

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

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

Date: February 11, 2026

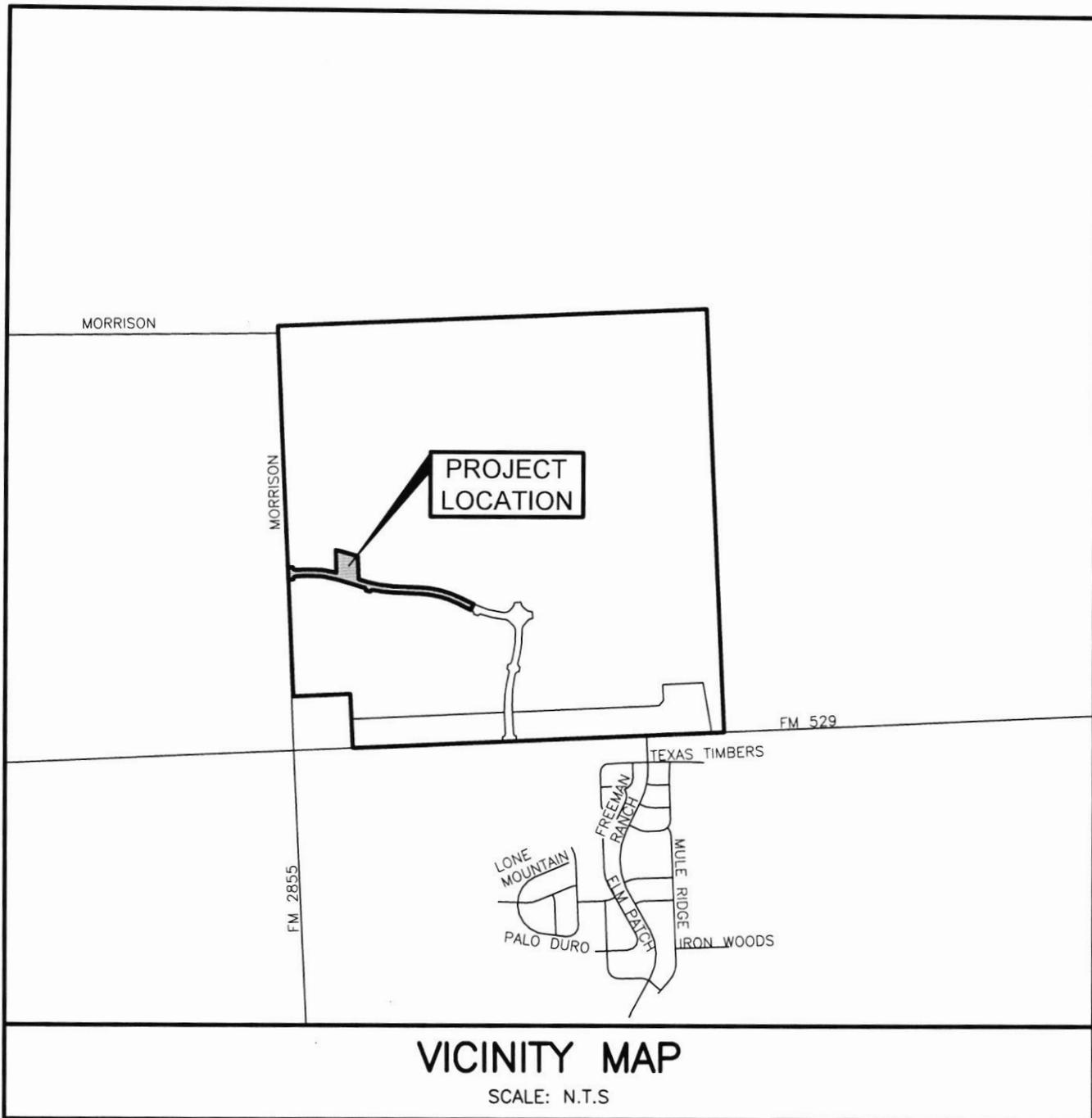
Background

Final Plat of Sofi Lakes Yara Drive Street Dedication and Water Plant which consists of 6.19 acres in Precinct 3.

Staff Recommendation

Approve Plat

L:\4828 - EAST WALLER COUNTY MANAGEMENT DISTRICT\SOPI LAKES\4828 YARA DRIVE\CAD\PLAT\01 CAD\03 PLAT\PLAT - SOPI LAKES YARA DR SD & WP - 5.514.DWG Oct. 9, 2025 - 10:52 AM SALVADOR CISNEROS



FINAL PLAT OF SOPI LAKES YARA DRIVE STREET DEDICATION AND WATER PLANT

A SUBDIVISION OF 6.19 ACRES OF LAND LOCATED IN
H.&T.C. R.R. SURVEY, BLOCK 113, A-173
WALLER COUNTY, TEXAS

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

BKDD PERMIT NO. 2024-48 AND 2024-95

DATE: 9/04/25	FINAL PLAT OF YARA DRIVE STREET DEDICATION AND WATER PLANT	<small>OWNER:</small> 622 SOFI LAKES, L.P. <small>9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-388-7927 SOPHA FLFL SOPHA@GARDENBUREDEVELOPMENT.COM</small>	<small>DEVELOPER:</small> GARDENBURE DEVELOPMENT LLC <small>9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-388-7927 SOPHA FLFL SOPHA@GARDENBUREDEVELOPMENT.COM</small>	<small>ENGINEER</small> RG Miller DCCM <small>R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 800. Houston, Texas 77077 713.461.9600 rgmiller.com</small>	<small>SURVEYOR</small> MillerSurvey DCCM <small>Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.com</small>
SCALE: 1"=60'					
SHEET 1 OF 16					

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 YARA DRIVE STREET DEDICATION AND WATER PLANT, 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.

WE, THE AFOREMENTIONED, HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS AND ROADS SHOWN THEREON. THERE IS ALSO DEDICATED FOR UTILITIES, AN AERIAL EASEMENT FIVE (5) FEET WIDE TAKEN FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND, LOCATED ADJACENT TO ALL UTILITY EASEMENT AND STREETS SHOWN THEREON.

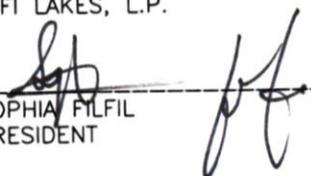
FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE TO THE PROPERTY AND SHALL BE ENFORCEABLE AT THE OPTION OF WALLER COUNTY, BY WALLER COUNTY, OR ANY CITIZEN THEREOF, BY INJUNCTION AS FOLLOWS:

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 2nd DAY OF OCTOBER, 2025.

622 SOFI LAKES, L.P.

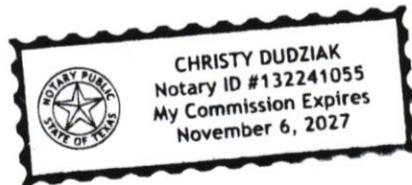
BY: 
SOPHIA FILFIL
PRESIDENT

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 LIMITED PARTNERSHIP, FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED, AND IN THE CAPACITIES STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 2nd DAY OF October, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME: Christy Dudziak
MY COMMISSION EXPIRES: 11-06-2027



L:\4928 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\48134.B02 YARA DRIVE\CAD\PLAT\01 CAD\03 PLAT\PLAT SOFI LAKES 1909.DWG 4 2025-09-13 AM SALVADOR CISNEROS

DATE: 9/04/25	FINAL PLAT OF YARA DRIVE STREET DEDICATION AND WATER PLANT	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 713.461.9900 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77048 713.413.1900 millersurvey.com
SCALE: 1"=60'					
SHEET 2 OF 16					

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, CLERK OF THE COUNTY COURT OF WALLER COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THE _____ DAY OF _____ 2025, AT _____ O'CLOCK ____M., IN FILE # _____ OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HEMPSTEAD, THE DAY AND DATE LAST ABOVE WRITTEN.

DEBBIE HOLLAN,

CLERK OF THE COUNTY COURT
WALLER COUNTY, TEXAS

BY: _____
DEPUTY

L:\1925 - EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFT LAKES\4834.902 YARA DRIVE\CAD\PLAT\01 CAD\03 PLAT\PLAT - SOFT LAKES YARA DR SD & WP - 8.5X11.DWG Sep. 4, 2025 - 9:14 AM SALVADOR CSNEFROS

DATE: 9/04/25	FINAL PLAT OF YARA DRIVE STREET DEDICATION AND WATER PLANT	OWNER: 622 SOFI LAKES, L.P. <small>9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM</small>	DEVELOPER: GARDENBURE DEVELOPMENT LLC <small>9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM</small>	ENGINEER RG Miller DCCM <small>R.G. Miller Engineers, Inc. TX Eng F - 407 1060 Eldridge Parkway Suite 600 Houston, Texas 77077 713.461.9000 rgmiller.com</small>	SURVEYOR MillerSurvey DCCM <small>Miller Survey Firm Reg. No. 10047100 1700 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.com</small>
SCALE: 1"=60'					
SHEET 3 OF 16					

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\SOPT LAKES\4834\802 YARA DRIVE\CAO\PLAT\01 - CAO\03 - PLAT\PLAT - SOPT LAKES YARA DR. SD. & WP. - B.5X14.DWG. Sep. 4, 2025 - 9:14 AM SALVADOR CISNEROS

DATE: 9/04/25	FINAL PLAT OF YARA DRIVE STREET DEDICATION AND WATER PLANT	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-457 1080 Eldridge Parkway Suite 600 Houston, Texas 77077 713.461.9900 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 19047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.com
SCALE: 1"=60'					
SHEET 4 OF 16					

FIELD NOTES FOR 6.19 ACRES

BEING A TRACT OF LAND CONTAINING 6.19 ACRES (269,749 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 6.19 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 ON THE WEST LINE OF SAID 622.4 ACRE TRACT, FROM WHICH A MAG NAIL FOUND FOR THE NORTHWEST CORNER OF SAID 622.4 ACRES BEARS NORTH 02 DEGREES 03 MINUTES 10 SECONDS WEST, A DISTANCE OF 2,971.68 FEET;

THENCE, THROUGH AND ACROSS SAID 622.4 ACRE TRACT, THE FOLLOWING TWENTY-EIGHT (28) COURSES:

1. NORTH 87 DEGREES 56 MINUTES 50 SECONDS EAST, A DISTANCE OF 61.02 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 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 47 DEGREES 01 MINUTES 16 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. 365.09 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,240.00 FEET, A CENTRAL ANGLE OF 16 DEGREES 52 MINUTES 11 SECONDS AND A CHORD THAT BEARS SOUTH 83 DEGREES 35 MINUTES 10 SECONDS EAST, A DISTANCE OF 363.78 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET FOR CORNER;
5. NORTH 02 DEGREES 01 MINUTES 16 SECONDS WEST, A DISTANCE OF 279.86 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
6. 143.96 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,510.00 FEET, A CENTRAL ANGLE OF 05 DEGREES 27 MINUTES 45 SECONDS, AND A CHORD THAT BEARS SOUTH 75 DEGREES 30 MINUTES 12 SECONDS EAST, A DISTANCE OF 143.90 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;
7. SOUTH 72 DEGREES 46 MINUTES 19 SECONDS EAST, A DISTANCE OF 139.85 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
8. SOUTH 02 DEGREES 01 MINUTES 16 SECONDS EAST, A DISTANCE OF 285.99 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
9. SOUTH 72 DEGREES 46 MINUTES 19 SECONDS EAST, A DISTANCE OF 125.23 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
10. 290.00 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,160.00 FEET, A CENTRAL ANGLE OF 14 DEGREES 19 MINUTES 26 SECONDS, AND A CHORD THAT BEARS SOUTH 79 DEGREES 56 MINUTES 03 SECONDS EAST, A DISTANCE OF 289.25 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;
11. SOUTH 87 DEGREES 05 MINUTES 46 SECONDS EAST, A DISTANCE OF 350.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
12. 516.67 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,240.00 FEET, A CENTRAL ANGLE OF 23 DEGREES 52 MINUTES 24 SECONDS, AND A CHORD THAT BEARS SOUTH 75 DEGREES 09 MINUTES 34 SECONDS EAST, A DISTANCE OF 512.94 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;
13. SOUTH 63 DEGREES 13 MINUTES 22 SECONDS EAST, A DISTANCE OF 156.48 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
14. 23.53 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,160.00 FEET, A CENTRAL ANGLE OF 01 DEGREES 09 MINUTES 45 SECONDS, AND A CHORD THAT BEARS SOUTH 63 DEGREES 48 MINUTES 14 SECONDS EAST, A DISTANCE OF 23.53 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET FOR CORNER;
15. SOUTH 25 DEGREES 36 MINUTES 53 SECONDS WEST, A DISTANCE OF 80.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
16. 25.16 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1240.00 FEET, A CENTRAL ANGLE OF 01 DEGREES 09 MINUTES 45 SECONDS, AND A CHORD THAT BEARS NORTH 63 DEGREES 48 MINUTES 14 SECONDS WEST, A DISTANCE OF 25.16 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;
17. NORTH 63 DEGREES 13 MINUTES 22 SECONDS WEST, A DISTANCE OF 156.48 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
18. 483.33 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,160.00 FEET, A CENTRAL ANGLE OF 23 DEGREES 52 MINUTES 24 SECONDS, AND A CHORD THAT BEARS NORTH 75 DEGREES 09 MINUTES 34 SECONDS WEST, A DISTANCE OF 479.84 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;
19. NORTH 87 DEGREES 05 MINUTES 46 SECONDS WEST, A DISTANCE OF 350.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
20. 227.94 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,240.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 31 MINUTES 57 SECONDS, AND A CHORD THAT BEARS NORTH 81 DEGREES 49 MINUTES 47 SECONDS WEST, A DISTANCE OF 227.62 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
21. 45.71 FEET ALONG 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 59 DEGREES 47 MINUTES 25 SECONDS WEST, A DISTANCE OF 41.41 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET FOR A POINT OF TANGENCY;
22. NORTH 74 DEGREES 20 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;
23. 46.56 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 88 DEGREES 54 MINUTES 59 SECONDS, AND A CHORD THAT BEARS NORTH 28 DEGREES 18 MINUTES 50 SECONDS WEST, A DISTANCE OF 42.02 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;

L:\4928 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.907 YARA DRIVE\DRAWING\PLAT\SOFI LAKES 622.4 ACRES 9/4/25.DWG 4:20:25-9/14 AM SALVADOR CISNEROS

DATE: 9/04/25	FINAL PLAT OF YARA DRIVE STREET DEDICATION AND WATER PLANT	OWNER:	DEVELOPER:	ENGINEER	SURVEYOR
SCALE: 1"=60'		622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHA FILEL SOPHA@GARDENBUREDEVELOPMENT.COM	GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHA FILEL SOPHA@GARDENBUREDEVELOPMENT.COM	RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 800 Houston, Texas 77077 713.461.9900 rgmiller.com	MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.com
SHEET 5 OF 16					

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. 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 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
11. TEMPORARY BENCHMARK (TBM) "B":
BEING AN "X" CUT ON CONCRETE PILLAR BASE LOCATED ON THE EAST SIDE OF F.M. 2855, +/- 1,800' NORTH OF THE INTERSECTION OF F.M. 2855 AND F.M. 529, BEING +/- 156' EAST OF THE EDGE OF ASPHALT OF F.M. 2855.
ELEVATION = 178.99' NAVD88
12. ALL ELEVATIONS PLOTTED HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS PER GPS OBSERVATIONS.
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)

L:\4928 - EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFT LAKES\4814.902 YARA DRIVE\CAV\PLAT\01 CAD\03 PLAT\PLAT - SOFT LAKES YARA DR. SD. & WP. - 5.5114.DWG Nov. 5, 2025 - 12:09 PM SALVADOR CISNEROS

DATE: 9/04/25	FINAL PLAT OF YARA DRIVE STREET DEDICATION AND WATER PLANT	OWNER:	DEVELOPER:	ENGINEER	SURVEYOR
SCALE: 1"=60'		622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHA FILE SOPHA@GARDENBUREDEVELOPMENT.COM	GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHA FILE SOPHA@GARDENBUREDEVELOPMENT.COM	RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 600 Houston, Texas 77077 713.461.9500 rgmiller.com	MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.com
SHEET 7 OF 16					

NOTES:

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)

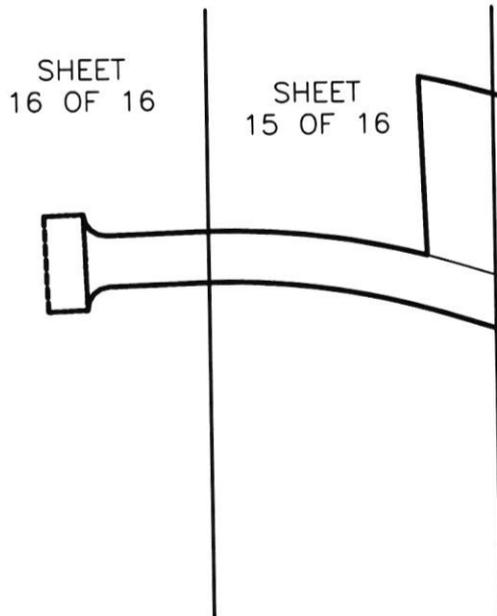
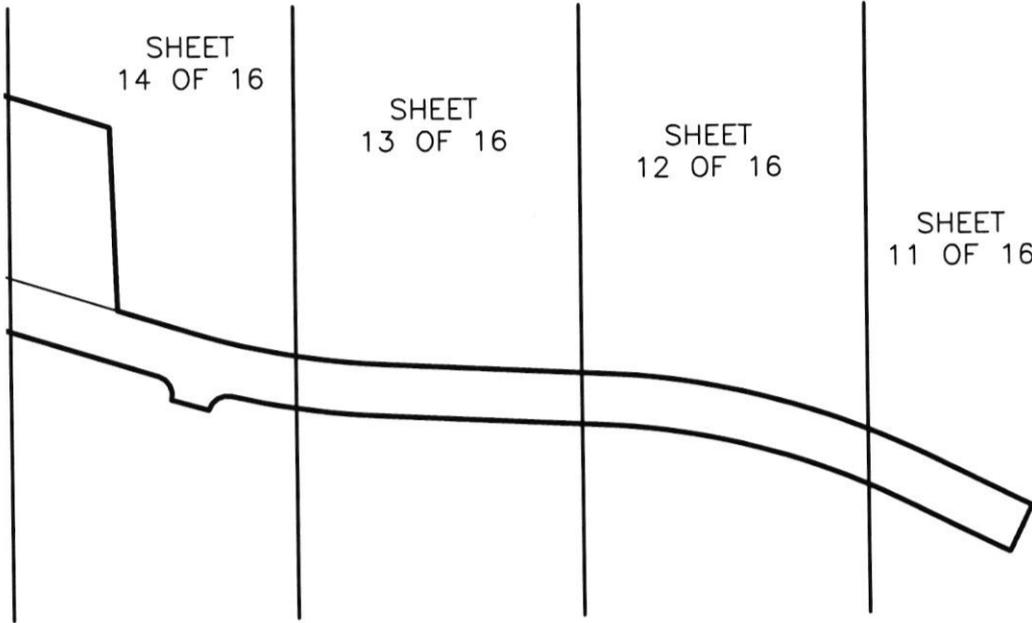
LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°56'50"E	61.02'
L2	S25°36'53"W	80.00'
L3	N74°20'35"W	60.00'
L4	S87°56'50"W	60.93'

CURVE TABLE					
CURVE	ARCH LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	54.98'	35.00'	90°00'00"	S47°01'16"E	49.50'
C2	365.09'	1240.00'	16°52'11"	S83°35'10"E	363.78'
C3	143.96'	1510.00'	5°27'45"	S75°30'12"E	143.90'
C4	290.00'	1160.00'	14°19'26"	S79°56'03"E	289.25'
C5	516.67'	1240.00'	23°52'24"	S75°09'34"E	512.94'
C6	23.53'	1160.00'	1°09'45"	S63°48'14"E	23.53'
C7	25.16'	1240.00'	1°09'45"	N63°48'14"W	25.16'
C8	483.33'	1160.00'	23°52'24"	N75°09'34"W	479.84'
C9	227.94'	1240.00'	10°31'57"	N81°49'47"W	227.62'
C10	45.71'	30.00'	87°17'32"	S59°47'25"W	41.41'
C11	46.56'	30.00'	88°54'59"	N28°18'50"W	42.02'
C12	389.71'	1160.00'	19°14'56"	N82°23'48"W	387.88'
C13	54.98'	35.00'	90°00'00"	S42°58'44"W	49.50'
C14	403.15'	1200.00'	19°14'56"	S82°23'48"E	401.26'
C15	300.00'	1200.00'	14°19'26"	S79°56'03"E	299.22'
C16	500.00'	1200.00'	23°52'24"	S75°09'34"E	496.39'
C17	24.35'	1200.00'	1°09'45"	S63°48'14"E	24.35'
C18	416.59'	1240.00'	19°14'56"	N82°23'48"W	414.63'

L:\4228 - EAST MILLER COUNTY MANAGEMENT DISTRICT\SOFT LAKES\4834.902 YARA DRIVE\CAD\PLAT\01 CAD\03 PLAT\PLAT.SDT LAKES YARA DR SD & WP - 8.24.14.DWG. Sps. 4, 2025-9:15 AM SALVADOR OSNEEROS

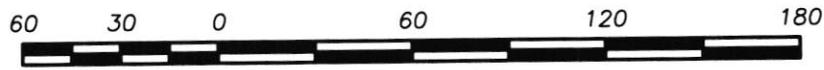
DATE: 9/04/25	FINAL PLAT OF YARA DRIVE STREET DEDICATION AND WATER PLANT	OWNER: 622 SOFI LAKES, L.P. <small>9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM</small>	DEVELOPER: GARDENBURE DEVELOPMENT LLC <small>9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM</small>	ENGINEER RG Miller DCCM <small>R.G. Miller Engineers, Inc. T:Eng F - 457 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.461.9600 rgmiller.com</small>	SURVEYOR MillerSurvey DCCM <small>Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1500 millersurvey.com</small>
SCALE: 1"=60'					
SHEET 8 OF 16					

SHEET INDEX
(NOT TO SCALE)



L:\4928 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOPI LAKES\4834.902 YARA DRIVE\CAD\PLAT\01 CAD\03 PLAT\PLAT_SOP1.LAKES_YARA_DR_5D & WP-- 8.5314.DWG_Sop_4_2025-9-22 AM SALVADOR OSNEROS

DATE: 9/04/25	FINAL PLAT OF YARA DRIVE STREET DEDICATION AND WATER PLANT	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 77077 713.461.9600 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1790 W. Sam Houston Pkwy. N. Houston, TX 77043 713.413.1900 millersurvey.com
SCALE: 1"=60'					
SHEET 9 OF 16					



SCALE IN FEET
1" = 60'

LEGEND

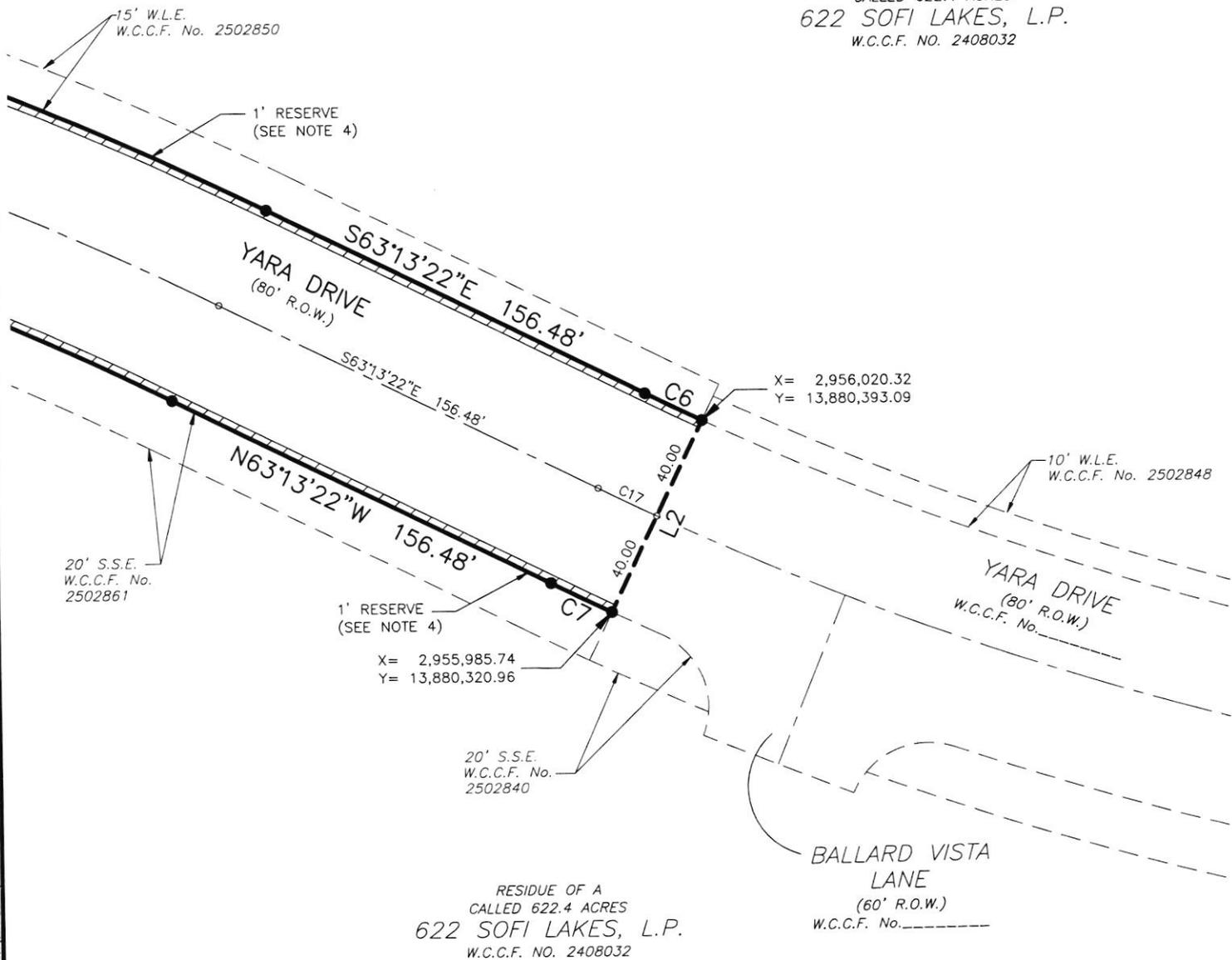
A.E.	= AERIAL EASEMENT
B.L.	= BUILDING LINE
D.E.	= DRAINAGE EASEMENT
ESMT.	= EASEMENT
F.C.	= FILM CODE
NO.	= NUMBER
N.P.W.L.E.	= NON POTABLE WATER LINE EASEMENT
O.P.R.W.C.T.	= OFFICIAL PUBLIC RECORDS, WALLER COUNTY, TEXAS
PG.	= PAGE
P.O.B.	= POINT OF BEGINNING
R	= RADIUS
R.O.W.	= RIGHT-OF-WAY
S.S.E	= 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)

L:\4928 - EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFT LAKES\4834\02 - YARA DRIVE\CA\PLAT\01 - CAD\03 - PLAT\PLAT - SOFT LAKES\YARA DR. SD. & WP. - 8.31.14.DWG. SPP. 4. 2025-9:16 AM SALVADOR CISNEROS

DATE: 9/04/25	FINAL PLAT OF YARA DRIVE STREET DEDICATION AND WATER PLANT	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. TexEng F-487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.461.8600 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.com
SCALE: 1"=60'					
SHEET 10 OF 16					



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

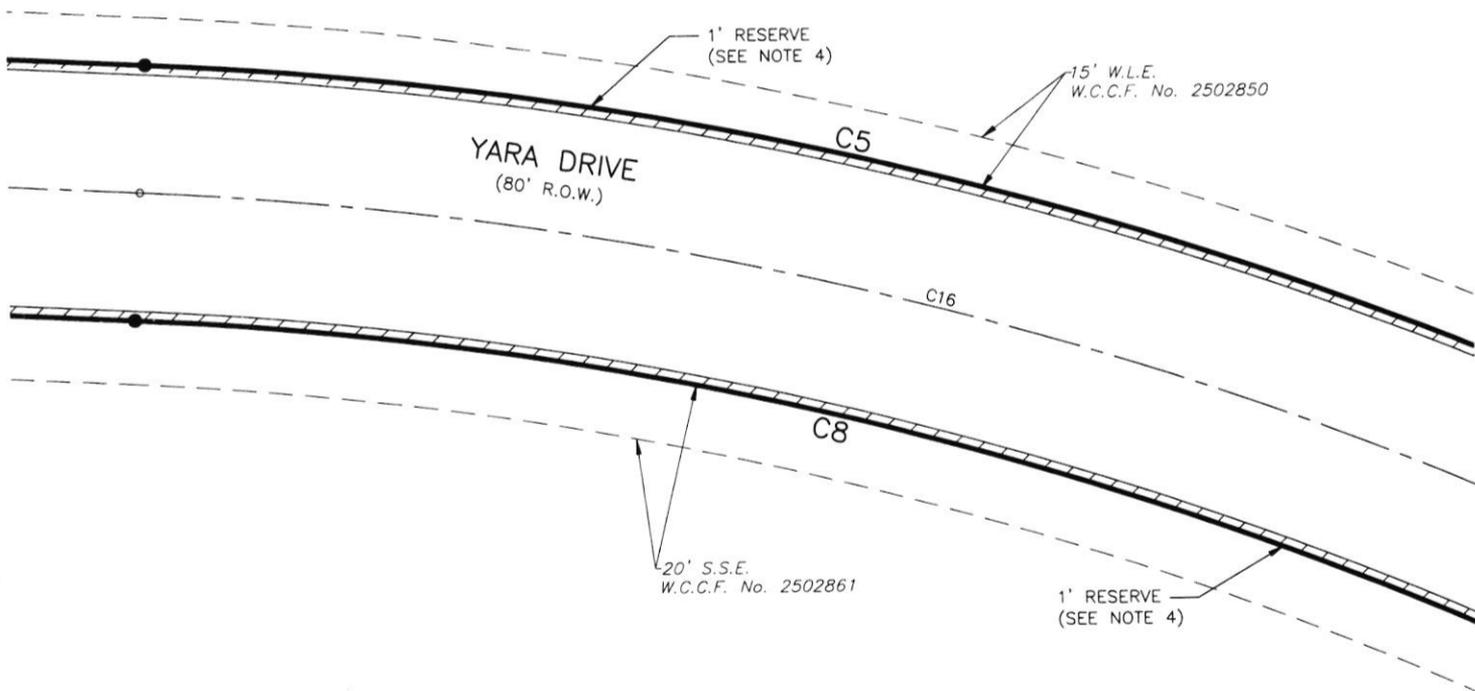


L:\1928 - EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFT LAKES\4834\02 - YARA DRIVE\GARDENBURE\01 - CAD\03 - PLAT\PLAT - SOFI LAKES - YARA DR. SD. & WP. - 8.5X14.DWG. Sep. 4, 2025 - 9:17 AM SALVADOR CISNEROS

DATE: 9/04/25	FINAL PLAT OF YARA DRIVE STREET DEDICATION AND WATER PLANT	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. TX Eng. F. - 487 1000 Eldridge Parkway Suite 600 Houston, Texas 77077 713.461.9000 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 100047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 m@millersurvey.com
SCALE: 1"=60'					
SHEET 11 OF 16					



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



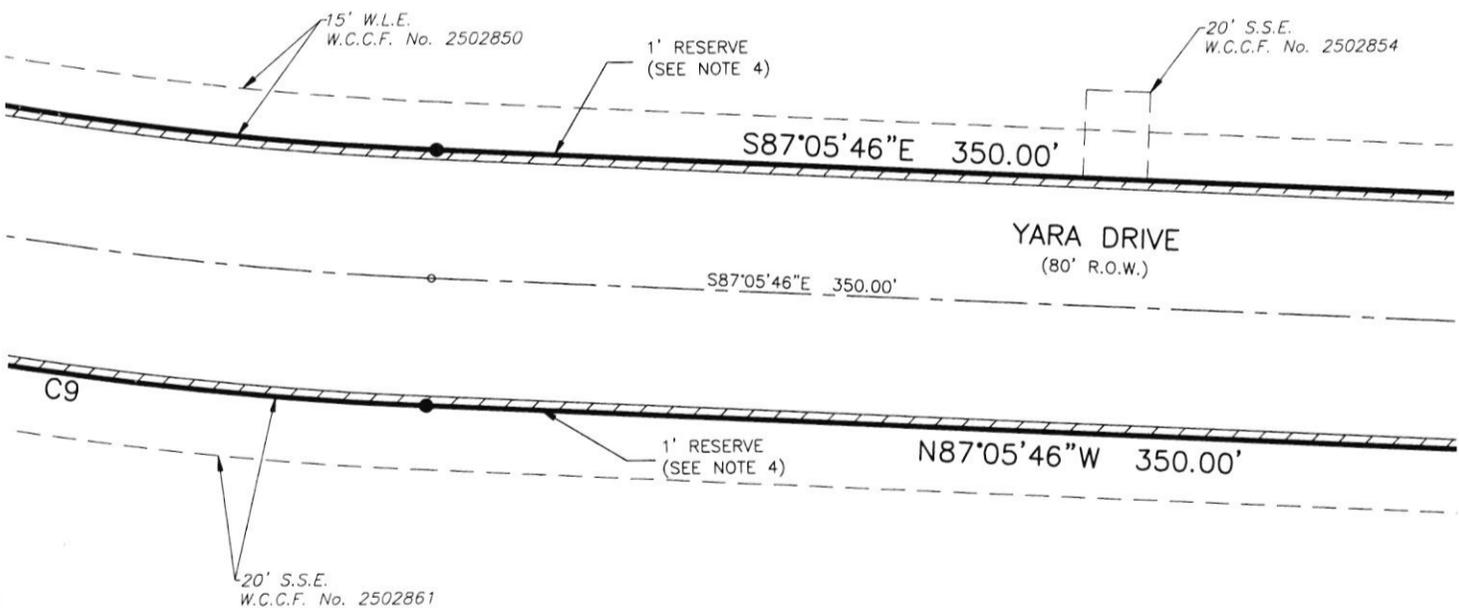
RESIDUE OF A
CALLED 622.4 ACRES
622 SOFI LAKES, L.P.
W.C.C.F. NO. 2408032

L:\2025\8. EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFT LAKES\2502861\2502861.DWG\PLAT\01_CAD\03_PLAT\PLAT_S01_LAKES_MBA_08_SD_&WP_8.0314.DWG_S01_4_2025-917 AM SALVADOR CORNEJOS

DATE: 9/04/25	FINAL PLAT OF YARA DRIVE STREET DEDICATION AND WATER PLANT	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. 1xEng F - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.461.9600 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1700 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 mls@mlrsurvey.com
SCALE: 1"=60'		SOPHA@GARDENBUREDEVELOPMENT.COM	SOPHA@GARDENBUREDEVELOPMENT.COM	713.461.9600 rgmiller.com	713.413.1900 mls@mlrsurvey.com
SHEET 12 OF 16					



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:\925 - DIST. WILSON COUNTY - MANAGEMENT - DISTRICTS\SOFI LAKES\4824.902 - YARA DRIVE\CAD\PLAT\01 - C9\03 - PLAT\01 - SOFI LAKES - YARA DR. SD. & WP. - 8.5X14.DWG Sep. 4, 2015 - 9:10 AM SALVADOR CISNEROS

DATE: 9/04/25	FINAL PLAT OF YARA DRIVE STREET DEDICATION AND WATER PLANT	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 713.461.9500 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.com
SCALE: 1"=60'					
SHEET 13 OF 16					



S72°46'19"E 139.85'

X= 2,954,599.80
Y= 13,880,996.47

①

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

RESERVE "A"
1.765 ACRES / 76,890 S.F.
RESTRICTED TO
WATER PLANT

S2°01'16"E 285.99'

25'X20' STORM WATER
DRAINAGE AND WATER
QUALITY FACILITIES
EASEMENT
W.C.C.F. No. 2514193

25' B.L.

234.14'

S72°46'19"E 359.36'

S72°46'19"E 125.23'
YARA DRIVE
(80' R.O.W.)

15' W.L.E.
W.C.C.F. No. 2502850

1' RESERVE
(SEE NOTE 4)

C4

N72°46'19"W 323.37'

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

22.69'
68.84'
S16°08'40"W
(60' R.O.W.)
QUAIL LAKES DRIVE

C15
277.31'

30.00'

30.00'

1' RESERVE
(SEE NOTE 4)

X= 2,954,749.12
Y= 13,880,554.68

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

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

LA 4928 EAST WALLER COUNTY MANAGEMENT DISTRICT SOFI LAKES 4928 YARA DRIVE (CAN) PLAT 01 CAD 03 PLAT 041 SOFI LAKES YARA DR. SD. & WP. - 8.314.DWG. N.Y. 5, 2025 - 1:09 PM SALVADOR OSNEROS

DATE: 9/04/25

SCALE: 1"=60'

SHEET 14 OF 16

FINAL PLAT OF
YARA DRIVE
STREET DEDICATION
AND WATER PLANT

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

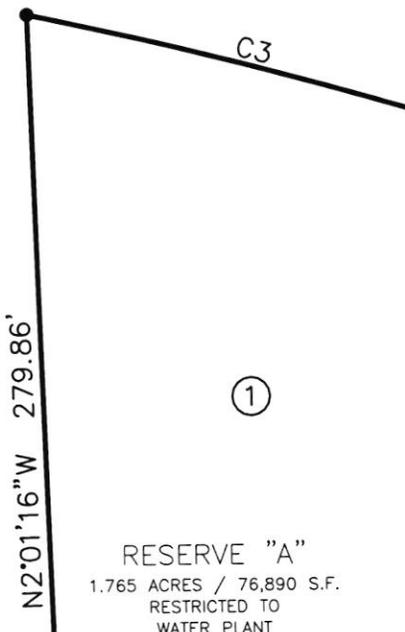
DEVELOPER:
GARDENBURE
DEVELOPMENT LLC
9019 TRI-CITY BEACH RD.
BAYTOWN, TEXAS 77523
713-398-7927
SOPHIA FILFIL
SOPHIA@GARDENBUREDEVELOPMENT.COM

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

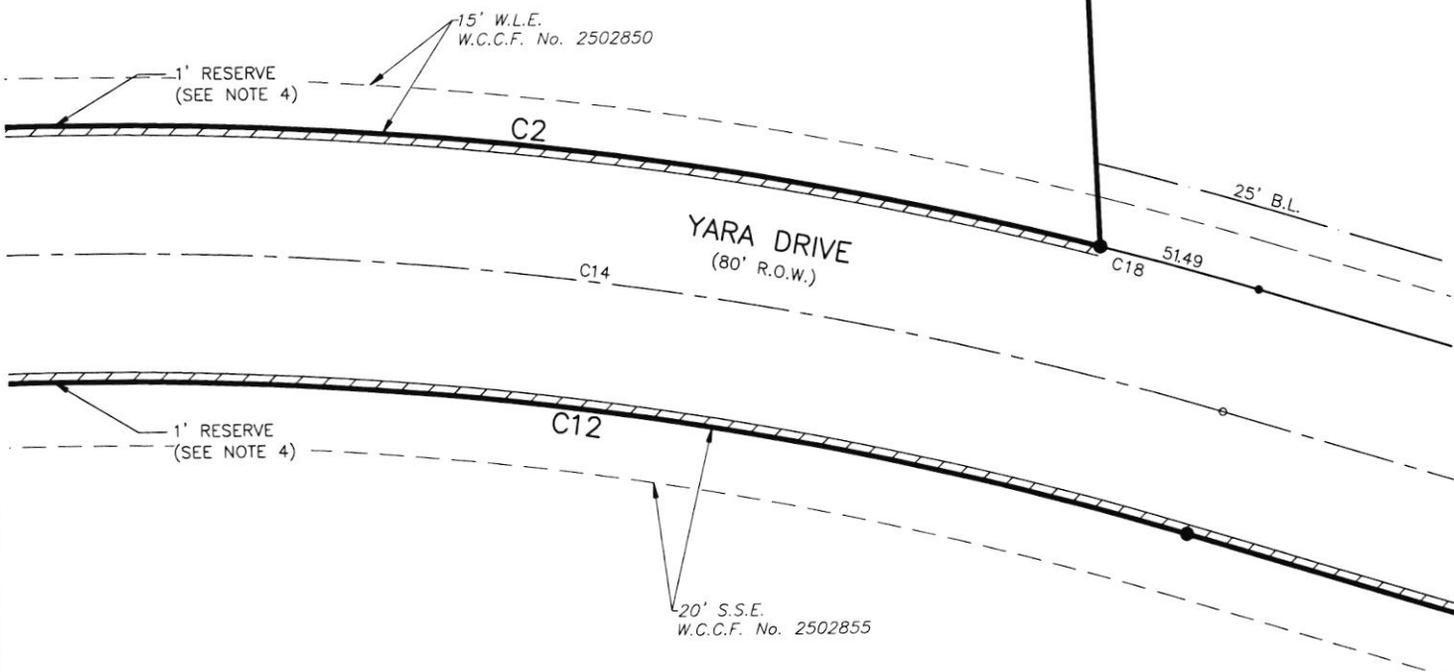
SURVEYOR
MillerSurvey
DCCM
Miller Survey | Firm Reg. No. 10047100
1780 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com



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



RESERVE "A"
1.765 ACRES / 76,890 S.F.
RESTRICTED TO
WATER PLANT



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

L:\4878 - EAST WALLER COUNTY MANAGEMENT DISTRICT\SOI LAKES\4854.DWG YARA DRIVE\CAD\PLAT\01 CAD\03 PLAT\PLAT SOFI LAKES YARA DR SD & WP - 8.5X14.DWG Nov. 5, 2025 - 12:10 PM SALVADOR CISNEROS

DATE: 9/04/25	FINAL PLAT OF YARA DRIVE STREET DEDICATION AND WATER PLANT	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHA FILFL SOPHA@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHA FILFL SOPHA@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TXEng F - 467 1080 Eldridge Parkway Suite 600 Houston, Texas 77077 713.461.8600 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.com
SCALE: 1"=60'					
SHEET 15 OF 16					



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

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

P.O.B.
X= 2,953,743.10
Y= 13,880,861.68

THIS
0.2100 AC. /
9,146 SQ. FT.
IS HEREBY
DEDICATED TO THE
PUBLIC FOR
RIGHT-OF-WAY
PURPOSES.

X= 2,953,748.47
Y= 13,880,711.79

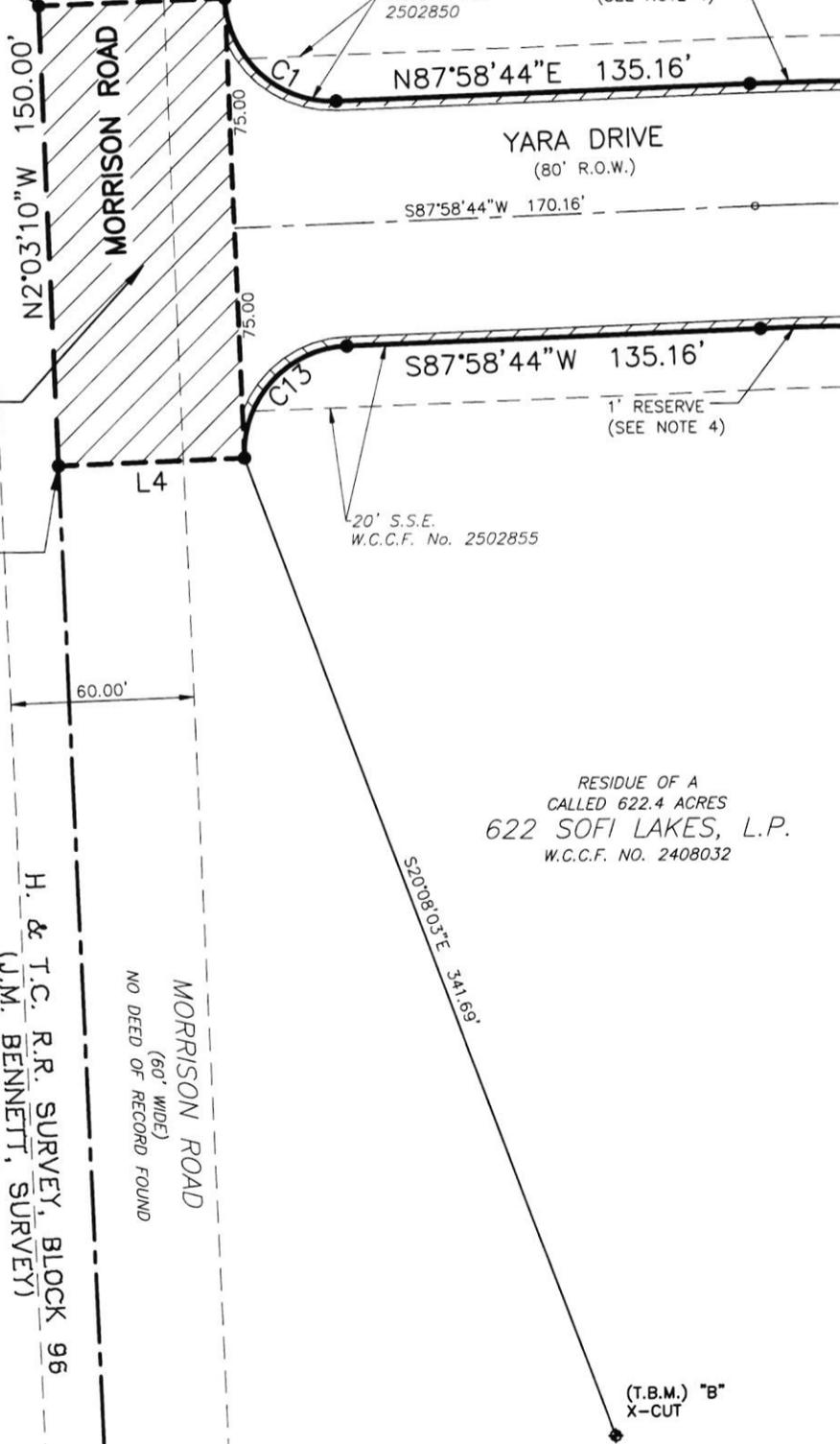
CALLED
118.748 ACRES
(TRACT "D")
SEI CHANG OH
VOL. 408, PG. 417731
W.C.D.R.

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

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

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

NO DEED OF RECORD FOUND



L:\9228 EAST WALKER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.902 YARA DRIVE\CAVD\PLAT\01_CAVD\03_PLAT\PLAT\01_CAVD\03_PLAT\PLAT\SOFI LAKES YARA DR SD & WF-- 8.5X14.DWG Sep. 4, 2025--9:19 AM SALVADOR CISNEROS

DATE: 9/04/25	FINAL PLAT OF YARA DRIVE STREET DEDICATION AND WATER PLANT	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 713.461.9600 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1800 millersurvey.com
SCALE: 1"=60'					
SHEET 16 OF 16					