

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sofi Lakes Section 1

Date: February 11, 2026

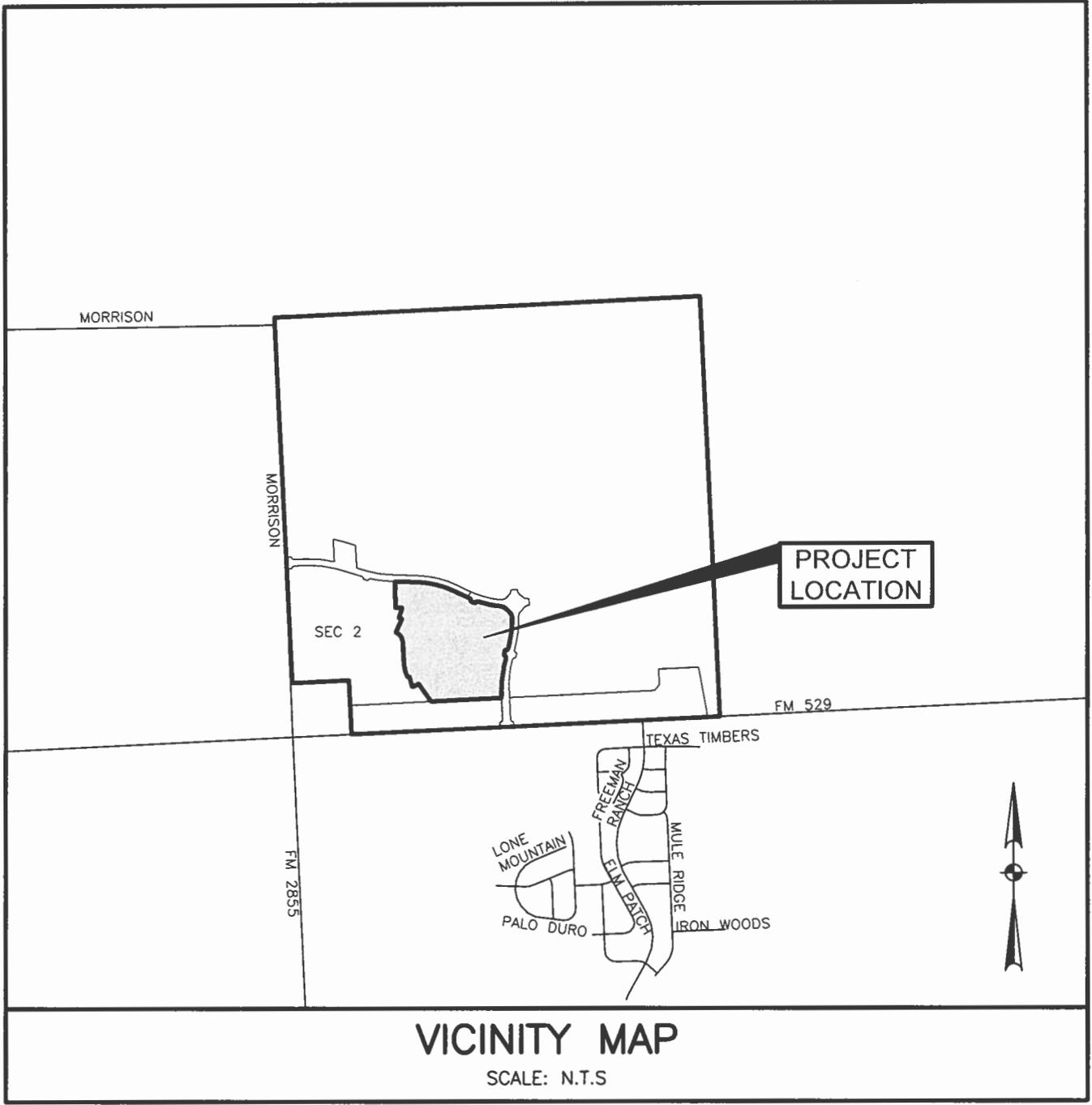
Background

Final Plat of Sofi Lakes Section 1 which consists of 39.04 acres will include 167 Lots, 1 Block and 1 Reserve in Precinct 3.

Staff Recommendation

Approve Plat

L:\1928 - EAST WALLER COUNTY MANAGEMENT - DISTRICT\SOPI LAKES\1834.001 SEC 1\CAD\PLAT\01 CAD\01 PLAT\PLAT SOFI LAKES SEC 1 - 8.314.DWG Oct. 9, 2025 - 10:29 AM SALVADOR CIREROS



VICINITY MAP
SCALE: N.T.S

**FINAL PLAT OF
SOFI LAKES
SEC 1**

A SUBDIVISION OF 39.04 ACRES OF LAND LOCATED IN
H.&T.C.R.R. SURVEY, BLOCK 113, A-173
WALLER COUNTY, TEXAS

167 LOTS 1 BLOCK 1 RESERVE
DATE: SEPTEMBER, 2025 SCALE: 1" = 60'

BKDD PERMIT NO. 2024-142

DATE: 9/24/25	FINAL PLAT OF SOFI LAKES SEC 1	OWNER: 622 SOFI LAKES, L.P. 9019 TR-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHA FILFL SOPHAFILFL@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TR-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHA FILFL SOPHAFILFL@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 600 Houston, Texas 77077 713.461.9000 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1000 millersurvey.com
SCALE: 1"=60'					
SHEET 1 OF 27					

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., OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF SOFI LAKES SEC 1, 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, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SOFI LAKES SEC 1 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

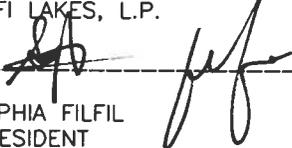
FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE TO THE PROPERTY AND SHALL BE ENFORCEABLE AT THE OPTION OF WALLER COUNTY, BY WALLER COUNTY, OR ANY CITIZEN THEREOF, BY INJUNCTION AS FOLLOWS:

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

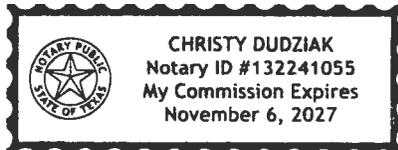
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SOPHIA FILFIL, PRESIDENT, BEING AN OFFICER OF 622 SOFI LAKES, L.P., KNOWN TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE CORPORATION, FOR THE PURPOSES 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\SOI LAKES\4814.001 SEC 1\GARDENBURE\SOI LAKES SEC 1 - 8 2414 DMS Sep 29 2025-10:30 AM SALVADOR CISNEROS

DATE: 9/24/25	FINAL PLAT OF SOFI LAKES SEC 1	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-388-7927 SOPHIA FILFIL SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-388-7927 SOPHIA FILFIL SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM	ENGINEER: RG Miller DCCM R.G. Miller Engineers, Inc. T:Eng F - 487 1080 Eldridge Parkway Suite 600 Houston, Texas 77077 713.461.9600 rgmiller.com	SURVEYOR: MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1800 millersurvey.com
SCALE: 1"=60'					
SHEET 2 OF 27					

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 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:\4878 - EAST WALLER COUNTY MANAGEMENT DISTRICT\5071 LAKES\4878.DWG - 2025-04-07 PM 3:14:40 - R. G. MILLER - CADD

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SCALE: 1"=60'					
SHEET 3 OF 27					

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-142

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.

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SCALE: 1"=60'					
SHEET 4 OF 27					

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, HAVING AN EFFECTIVE 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 EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED
6. THERE ARE NO KNOWN PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
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 CORNER LOTS SHALL HAVE A MINIMUM 20' GARAGE BUILDING LINE FROM THE SECONDARY STREET.
10. ALL LOTS ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.
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 9/6/22:
 - 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:\4828 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\1814.001 SEC. 1\CON\PLAT\01_CAD\01_PLAT\PLAT_SOFI_LAKES_SEC_1_8.5x11.dwg Sep 29 2025 10:37 AM SALVADOR GIBERNS

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SCALE: 1"=60'					
SHEET 7 OF 27					

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 & 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 PIPELINE COMPANY EASEMENT RECORDED IN VOL. 98, PG. 495, W.C.D.R. (BLANKET IN NATURE)
24. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 98, PG. 496, W.C.D.R. (BLANKET IN NATURE)
25. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 98, PG. 497, W.C.D.R. (BLANKET IN NATURE)
26. THIS PLAT IS SUBJECT TO A HUMBLE OIL & REFINING COMPANY EASEMENT RECORDED IN VOL. 98, PG. 635, W.C.D.R. (BLANKET IN NATURE)
27. THIS PLAT IS SUBJECT TO A HUMBLE OIL & REFINING COMPANY EASEMENT RECORDED IN VOL. 100, PG. 188, W.C.D.R. (BLANKET IN NATURE)
28. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 103, PG. 519, W.C.D.R. (BLANKET IN NATURE)
29. THIS PLAT IS SUBJECT TO THE DOW CHEMICAL COMPANY EASEMENT RECORDED IN VOL. 124, PG. 542, W.C.D.R. (BLANKET IN NATURE)
30. 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:\928 EAST WALKER COUNTY MANAGEMENT DISTRICT\SOI LAKES\4834.001 SEC 1\CD\PLAT\01 CAD\01 PLAT\PLAT\SOI LAKES SEC 1 - 8.5X14.DWG Rev. 5, 2015-11-10 PM 5:14:00 SALVADOR CISNEROS

DATE: 9/24/25	FINAL PLAT OF SOFI LAKES SEC 1	OWNER:	DEVELOPER:	ENGINEER	SURVEYOR
SCALE: 1"=60'		622 SOFI LAKES, L.P.	GARDENBURE DEVELOPMENT LLC	RG Miller	MillerSurvey
SHEET 8 OF 27		9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-388-7927 SOPHIA FLTL	9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-388-7927 SOPHIA FLTL	DCCM R.G. Miller Engineers, Inc. T:Eng F - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.451.9000 rgmiller.com	DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1800 mlsurvey.com

LINE TABLE		
LINE	BEARING	LENGTH
L1	N16°03'10"W	131.40'
L2	S87°58'44"W	22.92'
L3	N19°13'55"W	77.40'
L4	N10°33'16"W	73.91'
L5	N04°10'07"W	37.47'
L6	N06°36'44"W	24.01'
L7	N20°12'23"W	46.95'
L8	N38°12'46"W	46.95'
L9	N56°13'08"W	46.95'
L10	N24°46'41"E	180.00'
L11	N18°13'36"E	133.18'
L12	N87°05'46"W	84.18'
L13	N02°54'14"E	120.00'
L14	N87°05'46"W	12.35'
L15	S68°01'02"E	60.00'
L16	S13°33'25"W	85.00'
L17	S13°33'25"W	60.00'
L18	S13°33'25"W	120.98'
L19	S01°58'35"E	35.26'
L20	S51°04'41"W	15.00'
L21	S39°13'55"E	50.00'
L22	N43°06'14"E	22.17'
L23	N47°56'57"E	57.32'
L24	N87°58'44"E	25.00'
L25	N47°01'16"W	10.00'
L26	N42°58'44"E	18.00'
L27	N26°00'39"E	40.70'
L28	N31°26'35"W	21.21'
L29	N86°54'13"W	7.62'
L30	N85°36'07"W	43.94'
L31	N83°23'00"W	43.94'

LINE TABLE		
LINE	BEARING	LENGTH
L32	N81°09'54"W	43.94'
L33	N78°56'48"W	43.94'
L34	N76°43'41"W	43.94'
L35	N74°30'35"W	43.94'
L36	N72°17'28"W	43.94'
L37	N70°04'22"W	43.94'
L38	N67°51'16"W	43.94'
L39	N65°38'09"W	43.94'
L40	N63°52'29"W	25.83'
L41	N18°59'18"W	21.26'
L42	N26°32'11"E	32.90'
L43	N81°45'54"E	29.99'
L44	S87°37'02"E	31.57'
L45	S05°41'09"E	28.75'
L46	N10°49'07"E	41.96'
L47	N07°26'53"E	44.11'
L48	N04°04'39"E	44.11'
L49	N00°42'26"E	44.11'
L50	N01°29'59"W	13.65'
L51	N64°22'35"E	21.28'
L52	N71°54'42"W	34.38'
L53	N73°48'30"W	49.37'
L54	N76°02'41"W	49.37'
L55	N78°16'52"W	49.37'
L56	N80°31'07"W	49.42'
L57	N83°00'57"W	60.83'
L58	N03°34'37"E	54.82'
L59	N06°20'51"E	54.92'
L60	N09°07'13"E	54.92'
L61	N11°52'45"E	54.92'
L62	N58°33'25"E	21.21'

I:\4938 EAST WALKER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4814_001 SEC 1\CAD\PLAT\01 CAD\03 PLAT\PLAT_SOFI LAKES SEC 1 - 8.514.DWG Sep. 29, 2025 - 10:31 AM SALVADOR CISNEROS

DATE: 9/24/25	FINAL PLAT OF SOFI LAKES SEC 1	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHA FLFL	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHA FLFL	ENGINEER: RG Miller DCCM <small>R.G. Miller Engineers, Inc. TX Reg. F - 487 1080 Eldridge Parkway Suite 600 Houston, Texas 77077 713.451.9500 rtmiller.com</small>	SURVEYOR: 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 9 OF 27				

CURVE TABLE					
CURVE	ARCH LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	89.22'	270.00'	18°56'01"	S64°28'49"W	88.82'
C2	37.73'	330.00'	6°33'05"	N68°29'52"W	37.71'
C3	483.33'	1160.00'	23°52'24"	S75°09'34"E	479.84'
C4	45.16'	1240.00'	2°05'12"	S64°15'58"E	45.16'
C5	45.71'	30.00'	87°17'32"	S21°39'48"E	41.41'
C6	45.71'	30.00'	87°17'32"	N65°37'44"E	41.41'
C7	295.82'	1240.00'	13°40'07"	S77°33'34"E	295.12'
C8	76.98'	90.00'	49°00'36"	S59°53'20"E	74.66'
C9	42.68'	125.00'	19°33'48"	S45°09'56"E	42.47'
C10	83.74'	90.00'	53°18'35"	S28°17'32"E	80.75'
C11	307.62'	1160.00'	15°11'40"	S05°57'35"W	306.72'
C12	54.98'	35.00'	90°00'00"	S58°33'25"W	49.50'
C13	54.98'	35.00'	90°00'00"	S31°26'35"E	49.50'
C14	338.88'	1250.00'	15°32'00"	S05°47'25"W	337.85'
C15	407.50'	978.00'	23°52'24"	N75°09'34"W	404.56'
C16	445.88'	1422.00'	17°57'56"	S72°12'20"E	444.05'
C17	81.15'	55.00'	84°31'58"	N38°55'19"W	73.98'
C18	174.32'	978.00'	10°12'45"	N08°27'03"E	174.09'
C19	389.67'	300.00'	74°25'19"	N50°46'05"E	362.85'
C20	549.78'	350.00'	90°00'00"	S47°01'16"E	494.97'
C21	62.36'	300.00'	11°54'35"	N49°03'31"E	62.25'
C22	330.92'	300.00'	63°12'03"	N33°37'17"W	314.40'
C23	86.39'	55.00'	90°00'00"	N42°58'44"E	77.78'
C24	86.39'	55.00'	90°00'00"	S47°01'16"E	77.78'
C25	440.32'	900.00'	28°01'54"	S11°59'42"W	435.94'
C26	420.00'	1008.00'	23°52'24"	S75°09'34"E	416.97'
C27	60.46'	1392.00'	2°29'19"	S64°28'02"E	60.46'
C28	40.28'	25.00'	92°18'21"	N68°08'08"E	36.06'
C29	40.28'	25.00'	92°18'21"	S24°10'13"E	36.06'
C30	263.27'	1392.00'	10°50'12"	S75°44'29"E	262.88'
C31	8.28'	25.00'	18°57'59"	N89°21'26"E	8.24'
C32	128.19'	60.00'	122°24'32"	S38°55'17"E	105.16'
C33	8.25'	25.00'	18°54'02"	S12°49'58"W	8.21'
C34	179.00'	1008.00'	10°10'28"	S08°28'11"W	178.76'
C35	39.27'	25.00'	90°00'00"	S31°26'35"E	35.36'
C36	39.27'	25.00'	90°00'00"	S58°33'25"W	35.36'
C37	105.77'	330.00'	18°21'50"	S22°44'20"W	105.32'
C38	74.45'	75.00'	56°52'44"	S03°28'53"W	71.43'
C39	158.60'	60.00'	151°27'07"	S50°46'05"W	116.30'
C40	74.45'	75.00'	56°52'44"	N81°56'44"W	71.43'
C41	105.77'	330.00'	18°21'50"	S78°47'49"W	105.32'
C42	248.66'	380.00'	37°29'31"	N73°16'30"W	244.24'
C43	33.88'	25.00'	77°38'35"	S86°38'58"W	31.34'
C44	41.39'	330.00'	7°11'09"	S51°25'14"W	41.36'

1928 EAST WALKER COUNTY MANAGEMENT DISTRICT SOFI LAKES SEC 1 - 8.5X14.DWG Sep. 29, 2025 - 10:33 AM SALVADOR CISNEROS

DATE: 9/24/25	FINAL PLAT OF SOFI LAKES SEC 1	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FLTLK	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FLTLK	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. T:Eng F - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713 461 9600 rtmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713 413 1900 millersurvey.com
SCALE: 1"=60'		SOPHIAFLTLK@GARDENBUREDEVELOPMENT.COM SOPHIAFLTLK@GARDENBUREDEVELOPMENT.COM			
SHEET 10 OF 27					

14938 EAST WALKER COUNTY MANAGEMENT DISTRICT OFFICE LAKES SEC. 1, B S&L ENG. SUP. 29, 2025-10-31 AM SALVADOR OSWENOS

CURVE TABLE					
CURVE	ARCH LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C45	24.27'	270.00'	5°09'02"	N52°26'18"E	24.26'
C46	38.71'	25.00'	88°42'40"	N05°30'27"E	34.96'
C47	244.25'	380.00'	36°49'37"	N20°26'04"W	240.06'
C48	297.83'	270.00'	63°12'03"	N33°37'17"W	282.96'
C49	54.54'	330.00'	9°28'11"	S60°29'14"E	54.48'
C50	36.96'	25.00'	84°42'18"	N81°53'43"E	33.68'
C51	206.10'	60.00'	196°48'47"	S42°03'03"E	118.71'
C52	36.96'	25.00'	84°42'18"	S14°00'12"W	33.68'
C53	151.64'	330.00'	26°19'41"	S15°11'06"E	150.31'
C54	39.27'	25.00'	90°00'00"	S47°01'16"E	35.36'
C55	39.27'	25.00'	90°00'00"	N42°58'44"E	35.36'
C56	439.49'	930.00'	27°04'34"	N11°31'01"E	435.41'
C57	40.34'	25.00'	92°27'08"	N21°10'16"W	36.10'
C58	325.93'	948.00'	19°41'56"	N77°14'48"W	324.33'
C59	40.05'	25.00'	91°46'50"	S70°53'13"W	35.90'
C60	455.29'	1452.00'	17°57'56"	N72°12'20"W	453.42'
C61	36.88'	25.00'	84°31'58"	N38°55'19"W	33.63'
C62	168.97'	948.00'	10°12'45"	N08°27'03"E	168.75'
C63	37.80'	25.00'	86°37'40"	N56°52'15"E	34.30'
C64	181.43'	60.00'	173°15'20"	N13°33'25"E	119.79'
C65	37.80'	25.00'	86°37'40"	N29°45'25"W	34.30'
C66	350.71'	270.00'	74°25'19"	N50°46'05"E	326.57'
C67	502.65'	320.00'	90°00'00"	S47°01'16"E	452.55'
C68	39.27'	25.00'	90°00'00"	S42°58'44"W	35.36'
C69	39.27'	25.00'	90°00'00"	N47°01'16"W	35.36'
C70	4.14'	25.00'	9°29'19"	N02°43'24"E	4.14'
C71	114.12'	60.00'	108°58'38"	N47°01'16"W	97.68'
C72	4.14'	25.00'	9°29'19"	S83°14'05"W	4.14'
C73	10.08'	25.00'	23°06'29"	N80°28'01"W	10.01'
C74	142.64'	60.00'	136°12'57"	S42°58'44"W	111.35'
C75	10.08'	25.00'	23°06'29"	S13°34'30"E	10.01'
C76	30.25'	25.00'	69°19'58"	S32°38'43"W	28.44'
C77	281.78'	60.00'	269°04'57"	S67°13'47"E	85.53'
C78	8.62'	25.00'	19°45'00"	N11°53'46"W	8.57'
C79	39.27'	25.00'	90°00'00"	N42°58'44"E	35.36'
C80	39.27'	25.00'	90°00'00"	S47°01'16"E	35.36'
C81	410.25'	870.00'	27°01'04"	S11°29'16"W	406.46'

DATE: 9/24/25	FINAL PLAT OF SOFI LAKES SEC 1	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHA PLFL	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHA PLFL	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TX Eng. E - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713-451-9500 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713-413-1900 mldrsurvey.com
SCALE: 1"=60'		SOPHAFLFL@GARDENBUREDEVELOPMENT.COM SOPHAFLFL@GARDENBUREDEVELOPMENT.COM			
SHEET 11 OF 27					

LOT FRONTAGE @ BUILDING LINE

LOT	BLOCK	FRONTAGE @ B.L.
1	1	60.00
2	1	60.00
3	1	60.00
4	1	60.00
5	1	60.00
6	1	60.00
7	1	62.29'
8	1	60.62'
9	1	63.97'
10	1	60.00'
11	1	60.00'
12	1	60.00'
13	1	60.00'
14	1	60.00'
15	1	60.00'
16	1	60.01'
17	1	60.03'
18	1	65.05'
19	1	70.58'

LOT FRONTAGE @ BUILDING LINE

LOT	BLOCK	FRONTAGE @ B.L.
1	3	40.00'
2	3	40.00'
3	3	40.00'
4	3	40.00'
5	3	40.00'
6	3	40.00'
7	3	42.38'
8	3	43.80'
9	3	43.80'
10	3	43.80'
11	3	43.80'
12	3	43.80'
13	3	43.80'
14	3	57.89'
15	3	69.73'
16	3	45.00'
17	3	45.00'
18	3	45.00'
19	3	45.00'
20	3	45.00'
21	3	45.00'
22	3	45.00'
23	3	55.00'
24	3	60.00'
25	3	50.01'
26	3	55.05'
27	3	64.69'
28	3	55.95'
29	3	55.95'
30	3	55.95'
31	3	55.95'
32	3	64.69'

LOT FRONTAGE @ BUILDING LINE

LOT	BLOCK	FRONTAGE @ B.L.
1	2	70.08'
2	2	60.03'
3	2	60.01'
4	2	60.00'
5	2	60.00'
6	2	50.00'
7	2	63.60'
8	2	76.68'
9	2	76.68'
10	2	76.68'

L:\928-EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.001 SEC 1\CAD\PLAT\01 CAD\01 PLAT\PLAT SOFI LAKES SEC 1 - 8.5X14.DWG Sep. 29. 2025-10:34 AM SALVADOR CISNEROS

DATE: 9/24/25	FINAL PLAT OF SOFI LAKES SEC 1	<small>OWNER:</small> 622 SOFI LAKES, L.P. <small>9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILIFE</small>	<small>DEVELOPER:</small> GARDENBURE DEVELOPMENT LLC <small>9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILIFE</small>	<small>ENGINEER:</small> RG Miller DCCM <small>R.G. Miller Engineers, Inc. T:Eng F-457 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.461.9500 rgmiller.com</small>	<small>SURVEYOR:</small> MillerSurvey DCCM <small>Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.com</small>	
SCALE: 1"=60'		SHEET 12 OF 27	<small>SOPHIAFILIFE@GARDENBUREDEVELOPMENT.COM</small>	<small>SOPHIAFILIFE@GARDENBUREDEVELOPMENT.COM</small>	<small>713.461.9500 rgmiller.com</small>	<small>713.413.1900 millersurvey.com</small>

LOT FRONTAGE @ BUILDING LINE

LOT	BLOCK	FRONTAGE @ B.L.
1	4	40.00'
2	4	40.00'
3	4	40.00'
4	4	40.00'
5	4	40.00'
6	4	40.00'
7	4	40.00'
8	4	40.00'
9	4	40.00'
10	4	40.00'
11	4	40.00'
12	4	40.00'
13	4	40.00'
14	4	40.00'
15	4	40.00'
16	4	40.00'
17	4	40.00'
18	4	40.00'
19	4	40.00'
20	4	40.00'
21	4	40.00'
22	4	42.31'

LOT FRONTAGE @ BUILDING LINE

LOT	BLOCK	FRONTAGE @ B.L.
1	5	56.22'
2	5	40.00'
3	5	40.00'
4	5	40.00'
5	5	42.52'
6	5	65.81'
7	5	50.00'
8	5	50.00'
9	5	50.00'
10	5	50.00'
11	5	63.48'
12	5	60.12'
13	5	50.58'
14	5	45.35'
15	5	45.35'
16	5	50.43'
17	5	62.58'
18	5	99.32'
19	5	91.83'
20	5	91.83'
21	5	78.21'
22	5	60.00'
23	5	65.00'
24	5	63.00'
25	5	73.54'
26	5	93.94'
27	5	93.94'
28	5	93.94'
29	5	93.94'
30	5	71.79'
31	5	70.00'
32	5	55.00'
33	5	45.00'
34	5	45.17'
35	5	45.35'

I:\1928 EAST WALKER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.001 SEC. 1\CAD\03 PLAT\01 CAD\03 PLAT\01 SOFI LAKES SEC. 1 - 8.5X11.DWG Sep. 29, 2025 - 10:34 AM SALVADOR CISNEROS

DATE: 9/24/25

SCALE: 1"=60'

SHEET 13 OF 27

FINAL PLAT OF
SOFI LAKES
SEC 1

OWNER:

622 SOFI
LAKES, L.P.
9019 TRI-CITY BEACH RD.
BAYTOWN, TX 77523
713-398-7927
SOPHA FLJL

SOPHAFIL@GARDENBUREDEVELOPMENT.COM

DEVELOPER:

GARDENBURE
DEVELOPMENT LLC
9019 TRI-CITY BEACH RD.
BAYTOWN, TEXAS 77523
713-398-7927
SOPHA FLJL

SOPHAFIL@GARDENBUREDEVELOPMENT.COM

ENGINEER

RG Miller

DCCM

R.G. Miller Engineers, Inc. | TX Reg. F - 487
1080 Eldridge Parkway Suite 600,
Houston, Texas 77077
713.461.9600 | rgmiller.com

SURVEYOR

MillerSurvey

DCCM

Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | mlsurvey.com

LOT FRONTAGE @ BUILDING LINE

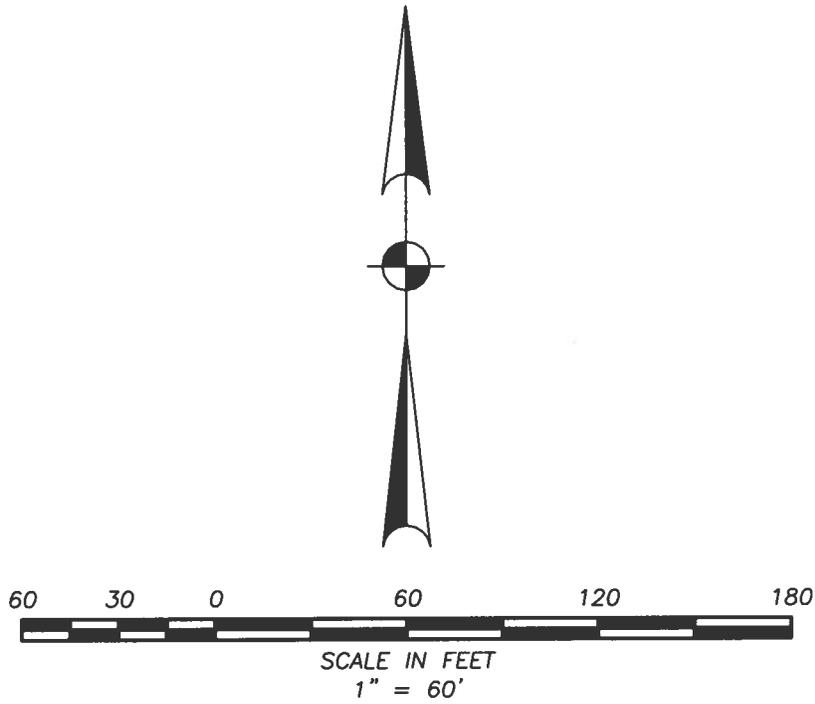
LOT	BLOCK	FRONTAGE @ B.L.
36	5	45.35'
37	5	45.19'
38	5	45.00'
39	5	45.00'
40	5	45.00'
41	5	45.00'
42	5	45.10'
43	5	45.35'
44	5	45.35'
45	5	45.19'
46	5	45.00'
47	5	45.00'
48	5	45.00'
49	5	45.00'
50	5	50.65'
51	5	55.19'
52	5	50.54'
53	5	45.35'
54	5	45.15'
55	5	45.00'
56	5	45.00'
57	5	45.00'
58	5	45.00'
59	5	55.00'
60	5	55.00'
61	5	45.00'
62	5	45.00'
63	5	45.00'
64	5	45.00'
65	5	46.46'
66	5	49.71'
67	5	49.71'
68	5	49.71'
69	5	49.71'
70	5	89.10'

LOT FRONTAGE @ BUILDING LINE

LOT	BLOCK	FRONTAGE @ B.L.
1	6	53.36'
2	6	53.36'
3	6	53.36'
4	6	53.36'
5	6	53.37'
6	6	50.25'
7	6	50.43'
8	6	50.32'
9	6	50.10'
10	6	50.00'
11	6	50.00'
12	6	50.00'
13	6	50.00'
14	6	50.00'

L:\A928 - EAST WALKER COUNTY MANAGEMENT - DISTRICT 500 - LAKES\A928.001 - SEC. 1\CAD\PLAT\01 - CAD\03 - PLAT\PLAT 5001 LAKES - SEC. 1 - 8.5X14.DWG Sep. 29, 2025 - 10:35 AM SALVADOR OSWEGOS

DATE: 9/24/25	FINAL PLAT OF SOFI LAKES SEC 1	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFL	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFL	ENGINEERS RG Miller DCCM R.G. Miller Engineers, Inc. T:Eng F - 487 1080 Eldridge Parkway Suite 800 Houston, Texas 77077 713.461.9500 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 mlsurvey.com
SCALE: 1"=60'		SOPHAFILFL@GARDENBUREDEVELOPMENT.COM	SOPHAFILFL@GARDENBUREDEVELOPMENT.COM		
SHEET 14 OF 27					



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
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
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
T.B.M.	= TEMPORARY BENCHMARK
	= 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

\N\9111 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFT LAKES\4834.GD1 SEC 1\CAD\PLAT\01 CAD\03 PLAT\PLAT SOFT LAKES SEC 1 - 8 5X14.DWG Sfp. 29, 2025-10-25 AM SALVADOR CISNEROS

DATE: 9/24/25	FINAL PLAT OF SOFT LAKES SEC 1	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILIZ	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILIZ	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F-487 1080 Eldridge Parkway Suite 600. Houston, Texas 77077 713.451.9622 r.miller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1500 millersurvey.com
SCALE: 1"=60'					
SHEET 15 OF 27					

SHEET INDEX
(NOT TO SCALE)

SHEET
25 OF 27

SHEET
24 OF 27

SHEET
19 OF 27

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26 OF 27

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23 OF 27

SHEET
20 OF 27

SHEET
18 OF 27

SHEET
27 OF 27

SHEET
22 OF 27

SHEET
21 OF 27

SHEET
17 OF 27

L:\4218 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834-001 SEC 1\CAD\PLAT\01_CAD\03_PLAT\PLAT_S01_LAKES_SEC_1_1_8.5X14.DWG Sep. 29. 2025--10:16 AM SALVADOR CISNEROS

DATE: 9/24/25

SCALE: 1"=60'

SHEET 16 OF 27

FINAL PLAT OF
SOFI LAKES
SEC 1

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

DCCM

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

SURVEYOR

MillerSurvey

DCCM

Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com

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

SOFI LAKES BOULEVARD
(80' R.O.W.)
W.C.C.F. NO. 2502846
O.P.R.W.C.T.

YARA DRIVE
(80' R.O.W.)
W.C.C.F. NO. 2502844
O.P.R.W.C.T.

20' S.S.E.
W.C.C.F. NO. 2502844

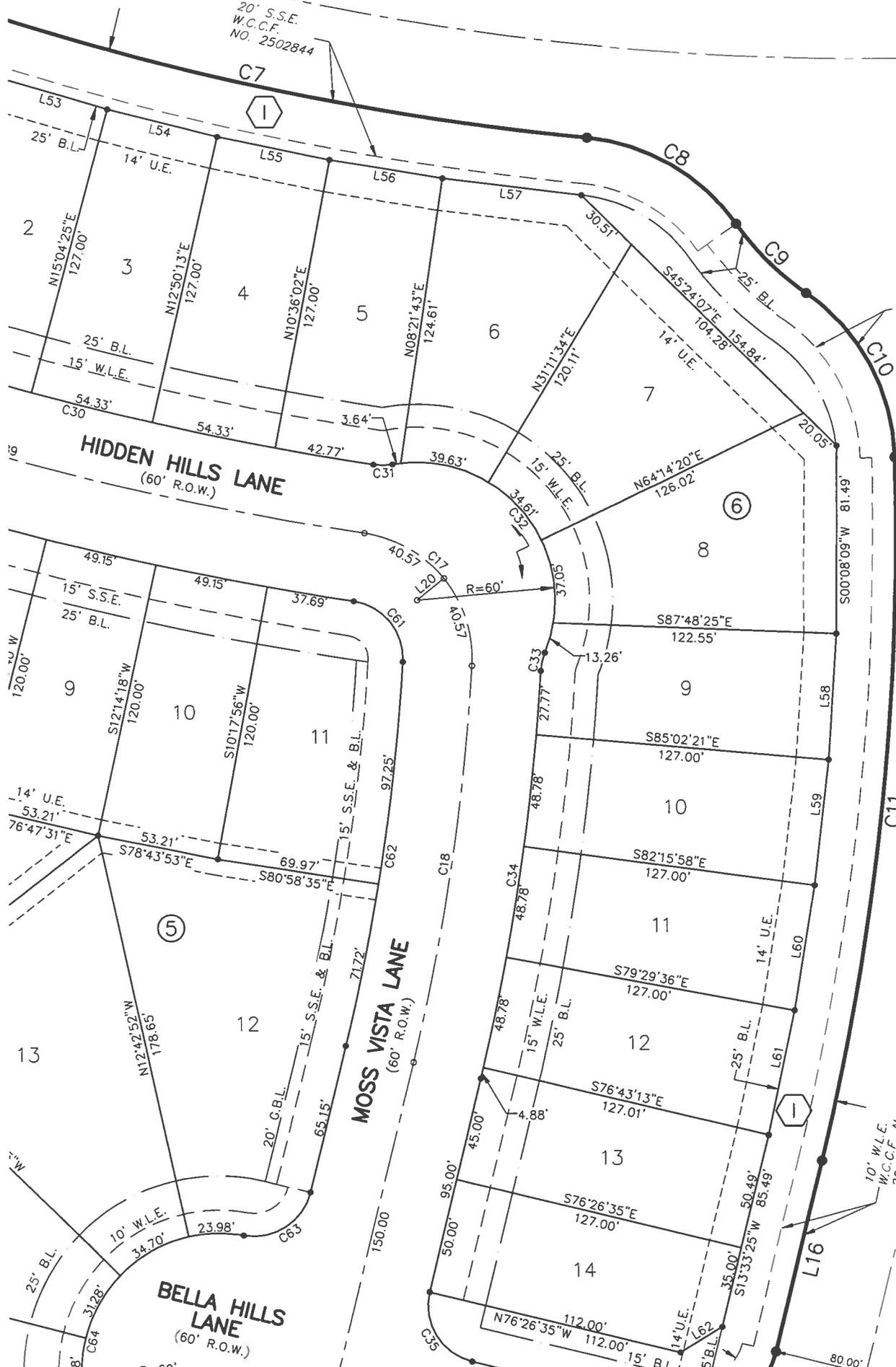
15' W.L.E.
W.C.C.F. No. 2502846

SOFI LAKES BOULEVARD
(80' R.O.W.)
W.C.C.F. NO. 2502846
O.P.R.W.C.T.

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

MOSS VISTA LANE
(60' R.O.W.)

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



L:\1978-EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.001 SEC 1\CAD\PLAT\01 CAD\03 PLAT\PLAT_SOFI LAKES SEC. 1 - 8.5x14.DWG Sep. 29, 2025--10:36 AM SALVADOR CISNEROS

DATE: 9/24/25
SCALE: 1"=60'
SHEET 18 OF 27

FINAL PLAT OF
SOFI LAKES
SEC 1

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

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

ENGINEER
RG Miller
DCCM
R.G. Miller Engineers, Inc. | T-Eng F - 487
1080 Eldridge Parkway Suite 600
Houston, Texas 77077
713-461-9500 | rgmiller.com

SURVEYOR
MillerSurvey
DCCM
Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1800 | millersurvey.com

SOPHIAFLTL@GARDENBUREDEVELOPMENT.COM SOPHIAFLTL@GARDENBUREDEVELOPMENT.COM

L:\2025 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.001 SEC. 1\CAD\PLAT\01 CAD\03 PLAT\PLAT_SOFI LAKES SEC. 1 - B.S&L.DWG.Shp. 29, 2025-10-17 AM SALVADOR CISNEROS

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

YARA DRIVE
(80' R.O.W.)
W.C.C.F. NO. 2408032
O.P.R.W.C.T.



DATE: 9/24/25
SCALE: 1"=60'
SHEET 19 OF 27

FINAL PLAT OF
SOFI LAKES
SEC 1

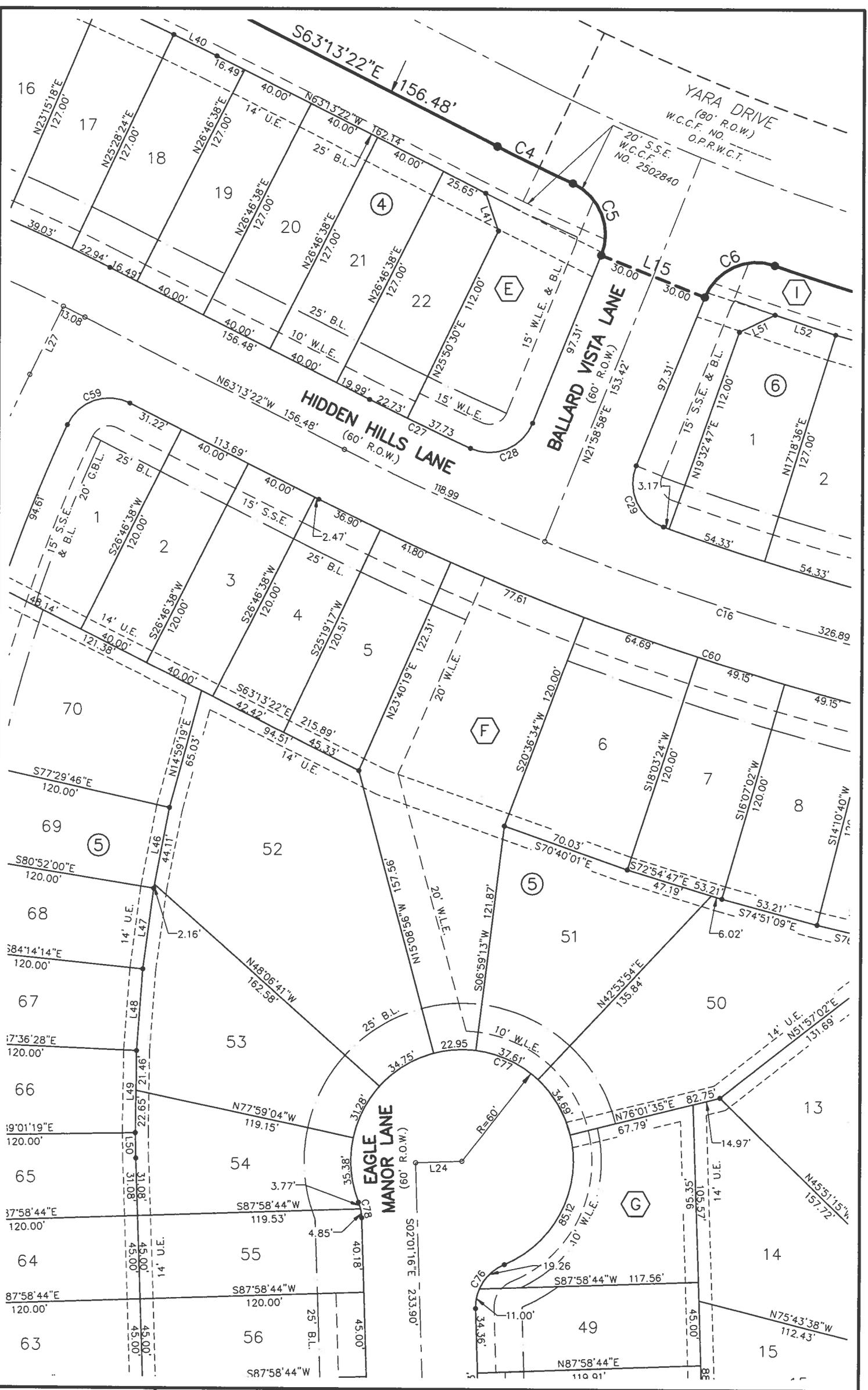
OWNER:
622 SOFI LAKES, L.P.
9019 TRI-CITY BEACH RD.
BAYTOWN, TX 77523
713-398-7927
SOPHIA, FL/FL
SOPHIAFIL@GARDENBUREDEVELOPMENT.COM

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

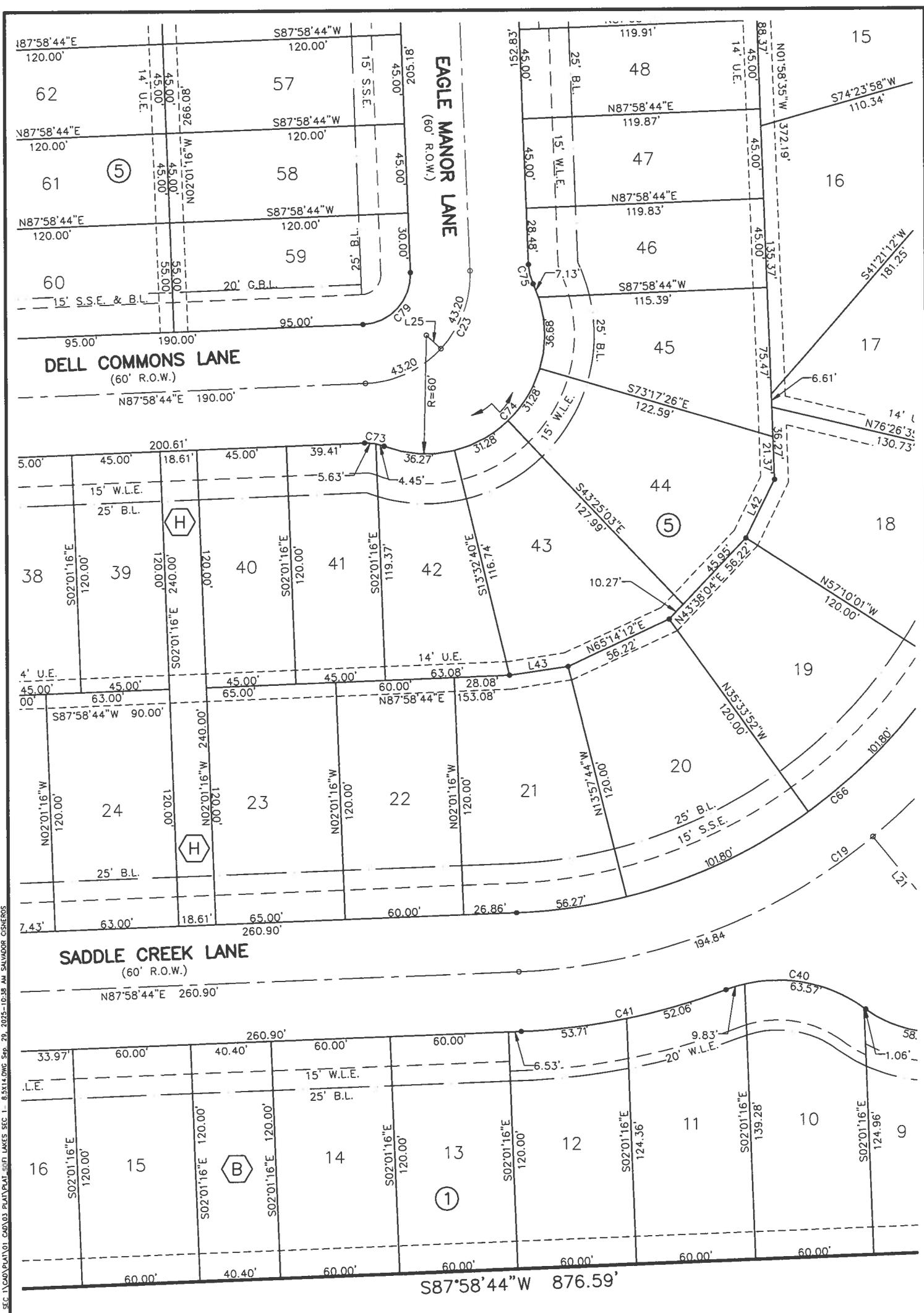
ENGINEER
RG Miller
DCCM
R.G. Miller Engineers Inc. | T&E Reg. F. 487
1080 Eldridge Parkway Suite 600
Houston, Texas 77077
713.461.9600 | rgmiller.com

SURVEYOR
MillerSurvey
DCCM
Miller Survey | Firm Reg. No. 10047100
1780 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1800 | millersurvey.com

L:\4928 - EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFT LAKES\4834.001 - SEC. 1\CAD\PLAT\01 - CAD\03 - PLAT\PLAT - SOFT LAKES SEC. 1 - 8.5X11.DWG Sep. 29, 2025 - 10:37 AM SALVADOR CISNEROS



DATE: 9/24/25	FINAL PLAT OF SOFI LAKES SEC 1	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILIP	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILIP	ENGINEER: RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1000 Eldridge Parkway Suite 600 Houston, Texas 77077 713 461 9600 rgmiller.com	SURVEYOR: MillerSurvey DCCM MillerSurvey Firm Reg. No. 10047100 1700 W. Sam Houston Pkwy N. Houston, TX 77043 713 413 1900 millersurvey.com
SCALE: 1"=60'	SHEET 20 OF 27	SOPHIA.FILIP@GARDENBUREDEVELOPMENT.COM	SOPHIA.FILIP@GARDENBUREDEVELOPMENT.COM		



RESERVE "A"
 SOFI LAKES RESERVE
 SEC 1
 W.C.C.F. NO. _____
 O.P.R.W.C.T. (1)

1:2525 EAST WALKER COUNTY MANAGEMENT DISTRICT SOFI LAKES SEC 1 - 8:514.DWG Sep. 29, 2025-10:38 AM SALVADOR CORNEJO

DATE: 9/24/25
 SCALE: 1"=60'
 SHEET 21 OF 27

FINAL PLAT OF
 SOFI LAKES
 SEC 1

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

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

ENGINEER
RG Miller
DCCM
 R.G. Miller Engineers, Inc. | The Eng. F. 487
 1080 Eldridge Parkway Suite 600,
 Houston, Texas 77077
 713.481.9600 | rgmiller.com

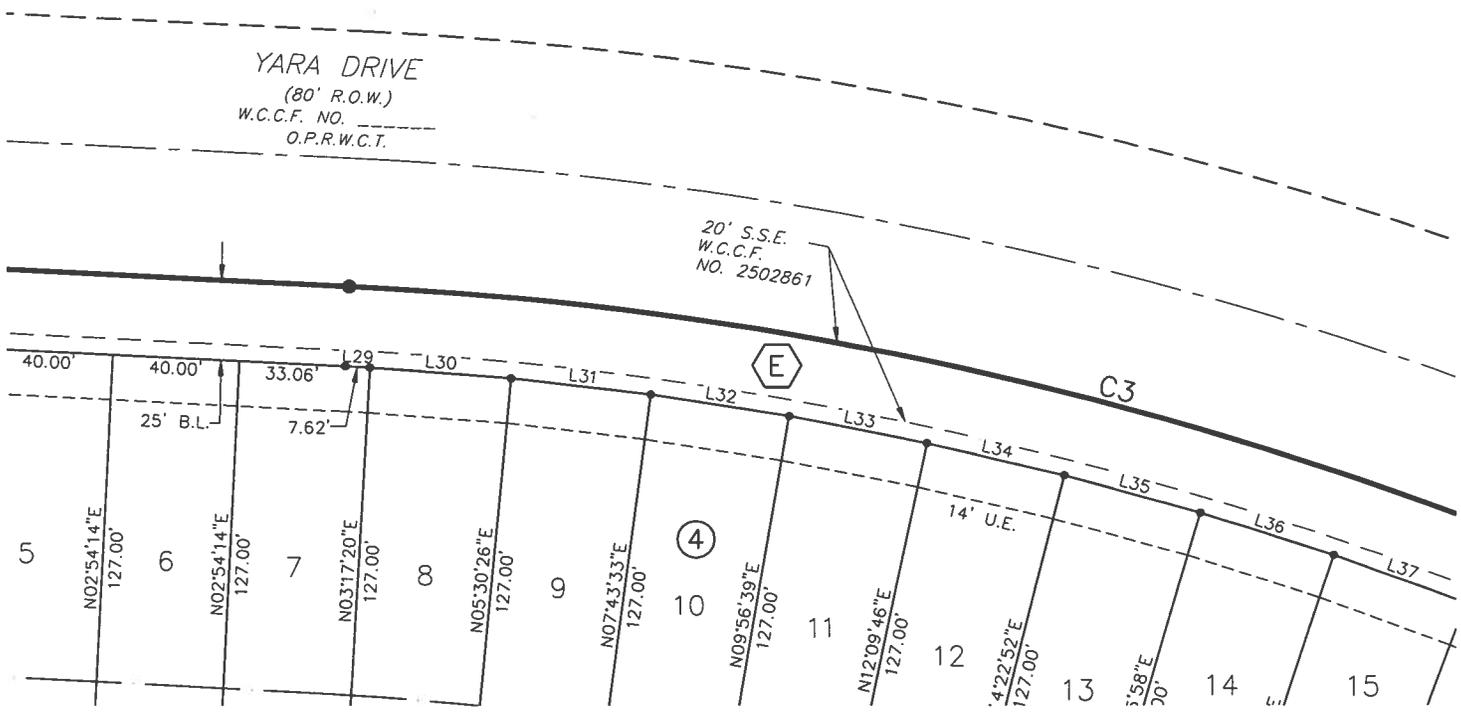
SURVEYOR
MillerSurvey
DCCM
 Miller Survey | Firm Reg. No. 10047100
 1780 W. Sam Houston Pkwy N.
 Houston, TX 77043
 713.413.1900 | millersurvey.com

L:\4978 - EAST WALKER COUNTY MANAGEMENT DISTRICT\SOFT LAKES\4834.001 SEC. 1\CAD\PLAT\01 CAD\03 PLAT\PLAT_SOFI LAKES SEC 1 - 8.5X14.DWG Srp. 29, 2025 - 10:39 AM SALVADOR CISNEROS

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

YARA DRIVE
(80' R.O.W.)
W.C.C.F. NO. _____
O.P.R.W.C.T.

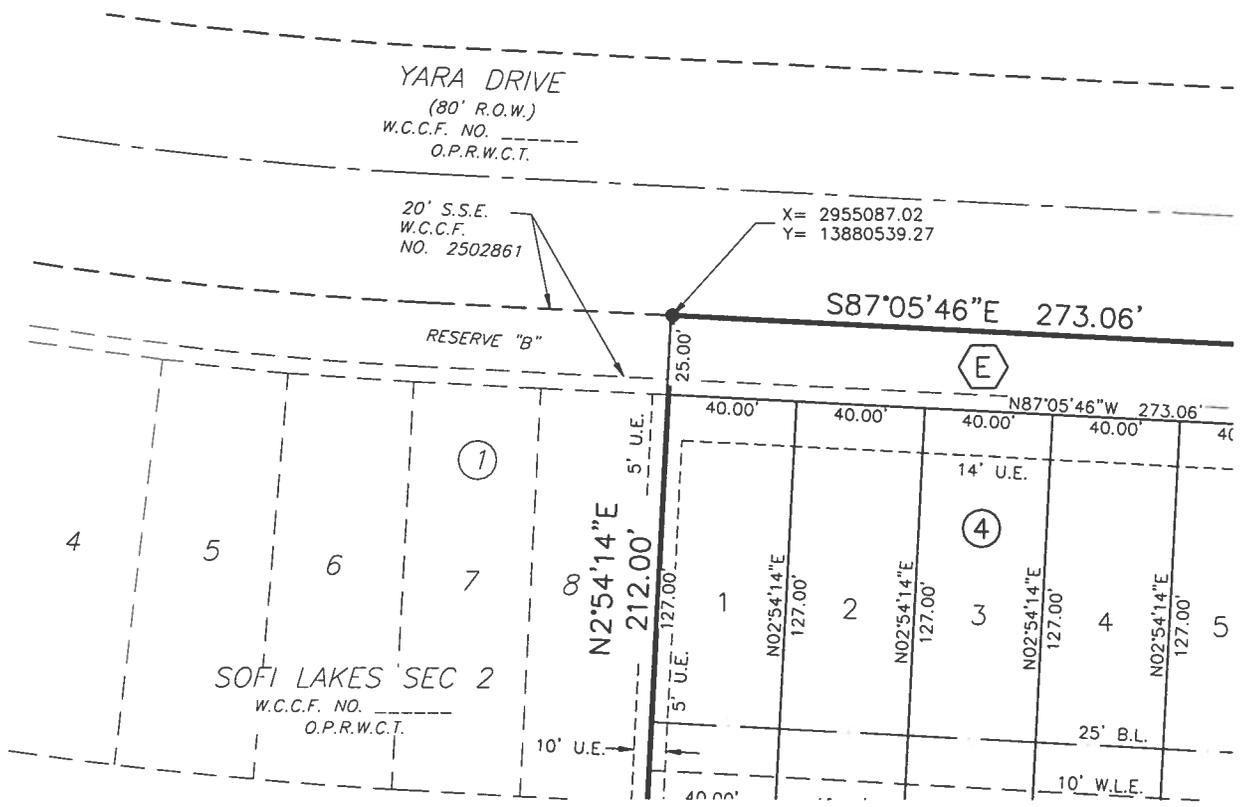
20' S.S.E.
W.C.C.F.
NO. 2502861



DATE: 9/24/25	FINAL PLAT OF SOFI LAKES SEC 1	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	RG Miller DCCM R.G. Miller Engineers, Inc. 1 TxEng F - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713 461 9600 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 24 OF 27		SOPHIA.FILFIL@GARDENBUREDEVELOPMENT.COM	SOPHIA.FILFIL@GARDENBUREDEVELOPMENT.COM		

L:\4928 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.001 SEC. 1\CA0\PLAT\01. CAD\03. PLAT\PLAT - SOFI LAKES SEC. 1 - 8.5X14.DWG Sep. 29, 2025 - 10:39 AM SALVADOR CISNEROS

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



DATE: 9/24/25
SCALE: 1"=60'
SHEET 25 OF 27

FINAL PLAT OF
SOFI LAKES
SEC 1

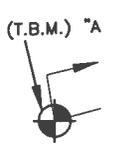
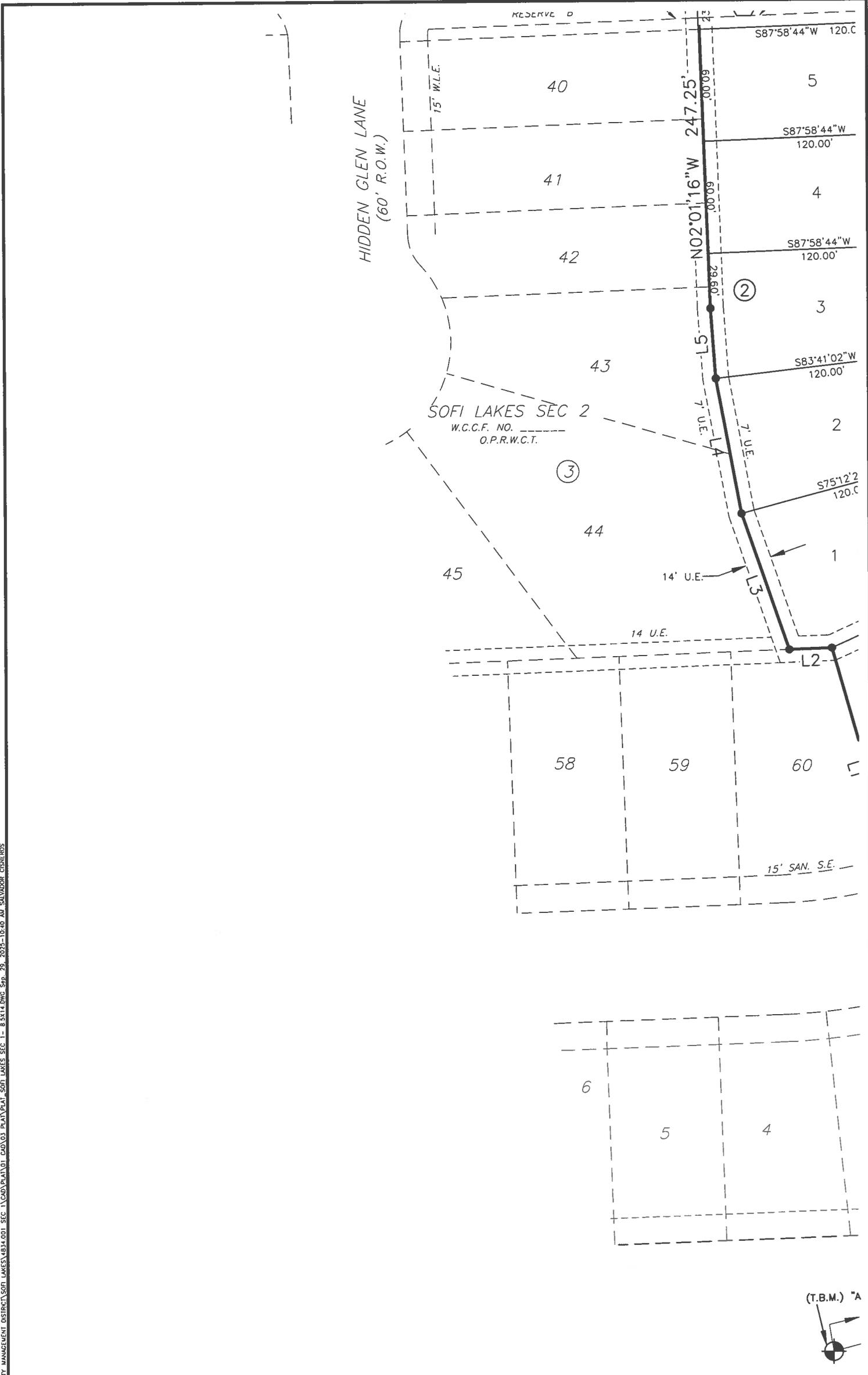
OWNER:
622 SOFI
LAKES, L.P.
9019 TRI-CITY BEACH RD.
BAYTOWN, TX 77523
713-398-7927
SOPHIA FILFIL
SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM

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. | 14,487
1080 Eldridge Parkway Suite 600,
Houston, Texas 77077
713 461 9600 | rgmiller.com

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

L:\4828 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.001 SEC 1\CAD\PLAT\01 CAD\03 PLAT\PLAT_SOFI LAKES SEC 1 - 8.5x14.DWG Sep. 29, 2025 - 10:40 AM SALVADOR CIBERNOS



DATE: 9/24/25
 SCALE: 1"=60'
 SHEET 27 OF 27

FINAL PLAT OF
 SOFI LAKES
 SEC 1

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

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

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

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