

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Bluestem Section 6

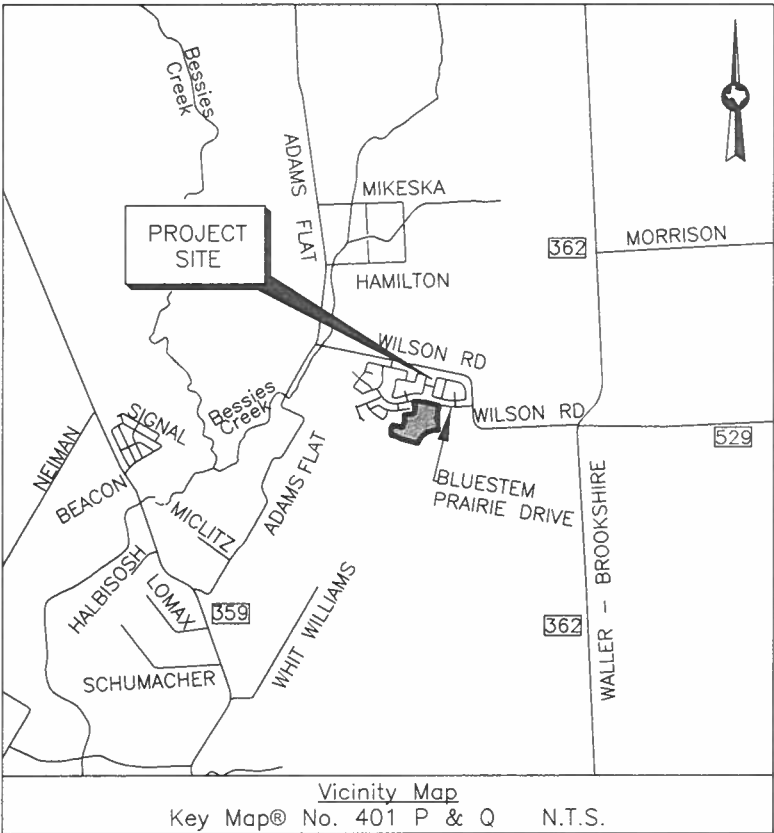
Date: June 25, 2025

Background

Final Plat of Bluestem Section 6 Subdivision which consists of 24.29 acres will include 109 Lots, 3 Blocks and 3 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT OF BLUESTEM SECTION 6

BEING A SUBDIVISION OF 24.29 ACRES OUT OF
THE WILLIAM B. ELLIS SURVEY, A-127,
WALLER COUNTY, TEXAS.

109 LOTS 3 BLOCKS 3 RESERVES

OWNER

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

JUNE, 2025	OWNER: BLUESTEM DEVELOPMENT COMPANY LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUESTEM SECTION 6	 ENGINEERING THE FUTURE SINCE 1936	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 plattting@ehra.team WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 1 OF 19				

STATE OF TEXAS X
COUNTY OF WALLER X

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 6, 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, We do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of Bluestem Section 6 where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever 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.

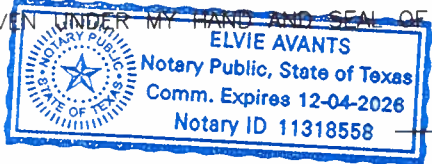
WITNESS our hand in Waller County, Texas, this 5 day of June, 2025.

BY: 
OWNER
Bluestem Development Company LLC,
a Texas limited liability company

STATE OF TEXAS X
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 5 day of June, 2025.




Notary Public in and for the State of Texas
My Commission expires: 12.04.2026

JUNE, 2025	OWNER: BLUESTEM DEVELOPMENT COMPANY LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUESTEM SECTION 6	 ENGINEERING THE FUTURE SINCE 1936	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 plattng@ehra.team WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 2 OF 19				

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

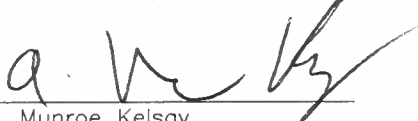
By: _____
Deputy

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, 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, dated February 18, 2009.


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

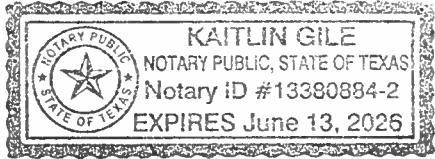


STATE OF TEXAS ☒
COUNTY OF Harris

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 27th day of May, 2025


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.

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SHEET 3 OF 19				

NOTES:

- (1)

B.L. indicates Building Line
C.I.P. indicates capped iron pipe
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
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
- indicates Street Name Change
- (2)

All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
- (3)

All easements extend equidistant from either side of the property and lot lines unless otherwise noted.
- (4)

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.
- (5)

Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- (6)

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.
- (7)

There are no pipelines or pipeline easements within the boundaries of this plat.
- (8)

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.
- (9)

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.
- (10)

The property subdivided in the foregoing plat lies in Waller County, Waller County M.U.D. No. 41 and Royal Independent School District.
- (11)

A subdivision variance has been approved to allow a minimum lot width of 40' by Waller County Commissioners Court on July 28, 2021.
- (12)

A subdivision variance has been approved to allow a minimum right-of-way width of 60' to 50' by Waller County Commissioners Court on July 28, 2021.
- (13)

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.
- (14)

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.
- (15)

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.
- (16)

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.
- (17)

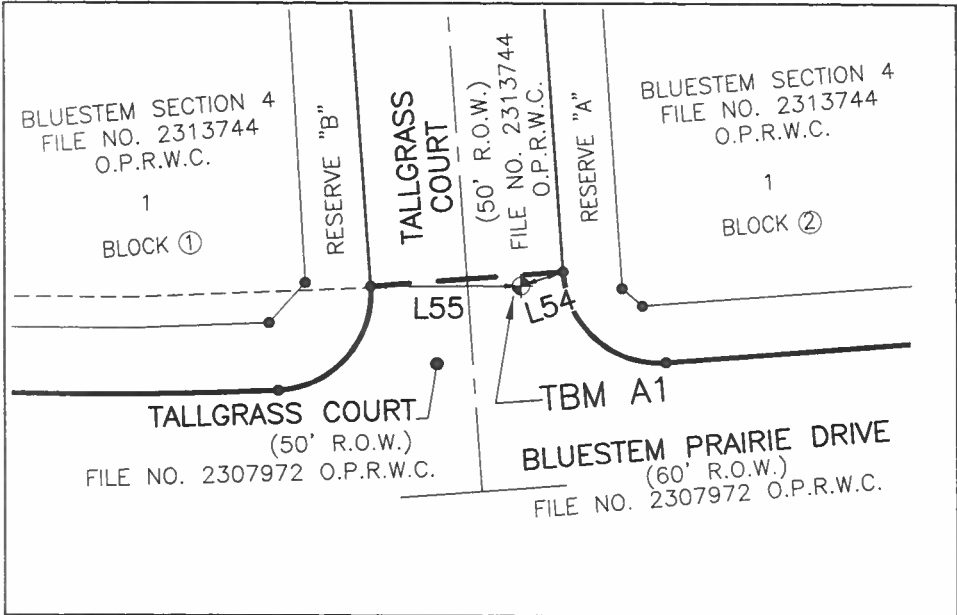
The proposed land uses for Bluestem Section 6 shall consist of residential, right-of-way, recreation, landscape, and open space.

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY USES	2.2538 ACRES/98,178 SQ. FT.
B	LANDSCAPE, OPEN SPACE & UTILITY USES	0.1673 ACRE/7,289 SQ. FT.
C	LANDSCAPE, OPEN SPACE & UTILITY USES	0.1267 ACRE/5,521 SQ. FT.
		TOTAL ACREAGE=2.5478 ACRES

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	S14°22'29"W	71.12'
L2	S02°49'11"E	50.00'
L3	S87°10'03"W	134.13'
L4	S76°12'34"W	51.21'
L5	S74°37'19"W	44.99'
L6	S70°17'18"W	44.99'
L7	S65°57'17"W	44.99'
L8	S61°37'15"W	44.99'
L9	S57°17'14"W	44.99'
L10	S52°57'12"W	44.99'
L11	S48°37'10"W	44.99'
L12	S44°17'13"W	44.99'
L13	S39°57'04"W	44.99'
L14	S35°37'07"W	44.99'
L15	S29°20'19"W	85.35'
L16	S23°23'16"W	58.90'
L17	N68°10'19"W	91.56'
L18	N59°30'18"W	46.06'
L19	N57°49'13"W	45.79'
L20	N70°39'43"W	44.44'
L21	N79°16'48"W	44.50'
L22	N85°31'37"W	56.39'
L23	N26°39'39"E	122.65'
L24	N17°33'38"E	47.90'
L25	N75°50'24"E	46.71'
L26	N61°01'38"E	49.82'
L27	N06°06'43"E	170.14'
L28	S87°10'03"W	96.73'
L29	S72°02'18"W	26.54'
L30	S86°05'53"E	67.87'
L31	N26°11'09"W	85.39'
L32	N03°00'20"E	134.51'
L33	S31°18'16"E	158.58'
L34	N86°59'40"W	33.31'
L35	S75°33'02"W	80.95'
L36	S00°38'18"E	125.73'
L37	N89°21'42"E	9.03'
L38	S53°41'25"W	11.22'
L39	S36°18'35"E	2.65'
L40	S52°32'38"E	11.88'
L41	N21°25'16"W	12.68'
L42	N78°26'23"W	59.28'
L43	N82°44'07"W	102.42'
L44	S69°18'33"W	154.44'
L45	N14°22'29"E	109.10'
L46	N56°11'13"E	25.00'
L47	N67°35'15"E	78.03'
L48	N87°10'03"E	83.95'
L49	S47°49'57"E	16.62'
L50	S47°20'11"E	53.21'
L51	N87°10'03"E	49.99'
L52	N02°49'57"W	45.68'
L53	N14°22'29"E	126.12'
L54	N71°56'10"E	11.52'
L55	S89°45'23"E	38.93'



DETAIL
TEMPORARY BENCHMARK (TBM) A1
SCALE: 1"=50'
CUT BOX IN CONCRETE
ELEV.=181.35'
PROJECT BENCHMARK: NGS NO. AW2192
ELEV. 203.756'
(SEE SHEET 14)

FIELD DESCRIPTION

FIELD NOTES of a 24.29 acre tract of land situated in the William B. Ellis Survey Abstract No. 127, Waller County, Texas; said 24.29 acre tract of land being out of and a part of a called 183.76 acre tract of land as described in deed and recorded under Waller County Clerk's File No. (W.C.C.F. No.) 2415761; said 24.29 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, S 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-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found at the NW corner of this tract of land, the Northeast corner of Reserve "B", Block 3, Bluestem Section 3 as recorded in File Number 2309783 of the Official Public Records of Waller County (O.P.R.W.C.) and in the Southerly right-of-way line of Bluestem Prairie Drive (60 feet wide) as recorded in File No. 2307972 O.P.R.W.C., being in the arc of a non-tangent curve to the right.

- 1) THENCE along the Northerly line of this tract of land, the Southerly right-of-way line of said Bluestem Prairie Drive and said non-tangent curve to the right having a radius of 970.00 feet, a central angle of 20°36'46", an arc length of 348.97 feet and a chord bearing S 85°55'54" E, a distance of 347.09 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the point of tangency.
- 2) THENCE S 75°37'31" E along the Northerly line of this tract of land and the Southerly right-of-way line of said Bluestem Prairie Drive a distance of 402.34 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Northeast corner of this tract of land and a point of curvature to the right.

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

- 3) Along said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet and a chord bearing S 30°37'31" E, a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the point of tangency.
- 4) S 14°22'29" W a distance of 71.12 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of curvature to the left.
- 5) Along said curve to the left having a radius of 825.00 feet, a central angle of 16°54'57", an arc length of 243.57 feet and a chord bearing S 05°55'00" W, a distance of 242.69 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of reverse curvature.
- 6) Along said reverse curve to the right having a radius of 25.00 feet, a central angle of 89°42'32", an arc length of 39.14 feet and a chord bearing S 42°18'48" W, a distance of 35.27 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 7) S 02°49'11" E, a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner, being in the arc of a non-tangent curve to the right.
- 8) Along said non-tangent curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet and a chord bearing S 47°49'57" E, a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the point of tangency.
- 9) S 02°49'57" E, a distance of 301.91 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Southeast corner of this tract of land.

THENCE along the Southerly line of this tract of land the following courses and distances:

- 10) S 87°10'03" W, a distance of 134.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 11) S 76°12'34" W, a distance of 51.21 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 12) S 74°37'19" W, a distance of 44.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 13) S 70°17'18" W, a distance of 44.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 14) S 65°57'17" W, a distance of 44.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 15) S 61°37'15" W, a distance of 44.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 16) S 57°17'14" W, a distance of 44.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 17) S 52°57'12" W, a distance of 44.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 18) S 48°37'10" W, a distance of 44.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 19) S 44°17'13" W, a distance of 44.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 20) S 39°57'04" W, a distance of 44.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.

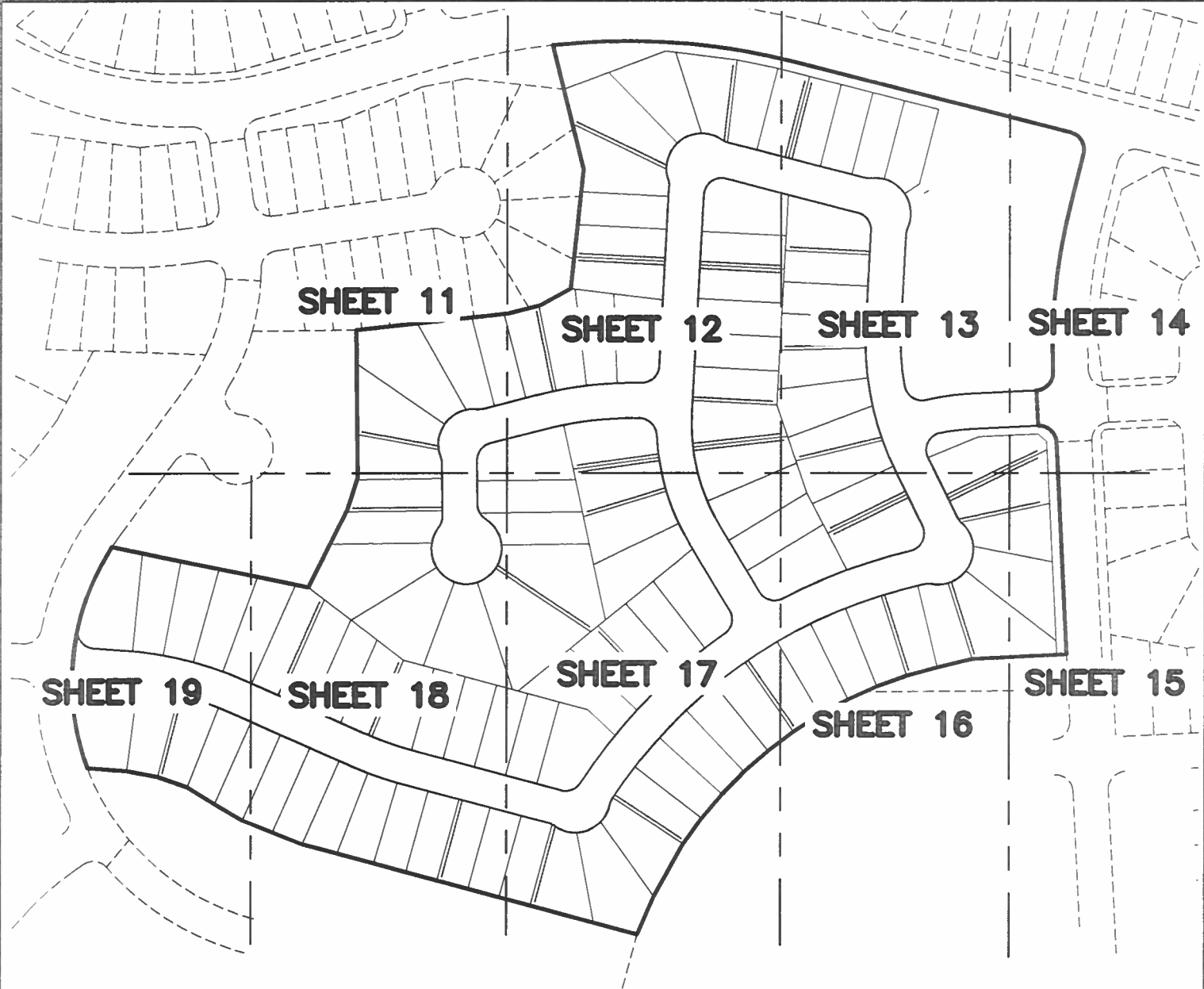
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SHEET 6 OF 19				

FIELD DESCRIPTION CONTINUED:

- 21) S 35°37'07" W, a distance of 44.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 22) S 29°20'19" W, a distance of 85.35 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 23) S 23°23'16" W, a distance of 58.90 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Southwest corner of this tract of land.
- THENCE along the Westerly line of this tract of land the following courses and distances:
- 24) N 74°54'45" W, a distance of 493.20 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 25) N 68°10'19" W, a distance of 91.56 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 26) N 59°30'18" W, a distance of 46.06 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 27) N 57°49'13" W, a distance of 45.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 28) N 70°39'43" W, a distance of 44.44 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 29) N 79°16'48" W, a distance of 44.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 30) N 85°31'37" W, a distance of 56.39 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner, being in the arc of a non-tangent curve to the right.
- 31) Along said non-tangent curve to the right having a radius of 350.00 feet, a central angle of 53°37'16", an arc length of 327.55 feet and a chord bearing N 06°14'17" E, a distance of 315.73 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 32) S 78°26'25" E, a distance of 284.98 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 33) N 26°39'39" E, a distance of 122.65 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 34) N 17°33'38" E, a distance of 47.90 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 35) N 00°32'30" W, a distance of 210.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 36) N 83°52'09" E, a distance of 216.83 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 37) N 75°50'24" E, a distance of 46.71 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 38) N 61°01'38" E, a distance of 49.82 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 39) N 06°06'43" E, a distance of 170.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 40) N 13°54'25" W, a distance of 182.47 feet to the PLACE OF BEGINNING; containing within said boundaries a calculated area of 24.29 acres (1,057,953 sq. ft.) of land.

JUNE, 2025	OWNER: BLUESTEM DEVELOPMENT COMPANY LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUESTEM SECTION 6	 ENGINEERING THE FUTURE SINCE 1936	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 plattting@ehra.team WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 7 OF 19				

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	970.00'	20°36'46"	348.97'	S85°55'54"E	347.09'
C2	25.00'	90°00'00"	39.27'	S30°37'31"E	35.36'
C3	825.00'	16°54'57"	243.57'	S05°55'00"W	242.69'
C4	25.00'	89°42'32"	39.14'	S42°18'48"W	35.27'
C5	25.00'	90°00'00"	39.27'	S47°49'57"E	35.36'
C6	350.00'	53°37'16"	327.55'	N06°14'17"E	315.73'
C7	530.00'	3°54'05"	36.09'	S75°53'01"W	36.08'
C8	300.00'	15°07'45"	79.22'	S79°36'11"W	78.99'
C9	500.00'	19°54'56"	173.80'	S76°08'26"E	172.92'
C10	500.00'	8°43'47"	76.18'	S70°32'51"E	76.11'
C11	50.00'	72°12'15"	63.01'	N68°59'07"E	58.92'
C12	740.00'	43°57'36"	567.76'	N54°51'48"E	553.94'
C13	50.00'	103°01'45"	89.91'	N25°19'43"E	78.28'
C14	400.00'	29°11'29"	203.79'	N11°35'24"W	201.60'
C15	50.00'	78°37'51"	68.62'	N36°18'35"W	63.36'
C16	50.00'	101°22'09"	88.46'	S53°41'25"W	77.37'
C17	300.00'	34°18'37"	179.65'	S14°08'58"E	176.98'
C18	520.00'	17°27'19"	158.42'	S84°16'41"W	157.81'
C19	50.00'	76°11'19"	66.49'	S37°27'22"W	61.70'
C20	25.00'	98°51'00"	43.13'	S36°40'24"E	37.98'
C21	525.00'	19°54'56"	182.49'	S76°08'26"E	181.57'
C22	475.00'	8°43'47"	72.37'	S70°32'51"E	72.30'
C23	25.00'	72°12'15"	31.51'	N68°59'07"E	29.46'
C24	765.00'	22°11'00"	296.19'	N43°58'30"E	294.34'
C25	25.00'	86°22'17"	37.69'	N11°52'52"E	34.22'
C26	325.00'	28°57'03"	164.22'	N16°49'45"W	162.48'
C27	25.00'	86°29'21"	37.74'	N45°35'54"W	34.26'
C28	495.00'	15°36'24"	134.83'	S83°21'13"W	134.41'
C29	25.00'	76°11'19"	33.24'	S37°27'22"W	30.85'
C30	25.00'	56°53'35"	24.82'	S29°05'05"E	23.82'
C31	50.00'	274°58'30"	239.96'	S79°57'23"W	67.58'
C32	25.00'	38°04'56"	16.62'	N18°24'10"E	16.31'
C33	25.00'	21°02'22"	9.18'	N11°09'29"W	9.13'
C34	50.00'	118°16'03"	103.21'	N37°27'22"E	85.84'
C35	25.00'	21°02'22"	9.18'	N86°04'13"E	9.13'
C36	545.00'	15°46'38"	150.07'	N83°26'20"E	149.60'
C37	25.00'	88°19'19"	38.54'	N47°10'00"E	34.83'
C38	25.00'	21°02'22"	9.18'	N07°30'51"W	9.13'
C39	50.00'	143°26'53"	125.18'	N53°41'25"E	94.96'
C40	25.00'	21°02'22"	9.18'	S65°06'20"E	9.13'
C41	25.00'	21°02'22"	9.18'	S86°08'42"E	9.13'
C42	50.00'	120°42'35"	105.34'	S36°18'35"E	86.91'
C43	25.00'	21°02'22"	9.18'	S13°31'31"W	9.13'
C44	375.00'	12°55'31"	84.60'	S03°27'25"E	84.42'
C45	25.00'	93°38'04"	40.86'	S56°44'13"E	36.46'
C46	325.00'	10°43'18"	60.82'	N81°48'24"E	60.73'
C47	275.00'	8°52'08"	42.57'	S82°43'59"W	42.53'
C48	25.00'	104°29'04"	45.59'	S26°03'23"W	39.53'
C49	25.00'	22°20'25"	9.75'	S37°21'22"E	9.69'
C50	50.00'	149°29'34"	130.46'	S26°13'13"W	96.48'
C51	25.00'	23°27'04"	10.23'	S89°14'28"W	10.16'
C52	715.00'	44°08'38"	550.88'	S55°26'37"W	537.35'
C53	25.00'	22°07'50"	9.66'	S22°18'23"W	9.60'
C54	50.00'	114°53'09"	100.26'	S68°41'03"W	84.29'
C55	25.00'	21°02'22"	9.18'	N64°23'34"W	9.13'
C56	525.00'	8°43'47"	79.99'	N70°32'51"W	79.91'
C57	475.00'	19°54'56"	165.11'	N76°08'26"W	164.28'
C58	25.00'	98°51'00"	43.13'	S44°28'37"W	37.98'
C59	25.00'	103°01'45"	44.95'	S25°19'43"W	39.14'
C60	765.00'	14°31'09"	193.86'	S69°35'01"W	193.34'
C61	25.00'	86°22'17"	37.69'	N74°29'25"W	34.22'
C62	275.00'	34°18'37"	164.68'	N14°08'58"W	162.23'
C63	25.00'	101°22'09"	44.23'	N53°41'25"E	38.68'
C64	25.00'	78°37'51"	34.31'	S36°18'35"E	31.68'
C65	425.00'	29°11'29"	216.53'	S11°35'24"E	214.20'
C66	800.00'	17°12'26"	240.26'	N05°46'16"E	239.36'
C67	970.00'	9°49'45"	166.40'	S78°50'51"W	166.20'



JUNE, 2025

SHEET 9 OF 19

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

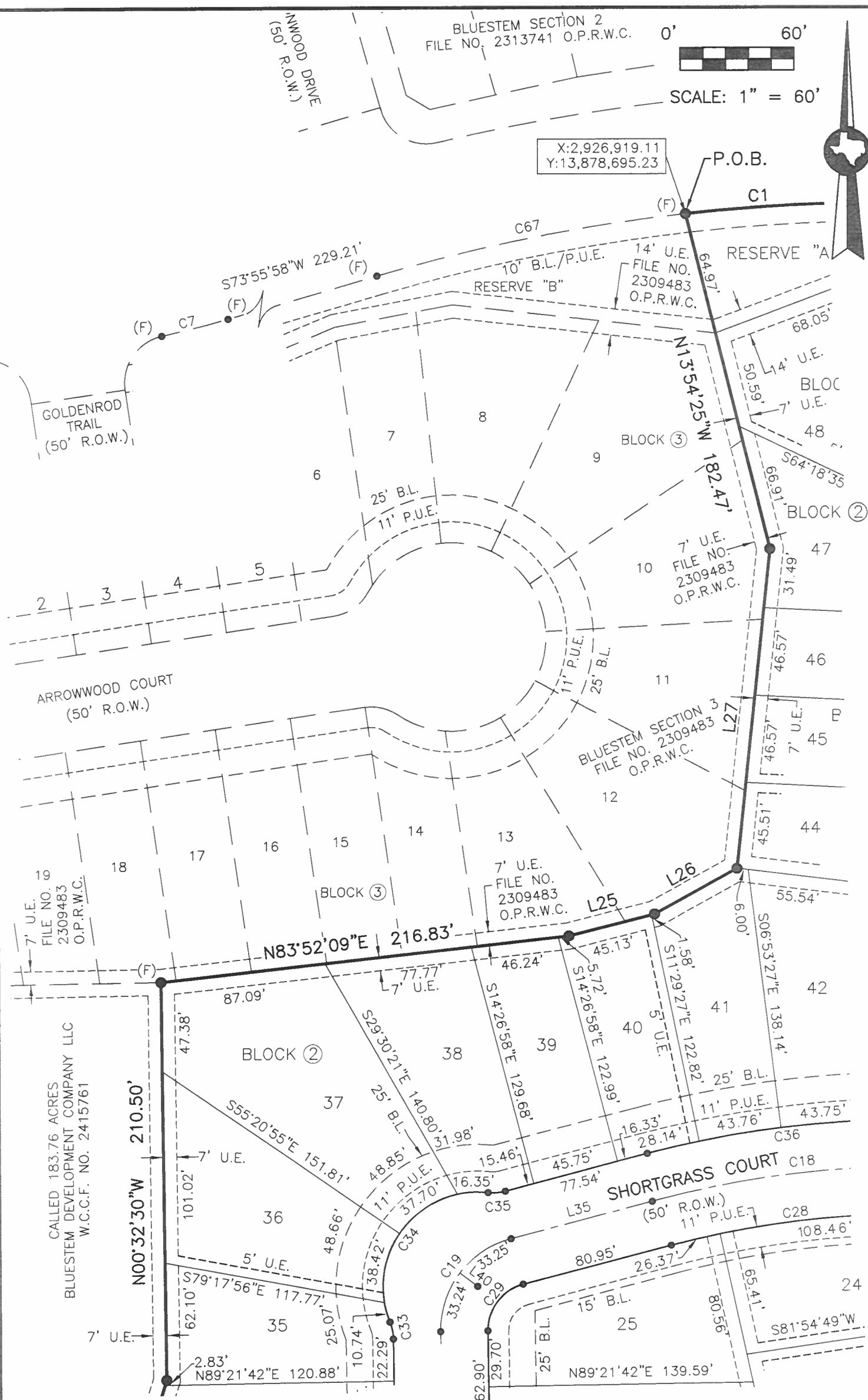
FINAL PLAT OF
BLUESTEM
SECTION 6



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

ADDRESS TABLE			
BLOCK	LOT	STREET	NUMBER
1	1	JUNIPER DR	3005
	2		3009
	3		3013
	4		3017
	5		3021
	6		3025
	7		3029
	8		3033
	9		3037
	10		3041
	11		3045
	12		3049
	13		3053
	14		3057
	15		3061
	16		3065
	17		3069
	18		3073
	19		3077
	20		3081
	21		3085
	22		3089
	23		3093
	24		3097
	25		3101
	26		3105
	27		3109
	28		3113
	29		3117
	30		3121
	31		3125
	32		3129
	33		3133
	RES-B		3001

ADDRESS TABLE			
BLOCK	LOT	STREET	NUMBER
2	1	JUNIPER DR	3122
	2		3118
	3		3114
	4		3110
	5		3106
	6		3102
	7		3098
	8		3094
	9		3090
	10		3086
	11		3082
	12		3078
	13		3074
	14		3070
	15		3066
	16		3062
	17		3058
	18		3054
	19		3050
	20		3046
	21	WALNUT MILL LANE	3007
	22		3011
	23		3015
	24		3019
	25	SHORTGRASS COURT	3031
	26		3035
	27		3039
	28		3043
	29		3047
	30		3051
	31		3048
	32		3044
	33		3040
	34		3036
	35		3032
	36		3028
	37		3024
	38		3020
	39		3016
	40		3012
	41		3008
	42		3004
	43		3000
	44	WILDRYE TRAIL	3068
	45		3064
	46		3060
	47		3056
	48		3052
	49		3048
	50		3044
	51		3040
	52		3036
	53		3032
	54		3028
	55		3024
	56		3020
	RES-A	FLATLAND DRIVE	3002
3	1	WILDRYE TRAIL	3021
	2		3017
	3		3013
	4		3009
	5		3005
	6		3001
	RES-C	JUNIPER DRIVE	3000
	7		3004
	8		3008
	9		3012
	10	WALNUT MILL LANE	3000
	11		3004
	12		3008
	13		3012
	14		3016
	15	WILDRYE TRAIL	3075
	16		3071
	17		3067
	18		3063
	19		3059
	20		3055



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
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TBPE No. F-726
TBPELS No. 10092300

BLOCK ②

BLUESTEM
FILE NO. 2313741 U..



SCALE: 1" = 60'

BLUESTEM PRAIRIE DRIVE
(60' R.O.W.)
FILE NO. 2307972 O.P.R.W.C.

P.O.B.

C1

10' B.L./P.U.E.

(F)

RESERVE "A"

4' U.E.
E NO.
109483
P.R.W.C.

N13°54'25"W 182.47'
64.97'
50.59'
7' U.E.
14' U.E.
68.05'
86.39'
14.68'
S11°14'50"E 121.34'
87.74'
16' U.E.
5' U.E.
49.75'
8.54'
31.00'
0.64'
42.41'
S14°22'29"W 120.00'
46.50'
46.50'
11' P.U.E.
46.50'
25' B.L.
S14°22'29"W 120.00'
46.50'
201.15'
N75°37'31"W 193.80'
101.93'
11' P.U.E.
79.40'
14' U.E.
5' U.E.
N86°59'40"W 120.00'
45.00'
N86°59'40"W 120.00'
45.00'
N86°59'40"W 120.00'
52.56'
14' U.E.
5' U.E.
25' B.L.
S88°30'39"W 121.68'
55.48'
S82°46'44"W 128.80'
22.10'
49.16'
35.39'
38°54'E 1

BLOCK ②

WILDRIE TRAIL
(50' R.O.W.)

SEC 24
BLUESTEM SECTION 3
FILE NO. 2309783
O.P.R.W.C.

BLOCK ②

BLOCK ③

SHORTGRASS COURT
(50' R.O.W.)

WILDRIE TRAIL
(50' R.O.W.)

WALNUT MILL LANE
(50' R.O.W.)

RESERVE "C"

JUNE, 2025

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

FINAL PLAT OF
BLUESTEM
SECTION 6



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

SHEET 12 OF 19

RESERVE "B"
RESERVE "B"

0' 60'



SCALE: 1" = 60'

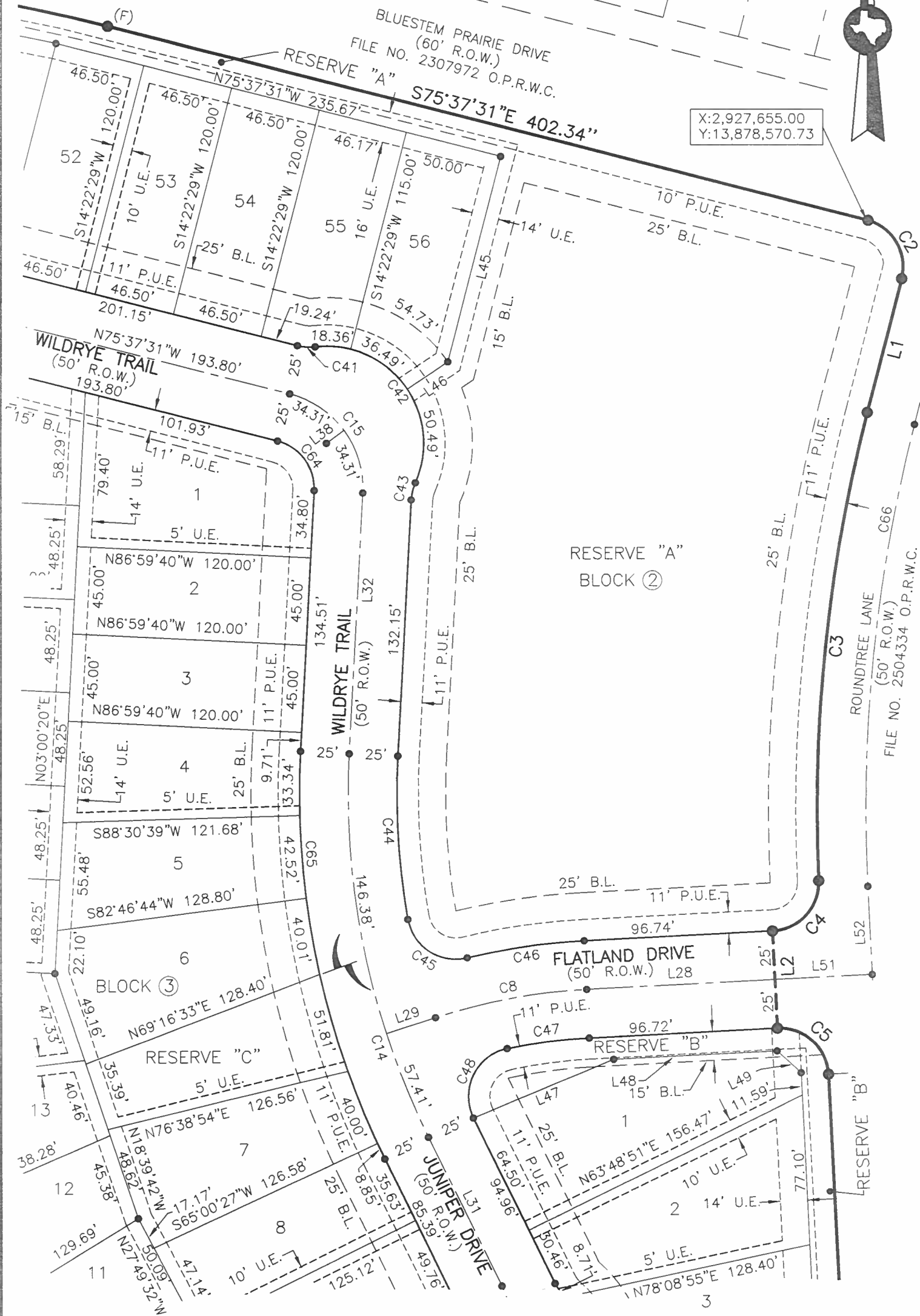


BLUESTEM PRAIRIE DRIVE
(60' R.O.W.)
FILE NO. 2307972 O.P.R.W.C.

RESERVE "A"

S75°37'31"E 402.34"

X:2,927,655.00
Y:13,878,570.73



JUNE, 2025

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

FINAL PLAT OF
BLUESTEM
SECTION 6



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

SHEET 13 OF 19

BLUESTEM PRAIRIE DRIVE
(60' R.O.W.)
FILE NO. 2307972 O.P.R.W.C.



SCALE: 1" = 60'



X:2,927,655.00
Y:13,878,570.73

S75°37'31"E 402.34"

N75°37'31"W 235.67"

RESERVE "B"

MATCH LINE "A"

RESERVE "A"

BLOCK ①

4

BLUESTEM SECTION 7
FILE NO. 2504326 O.P.R.W.C.

3

2

FLATLAND DRIVE
(50' R.O.W.)
FILE NO. 2504334
O.P.R.W.C.

RESERVE "A"

FLATLAND DRIVE
50' R.O.W.

RESERVE "B"

1

1

BLUESTEM SECTION 4
FILE NO. 2313744
O.P.R.W.C.

RESERVE "B"

TALLGRASS COURT
(50' R.O.W.)

RESERVE "A"

TBM A1
(SEE DETAIL
SHEET 3)

TALLGRASS COURT
(50' R.O.W.)
FILE NO. 2307972 O.P.R.W.C.

BLUESTEM PRAIRIE DRIVE
(60' R.O.W.)
FILE NO. 2307972 O.P.R.W.C.

MATCH LINE "A"

N89°03'51"E
535.49'

WILD RYE TRAIL
(50' R.O.W.)

JUNIPER DRIVE
(50' R.O.W.)

ROUNDTREE LANE
(50' R.O.W.)
FILE NO. 2504334 O.P.R.W.C.

MUSTANG
GROVE WAY

RESERVE "A"
BLOCK ②

BLOCK ①

FLATLAND DRIVE
(50' R.O.W.)

RESERVE "B"

TALLGRASS COURT
(50' R.O.W.)

BLUESTEM PRAIRIE DRIVE
(60' R.O.W.)

JUNE, 2025

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

FINAL PLAT OF
BLUESTEM
SECTION 6

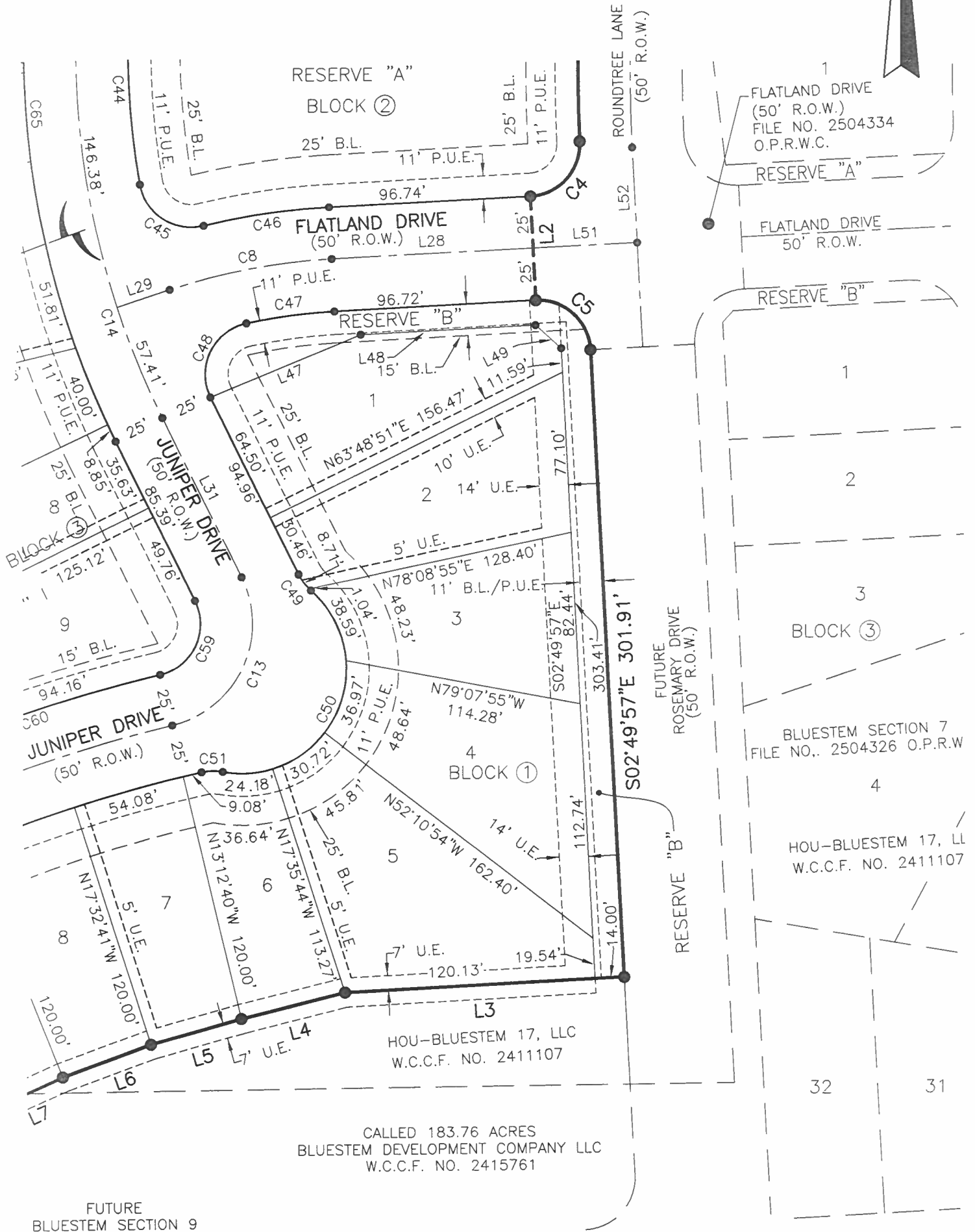


ENGINEERING THE FUTURE
SINCE 1936

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

SHEET 14 OF 19

0' 60'
SCALE: 1" = 60'



JUNE, 2025

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

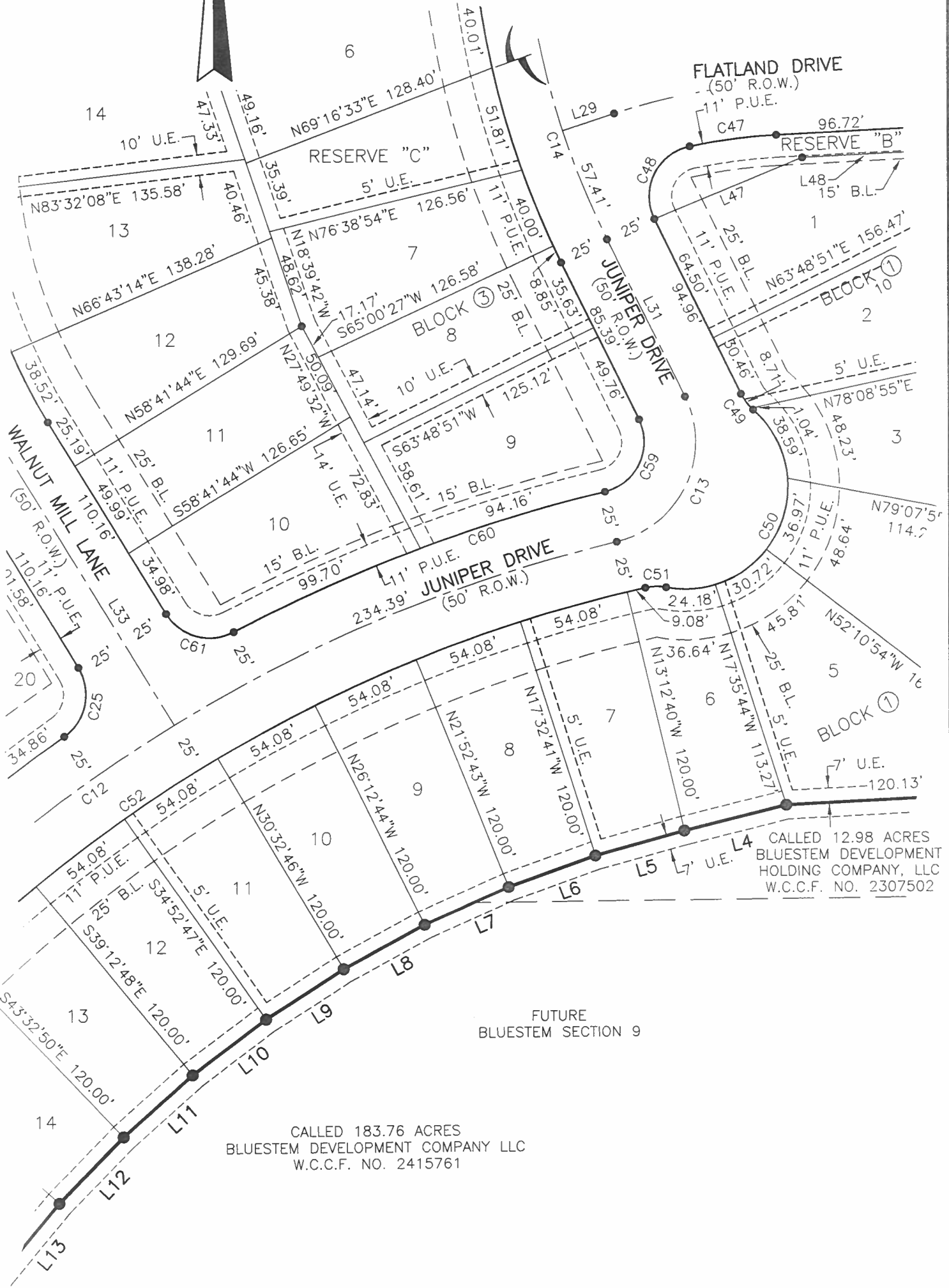
FINAL PLAT OF
BLUESTEM
SECTION 6



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WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

SHEET 15 OF 19

0' 60'
SCALE: 1" = 60'



CALLLED 183.76 ACRES
BLUESTEM DEVELOPMENT COMPANY LLC
W.C.C.F. NO. 2415761

FUTURE
BLUESTEM SECTION 9

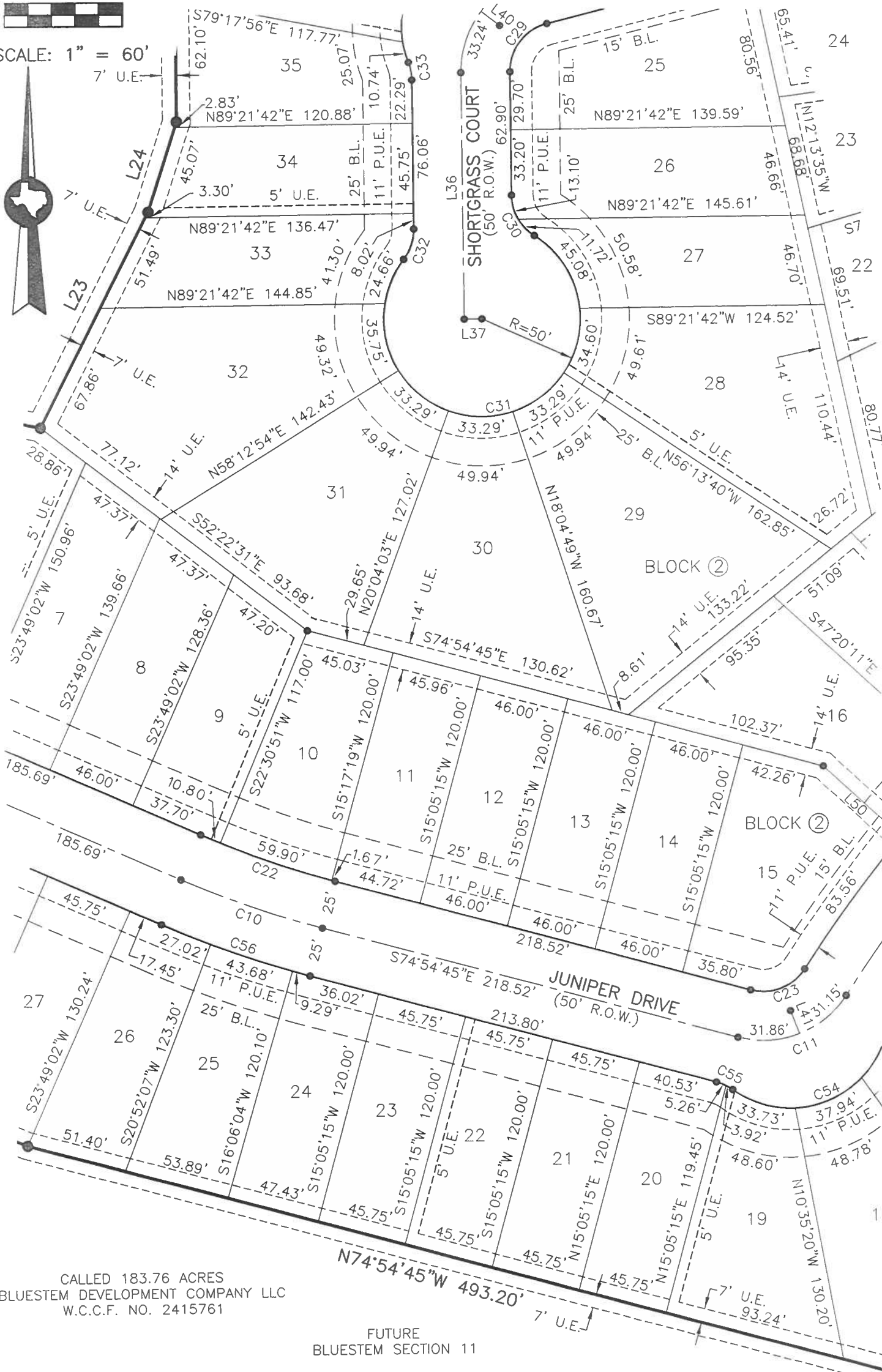
CALLLED 12.98 ACRES
BLUESTEM DEVELOPMENT
HOLDING COMPANY, LLC
W.C.C.F. NO. 2307502

JUNE, 2025	OWNER: BLUESTEM DEVELOPMENT COMPANY LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUESTEM SECTION 6		10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 plattting@ehra.team WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 16 OF 19				

0' 60'



SCALE: 1" = 60'



CALL 183.76 ACRES
BLUESTEM DEVELOPMENT COMPANY LLC
W.C.C.F. NO. 2415761

FUTURE
BLUESTEM SECTION 11

JUNE, 2025

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

FINAL PLAT OF
BLUESTEM
SECTION 6



ENGINEERING THE FUTURE
SINCE 1936

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713-784-4500
platt@ehra.team
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

SHEET 18 OF 19

0' 60'



SCALE: 1" = 60'

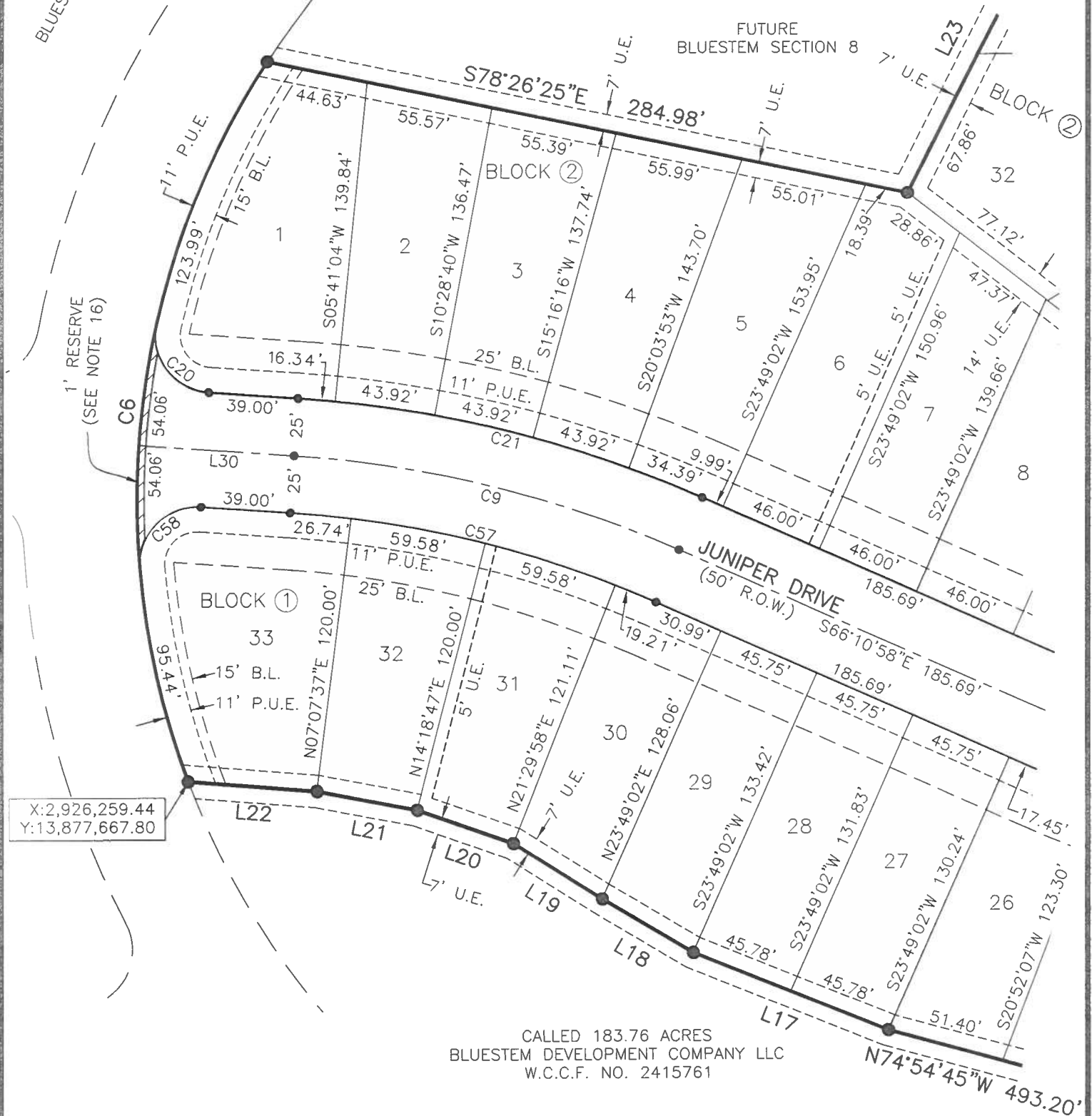


BLUESTEM DEVELOPMENT COMPANY LLC
W.C.C.F. NO. 2415761
CALLED 183.76 ACRES

FUTURE
GOLDENROD TRAIL
(50' R.O.W.)

BLUESTEM DEVELOPMENT COMPANY LLC
W.C.C.F. NO. 2415761
CALLED 183.76 ACRES

FUTURE
BLUESTEM SECTION 8



BLUESTEM DEVELOPMENT COMPANY LLC
W.C.C.F. NO. 2415761
CALLED 183.76 ACRES

JUNE, 2025

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

FINAL PLAT OF
BLUESTEM
SECTION 6



ENGINEERING THE FUTURE
SINCE 1936

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platt@ehra.team
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

SHEET 19 OF 19