

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Trails at Cochran Ranch Section Two

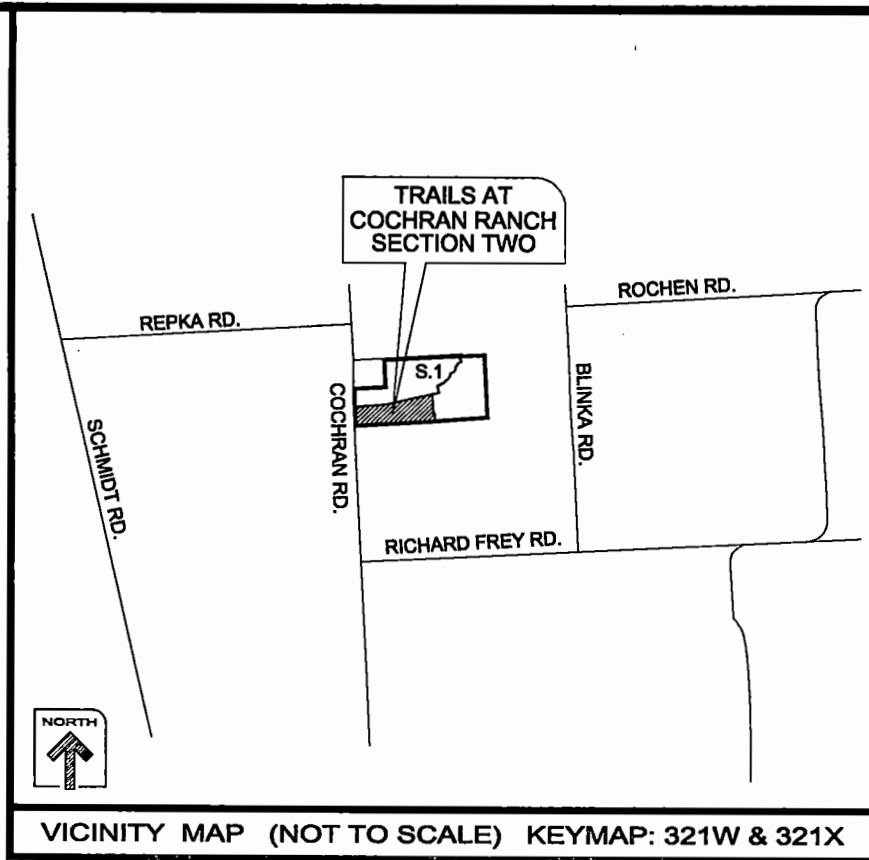
Date: August 20, 2025

Background

Final Plat of Trails at Cochran Ranch Section Two Subdivision which consists of 31.9626 acres will include 130 Lots, 7 Blocks and 5 Reserve in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT OF
TRAILS AT
COCHRAN RANCH
SECTION TWO
BEING 31.9626 ACRES OF LAND

OUT of THE
JOHN STEFKA SURVEY, A-335
H & T.C. RAILROAD SURVEY, A-190
WALLER COUNTY, TEXAS

PROPOSED LAND USE IS FOR SINGLE FAMILY LOTS
CONTAINING 130 LOTS (50' X 120' TYP.) AND
FIVE RESERVES IN SEVEN BLOCKS.

OWNER/DEVELOPER:
FASTBOY COCHRAN ROAD, LLC,
A TEXAS LIMITED LIABILITY COMPANY
1230 LUM ROAD
BEASLEY, TEXAS 77417
PHONE: (832) 968-6668
vuongpham@fastboy.net

ENGINEER:
A&S ENGINEERS, INC.
10377 STELLA LINK ROAD
HOUSTON, TEXAS 77025
PHONE: (713) 942-2700
naw@as-engineers.com

SURVEYOR:



104 W. PAULINE ST.
CONROE, TX 77301
T: 936.443.0507

TBPLS REG NO. 10194866
ct@fulcrumsurveying.com
fulcrumsurveying.com

PLANNER:



Meta Planning + Design LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

GENERAL NOTES

1. According to the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) for Waller County, Texas, Map No. 48473C0275E Revised/Dated 2/18/2009, the subject tract appears to lie partially within Zone A. This determination was done by graphic plotting and is approximate only, and has not been field verified. This flood note does not imply that the property or structures thereon will be free from flooding or flood damage, on occasion floods can and will occur and flood heights may be increased by man-made or natural causes. This flood note shall not create liability on the part of CORE SURVEYING INC.
2. 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) foot 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.
3. No pipelines or pipeline easements exist within the boundaries of this plot.
4. No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.
5. Single-family residential lots shall not have direct access or front on urban arterial or an urban collector street.
6. 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:
 - 6.A. For a subdivision of fewer than 50 houses, 2,500 gallons of storage; or
 - 6.B. For a subdivision of 50 or more house, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.
7. 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.
8. Owner's Responsibilities:
 - A. 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 draining or protecting the streets.
 - B. 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.
 - C. 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.
 - D. 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 Fastboy Cochran Road, LLC, to the purchaser of each and every lot in the subdivision prior to culmination of each sale.
9. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Coordinates (NAD83) and may be brought to the surface by applying the following combined scale of .99992666.
10. "1' RES." INDICATES 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 acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in 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 to and revest in the dedicator, his heirs assigns, or successors.
11. This plat is subject to a Development Agreement, as approved by Waller County Commissioners Court on 10/12/2022.
12. Subject to terms, conditions, and restrictions set forth in Vol. 374 Pg. 31, Vol. 630 Pg. 269 and 2114963 of the Deed Records of Waller County, Texas.
13. 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 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 OSSFs for sewage disposal shall submit planning materials for these developments to the permitting authority and receive approval prior to submitting an OSSF application.
14. There is hereby granted to San Bernard Electric Cooperative, Inc. whose address is P.O. Box 1208, Belville, Texas 77418, and to its successors, assigns and lessees, an unobstructed Utility Easement for electric, communication, and other utilities as may become available, consisting of all necessary or desirable equipment across, along, upon, over, above, and under lands within the boundaries of the subdivision as described below.
 - A. There is a fifteen feet (15') unobstructed utility easement along all property lines adjacent to all existing publicly dedicated roads bordering the subdivision and public roads within the subdivision dedicated by this plat.
 - B. There is a twenty feet (20') wide unobstructed utility easement for guy, being ten feet (10') on each side of the centerline of the guy and protruding five feet (5') past the point of where the anchor enters the earth.
 - C. San Bernard Electric Cooperative, Inc. is granted the right to build and maintain utilities on, across, along, upon, over, above and under all publicly dedicated road right-of-ways in this subdivision, in order to provide electric and other services to lots as it becomes necessary.
 - D. San Bernard Electric Cooperative, Inc. shall have the right to remove, cut down, and chemically treat with herbicides, all trees, shrubbery and vegetation within said easement and the right to remove, cut, and trim from time to time all dead, weak, leaning, or dangerous trees adjacent to and outside of said easement that are tall enough to strike the conductor and/or equipment in falling. San Bernard Electric Cooperative, Inc. will not be responsible for removing debris from vegetation growing outside their easements when cutting down weak and leaning trees and brush outside the easement.
 - E. San Bernard Electric Cooperative, Inc. shall have the right to use and keep all of said easement area granted hereby free and clear of any and all obstructions, except fences that do not exceed eight feet (8') in height and do not interfere with the operation and replacement of San Bernard Electric Cooperative's facilities. San Bernard Electric Cooperative, Inc. shall have the right of ingress and egress to and from said right-of-way for the purpose of reclearing vegetation, constructing, reconstructing, rephasing, respanning, operating, inspecting, repairing, maintaining, replacing, adding, and removing said conductors, poles and equipment. Access for construction, maintenance, inspection, and surveying of facilities may be done with, but not limited to vehicles, ATV, aerial drone, pedestrian, and other methods.
 - F. The Grantor, his successors, assigns, agents or licensees shall not have the right to cause or permit any obstacles except fences not to exceed eight feet (8') in height to be placed or constructed within said easement area without the express written consent of the Cooperative. Fences shall not be placed or constructed in any way that would prevent San Bernard Electric Cooperative, Inc. from exercising any rights and privileges expressed herein.
 - G. All above descriptions are further described and locations indicated on plot drawing.
15. A large size copy (24"x36") of this plat can be found at the Waller County Road and Bridge Department.

STATE OF TEXAS
COUNTY OF WALLER

We, TruTex Development LLC, a Texas limited liability company, Manager of Fastboy Cochran Road, LLC, a Texas limited liability company, owner of the property subdivided, in this plat of Trails at Cochran Ranch Sec 2, make subdivision of the property, according to the lines, streets, lots, alleys, parks, building lines and easement as shown, and dedicate to the public, the streets, alleys, parks and easements shown, forever, and waive all claims for damages occasioned by the establishment of grades, as approved for the streets and drainage easements indicated, or occasioned by the alteration 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 easements 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. 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 Owner, 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, the TruTex Development LLC, a Texas limited liability company, has caused to be signed by William Baird, its

President

this 11th day of June, 2025

Fastboy Cochran Road, LLC,
a Texas limited liability company

By: TruTex Development LLC,
A Texas limited liability company, its
manager

By: WOB
William Baird
President

STATE OF TEXAS
COUNTY OF Harris

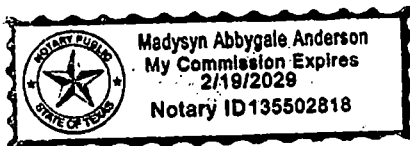
BEFORE ME, the undersigned authority, on this day personally appeared William Baird, President, known to me to be the person, whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed it for the purposes and consideration set forth.

Given under my hand and seal of office, this 11th day of June, 2025

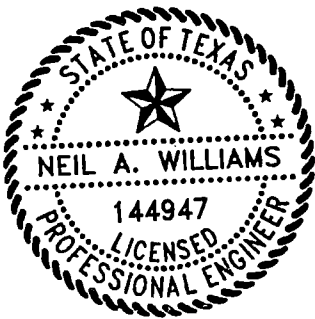
Madysyn

Notary Public in and for
Harris County, Texas

My commission expires: 02-17-2029



I, Neil Williams, a Registered Professional Engineer, hereby certify that all engineering, for streets and drainage, within the subdivision is in compliance with the Waller County Subdivision and Development Regulations, including the Engineering Design Standards incorporated as Appendix A, and with all generally accepted engineering standards.



Neil Williams
Texas Registration No. 144947
A&S Engineers, INC.
10377 Stella Link Road
Houston, Texas 77025
Texas Firm Registration No. F-000802
now@as-engineers.com

This is to certify that I, Clemente Turrubiarres Jr., a Registered Professional Land Surveyor of the State of Texas, have plotted 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 # 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.

Clemente Turrubiarres Jr.
Registered Professional Land Surveyor
Texas Registration No. 6657



APPROVED by Commissioners Court of Waller County, Texas, this ____ day of _____, 20__.

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 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, Ross McCall, P.E., County Engineer of Waller County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of Waller County, at such time this plat was approved.

No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

Date

Ross McCall
Waller 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 _____, 20____, at ____ o'clock ____m., and duly recorded on _____, 20____, at ____ o'clock ____m., File No. _____ of the Official Public Records of Waller County, Texas.

Witness my hand and seal of office, at Hempstead, the day and date last above written.

DEBBIE HOLLAN
County Clerk

By: _____
Deputy

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7. All above descriptions are further described and locations indicated on plat drawing.

DESCRIPTION OF A 31.9626 ACRE TRACT OF LAND
SITUATED IN THE JOHN STEFKA SURVEY, ABSTRACT NO. 335
AND H.&T.C. RAILROAD SURVEY, ABSTRACT NO. 190
MONTGOMERY COUNTY, TEXAS

Being 31.9626 acres (1,392,289 square feet) of land situated in the John Stefka Survey, Abstract No. 335 and H.&T.C. Railroad Survey, Abstract No. 190 of Montgomery County, Texas and being out of a remainder of a called 141.041-acre tract of land, as described in an instrument to Fastboy Cochran Road, LLC, by deed recorded under County Clerk's File Number (C.F.N.) 2114963 of the Official Public of Waller County, Texas (O.P.R. W.C.T.), said 31.9626 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), Central Zone (4203) as cited herein:

BEGINNING at a 5/8-inch iron rod found in the east right-of-way (R.O.W.) line of Cochran Road, 80' R.O.W., marking the northwest corner of a 3.401-acre tract being a 60' Ingress-Egress & Public Utility Easement by deed recorded in Volume 1295, Page 426 of the O.P.R. W.C.T., also being the southwest corner of said Remainder of a called 141.041 acres and herein described tract;

THENCE North 02°58'22" West, along said east R.O.W. line, a distance of 548.81 feet to a set 5/8-inch iron rod with cap stamped "Fulcrum Land Surveying", marking the southwest corner of Trails at Cochran Ranch Section One, a subdivision recorded in C.F.N. 2402254 of the O.P.R. W.C.T. and northwest corner of the herein described tract;

THENCE North 85°54'52" East, along and with the south line of said Trails at Cochran Ranch Section One, a distance of 746.77 feet to a 5/8-inch iron rod with cap stamped "Fulcrum Land Surveying" set, for an angle point and non-tangent point of curvature;

THENCE continuing along and with the south line of said Trails at Cochran Ranch Section One, a curve to the LEFT, having a radius of 2151.76 feet, a delta angle of 06° 50' 02", and whose long chord bears North 80°19'06" East, a distance of 256.50 feet, an arc length of 256.65 feet to a 5/8-inch iron rod with cap stamped "Fulcrum Land Surveying" set, marking an angle point of the herein described tract;

THENCE North 76°54'05" East, continuing along and with the south line of said Trails at Cochran Ranch Section One, a distance of 1211.51 feet to a 5/8-inch iron rod with cap stamped "Fulcrum Land Surveying" set, marking the northeast corner of the herein described tract;

THENCE South 13°05'55" East, over and across said Remainder of a called 141.041 acres, a distance of 96.50 feet to a 5/8-inch iron rod with cap stamped "Fulcrum Land Surveying" set for an angle point of the herein described tract;

THENCE South 03°36'04" East, continuing over and across said Remainder of a called 141.041 acres, a distance of 482.00 feet to a 5/8-inch iron rod with cap stamped "Fulcrum Land Surveying" set, marking an internal corner of the herein described tract;

THENCE North 86°23'56" East, continuing over and across said Remainder of a called 141.041 acres, a distance of 35.19 feet to a 5/8-inch iron rod with cap stamped "Fulcrum Land Surveying" set, marking an external corner of the herein described tract;

THENCE South 03°36'04" East, continuing over and across said Remainder of a called 141.041 acres, a distance of 205.00 feet to a 5/8-inch iron rod with cap stamped "Fulcrum Land Surveying" set, being in the south line of said Remainder of a called 141.041-acre tract;

THENCE South 86°23'56" West, continuing along and with said south line, a distance of 2253.83 feet to the POINT OF BEGINNING and containing a computed 31.9626 acres (1,392,289 square feet) of land.

Bearing orientation is based on the Texas Coordinate System, Central Zone 4203, NAD-83 as cited herein and as shown on a survey plat of even date prepared by the undersigned in conjunction with these metes and bounds description.

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2151.76'	06°50'02"	256.65'	S 80°19'06" W	256.50'
C2	55.00'	90°00'00"	86.39'	N 41°23'56" E	77.78'
C3	55.00'	90°00'00"	86.39'	S 48°36'04" E	77.78'
C4	55.00'	90°00'00"	86.39'	S 41°23'56" W	77.78'
C5	55.00'	90°00'00"	86.39'	S 48°36'04" E	77.78'
C6	650.00'	10°18'06"	116.87'	N 01°32'59" E	116.71'
C7	55.00'	79°41'54"	76.50'	S 46°32'59" W	70.48'
C8	25.00'	90°37'42"	39.54'	N 48°17'13" W	35.55'
C9	25.00'	90°00'00"	39.27'	N 41°23'56" E	35.36'
C10	85.00'	90°00'00"	133.52'	N 41°23'56" E	120.21'
C11	25.00'	90°00'00"	39.27'	S 41°23'56" W	35.36'
C12	85.00'	90°00'00"	133.52'	N 41°23'56" E	120.21'
C13	25.00'	37°51'49"	16.52'	S 67°28'02" W	16.22'
C14	70.00'	146°32'07"	179.03'	S 58°11'49" E	134.07'
C15	25.00'	18°40'18"	8.15'	S 05°44'05" W	8.11'
C16	25.00'	90°00'00"	39.27'	N 48°36'04" W	35.36'
C17	25.00'	90°00'00"	39.27'	S 41°23'56" W	35.36'
C18	680.00'	10°18'06"	122.26'	S 01°32'59" W	122.10'
C19	85.00'	79°41'54"	118.23'	N 46°32'59" E	108.93'
C20	25.00'	90°00'00"	39.27'	S 41°23'56" W	35.36'
C21	25.00'	90°00'00"	39.27'	S 48°36'04" E	35.36'
C22	25.00'	90°00'00"	39.27'	S 41°23'56" W	35.36'
C23	25.00'	90°00'00"	39.27'	N 48°36'04" W	35.36'
C24	85.00'	90°00'00"	133.52'	N 48°36'04" W	120.21'
C25	25.00'	90°00'00"	39.27'	N 48°36'04" W	35.36'
C26	25.00'	89°22'18"	39.00'	S 41°42'47" W	35.16'
C27	25.00'	90°00'00"	39.27'	S 48°36'04" E	35.36'
C28	25.00'	90°00'00"	39.27'	N 41°23'56" E	35.36'
C29	25.00'	90°00'00"	39.27'	N 48°36'04" W	35.36'
C30	25.00'	90°00'00"	39.27'	S 41°23'56" W	35.36'
C31	25.00'	90°00'00"	39.27'	S 48°36'04" E	35.36'
C32	25.00'	90°00'00"	39.27'	N 41°23'56" E	35.36'
C33	25.00'	90°00'00"	39.27'	S 48°36'04" E	35.36'
C34	25.00'	90°00'00"	39.27'	S 41°23'56" W	35.36'
C35	25.00'	90°00'00"	39.27'	S 48°36'04" E	35.36'
C36	620.00'	10°18'06"	111.48'	S 01°32'59" W	111.33'
C37	25.00'	79°41'54"	34.77'	S 46°32'59" W	32.04'
C38	25.00'	90°00'00"	39.27'	S 48°36'04" E	35.36'
C39	25.00'	90°00'00"	39.27'	N 41°23'56" E	35.36'
C40	700.00'	21°21'42"	260.98'	S 75°43'05" W	259.47'

LINE	DISTANCE	BEARING
L1	35.19'	S 86°23'56" W
L2	14.69'	S 26°08'38" W
L3	39.12'	N 86°23'56" E
L4	12.73'	S 65°02'14" W
L5	37.32'	N 30°12'56" E
L6	25.00'	N 39°49'21" W
L7	25.00'	N 30°08'16" E
L8	25.00'	N 68°37'30" E
L9	25.00'	N 77°42'17" W
L10	14.14'	S 48°36'04" E

ADDRESS TABLE			
LOT	BLOCK	STREET No.	STREET NAME
RESERVE "A"	1	201	ECHO VALLEY DRIVE
1	1	205	ECHO VALLEY DRIVE
2	1	209	ECHO VALLEY DRIVE
3	1	213	ECHO VALLEY DRIVE
4	1	217	ECHO VALLEY DRIVE
5	1	221	ECHO VALLEY DRIVE
6	1	225	ECHO VALLEY DRIVE
7	1	229	ECHO VALLEY DRIVE
8	1	233	ECHO VALLEY DRIVE
9	1	237	ECHO VALLEY DRIVE
10	1	241	ECHO VALLEY DRIVE
11	1	245	ECHO VALLEY DRIVE
12	1	249	ECHO VALLEY DRIVE
13	1	253	ECHO VALLEY DRIVE
14	1	257	ECHO VALLEY DRIVE
15	1	261	ECHO VALLEY DRIVE
16	1	265	ECHO VALLEY DRIVE
17	1	269	ECHO VALLEY DRIVE
18	1	273	ECHO VALLEY DRIVE
19	1	277	ECHO VALLEY DRIVE
20	1	281	ECHO VALLEY DRIVE
RESERVE "B"	1	125	HAYSTACK HOLLOW LANE
21	1	328	INDIGO FIELDS DRIVE
22	1	324	INDIGO FIELDS DRIVE
23	1	320	INDIGO FIELDS DRIVE
24	1	316	INDIGO FIELDS DRIVE
25	1	312	INDIGO FIELDS DRIVE
26	1	308	INDIGO FIELDS DRIVE
27	1	304	INDIGO FIELDS DRIVE
28	1	300	INDIGO FIELDS DRIVE
29	1	501	NAVY CLOUDS DRIVE
30	1	505	NAVY CLOUDS DRIVE
31	1	509	NAVY CLOUDS DRIVE
32	1	513	NAVY CLOUDS DRIVE
33	1	517	NAVY CLOUDS DRIVE
34	1	521	NAVY CLOUDS DRIVE
35	1	525	NAVY CLOUDS DRIVE
36	1	529	NAVY CLOUDS DRIVE

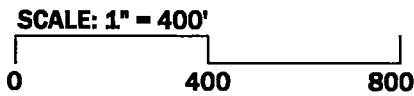
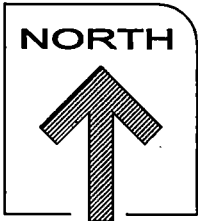
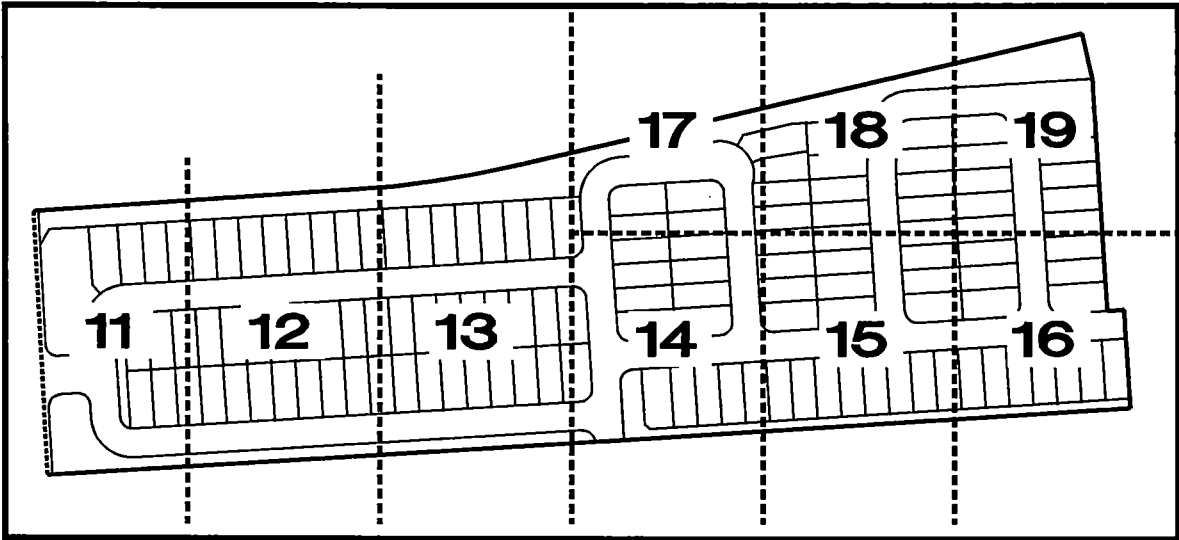
ADDRESS TABLE			
LOT	BLOCK	STREET No.	STREET NAME
1	2	100	HAYSTACK HOLLOW LANE
2	2	104	HAYSTACK HOLLOW LANE
3	2	108	HAYSTACK HOLLOW LANE
4	2	112	HAYSTACK HOLLOW LANE
5	2	116	HAYSTACK HOLLOW LANE
6	2	120	HAYSTACK HOLLOW LANE
7	2	321	INDIGO FIELDS DRIVE
8	2	317	INDIGO FIELDS DRIVE
9	2	313	INDIGO FIELDS DRIVE
10	2	309	INDIGO FIELDS DRIVE
11	2	305	INDIGO FIELDS DRIVE
12	2	301	INDIGO FIELDS DRIVE
LOT	BLOCK	STREET No.	STREET NAME
1	3	500	NAVY CLOUDS DRIVE
2	3	504	NAVY CLOUDS DRIVE
3	3	508	NAVY CLOUDS DRIVE
4	3	512	NAVY CLOUDS DRIVE
5	3	516	NAVY CLOUDS DRIVE
6	3	520	NAVY CLOUDS DRIVE
7	3	524	NAVY CLOUDS DRIVE
8	3	528	NAVY CLOUDS DRIVE
9	3	729	JASMINE RIDGE LANE
10	3	725	JASMINE RIDGE LANE
11	3	721	JASMINE RIDGE LANE
12	3	717	JASMINE RIDGE LANE
13	3	713	JASMINE RIDGE LANE
14	3	709	JASMINE RIDGE LANE
15	3	705	JASMINE RIDGE LANE
16	3	701	JASMINE RIDGE LANE
LOT	BLOCK	STREET No.	STREET NAME
1	4	700	JASMINE RIDGE LANE
2	4	704	JASMINE RIDGE LANE
3	4	708	JASMINE RIDGE LANE
4	4	712	JASMINE RIDGE LANE
5	4	716	JASMINE RIDGE LANE
6	4	720	JASMINE RIDGE LANE
7	4	724	JASMINE RIDGE LANE
8	4	728	JASMINE RIDGE LANE

ADDRESS TABLE			
LOT	BLOCK	STREET No.	STREET NAME
RESERVE "E"	5	204	ECHO VALLEY DRIVE
1	5	208	ECHO VALLEY DRIVE
2	5	212	ECHO VALLEY DRIVE
3	5	216	ECHO VALLEY DRIVE
4	5	220	ECHO VALLEY DRIVE
5	5	224	ECHO VALLEY DRIVE
6	5	228	ECHO VALLEY DRIVE
7	5	232	ECHO VALLEY DRIVE
8	5	236	ECHO VALLEY DRIVE
9	5	240	ECHO VALLEY DRIVE
10	5	244	ECHO VALLEY DRIVE
11	5	248	ECHO VALLEY DRIVE
12	5	252	ECHO VALLEY DRIVE
13	5	256	ECHO VALLEY DRIVE
14	5	260	ECHO VALLEY DRIVE
15	5	264	ECHO VALLEY DRIVE
16	5	268	ECHO VALLEY DRIVE
17	5	272	ECHO VALLEY DRIVE
18	5	276	ECHO VALLEY DRIVE
19	5	280	ECHO VALLEY DRIVE
20	5	473	LILY BAY DRIVE
21	5	469	LILY BAY DRIVE
22	5	465	LILY BAY DRIVE
23	5	461	LILY BAY DRIVE
24	5	457	LILY BAY DRIVE
25	5	453	LILY BAY DRIVE
26	5	449	LILY BAY DRIVE
27	5	445	LILY BAY DRIVE
28	5	441	LILY BAY DRIVE
29	5	437	LILY BAY DRIVE
30	5	433	LILY BAY DRIVE
31	5	429	LILY BAY DRIVE
32	5	425	LILY BAY DRIVE
33	5	421	LILY BAY DRIVE
34	5	417	LILY BAY DRIVE
35	5	413	LILY BAY DRIVE
36	5	409	LILY BAY DRIVE
37	5	405	LILY BAY DRIVE
38	5	401	LILY BAY DRIVE

ADDRESS TABLE			
LOT	BLOCK	STREET No.	STREET NAME
RESERVE "C"	6	600	RUSTED SPUR WAY
1	6	604	RUSTED SPUR WAY
2	6	608	RUSTED SPUR WAY
3	6	612	RUSTED SPUR WAY
4	6	616	RUSTED SPUR WAY
5	6	620	RUSTED SPUR WAY
6	6	624	RUSTED SPUR WAY
7	6	628	RUSTED SPUR WAY
8	6	632	RUSTED SPUR WAY
9	6	636	RUSTED SPUR WAY
10	6	640	RUSTED SPUR WAY
11	6	644	RUSTED SPUR WAY
12	6	648	RUSTED SPUR WAY
13	6	652	RUSTED SPUR WAY
14	6	656	RUSTED SPUR WAY
15	6	660	RUSTED SPUR WAY
16	6	664	RUSTED SPUR WAY
17	6	668	RUSTED SPUR WAY
18	6	672	RUSTED SPUR WAY
19	6	676	RUSTED SPUR WAY
20	6	680	RUSTED SPUR WAY
LOT	BLOCK	STREET No.	STREET NAME
RESERVE "D"	7	400	LILY BAY DRIVE

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.57	25,141	LANDSCAPE/ OPEN SPACE/ INCIDENTAL UTILITIES
B	2.65	115,855	DRAINAGE
C	0.61	26,668	LANDSCAPE/ OPEN SPACE
D	0.95	41,486	LANDSCAPE/ OPEN SPACE
E	0.10	4,533	LANDSCAPE/ OPEN SPACE
	4.88	213,683	TOTAL

SHEET MATCHLINE DIAGRAM



202106
SITE TBM BRASS DISC
9983069.504
3670626.470
29°58'45.97" NORTH
95°59'33.68" WEST
29.979437 NORTH
95.992689 WEST

X:3670631.65
Y:9983071.13

ULTIMATE WIDTH
(100' R.O.W.)

COCHRAN ROAD
(80' PUBLIC R.O.W.)

N 02°58'22" W 548.81'

BROKEN FENCE
TRAIL (80' R.O.W.)

This 0.1260 acres / 5,487.58 sq.ft. is hereby
dedicated to the public for right-of-way purposes.

X:3670660.11
Y:9982516.75

MATCHLINE - SEE PAGE 12



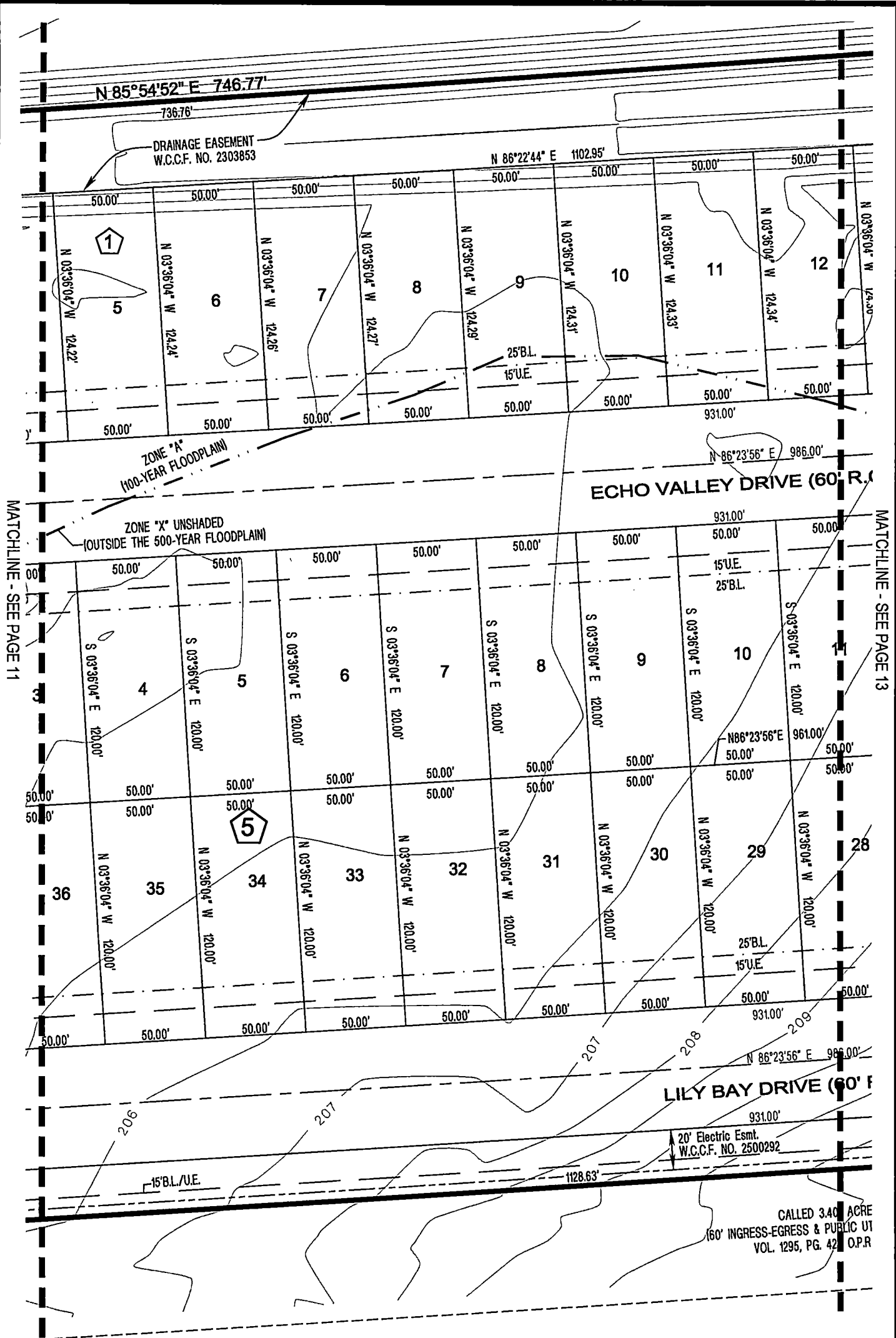
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LEGEND:

- 1) "B.L." INDICATES BUILDING LINE.
- 2) "U.E." INDICATES UTILITY EASEMENT.
- 3) "R.O.W." INDICATES RIGHT-OF-WAY.
- 4) "P.O.B." INDICATES POINT OF BEGINNING.
- 5) "FND" INDICATES FOUND.
- 6) "IP" INDICATES IRON PIPE.
- 7) "IR" INDICATES IRON ROD.
- 8) "VOL" INDICATES VOLUME.
- 9) "PG." INDICATES PAGE.
- 10) "SQ. FT." INDICATES SQUARE FEET.
- 11) "W.L.E." INDICATES WATER LINE EASEMENT.
- 12) "SANSE." INDICATES SANITARY SEWER EASEMENT.

- 13) "STMSE." INDICATES STORM SEWER EASEMENT.
- 14) "DE." INDICATES DRAINAGE EASEMENT.
- 15) "ESMT." INDICATES EASEMENT.
- 16) "H.L.&P." INDICATES HOUSTON LIGHTING AND POWER.
- 17) "U.V.E." INDICATES UNOBSTRUCTED VISIBILITY EASEMENT.
- 18) "R." INDICATES RADIUS.
- 19) "NO." INDICATES NUMBER.
- 20) "O.P.R.W.C.T." INDICATES OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
- 21) "W.C.T." INDICATES WALLER COUNTY, TEXAS.
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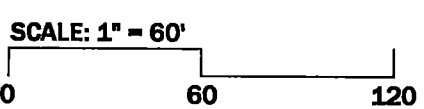
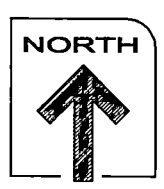
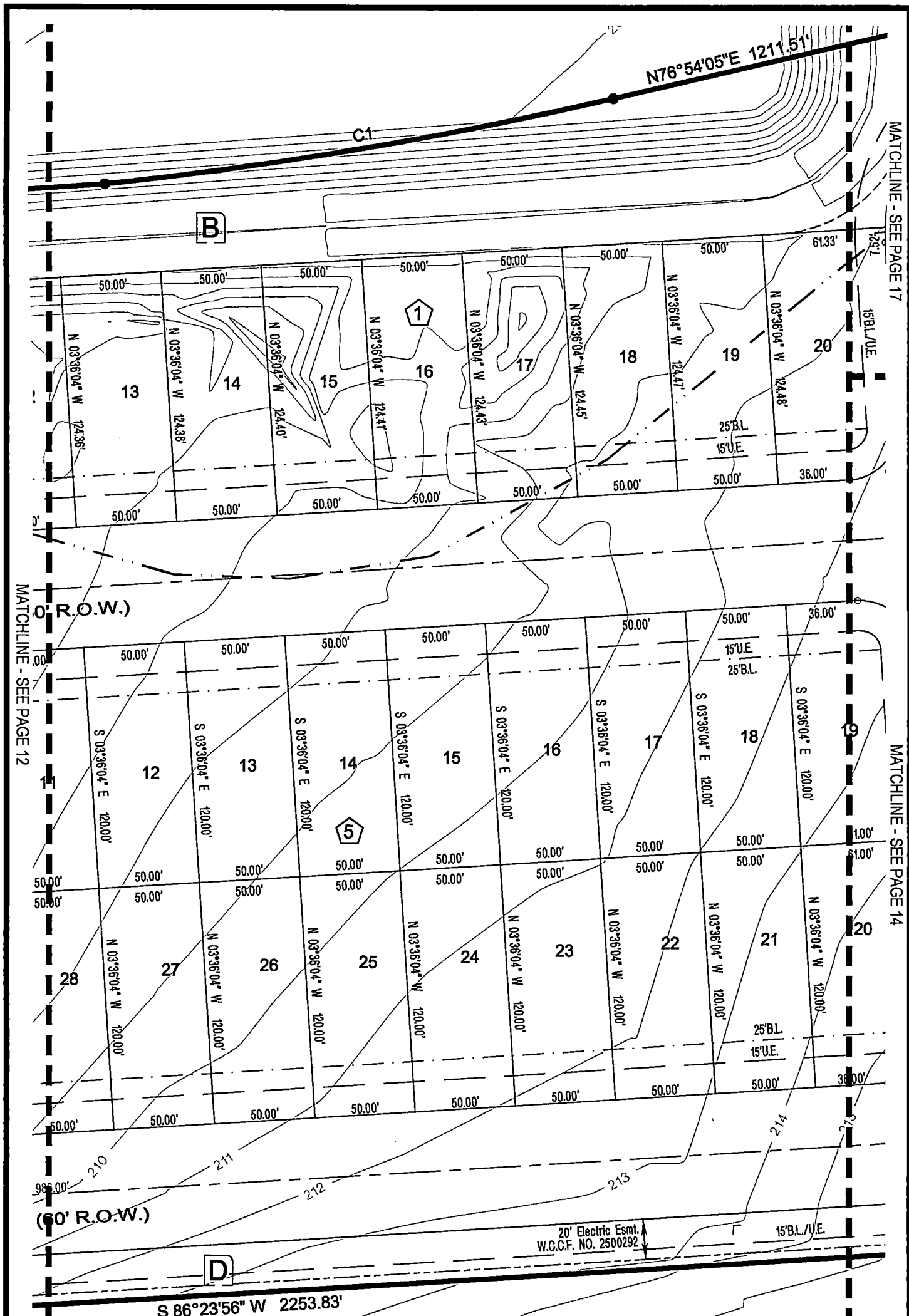
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MAY 2025

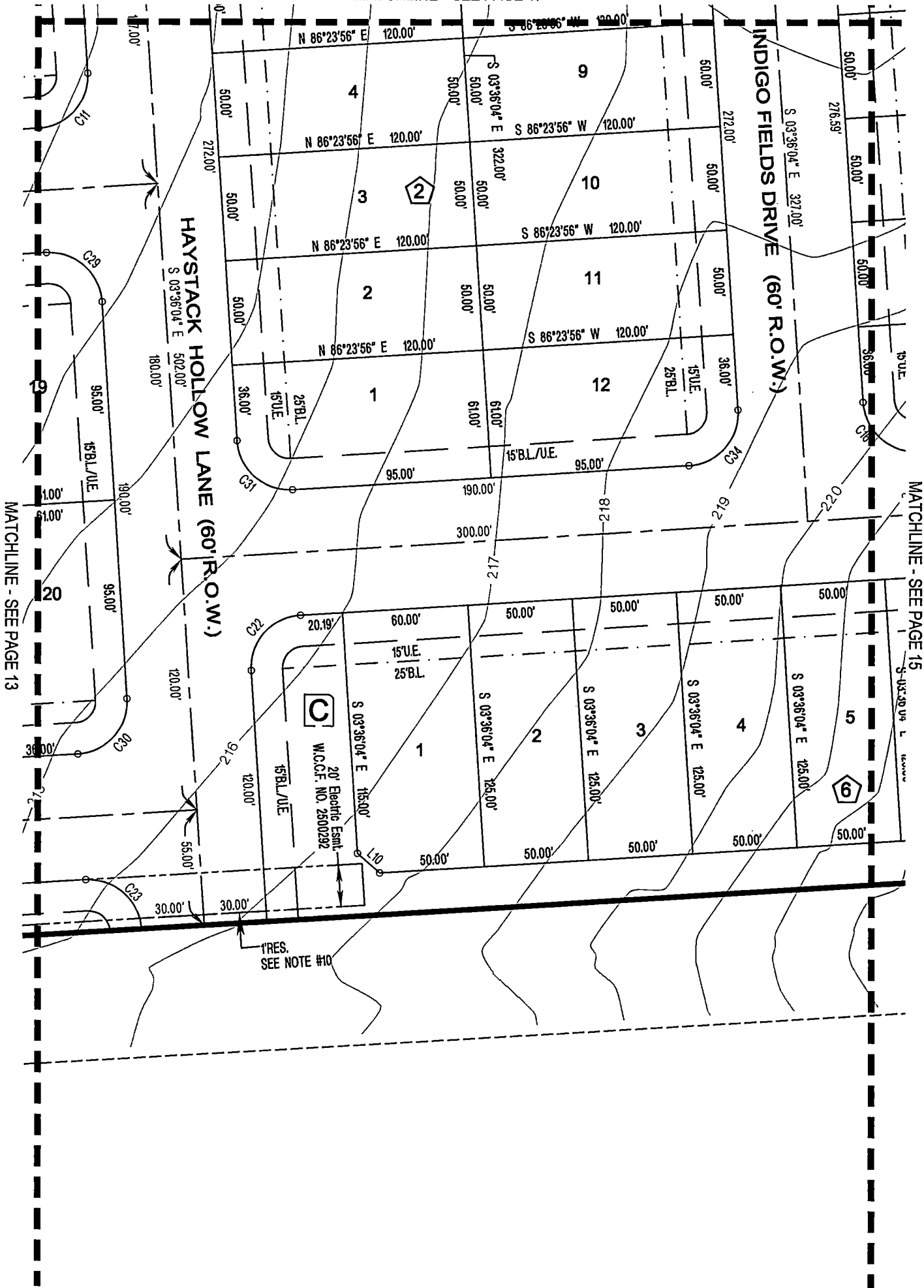
PAGE: 12 OF 19

MTA-59011



- LEGEND:
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| 1.) "B.L." INDICATES BUILDING LINE. | 13.) "STM.S.E." INDICATES STORM SEWER EASEMENT. |
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| 12.) "SAN.S.E." INDICATES SANITARY SEWER EASEMENT. | |

MATCHLINE - SEE PAGE 17



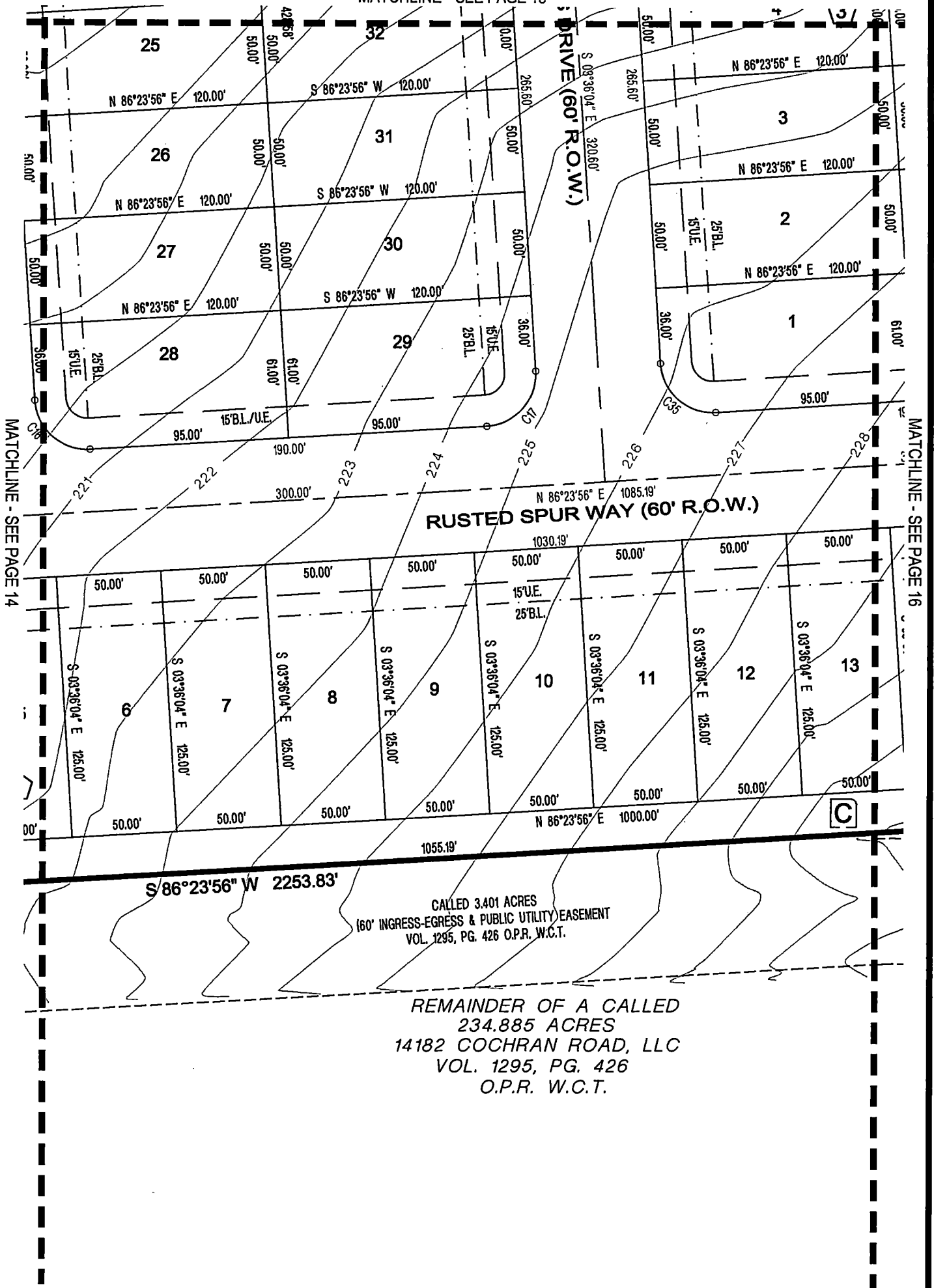
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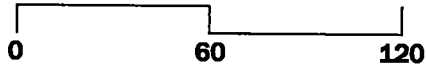
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MATCHLINE - SEE PAGE 18



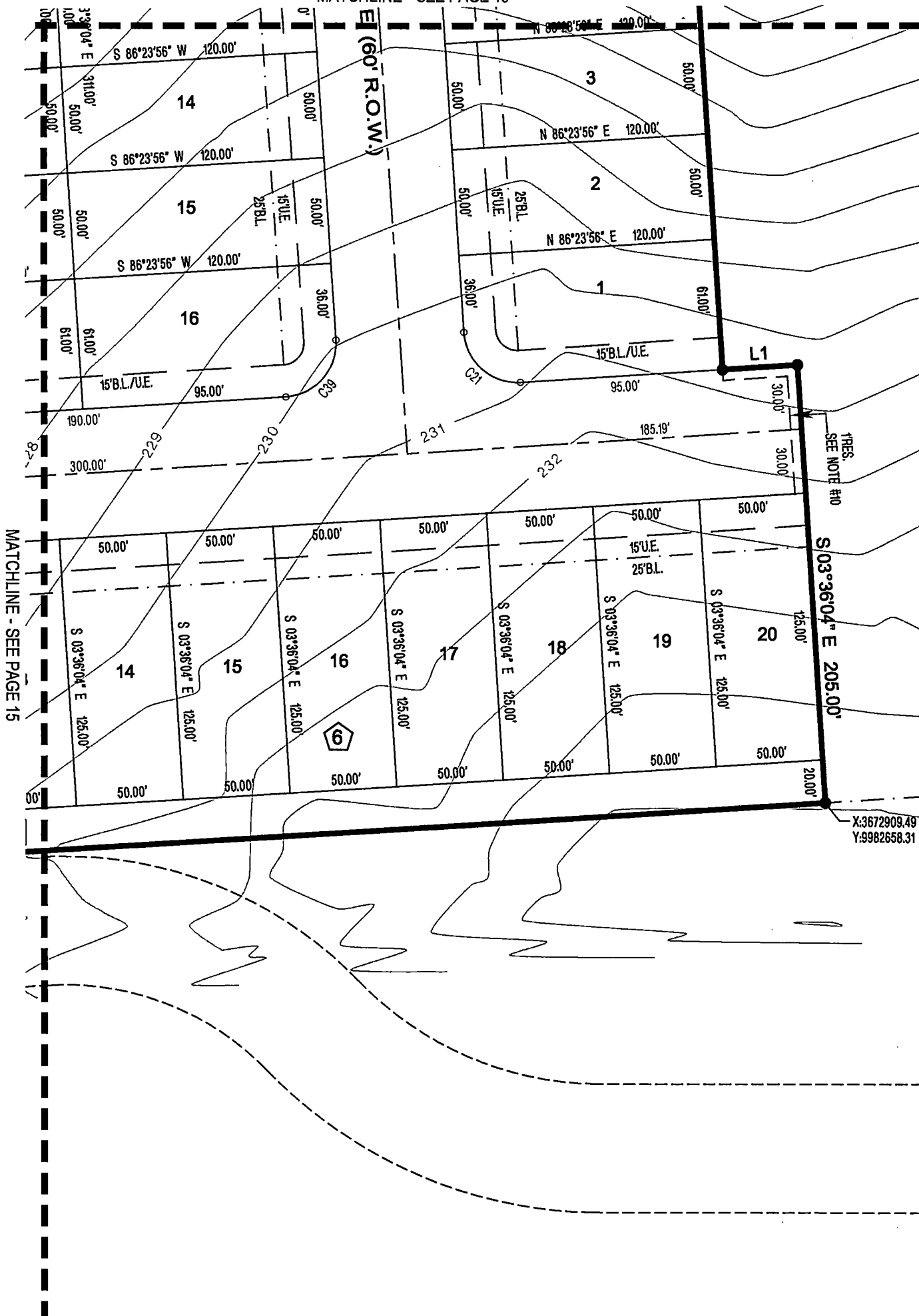
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LEGEND:

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MATCHLINE - SEE PAGE 19

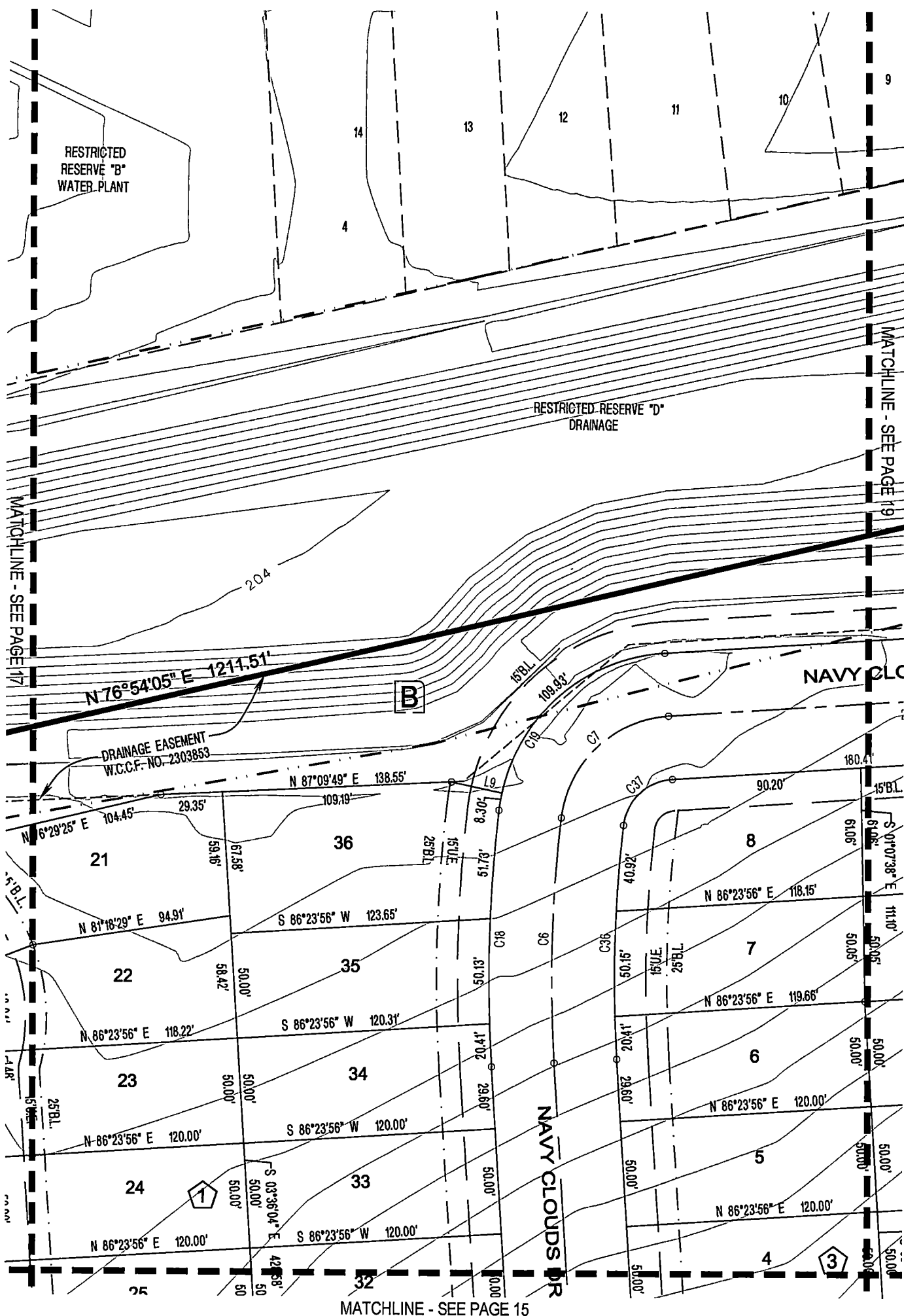


SCALE: 1" = 60'

0 60 120

LEGEND:

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0 60 120

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