

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: General Land Plan for Margerstadt Road North Tract

Date: March 6, 2024

Background

Plat Name: Margerstadt Road North Tract General Plan

Applicant: LJA Engineering, Inc. – Abigail Martinez

Owner: AQU Hockley Project, LLC

Location: Generally located between Margerstadt Road and Hegar Road, north of Spring Creek.

Description: General Plan for the approximately 254-acre Margerstadt North Tract.

Staff Recommendation

Approve



Vicinity Map
1 inch = 1/2 mile

RAYMOND PHILLIPS
"TRACT 3"
CALLED 194.50 ACRES
INSTRUMENT NO. 1608929
O.P.R.W.C.T.

LEGEND

- 100 YEAR FLOODPLAIN
- 500 YEAR FLOODPLAIN

GENERAL NOTES:

- ALL STREETS ARE PRIVATE ACCESS EASEMENTS SEVENTY FEET (70') IN WIDTH UNLESS OTHERWISE NOTED.
- ALL CUL-DE-SAC RADII ARE SEVENTY FEET (70') UNLESS OTHERWISE NOTED.
- ALL LOTS WILL HAVE PUBLIC WATER PROVIDED BY G&W WATER SUPPLY CORP.
- ALL LOTS WILL HAVE ACCESS TO INDIVIDUAL ON-SITE SEWAGE FACILITY.
- ALL LOTS SHALL HAVE A MINIMUM LOT AREA OF 1.0 NET ACRE.

BOUNDARY LINE TABLE			BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 87°51'44" W	1823'	L26	S 31°04'35" E	196'
L2	N 02°22'50" W	8'	L27	S 43°50'00" E	165'
L3	N 02°18'03" W	621'	L28	S 47°48'43" E	91'
L4	N 02°29'54" W	650'	L29	S 47°48'43" E	89'
L5	N 02°32'58" W	677'	L30	S 42°49'43" E	387'
L6	N 02°27'19" W	614'	L31	S 55°04'18" E	276'
L7	N 02°19'38" W	715'	L32	S 57°56'11" E	313'
L8	N 02°33'02" W	625'	L33	S 79°35'37" E	227'
L9	N 02°27'28" W	640'	L34	S 67°27'25" E	201'
L10	N 02°22'01" W	622'	L35	S 32°13'10" E	170'
L11	N 02°25'57" W	570'	L36	S 32°11'02" E	114'
L12	N 02°32'21" W	551'	L37	S 01°34'49" E	74'
L13	N 87°59'48" E	832'	L38	S 01°34'48" E	71'
L14	S 07°28'13" W	32'	L39	S 20°21'54" E	44'
L15	S 11°52'13" E	160'	L40	S 20°21'54" E	45'
L16	S 11°25'27" E	197'	L41	S 00°01'55" W	54'
L17	S 09°52'36" W	98'	L42	S 00°01'55" W	119'
L18	S 09°56'46" W	72'	L43	S 16°25'57" E	188'
L19	S 31°52'11" W	166'	L44	S 41°45'56" E	141'
L20	S 54°03'44" W	118'	L45	S 63°12'25" E	108'
L21	S 54°03'43" W	81'	L46	S 63°23'10" E	24'
L22	S 08°15'10" W	196'	L47	S 68°13'11" E	18'
L23	S 08°13'21" W	89'	L48	S 00°17'22" E	26'
L24	S 48°15'44" E	113'	L49	S 07°00'43" E	110'
L25	S 39°04'42" E	182'	L50	S 14°17'40" W	2766'

A GENERAL PLAN OF
MARGERSTADT ROAD
NORTH TRACT

±254.4 ACRES
76 LOTS AND 8 RESERVES

OUT OF THE
J. DENSON SURVEY, A-23
WALLER COUNTY, TEXAS

OWNER:
AQU HOCKLEY PROJECT, LLC

PLANNER:

LJA **PLANNING & LANDSCAPE ARCHITECTURE**
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

DISCLAIMER AND LIMITED WARRANTY

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LJA# 3126-2002

02.21.2024