WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

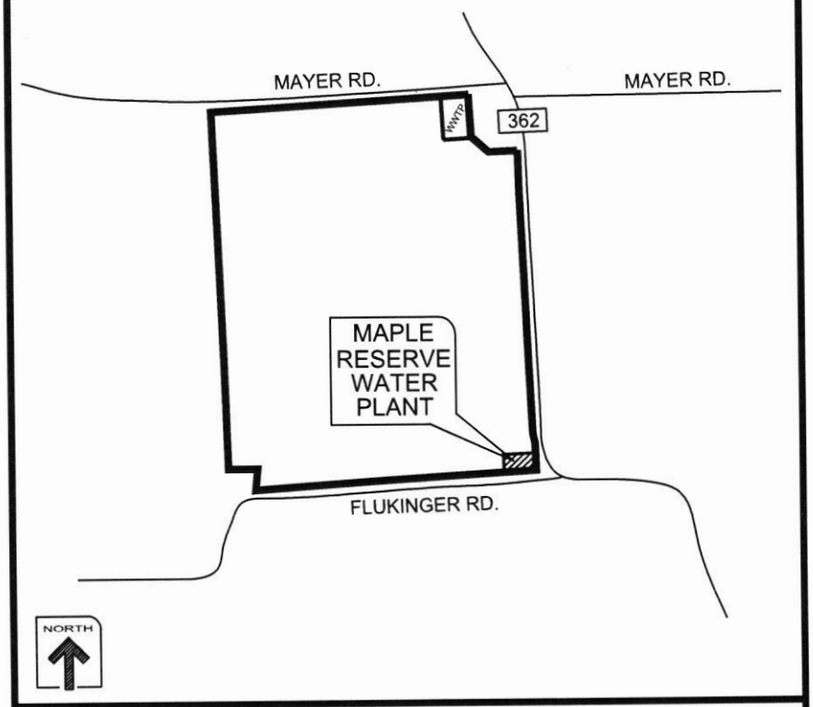
To: Honorable Commissioners' Court

Item: Final Plat Approval-Maple Reserve Water Plant

Date: October 28, 2026

Background
Final Plat of Maple Reserve Water Plant which consists of 1.539 acres will include 1 Block and 1 Reserve Precinct 2.

Staff Recommendation
Approve Plat



VICINITY MAP (NOT TO SCALE) KEYMAP: 242W

FINAL PLAT OF
MAPLE RESERVE
WATER PLANT
BEING 1.539 ACRES OF LAND

OUT of THE
AMBROSE POWELL SURVEY, A-239
WALLER COUNTY, TEXAS

CONTAINING ONE RESERVE IN ONE BLOCK.

OWNER:
D.R. HORTON – TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
400 CARRIAGE HILLS BLVD
CONROE, TEXAS 77384
(936) 777-6600
KSANDELL@DRHORTON.COM

ENGINEER:
GFT INFRASTRUCTURE, INC.
3200 SOUTHWEST FREEWAY, SUITE 1600
HOUSTON, TX. 77027
(713) 520-9570
JUAN.PEREZ@GFINC.COM
FIRM No. 1800

SURVEYOR:
DCCM
1760 W. SAM HOUSTON PKWY. N.
HOUSTON, TEXAS 77043
(713) 413-1900
TBPELS Firm Registration No. 10047100
rpeacock@dccm.com

PLANNER:
META
PLANNING + DESIGN
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. 48473C0155F, dated 05/16/2019, the subject tract appears to lie ZONE "X" (UNSHADED). 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 Anthony Peacock..
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 foot (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.
3. No pipelines or pipeline easements exist within the boundaries of this plat.
4. No structure in this subdivision shall be occupied until connected to an individual septic system or a public sewer system.
5. No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.
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:
   (1) For a subdivision of fewer than 50 houses, 2,500 gallons of storage; or
   (2) 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
   (1) The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by Commissioners Court. Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the Developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the streets. The County will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets.
   (2) The County assumes no responsibility for the accuracy of representations by other parties on the plat. Floodplain data, in particular, may change depending on subsequent development.
   (3) The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the County.
   (4) The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid Developer, 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 0.999957186976.
10. This plat is subject to a Development Agreement, as approved by Waller County Commissioners Court on 08/23/2023.
11. PROJECT BENCHMARK: National Geodetic Survey Station No. A 1281 (PID: BL1869)
    Being a NGS disc stamped "A 1281". Benchmark location being 1.0 mile south from Magnolia, 0.1 mile southwest along Fifth Street from the crossing of Magnolia Conroe Road and the Missouri Pacific Railroad in Magnolia, Thence 0.15 mile southeast along Commerce Street, and thence 0.75 mile south along Nichols Saw Mill Road. Set at the second pole south of a line crossing the road, 322.5 feet north of a private drive leading west to a small one story white house, 226 feet south of a private drive leading east to a one story house, 46.5 feet west of the centerline of Nichols Saw Mill Road, 2 feet north of the power pole, and 1.0 foot east of the westerly right of way fence.
    ELEVATION = 231.30' NAVD88

    TEMPORARY BENCHMARK (TBM) "B":
    Being a mag nail in asphalt on the west side of former Flukinger Road, being +/- 25' northwest of the Centerline of the intersection of Flukinger Road and former Flukinger Road
    ELEVATION = 301.00' NAVD88

STATE OF TEXAS
COUNTY OF WALLER

We, D.R. HORTON-TEXAS LTD., a Texas limited partnership, acting by and through Kelli Sandell, Land Development Manager, owner of the property subdivided, in this plat of MAPLE RESERVE WATER PLANT, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown and dedicated to the public, the streets, all alleys, parks and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alternation of the surface, or any portion of the streets or drainage easements to conform to the grades, and bind ourselves, our heirs successors and assigns to warrant and defend the title to the land so dedicated.

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 easement 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 D.R. HORTON-TEXAS LTD. a Texas limited partnership, 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 D.R. HORTON-TEXAS LTD., a Texas limited liability company, has caused these presents to be signed by Kelli Sandell, authorized representative, this ____ day of _____, 20___.

D.R. HORTON-TEXAS LTD
a Texas limited liability company
By: D.R. HORTON INC.
a Delaware corporation, its agent.

By: Kelli Sandell
KELLI SANDELL
LAND DEVELOPMENT MANAGER

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Kelli Sandell, authorized representative of D.R. HORTON-TEXAS LTD., a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that the same was the act of the corporation, for the purposes and and considerations expressed, and in the capacities stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of September, 2026

Lacy Groschke
Notary Public in and for
Montgomery County, Texas
My commission expires: 10/11/26

LACY DAWN GROSCHKE NOTARY PUBLIC STATE OF TEXAS ID 13401057-7 EXP. 10-11-2026

This is to certify that I, ANTHONY R. PEACOCK, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction, and that this plat correctly represents that survey made by me.

-No Portion of this subdivision lies within the boundaries of any municipality's corporate city limits, or area of extra territorial jurisdiction.

-No Portion of this subdivision lies within the boundaries of the 1% annual chance (100 year) floodplain as delineated on Waller County Community Panel # 48473C0155F, dated 05/16/2019.

-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 #48473C0155F, DATED 05/16/2019.



Anthony R. Peacock

ANTHONY R. PEACOCK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5047

I, J. Ross McCall, P.E., County Engineer of Waller County, 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

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

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., RPLS
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, 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

NOTES:
SAN BERNARD ELECTRIC COOPERATIVE, INC.

There is here by granted to San Bernard Electric Cooperative, Inc. whose address is P.O. Box 1208, Bellville, 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.

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

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

FIELD NOTES FOR 1.539 ACRES WATER PLANT

BEING A TRACT OF LAND CONTAINING 1.539 ACRES (67,027 SQUARE FEET) LOCATED IN THE AMBROSE POWELL SURVEY ABSTRACT NO. 239. IN WALLER COUNTY TEXAS. SAID 1.539 ACRE TRACT BEING A PORTION OF A CALLED 9 .0776 ACRE TRACT RECORDED IN THE NAME OF D.R. HORTON -- TEXAS, LTD.IN WALLER COUNTY CLERK'S FILE (W.C.C.F.) NO. 2415538. SAID 1.539 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), AS PER GPS OBSERVATIONS.):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "MILLER SURVEY" FOUND AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF FORMER FLUKINGER ROAD (WIDTH VARIES NO DEED FOUND) AND THE NORTH R.O.W. LINE OF FLUKINGER ROAD (50 FEET WIDE AS PER WALLER COUNTY DEED RECORDS (W.C.D.R.) VOL. 252, PG. 497 AND VOL. 392, PG. 670 AND MARKING THE SOUTHEAST COMER OF SAID 93.0776 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE LINE COMMON TO SAID 93.0776 ACRE TRACT AND THE NORTHERLY R.O.W. LINES OF SAID FLUKINGER ROAD, SOUTH 86 DEGREES 0 MINUTES 34 SECONDS WEST, A DISTANCE OF 350.26 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

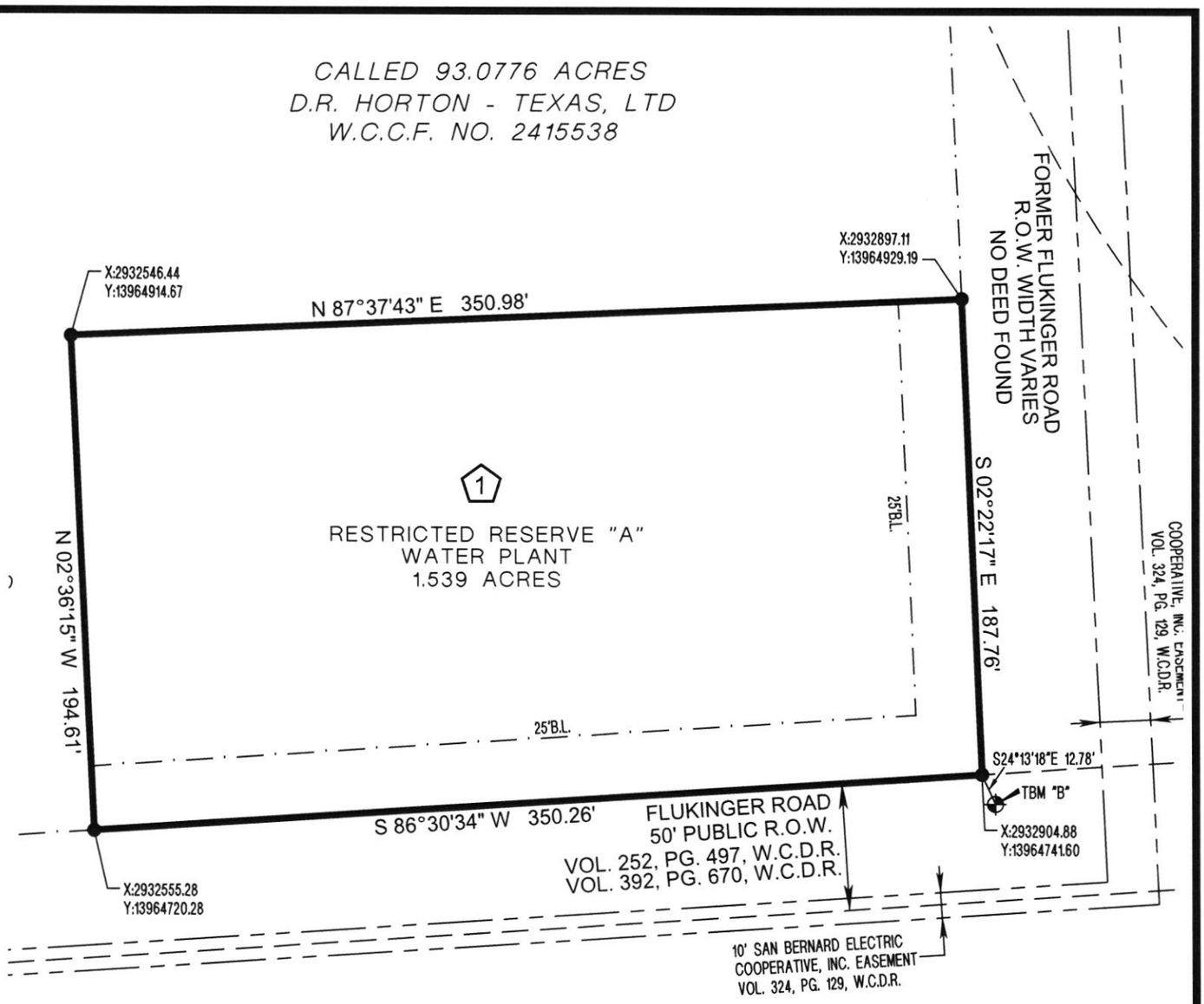
THENCE, THROUGH AND ACROSS SAID 93.0776 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

1. NORTH 02 DEGREES 36 MINUTES 15 SECONDS WEST, A DISTANCE OF 194.61 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

2. NORTH 87 DEGREES 37 MINUTES 43 SECONDS EAST, A DISTANCE OF 350.98 FEET TO A 5/8-INCH IRON IOD WITH CAP SET FOI THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT IN THE EAST LINE OF SAID 93.0776 ACRE TRACT;

THENCE, SOUTH 02 DEGREES 22 MINUTES 17 SECONDS EAST, A DISTANCE OF 187.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.539 ACRES OF LAND.

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	1.539	67,027	WATER PLANT
	1.539	67,027	TOTAL



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.) "SAN.S.E." INDICATES SANITARY SEWER EASEMENT.
13.) "STM.S.E." INDICATES STORM SEWER EASEMENT.
14.) "D.E." 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.
22.) "C.F.N." INDICATES CLERK'S FILE NUMBER.
23.) "M.R.W.C.T." INDICATES MAP RECORDS WALLER COUNTY, TEXAS.



SCALE: 1" = 60'

0 60 120