

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Lakeview Section 6

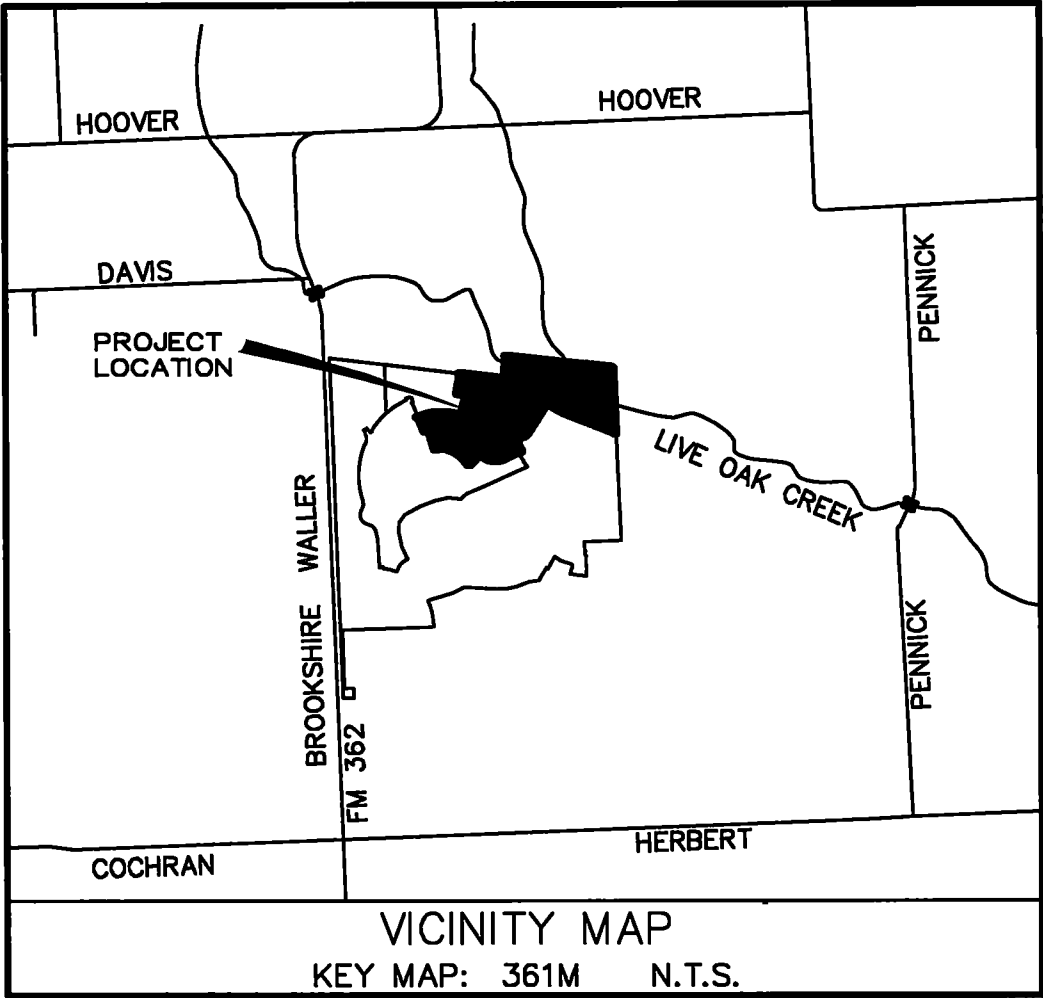
Date: August 20, 2025

Background

Final Plat of Lakeview Section 6 Subdivision which consists of 94.38 acres will include 43 Lots, 4 Blocks and 1 Reserve in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT OF LAKEVIEW SECTION SIX

A SUBDIVISION OF 94.38 ACRES
LOCATED IN THE H. & T.C.R.R. CO. SURVEY NO. 58
(WILLIAM MCCUTCHEON SURVEY, A-315)
AND THE H. & T.C.R.R. CO. SURVEY NO. 55, A-145
WALLER COUNTY, TEXAS.

43 LOTS 4 BLOCKS 1 RESERVE

JULY, 2025

OWNER/DEVELOPER:
PRAIRIE LEGACY PARTNERS, INC.
A TEXAS CORPORATION

800 BERING DRIVE, SUITE 350
HOUSTON, TEXAS 77057
TEL. 713-854-8485
KIRK@LONESTARALLIANCE.COM

ENGINEER/SURVEYOR:

JOB NO. 41596-07
DATE JUNE, 2025
DESIGNER
CHECKED DRAWN
SHEET 1 OF 7

LAKEVIEW SECTION SIX
WALLER COUNTY, TEXAS
OWNER/DEVELOPER: PRAIRIE LEGACY PARTNERS, INC.
A TEXAS CORPORATION

**PAPE-DAWSON
ENGINEERS**
HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
2107 CITYWEST BLVD., THIRD FLOOR | HOUSTON, TX 77042 | 713-783-7788
TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10193974

STATE OF TEXAS
COUNTY OF WALLER

WE, BLAKE PFEFFER AND MARY VICTORIA PFEFFER FARRELL, PRESIDENT AND SECRETARY RESPECTIVELY, OF PRAIRIE LEGACY PARTNERS, INC. A TEXAS CORPORATION, OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF LAKEVIEW SECTION SIX, 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 FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND 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. AND A.E.) AS INDICATED AND DEPICTED HEREON WHEREBY THE AERIAL EASEMENTS TOTALS TWENTY-ONE, 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 GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENT, 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. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS 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 LAKEVIEW SECTION SIX 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 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 ALL 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. THE PROPERTY SUBDIVIDED HEREIN IS FURTHER RESTRICTED IN ITS USE AS SPECIFIED IN THE SUBDIVISION RESTRICTIONS AS FILED SEPARATELY FOR RECORD AT PAGE _____ VOLUME _____ OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. A COPY OF SAID RESTRICTIONS WILL BE FURNISHED BY THE AFORESAID PRAIRIE LEGACY PARTNERS, INC., TO THE PURCHASER OF EACH AND EVERY LOT IN THE SUBDIVISION PRIOR TO CULMINATION OF EACH SALE.
6. THERE ARE NO UNDERGROUND PIPELINES WITHIN THE CONFINES OF THIS SUBDIVISION EXCEPT AS SHOWN ON THE ABOVE PLAT.
7. THERE SHALL BE NO SANITARY SEWER SYSTEM OR ANY WATER WELL CONSTRUCTED WITHIN 50 FEET OF ANY LOT LINE THAT DOES NOT ADJOIN A PUBLIC ROAD.

IN TESTIMONY, HERETO, PRAIRIE LEGACY PARTNERS, INC., A TEXAS CORPORATION, HAS CAUSED TO BE SIGNED BY KIRK M. PFEFFER, ITS PRESIDENT, ATTESTED BY ITS SECRETARY, MARY VICTORIA PFEFFER FARRELL, AND ITS SEAL,

THIS 25th DAY OF July, 2025.

PRAIRIE LEGACY PARTNERS, INC.
A TEXAS CORPORATION

BY: [Signature]
BLAKE PFEFFER, PRESIDENT

ATTEST: Mary Victoria Pfeffer Farrell
MARY VICTORIA PFEFFER FARRELL, SECRETARY

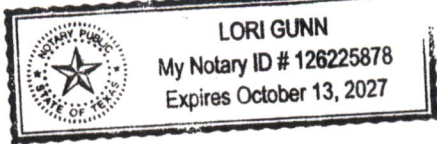
STATE OF TEXAS
COUNTY OF WALLER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KIRK M. PFEFFER, PRESIDENT, AND MARY VICTORIA PFEFFER FARRELL, SECRETARY OF PRAIRIE LEGACY PARTNERS, INC. A TEXAS CORPORATION, KNOWN TO ME, TO BE THE PERSONS WHOSE NAMES ARE 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 25th DAY OF July, 2025.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

MY COMMISSION EXPIRES: 10/13/27



JOB NO. 41596-07-012
DATE JULY, 2025
DESIGNER _____
CHECKED _____ DRAWN _____
SHEET 2 OF 7

LAKEVIEW SECTION SIX
WALLER COUNTY, TEXAS
OWNER/DEVELOPER: PRAIRIE LEGACY PARTNERS, INC.
A TEXAS CORPORATION

ENGINEER/SURVEYOR:
PAPE-DAWSON ENGINEERS
HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
2107 CITYWEST BLVD., THIRD FLOOR | HOUSTON, TX 77042 | 713-783-7788
TBP# FIRM REGISTRATION #470 | TBP#S FIRM REGISTRATION #10193974

SEPTIC SYSTEM CERTIFICATION

THIS IS TO CERTIFY THAT LAKEVIEW SECTION FIVE LIES IN THE ArA, GsaA, AND WsA SOIL FORMATIONS, THESE SOIL FORMATIONS HAVE VARIOUS STRATA TO A DEPTH OF 80 INCHES. SUITABLE SYSTEMS IN THIS/THESE FORMATIONS CAN BE AEROBIC TREATMENT WITH EITHER SURFACE SPRAY DISTRUBUTION OR SUBSURFACE DRIP DISTRIBUTION.

CERTIFIED TRUE AND CORRECT


ANDREW ROSS
REGISTRATION NO. 4283

7-25-2025
DATE



NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ONSITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.

PER TEXAS ADMINISTRATIVE CODE 285.4, FACILITY PLANNING [C] REVIEW OF SUBDIVISION OR DEVELOPMENT PLANS. PERSONS PROPOSING RESIDENTIAL SUBDIVISIONS, MANUFACTURED HOUSING COMMUNITIES, MULTI-UNIT RESIDENTIAL DEVELOPMENTS, BUSINESS PARKS, OR OTHER SIMILAR STRUCTURES THAT USE OSSF[®] FOR SEWAGE DISPOSAL SHALL SUBMIT PLANNING MATERIALS FOR THESE DEVELOPMENTS TO THE PERMITTING AUTHORITY AND RECEIVE APPROVAL PRIOR TO SUBMITTING AN OSSF APPLICATION.

THIS IS TO CERTIFY THAT I, DEVIN R. ROYAL, 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.

A PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AS DELINEATED ON WALLER COUNTY COMMUNITY PANEL NO. 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 NO. 48473C0275E, DATED 2/18/2009.


DEVIN R. ROYAL
TEXAS REGISTRATION NO. 6667



ENGINEER/SURVEYOR:

JOB NO. 41596-07-012
DATE JULY, 2025
DESIGNER
CHECKED DRAWN
SHEET 3 OF 7

LAKEVIEW SECTION SIX
WALLER COUNTY, TEXAS
OWNER/DEVELOPER: PRAIRIE LEGACY PARTNERS, INC.
A TEXAS CORPORATION


HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
2107 CITYWEST BLVD., THIRD FLOOR | HOUSTON, TX 77042 | 713-783-7788
TBPB FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193874

I, J. ROSS McCALL, COUNTY ENGINEER OF WALLER COUNTY, HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE EXISTING RULES AND REGULATIONS OF WALLER COUNTY.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL WALLER COUNTY PERMIT REQUIREMENTS HAVE BEEN MET.

J. ROSS McCALL, P.E.,
COUNTY ENGINEER

DATE _____

APPROVED BY COMISSIONERS COURT OF WALLER COUNTY, TEXAS, THIS

_____ DAY OF _____, 2025 A.D.

CARBETT "TREY" J. DUHON III
COUNTY JUDGE

JOHN A. AMSLER
COMISSIONER, PRECINCT 1

WALTER E. SMITH, P.E., R.P.L.S.
COMISSIONER, PRECINCT 2

KENDRIC D. JONES
COMISSIONER, PRECINCT 3

JUSTIN BECKENDORFF
COMISSIONER, 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 SYSTEM. THE DEVELOPER IS REQUIRED TO COMPLY WITH SECTIONS 5 AND 6 OF THE THEN CURRENT WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, IN THIS REGARD.

I, DEBBIE HOLLAN, CLERK OF THE COUNTY COURT OF WALLER COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE

ON THE _____ DAY OF _____, 2025 A.D., 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

ENGINEER/SURVEYOR:

JOB NO. 41596-07-012
DATE JULY, 2025
DESIGNER _____
CHECKED _____ DRAWN _____
SHEET 4 OF 7

LAKEVIEW SECTION SIX
WALLER COUNTY, TEXAS
OWNER/DEVELOPER: PRAIRIE LEGACY PARTNERS, INC.
A TEXAS CORPORATION

**PAPE-DAWSON
ENGINEERS**
HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
2107 CITYWEST BLVD., THIRD FLOOR | HOUSTON, TX 77042 | 713-783-7789
TBPB FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10163974

METES AND BOUNDS DESCRIPTION
94.38 ACRES

Being a 94.38 acre tract of land located in the H.&T.C.R.R. Co. Survey No. 58 (William McCutcheon Survey, A-315), in Waller County, Texas; said 94.38 acre tract being a portion of a called 401.0 acre tract of land recorded in Clerk's File (C.F.) No. 2109042 of the Official Public Records of Waller County(O.P.R.W.C.), being all of a called 0.1148 acre tract (Director Lot 1, WCMUD34A), recorded in C.F. No. 2112180 of the O.P.R.W.C., a called 0.1148 acre tract (Director Lot 2, WCMUD34A), recorded in C.F. No. 2112183 of the O.P.R.W.C., a called 0.1148 acre tract (Director Lot 3, WCMUD34A), recorded in C.F. No. 2112186 of the O.P.R.W.C., a called 0.1148 acre tract (Director Lot 4, WCMUD34A), recorded in C.F. No. 2112189 of the O.P.R.W.C., a called 0.1148 acre tract (Director Lot 5, WCMUD34A), recorded in C.F. No. 2112192 of the O.P.R.W.C., a called 0.1148 acre tract (Director Lot 1, WCID3), recorded in C.F. No. 2112167 of the O.P.R.W.C., a called 0.1148 acre tract (Director Lot 2, WCID3), recorded in C.F. No. 2112173 of the O.P.R.W.C., a called 0.1148 acre tract (Director Lot 3, WCID3), recorded in C.F. No. 2112161 of the O.P.R.W.C., a called 0.1148 acre tract (Director Lot 4, WCID3), recorded in C.F. No. 2112164 of the O.P.R.W.C., and a called 0.1148 acre tract (Director Lot 5, WCID3), recorded in C.F. No. 2112170 of the O.P.R.W.C.; said 94.38 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System, (NAD 83), South Central Zone and referenced to the west line of said 401.0 acre tract);

Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the southeast corner of corner of Lot 7, Block 2 of Lakeview Section 3, a subdivision recorded under C.F. No. 2301802 of the O.P.R.W.C., being on the north line of Reserve "E" of said Lakeview Section 3;

1. Thence, with the east line of said Lot 7, North 15 degrees 41 minutes 38 seconds West, at a distance of 300.00 feet pass the south end of the terminus line of Edgewater Terrace Lane (seventy feet wide per C.F. No. 2301802 of the O.P.R.W.C.), continue in all a distance of 370.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the north end of the terminus of said Edgewater Terrace Lane, at the beginning of a non-tangent curve to the left;
2. Thence, with the north right-of-way (R.O.W.) line of said Edgewater Terrace Lane, 66.33 feet along the arc of a curve to the left, said curve having a central angle of 04 degrees 23 minutes 37seconds, a radius of 865.00 feet and a chord that bears South 72 degrees 06 minutes 33 seconds West, a distance of 66.32 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the beginning of a transition curve to the east R.O.W. line of Cardinal Way (seventy feet wide per C.F. No. 2301802 of the O.P.R.W.C.);
3. Thence, with the east R.O.W. line of said Cardinal Way, 37.99 feet along the arc of a curve to the Right, said curve having a central angle of 87degrees 03 minutes 49 seconds, a radius of 25.00 feet and a chord that bears North 66 degrees 33 minutes 21 seconds West, a distance of 34.44 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found for a point of tangency;
4. Thence, continuing with the east R.O.W. line of said Cardinal Way, North 23 degrees 01 minutes 26 seconds West, a distance of 275.99 feet;

Thence, through and across said 401.0 acre tract, the following nine (9) courses:

5. North 71 degrees 16 minutes 15 seconds East, a distance of 133.39 feet;
6. North 77 degrees 51 minutes 20 seconds East, a distance of 134.24 feet;
7. North 84 degrees 27 minutes 40 seconds East, a distance of 134.24 feet;
8. South 88 degrees 55 minutes 59 seconds East, a distance of 134.24 feet;
9. South 82 degrees 19 minutes 39 seconds East, a distance of 134.24 feet;
10. South 75 degrees 43 minutes 19 seconds East, a distance of 134.24 feet;
11. North 17 degrees 34 minutes 51 seconds East, a distance of 370.00 feet to the beginning of a curve to the left;
12. 185.31 feet along the arc of a curve to the Left, said curve having a central angle of 06degrees 55 minutes 01 seconds, a radius of 1,535.00 feet and a chord that bears North 75 degrees 52 minutes 39 seconds West, a distance of 185.20 feet to a point of tangency;
13. North 10 degrees 39 minutes 51 seconds East, a distance of 378.90 feet to the south line of a fifty-foot pipeline easement recorded in Volume 643, Page 943 of the Waller County Deed Records (W.C.D.R.), being the north line of said 401.0 acre tract;
14. Thence, with the common line of said pipeline easement and said 401.0 acre tract, South 83 degrees 08 minutes 12 seconds East, a distance of 804.84 feet to the southwest corner of aforesaid Director Lot 1, WCMUD34A;
15. Thence, with the west line of said Director Lot 1, WCMUD34A, North 08 degrees 30 minutes 53 seconds East, at a distance of 50.00 feet pass the northwest corner of said Director Lot 1, WCMUD34A, continuing with the westerly line of said 401.0 acre tract a total distance of 422.90 feet to a 5/8-inch iron rod with cap stamped "ATKINSON RPLS5897" found at a northwesterly corner of said 401.0 acre tract, a easterly corner of the remainder of a called 823.996 acre tract recorded in Volume 343, Page 145 of the W.C.D.R., and a westerly corner of a called 295.8822 acre tract recorded in C.F. No. 1702165 of the O.P.R.W.C.;
16. Thence, with the common line of said 295.8822 acre tract and said 401.0 acre tract, South 83 degrees 44 minutes 39 seconds East, a distance of 2,000.00 feet to a 5/8-inch iron rod with cap stamped "ATKINSON RPLS5897" found at the northeast corner of said 401.0 acre tract, and an interior corner of said 295.8822 acre tract, being the common line of the aforesaid William McCutcheon Survey, A-315 and the H.&T.C.R.R. Co. Survey No. 61, A-148;
17. Thence, continuing with said common line, South 02 degrees 26 minutes 50 seconds East, a distance of 1,218.99 feet;

Thence, through and across said 401.0 acre tract, the following seven (7) courses:

18. North 68 degrees 39 minutes 36 seconds West, a distance of 1,074.90 feet;
19. North 60 degrees 20 minutes 56 seconds West, a distance of 331.33 feet;
20. South 32 degrees 29 minutes 04 seconds West, a distance of 680.61 feet;
21. South 63 degrees 45 minutes 30 seconds West, a distance of 232.03 feet;
22. South 26 degrees 14 minutes 30 seconds East, a distance of 144.64 feet to the beginning of a curve to the left;
23. 88.02 feet along the arc of a curve to the Left, said curve having a central angle of 02degrees 51 minutes 26 seconds, a radius of 1,765.00 feet and a chord that bears South 27 degrees 40 minutes 13 seconds East, a distance of 88.01 feet;
24. South 60 degrees 54 minutes 4 seconds West, a distance of 70.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found on the east line of said Reserve "E", at the beginning of a non-tangent curve to the left;

Thence, with the east and north lines of said Reserve "E" the following eleven (11) courses:

25. 38.02 feet along the arc of a curve to the Left, said curve having a central angle of 87degrees 08 minutes 34 seconds, a radius of 25.00 feet and a chord that bears North 72 degrees 40 minutes 13 seconds West, a distance of 34.46 feet;
26. South 63 degrees 45 minutes 30 seconds West, a distance of 254.96 feet to the beginning of a curve to the right;
27. 476.92 feet along the arc of a curve to the Right, said curve having a central angle of 70 degrees 58 minutes 32 seconds, a radius of 385.00 feet and a chord that bears North 80 degrees 45 minutes 14 seconds West, a distance of 447.01 feet;
28. South 48 degrees 08 minutes 23 seconds West, a distance of 270.68 feet;
29. North 86 degrees 51 minutes 37 seconds West, a distance of 42.43 feet;
30. North 41 degrees 51 minutes 37 seconds West, a distance of 182.00 feet;
31. North 45 degrees 35 minutes 55 seconds West, a distance of 64.55 feet;
32. North 56 degrees 10 minutes 18 seconds West, a distance of 117.82 feet;
33. North 70 degrees 07 minutes 16 seconds West, a distance of 122.61 feet;
34. North 84 degrees 21 minutes 01 seconds West, a distance of 122.61 feet;
35. South 81 degrees 25 minutes 14 seconds West, a distance of 122.61 feet to the Point of Beginning and containing 94.38 acres of land.



SHEET INDEX
SCALE: 1"=500'

ENGINEER/SURVEYOR:

JOB NO. 41596-07-012
DATE JULY, 2025
DESIGNER _____
CHECKED _____ DRAWN _____
SHEET 5 OF 7

LAKEVIEW SECTION SIX
WALLER COUNTY, TEXAS
OWNER/DEVELOPER: PRAIRIE LEGACY PARTNERS, INC.
A TEXAS CORPORATION

PAPE-DAWSON
ENGINEERS
HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
2107 CITYWEST BLVD., THIRD FLOOR | HOUSTON, TX 77042 | 713-783-7788
TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10183874

GENERAL NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1.0000861740.
2. PIPELINES OR PIPELINE EASEMENTS EXIST WITHIN THE BOUNDARIES OF THIS PLAT.
3. ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, WALLER COUNTY, TEXAS, COMMUNITY PANEL NO. 48473C 0275 E DATED FEBRUARY 18, 2009. THE SUBJECT PROPERTY LIES WHOLLY WITHIN UNSHADED ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AND ZONE "A" (SPECIAL FLOOD HAZARD AREAS WITHOUT BASE ELEVATION).
5. ELEVATIONS AND CONTOUR LINES SHOWN HEREON ARE BASED UPON HARRIS COUNTY FLOODPLAIN REFERENCE MARK NUMBER 110255 WHICH IS A TOP OF A BRASS DISK SET IN TOP OF THE EAST CONCRETE BRIDGE RAIL WHERE THE CENTER OF CYPRESS CREEK CROSSES PENICK ROAD, 29.1 FEET FROM THE NORTH END OF SAID BRIDGE RAIL TO REACH BRIDGE TRAVEL 0.9 MILES SOUTH ALONG FM 382 FROM INTERSECTION WITH US 290 TO WASHINGTON, EAST ALONG WASHINGTON 0.3 MILES TO PENICK ROAD, SOUTH ALONG PENICK ROAD 8.0 MILES TO BRIDGE.
ELEVATION = 188.61 FEET, NAVD88, 2001 ADJUSTMENT
6. A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ADJUT ADJACENT ACREAGE TRACTS, THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY A RECORDED 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 AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
7. SUBDIVISION BENCHMARK: 5/8-INCH IRON ROD WITH CAP SET IN RESERVE 'A', BLOCK 3 OF PROPOSED LAKEVIEW SECTION THREE.
ELEVATION = 208.20 FEET, NAVD88, 2001 ADJUSTMENT
8. ALL LOTS SHALL HAVE A MINIMUM INTERIOR SIDE BUILDING LINE OF FIVE (5) FEET MEASURED FROM THE PROPERTY LINE.
9. ALL CORNERS OF THE SUBJECT TRACT ARE MARKED WITH A 5/8" IRON ROD WITH CAP STAMPED 'PAPE-DAWSON', UNLESS OTHERWISE NOTED.
10. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL SEPTIC SYSTEM OR A PUBLIC SEWER SYSTEM.
11. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM.
12. SINGLE-FAMILY RESIDENTIAL LOTS SHALL NOT HAVE DIRECT ACCESS OR FRONT AN URBAN ARTERIAL OR AN URBAN COLLECTOR STREET.
13. PRIVATE STREETS SHALL BE CONSTRUCTED TO COUNTY STANDARDS IN ALL MATTERS. COUNTY SHALL NOT BE OBLIGATED IN THE FUTURE TO ACCEPT ANY PRIVATE STREET INTO THE COUNTY ROAD MAINTENANCE SYSTEM.
14. 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.
15. OWNER'S RESPONSIBILITIES:
- 1) THE BUILDING OF ALL STREETS, BRIDGES OR CULVERTS IS THE RESPONSIBILITY OF THE OWNERS IN ACCORDANCE WITH THE PLANS PRESCRIBED BY COMMISSIONERS COURT. 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 STREETS. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR THE DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINAGE OR PROTECTING THE STREETS.
- 2) THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES ON THE PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.
- 3) 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.
- 4) 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 PRAIRIE LEGACY PARTNERS, INC., TO THE PURCHASER OF EACH AND EVERY LOT IN THE SUBDIVISION PRIOR TO CULMINATION OF EACH SALE.
16. IN A SUBDIVISION THAT IS NOT SERVED BY FIRE HYDRANTS AS PART OF A CENTRALIZED WATER SYSTEM CERTIFIED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AS MEETING MINIMUM STANDARDS FOR WATER UTILITY SERVICE, THE COMMISSIONERS COURT MAY REQUIRE A LIMITED FIRE SUPPRESSION SYSTEM THAT REQUIRES A DEVELOPER TO CONSTRUCT:
- 1) FOR A SUBDIVISION OF FEWER THAN 50 HOUSES, 2,500 GALLONS OF STORAGE; OR
- 2) FOR A SUBDIVISION OF 50 OR MORE HOUSES, 2,500 GALLONS OF STORAGE WITH A CENTRALIZED WATER SYSTEM OR 5,000 GALLONS OF STORAGE.

LEGEND

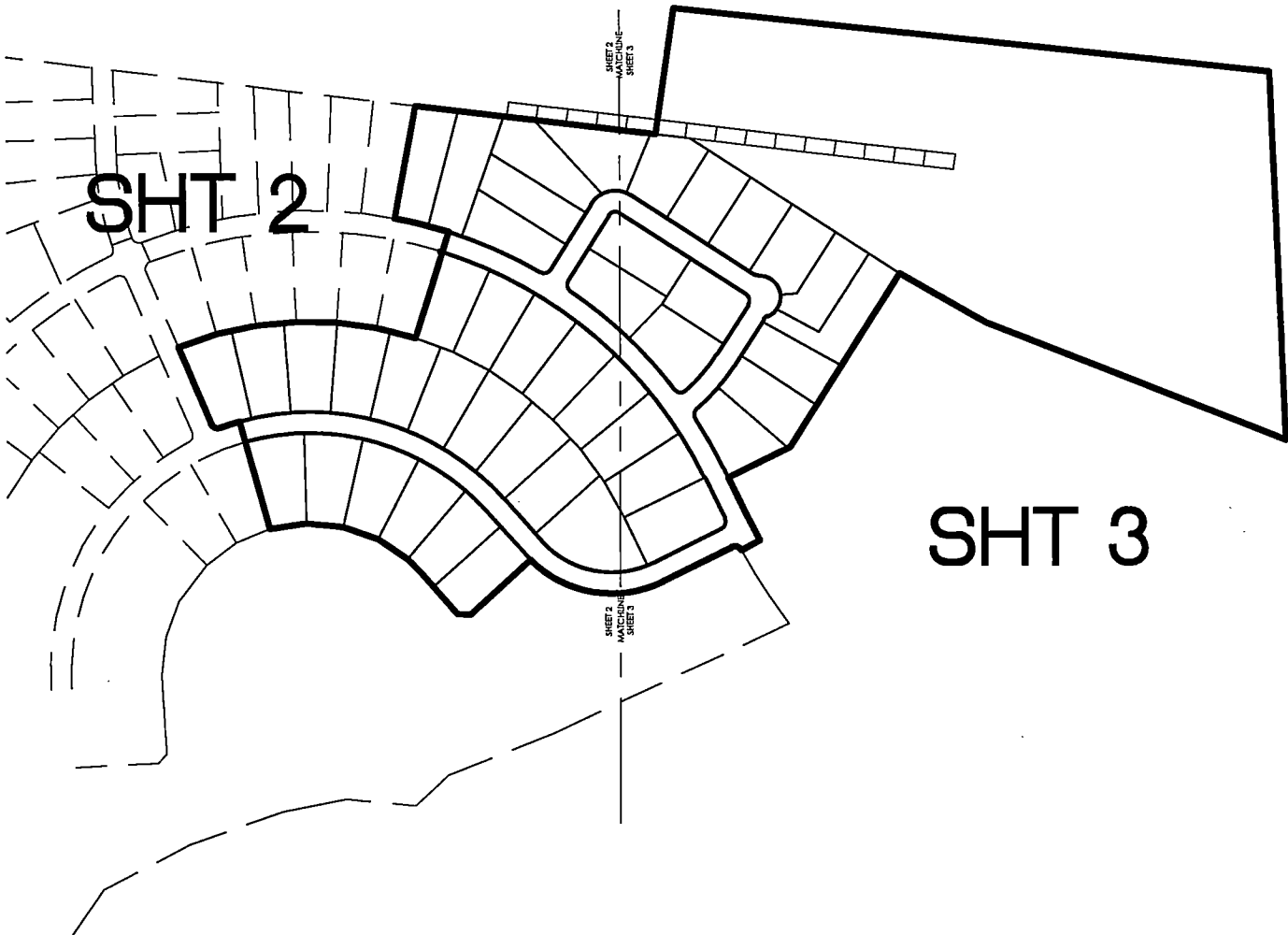
●	FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)	ROW	=	RIGHT OF WAY
●	SET 5/8" IRON ROD (PD)	SF	=	SQUARE FEET
○	SET 5/8" IRON ROD (PD)-ROW/LOT	IR	=	IRON ROD
AC	= ACRE	FD	=	FOUND
ESMT	= EASEMENT	OPRWC	=	OFFICIAL PUBLIC RECORDS OF WALLER COUNTY
AE	= AERIAL EASEMENT	WCDR	=	WALLER COUNTY DEED RECORDS
SSE	= SANITARY SEWER EASEMENT	DOC NO	=	DOCUMENT NUMBER
STM SE	= STORM SEWER EASEMENT	VOL	=	VOLUME
WLE	= WATER LINE EASEMENT	PG	=	PAGE
DE	= DRAINAGE EASEMENT	NTS	=	NOT TO SCALE
UE	= UTILITY EASEMENT			
BL	= BUILDING LINE	1111	=	PROPERTY ADDRESS
R	= RADIUS			

ENGINEER/SURVEYOR:

JOB NO. 41596-07-012
DATE JULY, 2025
DESIGNER
CHECKED DRAWN
SHEET 6 OF 7

LAKEVIEW SECTION SIX
WALLER COUNTY, TEXAS
OWNER/DEVELOPER: PRAIRIE LEGACY PARTNERS, INC.
A TEXAS CORPORATION

PAPE-DAWSON
ENGINEERS
HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
2107 CITYWEST BLVD., THIRD FLOOR | HOUSTON, TX 77042 | 713-783-7788
TBPB FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974



LEGEND

●	FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)	ROW	=	RIGHT OF WAY
●	SET 5/8" IRON ROD (PD)	SF	=	SQUARE FEET
○	SET 5/8" IRON ROD (PD)-ROW/LOT	IR	=	IRON ROD
AC	= ACRE	FD	=	FOUND
ESMT	= EASEMENT	OPRWC	=	OFFICIAL PUBLIC RECORDS OF WALLER COUNTY
AE	= AERIAL EASEMENT	WCDR	=	WALLER COUNTY DEED RECORDS
SSE	= SANITARY SEWER EASEMENT	DOC NO	=	DOCUMENT NUMBER
STM SE	= STORM SEWER EASEMENT	VOL	=	VOLUME
WLE	= WATER LINE EASEMENT	PG	=	PAGE
DE	= DRAINAGE EASEMENT	NTS	=	NOT TO SCALE
UE	= UTILITY EASEMENT			
BL	= BUILDING LINE	1111	=	PROPERTY ADDRESS
R	= RADIUS			

ENGINEER/SURVEYOR:

JOB NO. 41596-07-012
DATE JULY, 2025
DESIGNER
CHECKED DRAWN
SHEET 7 OF 7

LAKEVIEW SECTION SIX
WALLER COUNTY, TEXAS
OWNER/DEVELOPER: PRAIRIE LEGACY PARTNERS, INC.
A TEXAS CORPORATION

PAPE-DAWSON
ENGINEERS
HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
2107 CITYWEST BLVD., THIRD FLOOR | HOUSTON, TX 77042 | 713-783-7788
TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10103974