY MANAGEMENT DISTRICT SOFI LAKES BOULEVARD AND YARA DR. SD - 8.5X14.DWG Sep. 4, 2025--7:57 AM SALVADOR OSNEEROS

DATE: 9/04/25	FINAL PLAT OF SOFI LAKES BOULEVARD AND YARA DRIVE STREET DEDICATION	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@GARDENBUREDEVELOPMENT.COM	GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 800 Houston, Texas 77077 713.461.9600 rgmiller.dccm.com	MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.dccm.com
SHEET 3 OF 17					

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-127

APPROVED BY THE BOARD OF SUPERVISION ON 03.24.2025
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 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:\1928 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFT LAKES\4814\901 - SOFI LAKES BLVD\CD\PLAT\01 CAD\03 PLAT\PLAT SOFI LAKES BLVD & YARA DR SD - 8.5X14.DWG Sep. 4, 2025 - 7:57 AM SALVADOR OSNEDES

DATE: 9/04/25	FINAL PLAT OF SOFI LAKES BOULEVARD AND YARA DRIVE STREET DEDICATION	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 500 Houston, Texas 77077 713.461.9600 rcmiller@dccm.com	SURVEYOR MillerSurvey DCCM 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 4 OF 17					

FIELD NOTES FOR 5.40 ACRES

BEING A TRACT OF LAND CONTAINING 5.40 ACRES (235,359 SQUARE FEET), LOCATED IN THE H.&T.C.R.R. SURVEY BLOCK 113, ABSTRACT NUMBER (NO.) 173, WALLER COUNTY, TEXAS; SAID 5.40 ACRE TRACT 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 5.40 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):

COMMENCING AT A 3/4-INCH IRON ROD FOUND ON THE NORTH R.O.W. LINE OF F.M. 529 (A.K.A FREEMAN ROAD, 120' WIDE PER VOL. 187, PG. 253, W.C.D.R.), FOR THE NORTH LINE OF A CALLED 3.972 ACRE TRACT RECORDED IN THE NAME OF THE STATE OF TEXAS, UNDER VOL. 187, PG. 253, W.C.D.R., AT THE SOUTHEAST CORNER 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., AND BEING THE SOUTHWEST CORNER OF SAID 622.4 ACRE TRACT, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 10.00 ACRE TRACT, FOR AN INTERIOR CORNER OF SAID 622.4 ACRE TRACT, BEARS NORTH 02 DEGREES 05 MINUTES 19 SECONDS WEST, A DISTANCE OF 667.73 FEET;

THENCE, WITH THE LINE COMMON TO THE NORTH LINE OF SAID 3.972 ACRE TRACT AND THE SOUTH LINE OF SAID 622.4 ACRE TRACT, NORTH 88 DEGREES 01 MINUTES 25 SECONDS EAST, A DISTANCE OF 1,845.56 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT ON THE NORTH LINE OF SAID 3.972 ACRE TRACT AND THE SOUTH LINE OF SAID 622.4 ACRE TRACT, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID 622.4 ACRE TRACT, THE FOLLOWING FORTY-THREE (43) COURSES:

1. NORTH 01 DEGREES 58 MINUTES 35 SECONDS WEST, 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 LEFT;
2. 54.98 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS NORTH 43 DEGREES 01 MINUTES 25 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 01 DEGREES 58 MINUTES 35 SECONDS WEST, A DISTANCE OF 300.26 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
4. 338.88 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,250.00 FEET, A CENTRAL ANGLE OF 15 DEGREES 32 MINUTES 00 SECONDS, AND A CHORD THAT BEARS NORTH 05 DEGREES 47 MINUTES 25 SECONDS EAST, A DISTANCE OF 337.85 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;
5. NORTH 13 DEGREES 33 MINUTES 25 SECONDS EAST, A DISTANCE OF 120.98 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
6. 54.98 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS NORTH 31 DEGREES 26 MINUTES 35 SECONDS WEST, A DISTANCE OF 49.50 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
7. NORTH 13 DEGREES 33 MINUTES 25 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 LEFT;
8. 54.98 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS NORTH 58 DEGREES 33 MINUTES 25 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;
9. NORTH 13 DEGREES 33 MINUTES 25 SECONDS EAST, A DISTANCE OF 85.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
10. 307.62 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,160.00 FEET, A CENTRAL ANGLE OF 15 DEGREES 11 MINUTES 40 SECONDS, AND A CHORD THAT BEARS NORTH 05 DEGREES 57 MINUTES 35 SECONDS EAST, A DISTANCE OF 306.72 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
11. 83.74 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 53 DEGREES 18 MINUTES 35 SECONDS, AND A CHORD THAT BEARS NORTH 28 DEGREES 17 MINUTES 32 SECONDS WEST, A DISTANCE OF 80.75 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
12. 42.68 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 19 DEGREES 33 MINUTES 48 SECONDS, AND A CHORD THAT BEARS NORTH 45 DEGREES 09 MINUTES 56 SECONDS WEST, A DISTANCE OF 42.47 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
13. 76.98 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 49 DEGREES 00 MINUTES 36 SECONDS, AND A CHORD THAT BEARS NORTH 59 DEGREES 53 MINUTES 20 SECONDS WEST, A DISTANCE OF 74.66 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
14. 295.82 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,240.00 FEET, A CENTRAL ANGLE OF 13 DEGREES 40 MINUTES 07 SECONDS, AND A CHORD THAT BEARS NORTH 77 DEGREES 33 MINUTES 34 SECONDS WEST, A DISTANCE OF 295.12 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
15. 45.71 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 87 DEGREES 17 MINUTES 32 SECONDS, AND A CHORD THAT BEARS SOUTH 65 DEGREES 37 MINUTES 44 SECONDS WEST, A DISTANCE OF 41.41 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;

L:\4828 - EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFT LAKES\4834\901 - SOFI LAKES - HUNDRED\CD\PLAT\01 - CAD\03 - PLAT\PLAT - SOFI LAKES - BLVD & YARA - DR - SD - 8.5X14.DWG - SHEET 4 - 2025-7-58 AM - SALVADOR - CSNEEROS

DATE: 9/04/25	FINAL PLAT OF SOFI LAKES BOULEVARD AND YARA DRIVE STREET DEDICATION	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@GARDENBUREVELOPMENT.COM	GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREVELOPMENT.COM	RG Miller DCCM R.G. Miller Engineers, Inc. TX Eng F - 487 1080 Eldridge Parkway Suite 600 Houston, Texas 77077 713.461.9600 www.miller-dccm.com	MillerSurvey DCCM Miller Survey Firm Reg No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.415.1900 miller-survey-dccm.com
SHEET 5 OF 17					

FIELD NOTES FOR 5.40 ACRES

36. 54.98 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 31 DEGREES 26 MINUTES 35 SECONDS EAST, A DISTANCE OF 49.50 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
 37. SOUTH 13 DEGREES 33 MINUTES 25 SECONDS WEST, 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 LEFT;
 38. 54.98 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 58 DEGREES 33 MINUTES 25 SECONDS WEST, A DISTANCE OF 49.50 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;
 39. SOUTH 13 DEGREES 33 MINUTES 25 SECONDS WEST, A DISTANCE OF 49.02 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
 40. 311.77 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,150.00 FEET, A CENTRAL ANGLE OF 15 DEGREES 32 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 05 DEGREES 47 MINUTES 25 SECONDS WEST, A DISTANCE OF 310.82 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;
 41. SOUTH 01 DEGREES 58 MINUTES 35 SECONDS EAST, A DISTANCE OF 374.94 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
 42. 54.98 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 46 DEGREES 58 MINUTES 35 SECONDS EAST, A DISTANCE OF 49.50 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
 43. SOUTH 01 DEGREES 58 MINUTES 35 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT ON THE LINE COMMON TO THE NORTH LINE OF SAID 3.972 ACRE TRACT AND THE SOUTH LINE OF SAID 622.4 ACRE TRACT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
- THENCE, WITH THE LINE COMMON TO THE NORTH LINE OF SAID 3.972 ACRE TRACT AND THE SOUTH LINE OF SAID 622.4 ACRE TRACT, SOUTH 88 DEGREES 01 MINUTES 25 SECONDS WEST, A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.40 ACRES OF LAND.

L:\4928 - EST MILLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834-901 - SOFI LAKES BLVD\CAD\PLAT\01 - CAD\03 - PLAT\PLAT - SOFI LAKES BLVD & YARA DR - 8.5X14.DWG Sep. 4, 2025 - 7:59 AM SALVADOR OSNEROS

DATE: 9/04/25	FINAL PLAT OF SOFI LAKES BOULEVARD AND YARA DRIVE STREET DEDICATION	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFL SOPHIA@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFL SOPHIA@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 600 Houston, Texas 77077 713.461.9500 rgmiller.dccm.com	SURVEYOR MillerSurvey DCCM 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 7 OF 17					

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 AND 48473C0350E, BOTH HAVING AN EFFECTIVE DATE OF 02/18/2009, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED).
4. 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 THIS 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.
5. THERE ARE NO KNOWN PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
6. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM
7. 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.
8. SUBJECT PLAT WAS DEANNEX FROM THE CITY OF HOUSTON EXTRA-TERRITORIAL JURISDICTION (E.T.J.) ON SEPTEMBER 7, 2023.
9. SUBJECT PLAT IS SUBJECT TO RIGHT OF WAY PURPOSES FOR PUBLIC USE.
10. PROJECT BENCHMARK: NGS F768 (PID:AWO121)
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 MILES EAST OF THE JUNCTION OF U.S. HWY. 90 LEADING INTO I-10 WEST AND THE ACCESS ROAD.
ELEVATION = 130.50' NAVD88
11. PROJECT 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' NAV88
12. 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\001_SOFI LAKES_BLDG\CAD\PLAT\01_CAD\03_FINAL_PLAT_SOFI LAKES_BLDG & YARA DR.SP.-8.5X11.DWG Sep. 4, 2025--7:59 AM SALVADOR CISNEROS

<p>DATE: 9/04/25</p> <p>SCALE: 1"=60'</p> <p>SHEET 8 OF 17</p>	<p>FINAL PLAT OF SOFI LAKES BOULEVARD AND YARA DRIVE STREET DEDICATION</p>	<p>OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM</p>	<p>DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM</p>	<p>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</p>	<p>SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.dccm.com</p>
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NOTES:

13. 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.
 - (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
14. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 87, PG. 420, W.C.D.R. (BLANKET IN NATURE)
15. THIS PLAT IS SUBJECT TO A HUMBLE OIL & REFINING COMPANY EASEMENT RECORDED IN VOL. 90, PG. 53, W.C.D.R. (BLANKET IN NATURE)
16. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 95, PG. 232, W.C.D.R. (BLANKET IN NATURE)
17. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 95, PG. 233, W.C.D.R. (BLANKET IN NATURE)
18. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 95, PG. 234, W.C.D.R. (BLANKET IN NATURE)
19. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 98, PG. 495, W.C.D.R. (BLANKET IN NATURE)
20. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 98, PG. 496, W.C.D.R. (BLANKET IN NATURE)
21. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 98, PG. 497, W.C.D.R. (BLANKET IN NATURE)
22. THIS PLAT IS SUBJECT TO A HUMBLE OIL & REFINING COMPANY EASEMENT RECORDED IN VOL. 98, PG. 635, W.C.D.R. (BLANKET IN NATURE)
23. THIS PLAT IS SUBJECT TO A HUMBLE OIL & REFINING COMPANY EASEMENT RECORDED IN VOL. 100, PG. 188, W.C.D.R. (BLANKET IN NATURE)
24. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 103, PG. 519, W.C.D.R. (BLANKET IN NATURE)
25. THIS PLAT IS SUBJECT TO THE DOW CHEMICAL COMPANY EASEMENT RECORDED IN VOL. 124, PG. 542, W.C.D.R. (BLANKET IN NATURE)
26. 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:\4928 - EAST WALKER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.001 - SOFI LAKES BLVD\CAD\PLAT.01 - CAD.03 - PLAT\PLAT - SOFI LAKES BLVD & YARA DR 50 - 8.0X14.DWG Nov. 5, 2025--11:28 AM SALVADOR CISNEROS

DATE: 9/04/25	FINAL PLAT OF SOFI LAKES BOULEVARD AND YARA DRIVE STREET DEDICATION	OWNER:	DEVELOPER:	ENGINEER	SURVEYOR
SCALE: 1"=60'		622 SOFI LAKES, L.P. <small>9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM</small>	GARDENBURE DEVELOPMENT LLC <small>9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM</small>	RG Miller DCCM <small>R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77017 713.461.9600 rgmiller@dccm.com</small>	MillerSurvey DCCM <small>Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1800 millersurvey@dccm.com</small>
SHEET 9 OF 17					

LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°58'35"W	60.00'
L2	N13°33'25"E	60.00'
L3	N13°33'25"E	85.00'
L4	N68°01'02"W	60.00'
L5	N25°36'53"E	80.00'
L6	N87°50'02"E	80.00'
L7	N84°27'30"E	6.84'
L8	S05°32'30"E	80.00'
L9	S84°27'30"W	10.00'
L10	S13°33'25"W	85.00'
L11	S13°33'25"W	60.00'
L12	S13°33'25"W	49.02'
L13	S01°58'35"E	60.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARCH LENGTH	CHORD BEARING	CHORD LENGTH
C1	35.00'	90°00'00"	54.98'	N43°01'25"E	49.50'
C2	1250.00'	15°32'00"	338.88'	N05°47'25"E	337.85'
C3	35.00'	90°00'00"	54.98'	N31°26'35"W	49.50'
C4	35.00'	90°00'00"	54.98'	N58°33'25"E	49.50'
C5	1160.00'	15°11'40"	307.62'	N05°57'35"E	306.72'
C6	90.00'	53°18'35"	83.74'	N28°17'32"W	80.75'
C7	125.00'	19°33'48"	42.68'	N45°09'56"W	42.47'
C8	90.00'	49°00'36"	76.98'	N59°53'20"W	74.66'
C9	1240.00'	13°40'07"	295.82'	N77°33'34"W	295.12'
C10	30.00'	87°17'32"	45.71'	S65°37'44"W	41.41'
C11	30.00'	87°17'32"	45.71'	N21°39'48"W	41.41'
C12	1240.00'	0°55'27"	20.00'	N64°50'50"W	20.00'
C13	1160.00'	19°06'50"	386.98'	S73°56'32"E	385.19'
C14	90.00'	57°15'15"	89.93'	N67°52'26"E	86.24'
C15	125.00'	11°23'00"	24.83'	N44°56'18"E	24.79'
C16	90.00'	52°47'47"	82.93'	N24°13'55"E	80.03'
C17	90.00'	52°47'47"	82.93'	S28°33'52"E	80.03'
C18	125.00'	12°54'38"	28.17'	S48°30'26"E	28.11'
C19	90.00'	53°29'23"	84.02'	S68°47'49"E	81.00'
C20	90.00'	52°05'47"	81.83'	S58°24'36"W	79.04'
C21	125.00'	18°16'50"	39.88'	S41°30'08"W	39.71'
C22	90.00'	52°22'50"	82.28'	S24°27'08"W	79.44'
C23	1240.00'	15°17'42"	331.02'	S05°54'34"W	330.03'
C24	35.00'	90°00'00"	54.98'	S31°26'35"E	49.50'
C25	35.00'	90°00'00"	54.98'	S58°33'25"W	49.50'
C26	1150.00'	15°32'00"	311.77'	S05°47'25"W	310.82'
C27	35.00'	90°00'00"	54.98'	S46°58'35"E	49.50'
C28	1200.00'	15°32'00"	325.33'	N05°47'25"E	324.33'
C29	1200.00'	15°43'23"	329.31'	N05°41'43"E	328.27'
C30	1200.00'	31°09'23"	652.54'	S79°57'48"E	644.53'

L:\929P - EAST MILLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4824.DWG SOFI LAKES BLVD\CON\PLAT\01_CAD\03_FINAL\PLAT_SOFI_LAKES_BLDV_&_YARA_DR_S0-8.5X14.DWG Sep. 4, 2025--8:00 AM S\LVZDR CSNERGDS

DATE: 9/04/25
 SCALE: 1"=60'
 SHEET 10 OF 17

FINAL PLAT OF
 SOFI LAKES
 BOULEVARD AND YARA
 DRIVE STREET
 DEDICATION

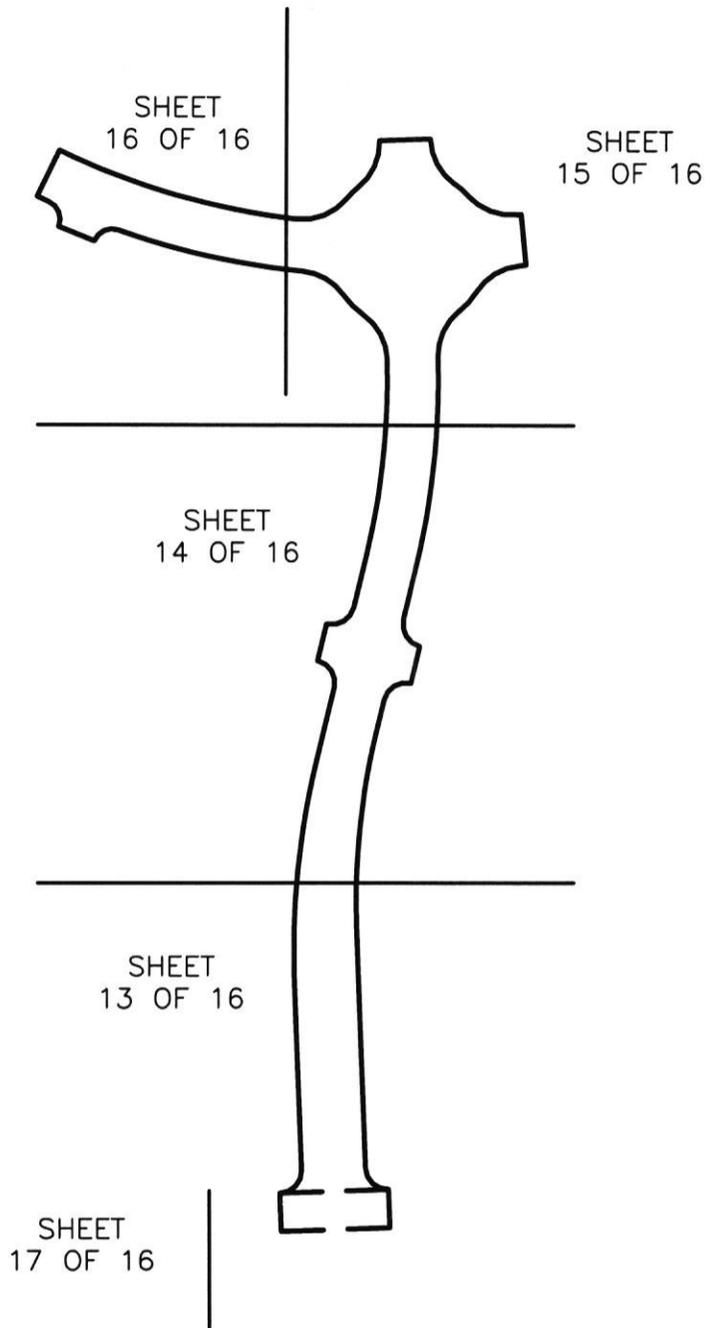
OWNER:
 622 SOFI
 LAKES, L.P.
 9019 TRI-CITY BEACH RD.
 BAYTOWN, TX 77523
 713-398-7927
 SOPHA FILED
 SOPHA@GARDENBUREDEVELOPMENT.COM

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

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

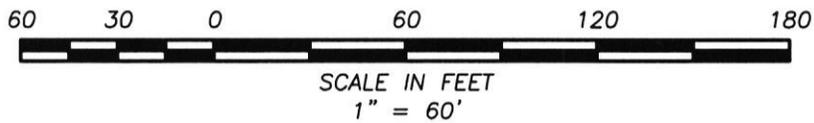
SURVEYOR
MillerSurvey
DCCM
 Miller Survey | Firm Reg. No. 10047100
 1760 W. Sam Houston Pkwy N.
 Houston, TX 77040
 713.413.1900 | millersurvey.dccm.com

SHEET INDEX
(NOT TO SCALE)



L:\4878 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFT LAKES\4878\SOFT LAKES\BYP\GAD\PLAT\01 CAD\03 PLAT\PLAT\SOFT LAKES BLVD & YARA DR SD-- 8.5X14.DWG Sep. 4, 2025--8:00 AM SALVADOR CISNEROS

DATE: 9/04/25	FINAL PLAT OF SOFT LAKES BOULEVARD AND YARA DRIVE STREET DEDICATION	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1090 Eldridge Parkway Suite 600, Houston, Texas 77077 713.481.9600 rgmiller.dccm.com	SURVEYOR MillerSurvey DCCM 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 11 OF 17				



LEGEND

A.E.	= AERIAL EASEMENT
B.L.	= BUILDING LINE
D.E.	= DRAINAGE EASEMENT
ESMT.	= EASEMENT
F.C.	= FILM CODE
NO.	= NUMBER
N.P.W.L.E.	= NON POTABLE WATER LINE EASEMENT
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
SHT.	= SHEET
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)

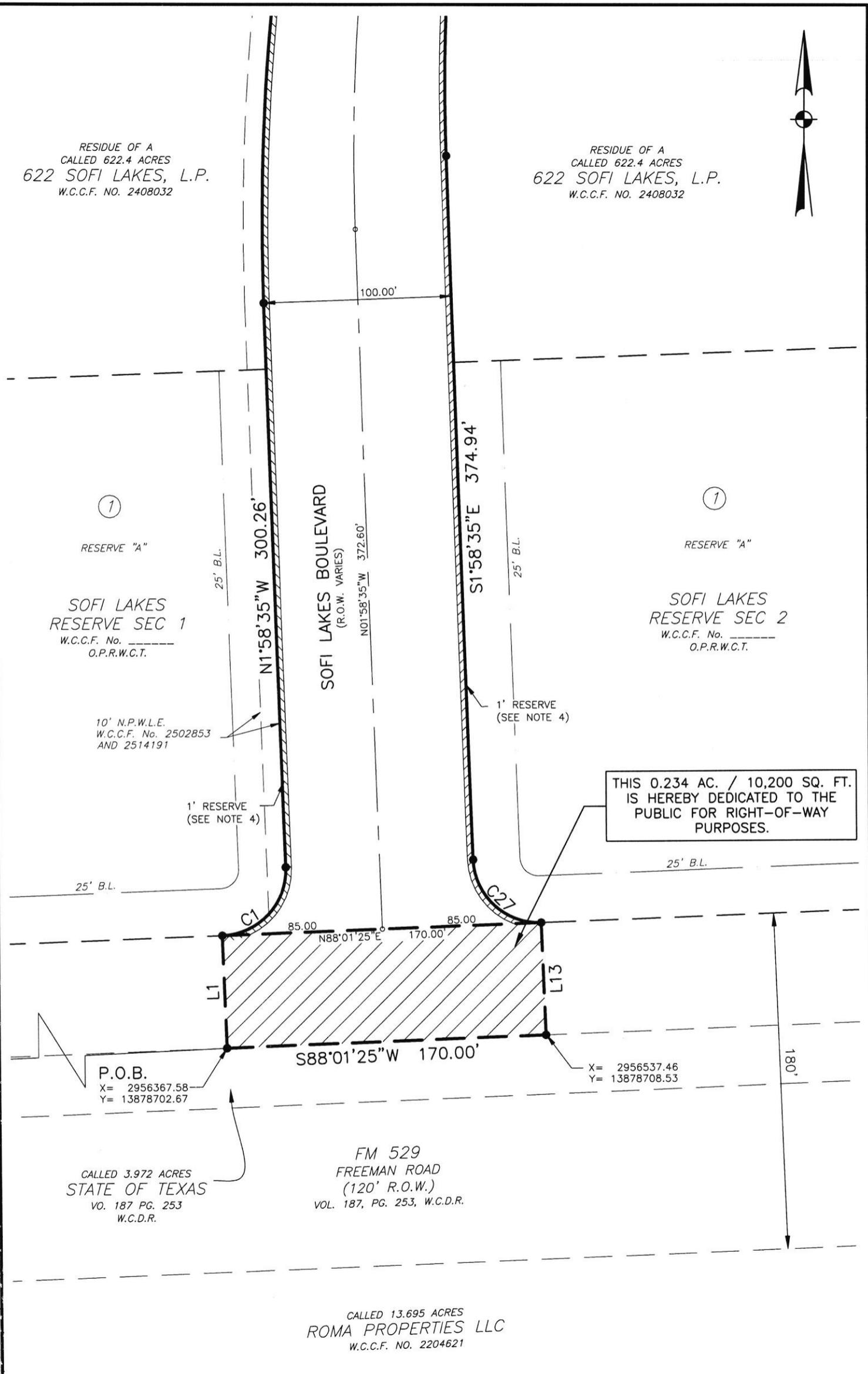
11.492R EAST WALLER COUNTY MANAGEMENT, DISTRICT SOFI LAKES 4834, C11, S9F1, LAKES BLVD, GARDEN PLAT 01, CAG03, PLAT 01, SOFI LAKES BLVD & YARA DR, SD - 8, 2025-801 AM, SALVADOR CISNEROS

DATE: 9/04/25	FINAL PLAT OF SOFI LAKES BOULEVARD AND YARA DRIVE STREET DEDICATION	OWNER:	DEVELOPER:	ENGINEER	SURVEYOR
SCALE: 1"=60'		622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHA FILFL SOPHA@GARDENBUREDEVELOPMENT.COM	GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHA FILFL SOPHA@GARDENBUREDEVELOPMENT.COM	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	MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.dccm.com
SHEET 12 OF 17					



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

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



①
RESERVE "A"

①
RESERVE "A"

SOFI LAKES
RESERVE SEC 1
W.C.C.F. No. _____
O.P.R.W.C.T.

SOFI LAKES
RESERVE SEC 2
W.C.C.F. No. _____
O.P.R.W.C.T.

10' N.P.W.L.E.
W.C.C.F. No. 2502853
AND 2514191

THIS 0.234 AC. / 10,200 SQ. FT.
IS HEREBY DEDICATED TO THE
PUBLIC FOR RIGHT-OF-WAY
PURPOSES.

P.O.B.
X= 2956367.58
Y= 13878702.67

X= 2956537.46
Y= 13878708.53

CALLED 3.972 ACRES
STATE OF TEXAS
VO. 187 PG. 253
W.C.D.R.

FM 529
FREEMAN ROAD
(120' R.O.W.)
VOL. 187, PG. 253, W.C.D.R.

CALLED 13.695 ACRES
ROMA PROPERTIES LLC
W.C.C.F. NO. 2204621

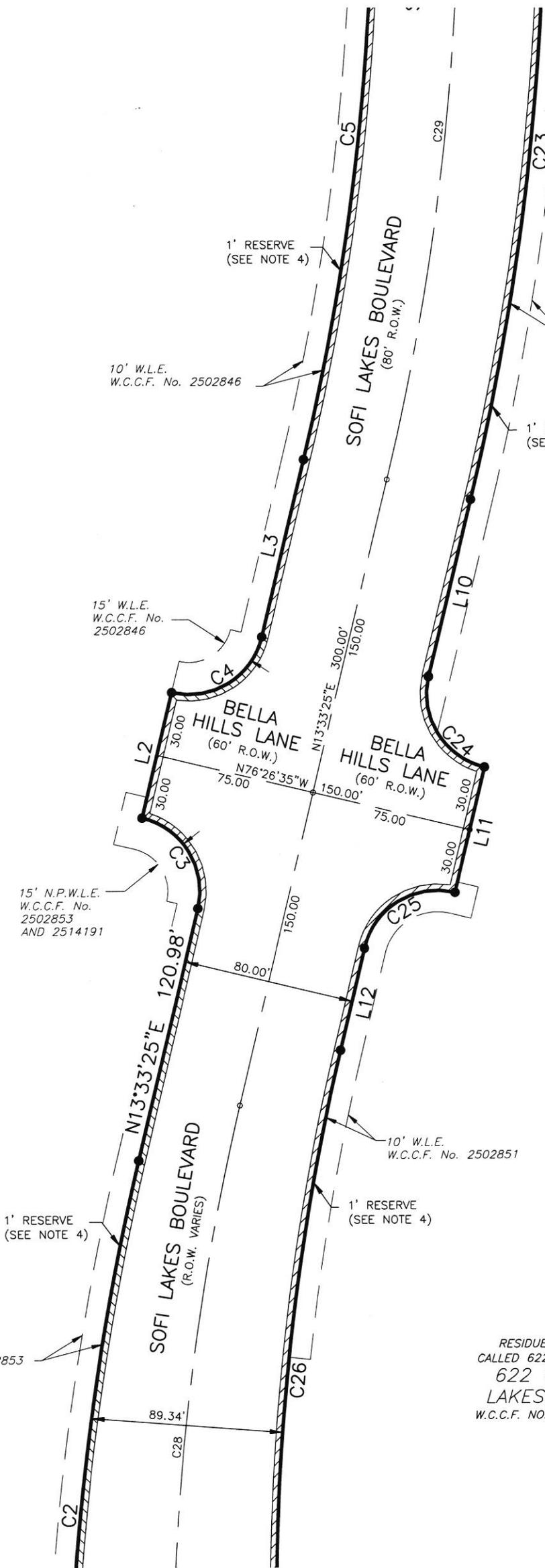
L:\2028 EAST WYLA COUNTY MANAGEMENT DISTRICT\SOFI LAKES\834.901 SOFI LAKES BLVD\CAD\PLAT\01 CAD\03 PLAT\PLAT SOFI LAKES BLVD & YARA DR SD- 8.8X14.DWG Nov. 5, 2025-11:27 AM SALVADOR CISNEROS

DATE: 9/04/25	FINAL PLAT OF SOFI LAKES BOULEVARD AND YARA DRIVE STREET DEDICATION	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.461.8600 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
SCALE: 1"=60'					
SHEET 13 OF 17					



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

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



L:\4928 - EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.001 SOFI LAKES BLVD\CAD\PLAT\01 CAD\G3 PLAT\PLAT.SOFI LAKES BLVD & YARA DR SP - 8.5X14.DWG No. 5, 2025-11:24 AM SALVADOR CISNEROS

DATE: 9/04/25
SCALE: 1"=60'
SHEET 14 OF 17

FINAL PLAT OF
SOFI LAKES
BOULEVARD AND YARA
DRIVE STREET
DEDICATION

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

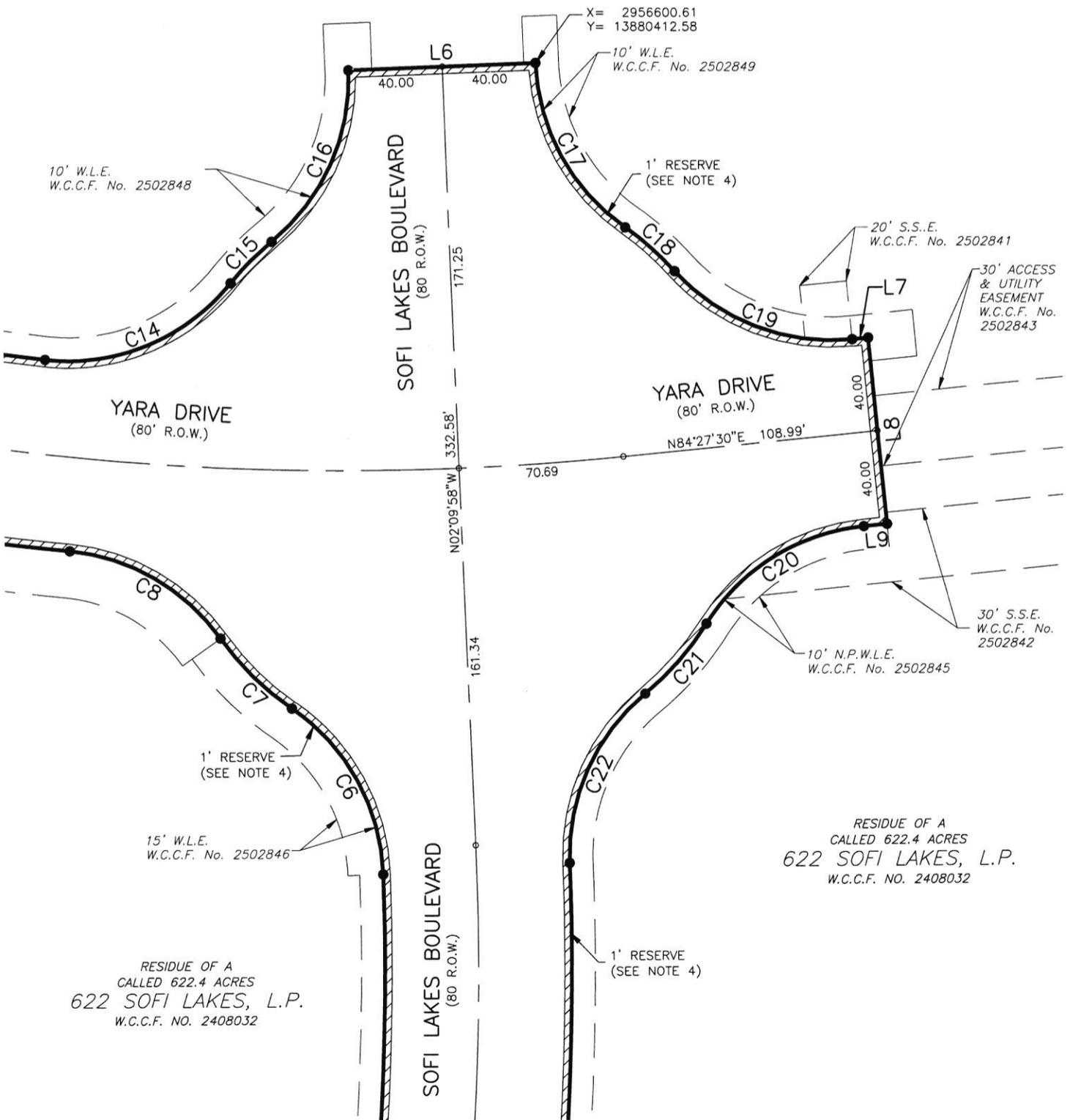
DEVELOPER:
GARDENBURE DEVELOPMENT LLC
9019 TRI-CITY BEACH RD.
BAYTOWN, TEXAS 77523
713-398-7927
SOPHA FILFIL
SOPHA@GARDENBUREDEVELOPMENT.COM

ENGINEER
RG Miller
DCCM
R.G. Miller Engineers, Inc. | TrEng 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



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

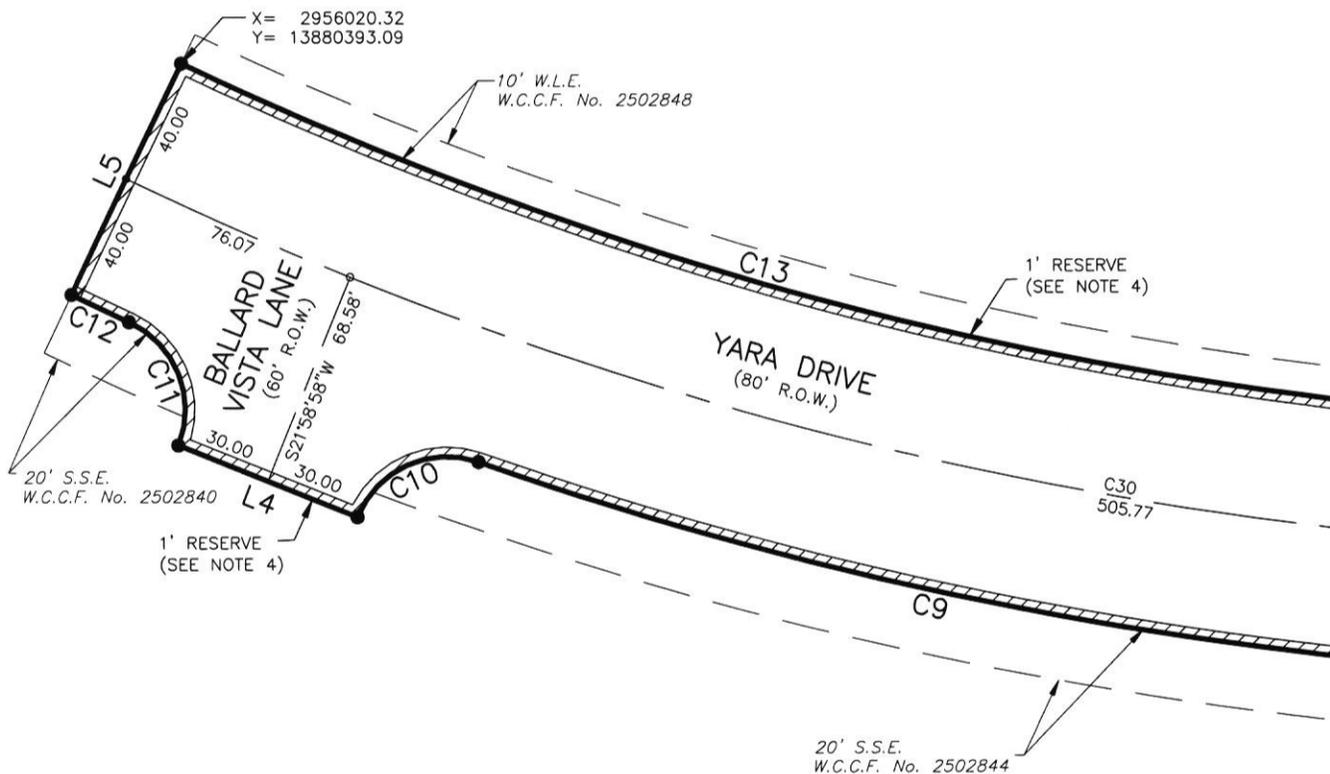


L:\4928 - EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834\901 SOFI LAKES BLVD\CD\PLAT\01 - 622 SOFI LAKES BLVD & YARA DR - 8.5x14.DWG Sep. 4, 2025 - 8:02 AM SALVADOR GONZALEZ

DATE: 9/04/25	FINAL PLAT OF SOFI LAKES BOULEVARD AND YARA DRIVE STREET DEDICATION	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIA@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 77043 713.413.1900 millersurvey.dccm.com
SCALE: 1"=60'					
SHEET 15 OF 17					



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



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

L:\4028 - EST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.901 SOFI LAKES BLDG\CAD\PLAT\01 CAD\03 PLAT\PLT SOFI LAKES 3.LVD & YARA DR SD - 8.5X11.DWG Sep. 4, 2025 - 8:02 AM SALVADOR OSWENOS

DATE: 9/04/25	FINAL PLAT OF SOFI LAKES BOULEVARD AND YARA DRIVE STREET DEDICATION	OWNER:	DEVELOPER:	ENGINEER	SURVEYOR
SCALE: 1"=60'		622 SOFI LAKES, L.P.	GARDENBURE DEVELOPMENT LLC	RG Miller	MillerSurvey
SHEET 16 OF 17		9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHA FILFL SOPHA@GARDENBUREDEVELOPMENT.COM	9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHA FILFL SOPHA@GARDENBUREDEVELOPMENT.COM	DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 800 Houston, Texas 77077 713.481.9500 remiller@dccm.com	DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey@dccm.com



CALLED 10.00 ACRES
 HILCORP ENERGY I, L.P.
 W.C.C.F. NO. 1809161

(T.B.M.) "A"

N87°29'24"E 2521.23'

FM 529
 FREEMAN ROAD
 (120' R.O.W.)
 VOL. 187, PG. 253, W.C.D.R.

SURVEY LINE

L:\978 EAST WALLER COUNTY MANAGEMENT, DISTRICT\SOFT LAKES\4834.801 SOFT LAKES BLVD\GND\PLAT\01 - CAUVG - PLAT\PLAT - 4, 2025-802 AM SALVADOR OSNEIGOS

DATE: 9/04/25

SCALE: 1"=60'

SHEET 17 OF 17

FINAL PLAT OF
 SOFI LAKES
 BOULEVARD AND YARA
 DRIVE STREET
 DEDICATION

OWNER:

622 SOFI
 LAKES, L.P.

9019 TRI-CITY BEACH RD.
 BAYTOWN, TX 77523
 713-398-7927
 SOPHA FILFIL

SOPHA@GARDENBUREDEVELOPMENT.COM

DEVELOPER:

GARDENBURE
 DEVELOPMENT LLC

9019 TRI-CITY BEACH RD.
 BAYTOWN, TEXAS 77523
 713-398-7927
 SOPHA FILFIL

SOPHA@GARDENBUREDEVELOPMENT.COM

ENGINEER

RG Miller

DCCM

R.G. Miller Engineers, Inc. | TxEng F - 487
 1080 Eldridge Parkway Suite 600,
 Houston, Texas 77027
 713.461.9600 | rgmiller.dccm.com

SURVEYOR

MillerSurvey

DCCM

Miller Survey | Firm Reg. No. 10047100
 1780 W. Sam Houston Pkwy N.
 Houston, TX 77043
 713.413.1900 | millersurvey.dccm.com