

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval- Maple Woods Section 2

Date: May 13, 2026

Background

Final Plat of Maple Woods Section 2 which consists of 38.484 acres will include 197 Lots, 9 Blocks and 8 Reserves in Precinct 2.

Staff Recommendation

Approve Plat and accept Construction Bond

LINE DATA

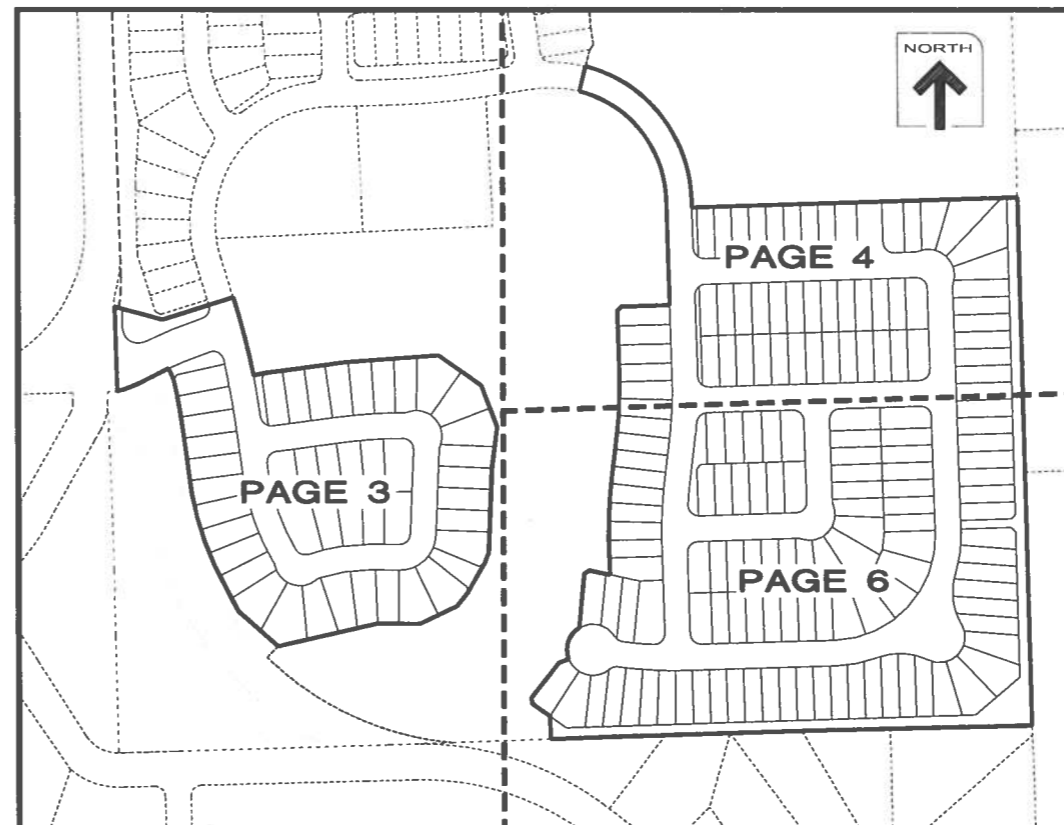
LINE	DISTANCE	BEARING
L1	28.96	S 78°32'32" W
L2	26.73	S 22°13'54" W
L3	39.01	S 38°21'08" W
L4	49.55	N 08°12'11" W
L5	49.36	N 69°46'38" W
L6	39.36	N 11°38'28" W
L7	29.13	N 24°51'58" W
L8	60.00	S 14°11'17" W
L9	19.78	N 01°46'05" W
L10	50.00	N 54°20'52" W
L11	13.87	S 06°18'05" E
L12	25.00	S 68°49'08" W
L13	13.37	S 53°44'35" W
L14	50.17	S 78°12'27" E
L15	39.37	N 05°46'44" E
L16	14.14	S 43°13'55" W
L17	11.82	S 46°24'01" W
L18	18.21	S 18°48'48" W
L19	12.57	S 43°13'55" W
L20	12.57	N 46°46'05" W
L21	47.05	S 01°46'14" E
L22	14.14	N 37°14'32" E
L23	14.14	N 87°13'54" E
L24	14.14	S 06°38'52" E
L25	14.25	S 32°54'04" W
L26	109.99	S 88°05'56" W
L27	49.48	S 84°55'25" W
L28	50.00	N 82°14'32" E
L29	108.98	S 77°12'37" W
L30	14.19	S 43°25'49" W
L31	14.09	N 46°34'11" W
L32	531.00	S 88°13'55" W
L33	14.14	S 43°13'55" W
L34	241.00	N 88°13'55" E
L35	291.00	S 01°46'05" E
L36	331.00	S 88°13'55" W

CURVE DATA

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1730.00	00°13'48"	188.11	S 14°20'17" E	188.02
C2	960.00	03°43'34"	62.43	S 83°18'14" W	62.42
C3	285.00	13°45'54"	68.50	S 68°17'55" W	68.39
C4	330.00	74°02'38"	426.48	S 38°47'24" E	397.43
C5	60.00	79°39'23"	83.42	S 18°38'50" W	76.80
C6	1055.00	08°27'15"	148.22	S 02°27'25" W	148.09
C7	270.00	74°02'38"	348.92	N 38°47'24" W	325.15
C8	75.00	74°02'38"	96.93	S 37°14'12" E	90.32
C9	245.00	11°36'09"	49.62	S 87°12'32" W	49.53
C10	1000.00	13°25'52"	234.71	N 68°07'53" E	234.17
C11	1700.00	09°28'59"	281.37	S 12°42'42" E	281.05
C12	55.00	92°45'12"	89.04	S 43°50'02" E	79.62
C13	55.00	88°05'15"	84.56	N 46°26'05" E	76.47
C14	400.00	19°34'05"	138.61	N 80°41'40" E	135.95
C15	55.00	78°32'22"	75.44	N 69°47'42" W	69.66
C16	325.00	22°31'49"	206.44	N 19°14'06" W	206.12
C17	300.00	23°03'42"	120.75	N 87°20'34" W	119.94
C18	300.00	74°02'38"	387.69	S 38°47'24" E	361.27
C19	55.00	90°00'00"	86.39	S 46°48'05" E	77.78
C20	275.00	90°00'00"	431.97	S 43°13'55" W	388.91
C21	1000.00	12°50'19"	224.08	N 85°20'55" W	223.61
C22	850.00	08°27'01"	123.36	N 02°27'25" E	123.25
C23	55.00	90°00'00"	86.39	N 43°13'55" E	77.78
C24	850.00	08°27'01"	123.36	S 02°27'25" W	123.25
C25	35.00	114°27'13"	69.92	S 58°50'51" E	58.86
C26	1040.00	08°02'51"	148.07	N 87°47'58" E	145.95
C27	25.00	89°16'35"	38.95	N 27°11'06" E	35.13
C28	1730.00	03°15'23"	98.33	N 09°35'42" W	98.31
C29	25.00	89°47'28"	39.18	N 52°51'44" W	35.29
C30	1730.00	07°34'27"	182.60	N 86°01'48" E	182.48
C31	25.00	19°05'00"	8.33	N 80°16'29" E	8.29
C32	60.00	131°24'28"	137.61	S 43°33'47" E	109.37
C33	25.00	19°45'00"	8.82	S 12°10'57" W	8.57
C34	85.00	88°05'15"	130.68	S 48°26'05" W	118.19
C35	370.00	18°28'27"	119.30	S 81°14'29" W	118.78
C36	25.00	22°00'41"	9.50	S 60°59'56" W	9.55
C37	60.00	117°46'04"	123.50	N 71°02'23" W	102.82
C38	25.00	18°18'42"	7.98	S 21°12'42" E	7.94
C39	555.00	22°22'51"	218.79	N 19°09'38" W	215.42
C40	1670.00	04°56'49"	144.19	N 10°28'37" W	144.14
C41	25.00	95°42'34"	41.70	N 80°45'18" W	37.08
C42	960.00	06°18'23"	105.10	S 68°18'13" W	105.05
C43	25.00	90°12'46"	39.36	S 37°08'11" W	35.42
C44	1170.00	07°23'43"	151.02	N 85°58'24" E	150.91

CURVE DATA

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C45	25.00	92°45'12"	40.47	S 43°59'05" E	36.19
C46	25.00	88°05'15"	38.44	S 44°26'05" W	34.76
C47	430.00	19°34'05"	148.86	S 80°41'40" W	148.14
C48	25.00	78°35'22"	34.29	S 69°47'42" E	31.67
C49	495.00	22°31'49"	194.65	N 19°14'06" W	193.39
C50	25.00	90°00'00"	39.17	S 46°48'05" E	35.36
C51	75.00	90°00'00"	39.27	N 43°13'55" E	35.36
C52	25.00	90°00'00"	39.27	S 46°48'05" E	35.36
C53	25.00	19°45'00"	8.82	S 71°27'25" W	8.57
C54	60.00	129°29'59"	135.61	S 48°48'05" E	108.53
C55	25.00	19°45'00"	8.82	N 06°06'25" E	8.57
C56	305.00	18°47'51"	100.06	S 07°37'50" W	99.62
C57	150.00	48°44'08"	122.35	S 06°20'19" E	118.99
C58	60.00	145°49'41"	152.71	S 43°12'28" W	114.10
C59	150.00	48°44'08"	122.35	N 87°14'48" W	118.99
C60	305.00	18°50'45"	100.32	S 78°48'33" W	99.87
C61	1030.00	09°13'22"	165.80	N 87°09'24" W	165.62
C62	25.00	47°53'48"	20.90	S 73°30'24" W	20.30
C63	60.00	109°15'37"	114.42	N 75°48'40" W	97.85
C64	60.00	90°23'30"	94.66	S 78°19'43" E	85.14
C65	25.00	51°37'01"	22.52	N 56°56'29" W	21.77
C66	970.00	04°29'29"	74.91	S 84°57'44" E	74.89
C67	25.00	94°35'36"	41.27	N 45°31'43" E	36.74
C68	880.00	08°27'01"	129.79	S 02°27'25" W	129.67
C69	820.00	08°27'01"	120.94	N 02°27'25" E	120.83
C70	25.00	90°00'00"	39.27	S 43°13'55" W	35.36
C71	25.00	90°00'00"	39.27	N 46°48'05" W	35.36
C72	25.00	90°00'00"	39.27	S 43°13'55" W	35.36
C73	25.00	90°00'00"	39.27	S 46°48'05" E	35.36
C74	25.00	83°24'32"	36.39	S 46°31'39" W	33.20
C75	25.00	90°00'00"	39.27	S 46°48'05" E	35.36
C76	25.00	90°00'00"	39.27	S 43°13'55" W	35.36
C77	25.00	96°08'16"	41.95	N 43°41'57" W	37.20
C78	820.00	02°18'45"	33.10	S 05°31'33" W	33.09
C79	880.00	01°51'33"	28.55	N 05°45'09" E	28.55
C80	25.00	90°00'00"	39.27	S 43°13'55" W	35.36
C81	25.00	90°00'00"	39.27	S 46°48'05" E	35.36
C82	245.00	90°00'00"	384.85	S 43°13'55" W	348.48
C83	25.00	90°00'00"	39.27	N 48°48'05" W	35.36
C84	25.00	90°00'00"	39.27	S 43°13'55" W	35.36
C85	25.00	19°45'00"	8.82	S 81°53'35" E	8.57
C86	60.00	129°29'59"	135.61	N 43°13'55" E	108.53
C87	25.00	19°45'00"	8.82	S 11°38'55" E	8.57



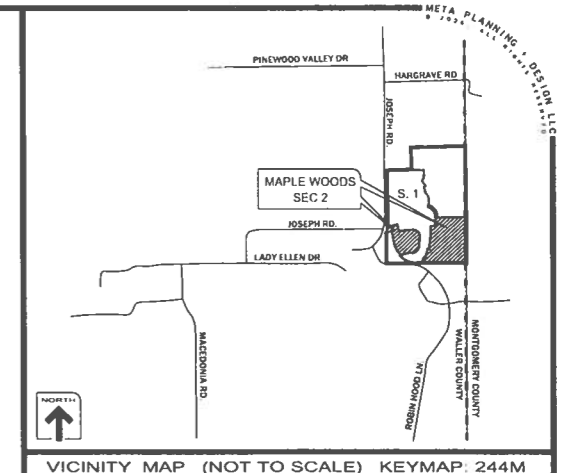
MATCHLINE DIAGRAM (NOT TO SCALE)

LOT SIZES < 5000 SQ FT SUBURBAN AREA

LOT NO	LOT AREA SQ FT	LOT NO	LOT AREA SQ FT
BLOCK 4			
LOT 1	4,780	LOT 7	4,800
LOT 2	4,800	LOT 8	4,800
LOT 3	4,800	LOT 9	4,800
LOT 4	4,800	LOT 10	4,800
LOT 5	4,800	LOT 11	4,749
LOT 6	4,800	BLOCK 9	
LOT 7	4,800	LOT 1	4,780
LOT 8	4,800	LOT 2	4,800
BLOCK 5			
LOT 2	4,780	LOT 3	4,800
LOT 50	4,974	LOT 4	4,800
BLOCK 7			
LOT 2	4,800	LOT 5	4,800
LOT 3	4,800	LOT 6	4,954
LOT 4	4,800	LOT 10	4,989
LOT 5	4,800	LOT 11	4,800
LOT 6	4,954	LOT 12	4,800
LOT 10	4,989	LOT 13	4,800
LOT 11	4,800	LOT 14	4,800
LOT 12	4,800	LOT 15	4,800
LOT 13	4,800	LOT 16	4,800
LOT 14	4,800	LOT 17	4,800
LOT 15	4,800	LOT 18	4,800
LOT 16	4,800	LOT 19	4,800
LOT 17	4,800	LOT 20	4,800
LOT 18	4,800	LOT 21	4,800
LOT 19	4,800	LOT 22	4,800
LOT 20	4,800	LOT 23	4,800
LOT 21	4,800	LOT 24	4,800
LOT 22	4,800	LOT 25	4,800
LOT 23	4,800	LOT 26	4,780
LOT 24	4,800	TOTAL NUMBER OF LOTS < 5000 SQ FT: 63	
LOT 30	4,800	TOTAL AREA OF LOTS < 5000 SQ FT: 302,766 SQ FT	
LOT 31	4,800	TOTAL AREA OF COMPENSATING OPEN SPACE REQUIRED (A x D): 100 SQ FT	
LOT 32	4,800	TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED (E x D): 8,507 SQ FT	
LOT 33	4,800		
LOT 34	4,800		
LOT 35	4,800		

COMPENSATING OPEN SPACE TABLE - SUBURBAN AREA

A TOTAL NO. OF LOTS < 5000 SQ FT :	63 LOTS
B TOTAL AREA OF LOTS < 5000 SQ FT :	302,766 SQ FT
C AVERAGE LOT SIZE < 5000 SQ FT (B/A) :	4,806 SQ FT
D COMPENSATING OPEN SPACE REQUIRED PER LOT (BASED ON C) :	100 SQ FT
E COMPENSATING OPEN SPACE REQUIRED (A x D) :	6,300 SQ FT
F TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED :	8,507 SQ FT



FINAL PLAT OF MAPLE WOODS SEC 2

BEING 38.484 ACRES OF LAND

OUT OF THE CATHERINE MAY SURVEY, A-229
WALLER COUNTY, TEXAS

CONTAINING 197 LOTS AND EIGHT RESERVES IN NINE BLOCKS.

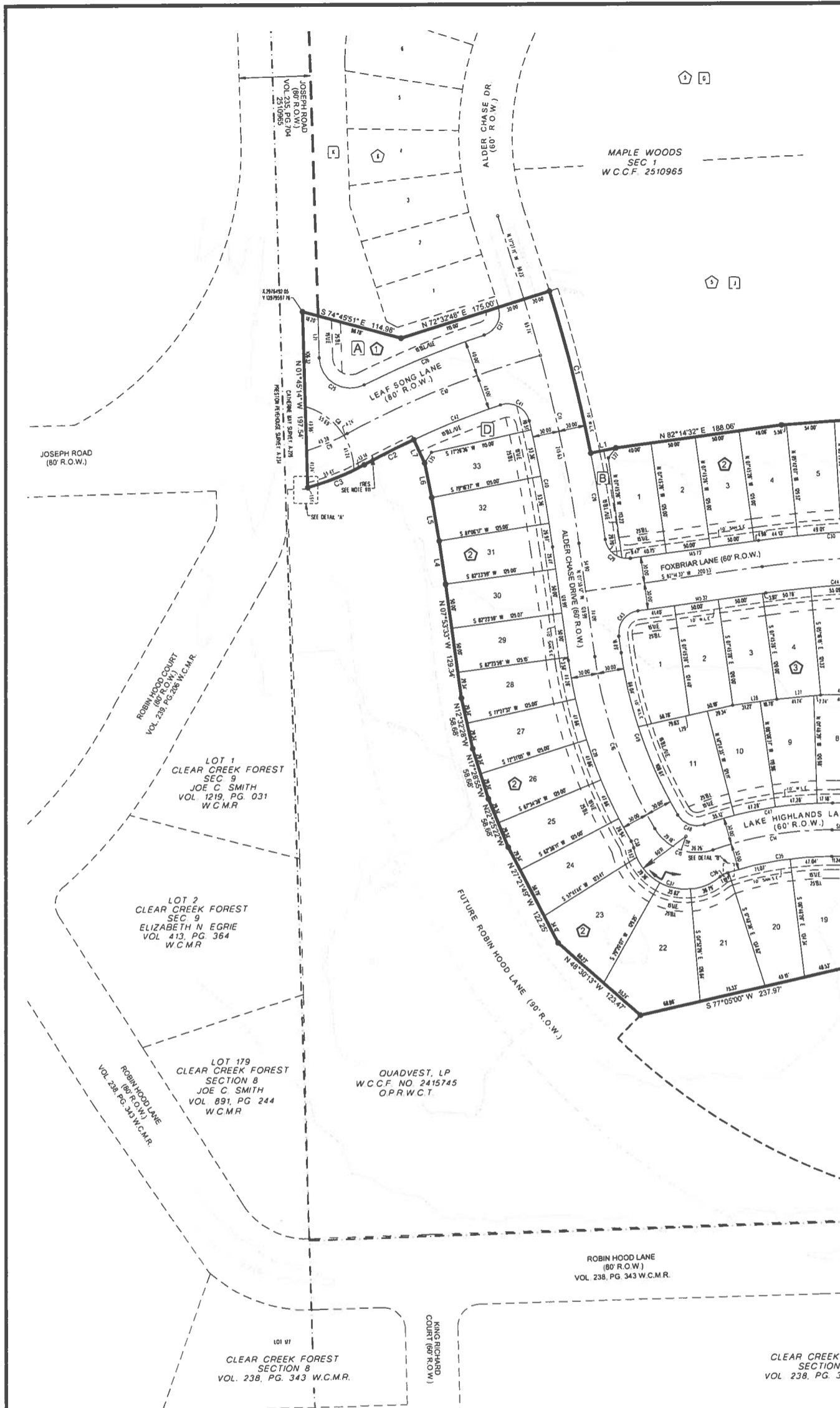
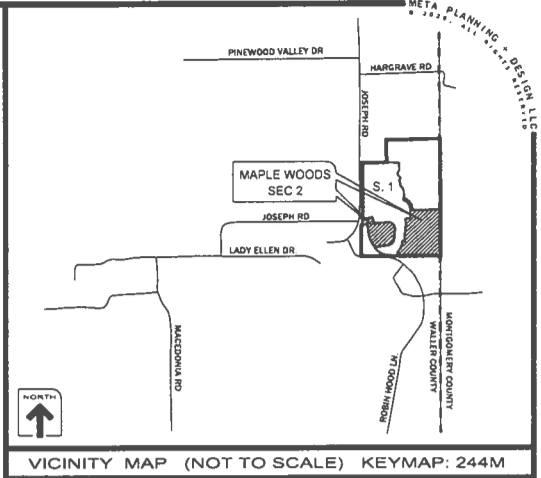
OWNER:
RLS (MAPLE WOODS), LLC
A DELAWARE LIMITED LIABILITY COMPANY
10613 W. SAM HOUSTON PKWY. NORTH, SUITE 200
HOUSTON, TEXAS 77064
(281) 957-2435
INFORMATION.TEXAS@BROOKFIELDGRP.COM

ENGINEER:
GFT INFRASTRUCTURE INC.
3200 SOUTHWEST FREEWAY, SUITE 1600
HOUSTON, TEXAS 77027
(713) 520-9570
OTTO@MILLERSURVEY.COM

SURVEYOR:
MILLER SURVEY
1760 W. SAM HOUSTON PKWY N
HOUSTON, TX 77043
(713) 413-1900
TBPELS Firm Registration No. 10047100
OTTO@MILLERSURVEY.COM

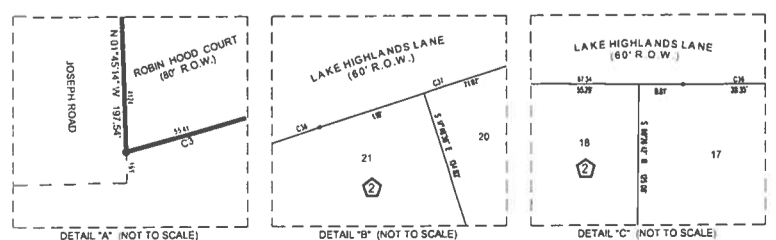


Meta Planning + Design LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422



RESERVE	ACREAGE	SQ FT	LAND USE
A	0.1953	8,507	COMPENSATING OPEN SPACE
B	0.0454	1,979	LANDSCAPE/ OPEN SPACE
C	0.1173	5,109	LANDSCAPE/ OPEN SPACE
D	0.0861	3,751	LANDSCAPE/ OPEN SPACE
E	0.0277	1,205	LANDSCAPE/ OPEN SPACE
F	1.5662	68,223	LANDSCAPE/ OPEN SPACE
G	0.1233	5,371	LANDSCAPE/ OPEN SPACE
H	0.0553	2,410	LANDSCAPE/ OPEN SPACE
	2.2166	96,555	TOTAL

- LEGEND
- 1) "BL" INDICATES BUILDING LINE
 - 2) "UE" 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) "WLE" INDICATES WATER LINE EASEMENT
 - 12) "SANE" INDICATES SANITARY SEWER EASEMENT
 - 13) "SSE" INDICATES STORM SEWER EASEMENT
 - 14) "DE" INDICATES DRAINAGE EASEMENT
 - 15) "ESMT" INDICATES EASEMENT
 - 16) "HLAP" INDICATES HOUSTON LIGHTING AND POWER
 - 17) "UVE" 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) "N.R.W.C.T." INDICATES MAP RECORDS WALLER COUNTY, TEXAS
 - 24) "T.B.M." INDICATES TEMPORARY BENCHMARK



FINAL PLAT OF MAPLE WOODS SEC 2

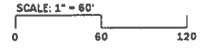
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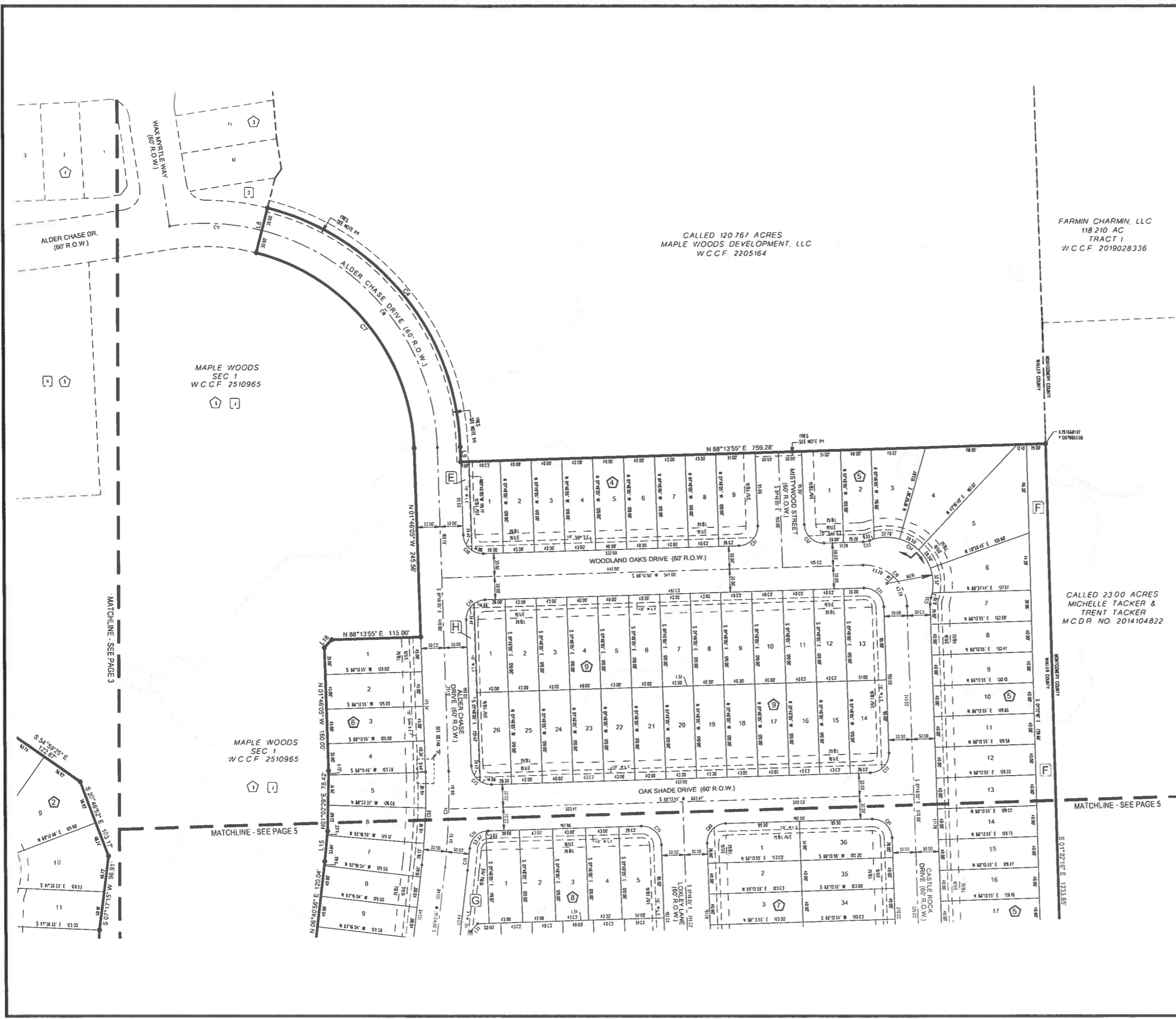
OWNER:
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JUAN.PEREZ@GFTINC.COM

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TDEPLS Firm Registration No. 10047100
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PLANNER:
META
Meta Planning + Design LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL. 281-810-1422

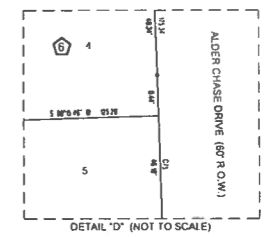
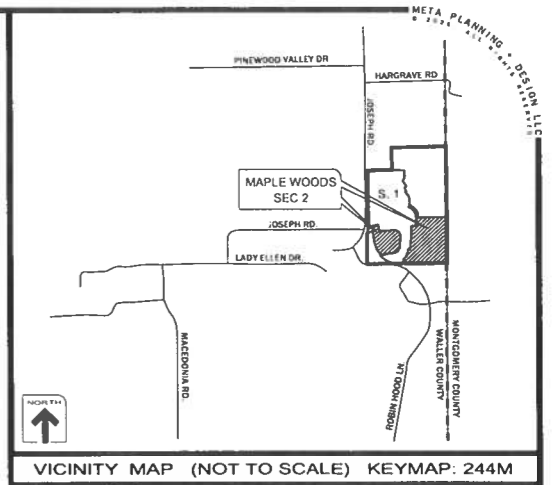




CALLED 120.767 ACRES
 MAPLE WOODS DEVELOPMENT, LLC
 W.C.C.F. 2205164

FARMIN CHARMN, LLC
 118.210 AC
 TRACT 1
 W.C.C.F. 2019028336

CALLED 2300 ACRES
 MICHELLE TACKER &
 TRENT TACKER
 MCDR NO 2014104822



RESERVE	ACREAGE	SQ FT	LAND USE
A	0.1953	8,507	COMPENSATING OPEN SPACE
B	0.0454	1,979	LANDSCAPE/ OPEN SPACE
C	0.1173	5,109	LANDSCAPE/ OPEN SPACE
D	0.0861	3,751	LANDSCAPE/ OPEN SPACE
E	0.0277	1,205	LANDSCAPE/ OPEN SPACE
F	1.5662	68,223	LANDSCAPE/ OPEN SPACE
G	0.1233	5,371	LANDSCAPE/ OPEN SPACE
H	0.0553	2,410	LANDSCAPE/ OPEN SPACE
	2.2768	98,555	TOTAL

- LEGEND
- 1) 'BL' INDICATES BUILDING LINE
 - 2) 'UE' INDICATES UTILITY EASEMENT
 - 3) 'ROW' INDICATES RIGHT-OF-WAY
 - 4) 'POB' INDICATES POINT OF BEGINNING
 - 5) 'FND' INDICATES FOUND
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 - 15) 'ESMT' INDICATES EASEMENT
 - 16) 'HLEP' INDICATES HOUSTON LIGHTING AND POWER
 - 17) 'UVE' INDICATES UNOBSTRUCTED VISIBILITY EASEMENT
 - 18) 'R' INDICATES RADUS
 - 19) 'NO' INDICATES NUMBER
 - 20) 'DRWCT' INDICATES OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS
 - 21) 'WCT' INDICATES WALLER COUNTY, TEXAS
 - 22) 'CFN' INDICATES CLERK'S FILE NUMBER
 - 23) 'WRWCT' INDICATES MAP RECORDS WALLER COUNTY TEXAS
 - 24) 'TBM' INDICATES TEMPORARY BENCH-MARK

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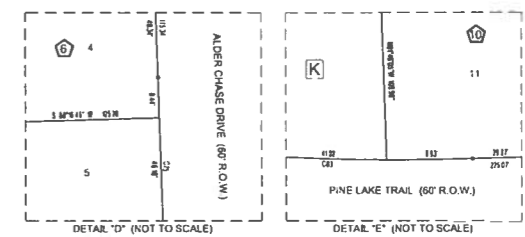
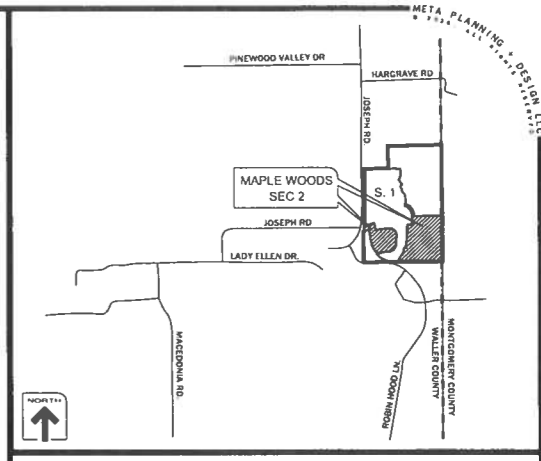
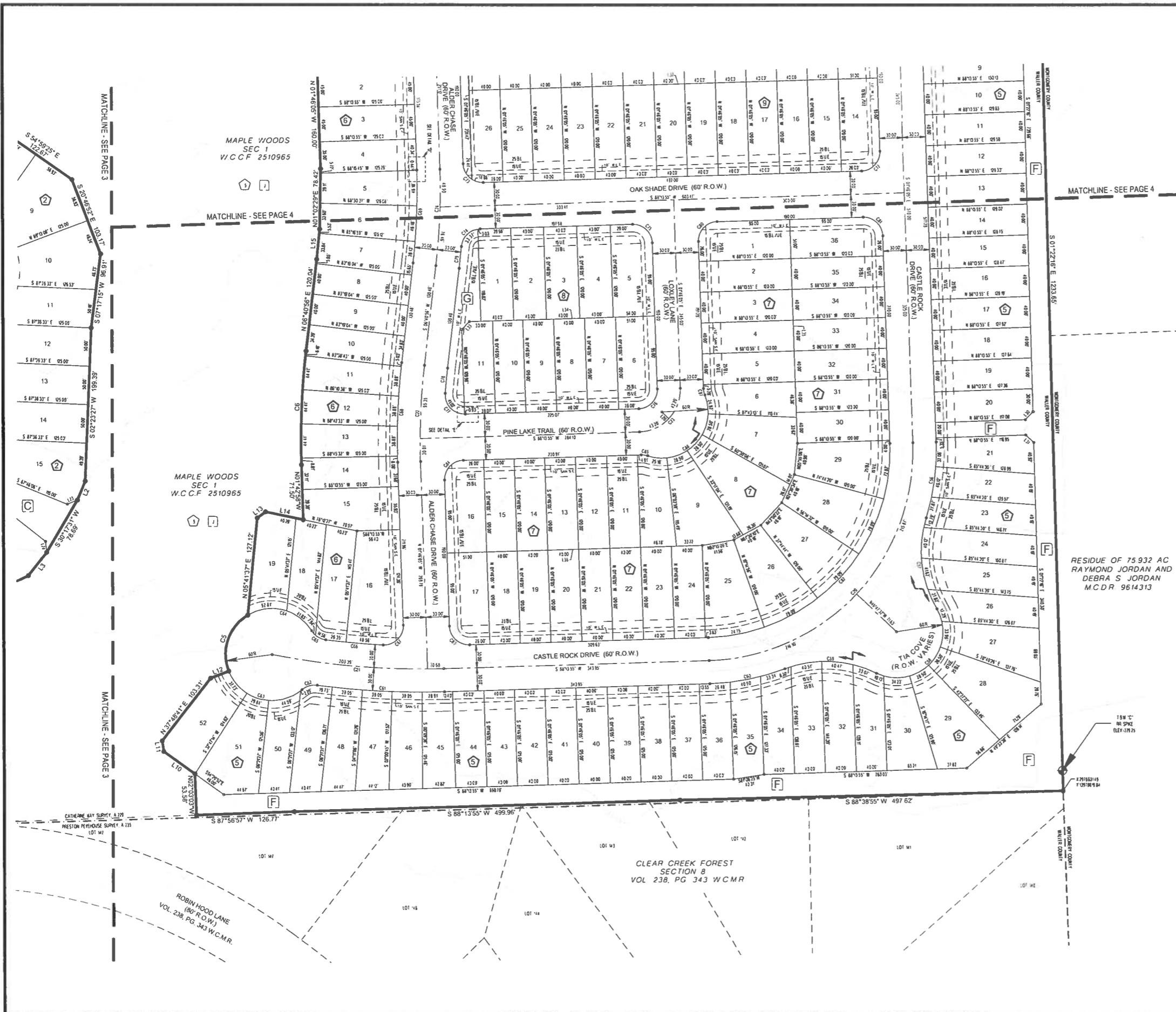
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 24285 KATY FREEWAY, SUITE 525
 KATY, TEXAS 77494 | TEL: 281-810-1422



RESERVE OF 75.932 AC
RAYMOND JORDAN AND
DEBRA S JORDAN
M.C.D.R. 9614313

RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.1953	8,507	COMPENSATING OPEN SPACE
B	0.0454	1,979	LANDSCAPE/ OPEN SPACE
C	0.1173	5,109	LANDSCAPE/ OPEN SPACE
D	0.0861	3,751	LANDSCAPE/ OPEN SPACE
E	0.0277	1,205	LANDSCAPE/ OPEN SPACE
F	1.5862	68,223	LANDSCAPE/ OPEN SPACE
G	0.1233	5,371	LANDSCAPE/ OPEN SPACE
H	0.0553	2,410	LANDSCAPE/ OPEN SPACE
	2.166	96,555	TOTAL

- LEGEND
- 11 "BL" INDICATES BUILDING LINE
 - 21 "UE" INDICATES UTILITY EASEMENT
 - 31 "ROW" INDICATES RIGHT OF WAY
 - 41 "POB" INDICATES POINT OF BEGINNING
 - 51 "FND" INDICATES FOUND
 - 61 "R" INDICATES IRON PIPE
 - 71 "R" INDICATES IRON ROD
 - 81 "VOL." INDICATES VOLUME
 - 91 "PG" INDICATES PAGE
 - 101 "SQ. FT." INDICATES SQUARE FEET
 - 111 "WLE" INDICATES WATER LINE EASEMENT
 - 121 "SWS" INDICATES SANITARY SEWER EASEMENT
 - 131 "SWS" INDICATES STORM SEWER EASEMENT
 - 141 "DE" INDICATES DRAINAGE EASEMENT
 - 151 "ESMT" INDICATES EASEMENT
 - 161 "HLAP" INDICATES HOUSTON LIGHTING AND POWER
 - 171 "LVE" INDICATES UNOBTAINED VEHICULAR EASEMENT
 - 181 "R" INDICATES RADIUS
 - 191 "NO" INDICATES NUMBER
 - 201 "OP.R.C.T." INDICATES OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS
 - 211 "W.C.T." INDICATES WALLER COUNTY, TEXAS
 - 221 "C.F.N." INDICATES CLERK'S FILE NUMBER
 - 231 "M.R.W.C.T." INDICATES MAP RECORDS WALLER COUNTY, TEXAS
 - 241 "T.B.M." INDICATES TEMPORARY BENCHMARK

FINAL PLAT OF MAPLE WOODS SEC 2

BEING 38.484 ACRES OF LAND

OUT OF THE
CATHERINE MAY SURVEY, A-229
WALLER COUNTY, TEXAS

CONTAINING 197 LOTS AND
EIGHT RESERVES IN NINE BLOCKS.

OWNER:
RLS (MAPLE WOODS), LLC
A DELAWARE LIMITED LIABILITY COMPANY
10613 W. SAM HOUSTON PKWY, NORTH, SUITE 200
HOUSTON, TEXAS 77064
(281) 957-2435
INFORMATION.TEXAS@BROOKFIELDORP.COM

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PLANNER:
META
Meta Planning + Design LLC
24285 KATY FREEWAY, SUITE 525
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