WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval- Lakes of Cane Island Section 9

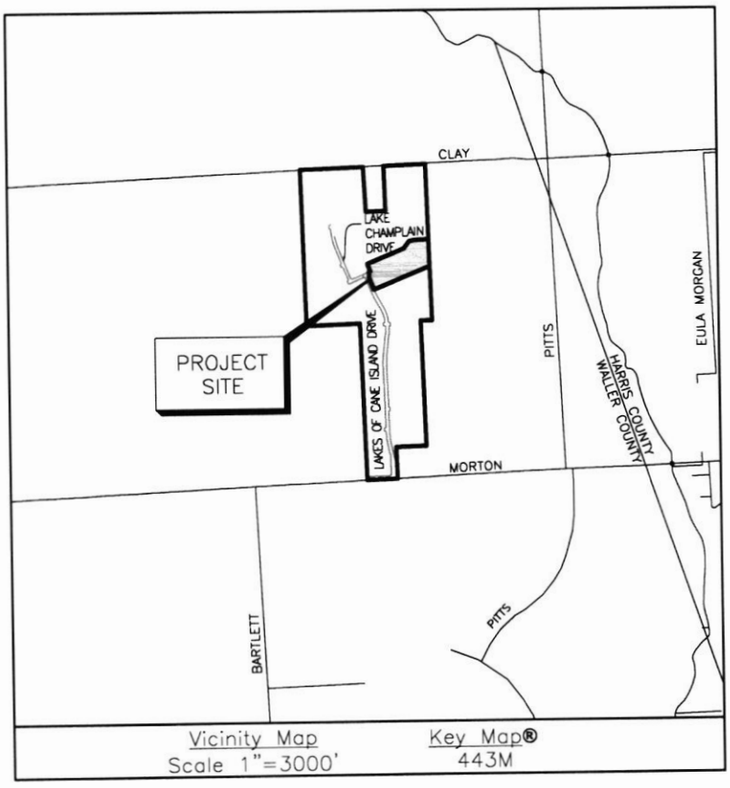
Date: October 14, 2026

Background

Final Plat of Lakes of Cane Island Section 9 which consists of 11.42 acres will include 24 Lots, 1 Block and 3 Reserves in Precinct 4.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT OF LAKES OF CANE ISLAND SECTION 9

BEING A SUBDIVISION OF 11.42 ACRES OF LAND
LOCATED IN THE H. & T. C. R.R. CO. SURVEY
SECTION 127, ABSTRACT NO. 205
WALLER COUNTY, TEXAS.

24 LOTS 1 BLOCK 3 RESERVES

OWNER / DEVELOPER

PHHOU - CANE ISLAND 178, LLC,
A TEXAS LIMITED LIABILITY COMPANY
3200 SOUTHWEST FREEWAY, STE. 2800
HOUSTON, TEXAS 77027
800-247-3779

SEPTEMBER, 2026

SEPTEMBER, 2026 JOB NO. 231-068-09 SHEET 1 OF 17	OWNER: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND SECTION 9	EHRA ENGINEERING THE FUTURE 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 platting@ehra.team WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300

STATE OF TEXAS)

COUNTY OF WALLER)

We, PHHOU – Cane Island 178, LLC, a Texas limited liability company acting by and through Lee Jones, Senior Vice President of Land of PH Land Holdings, LLC, a Texas Limited Liability Company, Sole Member of PHHOU – Cane Island 178, LLC, a Texas Liability Company, owner (or owners) of the property subdivided in the above map of LAKES OF CANE ISLAND SECTION 9, 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, 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. There are no known underground pipelines within the confines of this subdivision except as shown on the above plat.

6. 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 17, day of September, 2026.

OWNER
PHHOU–Cane Island 178, LLC,
a Texas limited liability company

By: PH Land Holdings, LLC,
a Texas limited liability company, Sole Member

BY: _____
Lee Jones
Senior Vice President of Land

JODY WHITLOCK
NOTARY PUBLIC, STATE OF TEXAS
Notary ID #135560044
Expires June 1, 2030

STATE OF TEXAS)

COUNTY OF Harris)

BEFORE ME, the undersigned authority, on this day personally appeared Lee Jones, 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 17 day of September, 2026.

_____
Notary Public in and for the State of Texas
My Commission expires: June 1, 2030

SEPTEMBER, 2026	OWNER: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND SECTION 9	EHRA ENGINEERING THE FUTURE
JOB NO. 231–068–09			
SHEET 2 OF 17			

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

This is to certify that I, Charles Jurica, 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. 48473C0375E, 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. 48473C0375E, dated February 18, 2009.



Charles Jurica, Registered Professional Land Surveyor
Texas Registration No. 6696

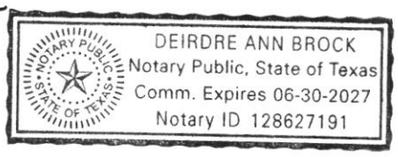
STATE OF TEXAS)(

COUNTY OF Harris)(

BEFORE ME, the undersigned authority, on this day personally appeared Charles Jurica, 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 10th day of September, 2026.

Deirdre Ann Brock
Notary Public in and for the State of Texas
My Commission expires: 6/30/2027



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



Elaine C. Stremlau, P.E. Licensed Professional Engineer
Texas License No. 149603

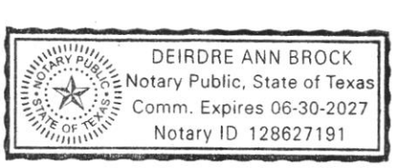
STATE OF TEXAS)(

COUNTY OF HARRIS)(

BEFORE ME, the undersigned authority, on this day personally appeared Elaine C. Stremlau, known to me to be the person, whose name is subscribed to the foregoing instrument, and acknowledged to me that he (she) executed it for the purposes and consideration set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10th day of September, 2026

Deirdre Ann Brock
Notary Public in and for Waller County, Texas
My Commission expires: 6/30/2027



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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 _____, 2026, 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

APPROVED by Commissioners Court of Waller County, Texas, this _____ day of _____, 2026 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.

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2026-15

APPROVED BY THE BOARD OF SUPERVISORS ON _____
DATE

_____
PRESIDENT

_____
SECRETARY

_____
DISTRICT ENGINEER

The above have signed these plans and /or plat based on the recommendation of the District's Engineer who has reviewed all sheets provided and found them to be in general compliance with the District's "Rules, Regulations, and Guidelines". This approval is only valid for three hundred sixty-five (365) calendar days. After that time re-approval is required. Please note, this does not necessarily mean that all the calculations provided in these plans and/or plats have been completely checked and verified. Plans submitted have been prepared, signed and sealed by a professional engineer licensed to practice engineering in the State of Texas and plat has been signed and sealed by a registered professional land surveyor licensed to practice in the State of Texas, which conveys the engineer's and/or surveyor's responsibility and accountability.

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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

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 PHHOU – Cane Island 178, LLC, a Texas 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.

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METES AND BOUNDS DESCRIPTION
LAKES OF CANE ISLAND SECTION 9
BEING 11.42 ACRES
LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY,
SECTION NO. 127, ABSTRACT NO. 205
WALLER COUNTY, TEXAS

DESCRIPTION OF A 11.42 ACRE TRACT OF LAND LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY, SECTION NO. 127, ABSTRACT NO. 205, WALLER COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CALLED 178.71 ACRES CONVEYED TO PHHOU-CANE ISLAND 178, LLC IN THE DEED RECORDED UNDER FILE NUMBER (FILE NO.) 2401492 OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.), SAID 11.42 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the northeast corner of said 178.71 acre tract and the northwest corner of that certain tract of land called 54.863 acres conveyed to Luxury Customs Homes, LLC as described in the deed recorded under File No. 2212790-W.C.D.R., in the south right-of-way line of Clay Road (80 feet wide based on a width of 30 feet on the south recorded under Volume 106, Page 492-W.C.D.R. and 50 feet on the north dedicated by the plats recorded under File No. 2108105, 2108107 and 2108763-W.C.D.R.);

THENCE, South 01°53'23" East, along the east line of said 178.71 acre tract. common to the west line of said 54.863 acre tract, passing 1-inch iron pipe for and found for reference at 22.73 feet,
continuing along said common line for a total distance of 1,270.64 feet to the northeast corner and POINT OF BEGINNING of the herein described tract;

(1) THENCE, South 01°53'23" East, continuing along said common line for a distance of 455.22 feet, to the southeast corner of the herein described tract, common to the northwest corner of August Lakes Section 1, a subdivision as per plat recorded under File No. 201502916-W.C.D.R., from which a 1/2-inch capped iron pipe stamped "Kalkomey" called for and found marking the southwesterly corner of said August Lakes Section 1, in the north line of the Lakes of Katy, a subdivision as per plat recorded in Volume 823, Page 575--W.C.D.R., bears South 01°53'23" East-910.63';

(2) THENCE, South 67°56'14" West, for a distance of 972.71 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(3) THENCE, South 67°29'26" West, for a distance of 49.47 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the southwest corner of the herein described tract;

(4) THENCE, North 22°01'05" West, for a distance of 229.81 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the beginning of a tangent curve;

(5) THENCE, in a northeasterly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing North 22°58'55" East, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713- 784-4500" set for corner;

(6) THENCE, North 22°01'05" West, for 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;

(7) THENCE, North 67°58'55" East, for a distance of 36.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(8) THENCE, North 22°01'05" West, for a distance of 140.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(9) THENCE, North 67°58'55" East, for a distance of 670.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(10) THENCE, North 37°24'41" East, for a distance of 154.24 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(11) THENCE, North 75°41'31" East, for a distance of 90.15 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(12) THENCE, North 88°06'37" East, for a distance of 239.92 feet to the POINT OF BEGINNING and containing 11.42 Acres of land.

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BENCHMARK:

BENCHMARK FOR THIS PROJECT IS FLOODPLAIN REFERENCE MARK NUMBER 190095 WHICH IS A BRASS DISK STAMPED 190095 ON BRIDGE AT MORTON ROAD AND UPPER BUFFALO BAYOU LOCATED ON DOWNSTREAM SIDE OF ROAD, ON SOUTHWEST CORNER OF BRIDGE IN KEYMAP 444P IN THE BARKER WATERSHED NEAR STREAM T100-00-00 ELEV. 150.69 FEET NAVD 1988, 2001 ADJUSTED.

TEMPORARY BENCHMARK:

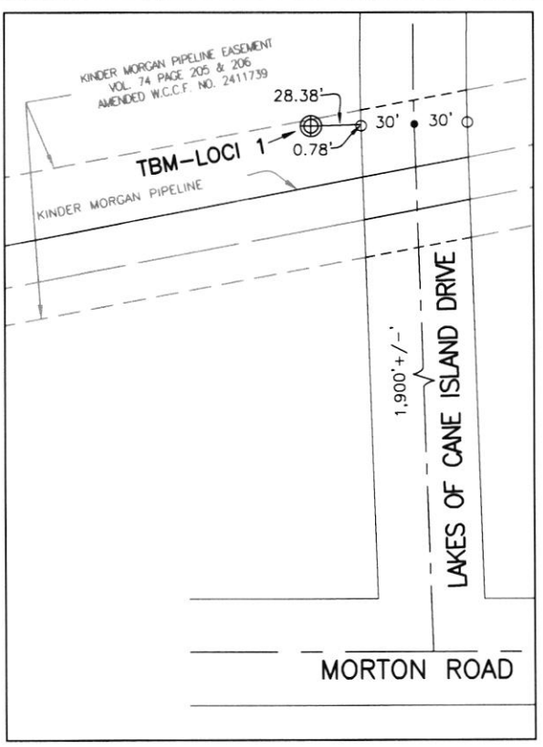
TEMPORARY BENCHMARK FOR THIS PLAT IS A BRASS DISK STAMPED "LOCI 1" SET IN CONCRETE.

HAVING COORDINATES OF:

X: 2,967,021.02
Y:13,859,781.28

TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (#4204)

ELEV.= 156.70 FEET
NAVD 1988, 2001 ADJUSTED.



SEPTEMBER, 2026	OWNER: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND SECTION 9	EHRA ENGINEERING THE FUTURE
JOB NO. 231-068-09			
SHEET 7 OF 17			

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GENERAL NOTES

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

2. A– indicates Abstract
AC. indicated Acres
B.L. indicates Building Line
EAE indicates Emergency Access Easement
FND. indicates Found
G.B.L. indicates Garage Building Line
H.L.&P. indicates Houston Lighting and Power
NTS indicates Not to Scale
PG. indicates Page
P.O.B. indicates Point of Beginning
P.O.C. indicates Point of Commencing
P.U.E. indicates Public Utility Easement
RES. indicates Reserve
R.O.W. indicates Right–Of–Way
SEC indicates Section
SQ.FT. indicates Square Feet
S.S.E. indicates Sanitary Sewer Easement
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
W.C.M.R. indicates Waller County Map Records
W.L.E. indicates Water Line Easement
(F) indicates Found 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500"
indiactes street name change

3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Waller County, Texas, Community Panel No 48473C0375E the subject property shown hereon lies within Unshaded "Zone X" (areas determined to be outside the 0.2% annual chance flood).

   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. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

4. All corners of the subject tract are marked with 5/8" capped iron rods stamped "E.H.R.A. 713–784–4500", unless otherwise noted.

5. All Easements extend equidistant from either side of the property and lot lines unless otherwise noted.

6. The property subdivided in the foregoing plat lies in Waller County MUD No. 58, Waller County, Katy Independent School District, and Brookshire–Katy Drainage District.

7. A subdivision variance has been approved to allow a minimum right–of–way width of a collector street from 80 feet to 60 feet by Waller County Commissioners Court on September 28, 2022.

8. A subdivision variance has been approved to allow a minimum lot width of 40 feet and a minimum lot area of 5,000 square feet by Waller County Commissioners Court on September 28, 2022.

9. A subdivision variance has been approved to allow cul–de–sacs to have a right–of–way radius of 60 feet and a pavement radius of 50 feet by Waller County Commissioners Court on September 28, 2022.

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GENERAL NOTES

10. A subdivision variance has been approved to allow local streets to have a right-of way width of 50 feet by Waller County Commissioners Court on September 28, 2022.

11. A subdivision variance has been approved to allow a minimum centerline radius for local roads of 300 feet with a minimum tangent of 50 feet between reverse curves by Waller County Commissioners Court on September 28, 2022.

12. A subdivision variance has been approved to allow a minimum centerline radius for a collector street of 650 feet with a minimum tangent of 150 feet between reverse curves by Waller County Commissioners Court on August 16, 2023

13. The proposed land uses for the Lakes of Cane Island Section 9 shall consist of residential, landscape, open space, and right-of-way.

14. A subdivision variance has been approved to allow 25' Garage Building Lines and 20' Front Building lines along cul-de-sacs and knuckles by Waller County Commissioners Court on September 17, 2025.

15. According to City Planning Letter Issued by Executive Title Company dated August 20, 2026, this tract is subject to a
30' Monument Pipeline, L.P. Pipeline Easement as recorded in Vol. 1041, Pg 475 W.C.D.R. & Vol. 1022, Pg. 271,279 W.C.D.R.;
30' Wide Houston Pipeline Easement as recorded in Vol. 433, Pg. 684 W.C.D.R. & Vol. 451, Pg. 159 W.C.D.R.;
50' Humble Oil & Refining Company Pipeline Easement as recorded in Vol. 200, Pg. 112 W.C:D.R., Vol. 200, Pg. 114 W.C.D.R., Vol. 200, Pg. 116 W.C.D.R. and Amended under W.C.C.F. No. 2406663;
50' United Texas Transmission Company Pipeline Easement as recorded in Vol. 326, Pg. 751 W.C.D.R., as Amended under W.C.C.F. No. 2406675 and Vol. 324, Pg. 732 W.C.D.R. as amended under W.C.C.F. No. 2406675

RESERVE TABLE

RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE
A	LANDSCAPE, OPEN SPACE, DRAINAGE & UTILITY PURPOSES	3,500	0.0803
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	3,235	0.0743
C	LANDSCAPE, OPEN SPACE, DRAINAGE & UTILITY PURPOSES	130,173	2.9884
TOTAL		136,908	3.143

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 67°29'26" W	49.47'
L2	N 22°01'05" W	50.00'
L3	N 67°58'55" E	36.43'
L4	N 22°01'05" W	140.00'
L5	N 75°41'31" E	90.15'
L6	N 57°54'33" E	87.91'
L7	S 67°58'55" W	55.00'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	90°00'00"	39.27'	N 22°58'55" E	35.36'
C2	300.00'	10°04'22"	52.74'	N 62°56'44" E	52.67'
C3	275.00'	10°04'22"	48.35'	N 62°56'44" E	48.28'
C4	25.00'	53°58'05"	23.55'	N 30°55'30" E	22.69'
C5	60.00'	287°56'10"	301.54'	S 32°05'27" E	70.59'
C6	25.00'	53°58'05"	23.55'	S 84°53'35" W	22.69'
C7	325.00'	10°04'22"	57.14'	S 62°56'44" W	57.06'

OWNER:
PHHOU - CANE ISLAND 178, LLC,
A TEXAS LIMITED LIABILITY COMPANY

LAKES OF CANE ISLAND
SECTION 9

EHRA
ENGINEERING THE FUTURE
10011 MEADOWGLEN LN
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713-784-4500
platting@ehra.team
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

PARKLAND TABLE	
PLAT	ACREAGE
LAKES OF CANE ISLAND WALLER COUNTY M.U.D. NO. 58 LIFT STATION NO. 1	0.00 AC.
LAKES OF CANE ISLAND DRIVE STREET DEDICATION	0.00 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'A'	3.27 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'B'	1.90 AC.
LAKES OF CANE ISLAND DETENTION RESERVES 'C' & 'D'	3.87 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'E'	2.03 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'F'	6.60 AC.
LAKES OF CANE ISLAND SECTION 1	0.42 AC.
LAKES OF CANE ISLAND SECTION 2	0.00 AC.
LAKES OF CANE ISLAND SECTION 3	0.68 AC.
LAKES OF CANE ISLAND SECTION 4	0.72 AC.
LAKES OF CANE ISLAND REC CENTER	3.14 AC.
LAKES OF CANE ISLAND SECTION 5	0.71 AC.
LAKES OF CANE ISLAND SECTION 6	0.05 AC.
LAKES OF CANE ISLAND SECTION 7	3.97 AC.
LAKES OF CANE ISLAND SECTION 9	0.00 AC.
TOTAL	27.36 AC.

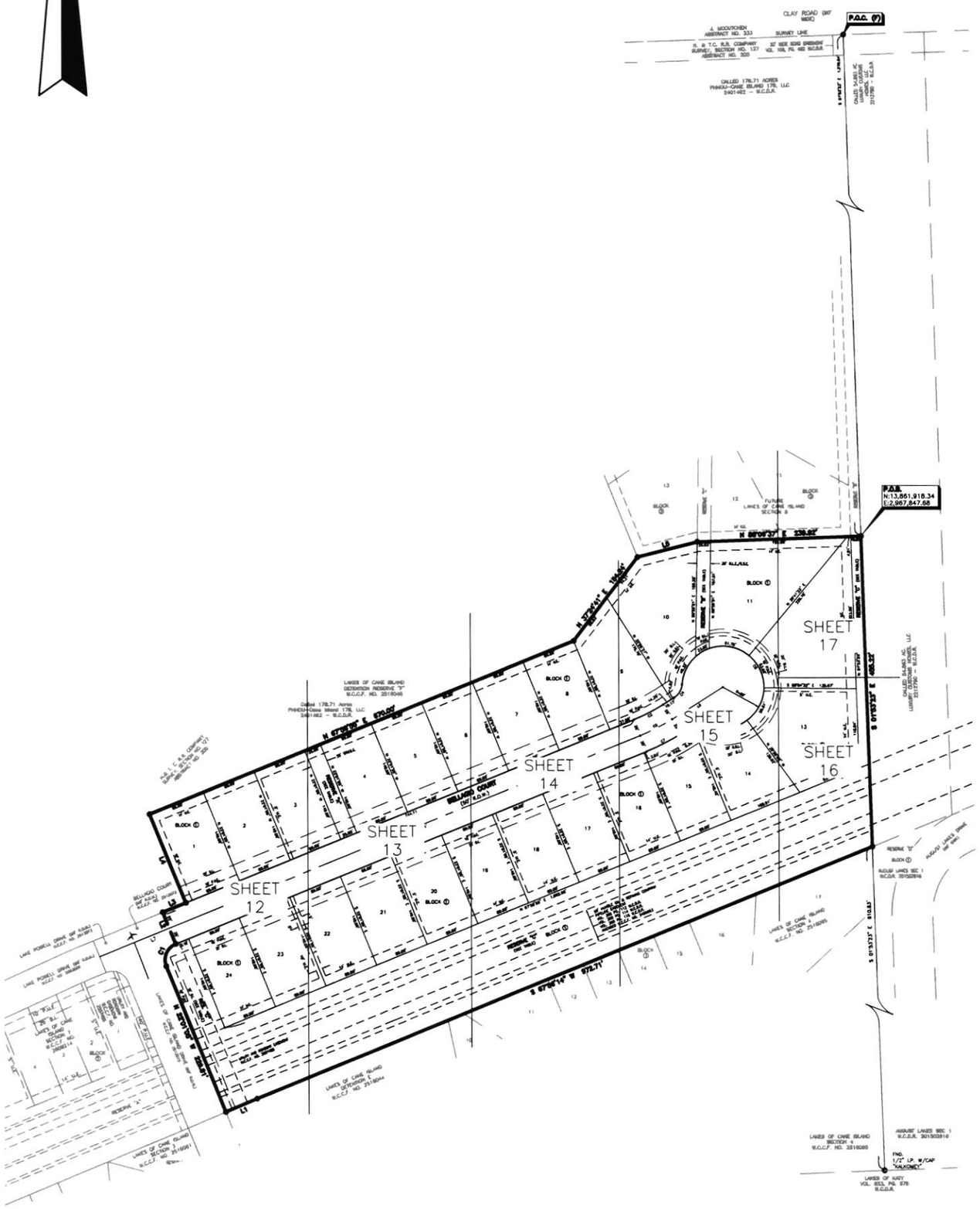
REQUIRED PARKLAND:
10.56 ACRES PER 54 LOTS @ 570 LOTS
1.) 50% MINIMUM (5.28 ACRES) SHALL BE POCKET/COMMUNITY PARK
2.) REMAINDER MAY BE PUBLICLY ACCESSIBLE OPEN SPACE (LANDSCAPE BUFFERS, OPEN SPACE, 50% OF AMENITIZED DETENTION AREAS)

EHRA
ENGINEERING THE FUTURE

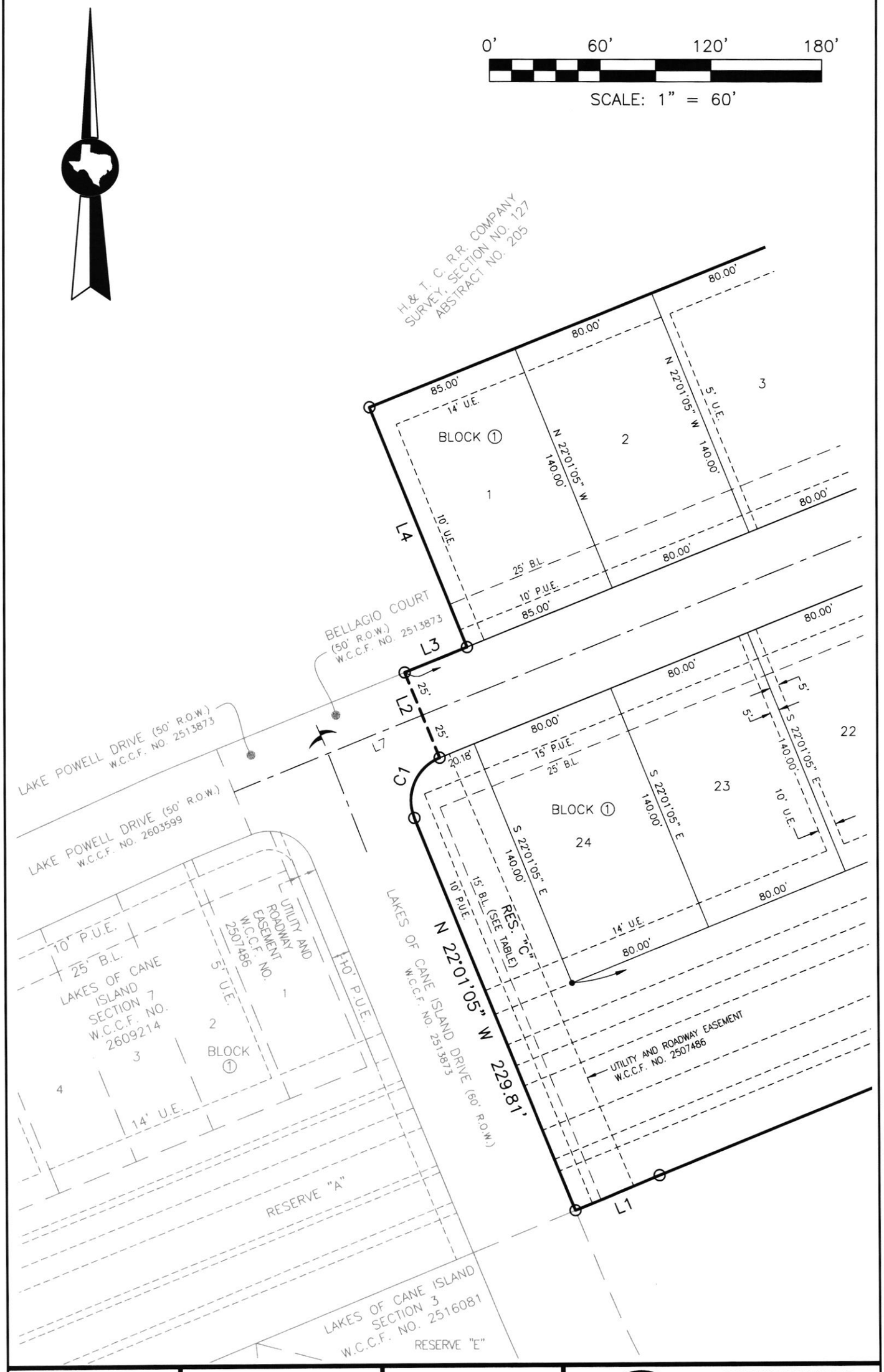
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0' 60' 120' 180'

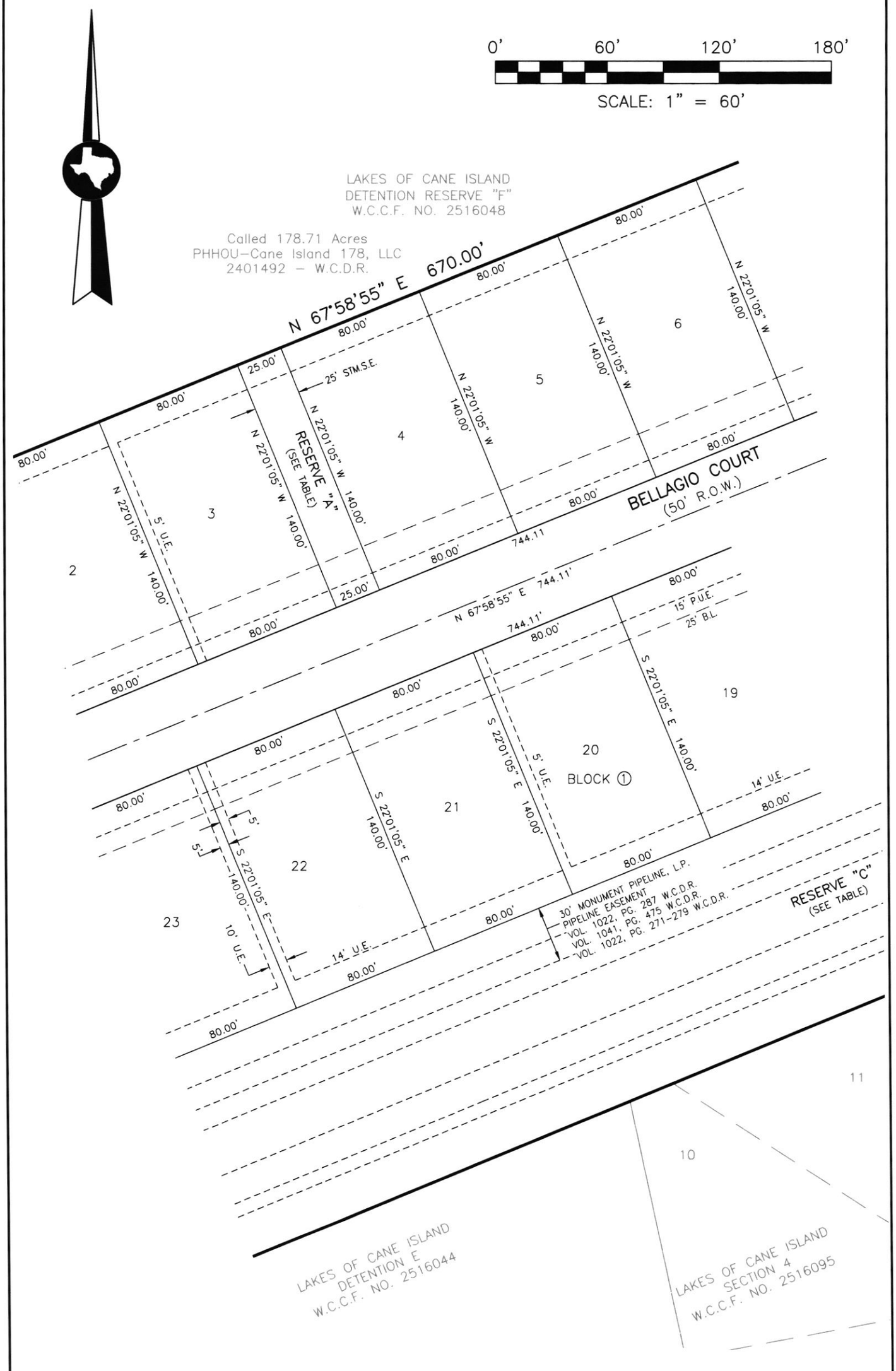
SCALE: 1" = 200'



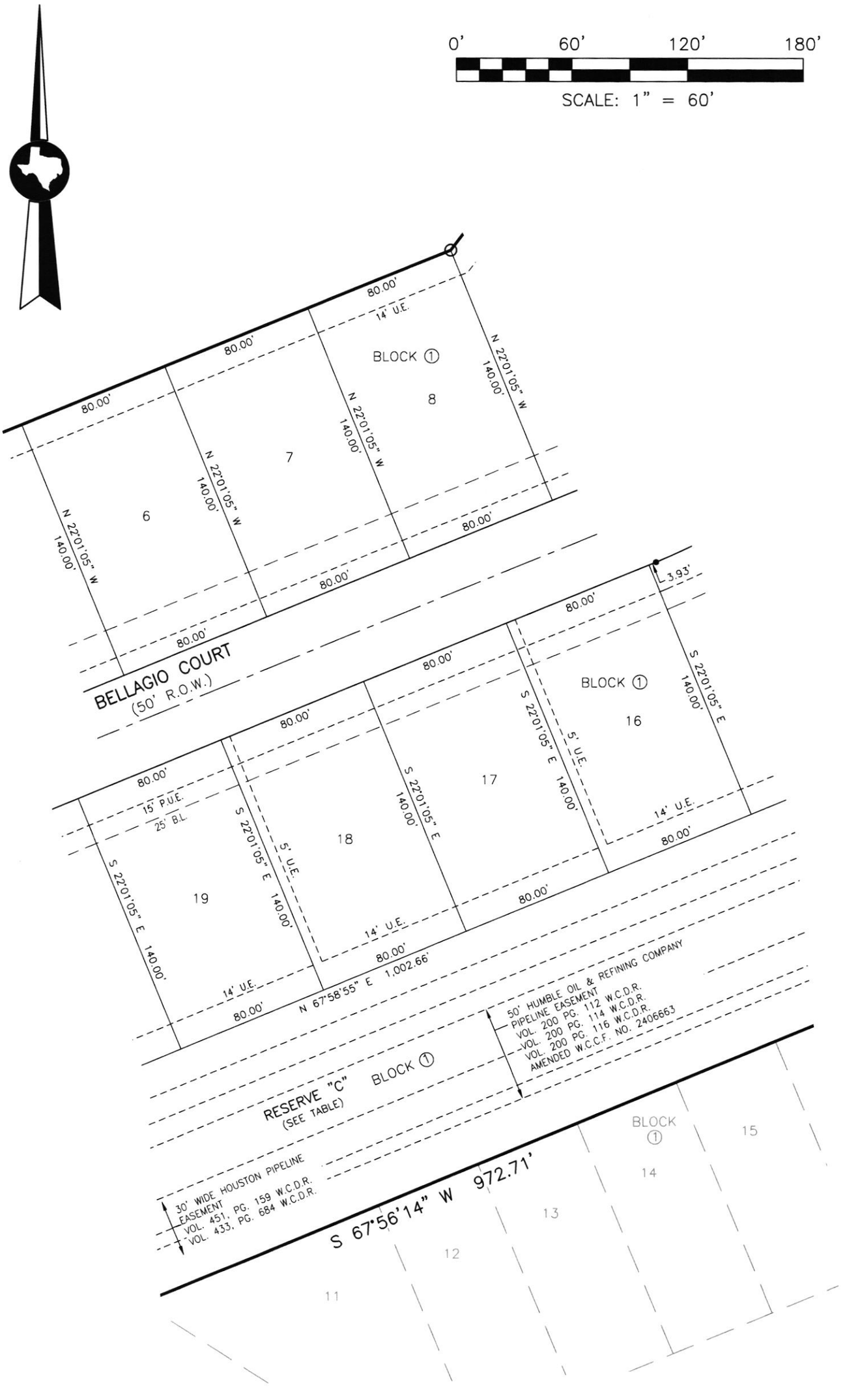
SEPTEMBER, 2026	OWNER: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND SECTION 9	EHRA ENGINEERING THE FUTURE 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 platting@ehra.team WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
JOB NO. 231-068-09			
SHEET 11 OF 17			



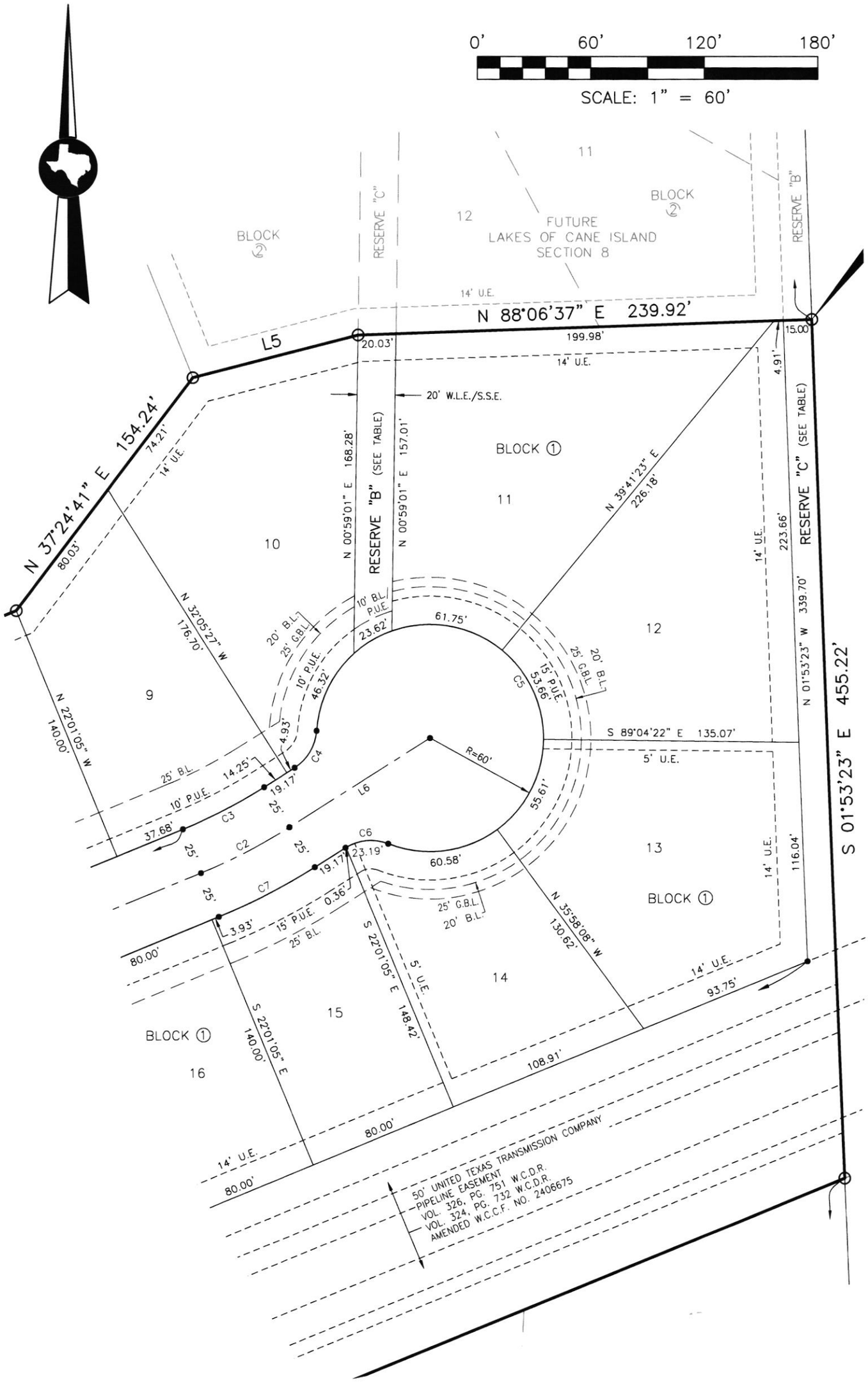
SEPTEMBER, 2026	OWNER: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND SECTION 9	EHRA ENGINEERING THE FUTURE
JOB NO. 231-068-09			10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 platting@ehra.team WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 12 OF 17			



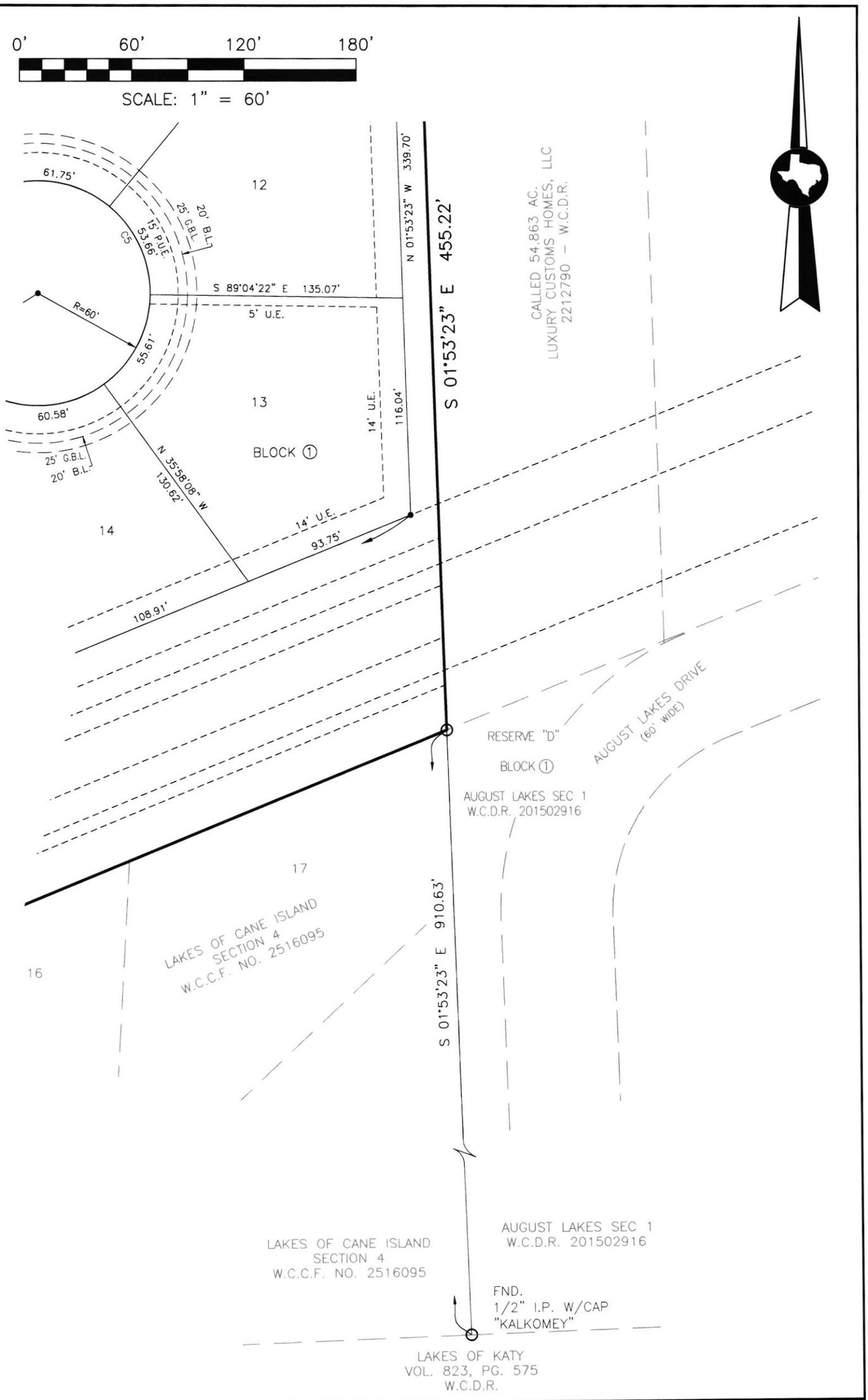
SEPTEMBER, 2026	OWNER: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND SECTION 9	EHRA ENGINEERING THE FUTURE
JOB NO. 231-068-09			10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 platting@ehra.team WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 13 OF 17			



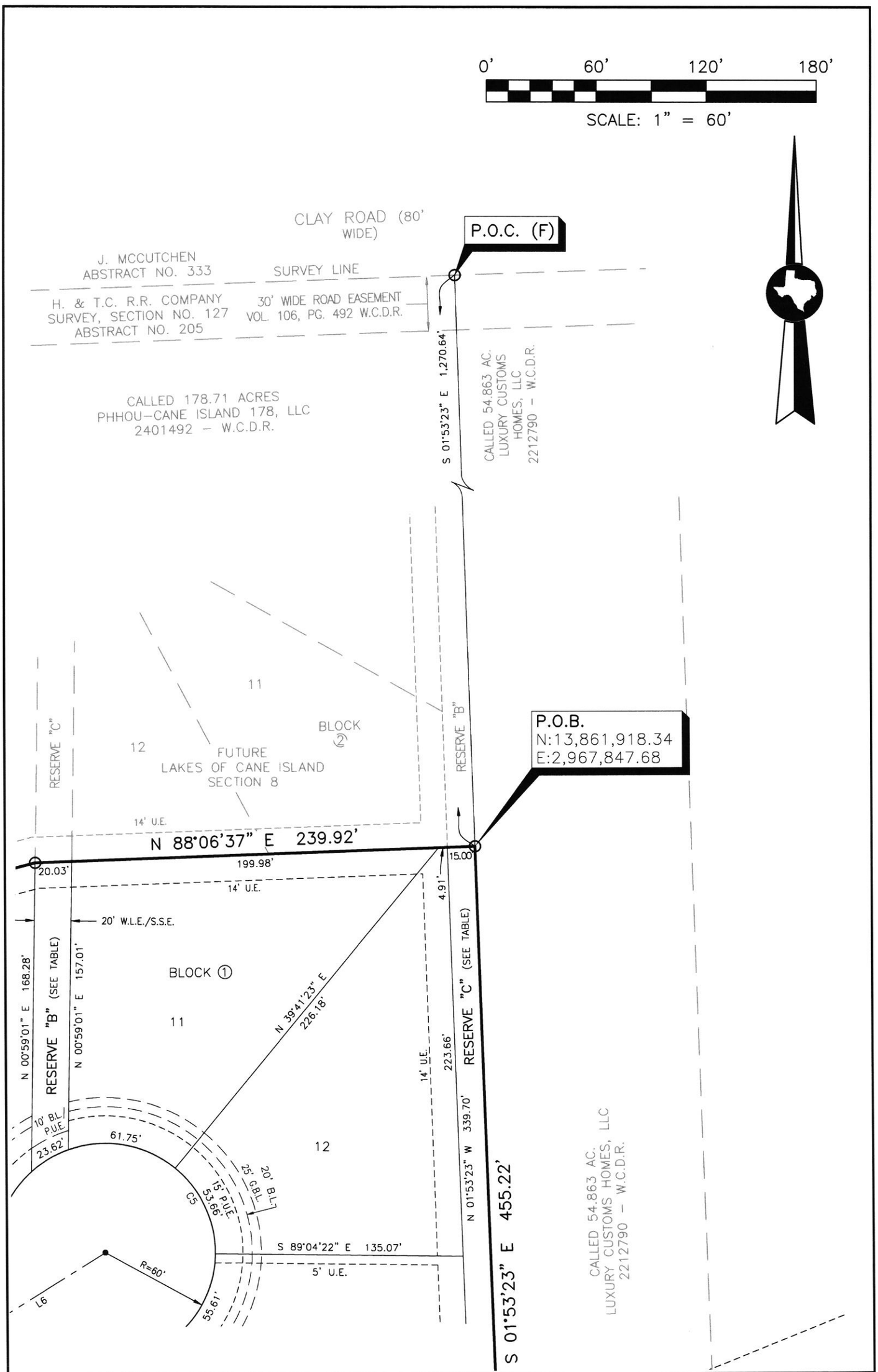
SEPTEMBER, 2026	OWNER: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND SECTION 9	EHRA ENGINEERING THE FUTURE
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SEPTEMBER, 2026	OWNER: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND SECTION 9	EHRA ENGINEERING THE FUTURE
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SEPTEMBER, 2026	OWNER: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND SECTION 9	EHRA ENGINEERING THE FUTURE
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SEPTEMBER, 2026	OWNER: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND SECTION 9	EHRA ENGINEERING THE FUTURE
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SHEET 17 OF 17			