

# WALLER COUNTY

**J. Ross McCall, P.E.  
County Engineer**



## MEMORANDUM

**To:** Honorable Commissioners' Court

**Item:** Final Plat Approval-Bluestem Section 5

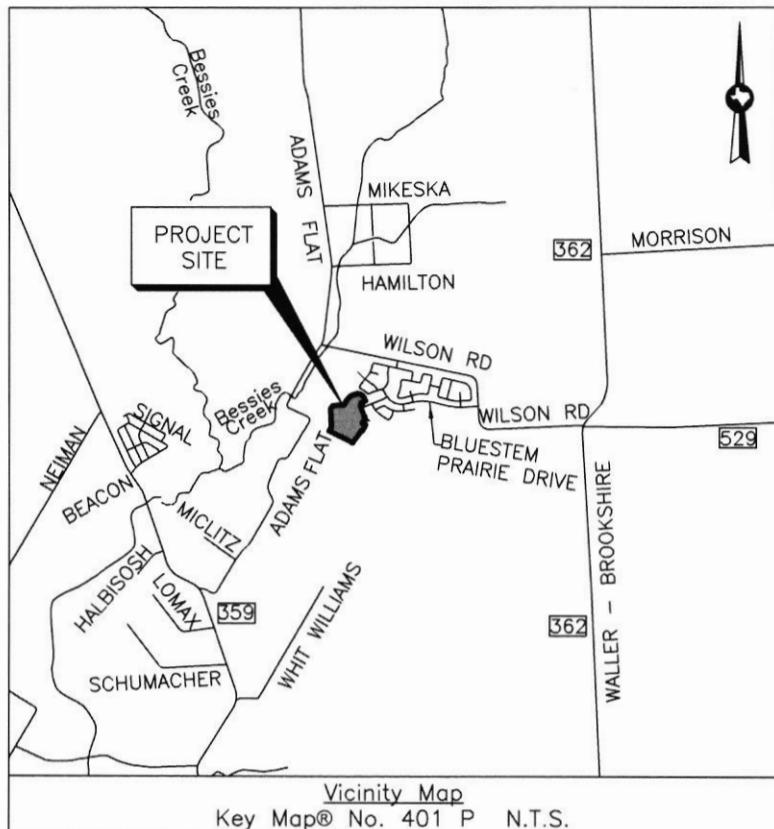
**Date:** December 17, 2025

### **Background**

Final Plat of Bluestem Section 5 Subdivision which consists of 25.17 acres will include 112 Lots, 4 Blocks and 5 Reserves in Precinct 3.

### **Staff Recommendation**

Approve Plat and accept Construction Bond



# FINAL PLAT OF BLUESTEM SECTION 5

BEING A SUBDIVISION OF 25.17 ACRES OUT OF  
THE WILLIAM B. ELLIS SURVEY, A-127,  
WALLER COUNTY, TEXAS.

112 LOTS 4 BLOCKS 5 RESERVES

## OWNER

BLUESTEM DEVELOPMENT COMPANY LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
206 EAST 9TH STREET, SUITE 1300  
AUSTIN, TEXAS 78701  
(713) 452-1700

OCTOBER, 2025

211-071-05

SHEET 1 OF 18

OWNER:  
BLUESTEM DEVELOPMENT  
COMPANY LLC,  
A TEXAS LIMITED  
LIABILITY COMPANY

FINAL PLAT OF  
BLUESTEM  
SECTION 5



ENGINEERING THE FUTURE  
SINCE 1936

10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
713-784-4500  
plating@ehra.team  
WWW.EHRA.TEAM  
TBPE No. F-726  
TBPELS No. 10092300

STATE OF TEXAS

COUNTY OF WALLER

We, Bluestem Development Company LLC, a Texas limited liability company owner (or owners) of the property subdivided in the above map of the Bluestem Section 5, 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.

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 easements that are designated with aerial easements (U.E. and 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 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 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. and 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 Bluestem Section 5 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 dipstyle 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 Bluestem Development Company LLC, a Texas limited liability company, 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.

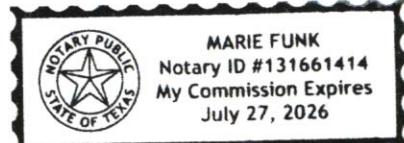
WITNESS our hand in Waller County, Texas, this 25 day of November, 2025.

OWNER

Bluestem Development Company LLC,  
a Texas limited liability company

BY:

  
Daniel K. Signorelli, Manager  
Bluestem Development Company LLC, a Texas limited liability company

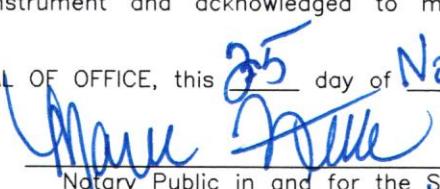


STATE OF TEXAS

COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Daniel K. Signorelli, Manager of Bluestem Development Company LLC, a Texas limited liability company, 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 considerations set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 25 day of November, 2025

  
Notary Public in and for the State of Texas

My Commission expires: 7/27/24

OCTOBER, 2025

211-071-05

SHEET 2 OF 18

OWNER:  
BLUESTEM DEVELOPMENT  
COMPANY LLC,  
A TEXAS LIMITED  
LIABILITY COMPANY

FINAL PLAT OF  
BLUESTEM  
SECTION 5



ENGINEERING THE FUTURE  
SINCE 1936

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TBPE No. F-726  
TBPELS No. 10092300

I, J. Ross McCall, P.E., County Engineer of Waller County, Texas, certify that the plat of this subdivision complies with all 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.

Date

J. Ross McCall, P.E.,  
County Engineer

I, Debbie Hollan, Clerk of the County Court of Waller County, Texas, do hereby certify that the within instrument with the certificate of authentication was filed for registration in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D. at \_\_\_\_\_ o'clock \_\_\_\_\_ M., in File No. \_\_\_\_\_ 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

This is to certify that I, A. Munroe Kelsay, 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 No. 48473C0275E and Map No. 48473C0350E, dated February 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 and Map No. 48473C0350E, dated February 18, 2009.

*a. m. k*

A. Munroe Kelsay  
Registered Professional Land Surveyor  
Texas Registration No. 5580

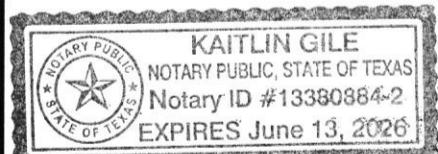


STATE OF TEXAS

COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared A. Munroe Kelsay, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th day of November, 2025.



*Kaitlin Gile*  
Notary Public in and for the State of Texas  
My Commission expires: 6/13/26

APPROVED by Commissioners Court of Waller County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

*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.

OCTOBER, 2025

211-071-05

SHEET 3 OF 18

OWNER:  
BLUESTEM DEVELOPMENT  
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FINAL PLAT OF  
BLUESTEM  
SECTION 5



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## NOTES:

(1) B.L. indicates Building Line  
 C.I.P. indicates Capped Iron Rod  
 FND. indicates Found  
 N.T.S. indicates Not To Scale  
 O.P.R.W.C. indicates Official Public Records of Waller County  
 PG. indicates Page  
 P.O.B. indicates Point Of Beginning  
 P.O.C. indicates Point Of Commencing  
 P.U.E. indicates Public Utility Easement  
 R= indicates Radius  
 R.O.W. indicates Right-Of-Way  
 SQ.FT. indicates Square Feet  
 STM. S.E. indicates Storm Sewer Easement  
 U.E. indicates Utility Easement  
 VOL. indicates Volume  
 W.C.C.F. NO. indicates Waller County Clerk's File Number  
 W.C.D.R. indicates Waller County Deed Records  
 (F) indicates Found 5/8" capped Iron Rod stamped "E.H.R.A. 713-784-4500"  
 indicates Street Name Change

(2) All easements extend equidistant from either side of the property and lot lines unless otherwise noted.

(3) All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). Scale factor = 0.999906628611.

(4) Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.

(5) All lot corners, reserves and block corners are set 5/8" iron rods with cap stamped "E.H.R.A. 713-784-4500" unless otherwise noted.

(6) There are no pipelines or pipeline easements within the boundaries of this plat.

(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) According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Waller County, Texas, Map No. 48473C0275E and Map No. 48473C0350E, dated February 18, 2009, the subject property appears to be within Unshaded Zone "X"; defined as areas outside the 0.2% annual chance floodplain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ and Associates, Inc.

(9) The property subdivided in the foregoing plat lies in Waller County, Waller County M.U.D. No. 41 and Royal Independent School District.

(10) A subdivision variance has been approved to allow a minimum lot width of 40' by Waller County Commissioners Court on July 28, 2021.

(11) A subdivision variance has been approved to allow 50' minimum right-of-way for curb and gutter construction on local streets by Waller County Commissioners Court on July 28, 2021.

(12) A subdivision variance has been approved to allow a cul-de-sac right-of-way radius of 50' with a corresponding 42' pavement radius by Waller County Commissioners Court on July 28, 2021.

(13) A subdivision variance has been approved to allow a minimum centerline radius of 300 feet with a minimum tangent of 50 feet between the reverse curves by Waller County Commissioners Court on March 2, 2022.

(14) The property is subject to a blanket easement granted to CenterPoint Energy Houston Electric, L.L.C. as recorded under W.C.C.F. No. 2308393.

(15) One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for right-of-way purposes and the fee title there shall revert to and revest in the dedicators, his heirs, assigns, or successors.

(16) The proposed land uses for Bluestem Section 5 shall consist of residential, right-of-way, recreation, landscape, and open space.

(17) A subdivision variance has been approved to allow a minimum right-of-way width of 60' for curb and gutter construction with 10' of landscaping on each side of the right-of-way for collector streets by Waller County Commissioners Court on July 28, 2021.

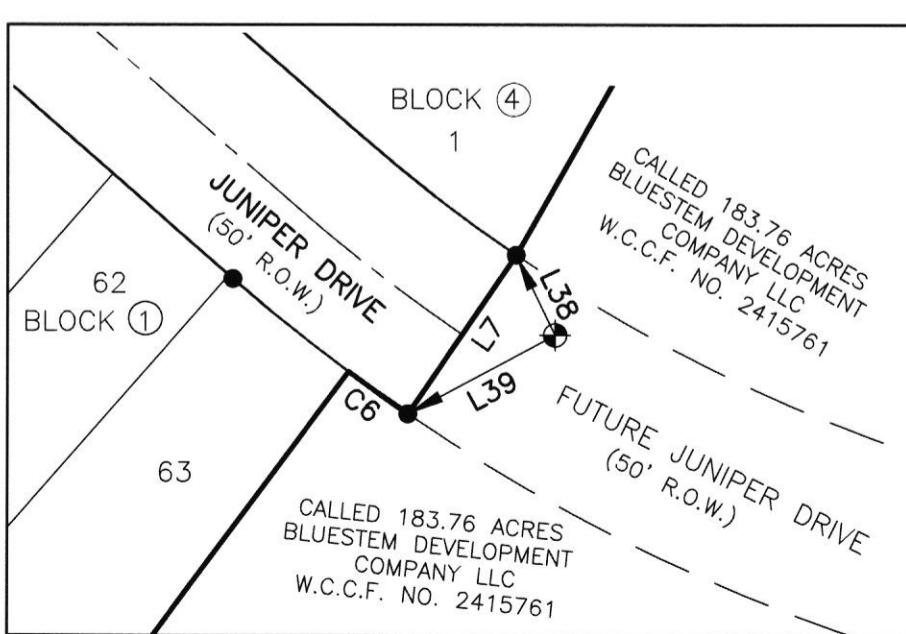
RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, DRAINAGE, RECREATION AND UTILITY USES	5.1674 ACRES/225,092 SQ. FT.
B	LANDSCAPE, OPEN SPACE, DRAINAGE AND UTILITY USES	0.3044 ACRE/13,261 SQ. FT.
C	LANDSCAPE, OPEN SPACE, DRAINAGE AND UTILITY USES	0.0584 ACRE/2,542 SQ. FT.
D	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY USES	0.1929 ACRE/8,402 SQ. FT.
E	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY USES	0.1932 ACRE/8,417 SQ. FT.
		TOTAL ACREAGE=5.9163 ACRES

OCTOBER, 2025	OWNER: BLUESTEM DEVELOPMENT COMPANY LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUESTEM SECTION 5	 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 plating@ehra.team WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
211-071-05			
SHEET 4 OF 18			

OWNER'S RESPONSIBILITIES:

- (1) No structure in this subdivision shall be occupied until connected to a public sewer system which has been approved and permitted by Waller County Environmental Department.
- (2) No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.
- (3) 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:
  - (a) For a subdivision of fewer than 50 houses, 2,500 gallons of storage; or
  - (b) For a subdivision of 50 or more houses, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.
- (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) 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.
- (6) 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.
- (7) 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.
- (8) 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 Bluestem Development Company LLC, a Texas limited liability company, to the purchaser of each and every lot in the subdivision prior to culmination of each sale.
- (9) 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.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S17°23'26"E	66.85'
L2	S70°35'11"W	50.00'
L3	S35°25'20"E	50.00'
L4	S54°34'40"W	17.07'
L5	S60°31'15"E	111.80'
L6	S24°11'36"E	10.18'
L7	S34°10'42"W	50.00'
L8	N57°55'56"W	95.14'
L9	N35°37'46"E	106.25'
L10	S82°20'26"E	90.13'
L11	N60°56'02"E	110.50'
L12	S83°42'10"E	93.52'
L13	S59°02'47"E	97.44'
L14	S41°13'54"E	44.70'
L15	S27°08'40"E	44.46'
L16	S17°23'26"E	49.75'
L17	S31°15'00"E	47.19'
L18	S80°21'42"W	32.96'
L19	S31°29'08"W	10.99'
L20	N06°40'11"W	25.00'
L21	S54°34'40"W	17.07'
L22	S29°28'45"W	88.09'
L23	S41°07'26"W	44.36'
L24	S73°43'31"W	70.61'
L25	N16°16'29"W	5.28'
L26	S06°53'07"W	39.99'
L27	S60°31'15"E	4.77'
L28	N54°34'20"E	20.00'
L29	N49°25'26"W	49.83'
L30	N49°18'56"W	39.59'
L31	N54°23'13"W	38.90'
L32	N59°49'05"W	39.48'
L33	N60°31'15"W	40.00'
L34	N75°33'36"W	41.42'
L35	N35°15'50"E	25.00'
L36	N54°34'40"E	46.41'
L37	N21°46'09"W	19.17'
L38	N25°53'11"W	23.13'
L39	N61°42'05"E	43.37'
L40	S29°28'45"W	6.55'
L41	N33°16'36"E	40.39'
L42	S76°06'17"E	52.32'
L43	S51°24'50"E	9.31'
L44	N90°00'00"W	20.79'
L45	N90°00'00"W	7.56'



**DETAIL**  
**TEMPORARY BENCHMARK (TBM) G1**  
 SCALE: 1"=50'  
 CUT BOX IN CONCRETE  
 ELEV.=171.90'  
 PROJECT BENCHMARK: NGS NO. AW2192  
 ELEV. 203.756'  
 (SEE SHEET 14)

OCTOBER, 2025  
 211-071-05  
 SHEET 5 OF 18

OWNER:  
 BLUESTEM DEVELOPMENT  
 COMPANY LLC,  
 A TEXAS LIMITED  
 LIABILITY COMPANY

FINAL PLAT OF  
 BLUESTEM  
 SECTION 5

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FIELD DESCRIPTION

FIELD NOTES of a 25.17 acre tract of land situated in the William B. Ellis Survey Abstract No. 127, Waller County, Texas; said 25.17 acre tract of land being out of and a part of the residue of a called 99.61 acre tract of land as conveyed in the correction deed to Bluestem Development Company, LLC and recorded under Waller County Clerk's File No. (W.C.C.F. No.) 2402379; said 25.17 acre tract of land being more particularly described by metes and bounds as follows:

NOTE: All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). All distance are actual distances. Scale factor = 0.999906628611.

BEGINNING at a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for Northeast corner of this tract of land, the South corner of Lot 42, Block 1 of Bluestem Sec 1 as recorded in File Number 2400476 of the Official Public Records of Waller County (O.P.R.W.C.) and in the Northerly line of Lot 4, Block 1, Bluestem Sec 3 as recorded in File Number 2309483.

THENCE with the Easterly line of this tract of land the following courses and distances:

- 1) S 68°13'51" W, along the Northerly line of Lot 4, Lot 3, Lot 2 and Lot 1, Block 1 of said Bluestem Sec 3 a distance of 148.40 feet to a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for the Northwest corner of said Lot 1.
- 2) S 17°23'26" E, along the Westerly line of said Lot 1 a distance of 66.85 feet to a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for a point of curvature to the left.
- 3) Along said curve to the left having a radius of 775.00 feet, a central angle of 02°01'22", an arc length of 27.36 feet and a chord bearing S 18°24'08" E, a distance of 27.36 feet to a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for the Northeast end of the Easterly right-of-way line of Buckthorn Drive (50 feet wide) recorded in said Bluestem Sec 3.
- 4) S 70°35'11" W, a distance of 50.00 feet to a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for the Northwest end of said Buckthorn Drive, being in the arc of a non-tangent curve to the left.
- 5) Along the Westerly right-of-way line of said Buckthorn Drive and said non-tangent curve to the left having a radius of 825.00 feet, a central angle of 02°21'21", an arc length of 33.92 feet and a chord bearing S 20°35'29" E, a distance of 33.92 feet to a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for the point of tangency.
- 6) S 21°46'09" E, along the Westerly right-of-way line of said Buckthorn Drive a distance of 281.32 feet to a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for a point of curvature to the left.
- 7) Along the Westerly right-of-way line of said Buckthorn Drive and said curve to the left having a radius of 325.00 feet, a central angle of 05°26'23", an arc length of 30.86 feet and a chord bearing S 24°29'21" E, a distance of 30.84 feet to a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for a point of reverse curvature.
- 8) Along the Westerly right-of-way line of said Buckthorn Drive and said reverse curve to the right having a radius of 25.00 feet, a central angle of 81°47'12", an arc length of 35.69 feet and a chord bearing S 13°41'04" W, a distance of 32.73 feet to a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for the West end of Purpletop Lane (50 feet wide) as recorded in said Bluestem Sec 3.
- 9) S 35°25'20" E, a distance of 50.00 feet to a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for the South end of said Purpletop Lane.
- 10) S 54°34'40" W, a distance of 17.07 feet to an angle point, being in the arc of a curve to the left.
- 11) Along said curve to the left having a radius of 275.00 feet, a central angle of 25°05'56", an arc length of 120.47 feet and a chord bearing S 42°01'43" W, a distance of 119.51 feet to an angle point.
- 12) S 29°28'45" W, a distance of 6.55 feet to an angle point.
- 13) S 60°31'15" E, a distance of 111.80 feet to an angle point.
- 14) S 24°11'36" E, a distance of 10.18 feet to an angle point.
- 15) S 29°28'45" W, a distance of 183.80 feet to an angle point.
- 16) S 34°10'42" W, a distance of 50.00 feet to an angle point, being in the arc of a non-tangent curve to the right.
- 17) Along said non-tangent curve to the right having a radius of 475.00 feet, a central angle of 02°17'31", an arc length of 19.00 feet and a chord bearing N 54°40'32" W, a distance of 19.00 feet to an angle point.
- 18) S 36°28'13" W, a distance of 435.71 feet to the Southeast corner of this tract of land, being in the Southerly line of said 99.61 acre tract and in the Northerly line of a called 109.974 acre tract as conveyed in deed to Jamie Denslow Peay and recorded in W.C.C.F. 901420.
- 19) THENCE N 57°55'56" W, with the Southerly line of this tract of land and the Northerly line of said 109.974 acre tract a distance of 95.14 feet to a 3/8-inch iron rod found for an angle point in the Southerly line of this tract of land and the Northerly line of said 109.974 acre tract.
- 20) THENCE N 63°58'22" W, with the Southerly line of this tract of land and the Northerly line of said 109.974 acre tract a distance of 701.23 feet to the Southwest corner of this tract of land.

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211-071-05			
SHEET 6 OF 18			

FIELD DESCRIPTION CONTINUED:

THENCE with the Westerly line of this tract of land the following courses and distances:

- 21) N 26°01'38" E, a distance of 143.70 feet to an angle point.
- 22) N 02°26'53" W, a distance of 548.71 feet to an angle point.
- 23) N 35°37'46" E, a distance of 106.25 feet to an angle point.
- 24) N 83°19'49" E, a distance of 253.65 feet to an angle point.
- 25) S 82°20'26" E, a distance of 90.13 feet to an angle point.
- 26) N 29°28'45" E, at a distance of 84.49 feet pass a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for the South corner of Reserve "A", Block 1, Bluestem Phase 1 Detention as recorded in File Number 2404839 O.P.R.W.C., continue a distance of 192.35 feet to an angle point.
- 27) N 44°18'43" E, with the Southerly line of said Bluestem Phase 1 Detention a distance of 122.93 feet to an angle point.
- 28) N 60°56'02" E, with the Southerly line of said Bluestem Phase 1 Detention a distance of 110.50 feet to an angle point.
- 29) N 72°41'16" E, with the Southerly line of said Bluestem Phase 1 Detention at a distance of 14.18 feet pass a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for the North corner of this tract of land, the Southeast corner of said Bluestem Phase 1 Detention and the Southwest corner of Reserve "B", Block 1 of said Bluestem Sec 1 continue a total distance of 125.68 feet to a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for an angle point in the Southerly line of said Reserve "B".
- 30) THENCE S 83°42'10" E, with the Northerly line of this tract of land and the Southerly line of said Bluestem Sec 1 a distance of 93.52 feet to a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for an angle point in the Southerly line of Lot 38, Block 1 of said Bluestem Sec 1.
- 31) THENCE S 59°02'47" E, with the Northerly line of this tract of land and the Southerly line of said Bluestem Sec 1 a distance of 97.44 feet to a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for an angle point in the Southerly line of Lot 40, Block 1 of said Bluestem Sec 1.
- 32) THENCE S 41°13'54" E, with the Northerly line of this tract of land and the Southerly line of said Bluestem Sec 1 a distance of 44.70 feet to a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for an angle point in the Southerly line of Lot 41, Block 1 of said Bluestem Sec 1.
- 33) THENCE S 27°08'40" E, with the Northerly line of this tract of land and the Southerly line of said Bluestem Sec 1 a distance of 44.46 feet to a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for an angle point in the Southerly line of the aforementioned Lot 42.
- 34) THENCE S 17°23'26" E, with the Northerly line of this tract of land and the Southerly line of said Bluestem Sec 1 a distance of 49.75 feet to a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for an angle point in the Southerly line of the said Lot 42.
- 35) THENCE S 31°15'00" E, with the Northerly line of this tract of land and the Southerly line of said Bluestem Sec 1 a distance of 47.19 feet to the PLACE OF BEGINNING; containing within said boundaries a calculated area of 25.17 acres (1,096,281 sq. ft.) of land.

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SHEET 7 OF 18

OWNER:  
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FINAL PLAT OF  
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CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	775.00'	2°01'22"	27.36'	S18°24'08"E	27.36'
C2	825.00'	2°21'21"	33.92'	S20°35'29"E	33.92'
C3	325.00'	5°26'23"	30.86'	S24°29'21"E	30.84'
C4	25.00'	81°47'12"	35.69'	S13°41'04"W	32.73'
C5	275.00'	25°05'56"	120.47'	S42°01'43"W	119.51'
C6	475.00'	2°17'31"	19.00'	N54°40'32"W	19.00'
C7	800.00'	2°01'22"	28.24'	N18°24'08"W	28.24'
C8	50.00'	82°14'51"	71.77'	N58°30'52"W	65.77'
C9	300.00'	50°52'58"	266.42'	S54°55'14"W	257.75'
C10	300.00'	39°34'04"	207.18'	S09°41'43"W	203.08'
C11	300.00'	36°08'56"	189.27'	N78°35'43"W	186.15'
C12	364.50'	34°49'52"	221.59'	S46°53'41"W	218.19'
C13	300.00'	25°05'56"	131.42'	S42°01'43"W	130.37'
C14	300.00'	11°38'41"	60.97'	S35°18'05"W	60.87'
C15	450.00'	6°56'44"	54.55'	N52°20'56"W	54.52'
C16	500.00'	11°38'41"	101.62'	N54°41'55"W	101.45'
C17	300.00'	21°54'31"	114.71'	N71°28'31"W	114.02'
C18	400.00'	23°50'42"	166.47'	S85°38'52"W	165.27'
C19	25.00'	18°12'55"	7.95'	N08°16'59"W	7.91'
C20	50.00'	121°30'09"	106.03'	N59°55'36"W	87.25'
C21	25.00'	21°02'22"	9.18'	S69°50'31"W	9.13'
C22	325.00'	50°52'58"	288.62'	S54°55'14"W	279.23'
C23	25.00'	82°34'31"	36.03'	S70°46'00"W	32.99'
C24	325.00'	28°43'27"	162.93'	N82°18'27"W	161.23'
C25	25.00'	70°31'44"	30.77'	N61°24'19"W	28.87'
C26	50.00'	250°31'44"	218.63'	S28°35'41"W	81.65'
C27	275.00'	25°43'34"	123.48'	S83°48'24"E	122.44'
C28	25.00'	100°25'22"	43.82'	S20°43'56"E	38.42'
C29	325.00'	13°44'06"	77.91'	S22°36'42"W	77.72'
C30	25.00'	79°57'32"	34.89'	S55°43'24"W	32.13'
C31	425.00'	21°58'39"	163.02'	S84°42'51"W	162.02'
C32	25.00'	53°23'45"	23.30'	N79°34'36"W	22.46'
C33	50.00'	275°54'54"	240.78'	S10°50'11"E	66.97'
C34	25.00'	42°31'09"	18.55'	N52°27'57"E	18.13'
C35	375.00'	21°27'23"	140.43'	N84°27'13"E	139.61'
C36	25.00'	84°07'30"	36.71'	S42°45'20"E	33.50'
C37	325.00'	9°23'44"	53.30'	S05°23'27"E	53.24'
C38	25.00'	48°11'23"	21.03'	S14°00'22"W	20.41'
C39	50.00'	276°22'46"	241.19'	N79°54'40"E	66.67'
C40	25.00'	48°11'23"	21.03'	N34°11'01"W	20.41'
C41	275.00'	6°07'20"	29.38'	N07°01'40"W	29.37'
C42	25.00'	101°32'13"	44.30'	N46°48'07"E	38.73'
C43	275.00'	21°54'31"	105.15'	S71°28'31"E	104.51'
C44	475.00'	11°38'41"	96.54'	S54°41'55"E	96.37'
C45	475.00'	6°56'44"	57.58'	S52°20'56"E	57.55'
C46	825.00'	2°01'22"	29.13'	N18°24'08"W	29.13'
C47	25.00'	82°14'51"	35.89'	N58°30'52"W	32.88'
C48	275.00'	50°52'58"	244.22'	S54°55'14"W	236.27'
C49	275.00'	10°22'18"	49.78'	S24°17'36"W	49.71'
C50	25.00'	101°32'13"	44.30'	S31°39'40"E	38.73'
C51	325.00'	21°17'50"	120.80'	S71°46'52"E	120.11'
C52	25.00'	89°23'18"	39.00'	N74°10'24"E	35.17'
C53	389.50'	31°53'52"	216.84'	S45°25'41"W	214.05'
C54	25.00'	81°16'03"	35.46'	N20°44'35"E	32.56'
C55	25.00'	99°08'01"	43.26'	N71°20'10"W	38.06'
C56	339.50'	29°37'05"	175.50'	S44°17'17"W	173.55'
C57	25.00'	90°00'00"	39.27'	S15°31'15"E	35.36'
C58	525.00'	10°36'00"	97.13'	S55°13'15"E	96.99'
C59	25.00'	90°13'34"	39.37'	N84°57'58"E	35.43'
C60	275.00'	10°22'26"	49.79'	N34°39'58"E	49.72'
C61	325.00'	25°05'56"	142.37'	N42°01'43"E	141.23'
C62	425.00'	6°56'44"	51.52'	N52°20'56"W	51.49'
C63	25.00'	89°04'38"	38.87'	N04°20'15"W	35.07'
C64	325.00'	10°43'19"	60.82'	N34°50'24"E	60.73'
C65	364.50'	3°55'14"	24.94'	S66°16'13"W	24.94'
C66	800.00'	2°21'21"	32.89'	S20°35'29"E	32.89'

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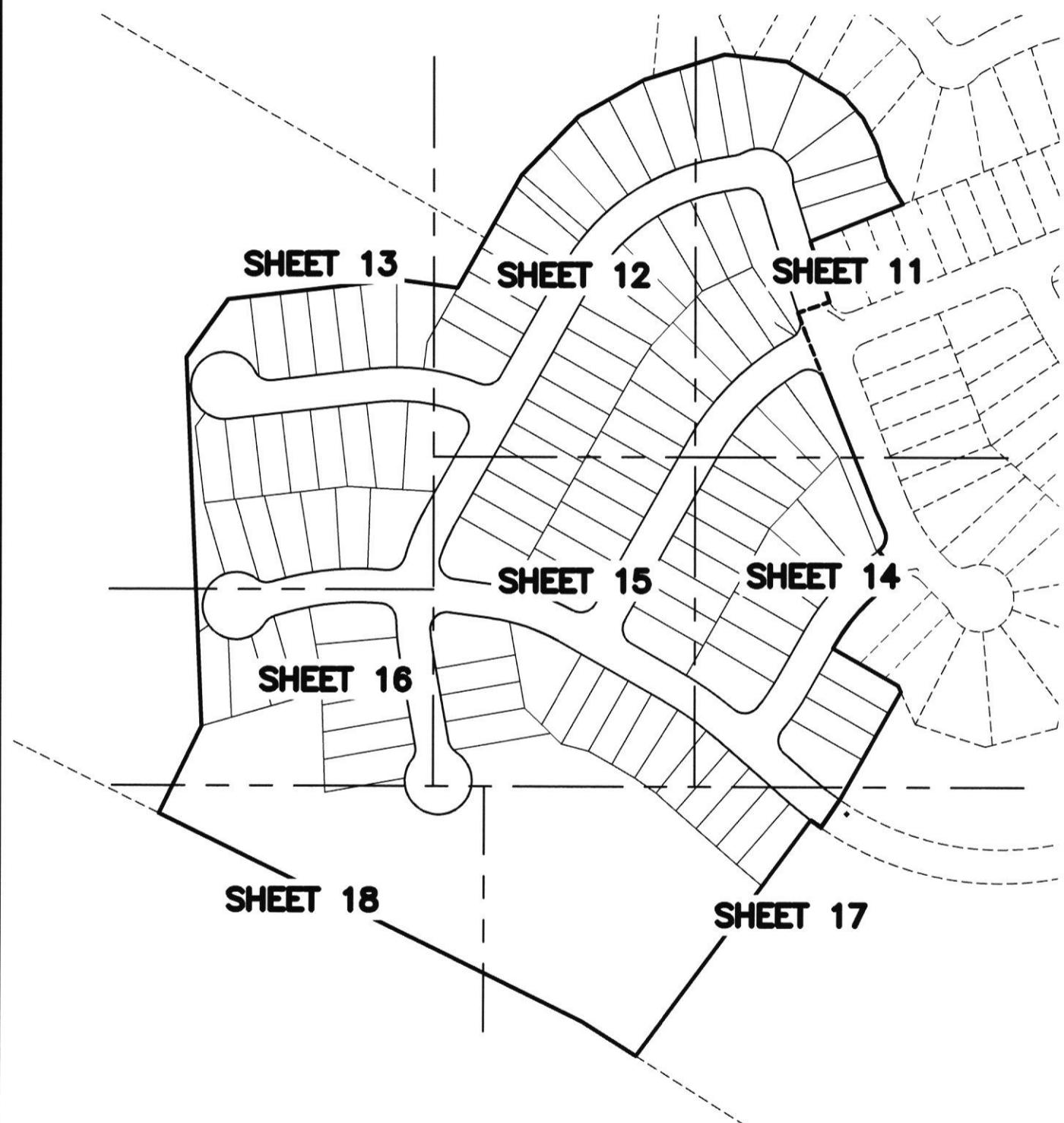
OWNER:  
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 A TEXAS LIMITED  
 LIABILITY COMPANY

FINAL PLAT OF  
 BLUESTEM  
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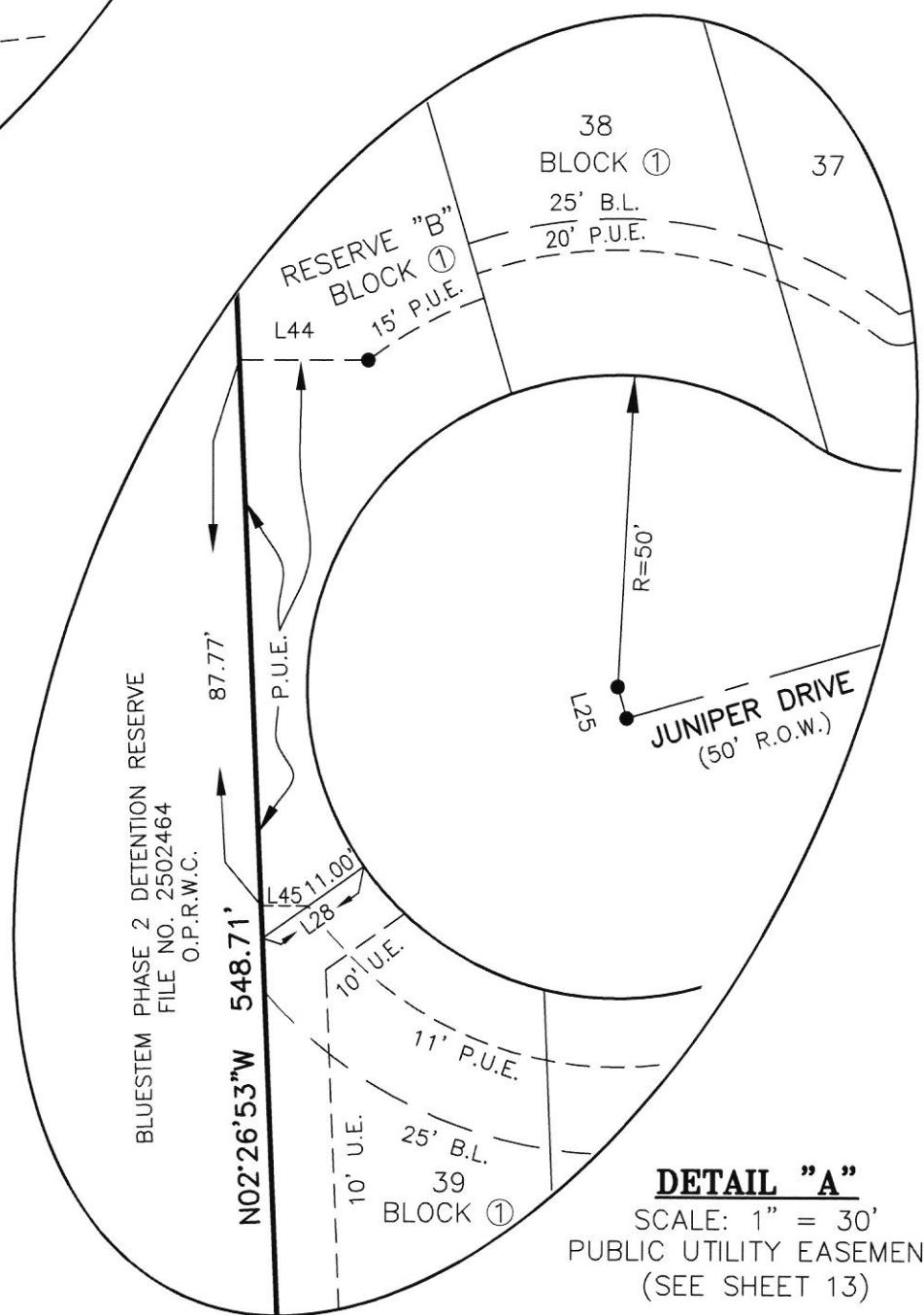
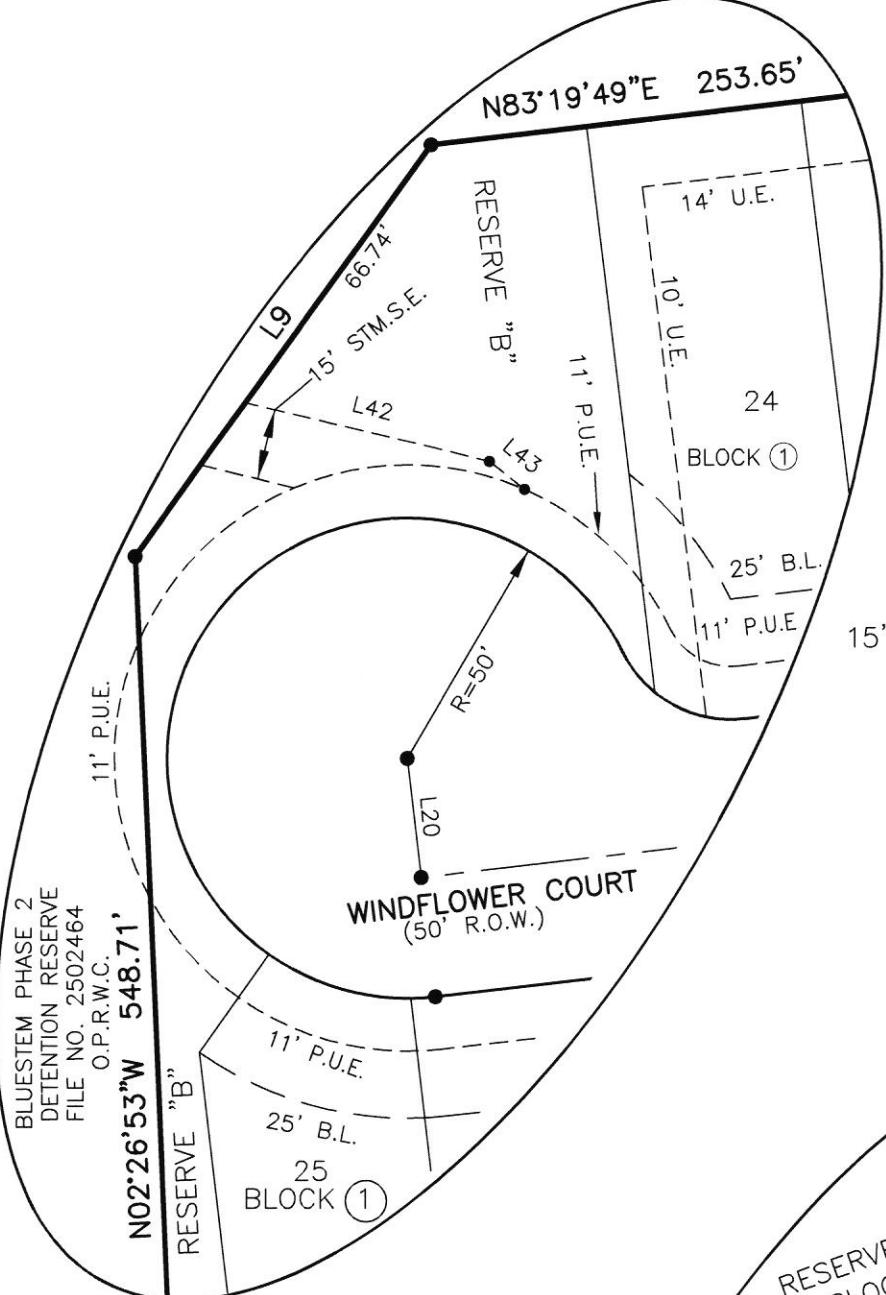
SHEET 9 OF 18

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FINAL PLAT OF  
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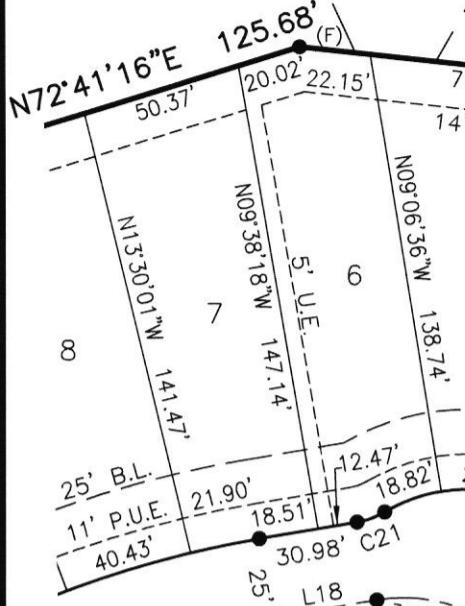


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RESERVE "B"

BLOCK ①

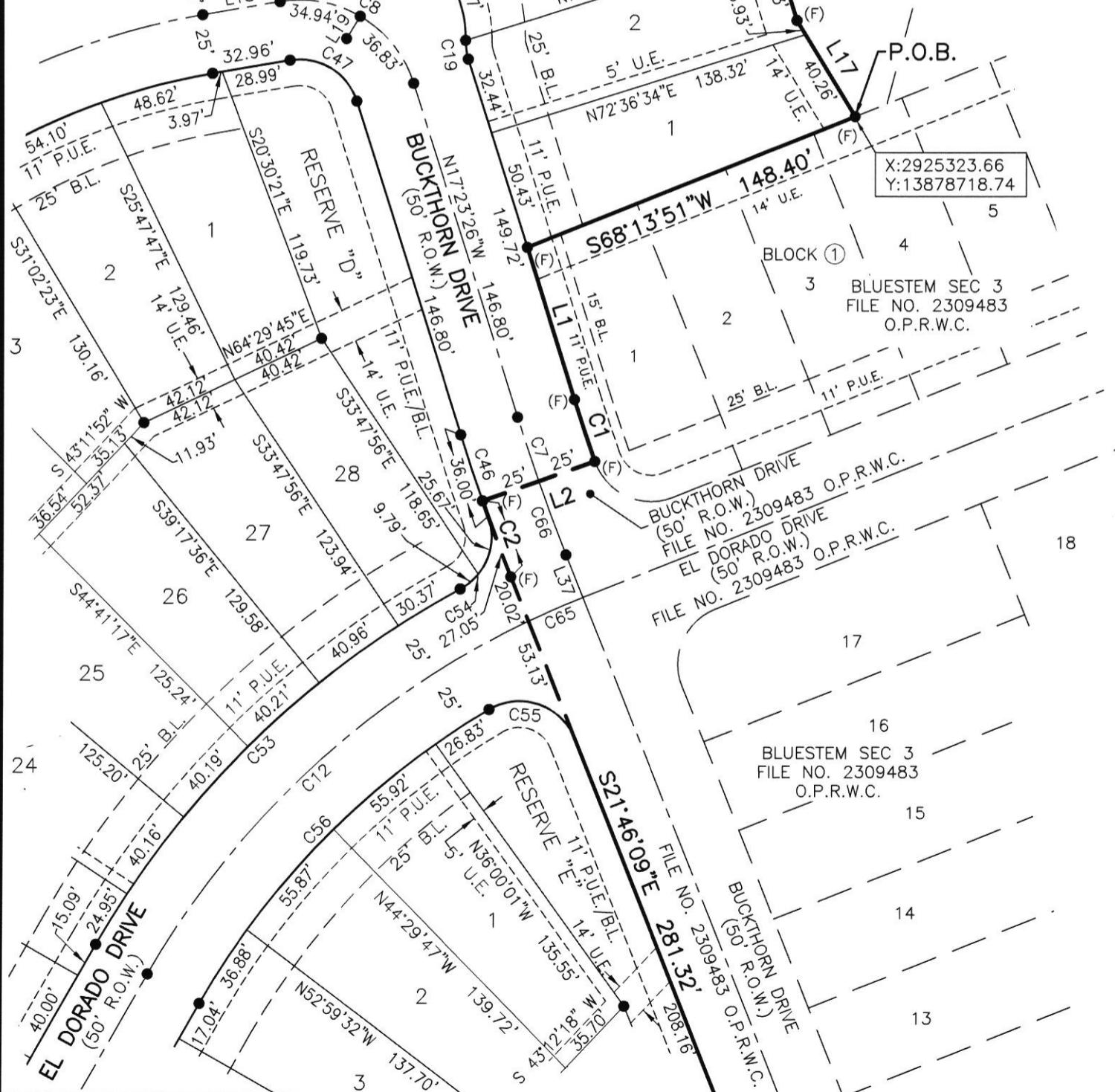


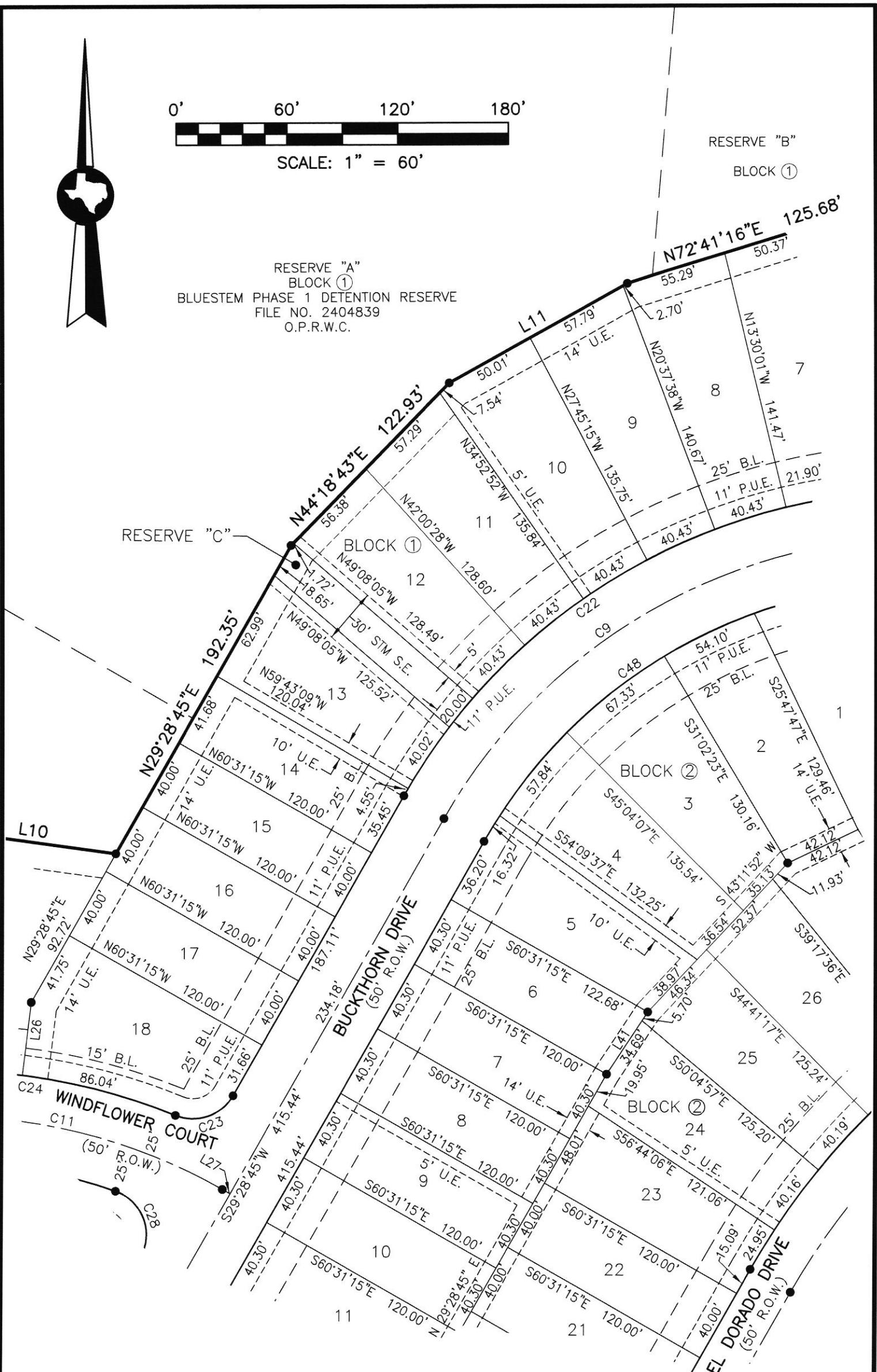
BLOCK ①

4

BLUESTEM SEC 1  
FILE NO. 2400476  
O.P.R.W.C.

X:2925323.66  
Y:13878718.74

BLUESTEM SEC 3  
FILE NO. 2309483  
O.P.R.W.C.



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FINAL PLAT OF  
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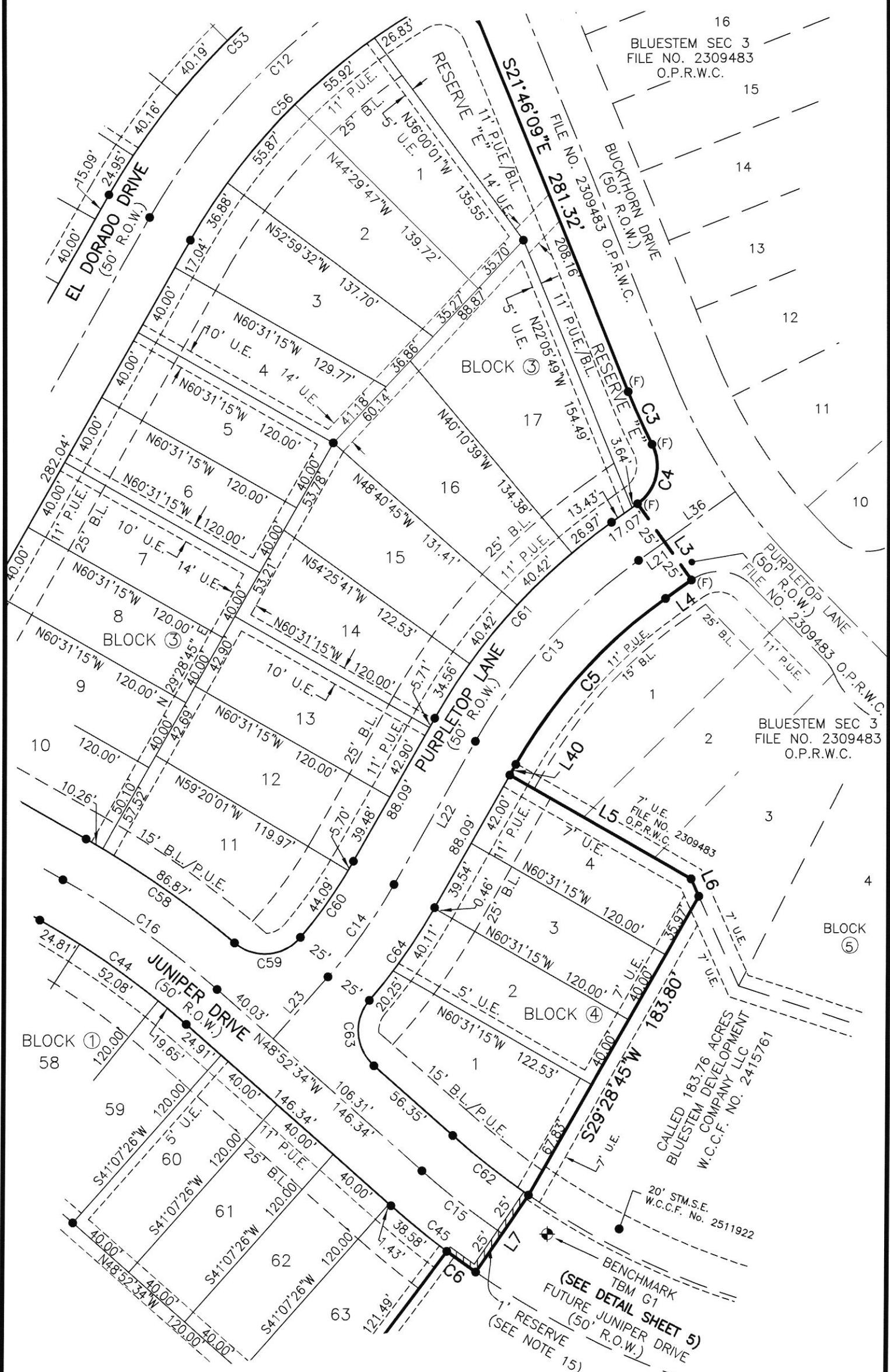
713-784-4500

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WWW.EHRA-TEAM

WWW.EHRA.TE  
TBPF No. E 726

TBPE No. F-726  
TBPEI S No. 10092300





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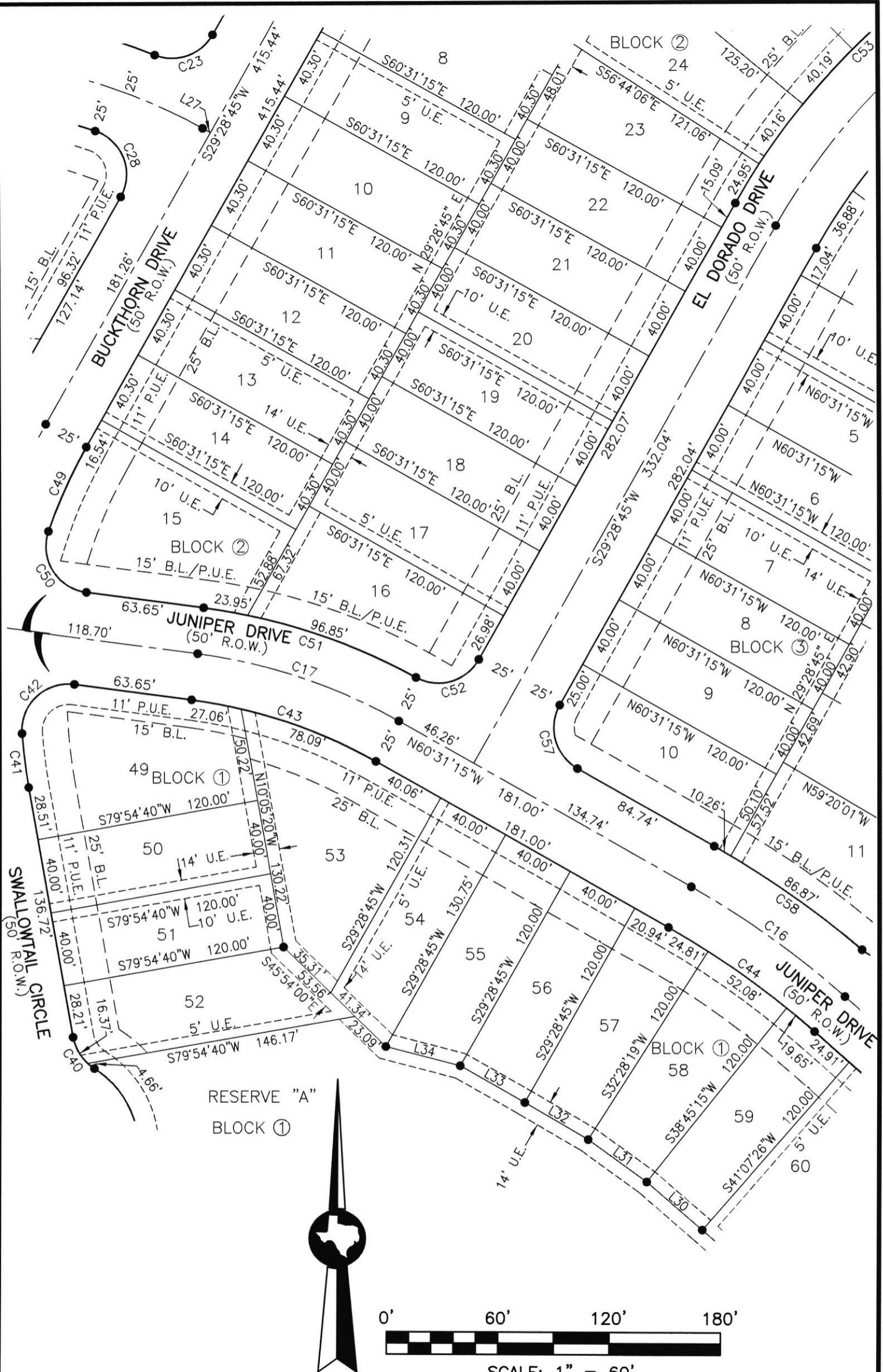
MEADOWVIEW  
HISTON, TEXAS 77461

713-784-4500

ing@ehra.team

W.EHRA. TEAM  
RPE No. E-726

BENCHMARK TBM G1  
**SEE DETAIL SHEET 5)**  
FUTURE JUNIPER DRIVE  
(50' R.O.W.)  
1' RESERVE  
(SEE NOTE 15)



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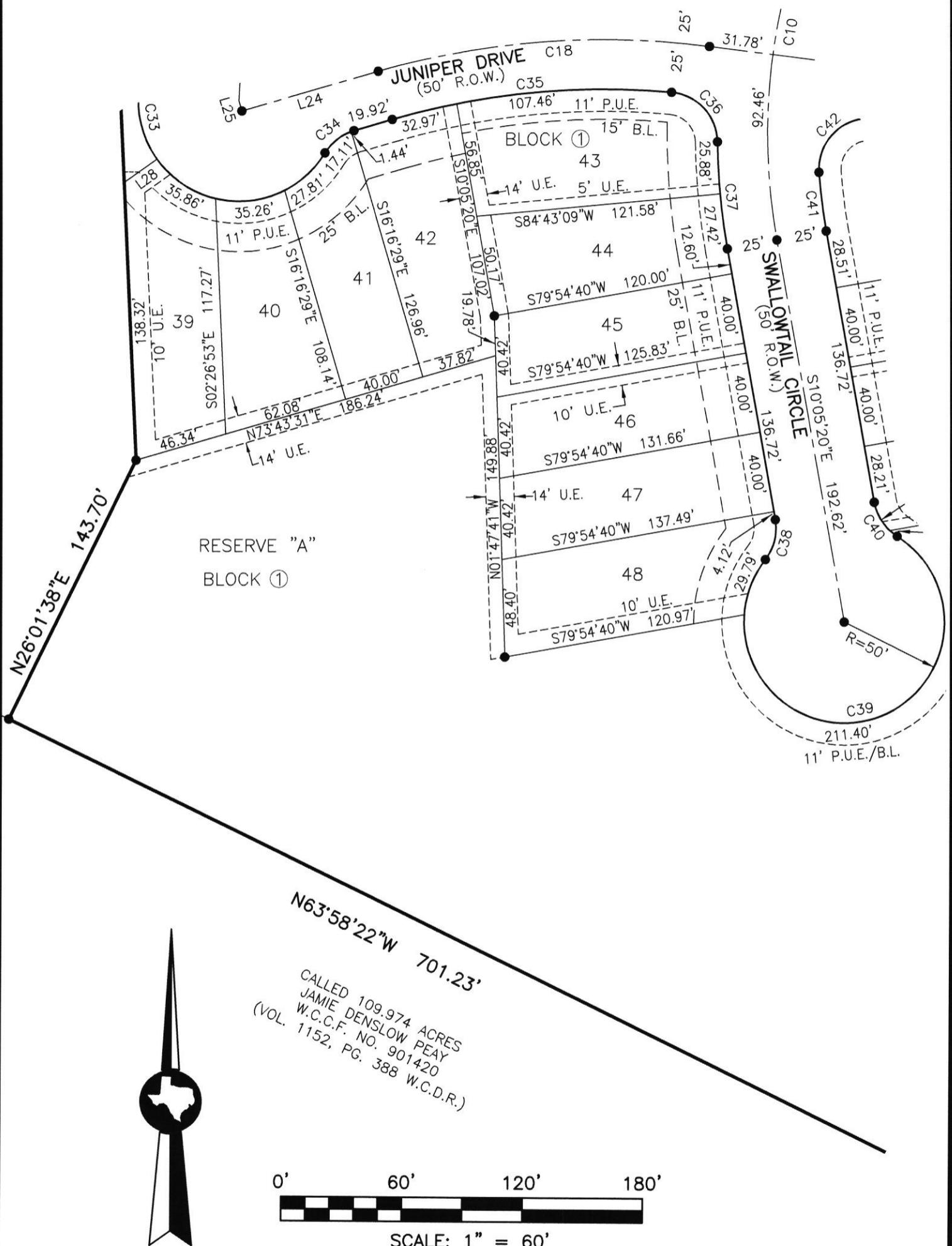
MEADOWGREEN  
USTON, TEXAS 770

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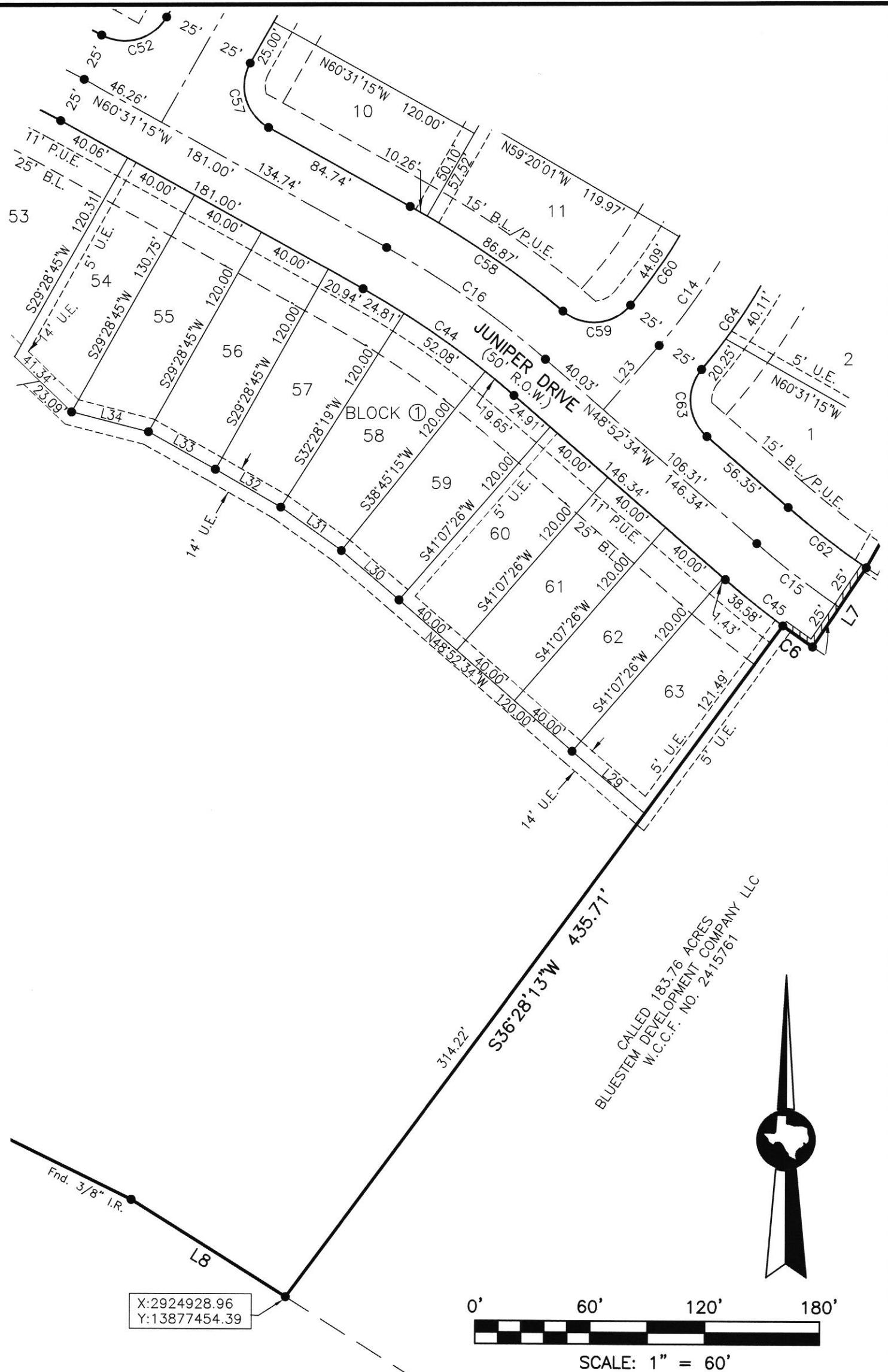
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SHEET 17 OF 18

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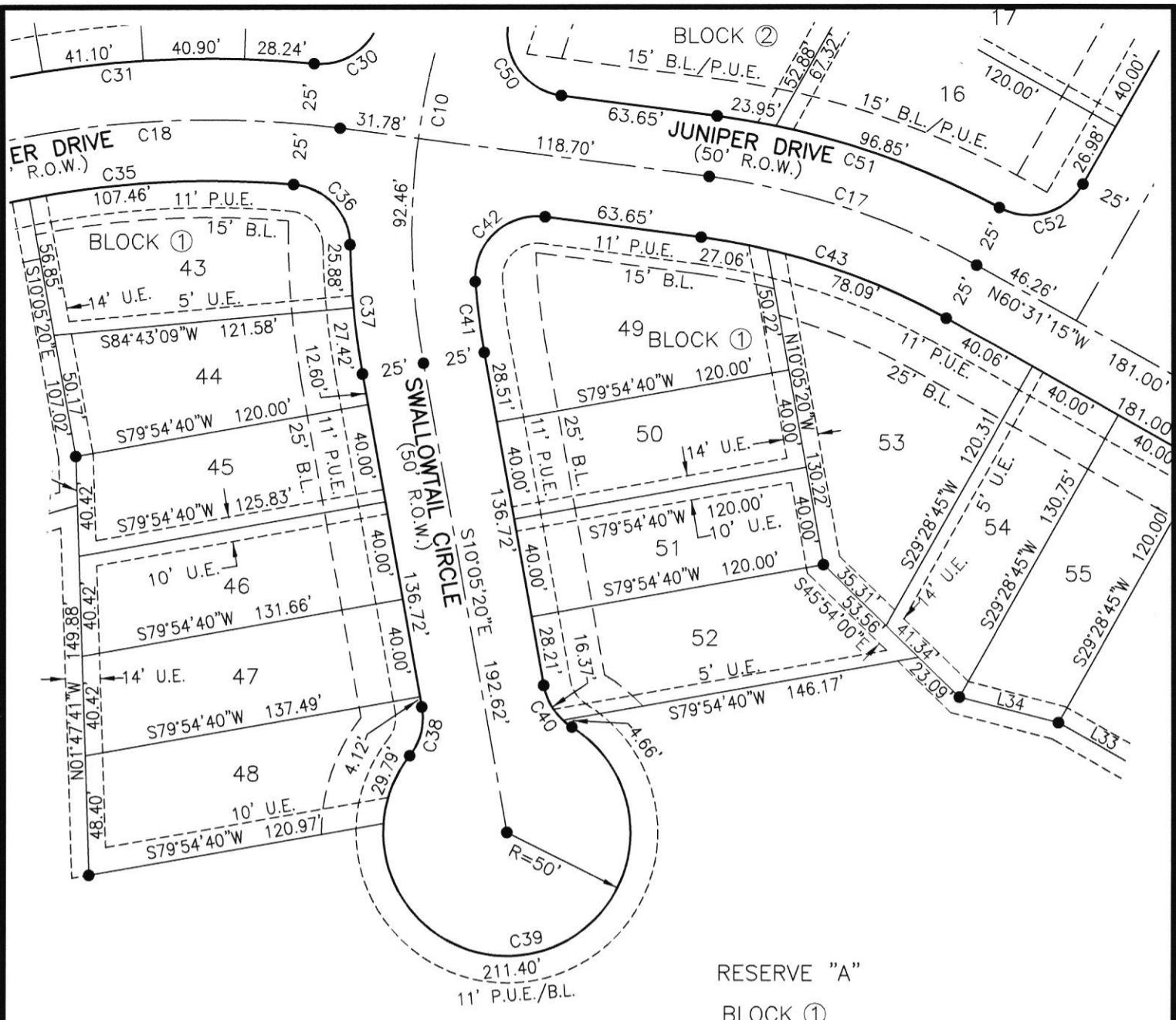
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0' 60' 120' 180'  
SCALE: 1" = 60'

Fnd. 3/8" I.R.

L8

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SHEET 18 OF 18	

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