



**NOTICE OF MEETING
WALLER COUNTY, TEXAS
2ND AMENDED REGULAR SESSION**

**Wednesday, June 24, 2026 at 9:00 AM
Waller County Courthouse, Hempstead, Texas**

AGENDA

NOTICE is hereby given that the Commissioners Court of Waller County, Texas, will meet at the date and time listed above at its meeting place at:

**Waller County Courthouse
836 Austin Street
Hempstead, Texas 77445**

Said meeting will be a regular meeting for the purpose of transacting the business of the County and to **discuss and take possible action on any of the agenda items listed below:**

CALL TO ORDER

1. Approval of Agenda.

PUBLIC COMMENT

CONSENT AGENDA

Items identified within the Consent Agenda are of a routine nature and will be passed with one vote without being discussed separately. If a member of the court or public requests that a particular item be discussed, that agenda item will be pulled from the Consent Agenda and discussed as part of the regular agenda at the appropriate time. One vote will approve the remaining items on the Consent Agenda.

2. Approval of Minutes.
3. Request by County Treasurer for Approval of Payroll Disbursements.
4. Request by County Auditor to Approve and/or Ratify 2026 Budget Adjustments and Departmental Line-Item Transfers.
5. Request by County Auditor to approve official documents and all monthly reports.
6. Request by County Treasurer to approve disbursement of funds for Retiree Insurance Premiums.
7. Request by County Engineer to place roads in Woods Crossing/Fulshear MUD #3 into the developer's one-year maintenance period, effective June 24, 2026, and reduce the maintenance bond.

8. Request by County Engineer to accept the roads in Lakeview Section 5 into county maintenance and release the bond.
9. Request by County Engineer to accept the roads in Sunterra Section 70 into county maintenance and release the bond.
10. Request by County Engineer to approve the Final Plat of Cameron Prairie Section 1 and accept the Construction Bond in Precinct 2.
11. Request by County Engineer to approve the Final Plat of Cameron Prairie Section 3 and accept the Construction Bond in Precinct 2.
12. Request by County Engineer to approve the Final Plat of Cameron Prairie Section 4 and accept the Construction Bond in Precinct 2.
13. Request by County Engineer to approve the Final Plat of Cameron Prairie Waller County M.U.D. NO. 40 Water Plant NO.1 in precinct 2.
14. Request by County Engineer to approve the Final Plat of Cameron Prairie Waller County M.U.D. NO. 40 Waste Water Treatment Plant No. 1 in Precinct 2.
15. Request by County Engineer to approve the Final Plat of Cameron Prairie Trails Street Dedication and accept the Construction Bond in Precinct 2.
16. Request by County Engineer to approve the Final Plat of Lakes of Cane Island Section 5 and accept the Construction Bond in Precinct 4.
17. Request by County Engineer to approve the Final Plat of Lakes of Cane Island Section 6 and accept the Construction Bond in Precinct 4.
18. Request by County Engineer to approve the Final Plat of Lakes of Cane Island Section 7 and accept the Construction Bond in Precinct 4.
19. Request by the County Engineer to accept a Formal Notice from A T & T Communications for a Fiber Optic Cable to be installed within the right of way of Nelson Rd. - Project # 2026-1985.
20. Request by the County Engineer to accept a Formal Notice from Hotwire Communications for a Fiber Optic Cable to be installed within the right of way of Cameron Rd. - Project # 2026-1595.
21. Request by Procurement Director to advertise for bids for Vending Machine Services. Advertisement to be paid from line item 125-401-544100 [Bid Notice & Printing]
22. Request by County Treasurer to approve Salary Order amendment 2026.7.

Requests to approve payments on the following:

23. \$10,900.00 for Invoice #1681 to Fort Bend Medical Examiner from line item 125-423-540702 [Autopsy].

- [24.](#) \$1,150.00 for Invoice dated June 9, 2026 to Schmidt Funeral Home from line item 125-423-540705 [Transport to Morgue].
- [25.](#) \$2,040.00 for Invoice #IN63256 to HGS, LLC to be paid from line item 125-411-540300 [Legal].
- [26.](#) \$3,080.00 for Invoice #7708 to The Randle Law Office LTD., to be paid from line item 125-411-540300 [Legal].
- [27.](#) \$116,215.53 for Invoice #78985-12R to DCCM Infrastructure, Inc. for Professional Services rendered from February 01, 2026 to February 28, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
- [28.](#) \$181,794.51 for Invoice #78326-11R to DCCM Infrastructure, Inc. for Professional Services rendered from January 01, 2026 to January 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
- [29.](#) \$63,310.49 for Invoice #11 to Edminster Hinshaw Russ & Assoc. dba EHRA Engineering for Professional Services rendered for the date ending May 20, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
- [30.](#) \$93,677.47 for Invoice #85206-01-07 to GFT Infrastructure, Inc. for Professional Services rendered from April 01, 2026 through April 30, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
- [31.](#) \$21,608.78 for Invoice #79381-13 to DCCM Infrastructure, Inc for Professional Services rendered from March 01, 2026 to March 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
- [32.](#) \$114,853.54 for Invoice #80390 to DCCM Infrastructure, Inc for Professional Services rendered from April 01, 2026 to April 30, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
- [33.](#) \$326,806.06 for Invoice #202626126 to LJA Engineering, Inc for Professional Services rendered through May 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
- [34.](#) \$8,952.92 for Invoice #304200.00-13 to Schaumburg & Polk, Inc. for Professional Services rendered from March 30, 2026 to May 03, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
- [35.](#) \$16,001.60 for Invoice #52596563-2 to Tetra Tech, Inc for services billed through May 22, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
- [36.](#) \$42,738.53 for Invoice #79732 to DCCM Infrastructure, Inc for Professional Services rendered from March 01, 2026 to March 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
- [37.](#) \$50,248.64 for Invoice #47192-13 to BGE, Inc. for Services rendered from April 25, 2026 through May 22, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

- [38.](#) \$13,961.69 for Invoice #203404-12 to TEDSI Infrastructure Group for Professional Services rendered from May 01, 2026, through May 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
- [39.](#) \$4,500.00 for Invoice #114-26C to Whitney & Associates Real Estate Valuation and Consulting for Appraisal Report of a 5.56 acre tract, located at 28076 Kyle Rd, Parcel 1. Funds to be paid from line item 605-605-545405 [Professional Services].
- [40.](#) \$4,500.00 for Invoice #69-26C to Whitney & Associates Real Estate Valuation and Consulting for Appraisal Report of a 335.5135 acre tract at NE corner of FM 1458 and Robichaux, parcel 1. Funds to be paid from line item 605-605-545405 [Professional Services].

41. Request by County Auditor to Approve and/or Ratify Accounts Payable.

PROCLAMATION

- [42.](#) Discuss and take action to approve Proclamation honoring the Katy High School Softball Team for winning the 2026 State Championship.

ECONOMIC DEVELOPMENT

- [43.](#) Discuss and take action to consent to the assignment of the tax abatement agreement between Waller County, Texas and IU Heritage, LP entered into on September 17, 2025, contract ID number 250917-45(a) ("Agreement"). The assignment is made between IU Heritage, LP and CYS Property, LLC. IU Heritage, LP owned the property subject to the Agreement at the time the Agreement was executed, and was the original tax abatement applicant. The property is located in Katy, Texas in the Waller County Urban Reinvestment Zone 16, commonly referred to as Pederson Road Business Park, and is generally located west of Cane Island Parkway, east of Schlipf Road, south of Morton Road, and north of U.S. Highway 90. IU Heritage, LP improved the property pursuant to the Agreement by constructing an approximately 33,280 square foot commercial facility at an estimated cost of \$2,563,320.00. IU Heritage, LP sold the property to CYS Property, LLC, and is requesting Waller County to consent to the assignment of the Agreement from IU Heritage, LP to CYS Property, LLC. CYS Property, LLC is the current owner of the property.
- [44.](#) Discuss and take action to approve an interlocal agreement pursuant to Texas Government Code § 2303.004(c) with the City of Brookshire concerning the nomination of Tesla, Inc. as an enterprise project.
- 45. **Public Hearing:** Conduct a public hearing for the purpose of receiving public comments on the County's participation in the Texas Enterprise Zone Program pursuant to Texas Government Code Chapter 2303, and the nomination of Tesla, Inc., located at 111 Empire West Blvd, Brookshire, Texas 77423, as a triple jumbo enterprise project to the Office of the Governor Economic Development and Tourism. Tax abatement under Texas Tax Code Chapter 312, and other local incentives for Tesla, Inc. may be discussed at the public hearing.

- [46.](#) Discuss and take action on an order to nominate Tesla, Inc., located at 111 Empire West Blvd, Brookshire, Texas 77423, to the Office of the Governor Economic Development and Tourism as a triple jumbo enterprise project pursuant to Texas Government Code Chapter 2303.

TAX ASSESSOR-COLLECTOR

- [47.](#) Presentation of April and May 2026 Collection Report.

COUNTY ENGINEER

- [48.](#) Discuss and take action on the First Amendment to Engineering Services Agreement between Waller County and Schaumburg & Polk, Inc. (Pitts Rd).
- [49.](#) Discuss and take action on the Second Amendment to Engineering Services Agreement between Waller County and GFT Infrastructure, Inc. (Owens Rd.).
- [50.](#) Discuss and take action to approve Change Order #4 for DVL Enterprises LLC in the amount of \$25,034.00 for Riley Rd Road and Bridge Replacement for additional Cost for Base and HMA. Funds to be paid from line item 110-530-59000 [Bridge Replacement].

COUNTY COURT AT LAW II

51. Discuss and take action to approve six month contract for indigent criminal defense representation in County Court at Law Two for the remainder of 2026.

COUNTY JUDGE

52. Discuss and take action to approve Official Bond and Oath for County Judge to serve as a Probate Judge.

PROCUREMENT DIRECTOR

- [53.](#) Discuss and take action to approve agreement with Xerox Business Solutions, utilizing Omnia Partners Contract #R191104 for lease of one (1) multifunction printer for Sheriff's Office Vehicle Maintenance. Funds to be paid from line item 125-518-581813 [Copier/Printer].
- [54.](#) Discuss and take action to approve postage meter lease agreements with Quadient, utilizing NASPO contract #CTR058809 for District Clerk, Environmental/Adult Probation, and Sheriff's Office. Funds to be paid from line items: District Clerk 125-517-531400, Environmental 125-443-531400, Sheriff's Office 125-516-531400 [Postage].

LIBRARY

55. Discuss and take action to accept \$100.00 from Anne Marie Newcomb and post the donation revenue budget line 125-000-472210 [County Donations]. The proceeds will be expended from budget line 125-537-536600 [Donations/Library].

MISCELLANEOUS

- [56.](#) Discuss and take action to cease collection efforts related Senate Bill 22 funds paid to employees of the Waller County District Attorney's Office in 2025, and refund any monies already collected.
- [57.](#) Discuss and take action to approve Resolution for the Southeast Texas Housing Finance Corporation Single Family Mortgage Origination Program.
- [58.](#) Discuss and take action to approve Resolution establishing the Waller County Art Committee.
- 59. Approve deliberation of business and financial issues in executive session based on determination and recommendation from the District Attorney's Office that deliberation in an open meeting regarding business and financial issues related to the purchase, exchange, lease, or value of real properties would have a detrimental effect on the position of the County in negotiations with third persons.
- 60. Approve deliberation of business and financial issues in executive session based on determination and recommendation from the District Attorney's Office that deliberation in an open meeting regarding business and financial issues related to contract negotiations for it would have a detrimental effect on the position of the County in negotiations with third persons.

EXECUTIVE SESSION

- 61. Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer.
- 62. Deliberate business and financial issues related to the purchase, exchange, lease or value of real properties pursuant to Government Code Sections 551.072 and 551.0725.
- 63. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.
- 64. Reconvene in Open Session to take any action necessary on matters discussed in Executive Session.

ADJOURN MEETING

NOTICE

The County Commissioners Court of Waller County reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberation about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 Personnel Matters, 551.076 (Deliberations about Security Devices) and 551.086 (Economic Development).

MONTHLY REPORT DUE TO COMMISSIONER'S COURT
DATE: MAY 2026

OFFICE	DATE RECEIVED
ANIMAL CONTROL	6/5/26
AUDITOR	6/10/26
CONSTABLE PCT#1	APRIL/MAY 5/19-6/3/2026
CONSTABLE PCT#2	6/8/26
CONSTABLE PCT#3	6/8/26
CONSTABLE PCT#4	6/1/26
COUNTY CLERK	6/1/26
DISTRICT CLERK	6/5/26
ENVIRONMENTAL	5/7-5/14-5/21-5/28-6/10/2026
FIRE MARSHALL	6/1/26
JP#1	5/19-6/4/2026
JP#2	5/11-5/19-6/10/2026
JP#3	6/11/26
JP#4	5/11-5/21-5/28-6/5/2026
LIBRARY - HEMPSTEAD	6/1/26
LIBRARY- BROOKSHIRE	6/1/26
RECYCLE CENTER	6/1/26
ROAD AND BRIDGE	5/15-5/21-5/28/2026
SHERIFF	6/5/26
TAX OFFICE	6/4/26



Waller County, TX

Payable Re

Payable Detail by Vendor Name

Packet: APPKT02694 - 06/30/2026 RET INS

Item 6.

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Vendor: 18425 - AMWINS GROUP BENEFITS									Vendor Total:	22,400.00
Jul 2026	Invoice	7/1/2026	7/1/2026	7/1/2026	7/1/2026	22,400.00	0.00	0.00	0.00	22,400.00
County Portion Jul 2026		APBNK - APBNK		No						
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
County Portion Jul 2026	N/A		0.00	0.00	22,400.00	0.00	0.00	0.00	22,400.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
125-685-520303	Health Insurance				22,400.00	100.00%				
Vendor: 07548 - TAC HEBP									Vendor Total:	26,067.15
Jul 2026 County	Invoice	7/1/2026	7/1/2026	7/1/2026	7/1/2026	18,948.96	0.00	0.00	0.00	18,948.96
BCBS Co Portion Ret Prem Jul 2026		APBNK - APBNK		No						
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
BCBS Co Portion Ret Prem Jul 2026	N/A		0.00	0.00	18,948.96	0.00	0.00	0.00	18,948.96	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
125-685-520303	Health Insurance				18,948.96	100.00%				
Jul 2026 Retiree	Invoice	7/1/2026	7/1/2026	7/1/2026	7/1/2026	7,118.19	0.00	0.00	0.00	7,118.19
BCBS Retiree Payment Jul 2026		APBNK - APBNK		No						
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
BCBS Retiree Payment Jul 2026	N/A		0.00	0.00	7,118.19	0.00	0.00	0.00	7,118.19	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
999-203-111200	Medical Insurance				7,118.19	100.00%				

Item 6.

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	3	48,467.15	0.00	0.00	0.00	48,467.15	0.00	48,467.15
Grand Total:		48,467.15	0.00	0.00	0.00	48,467.15	0.00	48,467.15

Account Summary

Account	Name	Amount
125-685-520303	Health Insurance	41,348.96
Total:		41,348.96

Account	Name	Amount
999-203-111200	Medical Insurance	7,118.19
Total:		7,118.19

WALLER COUNTY ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer



June 3, 2026

Walter K Bogardus, P.E.
Langan Engineering and Environmental Services, LLC
17220 Katy Freeway, First Floor, Ste. 125
Houston, TX 77094
281-675-7900

Re: Trade Crossing Public Water, Sewer, Drainage, Paving, and Irrigation/to Serve Woods Crossing/Fulshear Mud #3 – Substantial Completion/One-Year Warranty Period

Mr. Bogardus,

This formal notice is per your request to inspect the above referenced project in order to begin the one (1) year maintenance period.

Inspectors from the Waller County Engineering Department concluded that all punch list items are completed.

The County will consider the maintenance period to start on the date of acceptance by the Waller County Commissioners Court of 06/24/2026. The road will be reviewed again in one (1) year to determine if any additional work is required before a motion for final acceptance of the road is submitted to the Waller County Commissioners' Court. Please contact our office at engineeringinspection@wallercounty.us if maintenance of any road surface in this section is required during this warranty time period.

Contact us on or after the anniversary date of 06/24/2027 to schedule the Final Inspection.

If you have questions or require further information, please feel free to contact me at (979) 826-7670.

Sincerely,

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

CIVIL SITE DEVELOPMENT REQUEST FOR FINAL INSPECTION

I, Samuel Knotts, hereby certify that I am a Registered Professional
(Name)

Engineer in the State of Texas. To the best of my knowledge, information and belief, the Project at
Trade Crossing WSD&P, South of the Woods Rd. and Jordan ranch Blvd City of Fulshear ETJ

(Description of Project)

Constructed at 2120 & 2121 Trade Crossing, Brookshire, Texas, 77423
(Address) (City) (Zip Code)

was completed in conformance to the plans and specifications and, in my professional opinion, is in compliance with the Waller County Approved Plans and is ready for Final Inspection by the Waller County Engineer.

The Owner of this Project is: Vigavi

The General Contractor/Prime Contractor/Construction Manager for this project is:

Company Name: EE Reed Construction, L.P.

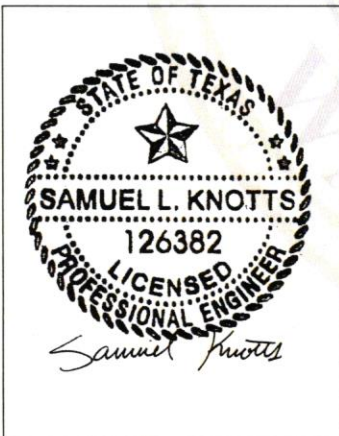
Address: 333 Commerce Green Blvd.

City, State: Sugar Land, Texas, 77478-3596

Contact Person: Chance Peterson

Phone: 281-933-4000 Email: capeterson@eereed.com

(Engineers Seal)



Samuel Knotts 5/11/2026
(Signature) (Date)

19122 N US Highway 281, Suite 317

(Mailing Address)
San Antonio, TX 78258

(City, State, Zip)
sknotts@langan.com

(Email)
210.594.2450 x7812

(Phone No.)

This project was Reviewed, Inspected and found to be in substantial compliance with Waller County Rules & Regulations.

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

June 4, 2026
Date

Trade Crossing Road											
Road Name	Precinct	Length		Right-of-Way	Pavement		Subdivision	Plat Recordation		Cost of	Comments
		Feet	Miles		Type	Width		Date	Instrument No.	Construction	
Trade Crossing Road	4	1030.00	0.20	60 -Foot	8" Rein. Conc.	36	Woods Road	10/18/2024	2411747	\$ 1,730,801.85	Mud 3A

\$ 1,680.39

WALLER COUNTY ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer



June 3, 2026

Pape-Dawson
2107 City West Blvd
Houston, Texas 77042
713-428-2400

Re: Lakeview Section 5 – Final Acceptance

To Whom It May Concern,

Our office has performed a Final Inspection on the above-referenced project. Punch list items have been completed, and the roads appear to meet requirements as outlined in the latest version of the Waller County Subdivision and Development Regulations.

I will be recommending that the Waller County Commissioners Court accept the roads for maintenance.

If you have any questions, please let me know.

Sincerely,

A handwritten signature in blue ink that reads "J. Ross McCall" followed by a stylized monogram "dw".

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

CIVIL SITE DEVELOPMENT REQUEST FOR FINAL INSPECTION

I, Ron J. Dechert, hereby certify that I am a Registered Professional
(Name)

Engineer in the State of Texas. To the best of my knowledge, information and belief, the Project at
Lakeview Section 5

(Description of Project)

Constructed at 11502 FM 362, Waller, Texas, 77484
(Address) (City) (Zip Code)

was completed in conformance to the plans and specifications and, in my professional opinion, is in compliance with the Waller County Approved Plans and is ready for Final Inspection by the Waller County Engineer.

The Owner of this Project is: Mr. Kirk Pfeffer, Prairie Legacy Partners, Inc.

The General Contractor/Prime Contractor/Construction Manager for this project is:

Company Name: R Construction Civil, LLC

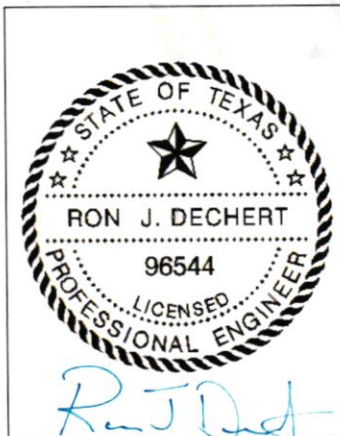
Address: PO Box 189

City, State: Buffalo, Texas 75831

Contact Person: Buffalo, Texas 75831

Phone: (713) 334-5757 Email: projects@rconstructioninc.com

(Engineers Seal)



(Signature)

2107 CityWest Blvd.

(Mailing Address)

Houston, Texas 77042

(City, State, Zip)

rdechert@pape-dawson.com

(Email)

(713) 428-2400

(Phone No.)

08/19/2024

(Date)

This project was Reviewed, Inspected and found to be in substantial compliance with Waller County Rules & Regulations.

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

June 4, 2026
Date

[illegible]

WALLER COUNTY ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer



June 3, 2026

Maxwell W. Dennis, P.E.
Quiddity Engineering
2322 West Grand Parkway North, Suite 150
Katy, TX 77449
832-923-4000

Re: Sunterra Section 70 – Final Acceptance

Mr. Dennis,

Our office has performed a Final Inspection on the above-referenced project. Punch list items have been completed, and the roads appear to meet requirements as set forth in the latest version of the Waller County Subdivision and Development Regulations.

I will be recommending that the Waller County Commissioners Court accept the roads for maintenance.

If you have any questions, please let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Ross McCall", followed by a small, stylized monogram or initials "dw".

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

CIVIL SITE DEVELOPMENT REQUEST FOR FINAL INSPECTION

I, Blair M. Bozoarth, PE, hereby certify that I am a Registered Professional
(Name)

Engineer in the State of Texas. To the best of my knowledge, information and belief, the Project at
Sunterra Sec 70

(Description of Project)

Constructed at Champlain Drive, Katy, Texas, 77493
(Address) (City) (Zip Code)

was completed in conformance to the plans and specifications and, in my professional opinion, is in compliance with the Waller County Approved Plans and is ready for Final Inspection by the Waller County Engineer.

The Owner of this Project is: Astro Sunterra, LP

The General Contractor/Prime Contractor/Construction Manager for this project is:

Company Name: Quiddity Engineering, LLC

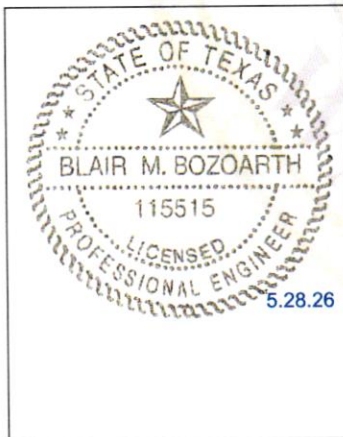
Address: 2322 W. Grand Parkway North, Suite 150

City, State: Katy, Texas 77449

Contact Person: Blair M. Bozoarth, PE

Phone: 832.913.4044 Email: bbozoarth@quiddity.com

(Engineers Seal)



Blair M. Bozoarth
(Signature)

(Date)

2322 W. Grand Parkway North, Suite 150

(Mailing Address)

Katy, Texas 77449

(City, State, Zip)

bbozoarth@quiddity.com

(Email)

832.913.4044

(Phone No.)

This project was Reviewed, Inspected and found to be in substantial compliance with Waller County Rules & Regulations.

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

James H. 5/28/26
Date

Sunterra Section 70 Road Log														
Road Name	Precinct	Location	Length		Right-of-Way	Pavement		Acceptance			Subdivision	Plat Recordation		Costs
			Feet	Miles	Width	Type	Width	Date	Volume	Page		Date	Instrument No.	
Marrot Terrace Drive	3	Key Map 443D	2250	0.426	50'	6"conc. Pave	28'				Freeman Ranch			\$497,006
Fern Tree Drive	3	Key Map 443D	950.0	0.179	50'	6" conc. Pave	28'				Freeman Ranch			\$209,848
Chelan Drive	3	Key Map 443D	375.0	0.071	50'	6" conc. pave	28'				Freeman Ranch			\$82,836
Champlain Drive	3	Key Map 443D	400	0.075	50'	6" conc. pave	28'				Freeman Ranch			\$88,358

\$878,048



Item 10.

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Cameron Prairie Section 1

Date: June 24, 2026

Background

Final Plat of Cameron Prairie Section 1 which consists of 5.249 acres will include 19 Lots, 4 Blocks, 3 Reserves in Precinct 2.

Staff Recommendation

Approve Plat and accept Construction Bond



VICINITY MAP
N.T.S.

KEY MAP PAGE NO. 282A

FINAL PLAT OF
**CAMERON
PRAIRIE SEC 1**

A SUBDIVISION OF 5.249 ACRES OF LAND
LOCATED IN THE
B.B.B. & C. R.R. CO. SURVEY, A-93
WALLER COUNTY, TEXAS

LOTS: 19 RESERVES: 3 BLOCKS: 4

GENERAL NOTES

Item 10.

1. " 1 " indicates Block Number.
2. "B.L." indicates Building Line.
3. "U.E." indicates Utility Easement.
4. "SAN. S.E." indicates Sanitary Sewer Easement.
5. "STM. S.E." indicates Storm Sanitary Sewer Easement.
6. "W.L.E." indicates Water Line Easement.
7. "W.C.D.R." indicates Waller County Deed Records.
8. "O.P.R.W.C." indicates Official Public Record Waller County.
9. "W.C.M.R." indicates Waller County Map Records.
10. "VOL." indicates Volume.
11. "PG." indicates Page.
12. "ESMT." indicates Easement.
13. "R.O.W." indicates Right-of-Way.
14. "OD" indicates Outside Diameter.
15. "I.N." indicates Instrument Number.
16. Bearing orientation is based on the Texas State Plane Coordinate System South Central Zone 4204, NAD83.
17. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to grid by dividing the following combined scale 0.99994374113.
18. The square footage value shown hereon is a mathematic value based upon the boundary data shown hereon. This value has no relation to the precision of closure of this plat or the position of corner monuments recovered or placed.
19. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
20. 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.
22. 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 drainage way or easements in the subdivision, other than those draining or protecting the streets. 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. 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. 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 MRP HNHB, LLC, to the purchaser of each and every lot in the subdivision prior to culmination of each sale. 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.
23. No structure in this subdivision shall be occupied until connected to an individual

DATE: APRIL, 2026	OWNERS: MRP HNHB, LLC, a Delaware limited liability company 501 OFFICE CENTER DRIVE, SUITE 350 FORT WASHINGTON, PA 19034 281-558-8700	CAMERON PRAIRIE SEC 1	 BGE, Inc. 10777 Westheimer, Suite 500, Houston, TX 77042 Tel: 281-558-8700 • www.bgeinc.com TBPE Registration No. F-1046 TBPLS Licensed Surveying Firm No. 101065-00
SCALE: 1"=100'			
SHEET 2 OF 10			

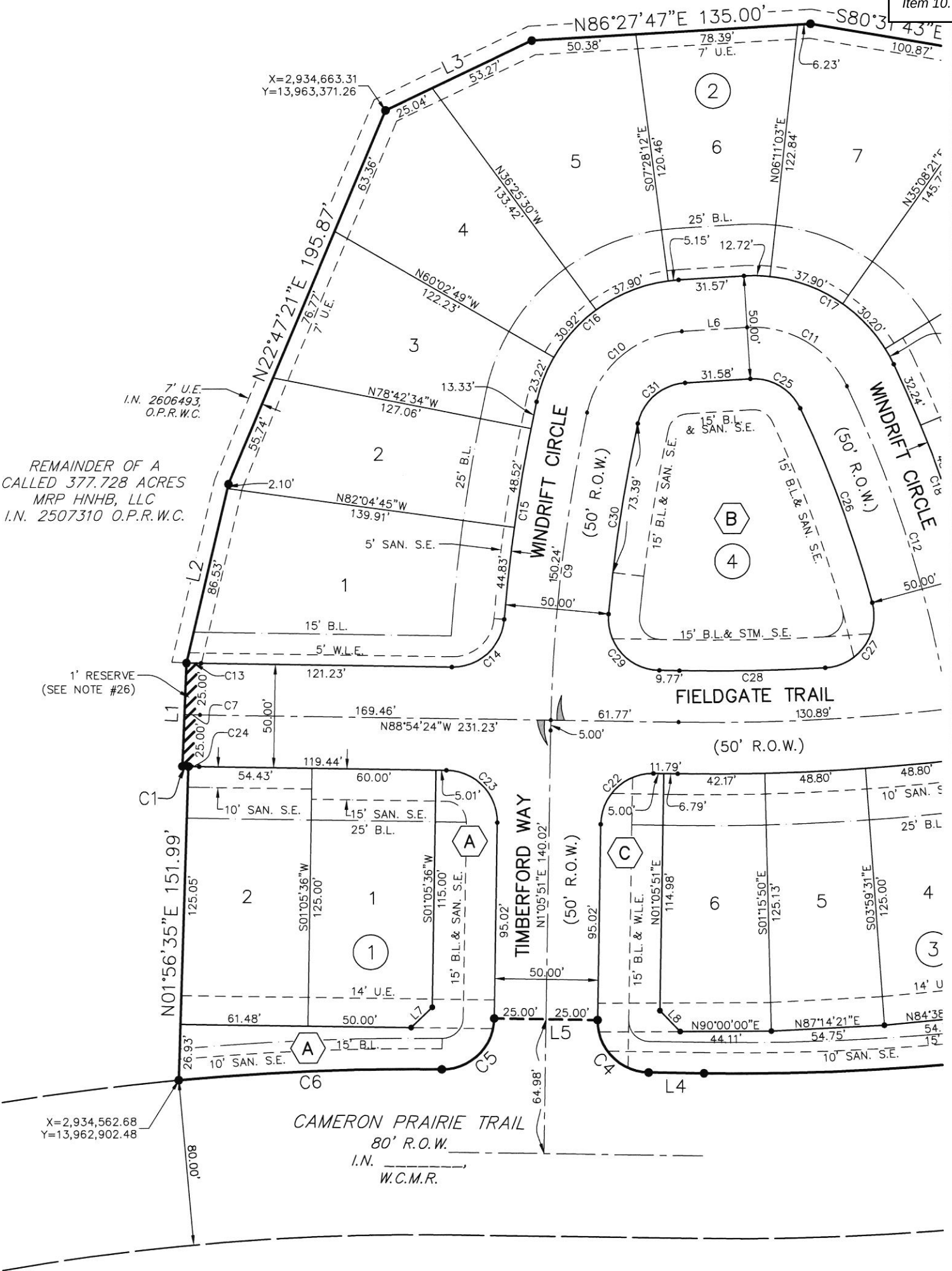
24. In a subdivision that is not served by fire hydrants as part of a centralized water system certified by the Texas Commission on Environmental Quality as meeting minimum standards for water utility service, the Commissioners Court may require a limited fire suppression system that requires a developer 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 houses, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.
25. Set 3/4-inch iron pipe (OD) with cap stamped "BGE INC" at every boundary corner unless otherwise noted hereon.
26. No pipeline or pipeline easement exists within the boundaries of this plat.
27. One (1) foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property. The condition of such dedication being that when the adjacent property is subdivided or re-platted in a recorded plat, the one (1) foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
28. This tract is not located within the 100-year floodplain.

RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	0.1576 AC. / 6,867 S.F.	LANDSCAPE / OPEN SPACE
B	0.3352 AC. / 14,603 S.F.	LANDSCAPE / OPEN SPACE
C	0.2623 AC. / 11,425 S.F.	LANDSCAPE / OPEN SPACE

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	350.00'	0°28'37"	2.91'	N 87°49'07" W	2.91'
C2	975.00'	0°39'09"	11.10'	S 74°46'11" W	11.10'
C3	1160.00'	15°25'18"	312.23'	S 83°23'12" W	311.28'
C4	25.00'	90°00'00"	39.27'	N 43°54'09" W	35.36'
C5	25.00'	89°49'00"	39.19'	S 46°00'21" W	35.30'
C6	1240.00'	5°52'38"	127.20'	S 87°58'32" W	127.14'
C7	325.00'	1°19'36"	7.53'	S 88°14'36" E	7.53'
C8	1000.00'	15°59'51"	279.21'	N 83°05'41" E	278.30'
C9	800.00'	11°07'07"	155.24'	S 6°39'24" W	155.00'
C10	50.00'	74°14'49"	64.79'	S 49°20'22" W	60.35'
C11	50.00'	68°20'02"	59.63'	N 59°22'12" W	56.16'
C12	600.00'	15°43'43"	164.71'	N 17°20'20" W	164.19'
C13	300.00'	1°19'36"	6.95'	N 88°14'36" W	6.95'
C14	25.00'	86°17'10"	37.65'	S 47°57'01" W	34.19'
C15	825.00'	7°24'32"	106.68'	S 8°30'42" W	106.60'
C16	75.00'	74°14'49"	97.19'	S 49°20'22" W	90.53'
C17	75.00'	68°20'02"	89.45'	N 59°22'12" W	84.24'
C18	625.00'	11°26'33"	124.82'	N 19°28'55" W	124.61'
C19	25.00'	85°23'28"	37.26'	N 56°27'23" W	33.91'
C20	975.00'	5°45'08"	97.89'	S 77°58'19" W	97.84'
C21	1025.00'	15°59'51"	286.19'	N 83°05'41" E	285.26'
C22	25.00'	89°59'45"	39.27'	N 46°05'43" E	35.35'
C23	25.00'	90°00'15"	39.27'	S 43°54'16" E	35.36'
C24	350.00'	0°50'59"	5.19'	S 88°28'55" E	5.19'
C25	25.00'	68°20'02"	29.82'	N 59°22'12" W	28.08'
C26	575.00'	10°02'21"	100.75'	N 20°11'01" W	100.62'
C27	25.00'	102°06'37"	44.55'	N 35°53'29" E	38.89'
C28	975.00'	4°08'49"	70.57'	N 89°01'12" E	70.55'
C29	25.00'	94°12'36"	41.11'	S 41°48'06" E	36.63'
C30	775.00'	6°54'46"	93.50'	S 8°45'35" W	93.45'
C31	25.00'	74°14'49"	32.40'	S 49°20'22" W	30.18'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N2°25'12"E	50.00'
L2	N13°18'53"E	88.63'
L3	N64°25'42"E	78.31'
L4	N88°54'09"W	26.80'
L5	N88°54'36"W	50.00'
L6	N86°27'47"E	31.58'
L7	N46°05'36"E	14.14'
L8	N43°51'33"W	14.15'



DATE: APRIL, 2026

SCALE: 1"=100'

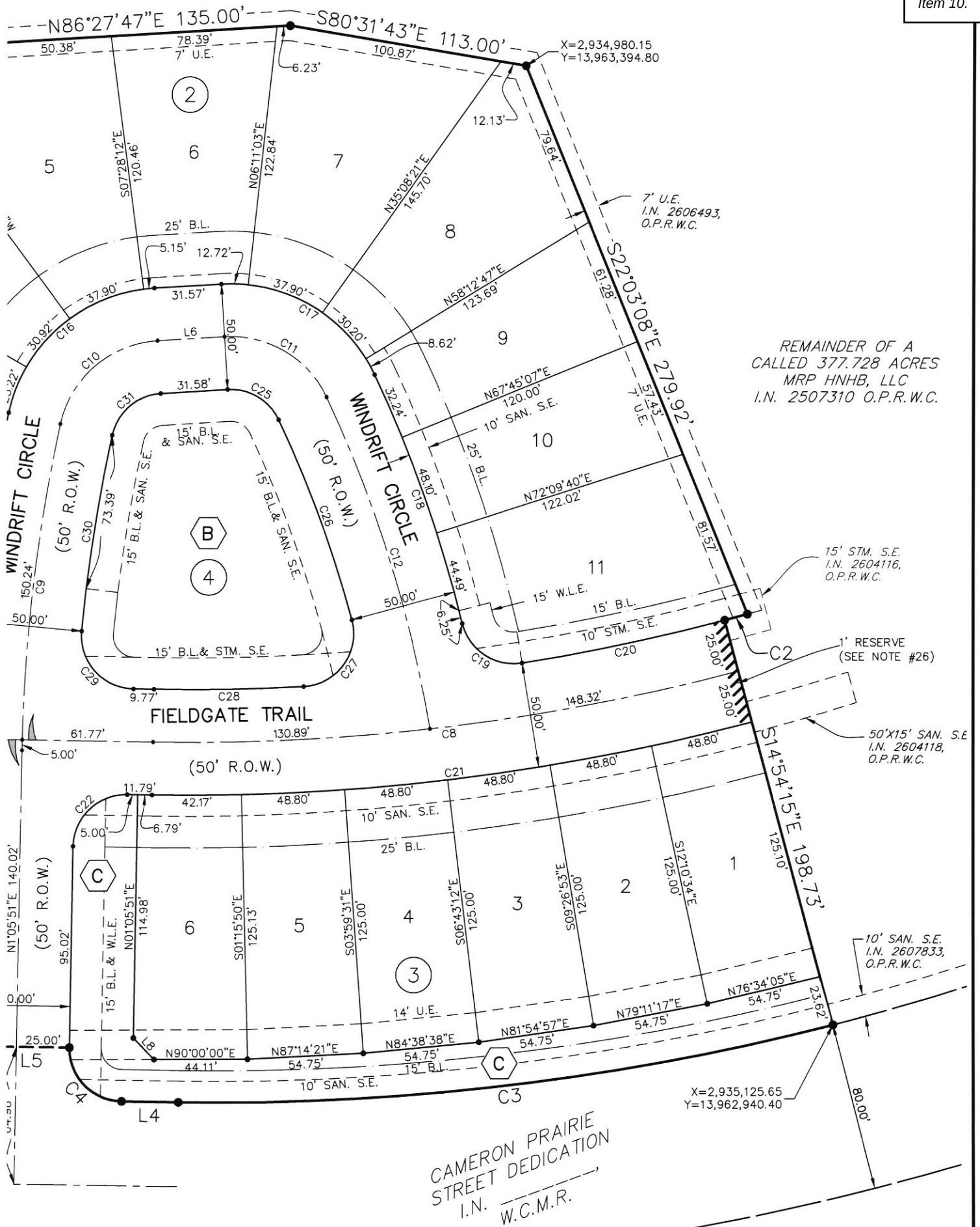
SHEET 5 OF 10

OWNERS:
MRP HHNB, LLC,
a Delaware limited liability company
501 OFFICE CENTER DRIVE,
SUITE 350
FORT WASHINGTON, PA 19034
281-558-8700

CAMERON PRAIRIE
SEC 1



BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00



REMAINDER OF A
CALLED 377.728 ACRES
MRP HNHB, LLC
I.N. 2507310 O.P.R.W.C.

DATE: APRIL, 2026

SCALE: 1"=100'

SHEET 6 OF 10

OWNERS:
MRP HNHB, LLC,
a Delaware limited liability company
501 OFFICE CENTER DRIVE,
SUITE 350
FORT WASHINGTON, PA 19034
281-558-8700

CAMERON PRAIRIE
SEC 1



BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

CALLED 123.267 ACRES
HARDIAL MANGAT AND
SURINDER KAUR MANGAT
I.N. 1407270 O.P.R.W.C.

F.M. 362
(80' WIDTH)
W.C.D.R. 2-3
PG 262
VOL. 117, PROJECT R-523-2-3
TXDOT R.O.W.

REMAINDER OF A
CALLED 377.728 ACRES
MRP HNHB, LLC
I.N. 2507310 O.P.R.W.C.

NO INFORMATION SHOW ON GLO
B.B.B. & C. R.R. CO. SURVEY, ABSTRACT-93

REMAINDER OF A
CALLED 377.728 ACRES
MRP HNHB, LLC
I.N. 2507310 O.P.R.W.C.

DATE: APRIL, 2026

SCALE: 1"=100'

SHEET 7 OF 10

OWNERS:
MRP HNHB, LLC,
a Delaware limited liability company
501 OFFICE CENTER DRIVE,
SUITE 350
FORT WASHINGTON, PA 19034
281-558-8700

CAMERON PRAIRIE
SEC 1



BGE, Inc.
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Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

STATE OF TEXAS
COUNTY OF WALLER

Item 10.

I, Ed Hadley, Authorized Signatory respectively, of MRP HNHB, LLC, a Delaware limited liability company, owner of the property subdivided, in this plat of CAMERON PRAIRIE SEC 1, 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 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.

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, 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 ϕ 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 MRP HNHB, a Delaware 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.

In Testimony, hereto, the MRP HNHB, LLC, a Delaware limited liability company, has caused to be signed by

Ed Hadley, its Authorized Signatory, and its seal, this 21st day of April, 2026.

MRP HNHB, LLC,
a Delaware limited liability company

By: [Signature]
Name Ed Hadley
Title Authorized Signatory

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, the under signed authority, on this day personally appeared Ed Hadley, Authorized Signatory, of MRP HNHB, LLC, a Delaware limited liability company, known to me, to be the persons whose names are subscribed to the foregoing instruments, and acknowledged to me that the same was the act of the corporation, for the purposes and considerations expressed, and in the capacities stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21st DAY OF April, 2026.



[Signature]
Printed name: Julie Gillett
Notary Public in and for the State of Arizona
Commission Expires: 08/05/2026

APPROVED by Commissioners Court of Waller County, Texas, this ____ day of _____, 20__ A.D.

Judge Corbett "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 Beckendorf
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 the certificate of authentication was filed for registration in my office on the ____ day of ____ 2026 at _____ o'clock_____, M, in File # _____ 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

DATE: APRIL, 2026	OWNERS: MRP HNHB, LLC, a Delaware limited liability company 501 OFFICE CENTER DRIVE, SUITE 350 FORT WASHINGTON, PA 19034 281-558-8700	CAMERON PRAIRIE SEC 1	BGE BGE, Inc. 10777 Westheimer, Suite 500, Houston, TX 77042 Tel: 281-558-8700 • www.bgeinc.com TBPE Registration No. F-1046 TBPLS Licensed Surveying Firm No. 101065-00
SCALE: N.T.S.			
SHEET 8 OF 10			

This is to certify that I, Chris Jordan, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision 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 #48473C0200E, dated 2/18/2009.
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 #48473C0200E, dated 2/18/2009.



6/3/26
Chris Jordan
Chris Jordan, R. P. L. S.
TX Registration No. 6750

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

PRIMARY BENCHMARK

HCPCD_MON0001 (NGS PID DR8207) - ALUMINUM ROD SET INSIDE OF AN ALUMINUM ACCESS COVER LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF WALLER SPRING CREEK ROAD AND FIELD STORE ROAD, APPROXIMATELY 53.9 FT EAST OF THE CENTERLINE OF FIELDS STORE ROAD, 40.6 FT SOUTH OF THE CENTERLINE OF WALLER SPRING CREEK ROAD, 18.6 FT SOUTHWEST OF A POWER POLE ON THE SOUTH SIDE OF WALLER SPRING CREEK ROAD, 20.7 FT NORTHEAST OF A FIBER OPTIC CABLE MARKER AND 97.5 FT NORTHWEST OF A GRATE INLET.
ELEVATION 274.10 FT. NAVD-88 (GE0ID18)

TBM CP-2: MAG NAIL WITH BGE WASHER SET IN THE WEST EDGE OF PAVEMENT OF FM 362 APPROXIMATELY 2,605 FEET NORTH OF THE INTERSECTION OF CAMERON ROAD AND FM 362. (N=13,964,167.46 E=2,935,374.71 SURFACE COORDINATE) PROJECT SCALE FACTOR IS 0.999943741113.
ELEVATION: 298.93 FT. NAVD-88 GE0ID18

TBM CP-3: MAG NAIL SET IN THE WEST EDGE OF PAVEMENT OF FM 362 LOCATED APPROXIMATELY 1,460 FEET NORTH OF THE INTERSECTION OF CAMERON ROAD AND FM 362. (N=13,963,095.19, E=2,935,808.55 SURFACE COORDINATE)
ELEVATION: 292.56 FT. NAVD-88 GE0ID18

TBM CP-4: MAG NAIL WITH BGE WASHER SET ON THE NORTH EDGE OF PAVEMENT OF CAMERON ROAD AT THE P.C. OF THE NORTH PAVEMENT RETURN ON TO FM 362. (N=13,961,749.08, E=2,936,322.66 SURFACE COORDINATE)
ELEVATION: 285.11 FT. NAVD-88 GE0ID18

I, Fren-Mark L. Banes, A Professional Engineer licensed in the State of Texas do hereby certify that this plat of this subdivision complies with all existing rules and regulations of Waller County to the best of my knowledge.



Fren-Mark L. Banes

Fren-Mark L. Banes, P.E.
Texas License No. 108480

BGE, Inc.
TBPE Registration No. F-1046

DATE: APRIL, 2026	OWNERS: MRP HNHB, LLC, a Delaware limited liability company 501 OFFICE CENTER DRIVE, SUITE 350 FORT WASHINGTON, PA 19034 281-558-8700	CAMERON PRAIRIE SEC 1	 BGE, Inc. 10777 Westheimer, Suite 500, Houston, TX 77042 Tel: 281-558-8700 • www.bgeinc.com TBPE Registration No. F-1046 TBPLS Licensed Surveying Firm No. 101065-00
SCALE: N.T.S.			
SHEET 9 OF 10			

DESCRIPTION OF A 5.249 ACRE TRACT OF LAND SITUATED
IN THE B. B. B. & C. R. R. CO. SURVEY, ABSTRACT NO. 93
WALLER COUNTY, TEXAS

BEING a 5.249 acre (228,658 square foot) tract of land situated in the B.B.B. & C. R.R. Survey, Abstract No. 93 of Waller County, Texas and being a portion of a called 377.728 acre tract of land as described in an instrument to MRP HNHB, LLC recorded under Instrument Number (I.N.) 2507310 of the Official Public Records of Waller County (O.P.R.W.C.), said 5.249 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along a Southerly line of said 377.728 acre tract:

COMMENCING at a 5/8-inch iron rod with cap stamped "JONES & CARTER" found on the West right-of-way line of F.M. 362 (80 foot width) recorded under Volume 117, Page 262 of the Waller County Deed Records and in the TxDOT right-of-way Project R-523-2-3, being the most Easterly Southeast corner of said 377.728 acre tract, from which a 5/8-inch iron rod with cap stamped "JONES & CARTER" found for an interior corner of said 377.728 acre tract bears S 87° 13' 41" W, 416.63 feet;

THENCE, over and across said 377.728 acre tract, the following courses and distances:

N 58° 03' 51" W, a distance of 1,132.51 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the POINT OF BEGINNING, the Southeast corner of the herein described tract and the beginning of a curve to the right, from which its center bears N 14° 19' 27" E, 1,160.00 feet;

In a Southwesterly direction, along and with said curve to the right, an arc distance of 312.23 feet, having a radius of 1,160.00 feet, a central angle of 15° 25' 18" and chord which bears S 83° 23' 12" W, 311.28 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency;

N 88° 54' 09" W, a distance of 26.80 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

In a Northwesterly direction, along and with said curve to the right, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90° 00' 00" and chord which bears N 43° 54' 09" W, 35.36 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 88° 54' 36" W, a distance of 50.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract and the beginning of a non-tangent curve to the right from which its center bears N 88° 54' 09" W, 25.00 feet ;

In a Southwesterly direction, along and with said curve to the right, an arc distance of 39.19 feet, having a radius of 25.00 feet, a central angle of 89° 49' 00" and chord which bears S 46° 00' 21" W, 35.30 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of a tangent reverse curve to the left;

In a Southwesterly direction, along and with said curve to the left, an arc distance of 127.20 feet, having a radius of 1,240.00 feet, a central angle of 05° 52' 38" and chord which bears S 87° 58' 32" W, 127.14 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Southwest corner of the herein described tract;

N 01° 56' 35" E, a distance of 151.99 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract and the beginning of a non-tangent curve to the right, from which its center bears N 01° 56' 35" E, 350.00 feet;

In a Northwesterly direction, along and with said curve to the right, an arc distance of 2.91 feet, having a radius of 350.00 feet, a central angle of 00° 28' 37" and chord which bears N 87° 49' 07" W, 2.91 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 02° 25' 12" E, a distance of 50.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for and angle point;

N 13° 18' 53" E, a distance of 88.36 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point;

N 22° 47' 21" E, a distance of 195.87 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Northwest corner of the herein described tract;

N 64° 25' 42" E, a distance of 78.31 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point;

N 86° 27' 47" E, a distance of 135.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point;

S 80° 31' 43" E, a distance of 113.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Northeast corner of the herein described tract;

S 22° 03' 08" E, a distance of 279.92 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the right, from which its center bears N 15° 33' 24" W, 975.00 feet;

In a Southwesterly direction, along and with said curve to the right, an arc distance of 11.10 feet, having a radius of 975.00 feet, a central angle of 00° 39' 09" and chord which bears S 74° 46' 11" W, 11.10 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 14° 54' 15" E, a distance of 198.73 feet to the POINT OF BEGINNING and containing 5.249 acres (228,658 square feet) of land.



Item 11.

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Cameron Prairie Section 3

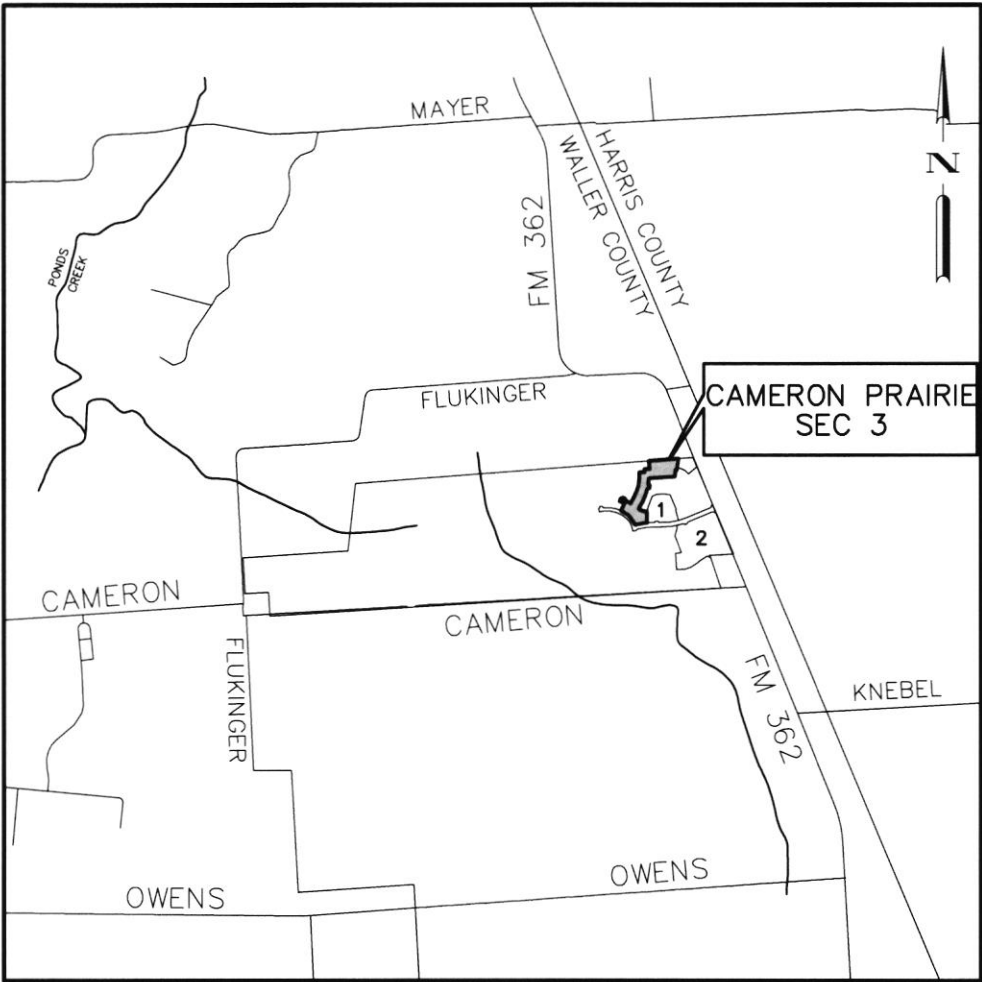
Date: June 24, 2026

Background

Final Plat of Cameron Prairie Section 3 which consists of 8.829 acres will include 42 Lots, 4 Blocks, 2 Reserves in Precinct 2.

Staff Recommendation

Approve Plat and accept Construction Bond



VICINITY MAP

N.T.S.

KEY MAP PAGE NO. 282A

FINAL PLAT OF
CAMERON
PRAIRIE SEC 3

A SUBDIVISION OF 8.829 ACRES OF LAND
LOCATED IN THE
IN THE B.B.B. & C. R.R. CO. SURVEY,
ABSTRACT NO. 93
WALLER COUNTY, TEXAS

LOTS: 42

RESERVES: 2

BLOCKS: 4

DATE: APRIL, 2026	OWNERS: MRP HNH, LLC, a Delaware limited liability company 501 OFFICE CENTER DRIVE, SUITE 350 FORT WASHINGTON, PA 19034 281-558-8700	CAMERON PRAIRIE SEC 3	 BGE, Inc. 10777 Westheimer, Suite 500, Houston, TX 77042 Tel: 281-558-8700 • www.bgeinc.com TBPE Registration No. F-1046 TBPLS Licensed Surveying Firm No. 101065-00
SCALE: 1"=100'			
SHEET 1 OF 16			

GENERAL NOTES

Item 11.

- 1. " 1 " indicates Block Number.
- 2. "B.L." indicates Building Line.
- 3. "D.E." indicates Drainage Easement.
- 4. "U.E." indicates Utility Easement.
- 5. "W.C.D.R." indicates Waller County Deed Records.
- 6. "W.C.M.R." indicates Waller County Map Records.
- 7. "O.P.R.W.C." indicates Official Public Record Waller County.
- 8. "VOL." indicates Volume.
- 9. "PG." indicates Page.
- 10. "ESMT." indicates Easement.
- 11. "R.O.W." indicates Right-of-Way.
- 12. "OD" indicates Outside Diameter.
- 13. "SAN. S.E." indicates Sanitary Sewer Easement.
- 14. "STM. S.E." indicates Storm Sewer Easement.
- 15. "W.L.E." indicates Water Line Easement.
- 16. "I.N" indicates Instrument Number.
- 17. Bearing orientation is based on the Texas State Plane Coordinate System South Central Zone 4204, NAD83.
- 18. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to grid by dividing the following combined scale 0.99994374113.
- 19. The square footage value shown hereon is a mathematic value based upon the boundary data shown hereon. This value has no relation to the precision of closure of this plat or the position of corner monuments recovered or placed.
- 20. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing
- 21. 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.
- 22. 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 drainage way or easements in the subdivision, other than those draining or protecting the streets. 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. 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. 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 MRP HNHB, LLC, to the purchaser of each and every lot in the subdivision prior to culmination of each sale. 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.
- 23. No structure in this subdivision shall be occupied until connected to an individual water

supply or a state-approved community water system.

Item 11.

24. In a subdivision that is not served by fire hydrants as part of a centralized 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 houses, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.
25. Set 3/4-inch iron pipe (OD) with cap stamped "BGE INC" at every boundary corner unless otherwise noted hereon.
26. No pipeline or pipeline easement exists within the boundaries of this plat.
27. One (1) foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property. The condition of such dedication being that when the adjacent property is subdivided or re-platted in a recorded plat, the one (1) foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
28. This tract is not located within the 100-year floodplain.

DATE: APRIL, 2026

SCALE: 1"=100'

SHEET 3 OF 16

OWNERS:
MRP HNHB, LLC,
a Delaware limited liability company
501 OFFICE CENTER DRIVE,
SUITE 350
FORT WASHINGTON, PA 19034
281-558-8700

CAMERON PRAIRIE
SEC 3

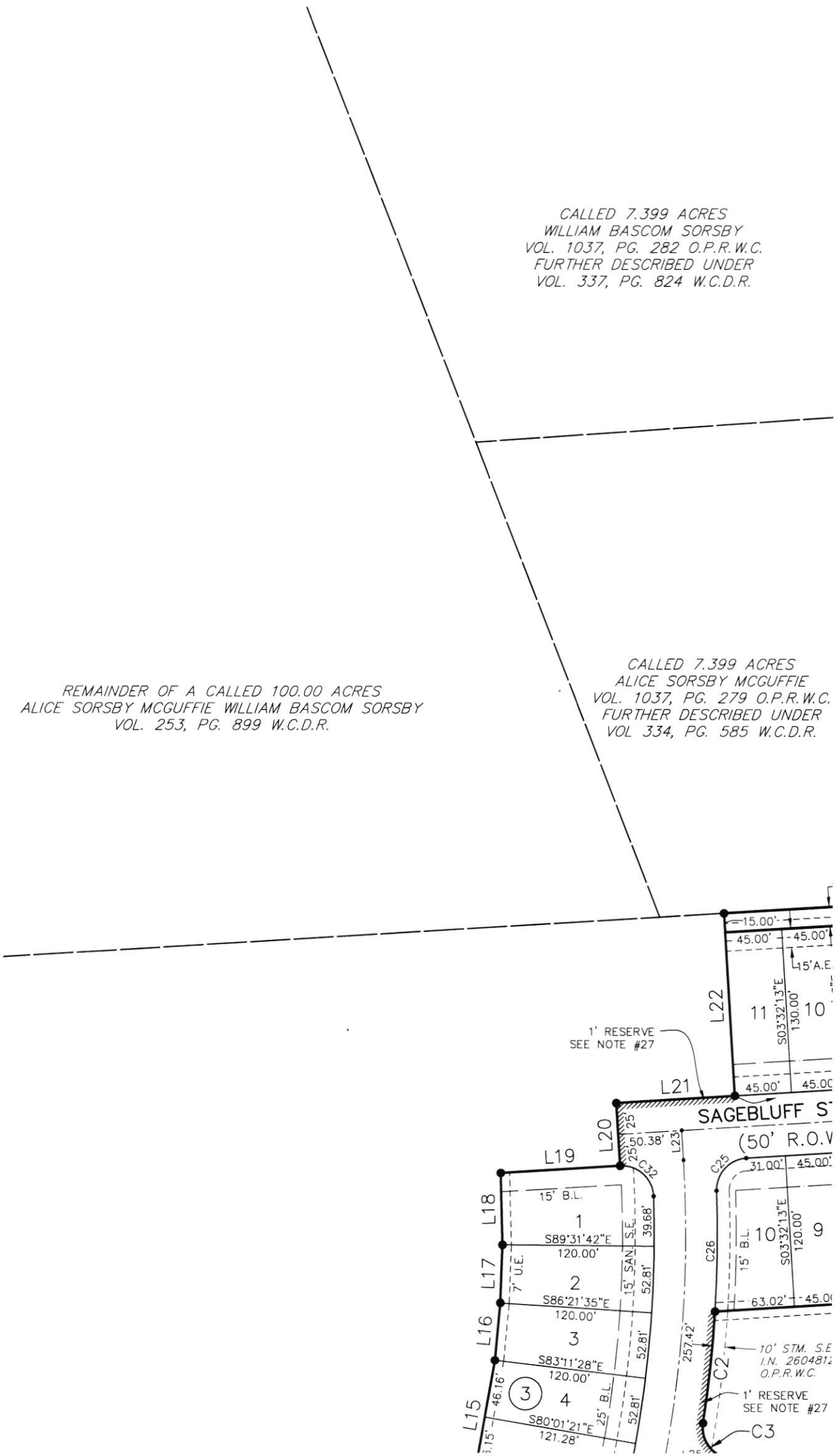


BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	275.00'	5°13'51"	25.11'	N 82°39'02" W	25.10'
C2	1005.00'	5°07'42"	89.95'	S 5°58'00" W	89.92'
C3	25.00'	96°43'56"	42.21'	S 39°50'07" E	37.37'
C4	325.00'	2°44'31"	15.55'	N 86°49'49" W	15.55'
C5	25.00'	80°23'22"	35.08'	S 54°20'45" W	32.27'
C6	1005.00'	20°31'03"	359.89'	S 24°24'35" W	357.97'
C7	25.00'	96°36'39"	42.15'	S 13°38'13" E	37.34'
C8	300.00'	25°38'16"	134.24'	S 74°45'40" E	133.12'
C9	350.00'	0°28'37"	2.91'	S 87°49'07" E	2.91'
C10	1240.00'	0°06'50"	2.46'	S 84°58'48" W	2.46'
C11	1240.00'	8°52'06"	191.93'	S 80°29'20" W	191.74'
C12	25.00'	80°45'45"	35.24'	N 63°33'50" W	32.39'
C13	430.00'	26°06'00"	195.88'	N 36°13'58" W	194.19'
C14	580.00'	14°41'31"	148.73'	N 56°37'44" W	148.32'
C15	730.00'	7°03'17"	89.88'	N 67°29'47" W	89.83'
C16	25.00'	81°38'52"	35.63'	N 68°07'30" E	32.69'
C17	25.00'	91°10'55"	39.79'	S 18°17'24" E	35.72'
C18	780.00'	7°09'28"	97.44'	S 60°18'07" E	97.38'
C19	300.00'	13°30'07"	70.70'	N 86°47'10" W	70.53'
C20	980.00'	40°14'25"	688.28'	N 16°35'00" E	674.22'
C21	325.00'	34°22'26"	194.98'	S 70°23'35" E	192.07'
C22	755.00'	17°49'06"	234.80'	N 62°06'55" W	233.85'
C23	300.00'	9°42'51"	50.86'	S 83°20'39" E	50.80'
C24	275.00'	8°16'15"	39.70'	N 89°24'05" W	39.66'
C25	25.00'	88°31'48"	38.63'	S 42°11'53" W	34.90'
C26	1005.00'	5°28'10"	95.94'	S 0°40'04" W	95.90'
C27	350.00'	34°22'26"	209.98'	N 70°23'35" W	206.84'
C28	730.00'	10°45'46"	137.13'	N 58°35'15" W	136.93'
C29	780.00'	3°31'02"	47.88'	S 54°57'53" E	47.87'
C30	25.00'	92°09'26"	40.21'	N 80°42'55" E	36.01'
C31	955.00'	36°32'44"	609.14'	N 16°21'50" E	598.86'
C32	25.00'	91°37'41"	39.98'	N 47°43'22" W	35.85'
C33	325.00'	13°30'07"	76.59'	S 86°47'10" E	76.41'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S4°44'02"W	120.00'
L2	S88°37'05"W	42.87'
L3	S1°47'55"W	50.00'
L4	S2°25'12"W	50.00'
L5	S1°56'35"W	151.99'
L6	N26°03'14"E	150.00'
L7	N18°56'56"E	50.14'
L8	N27°18'04"E	8.32'
L9	S62°41'56"E	50.00'
L10	S27°18'04"W	0.14'
L11	N30°02'00"E	59.03'
L12	N28°07'51"E	91.77'
L13	N23°57'21"E	91.82'
L14	N18°31'19"E	92.18'

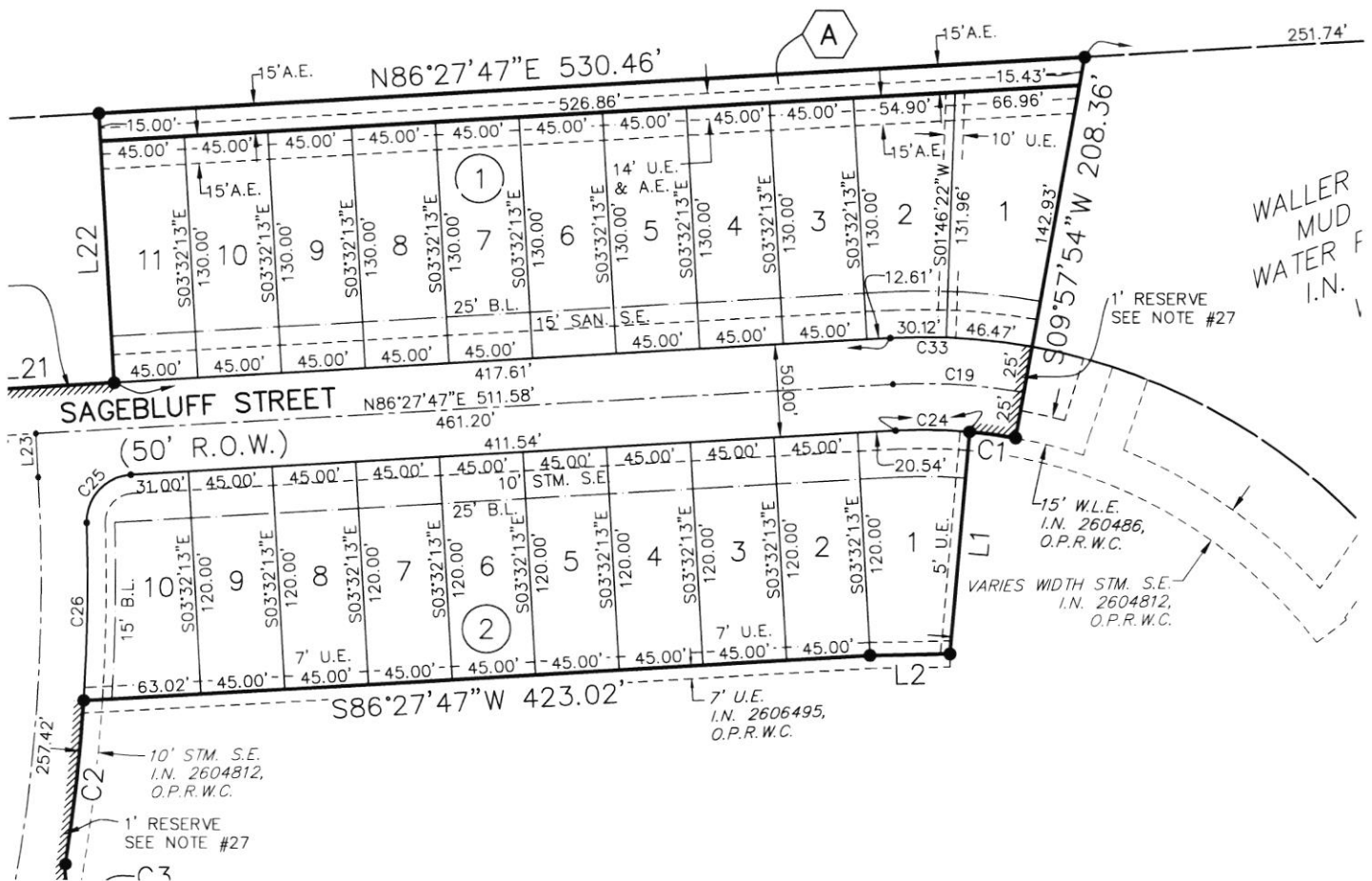
LINE DATA		
NUMBER	BEARING	DISTANCE
L15	N9°58'39"E	92.31'
L16	N5°13'29"E	46.17'
L17	N2°03'22"E	46.17'
L18	N1°29'02"W	56.99'
L19	N86°27'47"E	94.63'
L20	N3°32'13"W	50.00'
L21	N86°27'47"E	93.97'
L22	N3°32'13"W	145.00'
L23	N3°32'13"W	23.58'
L24	N36°42'12"E	16.54'
L25	S78°29'14"E	6.42'
L26	N27°18'04"E	52.92'
L27	N63°30'58"W	48.35'



CALLED 7.399 ACRES
WILLIAM BASCOM SORSBY
VOL. 1037, PG. 282 O.P.R.W.C.
FURTHER DESCRIBED UNDER
VOL. 337, PG. 824 W.C.D.R.

CALLED 7.399 ACRES
ALICE SORSBY MCGUFFIE
VOL. 1037, PG. 279 O.P.R.W.C.
FURTHER DESCRIBED UNDER
VOL. 334, PG. 585 W.C.D.R.

FND. 1/2-INCH IR.
BEARS N73°36'1



DATE: APRIL, 2026

SCALE: 1"=100'

SHEET 7 OF 16

OWNERS:
MRP HNHB, LLC,
a Delaware limited liability company
501 OFFICE CENTER DRIVE,
SUITE 350
FORT WASHINGTON, PA 19034
281-558-8700

CAMERON PRAIRIE
SEC 3



BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

CALLED 7.399 ACRES
 ALICE SORSBY MCGUFFIE
 VOL. 1037, PG. 279 O.P.R.W.C.
 FURTHER DESCRIBED UNDER
 VOL 334, PG. 585 W.C.D.R.

CALLED 123.267 ACRES
 HARDIAL MANGAT AND
 SURINDER KAUR MANGAT
 I.N. 1407270 O.P.R.W.C.

506495,
W.C.

DATE: APRIL, 2026

SCALE: 1"=100'

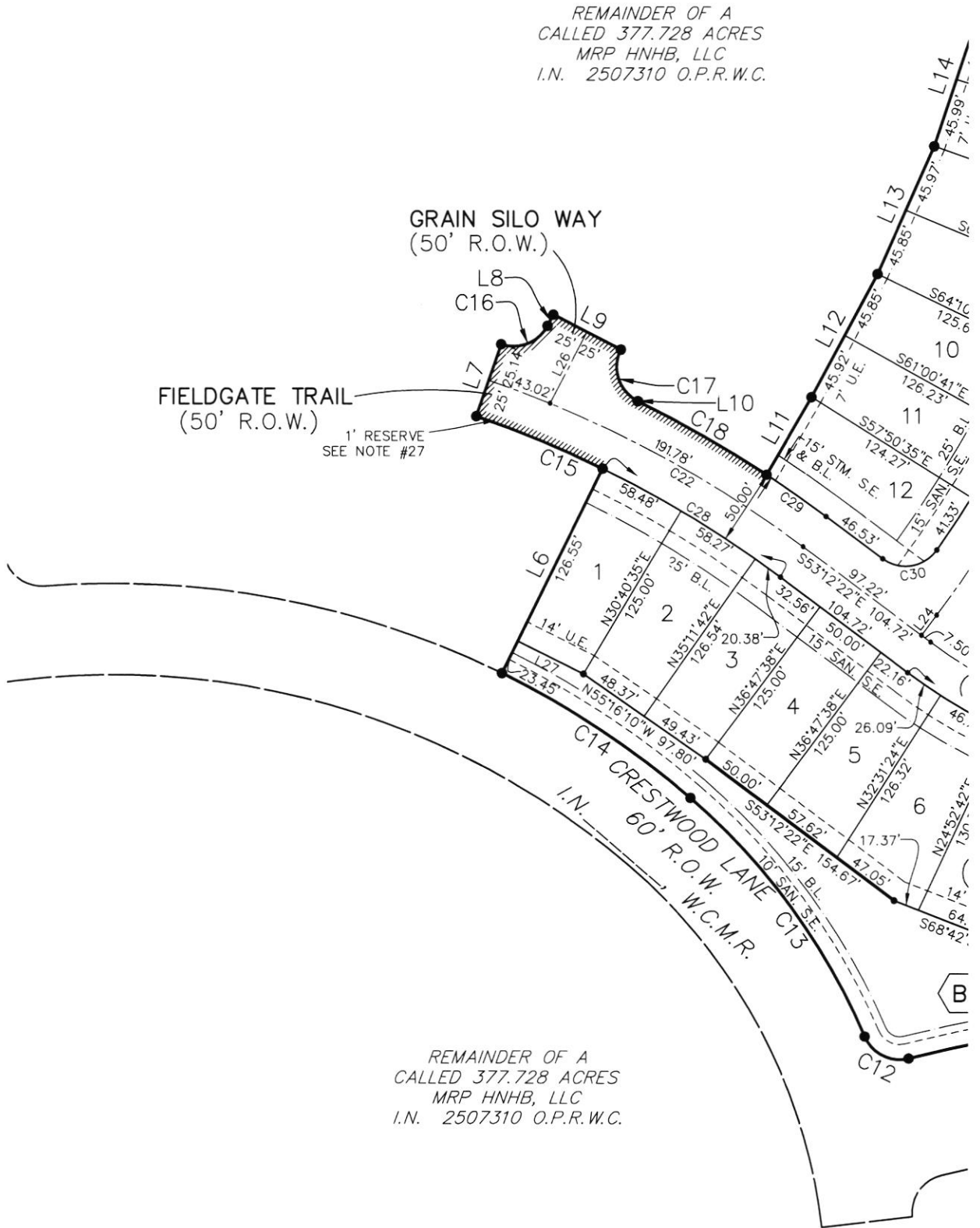
SHEET 8 OF 16

OWNERS:
MRP HNNB, LLC,
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501 OFFICE CENTER DRIVE,
SUITE 350
FORT WASHINGTON, PA 19034
281-558-8700

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DATE: APRIL, 2026

SCALE: 1"=100'

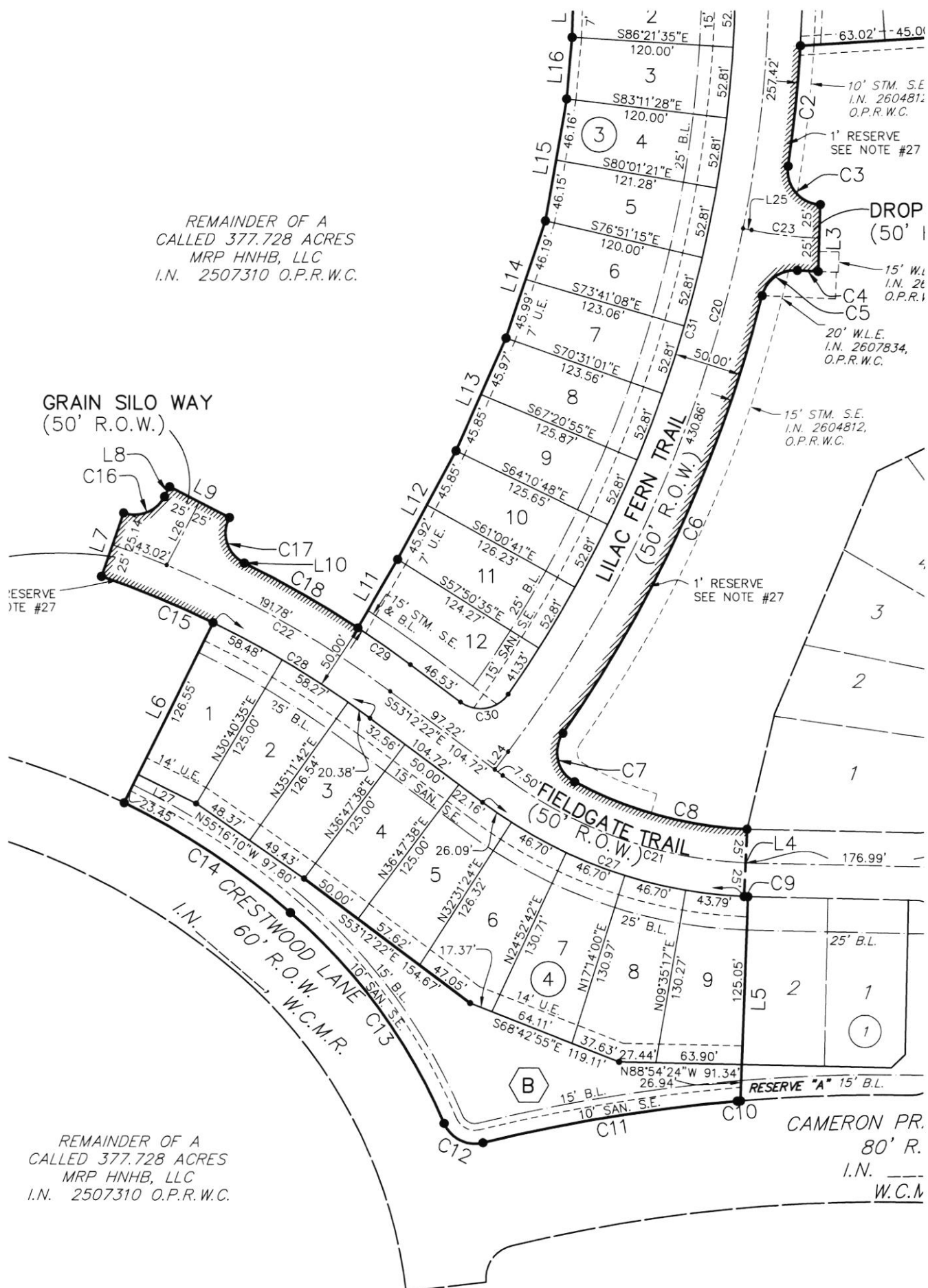
SHEET 9 OF 16

OWNERS:
MRP HNHB, LLC,
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501 OFFICE CENTER DRIVE,
SUITE 350
FORT WASHINGTON, PA 19034
281-558-8700

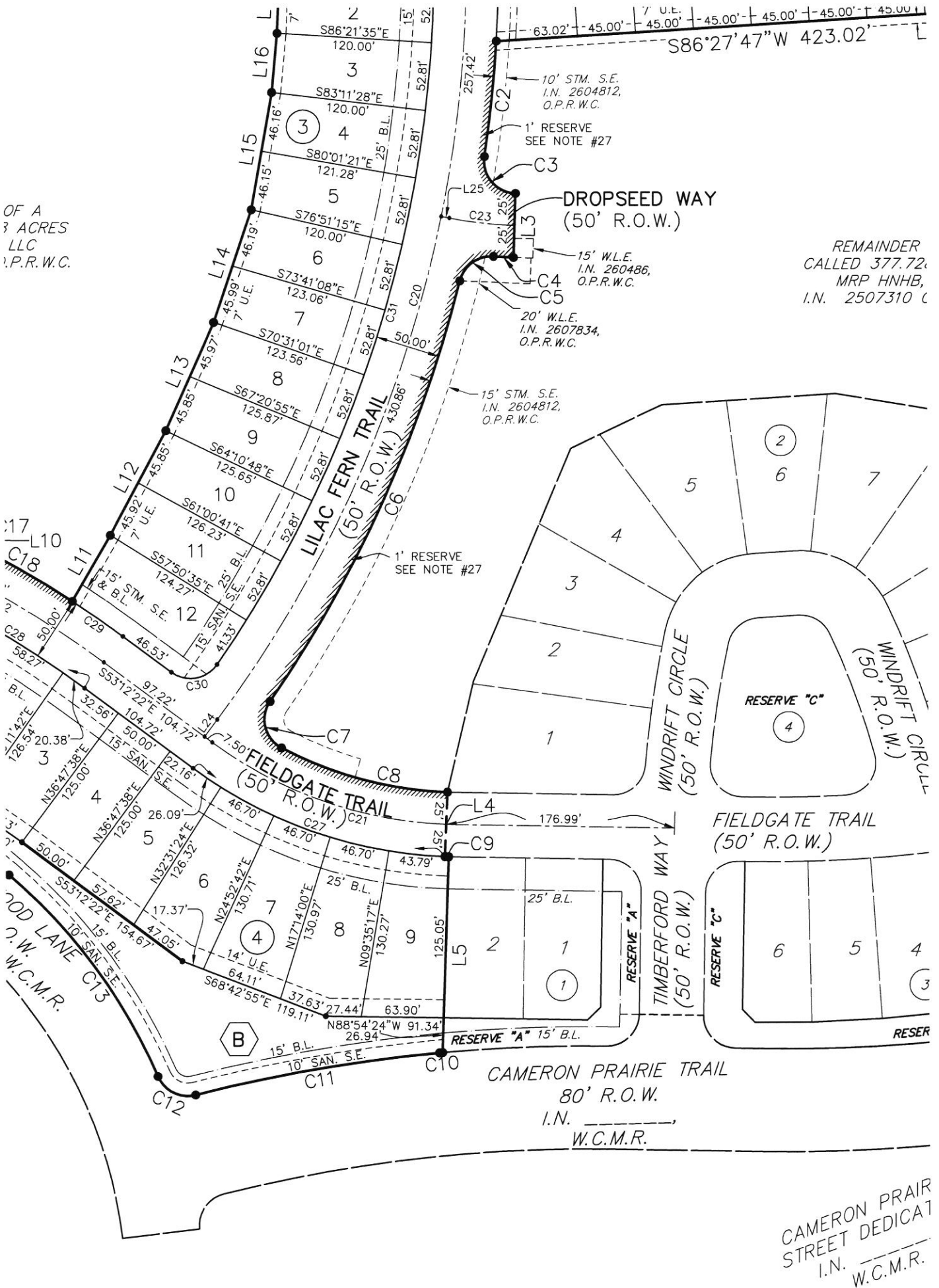
CAMERON PRAIRIE
SEC 3



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OF A
3 ACRES
LLC
P.R.W.C.



REMAINDER
CALLED 377.72
MRP HNHB,
I.N. 2507310

DATE: APRIL, 2026

SCALE: 1"=100'

SHEET 11 OF 16

OWNERS:
MRP HNHB, LLC,
a Delaware limited liability company
501 OFFICE CENTER DRIVE,
SUITE 350
FORT WASHINGTON, PA 19034
281-558-8700

CAMERON PRAIRIE
SEC 3



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The map illustrates the layout of Section 1 of Cameron Prairie. It features several numbered areas (1-11) and specific reserves. A large area on the left is labeled 'RESERVE "C"' and contains a circled number 4. A winding path labeled 'WINDRIFT CIRCLE (50' R.O.W.)' runs through the center. Another path labeled 'ELDGATE TRAIL (50' R.O.W.)' runs along the bottom. The bottom right corner is labeled 'RESERVE "C"'. The top right corner is labeled 'CAMERON PRAIRIE SEC 1 I.N. W.C.M.R.' with an arrow pointing to the area. The map is divided into numbered areas (1-11) and includes labels for 'RESERVE "C"', 'WINDRIFT CIRCLE (50' R.O.W.)', 'ELDGATE TRAIL (50' R.O.W.)', and 'CAMERON PRAIRIE SEC 1 I.N. W.C.M.R.'.

CAMERON PRAIRIE
STREET DEDICATION
I.N. _____,
W.C.M.R.

CAMERON PRAIRIE
SEC 2
I.N. _____,
W.C.M.R.



BGE, Inc.
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STATE OF TEXAS
COUNTY OF WALLER

Item 11.

I, Ed Hadley, Authorized Signatory respectively, of MRP HNHB, LLC, a Delaware limited liability company, owner of the property subdivided, in this plat of CAMERON PRAIRIE SEC 3, 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 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.

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, 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. 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 MRP HNHB, a Delaware 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.

In Testimony, hereto, the MRP HNHB, LLC, a Delaware limited liability company, has caused to be signed by Ed Hadley, its Authorized Signatory, and its seal, this 21st day of April, 2026.

MRP HNHB, LLC,
a Delaware limited liability company

By: [Signature]
Name Ed Hadley
Title Authorized Signatory

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, the under signed authority, on this day personally appeared Ed Hadley, Authorized Signatory of MRP HNHB, LLC, a Delaware limited liability company, known to me, to be the persons whose names are subscribed to the foregoing instruments, and acknowledged to me that the same was the act of the corporation, for the purposes and considerations expressed, and in the capacities stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21st DAY OF April, 2026.

[Signature]
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 635441
Expires August 05, 2026
Printed name: Julie Gillett
Notary Public in and for the State of Arizona
Commission Expires: 08/05/2026

APPROVED by Commissioners Court of Waller County, Texas, this ____ day of _____, 20__ A.D.

Judge 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 the certificate of authentication was filed for registration in my office on the ____ day of ____ 2026 at ____ o'clock ____ M, in File # _____ 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

DATE: APRIL, 2026	OWNERS: MRP HNHB, LLC, a Delaware limited liability company 501 OFFICE CENTER DRIVE, SUITE 350 FORT WASHINGTON, PA 19034 281-558-8700	CAMERON PRAIRIE SEC 3	BGE BGE, Inc. 10777 Westheimer, Suite 500, Houston, TX 77042 Tel: 281-558-8700 • www.bgeinc.com TBPE Registration No. F-1046 TBPLS Licensed Surveying Firm No. 101065-00
SCALE: N.T.S.			
SHEET 13 OF 16			

This is to certify that I, Chris Jordan, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision 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 #48473C0200E, dated 2/18/2009.

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 #48473C0200E, dated 2/18/2009.



Chris Jordan 6/3/26
Chris Jordan, R. P. L. S.
TX Registration No. 6750

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

PRIMARY BENCHMARK

HCFCD_MON0001 (NGS PID DR8207) - ALUMINUM ROD SET INSIDE OF AN ALUMINUM ACCESS COVER LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF WALLER SPRING CREEK ROAD AND FIELD STORE ROAD, APPROXIMATELY 53.9 FT EAST OF THE CENTERLINE OF FIELDS STORE ROAD, 40.6 FT SOUTH OF THE CENTERLINE OF WALLER SPRING CREEK ROAD, 18.6 FT SOUTHWEST OF A POWER POLE ON THE SOUTH SIDE OF WALLER SPRING CREEK ROAD, 20.7 FT NORTHEAST OF A FIBER OPTIC CABLE MARKER AND 97.5 FT NORTHWEST OF A GRATE INLET.

ELEVATION 274.10 FT. NAVD-88 (GEOID18)

TBM CP-2: MAG NAIL WITH BGE WASHER SET IN THE WEST EDGE OF PAVEMENT OF FM 362 APPROXIMATELY 2,605 FEET NORTH OF THE INTERSECTION OF CAMERON ROAD AND FM 362. (N=13,964,167.46 E=2,935,374.71 SURFACE COORDINATE) PROJECT SCALE FACTOR IS 0.999943741113.

ELEVATION: 298.93 FT. NAVD-88 GEOID18

TBM CP-3: MAG NAIL SET IN THE WEST EDGE OF PAVEMENT OF FM 362 LOCATED APPROXIMATELY 1,460 FEET NORTH OF THE INTERSECTION OF CAMERON ROAD AND FM 362. (N=13,963,095.19, E=2,935,808.55 SURFACE COORDINATE)

ELEVATION: 292.56 FT. NAVD-88 GEOID18

TBM CP-4: MAG NAIL WITH BGE WASHER SET ON THE NORTH EDGE OF PAVEMENT OF CAMERON ROAD AT THE P.C. OF THE NORTH PAVEMENT RETURN ON TO FM 362. (N=13,961,749.08, E=2,936,322.66 SURFACE COORDINATE)

ELEVATION: 285.11 FT. NAVD-88 GEOID18

I, Fren-Mark L. Banes, A Professional Engineer licensed in the State of Texas do hereby certify that this plat of this subdivision complies with all existing rules and regulations of Waller County to the best of my knowledge.



Fren-Mark L. Banes
Fren-Mark L. Banes, P.E.
Texas License No. 108480

BGE, Inc.
TBPE Registration No. F-1046

DATE: APRIL, 2026	OWNERS: MRP HNH, LLC, a Delaware limited liability company 501 OFFICE CENTER DRIVE, SUITE 350 FORT WASHINGTON, PA 19034 281-558-8700	CAMERON PRAIRIE SEC 3	 BGE, Inc. 10777 Westheimer, Suite 500, Houston, TX 77042 Tel: 281-558-8700 • www.bgeinc.com TBPE Registration No. F-1046 TBPLS Licensed Surveying Firm No. 101065-00
SCALE: N.T.S.			
SHEET 14 OF 16			

BEING a 8.829 acre (384,596 square foot) tract of land situated in the B.B.B. & C. R.R. Survey, Abstract No. 93 of Waller County, Texas and being a portion of a called 377.728 acre tract of land as described in an instrument to MRP HNHB, LLC recorded under Instrument Number (I.N.) 2507310 of the Official Public Records of Waller County (O.P.R.W.C.), said 8.829 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along a Southerly line of said 377.728 acre tract:

COMMENCING at a 5/8-inch iron rod with cap stamped "JONES & CARTER" found on the West right-of-way line of F.M. 362 (80 foot width) recorded under Volume 117, Page 262 of the Waller County Deed Records and in the TxDOT right-of-way Project R-523-2-3, being the most Easterly Southeast corner of said 377.728 acre tract, from which a 5/8-inch iron rod with cap stamped " JONES & CARTER" found for an interior corner of said 377.728 acre tract bears S 87°13'41" W, 416.63 feet;

THENCE, over and across said 377.728 acre tract, the following courses and distances:

N 29°07'21" W, a distance of 1,940.45 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set on the North line of said 377.728 acre tract and the South line of a called 7.399 acre tract of land as described in an instrument to Alice Sorsby McGuffie recorded under Volume 1037, Page 279 of the O.P.R.W.C. and Volume 334, Page 585 of the Waller County Deed Records, being the POINT OF BEGINNING and the Northeast corner of the herein described tract;

S 09°57'54" W, a distance of 208.36 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the left, from which its center bears S 09°57'54" W, 275.00 feet;

In a Northwesterly direction, along and with said curve to the left, an arc distance of 25.11 feet, having a radius of 275.00 feet, a central angle of 05°13'51" and chord which bears N 82°39'02" W, 25.10 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 04°44'02" W, a distance of 120.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 88°37'05" W, a distance of 42.87 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 86°27'47" W, a distance of 423.02 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the right, from which its center bears N 86°35'51" W, 1,005.00 feet;

In a Southwesterly direction, along and with said curve to the right, an arc distance of 89.95 feet, having a radius of 1,005.00 feet, a central angle of 05°07'42" and chord which bears S 05°58'00" W, 89.92 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract and a point of reverse curvature to the left;

In a Southeasterly direction, along and with said curve to the left, an arc distance of 42.21 feet, having a radius of 25.00 feet, a central angle of 96°43'56" and chord which bears S 39°50'07" E, 37.37 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 01°47'55" W, a distance of 50.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the right, from which its center bears N 01°47'55" E, 325.00 feet;

In a Northwesterly direction, along and with said curve to the right, an arc distance of 15.55 feet, having a radius of 325.00 feet, a central angle of 02°44'31" and chord which bears N 86°49'49" W, 15.55 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature to the left;

In a Southwesterly direction, along and with said curve to the left, an arc distance of 35.08 feet, having a radius of 25.00 feet, a central angle of 80°23'22" and chord which bears S 54°20'45" W, 32.27 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature to the right;

In a Southwesterly direction, along and with said curve to the right, an arc distance of 359.89 feet, having a radius of 1,005.00 feet, a central angle of 20°31'03" and chord which bears S 24°24'35" W, 357.97 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature to the left;

In a Southeasterly direction, along and with said curve to the left, an arc distance of 42.15 feet, having a radius of 25.00 feet, a central angle of 96°36'39" and chord which bears S 13°38'13" E, 37.34 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of compound curvature to the left;

In a Southeasterly direction, along and with said curve to the left, an arc distance of 134.24 feet, having a radius of 300.00 feet, a central angle of 25°38'16" and chord which bears S 74°45'40" E, 133.12 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 02°25'12" W, a distance of 50.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the left, from which its center bears N 02°25'12" E, 350.00 feet;

In a Southeasterly direction, along and with said curve to the left, an arc distance of 2.91 feet, having a radius of 350.00 feet, a central angle of 00°28'37" and chord which bears S 87°49'07" E, 2.91 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 01°56'35" W, a distance of 151.99 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Southeast corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears S 04°57'47" E, 1,240.00 feet;

In a Southwesterly direction, along and with said curve to the left, an arc distance of 2.46 feet, having a radius of 1,240.00 feet, a central angle of 00°06'50" and chord which bears S 84°51'24" W, 2.46 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of compound curvature to the left;

Item 11.

In a Southwesterly direction, along and with said curve to the left, an arc distance of 191.93 feet, having a radius of 1,240.00 feet, a central angle of 08°52'06" and chord which bears S 80°29'20" W, 191.74 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature to the right;

In a Northwesterly direction, along and with said curve to the right, an arc distance of 35.24 feet, having a radius of 25.00 feet, a central angle of 80°45'45" and chord which bears N 63°33'50" W, 32.39 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature to the left;

In a Northwesterly direction, along and with said curve to the left, an arc distance of 195.88 feet, having a radius of 430.00 feet, a central angle of 26°06'00" and chord which bears N 36°13'58" W, 194.19 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of compound curvature to the left;

In a Northwesterly direction, along and with said curve to the left, an arc distance of 148.73 feet, having a radius of 580.00 feet, a central angle of 14°41'31" and chord which bears N 56°37'44" W, 148.32 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set a Westerly corner of the herein described tract;

N 26°03'14" E, a distance of 150.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears S 26°01'52" W, 730.00 feet;

In a Northwesterly direction, along and with said curve to the left, an arc distance of 89.88 feet, having a radius of 730.00 feet, a central angle of 07°03'17" and chord which bears N 67°29'47" W, 89.83 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 18°56'56" E, a distance of 50.14 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the left, from which its center bears N 18°56'56" E, 25.00 feet;

In a Northeasterly direction, along and with said curve to the left, an arc distance of 35.63 feet, having a radius of 25.00 feet, a central angle of 81°38'52" and chord which bears N 68°07'30" E, 32.69 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

N 27°18'04" E, a distance of 8.32 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 62°41'56" E, a distance of 50.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the left, from which its center bears S 62°41'56" E, 25.00 feet;

In a Southeasterly direction, along and with said curve to the left, an arc distance of 39.79 feet, having a radius of 25.00 feet, a central angle of 91°10'55" and chord which bears S 18°17'24" E, 35.72 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 27°18'04" W, a distance of 0.14 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the right, from which its center bears S 26°07'09" W, 780.00 feet;

In a Southeasterly direction, along and with said curve to the right, an arc distance of 97.44 feet, having a radius of 780.00 feet, a central angle of 07°09'28" and chord which bears S 60°18'07" E, 97.38 feet to an interior corner of the herein described tract and a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 30°02'00" E, a distance of 59.03 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 28°07'51" E, a distance of 91.77 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 23°57'21" E, a distance of 91.82 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 18°31'19" E, a distance of 92.18 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 09°58'39" E, a distance of 92.31 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 05°13'29" E, a distance of 46.17 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 02°03'22" E, a distance of 46.17 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 01°29'02" W, a distance of 56.99 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

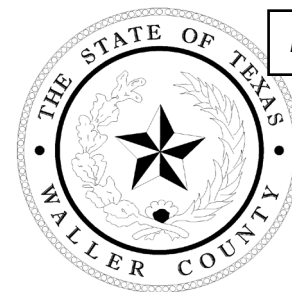
N 86°27'47" E, a distance of 94.63 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 03°32'13" W, a distance of 50.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 86°27'47" E, a distance of 93.97 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 03°32'13" W, a distance of 145.00 feet to the common line of said 7.399 acre tract and said 377.728 acre tract to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Northwest corner of the herein described tract;

THENCE, N 86°27'47" E, a distance of 530.46 feet along and with the common line of said 7.399 acre tract and said 377.728 acre tract to the POINT OF BEGINNING and containing 8.829 acres (384,596 square feet) of land.



Item 12.

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Cameron Prairie Section 4

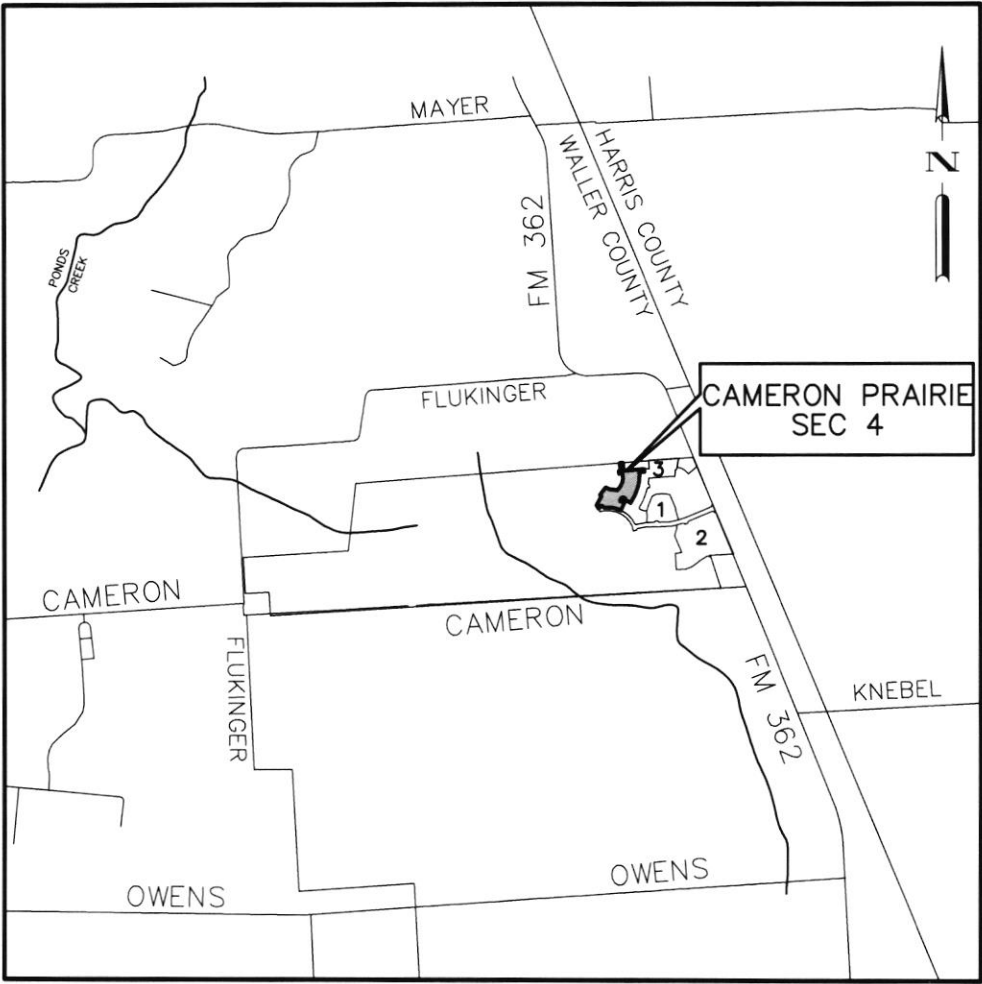
Date: June 24, 2026

Background

Final Plat of Cameron Prairie Section 4 which consists of 6.849 acres will include 35 Lots, 4 Blocks, 2 Reserves in Precinct 2.

Staff Recommendation

Approve Plat and accept Construction Bond



VICINITY MAP

N.T.S.

KEY MAP PAGE NO. 282A

FINAL PLAT OF
CAMERON
PRAIRIE SEC 4

A SUBDIVISION OF 6.849 ACRES OF LAND
LOCATED IN THE
B.B.B. & C. R.R. CO. SURVEY, A-93
WALLER COUNTY, TEXAS

LOTS: 35

RESERVES: 2

BLOCKS: 4

DATE: APRIL, 2026	OWNERS: MRP HNHB, LLC, a Delaware limited liability company 501 OFFICE CENTER DRIVE, SUITE 350 FORT WASHINGTON, PA 19034 281-558-8700	CAMERON PRAIRIE SEC 4	 BGE, Inc. 10777 Westheimer, Suite 500, Houston, TX 77042 Tel: 281-558-8700 • www.bgeinc.com TBPE Registration No. F-1046 TBPLS Licensed Surveying Firm No. 101065-00
SCALE: 1"=50'			
SHEET 1 OF 15			

- 1. " 1 " indicates Block Number.
- 2. "B.L." indicates Building Line.
- 3. "W.L.E." indicates Water Line Easement.
- 4. "U.E." indicates Utility Easement.
- 5. "W.C.D.R." indicates Waller County Deed Records.
- 6. "W.C.M.R." indicates Waller County Map Records.
- 7. "O.P.R.W.C." indicates Official Public Record Waller County.
- 8. "VOL." indicates Volume.
- 9. "PG." indicates Page.
- 10. "R.O.W." indicates Right-of-Way.
- 11. "OD" indicates Outside Diameter.
- 12. "I.N." indicates Instrument Number.
- 13. "SAN. S.E." indicates Sanitary Sewer Easement.
- 14. "STM. S.E." inidcates Storm Sewer Easement.
- 15. Bearing orientation is based on the Texas State Plane Coordinate System South Central Zone 4204, NAD83.
- 16. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to grid by multiplying the following combined scale 0.999943741113.
- 17. The square footage value shown hereon is a mathematic value based upon the boundary data shown hereon. This value has no relation to the precision of closure of this plat or the position of corner monuments recovered or placed.
- 18. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing
- 19. 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.
- 20. 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 drainage way or easements in the subdivision, other than those draining or protecting the streets. 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. 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. 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 MRP HNHB, LLC, to the purchaser of each and every lot in the subdivision prior to culmination of each sale. 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.
- 21. No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.
- 22. 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:

Item 12.

- (1) For a subdivision of fewer than 50 houses, 2,500 gallons of storage; or
(2) For a subdivision of 50 or more houses, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.

23. Set 3/4-inch iron rod (OD) with cap stamped "BGE INC" at every boundary corner unless otherwise noted hereon.
24. No pipeline or pipeline easement exists within the boundaries of this plat.
25. One (1) foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property. The condition of such dedication being that when the adjacent property is subdivided or re-platted in a recorded plat, the one (1) foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
26. This tract is not located within the 100-year floodplain.

RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	0.1752 AC. / 7,632 S.F.	LANDSCAPE / OPEN SPACE
B	0.2858 AC. / 12,449 S.F.	LANDSCAPE / OPEN SPACE

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	25.00'	90°00'00"	39.27'	S 48°32'13" E	35.36'
C2	775.00'	7°12'18"	97.46'	N 60°15'25" W	97.39'
C3	25.00'	91°09'38"	39.78'	N 18°16'45" W	35.71'
C4	25.00'	81°36'02"	35.60'	S 68°06'05" W	32.67'
C5	730.00'	7°03'17"	89.88'	S 67°29'47" E	89.83'
C6	580.00'	30°32'49"	309.22'	N 79°14'54" W	305.58'
C7	25.00'	96°46'42"	42.23'	N 46°07'58" W	37.38'
C8	375.00'	2°55'27"	19.14'	S 0°47'39" W	19.14'
C9	25.00'	76°31'03"	33.39'	S 37°35'27" W	30.96'
C10	580.00'	1°13'58"	12.48'	S 75°14'00" W	12.48'
C11	25.00'	22°08'28"	9.66'	N 45°54'08" W	9.60'
C12	325.00'	5°17'58"	30.06'	N 54°19'23" W	30.05'
C13	25.00'	90°00'00"	39.27'	N 41°27'47" E	35.36'
C14	25.00'	87°42'32"	38.27'	S 42°36'31" W	34.64'
C15	625.00'	28°32'49"	311.40'	S 13°01'39" W	308.19'
C16	575.00'	28°07'49"	282.30'	N 13°14'10" E	279.48'
C17	25.00'	92°42'28"	40.45'	N 47°10'59" W	36.18'
C18	600.00'	30°50'17"	322.94'	N 11°52'55" E	319.05'
C19	730.00'	10°06'10"	128.72'	N 76°04'30" W	128.55'
C20	325.00'	7°43'38"	43.83'	N 77°15'46" W	43.80'
C21	25.00'	81°47'12"	35.69'	S 65°42'27" W	32.73'
C22	325.00'	22°33'28"	127.95'	S 13°32'07" W	127.13'
C23	375.00'	22°33'28"	147.64'	N 13°32'07" E	146.69'
C24	25.00'	59°38'45"	26.03'	N 5°00'32" W	24.87'
C25	275.00'	29°27'11"	141.37'	S 66°23'59" E	139.81'
C26	780.00'	10°05'56"	137.48'	S 76°04'37" E	137.30'
C27	755.00'	10°06'07"	133.11'	N 76°04'32" W	132.94'
C28	300.00'	29°27'11"	154.22'	S 66°23'59" E	152.52'
C29	350.00'	22°33'28"	137.80'	S 13°32'07" W	136.91'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N86°27'47"E	60.00'
L2	S3°32'13"E	50.00'
L3	S1°29'02"E	56.99'
L4	S2°03'22"W	46.17'
L5	S5°13'29"W	46.17'
L6	S30°02'00"W	58.96'
L7	N62°41'56"W	50.00'
L8	S27°18'04"W	8.46'
L9	S18°56'56"W	50.00'

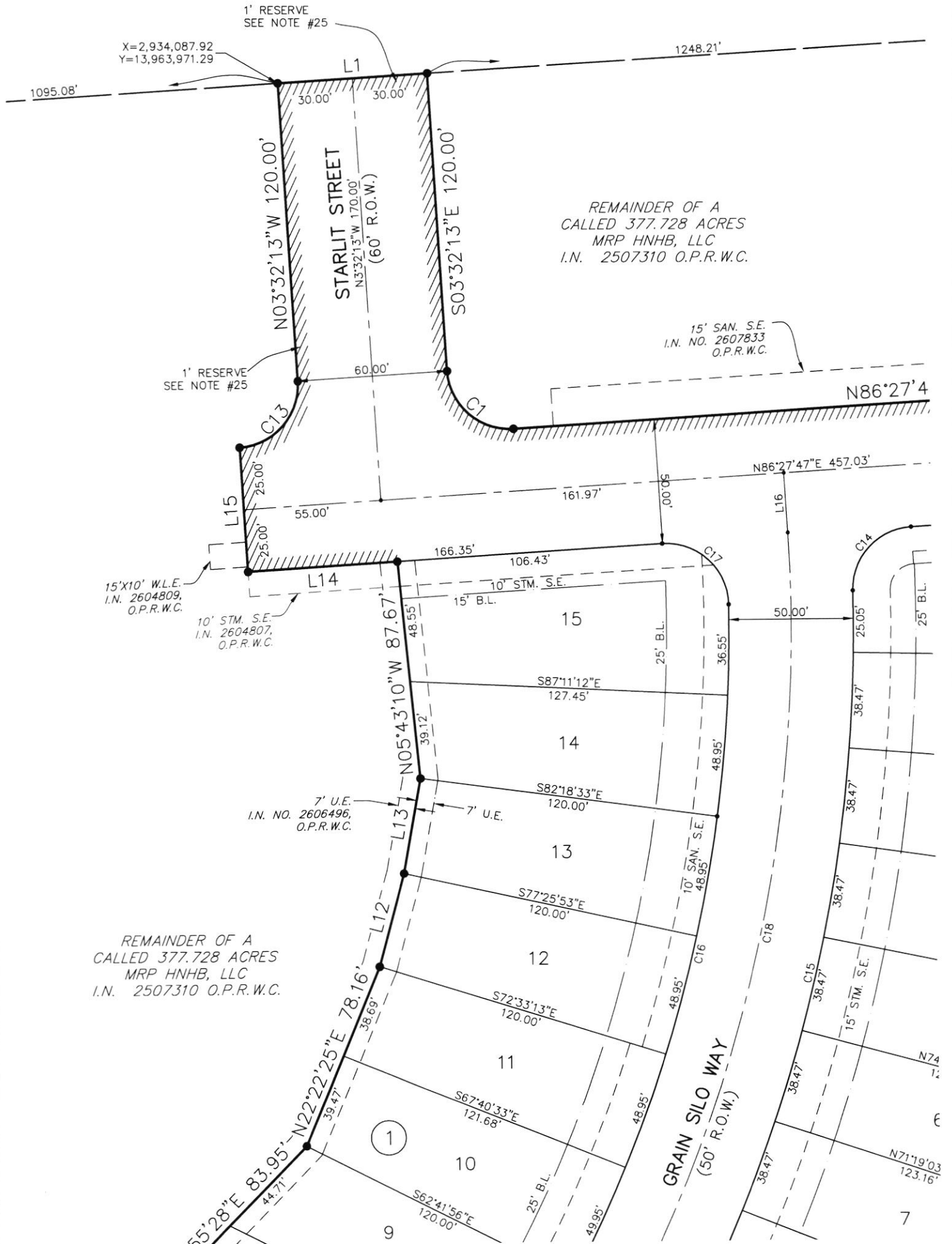
LINE DATA		
NUMBER	BEARING	DISTANCE
L10	N87°44'37"W	50.00'
L11	N28°13'18"W	66.96'
L12	N15°00'27"E	38.72'
L13	N10°07'47"E	38.72'
L14	S86°27'47"W	59.92'
L15	N3°32'13"W	50.00'
L16	N3°32'13"W	24.02'
L17	N63°17'16"W	38.69'
L18	S32°00'31"E	13.09'

REMAINDER OF A CALLED 100.00
ACRES
ALICE SORSBY MCGUFFIE WILLIAM
BASCOM SORSBY
VOL. 253, PG. 899 W.C.D.R.



REMAINDER OF A
CALLED 377.728 ACRES
MRP HNHB, LLC
I.N. 2507310 O.P.R.W.C.

REMAINDER OF A CALLED 100.00 ACRES
ALICE SORSBY MCGUFFIE WILLIAM BASCOM SORSBY
VOL. 253, PG. 899 W.C.D.R.



DATE: APRIL, 2026

SCALE: 1"=50'

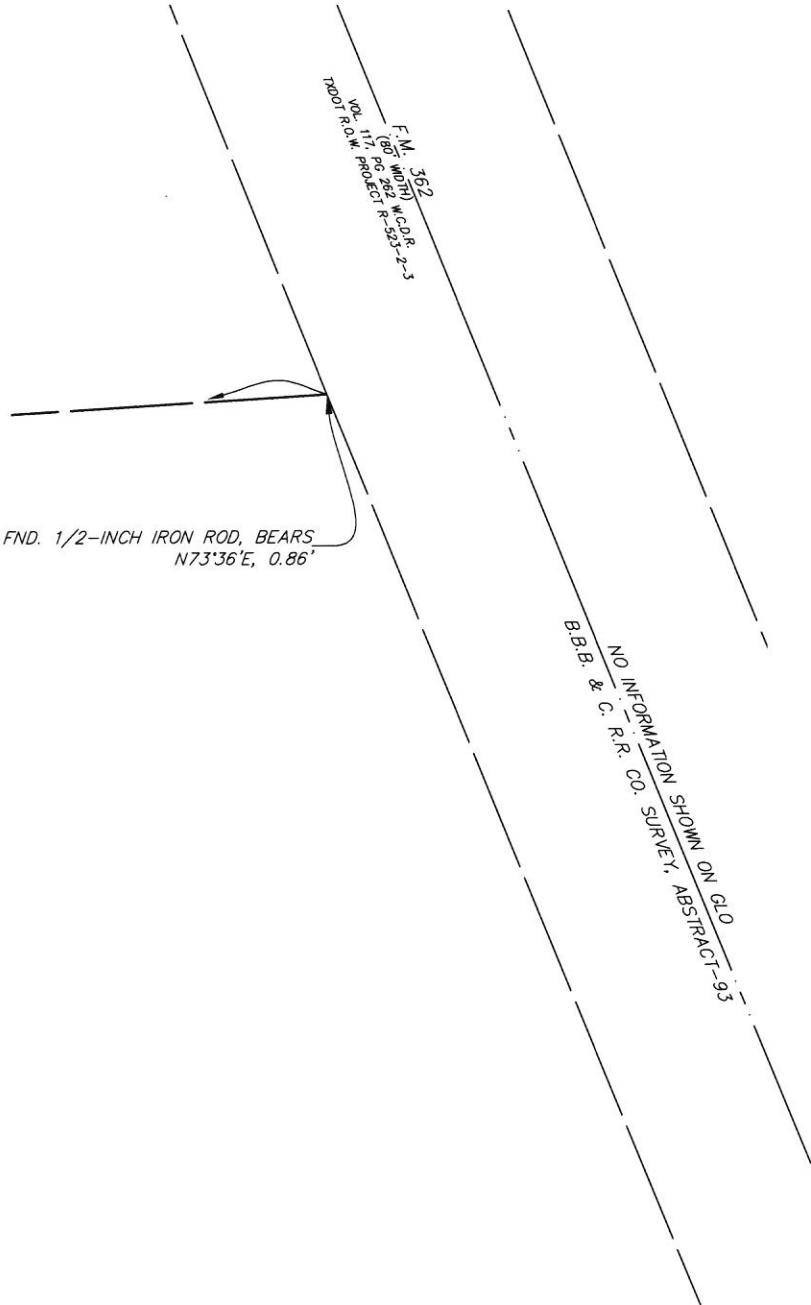
SHEET 6 OF 15

OWNERS:
MRP HNHB, LLC,
a Delaware limited liability company
501 OFFICE CENTER DRIVE,
SUITE 350
FORT WASHINGTON, PA 19034
281-558-8700

CAMERON PRAIRIE
SEC 4



BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00



F.M. 352
(60' R.O.W.) W.C.D.R. 2-3
V.L. 117, PROJECT R-523-2-3
R.O.W. R.O.W.

NO INFORMATION SHOWN ON GLO
B.B. & C. R.R. CO. SURVEY, ABSTRACT-93

DATE: APRIL, 2026

SCALE: 1"=50'

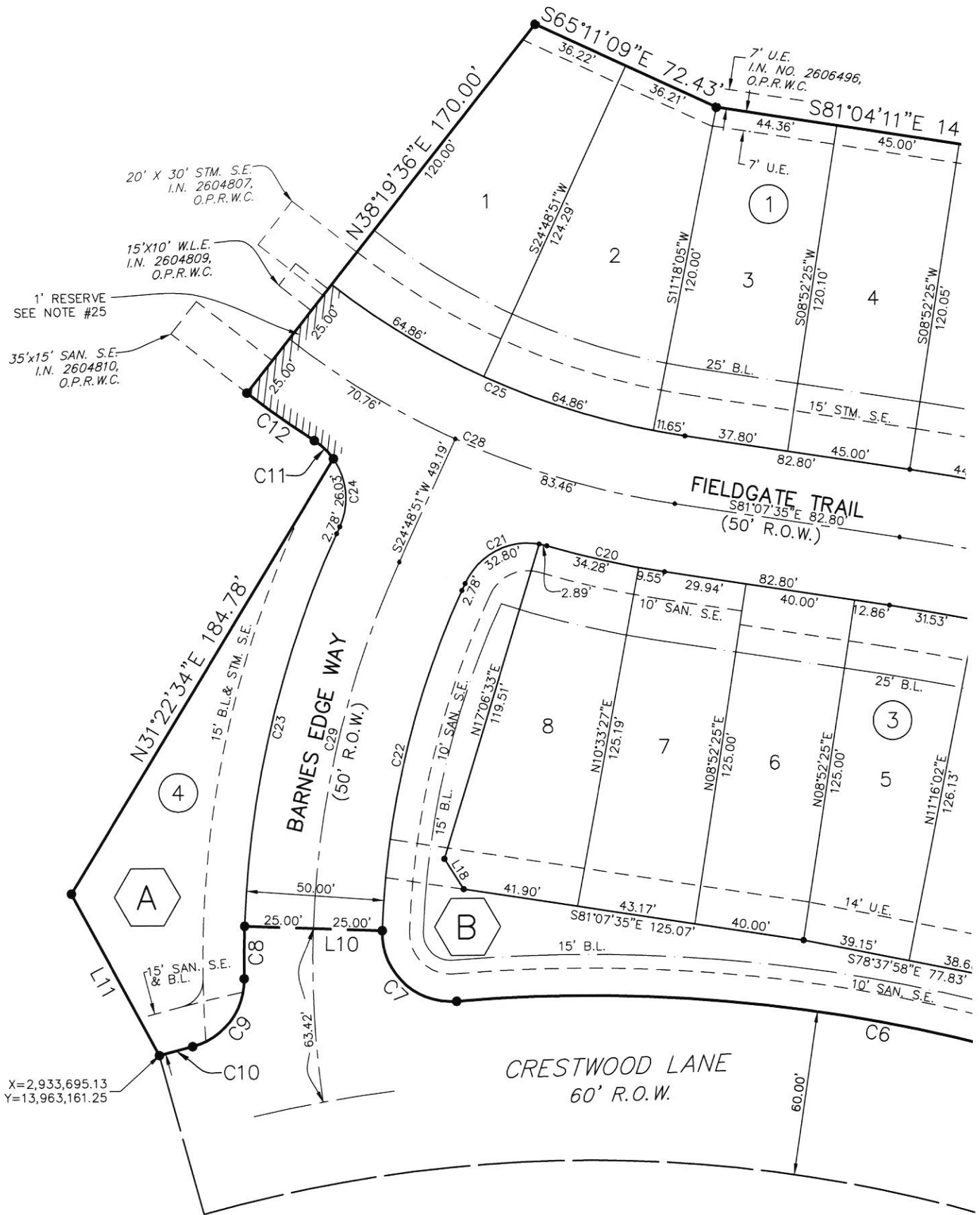
SHEET 8 OF 15

OWNERS:
MRP HNHB, LLC,
a Delaware limited liability company
501 OFFICE CENTER DRIVE,
SUITE 350
FORT WASHINGTON, PA 19034
281-558-8700

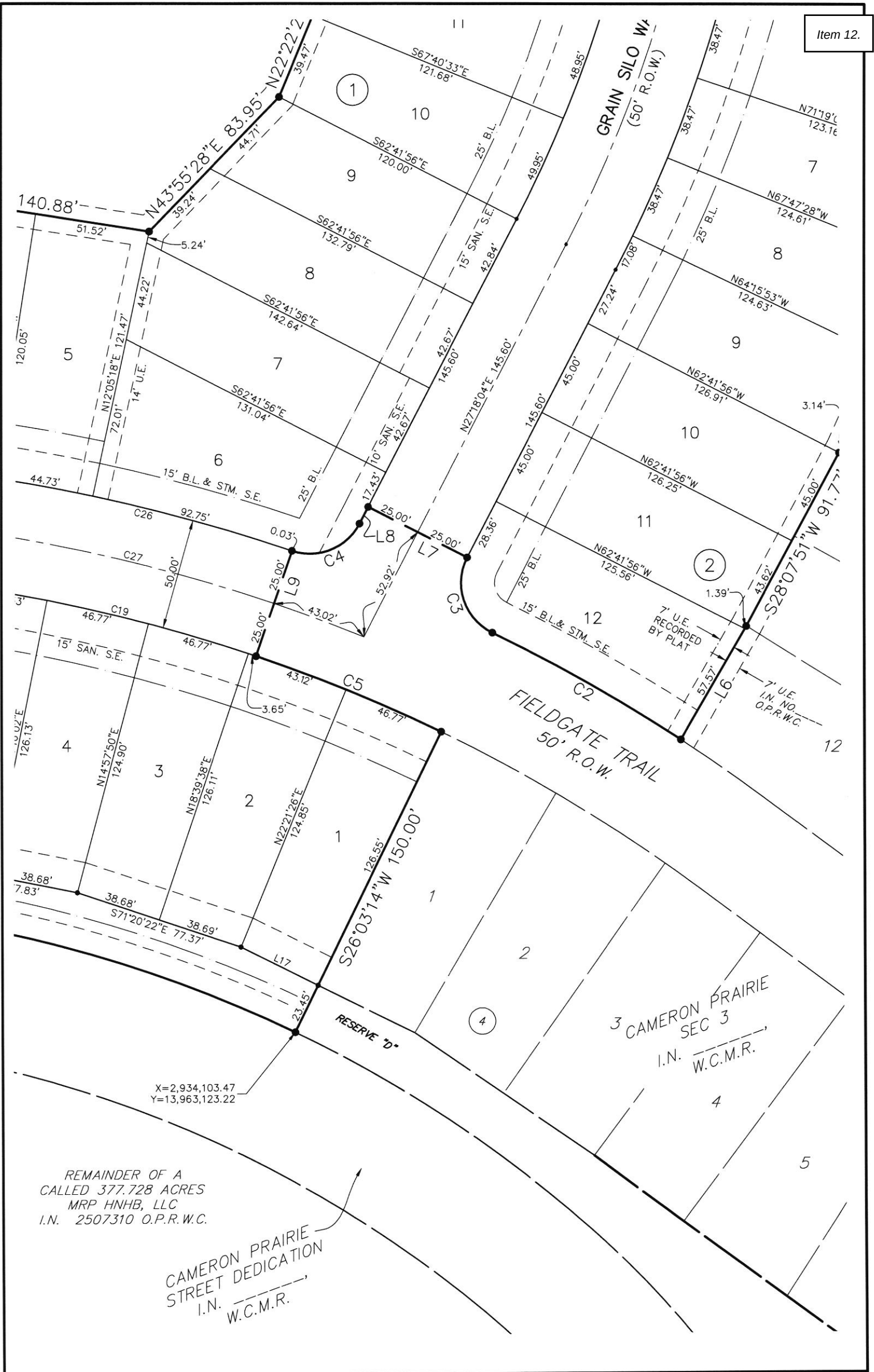
CAMERON PRAIRIE
SEC 4

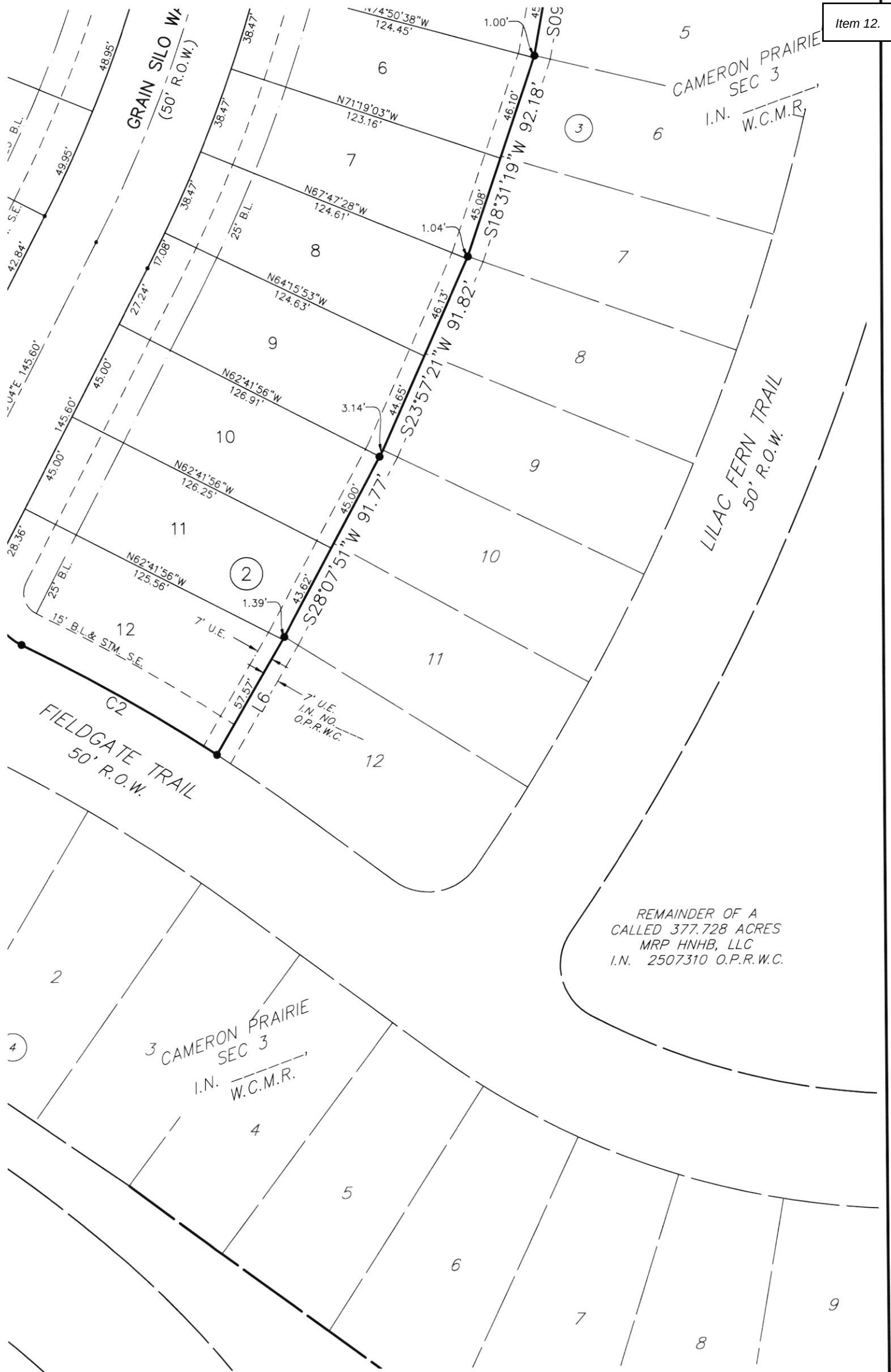


BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00



REMAINDER OF A
CALLED 377.728 ACRES
MRP HNHB, LLC
I.N. 2507310 O.P.R.W.C.





DATE: APRIL, 2026

SCALE: 1"=50'

SHEET 11 OF 15

OWNERS:
MRP HNHB, LLC,
a Delaware limited liability company
501 OFFICE CENTER DRIVE,
SUITE 350
FORT WASHINGTON, PA 19034
281-558-8700

CAMERON PRAIRIE
SEC 4



BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

STATE OF TEXAS
COUNTY OF WALLER

I, Ed Hadley, Authorized Signatory respectively, of MRP HNHB, LLC, a Delaware limited liability company, owner of the property subdivided, in this plat of CAMERON PRAIRIE SEC 4, 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 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.

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, 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. 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 MRP HNHB, a Delaware 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.

In Testimony, hereto, the MRP HNHB, LLC, a Delaware limited liability company, has caused to be signed by Ed Hadley, its Authorized Signatory, and its seal, this 21st day of April, 2026.

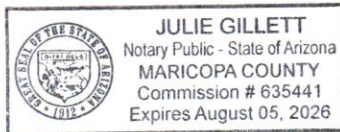
MRP HNHB, LLC,
a Delaware limited liability company

By: [Signature]
Name Ed Hadley
Title Authorized Signatory

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, the under signed authority, on this day personally appeared Ed Hadley, Authorized Signatory of MRP HNHB, LLC, a Delaware limited liability company, known to me, to be the persons whose names are subscribed to the foregoing instruments, and acknowledged to me that the same was the act of the corporation, for the purposes and considerations expressed, and in the capacities stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21st DAY OF April, 2026.



[Signature]
Printed name: Julie Gillett
Notary Public in and for the State of Arizona
Commission Expires: 08/05/2026

APPROVED by Commissioners Court of Waller County, Texas, this ____ day of _____, 20__ A.D.

Judge Corbett "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 Beckendorf II
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 the certificate of authentication was filed for registration in my office on the ____ day of ____ 2026 at _____ o'clock _____ M, in File # _____ 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

DATE: APRIL, 2026	OWNERS: MRP HNHB, LLC, a Delaware limited liability company 501 OFFICE CENTER DRIVE, SUITE 350 FORT WASHINGTON, PA 19034 281-558-8700	CAMERON PRAIRIE SEC 4	BGE BGE, Inc. 10777 Westheimer, Suite 500, Houston, TX 77042 Tel: 281-558-8700 • www.bgeinc.com TBPE Registration No. F-1046 TBPLS Licensed Surveying Firm No. 101065-00
SCALE: N.T.S.			
SHEET 12 OF 15			

This is to certify that I, Chris Jordan, 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 #48473C0200E, dated 2/18/2009.

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 #48473C0200E, dated 2/18/2009.



Chris Jordan 6/3/26
Chris Jordan, R. P. L. S.
TX Registration No. 6750

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

PRIMARY BENCHMARK

HCFC_DMON0001 (NGS PID DR8207) – ALUMINUM ROD SET INSIDE OF AN ALUMINUM ACCESS COVER LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF WALLER SPRING CREEK ROAD AND FIELD STORE ROAD, APPROXIMATELY 53.9 FT EAST OF THE CENTERLINE OF FIELDS STORE ROAD, 40.6 FT SOUTH OF THE CENTERLINE OF WALLER SPRING CREEK ROAD, 18.6 FT SOUTHWEST OF A POWER POLE ON THE SOUTH SIDE OF WALLER SPRING CREEK ROAD, 20.7 FT NORTHEAST OF A FIBER OPTIC CABLE MARKER AND 97.5 FT NORTHWEST OF A GRATE INLET.

ELEVATION 274.10 FT. NAVD-88 (GEOID18)

TBM CP-2: MAG NAIL WITH BGE WASHER SET IN THE WEST EDGE OF PAVEMENT OF FM 362 APPROXIMATELY 2,605 FEET NORTH OF THE INTERSECTION OF CAMERON ROAD AND FM 362. (N=13,964,167.46 E=2,935,374.71 SURFACE COORDINATE) PROJECT SCALE FACTOR IS 0.999943741113.

ELEVATION: 298.93 FT. NAVD-88 GEOID18

TBM CP-3: MAG NAIL SET IN THE WEST EDGE OF PAVEMENT OF FM 362 LOCATED APPROXIMATELY 1,460 FEET NORTH OF THE INTERSECTION OF CAMERON ROAD AND FM 362. (N=13,963,095.19, E=2,935,808.55 SURFACE COORDINATE)

ELEVATION: 292.56 FT. NAVD-88 GEOID18

TBM CP-4: MAG NAIL WITH BGE WASHER SET ON THE NORTH EDGE OF PAVEMENT OF CAMERON ROAD AT THE P.C. OF THE NORTH PAVEMENT RETURN ON TO FM 362. (N=13,961,749.08, E=2,936,322.66 SURFACE COORDINATE)

ELEVATION: 285.11 FT. NAVD-88 GEOID18

I, Fren-Mark L. Banes, A Professional Engineer **Licensed** in the State of Texas do hereby certify that this plat of this subdivision complies with all existing rules and regulations of Waller County to the best of my knowledge.



Fren-Mark L. Banes
Fren-Mark L. Banes, P.E.
Texas License No. 108480

BGE, Inc.
TBPE Registration No. F-1046

DATE: APRIL, 2026	OWNERS: MRP HNHB, LLC, a Delaware limited liability company 501 OFFICE CENTER DRIVE, SUITE 350 FORT WASHINGTON, PA 19034 281-558-8700	CAMERON PRAIRIE SEC 4	 BGE, Inc. 10777 Westheimer, Suite 500, Houston, TX 77042 Tel: 281-558-8700 • www.bgeinc.com TBPE Registration No. F-1046 TBPLS Licensed Surveying Firm No. 101065-00
SCALE: N.T.S.			
SHEET 13 OF 15			

BEING a 6.849 acre (298,357 square foot) tract of land situated in the B.B.B. & C. R.R. Survey, Abstract No. 93 of Waller County, Texas and being a portion of a called 377.728 acre tract of land as described in an instrument to MRP HNHB, LLC recorded under Instrument Number (I.N.) 2507310 of the Official Public Records of Waller County (O.P.R.W.C.), said 6.849 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along a Southerly line of said 377.77 acre tract:

COMMENCING at a 5/8-inch iron rod with cap stamped "JONES & CARTER" found on the West right-of-way line of F.M. 362 (80 foot width) recorded under Volume (Vol.) 117, Page (Pg.) 262 of the Waller County Deed Records and in the TxDOT right-of-way Project R-523-2-3, for the most Easterly Southeast corner of said 377.728 acre tract from which a 5/8-inch iron rod with cap stamped "JONES & CARTER" found for an interior corner of said 377.728 acre tract bears S 87° 13' 41" W, 416.63 feet;

THENCE, over and across said 377.77 acre tract, the following courses and distances:

N 46° 46' 36" W, a distance of 2,134.77 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the POINT OF BEGINNING and the most Easterly Northeast corner of the herein described tract;

S 86° 27' 47" W, a distance of 94.63 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 01° 29' 02" E, a distance of 56.99 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point;

S 02° 03' 22" W, a distance of 46.17 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point;

S 05° 13' 29" W, a distance of 46.17 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point;

S 09° 58' 39" W, a distance of 92.31 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point;

S 18° 31' 19" W, a distance of 92.18 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point;

S 23° 57' 21" W, a distance of 91.82 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point;

S 28° 07' 51" W, a distance of 91.77 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point;

S 30° 02' 00" W, a distance of 58.96 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the left, from which its center bears S 33° 16' 36" W, 780.00 feet;

In a Northwesterly direction, along and with said curve to the left, an arc distance of 97.46 feet, having a radius of 775.00 feet, a central angle of 07° 12' 18" and chord which bears N 60° 15' 25" W, 97.39 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of a tangent reverse curve to the right;

In a Northwesterly direction, along and with said curve to the right, an arc distance of 39.78 feet, having a radius of 25.00 feet, a central angle of 91° 09' 38" and chord which bears N 18° 16' 45" W, 35.71 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 62° 41' 56" W, a distance of 50.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 27° 18' 04" W, a distance of 8.46 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

In a Southwesterly direction, along and with said curve to the right, an arc distance of 35.60 feet, having a radius of 25.00 feet, a central angle of 81° 36' 02" and chord which bears S 68° 06' 05" W, 32.67 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 18° 56' 56" W, a distance of 50.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract and the beginning of a non-tangent curve to the right, from which its center bears S 18° 58' 21" W, 730.00 feet;

In a Southeasterly direction, along and with said curve to the right, an arc distance of 89.88 feet, having a radius of 730.00 feet, a central angle of 07° 03' 17" and chord which bears S 67° 29' 47" E, 89.83 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 26° 03' 14" W, a distance of 150.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Southerly corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears S 26° 01' 31" W, 580.00 feet;

In a Northwesterly direction, along and with said curve to the left, an arc distance of 309.22 feet, having a radius of 580.00 feet, a central angle of 30° 32' 49" and chord which bears N 79° 14' 54" W, 305.58 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of a tangent reverse curve to the right;

In a Northwesterly direction, along and with said curve to the right, an arc distance of 42.23 feet, having a radius of 25.00 feet, a central angle of 96° 46' 42" and chord which bears N 46° 07' 58" W, 37.38 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 87° 44' 37" W, a distance of 50.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears S 87° 44' 37" E, 375.00 feet;

In a Southwesterly direction, along and with said curve to the left, an arc distance of 19.14 feet, having a radius of 375.00 feet, a central angle of 02° 55' 27" and chord which bears S 00° 47' 39" W, 19.14 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a reverse curve to the right;

In a Southwesterly direction, along and with said curve to the right, an arc distance of 33.39 feet, having a radius of 25.00 feet, a central angle of 76° 31' 03" and chord which bears S 37° 35' 27" W, 30.96 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a reverse curve to the left;

In a Southwesterly direction, along and with said curve to the left, an arc distance of 12.48 feet, having a radius of 580.00 feet, a central angle of 01° 13' 58" and chord which bears S 75° 14' 00" W, 12.48 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Southwesterly corner of the herein described tract;

N 28° 13' 18" W, a distance of 66.96 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for

corner;

N 31°22'34" E, a distance of 184.78 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the left, from which its center bears S 55°10'06" W, 25.00 feet;

Item 12.

In a Northwesterly direction, along and with said curve to the left, an arc distance of 9.66 feet, having a radius of 25.00 feet, a central angle of 22°08'28" and chord which bears N 45°54'08" W, 9.60 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of a tangent reverse curve to the right;

In a Northwesterly direction, along and with said curve to the right, an arc distance of 30.06 feet, having a radius of 325.00 feet, a central angle of 05°17'58" and chord which bears N 54°19'23" W, 30.05 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Westerly corner of the herein described tract;

N 38°19'36" E, a distance of 170.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Westerly corner of the herein described tract;

S 65°11'09" E, a distance of 72.43 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point;

S 81°04'11" E, a distance of 140.88 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 43°55'28" E, a distance of 83.95 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 22°22'25" E, a distance of 78.16 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point;

N 15°00'27" E, a distance of 38.72 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point;

N 10°07'47" E, a distance of 38.72 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point;

N 05°43'10" W, a distance of 87.67 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner;

S 86°27'47" W, a distance of 59.92 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 03°32'13" W, a distance of 50.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the left, from which its center bears N 03°32'13" W, 25.00 feet;

In a Northeasterly direction, along and with said curve to the left, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and chord which bears N 41°27'47" E, 35.36 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency;

N 03°32'13" W, a distance of 120.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set on the North line of said 377.77 acre tract and the South line of a remainder of a called 100.00 acre tract of land as described in an instrument to Alice Webb Sorsby and William Bascom Sorsby recorded under Vol. 253, Pg. 899 of the W.C.D.R., and being the most Northerly Northwest corner of the herein described tract;

THENCE, N 86°27'47" E, a distance of 60.00 feet along and with the common line of said 377.77 acre tract and said 100.00 acre tract to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Northerly Northeast corner of the herein described tract;

THENCE, over and across said 377.77 acre tract, the following courses and distances:

S 03°32'13" E, a distance of 120.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a Southeasterly direction, along and with said curve to the left, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and chord which bears S 48°32'13" E, 35.36 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency;

N 86°27'47" E, a distance of 347.03 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 03°32'13" E, a distance of 50.00 feet to the POINT OF BEGINNING and containing 6.849 acres (298,357 square feet) of land.

LOT DATA				LOT DATA			
Lot Number	Block Number	Lot Area (sq.ft.)	Lot Width At Building Line	Lot Number	Block Number	Lot Area (sq.ft.)	Lot Width At Building Line
1	1	6,189	58.96'	4	2	5,135	40.01'
2	1	6,189	58.96'	5	2	5,197	40.01'
3	1	5,634	48.39'	6	2	5,223	40.01'
4	1	5,403	45.00'	7	2	5,229	40.01'
5	1	5,798	46.13'	8	2	5,261	40.01'
6	1	6,976	40.00'	9	2	5,790	45.00'
7	1	5,838	42.67'	10	2	5,696	45.00'
8	1	5,930	42.67'	11	2	5,667	45.00'
9	1	5,415	42.84'	12	2	6,601	40.00'
10	1	5,413	47.78'	1	3	5,377	45.16'
11	1	5,304	46.82'	2	3	5,368	45.15'
12	1	5,272	46.82'	3	3	5,369	45.16'
13	1	5,272	46.82'	4	3	5,370	45.16'
14	1	5,416	46.82'	5	3	5,250	43.34'
15	1	7,085	44.97'	6	3	5,000	40.00'
1	2	6,349	40.00'	7	3	5,167	40.23'
2	2	5,091	40.01'	8	3	5,589	40.02'
3	2	5,122	40.01'				

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



Item 13.

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Cameron Prairie WC M.U.D. NO. 40
Water Plant No. 1

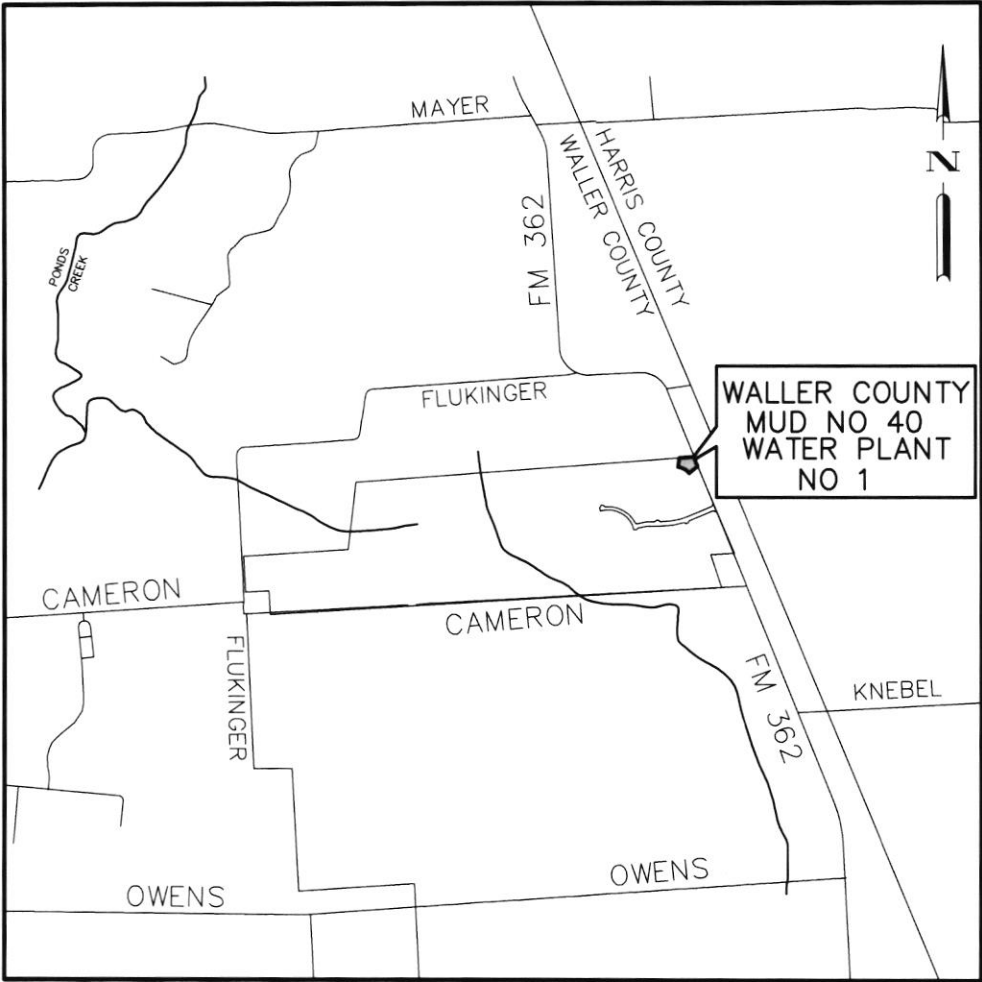
Date: June 24, 2026

Background

Final Plat of Cameron Prairie WC M.U.D. NO 40 Water Plant NO. 1 which consists of 1.501 acres will include 1 Block and 2 Reserves in Precinct 2.

Staff Recommendation

Approve Plat



VICINITY MAP

N.T.S.

KEY MAP PAGE NO. 282A

FINAL PLAT OF
WALLER COUNTY
MUD NO 40
WATER PLANT NO 1

A SUBDIVISION OF 1.501 ACRES OF LAND
LOCATED IN THE
IN THE B.B.B. & C. R.R. CO. SURVEY,
ABSTRACT NO. 93
WALLER COUNTY, TEXAS

RESERVE: 2

BLOCK: 1

DATE: APRIL, 2026	OWNERS: MRP HNHB, LLC, a Delaware limited liability company 501 OFFICE CENTER DRIVE, SUITE 350 FORT WASHINGTON, PA 19034 281-558-8700	WALLER COUNTY MUD NO 40 WATER PLANT NO 1	 BGE, Inc. 10777 Westheimer, Suite 500, Houston, TX 77042 Tel: 281-558-8700 • www.bgeinc.com TBPE Registration No. F-1046 TBPLS Licensed Surveying Firm No. 101065-00
SCALE: 1"=60'			
SHEET 1 OF 12			

GENERAL NOTES

Item 13.

1. "1" indicates Block Number.
2. "O.P.R.W.C." indicates Official Public Records of Waller County.
3. "W.C.D.R." indicates Waller County Deed Records.
4. "VOL." indicates Volume.
5. "PG." indicates Page.
6. "R.O.W." indicates Right-of-Way.
7. "I.N" indicates Instrument Number.
8. "A.E" indicates Access Easement.
9. "U.E" indicates Utility Easement.
10. "B.L" indicates Building Line.
11. "S.F." indicates Square Feet.
12. "W.L.E." indicates Water Line Easement.
13. Bearing orientation is based on the Texas State Plane Coordinate System South Central Zone 4204, NAD83.
14. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to grid by dividing the following combined scale 0.999943741113.
15. The square footage value shown hereon is a mathematic value based upon the boundary data shown hereon. This value has no relation to the precision of closure of this plat or the position of corner monuments recovered or placed.
16. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
17. 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.
22. 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 drainage way or easements in the subdivision, other than those draining or protecting the streets. 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. 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. 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 MRP HNHB, LLC, to the purchaser of each and every lot in the subdivision prior to culmination of each sale. 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.
23. Set 3/4-inch iron rod with cap stamped "BGE INC" at every boundary corner unless otherwise noted hereon.
24. This tract is not located within the 100-year floodplain.

DATE: APRIL, 2026	OWNERS: MRP HNHB, LLC, a Delaware limited liability company 501 OFFICE CENTER DRIVE, SUITE 350 FORT WASHINGTON, PA 19034 281-558-8700	WALLER COUNTY MUD NO 40 WATER PLANT NO 1	 BGE, Inc. 10777 Westheimer, Suite 500, Houston, TX 77042 Tel: 281-558-8700 • www.bgeinc.com TBPE Registration No. F-1046 TBPLS Licensed Surveying Firm No. 101065-00
SCALE: 1"=60'			
SHEET 2 OF 12			

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S1°20'43"E	42.43'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	325.00'	40°50'12"	231.64'	N 59°37'00" W	226.77'

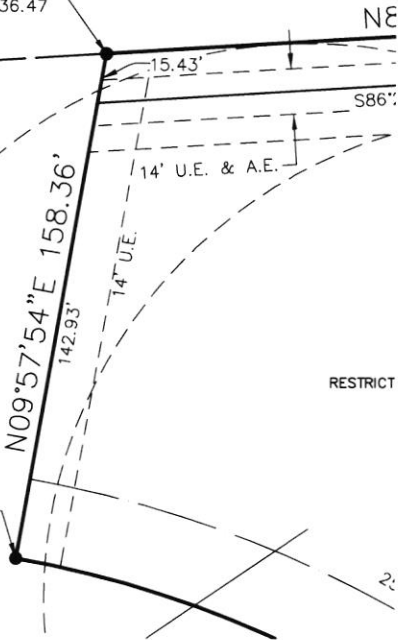
RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
	0.2759 AC. / 12,016 S.F.	LANDSCAPE / OPEN SPACE

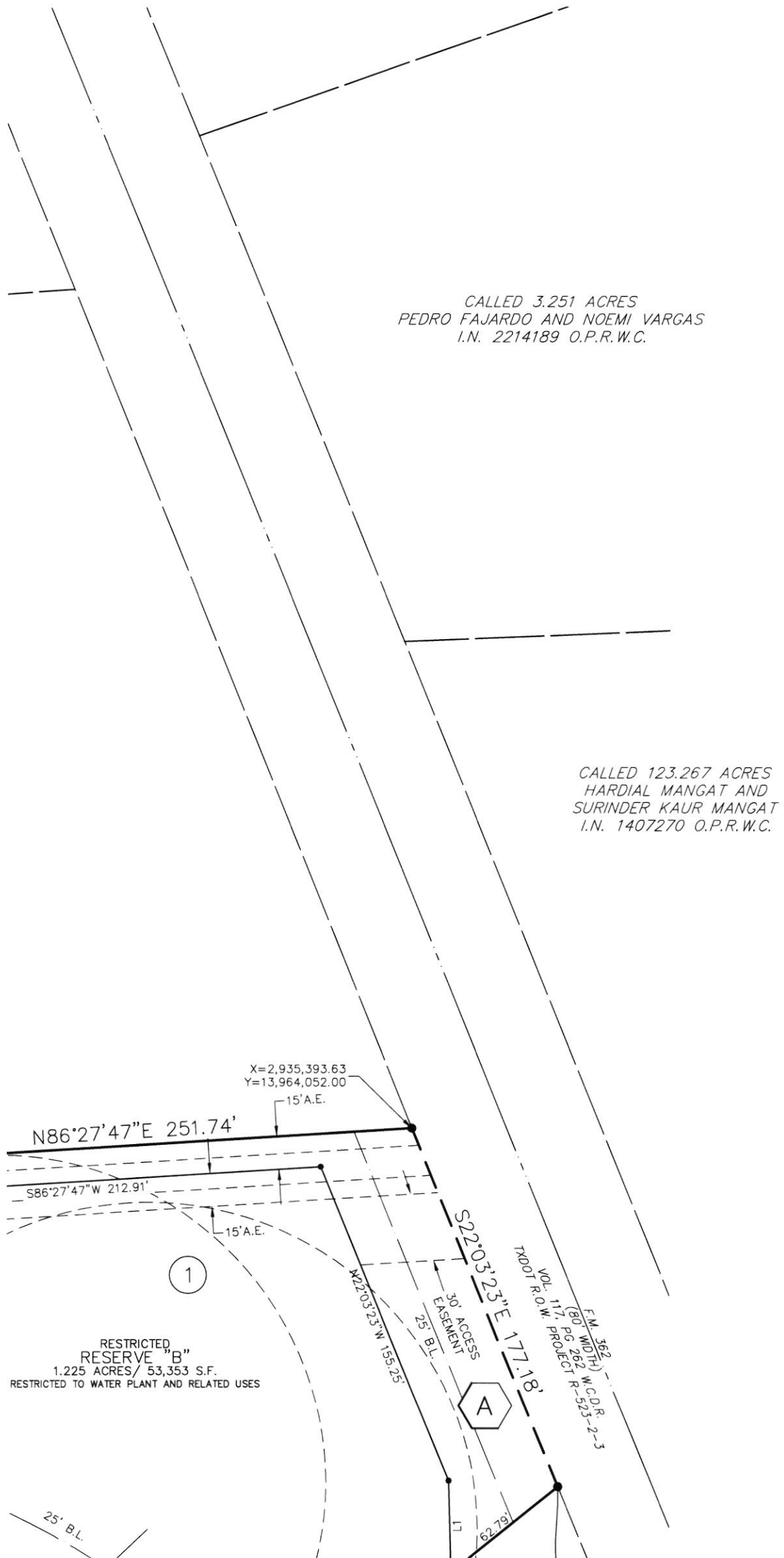
CALLED 7.399 ACRES
 WILLIAM BASCOM SORSBY
 VOL. 1037, PG. 282 O.P.R.W.C.
 FURTHER DESCRIBED UNDER
 VOL. 337, PG. 824 W.C.D.R.

CALLED 7.399 ACRES
 ALICE SORSBY MCGUFFIE
 VOL. 1037, PG. 279 O.P.R.W.C.
 FURTHER DESCRIBED UNDER
 VOL 334, PG. 585 W.C.D.R.

X=2,935,142.37
 Y=13,964,036.47

X=2,935,114.97
 Y=13,963,880.50





DATE: APRIL, 2026

SCALE: 1"=60'

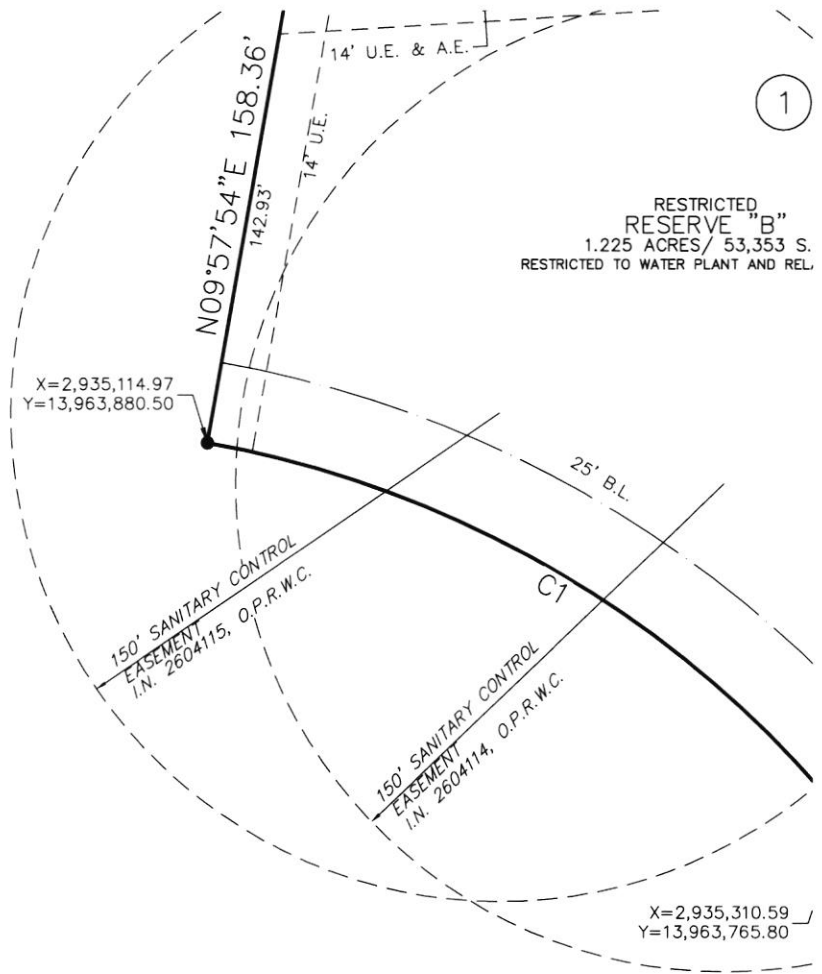
SHEET 5 OF 12

OWNERS:
MRP HNHB, LLC,
a Delaware limited liability company
501 OFFICE CENTER DRIVE,
SUITE 350
FORT WASHINGTON, PA 19034
281-558-8700

WALLER COUNTY
MUD NO 40
WATER PLANT
NO 1



BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00



REMAINDER OF A
CALLED 377.728 ACRES
MRP HNHB, LLC
I.N. 2507310 O.P.R.W.C.

DATE: APRIL, 2026

SCALE: 1"=60'

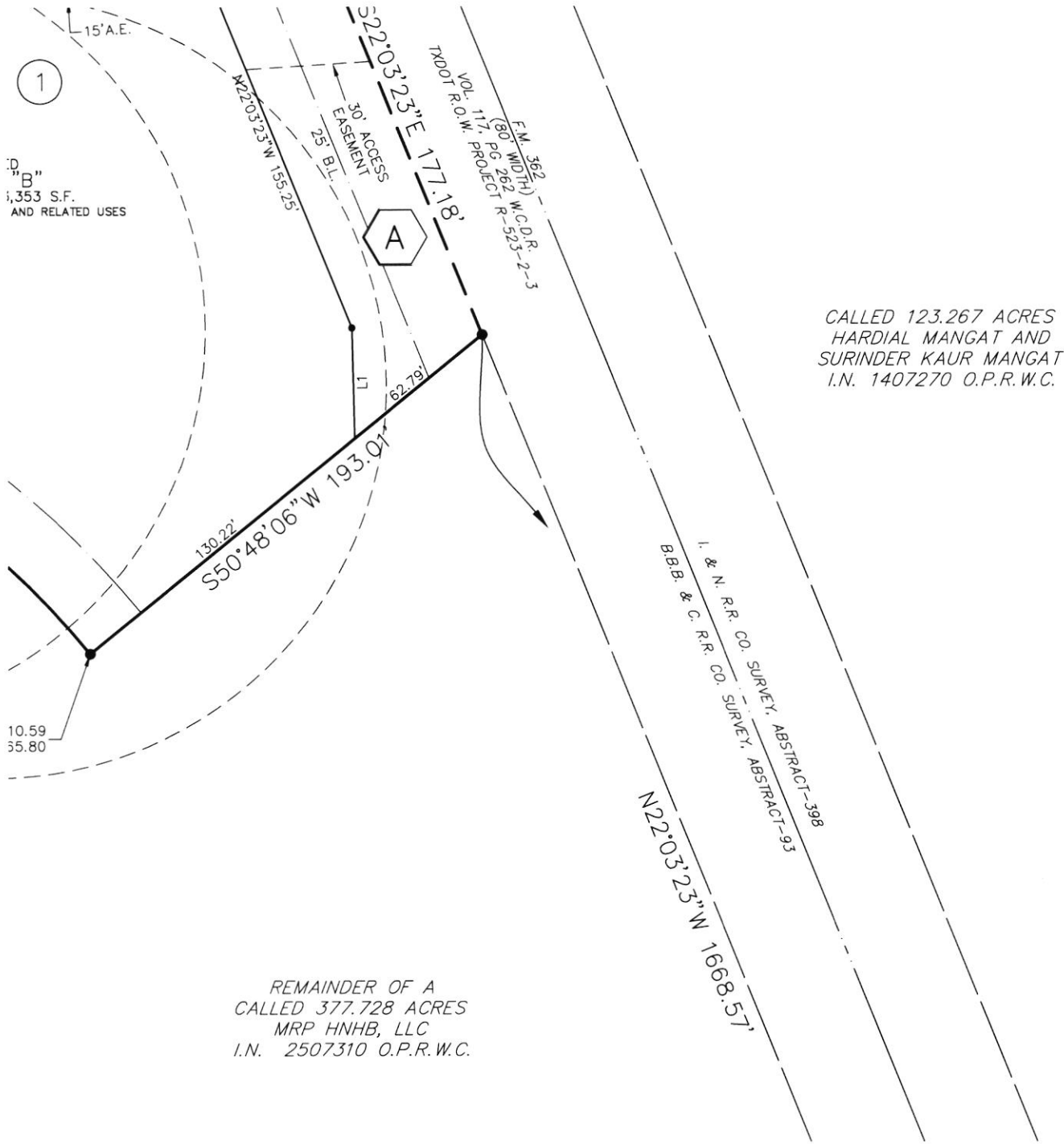
SHEET 6 OF 12

OWNERS:
MRP HNHB, LLC,
a Delaware limited liability company
501 OFFICE CENTER DRIVE,
SUITE 350
FORT WASHINGTON, PA 19034
281-558-8700

WALLER COUNTY
MUD NO 40
WATER PLANT
NO 1

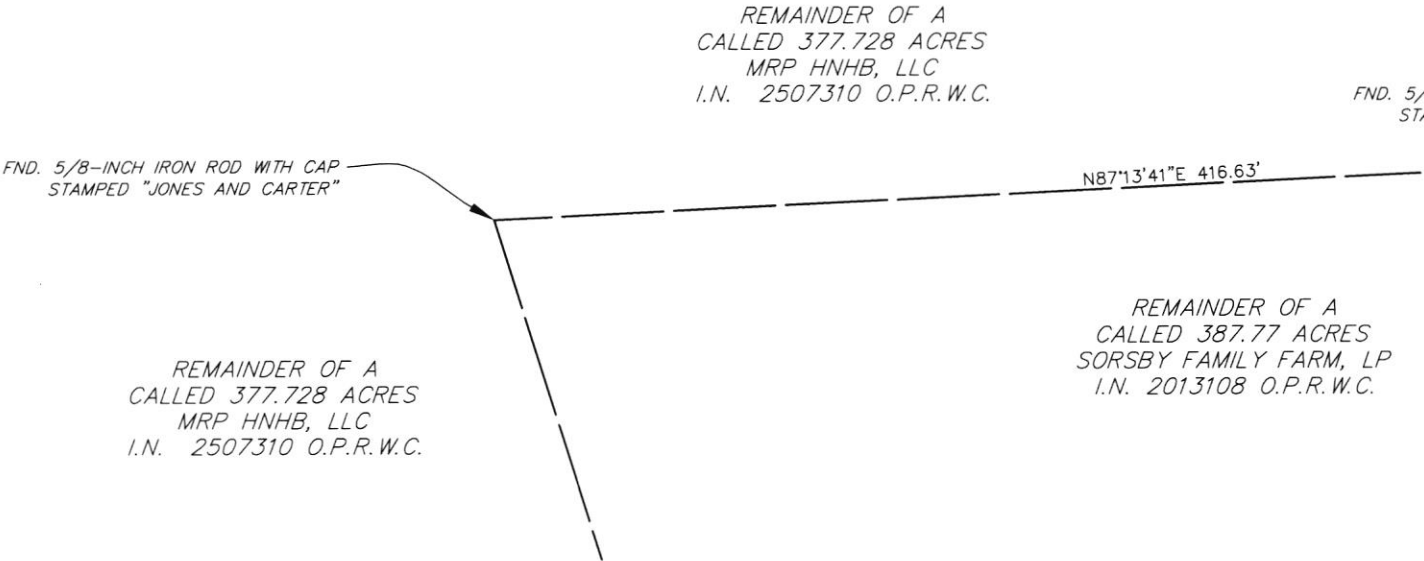


BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00



REMAINDER OF A
CALLED 377.728 ACRES
MRP HNHB, LLC
I.N. 2507310 O.P.R.W.C.

CALLED 123.267 ACRES
HARDIAL MANGAT AND
SURINDER KAUR MANGAT
I.N. 1407270 O.P.R.W.C.



REMAINDER OF A
CALLED 377.728 ACRES
MRP HNHB, LLC
I.N. 2507310 O.P.R.W.C.

FND. 5/8-INCH IRON ROD WITH CAP
STAMPED "JONES AND CARTER"

N87°13'41"E 416.63'

REMAINDER OF A
CALLED 387.77 ACRES
SORSBY FAMILY FARM, LP
I.N. 2013108 O.P.R.W.C.

DATE: APRIL, 2026

SCALE: 1"=60'

SHEET 9 OF 12

OWNERS:
MRP HNHB, LLC,
a Delaware limited liability company
501 OFFICE CENTER DRIVE,
SUITE 350
FORT WASHINGTON, PA 19034
281-558-8700

WALLER COUNTY
MUD NO 40
WATER PLANT
NO 1



BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

STATE OF TEXAS
COUNTY OF WALLER

I, Ed Hadley, Authorized Signatory respectively, of MRP HNHB, LLC, a Delaware limited liability company, owner of the property subdivided, in this plat of WALLER COUNTY MUD NO 40 WATER PLANT NO 1, 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 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.

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, 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 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.

In Testimony, hereto, the MRP HNHB, LLC, a Delaware limited liability company, has caused to be signed by Ed Hadley, its Authorized Signatory, and its seal, this 21st day of April, 2026.

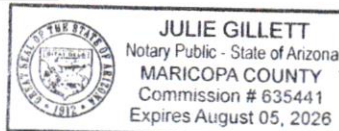
MRP HNHB, LLC,
a Delaware limited liability company

By: [Signature]
Name Ed Hadley
Title Authorized Signatory

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, the under signed authority, on this day personally appeared Ed Hadley, Authorized Signatory of MRP HNHB, LLC, a Delaware limited liability company, known to me, to be the persons whose names are subscribed to the foregoing instruments, and acknowledged to me that the same was the act of the corporation, for the purposes and considerations expressed, and in the capacities stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21st DAY OF April, 2026.



[Signature]
Printed name: Julie Gillett
Notary Public in and for the State of Arizona
Commission Expires: 08/05/2026

APPROVED by Commissioners Court of Waller County, Texas, this ____ day of _____, 20__ A.D.

Judge Carbett "Trey" J. Duhon III
County Judge

John A. Amisler
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 the certificate of authentication was filed for registration in my office on the ____ day of ____ 2026 at ____ o'clock____. M, in File # _____ 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

DATE: APRIL, 2026

SCALE: N.T.S.

SHEET 10 OF 12

OWNERS:
MRP HNHB, LLC,
a Delaware limited liability company
501 OFFICE CENTER DRIVE,
SUITE 350
FORT WASHINGTON, PA 19034
281-558-8700

WALLER COUNTY
MUD NO 40
WATER PLANT
NO 1



BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

This is to certify that I, Chris Jordan, 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 #48473C0200E, dated 2/18/2009.

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 #48473C0200E, dated 2/18/2009.



Chris Jordan 4/3/26
Chris Jordan, R. P. L. S.
TX Registration No. 6750

I, J. Ross McCall, County Engineer of Waller County, 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, Fren-Mark L. Banes, A Professional Engineer licensed in the State of Texas do hereby certify that this plat of this subdivision complies with all existing rules and regulations of Waller County to the best of my knowledge.



Fren-Mark L. Banes

Fren-Mark L. Banes, P.E.
Texas License No. 108480

BGE, Inc.
TBPE Registration No. F-1046

DESCRIPTION OF A 1.501 ACRE TRACT OF LAND SITUATED
IN THE B.B.B. & C. R.R. CO. SURVEY, ABSTRACT NO. 93
WALLER COUNTY, TEXAS

Item 13.

BEING a 1.501 acre (65,370 square foot) tract of land situated in the B.B.B. & C. R.R. Survey, Abstract No. 93 of Waller County, Texas and being a portion of a called 377.77 acre tract of land as described in an instrument to Cathy L. Sorsby recorded under Instrument Number (I.N.) 2100329 of the Official Public Records of Waller County (O.P.R.W.C.), said 1.501 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along a Southerly line of said 377.77 acre tract:

COMMENCING at a 5/8-inch iron rod with cap stamped "JONES & CARTER ϕ found on the West right-of-way line of F.M. 362 (80 foot width) recorded under Volume (Vol.) 117, Page (Pg.) 262 of the Waller County Deed Records (W.C.D.R.) and in the TxDOT right-of-way Project R-523-2-3, for the most Easterly Southeast corner of said 377.77 acre tract, from which a 5/8-inch iron rod with cap stamped "JONES & CARTER ϕ found for an interior corner of said 377.77 acre tract bears S 87°13'41" W, 416.63 feet;

THENCE, over and across said 377.77 acre tract, the following courses and distances:

N 28°35'05" W, a distance of 1,622.20 feet to a 3/4-inch iron rod with cap stamped "BGE INC ϕ set for the POINT OF BEGINNING and being the most Southerly corner of the herein described tract and the beginning of a curve to the left, from which, its center bears S 50°48'06" W, 325.00 feet;

In a Northwesterly direction, along and with said curve to the left, an arc distance of 231.64 feet, having a radius of 325.00 feet, a central angle of 40°50'12" and chord which bears N 59°37'00" W, 226.77 feet to a 3/4-inch iron rod with cap stamped "BGE INC ϕ set for the Southwest corner of the herein described tract;

N 09°57'54" E, a distance of 158.36 feet to a point on the North line of said 377.77 acre tract and the South line of a called 7.399 acre tract of land as described in an instrument to Alice Sorsby McGuffie recorded under Vol. 1037, Pg. 279 of the O.P.R.W.C. and Vol. 334, Pg. 585 of the W.C.D.R., to a 3/4-inch iron rod with cap stamped "BGE INC ϕ set for the Northwest corner of the herein described tract;

THENCE, N 86°27'47" E, a distance of 251.74 feet along and with the common line of said 377.77 acre tract and said 7.399 acre tract to a point lying on the West right-of-way line of said F.M. 362 and being the Northeast corner of said 377.77 acre tract and the herein described tract, same being the Southeast corner of said 7.399 acre tract, from which a 3/8-inch iron rod bears N 77°49'44 ϕ E, 0.96 feet;

THENCE, S 22°03'23" E, a distance of 177.18 feet along and with the West right-of-way line of said F.M. 362 and the East line of said 377.77 acre tract to a 3/4-inch iron rod with cap stamped "BGE INC ϕ set for the Southeast corner of the herein described tract;

THENCE, S 50°48'06" W, a distance of 193.01 feet over and across said 377.77 acre tract to the POINT OF BEGINNING and containing 1.501 acres (65,370 square feet) of land.

PRIMARY BENCHMARK

HCFCD_MON0001 (NGS PID DR8207) - ALUMINUM ROD SET INSIDE OF AN ALUMINUM ACCESS COVER LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF WALLER SPRING CREEK ROAD AND FIELD STORE ROAD, APPROXIMATELY 53.9 FT EAST OF THE CENTERLINE OF FIELDS STORE ROAD, 40.6 FT SOUTH OF THE CENTERLINE OF WALLER SPRING CREEK ROAD, 18.6 FT SOUTHWEST OF A POWER POLE ON THE SOUTH SIDE OF WALLER SPRING CREEK ROAD, 20.7 FT NORTHEAST OF A FIBER OPTIC CABLE MARKER AND 97.5 FT NORTHWEST OF A GRATE INLET.

ELEVATION 274.10 FT.

NAVD-88 (GEOID18)

TBM CP-2: MAG NAIL WITH BGE WASHER SET IN THE WEST EDGE OF PAVEMENT OF FM 362 APPROXIMATELY 2,605 FEET NORTH OF THE INTERSECTION OF CAMERON ROAD AND FM 362. (N=13,964,167.46 E=2,935,374.71 SURFACE COORDINATE) PROJECT SCALE FACTOR IS 0.999943741113.

ELEVATION: 298.93 FT.

NAVD-88 GEOID18

TBM CP-3: MAG NAIL SET IN THE WEST EDGE OF PAVEMENT OF FM 362 LOCATED APPROXIMATELY 1,460 FEET NORTH OF THE INTERSECTION OF CAMERON ROAD AND FM 362. (N=13,963,095.19, E=2,935,808.55 SURFACE COORDINATE)

ELEVATION: 292.56 FT.

NAVD-88 GEOID18

TBM CP-4: MAG NAIL WITH BGE WASHER SET ON THE NORTH EDGE OF PAVEMENT OF CAMERON ROAD AT THE P.C. OF THE NORTH PAVEMENT RETURN ON TO FM 362. (N=13,961,749.08, E=2,936,322.66 SURFACE COORDINATE)

ELEVATION: 285.11 FT.

NAVD-88 GEOID18

DATE: APRIL, 2026

SCALE: N.T.S.

SHEET 12 OF 12

OWNERS:
MRP HNH, LLC,
a Delaware limited liability company
501 OFFICE CENTER DRIVE,
SUITE 350
FORT WASHINGTON, PA 19034
281-558-8700

WALLER COUNTY
MUD NO 40
WATER PLANT
NO 1



BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00



WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Cameron Prairie WC M.U.D. NO. 40
Waste Water Treatment Plant No. 1

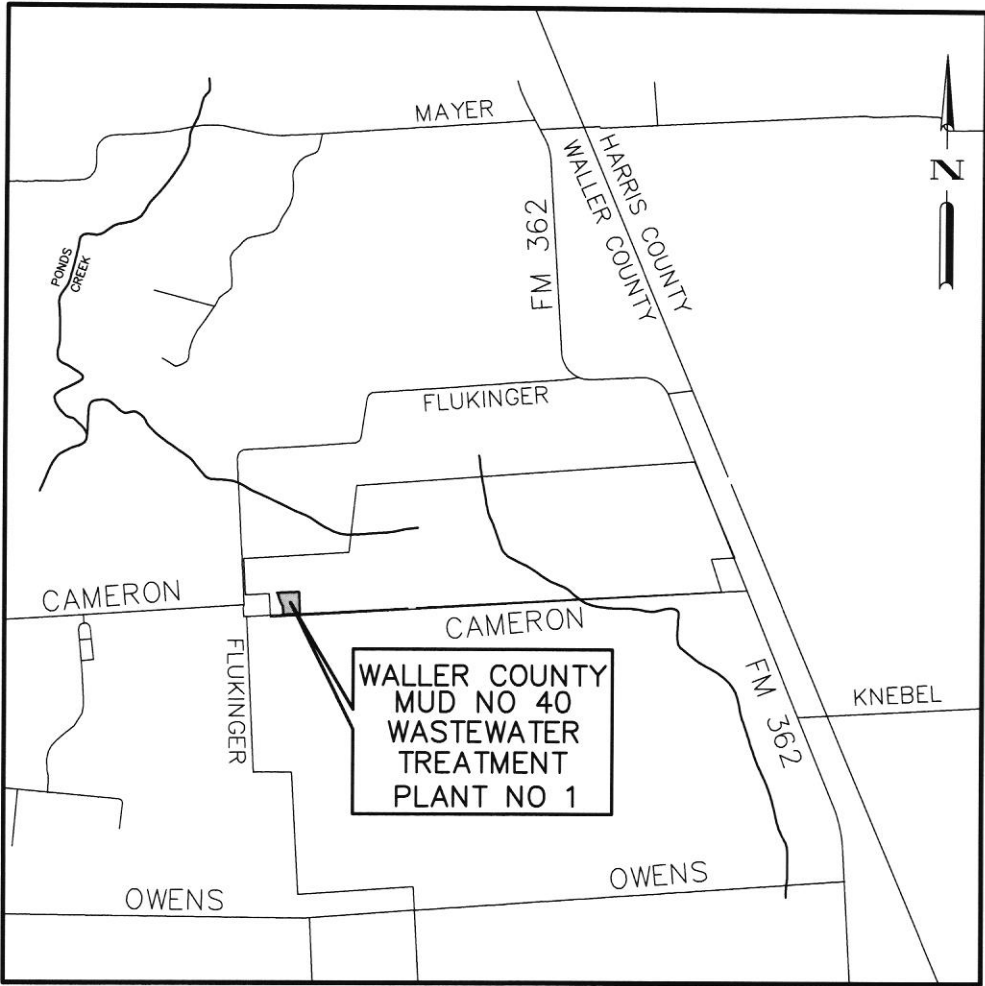
Date: June 24, 2026

Background

Final Plat of Cameron Prairie WC M.U.D. NO 40 Waste Water Treatment Plant NO. 1 which consists of 2.980 acres will include 1 Block and 2 Reserve in Precinct 2.

Staff Recommendation

Approve Plat



VICINITY MAP

N.T.S.

KEY MAP PAGE NO. 282A

FINAL PLAT OF
WALLER COUNTY MUD
NO 40
WASTEWATER TREATMENT
PLANT NO 1

A SUBDIVISION OF 2.980 ACRES OF LAND
LOCATED IN THE
IN THE NATHAN W. BUSH SURVEY, ABSTRACT NO. 76
WALLER COUNTY, TEXAS

RESERVE: 1

BLOCK: 1

DATE: APRIL, 2026	OWNERS: MRP HNHB, LLC, a Delaware limited liability company 501 OFFICE CENTER DRIVE, SUITE 350 FORT WASHINGTON, PA 19034 281-558-8700	WALLER COUNTY MUD NO 40 WASTEWATER TREATMENT PLANT NO 1	 BGE, Inc. 10777 Westheimer, Suite 500, Houston, TX 77042 Tel: 281-558-8700 • www.bgeinc.com TBPE Registration No. F-1046 TBPLS Licensed Surveying Firm No. 101065-00
SCALE: 1"=60'			
SHEET 1 OF 9			

GENERAL NOTES

Item 14.

- 1. " 1 " indicates Block Number.
- 2. "B.L." indicates Building Line.
- 3. "O.P.R.W.C." indicates Official Public Records of Waller County.
- 4. "I.N." indicates Instrument Number.
- 5. "STM. S.E." indicates Storm Sewer Easement.
- 6. Bearing orientation is based on the Texas State Plane Coordinate System South Central Zone 4204, NAD83.
- 7. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to Grid by multiplying the following combined scale 0.999943741113.
- 8. The square footage value shown hereon is a mathematic value based upon the boundary data shown hereon. This value has no relation to the precision of closure of this plat or the position of corner monuments recovered or placed.
- 9. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- 10. 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.
- 11. 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 drainage facilities in the subdivision, other than those running on or along the streets or in approved drainage easements until they are formally accepted by the County Commissioners Court for maintenance. Maintenance and liability of landscaped areas within the right-of-way will be the responsibility of the developer, the municipal utility district, neighborhood association, or other Developer entity.. 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. 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. 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 MRP HNHB, LLC, to the purchaser of each and every lot in the subdivision prior to culmination of each sale. 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.
- 12. Set 3/4-inch iron rod with cap stamped "BGE INC" at every boundary corner unless otherwise noted hereon.
- 13. One (1) foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property. The condition of such dedication being that when the adjacent property is subdivided or re-platted in a recorded plat, the one (1) foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
- 14. No pipeline or pipeline easement exists within the boundaries of this plat.
- 15. This tract is not located within the 100-year floodplain.

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N1°03'28"W	94.35'
L2	N6°46'04"W	56.10'
L3	N28°49'25"W	99.78'
L4	N19°39'29"W	33.98'
L5	N6°33'51"W	21.46'
L6	N20°53'50"W	90.88'
L7	N46°34'37"W	15.75'

REMAINDER OF A
CALLED 377.728 ACRES
MRP HNHB, LLC
I.N. 2507310 O.P.R.W.C.

FND. 5/8-INCH IRON ROD WITH CAP
STAMPED "JONES AND CARTER"

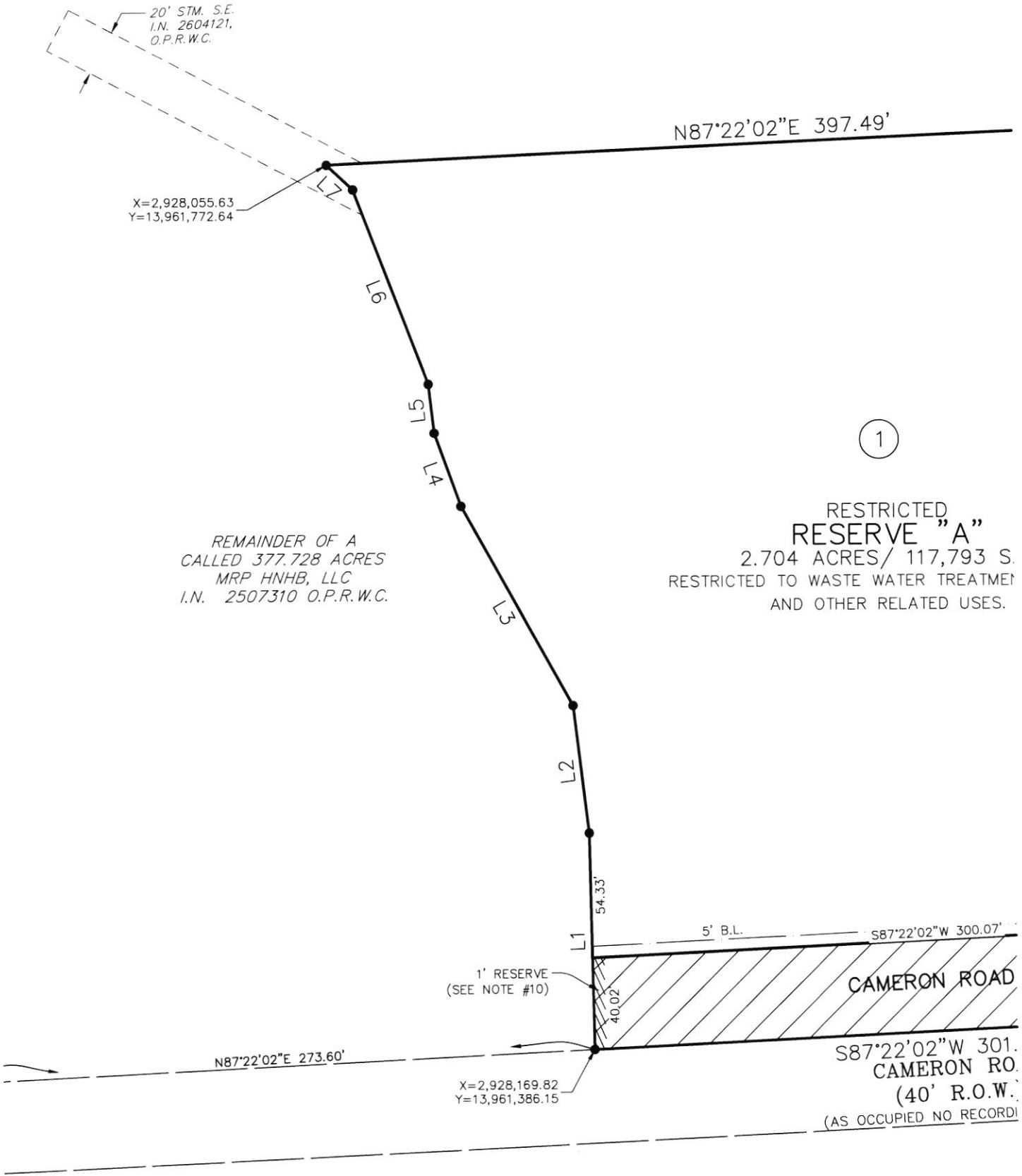
REMAINDER OF A CALLED 387.77 ACRES
SORSBY FAMILY FARM, LP
I.N. 2013108 O.P.R.W.C.

S2°19'35"E 418.00'

FND. 5/8-INCH IRON ROD WITH CAP
STAMPED "JONES AND CARTER"

CALLED 94.617 ACRES
JOYCE NELL SMITH
I.N. 1700412 O.P.R.W.C.

REMAINDER OF A
CALLED 377.728 ACRES
MRP HNHB, LLC
I.N. 2507310 O.P.R.W.C.



REMAINDER OF A
CALLED 377.728 ACRES
MRP HNHB, LLC
I.N. 2507310 O.P.R.W.C.

RESTRICTED
RESERVE "A"
2.704 ACRES/ 117,793 S.
RESTRICTED TO WASTE WATER TREATMENT
AND OTHER RELATED USES.

CALLED 94.617 ACRES
JOYCE NELL SMITH
I.N. 1700412 O.P.R.W.C.

REMAINDER OF A
CALLED 377.728 ACRES
MRP HNHB, LLC
I.N. 2507310 O.P.R.W.C.

X=2,928,452.70
Y=13,961,790.90

N87°22'02"E 397.49'

1

RESTRICTED
RESERVE "A"
2.704 ACRES/ 117,793 S.F.
RESTRICTED TO WASTE WATER TREATMENT PLANT
AND OTHER RELATED USES.

REMAINDER OF A
CALLED 377.728 ACRES
MRP HNHB, LLC
I.N. 2507310 O.P.R.W.C.

351.33'
S02°37'58"E 391.33'

5' B.L.

S87°22'02"W 300.07'

CAMERON ROAD

S87°22'02"W 301.17'
CAMERON ROAD
(40' R.O.W.)
(AS OCCUPIED NO RECORDING FOUND)

1' RESERVE
(SEE NOTE #10)

X=2,928,470.68
Y=13,961,399.98

CALLED 94.617 ACRES
JOYCE NELL SMITH
I.N. 1700412 O.P.R.W.C.

DATE: APRIL, 2026

SCALE: 1"=60'

SHEET 6 OF 9

OWNERS:
MRP HNHB, LLC,
a Delaware limited liability company
501 OFFICE CENTER DRIVE,
SUITE 350
FORT WASHINGTON, PA 19034
281-558-8700

WALLER COUNTY
MUD NO 40
WASTEWATER
TREATMENT
PLANT
NO 1



BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

STATE OF TEXAS
COUNTY OF WALLER

I, Ed Hadley, Authorized Signatory respectively, of MRP HHNB, LLC, a Delaware limited liability company, owner of the property subdivided, in this plat of WALLER COUNTY MUD NO 40 WASTEWATER TREATMENT PLANT NO 1, 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 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.

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, 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 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.

In Testimony, hereto, the MRP HHNB, LLC, a Delaware limited liability company, has caused to be signed by

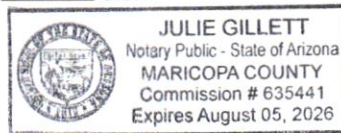
Ed Hadley, its Authorized Signatory and its seal, this 21st day of April, 2026.

MRP HHNB, LLC,
a Delaware Limited Liability company

By: [Signature]
Name Ed Hadley
Title Authorized Signatory

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, the under signed authority, on this day personally appeared Ed Hadley, Authorized Signatory of MRP HHNB, LLC, a Delaware limited liability company, known to me, to be the persons whose names are subscribed to the foregoing instruments, and acknowledged to me that the same was the act of the corporation, for the purposes and considerations expressed, and in the capacities stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21st DAY OF April, 2026.



[Signature]
Printed name: Julie Gillett
Notary Public in and for the State of Arizona
Commission Expires: 08/05/2026

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

Judge Carbett "Trey" J. Duhon III
County Judge

John A. Ameler
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 the certificate of authentication was filed for registration in my office on the ____ day of ____ 2026 at ____ o'clock ____ M, in File # ____ 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: _____

DATE: APRIL, 2026

SCALE: N.T.S.

SHEET 7 OF 9

OWNERS:
MRP HHNB, LLC,
a Delaware limited liability company
501 OFFICE CENTER DRIVE,
SUITE 350
FORT WASHINGTON, PA 19034
281-558-8700

WALLER COUNTY
MUD NO 40
WASTEWATER
TREATMENT
PLANT
NO 1



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This is to certify that I, Chris Jordan, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision 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 #48473C0200E, dated 2/18/2009.

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 #48473C0200E, dated 2/18/2009.



6/3/24
Chris Jordan
Chris Jordan, R. P. L. S.
TX Registration No. 6750

I, J. Ross McCall, County Engineer of Waller County, 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, Fren-Mark L. Banes, A Professional Engineer licensed in the State of Texas do hereby certify that this plat of this subdivision complies with all existing rules and regulations of Waller County to the best of my knowledge.



Fren-Mark L. Banes

Fren-Mark L. Banes, P.E.
Texas License No. 108480

BGE, Inc.
TBPE Registration No. F-1046

DATE: APRIL, 2026	OWNERS: MRP HNHB, LLC, a Delaware limited liability company 501 OFFICE CENTER DRIVE, SUITE 350 FORT WASHINGTON, PA 19034 281-558-8700	WALLER COUNTY MUD NO 40 WASTEWATER TREATMENT PLANT NO 1	 BGE, Inc. 10777 Westheimer, Suite 500, Houston, TX 77042 Tel: 281-558-8700 • www.bgeinc.com TBPE Registration No. F-1046 TBPLS Licensed Surveying Firm No. 101065-00
SCALE: N.T.S.			
SHEET 8 OF 9			

DESCRIPTION OF A 2.980 ACRE TRACT OF LAND SITUATED
IN THE NATHAN W. BUSH SURVEY, ABSTRACT NO. 76
WALLER COUNTY, TEXAS

Item 14.

BEING a 2.980 acre (129,818 square foot) tract of land situated in the Nathan W Bush Survey, Abstract No. 76 of Waller County, Texas and being a portion of a called 377.728 acre tract of land as described in an instrument to MRP HNHB, LLC recorded under Instrument Number 2507310 of the Official Public Records of Waller County (O.P.R.W.C.), said 2.980 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the North right-of-way line of Cameron Road as cited herein:

COMMENCING at a 5/8-inch iron rod with cap stamped "JONES & CARTER" found at the intersection of the East right-of-way line of Flukinger Road (recording unknown) and the North right-of-way line of Cameron Road (as occupied, no recording found), being the Southwest corner of a remainder of a called 387.77 acre tract of land as described in an instrument to Sorsby Family Farm, LP recorded under Instrument Number 2013108 of the O.P.R.W.C.;

THENCE, N 87°22'02" E, along and with the North right-of-way line of said Cameron Road and the South line of said 387.77 acre tract, at a distance of 417.00 feet pass a 5/8-inch iron rod with cap stamped "JONES & CARTER" found for the most Southerly Southwest corner of said 377.728 acre tract and continuing along and with the South line of said 377.728 acre tract for a total distance of 690.60 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the POINT OF BEGINNING and the Southwest corner of the herein described tract;

THENCE, over and across said 377.728 acre tract the following courses and distances:

N 01°03'28" W, a distance of 94.35 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point of the herein described tract;

N 06°46'04" W, a distance of 56.10 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point of the herein described tract;

N 28°49'25" W, a distance of 99.78 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point of the herein described tract;

N 19°39'29" W, a distance of 33.98 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point of the herein described tract;

N 06°33'51" W, a distance of 21.46 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point of the herein described tract;

N 20°53'50" W, a distance of 90.88 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point of the herein described tract;

N 46°34'37" W, a distance of 15.75 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Northwest corner of the herein described tract;

N 87°22'02" E, a distance of 397.49 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Northeast corner of the herein described tract;

S 02°37'58" E, a distance of 391.33 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set on the North right-of-way line of said Cameron Road, same being the South line of said 377.728 acre tract and being the Southeast corner of the herein described tract;

THENCE, S 87°22'02" W, a distance of 301.17 feet, along and with the South line of said 377.728 acre tract and the North right-of-way line of said Cameron Road, to the POINT OF BEGINNING and containing 2.980 acres (129,818 square feet) of land.

PRIMARY BENCHMARK

HCFC_D_MON0001 (NGS PID DR8207) - ALUMINUM ROD SET INSIDE OF AN ALUMINUM ACCESS COVER LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF WALLER SPRING CREEK ROAD AND FIELD STORE ROAD, APPROXIMATELY 53.9 FT EAST OF THE CENTERLINE OF FIELDS STORE ROAD, 40.6 FT SOUTH OF THE CENTERLINE OF WALLER SPRING CREEK ROAD, 18.6 FT SOUTHWEST OF A POWER POLE ON THE SOUTH SIDE OF WALLER SPRING CREEK ROAD, 20.7 FT NORTHEAST OF A FIBER OPTIC CABLE MARKER AND 97.5 FT NORTHWEST OF A GRATE INLET.

ELEVATION 274.10 FT. NAVD-88 (GEOID18)

TBM CP-2: MAG NAIL WITH BGE WASHER SET IN THE WEST EDGE OF PAVEMENT OF FM 362 APPROXIMATELY 2,605 FEET NORTH OF THE INTERSECTION OF CAMERON ROAD AND FM 362. (N=13,964,167.46 E=2,935,374.71 SURFACE COORDINATE) PROJECT SCALE FACTOR IS 0.999943741113.

ELEVATION: 298.93 FT. NAVD-88 GEOID18

TBM CP-3: MAG NAIL SET IN THE WEST EDGE OF PAVEMENT OF FM 362 LOCATED APPROXIMATELY 1,460 FEET NORTH OF THE INTERSECTION OF CAMERON ROAD AND FM 362. (N=13,963,095.19, E=2,935,808.55 SURFACE COORDINATE)

ELEVATION: 292.56 FT. NAVD-88 GEOID18

TBM CP-4: MAG NAIL WITH BGE WASHER SET ON THE NORTH EDGE OF PAVEMENT OF CAMERON ROAD AT THE P.C. OF THE NORTH PAVEMENT RETURN ON TO FM 362. (N=13,961,749.08, E=2,936,322.66 SURFACE COORDINATE)

ELEVATION: 285.11 FT. NAVD-88 GEOID18

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SCALE: N.T.S.			
SHEET 9 OF 9			



Item 15.

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Cameron Prairie Trails Street Dedication

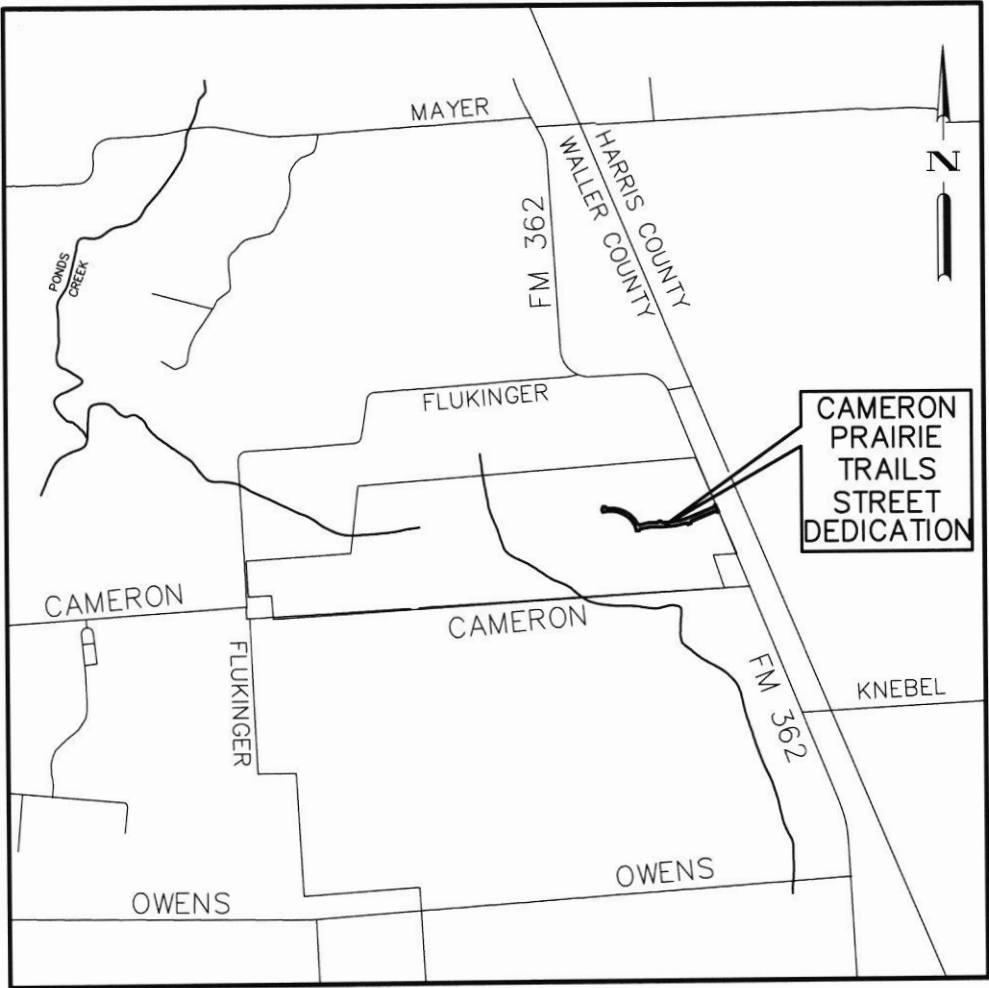
Date: June 24, 2026

Background

Final Plat of Cameron Prairie Trails Street Dedication which consists of 3.974 acres in Precinct 2.

Staff Recommendation

Approve Plat and accept Construction Bond



VICINITY MAP

N.T.S.

KEY MAP PAGE NO. 242 W & 282A

FINAL PLAT OF
CAMERON PRAIRIE TRAILS
STREET DEDICATION

A SUBDIVISION OF 3.974 ACRES OF LAND
LOCATED IN THE
B.B.B. & C. R.R. COUNTY SURVEY, A-93,
WALLER COUNTY, TEXAS

DATE: APRIL, 2026	OWNERS: MRP HNHB, LLC, a Delaware limited liability company 501 OFFICE CENTER DRIVE, SUITE 350 FORT WASHINGTON, PA 19034 281-558-8700	CAMERON PRAIRIE TRAILS STREET DEDICATION	 BGE, Inc. 10777 Westheimer, Suite 500, Houston, TX 77042 Tel: 281-558-8700 • www.bgeinc.com TBPE Registration No. F-1046 TBPLS Licensed Surveying Firm No. 101065-00
SCALE: 1"=100'			
SHEET 1 OF 13			

1.

"R. O. W. " indicates Right-of-Way.
2.

"SAN. S.E." indicates Sanitary Sewer Easement.
3.

"STM. S.E." indicates Storm Sewer Easement.
4.

"W.L.E." indicates Water Line Easement.
5.

"VOL." indicates Volume.
6.

"PG." indicates Page.
7.

"W.C.D.R." indicates Waller County Deed Record.
8.

"O.P.R.W.C." indicates Official Public Record Waller County.
9.

"I.N." indicates Instrument Number.
10.

Bearing orientation is based on the Texas State Plane Coordinate System South Central Zone 4204, NAD83.
11.

The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to grid by multiplying the following combined scale 0.999943741113.
12.

The square footage value shown hereon is a mathematic value based upon the boundary data shown hereon. This value has no relation to the precision of closure of this plat or the position of corner monuments recovered or placed.
13.

Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
14.

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.
15.

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 drainage way or easements in the subdivision, other than those draining or protecting the streets. 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. 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. 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 MRP HNHB, LLC, to the purchaser of each and every lot in the subdivision prior to culmination of each sale. 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.
16.

One (1) foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property. The condition of such dedication being that when the adjacent property is subdivided or re-platted in a recorded plat, the one (1) foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
17.

Set 3/4-inch iron rod (OD) with cap stamped "BGE INC" at every boundary corner unless otherwise noted hereon.
18.

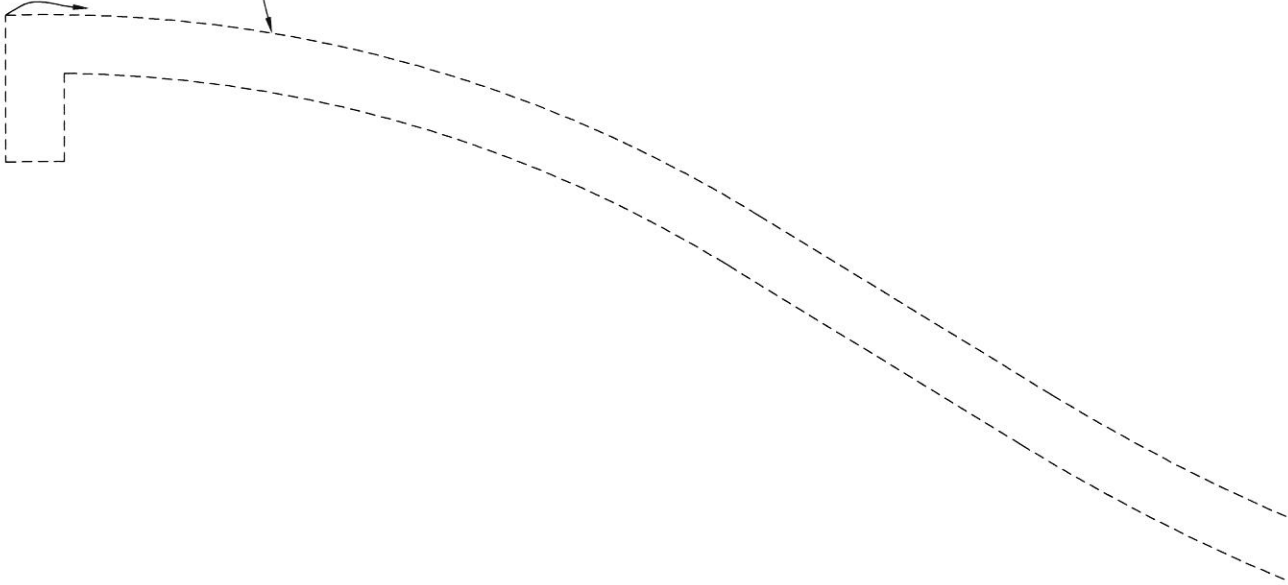
No pipeline or pipeline easement exists within the boundaries of this plat.
19.

This tract is not located within the 100-year floodplain.

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	30.00'	89°59'45"	47.12'	N 67°03'16" W	42.42'
C2	25.00'	90°00'00"	39.27'	S 22°56'52" W	35.36'
C3	25.00'	85°30'14"	37.31'	N 64°48'15" W	33.94'
C4	1240.00'	18°39'13"	403.70'	S 81°46'14" W	401.92'
C5	1160.00'	14°55'32"	302.18'	S 83°38'05" W	301.33'
C6	25.00'	82°55'31"	36.18'	S 34°42'33" W	33.11'
C7	370.00'	42°31'46"	274.64'	N 28°01'05" W	268.38'
C8	520.00'	56°06'01"	509.15'	N 77°19'58" W	489.05'
C9	580.00'	1°13'58"	12.48'	N 75°14'00" E	12.48'
C10	25.00'	76°31'03"	33.39'	N 37°35'27" E	30.96'
C11	375.00'	2°55'27"	19.14'	N 0°47'39" E	19.14'
C12	25.00'	96°46'42"	42.23'	S 46°07'58" E	37.38'
C13	580.00'	30°32'49"	309.22'	S 79°14'54" E	305.58'
C14	580.00'	14°41'31"	148.73'	S 56°37'44" E	148.32'
C15	430.00'	26°06'00"	195.88'	S 36°13'58" E	194.19'
C16	25.00'	80°45'45"	35.24'	S 63°33'50" E	32.39'
C17	1240.00'	8°52'06"	191.93'	N 80°29'20" E	191.74'
C18	1240.00'	5°59'28"	129.66'	N 87°55'07" E	129.60'
C19	25.00'	89°49'00"	39.19'	N 46°00'21" E	35.30'
C20	25.00'	90°00'00"	39.27'	S 43°54'09" E	35.36'
C21	1160.00'	23°08'59"	468.69'	N 79°31'21" E	465.50'
C22	30.00'	90°00'15"	47.13'	N 22°56'45" E	42.43'
C23	1200.00'	23°08'59"	484.85'	N 79°31'22" E	481.56'
C24	1200.00'	16°05'38"	337.07'	S 83°03'02" W	335.96'
C25	400.00'	42°31'46"	296.91'	N 28°01'05" W	290.14'
C26	550.00'	56°06'01"	538.52'	N 77°19'58" W	517.27'
C27	350.00'	10°22'55"	63.42'	S 2°56'04" E	63.33'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N67°56'37"E	20.00'
L2	S67°56'37"W	20.00'
L3	S67°56'52"W	50.00'
L4	N22°03'08"W	3.89'
L5	N88°54'09"W	122.75'
L6	S83°14'48"W	60.00'
L7	N15°22'59"W	60.00'
L8	S87°44'37"E	50.00'
L9	S88°54'36"E	50.00'
L10	S88°54'09"E	26.80'
L11	N22°03'08"W	66.01'
L12	S88°54'09"E	122.75'
L13	N1°05'51"E	65.00'
L14	N75°00'13"E	27.16'

VARIES WIDTH SAN. S.E.
I.N. NO. 2604120,
O.P.R.W.C.



DATE: APRIL, 2026

SCALE: 1"=100'

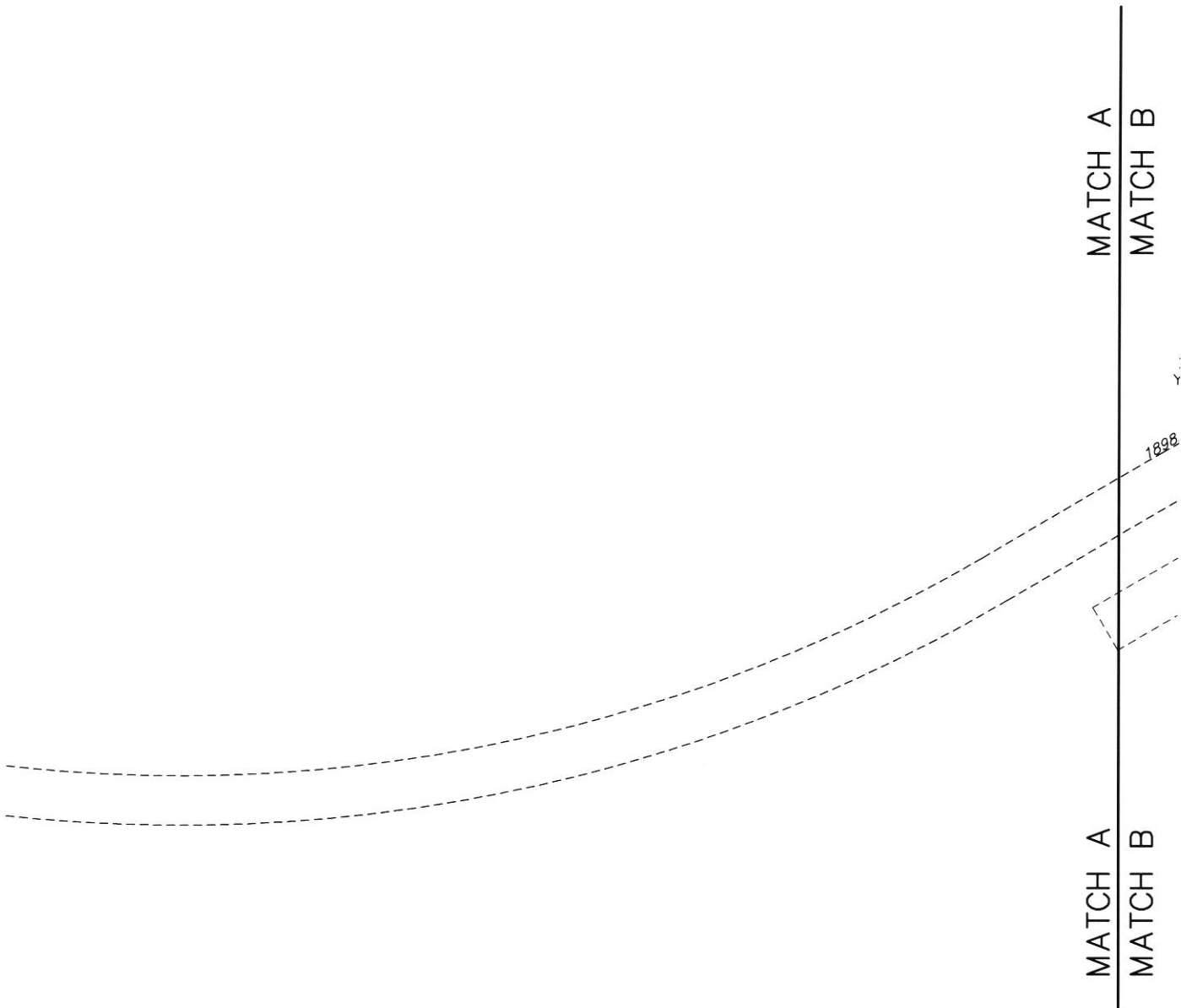
SHEET 4 OF 13

OWNERS:
MRP HNH, LLC,
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FORT WASHINGTON, PA 19034
281-558-8700

CAMERON PRAIRIE
TRAILS
STREET
DEDICATION



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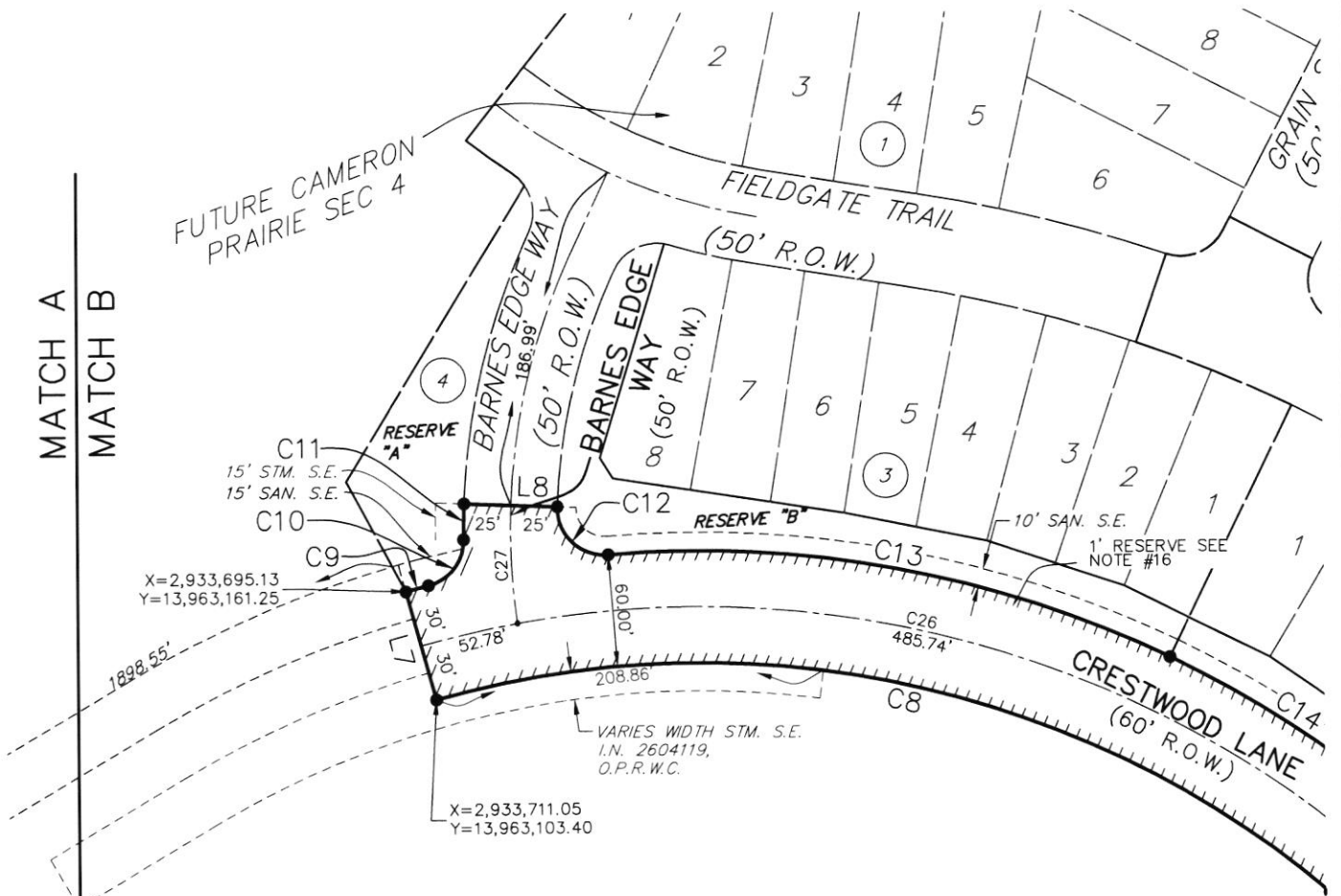
SHEET 5 OF 13

OWNERS:
MRP HNHB, LLC,
a Delaware limited liability company
501 OFFICE CENTER DRIVE,
SUITE 350
FORT WASHINGTON, PA 19034
281-558-8700

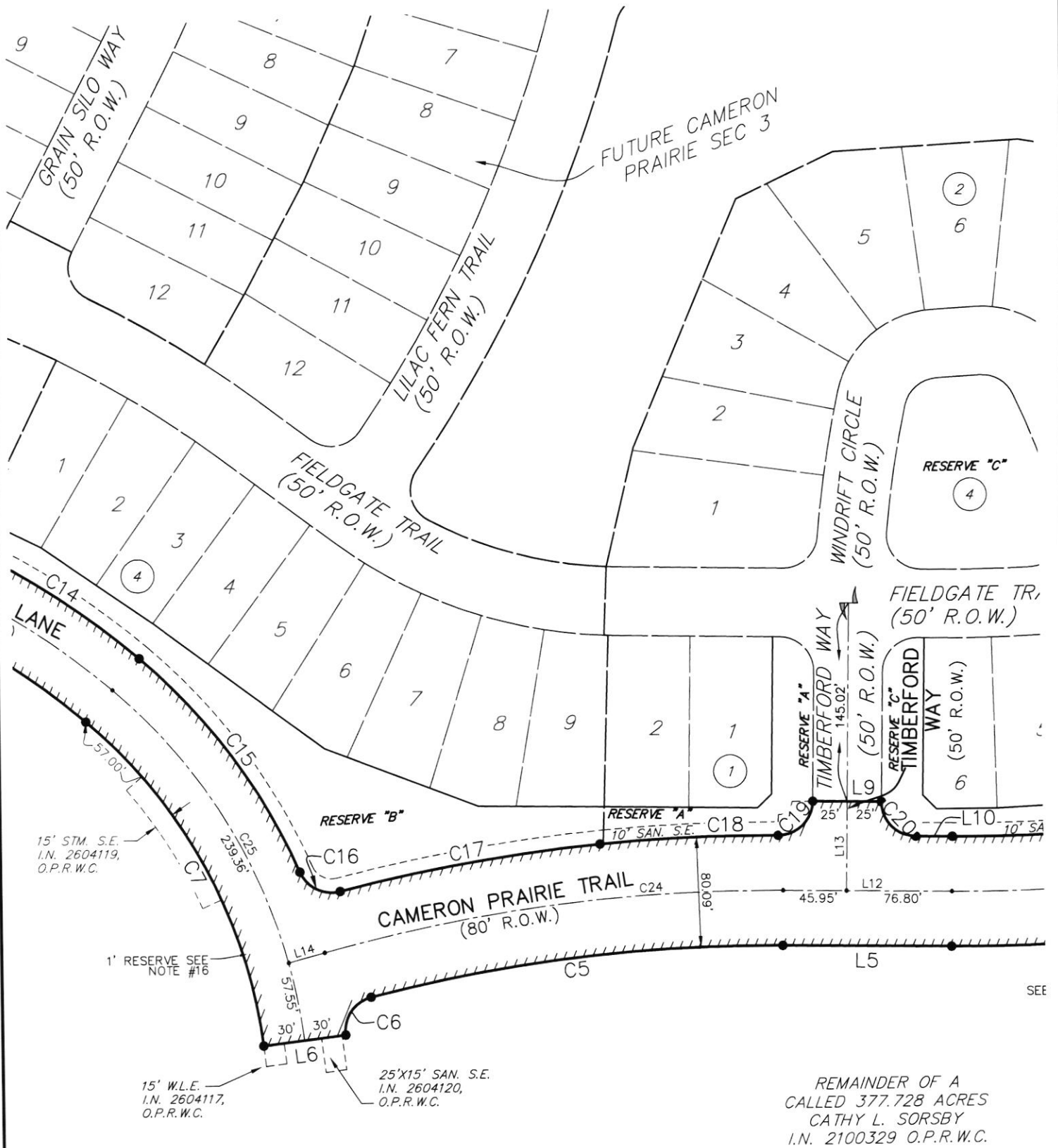
CAMERON PRAIRIE
TRAILS
STREET
DEDICATION

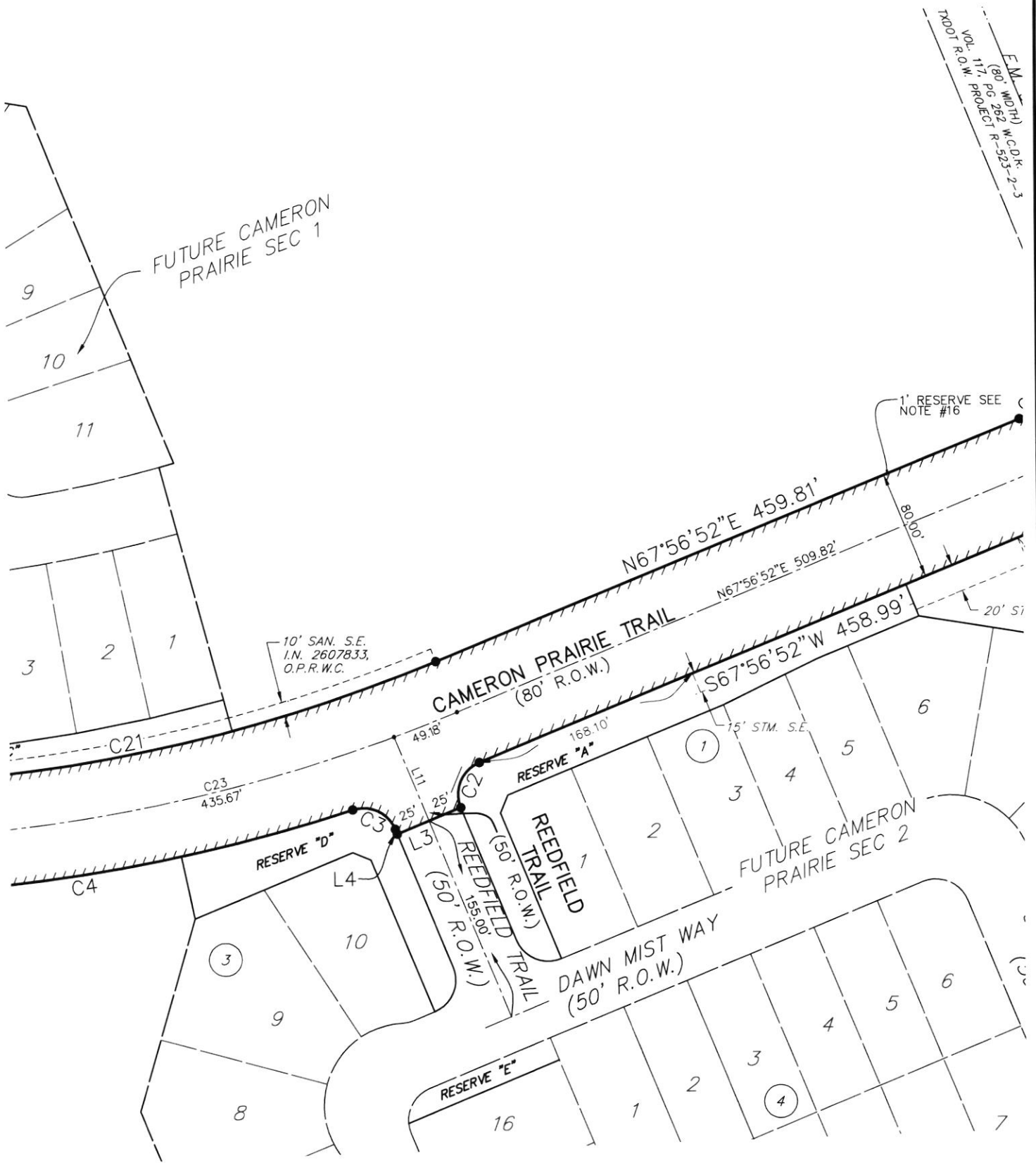


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REMAINDER OF A
CALLED 377.77 ACRES
CATHY L. SORSBY
I.N. 2100329 O.P.R.W.C.





DATE: APRIL, 2026

SCALE: 1"=100'

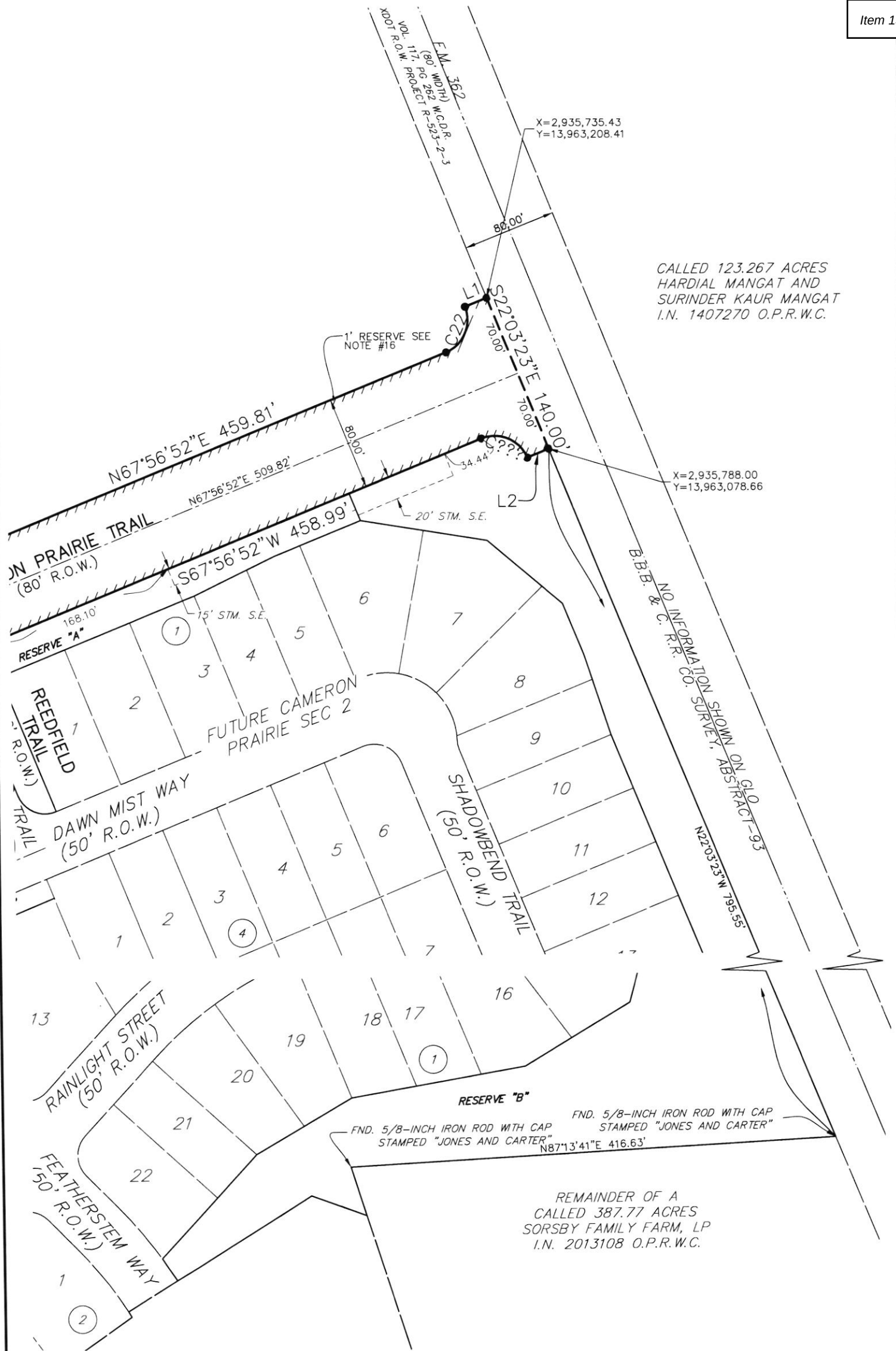
SHEET 8 OF 13

OWNERS:
MRP HNHB, LLC,
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501 OFFICE CENTER DRIVE,
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CAMERON PRAIRIE
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DATE: APRIL, 2026

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SHEET 9 OF 13

OWNERS:
MRP HNHB, LLC,
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501 OFFICE CENTER DRIVE,
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Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

STATE OF TEXAS
COUNTY OF WALLER

Item 15.

I, Ed Hadley, Authorized Signatory respectively, of MRP HNHB, LLC, a Delaware limited liability company, owner of the property subdivided, in this plat of CAMERON PRAIRIE TRAILS STREET DEDICATION, 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 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.

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, 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 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.

In Testimony, hereto, the MRP HNHB, LLC, a Delaware limited liability company, has caused to be signed by Ed Hadley, its Authorized Signatory, and its seal, this 21st day of April, 2026.

MRP HNHB, LLC,
a Delaware limited liability company

By: Ed Hadley
Name Ed Hadley
Title Authorized Signatory

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, the under signed authority, on this day personally appeared Ed Hadley, Authorized Signatory of MRP HNHB, LLC, a Delaware limited liability company, known to me, to be the persons whose names are subscribed to the foregoing instruments, and acknowledged to me that the same was the act of the corporation, for the purposes and considerations expressed, and in the capacities stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21st DAY OF April, 2026.



Julie Gillett
Printed name: Julie Gillett
Notary Public in and for the State of Arizona
Commission Expires: 08/05/2026

APPROVED by Commissioners Court of Waller County, Texas, this ____ day of _____, 20__ A.D.

Judge 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 the certificate of authentication was filed for registration in my office on the ____ day of ____ 2026 at ____ o'clock ____ M, in File # ____ 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, Chris Jordan, a Registered Professional Land Surveyor of the State of Texas, have plotted 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 #48473C0200E, dated 2/18/2009.
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 #48473C0200E, dated 2/18/2009.



4/3/24
Chris Jordan
Chris Jordan, R. P. L. S.
TX Registration No. 6750

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

PRIMARY BENCHMARK

HCFC01_MON0001 (NGS PID DR8207) - ALUMINUM ROD SET INSIDE OF AN ALUMINUM ACCESS COVER LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF WALLER SPRING CREEK ROAD AND FIELD STORE ROAD, APPROXIMATELY 53.9 FT EAST OF THE CENTERLINE OF FIELDS STORE ROAD, 40.6 FT SOUTH OF THE CENTERLINE OF WALLER SPRING CREEK ROAD, 18.6 FT SOUTHWEST OF A POWER POLE ON THE SOUTH SIDE OF WALLER SPRING CREEK ROAD, 20.7 FT NORTHEAST OF A FIBER OPTIC CABLE MARKER AND 97.5 FT NORTHWEST OF A GRATE INLET.
ELEVATION 274.10 FT. NAVD-88 (GEOID18)

TBM CP-2: MAG NAIL WITH BGE WASHER SET IN THE WEST EDGE OF PAVEMENT OF FM 362 APPROXIMATELY 2,605 FEET NORTH OF THE INTERSECTION OF CAMERON ROAD AND FM 362. (N=13,964,167.46 E=2,935,374.71 SURFACE COORDINATE) PROJECT SCALE FACTOR IS 0.999943741113.
ELEVATION: 298.93 FT. NAVD-88 GEOID18

TBM CP-3: MAG NAIL SET IN THE WEST EDGE OF PAVEMENT OF FM 362 LOCATED APPROXIMATELY 1,460 FEET NORTH OF THE INTERSECTION OF CAMERON ROAD AND FM 362. (N=13,963,095.19, E=2,935,808.55 SURFACE COORDINATE)
ELEVATION: 292.56 FT. NAVD-88 GEOID18

TBM CP-4: MAG NAIL WITH BGE WASHER SET ON THE NORTH EDGE OF PAVEMENT OF CAMERON ROAD AT THE P.C. OF THE NORTH PAVEMENT RETURN ON TO FM 362. (N=13,961,749.08, E=2,936,322.66 SURFACE COORDINATE)
ELEVATION: 285.11 FT. NAVD-88 GEOID18

I, Fren-Mark L. Banes, A Professional Engineer licensed in the State of Texas do hereby certify that this plat of this subdivision complies with all existing rules and regulations of Waller County to the best of my knowledge.



Fren-Mark L. Banes
Fren-Mark L. Banes, P.E.
Texas License No. 108480
BGE, Inc.
TBPE Registration No. F-1046

BEING a 3.974 acre (173,089 square foot) tract of land situated in the B.B.B. & C. R.R. CO. Survey, Abstract No. 93 of Waller County, Texas and being a portion of a called 377.728 acre tract of land as described in an instrument to MRP HNHB, LLC recorded under Instrument Number 2507310 of the Official Public Records of Waller County (O.P.R.W.C.), said 3.974 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the West right-of-way line of F.M. 362 (80 foot width) recorded under Volume 117, Page 262 of the Waller County Deed Records (W.C.D.R.) as cited herein:

COMMENCING at a 5/8-inch iron rod with cap stamped "JONES & CARTER" found on said West right-of-way line of F.M. 362, being the most Easterly Southeast corner of said 377.728 acre tract;

THENCE, N 22°03'23" W, a distance of 795.55 feet along and with said West right-of-way line of F.M. 362 and the East line of said 377.728 acre tract to a 3/4-inch iron rod with cap stamped "BGE INC" set for the POINT OF BEGINNING and the most Easterly Southeast corner of the herein described tract;

THENCE, over and across said 377.728 acre tract the following courses and distances:

S 67°56'37" W, a distance of 20.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the left, from which its center bears S 67°56'37" W, 30.00 feet;

In a Northwesterly direction, along and with said curve to the left, an arc distance of 47.12 feet, having a radius of 30.00 feet, a central angle of 89°59'45" and chord which bears N 67°03'15" W, 42.42 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency;

THENCE, S 67°56'52" W, a distance of 458.99 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a Southwesterly direction, along and with said curve to the left, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and chord which bears S 22°56'52" W, 35.36 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Southeasterly corner of the herein described tract;

THENCE, S 67°56'52" W, a distance of 50.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Southerly corner of the herein described tract;

THENCE, N 22°03'08" W, a distance of 3.89 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a Northwesterly direction, along and with said curve to the left, an arc distance of 37.31 feet, having a radius of 25.00 feet, a central angle of 85°30'14" and chord which bears N 64°48'15" W, 33.94 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent reverse curve to the right;

In a Southwesterly direction, along and with said curve to the right, an arc distance of 403.70 feet, having a radius of 1,240.00 feet, a central angle of 18°39'13" and chord which bears S 81°46'14" W, 401.92 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency;

THENCE, N 88°54'09" W, a distance of 122.75 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a Southwesterly direction, along and with said curve to the left, an arc distance of 302.18 feet, having a radius of 1,160.00 feet, a central angle of 14°55'32" and chord which bears S 83°38'05" W, 301.33 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent compound curve to the left;

In a Southwesterly direction, along and with said curve to the left, an arc distance of 36.18 feet, having a radius of 25.00 feet, a central angle of 82°55'31" and chord which bears S 34°42'33" W, 33.11 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Southerly Southeast corner of the herein described tract;

THENCE, S 83°14'48" W, a distance of 60.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Southerly Southwest corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears S 83°14'48" W, 370.00 feet;

In a Northwesterly direction, along and with said curve to the left, an arc distance of 274.64 feet, having a radius of 370.00 feet, a central angle of 42°31'46" and chord which bears N 28°01'05" W, 268.38 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent compound curve to the left;

In a Northwesterly direction, along and with said curve to the left, an arc distance of 509.15 feet, having a radius of 520.00 feet, a central angle of 56°06'01" and chord which bears N 77°19'58" W, 489.05 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Westerly Southwest corner of the herein described tract;

THENCE, N 15°22'59" W, a distance of 60.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for most Westerly corner of the herein described tract and the beginning of a non-tangent curve to the right, from which its center bears S 15°22'59" E, 580.00 feet;

In a Northeasterly direction, along and with said curve to the right, an arc distance of 12.48 feet, having a radius of 580.00 feet, a central angle of 01°13'58" and chord which bears N 75°14'00" E, 12.48 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent reverse curve to the left;

In a Northeasterly direction, along and with said curve to the left, an arc distance of 33.39 feet, having a radius of 25.00 feet, a central angle of 76°31'03" and chord which bears N

DATE: APRIL, 2026

SCALE: N.T.S.

SHEET 12 OF 13

OWNERS:
MRP HNHB, LLC,
a Delaware limited liability company
501 OFFICE CENTER DRIVE,
SUITE 350
FORT WASHINGTON, PA 19034
281-558-8700

CAMERON PRAIRIE
TRAILS
STREET
DEDICATION



BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

37°35'27" E, 30.96 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent reverse curve to the right;

In a Northeasterly direction, along and with said curve to the right, an arc distance of 19.14 feet, having a radius of 375.00 feet, a central angle of 02°55'27" and chord which bears N 00°47'39" E, 19.14 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for most Northerly corner of the herein described tract;

THENCE, S 87°44'37" E, a distance of 50.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Northerly Northeast corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears S 87°44'37" E, 25.00 feet;

In a Southeasterly direction, along and with said curve to the left, an arc distance of 42.23 feet, having a radius of 25.00 feet, a central angle of 96°46'42" and chord which bears S 46°07'58" E, 37.38 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent reverse curve to the right;

In a Southeasterly direction, along and with said curve to the right, an arc distance of 309.22 feet, having a radius of 580.00 feet, a central angle of 30°32'49" and chord which bears S 79°14'54" E, 305.58 feet and continuing in a Southeasterly direction, along and with said curve to the right, an arc distance of 148.73 feet, having a radius of 580.00 feet, a central angle of 14°41'31" and chord which bears S 56°37'44" E, 148.32 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent compound curve to the right;

In a Southeasterly direction, along and with said curve to the right, an arc distance of 195.88 feet, having a radius of 430.00 feet, a central angle of 26°06'00" and chord which bears S 36°13'58" E, 194.19 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent reverse curve to the left;

In a Southeasterly direction, along and with said curve to the left, an arc distance of 35.24 feet, having a radius of 25.00 feet, a central angle of 80°45'45" and chord which bears S 63°33'50" E, 32.39 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent reverse curve to the right;

In a Northeasterly direction, along and with said curve to the right, an arc distance of 191.93 feet, having a radius of 1,240.00 feet, a central angle of 08°52'06" and chord which bears N 80°29'20" E, 191.74 feet and continuing in a Northeasterly direction, along and with said curve to the right, an arc distance of 129.66 feet, having a radius of 1,240.00 feet, a central angle of 05°59'28" and chord which bears N 87°55'07" E, 129.60 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent reverse curve to the left;

In a Northeasterly direction, along and with said curve to the left, an arc distance of 39.19 feet, having a radius of 25.00 feet, a central angle of 89°49'00" and chord which bears N 46°00'21" E, 35.30 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Northwest corner of the herein described tract;

THENCE, S 88°54'36" E, a distance of 50.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Northeast corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears S 88°54'09" E, 25.00 feet;

In a Southeasterly direction, along and with said curve to the left, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and chord which bears S 43°54'09" E, 35.36 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency;

THENCE, S 88°54'09" E, a distance of 26.80 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a Northeasterly direction, along and with said curve to the left, an arc distance of 468.69 feet, having a radius of 1,160.00 feet, a central angle of 23°08'59" and chord which bears N 79°31'21" E, 465.50 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency;

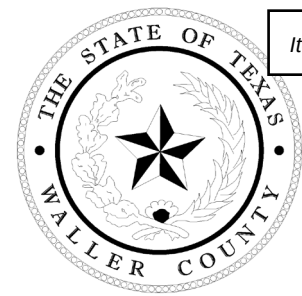
THENCE, N 67°56'52" E, a distance of 459.81 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a Northeasterly direction, along and with said curve to the left, an arc distance of 47.13 feet, having a radius of 30.00 feet, a central angle of 90°00'15" and chord which bears N 22°56'44" E, 42.43 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Northwesterly corner of the herein described tract;

THENCE, N 67°56'37" E, a distance of 20.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set in the West right-of-way line of said F.M. 362 and the East line of said 377.728 acre tract, same being the most Easterly Northeast corner of the herein described tract, from which the Northeast corner of said 377.728 acre tract, same being the Southeast corner of a called 7.399 acre tract described in an instrument to Alice Sorsby McGuffie in Volume 1037, Page 279 of the O.P.R.W.C. bears N 22°03'23" W, 910.20 feet, from which a 3/8-inch iron rod found bears N 77°49' E, 0.96 feet;

THENCE, S 22°03'23" E, along and with said West right-of-way line of F.M. 362 and East line of said 377.728 acre tract, a distance of 140.00 feet to the POINT OF BEGINNING and containing 3.974 acres (173,089 square feet) of land.

Item 15.



WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval- Lakes of Cane Island Section 5

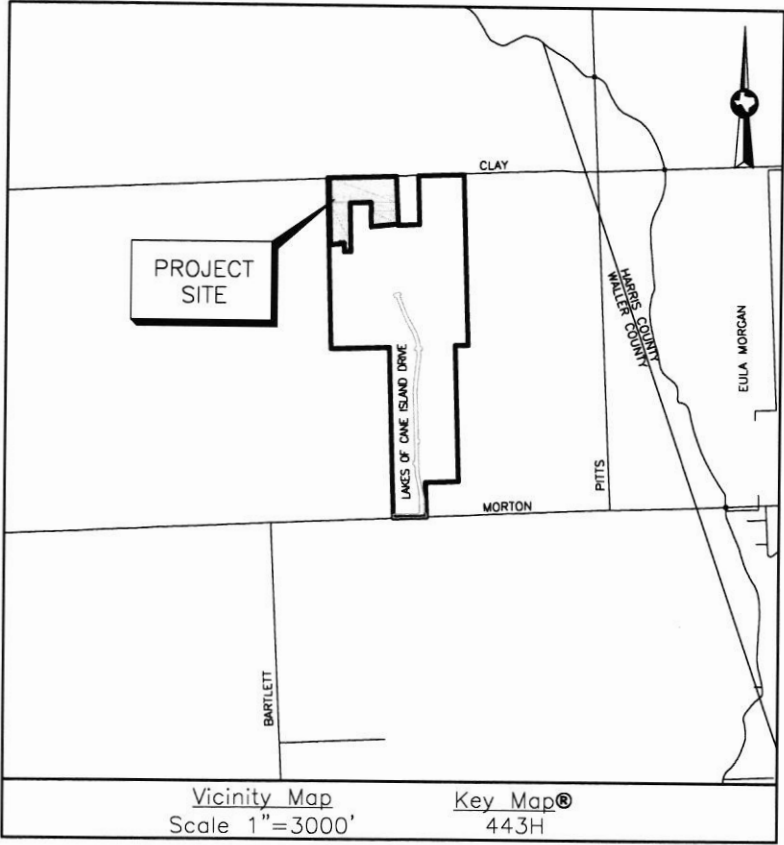
Date: June 24, 2026

Background

Final Plat of Lakes of Cane Island Section 5 which consists of 18.54 acres will include 72 Lots, 4 Blocks and 4 Reserves in Precinct 4.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT OF LAKES OF CANE ISLAND SECTION 5

BEING A SUBDIVISION OF 18.54 ACRES OF LAND
LOCATED IN THE H. & T. C. R.R. CO. SURVEY
SECTION 127, ABSTRACT NO. 205
WALLER COUNTY, TEXAS.

72 LOTS, 4 BLOCKS, 4 RESERVES

OWNER

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

JUNE, 2026

JUNE, 2026	OWNERS: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND SECTION 5	 ENGINEERING THE FUTURE	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 plating@ehra.team WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
JOB NO. 231-068-05				
SHEET 1 OF 17				

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 5 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, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Lakes of Cane Island Section 5 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building lines and dedicate to the use of the public, 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 form 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 3 day of June, 2026.

OWNER
PHHOU-Cane Island 178, LLC,
a Texas limited liability company
By: PH Land Holdings, LLC,
a Texas Limited Liability Company, Sole Member

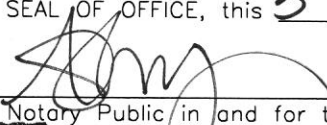
BY: 

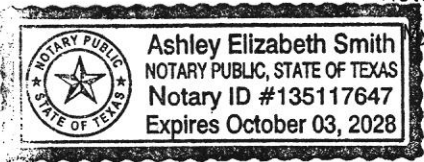
Lee Jones
Senior Vice President of Land
PH Land Holdings, LLC, a Texas Limited Liability Company
Sole Member

STATE OF TEXAS X
COUNTY OF Harris X

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 3 day of JUNE, 2026.


Notary Public in and for the State of Texas
My Commission expires: 06/30/2028



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.

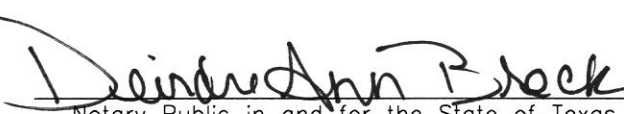


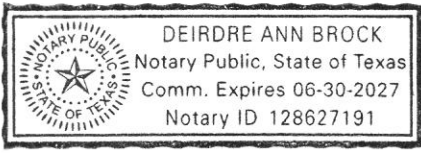

Charles Jurica, Registered Professional Land Surveyor
Texas Registration No. 6696

STATE OF TEXAS X
COUNTY OF HARRIS X

BEFORE ME, the undersigned authority, on this day personally appeared Charles Jurica, R.P.L.S., 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 3rd day of June, 2026.


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



BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2025-76

APPROVED BY THE BOARD OF SUPERVISORS ON 1.12.2026
DATE

[Signature]
PRESIDENT

[Signature]
SECRETARY

[Signature]
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.

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

APPROVED by Commissioners Court of Waller County, Texas, this ____ day of _____, 20____ A.D.

Corbett "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.

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, 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.

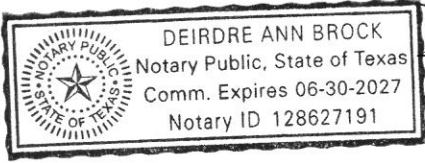


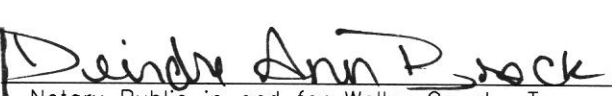

Elaine C. Stremlau, P.E. Licensed Professional Engineer
Texas License No. 149603

STATE OF TEXAS §
COUNTY OF WALLER §

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 4 day of June, 2026.




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

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 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.

JUNE, 2026	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND SECTION 5	 ENGINEERING THE FUTURE	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 plattling@ehra.team WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
JOB NO. 231-068-05				
SHEET 5 OF 17				

METES AND BOUNDS DESCRIPTION
LAKES OF CANE ISLAND SECTION 5
BEING 18.54 ACRES
LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY,
SECTION NO. 127, ABSTRACT NO. 205
WALLER COUNTY, TEXAS

DESCRIPTION OF A 18.54 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 BY DEED RECORDED UNDER FILE NUMBER (FILE NO.) 2401492 OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.), SAID 18.54 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 a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the apparent northerly line of the H. & T. C. R.R. Survey, A-205, and generally located in Clay Road (60 feet wide based on Volume 106, Page 492-W.C.D.R.) marking the northerly common corner of said 178.71 acre tract and that certain tract of land called 42.76 acres tract described under File No. 2503462-W.C.D.R.;

THENCE, North 88°00'47" East, along the said survey line and the northerly line of the said 178.71 acre tract for a distance of 25.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the northwest corner and POINT OF BEGINNING of the herein described tract;

- 1) THENCE, North 88°00'47" East, continuing along the said survey line and the said northerly line of the 178.71 acre tract for a distance of 1,037.29 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" called for and found marking the northerly common corner of the said 178.71 acre tract and a called 5.909 acre tract described by deed recorded under Waller County Deed Records Number (W.C.D.R. NO.) 2104768;
- 2) THENCE, South 03°14'07" East, along the common line of the said 178.71 acre tract and the said 5.909 acre tract for a distance of 738.23 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 3) THENCE, South 83°36'44" West, for a distance of 423.47 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 4) THENCE, North 01°42'01" West, for a distance of 240.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 5) THENCE, North 88°00'47" East, for a distance of 3.72 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 6) THENCE, North 01°59'13" West, for a distance of 135.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 7) THENCE, South 88°00'47" West, for a distance of 323.05 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 8) THENCE, South 01°42'01" East, for a distance of 751.22 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 9) THENCE, South 26°56'42" East, for a distance of 19.48 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 10) THENCE, South 14°09'10" East, for a distance of 12.04 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 11) THENCE, South 88°17'59" West, for a distance of 330.90 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 12) THENCE, North 00°17'29" East, for a distance of 143.88 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 13) THENCE, North 01°42'01" West, for a distance of 1,030.23 feet to the POINT OF BEGINNING and containing 18.54 acres of land.

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:

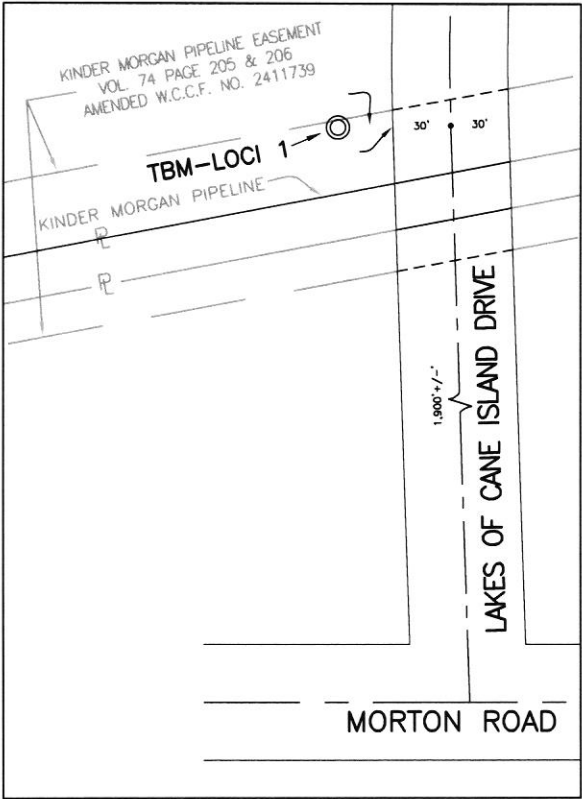
TEMPORARY BENCHMARK FOR THIS PLAT IS A BRASS DISK STAMPED "LOCI 1" SET IN CONCRETE.

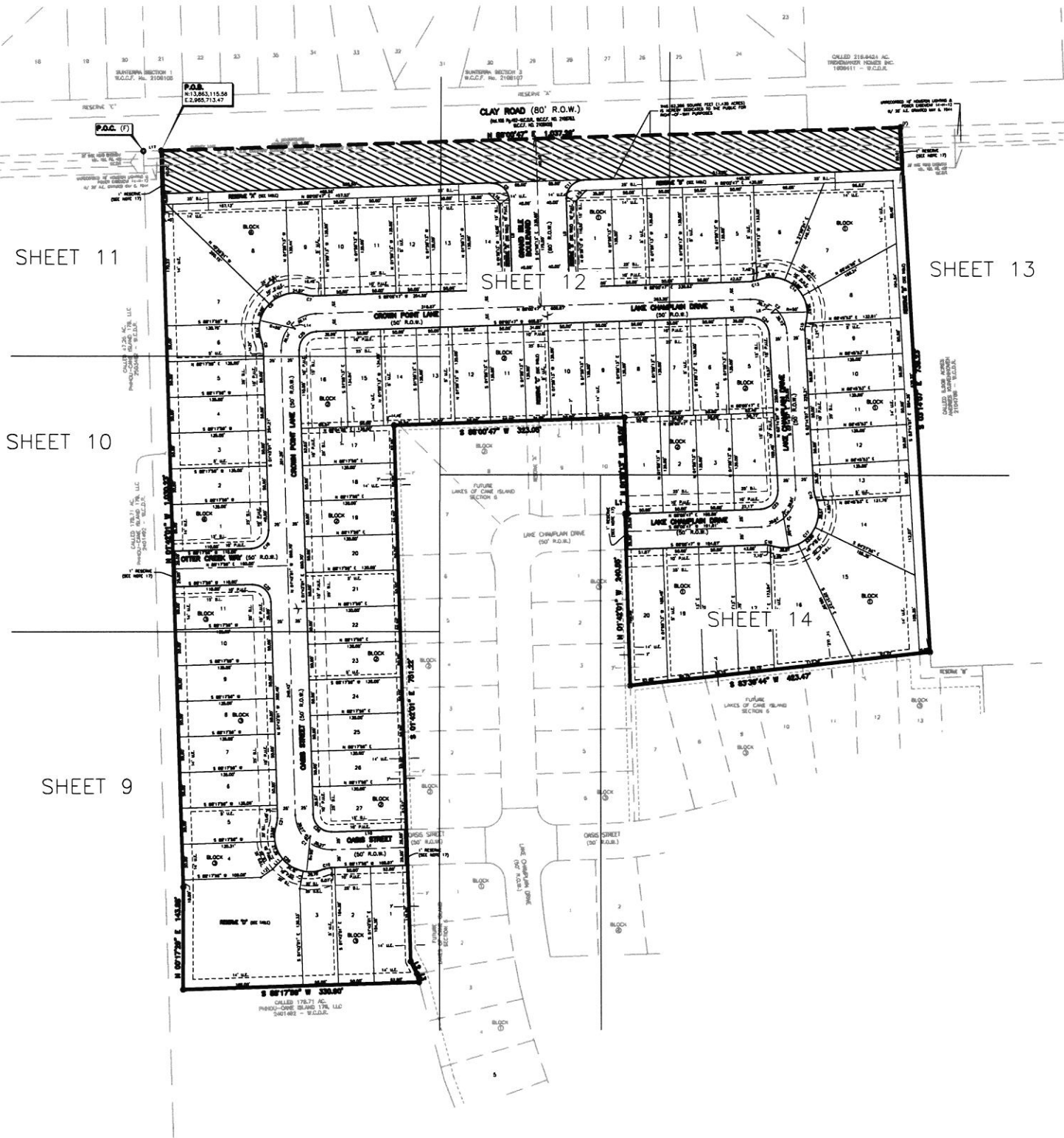
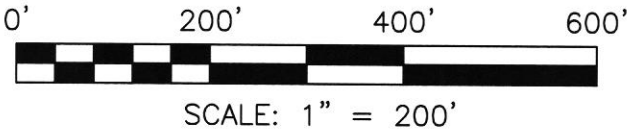
HAVING COORDINATES OF:

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.





JUNE, 2026

JOB NO. 231-068-05

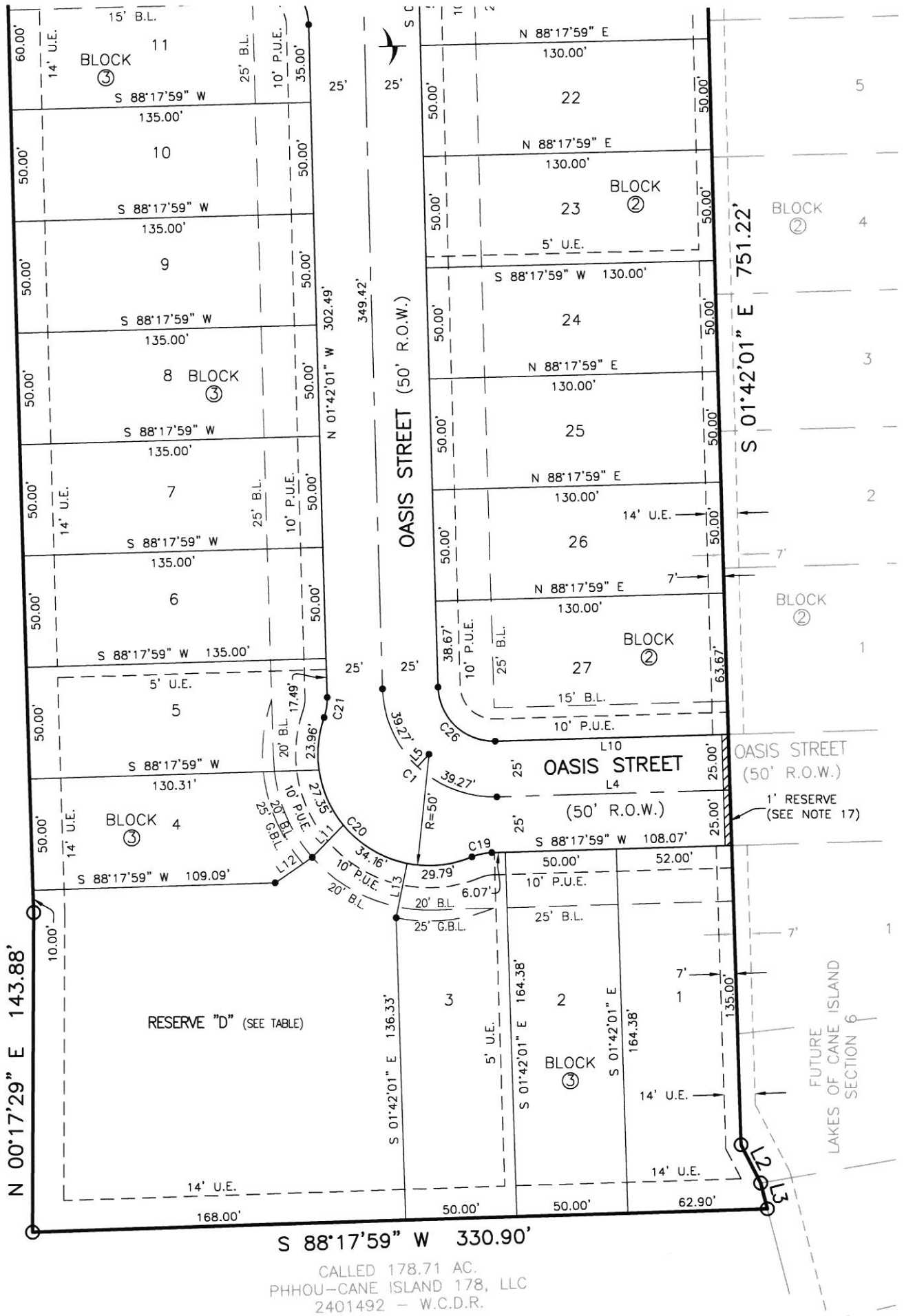
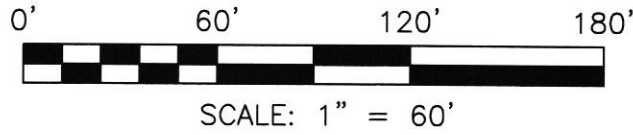
SHEET 8 OF 17

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

LAKES OF CANE ISLAND
SECTION 5



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



JUNE, 2026

JOB NO. 231-068-05

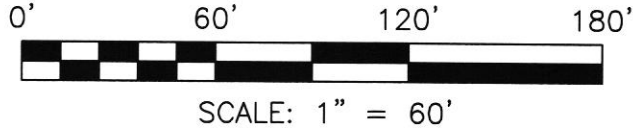
SHEET 9 OF 17

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

LAKES OF CANE ISLAND
SECTION 5



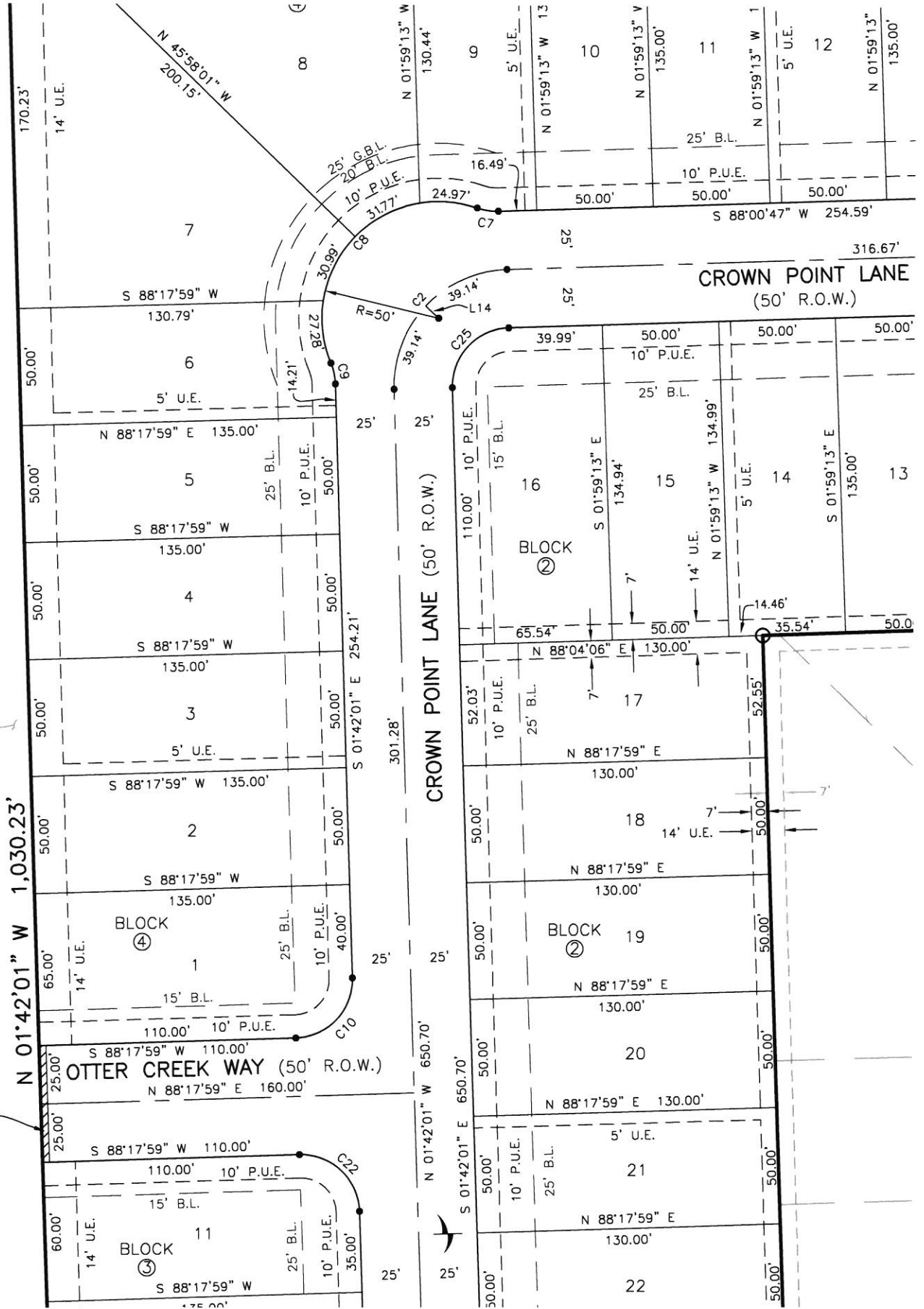
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
platting@ehra.team
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300



CALLED 47.26 AC.
PHHOU-CANE ISLAND 178, LLC
2503462 - W.C.D.R.

CALLED 178.71 AC.
PHHOU-CANE ISLAND 178, LLC
2401492 - W.C.D.R.

1' RESERVE
(SEE NOTE 17)



JUNE, 2026

JOB NO. 231-068-05

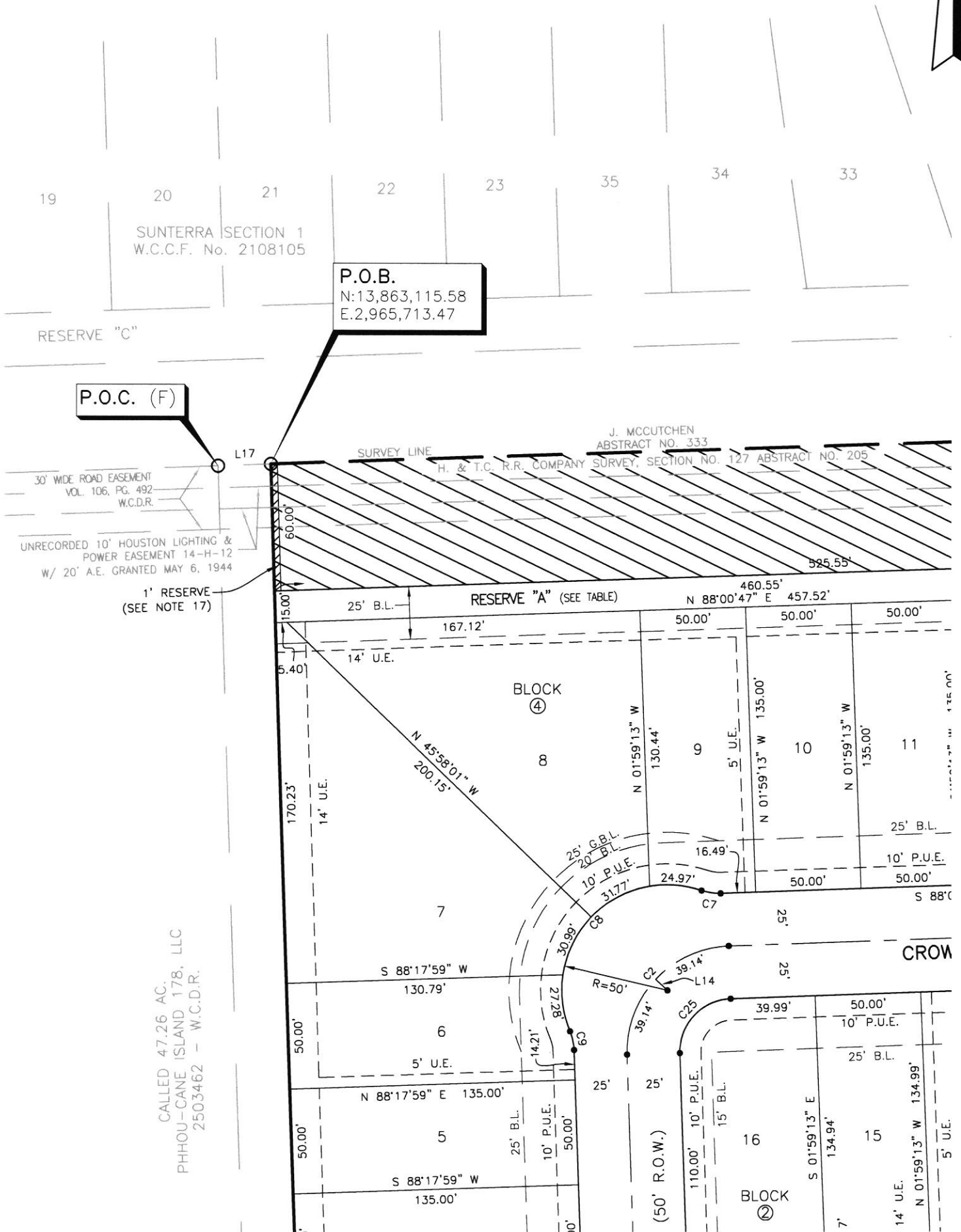
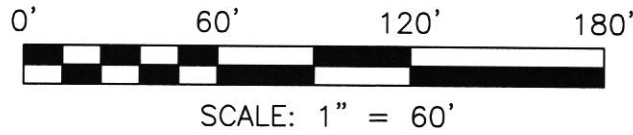
SHEET 10 OF 17

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

LAKE OF CANE ISLAND
SECTION 5



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JUNE, 2026

JOB NO. 231-068-05

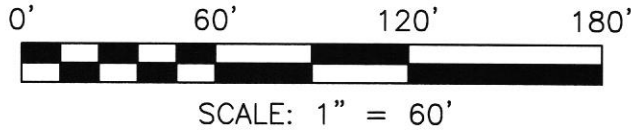
SHEET 11 OF 17

OWNERS:
PHHOU - CANE
ISLAND 178, LLC,
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LIABILITY COMPANY

LAKE OF CANE ISLAND
SECTION 5



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



SUNTERRA SECTION 3
W.C.C.F. No. 2108107

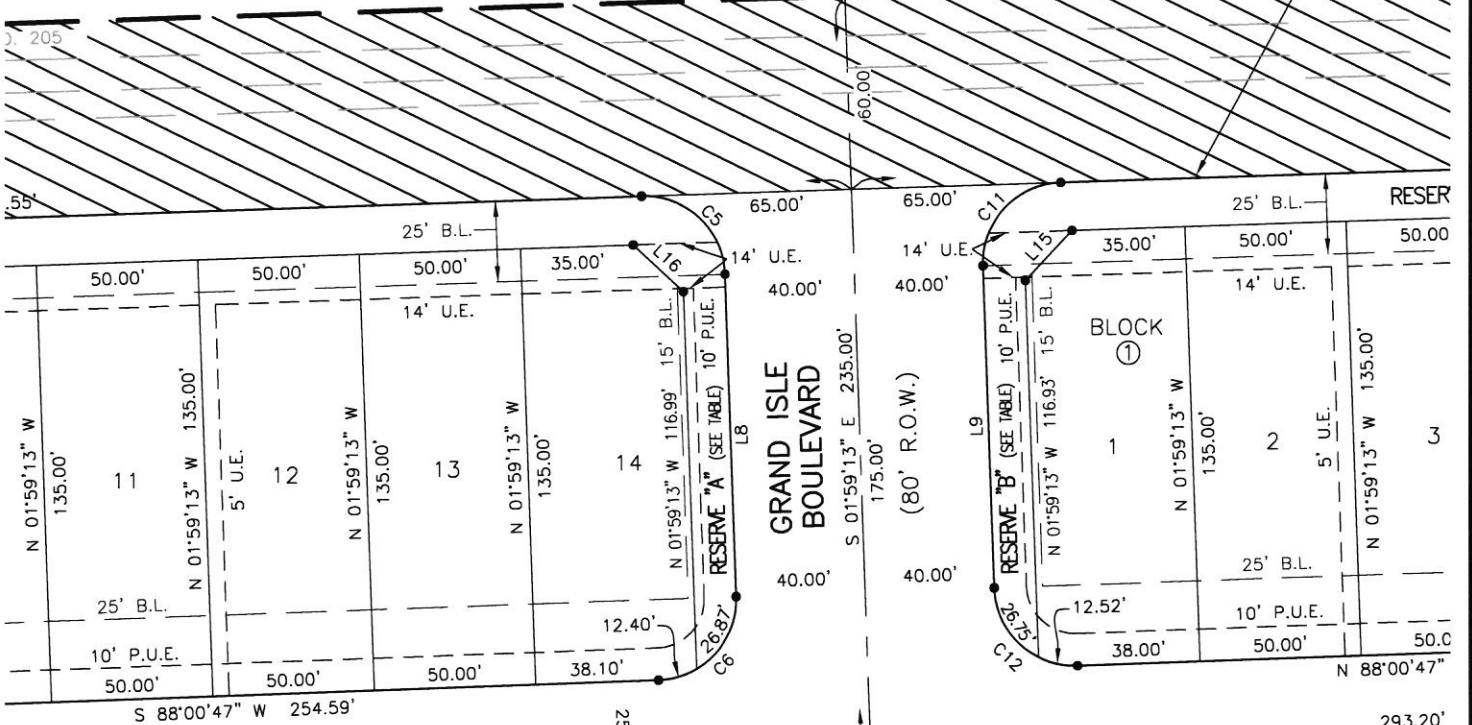
RESERVE "A"

CLAY ROAD (80' R.O.W.)

(Vol.106 Pg.492-W.C.D.R., W.C.C.F. NO. 2108763,
W.C.C.F. NO. 2108105)

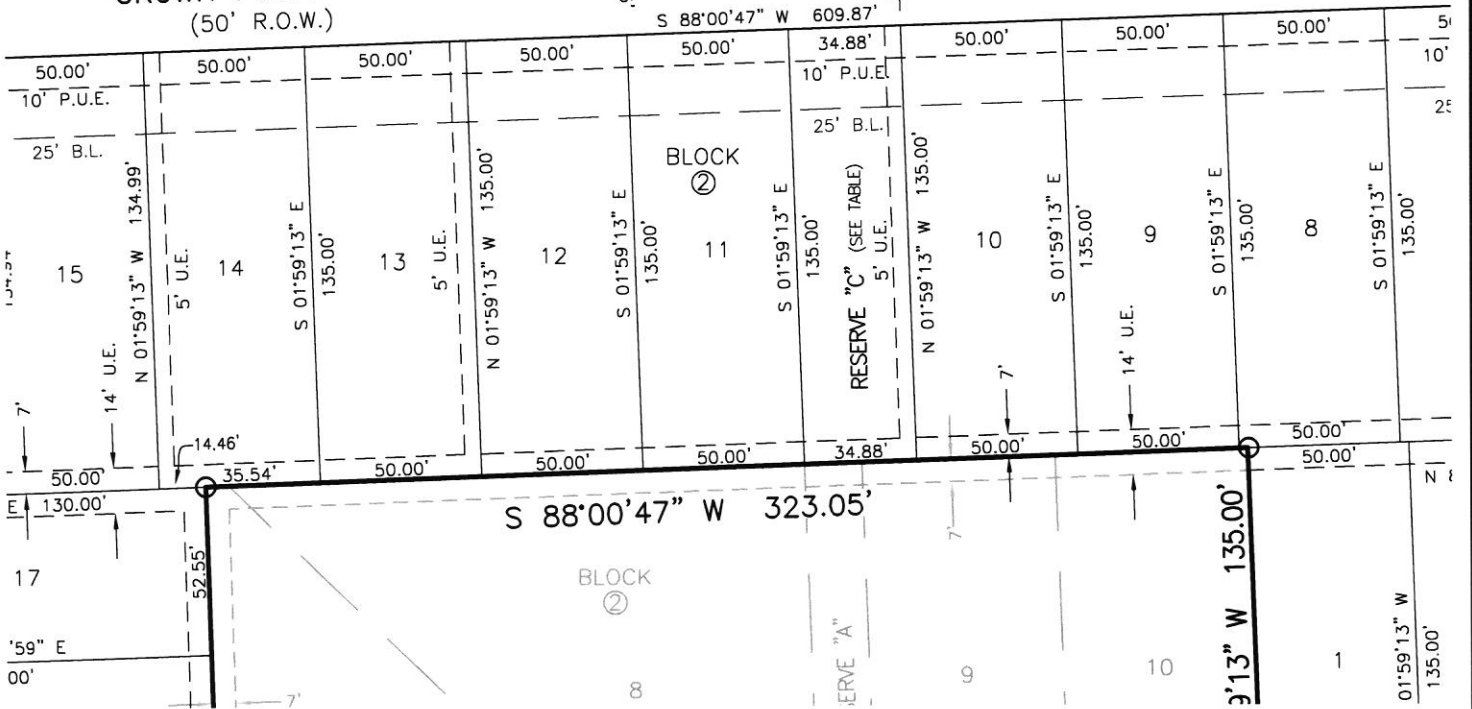
N 88°00'47" E 1,037.29'

THIS
IS THE
RIGHT



CROWN POINT LANE
(50' R.O.W.)

LAKE CHAMP
(50')



JUNE, 2026

JOB NO. 231-068-05

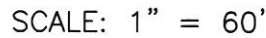
SHEET 12 OF 17

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

LAKE OF CANE ISLAND
SECTION 5



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

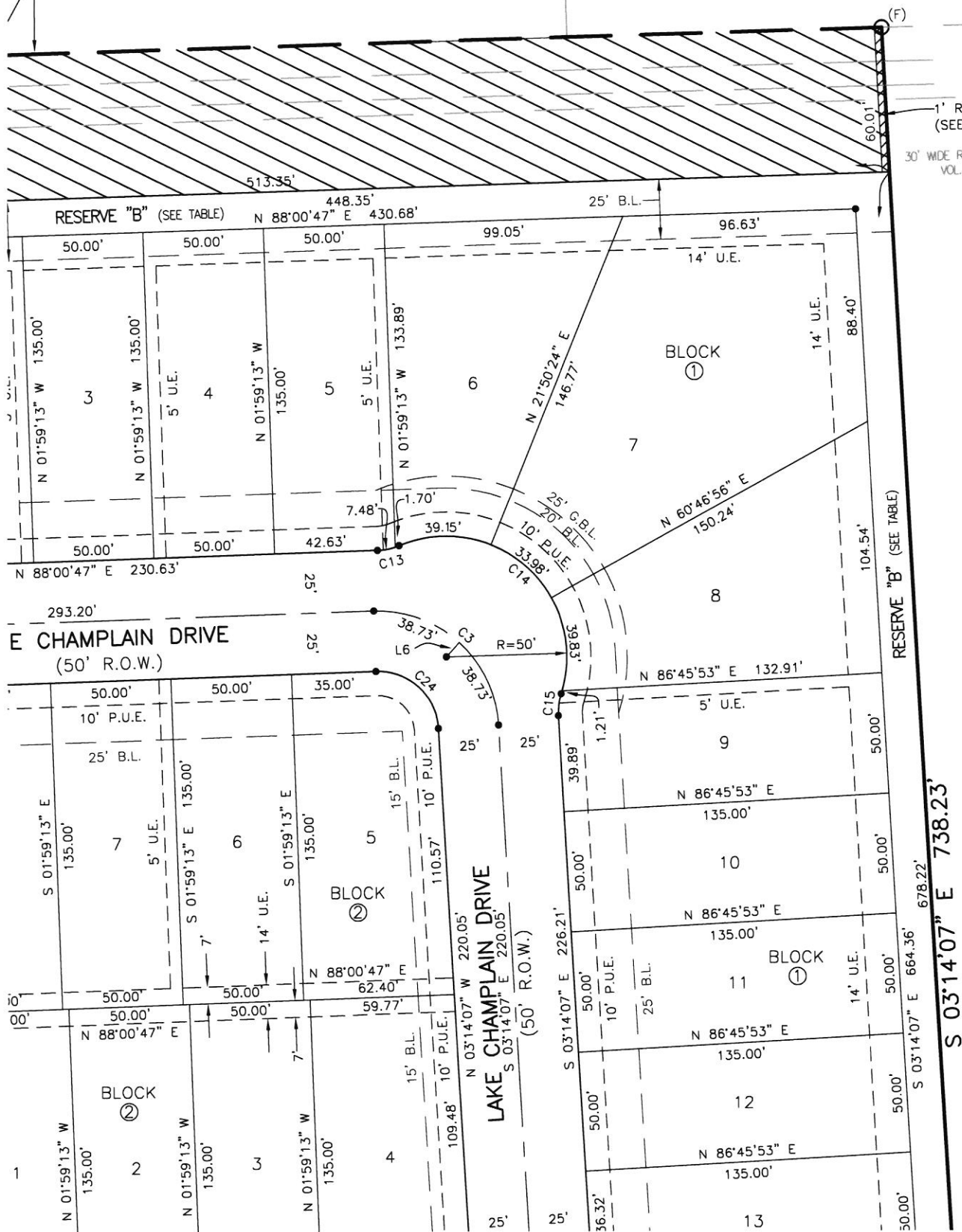


UNRECORDED 10' HOUSTON LIGHTING &
POWER EASEMENT 14-H-12 -
W/ 20' A.E. GRANTED MAY 6, 1944

THIS 62,286 SQUARE FEET (1.430 ACRES)
IS HEREBY DEDICATED TO THE PUBLIC FOR
RIGHT-OF-WAY PURPOSES

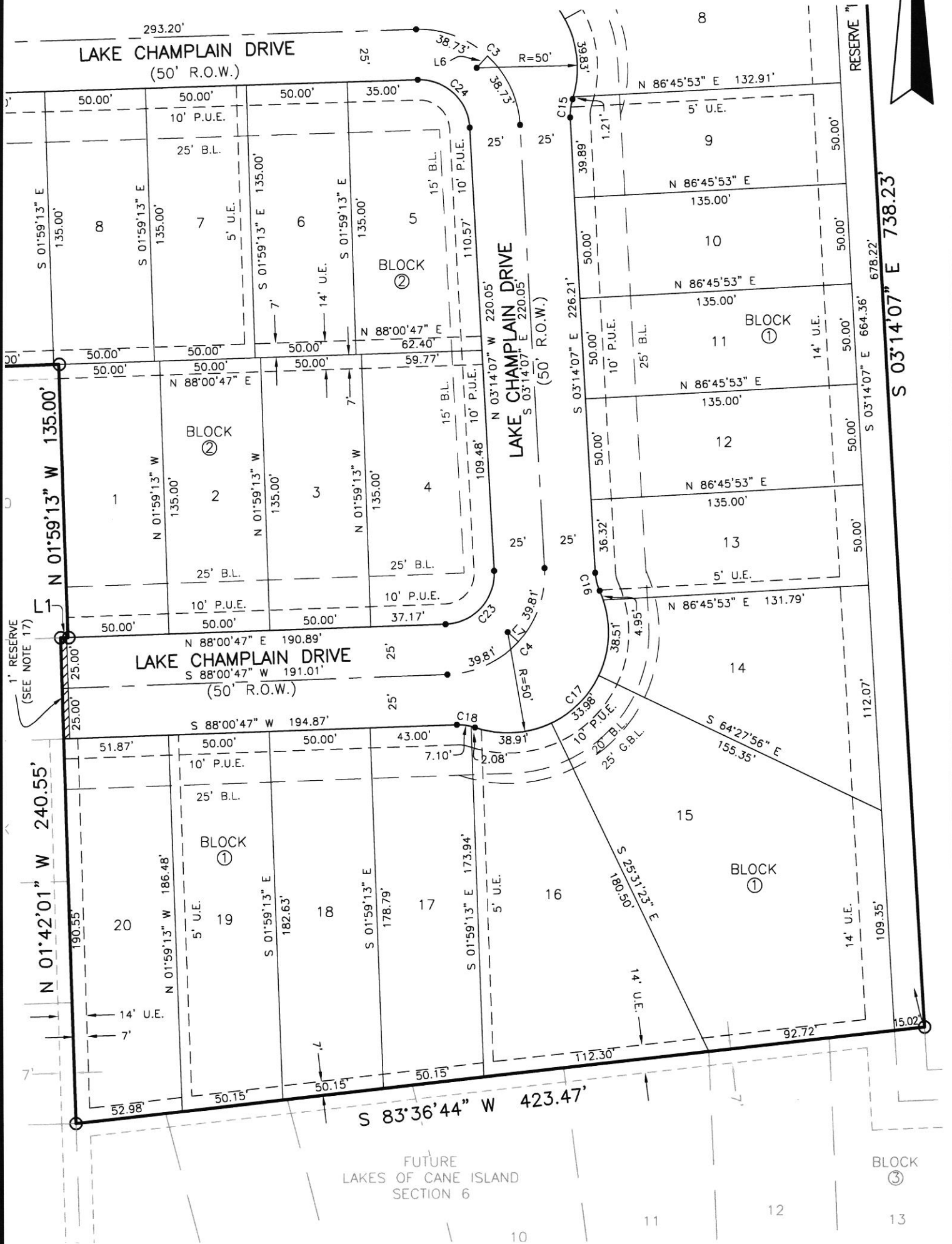
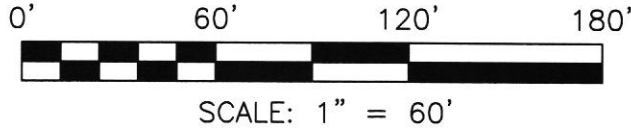
-1' RESERVE
(SEE NOTE 17)

30' WIDE ROAD EASEMENT
VOL. 106, PG. 492 -
W.C.D.R.



CALLED 5.909 ACRES
 ANDRIES KUIVENHOVEN
 2104768 - W.C.D.R.

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



JUNE, 2026

JOB NO. 231-068-05

SHEET 14 OF 17

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

LAKES OF CANE ISLAND
SECTION 5



ENGINEERING THE FUTURE

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

NOTES:

Item 16.

- (1) A.E. indicates Aerial Easement
B.L. indicates Building Line
D.R.W.C.TX. indicates Deed Records of Waller County, Texas
FND. indicates Found
G.B.L. indicates Garage Building Line
I.R. indicates Iron Rod
N.T.S. indicates Not To Scale
P.O.B. indicates Point of Beginning
P.O.C. indicates Point of Commencing
PG. indicates Page
P.U.E. indicates Public Utility Easement
R indicates Radius (R=)
RES. indicates Reserve
R.O.W. indicates Right-Of-Way
STM. S.E. indicates Storm Sewer Easement
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 change in street name

(F) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"

- (2) 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 = 0.99989405345.
- (3) Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- (4) 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.
- (5) All easements extend equidistant from either side of the property and lot lines unless otherwise noted.
- (6) 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.
- (7) According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Waller County, Texas, Map No. 48473C0375E, 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.
- (8) The property subdivided in the foregoing plat lies in Waller County, Katy Independent School District and Brookshire-Katy Drainage District.
- (9) 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.
- (10) 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.
- (11) 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.
- (12) 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.
- (13) A subdivision variance has been approved to allow minimum centerline radius of a local street of 300 feet with a minimum tangent of 50 feet between reverse curves by Waller County Commissioners Court on September 28, 2022
- (14) A subdivision variance has been approved to allow 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
- (15) 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.
- (16) The proposed land uses for Lakes of Cane Island Section 5 shall consist of residential, right-of-way, parkland, landscape, and open space.
- (17) One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
- (18) According to City Planning Letter issued by Executive Title Company with File No. ET02503301 on May 12, 2026 there are no pipeline easements within the boundaries of this plat.

JUNE, 2026

JOB NO. 231-068-05

SHEET 15 OF 17

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

LAKES OF CANE ISLAND
SECTION 5



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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°00'47" E	3.72'
L2	S 26°56'42" E	19.48'
L3	S 14°09'10" E	12.04'
L4	S 88°17'59" W	105.00'
L5	N 43°17'59" E	7.57'
L6	S 42°23'20" W	8.03'
L7	N 47°36'40" W	7.10'
L8	S 01°59'13" E	100.00'
L9	S 01°59'13" E	100.00'
L10	N 88°17'59" E	105.00'
L11	S 43°54'38" W	20.10'
L12	S 55°37'37" W	20.22'
L13	S 11°24'03" W	25.00'
L14	N 46°50'37" W	7.68'
L15	N 43°00'47" E	21.21'
L16	N 46°59'13" W	21.21'
L17	N 88°00'47" E	25.00'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.00'	78.54'	90°00'00"	N 46°42'01" W	70.71'
C2	50.00'	78.29'	89°42'48"	N 43°09'23" E	70.53'
C3	50.00'	77.45'	88°45'06"	S 47°36'40" E	69.94'
C4	50.00'	79.63'	91°14'54"	S 42°23'20" W	71.48'
C5	25.00'	39.27'	90°00'00"	S 46°59'13" E	35.36'
C6	25.00'	39.27'	90°00'00"	S 43°00'47" W	35.36'
C7	25.00'	9.18'	21°02'22"	N 81°28'02" W	9.13'
C8	50.00'	115.01'	131°47'32"	S 43°09'23" W	91.28'
C9	25.00'	9.18'	21°02'22"	S 12°13'12" E	9.13'
C10	25.00'	39.27'	90°00'00"	S 43°17'59" W	35.36'
C11	25.00'	39.27'	90°00'00"	S 43°00'47" W	35.36'
C12	25.00'	39.27'	90°00'00"	S 46°59'13" E	35.36'
C13	25.00'	9.18'	21°02'22"	N 77°29'36" E	9.13'
C14	50.00'	114.17'	130°49'50"	S 47°36'40" E	90.93'
C15	25.00'	9.18'	21°02'22"	S 07°17'04" W	9.13'
C16	25.00'	9.18'	21°02'22"	S 13°45'18" E	9.13'
C17	50.00'	116.35'	133°19'39"	S 42°23'20" W	91.82'
C18	25.00'	9.18'	21°02'22"	N 81°28'02" W	9.13'
C19	25.00'	9.18'	21°02'22"	S 77°46'48" W	9.13'
C20	50.00'	115.26'	132°04'44"	N 46°42'01" W	91.38'
C21	25.00'	9.18'	21°02'22"	N 08°49'10" E	9.13'
C22	25.00'	39.27'	90°00'00"	N 46°42'01" W	35.36'
C23	25.00'	39.81'	91°14'54"	N 42°23'20" E	35.74'
C24	25.00'	38.73'	88°45'06"	N 47°36'40" W	34.97'
C25	25.00'	39.14'	89°42'48"	S 43°09'23" W	35.27'
C26	25.00'	39.27'	90°00'00"	S 46°42'01" E	35.36'

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	8,909	0.2045
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	18,671	0.4286
C	RECREATION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	4,709	0.1081
D	RECREATION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	26,193	0.6013
TOTAL		58,482	1.343

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 WATER PLANT	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.
TOTAL	27.36 AC.
REQUIRED PARKLAND: 1 ACRE PER 54 LOTS. 570 TOTAL LOTS / 54 =10.56 ACRES 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)	



Item 17.

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval- Lakes of Cane Island Section 6

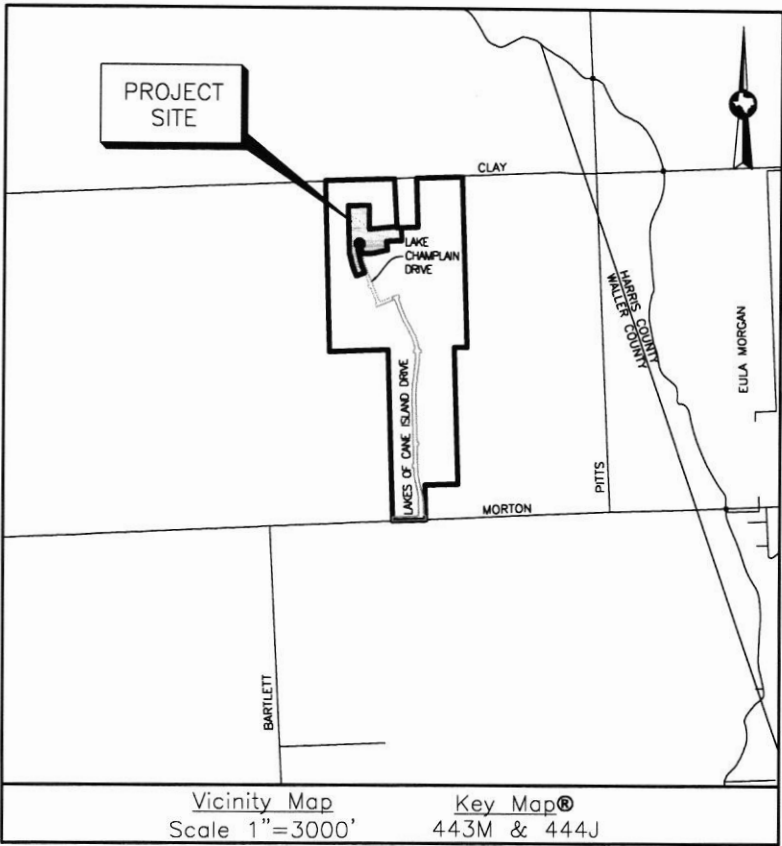
Date: June 24, 2026

Background

Final Plat of Lakes of Cane Island Section 6 which consists of 9.575 acres will include 37 Lots, 4 Blocks and 2 Reserves in Precinct 4.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT OF LAKES OF CANE ISLAND SECTION 6

BEING A SUBDIVISION OF 9.575 ACRES OF LAND
LOCATED IN THE H. & T. C. R.R. CO. SURVEY
SECTION 127, ABSTRACT NO. 205
WALLER COUNTY, TEXAS.

37 LOTS, 4 BLOCKS, 2 RESERVES

OWNER

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

JUNE, 2026

JUNE, 2026	OWNERS: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND SECTION 6	 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. 231-068-06				
SHEET 1 OF 17				

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 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, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Lakes of Cane Island Section 6 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building lines and dedicate to the use of the public, 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 form 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 3 day of June, 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
PH Land Holdings, LLC, a Texas Limited Liability Company
Sole Member

JUNE, 2026	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND SECTION 6	 ENGINEERING THE FUTURE	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 plattling@ehra.team WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
JOB NO. 231-068-06				
SHEET 2 OF 17				

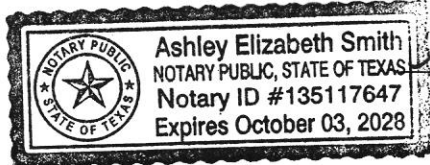
STATE OF TEXAS

Item 17.

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 3 day of JUNE, 2026



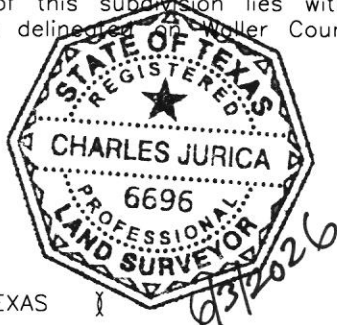
Notary Public in and for the State of Texas
My Commission expires: 04/3/2028

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.



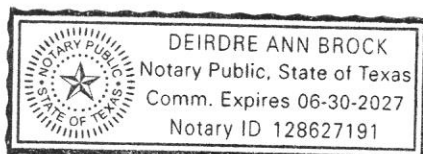
Charles Jurica
Charles Jurica, Registered Professional Land Surveyor
Texas Registration No. 6696

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Charles Jurica, R.P.L.S., 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 3 day of June, 2026



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.



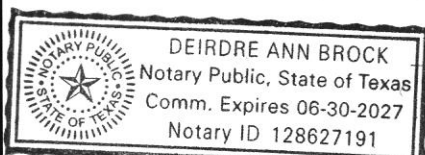
Elaine C. Stremlau
Elaine C. Stremlau, P.E. Licensed Professional Engineer
Texas License No. 149603

STATE OF TEXAS

COUNTY OF WALLER

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 4 day of June, 2026



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

JUNE, 2026

JOB NO. 231-068-06

SHEET 3 OF 17

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

LAKE OF CANE ISLAND
SECTION 6



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

APPROVED BY THE BOARD OF SUPERVISORS ON

11.10.2025

DATE

[Signature]
PRESIDENT

[Signature]
SECRETARY

[Signature]
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.

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.

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

METES AND BOUNDS DESCRIPTION
LAKES OF CANE ISLAND SECTION 6
BEING 9.575 ACRES
LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY,
SECTION NO. 127, ABSTRACT NO. 205
WALLER COUNTY, TEXAS

DESCRIPTION OF A 9.575 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 BY DEED RECORDED UNDER FILE NUMBER (FILE NO.) 2401492 OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.), SAID 9.575 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 a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the apparent northerly line of the H. & T. C. R.R. Survey, A-205, and generally located in Clay Road (60 feet wide based on Volume 106, Page 492-W.C.D.R.) marking the northerly common corner of said 178.71 acre tract and that certain tract of land called 42.76 acres tract described under File No. 2503462-W.C.D.R.;

THENCE, South 01°42'01" East, along the common line of the said 178.71 acre tract and the said 42.76 acre tract for a distance of 393.30 feet to a point for corner;

THENCE, North 88°17'59" East, for a distance of 340.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northwest corner and POINT OF BEGINNING of the herein described tract;

- 1) THENCE, North 88°00'47" East, for a distance of 323.05 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
 - 2) THENCE, South 01°59'13" East, for a distance of 135.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
 - 3) THENCE, South 88°00'47" West, for a distance of 3.72 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
 - 4) THENCE, South 01°42'01" East, for a distance of 240.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
 - 5) THENCE, North 83°36'44" East, for a distance of 423.47 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in an easterly line of the said 178.71 acre tract common to a called 5.909 acre tract described by deed recorded under Waller County Deed Records Number (W.C.D.R. NO.) 2104768;
 - 6) THENCE, South 03°14'07" East, along the common line of the 178.71 acre tract and the said 5.909 acre tract for a distance of 21.47 feet to a 1/2-inch capped iron rod stamped "RPLS 2085" called for and found marking a southerly common corner of said tracts;
 - 7) THENCE, North 87°46'07" East, continuing along the common line of the 178.71 acre tract and the said 5.909 acre tract for a distance of 72.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
 - 8) THENCE, South 02°13'53" East, for a distance of 200.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the northerly line of the Lakes of Cane Island Detention Reserve "F" as per plat recorded under W.C.C.F. No. 2516048;
- THENCE, along the northerly line of said Detention Reserve "F" the following three (3) courses and distances:
- 9) THENCE, South 87°46'07" West, for a distance of 189.88 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of curvature;
 - 10) THENCE, in a westerly direction along the arc of a curve to the left having a radius of 475.00 feet, an arc length of 53.62 feet, an angle of 06°28'04", and a chord bearing South 84°32'05" West, for a distance of 53.59 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
 - 11) THENCE, South 08°41'57" East, for a distance of 135.90 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
 - 12) THENCE, South 78°40'50" West, for a distance of 47.80 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
 - 13) THENCE, South 75°33'33" West, for a distance of 194.71 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
 - 14) THENCE, South 88°17'59" West, for a distance of 156.72 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a non-tangent curve;
 - 15) THENCE, in a northerly direction along the arc of a non-tangent curve to the right having a radius of 975.00 feet, an arc length of 109.59 feet, an angle of 06°26'23", and a chord bearing North 07°07'31" West, for a distance of 109.53 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of compound curvature;
 - 16) THENCE, in a northeasterly direction along the arc of a compound curve to the right having a radius of 25.00 feet, an arc length of 40.23 feet, an angle of 92°12'19", and a chord bearing North 42°11'50" East, for a distance of 36.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
 - 17) THENCE, North 01°42'01" 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;
 - 18) THENCE, South 88°17'59" West, for a distance of 0.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set curvature;

- 19) THENCE, in a northwesterly 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 46°42'01" West, 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;
- 20) THENCE, South 88°17'59" 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 in the arc of a non-tangent curve;
- 21) THENCE, in a southwesterly direction along the arc of a non-tangent curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 89°59'56", and a chord bearing South 43°18'01" West, for a distance of 35.35 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 22) THENCE, South 01°42'00" East, 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;
- 23) THENCE, North 88°17'58" East, for a distance of 0.64 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;
- 24) THENCE, in a southeasterly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 38.40 feet, an angle of 88°00'19", and a chord bearing South 47°41'52" East, for a distance of 34.73 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for reverse curvature;
- 25) THENCE, in a southeasterly direction along the arc of a reverse curve to the left having a radius of 1,025.00 feet, an arc length of 327.79 feet, an angle of 18°19'22", and a chord bearing South 12°51'24" East, for a distance of 326.39 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- 26) THENCE, South 22°01'05" East, for a distance of 86.86 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 27) THENCE, South 67°58'55" West, for a distance of 137.27 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 28) THENCE, North 20°42'59" West, for a distance of 179.76 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 29) THENCE, North 14°09'10" West, for a distance of 154.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 30) THENCE, North 26°56'42" West, for a distance of 19.48 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 31) THENCE, North 01°42'01" West, for a distance of 751.22 feet to the POINT OF BEGINNING and containing 9.575 acres of land.

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:

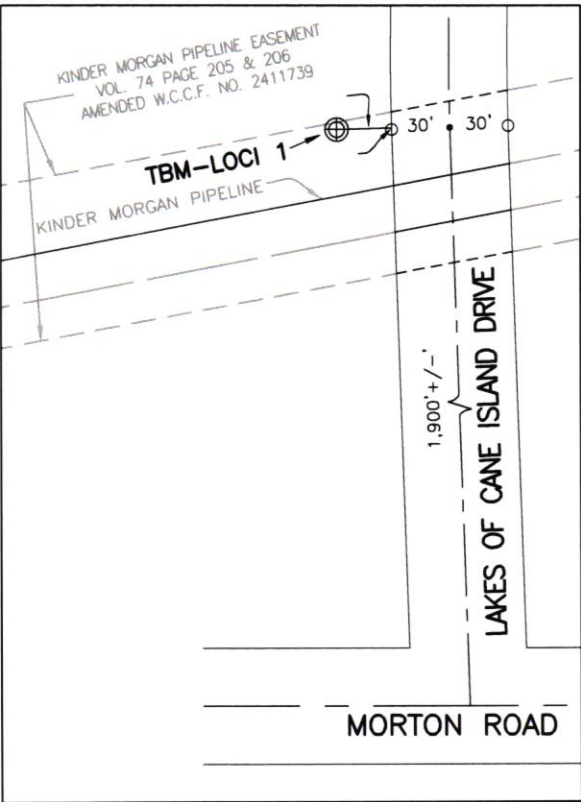
TEMPORARY BENCHMARK FOR THIS PLAT IS A BRASS DISK STAMPED "LOCI 1" SET IN CONCRETE.

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.



JUNE, 2026

JOB NO. 231-068-06

SHEET 7 OF 17

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

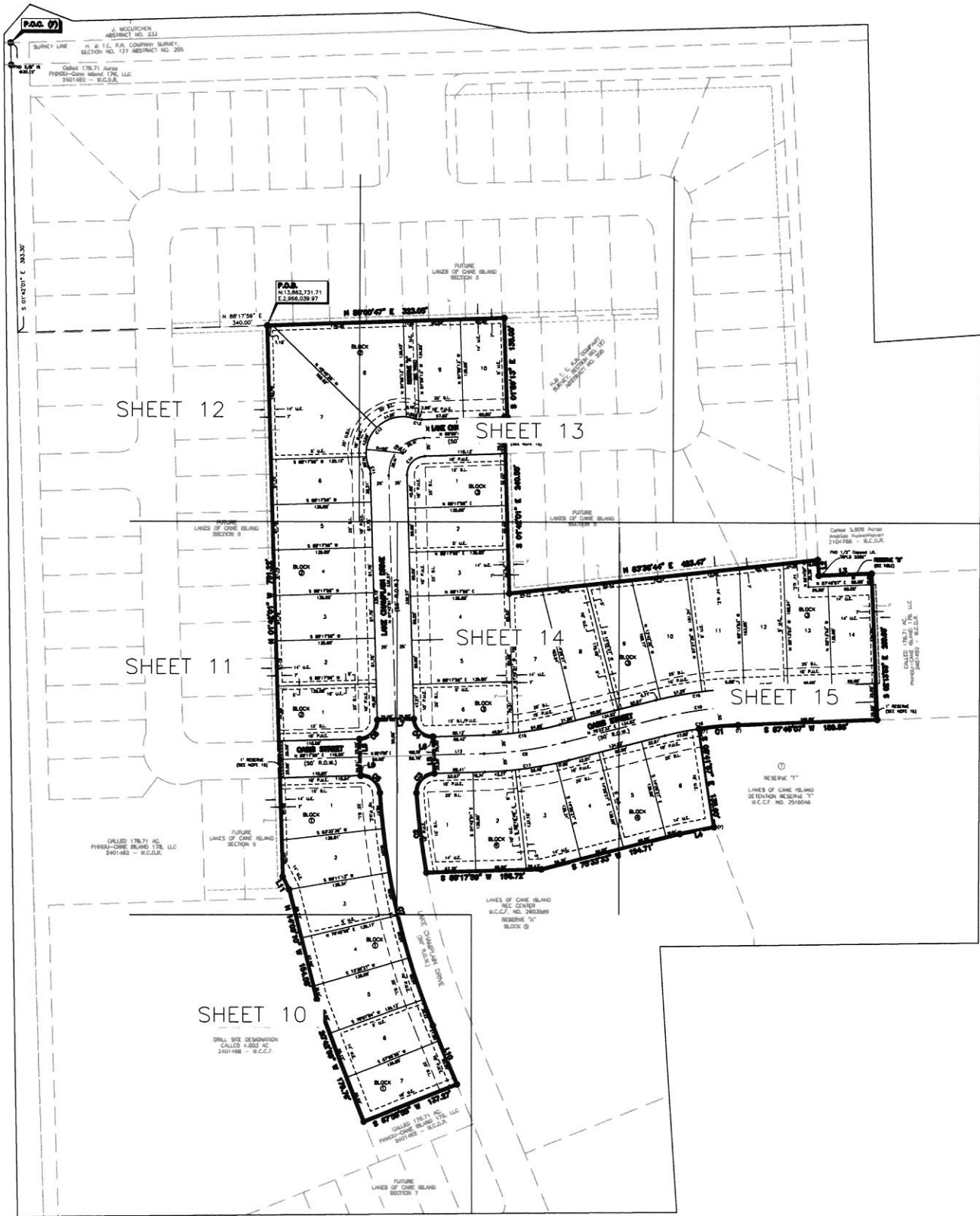
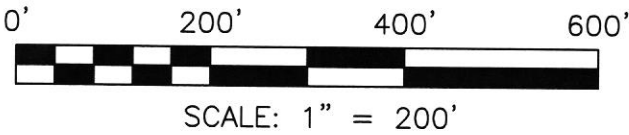
LAKES OF CANE ISLAND
SECTION 6

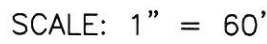


10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
plattling@ehra.team
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

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 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.

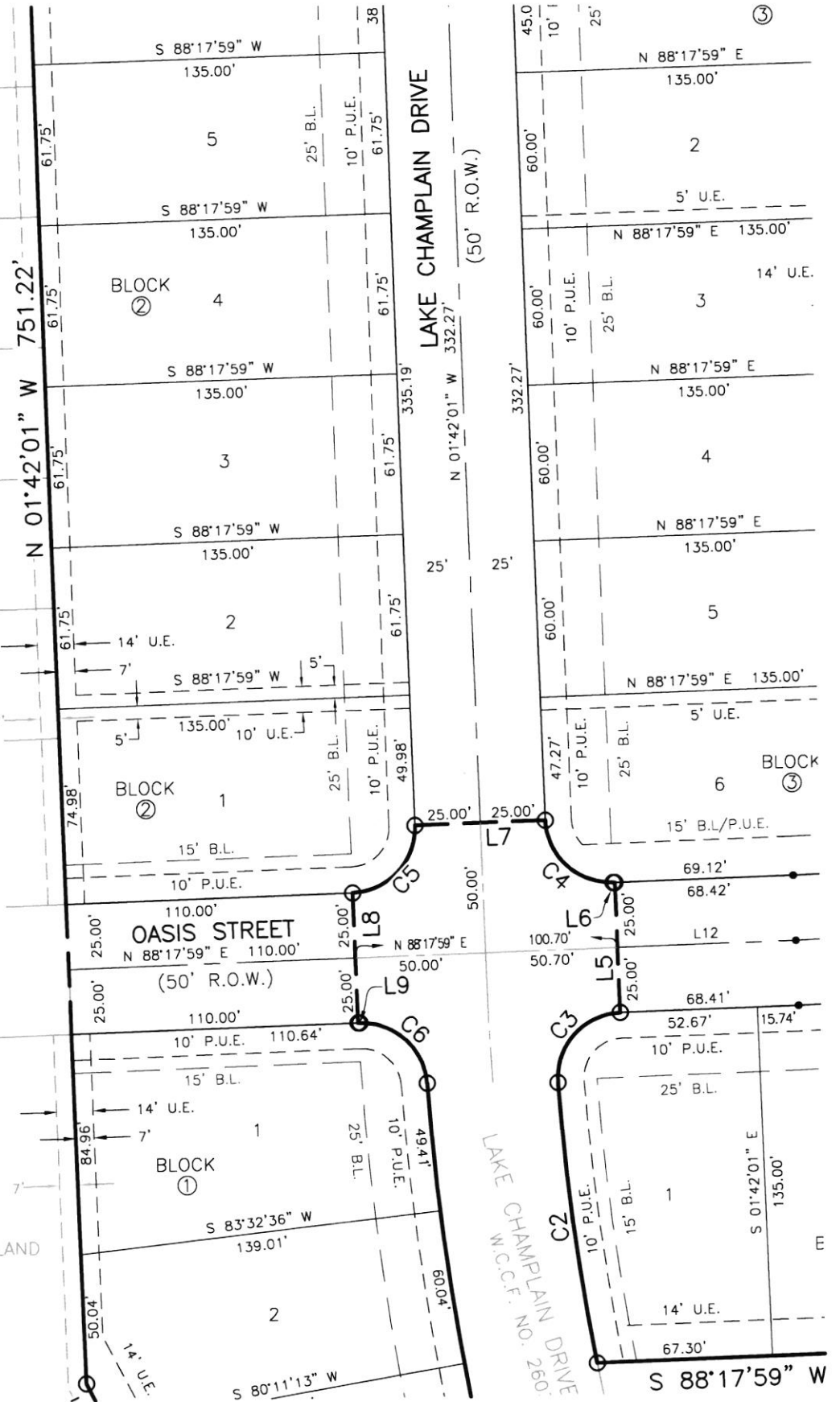






SCALE: 1" = 60'

LAKE OF CANE ISLAND
SECTION 5
W.C.C.F. NO.



LAKE OF CANE ISLAND
SECTION 5
W.C.C.F. NO.

JUNE, 2026

JOB NO. 231-068-06

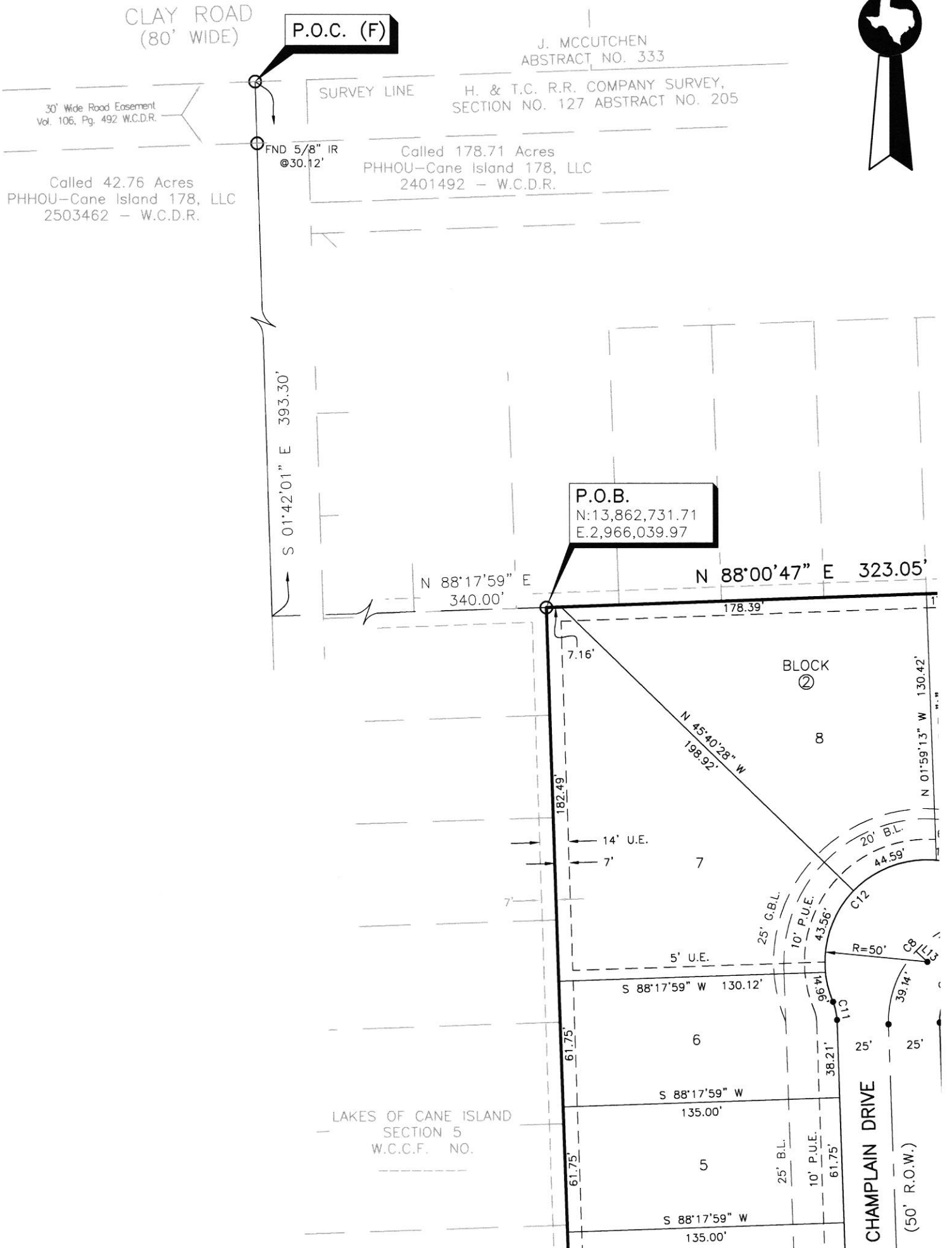
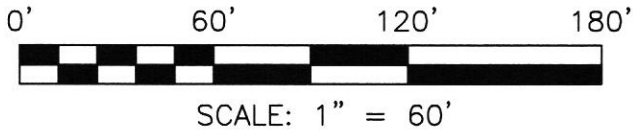
SHEET 11 OF 17

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

LAKE OF CANE ISLAND
SECTION 6



10011 MEADOWGLEN LN
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TBPELS No. 10092300



JUNE, 2026

JOB NO. 231-068-06

SHEET 12 OF 17

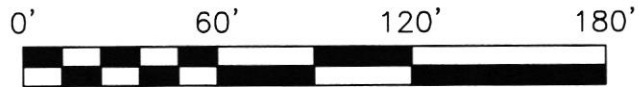
OWNERS:
PHHOU - CANE
ISLAND 178, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

LAKES OF CANE ISLAND
SECTION 6

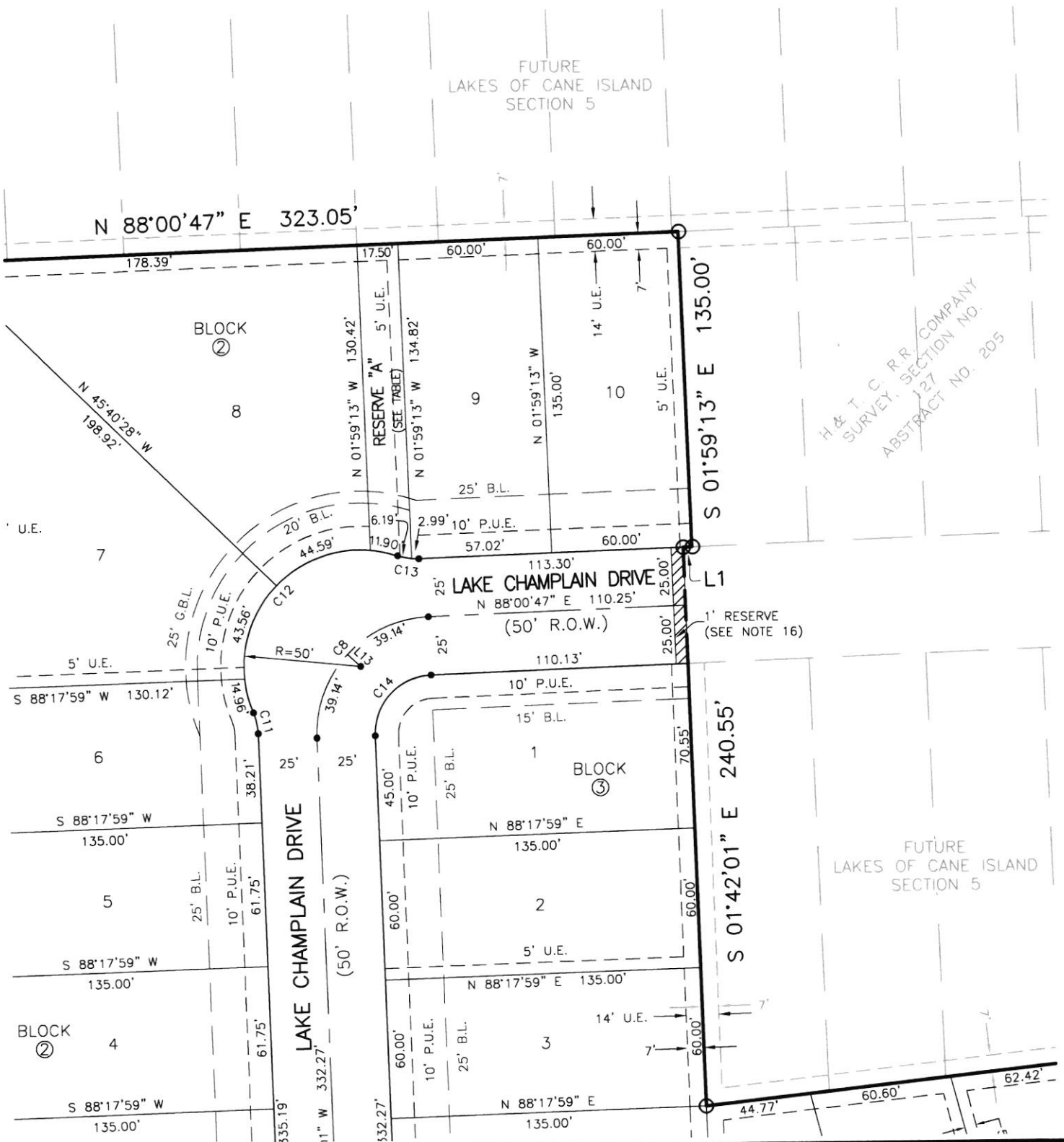


ENGINEERING THE FUTURE

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



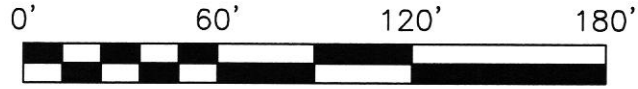
SCALE: 1" = 60'



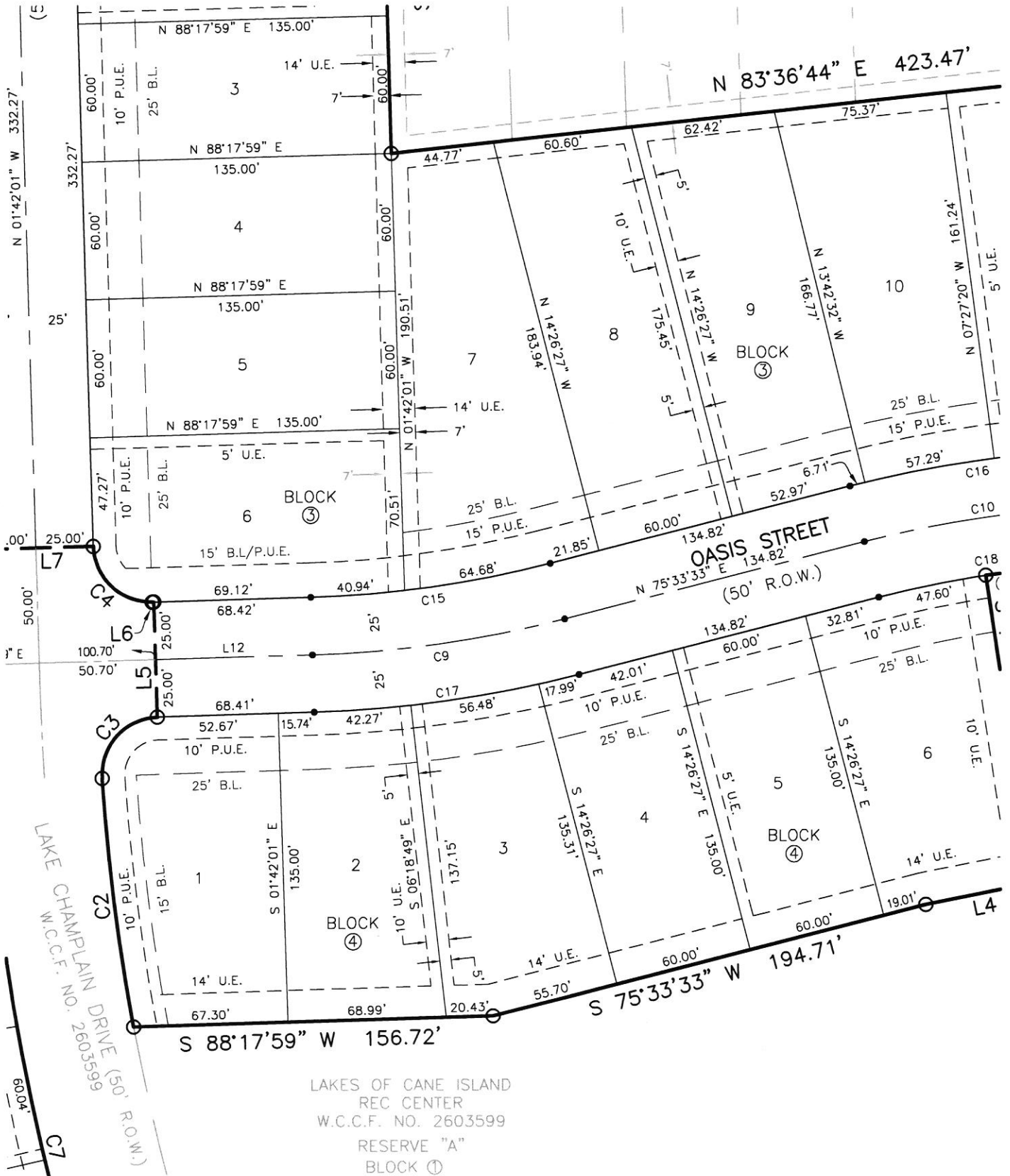
H & T. C. R.R. COMPANY
SURVEY, SECTION NO. 127
ABSTRACT NO. 205

FUTURE
LAKES OF CANE ISLAND
SECTION 5

JUNE, 2026	OWNERS: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND SECTION 6	 ENGINEERING THE FUTURE	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 plattling@ehra.team WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
JOB NO. 231-068-06				
SHEET 13 OF 17				



SCALE: 1" = 60'



LAKE CHAMPLAIN DRIVE (50' R.O.W.)
W.C.C.F. NO. 2603599
BLOCK 1
RESERVE "A"
W.C.C.F. NO. 2603599
LAKE OF CANE ISLAND
REC CENTER

JUNE, 2026

JOB NO. 231-068-06

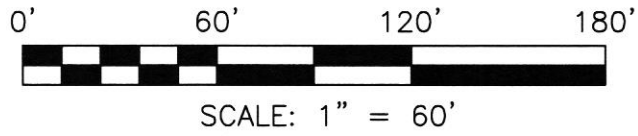
SHEET 14 OF 17

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

LAKE OF CANE ISLAND
SECTION 6



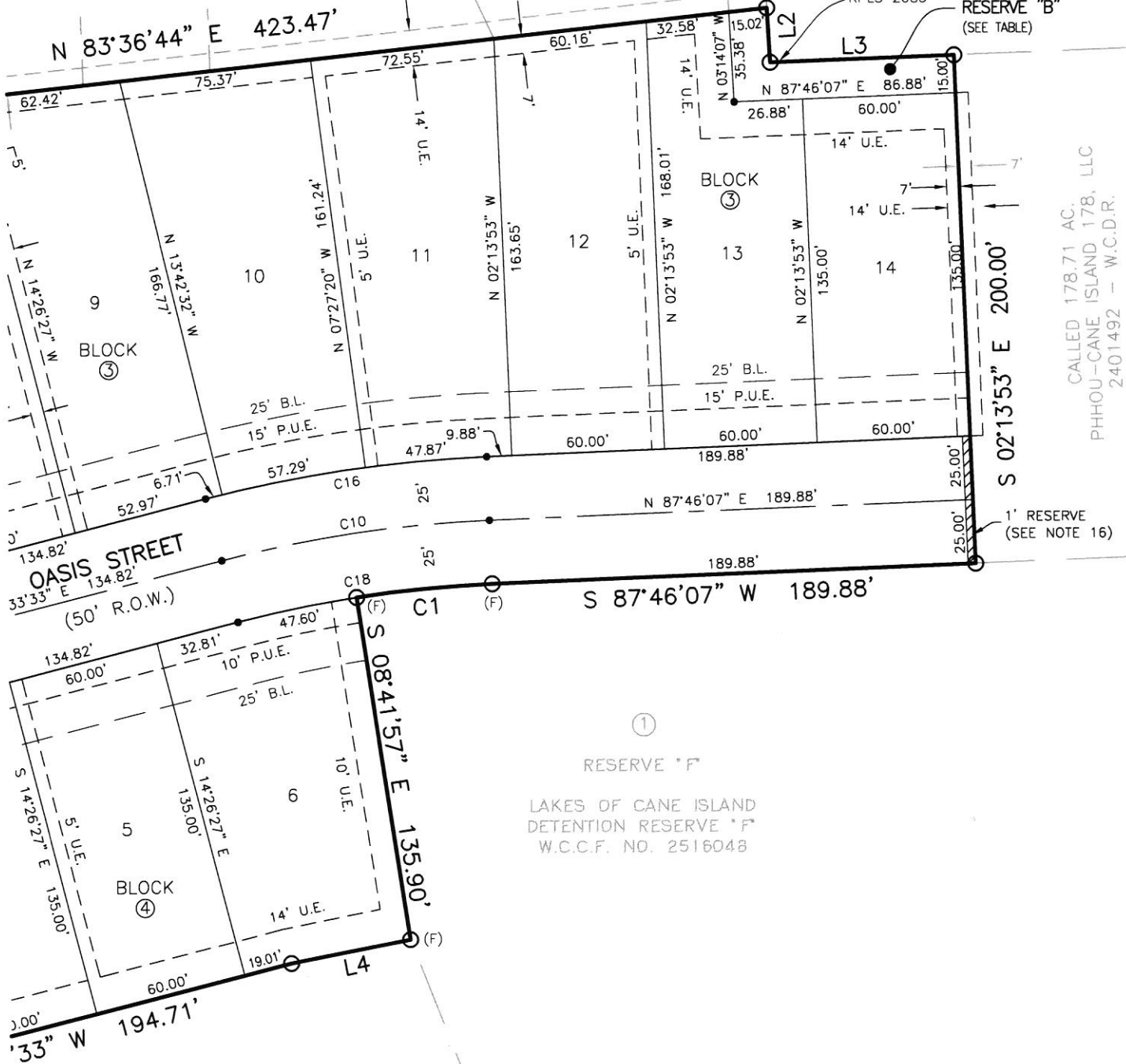
10011 MEADOWGLEN LN
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713-784-4500
platting@ehra.team
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300



SLAND

Called 5.909 Acres
Andries Kuivenhoven
2104768 - W.C.D.R.

FND 1/2" Capped I.R.
"RPLS 2085"
RESERVE "B"
(SEE TABLE)



Called 178.71 AC.
PHHOU-CANE ISLAND 178, LLC
2401492 - W.C.D.R.

RESERVE "F"
LAKES OF CANE ISLAND
DETENTION RESERVE "F"
W.C.C.F. NO. 2516048

JUNE, 2026

JOB NO. 231-068-06

SHEET 15 OF 17

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

LAKES OF CANE ISLAND
SECTION 6



ENGINEERING THE FUTURE

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

NOTES:

Item 17.

- (1) A.E. indicates Aerial Easement
B.L. indicates Building Line
D.R.W.C.TX. indicates Deed Records of Waller County, Texas
FND. indicates Found
G.B.L. indicates Garage Building Line
I.R. indicates Iron Rod
N.T.S. indicates Not To Scale
P.O.B. indicates Point of Beginning
P.O.C. indicates Point of Commencing
PG. indicates Page
P.U.E. indicates Public Utility Easement
R indicates Radius
RES. indicates Reserve
R.O.W. indicates Right-Of-Way
STM. S.E. indicates Storm Sewer Easement
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
(F) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
- (2) 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 = 0.99989405345.
- (3) Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- (4) 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.
- (5) All easements extend equidistant from either side of the property and lot lines unless otherwise noted.
- (6) 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.
- (7) According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Waller County, Texas, Map No. 48473C0375E, 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.
- (8) The property subdivided in the foregoing plat lies in Waller County, Katy Independent School District and Brookshire-Katy Drainage District.
- (9) 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.
- (10) 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.
- (11) 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.
- (12) 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.
- (13) A subdivision variance has been approved to allow minimum centerline radius of a local street of 300 feet with a minimum tangent of 50 feet between reverse curves by Waller County Commissioners Court on September 28, 2022
- (14) A subdivision variance has been approved to allow 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
- (15) The proposed land uses for Lakes of Cane Island Section 6 shall consist of residential, right-of-way, parkland, landscape, and open space
- (16) One-foot reserve dedicated to the public in fee as a buffer separation between the side or end 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 recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
- (17) 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.
- (18) According to City Planning Letter issued by Executive Title Company with File No. ET02502758 on May 12, 2026 there are no pipeline easements within the boundaries of this plat.

JUNE, 2026

JOB NO. 231-068-06

SHEET 16 OF 17

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

LAKES OF CANE ISLAND
SECTION 6



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

PARKLAND TABLE

Item 17.

PLAT	ACREAGE
LAKES OF CANE ISLAND WALLER COUNTY M.U.D. NO. 58 LIFT STATION NO. 1	0.00 AC.
LAKES OF CANE ISLAND WATER PLANT	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.
TOTAL	27.36 AC.
REQUIRED PARKLAND: 1 ACRE PER 54 LOTS. 570 TOTAL LOTS / 54 =10.56 ACRES	
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)	

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE
A	RECREATION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,319	0.053
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,619	0.037
TOTAL		3,938	0.090

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 88°00'47" W	3.72'
L2	S 03°14'07" E	21.47'
L3	N 87°46'07" E	72.14'
L4	S 78°40'50" W	47.80'
L5	N 01°42'01" W	50.00'
L6	S 88°17'59" W	0.70'
L7	S 88°17'59" W	50.00'
L8	S 01°42'00" E	50.00'
L9	N 88°17'58" E	0.64'
L10	S 22°01'05" E	86.86'
L11	N 26°56'42" W	19.48'
L12	N 88°17'59" E	68.41'
L13	S 46°50'37" E	7.68'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	475.00'	53.62'	6°28'04"	S 84°32'05" W	53.59'
C2	975.00'	109.59'	6°26'23"	N 07°07'31" W	109.53'
C3	25.00'	40.23'	92°12'19"	N 42°11'50" E	36.03'
C4	25.00'	39.27'	90°00'00"	N 46°42'01" W	35.36'
C5	25.00'	39.27'	89°59'56"	S 43°18'01" W	35.35'
C6	25.00'	38.40'	88°00'19"	S 47°41'52" E	34.73'
C7	1,025.00'	327.79'	18°19'22"	S 12°51'24" E	326.39'
C8	50.00'	78.29'	89°42'48"	N 43°09'23" E	70.53'
C9	500.00'	111.18'	12°44'26"	N 81°55'46" E	110.95'
C10	500.00'	106.55'	12°12'34"	N 81°39'50" E	106.35'
C11	25.00'	9.18'	21°02'22"	N 12°13'12" W	9.13'
C12	50.00'	115.01'	131°47'32"	N 43°09'23" E	91.28'
C13	25.00'	9.18'	21°02'22"	S 81°28'02" E	9.13'
C14	25.00'	39.14'	89°42'48"	S 43°09'23" W	35.27'
C15	475.00'	105.62'	12°44'26"	N 81°55'46" E	105.41'
C16	525.00'	111.87'	12°12'34"	N 81°39'50" E	111.66'
C17	525.00'	116.74'	12°44'26"	N 81°55'46" E	116.50'
C18	475.00'	101.22'	12°12'34"	N 81°39'50" E	101.03'



WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval- Lakes of Cane Island Section 7

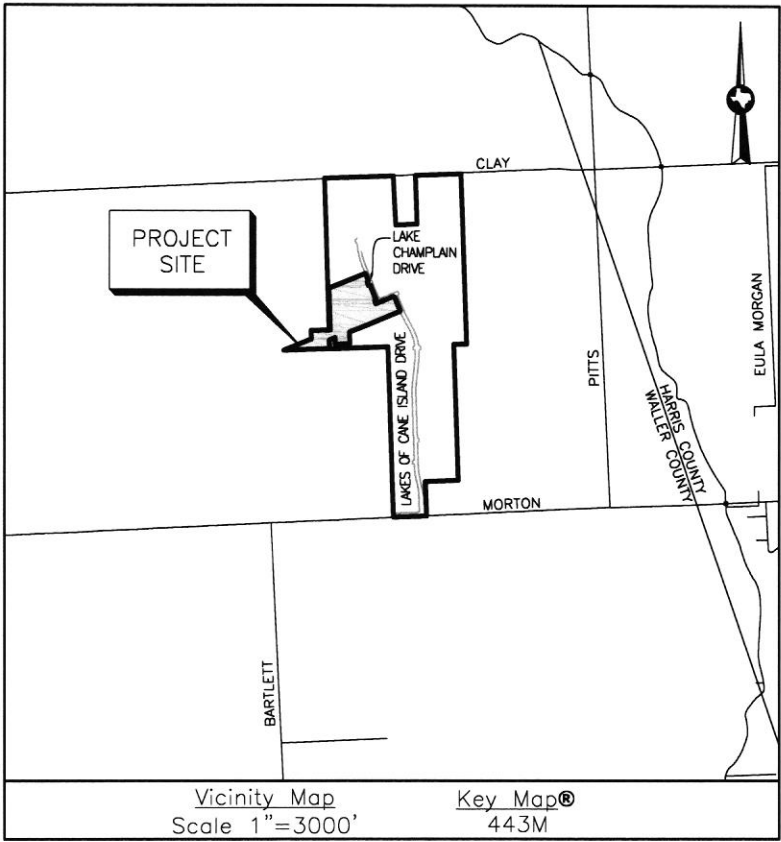
Date: June 24, 2026

Background

Final Plat of Lakes of Cane Island Section 7 which consists of 17.83 acres will include 62 Lots, 3 Blocks and 1 Reserve in Precinct 4.

Staff Recommendation

Approve Plat and accept Construction Bond



**FINAL PLAT OF
LAKES OF CANE ISLAND
SECTION 7**

BEING A SUBDIVISION OF 17.83 ACRES OF LAND
LOCATED IN THE H. & T. C. R.R. CO. SURVEY
SECTION 127, ABSTRACT NO. 205
WALLER COUNTY, TEXAS.

62 LOTS 3 BLOCKS 1 RESERVE

OWNER / DEVELOPER

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

JUNE, 2026

JUNE, 2026	OWNERS: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND SECTION 7		10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 plattling@ehra.team WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
JOB NO. 231-068-07				
SHEET 1 OF 22				

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 7, 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.

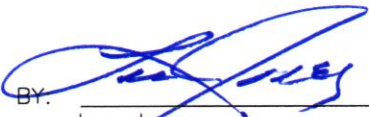
FURTHER, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Waller County, by Waller County, or any citizen thereof, by injunction as follows:

- 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 form 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 plat above.
- 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 3 day of June, 2026.

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

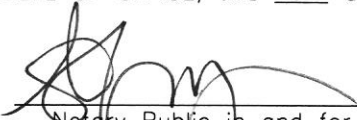
By: PH Land Holdings, LLC,
a Texas limited liability company, Sole Member

BY: 
Lee Jones
Senior Vice President of Land

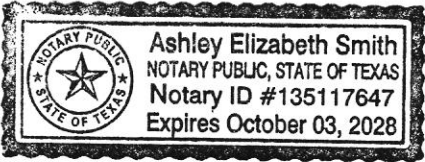
STATE OF TEXAS X
COUNTY OF Harris X

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 3 day of JUNE, 2026.



Notary Public in and for the State of Texas
My Commission expires: Oct 3, 2026



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

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.

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.

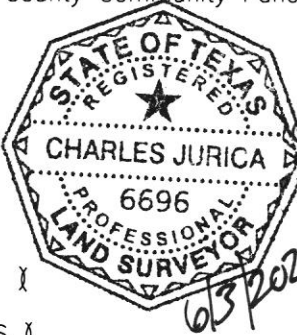
Date _____ J. Ross McCall, P.E.,
County Engineer

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.

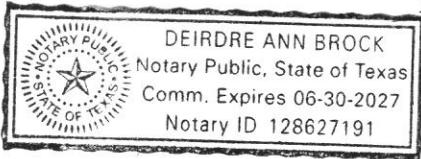


Charles Jurica, Registered Professional Land Surveyor
Texas Registration No. 6696

STATE OF TEXAS X
COUNTY OF HARRIS X

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 3 day of June, 2026



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

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-109

APPROVED BY THE BOARD OF SUPERVISORS ON 2.10.2025
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.

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.



Handwritten signature of Elaine C. Stremlau

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

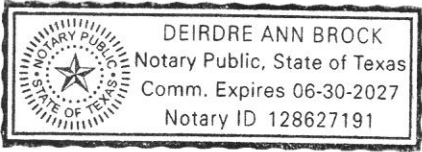
STATE OF TEXAS
COUNTY OF WALLER

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 4 day of June, 2024

Handwritten signature of Deirdre Ann Brock
Notary Public in and for Waller County, Texas

My Commission expires: 6/30/2027



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.

METES AND BOUNDS DESCRIPTION
LAKES OF CANE ISLAND SECTION 7
BEING 17.83 ACRES
LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY,
SECTION NO. 127, ABSTRACT NO. 205
WALLER COUNTY, TEXAS

DESCRIPTION OF A 17.83 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 BY DEED RECORDED UNDER FILE NUMBER (FILE NO.) 2401492 OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.) AND BEING OUT OF THAT CERTAIN TRACT OF LAND CALLED 42.76 ACRES CONVEYED TO PHHOU-CANE ISLAND 178, LLC BY DEED RECORDED UNDER FILE NO. 2503462 W.C.D.R.; SAID 17.83 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 a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the apparent northerly line of the H. & T. C. R.R. Survey, A-205, and generally located in Clay Road (60 feet wide based on Volume 106, Page 492-W.C.D.R.) marking the northerly common corner of said 178.71 acre tract and the said 42.76 acre tract;

THENCE, South 01°42'01" East, along the common line of the said 178.71 acre tract and the said 42.76 acre tract for a distance of 1,701.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

THENCE, North 88°17'59" East, for a distance of 20.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" called for and found marking the southwest corner of a Drill Site described by agreement recorded under W.C.C.F. NO. 2401498, same being the northwest corner and POINT OF BEGINNING of the herein described tract;

- 1) THENCE, North 67°58'55" East, along the southerly line of said Drill Site for a distance of 607.20 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 2) THENCE, South 22°01'05" East, for a distance of 110.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- 3) THENCE, in a southerly 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 South 22°58'55" West, 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;
- 4) THENCE, South 22°01'05" East, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a non-tangent curve;
- 5) THENCE, in an easterly direction along the arc of a non-tangent 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 South 67°01'05" 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 marking a point of tangency;
- 6) THENCE, South 22°01'05" East, for a distance of 210.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- 7) THENCE, in a southerly 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 South 22°58'55" West, 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;
- 8) THENCE, South 22°01'05" East, 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;
- 9) THENCE, North 67°58'55" East, for a distance of 111.64 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- 10) THENCE, in an easterly direction along the arc of a curve to the left having a radius of 525.00 feet, an arc length of 21.10 feet, an angle of 02°18'12", and a chord bearing North 66°49'49" East, for a distance of 21.10 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- 11) THENCE, North 65°40'43" East, for a distance of 104.31 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- 12) THENCE, in an easterly direction along the arc of a curve to the right having a radius of 475.00 feet, an arc length of 19.09 feet, an angle of 02°18'12", and a chord bearing North 66°49'49" East, for a distance of 19.09 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- 13) THENCE, North 67°58'55" East, for a distance of 23.33 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- 14) THENCE, in an easterly 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 South 67°01'05" 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 marking a point of tangency;
- 15) THENCE, South 22°01'05" East, for a distance of 230.32 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 16) THENCE, South 67°29'26" West, for a distance of 521.62 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 17) THENCE, South 68°18'39" West, for a distance of 325.47 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 18) THENCE, South 02°05'00" East, for a distance of 183.41 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

- 19) THENCE, South 87°55'00" West, for a distance of 228.12 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 20) THENCE, North 02°05'00" West, for a distance of 102.15 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 21) THENCE, South 68°18'39" West, for a distance of 94.90 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set at the intersection with the aforementioned common line of the 178.71 acre tract and the 42.76 acre tract;
- 22) THENCE, South 01°42'01" East, with said common line for a distance of 135.31 feet to a 1/2-inch capped iron pipe stamped "KALKOMEY" called for and found marking the southerly common corner of the said 178.71 acre tract and the said 42.76 acre tract in the northerly line of a called 52.777 acre tract conveyed by deed to CMG Land, LLC recorded under W.C.C.F. NO. 1407118;
- 23) THENCE, South 87°55'00" West, along the common line of the said 42.76 acre tract and the said 52.777 acre tract for a distance of 708.98 feet to a 1-3/4 inch iron pipe called for and found for the westerly common corner of said tracts;
- 24) THENCE, North 67°50'14" East, for a distance of 459.31 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 25) THENCE, North 01°34'32" West, for a distance of 134.96 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 26) THENCE, North 88°25'28" East, for a distance of 298.34 feet to 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 27) THENCE, North 01°42'01" West, for a distance of 648.07 feet to the POINT OF BEGINNING and containing 17.83 acres of land.

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:

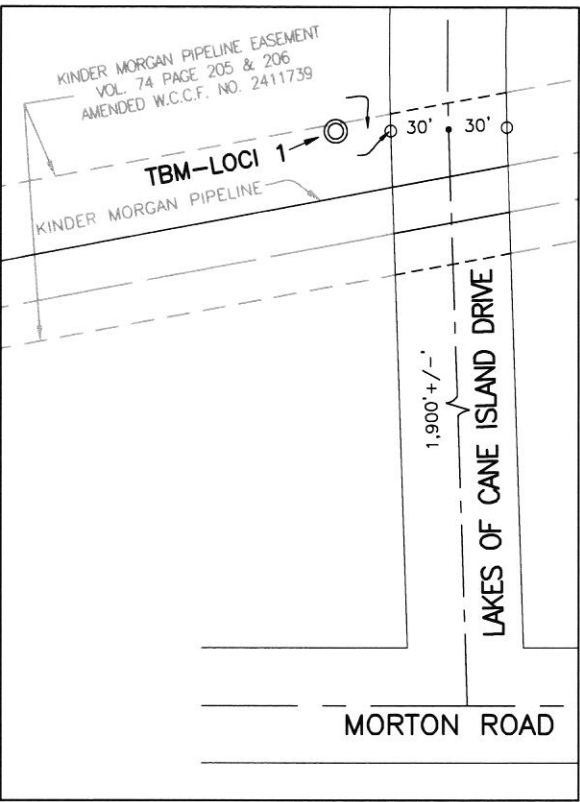
TEMPORARY BENCHMARK FOR THIS PLAT IS A BRASS DISK STAMPED "LOCI 1" SET IN CONCRETE.

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.



JUNE, 2026

JOB NO. 231-068-07

SHEET 7 OF 22

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

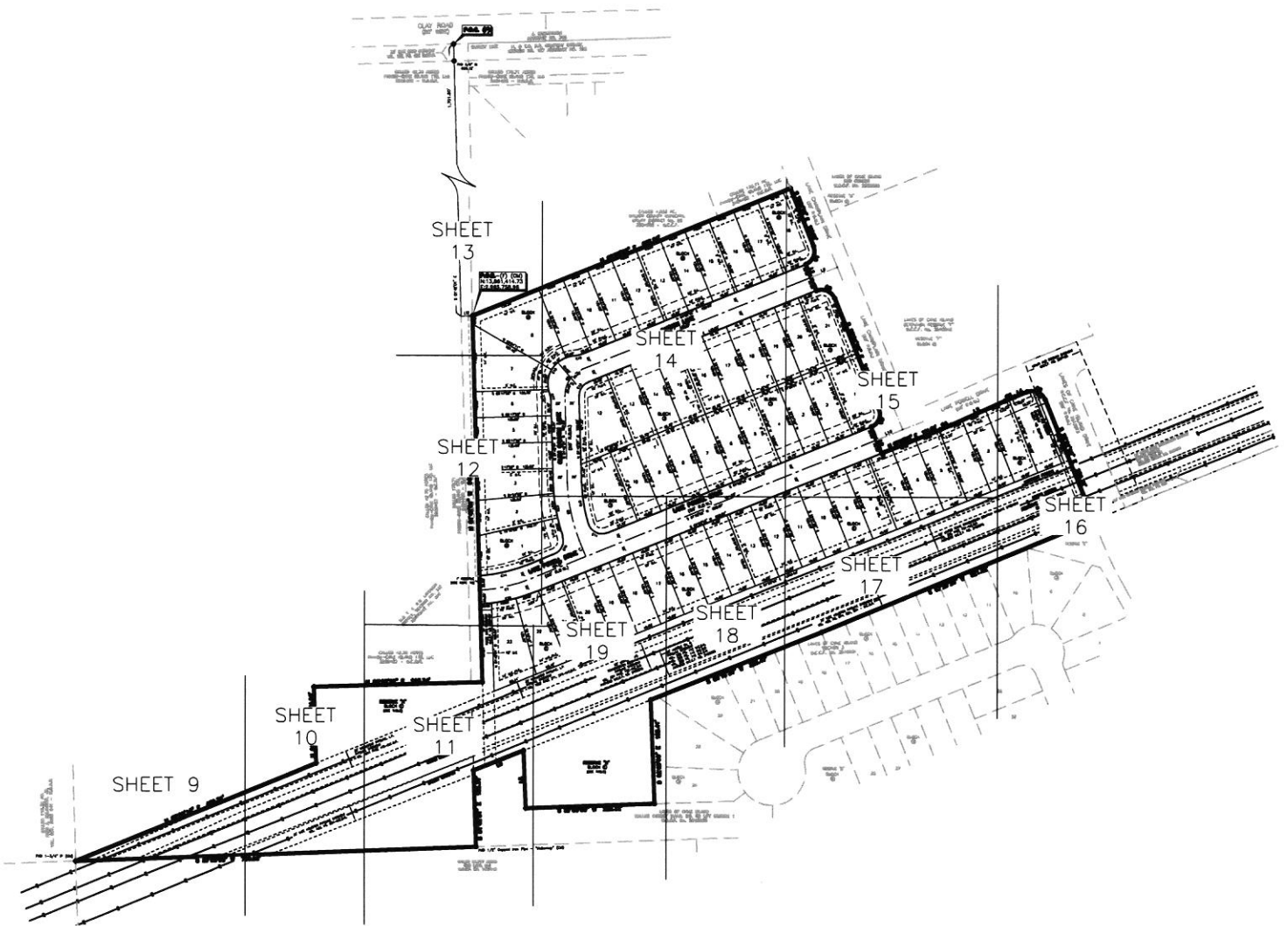
LAKES OF CANE ISLAND
SECTION 7



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



SCALE: 1" = 300'



JUNE, 2026

JOB NO. 231-068-07

SHEET 8 OF 22

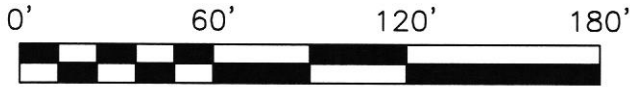
OWNERS:
PHHOU - CANE
ISLAND 178, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

LAKES OF CANE ISLAND
SECTION 7



ENGINEERING THE FUTURE

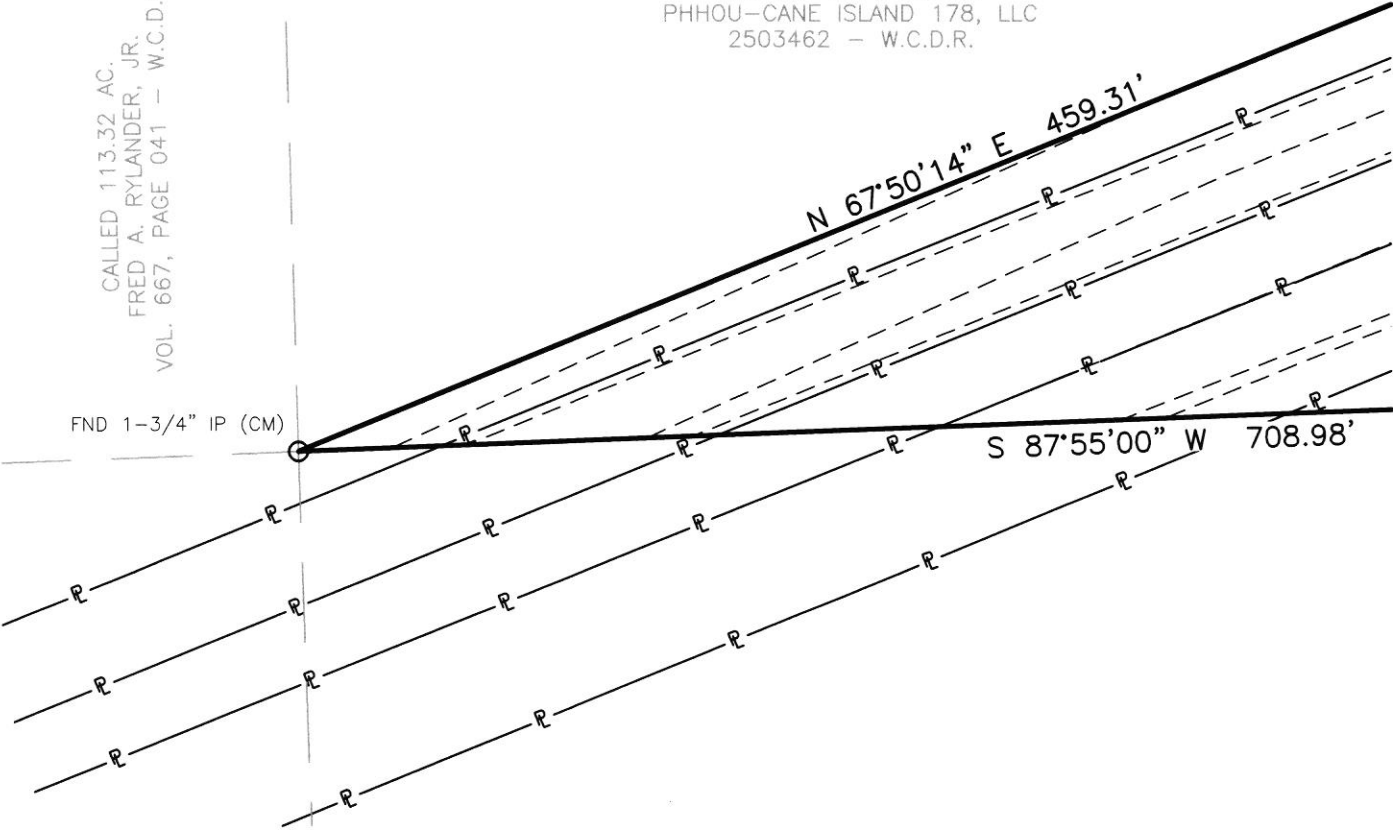
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713-784-4500
plattling@ehra.team
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300



SCALE: 1" = 60'

CALLLED 113.32 AC.
FRED A. RYLANDER, JR.
VOL. 667, PAGE 041 - W.C.D.R.

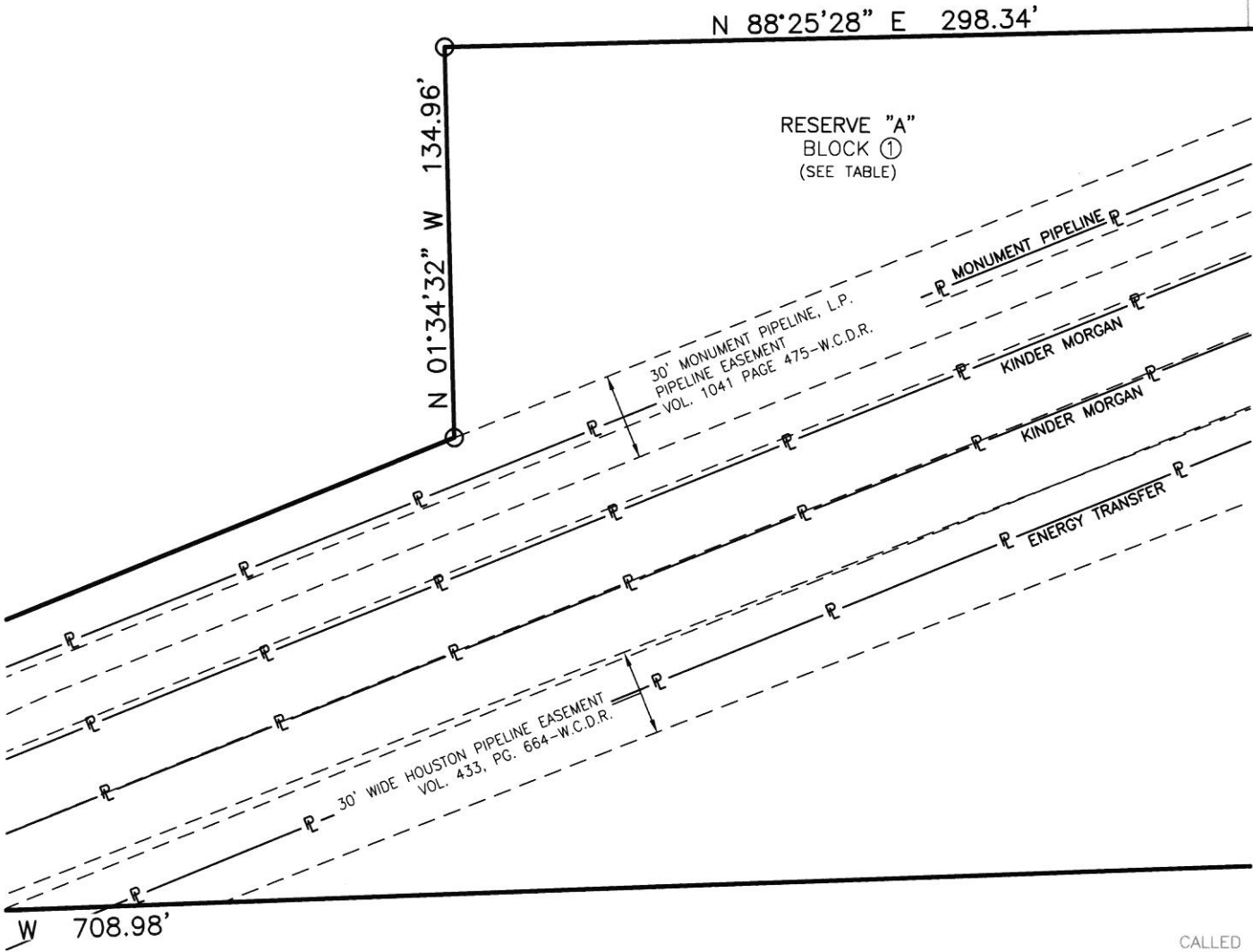
CALLLED 42.76 ACRES
PHHOU-CANE ISLAND 178, LLC
2503462 - W.C.D.R.





SCALE: 1" = 60'

CALLED 42.76 ACRES
PHHOU-CANE ISLAND 178, LLC
2503462 - W.C.D.R.



CALLER
CMG
W.C.C.F.



Item 18.

SCALE: 1" = 60'



H. & T. C. R.R. COMPANY
SURVEY, SECTION NO. 127
ABSTRACT NO. 205

CALLED 42.76 ACRES
PHHOU-CANE ISLAND 178, LLC
2503462 - W.C.D.R.

N 88°25'28" E 298.34'

RESERVE "A"
BLOCK ①
(SEE TABLE)

MONUMENT PIPELINE, L.P.
PIPE EASEMENT
VOL. 1041 PAGE 475-W.C.D.R.

MONUMENT PIPELINE

KINDER MORGAN

KINDER MORGAN

ENERGY TRANSFER

S 01°42'01" E 135.31'

FND 1/2" Capped Iron Pipe - "Kalkomey" (CM)

CALLED 52.777 ACRES
CMG LAND, LLC
W.C.C.F. NO. 1407118

RESERVE "B"
BLOCK ①
(SEE TABLE)

S 87°55'00" W 2

JUNE, 2026

JOB NO. 231-068-07

SHEET 11 OF 22

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

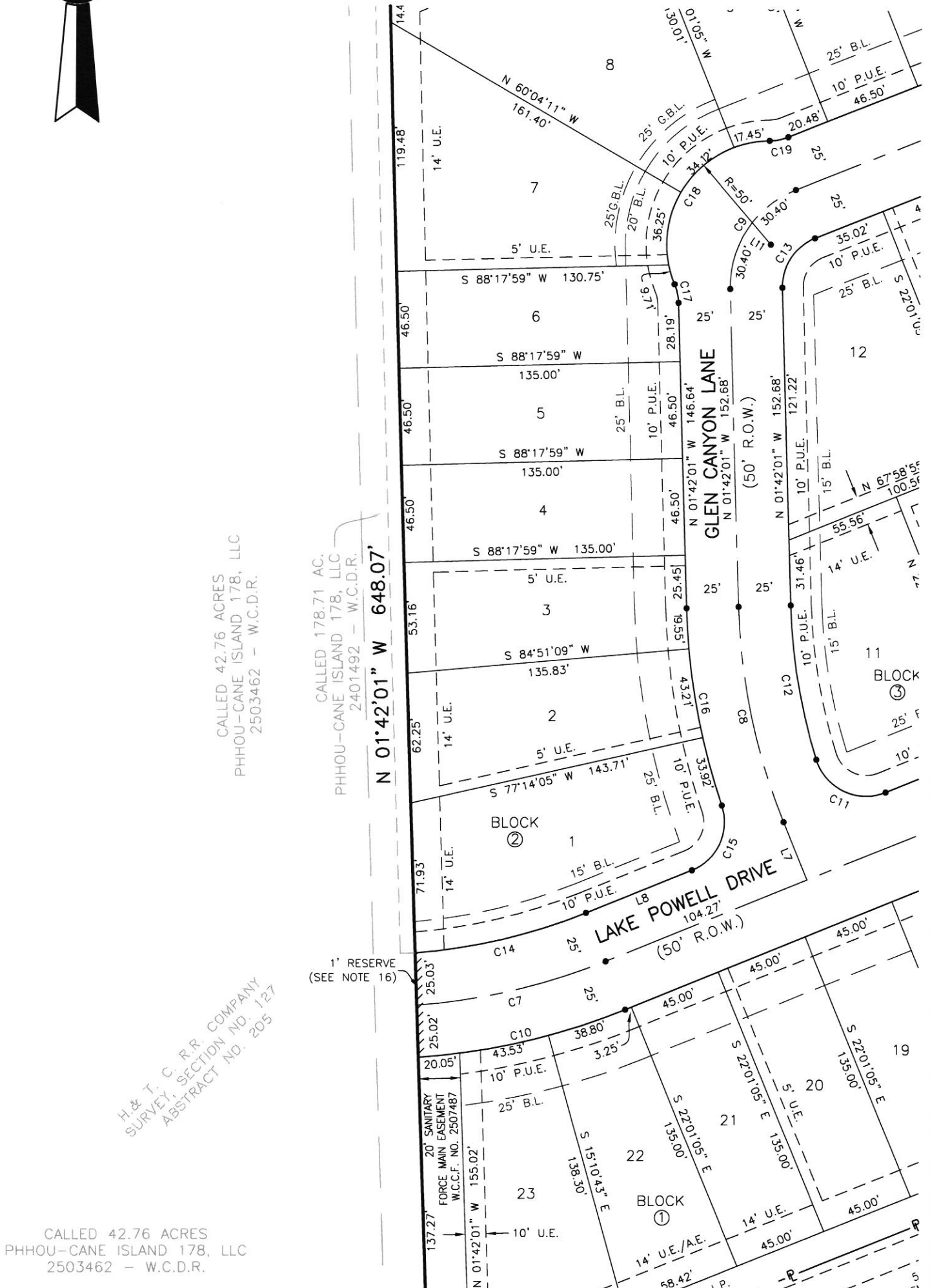
LAKE OF CANE ISLAND
SECTION 7



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plattling@ehra.team
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TBPELS No. 10092300



SCALE: 1" = 60'



CALLLED 42.76 ACRES
PHHOU-CANE ISLAND 178, LLC
2503462 - W.C.D.R.

CALLLED 178.71 AC.
PHHOU-CANE ISLAND 178, LLC
2401492 - W.C.D.R.

H&T C. R.R. COMPANY
SURVEY, SECTION NO. 127
ABSTRACT NO. 205

CALLLED 42.76 ACRES
PHHOU-CANE ISLAND 178, LLC
2503462 - W.C.D.R.

JUNE, 2026

JOB NO. 231-068-07

SHEET 12 OF 22

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

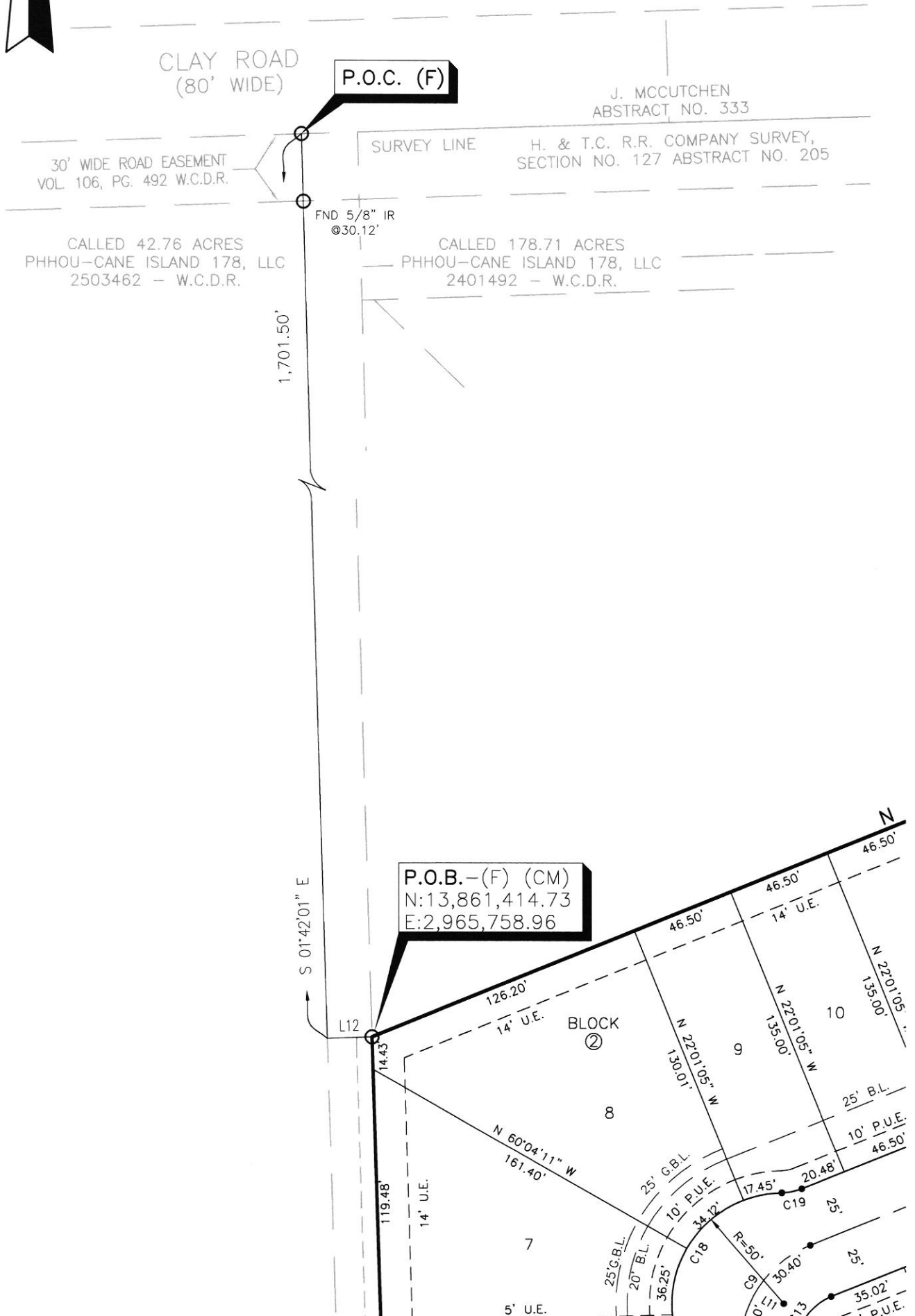
LAKE OF CANE ISLAND
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TBPELS No. 10092300



SCALE: 1" = 60'



JUNE, 2026

JOB NO. 231-068-07

SHEET 13 OF 22

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

LAKEs OF CANE ISLAND
SECTION 7



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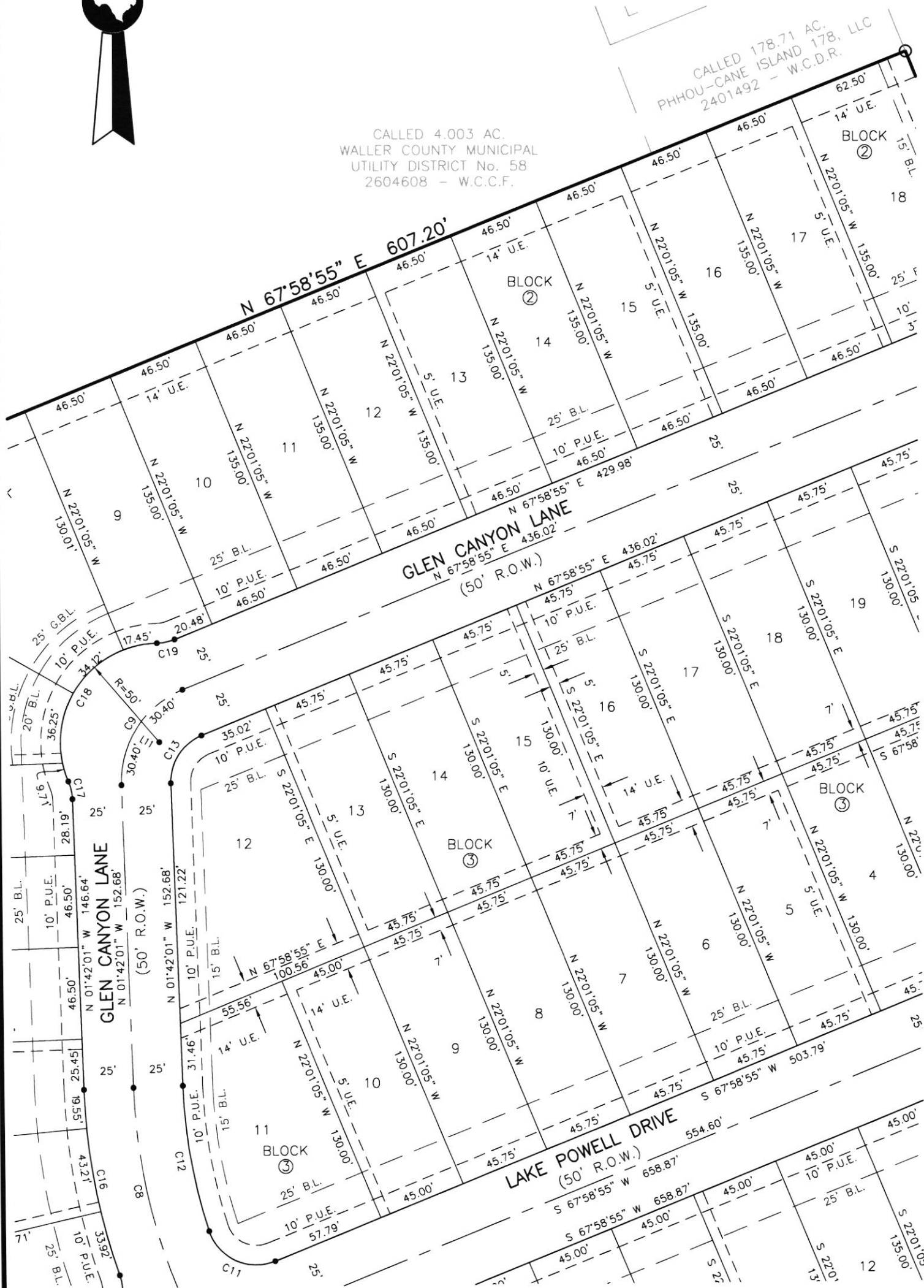


Item 18.

SCALE: 1" = 60'

CALLED 4.003 AC.
WALLER COUNTY MUNICIPAL
UTILITY DISTRICT No. 58
2604608 - W.C.C.F.

CALLED 178.71 AC.
PHHOU-CANE ISLAND 178, LLC
2401492 - W.C.D.R.



JUNE, 2026

JOB NO. 231-068-07

SHEET 14 OF 22

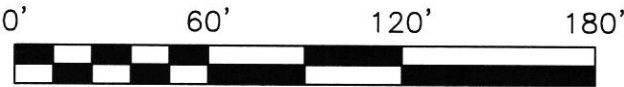
OWNERS:
PHHOU - CANE
ISLAND 178, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

LAKE OF CANE ISLAND
SECTION 7

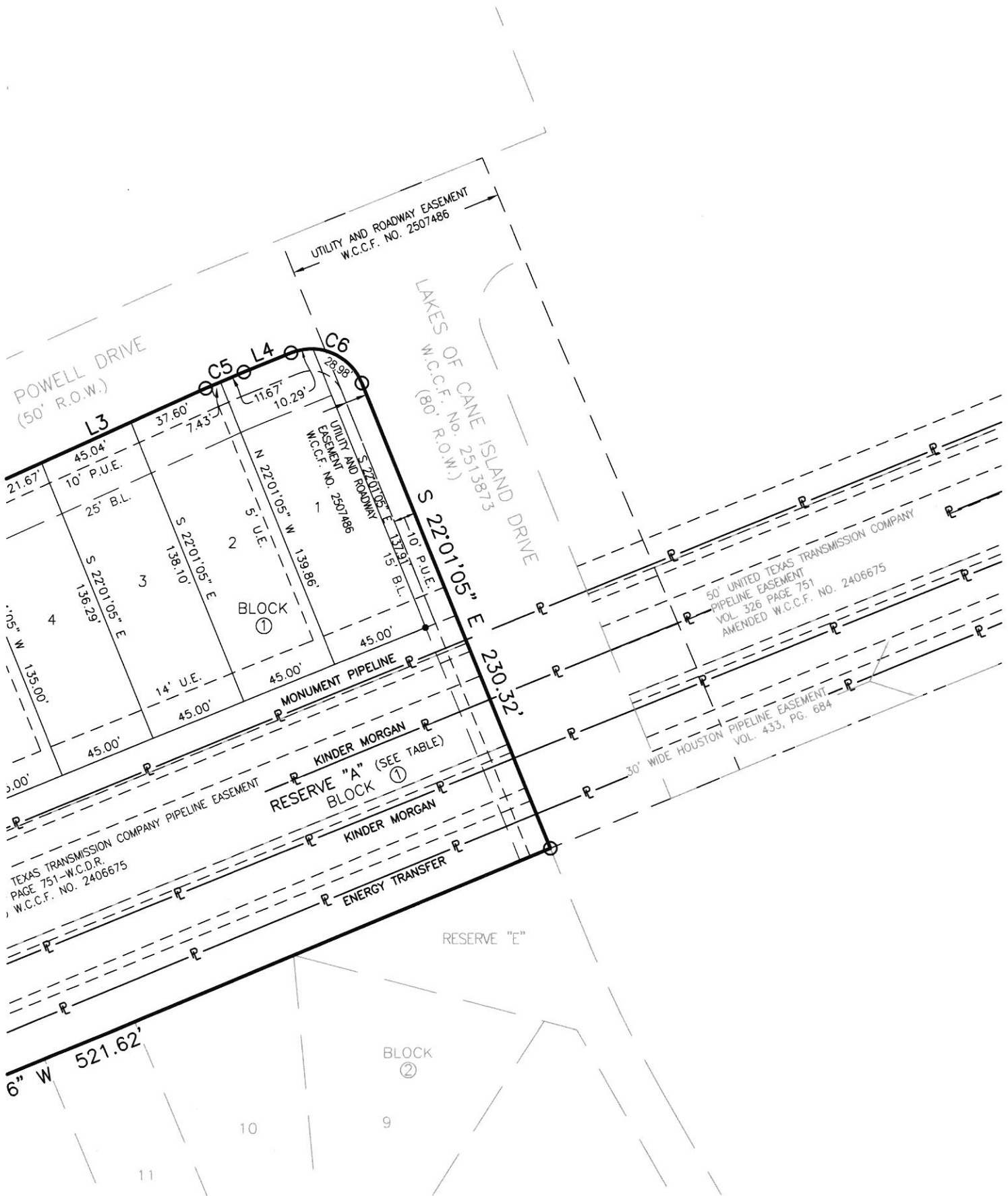


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TBPE No. F-726
TBPELS No. 10092300





SCALE: 1" = 60'



JUNE, 2026

JOB NO. 231-068-07

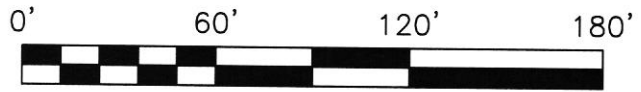
SHEET 16 OF 22

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

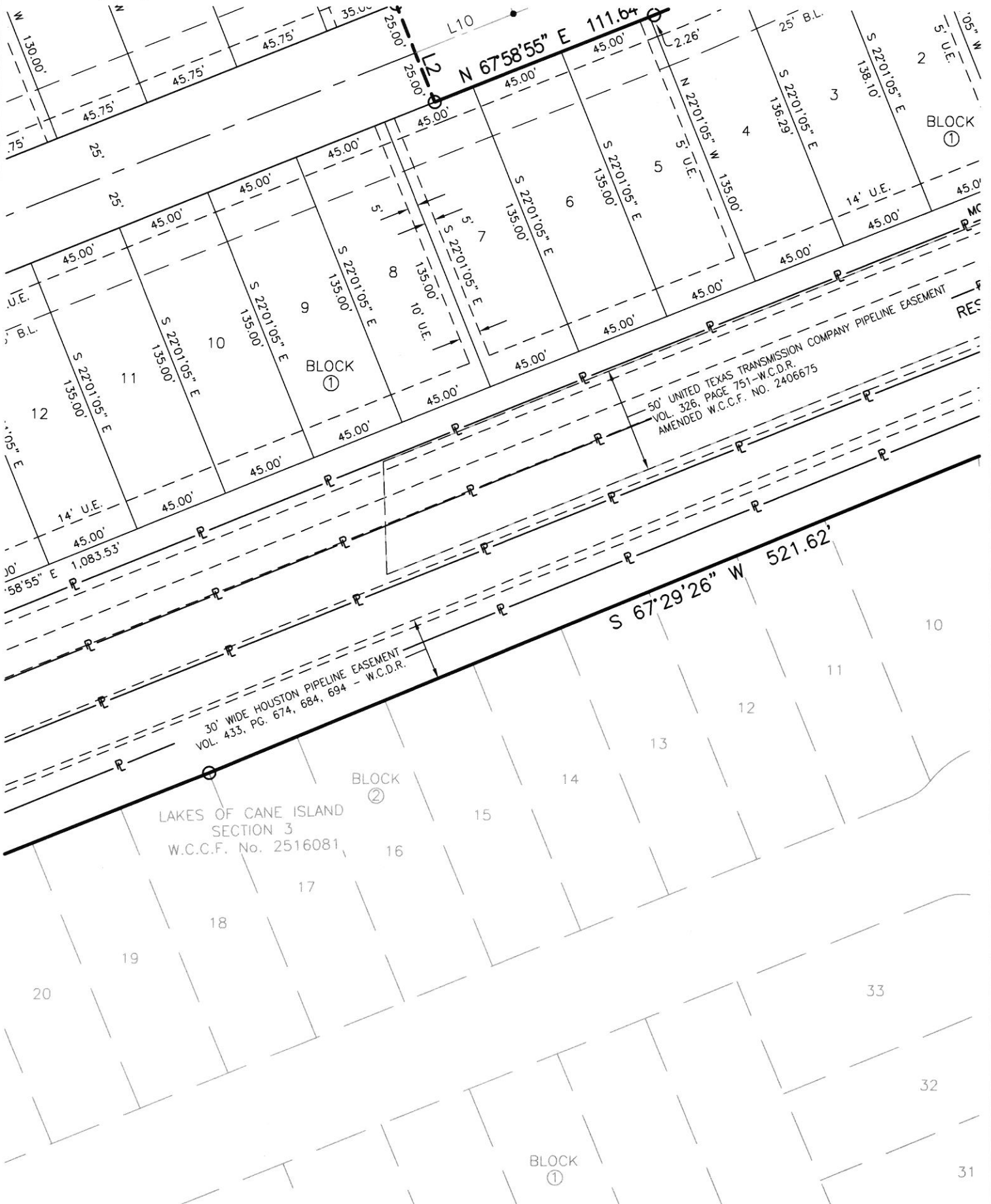
LAKES OF CANE ISLAND
SECTION 7



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



SCALE: 1" = 60'



JUNE, 2026

JOB NO. 231-068-07

SHEET 17 OF 22

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

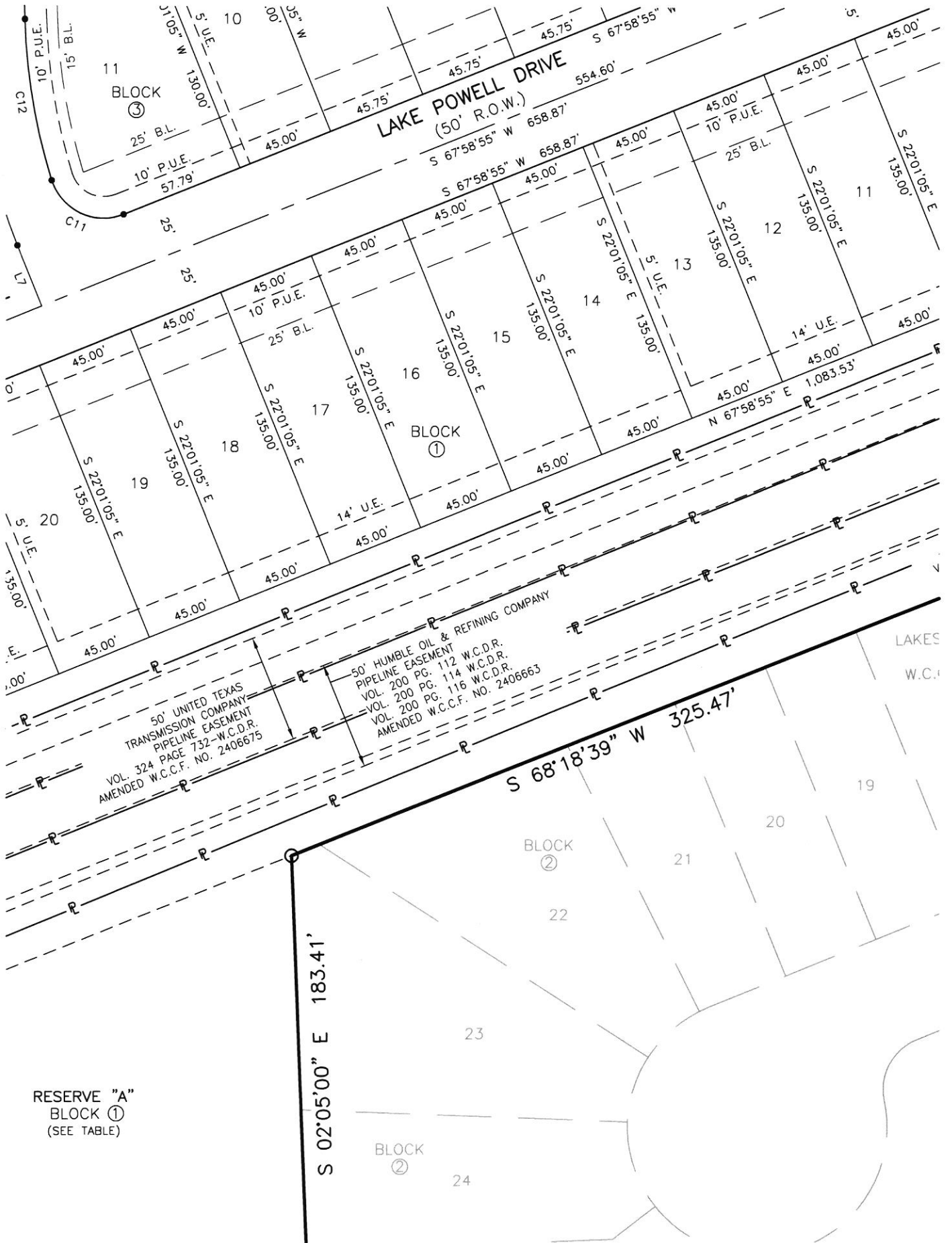
LAKE OF CANE ISLAND
SECTION 7



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



SCALE: 1" = 60'



JUNE, 2026

JOB NO. 231-068-07

SHEET 18 OF 22

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

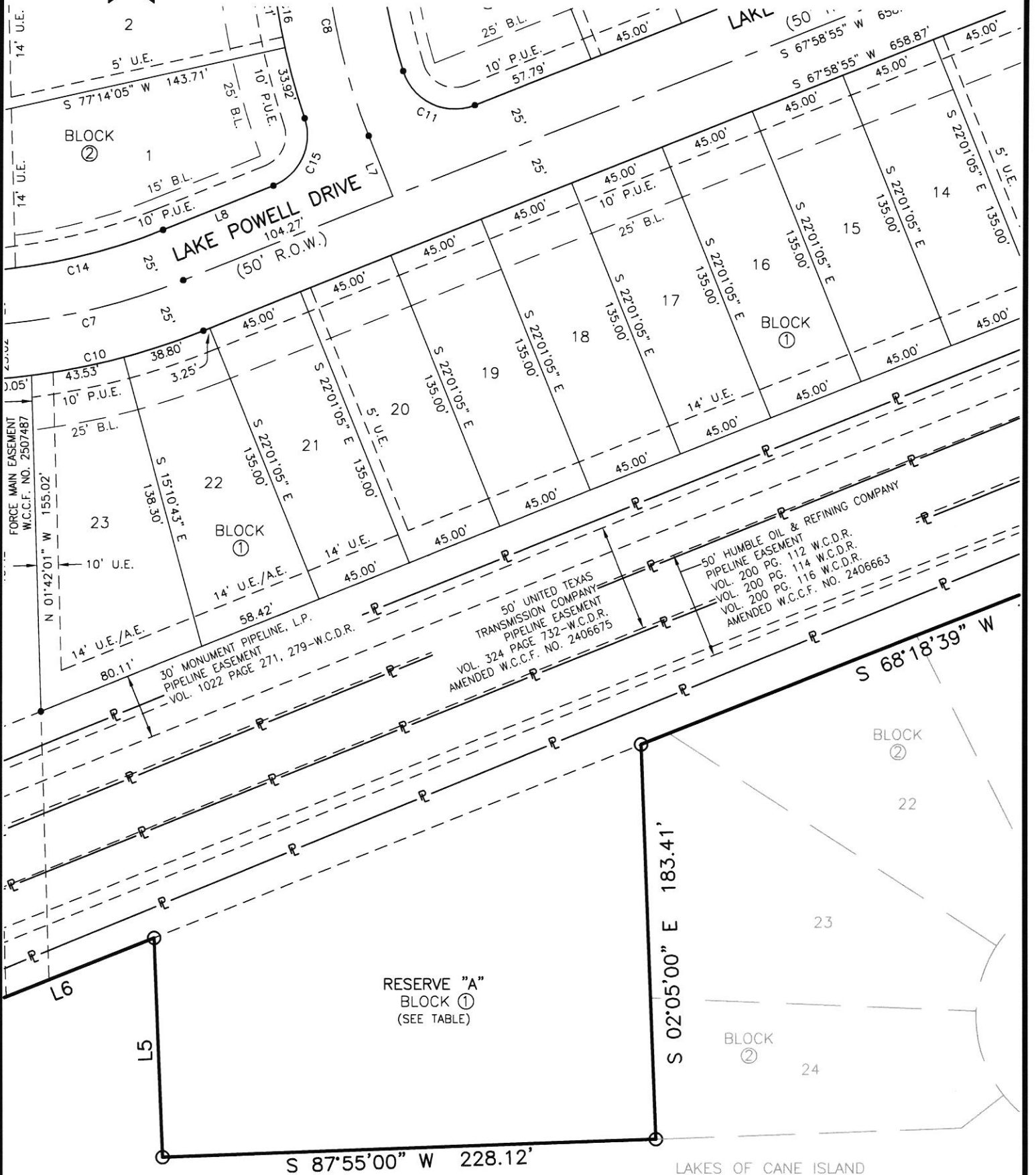
LAKES OF CANE ISLAND
SECTION 7



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



SCALE: 1" = 60'



LAKE POWELL DRIVE
WALLER COUNTY M.U.D. NO. 58 LIFT STATION 1
W.C.C.F. No. 2516056

JUNE, 2026

JOB NO. 231-068-07

SHEET 19 OF 22

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

LAKE POWELL DRIVE
SECTION 7



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

GENERAL NOTES

1. Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements. Coordinates shown are State Plane grid and may be brought to the surface using the scale factor of 0.99989405345.
2. A- indicates Abstract
AC. indicated Acres
A.E. indicates Aerial Easement
B.L. indicates Building Line
CM indicates Controlling Monument
EAE indicates Emergency Access Easement
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
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
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
U.E. indicates Utility Easement
(F) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Waller County, Texas, Community Panel No 48473C0375E dated February 18, 2009, 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, 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.

GENERAL NOTES

- 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.
- 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. According to City Planning Letter issued by Executive Title Company with file number ET02600392 dated May 12, 2026, this tract is subject to a 30' Monument Pipeline, L.P. Pipeline Easement as recorded in VOL. 1041: PAGE 475 W.C.D.R. & VOL. 1022: PAGE 271, 279-W.C.D.R.; 30' Wide Houston Pipeline Easement as recorded in VOL. 433: PG. 664 W.C.D.R. & VOL. 433: PG. 674, 684, 694 - 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. 324: PAGE 732-W.C.D.R. and Amended under W.C.C.F. NO. 2406675.
- 14. The proposed land uses for the Lakes of Cane Island Section 7 shall consist residential, right-of-way and parkland.
- 15. 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.
- 16. One-foot reserve dedicated to the public in fee as a buffer separation between the side or end 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 recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.

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 WATER PLANT	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.
TOTAL	27.36 AC.
REQUIRED PARKLAND: 1 ACRE PER 54 LOTS. 570 TOTAL LOTS /54 = 10.56 ACRES 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)	

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE
A	LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	290,295	6.66

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 22°01'05" E	50.00'
L2	S 22°01'05" E	50.00'
L3	N 65°40'43" E	104.31'
L4	N 67°58'55" E	23.33'
L5	N 02°05'00" W	102.15'
L6	S 68°18'39" W	94.90'
L7	N 22°01'05" W	30.01'
L8	N 67°58'55" E	54.84'
L9	N 67°58'55" E	50.00'
L10	N 67°58'55" E	50.00'
L11	S 56°51'33" E	13.45'
L12	N 88°17'59" E	20.00'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	90°00'00"	S 22°58'55" W	35.36'
C2	25.00'	39.27'	90°00'00"	S 67°01'05" E	35.36'
C3	25.00'	39.27'	90°00'00"	S 22°58'55" W	35.36'
C4	525.00'	21.10'	2°18'12"	N 66°49'49" E	21.10'
C5	475.00'	19.09'	2°18'12"	N 66°49'49" E	19.09'
C6	25.00'	39.27'	90°00'00"	S 67°01'05" E	35.36'
C7	300.00'	93.51'	17°51'36"	S 76°54'43" W	93.14'
C8	300.00'	106.38'	20°19'04"	N 11°51'33" W	105.83'
C9	50.00'	60.81'	69°40'56"	N 33°08'27" E	57.13'
C10	325.00'	102.38'	18°02'57"	S 77°00'23" W	101.96'
C11	25.00'	41.27'	94°35'08"	N 64°43'31" W	36.74'
C12	275.00'	75.51'	15°43'56"	N 09°33'59" W	75.27'
C13	25.00'	30.40'	69°40'56"	N 33°08'27" E	28.57'
C14	275.00'	84.65'	17°38'11"	N 76°48'00" E	84.31'
C15	25.00'	37.84'	86°43'35"	N 24°37'08" E	34.33'
C16	325.00'	96.68'	17°02'39"	N 10°13'20" W	96.32'
C17	25.00'	9.18'	21°02'22"	N 12°13'12" W	9.13'
C18	50.00'	97.53'	111°45'40"	N 33°08'27" E	82.79'
C19	25.00'	9.18'	21°02'22"	N 78°30'06" E	9.13'



WALLER COUNTY RIGHT-OF-WAY PERMIT

Approval Date: 2026-06-24

Permit # 2026-1985

Issued To: AT&T COMMUNICATIONS, DARRELL J ROMERO

Road Name: Nelson Rd

Utility Type: 1880' OF BURIED FIBER OPTIC CABLE

The location of your proposed improvements within the County Right-Of-Way as shown by the accompanying notice is approved. Contractor shall notify Waller County Road and Bridge at (979) 826-7670, a minimum of 48 hours prior to construction.

Your attention is directed to Art. 1436A (for power lines) and Art. 1416 (communication lines) Vernon's Annotated Texas Civil Statutes with particular attention to the following provisions:

1. The Commissioners Court may designate the place along the right-of-way where such lines shall be constructed.
2. Placement of buried lines shall be a minimum of 36-inches below the flow line of the existing ditch. For installations parallel to the right-of-way, the utility shall be located within three (3) feet of the edge of the right-of-way, unless otherwise approved by the County Engineer.
3. All placement of lines beneath roadways and asphalt or concrete paved driveways shall be jacked and bored. No open cut will be allowed within five feet of the edge of roadways or such driveways. Open cuts on unpaved driveways shall be performed only with a trenching machine and shall not be excavated. In such cases the trench shall be backfilled and compacted. The driveway surface shall be restored to its original or better condition.
4. All buried water lines shall be marked thoroughly with detectable tracer wire. All other lines shall be marked thoroughly with detectable underground warning tape. Public to be safe-guarded by use of construction signs and barricades. Identification markers shall be placed along right-of-way lines, that is readily identifiable, indicating name of Company, type of line and emergency contact number.
5. Restore roads to their original condition. Trench is to be back-tracked, dragged, graded and filled as necessary to minimize erosion and sedimentation resulting from the proposed installation. Ditches are to be left clear for drainage.
6. The Commissioners Court may require the owner to relocate this line, for valid reasons under the law by giving thirty (30) days written notice.

A handwritten signature in blue ink, appearing to read "Ross McCall", is written over a horizontal line.

Ross McCall
County Engineer



WALLER COUNTY RIGHT-OF-WAY PERMIT

Approval Date: 2026-05-28

Permit # 2026-1595

Issued To: Hotwire Communication, Shermin Dehbozorgi

Road Name: Cameron Rd

Utility Type: Underground Fiber Optic Cable

The location of your proposed improvements within the County Right-Of-Way as shown by the accompanying notice is approved. Contractor shall notify Waller County Road and Bridge at (979) 826-7670, a minimum of 48 hours prior to construction.

Your attention is directed to Art. 1436A (for power lines) and Art. 1416 (communication lines) Vernon's Annotated Texas Civil Statutes with particular attention to the following provisions:

1. The Commissioners Court may designate the place along the right-of-way where such lines shall be constructed.
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6. The Commissioners Court may require the owner to relocate this line, for valid reasons under the law by giving thirty (30) days written notice.

A handwritten signature in blue ink, appearing to read "Ross McCall".

Ross McCall
County Engineer

WALLER COUNTY

2026.7 SALARY ORDER

Item 22.

Amended by Commissioners' Court effective 06.12.2026

2026 RATE 2088 HOURS	2026 BUDGETED AMOUNT
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Fund 125-Department 412

County Court At Law #1

CCL Judge

\$	199,000.00	\$	199,000.00
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Summary

Adjustments to align with OCA
and county cell phone

INVOICE

Fort Bend Medical Examiner
3840 Bamore Road
Rosenberg, TX 77471

kelley.large@fortbendcountytexas.gov
+1 (832) 471-4011

**Bill to**

Ms. Joan Beaty
Waller County Treasurer
836 Austin St.
Suite 2200
Hempstead, TX 77445

Ship to

Ms. Joan Beaty
Waller County Treasurer
836 Austin St.
Suite 2200
Hempstead, TX 77445

Invoice details

Invoice no.: 1681

Terms: Net 30

Invoice date: 06/02/2026

Due date: 07/02/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	12/03/2025	Autopsy	Full Autopsy Case# 25-03127WL ordered by Judge Sydney Hester w Addl Testing	1	\$3,100.00	\$3,100.00
2.	04/13/2026	Autopsy	Full Autopsy Case# 26-00956WL ordered by Judge Sydney Hester	1	\$2,600.00	\$2,600.00
3.	04/18/2026	Autopsy	Full Autopsy Case# 26-01000WL ordered by Judge Ted Krenek	1	\$2,600.00	\$2,600.00
4.	04/29/2026	Autopsy	Full Autopsy Case# 26-01089WL ordered by Judge Sydney Hester	1	\$2,600.00	\$2,600.00

Total**\$10,900.00****Ways to pay**

BANK

View and pay

Schmidt Funeral Home

819 Waller Avenue, P.O. Box 248, Brookshire, TX 77423 - 281-934-2424
12029 Hwy. 36 South, P.O. Box 610, Bellville, TX 77418 - 979-865-2424

INVOICE
June 9 2026

034968

Registration #
Joan Sargent Waller Co. Treasurer
Deputy Jo Date 6-10-26

Bill To:
Waller County Treasurer
836 Austin Street, #316
Hempstead, TX 77445

JUN10'26PM4:43AUDITOR

Quantity	Item	Units	Description	Discount %	Taxable	Unit Price	Total
1			First Call 6/6/2026 - per Judge Krenak				\$ 450.00
1			Transport to FBCME				\$ 500.00
1			Body Bag				\$ 200.00
Balance Due							\$ 1,150.00

Thank You,

Donna Schmidt Fricke
Schmidt Funeral Home
Brookshire, TX

JUN9'26PM12:54TREASURER



HGS, LLC, a company of
Resource Environmental Solutions, LLC
6575 West Loop South Suite 300
Bellaire TX 77401 United States
P: (225) 372-6108

Invoice

Item 25.

#IN63256

June 04, 2026

Bill To

Waller County
Robert Pechukas
836 Austin Street
Suite 2200
Hempstead TX 77484
United States

Amount Due:

\$2,040.00

Project

Project Manager

**Billing
Period**

PRJ114450 West Side Airport Wetland Mitigation Site Advisory
Services

Matt Stahman
(mstahman@res.us)

May 2026

PO #

Attn

Delivery Email

Robert Pechukas

r.pechukas@wallercounty.us

Task: Conservation Easement

	Date	Hours	Rate	Amount
Director				
Matt Stahman	5/12/2026	1.00	272.00	272.00
Matt Stahman	5/13/2026	3.00	272.00	816.00
Matt Stahman	5/15/2026	2.00	272.00	544.00
Matt Stahman	5/18/2026	1.50	272.00	408.00
Total Labor		7.50		2,040.00
Total this Task				\$2,040.00

Invoice Total

\$2,040.00

Questions

Contact — mstahman@res.us

- COI Requests
- Project related questions or concerns

Remit Instructions — Checks

Payable to: HGS, LLC
Remittance Email: receivables@res.us

Mailing Address:
6575 West Loop South
Suite 300
Bellaire, TX 77401



IN63256



HGS, LLC, a company of
Resource Environmental Solutions, LLC
6575 West Loop South Suite 300
Bellaire TX 77401 United States
P: (225) 372-6108

Invoice

Item 25.

#IN63256

June 04, 2026

Remit Instructions — Wire/ACH

Account Name: HGS, LLC

Routing #: 084000026

Account #: 200-0176-4438

Swift: FTBMUS44

Remittance Email: receivables@res.us

Bank Address:

165 Madison Ave

Memphis, TN 38103



IN63256

INVOICE

The Randle Law Office
820 Gessner, Suite 1570
Houston, Texas 77024

Invoice #: 7708
Date: 06-01-2026

Waller County

Matter Name: General

Services

Date	Staff	Description	Hours	Rate	Amount
05-15-26	JGR	Receipt and review CAD request and email questions.	0.40	400.00	\$160.00
05-18-26	RPM	Draft CAD orders. Research chapter 387, look at prior references, and confirm uniform election dates.	2.70	400.00	\$1,080.00
05-18-26	RPM	Get a clean copy of the Wanderers Gate review over to Robert.	0.50	400.00	\$200.00
05-18-26	RPM	Draft CAD checklist based on statutes reviewed and research conducted.	2.50	400.00	\$1,000.00
05-19-26	RPM	Review and finalize the CAD checklist based on statutes reviewed and research conducted.	0.50	400.00	\$200.00
05-20-26	RPM	Reformat CAD checklist after locating go-by's.	0.70	400.00	\$280.00
05-20-26	JGR	Receipt and review email on CAD election.	0.40	400.00	\$160.00

Services Subtotal: \$3,080.00

Subtotal	\$3,080.00
Total	\$3,080.00
Payment	\$0.00
Balance Due	\$3,080.00

Detailed Statement Account Summary

Previous Balance: \$11,480.00

New Charges: \$3,080.00

Payments Applied: \$11,480.00

Payment Date	Invoice No	Amount
05-05-26	7593	\$6,040.00
06-03-26	7660	\$5,440.00

Total Amount Outstanding: \$3,080.00

Timekeeper Summary

Name	Initials	Hours	Rate	Total
J. Grady Randle	JGR	0.80	400.00	\$320.00
Riley McKay	RPM	6.90	400.00	\$2,760.00

To pay by credit card, please call our office at 281-657-2000
Firm Tax ID 20-3850938

Waller County Check Request/Reimbursement Form**Employee submitting request:**Julie Adams**Department:**Road and Bridge**Total Amount Due:**\$116,215.53**Please make check payable to:****Name:** DCCM INFRASTRUCTURE, INC.**Address:** 1710 Seamist DriveHouston, TX 77008**Please mail check to:****Name:** DCCM INFRASTRUCTURE, INC.**Address:** 1710 Seamist DriveHouston, TX 77008**Purpose of check:** Invoice # 78985-12R Waller County - Clay RdProfessional Services from February 01, 2026 to February 28, 2026**Charge to GL line:**605-605-545405
Signature of Person Submitting Request

Date

6-4-26
Signature of Official/Department Head Submitting Request

Date

6/4/2026



formerly known as Binkley & Barfield, Inc.

Waller County

Robert McBride
775 Bus 290
East Hempstead, TX 77445

INVOICE

REMIT TO: DCCM INFRASTRUCTURE, INC.

1710 Seamist Drive
Houston, TX 77008

April 30, 2026

Project No: 0000069938.0000

Invoice No: 78985R

Project Manager: Kevin Mineo

Deputy Project Manager: Ryan Hinson

Waller Co. Project No. : 23406

Total Contract Value: 2,245,846.00

Project 0000069938.0000 Waller County - Clay Rd

Professional Services from February 01, 2026 to February 28, 2026

Phase 0000 Design
Task 1000 Project Management
Fee

Billing Phase	Fee	Percent Complete	Earned	Previously Invoiced	Amount This Invoice
Project Management	49,091.00	77.00	37,800.07	35,836.43	1,963.64
Drainage Data Collection	12,692.00	100.00	12,692.00	12,692.00	0.00
Prelim- Rdwy	261,818.00	100.00	261,818.00	261,818.00	0.00
Prelim-Drainage	109,324.00	100.00	109,324.00	109,324.00	0.00
Final Design-Rdwy	586,559.00	65.00	381,263.35	322,607.45	58,655.90
Final Design-Drainage	276,322.00	47.9075	132,378.96	99,918.72	32,460.24
SUE	165,634.00	37.1226	61,487.65	61,487.65	0.00
GeoTechnical	77,278.00	90.00	69,550.20	69,550.20	0.00
Survey	152,645.00	99.7257	152,226.25	140,910.50	11,315.75
Structural	56,373.20	0.00	0.00	0.00	0.00
Traffic	35,331.80	100.00	35,331.80	35,331.80	0.00
Environmental	18,866.00	32.2741	6,088.84	6,088.84	0.00
Total Fee	1,801,934.00		1,259,961.12	1,155,565.59	104,395.53

Total Fee 104,395.53

Total this Task: \$104,395.53

Total this Phase: \$104,395.53

Phase 0700 Construction Phase Services
Task 1000 Roadway CPS

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	0.00	0.00
Limit			150,129.00
Remaining			150,129.00

Total this Task:

Project	0000069938.0000	Waller County - Clay Rd	Invoice	78985R
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Task 2000 Drainage CPS

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	0.00	0.00
Limit			13,828.00
Remaining			13,828.00

Total this Task:

Task SUB1 Weisser CPS

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	0.00	0.00
Limit			17,655.00
Remaining			17,655.00

Total this Task:

Total this Phase:

Phase 0800 Optional Additional

Task 1000 Optional Additional

Billing Phase	Fee	Percent Complete	Earned	Previously Invoiced	Amount This Invoice
Traffic	123,470.00	0.00	0.00	0.00	0.00
Survey	138,830.00	8.514	11,820.00	0.00	11,820.00
Total Fee	262,300.00		11,820.00	0.00	11,820.00
	Total Fee				11,820.00

Billing Limits	Current	Prior	To-Date
Total Billings	11,820.00	0.00	11,820.00
Limit			123,470.00
Remaining			111,650.00

Total this Task: **\$11,820.00**

Total this Phase: **\$11,820.00**

TOTAL DUE THIS INVOICE: \$116,215.53



Monthly Progress Report

February 2026

Project: Waller County – Clay Rd

Project No.: 23406 (BBI Prj # 0000069938)

P.O. No.:

I. Work Completed to Date

- Submitted revised PER
- Prepared presentation for PER meeting with Waller County
- Submitted 70% PS&E (2/20)
- Project Management
 - Design team coordination
- Traffic
 - Provided traffic signal design for 70% submittal
- Utilities
 - SUE Quality C/D
- Project Meetings
 - Met with LJA on 2/19
 - Attended the drainage meeting with Perry Homes on 2/3 and 2/17

II. Work Planned for Next Period (March 2026)

- Coordination meetings with engineers of adjacent developments & bond projects
- 70% submittal comment response
- Continued work on ROW mapping
- Finalize locations of detention ponds

III. Milestone Submittals

Submittal	Expected Due Date
Preliminary Design Submittal	Approved 10/24/2025
70% Design Submittal	Submitted 2/20/2026
95% Design Submittal	TBD
100% Design Submittal	TBD

Ryan Hinson, P.E.

Project Manager – Transportation

Date: 3/17/2026

J:\WallerCo\0000069938.0000_Waller County - Clay Rd\1.00_Admin\1 03_Billings\10_2025_12\Clay Rd Progress Report 010_2025_12.docx



WEISSER Engineering & Surveying

PO Box 380 • Barker, TX 77413

(281) 579-7300 • weissereng.com
TBPE Reg. No. F-68 • TBPLS Reg. No. 10194324

Invoice

Invoice #:	EI604-8
Invoice Date:	2/27/2026
Due Date:	3/29/2026

Bill To

BINKLEY & BARFIELD, INC.
1710 SEAMIST DR
HOUSTON, TX 77008

Clay Rd

Project Name: Waller County - Clay Rd

Project No.: 0000069938

Project Description: The Proposed Improvements Include The widening for 2 MILES from 2 TO 4 on Clay Rd. from Schlipf rd. to Pitts Rd

Description	Est Amt	Prev. Inv.	Prior %	Curr %	Total %	Amount
SURVEY CONTROL	27,880.00	25,092.00	90.00%	10.00%	100.00%	2,788.00
EXISTING RIGHT OF WAY MAPPING (CAT. 1 B, COND. 3)	45,790.00	41,211.00	90.00%	10.00%	100.00%	4,579.00
TOPOGRAPHIC SURVEY (CAT. 6, COND. 1)	78,975.00	71,077.50	90.00%	5.00%	95.00%	3,948.75
CONTROL AND RIGHT-OF-WAY STAKING - ESTIMATED 3 TRIPS @ \$ 5,885.00	5,885.00	0.00	0.00%	0.00%	0.00%	0.00
PARCEL SURVEYS - ESTIMATED 45 PARCELS @ 2,955.00 PER PARCEL	124,110.00	0.00	0.00%	9.52%	9.52%	11,820.00
SOIL BORING LOCATIONS	3,530.00	3,530.00	100.00%	0.00%	100.00%	0.00
LEVEL "A" & "B" SUE - ESTIMATED 3 TRIPS @ \$ 3,730.00	3,730.00	0.00	0.00%	0.00%	0.00%	0.00

Weisser Engineering Company, Inc.
ACH INSTRUCTIONS PROSPERITY
BANK ROUTING NO. 113122655
ACCOUNT NO. 218335428

Subtotal	\$23,135.75
Sales Tax (8.25%)	\$0.00
Total	\$23,135.75
Payments/Credits	
Balance Due	\$23,135.75

Project Tracker:**000006938.0000 Waller County - Clay Rd****Invoice Number: 78985-12R****Billing Period: February 01, 2026- February 28, 2026****Waller Co. Project No. 23406**

Invoice #	
Waller	EM04-8
Unfield	
Pope-Dawson	
RKC	
Conser	
TEDSI	

Phase	Contract Fee	% Complete to Date	Billed to Date	Consultant	Feb-26	Current Billing	Fee Remaining
Roadway and Drainage Design							
Project Management	\$ 49,091.00	77.00%	\$ 37,800.07	DCCM	\$ 1,963.64	\$ 1,963.64	\$ 11,290.93
Drainage Data Collection	\$ 12,692.00	100.00%	\$ 12,692.00	DCCM	\$ -	\$ -	\$ -
Prelim. Roadway	\$ 261,818.00	100.00%	\$ 261,818.00	DCCM	\$ -	\$ -	\$ -
Prelim. Drainage	\$ 109,324.00	100.00%	\$ 109,324.00	DCCM	\$ -	\$ -	\$ -
Final Design	\$ 586,559.00	65.00%	\$ 381,263.35	DCCM	\$ 58,655.90	\$ 58,655.90	\$ 205,295.65
Final Design-Drainage	\$ 276,322.00	47.91%	\$ 132,378.96	DCCM	\$ 32,460.24	\$ 32,460.24	\$ 143,943.04
SUE	\$ 165,634.00	37.12%	\$ 61,487.65	Pape-Dawson	\$ -	\$ -	\$ 104,146.35
GeoTechnical	\$ 77,278.00	90.00%	\$ 69,550.20	RKCI	\$ -	\$ -	\$ 7,727.80
Survey	\$ 152,645.00	99.73%	\$ 152,226.25	Weisser	\$ 11,315.75	\$ 11,315.75	\$ 418.75
Structural	\$ 56,373.20	0.00%	\$ -	TEDSI	\$ -	\$ -	\$ 56,373.20
Traffic: (Funds shifted from Structural)	\$ 35,331.80	100.00%	\$ 35,331.80	TEDSI	\$ -	\$ -	\$ -
Environmental (Funds added from Structural)	\$ 18,866.00	32.27%	\$ 6,088.84	Conser	\$ -	\$ -	\$ 12,777.16
CONSTRUCTION PHASE SERVICES							
CPS - DCCM	\$ 163,957.00	0.00%	\$ -	DCCM	\$ -	\$ -	\$ 163,957.00
CPS - SURVEY	\$ 17,655.00	0.00%	\$ -	Weisser	\$ -	\$ -	\$ 17,655.00
OPTIONAL ADDITIONAL							
Traffic	\$ 123,470.00	0.00%	\$ -	TEDSI	\$ -	\$ -	\$ 123,470.00
Survey - Parcels	\$ 138,830.00	8.51%	\$ 11,820.00	Weisser	\$ 11,820.00	\$ 11,820.00	\$ 127,010.00
			\$ -	TEDSI/Weisser	\$ -	\$ -	\$ -
Total	\$ 2,245,846.00	56.63%	\$ 1,271,781.12		\$ 116,215.53	\$ 116,215.53	\$ 974,064.88

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Thursday, June 4, 2026 10:53 AM
To: Luke Fortkamp; Ross McCall
Cc: John Tyler; Julie Adams
Subject: Mobility Bond Project Invoice-Inv.78985-12R-BBI-Clay Rd 23406 -Revised
Attachments: 20260430-Invoice #78985-12R-BBIClay Rd23406.pdf

CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know that the content is safe.

Good Morning

Attached is invoice 12R from BBI for Clay Road.

Project #: 23406
 Project Name: Clay Road
 Consultant: BBI
 Percent spent so far: 57%
 Design Schedule Changes: Final Submittal TBD

Invoice Date	Invoice #	Invoice \$
04.30.26	78985-12R	\$116,215.53

Thanks,

NATASHA MEDINA | Project Coordinator

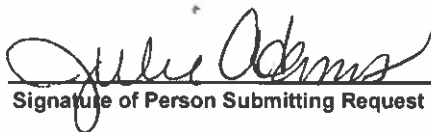
Program Management

O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645

1904 W Grand Parkway N, Suite 100, Katy, Texas 77449

EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com

Waller County Check Request/Reimbursement Form**Employee submitting request:**Julie Adams**Department:**Road and Bridge**Total Amount Due:**\$181,794.51**Please make check payable to:****Name:** DCCM INFRASTRUCTURE, INC.**Address:** 1710 Seamist DriveHouston, TX 77008**Please mail check to:****Name:** DCCM INFRASTRUCTURE, INC.**Address:** 1710 Seamist DriveHouston, TX 77008**Purpose of check:** Invoice # 78326-11R Waller County - Clay RdProfessional Services from January 01, 2026 to January 31, 2026**Charge to GL line:**605-605-545405
Signature of Person Submitting Request6-4-26

Date


Signature of Official/Department Head Submitting Request6/4/26

Date



formerly known as Binkley & Barfield, Inc.

Waller County

Robert McBride
775 Bus 290
East Hempstead, TX 77445

INVOICE

REMIT TO: DCCM INFRASTRUCTURE, INC.
1710 Seamist Drive
Houston, TX 77008

April 30, 2026

Project No: 0000069938.0000

Invoice No: 78326

Project Manager: Kevin Mineo
Deputy Project Manager: Ryan Hinson
Waller Co. Project No.: 23406

Total Contract Value: 2,245,846.00

Project 0000069938.0000 Waller County - Clay Rd

Professional Services from January 01, 2026 to January 31, 2026

Phase 0000 Design
Task 1000 Project Management
Fee

Billing Phase	Fee	Percent Complete	Earned	Previously Invoiced	Amount This Invoice
Project Management	49,091.00	73.00	35,836.43	34,363.70	1,472.73
Drainage Data Collection	12,692.00	100.00	12,692.00	12,692.00	0.00
Prelim- Rdwy	261,818.00	100.00	261,818.00	261,818.00	0.00
Prelim-Drainage	109,324.00	100.00	109,324.00	109,324.00	0.00
Final Design-Rdwy	586,559.00	55.00	322,607.45	240,489.19	82,118.26
Final Design-Drainage	276,322.00	36.1602	99,918.72	54,700.40	45,218.32
SUE	165,634.00	37.1226	61,487.65	40,062.65	21,425.00
GeoTechnical	77,278.00	90.00	69,550.20	69,550.20	0.00
Survey	152,645.00	92.3126	140,910.50	140,910.50	0.00
Structural	56,373.20	0.00	0.00	0.00	0.00
Traffic	35,331.80	100.00	35,331.80	3,771.60	31,560.20
Environmental	18,866.00	32.2741	6,088.84	6,088.84	0.00
Total Fee	1,801,934.00		1,155,565.59	973,771.08	181,794.51

Total Fee 181,794.51

Total this Task: \$181,794.51

Total this Phase: \$181,794.51

Phase 0700 Construction Phase Services
Task 1000 Roadway CPS

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	0.00	0.00
Limit			150,129.00
Remaining			150,129.00

Total this Task:

Project	0000069938.0000	Waller County - Clay Rd	Invoice	78326
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Task	2000	Drainage CPS		
Billing Limits				
Total Billings		Current	Prior	To-Date
Limit		0.00	0.00	0.00
Remaining				13,828.00
				13,828.00

Total this Task:

Task	SUB1	Welsser CPS		
Billing Limits				
Total Billings		Current	Prior	To-Date
Limit		0.00	0.00	0.00
Remaining				17,655.00
				17,655.00

Total this Task:

Total this Phase:

Phase	0800	Optional Additional		
Task	1000	Optional Additional		
Fee				

Billing Phase	Fee	Percent Complete	Earned	Previously Invoiced	Amount This Invoice
Traffic	123,470.00	0.00	0.00	0.00	0.00
Survey	138,830.00	0.00	0.00	0.00	0.00
Total Fee	262,300.00		0.00	0.00	0.00
Total Fee					0.00

Billing Limits				
Total Billings		Current	Prior	To-Date
Limit		0.00	0.00	0.00
Remaining				123,470.00
				123,470.00

Total this Task:

Total this Phase:

TOTAL DUE THIS INVOICE:	\$181,794.51
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Monthly Progress Report

January 2025

Project: Waller County – Clay Rd

Project No.: 23406 (BBI Prj # 0000069938)

P.O. No.:

I. Work Completed to Date

- Submitted revised PER
- Prepared presentation for PER meeting with Waller County
- Continued work on 70% design submittal
- Project Management
 - Design team coordination
- Traffic
 - Provided traffic signal design for 70% submittal
- Utilities
 - SUE Quality C/D
- Project Meetings
 - Met with LJA on 1/15
 - Met with Pitts Rd design team on 1/7 for TCP coordination
 - Attended BKDD pre-development meeting for the Pitts Rd project on 1/8
 - Attended the drainage meeting with Perry Homes on 1/20

II. Work Planned for Next Period

- Coordination meetings with engineers of adjacent developments & bond projects
- Submit 70% submittal
- Continued work on ROW mapping
- Finalize locations of detention ponds

III. Milestone Submittals

Submittal	Expected Due Date
Preliminary Design Submittal	Approved 10/24/2025
70% Design Submittal	2/20/2026
95% Design Submittal	TBD
100% Design Submittal	TBD

James Fields

James Fields, P.E.

Project Manager – Transportation

Date: 2/23/2026

J:\WallerCo\0000069938.0000_Waller County - Clay Rd\1.00_Admin\1 03_Billings\10_2025_12\Clay Rd Progress Report 010_2025_12.docx

Binkley & Barfield, Inc.
1710 Seamist Dr.
Houston, TX 77008

February 13, 2026

Project No: 00042473-020

Invoice No: 26012294

Contract No: RFQ 240807-22

ATTN: James Fields

Invoice Total: \$19,025.00

Project 00042473-020 Waller County - Clay Rd

Professional Services through January 30, 2026

Task Utility Engineering

Sub-Task Layout, Conflict Matrix & Coordination L

Description	Contract Amount	Percent Complete	Billed To Date	Previously Billed	Current Invoice
Layout, Conflict Matrix & Coordination	45,540.00	98.1283	44,687.65	42,462.65	2,225.00
Total Fee	45,540.00		44,687.65	42,462.65	2,225.00
	Total Fee			2,225.00	
		Total this Sub-Task		\$2,225.00	

Sub-Task ODE

Reimbursable Expenses

Reimb. Expense- Other

12/30/2025 SUE Quality C/D

42,000.00 Ut @ \$0.40

16,800.00

Total Reimbursables:

16,800.00

16,800.00

Billing Limits

Total Billings

Current

Prior

To-Date

Limit

Remaining

16,800.00

0.00

16,800.00

120,094.00

103,294.00

Total this Sub-Task \$16,800.00

Total this Task \$19,025.00

Total Due This Invoice \$19,025.00

	Current	Prior	Total
Billings to Date	19,025.00	42,462.65	61,487.65

Interest of 10% per annum is added on past due invoices, unless otherwise contractually stated.

Binkley & Barfield, Inc.
1710 Seamist Dr.
Houston, TX 77008

January 12, 2026

Project No: 00042473-020

Invoice No: 25121630

Contract No: RFQ 240807-22

ATTN: James Fields

Invoice Total: \$2,400.00

Project 00042473-020 Waller County - Clay Rd

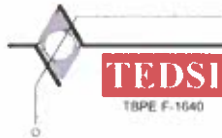
Professional Services through January 02, 2026

Description	Contract Amount	Percent Complete	Billed To Date	Previously Billed	Current Invoice
Layout, Conflict Matrix & Coordination	165,634.00	25.6364	42,462.65	40,062.65	2,400.00
Total Fee	165,634.00		42,462.65	40,062.65	2,400.00
	Total Fee			2,400.00	
		Total Due This Invoice		\$2,400.00	

	Current	Prior	Total
Billings to Date	2,400.00	40,062.65	42,462.65

Interest of 10% per annum is added on past due invoices, unless otherwise contractually stated.

PROJECT MANAGER: Trisha Frederick


TEDSI INFRASTRUCTURE GROUP
Consulting Engineers

738 Highway 6 South ♦ Suite 430 ♦ Houston, Texas 77079

Tel: (832) 619-1000

Fax: (832) 619-1018

February 05, 2026

Project No: 2025-2177-01

Invoice No: 203326

James Fields, P.E.
 Binkley & Barfield, Inc.
 1710 Seamist Drive
 Houston, Texas 77008
 Attn: bbi.ap@dccm.com; jfields@dccm.com
 kmineo@dccm.com

Project 2025-2177-01 Clay Road at Bartlett Rd
Professional Services from January 01, 2026 to January 31, 2026

Phase 100 FC 162 Traffic Study - Clay Rd at Bartle
Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
FC 162 Traffic Study - Clay Rd at Bartlett	18,858.00	40.00	7,543.20	3,771.60	3,771.60
FC 162 Signal Design- Clay Rd at Bartlett	<u>39,698.00</u>	70.00	<u>27,788.60</u>	<u>0.00</u>	<u>27,788.60</u>
Total Fee	58,556.00		35,331.80	3,771.60	31,560.20

Billing Summary	Current	Prior	To-Date
Total Billings	31,560.20	3,771.60	35,331.80
Total Fee			58,556.00
Remaining Fee			23,224.20
		Total this Phase	\$31,560.20
		Total this Invoice	<u>\$31,560.20</u>

Billings to Date	Current	Prior	Total	Received
Fee	31,560.20	3,771.60	35,331.80	
Totals	31,560.20	3,771.60	35,331.80	3,771.60

Project	2025-2177-01	Clay Road at Bartlett Rd	Invoice	203326
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Authorized By: Yohannes Tadesse Date: 2/5/2026

Yohannes Tadesse, P.E.
Project Manager

Project Tracker:
0000069938.0000 Waller County - Clay Rd

Invoice Number: 78326-11R
Billing Period: January 01, 2026- January 31, 2026
Waller Co. Project No. 23406

Invoice #	
Weisser	
Unfield	
Pope-Dawson	25121630, 26012290
RKCI	
Concor	
TEDSI	203326

Phase	Contract Fee	% Complete to Date	Billed to Date	Consultant	Jan-26	Current Billing	Fee Remaining
Roadway and Drainage Design							
Project Management	\$ 49,091.00	73.00%	\$ 35,836.43	DCCM	\$ 1,472.73	\$ 1,472.73	\$ 13,254.57
Drainage Data Collection	\$ 12,692.00	100.00%	\$ 12,692.00	DCCM	\$ -	\$ -	\$ -
Prelim. Roadway	\$ 261,818.00	100.00%	\$ 261,818.00	DCCM	\$ -	\$ -	\$ -
Prelim. Drainage	\$ 109,324.00	100.00%	\$ 109,324.00	DCCM	\$ -	\$ -	\$ -
Final Design	\$ 586,559.00	55.00%	\$ 322,607.45	DCCM	\$ 82,118.26	\$ 82,118.26	\$ 263,951.55
Final Design-Drainage	\$ 276,322.00	36.16%	\$ 99,918.72	DCCM	\$ 45,218.32	\$ 45,218.32	\$ 176,403.28
SUE	\$ 165,634.00	37.12%	\$ 61,487.65	Pope-Dawson	\$ 21,425.00	\$ 21,425.00	\$ 104,146.35
Geotechnical	\$ 77,278.00	90.00%	\$ 69,550.20	RKCI	\$ -	\$ -	\$ 7,727.80
Survey	\$ 152,645.00	92.31%	\$ 140,910.50	Weisser	\$ -	\$ -	\$ 11,734.50
Structural	\$ 56,373.20	0.00%	\$ -	TEDSI	\$ -	\$ -	\$ 56,373.20
Traffic (Funds shifted from Structural)	\$ 35,331.80	100.00%	\$ 35,331.80	TEDSI	\$ 31,560.20	\$ 31,560.20	\$ -
Environmental (Funds added from Structural)	\$ 18,866.00	32.27%	\$ 6,088.84	Concor	\$ -	\$ -	\$ 12,777.16
CONSTRUCTION PHASE SERVICES							
CPS - DCCM	\$ 163,957.00	0.00%	\$ -	DCCM	\$ -	\$ -	\$ 163,957.00
CPS - SURVEY	\$ 17,655.00	0.00%	\$ -	Weisser	\$ -	\$ -	\$ 17,655.00
OPTIONAL ADDITIONAL							
Traffic	\$ 123,470.00	0.00%	\$ -	TEDSI	\$ -	\$ -	\$ 123,470.00
Survey - Parcels	\$ 138,830.00	0.00%	\$ -	Weisser	\$ -	\$ -	\$ 138,830.00
Total	\$ 2,245,846.00	51.45%	\$ 1,155,565.59		\$ 181,794.51	\$ 181,794.51	\$ 1,090,280.41

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Thursday, June 4, 2026 10:53 AM
To: Luke Fortkamp; Ross McCall
Cc: John Tyler; Julie Adams
Subject: Mobility Bond Project Invoice-Inv.78326-11R-BBI-Clay Rd 23406-Revised
Attachments: 20260430-Invoice #78326-11R-BBIClay Rd23406.pdf

CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know that the content is safe.

Good Morning

Attached is invoice 11R from BBI for Clay Road.

Project #: 23406
Project Name: Clay Road
Consultant: BBI
Percent spent so far: 51%
Design Schedule Changes: Final Submittal TBD

Invoice Date	Invoice #	Invoice \$
04.30.26	78326-11R	\$181,794.51

Thanks,

NATASHA MEDINA | Project Coordinator

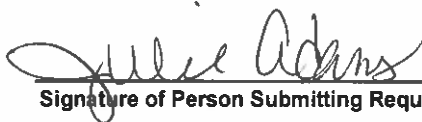
Program Management

O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645

1904 W Grand Parkway N, Suite 100, Katy, Texas 77449

EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com

Waller County Check Request/Reimbursement Form**Employee submitting request:**Julie Adams**Department:**Road and Bridge**Total Amount Due:**\$63,310.49**Please make check payable to:****Name:** Edminster Hinshaw Russ & Assoc. dba EHRA Engineering**Address:** 10011 Meadowglen LaneHouston, Texas 77042**Please mail check to:****Name:** Edminster Hinshaw Russ & Assoc. dba EHRA Engineering**Address:** 10011 Meadowglen LaneHouston, Texas 77042**Purpose of check:** Invoice # 11 Project # 23402 & 23403241-134-00 Bartlett RoadProfessional Services for the Date Ending May 20, 2026**Charge to GL line:**605-605-545405

Signature of Person Submitting Request

Date

6-4-26

Signature of Official/Department Head Submitting Request

Date

6/4/2026



INVOICE

Remit via ACH to:
Stellar Bank
Routing # 113025723 - Account # 1017342

Edminster Hinshaw Russ & Assoc.
dba EHRA Engineering
10011 Meadowglen Lane
Houston, Texas 77042
713.784.4500

Waller County
775 Business 290 East
Hempstead, TX 77445

Invoice Number: 11
Date: 6/2/26
Invoice Total: \$63,310.49
Professional Services for the Date Ending 5/20/26

241-134-00 Bartlett Road
Waller County Project #23402 & 23403

	Contract Fee	% Complete	Billed to Date	Current Billing	Fee Remaining
General - Project Management - Segment I	\$227,882.00	30.00%	\$68,364.60	\$11,394.10	\$159,517.40
Preliminar Engineering - Segment I	\$325,227.00	100.00%	\$325,227.00	\$16,261.35	\$0.00
Final Design - Segment I	\$743,479.00	0.00%	\$0.00	\$0.00	\$743,479.00
General - Project Management - Segment II	\$221,262.00	30.00%	\$66,378.60	\$11,063.10	\$154,883.40
Preliminar Engineering - Segment II	\$223,782.00	100.00%	\$223,782.00	\$11,189.10	\$0.00
Final Design - Segment II	\$667,674.00	0.00%	\$0.00	\$0.00	\$667,674.00
Geotechnical - Segment I - Tetrattech	\$63,149.70	100.00%	\$63,149.70	\$6,314.97	\$0.00
Geotechnical - Segment II - Tetrattech	\$70,052.00	100.00%	\$70,052.00	\$7,004.93	\$0.00
Survey - Weisser	\$211,590.00	64.64%	\$136,780.00	\$0.00	\$74,810.00
Environmental - Consr	\$18,866.00	85.69%	\$16,166.60	\$0.00	\$2,699.40
Subsurface Utility Engineering - Pape-Dawson	\$70,110.00	62.47%	\$43,798.82	\$0.00	\$26,311.18
	\$2,843,073.70	35.66%	\$1,013,699.32	\$63,227.55	\$1,829,374.38

Optional Additional Services	Contract Fee	% Complete	Total Billed	Current Billing	Fee Remaining
Structural - AKV	\$100,515.00	0.00%	\$0.00	\$0.00	\$100,515.00
Subsurface Utility Engineering - Pape-Dawson	\$105,700.00	0.00%	\$0.00	\$0.00	\$105,700.00
	\$206,215.00	0.00%	\$0.00	\$0.00	\$206,215.00

Construction Services - Hourly	Contract Fee	% Complete	Total Billed	Current Billing	Fee Remaining
CPS - Segment I	\$91,777.00	0.00%	\$0.00	\$0.00	\$91,777.00
CPS - Segment II	\$91,777.00	0.00%	\$0.00	\$0.00	\$91,777.00
Structural - AKV	\$16,720.00	0.00%	\$0.00	\$0.00	\$16,720.00
	\$200,274.00	0.00%	\$0.00	\$0.00	\$200,274.00

	Contract Fee	% Complete	Total Billed	Current Billing	Fee Remaining
Estimated Expenses	\$3,520.00	2.36%	\$82.94	\$82.94	\$3,437.06

Grand Total	\$3,253,082.70	31.16%	\$1,013,782.26	\$63,310.49	\$2,239,300.44
-------------	----------------	--------	----------------	-------------	----------------



10011 Meadowglen Ln
Houston, Texas 77042
T 713.784.4500
EHRAinc.com
TBPE No. F-726

Item 29.

MONTHLY PROGRESS REPORT – May 2026

I. Project

Bartlett Road (Waller County Project Number 23402 & 23403)

Cane Island Parkway to Clay Road

II. Work Completed April 20, 2026 thru May 20, 2026

1. Survey (Weisser)

- a) ROE – Complete
- b) Survey Control – No update
- c) Existing ROW Mapping – Complete
- d) Topographic Survey – Complete
- e) Control and Right-of-way staking – No update

2. Geotechnical (TetraTech)

- a) Geotechnical Field Investigation and Testing Complete

3. Environmental (Conсор)

- a) Environmental Complete

4. Engineering (EHRA)

- a) Roadway
 - Finalized PER
- b) Drainage Analysis
 - Updated drainage memo based on adjacent developments
- c) Traffic
 - Traffic Study completed

5. Structural (AKV)

- a) No update

6. SUE (Pape-Dawson)

- a) SUE level C/D completed
- b) SUE Level A/B in progress



10011 Meadowglen Ln
Houston, Texas 77042
T 713.784.4500
EHRAinc.com
TBPE No. F-726

Item 29.

7. Project Management (EHRA)

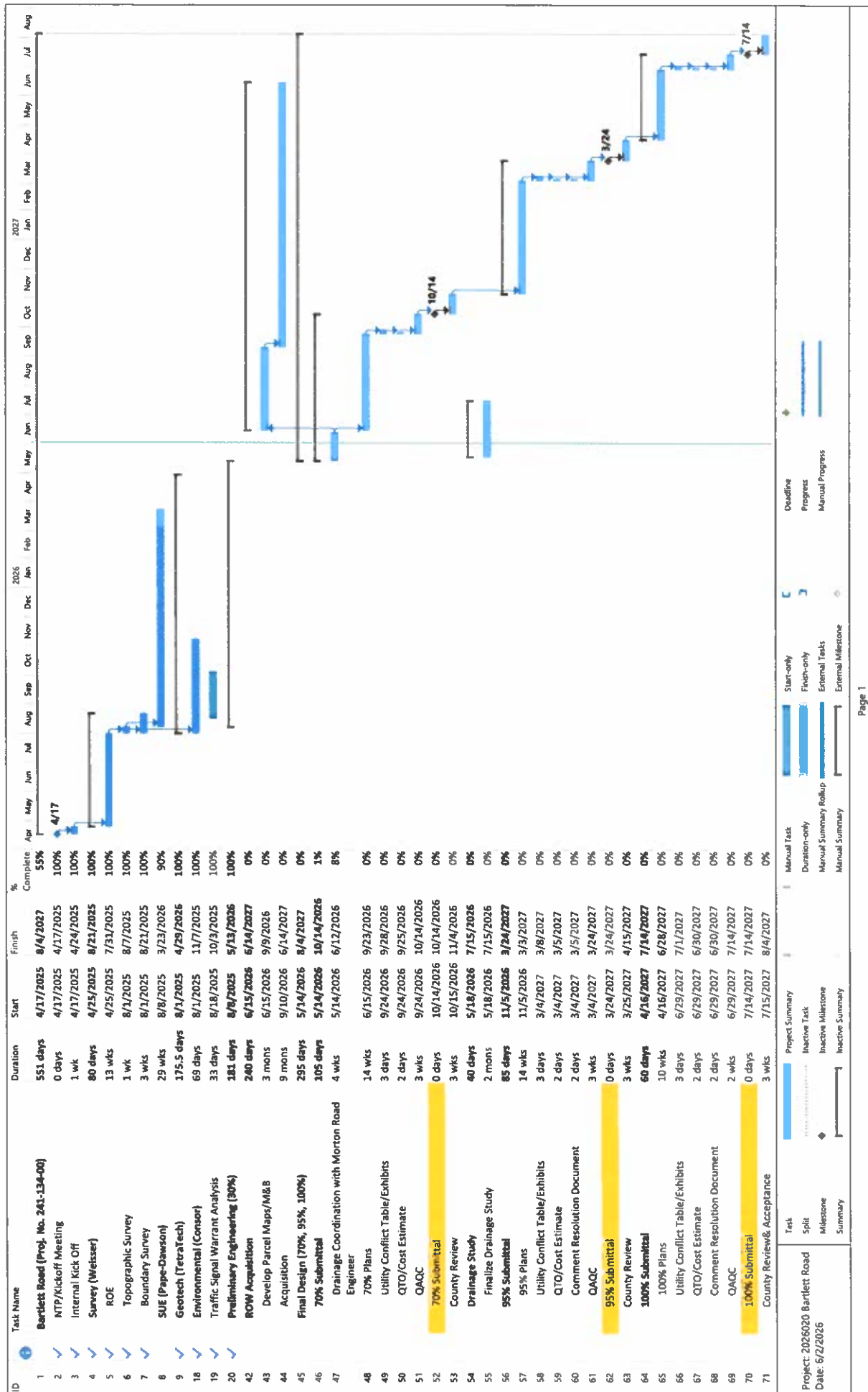
- a) Attend progress meetings
- b) Coordinate with Survey, Geotechnical, Environmental, & SUE

A. Meetings -

- 5/5/26 – Monthly Bartlett Progress Meeting
- 5/11/26 – Pre-PER Presentation
- 5/13/26 – PER Presentation

B. See attached for updated schedule

- Schedule is delayed for drainage coordination with Morton Road Engineer.
Morton Road outfall channel affects Bartlett Road Alignment.



Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Thursday, June 4, 2026 11:53 AM
To: Luke Fortkamp; Ross McCall
Cc: John Tyler; Julie Adams
Subject: Mobility Bond Project Invoice 11 from EHRA - Bartlett Road
Attachments: 20260602-Invoice11-EHRA-BartlettRoad-2340223403.pdf

CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know that the content is safe.

Good Morning

Attached is invoice 11 from EHRA for Bartlett Rd.

Project #: 23402 & 23403
 Project Name: Bartlett Rd
 Consultant: EHRA
 Percent spent so far: 31%
 Design Schedule Changes: Final Submittal pushed 2 weeks later

Invoice Date	Invoice #	Invoice \$
06.02.26	11	\$63,310.49

Thanks,

NATASHA MEDINA | Project Coordinator

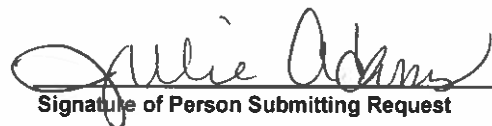
Program Management

O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645

1904 W Grand Parkway N, Suite 100, Katy, Texas 77449

EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com

Waller County Check Request/Reimbursement Form**Employee submitting request:**Julie Adams**Department:**Road and Bridge**Total Amount Due:**\$93,677.47**Please make check payable to:****Name:** GFT Infrastructure, Inc.**Address:** PO Box 829160Philadelphia, PA 19182-9160**Please mail check to:****Name:** GFT Infrastructure, Inc.**Address:** PO Box 829160Philadelphia, PA 19182-9160**Purpose of check:** Invoice # 85206-01-07 Morton Road ReconstructionFor Professional Services from April 01, 2026 through April 30, 2026**Charge to GL line:**605-605-545405
Signature of Person Submitting Request6-4-26

Date


Signature of Official/Department Head Submitting Request6/4/2026

Date

**Check Payment Information:**

GFT Infrastructure, Inc.
PO Box 829160, Philadelphia, PA 19182-9160 Federal EIN: 25-1613591

ACH/EFT Payment Information:

Account Name: GFT Infrastructure, Inc.
ABA: 031312738 Account No.: 5003165655 Wire Routing No.: 043000096
SWIFT: PNCCUS33 (required for international payments)

Send Remit Info: AccountsReceivable@gftinc.com
Send Audit Inquiries: GovtContractAudit@gftinc.com
All Other Inquires Contact the Project Team

Waller County
775 Business US 290 East
Hempstead, TX 77445

May 27, 2026
Invoice No: AG085206.000 - 85206-01 -07
Due Date: June 26, 2026

Project AG085206.000 Waller County - Morton Road Reconstruction

Professional Services from April 01, 2026 to April 30, 2026

Phase 1000 Morton Road - Project Management
2023 Waller County Mobility Bond Program - Morton Road

Fee

	Total Fee	Percent Complete	Billed To Date	Previous Billings	Current Billings
1000 - Project Management	127,920.00	65.00	83,148.00	76,752.00	6,396.00
2000 - Preliminary Engineering	156,780.00	97.00	152,076.60	148,941.00	3,135.60
3000 - Drainage Analysis	283,380.00	60.00	170,028.00	113,352.00	56,676.00
4000 - Final PS&E - Package 1	239,180.00	0.00	0.00	0.00	0.00
5000 - Final PS&E - Package 2	833,800.00	0.00	0.00	0.00	0.00
6000 - Final PS&E - Package 3 Overlay	35,605.00	76.5794	27,266.10	27,266.10	0.00
ODC - Direct Expenses	5,025.00	2.00	100.50	100.50	0.00
Geotechnical - B2Z (Sub)	62,211.08	95.0938	59,158.87	31,689.00	27,469.87
Environmental - Consor (Sub)	33,006.00	98.0697	32,368.88	32,368.88	0.00
Bridge - Lindfield, Hunter, Junius (Sub)	524,552.00	0.00	0.00	0.00	0.00
SUE - Pape-Dawson (Sub)	257,865.00	30.2602	78,030.45	78,030.45	0.00
Traffic - TEDSI (Sub)	274,045.74	15.6588	42,912.40	42,912.40	0.00
Survey - Weisser (Sub)	447,500.00	43.9548	196,697.80	196,697.80	0.00
Construction Phase Service	185,655.00	0.00	0.00	0.00	0.00
Total Fee	3,466,524.82		841,787.60	748,110.13	93,677.47

Total Fee 93,677.47

Total this Phase 93,677.47

Amount Due This Bill 93,677.47

Outstanding Invoices

Number	Date	Balance
85206-01-05	3/31/2026	176,150.76

Project	AG085206.000	Waller County - Morton Road Reconstructi	Invoice	85206-01-07
	85206-01-06	4/29/2026	107,679.20	
	85206-01-03S	4/16/2026	1,191.10	
	Total		285,021.06	

Progress Report No. 07

Morton Road from FM 2855 to Pitts Road

Waller County 2023 Mobility Bond Program – Project No. 23401

Reporting Period: April 01, 2026 to April 30, 2026

Report Date: May 20, 2026

1. Activities this Billing Period

1.1 Project Management (GFT)

- Conducted bi-weekly coordination meetings with subconsultants.
- Conducted Monthly coordination meetings with LJA.
- Attended meetings with Development teams.

1.2 Survey (Weisser)

- Completed additional field work. Updated topo file with final field surveys.
- Processed survey data and provided updated survey files.

1.3 SUE (Pape-Dawson Engineers)

- Continued collecting utility records (QL D SUE).
- Updated preliminary Utility Conflict Matrix (UCM).
- Updated Utility Layouts of Existing Utilities and conflicts.
- Completed initial QL B SUE Designating work.
- Updated existing utility base file from QL B SUE.

1.4 Geotechnical (B2Z Engineering)

- Submitted draft Geotechnical Report to LJA for review.

1.5 Environmental Studies (Conсор)

- Submitted Environmental documents to LJA for review.
- Environmental Constraints Report recommends additional field investigations.

1.6 PER & Schematic Design (GFT)

- Updated proposed typical sections based on alignment adjustments to avoid constraints.
- Updated horizontal and vertical geometry and proposed roadway base files.
- Continued preparation of schematic roll plot.
- Continued development of TCP options.
- Prepared cross sections.

- Prepared options for proposed roadway from Schlipf Road to Bartlett Road and submitted to LJA for feedback.
- Continued preparation of PER documents based on example provided.

1.7 Drainage Design (GFT)

- Updated Existing and Proposed Drainage Areas, land uses, and Peak Flows based on coordination with developments.
- Coordinated drainage design with adjacent projects, including Bartlett Road by EHRA and Developments by Pape-Dawson (Rylander) and Grange.
- Met with BKDD and County consultant teams to coordinate drainage connectivity.
- Developed Proposed condition Hydrographs and XP SWMM Model.

2. Activities Next Month

2.1 Project Management (GFT)

- Continue to hold bi-weekly meetings with the subconsultants.
- Continue monthly updates with LJA.
- Continue meetings with Development teams.

2.2 Survey (Weisser)

- None planned.

2.3 SUE (Pape-Dawson Engineers)

- Complete assessment of QL B field work, update utility base file, and prepare QL A test hole plan.
- Continue review of utility conflicts.
- Update UCM and Utility Layouts based on QL B SUE.

2.4 Geotechnical (B2Z Engineering)

- Address any review comments on draft Geotechnical Report.

2.5 Environmental Studies (Conсор)

- Address any review comments on the draft Environmental Constraints Report.

2.6 PER & Schematic Design (GFT)

- Complete proposed typical sections for PER.
- Complete final updates to horizontal geometry and proposed roadway base file.
- Complete schematic and TCP roll plot for PER.
- Complete preparation of PER documents and perform internal review.
- Prepare for PER meeting with County scheduled for June.

2.7 Drainage Design (GFT)

- Continue to attend meetings at LJA with BKDD and consultant design teams.
- Make any necessary adjustments to Existing and Proposed Drainage Areas, land uses, and Peak Flows.
- Continue to coordinate drainage design with adjacent projects, including Bartlett Road by EHRA and Developments by Pape-Dawson and Grange.
- Finalize Proposed Hydrographs and XP SWMM Models.

3. Project Issues

- Separate package will be required for section of project from Rylander/Perry Homes development to Bartlett Road (Sta 100+00 to Sta 125+00).
- Continued coordination is needed with Rylander/Perry Homes and Grange developments to finalize drainage analysis.

4. Schedule of Planned Submittals

- | | |
|---------------------------|--------------------|
| • PER submittal: | May 29, 2026 |
| • 30% submittal: | September 21, 2026 |
| • 70% submittal: | January 25, 2027 |
| • 100% (final) submittal: | April 30, 2027 |



Michael J. Kaspar, P.E.

Morton Road from FM 2855 to Pitts Road in Waller County, Texas
Waller County 2023 Mobility Bond Program - 23401

PHASE	CONTRACT FEE	% COMPLETE	BILLED TO DATE	PREVIOUSLY BILLED	CURRENT BILLING	FEE REMAINING
Project Management (GF)	\$ 127,920.00	65.00%	\$ 83,148.00	\$ 76,752.00	\$ 6,396.00	\$ 44,772.00
Preliminary Engineering (GF)	\$ 156,780.00	97.00%	\$ 152,076.60	\$ 148,941.00	\$ 3,135.60	\$ 4,703.40
Drainage Analysis (GF)	\$ 283,380.00	60.00%	\$ 170,028.00	\$ 113,352.00	\$ 56,676.00	\$ 113,352.00
Final PS&E - Package 1 (GF)	\$ 239,180.00	0.00%	-	-	-	\$ 239,180.00
Final PS&E - Package 2 (GF)	\$ 833,800.00	0.00%	-	-	-	\$ 833,800.00
Direct Expenses (GF)	\$ 5,025.00	2.00%	\$ 100.50	\$ 100.50	-	\$ 4,924.50
Traffic - TEDSI Infrastructure	\$ 274,045.74	15.66%	\$ 42,912.40	\$ 42,912.40	-	\$ 231,133.34
Bridge - Lindfield, Hunter, and Junius (LH&J)	\$ 524,552.00	0.00%	-	-	-	\$ 524,552.00
Environmental - Consor	\$ 33,006.00	98.07%	\$ 32,368.88	\$ 32,368.88	-	\$ 637.12
Geotechnical - BZZ	\$ 62,211.08	95.09%	\$ 59,158.87	\$ 31,689.00	\$ 27,469.87	\$ 3,052.21
Survey - Weisser	\$ 447,500.00	43.95%	\$ 196,697.80	\$ 196,697.80	-	\$ 250,802.20
SUE - Pape-Dawson	\$ 257,865.00	30.26%	\$ 78,030.45	\$ 78,030.45	-	\$ 179,834.55
Additional Services - T&M						
Final PS&E - Package 3 Overlay (GF)	\$ 35,605.00		\$ 27,266.10	\$ 27,266.10	-	\$ 8,338.90
Construction Phase Services	\$ 185,655.00		-	-	-	\$ 185,655.00
	\$ 3,466,524.82	24.28%	\$ 841,787.60	\$ 748,110.13	\$ 93,677.47	\$ 2,624,737.22



May 15, 2026

GFT Infrastructure
3100 West Alabama Street
Houston, TX 77098

RE: Task Order #1 – Waller County – Morton Road

Dear Mr. Kaspar:

Attached for your review and approval is our invoice for services rendered under Task Order #1 during the month of April 2026 on the subject referenced project.

The following is attached:

- Invoice No. 7615

The following is a narrative of the progress for this period.

TASK	
Waller County – Morton Road	
UPDATED: B2Z has completed all field and laboratory testing activities.	

Should you have any questions regarding this submittal, please do not hesitate to call me at (956) 585-3773.

Sincerely,

A handwritten signature in blue ink, appearing to read "Oliver Salgado, P.E.", written over a horizontal line.

Oliver Salgado, P.E.
Senior Project Manager



P.O. Box 2724
McAllen, Tx. 78502
(956) 585-3773

Invoice

Date	Invoice #
5/15/2026	7615

Please send remittance with copy of invoice to:

Attn: Mrs. Aisha Gonzalez
P.O. Box 2724
McAllen, Tx. 78502

Bill To:

GFT Infrastructure
3100 West Alabama Street
Houston, TX 77098

Project Info:

Task Order # 1
Waller County - Morton Road

B2Z JOB: 6430

Billing Period April 2026

Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete
FC (110) - Route & Design Study	\$ 9,858.86		\$ 8,872.97	\$ 8,872.97	90%
FC (160) - Roadway Design Controls	\$ 20,663.22		\$ 18,596.90	\$ 18,596.90	90%
Unit Cost - Materials & Testing	\$ 20,964.00	\$ 20,964.00	\$ -	\$ 20,964.00	100%
Unit Cost - Direct Expenses	\$ 10,725.00	\$ 10,725.00	\$ -	\$ 10,725.00	100%
Total For This Billing Period					\$27,469.87

Work Authorization ~ Summary

<u>TO No.</u>	<u>TO Amount</u>	<u>Previously Inv.</u>	<u>Percent Complete</u>	<u>Remaining Balance</u>
1	\$62,211.08	\$31,689.00	95.09%	\$3,052.21


Aisha Gonzalez - President

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Thursday, June 4, 2026 1:16 PM
To: Luke Fortkamp; Ross McCall
Cc: John Tyler; Julie Adams
Subject: Mobility Bond Project Invoice Morton Road #23401 Gannett Fleming, Inc. - 85206-01-07
Attachments: 20260527-Invoice#85206-01-07-GannettFleming-MortonRoad-23401.pdf

CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know that the content is safe.

Good Afternoon,

Attached is invoice 7 from GFT for Morton Rd.

Project #: 23401
 Project Name: Morton Rd
 Consultant: Gannet Fleming
 Percent spent so far: 24%
 Design Schedule Changes: Final Submittal pushed 3 months

Invoice Date	Invoice #	Invoice \$
05.27.26	85206-01-07	\$93,677.47

Thanks,

NATASHA MEDINA | Project Coordinator

Program Management

O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645

1904 W Grand Parkway N, Suite 100, Katy, Texas 77449

EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com

Waller County Check Request/Reimbursement Form**Employee submitting request:**

Julie Adams

Department:

Road and Bridge

Total Amount Due:

\$21,608.78

Please make check payable to:**Name:**

DCCM INFRASTRUCTURE, INC.

Address:

1710 Seamist Drive

Houston, TX 77008

Please mail check to:**Name:**

DCCM INFRASTRUCTURE, INC.

Address:

1710 Seamist Drive

Houston, TX 77008

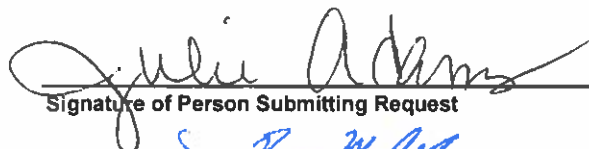
Purpose of check:

Invoice #79381-13 Waller County - Penick Rd

Professional Services from March 01, 2026 to March 31, 2026

Charge to GL line:

605-605-545405



Signature of Person Submitting Request

6-10-26

Date



Signature of Official/Department Head Submitting Request

6/11/2026

Date



formerly known as Binkley & Barfield, Inc

INVOICE

REMIT TO: DCCM INFRASTRUCTURE, INC.

1710 Seamist Drive

Houston, TX 77008

Waller County

April 30, 2026

Project No: 0000069974.0000

Invoice No: 79381

J. Ross McCall

Project Manager: Kevin Mineo

Deputy Project Manager: Ryan Hinson

Waller Co Project No.: 23302

775 Bus 290 East

Hempstead, TX

Total Contract Value: 1,532,634.00

Project 0000069974.0000 Waller County - Penick Rd

Waller Co Project No.: 23302

Professional Services from March 01, 2026 to March 31, 2026

Phase	0000	General
Task	1000	Roadway
Fee		

Billing Phase	Fee	Percent Complete	Earned	Previously Invoiced	Amount This Invoice
General	49,821.00	100.00	49,821.00	48,824.58	996.42
Preliminary Engineering	223,460.00	100.00	223,460.00	223,460.00	0.00
Final Design	765,438.00	100.00	765,438.00	746,535.64	18,902.36
SUE	69,992.00	100.00	69,992.00	69,992.00	0.00
Environmental	29,455.00	100.00	29,455.00	29,455.00	0.00
Geotechnical	40,297.00	100.00	40,297.00	40,297.00	0.00
Survey	208,434.00	100.00	208,434.00	208,434.00	0.00
Total Fee	1,386,897.00		1,386,897.00	1,366,998.22	19,898.78

Total Fee 19,898.78

Total this Task: \$19,898.78

Total this Phase: \$19,898.78

Phase	0700	Construction Phase Services
Task	1000	Roadway CPS

Professional Personnel

	Hours	Rate	Amount
Sr. Project Manager-CPS			
Mineo, Kevin	5.00	342.00	1,710.00
Totals	5.00		1,710.00
Total Labor			1,710.00

Billing Limits	Current	Prior	To-Date
Total Billings	1,710.00	0.00	1,710.00
Limit			67,531.00
Remaining			65,821.00

Project	0000069974.0000	Waller County -Penick Rd	Invoice	79381
---------	-----------------	--------------------------	---------	-------

Total this Task: **\$1,710.00**

Task	SUB1	Woolpert CPS			
Billing Limits			Current	Prior	To-Date
Total Billings			0.00	0.00	0.00
Limit					34,100.00
Remaining					34,100.00

Total this Task:

Total this Phase: **\$1,710.00**

Phase	0901	SUB SUE			
Task	SUB1	KCI SUB SUE			
Billing Limits			Current	Prior	To-Date
Total Billings			0.00	69,992.00	69,992.00
Limit					69,992.00

Total this Task:

Task	SUB2	KCI SUB -Optional Additional Serv. UC			
Billing Limits			Current	Prior	To-Date
Total Billings			0.00	0.00	0.00
Limit					30,906.00
Remaining					30,906.00

Total this Task:

Total this Phase:

Phase	1400	Survey			
Task	SUB1	Woolpert Surveying - Basic Services			

Total this Task:

Task	SUB2	Woolpert Surveying - Optional Additional Services UC			
Billing Limits			Current	Prior	To-Date
Total Billings			0.00	0.00	0.00
Limit					13,200.00
Remaining					13,200.00

Total this Task:

Total this Phase:

TOTAL DUE THIS INVOICE: \$21,608.78

Outstanding Invoices

Number	Date	Balance
78850	3.20.2026	24,223.17
Total		24,223.17

Total Now Due \$45,831.95



Monthly Progress Report

March 2026

Project: Waller County - Penick Rd
Project No.: 0000069974.0000
Waller County Project No.: 23302

I. Prior Work Completed

Task 1: Submitted 100% PS&E Revision 1 on 2/18.

- Revised sheets based on post-100% comments from Waller County
- Revised Cost Estimate

Task 2: Attended Pre-Bid / Questions Meeting on 3/5.

Task 3: Address or answered questions pertaining to bid phase services.

II. Work Planned for Next Period (April 2026)

Task 1: Address or answer questions pertaining to bid phase services.

Milestone Submittals	Expected Due Date
Prelim. Design Submittal (PER and Schematic)	7/16/2025 - COMPLETED
100% Design Submittal	11/3/2025 - COMPLETED
100% Design Submittal	1/30/2026 - COMPLETED
Post 100% Revisions	2/18/2026 - COMPLETED

Ryan Hinson
 Deputy Project Manager

Date: April 15, 2026

Summarized Timesheet for the Period Ending 3.31.2026																			Wednesday, April 15, 2026 2 13:31 PM			
Infrastructure&Power																						
Employee	002394		Minceo, Kevin A																			
Project	Phase	Task	Labor Category																			
0000069974.0000	3700	1000	Project Manager																			
			Total Hr	Mon 3.16	Tue 3.17	Wed 3.18	Thu 3.19	Fri 3.20	Sat 3.21	Sun 3.22	Mon 3.23	Tue 3.24	Wed 3.25	Thu 3.26	Fri 3.27	Sat 3.28	Sun 3.29	Mon 3.30	Tue 3.31			
			1.00									1.00										

Project Tracker:
0000069974.0000 Waller County - Penick Rd

Invoice Number: 79381-13

Billing Period: March 01, 2026- March 31, 2026

Waller Project No.: 23302

Invoice #
Woolpert
Terracon
KCI
Geotech

Phase	Contract Fee	% Complete to Date	Billed to Date	Consultant	Mar-26	Current Billing	Fee Remaining
Roadway and Drainage Design							
General Roadway	\$ 49,821.00	100.00%	\$ 49,821.00	B&B	\$ 996.42	\$ 996.42	\$ -
Preliminary Engineering	\$ 223,460.00	100.00%	\$ 223,460.00	B&B	\$ -	\$ -	\$ -
Final Design	\$ 765,438.00	100.00%	\$ 765,438.00	B&B	\$ 18,902.36	\$ 18,902.36	\$ -
SUE	\$ 69,992.00	100.00%	\$ 69,992.00	KCI	\$ -	\$ -	\$ -
Environmental	\$ 29,455.00	100.00%	\$ 29,455.00	Terracon	\$ -	\$ -	\$ -
Geotechnical	\$ 40,297.00	100.00%	\$ 40,297.00	Geotech	\$ -	\$ -	\$ -
Survey	\$ 208,434.00	100.00%	\$ 208,434.00	Woolpert	\$ -	\$ -	\$ -
Construction Phase Services	\$ 145,737.00	1.17%	\$ 1,710.00		\$ 1,710.00	\$ 1,710.00	\$ 144,027.00
Total	\$ 1,532,634.00	98.60%	\$ 1,388,607.00		\$ 21,608.78	\$ 21,608.78	\$ 144,027.00

Julie Adams

From: Luke Fortkamp
Sent: Friday, May 1, 2026 8:48 AM
To: Julie Adams
Subject: FW: 2023 Mobility Bond Project Invoice- 23302 -20260430 Penick Rd. 79381-13
Attachments: 20260430-Invoice#79381-13 BBI Penick RD23302.pdf

One more for today's stack.

Thanks,
-Luke

From: Natasha Medina <nmedina@lja.com>
Sent: Friday, May 1, 2026 8:34 AM
To: Luke Fortkamp <l.fortkamp@wallercounty.us>; Ross McCall <r.mccall@wallercounty.us>
Cc: John Tyler <jtyler@lja.com>; Julie Adams <j.adams@wallercounty.us>
Subject: Fw: 2023 Mobility Bond Project Invoice- 23302 -20260430 Penick Rd. 79381-13

CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know that the content is safe.

Good Morning,

Attached is invoice 13 from DCCM for Penick Rd.

Project #: 23302
 Project Name: Penick Rd
 Consultant: DCCM
 Percent spent so far: 90%
 Design Schedule Changes: None

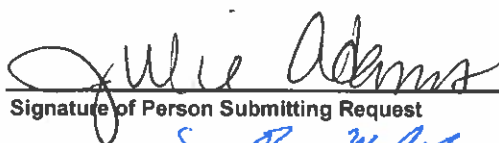
Invoice Date	Invoice #	Invoice \$
04.30.26	79381-13	\$21,608.78

Thanks,

NATASHA MEDINA | Project Coordinator

Program Management

O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645

Waller County Check Request/Reimbursement Form**Employee submitting request:**Julie Adams**Department:**Road and Bridge**Total Amount Due:**\$114,853.54**Please make check payable to:****Name:** DCCM INFRASTRUCTURE, INC.**Address:** 1710 Seamist DriveHouston, TX 77008**Please mail check to:****Name:** DCCM INFRASTRUCTURE, INC.**Address:** 1710 Seamist DriveHouston, TX 77008**Purpose of check:** Invoice # 80390 Waller County - Clay RdProfessional Services from April 01, 2026 to April 30, 2026**Charge to GL line:**605-605-545405
Signature of Person Submitting Request6-11-26

Date


Signature of Official/Department Head Submitting Request6/11/26

Date



INVOICE

REMIT TO: DCCM INFRASTRUCTURE, INC.
**1710 Seamist Drive
Houston, TX 77008**
Waller County
**Robert McBride
775 Bus 290
East Hempstead, TX 77445**
May 27, 2026
Project No: 0000069938.0000
Invoice No: 80390
Project Manager: Kevin Mineo
Deputy Project Manager: Ryan Hinson
Waller Co. Project No. : 23406
Total Contract Value: 2,245,846.00
Project 0000069938.0000 Waller County - Clay Rd
Professional Services from April 01, 2026 to April 30, 2026

Phase	0000	Design
Task	1000	Project Management

Fee

Billing Phase	Fee	Percent Complete	Earned	Previously Invoiced	Amount This Invoice
Project Management	49,091.00	81.00	39,763.71	38,290.98	1,472.73
Drainage Data Collection	12,692.00	100.00	12,692.00	12,692.00	0.00
Prelim- Rdwy	261,818.00	100.00	261,818.00	261,818.00	0.00
Prelim-Drainage	109,324.00	100.00	109,324.00	109,324.00	0.00
Final Design-Rdwy	586,559.00	77.25	453,116.83	394,460.93	58,655.90
Final Design-Drainage	276,322.00	51.8232	143,198.99	137,789.00	5,409.99
SUE	165,634.00	37.1226	61,487.65	61,487.65	0.00
GeoTechnical	77,278.00	90.00	69,550.20	69,550.20	0.00
Survey	152,645.00	99.7257	152,226.25	152,226.25	0.00
Structural	56,373.20	0.00	0.00	0.00	0.00
Traffic	35,331.80	100.00	35,331.80	35,331.80	0.00
Environmental	18,866.00	99.0461	18,686.04	6,088.84	12,597.20
Total Fee	1,801,934.00		1,357,195.47	1,279,059.65	78,135.82

Total Fee
78,135.82
Total this Task: \$78,135.82
Total this Phase: \$78,135.82

Phase	0700	Construction Phase Services
Task	1000	Roadway CPS

Billing Limits
Current
Prior
To-Date
Total Billings
0.00
0.00
0.00
Limit
150,129.00
Remaining
150,129.00
Total this Task:

Project	0000069938.0000	Waller County - Clay Rd	Invoice	80390
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Task 2000 Drainage CPS

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	0.00	0.00
Limit			13,828.00
Remaining			13,828.00

Total this Task:

Task SUB1 Weisser CPS

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	0.00	0.00
Limit			17,655.00
Remaining			17,655.00

Total this Task:

Total this Phase:

Phase 0800 Optional Additional

Task 1000 Optional Additional

Billing Phase	Fee	Percent Complete	Earned	Previously Invoiced	Amount This Invoice
Traffic	123,470.00	0.00	0.00	0.00	0.00
Survey	138,830.00	51.99	72,177.72	35,460.00	36,717.72
Total Fee	262,300.00		72,177.72	35,460.00	36,717.72
Total Fee					36,717.72

Billing Limits	Current	Prior	To-Date
Total Billings	36,717.72	0.00	36,717.72
Limit			123,470.00
Remaining			86,752.28

Total this Task: \$36,717.72

Total this Phase: \$36,717.72

TOTAL DUE THIS INVOICE: \$114,853.54



Monthly Progress Report

April 2026

Project: Waller County – Clay Rd

Project No.: 23406 (BBI Prj # 0000069938)

P.O. No.:

I. Work Completed to Date

- **Milestones**
 - PER (September/2025)
 - PER Presentation for Waller County (October/2025)
 - 70% PS&E (Feb 2026)
- **Project Meetings**
 - Met with LJA on 4/16

II. Work Planned for Next Period (May 2026)

- Obtain and evaluate updated survey for section west of Bartlett road.
- Finalize work on ROW mapping.
- Finalize locations of detention ponds
- Coordination meetings with engineers of adjacent developments & bond projects
- Complete with 95% comments

III. Milestone Submittals

Submittal	Expected Due Date
Preliminary Design Submittal	Approved 10/24/2025
70% Design Submittal	Submitted 2/20/2026
95% Design Submittal	Expected Deliverable 07/03/2026
100% Design Submittal	TBD

Ryan Hinson, P.E.
Project Manager – Transportation

Date: 5/27/2026

J:\WallerCo\0000069938.0000_Waller County - Clay Rd\1 00_Admin\1.03_Billings\10_2025_12\Clay Rd Progress Report 010_2025_12.docx



Conсор Engineers, LLC | FEIN: 59-3221706
350 Indiana Street, Ste. 400, Golden, CO 80401 | 888.451.6822

ACH Remit To:
Bank: CIBC Bank USA
Routing Number: 071006486
Account Type: Checking
Account Number: 2764563

ar@consoreng.com

Binkley & Barfield
James Fields, PE
1710 Seamist Drive
Houston, TX 77008

July 18, 2025

Invoice No: D242837TX.02 - 01

Invoice Total 12,597.20

Project D242837TX.02 Clay Road - Env Services - Waller County

Acct@binkleybarfield.com
BBI Project No. 0000069938

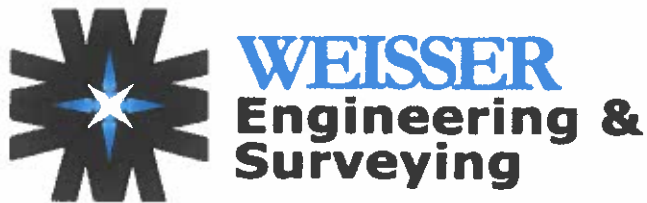
Professional Services from May 1, 2025 to May 31, 2025

Fee

Billing Phase	Fee	Percent Complete	Total Billed	Previously Billed	Current Billed
Constraints Mapping	17,996.00	70.00	12,597.20	0.00	12,597.20
Other Direct Expenses	870.00	0.00	0.00	0.00	0.00
Total Fee	18,866.00		12,597.20	0.00	12,597.20
Fee Total					12,597.20
Invoice Total					12,597.20

Billings to Date	Current	Prior	Total	Received
	12,597.20	0.00	12,597.20	0.00

Authorized By: Kerry Winkler Date: 7/18/25
Kerry Winkler



PO Box 380 • Barker, TX 77413

(281) 579-7300 • weissereng.com
TBPE Reg. No. F-68 • TBPLS Reg. No. 10194324

Invoice

Invoice #:	EI604-10
Invoice Date:	4/30/2026
Due Date:	5/30/2026

Bill To

BINKLEY & BARFIELD, INC.
1710 SEAMIST DR
HOUSTON, TX 77008

Clay Rd

Project Name: Waller County - Clay Rd

Project No.: 0000069938

Project Description: The Proposed Improvements Include The widening for 2 MILES from 2 TO 4 on Clay Rd. from Schlipf rd. to Pitts Rd

Description	Est Amt	Prev. Inv.	Prior %	Curr %	Total %	Amount
SURVEY CONTROL	27,880.00	27,880.00	100.00%	0.00%	100.00%	0.00
EXISTING RIGHT OF WAY MAPPING (CAT. 1 B, COND. 3)	45,790.00	45,790.00	100.00%	0.00%	100.00%	0.00
TOPOGRAPHIC SURVEY (CAT. 6, COND. 1)	78,975.00	75,026.25	95.00%	5.00%	100.00%	3,948.75
CONTROL AND RIGHT-OF-WAY STAKING - ESTIMATED 3 TRIPS @ \$ 5,885.00	5,885.00	0.00	0.00%	0.00%	0.00%	0.00
Topographic survey (NT) - Updated C/O	39,840.00	0.00	0.00%	60.00%	60.00%	23,904.00
PARCEL SURVEYS - ESTIMATED 45 PARCELS @ 2,955.00 PER PARCEL	124,110.00	35,460.00	28.57%	7.14%	35.71%	8,865.00
SOIL BORING LOCATIONS	3,530.00	3,530.00	100.00%	0.00%	100.00%	0.00
LEVEL "A" & "B" SUE - ESTIMATED 3 TRIPS @ \$ 3,730.00	3,730.00	0.00	0.00%	0.00%	0.00%	0.00
Boundary survey (T) - C/O	7,500.00	0.00	0.00%	0.00%	0.00%	0.00

Weisser Engineering Company, Inc.
 ACH INSTRUCTIONS PROSPERITY
 BANK ROUTING NO. 113122655
 ACCOUNT NO. 218335428

Subtotal	\$36,717.75
Sales Tax (8.25%)	\$0.00
Total	\$36,717.75
Payments/Credits	
Balance Due	\$36,717.75

Statement

Invoice		0 - 30	31 - 60	61-90	Over 90	Balance
EI604-8	2/27/2026		\$23,135.75			\$23,135.75
EI604-9	3/31/2026	\$23,640.00				\$23,640.00
Total Prior Billing		\$23,640.00	\$23,135.75			\$46,775.75

Project Tracker:

0000069938.0000 Waller County - Clay Rd

Invoice Number: 80390-14

Billing Period: April 01, 2026- April 31, 2026

Waller Co. Project No. 23406

Invoice #	
Weisner	E1604-10
Unfield	
Pope-Dowson	
RKCI	
Consort	D242837TX.02 - 01
TEDSI	

Phase	Contract Fee	% Complete to Date	Billed to Date	Consultant	Apr-26	Current Billing	Fee Remaining
Roadway and Drainage Design							
Project Management	\$ 49,091.00	81.00%	\$ 39,763.71	DCCM	\$ 1,472.73	\$ 1,472.73	\$ 9,327.29
Drainage Data Collection	\$ 12,692.00	100.00%	\$ 12,692.00	DCCM	\$ -	\$ -	\$ -
Prelim. Roadway	\$ 261,818.00	100.00%	\$ 261,818.00	DCCM	\$ -	\$ -	\$ -
Prelim. Drainage	\$ 109,324.00	100.00%	\$ 109,324.00	DCCM	\$ -	\$ -	\$ -
Final Design	\$ 586,559.00	77.25%	\$ 453,116.83	DCCM	\$ 58,655.90	\$ 58,655.90	\$ 133,442.17
Final Design Drainage	\$ 276,322.00	51.82%	\$ 143,198.99	DCCM	\$ 5,409.99	\$ 5,409.99	\$ 133,123.01
SUE	\$ 165,634.00	37.12%	\$ 61,487.65	Pope-Dawson	\$ -	\$ -	\$ 104,146.35
GeoTechnical	\$ 77,278.00	90.00%	\$ 69,550.20	RKCI	\$ -	\$ -	\$ 7,727.80
Survey	\$ 152,645.00	99.73%	\$ 152,226.25	Weisser	\$ -	\$ -	\$ 418.75
Structural	\$ 56,373.20	0.00%	\$ -	TEDSI	\$ -	\$ -	\$ 56,373.20
Traffic (Funds shifted from Structural)	\$ 35,331.80	100.00%	\$ 35,331.80	TEDSI	\$ -	\$ -	\$ -
Environmental (Funds added from Structural)	\$ 18,866.00	99.05%	\$ 18,686.04	Consort	\$ 12,597.20	\$ 12,597.20	\$ 179.96
CONSTRUCTION PHASE SERVICES							
CPS - DCCM	\$ 163,957.00	0.00%	\$ -	DCCM	\$ -	\$ -	\$ 163,957.00
CPS - SURVEY	\$ 17,655.00	0.00%	\$ -	Weisser	\$ -	\$ -	\$ 17,655.00
OPTIONAL ADDITIONAL							
Traffic	\$ 123,470.00	0.00%	\$ -	TEDSI	\$ -	\$ -	\$ 123,470.00
Survey - Parcels	\$ 138,830.00	51.99%	\$ 72,177.72	Weisser	\$ 36,717.72	\$ 36,717.72	\$ 66,652.28
			\$ -	TEDSI/Weisser	\$ -	\$ -	\$ -
Total	\$ 2,245,846.00	63.65%	\$ 1,429,373.19		\$ 114,853.54	\$ 114,853.54	\$ 816,472.81

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Thursday, June 11, 2026 10:00 AM
To: Julie Adams
Subject: Re: Mobility Bond Project Invoice-Inv.80390-14-BBI-Clay Rd 23406

CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know that the content is safe.

Hi Julie!

Sorry about that! I'm not sure what happened there. The amount to be paid on the invoice is \$114, 853.54 .

NATASHA MEDINA | Project Coordinator
Program Management
O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645
1904 W Grand Parkway N, Suite 100, Katy, Texas 77449
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com

From: Julie Adams <j.adams@wallercounty.us>
Sent: Thursday, June 11, 2026 9:46 AM
To: Natasha Medina <nmedina@lja.com>
Subject: RE: Mobility Bond Project Invoice-Inv.80390-14-BBI-Clay Rd 23406

[EXTERNAL EMAIL]

Hi, Natasha.

Could you please verify the invoice total to be paid?

Thank you,

Julie Adams

Waller County Road and Bridge
775 Bus 290 East
Hempstead, Texas 77445
Ph. (979)826-7670

From: Natasha Medina <nmedina@lja.com>
Sent: Monday, June 8, 2026 7:43 AM
To: Ross McCall <r.mccall@wallercounty.us>; Luke Fortkamp <l.fortkamp@wallercounty.us>

Cc: John Tyler <jtyler@lja.com>; Julie Adams <j.adams@wallercounty.us>
Subject: Mobility Bond Project Invoice-Inv.80390-14-BBI-Clay Rd 23406

Item 32.

CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know that the content is safe.

Good Morning,

Attached is invoice 14 from BBI for Clay Rd.

Project #: 23406
Project Name: Clay Rd
Consultant: BBI
Percent spent so far: 61%
Design Schedule Changes: 95% expected 7/3/26

Invoice Date	Invoice #	Invoice \$
05.27.26	80390-14	\$78,135.82

Thanks,

NATASHA MEDINA | Project Coordinator

Program Management

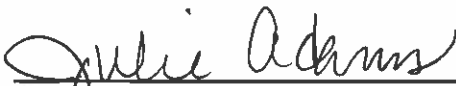
O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645

1904 W Grand Parkway N, Suite 100, Katy, Texas 77449

EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com

[EXTERNAL EMAIL] Exercise caution. Do not open attachments or click links from unknown senders or unexpected email

Waller County Check Request/Reimbursement Form**Employee submitting request:**Julie Adams**Department:**Road and Bridge Department**Total Amount Due:**\$326,806.06**Please make check payable to:****Name:** LJA Engineering, Inc.**Address:** Dept. 803P.O. Box 4346 Houston, TX 77210-4346**Please mail check to:****Name:** LJA Engineering, Inc.**Address:** Dept. 803P.O. Box 4346 Houston, TX 77210-4346**Purpose of check:** Invoice # 202626126 Project # PM5121-2471Professional Services Rendered Through May 31, 2026**Charge to GL line:**605-605-545405

Signature of Person Submitting Request

6-11-26

Date



Signature of Official/Department Head Submitting Request

6/11/2026

Date



3600 W Sam Houston Pkwy S
Suite 600
Houston, TX 77042
P: 713.953.5200
F: 713.953.5026

Invoice Questions: Billing@lja.com
Payment Questions: AR@lja.com

www.LJA.com

Attention: J. Ross McCall, PE
Waller County
775 Bus 290 East
Hempstead, TX 77445
United States

Invoice : 202626126
Invoice Date : 6/11/2026
Project : PM5121-2471
Project Name : Waller County Bond Program
Management
PM Name : John Charles Tyler

For Professional Services Rendered Through 5/31/2026

PM5121-2471 - Waller County Bond Program Management

		<u>Current</u> <u>Billings</u>
101 - Off-System Bridge Assessment/Planning		21,506.13
Rate Labor	21,506.13	
102 - County Signal Design/Maintenance Guidelines		7,250.52
Rate Labor	7,250.52	
103 - Program ROW Acquisition		12,785.71
Rate Labor	7,785.71	
Expenses	5,000.00	
104 - CEI for Morton Road Overlay		12,356.52
Rate Labor	12,356.52	
901 - Project Design Engineer Coord.		35,622.93
Rate Labor	35,622.93	
902 - Review of Project Plan Submittals		43,157.23
Rate Labor	43,157.23	
903 - Utility Coordination		73,740.27
Rate Labor	73,714.17	
Unit Rate Expense	26.10	
904 - Program Management		100,063.51
Rate Labor	100,063.51	
905 - Project Coordination		20,038.11
Rate Labor	20,038.11	
906 - Right of Way Coordination		137.23
Rate Labor	137.23	
Z99 - Other Direct Costs		147.90
Unit Rate Expense	147.90	

Current Billings	326,806.06
Amount Due This Bill	326,806.06

Outstanding Receivables	Invoice Number	Date	Amount	Balance Due
	202621045	5/14/2026	380,280.26	380,280.26
				380,280.26



Mail Checks payable to:

LJA Engineering, Inc.
DEPT. 803 PO Box 4346
Houston, TX 77210-4346

Send ACH or Wire Payments to:

Account Name: LJA Engineering, Inc
Name of Bank: Amegy Bank
ABA Routing Number: 113011258
Account Number: 5795329241
Swift Code: ZFNBUS55
Please email a remittance advice to: AR@lja.com

101 - Off-System Bridge Assessment/Planning**Rate Labor**

Class / Employee

Design Engineer

	Date	Hours	Rate	Amount
Brice Karger	5/4/2026	9.00	207.4300	1,866.87
Bridge Erosion evaluation & mitigation sizing	5/5/2026	9.00	207.4300	1,866.87
Bridge Erosion evaluation & mitigation sizing	5/11/2026	1.00	207.4300	207.43
Waller County Bridge rip rap sizing discussion	5/13/2026	6.00	207.4300	1,244.58
Waller County Bridge rip rap sizing	5/15/2026	3.00	207.4300	622.29
Waller County Bridge rip rap sizing	5/21/2026	4.00	207.4300	829.72
Rip rap sizing analysis memo	5/22/2026	4.00	207.4300	829.72
Rip rap sizing analysis memo		36.00		7,467.48
Total Brice Karger				
Justin Beckemeyer	5/4/2026	1.00	207.4300	207.43
Pile Repair Details	5/5/2026	1.00	207.4300	207.43
Pile Repair Details	5/7/2026	6.00	207.4300	1,244.58
Pile Repair Details	5/11/2026	0.50	207.4300	103.72
Timber Pile Repair		8.50		1,763.16
Total Justin Beckemeyer				
Total Design Engineer		44.50		9,230.64
Engineer Technician				
Huiying Zhang	5/4/2026	9.00	82.1800	739.62
Creating bridge layout sheets	5/5/2026	9.00	82.1800	739.62
Creating bridge layout sheets	5/6/2026	9.00	82.1800	739.62
Revising bridge layout sheets	5/7/2026	9.00	82.1800	739.62
Revising bridge layout sheets	5/8/2026	4.00	82.1800	328.72
Creating bridge repair layout	5/11/2026	4.00	82.1800	328.72
Revising bridge repair sheets	5/12/2026	8.00	82.1800	657.44
Creating bridge repair sheets	5/13/2026	4.00	82.1800	328.72
Creating bridge repair sheets	5/19/2026	1.00	82.1800	82.18
Revising bridge repair sheet	5/21/2026	1.00	82.1800	82.18
Revising bridge repair sheet		58.00		4,766.44
Total Huiying Zhang				
Total Engineer Technician		58.00		4,766.44
Project Manager				
John Charles Tyler	5/6/2026	1.00	357.4200	357.42
Status update/coord.				

101 - Off-System Bridge Assessment/Planning**Rate Labor**

Class / Employee

	Date	Hours	Rate	Amount
Project Manager				
	5/12/2026	0.50	357.4200	178.71
Dwg review/coord.		-----		-----
		1.50		536.13
Total John Charles Tyler		-----		-----
Total Project Manager		1.50		536.13
Senior Engineer				
Steven Jonathan Austin	5/5/2026	2.00	303.1700	606.34
Bridge plan development	5/6/2026	2.00	303.1700	606.34
Bridge plan development	5/7/2026	2.00	303.1700	606.34
Bridge plan development	5/8/2026	2.00	303.1700	606.34
Bridge plan development	5/11/2026	2.00	303.1700	606.34
Bridge Scour Armoring Details	5/19/2026	2.00	303.1700	606.34
Bridge details	5/20/2026	2.00	303.1700	606.34
Bridge details	5/21/2026	3.50	303.1700	1,061.10
Bridge details	5/22/2026	1.50	303.1700	454.76
Bridge details	5/27/2026	1.00	303.1700	303.17
Scour armoring		-----		-----
		20.00		6,063.41
Total Steven Jonathan Austin				
William Warne Conlan	5/4/2026	1.00	303.1700	303.17
Working to review scour and erosion protection along 26 critical bridge crossings	5/11/2026	1.00	303.1700	303.17
Review meeting for scour results	5/12/2026	1.00	303.1700	303.17
Review meeting for scour results		-----		-----
		3.00		909.51
Total William Warne Conlan		-----		-----
Total Senior Engineer		23.00		6,972.92
Total Rate Labor				21,506.13
Total Bill Task: 101 - Off-System Bridge Assessment/Planning				21,506.13

102 - County Signal Design/Maintenance Guidelines**Rate Labor**

Class / Employee

	Date	Hours	Rate	Amount
Project Manager				
Luan Tran	5/5/2026	3.00	357.4200	1,072.26
Prepared the memo	5/6/2026	3.00	357.4200	1,072.26
Prepared the memo	5/8/2026	1.00	357.4200	357.42
Prepared the memo	5/11/2026	4.00	357.4200	1,429.68
Compiled acmemo		-----		-----
		11.00		3,931.62
Total Luan Tran				

102 - County Signal Design/Maintenance Guidelines**Rate Labor**

Class / Employee

	Date	Hours	Rate	Amount
Total Project Manager		11.00		3,931.62
Senior Project Engineer				
Thirulokesh Krishnan	5/5/2026	2.00	255.3000	510.60
review recommendations	5/8/2026	2.00	255.3000	510.60
review memo	5/11/2026	3.00	255.3000	765.90
provide comments on the traffic memo	5/18/2026	1.00	255.3000	255.30
review	5/22/2026	3.00	255.3000	765.90
Submit to County	5/26/2026	2.00	255.3000	510.60
submit report				
Total Thirulokesh Krishnan		13.00		3,318.90
Total Senior Project Engineer		13.00		3,318.90
Total Rate Labor				7,250.52
Total Bill Task: 102 - County Signal Design/Maintenance Guidelines				7,250.52

103 - Program ROW Acquisition**Rate Labor**

Class / Employee

	Date	Hours	Rate	Amount
Admin/Clerical				
Araceli Trevino	5/12/2026	1.00	111.7000	111.70
Prepared Initial Offer Letter package to be mailed out for parcel P1 and dropped off at post office per J. Cooley.	5/18/2026	1.00	111.7000	111.70
Prepared Initial Offer Letter packages to be mailed out for parcels P13, P14, P16, P17, P18 & P19 and dropped off at post office per J. Cooley.	5/21/2026	1.00	111.7000	111.70
Prepared Initial Offer Letter packages to be mailed out for parcels P15, P20, P21, P22 and P24 and dropped off at post office per J. Cooley.				
Total Araceli Trevino		3.00		335.10
Joseph William Harmison	5/27/2026	0.50	111.7000	55.85
Mail preparation and processing	5/4/2026	0.50	111.1700	55.59
Kelly A Gonzalez	5/11/2026	0.25	111.1700	27.79
Waller County - Clay Road Intro Letters P6-9 : review , print and mail packets				
Printed and assembled Waller County Intro Letter - Bowler and Kyle Parcel 1 Project introductory mail-out package.		0.75		83.38
Total Kelly A Gonzalez		0.75		83.38
Total Admin/Clerical		4.25		474.33
Right-of-Way Sr. Agent				
Cade Logan Killingsworth	5/18/2026	2.00	165.9500	331.90
	5/19/2026	1.50	165.9500	248.93
	5/20/2026	1.00	165.9500	165.95
	5/21/2026	1.00	165.9500	165.95
	5/27/2026	2.00	165.9500	331.90
	5/28/2026	2.00	165.9500	331.90
	5/29/2026	0.50	165.9500	82.98
Total Cade Logan Killingsworth		10.00		1,659.51

103 - Program ROW Acquisition**Rate Labor**

Class / Employee

Right-of-Way Sr. Agent

	Date	Hours	Rate	Amount
Caitlin Mueller	5/11/2026	0.50	165.9500	82.98
Reviewed IOL package for Parcel 1.				
Donna Lee Arnett	5/12/2026	0.75	165.9500	124.46
Parcel No. 1 went to post office to mail Initial Offer Packet CMRR				
Joanna Cooley	5/4/2026	0.75	165.9500	124.46
Send Clay Rd P6-9 Intro Letters to be mailed. Respond to Robichaux timeline email. Create parcel folders for Clay Road Parcels 6-9 in program files and save parcel documents.				
	5/5/2026	0.50	165.9500	82.98
Quick meeting with the assigned agent for Robichaux P1 to go through the parcel and project information.				
	5/7/2026	1.00	165.9500	165.95
Send appraiser P6-9 intro letters and let them know most Clay Road parcels will have easements added. Follow up with the title company on Clay Road titles. Emails with Engineer about Bowler/Kyle Parcel.				
	5/8/2026	2.75	165.9500	456.36
Prepare offer packet for P1 Robichaux and send to PM along with IOL templates to follow up on review. Update ROW Status report. Create Bowler/Kyle folders and order the title commitment and appraisal report. Search Bowler/Kyle parcel in CAD and draft intro letter.				
	5/11/2026	1.75	165.9500	290.41
Send Bowler & Kyle P1 intro letter for mailing and order appraisal report. Update master status report and send a copy to the internal team. Send Robichaux P1 IOL packet for internal QA/QC.				
	5/12/2026	1.50	165.9500	248.93
Create folders for new Clay Road parcels and save property descriptions. Reach out to Kim to prepare intro letters and search owners on CAD. Send Robichaux P1 for mailing.				
	5/14/2026	1.00	165.9500	165.95
Review Clay Road ownership and draft intro letters for P13 and P14.				
	5/15/2026	2.25	165.9500	373.39
Call with John Tyler regarding how trees and fencing will be handled in acquisition and appraisal. Complete review of new Clay Road parcels (P16-P19). Assemble intro letter packets for mailing Monday.				
	5/18/2026	2.75	165.9500	456.36
Save new prelim property descriptions and assemble intro letters for P13-14 and P16-19 to be mailed today. Download, save and review Clay Road title commitments and invoices for P7, P8 and P9. Send new property descriptions for P13-22 and P24 to WFG and request title commitments. Call with agent to discuss Robichaux Rd P1 questions. Update Waller County Status report.				
	5/19/2026	3.25	165.9500	539.34
Send status report and Robichaux P1 landowner requests to Program manager and engineers. Respond to additional emails related to the Robichaux Rd landowner requests for a map and questions about construction timing. Download Bowler&Kyle title commitment and invoice, review, and forward title commitment to the appraiser. Download, save and review Clay Road title commitments and invoices for P1, P2, P3, P5 and P6. Call with WFG about Clay Rd P24 located in Harris County.				
	5/21/2026	3.75	165.9500	622.31
Review new Clay Road intro letters for P15, P20, P21, P22, and P24, assemble packets, and send to Araceli to mail. Emails with appraiser and engineers to request a Bowler&Kyle schematic for the appraiser to bring to the landowner meeting in the morning. Request similar exhibit for Robichaux Rd and Clay Rd and send to the agent. Emails with the engineers to discuss the acquisition of Harris County parcels. Review new surveys provided for P10, P11 and P12.				
	5/22/2026	2.75	165.9500	456.36
Meeting with John, Robert and Daniel to discuss Clay Road property description issues. Begin reviewing each description, per engineer request, and make a list of noted questions or issues. Update status report. Emails with engineers and appraiser to discuss the landowner questions that were brought up during the appraisal inspection.				
	5/26/2026	1.50	165.9500	248.93
Finish reviewing preliminary Clay Road surveys and email program management with questions and notes.				

103 - Program ROW Acquisition

Rate Labor

Class / Employee	Date	Hours	Rate	Amount
Right-of-Way Sr. Agent				
	5/27/2026	2.50	165.9500	414.88
	Update and send out the Status Report. Create new parcel folders for P10, 11, & 12. Review P10, 11, & 12 intro letter packets, assemble the packets and send them to Joe for mailing. Follow up with agent on P1 Robichaux Road status.			
	5/28/2026	2.00	165.9500	331.90
	Internal ROW meeting. Clay Road survey revision emails with program management. Review P1 Bowler/Kyle appraisal report and invoice then send to PM for County review and approval. Send Clay Road title information to appraisers.			
	5/29/2026	1.25	165.9500	207.44
	Review revised P1 preliminary survey. Emails with PM discussing the survey.			
Total Joanna Cooley		31.25		5,185.95
Total Right-of-Way Sr. Agent		42.50		7,052.90
ROW Technician				
Kimberly Rebeca Mojica	5/13/2026	2.50	86.1600	215.40
	2.5hr - Locating CAD based on survey's and cross referencing information through Real Property Records. Uploading the CAD into each parcel (P13-19). Drafting Intro Letters for (p13-19).			
	5/19/2026	0.50	86.1600	43.08
	.50hr -QAQC'd the intro letters for P15, 20, 21, 22, & 24.			
Total Kimberly Rebeca Mojica		3.00		258.48
Total ROW Technician		3.00		258.48
Total Rate Labor				7,785.71

Expenses

Account / Vendor	Doc Number	Date	Cost	Multiplier	Amount
Outside Services - Other					
WFG National Title Company of Texas	VO0000055201	5/15/2026	500.00	1.0000	500.00
	VO0000055202	5/15/2026	500.00	1.0000	500.00
	VO0000055203	5/15/2026	500.00	1.0000	500.00
	VO0000055204	5/15/2026	500.00	1.0000	500.00
	VO0000055205	5/15/2026	500.00	1.0000	500.00
	VO0000055206	5/15/2026	500.00	1.0000	500.00
	VO0000055207	5/15/2026	500.00	1.0000	500.00
	VO0000055208	5/15/2026	500.00	1.0000	500.00
	VO0000055209	5/15/2026	500.00	1.0000	500.00
	VO0000055210	5/18/2026	500.00	1.0000	500.00
Total WFG National Title Company of Texas			5,000.00		5,000.00
Total Outside Services - Other			5,000.00		5,000.00
Total Expenses					5,000.00

Total Bill Task: 103 - Program ROW Acquisition

12,785.71

104 - CEI for Morton Road Overlay

Rate Labor

Class / Employee	Date	Hours	Rate	Amount
Construction Inspector				
Darren William Olson	5/11/2026	9.00	102.1200	919.08
	7:00 AM - 4:30 PM			
	5/12/2026	9.00	102.1200	919.08
	7:00 AM - 4:30 PM			
	5/13/2026	9.00	102.1200	919.08
	7:00 AM - 4:30 PM			

104 - CEI for Morton Road Overlay**Rate Labor**

Class / Employee

Construction Inspector

	Date	Hours	Rate	Amount
	5/14/2026	9.00	102.1200	919.08
7:00 AM - 4:30 PM				
	5/15/2026	9.00	102.1200	919.08
7:00 AM - 4:30 PM				
	5/18/2026	10.00	102.1200	1,021.20
7 AM to 5 PM				
	5/19/2026	5.00	102.1200	510.60
2 roadway Insp due to rains as roadway had already been opened up (reclaimed) morning and late afternoon				
	5/26/2026	9.00	102.1200	919.08
7:00 AM to 4:30 PM				
	5/28/2026	8.00	102.1200	816.96
7:00 am to 3:30 PM				
	5/29/2026	9.00	102.1200	919.08
7:00 AM to 4:30 PM				
		86.00		8,782.32
Total Darren William Olson				
Total Construction Inspector		86.00		8,782.32

Senior Project Engineer

Richard Kronenberger

	5/11/2026	1.00	255.3000	255.30
Project Coordination				
	5/12/2026	2.00	255.3000	510.60
Project Coordination				
	5/13/2026	3.00	255.3000	765.90
Project Coordination and Visit				
	5/18/2026	1.00	255.3000	255.30
project coordination				
	5/19/2026	3.00	255.3000	765.90
coordination with rain damage				
	5/27/2026	1.00	255.3000	255.30
Check on progress, discuss access				
	5/28/2026	2.00	255.3000	510.60
next week plan, access				
	5/29/2026	1.00	255.3000	255.30
access				
		14.00		3,574.20
Total Richard Kronenberger				
Total Senior Project Engineer		14.00		3,574.20

Total Rate Labor**12,356.52****Total Bill Task: 104 - CEI for Morton Road Overlay****12,356.52****901 - Project Design Engineer Coord.****Rate Labor**

Class / Employee

Deputy Project Manager

Daniel Wayne Freeman

	5/4/2026	0.50	335.0900	167.55
Double Culvert Road Seg 1 Design Coordination Meeting				
	5/5/2026	1.50	335.0900	502.64
Bartlett Road and Double Culvert/Cedar Creek Design Progress Meetings				
	5/7/2026	1.00	335.0900	335.09
Schlipf Road Design Progress Meeting				
	5/8/2026	0.50	335.0900	167.55
Flukinger Road Design Progress Update Meeting				

901 - Project Design Engineer Coord.

Rate Labor

Class / Employee

Deputy Project Manager

	Date	Hours	Rate	Amount
	5/11/2026	1.50	335.0900	502.64
Adams Flat Design Progress Meeting; Bartlett PER Prep	5/12/2026	3.00	335.0900	1,005.27
Precinct 2 Intersection and Joseph Road Design Progress Meeting; Morton Road Progress Meeting; Rylander Drainage/Utility Meeting	5/13/2026	2.00	335.0900	670.18
Bartlett PER Meeting	5/14/2026	1.50	335.0900	502.64
Owens Road and Pitts Road Design Progress Meetings	5/18/2026	1.00	335.0900	335.09
Richards Road and Robichaux Road Design Progress Meetings	5/19/2026	0.50	335.0900	167.55
Stockdick Road Design Progress Meeting	5/20/2026	1.00	335.0900	335.09
Mathis Road and Morrison Road Design Progress Meetings		14.00		4,691.29
Total Daniel Wayne Freeman		14.00		4,691.29
Total Deputy Project Manager		14.00		4,691.29

Project Engineer

Austin Porter McLean

	5/4/2026	0.75	239.3500	179.51
monthly mtg. double culvert seg 1	5/5/2026	0.75	239.3500	179.51
Double Culvert Rd. Seg 2 meeting	5/6/2026	0.50	239.3500	119.68
double culvert review	5/13/2026	0.50	239.3500	119.68
request CAD files Double Culvert	5/14/2026	1.00	239.3500	239.35
Double Culvert Seg 2 driveway discussion and prep.	5/18/2026	0.50	239.3500	119.68
meeting for Robichaux	5/21/2026	2.50	239.3500	598.38
request deliverables from Robichaux and answer Double Culvert questions	5/22/2026	0.25	239.3500	59.84
request documents from consultants	5/27/2026	0.75	239.3500	179.51
discuss Robichaux files, review ROW status		7.50		1,795.14
Total Austin Porter McLean		7.50		1,795.14

Robert T. McBride

	5/4/2026	2.00	239.3500	478.70
Coordination	5/5/2026	3.00	239.3500	718.05
Program Management	5/7/2026	3.00	239.3500	718.05
Program Management	5/8/2026	2.00	239.3500	478.70
Program Management	5/11/2026	2.00	239.3500	478.70
Coordination/Meetings	5/12/2026	2.00	239.3500	478.70
Coordination/Meetings	5/13/2026	3.00	239.3500	718.05
Coordination/Meetings				

901 - Project Design Engineer Coord.

Rate Labor

Class / Employee

Project Engineer

	Date	Hours	Rate	Amount
	5/14/2026	3.00	239.3500	718.05
Coordination/Meetings	5/15/2026	2.00	239.3500	478.70
Coordination/Meetings	5/18/2026	3.00	239.3500	718.05
Coordination/Meetings	5/19/2026	3.00	239.3500	718.05
Coordination/Meetings	5/22/2026	2.00	239.3500	478.70
Coordination/Meetings		30.00		7,180.50
Total Robert T. McBride		37.50		8,975.64
Total Project Engineer				

Senior Engineer

Michael David Keck

	5/4/2026	2.00	303.1700	606.34
Project Management	5/5/2026	2.00	303.1700	606.34
Project Management	5/6/2026	2.00	303.1700	606.34
Project Management	5/7/2026	2.00	303.1700	606.34
Project Management	5/8/2026	3.00	303.1700	909.51
Project Management	5/11/2026	3.00	303.1700	909.51
Project Management	5/12/2026	2.00	303.1700	606.34
Project Management	5/13/2026	2.00	303.1700	606.34
Project Management	5/14/2026	4.00	303.1700	1,212.68
Project Management	5/15/2026	4.00	303.1700	1,212.68
Project Management	5/18/2026	2.00	303.1700	606.34
Project Management	5/19/2026	3.00	303.1700	909.51
Project Management	5/20/2026	2.00	303.1700	606.34
Project Management	5/21/2026	3.00	303.1700	909.51
Project Management	5/22/2026	2.00	303.1700	606.34
Project Management	5/26/2026	2.00	303.1700	606.34
Project Management	5/27/2026	2.00	303.1700	606.34
Project Management	5/28/2026	2.00	303.1700	606.34
Project Management	5/29/2026	4.00	303.1700	1,212.68
Project Management				

901 - Project Design Engineer Coord.**Rate Labor**

Class / Employee

Date

Hours

Rate

Amount

Senior Engineer

Total Michael David Keck

48.00

14,552.16

Total Senior Engineer

48.00

14,552.16

Senior Technical Advisor

Justin Allen Stuart

5/27/2026

8.00

462.7400

3,701.92

Updated the production schedule.

5/28/2026

8.00

462.7400

3,701.92

Updated the production schedule.

16.00

7,403.84

Total Justin Allen Stuart

16.00

7,403.84

Total Senior Technical Advisor

Total Rate Labor**35,622.93****Total Bill Task: 901 - Project Design Engineer Coord.****35,622.93****902 - Review of Project Plan Submittals****Rate Labor**

Class / Employee

Date

Hours

Rate

Amount

Deputy Project Manager

Daniel Wayne Freeman

5/20/2026

2.00

335.0900

670.18

Review of Neuman Road 70% Plans

5/21/2026

2.00

335.0900

670.18

Review Cochran Plans

4.00

1,340.36

Total Daniel Wayne Freeman

4.00

1,340.36

Total Deputy Project Manager

Design Engineer

Stephen Connor Hallmark

5/5/2026

4.50

207.4300

933.44

Review of Rylander Tract DIA Submittal

5/6/2026

4.50

207.4300

933.44

Review of Rylander Tract DIA Submittal

5/7/2026

5.00

207.4300

1,037.15

Review of Rylander Tract DIA Submittal

5/11/2026

6.00

207.4300

1,244.58

Review of Rylander DIA report/models and composition of comment log for Waller County, GFT, and Pape Dawson

5/12/2026

3.00

207.4300

622.29

Review of Rylander DIA report/models and composition of comment log for Waller County, GFT, and Pape Dawson

23.00

4,770.90

Total Stephen Connor Hallmark

23.00

4,770.90

Total Design Engineer

Engineer-in-Training II

Randy Robles

5/18/2026

2.00

143.6100

287.22

General Notes Review

Project Engineer

Austin Porter McLean

5/4/2026

2.00

239.3500

478.70

Flukinger PER review

5/6/2026

5.00

239.3500

1,196.75

flukinger review

5/7/2026

1.00

239.3500

239.35

look into bluebeam sessions for Bowler

5/9/2026

2.00

239.3500

478.70

Bowler review

5/11/2026

3.00

239.3500

718.05

902 - Review of Project Plan Submittals

Rate Labor

Class / Employee

Project Engineer

Bowler review

5/18/2026

0.50

239.3500

119.68

review Robichaux 60%

5/26/2026

4.50

239.3500

1,077.08

Neuman review

5/27/2026

3.50

239.3500

837.73

review Cochran

5/28/2026

4.00

239.3500

957.40

Robichaux review

25.50-----
6,103.44

Total Austin Porter McLean

Robert T. McBride

5/4/2026

2.00

239.3500

478.70

Review

5/6/2026

2.00

239.3500

478.70

Review

5/11/2026

2.00

239.3500

478.70

Review

5/12/2026

3.00

239.3500

718.05

Review

5/13/2026

1.00

239.3500

239.35

Review

5/18/2026

2.00

239.3500

478.70

Review

5/19/2026

2.00

239.3500

478.70

Review

14.00-----
3,350.90

Total Robert T. McBride

Total Project Engineer

39.50-----
9,454.34

Project Manager

John Charles Tyler

5/4/2026

1.00

357.4200

357.42

Double culvert mtg.

5/5/2026

2.00

357.4200

714.84

Bartlett and Double Culvert proj mtgs.

5/7/2026

0.50

357.4200

178.71

Schlipf mtg/coord.

5/11/2026

2.00

357.4200

714.84

Bartlett prep. Adams flat mtg.

5/12/2026

2.00

357.4200

714.84

Pct 2 intersection/Joseph mtgs. Morton proj mtg.

5/13/2026

1.50

357.4200

536.13

Bartlett PER mtg. Cedar Crk prop issue at SH 6.

5/14/2026

2.00

357.4200

714.84

Owens Road mtg. Pitts mtg.

5/15/2026

1.00

357.4200

357.42

Flukinger PER review.

5/18/2026

1.50

357.4200

536.13

Richards, Robichaux mtgs.

5/19/2026

4.00

357.4200

1,429.68

PER Mtgs for Morrison and Flukinger. Stockdick prog mtg. Neuman 70% plan review.

5/20/2026

2.50

357.4200

893.55

Clay/Pitts discussion. Mathis and Morrison proj mtgs.

5/21/2026

0.50

357.4200

178.71

Mathis plan review.

902 - Review of Project Plan Submittals

Rate Labor

Class / Employee

Project Manager

	Date	Hours	Rate	Amount
	5/22/2026	1.00	357.4200	357.42
Pitts ROW mtg.	5/26/2026	1.00	357.4200	357.42
Neuman Road mtg. Cochran review.	5/27/2026	2.00	357.4200	714.84
Cochran proj review.	5/29/2026	1.00	357.4200	357.42
Robichaux 60 plan review.		25.50		9,114.21
Total John Charles Tyler		25.50		9,114.21
Total Project Manager		25.50		9,114.21

Senior Engineer

Mohammad Saleem

	5/4/2026	3.00	303.1700	909.51
Plan review	5/5/2026	7.00	303.1700	2,122.19
Plan review	5/6/2026	7.00	303.1700	2,122.19
Plan review	5/7/2026	6.00	303.1700	1,819.02
Plan review	5/8/2026	1.00	303.1700	303.17
Plan review	5/11/2026	2.00	303.1700	606.34
Plan review	5/12/2026	2.00	303.1700	606.34
Plan review	5/13/2026	2.00	303.1700	606.34
Plan review	5/14/2026	2.00	303.1700	606.34
PLAN REVIEW	5/18/2026	4.00	303.1700	1,212.68
PLAN REVIEW	5/19/2026	4.00	303.1700	1,212.68
PLAN REVIEW	5/20/2026	4.00	303.1700	1,212.68
PLAN REVIEW	5/22/2026	2.00	303.1700	606.34
plan review	5/26/2026	6.00	303.1700	1,819.02
plan review	5/28/2026	4.00	303.1700	1,212.68
plan review	5/29/2026	4.00	303.1700	1,212.68
Total Mohammad Saleem		60.00		18,190.20
Total Senior Engineer		60.00		18,190.20

Total Rate Labor

43,157.23

Total Bill Task: 902 - Review of Project Plan Submittals

43,157.23

903 - Utility Coordination**Rate Labor**

Class / Employee

Design Engineer

	Date	Hours	Rate	Amount
Alejandro Villarreal Guevara	5/8/2026	4.00	207.4300	829.72
Waller Co. utilities in ROW applications review	5/11/2026	2.00	207.4300	414.86
Waller Co. utilities in ROW applications review	5/14/2026	2.00	207.4300	414.86
Waller Co. utilities in ROW applications review	5/21/2026	4.00	207.4300	829.72
Waller Co. utilities in ROW applications review	5/22/2026	2.00	207.4300	414.86
Waller Co. utilities in ROW applications review	5/28/2026	4.00	207.4300	829.72
Waller Co. utilities in ROW applications review				
Total Alejandro Villarreal Guevara		18.00		3,733.74
Total Design Engineer		18.00		3,733.74

Engineer-in-Training I

Alana Rose Brown	5/25/2026	1.00	111.7000	111.70
utility spreadsheet	5/26/2026	9.00	111.7000	1,005.30
utility spreadsheet	5/27/2026	5.00	111.7000	558.50
utility spreadsheet				
Total Alana Rose Brown		15.00		1,675.50
Total Engineer-in-Training I		15.00		1,675.50

Project Engineer

Austin Porter McLean	5/4/2026	0.50	239.3500	119.68
check in with utility team on double seg 1	5/7/2026	0.50	239.3500	119.68
check in on status of utilities	5/8/2026	1.00	239.3500	239.35
utility coordination meeting	5/13/2026	1.00	239.3500	239.35
utility discussion and requests	5/18/2026	1.00	239.3500	239.35
waterline meeting for dbf culvert	5/19/2026	0.25	239.3500	59.84
discuss Robichaux deliverables				
Total Austin Porter McLean		4.25		1,017.25
Total Project Engineer		4.25		1,017.25

Sr. Utilities Coordinator

Gerald Wilbert Flesner Jr.	5/4/2026	0.50	255.3000	127.65
Reviewing Pct3 emails on the utility effort, and monitoring the teams performance.	5/6/2026	1.50	255.3000	382.95
Reviewing Pct3 emails on the utility effort, and monitoring the teams performance.	5/15/2026	1.50	255.3000	382.95
Monitored emails and status updates, overall performance monitoring.	5/18/2026	1.50	255.3000	382.95
Reviewed emails generated with utility owners and team members to monitor progress.				
Total Gerald Wilbert Flesner Jr.		5.00		1,276.50
Lydia Mares	5/4/2026	2.00	255.3000	510.60
Project UC				

903 - Utility Coordination

Rate Labor

Class / Employee

Sr. Utilities Coordinator

	Date	Hours	Rate	Amount
Project UC	5/6/2026	2.00	255.3000	510.60
Project UC	5/7/2026	1.50	255.3000	382.95
Project UC. Team UC meeting	5/8/2026	4.00	255.3000	1,021.20
Pipeline UC	5/11/2026	2.00	255.3000	510.60
Pipeline UC	5/12/2026	2.50	255.3000	638.25
Neuman review. Double Culvert to ETC	5/13/2026	5.50	255.3000	1,404.15
Pipeline UC	5/14/2026	2.00	255.3000	510.60
Pipeline & utility Coordination	5/15/2026	7.00	255.3000	1,787.10
Submittal utility reviews	5/18/2026	3.00	255.3000	765.90
Cochran utility review. Stockdick Mtg, CNP Clay Mtg	5/19/2026	7.00	255.3000	1,787.10
Submittal utility reviews	5/20/2026	6.00	255.3000	1,531.80
Submittal utility reviews. General notes	5/21/2026	5.00	255.3000	1,276.50
Project utility info. General notes	5/22/2026	8.00	255.3000	2,042.40
Project UC	5/26/2026	5.00	255.3000	1,276.50
Project UC	5/27/2026	4.00	255.3000	1,021.20
Project UC	5/28/2026	2.00	255.3000	510.60
Project UC	5/29/2026	4.00	255.3000	1,021.20
Total Lydia Mares		72.50		18,509.25
Peter Vinje	5/6/2026	2.50	255.3000	638.25
Time spent reviewing the project (23102) Pct. 1 – Double Culvert Road Segment 1 - AT&T potential conflicts. Reached out to AT&T to request availability for a meeting about this project to discuss relocations.				
	5/7/2026	4.00	255.3000	1,021.20
Received a request from the AT&T design consultant regarding CAD files for Bowler Road and provided the existing utility layout and UCM. Also coordinated internally to verify available file versions and initiated follow-up outreach to confirm any additional data needs.				
	5/8/2026	4.00	255.3000	1,021.20
Engaged in the Waller Road Bond Utility Coordination Meeting and prioritized completion of the latest submittals for the Owens Road and Clay Road projects. Spent additional time researching and confirming utility contact information.				
If you want it tailored for a report, résumé, or email, I can shape it further.				
	5/11/2026	6.00	255.3000	1,531.80
Initiated coordination for Waller County projects and prepared preliminary engineering review materials for distribution. Dedicated time to evaluating double-culvert road segments 1 and 2, and began coordination with AT&T and their design consultant, GCP Technologies, regarding onboarding requirements and initial data and document requests.				

903 - Utility Coordination

Rate Labor

Class / Employee

Sr. Utilities Coordinator

Date	Hours	Rate	Amount
5/12/2026	4.00	255.3000	1,021.20
Continued preparing the preliminary engineering report and coordinating with utilities for the upcoming distribution project. Focused on managing file sharing and responding to GCP's design data requests, including coordination for receiving CAD files. Additionally, prepared for the meeting with AT&T to discuss the planned relocations along Double Culver Rd.			
5/13/2026	6.00	255.3000	1,531.80
Hosted the meeting with AT&T to discuss the Double Culver Road project and provided them with additional KMZ files covering all Waller County projects that may fall within their service area. Prepared and distributed meeting notes afterward and followed up on AT&T's request for CAD files. Spent additional time researching and identifying utility owner contacts for the other Waller County projects, including Joseph Road Segments 1 and 2, Cochran Road, and Morrison Road.			
5/14/2026	8.00	255.3000	2,042.40
Attended the Pitts Road progress meeting with the design team to review updates for Project No. 23407. Shared the CAD files for Double Culver Road Segment 2 with AT&T and delivered the preliminary engineering reports for multiple projects, including Flukinger and Stockdick Road. Reached out to G&W Water Supply to coordinate a meeting scheduled for Monday, May 18.			
5/15/2026	8.00	255.3000	2,042.40
Time spent on the Adams Flat Project included compiling utility contact information and notes for inclusion in the ROW design files. I also followed up on the Bowler Road Project regarding the CAD files requested by AT&T, and continued sending out preliminary engineering reports.			
5/18/2026	4.00	255.3000	1,021.20
Hosted the Waller County Projects: G&W WSC Discussion meeting to coordinate utility relocations. Sent follow-up and documentation after G&W WSC meeting. Distributed conflict tables and submittal links for multiple Waller County projects.			
5/19/2026	5.00	255.3000	1,276.50
Participated in the CNP URD - Waller County Clay Rd discussion meeting, Coordination with CenterPoint-related stakeholders on Clay Rd project, and the 23305 Stockdick Rd Progress Meeting involving multiple stakeholders; tied to Waller project workstream. Requested utility general notes (PS&E) from SBEC for Cochran Rd and related projects. Distributed PER (30%) submittals for Bartlett Rd to utilities (Verizon/Fidium).			
5/20/2026	8.00	255.3000	2,042.40
Coordinated with SiEnergy on Flukinger Rd and Owens Rd conflicts and system coverage with KMZ sharing. Requested clarification on ROW acquisition status for Flukinger Rd alignment for Si Energy. Coordinated with Verizon regarding aerial facilities and anticipated relocation needs (Morton Rd / Bartlett). Advanced multiple projects through PER distribution and utility coordination follow-ups.			
5/21/2026	6.00	255.3000	1,531.80
Participated in the Waller utility Recap meeting which was internal coordination with Shahe Deirmendjian to review overall Waller utility status. And participated in the Waller Pct 3 - Cochran Rd: City of Prairie View utilities meeting with Prairie View utilities and design team representatives. Distributed PER 30% packages for Pitts Road to multiple utility owners (Astound, SiEnergy, Comcast, Quadvest, etc.). Distributed PER 30% packages for Neuman Road to utilities (Comcast, WMD, etc.)			
5/22/2026	3.00	255.3000	765.90
Participated and hosted Waller Road Bond Utility Coord Meeting which is program-level recurring coordination meeting for Waller County road bond projects (utility status tracking). Addressed utility review comments (Fidium/Consolidated) and acknowledged missing conflicts. Responded to Comcast regarding plan notes and project classification (county vs. developer-driven)			
5/26/2026	4.00	255.3000	1,021.20
Performed utility coordination for Waller County projects through email correspondence and follow-ups on active design and relocation efforts. Initiated coordination with utility owners and design teams to confirm project status, request updates, and support upcoming plan submittals and bidding schedules.			
5/27/2026	7.00	255.3000	1,787.10

903 - Utility Coordination

Rate Labor

Class / Employee

Sr. Utilities Coordinator

Coordinated utility outreach across several Waller County projects, including obtaining conflict updates for Bowler Road, confirming conflict or clearance conditions for Double Culvert Road ahead of bidding, coordinating with Comcast and AT&T on Mathis Road regarding conflicts and relocation timing, and securing conflict and Letter of No Objection confirmations for Penick Road before construction

5/28/2026 6.00 255.3000 1,531.80

Continued project-specific coordination with Waller County by sharing data and facilitating utility communication, including providing KMZ and survey/control information for Pitts Road (Pct 4), supporting utility layout and relocation efforts with Consolidated/Fidium for Clay Road (Pct 4), identifying PVAMU utility conflicts and confirming contacts while supplying plan references for Owens Road (Pct 3), and responding to design inquiries for Adams Flat Road (Pct 3) with PER documentation and test hole/utility details.

5/29/2026 5.00 255.3000 1,276.50

Provided ongoing coordination and follow-ups for Waller County projects, including continued support for Adams Flat Road (Pct 3) through utility communication with Pattison WSC and the design team—managing plan distribution, file coordination, and design clarifications—while also tracking utility efforts across active projects through follow-up outreach, document requests, and preparation for upcoming coordination meetings.

Total Peter Vinje 90.50 23,104.65

Total Sr. Utilities Coordinator 168.00 42,890.40

Utility Coordinator

Jose Alejandro Ramirez Jr.

5/4/2026 2.00 175.5200 351.04

utility coordination

5/5/2026 2.00 175.5200 351.04

utility coordination

5/6/2026 2.00 175.5200 351.04

utility coordination

5/7/2026 1.00 175.5200 175.52

utility coordination

5/12/2026 2.00 175.5200 351.04

Utilities

5/13/2026 3.00 175.5200 526.56

Utility coordination

5/18/2026 1.00 175.5200 175.52

Utility Coordination

5/20/2026 3.00 175.5200 526.56

Utility Coordination

5/22/2026 2.00 175.5200 351.04

Utility meeting/coordination

5/26/2026 3.00 175.5200 526.56

Utility coordination

5/29/2026 2.00 175.5200 351.04

Utility coordination

23.00 4,036.96

Total Jose Alejandro Ramirez Jr.

Shahe Deirmendjian

5/4/2026 7.00 175.5200 1,228.64

Began a more thorough review of Double Culvert Segments 1 and 2, as well as Robichaux Road. Confirmed existing utilities and identified utility conflicts. Completed file organization and email review.

5/5/2026 8.00 175.5200 1,404.16

Continued the review process for both Joseph Road projects by examining the plan sets and the Utility Conflicts Table. Organized and created new files based solely on the Utility Conflicts Table. Added updated notes to the Master Project Tracker

5/6/2026 8.00 175.5200 1,404.16

903 - Utility Coordination

Rate Labor

Class / Employee

Utility Coordinator

	Date	Hours	Rate	Amount
Prepared an email to the AT&T contact to address several potential conflicts in the Double Culvert Project. Updated the Master Project Tracker and the Utility Inventory Tracker accordingly.	5/7/2026	8.00	175.5200	1,404.16
Participated in a team meeting to review the status of upcoming priority projects. Identified several missing utilities within both the Utility Inventory Tracker and the Master Project Tracker. Conducted a more detailed review of the Owens Road project.	5/11/2026	8.00	175.5200	1,404.16
Conducted internal team meeting to continue review of existing preliminary engineering reports for Owens Rd, Adams Flat and Clay Rd. Reviewed and updated contact list for corresponding projects and submitted emails to initiate coordination. Began process of responding to CNP utility map request and uploading utility layouts for corresponding projects.	5/12/2026	7.00	175.5200	1,228.64
Conducted continued review of projects 23204 & 23205 (Joseph Rd Seg. 1 & 2), 23303 (Cochran Rd), and 23304 (Morrison Rd). Performed a QA/QC of the plan set and UCT to verify completeness, identify missing utilities, and document any associated conflicts. Updated the Master Project Tracker accordingly. Distributed the 30% plans to utility owners with potential conflicts and completed research to update and verify the utility contacts list.	5/13/2026	7.00	175.5200	1,228.64
Prepared for and attended the Double Culvert Segment 1 & 2 AT&T meeting to discuss the relocation plan for UG copper lines and above-ground pedestals. Reviewed the Double Culvert plan set for any additional existing conflicts. Sent KMZ files to AT&T following the meeting and requested CAD files for their design team. Organized project files, updated the utility contact list, and began a preliminary review of Morton Rd. in preparation for the next day.	5/14/2026	8.00	175.5200	1,404.16
Reviewed CAD files for Double Culvert Seg. 2. Acquired, reviewed, and uploaded the 30% plan sets for 23305 Stockdick Rd and 23311 Flukinger Rd, and began sending emails to utility owners for both projects. Updated Waller County Utility Inventory Tracker as well as Master Project Tracker spreadsheets.	5/15/2026	8.00	175.5200	1,404.16
Created new excel spreadsheet as requested for Adams Flat Utility Contacts. Reviewed and replied via email to contacts responding to initial contact. Accessed and uploaded files to Bluebeam sessions for 23303 Cochran Rd, 23404 Neuman Rd and 23301 Adams Flat Rd. Reviewed and updated Master Project Tracker spreadsheet. Researched utility conflicts for 23301 Adams Flat Rd, 23305 Stockdick Rd and 23311 Flukinger Rd.	5/18/2026	6.50	175.5200	1,140.88
Attended the Waller County projects meeting regarding the G&W WSC discussion. Reviewed Double Culvert Rd Segment 2/Cedar Creek Road, Double Culvert Rd Segment 1, and the intersections at Bowler Rd & Kyle and Joseph Rd Segments 1 and 2. Began reviewing the Robichaux Rd plan set. Sent emails to utility contacts and updated multiple Excel tracker files	5/19/2026	6.00	175.5200	1,053.12
Created a revised contacts list for the Adams Flat Rd project and attached it to the existing UCT, along with updated comments. Coordinated with contacts at San Bernard Electric Coop and Flukinger Rd. Contacted utility representatives for Bartlett Rd Segment 2 and provided the preliminary engineering report. Sent emails to utility contacts and updated multiple Excel tracker files	5/20/2026	5.00	175.5200	877.60
Obtained Verizon contact information and submitted the preliminary engineering report for their review regarding Bartlett Rd Segment 2. Initiated correspondence with the Verizon Wireless contact for Bartlett Rd Segment 2. Communicated with the Si Energy representative regarding the Owens Rd project. Coordinated with the internal client on Flukinger Rd and the current ROW status. Continued review of plan set for several projects at 30% submittal.	5/21/2026	7.00	175.5200	1,228.64
Attended the Waller Pct. 3 Cochran Rd: City of Prairie View utilities meeting, as well as the Waller Utility Recap meeting. Reviewed several of the remaining 30% projects, including Pitts Rd and Neuman Rd. Completed a review of the Neuman Rd plan set and identified discrepancies related to potential communication line conflicts. Updated multiple tracker spreadsheets and emailed the 30% plans for both Pitts and Neuman Rd, along with the preliminary engineering report to relevant utility contacts.				

903 - Utility Coordination**Rate Labor**

Class / Employee

Utility Coordinator

	<u>Date</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
	5/22/2026	4.00	175.5200	702.08
Continued coordination with utility contacts as replies from initial contacts are received. Continued review of UCT/UCM against various plan sets. Coordinated with internal team members to review project status and created action items list for the following week/s.				
	5/26/2026	4.00	175.5200	702.08
Reviewed and update project status tracker. Continued effort to obtain current and accurate points of contact for several Waller County Projects.				
	5/27/2026	3.50	175.5200	614.32
Continued identifying accurate points of contact for PVAMU Fiber and Pattison WSC. Sent follow-up emails to multiple utility contacts regarding initial inquiries for various projects.				
	5/28/2026	4.00	175.5200	702.08
Assisted a team member with responding to utility contacts via email and obtaining project files, including CAD and KMZ documents. Coordinated with the team member to review and update the Master Tracker List. Communicated with the City of Waller engineer regarding the relocation of PVAMU fiber				
	5/29/2026	7.00	175.5200	1,228.64
Reviewed plan sets for multiple priority projects (70% design and above), updated the Master Project Tracker, and coordinated with a team member while managing and responding to new emails.				
		116.00		20,360.32
		139.00		24,397.28

Total Shahe Deirmendjian**Total Utility Coordinator****Total Rate Labor****73,714.17****Unit Rate Expenses**

Account / Unit / Equipment / Vendor

Doc NumberDateQuantityRateAmount**Mileage****Standard Mileage**

Lydia Mares

ER0000016172

5/12/2026

36.00 Mile

0.7250

26.10

Round trip from W. HOU office to KATY office. Morton Rd Meeting

Total Unit Rate Expenses**26.10****Total Bill Task: 903 - Utility Coordination****73,740.27****904 - Program Management****Rate Labor**

Class / Employee

Deputy Project Manager

Daniel Wayne Freeman

	<u>Date</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
	5/4/2026	7.50	335.0900	2,513.18
General Program Coordination				
	5/5/2026	6.50	335.0900	2,178.09
General Program Coordination; Cash Requirements Update				
	5/6/2026	6.00	335.0900	2,010.54
General Program Coordination; Cash Requirements Update				
	5/7/2026	7.00	335.0900	2,345.63
General Program Coordination; Cash Requirements Update				
	5/8/2026	7.50	335.0900	2,513.18
General Program Coordination; Utility Coordination; Cash Requirements Update				
	5/11/2026	6.50	335.0900	2,178.09
General Program Coordination; Cash Flow Requirements Update				
	5/12/2026	5.00	335.0900	1,675.45
General Program Coordination				
	5/14/2026	5.50	335.0900	1,843.00
Update Cash Requirements				
	5/15/2026	8.00	335.0900	2,680.72

904 - Program Management

Rate Labor

Class / Employee

Deputy Project Manager

	Date	Hours	Rate	Amount
General Program Coordination; QC and Debug Cash Requirements File	5/18/2026	7.00	335.0900	2,345.63
General Program Coordination; Develop and Revise Cost Summary from updated cash requirements. Program Cost Meeting.	5/19/2026	7.50	335.0900	2,513.18
Precinct 3 Meeting; General Program Coordination	5/20/2026	1.00	335.0900	335.09
General Program Coordination; Update Program Schedule	5/21/2026	5.00	335.0900	1,675.45
General Program Coordination; Update Program Schedule	5/22/2026	7.00	335.0900	2,345.63
General Program Coordination; Update Program Schedule; Utility Meeting	5/26/2026	7.50	335.0900	2,513.18
General Program Coordination; City of PV ILA	5/27/2026	8.00	335.0900	2,680.72
General Program Coordination; Waller County Commissioners Court; Coordination with Alex regarding Utility Permitting Processes; Review of Bridge Scour Memo; ROW Coordination	5/28/2026	7.00	335.0900	2,345.63
General Program Coordination; ROW Meeting; Review of Action Items	5/29/2026	7.00	335.0900	2,345.63
General Program Coordination; Research and drafting of potential Default provisions in Engr and CE&I agreements		----- 116.50 -----		----- 39,038.02 -----
Total Daniel Wayne Freeman				
Total Deputy Project Manager				

Design Engineer

Selena Alvarado

	5/4/2026	9.00	207.4300	1,866.87
waller coordination meeting + double culvert seg 1 progress meeting + action item spreadsheet	5/5/2026	9.00	207.4300	1,866.87
bartlett road progress meeting + double culvert seg 2 progress meeting + waller county preference list	5/6/2026	7.00	207.4300	1,452.01
commissioner booklets	5/7/2026	9.00	207.4300	1,866.87
commissioner booklets + schlipf road progress meeting	5/8/2026	4.00	207.4300	829.72
utility coordination meeting + flukinger progress meeting + ROE for pitts rd	5/11/2026	5.00	207.4300	1,037.15
waller county coordination meeting + adams flat progress meeting + bartlett rd PER practice presentation	5/12/2026	9.00	207.4300	1,866.87
download submittal files + file in S drive + create blue beam sessions + coordinate review w reviewers + morton rd progress meeting + perry homes meeting	5/13/2026	9.00	207.4300	1,866.87
commissioner's court + compiling comments for intersections review + PER meeting for Bartlett Rd + reviewing cochran	5/15/2026	4.00	207.4300	829.72
commissioner booklets + reviewing intersections (kyle @ bowler) package	5/19/2026	9.00	207.4300	1,866.87
document control for robichaux submittal + create bluebeam session for plan review + stockdick progress meeting	5/20/2026	5.00	207.4300	1,037.15
mathis road and morrison road status meetings + reviewing Neuman rd plans	5/21/2026	7.00	207.4300	1,452.01

904 - Program Management

Rate Labor

Class / Employee

Design Engineer

waller county coordination call with lakes of cane island + compiling bluebeam comments into excel + document control + reviewing Neuman rd plans

5/22/2026

4.00

207.4300

829.72

utility coordination call + pitts ROW coordination call + neuman rd plan review

5/26/2026

8.00

207.4300

1,659.44

neuman rd progress meeting + neuman rd plan review

5/27/2026

8.00

207.4300

1,659.44

neuman rd bluebeam session compiling comments + PV ILA exhibits for cochran, flukinger, owens and richards + review PITTS amendment

5/28/2026

9.00

207.4300

1,866.87

updating waller county CAD files + plan review cochran rd

5/29/2026

2.00

207.4300

414.86

neuman rd plan review

117.00-----
24,269.31

Total Selena Alvarado

Total Design Engineer

117.00-----
24,269.31

Project Engineer

Austin Porter McLean

5/4/2026

0.50

239.3500

119.68

review ROW information for Robichaux

5/11/2026

1.00

239.3500

239.35

weekly program meeting

5/18/2026

1.75

239.3500

418.86

weekly group mtg, invoice review

3.25-----
777.89

Total Austin Porter McLean

Robert T. McBride

5/5/2026

2.00

239.3500

478.70

Program Management

5/6/2026

2.00

239.3500

478.70

Program Management

5/8/2026

2.00

239.3500

478.70

Program Management

5/11/2026

2.00

239.3500

478.70

Program Management

5/13/2026

3.00

239.3500

718.05

Program Management

5/14/2026

3.00

239.3500

718.05

Program Management

5/18/2026

3.00

239.3500

718.05

Program Management

5/19/2026

1.00

239.3500

239.35

Program Management

5/20/2026

1.00

239.3500

239.35

Program Management

5/21/2026

1.00

239.3500

239.35

Program Management

5/22/2026

2.00

239.3500

478.70

Program Management

22.00-----
5,265.70

Total Robert T. McBride

Total Project Engineer

25.25-----
6,043.59

Project Manager

John Charles Tyler

5/4/2026

4.00

357.4200

1,429.68

Prog admin. Schedule review. Prog mtg.

5/5/2026

6.00

357.4200

2,144.52

904 - Program Management

Rate Labor

Class / Employee

Project Manager

	Date	Hours	Rate	Amount
prog admin. contract amendment coord. Schedule update. Monthly report.	5/6/2026	5.50	357.4200	1,965.81
Prog admin. Bartlett drainage coord. Trilogy invoice coord. CCreek Prop permit issue	5/7/2026	2.00	357.4200	714.84
Prog admin. Bartlett mtg.	5/8/2026	5.00	357.4200	1,787.10
prog admin. Utility coord mtg. Flukinger mtg.	5/11/2026	5.00	357.4200	1,787.10
Prog admin. Prog staff mtg. HC coord of ILA.	5/12/2026	4.00	357.4200	1,429.68
Prog admin.	5/13/2026	5.50	357.4200	1,965.81
Prog admin. Comm Crt. Trilogy sub invoices. Calls from Mayer property owners.	5/14/2026	4.00	357.4200	1,429.68
Prog admin. Calls from Mayer property owners.	5/15/2026	5.00	357.4200	1,787.10
prog admin. CP4 mtg. Morton ovrlly coord	5/18/2026	4.00	357.4200	1,429.68
Prog admin. Status review mtg. Utility coord.	5/19/2026	3.00	357.4200	1,072.26
CP 3 monthly mtg. Prog admin.	5/20/2026	4.50	357.4200	1,608.39
Prog admin. utility coord. CEI coord. County coord.	5/21/2026	4.00	357.4200	1,429.68
prog admin. utility coord. ROW coord. ILA coord. PV ILA coord.	5/22/2026	4.00	357.4200	1,429.68
Prog admin. Utility coord mtg. ROW coord/parcel mapping. Bridge maint discussion.	5/26/2026	4.00	357.4200	1,429.68
Prog admin. Utility Permit coord. Utility coord. Signal memo review.	5/27/2026	5.00	357.4200	1,787.10
Prog admin. Crt mtg. Bridge memo. Proj bidding schedule. Coord of ILA exhibits.	5/28/2026	7.00	357.4200	2,501.94
Prog admin. ROW coord. Monthly report. BKDD coord.	5/29/2026	3.00	357.4200	1,072.26
Prog admin. Beacon Hill DA review. Grange coord/Morton overlay		84.50		30,201.99

Total John Charles Tyler

Total Project Manager

Quality Manager

James Robert Baker

GEC	5/11/2026	1.00	255.3000	255.30
GEC	5/18/2026	1.00	255.3000	255.30
		2.00		510.60
		2.00		510.60

Total James Robert Baker

Total Quality Manager

Total Rate Labor

100,063.51

Total Bill Task: 904 - Program Management

100,063.51

905 - Project Coordination

Rate Labor

Class / Employee

Deputy Project Manager

Daniel Wayne Freeman

Date	Hours	Rate	Amount
5/14/2026	1.00	335.0900	335.09
Review IEA CE&I Contract redlines			
5/21/2026	1.00	335.0900	335.09
Review Standard General Notes. Standard General Notes meeting.			
5/22/2026	1.00	335.0900	335.09
Pitts Road/Clay Road ROW Discussion			
5/26/2026	0.50	335.0900	167.55
Neuman Road Design Progress Meeting			
5/28/2026	1.00	335.0900	335.09
BKDD Meeting for Stockdick Road; Review of Pitts Road Amendment #1			
5/29/2026	1.00	335.0900	335.09
Fluckinger Road Meeting with County; Coordination with SPI regarding Amendment #1			
	5.50		1,843.00
	5.50		1,843.00

Total Daniel Wayne Freeman

Total Deputy Project Manager

Project Coordinator III

Natasha Medina

5/6/2026	3.00	142.4900	427.47
Catch up call with John, research Adams			
5/8/2026	2.00	142.4900	284.98
Invoice spreadsheet check against court agenda			
5/11/2026	5.00	142.4900	712.45
Trilogy issues			
5/12/2026	2.00	142.4900	284.98
Trilogy issues			
5/13/2026	2.00	142.4900	284.98
Cross referencing waller sheet to check on submissions, invoicing			
5/14/2026	6.00	142.4900	854.94
Tracking down and processing waller invoices, recalculating old invoices, call with John			
5/15/2026	7.00	142.4900	997.43
Requesting updates and follow up on invoices, submitting invoices			
5/18/2026	7.00	142.4900	997.43
Waller invoicing			
5/19/2026	3.00	142.4900	427.47
Waller invoices			
5/26/2026	2.00	142.4900	284.98
invoice catchup			
5/27/2026	6.00	142.4900	854.94
Invoicing			
5/29/2026	2.00	142.4900	284.98
Catch up with John, appraisal invoicing and Clay rd research			
	47.00		6,697.03
	47.00		6,697.03

Total Natasha Medina

Total Project Coordinator III

Project Engineer

Austin Porter McLean

5/19/2026	1.00	239.3500	239.35
invoice review and ROW taking review			

Project Manager

John Charles Tyler

5/4/2026	1.00	357.4200	357.42
General ILA review/coord w/County.			
5/5/2026	2.00	357.4200	714.84
CEI agreements for BGE and WSB.			
5/6/2026	1.00	357.4200	357.42
Perry Rylander coord.			

905 - Project Coordination

Rate Labor

Class / Employee

<i>Class / Employee</i>	<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Project Manager				
	5/8/2026	1.00	357.4200	357.42
HC and WC coord/future ILA.				
	5/11/2026	1.50	357.4200	536.13
Sandy coord of topics.				
	5/12/2026	2.50	357.4200	893.55
Perry/Morton coord. ILA coord. Utility coord.				
	5/13/2026	2.00	357.4200	714.84
ILA w/Katy review/comment. ESA amendment review.				
	5/14/2026	2.50	357.4200	893.55
Woods ILA's review. IEA CEI agreement review. HC coord.				
	5/15/2026	2.00	357.4200	714.84
Owens/GFT amend. ILA coord. City of Katy coord/Woods.				
	5/18/2026	3.50	357.4200	1,250.97
City of Katy mtg. Owens ESA amend. Developer mtgs/Pitts.				
	5/19/2026	0.50	357.4200	178.71
PV ILA discussion/review.				
	5/20/2026	1.00	357.4200	357.42
HC mtg. pitts/clay.				
	5/21/2026	3.50	357.4200	1,250.97
Rylander road coord. HC ILA draft. Woods Road ILA discussion.				
	5/22/2026	1.00	357.4200	357.42
Pitts ESA amend.				
	5/26/2026	3.00	357.4200	1,072.26
Grange and L of CI coord. PV ILA update. SPI amend update. HC ILA update.				
	5/27/2026	2.50	357.4200	893.55
ILA coord PV and FBC.				
	5/28/2026	1.00	357.4200	357.42
Cane Island discussion. ILA coord.				
		31.50		11,258.73
Total John Charles Tyler		31.50		11,258.73
Total Project Manager		31.50		11,258.73

Total Rate Labor

20,038.11

Total Bill Task: 905 - Project Coordination

20,038.11

906 - Right of Way Coordination

Rate Labor

Class / Employee

<u>Class / Employee</u>	<u>Date</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Right-of-Way Project Manager				
Lora Reeves Gunter	5/28/2026	0.50	274.4500	137.23
Attend Waller Road Bond ROW meeting; review Waller status report				
Total Rate Labor				137.23

Total Rate Labor

137.23

Z99 - Other Direct Costs

Unit Rate Expenses

Account / Unit / Equipment / Vendor

<u>Account / Unit / Equipment / Vendor</u>	<u>Doc Number</u>	<u>Date</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
Mileage					
Standard Mileage					
Robert T. McBride	ER0000016380	4/16/2026	128.00 Mile	0.7250	92.80
WC Pct 4 Progress Meeting: Missouri City, TX to 836 Austin St # 318, Hempstead, TX 77445 (SH99)					
	ER0000016380	4/21/2026	76.00 Mile	0.7250	55.10
WC Utility Meeting: Missouri City, TX to Hilcorp Energy Corporation-29003 Morton Rd, Katy, TX 77493					

Z99 - Other Direct Costs

Unit Rate Expenses

Account / Unit / Equipment / Vendor	Doc Number	Date	Quantity	Rate	Amount
Mileage					
Standard Mileage					
Total Robert T. McBride			204.00		147.90
Total Standard Mileage			204.00		147.90
Total Mileage					147.90
Total Unit Rate Expenses					147.90
Total Bill Task: Z99 - Other Direct Costs					147.90

Total Project: PM5121-2471 - Waller County Bond Program Management 326,806.06



**WALLER COUNTY
ROAD BOND '23**

Monthly Progress Report May 2026

Contract No: PM5121-2471

Project Description: Waller County Road Bond Program GEC

Progress Reporting Period: May 2, 2026 – May 29, 2026

Project Manager: John Tyler

Progress Summary:

Project Design Engineer Coordination (901)

- Summary of effort
 - Held monthly project meetings.
 - Reviewed draft PER's and returned comments for Flukinger Road project.
 - Received 60% plans for review for Robichaux, Cochran, and Neuman Road projects.
- Deliverables
 - None.
- Problems Encountered:
 - Woods Road scope reverted back to individual ILA's with RID and City of Katy. City of Katy will determine how they wish to move forward with the project.
- Progress Expected Next Month:
 - Receive and review Morton draft PER.
 - Schedule PER meetings with Commissioners for Morton Road project.
 - Receive 60% plans for Morrison.
 - Receive 100% plans for Double Culvert/Cedar Creek and Mathis projects.

Review of Project Plan Submittals (902)

- Summary of effort
 - Reviewed and returned 60% plan comments for Cochran and Neuman Road projects.
 - Reviewed and returned 95% plan comments for Adams Flat Road project.
 - Reviewed and returned 100% plan comments for Bowler/Kyle intersection and Mathis Road projects.
- Deliverables
 - None.
- Problems Encountered:
 - None.
- Progress Expected Next Month:
 - Review preliminary schematic level layouts for inclusion in PER's.
 - Review Mathis, Double Culvert/Cedar Creek, Adams Flat, and Bowler Intersection progress sets.
 - Approve Mathis and Adams Flat final plans for bidding.

Utility Coordination (903)

- Summary of effort

- Continued coordination with pipeline companies on all active projects. Specifically focused on Morton Road for Lakes of Cane Island drainage outfall, Mathis, and Adams Flat projects.
- Double Culvert coordination continues.
- Continued research on potential conflicts for projects.
- Provided information for use in project estimates.
- Review installation/relocation requests from utility companies along projects using county's MGO software.
- Deliverables
 - None.
- Problems Encountered:
 - Penick/Mathis golf course coordination during construction needed for existing elements.
- Progress Expected Next Month:
 - Will continue to support the project design coordination, with focus on Double Culvert, Adams Flat, and Neuman Roads.
 - Continue developing utility conflict lists and resolve issues.

Program Management (904)

- Summary of effort
 - Updated program schedule.
 - Continued adjusting program expenditures in accordance with updated schedule.
 - Continued contact with TxDOT to coordinate program with current TxDOT projects in Waller County.
 - Held monthly commissioner meetings, Precincts 3 and 4.
 - Obtained Court approval of Penick/Mathis Road CEI ESA.
 - Continued ROW acquisition process for Robichaux property. Dialog is leaning to resolution soon.
 - Continued meetings with Grange and Lakes of Cane Island developers to coordinate storm water drainage. Lakes of Cane Island drainage is included in a court approved amendment to the DA.
 - Reviewed subconsultant invoices and submitted to County Engineer's office.
 - Continued coordinating drainage for Clay, Bartlett, Pitts, Stockdick, Morrison, Schlipf, and Morton with adjacent developers and BKDD.
 - Continued coordinating layouts for Pitts/Clay intersection with Harris County permitting to obtain permit for project.
 - Coordinate ILA for Woods Road with City of Katy and RID along with their respective responsibilities for the roadway.
 - Updated program website with current data.
- Deliverables
 - None.
- Problems Encountered:
 - Working through non-payment of subconsultants on Adams Flat project.
- Progress Expected Next Month:
 - Finalize direction for Woods Road ILA's with City of Katy and RID. Submit ILA's to Court for approval.

- Advertise Mathis Road project.
- Complete negotiations with prime engineers for Woods Road.
- Submit engineering invoices to County for approval at Commissioners Court.
- Continue meeting with agencies impacted by project in road bond.

Project Coordination (905)

- Summary of effort
 - Revised and completed draft ILA's for City of Brookshire and City of Prairie View.
 - Coordinated discussions for responsibilities of all parties for Woods ILA.
 - Revised draft ILA for FM 359 project with Fort Bend County. WC Eng submitted to FBC.
 - Coordinated drainage meetings between developers and project teams and BKDD.
 - Coordinated between projects and County.
- Deliverables
 - None.
- Problems Encountered:
 - None.
- Progress Expected Next Month:
 - Resolve and complete draft ILA's for Woods Road.
 - Address ILA comments from FBC on FM 359 project.

Right of Way Coordination (906)

- Summary of effort
 - Robichaux parcel is nearing conclusion. Landowner questions were provided.
 - Received initial parcels and easements for Clay Road and appraisals continue.
 - Received parcel for intersection at Bowler/Kyle. Appraisal has begun. Property owner dialog has begun.
- Deliverables
 - None.
- Problems Encountered:
 - None.
- Progress Expected Next Month:
 - Continue to provide/develop information necessary for acquisitions.

GIS (907)

- Summary of effort
 - Updated website to current information.
 - Updated sharefile for program use.
- Deliverables
 - None.
- Problems Encountered:
 - None.
- Progress Expected Next Month:
 - None.

Bidding Phase Services (908)

- Summary of effort
 - None.
- Deliverables
 - None.
- Problems Encountered:
 - None.
- Progress Expected Next Month:
 - Effort will begin on other projects when first project design is 50% complete.
 - Complete CEI agreements for Double Culvert/Cedar Creek and Adams Flat and Robichaux projects.

Additional Tasks**Task 101: Off-system Bridge Assessment/Repair Plan**

- Summary of effort
 - Completed drainage assessment at various bridges to determine scour protection riprap sizes.
 - Discussed bridge scour repairs for selected county bridges. Completed drawings for bridge at Wilpitz.
 - Submitted memo for scour protection on bridges.
- Progress expected next month
 - Continue to produce drawings for bridge scour protection, as requested.
 - Check-in regularly to verify plan being implemented

Task 102: County Signal Design Standard Development

- Summary of effort
 - Finished research for signal standards.
 - Completed draft signal report.
 - Met with County to discuss questions about signal equipment.
- Progress expected next month
 - Complete final report of program.

Task 103: Management of Program ROW Acquisition

- Summary of effort
 - Continued process for parcel on Robichaux. Expect conclusion next month.
 - Continued properties and easements for Clay Road project.
 - Began process for parcel at Kyle/Bowler intersection.
- Progress expected next month
 - Receive rest of Clay parcels and easements for drainage, and continue process of acquisition.

Task 104: Morton Road Phase 1 Overlay CEI/Testing

- Summary of effort
 - Forde completed ditch clean outs.
 - Paving began on WB side. Rain impacted schedule for completion.
- Progress expected next month
 - Continue and complete WB roadway reclamation work.
 - Begin EB road reclamation work.

Project No. PM5121-2471.103
-JC

John C. Tyler

Item 33.

WFG National Title Company of
Texas, LLC
1120 Nasa Parkway, Suite 308
Houston, TX 77058
(281) 276-4770

LJA Engineering
301 Commerce Street Suite 1850
Fort Worth, TX 76102

ENTERED
Vendor Code: WFG01
Received Date: 5/28/2026
Entered Date: 6/8/2026
Period: 5
Entered By: LA
Expense Code: 532001
VO No: VO55201
SCA/WA: Y
COI: Y
Email Approval: N

Invoice

Date: 05/15/2026
Number: 1252225
Customer ID: 6691843

File Number	Transactee	Client's File #	Class/Description	Memo	Amount
26-153378-1	Waller County	Waller County – Clay Road	Abstractor Certificate	Clay Road, #23406, Parcel 1 Schlipf Road to Pitts Road, TX	\$500.00
Total					\$500.00

Thank you and please reference invoice number on your check and
remit within 30 days to the below address:

Total Due \$500.00

WFG National Title Company of Texas
1120 Nasa Parkway, Suite 308
Houston, TX 77058

Please send payment to:

WFG National Title Company of Texas
1120 Nasa Parkway, Suite 308
Houston, TX 77058

Ref: 26-153378-1

Project No. PM5121-2471.103

JC

John C. Tyler

Item 33.

WFG National Title Company of
Texas, LLC
1120 Nasa Parkway, Suite 308
Houston, TX 77058
(281) 276-4770

LJA Engineering
301 Commerce Street Suite 1850
Fort Worth, TX 76102

ENTERED
Vendor Code: WFG01
Received Date: 5/28/2026
Entered Date: 6/8/2026
Period: 5
Entered By: LA
Expense Code: 532001
VP No: V055202
SCA/WA: Y
COI: Y
Email Approval: N

Invoice

Date: 05/15/2026
Number: 1252239
Customer ID: 6691843

File Number	Transactee	Client's File #	Class/Description	Memo	Amount
26-153378-2	Waller County	Waller County – Clay Road	Abstractor Certificate	Clay Road, #23406, Parcel 2 Schlipf Road to Pitts Road, TX	\$500.00
				Total	\$500.00

Thank you and please reference invoice number on your check and
remit within 30 days to the below address:

Total Due \$500.00

WFG National Title Company of Texas
1120 Nasa Parkway, Suite 308
Houston, TX 77058

Please send payment to:

WFG National Title Company of Texas
1120 Nasa Parkway, Suite 308
Houston, TX 77058

Ref: 26-153378-2

Project No. PM5121-2471.103

JC

WFG National Title Company of
Texas, LLC
1120 Nasa Parkway, Suite 308
Houston, TX 77058
(281) 276-4770

John C. Tyler

Item 33.

Invoice

Date: 05/15/2026
Number: 1252241
Customer ID: 6691843

LJA Engineering
301 Commerce Street Suite 1850
Fort Worth, TX 76102

ENTERED	
Vendor Code:	WFG01
Received Date:	5/28/2026
Entered Date:	6/8/2026
Period:	5
Entered By:	LA
Expense Code:	532001
VO No:	VO55203
SCA/WA:	Y
COI:	Y
Email Approval:	N

File Number	Transactee	Client's File #	Class/Description	Memo	Amount
26-153378-3	Waller County	Waller County – Clay Road	Abstractor Certificate	Clay Road, #23406, Parcel 3 Schlipf Road to Pitts Road, TX	\$500.00
Total					\$500.00

Thank you and please reference invoice number on your check and
remit within 30 days to the below address:

Total Due	\$500.00
-----------	----------

WFG National Title Company of Texas
1120 Nasa Parkway, Suite 308
Houston, TX 77058

Please send payment to:

WFG National Title Company of Texas
1120 Nasa Parkway, Suite 308
Houston, TX 77058

Ref: 26-153378-3

Project No. PM5121-2471.103

JC

John C. Tyler

Item 33.

WFG National Title Company of
Texas, LLC
1120 Nasa Parkway, Suite 308
Houston, TX 77058
(281) 276-4770

Invoice

Date: 05/15/2026
Number: 1252243
Customer ID: 6691843

LJA Engineering
301 Commerce Street Suite 1850
Fort Worth, TX 76102

ENTERED	
Vendor Code:	WFG01
Received Date:	5/28/2026
Entered Date:	6/8/2026
Period:	5
Entered By:	LA
Expense Code:	532001
VO No:	VO55204
SCA/WA:	Y
COI:	Y
Email Approval:	N

File Number	Transactee	Client's File #	Class/Description	Memo	Amount
26-153378-4	Waller County	Waller County – Clay Road	Abstractor Certificate	Clay Road, #23406, Parcel 4 Schlipf Road to Pitts Road, TX	\$500.00
Total					\$500.00

Thank you and please reference invoice number on your check and
remit within 30 days to the below address:

Total Due	\$500.00
-----------	----------

WFG National Title Company of Texas
1120 Nasa Parkway, Suite 308
Houston, TX 77058

Please send payment to:

WFG National Title Company of Texas
1120 Nasa Parkway, Suite 308
Houston, TX 77058

Ref: 26-153378-4

Project No. PM5121-2471.103

JC

WFG National Title Company of
Texas, LLC
1120 Nasa Parkway, Suite 308
Houston, TX 77058
(281) 276-4770

John C. Tyler

Item 33.

Invoice

Date: 05/15/2026
Number: 1252246
Customer ID: 6691843

ENTERED	
Vendor Code:	WFG01
Received Date:	5/28/2026
Entered Date:	6/8/2026
Period:	5
Entered By:	LA
Expense Code:	532001
VO No:	VO55205
SCA/WA:	Y
COI:	Y
Email Approval:	N

LJA Engineering
301 Commerce Street Suite 1850
Fort Worth, TX 76102

File Number	Transactee	Client's File #	Class/Description	Memo	Amount
26-153378-5	Waller County	Waller County – Clay Road	Abstractor Certificate	Clay Road, #23406, Parcel 5 Schlipf Road to Pitts Road, TX	\$500.00
Total					\$500.00

Thank you and please reference invoice number on your check and
remit within 30 days to the below address:

Total Due	\$500.00
-----------	----------

WFG National Title Company of Texas
1120 Nasa Parkway, Suite 308
Houston, TX 77058

Please send payment to:

WFG National Title Company of Texas
1120 Nasa Parkway, Suite 308
Houston, TX 77058

Ref: 26-153378-5

Project No. PM5121-2471.103

JC

WFG National Title Company of
Texas, LLC
1120 Nasa Parkway, Suite 308
Houston, TX 77058
(281) 276-4770

John C. Tyler

Item 33.

Invoice

Date: 05/15/2026
Number: 1252249
Customer ID: 6691843

ENTERED	
Vendor Code:	WFG01
Received Date:	5/28/2026
Entered Date:	6/8/2026
Period:	5
Entered By:	LA
Expense Code:	532001
VO No:	VO55206
SCA/WA:	Y
COI:	Y
Email Approval:	N

LJA Engineering
301 Commerce Street Suite 1850
Fort Worth, TX 76102

File Number	Transactee	Client's File #	Class/Description	Memo	Amount
26-153378-6	Waller County	Waller County – Clay Road	Abstractor Certificate	Clay Road, #23406, Parcel 6 Schlipf Road to Pitts Road, TX	\$500.00
Total					\$500.00

Thank you and please reference invoice number on your check and
remit within 30 days to the below address:

Total Due	\$500.00
-----------	----------

WFG National Title Company of Texas
1120 Nasa Parkway, Suite 308
Houston, TX 77058

Please send payment to:

WFG National Title Company of Texas
1120 Nasa Parkway, Suite 308
Houston, TX 77058

Ref: 26-153378-6

Project No. PM5121-2471.103
-JC

John C. Tyler

Item 33.

WFG National Title Company of
Texas, LLC
1120 Nasa Parkway, Suite 308
Houston, TX 77058
(281) 276-4770

Invoice

Date: 05/15/2026
Number: 1252255
Customer ID: 6691843

LJA Engineering
301 Commerce Street Suite 1850
Fort Worth, TX 76102

ENTERED	
Vendor Code:	WFG01
Received Date:	5/28/2026
Entered Date:	6/8/2026
Period:	5
Entered By:	LA
Expense Code:	532001
VO No:	VO55207
SCA/WA:	Y
COI:	Y
Email Approval:	N

File Number	Transactee	Client's File #	Class/Description	Memo	Amount
26-153378-7	Waller County	Waller County – Clay Road	Abstractor Certificate	Clay Road, #23406, Parcel 7 Schlipf Road to Pitts Road, TX	\$500.00
Total					\$500.00

Thank you and please reference invoice number on your check and
remit within 30 days to the below address:

Total Due	\$500.00
-----------	----------

WFG National Title Company of Texas
1120 Nasa Parkway, Suite 308
Houston, TX 77058

Please send payment to:

WFG National Title Company of Texas
1120 Nasa Parkway, Suite 308
Houston, TX 77058

Ref: 26-153378-7

Project No. PM5121-2471.103

JC

John C. Tyler

Item 33.

WFG National Title Company of
Texas, LLC
1120 Nasa Parkway, Suite 308
Houston, TX 77058
(281) 276-4770

Invoice

Date: 05/15/2026
Number: 1252260
Customer ID: 6691843

LJA Engineering
301 Commerce Street Suite 1850
Fort Worth, TX 76102

ENTERED	
Vendor Code:	WFG01
Received Date:	5/28/2026
Entered Date:	6/8/2026
Period:	5
Entered By:	LA
Expense Code:	532001
VD No:	VO55208
SCA/WA:	Y
COI:	Y
Email Approval:	N

File Number	Transactee	Client's File #	Class/Description	Memo	Amount
26-153378-8	Waller County	Waller County – Clay Road	Abstractor Certificate	Clay Road, #23406, Parcel 8 Schlipf Road to Pitts Road, TX	\$500.00
Total					\$500.00

Thank you and please reference invoice number on your check and
remit within 30 days to the below address:

Total Due	\$500.00
-----------	----------

WFG National Title Company of Texas
1120 Nasa Parkway, Suite 308
Houston, TX 77058

Please send payment to:

WFG National Title Company of Texas
1120 Nasa Parkway, Suite 308
Houston, TX 77058

Ref: 26-153378-8

Project No. PM5121-2471.103

-JC

Item 33.

WFG National Title Company of
Texas, LLC
1120 Nasa Parkway, Suite 308
Houston, TX 77058
(281) 276-4770

John C. Tyler

Invoice

Date: 05/15/2026
Number: 1252259
Customer ID: 6691843

LJA Engineering
301 Commerce Street Suite 1850
Fort Worth, TX 76102

ENTERED	
Vendor Code:	WFG01
Received Date:	5/28/2026
Entered Date:	6/8/2026
Period:	5
Entered By:	LA
Expense Code:	532001
VO No:	VO55209
SCA/WA:	Y
COI:	Y
Email Approval:	N

File Number	Transactee	Client's File #	Class/Description	Memo	Amount
26-153378-9	Waller County	Waller County – Clay Road	Abstractor Certificate	Clay Road, #23406, Parcel 9 Schlipf Road to Pitts Road, TX	\$500.00
Total					\$500.00

Thank you and please reference invoice number on your check and
remit within 30 days to the below address:

Total Due	\$500.00
-----------	----------

WFG National Title Company of Texas
1120 Nasa Parkway, Suite 308
Houston, TX 77058

Please send payment to:

WFG National Title Company of Texas
1120 Nasa Parkway, Suite 308
Houston, TX 77058

Ref: 26-153378-9

Project No. PM5121-2471.103
-JC

John C. Tyler

Item 33.

WFG National Title Company of
Texas, LLC
1120 Nasa Parkway, Suite 308
Houston, TX 77058
(281) 276-4770

LJA Engineering
301 Commerce Street Suite 1850
Fort Worth, TX 76102

ENTERED	
Vendor Code:	WFG01
Received Date:	5/28/2026
Entered Date:	6/8/2026
Period:	5
Entered By:	LA
Expense Code:	532001
VO No:	VO55210
SCA/WA:	Y
COI:	Y
Email Approval:	N

Invoice

Date: 05/18/2026
Number: 1252606
Customer ID: 6691843

File Number	Transactee	Client's File #	Class/Description	Memo	Amount
26-159259	Waller County	Waller County – Bowler Rd@ Kyle Dr	Abstractor Certificate	Bowler Rd@ Kyle Dr, 23201, Parcel 1 Intersection: Bowler Rd & Kyle Dr, TX	\$500.00
Total					\$500.00

Thank you and please reference invoice number on your check and
remit within 30 days to the below address:

Total Due	\$500.00
-----------	----------

WFG National Title Company of Texas
1120 Nasa Parkway, Suite 308
Houston, TX 77058

Please send payment to:

WFG National Title Company of Texas
1120 Nasa Parkway, Suite 308
Houston, TX 77058

Ref: 26-159259

Julie Adams

From: Lynden Andrada <landrada@lja.com>
Sent: Thursday, June 11, 2026 8:32 AM
To: Ross McCall; Julie Adams; Luke Fortkamp
Cc: John Tyler; Kimberly Sparks; Client Bills
Subject: LJA Program Management (PM5121-2471) - Waller County Bond Program Mgmt. PO 207745 Invoice 202626126 5/31/26
Attachments: LJA Engineering Inc._Waller County_PO207745_202626126_053126.pdf

CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know that the content is safe.

Good morning,

Please find attached May invoice for processing. Should you have any questions or require further information, please let us know.

Kindly confirm receipt of this invoice.

Kind regards,

LYNDEN A. ANDRADA | Project Accounting Specialist
Accounting

O: 713.380.4420 | D: 346.608.7059 | C: 281.870.6748

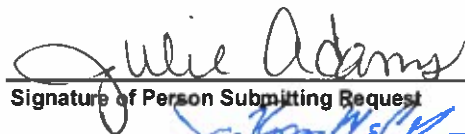
3600 W Sam Houston Pkwy S

Suite 500, Houston TX 77042

EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com



Waller County Check Request/Reimbursement Form**Employee submitting request:**Julie Adams**Department:**Road and Bridge Department**Total Amount Due:**\$8,952.92**Please make check payable to:****Name:** Schaumburg & Polk, Inc.**Address:** 8865 College Street, Suite 100Beaumont, TX 77707**Please mail check to:****Name:** Schaumburg & Polk, Inc.**Address:** 8865 College Street, Suite 100Beaumont, TX 77707**Purpose of check:** Invoice # 304200.00 - 13Professional Services from March 30, 2026 to May 03, 2026Pitts Road**Charge to GL line:**605-605-545405
Signature of Person Submitting Request6-8-26

Date


Signature of Official/Department Head Submitting Request6/11/26

Date

Invoice



SCHAUMBURG & POLK, INC.

May 4, 2026

Invoice No:

0000304200.00 - 13

WALLER COUNTY
J. ROSS MCCALL, P.E.
775 BUS 290 EAST
HEMPSTEAD, TX 77445

Project 0000304200.00 PITTS ROAD
PROFESSIONAL ENGINEERING SERVICES
R.MCCALL@WALLERCOUNTY.US

Professional Services from March 30, 2026 to May 3, 2026

Fee

Phase	Contract Fee	Percent Complete	Billed To Date	Current Billing
GENERAL	260,499.20	35.50	92,477.21	6,512.48
PRELIM DESIGN	206,870.00	100.00	206,870.00	0.00
ENVIRONMENTAL	18,590.00	76.17	14,160.00	0.00
GEOTECHNICAL	70,880.94	45.7418	32,422.23	0.00
STRUCTURAL	63,067.00	0.00	0.00	0.00
SUE	93,050.00	51.5585	47,975.16	0.00
SURVEY	100,426.00	87.6989	88,072.52	0.00
SURVEY (T&M)	20,000.00	57.1875	11,437.50	0.00
TRAFFIC	81,873.84	29.8074	24,404.46	2,440.44
FINAL DESIGN	219,420.00	0.00	0.00	0.00
BID/CONSTRUCTION	115,304.00	0.00	0.00	0.00
Total Fee	1,249,980.98		517,819.08	8,952.92
		Previous Fee Billing	508,866.16	
	Total Fee			8,952.92
		Total this Invoice		\$8,952.92

Outstanding Invoices

Number	Date	Balance
11	3/2/2026	24,529.96
12	3/30/2026	14,250.99
Total		38,780.95

Total Now Due \$47,733.87

Billings to Date

	Current	Prior	Total
Fee	8,952.92	508,866.16	517,819.08
Totals	8,952.92	508,866.16	517,819.08



Waller County
23407 Pitts Rd
Progress Report

Work Period: March 30, 2026 to May 3, 2026

Previous Month:

General:

- SPI prepared TCP narrative for Pitts Rd/Clay Rd intersection (Phase 1 and Phase 2), updated traffic control plan to include the narrative and sent it to LJA.
- SPI coordinated Right-of-Entry letters with PDE, Consor and LJA.
- SPI sent out Right-of-Entry Letters.
- SPI attended the Progress Meeting with LJA and prepared meeting minutes.
- SPI coordinated with TEDSI regarding Harris County comments on the Traffic Engineering Study.
- SPI coordinated with DCCM regarding drainage.
- SPI reviewed Harris County comments on traffic control (Phase 1 and Phase 2).
- SPI coordinated with LJA on pending items.

Prelim Design:

- TEDSI addressed comments on the draft Traffic Engineering Study and submitted final report.

Next Month:

General:

- SPI to attend Progress Meeting with LJA and prepare meeting minutes.

Preliminary Engineering:

Final Design:

- Update proposed right-of-way, if needed.
- Update geometry/drainage.
- Run vehicle tracking to check effects of reducing the median width (32 ft to 21 ft).
- Once we receive geometry approval from both Counties:
 - Look into reducing the lengths of swales behind proposed back of curb.
 - Update traffic control as necessary, pending further discussion of the intersection closure.
 - Work towards 70% Submittal.

Environmental:

- Once Amendment 1 is approved, Consor to start working on the WOTUS and wetland delineation.

Geotechnical:

SUE:

- Level A SUE in progress.

Traffic:

- TEDSI to address comments from Harris County.

Issues:

- Pending confirmation from Harris County to whether storm sewer can be installed in their easement.
- Harris County/Waller County geometry approval in progress.

Schedule:

PER Submittal: 1/30/2026 (draft); 4/22/2026 (final)

70% Submittal: 7/14/2026

95% Submittal: 10/28/2026

100% Submittal: 2/3/2027

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Friday, June 5, 2026 2:25 PM
To: Ross McCall; Luke Fortkamp
Cc: John Tyler; Julie Adams
Subject: Mobility Bond Project Invoice 23407 Pitts Rd
Attachments: 20260504-Invoice#34200.00-13-SPI-Pitts Rd-23407.pdf

CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know that the content is safe.

Good Afternoon,

Attached is invoice 13 from SPI for Pitts Road.

Project #: 23407
 Project Name: Pitts Road
 Consultant: SPI
 Percent spent so far: 41%
 Design Schedule Changes: None

Invoice Date	Invoice #	Invoice \$
05.04.26	304200.00 - 13	\$8,952.92

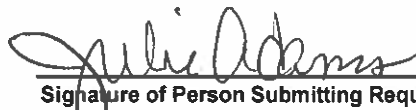
Thanks,

NATASHA MEDINA | Project Coordinator
 Program Management

O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645
 1904 W Grand Parkway N, Suite 100, Katy, Texas 77449

EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com

Waller County Check Request/Reimbursement Form**Employee submitting request:**Julie Adams**Department:**Road and Bridge Department**Total Amount Due:**\$16,001.60**Please make check payable to:****Name:** Tetra Tech, Inc.**Address:** PO Box 200191Dallas, TX 75320-0191**Please mail check to:****Name:** Tetra Tech, Inc.**Address:** PO Box 200191Dallas, TX 75320-0191**Purpose of check:** Invoice # 52596563-2 Schlipf RoadServices billed through May 22, 2026**Charge to GL line:**605-605-545405
Signature of Person Submitting Request6-8-26

Date


Signature of Official/Department Head Submitting Request6/11/26

Date



Tetra Tech, Inc.
 575 North Dairy Ashford
 Suite 700
 Houston, TX 77079
 (281) 589-7257

BILL TO: WALLER COUNTY, TX
ATTN: P.E., J. ROSS MCCALL
 775 BUSINESS US 290 EAST
 HEMPSTEAD, TX 77445

INVOICE NUMBER: 52596563-2
INVOICE DATE: 06/05/2026
SERVICES BILLED THROUGH: 05/22/2026
FEDERAL TAX ID#: 95-4148514
TERMS: NET 30
CLIENT REFERENCE: Waller County Bond
 Project Number: 23411

Schlipf Road Waller County

PROJECT 200-154158-26001 **Design services to reconstruct Schlipf Road approx 5200ft S of Morton Rd to N of US90 in Waller County, Texas**

TOP TASK 01 - Prime

DESCRIPTION	BUDGET AMOUNT	PERCENT COMPLETE THIS INVOICE	PERCENT COMPLETED TO DATE	AMOUNT DUE THIS INVOICE	AMOUNT INVOICED TO DATE
Prime - General	\$202,710.00	1.00%	5.00%	\$2,027.10	\$10,135.50
Prime - Preliminary Engineering	\$208,300.00	2.00%	2.00%	\$4,166.00	\$4,166.00
Prime - Final Design	\$285,710.00	0.00%	0.00%	\$0.00	\$0.00
Prime - Pipeline Structural Details (T&M)	\$58,600.00	0.00%	0.00%	\$0.00	\$0.00
Prime - Construction Phase Services (T&M)	\$148,765.00	0.00%	0.00%	\$0.00	\$0.00
Prime - Expenses	\$1,160.82	0.00%	0.00%	\$0.00	\$0.00
TOTAL	\$905,245.82	1.58%	1.58%	\$6,193.10	\$14,301.50

TOP TASK 02 - Drainage

DESCRIPTION	BUDGET AMOUNT	PERCENT COMPLETE THIS INVOICE	PERCENT COMPLETED TO DATE	AMOUNT DUE THIS INVOICE	AMOUNT INVOICED TO DATE
Drainage - Preliminary Engineering	\$83,325.00	0.00%	0.00%	\$0.00	\$0.00
Drainage - Final Design	\$91,805.00	0.00%	0.00%	\$0.00	\$0.00
TOTAL	\$175,130.00	0.00%	0.00%	\$0.00	\$0.00

TOP TASK 03 - Sub Consultants

DESCRIPTION	BUDGET AMOUNT	PERCENT COMPLETE THIS INVOICE	PERCENT COMPLETED TO DATE	AMOUNT DUE THIS INVOICE	AMOUNT INVOICED TO DATE
Hollaway - Environmental Constraints	\$13,078.00	75.00%	75.00%	\$9,808.50	\$9,808.50
Hollaway - Wetlands (To Be Authorized)	\$9,880.00	0.00%	0.00%	\$0.00	\$0.00
Hollaway - Threatened & Endangered Species (To Be Authorized)	\$6,959.50	0.00%	0.00%	\$0.00	\$0.00
Ninyo & Moore - Geotech	\$29,720.00	0.00%	0.00%	\$0.00	\$0.00
Ninyo & Moore - Geotech (Optional Additional Detention Pond)	\$5,700.00	0.00%	0.00%	\$0.00	\$0.00
Quiddity - Survey	\$162,895.00	0.00%	0.00%	\$0.00	\$0.00
Quiddity - SUE	\$129,050.00	0.00%	0.00%	\$0.00	\$0.00
TOTAL	\$357,282.50	2.75%	2.75%	\$9,808.50	\$9,808.50

BILL TO: WALLER COUNTY, TX
ATTN: P E. J. ROSS MCCALL
 775 BUSINESS US 290 EAST
 HEMPSTEAD, TX 77445

INVOICE NUMBER: 52596563-2
INVOICE DATE: 06/05/2026
SERVICES BILLED THROUGH: 05/22/2026
FEDERAL TAX ID#: 95-4148514
TERMS: NET 30
CLIENT REFERENCE: Waller County Bond
 Project Number: 23411

Schlipf Road Waller County

TOTAL AMOUNT DUE THIS INVOICE: **\$16,001.60**

Net Contract Summary	
Contract Amount	\$1,437,658.32
Previously Billed	\$8,108.40
Current Billing	\$16,001.60
Total Billed to Date	\$24,110.00
Contract Balance Remaining	\$1,413,548.32

REMIT PAYMENT TO:
 Tetra Tech, Inc.
 PO BOX 200191
 DALLAS, TX 75320-0191

To ensure accurate posting, please note the invoice number on your check. Interest will be charged on all past-due amounts per contract terms and conditions.



575 N Dairy Ashford
Suite 700
Houston, TX 77079
T +1 281 589 7257

PROGRESS REPORT

Reference – Tetra Tech PN	200-154158-26001
Meeting Name:	Schlipf Road Waller County
Prepared By:	Jonathan Griffin
Report Period:	April 25 – May 22, 2026

Project Schedule

PER Submittal:	October 14, 2026
70% Submittal:	February 24, 2027
95% Submittal:	May 5, 2027
100% Submittal:	June 30, 2027

Activities Completed for the Reporting Period

- Coordinate with subs.
 - Surveyor has sent ROE Letters and has received ROE for all properties
 - Coordination with Geotech for bore hole locations
 - Coordinate constraints analysis with Hollaway.
 - Constraints Analysis report has been submitted to LJA
- Review files received from Heritage West development
- Project management

Activities Planned for Next Period

- Continued coordination with subs for Survey, Geotech, and Environmental
- Authorize Hollaway to begin WOTUS Delineation and T&E report
- Provide LJA proposal for effort to complete Cultural Resources coordination with THC
- Develop preliminary engineering design for Schlipf Road

Issues and Areas of Concern

- None

TOP TASK 01 - Prime					
Phase	Contract Fee	% Complete	Billed to Date	Current Billing	Fee Remaining
Prime - General	202,710.00	5.00%	10,135.50	2,027.10	192,574.50
Prime - Preliminary Engineering	208,300.00	2.00%	4,166.00	4,166.00	204,134.00
Prime - Final Design	285,710.00	0.00%	-	-	285,710.00
Prime - Pipeline Structural Details (T&M)	58,600.00	0.00%	-	-	58,600.00
Prime - Construction Phase Services (T&M)	148,765.00	0.00%	-	-	148,765.00
Prime - Expenses	1,160.82	0.00%	-	-	1,160.82
TOTAL	905,245.82	1.68%	14,301.50	6,193.10	890,944.32
TOP TASK 02 - Drainage					
Phase	Contract Fee	% Complete	Billed to Date	Current Billing	Fee Remaining
Drainage - Preliminary Engineering	83,325.00	0.00%	-	-	83,325.00
Drainage - Final Design	91,805.00	0.00%	-	-	91,805.00
TOTAL	175,130.00	0.00%	-	-	175,130.00
TOP TASK 03 - Sub Consultants					
Phase	Contract Fee	% Complete	Billed to Date	Current Billing	Fee Remaining
Hollaway - Environmental Constraints	13,078.00	75.00%	9,808.50	9,808.50	3,269.50
Hollaway - Wetlands (To Be Authorized)	9,880.00	0.00%	-	-	9,880.00
Hollaway - Threatened & Endangered Species (To Be Authorized)	6,959.50	0.00%	-	-	6,959.50
Ninyo & Moore - Geotech	29,720.00	0.00%	-	-	29,720.00
Ninyo & Moore - Geotech (Optional Additional Detention Pond)	5,700.00	0.00%	-	-	5,700.00
Quiddity - Survey	162,895.00	0.00%	-	-	162,895.00
Quiddity - SUE	129,050.00	0.00%	-	-	129,050.00
TOTAL	357,282.50	2.75%	9,808.50	9,808.50	347,474.00
TOTAL	1,437,658.32	1.68%	24,110.00	16,001.60	1,413,548.32

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Monday, June 8, 2026 8:16 AM
To: Ross McCall; Luke Fortkamp
Cc: John Tyler; Julie Adams
Subject: Mobility Bond Project Invoice - Schlipf Road Waller County - Tetra Tech Invoice No. 52596563-2
Attachments: 20260605-Invoice#52596563-2-TetraTech-Schlipf Road-23411.pdf

CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know that the content is safe.

Good Morning,

Attached is invoice 2 from Tetra Tech for Schlipf Road.

Project #: 23411
 Project Name: Schlipf Rd
 Consultant: Tetra Tech
 Percent spent so far: 2%
 Design Schedule Changes: Final Submittal moved up a few weeks

Invoice Date	Invoice #	Invoice \$
06.05.26	52596563-2	\$16,001.6

Thanks,

NATASHA MEDINA | Project Coordinator

Program Management

O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645

1904 W Grand Parkway N, Suite 100, Katy, Texas 77449

EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com

Waller County Check Request/Reimbursement Form**Employee submitting request:**

Julie Adams

Department:

Road and Bridge

Total Amount Due:

\$42,738.53

Please make check payable to:**Name:** DCCM INFRASTRUCTURE, INC.**Address:** 1710 Seamist Drive

Houston, TX 77008

Please mail check to:**Name:** DCCM INFRASTRUCTURE, INC.**Address:** 1710 Seamist Drive

Houston, TX 77008

Purpose of check: Invoice # 79732 Waller County - Clay Rd

Professional Services from March 01, 2026 to March 31, 2026

Charge to GL line:

605-605-545405

Signature of Person Submitting Request

Date

Signature of Official/Department Head Submitting Request

Date



formerly known as Binkley & Barfield, Inc.

INVOICE

REMIT TO: DCCM INFRASTRUCTURE, INC.

1710 Seamist Drive

Houston, TX 77008

Waller County

April 24, 2026

Project No: 0000069938.0000

Invoice No: 79732

Robert McBride

Project Manager: Kevin Mineo

775 Bus 290

Deputy Project Manager: Ryan Hinson

East Hempstead, TX 77445

Waller Co. Project No. : 23406

Total Contract Value: 2,245,846.00

Project 0000069938.0000 Waller County - Clay Rd

Professional Services from March 01, 2026 to March 31, 2026

Phase	0000	Design
Task	1000	Project Management
Fee		

Billing Phase	Fee	Percent Complete	Earned	Previously Invoiced	Amount This Invoice
Project Management	49,091.00	78.00	38,290.98	37,800.07	490.91
Drainage Data Collection	12,692.00	100.00	12,692.00	12,692.00	0.00
Prelim- Rdwy	261,818.00	100.00	261,818.00	261,818.00	0.00
Prelim-Drainage	109,324.00	100.00	109,324.00	109,324.00	0.00
Final Design-Rdwy	586,559.00	67.25	394,460.93	381,263.35	13,197.58
Final Design-Drainage	276,322.00	49.8654	137,789.00	132,378.96	5,410.04
SUE	165,634.00	37.1226	61,487.65	61,487.65	0.00
GeoTechnical	77,278.00	90.00	69,550.20	69,550.20	0.00
Survey	152,645.00	99.7257	152,226.25	152,226.25	0.00
Structural	56,373.20	0.00	0.00	0.00	0.00
Traffic	35,331.80	100.00	35,331.80	35,331.80	0.00
Environmental	18,866.00	32.2741	6,088.84	6,088.84	0.00
Total Fee	1,801,934.00		1,279,059.65	1,259,961.12	19,098.53

Total Fee	19,098.53
------------------	------------------

Total this Task:	\$19,098.53
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Total this Phase:	\$19,098.53
--------------------------	--------------------

Phase	0700	Construction Phase Services
Task	1000	Roadway CPS

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	0.00	0.00
Limit			150,129.00
Remaining			150,129.00

Total this Task:	
-------------------------	--

Project	0000069938.0000	Waller County - Clay Rd	Invoice	79732
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Task	2000	Drainage CPS		
Billing Limits			Current	Prior
Total Billings			0.00	0.00
Limit				13,828.00
Remaining				13,828.00

Total this Task:

Task	SUB1	Weisser CPS		
Billing Limits			Current	Prior
Total Billings			0.00	0.00
Limit				17,655.00
Remaining				17,655.00

Total this Task:

Total this Phase:

Phase	0800	Optional Additional		
Task	1000	Optional Additional		
Fee				

Billing Phase	Fee	Percent Complete	Earned	Previously Invoiced	Amount This Invoice
Traffic	123,470.00	0.00	0.00	0.00	0.00
Survey	138,830.00	25.542	35,460.00	11,820.00	23,640.00
Total Fee	262,300.00		35,460.00	11,820.00	23,640.00
Total Fee					23,640.00

Billing Limits			Current	Prior	To-Date
Total Billings			23,640.00	0.00	23,640.00
Limit					123,470.00
Remaining					99,830.00

Total this Task: \$23,640.00

Total this Phase: \$23,640.00

TOTAL DUE THIS INVOICE: \$42,738.53



Monthly Progress Report March 2026

Project: Waller County – Clay Rd

Project No.: 23406 (BBI Prj # 0000069938)

P.O. No.:

I. Work Completed to Date

- Submitted revised PER
- Prepared presentation for PER meeting with Waller County
- Submitted 70% PS&E (2/20)
- Project Management
 - Design team coordination
- Traffic
 - Provided traffic signal design for 70% submittal
- Utilities
 - SUE Quality C/D
- Project Meetings
 - Met with LJA on 3/19 and 3/31
 - Attended Lakes of Cane Island Coordination Meeting on 3/30.

II. Work Planned for Next Period (April 2026)

- Coordination meetings with engineers of adjacent developments & bond projects
- 70% submittal comment response
- Continued work on ROW mapping
- Finalize locations of detention ponds
- Commence with 95% Submittal milestone

III. Milestone Submittals

Submittal	Expected Due Date
Preliminary Design Submittal	Approved 10/24/2025
70% Design Submittal	Submitted 2/20/2026
95% Design Submittal	TBD
100% Design Submittal	TBD

Ryan Hinson, P.E.

Project Manager – Transportation

Date: 4/15/2026

J:\WallerCo\0000069938.0000_Waller County - Clay Rd\1.00_Admin\1 03_Bilings\10_2025_12\Clay Rd Progress Report 010_2025_12.docx



WEISSER Engineering & Surveying

PO Box 380 • Barker, TX 77413

(281) 579-7300 • weissereng.com

TBPE Reg. No. F-68 • TBPLS Reg. No. 10194324

Invoice

Invoice #:	EI604-9
Invoice Date:	3/31/2026
Due Date:	4/30/2026

Bill To

BINKLEY & BARFIELD, INC.
1710 SEAMIST DR
HOUSTON, TX 77008

Clay Rd

Project Name: Waller County - Clay Rd

Project No.: 0000069938

Project Description: The Proposed Improvements Include The widening for 2 MILES from 2 TO 4 on Clay Rd. from Schlipf rd. to Pitts Rd

Description	Est Amt	Prev. Inv.	Prior %	Curr %	Total %	Amount
SURVEY CONTROL	27,880.00	27,880.00	100.00%	0.00%	100.00%	0.00
EXISTING RIGHT OF WAY MAPPING (CAT. 1 B, COND. 3)	45,790.00	45,790.00	100.00%	0.00%	100.00%	0.00
TOPOGRAPHIC SURVEY (CAT. 6, COND. 1)	78,975.00	75,026.25	95.00%	0.00%	95.00%	0.00
CONTROL AND RIGHT-OF-WAY STAKING - ESTIMATED 3 TRIPS @ \$ 5,885.00	5,885.00	0.00	0.00%	0.00%	0.00%	0.00
PARCEL SURVEYS - ESTIMATED 45 PARCELS @ 2,955.00 PER PARCEL	124,110.00	11,820.00	9.52%	19.05%	28.57%	23,640.00
SOIL BORING LOCATIONS	3,530.00	3,530.00	100.00%	0.00%	100.00%	0.00
LEVEL "A" & "B" SUE - ESTIMATED 3 TRIPS @ \$ 3,730.00	3,730.00	0.00	0.00%	0.00%	0.00%	0.00

Weisser Engineering Company, Inc.
ACH INSTRUCTIONS PROSPERITY
BANK ROUTING NO. 113122655
ACCOUNT NO. 218335428

Subtotal	\$23,640.00
Sales Tax (8.25%)	\$0.00
Total	\$23,640.00
Payments/Credits	
Balance Due	\$23,640.00

Statement

Invoice		0 - 30	31 - 60	61-90	Over 90	Balance
EI604-8	2/27/2026	\$23,135.75				\$23,135.75
Total Prior Billing		\$23,135.75				\$23,135.75

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Thursday, June 11, 2026 11:30 AM
To: Julie Adams
Subject: Re: Mobility Bond Project Invoice-13-BBI-Clay Rd 23406

CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know that the content is safe.

Julie,

The invoice total is \$42,738.53.

Wow. Not sure how I made the same mistake twice. Sorry about that.

NATASHA MEDINA | Project Coordinator
Program Management
O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645
1904 W Grand Parkway N, Suite 100, Katy, Texas 77449
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com

From: Julie Adams <j.adams@wallercounty.us>
Sent: Thursday, June 11, 2026 11:25 AM
To: Natasha Medina <nmedina@lja.com>
Subject: RE: Mobility Bond Project Invoice-13-BBI-Clay Rd 23406

[EXTERNAL EMAIL]

Hi, Natasha.

Can you please verify the invoice total to be paid?

Thank you,

Julie Adams

Waller County Road and Bridge
775 Bus 290 East
Hempstead, Texas 77445
Ph. (979)826-7670

From: Natasha Medina <nmedina@lja.com>
Sent: Monday, June 8, 2026 7:32 AM

To: Luke Fortkamp <l.fortkamp@wallercounty.us>; Ross McCall <r.mccall@wallercounty.us>
Cc: John Tyler <jtyler@lja.com>; Julie Adams <j.adams@wallercounty.us>
Subject: Mobility Bond Project Invoice-13-BBI-Clay Rd 23406

CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know that the content is safe.

Good Morning

Attached is invoice 13 from BBI for Clay Rd.

Project #: 23406
 Project Name: Clay Rd
 Consultant: BBI
 Percent spent so far: 57%
 Design Schedule Changes: N/A

Invoice Date	Invoice #	Invoice \$
04.24.26	79732	\$19,098.53

Thanks,

NATASHA MEDINA | Project Coordinator

Program Management

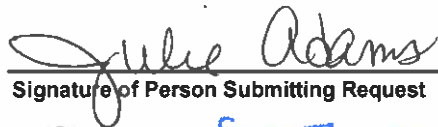
O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645

1904 W Grand Parkway N, Suite 100, Katy, Texas 77449

EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com

[EXTERNAL EMAIL] Exercise caution. Do not open attachments or click links from unknown senders or unexpected email

Waller County Check Request/Reimbursement Form**Employee submitting request:**Julie Adams**Department:**Road and Bridge**Total Amount Due:**\$50,248.64**Please make check payable to:****Name:** BGE, Inc**Address:** 10777 Westheimer, Suite 400Houston, TX 77042**Please mail check to:****Name:** BGE, Inc**Address:** 10777 Westheimer, Suite 400Houston, TX 77042**Purpose of check:** Invoice # 47192-13 Project # 14280-00Services current April 25, 2026 through May 22, 20262023 Mobility Bond - Joseph Rd 23204_23205**Charge to GL line:**605-605-545405

Signature of Person Submitting Request

6-11-26

Date



Signature of Official/Department Head Submitting Request

6/11/26

Date



INVOICE

Joan Beaty
Waller County Treasurer
836 Austin St., Ste. 2200
Hempstead, TX 77445

June 9, 2026
Project No: 00014280-00
Invoice No: 47192-13

Invoice Total \$50,248.64

Project 00014280-00 2023 Mobility Bond-Joseph Rd-23204_23205

Services current April 25, 2026 through May 22, 2026

Phase 0001 Roadway

Task 0001 General

Fee

Billing Phase	Fee Amount	% Comp To Date	Fee Earned	Previous Billed	Amount Due This Invoice
Roadway					
General	75,480.00	100.00	75,480.00	74,959.16	520.84
Preliminary Engineering	74,820.00	100.00	74,820.00	74,407.13	412.87
Final Design	471,290.00	26.5194	124,983.44	93,084.52	31,898.92
Drainage					
Preliminary Engineering	7,020.00	100.00	7,020.00	7,020.00	0.00
Final Design	46,335.00	24.8348	11,507.21	0.00	11,507.21
Traffic					
General	2,787.50	84.3839	2,352.20	2,352.20	0.00
Preliminary Engineering	41,860.00	96.2766	40,301.40	40,301.40	0.00
Final Design	55,470.00	0.00	0.00	0.00	0.00
Bridge					
Final Design	20,730.00	0.00	0.00	0.00	0.00
Consultants					
Environmental-Raba Kistner	16,860.50	100.00	16,860.50	16,860.50	0.00
Geotechnical-Terracon	51,670.00	100.00	51,670.00	51,670.00	0.00
ROW Survey Hegar Rd-Landtech	209,776.00	55.3151	116,037.88	116,037.88	0.00
SUE-Cobb Fendley	68,996.00	83.564	57,655.80	51,747.00	5,908.80
Total Fee	1,143,095.00		578,688.43	528,439.79	50,248.64

Total Fee 50,248.64

Total this Task \$50,248.64

Total this Phase \$50,248.64

Phase 0006 Construction Phase Services-HNTE

REMIT TO: BGE, Inc. • 10777 Westheimer • Suite 400 • Houston, Texas 77042

INVOICE PAYABLE UPON RECEIPT

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	0.00	0.00
Limit			55,775.00
Remaining			55,775.00
Total this Phase			0.00
Total this Invoice			\$50,248.64

	Current	Prior	Total
Billings to Date	50,248.64	528,439.79	578,688.43

Fee Recap

1,198,870.00	Basic Services
0.00	Reimbursables Expenses
0.00	Tax
1,198,870.00	Total Authorized Fee
578,688.43	Billed To Date
\$620,181.57	

Email invoice: nmedina@lja.com
cc: mkeck@lja.com; jtyler@lja.com
ACCT: PR / PDF File Name Convention



Waller County 2023 Mobility Bond

23204/23205 Joseph Road from Field Store Road to Kickapoo Road

Progress Report for May Invoice

Billing Period

April 25, 2026 to May 22, 2026

Completed this Billing Period

- Production of sheets
 - General sheets (title, index, etc.)
 - Typicals
 - SW3P
 - SPM
- PER sheets for resubmittal

To be Completed next Billing Period

- Pavement sheets
- TCP sheets
- Utility conflict matrix (sub)
- Utility layouts (sub)
- Metes and bounds sheets (sub)
- Preliminary driveway culvert sheets
- Cross culvert sheets

Outstanding Issues

PER Report Submittal: 6/30/2026

Interim Design Submittal (70%): 7/2026

Final Design Submittal: 12/2026

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Thursday, June 11, 2026 3:25 PM
To: Ross McCall; Luke Fortkamp
Cc: John Tyler; Julie Adams
Subject: Mobility Bond Project Invoice BGE Invoice #47192-13 Joseph Rd-23204_23205
Attachments: 20260609-Invoice #47192-13-BGE-Joseph Rd-23204_23205.pdf

CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know that the content is safe.

Good Afternoon,

Attached is invoice 13 from BGE for Joseph Rd.

Project #: 23204 & 23205
Project Name: Joseph Rd
Consultant: BGE
Percent spent so far: 48%
Design Schedule Changes: None

Invoice Date	Invoice #	Invoice \$
06.09.26	47192-13	\$50,248.64

Thanks,

NATASHA MEDINA | Project Coordinator

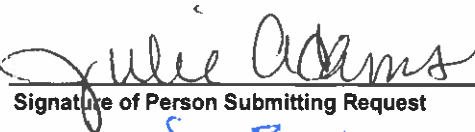
Program Management

O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645

1904 W Grand Parkway N, Suite 100, Katy, Texas 77449

EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com

Waller County Check Request/Reimbursement Form**Employee submitting request:**Julie Adams**Department:**Road and Bridge Department**Total Amount Due:**\$13,961.69**Please make check payable to:****Name:** TEDSI Infrastructure Group**Address:** 738 Highway 6 South, Suite 430Houston, TX 77079**Please mail check to:****Name:** TEDSI Infrastructure Group**Address:** 738 Highway 6 South, Suite 430Houston, TX 77079**Purpose of check:** Invoice # 203404-12 Stockdick Road 23305Professional Services from May 01, 2026 through May 31, 2026**Charge to GL line:**605-605-545405

Signature of Person Submitting Request

6-11-26

Date



Signature of Official/Department Head Submitting Request

6/11/26

Date



TEDSI
TBPE F.1640

TEDSI INFRASTRUCTURE GROUP

Consulting Engineers

738 Highway 6 South ♦ Suite 430 ♦ Houston, Texas 77079

Tel: (832) 619-1000

Fax: (832) 619-1018

June 10, 2026

Project No: 2025-2183-01

Invoice No: 203404-12

Waller County
J. Ross McCall, P.E.
775 Bus 290 East
Hempstead, TX 77445

Total Contract Amount: \$1,563,052.31
Previous Amount Billed: \$632,193.01
Amount Billed to Date: \$646,154.70
Contract Amount Remaining: \$916,897.61

Project 2025-2183-01 Stockdick Road 23305
"2023 Mobility Bond Invoice" - 23305

Professional Services from May 01, 2026 to May 31, 2026

Phase	100	Project Meetings / Agency Coordination			
Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Project Meetings/Agency Coordination	<u>97,661.59</u>	91.00	<u>88,872.05</u>	<u>86,918.82</u>	<u>1,953.23</u>
Total Fee	97,661.59		88,872.05	86,918.82	1,953.23
Billing Summary		Current	Prior	To-Date	
Total Billings		1,953.23	86,918.82	88,872.05	
Total Fee				97,661.59	
Remaining Fee				8,789.54	
				Total this Phase	\$1,953.23

Phase	200	Preliminary Engineering				
Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing	
Coordination with Subs	80,746.46	91.00	73,479.28	71,864.35	1,614.93	
PER Development	<u>103,601.68</u>	91.00	<u>94,277.53</u>	<u>92,205.50</u>	<u>2,072.03</u>	
Total Fee	184,348.14		167,756.81	164,069.85	3,686.96	
Billing Summary		Current		Prior	To-Date	
Total Billings		3,686.96		164,069.85	167,756.81	
Total Fee					184,348.14	
Remaining Fee					16,591.33	
				Total this Phase		\$3,686.96

Project	2025-2183-01	Stockdick Road	Invoice	203404-12	
Phase	300	Final Design			
Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
PS&E Development	493,855.39	0.00	0.00	0.00	0.00
Total Fee	493,855.39		0.00	0.00	0.00
Billing Summary		Current	Prior	To-Date	
Total Billings		0.00	0.00	0.00	
Total Fee				493,855.39	
Remaining Fee				493,855.39	
Total this Phase				\$0.00	
Phase	400	Extras			
Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Drainage (Gauge)	215,185.00	55.00	118,351.75	111,896.20	6,455.55
Bridge (B2Z)	18,518.08	0.00	0.00	0.00	0.00
Environmental (Terracon)	34,615.00	49.00	16,961.35	16,961.35	0.00
Geotechnical (Ninyo & Moore)	30,704.00	100.00	30,704.00	30,704.00	0.00
Survey (Weisser)	186,595.00	43.00	80,235.85	78,369.90	1,865.95
SUE (BBI)	204,525.55	70.00	143,167.89	143,167.89	0.00
Direct Expenses (TEDSI)	525.00	20.00	105.00	105.00	0.00
Total Fee	690,667.63		389,525.84	381,204.34	8,321.50
Billing Summary		Current	Prior	To-Date	
Total Billings		8,321.50	381,204.34	389,525.84	
Total Fee				690,667.63	
Remaining Fee				301,141.79	
Total this Phase				\$8,321.50	
Phase	500	Construction Phase Services			
Task	501	CPS (TEDSI)			
Billing Summary		Current	Prior	To-Date	
Labor		0.00	0.00	0.00	
Total Fee				70,879.56	
Remaining Fee				70,879.56	
Task	502	CPS (Gauge)			
Billing Summary		Current	Prior	To-Date	
Consultants		0.00	0.00	0.00	
Total Fee				25,640.00	
Remaining Fee				25,640.00	
Total this Phase				\$0.00	

Project	2025-2183-01	Stockdick Road	Invoice	203404-12
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Total this Invoice \$13,961.69

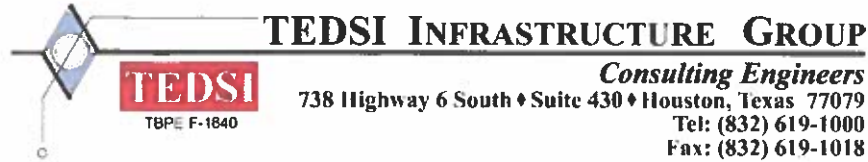
Authorized By: _____

Paul Bright

Date: _____

06/10/2026

Paul Bright PE, RPLS



Invoice Progress Report No. 12

Project: **Stockdick Road – Project No. 23305 – 2023 Mobility Bond**

Invoice Period: **May 1, 2026 – May 31, 2026**

Progress During This Billing Period:

TEDSI:

Meetings / Agency Coordination

- Coordination with Weisser on survey requirements.
- Coordination with Gauge / HR Green on drainage / detention requirements.
- Coordination with BKDD on future channel and detention options

Preliminary Engineering

- Developed preliminary alignment
- Preparation of schematic for ultimate conditions.
- Revised alignment to tie into proposed development on west side of FM 2855
- Revised alignment to tie into existing half boulevard on east side of Schliph Rd.
- Realigned alignment based on drainage requirements and gas pipelines.
- Prepared KMZ and presented to LJA
- Addressed PER comments received from March 20, 2026 Submittal

Final Design Phase

- No Activity this period. Dependent on completion of Study Phase

Surveying / ROW (Weisser):

- Topographic survey and locating all property lines.
- Received final existing ROW location
- Received survey control maps for PER and Final Plans

Geotech (Ninyo&Moore):

- Preliminary Geotech Report is complete.

Drainage (Gauge / HR Green):

- Data Collection is complete.

- Received overall models of the Waller County area from LJA/BKDD
- Hydrologic analysis – completed existing and proposed analysis.
- Development of preliminary storm sewer options due to the gas pipelines.
- Developed existing SWMM Model
- Proposed SWMM model in progress
- HR Green has new preference for detention pond location. South side in conjunction with future BKDD Channel.
- Met with BKDD on May 28, 2026 to discuss ultimate plans for channel and if our detention area can be located within footprint of future channel.

SUE (BBI):

- Received layout of SUE QL-B
- Completed SUE QL-A test holes and new layout

Environmental (Terracon):

- Completed draft Desktop Environmental Review
- Completed draft Waters of the US Desktop Assessment
- Completed draft Cultural Resources Assessment

Bridge (B2Z):

- No Activity this period.

Expected PER Submittal	3/20/2026
Resubmit PER	6/10/2026
Expected Interim Design Submittal	9/30/2026
Expected Final Design Submittal	12/23/2026

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Thursday, June 11, 2026 4:06 PM
To: Ross McCall; Luke Fortkamp
Cc: John Tyler; Julie Adams
Subject: Mobility Bond Project Invoice_22026-06-10_Invoice 203404-12_TEDSI_StockdickRoad_23305
Attachments: 2023 Mobility Bond Invoice_2026-06-10_Invoice 203404-12_TEDSI_Stockdick Road_23305.pdf

CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know that the content is safe.

Good Afternoon,

Attached is invoice 12 from TEDSI for Stockdick Rd.

Project #: 23305
 Project Name: Stockdick Rd
 Consultant: TEDSI
 Percent spent so far: 41%
 Design Schedule Changes: No change to final submittal date

Invoice Date	Invoice #	Invoice \$
06.10.26	203404-12	\$13,961.69

Thanks,

NATASHA MEDINA | Project Coordinator

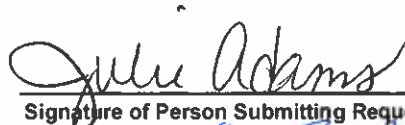
Program Management

O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645

1904 W Grand Parkway N, Suite 100, Katy, Texas 77449

EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com

Waller County Check Request/Reimbursement Form**Employee submitting request:**Julie Adams**Department:**Road and Bridge Department**Total Amount Due:**\$4,500.00**Please make check payable to:****Name:** Whitney & Associates Real Estate Valuation and Consulting**Address:** 2040 N Loop 336 West, Suite 305Conroe, TX 77304**Please mail check to:****Name:** Whitney & Associates Real Estate Valuation and Consulting**Address:** 2040 N Loop 336 West, Suite 305Conroe, TX 77304**Purpose of check:** Invoice # 114-26C Appraisal Report of a 5.56 acre tract locatedat 28076 Kyle Rd, Parcel 1 - Bowler Rd at Kyle Rd, Property Owner: Michael L.Spurling and wife, Rosemary A. Spurling.**Charge to GL line:**605-605-545405

Signature of Person Submitting Request

6-8-26

Date



Signature of Official/Department Head Submitting Request

6/11/26

Date

Whitney & Associates
Real Estate Valuation and Consulting
2040 N. Loop 336 West, Suite 305
Conroe, Texas 77304
Phone: (936) 756-4001 Fax: (936) 756-2727
www.whitney-appraisals.com

Invoice

Date	Invoice No.
5/27/2026	114-26C

Bill To

Waller County
 836 Austin Street
 Hempstead, Texas 77445

Due Date	Tax ID No.
5/27/2026	40-0001863

Description	Amount
APPRAISAL REPORT OF A 5.56-ACRE TRACT OF LAND LOCATED AT 28076 KYLE ROAD, WALLER, WALLER COUNTY, TEXAS 77484 PARCEL 1 – BOWLER ROAD AT KYLE ROAD PROPERTY OWNER: MICHAEL L. SPURLING AND WIFE, ROSEMARY A. SPURLING	4,500.00

Total	\$4,500.00
Payments/Credits	\$0.00
Balance Due	\$4,500.00

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Friday, June 5, 2026 9:21 AM
To: Luke Fortkamp; Ross McCall
Cc: John Tyler; Julie Adams
Subject: Mobility Bond Project Invoice Bowler @ Kyle Rd Parcel 1 Appraisal Invoice
Attachments: 114-26C Invoice_2026.05.27.pdf

CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know that the content is safe.

Good Morning,

Attached is an invoice for the Appraisal of Parcel 1 of Bowler @ Kyle Road.

Consultant: Whitney & Associates
Invoice #: 114-26C
Invoice \$: \$4500

Thanks,

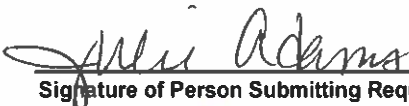
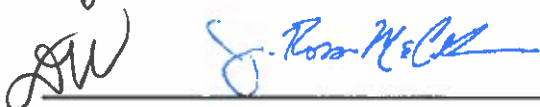
NATASHA MEDINA | Project Coordinator

Program Management

O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645
1904 W Grand Parkway N, Suite 100, Katy, Texas 77449

EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com

Waller County Check Request/Reimbursement Form**Employee submitting request:**Julie Adams**Department:**Road and Bridge Department**Total Amount Due:**\$4,500.00**Please make check payable to:****Name:** Whitney & Associates Real Estate Valuation and Consulting**Address:** 2040 N Loop 336 West, Suite 305Conroe, TX 77304**Please mail check to:****Name:** Whitney & Associates Real Estate Valuation and Consulting**Address:** 2040 N Loop 336 West, Suite 305Conroe, TX 77304**Purpose of check:** Invoice # 69-26C Appraisal Report of a 335.5135 -acre tract ofland located at the NE corner of FM 1458 and Robichaux Rd, Waller County, TXParcel 1 - Robichaux Rd, Prop Own: Mary Wood Farish Mgmt Trust U/A dated 10-17-88**Charge to GL line:**605-605-545405
Signature of Person Submitting Request6-11-26
Date
Signature of Official/Department Head Submitting Request6-11-26
Date

Whitney & Associates
Real Estate Valuation and Consulting
2040 N. Loop 336 West, Suite 305
Conroe, Texas 77304
Phone: (936) 756-4001 Fax: (936) 756-2727
www.whitney-appraisals.com

Invoice

Date	Invoice No.
4/24/2026	69-26C

Bill To

Waller County
 836 Austin Street
 Hempstead, Texas 77445

Due Date	Tax ID No.
5/24/2026	40-0001863

Description	Amount						
APPRAISAL REPORT OF A 335.5135-ACRE TRACT OF LAND LOCATED AT THE NORTHEAST CORNER OF FM 1458 AND ROBICHAUX ROAD, WALLER COUNTY, TEXAS 77423 PARCEL 1 – ROBICHAUX ROAD PROPERTY OWNER: MARY WOOD FARISH MANAGEMENT TRUST U/A DATED OCTOBER 17, 1988	4,500.00						
<table> <tr> <td>Total</td><td>\$4,500.00</td></tr> <tr> <td>Payments/Credits</td><td>\$0.00</td></tr> <tr> <td>Balance Due</td><td>\$4,500.00</td></tr> </table>		Total	\$4,500.00	Payments/Credits	\$0.00	Balance Due	\$4,500.00
Total	\$4,500.00						
Payments/Credits	\$0.00						
Balance Due	\$4,500.00						

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Friday, June 5, 2026 9:16 AM
To: Luke Fortkamp; Ross McCall
Cc: John Tyler; Julie Adams
Subject: Mobility Bond Project Invoice - Robichaux Parcel 1
Attachments: 69-26C Invoice_2026.04.24.pdf

CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know that the content is safe.

Good Morning,

Attached is an invoice for the Appraisal of Parcel 1 at Robichaux Rd.

Project #: 23104
Project Name: Robichaux Rd
Consultant: Whitney & Associates
Invoice \$: \$4500

Thanks,

NATASHA MEDINA | Project Coordinator

Program Management

O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645

1904 W Grand Parkway N, Suite 100, Katy, Texas 77449

EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com

PROCLAMATION
Honoring the Katy High School Softball Team – 2026 State Champions

WHEREAS, the Katy High School Softball Team has demonstrated exceptional skill, determination, teamwork, and sportsmanship throughout the 2026 season; and

WHEREAS, through countless hours of practice, discipline, and unwavering commitment, the student-athletes, coaching staff, and supporters of Katy High School have achieved the highest level of success in Texas high school softball; and

WHEREAS, on this historic occasion, the Katy High School Softball Team has earned the title of 2026 State Champions, bringing great pride and honor to their school, community, and the City of Katy; and

WHEREAS, their achievement reflects not only athletic excellence but also the values of perseverance, unity, leadership, and integrity that inspire fellow students and residents alike; and

WHEREAS, this championship victory will be remembered as a defining moment in Katy High School's proud athletic tradition;

NOW, THEREFORE, BE IT PROCLAIMED that the community hereby recognizes, commends, and celebrates the Katy High School Softball Team for winning the 2026 State Championship and extends heartfelt congratulations to the players, coaches, families, and supporters who made this accomplishment possible.

BE IT FURTHER PROCLAIMED that their success serves as a lasting source of pride and inspiration for present and future generations.

IN WITNESS WHEREOF, this proclamation is issued this 17th day of June, 2026.

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner Precinct 1

Walter E. Smith
Commissioner Precinct 2

Kendric D. Jones
Commissioner Precinct 3

Justin Beckendorff
Commissioner Precinct 4

Assignment ID# 260624-XX

STATE OF TEXAS
COUNTY OF WALLER

**WALLER COUNTY, TEXAS' CONSENT TO THE ASSIGNMENT OF TAX CODE
CHAPTER 312 TAX ABATEMENT AGREEMENT BETWEEN WALLER COUNTY,
TEXAS, AND IU HERITAGE, LP.**

Waller County, Texas ("County") hereby consents to the assignment of the tax abatement agreement entered into between IU Heritage, LP ("IU Heritage"), and the County to CYS Property, LLC ("CYS"), a Texas limited liability company with its principal place of business at 13203 Stafford Road, Suite 100, Missouri City, Texas 77489, (referred to individually as "Party" and collectively as "Parties"). The County's consent is made and entered on June 24, 2026.

WHEREAS, County and IU Heritage entered into a Tax Abatement Agreement on September 17, 2025 ("Agreement"), which is identified as Contract ID# 250917-45(a) and is attached hereto and incorporated herein as Exhibit 2; and

WHEREAS, IU Heritage sold the property subject to the Agreement on March 19, 2026 to CYS Property, LLC, a Texas limited liability company, as evidenced by the Special Warranty Deed filed under record number 2303730 in the Deed Records of Waller County, Texas; and

WHEREAS, IU Heritage assigned its interests, duties and obligations under the Agreement to CYS, and CYS assumed and accepted all of IU Heritage's interests, duties, and obligations under the Agreement (the "Assignment"), and the Assignment is attached hereto as Exhibit 1; and

WHEREAS, County consents to IU Heritage's assignment of its interests, duties, and obligations under the Agreement, and CYS' assumption thereof, and

NOW, THEREFORE the parties agree as follows:

1. IU Heritage assigned and transferred to CYS all of its interests, duties, and obligations under the Agreement.
2. CYS assumed and accepted all of IU Heritage's interests, duties, and obligations under the Agreement.
3. The County consents to the assignment of IU Heritage's interests, duties, and obligations under the Agreement to CYS, and CYS' assumption thereof.
4. CYS' address for any notices to be delivered pursuant to the Agreement is as follows:

CYS Property, LLC
13203 Stafford Road, Suite 100
Missouri City, Texas 77489

5. No other amendments or modifications to the Agreement are hereby made.
6. This Assignment is effective as of the date of the last signature affixed hereto.
7. Signatories to this Assignment represent and warrant that they have the authority to bind the respective parties.

WALLER COUNTY, TEXAS

Carbett "Trey" Duhon, III
County Judge

Date

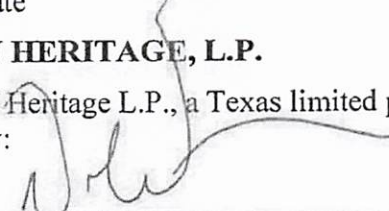
Attest

Debbie Hollan
County Clerk

Date

IU HERITAGE, L.P.

IU Heritage L.P., a Texas limited partnership

By: _____


Don Weaver, Manager

Date

CYS PROPERTY, LLC

CYS Property, LLC,
a Texas limited liability company



Won Hee Chough, Manager

Date

EXHIBIT 1

Item 43.

ASSIGNMENT OF TAX ABATEMENT AGREEMENT

THIS ASSIGNMENT OF TAX ABATEMENT AGREEMENT, made as of the 19th day of March, 2026, by **IU HERITAGE, LP**, a Texas limited partnership ("Assignor"), to **CYS PROPERTY, LLC** ("Assignee").

WITNESSETH:

WHEREAS, by Commercial Contract – Improved Property (the "Purchase Agreement") dated as of September 22, 2025, between Assignor and Assignee (as successor-in-interest to SWI Valve International LLC, the original purchaser), Assignee has agreed to purchase from Assignor as of the date hereof, and Assignor has agreed to sell to Assignee, that certain property located at 1045 Heritage West Drive, Katy, Texas 77493 (the "Property"); and

WHEREAS, Assignor desires to assign to Assignee, as of the date hereof, all of Assignor's right, title and interest in, and obligations under the Tax Abatement Agreement for the Property, dated September 17, 2025, between Waller County, Texas and IU Heritage, LP (the "Tax Abatement Agreement"), to be fully effective at such time as formal consent has been issued by Waller County, Texas; and

WHEREAS, Assignee desires to accept Assignor's right, title, and interest in the Tax Abatement Agreement, and Assignee accepts all of Assignor's obligations under the Tax Abatement Agreement; and

WHEREAS, Assignor shall retain all of its obligations under the Tax Abatement Agreement until the Assignment becomes effective;

NOW THEREFORE, in consideration of the premises and the mutual covenants herein contained, the Assignor hereby assigns, sets over and transfers unto Assignee to have and to hold from and after the date hereof all of the right, title, interest, and obligations of Assignor in, to and under the Tax Abatement Agreement. Assignee hereby accepts all of Assignor's right, title, interest, and obligations in, to, and under the Tax Abatement Agreement. Assignor agrees without additional consideration to execute and deliver to Assignee any and all additional forms of assignment and other instruments and documents that may be reasonably necessary or desirable to transfer or evidence the transfer to Assignee of any of Assignor's right, title and interest to Tax Abatement Agreement. Assignor shall retain all of its obligations under the Tax Abatement Agreement until this Assignment becomes effective.

This Assignment shall be governed by the laws of the State of Texas, applicable to agreements made and to be performed entirely within said State.

IN WITNESS WHEREOF, the parties hereto have duly executed this Assignment as of the date first above written.

ASSIGNOR:

IU HERITAGE, LP, a Texas limited partnership

By: **COTX Urban LLC**, a Texas limited liability company, as General Partner

By: [Signature]
Don Weaver, Manager

Date: 5/11/2026

ASSIGNEE:

CYS PROPERTY, LLC, a Texas limited liability company

By: [Signature]

Name: Won Hee Chough

Title: Manager

WHEREAS, in order to maintain and/or enhance the commercial/industrial economic and employment base of County, to otherwise further the goals of the policy previously adopted by County, and for the long-term benefit of the County;

NOW THEREFORE, the PARTIES hereto mutually agree as follows:

COVENANTS AND AGREEMENTS:

1. The Agreement Term begins on the Effective Date, and continues through and until December 31, 2028.
2. The Premises is the parcel of land described on Exhibit A, which is attached hereto and incorporated herein, and on which the Improvements (defined hereafter) will be made.
3. Owner shall ensure a prospective lessee/buyer for the Spec Building (as such term is defined in the County's current Policy) at the Premises is diligently and faithfully sought.
4. County and Owner agree that if a lessee/buyer does not lease the Spec Building at the Premises before the end of Year (2) of the Abatement Period, this Agreement will hereby immediately terminate.
5. For purposes of this Agreement, the period from (i) January 1, 2027 through and including December 31, 2027 shall be referred to as Year (1), and (ii) January 1, 2028 through and including December 31, 2028 shall be referred to as Year (2).
6. Upon Owner entering into a lease with a lessee, or sales agreement with a buyer, this Agreement may be terminated, amended, or replaced on mutually acceptable terms by a written instrument duly executed by County and Owner, based on the results of the Economic Impact Analysis as required in the County's then-current Policy.

7. A separate agreement may be made between the County and each lessee or buyer for specified new personal property, except inventory, the terms of which will be determined by the Economic Impact Analysis as required by the County's then-current Policy.
8. The improvements Owner shall make to the Premises, including the Spec Building, shall be referred to as the Improvements, and the Improvements shall be of the kind, number, and location specifically described in Exhibit B, which is attached hereto and incorporated herein. Notwithstanding the foregoing, Owner may amend the Improvements designated in Exhibit B with the prior written approval of the County, which approval shall not be unreasonably withheld, conditioned, or delayed. Such amendment is subject to the notice requirements of Texas Tax Code Chapter 312.
 - a. The Improvements include one tilt wall Spec Building of approximately 33,280 square feet, which is the commercial building described in Exhibit B. The Spec Building, shall have a total appraised value of at least \$2,563,320.00 by the beginning of Year (1).
 - b. Owner shall ensure the Improvements are diligently and faithfully undertaken and completed in a good and workmanlike manner, in compliance with all applicable federal, state, and local laws and regulations.
 - c. Notwithstanding Section 8(a) above, Owner shall have additional reasonable time to complete the Improvements in the event of "force majeure," if Owner is diligently and faithfully pursuing completion of the Improvements. "Force majeure" shall mean any contingency or cause beyond the reasonable control of Owner including, without limitation, an act of God, public enemy, war, riot, civil commotion, insurrection, or labor strikes.

9. Owner shall, until the expiration of this Agreement or until a lessee or buyer occupies the building, continuously operate (or cause to be operated) and maintain the Improvements as a Spec Building.
10. Owner shall, in writing and until the expiration of this Agreement, annually certify compliance with this Agreement to the County.
11. For the duration of this Agreement, Owner is not required to employ persons as part of this Agreement.
12. It is understood and agreed among the Parties that the Improvements shall be appraised at market value for property tax purposes beginning January 1, 2027, including the value of any partially completed Improvements.
 - a. If there are no Improvements on the Premises on January 1, 2027, and if Owner's failure to make Improvements is not excused under Section 8(c), then this Agreement is subject to termination by the County as if a default had occurred under section 15, and there shall be no tax abatement for the tax year beginning January 1, 2027.
 - b. Beginning January 1, 2029 and continuing each year thereafter, the Premises and any and all Improvements shall be appraised at market value effective January 1 of each tax year.
13. Owner agrees to confirm the Premises and Improvements for tax valuation purposes with the Chief Appraiser for the Waller County Appraisal District annually and within the deadline for filing the appropriate forms.
14. Subject to the terms and conditions of this Agreement, and subject to the rights of the holders of any outstanding bonds of the County, a portion of the ad valorem property taxes

which would otherwise be owed to the County for the Improvements shall be abated for a period of two years beginning January 1, 2027 and ending on December 31, 2028 (the “Abatement Period”).

- a. Said abatement shall be in an amount equal to the percentages listed in the following table:

Year 1 (2027) – 100%
Year 2 (2028) – 100%

- b. Said abatement on the Improvements located at the Premises shall terminate if not occupied by a lessee or buyer by December 31, 2028. In such an event, Owner is fully liable for all ad valorem property taxes owed to County beginning January 1, 2029. Year (1) and Year (2) ad valorem property taxes will not be payable by Owner if the Spec Building is not leased by the end of Year (2).
- c. The abatement percentages in Section 14(a) above shall be applied to the taxes assessed for each year during the Abatement Period over the base value of the Premises and Improvements in the year in which this Agreement is entered. The Parties understand and agree that the percentages in Section 14(a) above only apply to Improvements that are eligible for abatement under Texas law.
- d. Owner shall have the right to protest any appraisals of the Premises, Improvements, or any portion thereof, during the term of this Agreement. Nothing in this Agreement shall affect Owner’s right to protest and/or contest any taxes assessed on the Premises and any and all Improvements, and the abatement percentages shall be applied to the amount of taxes finally determined to be due as a result of any such protest and/or contest.

- e. If the certified appraised value of the real property Improvements is reduced, regardless of the initial appraised value, as the result of Owner's protest, then the percentage of abatement granted herein will be adjusted downward by the same percentage, then rounded upward to the nearest whole percentage. For example, if a protest results in the reduction of the certified appraised value by 6.6%, then the percentage of the tax abatement granted in any given year under this Agreement would be decreased by the same percentage rounded to the nearest whole number, thereby reducing the abatement by 7%.

DEFAULT:

- 15. Owner shall be in default if any of the following occurs:
 - a. Improvements are not completed in accordance with this Agreement, including its exhibits, as may be amended in accordance with the terms of this Agreement;
 - b. Owner fails to timely file annual renditions for the Premises and any and all Improvements;
 - c. Owner allows its ad valorem taxes on any of its property that is owed to the County, or any other taxes owed to any other taxing entity located in whole or in part in the County, to become delinquent without timely and properly following the legal procedures for protest and/or contest of any such taxes;
 - d. Owner operates the Premises or Improvements (or causes or allows the Premises or Improvements to be operated) in violation of public health and safety laws, or allows the Premises or Improvements or any part thereof to become a public nuisance; or

- e. Owner fails to comply with or violates any other part of this Agreement.
16. In the event that Owner defaults as described in section 15 above, the County shall give Owner written notice of such default. If Owner has not cured such default within sixty (60) days of said written notice, this Agreement may be terminated by the County. Notice shall be in writing and shall be delivered by personal delivery or certified mail, return receipt requested to Owner or its designated representative.
- a. Any notice or certification to be provided pursuant to this Agreement shall be made to the following persons, unless a substitute representative is designated in writing:

COUNTY
 Carbett "Trey" J. Duhon III
 County Judge
 425 FM 1488 Suite 106
 Hempstead, Texas 77445

OWNER
 Attn: Don Weaver
 IU Heritage, LP
 2537 S. Gessner Road, Suite 250
 Houston, TX 77063

17. In the event of default or termination, the Parties acknowledge that actual damages would be speculative and difficult to determine and/or calculate. Accordingly, in the event of default or termination, as liquidated damages, Owner shall owe all taxes which would have been paid to the County in the absence of this Agreement for all years during the Abatement Period, and all such taxes shall be paid to the County within sixty (60) days of the expiration of the cure period described in Section 16 above.
- a. In addition to any amounts due under Section 17 above, interest on any such amounts shall be charged at the statutory rate for delinquent taxes, as determined by Chapter 33 of the Texas Tax Code
 - b. Notwithstanding Section 17(a) above, in the event of default or termination, no penalty shall be charged under Chapter 33 of the Texas Tax Code.

- c. If the County terminates this Agreement, no abatements for the Premises or Improvements in future years will be allowed.
18. Notwithstanding Section 17 above, if Owner completes the Improvements in compliance with this Agreement, but subsequently fails to operate (or cause to be operated) and maintain the Premises or Improvements in accordance with this Agreement, then Section 17 shall not apply to require payment of taxes which would have been paid to the County in the absence of this Agreement for all years during the Abatement Period, unless Owner was not in compliance with this Agreement during those years. Instead, Owner shall only be liable to the County for those taxes which are assessed for the tax years in which Owner ceases to operate (or cause to be operated) and maintain the Premises or Improvements in accordance with this Agreement

MISCELLANEOUS:

19. The County represents and warrants that the Premises does not include any property that is owned by a member of the Waller County Commissioners Court, or owned by any party responsible for the approval of this Agreement.
20. The terms and conditions of this Agreement are binding upon the permitted successors and assigns of all Parties.
- a. Except for any collateral assignment to any lender of Owner, this Agreement cannot be assigned by Owner without the County's written consent, which shall not be unreasonably withheld. In order to assign this Agreement, the following conditions must be met: i) the Waller County Commissioners Court must have consented to the assignment by official act at one of its regularly scheduled meetings, ii) notice of the assignment must be publicly posted by the County for 30 days prior to the

regularly scheduled Commissioners Court meeting where consent to the assignment will be considered, iii) the assignee must explicitly accept all of assignor's obligations under this Agreement, iv) the assignor must retain all of its obligations under this Agreement until the assignment becomes effective, v) the assignment must be executed by both the assignor and assignee, and vi) the assignor must provide the County with a fully executed assignment agreement not later than ten (10) business days prior to the date the Commissioners Court will consider consenting to the assignment. If Owner fails to comply with these conditions, then County may, in its sole discretion, terminate this Agreement.

- b. If any lender of Owner becomes the owner of the Premises as a result of a foreclosure, deed-in-lieu of foreclosure or otherwise, notwithstanding anything in this Agreement to the contrary, such lender shall not be liable for any amounts under this Agreement except for the taxes which would have been paid to the County in the absence of this Agreement for the years during which this Agreement was in effect or, if Section 18 is applicable, then such lender shall only be liable for the amounts for which Owner is liable under Section 18.
- c. Owner understands and agrees that an entity must be entitled to a tax abatement on January 1 in order to claim the exemption for that tax year. If an entity is not entitled to the benefits of this Agreement on January 1 of any given tax year during the Abatement Period, then the entity may not receive the abatement for that year. The County is not responsible for ensuring that an assignment is effective prior to January 1 of any given tax year, or for ensuring that any assignee is entitled to the benefits of this Agreement. An assignee shall not be entitled to the benefits of this

Agreement unless the provisions of this Section 20 have been complied with before January 1 of the applicable tax year.

21. Owner shall not subdivide, grant, sell, lease, or otherwise convey the Premises or Improvements, or a portion thereof without first providing 30 day written notice of the intended act. If Owner fails to provide the 30 day written notice, the County may, in its sole discretion, terminate this Agreement without providing Owner the opportunity to cure, but subject to the notice provision in Section 16.
22. This Agreement may be replaced by a subsequent Tax Abatement Agreement consistent with County's Policy, provided that a qualifying lessee/buyer, County, and Owner, in the event of a lease, are able to come to a mutually acceptable agreement. The tax abatement provided by any subsequent AGREEMENT SHALL BE BASED ON THE MERITS OF AN ECONOMIC IMPACT ANALYSIS AND APPLIED CONSISTENTLY WITH THEN-CURRENT COUNTY POLICIES.
23. This Agreement does not inure to the benefit of any third parties.
24. It is understood and agreed between the Parties that Owner is acting independently in the performance of its obligations hereunder, and the County assumes no responsibilities or liabilities for Owner's performance of this Agreement. Owner agrees to defend, indemnify, and hold harmless the County, including but not limited to the County's officials, officers, employees, agents, and affiliates, and the affiliated appraisal district, from any and all claims, losses, damages, injuries, suits or judgments relating to Owner's performance of this Agreement or Owner's construction, operation, or maintenance of the Premises or Improvements.

25. Owner agrees that both the County and the Waller County Appraisal District, and their agents or employees shall have the reasonable right of access to the Premises and Improvements to ensure that the Improvements have been made and are being made in accordance with this Agreement. After completion of the Improvements, the County and the Waller County Appraisal District shall have the continuing right of access to ensure that the Premises and Improvements are thereafter maintained and operated in accordance with this Agreement, during the term of this Agreement. However, the County will neither inspect for nor ensure that Owner is in compliance with federal, state, or local laws or regulations. The County's inspections, if any, shall not constitute an acknowledgment or certification to Owner or any third party that Owner is in compliance with federal, state, or local laws or regulations.
26. This Agreement shall be construed and interpreted in accordance with Texas law, and it is performable in Waller County, Texas. Should any part of this Agreement be found unenforceable by a court of competent jurisdiction, all other parts of this Agreement shall continue in full force and effect, and this Agreement shall be reformed to as closely as possible reflect the original terms of this Agreement.
27. This Agreement was authorized by the Commissioners Court of Waller County, Texas at a meeting on September 17, 2025, whereupon it was duly determined that the County Judge would execute the Agreement on behalf of Waller County, Texas.
28. Venue for disputes arising under or related to this Agreement shall lie exclusively in Waller County, Texas.
29. All amendments and additions to this Agreement and its Exhibits must be duly acted upon and approved in writing by the Waller County Commissioners Court.

30. Signatories to this Agreement represent and warrant that they have authority to bind the respective Parties.
31. Notices delivered hereunder shall be in writing and shall be delivered by personal delivery or certified mail, return receipt requested. Any notice or certification to be provided pursuant to this Agreement shall be delivered to the following persons, unless a substitute representative is designated in writing:

For County:

County Judge
425 FM 1488 Suite 106
Hempstead, Texas 77445

For IU Heritage, LP:

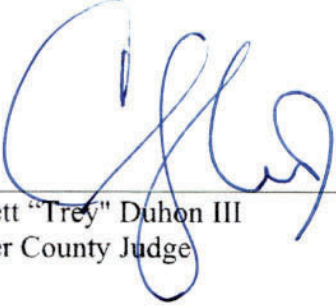
Attn: Don Weaver
2110 Grandway Drive
Katy, TX 77449

Either party may designate a different notice party or address by giving the other parties at least ten (10) days written notice in the manner prescribed above.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

This Agreement is executed as of the date of the last signature affixed hereto.

WALLER COUNTY



Carbett "Trey" Duhon III
Waller County Judge

September 17, 2025

Date

ATTEST:

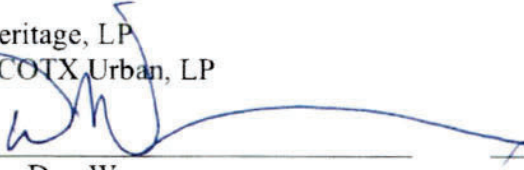


Debbie Hollan
Waller County Clerk

September 17, 2025

Date

IU Heritage, LP
By: COTX Urban, LP



By: Don Weaver
Title: Manager

8/27/2025

Date

EXHIBIT A

Premises – the approximately 4.262 acre parcel of land in Waller County, Texas that is identified as Reserve B of the Second Preliminary Replat Pederson Road Business Park dated May 13, 2025 that is attached hereto, and is located at 1045 Heritage West Drive, Katy, Texas 77493.

EXHIBIT B - SUPPORT DOCUMENTATION FOR REAL AND PERSONAL PROPERTY THAT QUALIFY FOR ABATEMENT

Total values for both should match those totals provided in the economic impact data sheet that was submitted prior to the application.

Part 1: Real Property Improvements (does not include land):

“Real Property” real property improvements, as designated by the Waller County Appraisal District, are any buildings, including any buildings that are built on skids or portable buildings, parking areas, and any fences attached to the land.

Please complete a list of the value for each building(s), fencing, driveways, parking, and other real property improvements along with the total value. Do not include cost of detention, engineering, or any soft costs. Add as many rows as you need to document your project values. If you have more than one building, then use either their address or corresponding identifier found on your site plan or survey.

Real Property Improvements shown in the table below shall be located on the Premises at 1045 Heritage West Drive, Katy, Texas 77493:

Description		Cost
Number of Buildings: 1		
Bldg. 1 – 33,280SF commercial building	1045 Heritage West Drive, Katy, Texas 77493	
Total Square Footage: 33,280SF		\$2,563,320.00
Driveways & Parking: Included in Building Cost		
Other Improvements		
Total		\$2,563,320.00

Address: Reserve B, Bldg. 1 – 33,280SF – 1045 Heritage West Drive, Katy, Texas 77493

STATE OF TEXAS

IN THE COMMISSIONERS COURT

COUNTY OF WALLER

OF WALLER COUNTY, TEXAS

ORDER DESIGNATING WALLER COUNTY URBAN REINVESTMENT ZONE 16
PURSUANT TO TEXAS TAX CODE SECTIONS 312.401 AND 312.201

AN ORDER DESIGNATING A CERTAIN AREA WITHIN WALLER COUNTY, TEXAS AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 312 OF THE TEXAS TAX CODE, ESTABLISHING THE BOUNDARIES THEREOF, AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, Waller County, Texas ("County") is a county of the State of Texas, having been duly created and organized under the constitution and laws of Texas, and further, the Waller County Commissioners Court ("Commissioners Court") is the governing body of the County;

WHEREAS, Texas Tax Code Chapter 312 authorizes the County to designate reinvestment zones and enter into tax abatement agreements;

WHEREAS, the County adopted the Waller County Tax Abatement and Incentive Policy Guidelines and Criteria on November 29, 2023 governing reinvestment zones and tax abatement agreements;

WHEREAS, the Commissioners Court desires to create the proper economic and social environment to induce the investment in the county of private resources in productive business enterprises and to encourage the employment of residents of the County;

WHEREAS, the Commissioners Court desires to promote the development or redevelopment of a certain tract of land (the "Area") within its jurisdiction by the creation of a reinvestment zone as authorized by Texas Tax Code Chapter 312 and the Waller County Tax Abatement and Incentive Policy Guidelines and Criteria;

WHEREAS, the Area does not include land within the taxing jurisdiction of a municipality;

WHEREAS, the Commissioners Court both published notice of the public hearing on the designation of the Area as Waller County Urban Reinvestment Zone 16 in The Waller County Express and The Katy Times, both newspapers having general circulation in the County, and delivered in writing to the presiding officer of the governing body of each taxing unit that includes in its boundaries real property that is to be included in the proposed reinvestment zone, and such notice was delivered not later than the seventh day before the public hearing;

WHEREAS, the Commissioners Court held a public hearing on the designation of the Area as Waller County Urban Reinvestment Zone 16, during which any interested person was able to appear and speak for or against the creation of the reinvestment zone and whether all or part of the territory described should be included in the proposed reinvestment zone;

WHEREAS, the Commissioners Court finds that designating the Area as a reinvestment zone will contribute to the retention or expansion of primary employment and/or will attract major investment in the zone that will be a benefit to the property to be included in the zone, and will contribute to the economic development of the county;

WHEREAS, the Commissioners Court finds that it is in the best interest of the county to designate the property described as being a tract or parcel of land containing 71.9750 acres of land located in the H & T.C.R.R. Company, Section 107, Abstract 170, Waller County, Texas, said

71.9750 acre tract being all of Reserve B in Block 1 of Replat Pederson Road Business Park, a subdivision duly of record in Plat Number 1902425 in the Deed Records of Waller County, Texas, as a reinvestment zone, pursuant to Sections 312.401 and 312.201 of the Tax Code (The Property Redevelopment and Tax Abatement Act);

IT IS THEREFORE ORDERED BY THE COMMISSIONERS COURT OF WALLER COUNTY, TEXAS THAT:

Section 1. Findings:

- a. The facts and recitations contained in the Recitals of this Order are hereby found and declared to be true and correct, and are adopted as part of this Order for all purposes.
- b. The Commissioners Court conducted the public hearing on July 23, 2025, heard evidence and testimony, and makes the following findings and determinations based on the evidence and testimony presented to it:
 1. The public hearing on the designation of the reinvestment zone was properly called, held, and conducted; and that notice of such hearing was published as required by law and provided to the respective presiding officers of the governing bodies and all taxing units overlapping the territory inside the proposed reinvestment zone;
 2. The designation of the reinvestment zone will result in benefits to Waller County, Texas; and will contribute to the retention or expansion of primary employment, and/or will attract major investment in the zone that will be a benefit to the property included in the zone, and will contribute to the economic development of the County.
 3. The Area meets the criteria set forth in the Texas Tax Code Chapter 312 and the Waller County Tax Abatement and Incentive Policy Guidelines and Criteria.
 4. No portion of the Area includes land within the taxing jurisdiction of a municipality.

Section 3. Zone Designation: The Commissioners Court hereby designates the area described by Exhibit A attached hereto, which is incorporated herein by reference for all purposes, as a reinvestment zone under Texas Tax Code § 312.401. The reinvestment zone shall hereafter be named Waller County Urban Reinvestment Zone Number 16.

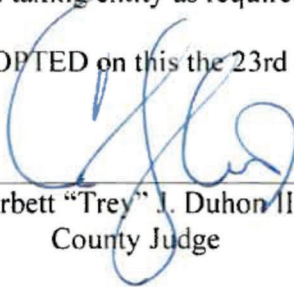
Section 4. Effective Date: The reinvestment zone shall take effect upon the passage of this Order, and shall remain in effect for a period of five years from the date of designation.

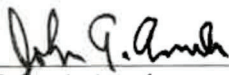
Section 5. Severability: If any section, paragraph, clause, or provision of this Order shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Order.

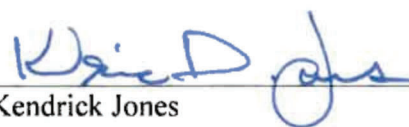
Section 6. Notice: It is hereby found, determined, and declared that sufficient written notice of the date, hour, place, and subject of the meeting of the Commissioners Court at which this Order was adopted was posted at a place convenient and readily

accessible at all times as required by Texas Government Code, Chapter 551, and that a public hearing was held prior to the designation of such reinvestment zone, and that proper notice of the hearing was published in a newspaper of general circulation within the County, and such notice was delivered to the presiding officers of any affected taxing entity as required by Texas Tax Code, Chapter 312.

ORDERED, APPROVED, AND ADOPTED on this the 23rd day of July, 2025.

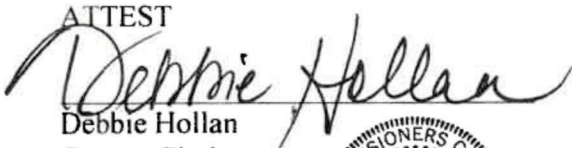

Carbett "Trey" J. Duhon III
County Judge


John A Amsler
Commissioner, Precinct No. 1


Kendrick Jones
Commissioner, Precinct No. 3


Walter Smith
Commissioner, Precinct No. 2

Absent
Justin Beckendorff
Commissioner, Precinct No. 4

ATTEST

Debbie Hollan
County Clerk



THE STATE OF TEXAS §
COUNTY OF WALLER §

AN ORDER AUTHORIZING AN INTERLOCAL AGREEMENT WITH THE CITY OF BROOKSHIRE, TEXAS MEMORIALIZING THE COUNTY'S AND CITY'S APPROVAL OF THE NOMINATION OF TESLA, INC. AS AN ENTERPRISE PROJECT, AND ESTABLISHING THE COUNTY AS THE ADMINISTRATIVE AUTHORITY OVER THE TEXAS ENTERPRISE PROJECT LOCATED IN THE CITY

WHEREAS, Waller County, Texas (“County”) is seeking to nominate Tesla, Inc. (“Tesla”) to the State of Texas as a Texas enterprise project pursuant to Texas Government Code Chapter 2303;

WHEREAS, the Tesla Enterprise Project (“Project”) is located within the jurisdiction of the City of Brookshire, Texas (“City”);

WHEREAS, Texas Government Code § 2303.004 requires that before a county makes a nomination of a qualified business as an enterprise project, the nominating county must enter into an interlocal agreement with the municipality that has jurisdiction of the territory in which the nominated project or activity will be located, and that both the nominating county and the municipality approve the nomination;

WHEREAS, both City and County approve of the nomination of Tesla as an enterprise project;

WHEREAS, both City and County agree that the County is the governmental body that shall have administration authority over the Project under Texas Government Code § 2303.201;

WHEREAS, the authorization of the interlocal agreement and the approval of Waller County's nomination to the State of Texas of the Project as a Texas enterprise project shall not be considered a nomination from the City's allotment of designations under Texas Government Code § 2303.406;

**NOW THEREFORE BE IT RESOLVED BY THE COMMISSIONERS COURT OF
WALLER COUNTY, TEXAS THAT:**

1. **Authorization of Interlocal Agreement and Nomination:** The Commissioners Court authorizes an interlocal agreement with the City of Brookshire, Texas as required by Texas Government Code § 2303.004 for the nomination of Tesla, Inc., located at 111 Empire West Blvd, Brookshire, Texas 77423, as a Texas enterprise project under the terms and conditions set forth in Exhibit “A,” and approves Waller County’s nomination to the State of Texas of the Project as a Texas Enterprise Project.
2. **Authority to Sign:** The County Judge is hereby authorized to sign the interlocal agreement between Waller County and the City of Brookshire memorializing both entities’ approval of the nomination of Tesla, Inc. as an enterprise project.

3. **Interlocal Agreement:** A copy of the executed interlocal agreement between the City and County is attached hereto as Exhibit “A,” and incorporated hereby as if it were set out herein word for word.

PASSED AND APPROVED by the Commissioners Court of Waller County, Texas on this 24th day of June, 2026.

WALLER COUNTY, TEXAS

Carbett “Trey” Duhon, III, County Judge

John A. Amsler, Commissioner Pct. 1

Walter Smith, Commissioner Pct. 2

Kendric D. Jones, Commissioner Pct. 3

Justin Beckendorff, Commissioner Pct. 4

Attest:

Debbie Hollan, County Clerk

THE STATE OF TEXAS
COUNTY OF WALLER

INTERLOCAL AGREEMENT BETWEEN WALLER COUNTY, TEXAS AND THE CITY OF BROOKSHIRE, TEXAS FOR APPROVAL OF ENTERPRISE PROJECT NOMINATION BY COUNTY

This Interlocal Agreement (“Agreement”) is made and entered by and between the **CITY OF BROOKSHIRE, TEXAS** (“City”), a municipal corporation and general law city of the State of Texas situated in Waller County, Texas, acting by and through its governing body, the City Council; and **WALLER COUNTY, TEXAS** (“County”), a political subdivision of the State of Texas, acting by and through its governing body, the Waller County Commissioners Court. This Agreement is made pursuant to Texas Government Code Chapter 791, the Interlocal Cooperation Act, and Texas Government Code Chapter 2303, the Texas Enterprise Zone Act as of the date of the last signature affixed hereto (the “Effective Date”). City and County are each referred to individually as “party” and collectively as “parties.”

WHEREAS, the Texas Legislature enacted Texas Government Code Chapter 2303, the Texas Enterprise Zone Act (the “Act”) creating the Texas Enterprise Zone Program (“Program”) as an economic tool for local communities to partner with the State of Texas to encourage job creation and capital investment in economically distressed areas of the State;

WHEREAS, Texas Government Code § 2303.004 requires that before a county makes a nomination of a Texas enterprise project located within the jurisdiction of a municipality within the county, the nominating county must enter into an interlocal agreement with the municipality that has jurisdiction of the territory in which the nominated project or activity will be located;

WHEREAS, Tesla is a “qualified business,” as defined in § 2303.402 of the Act, and meets the criteria for designation as an enterprise project;

WHEREAS, the County wishes to nominate Tesla, Inc., located at 111 Empire West Blvd, Brookshire, Texas 77423 (“Tesla”), a company operating a manufacturing facility focused on battery energy storage, for designation as a Texas enterprise project under the Act; and

WHEREAS, pursuant to § 2303.004 of the Act, the County desires to nominate for designation as an enterprise project a project or activity of Tesla, located at a qualified business site within the jurisdiction of the City;

WHEREAS, the County has not exceeded its maximum number of designations per biennium permitted under § 2303.406(d) of the Act;

WHEREAS, both the County and the City approve the nomination of Tesla as an enterprise project, and agree that the County shall have administrative authority under Section 2303.201 of the Act, and

WHEREAS, the County’s nomination to the State of Texas of the project area as a Texas enterprise project shall not be considered a nomination from the City’s allotment of designations under § 2303.406 of the Act;

NOW THEREFORE, in consideration of the mutual agreements and terms stated herein, it is agreed as follows:

I. PURPOSE

- 1.01 The purpose of this Agreement is to comply with the legal requirements of Texas Government Code § 2303.004(c).

II. TERMS

- 2.01 Both the City and the County approve the County's nomination for designation as an enterprise project, a project or activity of Tesla, Inc., located at a qualified business site in the jurisdiction of the City.
- 2.02 The City and County agree that the County is the governing body which has the administration authority over the designated Texas enterprise project under Texas Government Code § 2303.201.
- 2.03 This nomination shall not count as one of the City's allotted nominations under Texas Government Code § 2303.406.
- 2.04 The recitals are incorporated into this Agreement.
- 2.05 This Agreement shall commence on the Effective Date, and upon designation of the nominated project or activity of Tesla as an enterprise project by the Texas Economic Development and Tourism Office, or other entity having the authority to make such designation. The Agreement shall remain in effect for so long as the enterprise project designation remains in effect, pursuant to § 2303.404 of the Act. Notwithstanding the foregoing, either party may terminate this Agreement by written notice to the other party at any time if, within one (1) year of the Effective Date, the nominated project or activity of Tesla has not been designated as an enterprise project under the Act.

III. FUNDS FROM CURRENT REVENUES

- 3.01 Neither County nor City is paying for the performance of governmental functions or services under this Agreement.

IV. NOTICE

- 4.01 All notices and communications by the parties shall be in writing to the following address. Either party may change their address for notice by providing five (5) days written notice to the other party.

City: Attn: City Mayor
City of Brookshire
4029 5th St.
Brookshire, TX 77423

County: Attn: Waller County Judge
Waller County, Texas
836 Austin St., Suite 4300
Hempstead, Texas 77445

V. MISCELLANEOUS

- 5.01 Notwithstanding anything contained in the Agreement to the contrary, it is expressly understood and agreed that in the execution of this Agreement, neither party waives or shall be deemed to waive any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers or functions.
- 5.02 This Agreement is subject to the laws of the State of Texas, and venue shall be in a court of competent jurisdiction in Waller County, Texas.
- 5.03 If any provision of this agreement is invalid, illegal, or unenforceable under any applicable statute, court decision, or rule of law, it is to that extent to be deemed omitted. In such event, there shall be substituted for such deleted provisions a provision as similar as possible in terms and in effect to such deleted provision that is valid, legal, or enforceable. The remainder of the agreement shall be valid and enforceable to the maximum extent possible.
- 5.04 This Agreement does not inure to the benefit of any third party.
This Agreement contains the entire agreement between the parties with respect to the subject matter hereof. Any modifications concerning this Agreement shall be of no force or effect, unless made in a writing signed by both parties hereto.

IN WITNESS WHEREOF, this Agreement has been entered into as of the Effective Date.

COUNTY

WALLER COUNTY, TEXAS

a political subdivision of the State of Texas

CITY

BROOKSHIRE, TEXAS

a Texas general law municipality

Carbett "Trey" Duhon, III
County Judge

Robert Richards
Mayor

Date

Date

ATTEST

ATTEST

Debbie Hollan
County Clerk

LaKethia Connor
City Secretary

THE STATE OF TEXAS §
COUNTY OF WALLER §

ORDINANCE No. ###

AN ORDER OF WALLER COUNTY, TEXAS, ORDAINING THE COUNTY'S PARTICIPATION IN THE TEXAS ENTERPRISE ZONE PROGRAM PURSUANT TO THE TEXAS ENTERPRISE ZONE ACT, CHAPTER 2303, TEXAS GOVERNMENT CODE, PROVIDING TAX INCENTIVES, DESIGNATING A LIAISON FOR COMMUNICATION WITH INTERESTED PARTIES, AND NOMINATING TESLA, INC TO THE OFFICE OF THE GOVERNOR ECONOMIC DEVELOPMENT & TOURISM THROUGH THE ECONOMIC DEVELOPMENT BANK AS A TRIPLE JUMBO ENTERPRISE PROJECT

WHEREAS, the Office of the Governor Economic Development and Tourism (“EDC”) through the Economic Development Bank (“Bank”) will consider Tesla, Inc., a qualified business located at 111 Empire West Blvd, Brookshire, Texas 77423 (“Tesla”) as a triple jumbo enterprise project pursuant to Chapter 2303, Subchapter F of the Texas Government Code (the "Act"), after a nomination and application made by Waller County, Texas (“County”);

WHEREAS, the County desires to create the proper economic and social environment to induce the investment of private resources in productive business enterprises located in severely distressed areas of the county and to provide employment to residents of such area; and

WHEREAS, pursuant to the Act, Tesla has applied to the County for designation as a triple jumbo enterprise project; and

WHEREAS, the proposed project is located within the jurisdiction of the City of Brookshire, Texas (“City”) located in the County, and the County and City entered into an interlocal agreement pursuant to § 2303.004(c) of the Act, whereby both the County and City approved the nomination of Tesla as an enterprise project, and agreed that the County would have administration authority over the project under § 2303.201 of the Act;

WHEREAS, the project or activity is not located in an area designated as an enterprise zone; and

WHEREAS, the County finds that Tesla meets the criteria for tax relief and other incentives adopted by the County on the grounds that it will be located at the qualified business site, will create a higher level of employment, economic activity, and stability; and

WHEREAS, the County finds that it is in the best interest of the County to nominate Tesla as a triple jumbo enterprise project pursuant to the Act;

WHEREAS, the County finds that it is in full compliance with Chapter 2303, Texas Government Code prior to nomination of an eligible business;

WHEREAS, a public hearing to consider this order was held by the Commissioners Court on June 24, 2026;

NOW, THEREFORE BE IT ORDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF WALLER, TEXAS THAT:

Section 1: The county nominates Tesla, Inc. for triple jumbo enterprise project status.

Section 2: The following local incentives, at the election of the governing body, are or will be made available to the nominated project or activity of the qualified business:

- a) The County may abate taxes on the increase in value of real property improvements and eligible personal property that is located in a designated enterprise zone or reinvestment zone designated under Texas Tax Code, Chapter 312. The level of abatement shall be in accordance with the Waller County Tax Abatement Guidelines and Criteria.
- b) The County may provide regulatory relief to businesses, including:
 - 1) exemptions from unnecessary building code requirements, impact fees, or inspection fees; or
 - 2) streamlined permitting.
- c) The County may provide enhanced services to businesses, including:
 - 1) improved police and fire protection; or
 - 2) institution of community crime prevention programs;
- d) The County may provide improvements in community facilities, including:
 - 1) road repair; or
 - 2) creation or improvement of parks.

Section 3: The enterprise zone areas within the City are reinvestment zones in accordance with the Texas Tax Code, Chapter 312.

Section 4: The Waller County Commissioners Court directs and designates the Executive Director of the Waller County Economic Development Partnership as the County's liaison to communicate and negotiate with the EDT through the Bank and enterprise project(s) and to oversee zone activities and communications with qualified businesses and other entities in an enterprise zone or affected by an enterprise project.

Section 5: The County finds that Tesla, Inc. meets the criteria for designation as an enterprise project under Chapter 2303, Subchapter F of the Act on the following grounds:

- a) Tesla, Inc. is a "qualified business" under Section 2303.402 of the Act since it will be engaged in the active conduct of a trade or

business at a qualified business site within the governing body's jurisdiction, located outside of an enterprise zone, and at least thirty-five percent (35%) of the business' new employees will be residents of an enterprise zone, economically disadvantaged individuals, or veterans; and

- b) There has been and will continue to be a high level of cooperation between public, private, and neighborhood entities in the area; and
- c) The designation of Tesla, Inc. as an enterprise project will contribute significantly to the achievement of the plans of the County for development and revitalization of the area.

Section 6: The enterprise project shall take effect on the date of designation of the enterprise project by EDT and terminate on the day preceding the fifth (5th) anniversary of the date of designation of the enterprise project by EDT.

Section 7: This order shall take effect from and after its passage.

The Motion was made by Commissioner _____ and seconded by Commissioner _____ to hereby approve the Order.

Said Motion being put to a vote, it carried by a vote of _____ "aye" votes to _____ "nay" votes as follows:

	Yes	No	Abstain	Absent
Judge Carbett "Trey" Duhon, III	☐	☐	☐	☐
Comm. John A. Amsler	☐	☐	☐	☐
Comm. Walter Smith	☐	☐	☐	☐
Comm. Kendric D. Jones	☐	☐	☐	☐
Comm. Justin Beckendorff	☐	☐	☐	☐

ORDERED by the Waller County Commissioners Court on this 24th day of June, 2026.

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler, Commissioner, Precinct 1

Walter Smith, Commissioner, Precinct 2

Kendric D. Jones, Commissioner, Precinct 3

Justin Beckendorff, Commissioner, Precinct 4

ATTEST:

Debbie Hollan
County Clerk



WALLER COUNTY TAX OFFICE

Item 47.

WALLER COUNTY, TEXAS

(979) 826-7620
(979)826-7619 FAX

CAROLYN MIEDKE
Tax Assessor-Collector

730 9TH STREET
Hempstead, TX 77445

MAY 2026 Collection Report

Combined Collections (Collections & Penalty and Interest Collections)

ROYAL ISD	341,270.86
HEMPSTEAD ISD	97,271.77
FARM ROAD	28,232.45
WALLER COUNTY	616,605.19
WALLER HARRIS ESD	116,254.56
B-K DRAINAGE DISTRICT	29,652.67
CITY OF HEMPSTEAD	33,193.69
CITY OF BROOKSHIRE	34,237.43
BROOKSHIRE WATER DISTRICT	1,037.95
EAST WALLER CO MGMT	<u>0.00</u>
TOTAL	1,297,756.57



WALLER COUNTY TAX OFFICE

Item 47.

WALLER COUNTY, TEXAS

(979) 826-7620
(979) 826-7619 FAX

CAROLYN MIEDKE
Tax Assessor-Collector

836 Austin Street, STE. 1400
Hempstead, TX 77445

MAY 2026 Collection Report

Perdue

ROYAL ISD	13,897.22
HEMPSTEAD ISD	2,259.17
FARM ROAD	1,175.07
WALLER COUNTY	25,260.99
WALLER-HARRIS ESD	116,254.56
CITY OF HEMPSTEAD	1,139.37
B-K DRAINAGE DIST	934.55
EAST WALLER CO MGMT	<u>0.00</u>
TOTAL	160,920.93

MAY 2026 Collection Report

Linebarger, Goggan, Blaire & Sampson

BROOKSHIRE WATER DIST	69.34
CITY OF BROOKSHIRE	<u>1,942.62</u>
TOTAL	2,011.96

84,000,000.00
81,000,000.00
78,000,000.00
75,000,000.00
72,000,000.00
69,000,000.00
66,000,000.00
63,000,000.00
60,000,000.00
57,000,000.00
54,000,000.00
51,000,000.00
48,000,000.00
45,000,000.00
42,000,000.00
39,000,000.00
36,000,000.00
33,000,000.00
30,000,000.00
27,000,000.00
24,000,000.00
21,000,000.00
18,000,000.00
15,000,000.00
12,000,000.00
9,000,000.00
6,000,000.00
3,000,000.00
0.00

Combined Collections (penalty & Interest) 2026

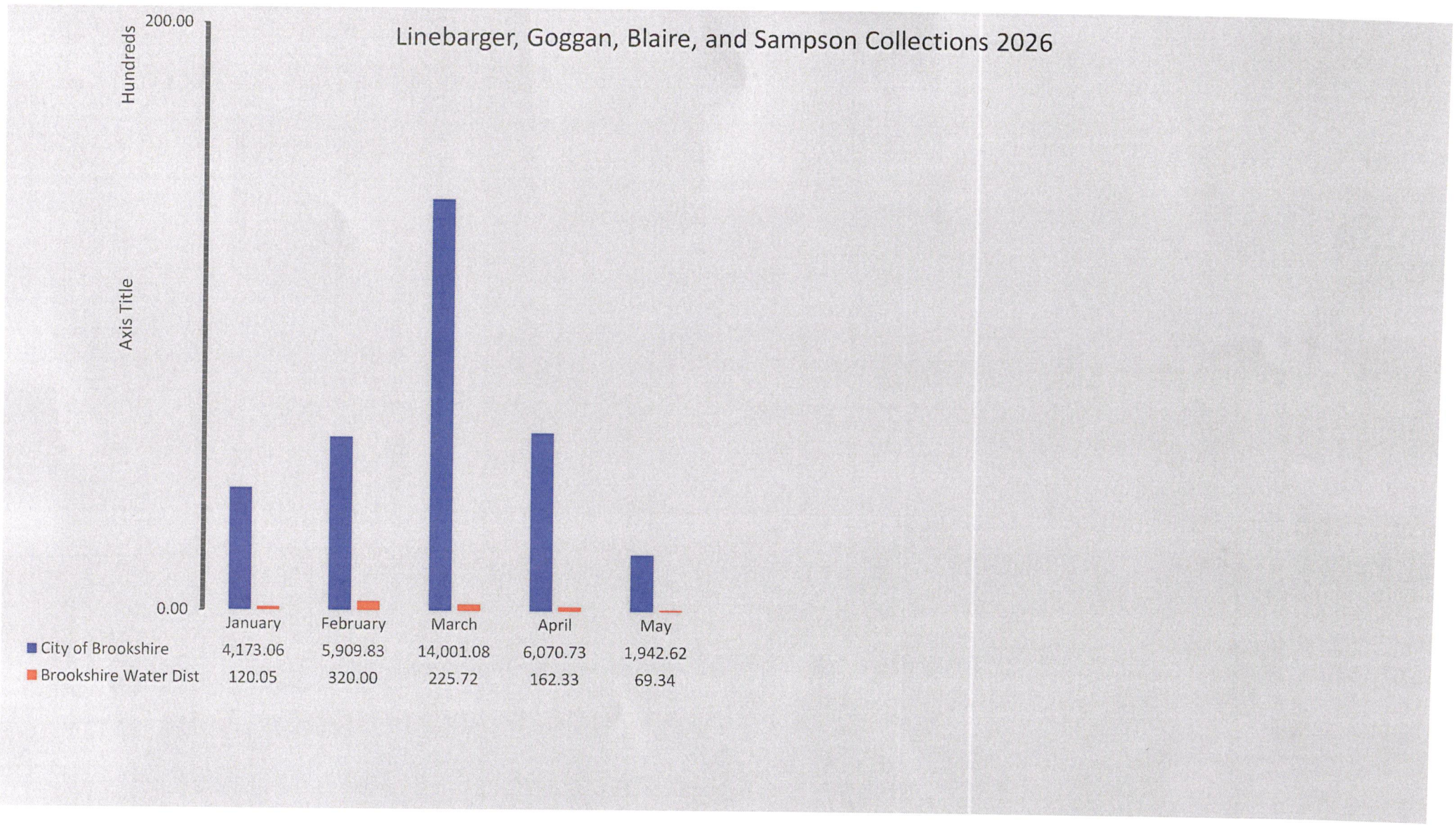
	January	February	March	April	May
EWCM	52,432.02	578.14	0.00	0.00	0.00
BWD	33,840.83	21,481.02	10,908.09	3,171.50	1,037.95
City of Brookshire	3,541,343.38	803,572.17	458,294.46	124,880.02	34,237.43
City of Hempstead	1,293,335.04	489,518.65	73,630.36	49,526.67	33,193.69
Brookshire/Katy Drainage Dist	2,304,133.03	999,291.98	98,607.14	46,399.05	29,652.67
Waller-Harris ESD	5,598,888.94	1,983,354.74	320,281.75	175,778.69	116,254.56
Waller County	33,182,658.3	14,559,733.01	647,472.80	906,977.37	616,605.19
Farm Road	1,487,045.58	649,032.98	74,241.69	40,648.70	28,232.45
Hempstead ISD	4,655,300.64	1,903,320.59	301,702.64	126,199.94	97,271.77
Royal ISD	25,468,816.5	10,431,463.7	14,520,463.9	613,573.40	341,270.86

PERDUE BRANDON FIELDER COLLINS & MOTT LLP – ATTORNEY FEES 2026

140,000.00
120,000.00
100,000.00
80,000.00
60,000.00
40,000.00
20,000.00
0.00

January February March April May

Royal ISD	18,056.74	15,955.95	9,611.02	8,956.51	13,897.22
Hempstead ISD	6,666.01	8,117.07	3,946.50	3,209.98	2,259.17
Farm Road	1,325.61	1,584.53	1,035.07	975.24	1,175.07
Waller County	27,149.93	32,430.12	21,446.42	20,595.95	25,260.99
Waller-Harris ESD	6,785.95	7,421.24	5,108.66	4,705.31	116,254.5
Brookshire/Katy Drainage Dist	1,193.60	756.05	414.52	438.65	934.55
City of Hempstead	1,807.26	2,782.08	939.52	1,486.95	1,139.37
East Waller County Mang.	0.00	0.00	0.00	0.00	0.00



FIRST AMENDMENT TO ENGINEERING SERVICES AGREEMENT

This FIRST AMENDMENT TO ENGINEERING SERVICES AGREEMENT (the “Amendment”) is made and entered into by and between **WALLER COUNTY, TEXAS** (the “County”) and Schaumburg & Polk, Inc., (the “Engineer” or “Company”). The County and Company are at times collectively referred to as the “Parties” with reference to the following:

A. The Parties entered into an Engineering Services Agreement with an effective date of March 20, 2025 (the “Agreement”).

B. The Parties now desire to amend the Agreement to increase the project length and additional services.

NOW, THEREFORE, in consideration of the premises and mutual covenants contained in the Agreement and herein and for good and valuable consideration as agreed to herein, the Parties hereby agree as follows:

1. The first recital of Page 1 is amended to read as follows:

Original Language	Amended Language
WHEREAS , the County proposes to hire the Engineer to perform design services to reconstruct Pitts Road from approximately Lakes of Katy Lane to Clay Road in Waller County, Texas, hereinafter called the “Project”;	WHEREAS , the County proposes to hire the Engineer to perform design services to reconstruct Pitts Road from approximately Lakes of Katy Lane to 700 linear feet north of Clay Road, including the intersection and 900’ of Clay Road east of the intersection in Waller County, Texas, hereinafter called the “Project”;

2. The following sentences in Section 3(a) are amended to read as follows:

Original Language	Amended Language
The Engineer shall be entitled to payment of the lump sum amount of \$1,065,378.81 for services to perform the tasks delineated in Appendix A-1. ... The services necessary to perform the tasks delineated in Appendix A-2 shall be paid based on hourly rates and the county shall not be obligated to pay in excess of	The Engineer shall be entitled to payment of the lump sum amount of \$1,568,910.81 for services to perform the tasks delineated in Appendix A-1. ... The services necessary to perform the tasks delineated in Appendix A-2 shall be paid based on hourly rates and the county shall not be

\$184,602.17 for the services described in Appendix A-2.;	obligated to pay in excess of \$219,298.17 for the services described in Appendix A-2.;
---	---

3. Section following sentence in 3(c) is amended to read as follows:

Original Language	Amended Language
It is expressly understood and agreed that the County has available the total maximum sum of \$1,249,980.98 as hereinafter certified available for the purpose of satisfying the County's obligations under the terms and provisions of this Agreement.	It is expressly understood and agreed that the County has available the total maximum sum of \$1,788,208.98 as hereinafter certified available for the purpose of satisfying the County's obligations under the terms and provisions of this Agreement.

4. Section 16.a is amended to read as follows:

Original Language	Amended Language
All formal notices and demands, and other papers or documents to be delivered to the Waller County Judge, Attention: Carbett "Trey" J. Duhon III, 425 FM 1488, Hempstead, TX 77445.	All formal notices and demands, and other papers or documents to be delivered to the Waller County Judge, Attention: Carbett "Trey" J. Duhon III, 836 Austin Street, STE 4300, Hempstead, TX 77445.

5. The Auditor's Certificate is wholly replaced as follows on the signature page hereto.

6. Appendix A-1 first paragraph is amended to read as follows:

Original Language	Amended Language
The proposed improvements include the widening of Pitts Road for 0.72 miles from Lakes of Katy Lane to the Pitts Road/Clay Road intersection. The project also includes the northern transition from the intersection to the existing Pitts Road as well as a traffic signal at the intersection, if warranted.	The proposed improvements include the widening of Pitts Road for 0.72 miles from approximately Lakes of Katy Lane to north of the Pitts Road/Clay Road intersection, including the transition back to the existing 2 lane road, and Clay Road from the County line to 900' east of the intersection, including the transition back to the existing 2 lane road.

	Project includes a traffic signal at the intersection, if warranted.
--	--

7. Except as expressly amended by this Amendment, the Agreement is hereby reaffirmed and shall remain in full force and effect.
8. This Amendment may be executed in any number of counterparts, each of which shall be deemed to be an original instrument, and all of which, taken together, shall constitute the executed Amendment.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Parties have executed this Amendment effective _____.

COUNTY:

WALLER COUNTY

ENGINEER:

Schaumburg & Polk, Inc.

Carbett "Trey" J. Duhon III, County Judge

Mark Dessens

Date

Date

ATTEST:

Debbie Hollan, County Clerk

Approved:

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

AUDITOR'S CERTIFICATE

I hereby certify that funds are available in an amount not to exceed \$1,788,208.98 to accomplish and pay the obligation of Waller County in the foregoing matter.

Alan R. Younts, County Auditor

SECOND AMENDMENT TO ENGINEERING SERVICES AGREEMENT

This SECOND AMENDMENT TO ENGINEERING SERVICES AGREEMENT (the “Amendment”) is made and entered into by and between **WALLER COUNTY, TEXAS** (the “County”) and GFT Infrastructure, Inc., (the “Engineer” or “Company”). The County and Company are at times collectively referred to as the “Parties” with reference to the following:

A. The Parties entered into an Engineering Services Agreement with an effective date of March 20, 2025 (the “Agreement”) and a First Amendment with an effective date of January 7, 2026 (the “First Amendment”).

B. The Parties now desire to amend the Agreement and First Amendment to reflect the extension of the Project limits and lump sum amount.

NOW, THEREFORE, in consideration of the premises and mutual covenants contained in the Agreement and herein and for good and valuable consideration as agreed to herein, the Parties hereby agree as follows:

1. The first recital of Page 1 is amended to read as follows:

Original Language	Amended Language
WHEREAS , the County proposes to hire the Engineer to perform design services to reconstruct Owens Road from approximately University Road to James Muse Parkway in Waller County, Texas, hereinafter called the “Project”;	WHEREAS , the County proposes to hire the Engineer to perform design services to reconstruct Owens Road from approximately University Road to the City of Waller limits in Waller County, Texas, hereinafter called the “Project”;

2. The following sentences in Section 3(a) are amended to read as follows:

Original Language	Amended Language
The Engineer shall be entitled to payment of the lump sum amount of \$736,703.00 for services to perform the tasks delineated in Appendix A-1. ...	The Engineer shall be entitled to payment of the lump sum amount of \$837,350.75 for services to perform the tasks delineated in Appendix A-1. ...

3. Section following sentence in 3(c) is amended to read as follows:

Original Language	Amended Language
It is expressly understood and agreed that the County has available the total maximum sum of \$804,563.00 as hereinafter certified available for the purpose of satisfying the County's obligations under the terms and provisions of this Agreement.	It is expressly understood and agreed that the County has available the total maximum sum of \$905,210.75 as hereinafter certified available for the purpose of satisfying the County's obligations under the terms and provisions of this Agreement.

4. Section 16.a is amended to read as follows:

Original Language	Amended Language
... All formal notices and demands under this Agreement shall be delivered to the Waller County Judge, Attention: Carbett "Trey" J. Duhon III, 425 FM 1488, Hempstead, TX 77445.	... All formal notices and demands under this Agreement shall be delivered to the Waller County Judge, Attention: Carbett "Trey" J. Duhon III, 836 Austin St., STE 4300, Hempstead, TX 77445.

5. The Auditor's Certificate is wholly replaced as follows on the signature page hereto.

6. Appendix A-1, First paragraph is wholly replaced with:
"The proposed improvements include the reconstruction of an existing 2-lane asphalt roadway for 2.01 miles on Owens Road from University Drive to the City of Waller limits, with warranted left turn lanes at University Drive and Herman T. Jones Elementary School."
7. Except as expressly amended by this Second Amendment, the Agreement and First Amendment are hereby reaffirmed and shall remain in full force and effect.
8. This Second Amendment may be executed in any number of counterparts, each of which shall be deemed to be an original instrument, and all of which, taken together, shall constitute the executed Amendment.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Parties have executed this Second Amendment effective _____.

COUNTY:

WALLER COUNTY

ENGINEER:

GFT Infrastructure, Inc.

Carbett "Trey" J. Duhon III, County Judge

Nick Bokaie

Date

Date

ATTEST:

Debbie Hollan, County Clerk

Approved:

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

AUDITOR'S CERTIFICATE

I hereby certify that funds are available in an amount not to exceed \$905,210.75 to accomplish and pay the obligation of Waller County in the foregoing matter.

Alan R. Younts, County Auditor



DVL Enterprises, LLC



**RILEY ROAD
ROADWAY & BRIDGE REPLACEMENT
BIRCH CREEK**

CHANGE ORDER #4

HMA limits extension



May 21, 2026

Mr. J. Ross McCall, PE
 Waller County Engineer
 775 Bus 290 East
 Hempstead, Texas 77445

Reference: Riley Road Bridge Replacement at Birch Creek Project

Subject: Proposed Change Order #4 HMA limits extension

Dear Mr. McCall:

IEA, Inc. is respectfully submitting the attached Proposed Change Order for your review & approval.

The proposed change order is for adding additional items and quantities to address the distressed existing HMA adjacent to the project. The intention of this change order is to perform needed maintenance of HMA within proximity to the ongoing work which could potentially save the County mobilization dollars in future maintenance efforts.

Change Order 4 work will consist of adding a new item for the ~2" milling/removal of existing distressed HMA, additional temporary traffic control, and the quantity extension of existing HMA Type D price. The specified SY of removal/replacement were developed through collaboration with the Waller County Road & Bridge Department staff. The work is added as a need to address the failing surface mix adjacent to the project. Added costs for this project are intended to be justified by reduction of future maintenance while ensuring the needs of the traveling public are met.

Description	Cost
Removal of existing surface mix	\$10,034.00
New surface HMA mix placement	\$15,000.00
Total	\$21,920.00

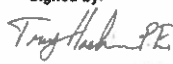
Based on the analysis of costs, IEA feels the costs for the work is fair and reasonable for the work involved and we recommend approval.

The proposed change order involves no extension of time and there is no additional soil disturbance requiring additional SW3P.

Plan sheets 33 & 34 are being revised for this change order.

Thank you for your consideration of this matter. If you have any questions or comments concerning this change order request, please contact me at (979)583-7657.

Sincerely,

Signed by:

5FD51EC3792043A

Trey Haskins, PE, PTP, CFM
IEA Inc.

Change Order No. 4 Signatures

HMA limits extension

Project Name: Riley Road Bridge & Road Replacement	Project Location: Riley Rd at Birch Creek
Project Owner: Waller County	Change Order Amount: \$25,034.00
Project Contractor: DVL Enterprises	Contract Period: 5 months (no change)

Changes to Contract Items:

Item No.	Item and Description of Changes	Unit	Unit Price	Qty	Costs
New Item 105-7001	RMV (0-4") TRT/UNTRT BASE & ASPH PAV	SY	\$14.50	692	\$10,034.00
#15 - Item 341	D-GR HMA Ty-D PG 64-22	TON	\$200.00	75	\$15,000.00
					\$0.00
					\$0.00
	TOTAL				\$25,034.00

David Schomer

Signed by:

David Schomer

5/27/2026

Accepted for Contractor by:

Date:

Clint Best

DocuSigned by:

Clint Best

5/22/2026

Recommended for Approval by IEA Construction Field Representative:

Date:

Trey Haskins, PE

Signed by:

Trey Haskins PE

5/27/2026

Recommended for Approval by IEA Project Manager:

Date:

J Ross McCall, PE

Waller County Approval:

Date:

OK.
J Ross McCall
6-3-26

Change Order No. 4 --

Riley Road Bridge & Road Replacement at Birch Creek

\$ % increase
4.94

Original Contract: \$ 936,718.00

**Revised Contract
Amt to Date:**

	Amount	Description	
Change Order 1	\$ 4,730.08	Add 48 Inch RCP Pay Item	\$ 941,448.08
Change Order 2	\$ 7,509.96	Additional costs for night work	\$ 948,958.04
Change Order 3	\$ 9,000.00	Add PCMS - portable changeable message boards	\$ 957,958.04
Change Order 4	\$ 25,034.00	HMA limits extension	\$ 982,992.04
Change Order 5	\$ -		\$ 982,992.04
Change Order 6	\$ -		\$ 982,992.04
Change Order 7	\$ -		\$ 982,992.04
Change Order 8	\$ -		\$ 982,992.04
Change Order 9	\$ -		\$ 982,992.04
Change Order 10	\$ -		\$ 982,992.04
Change Order 11	\$ -		\$ 982,992.04
Change Order 12	\$ -		\$ 982,992.04
	\$ 46,274.04	CO \$ Total	

OS
CB

Summary Prepared by:

Clint Best
NAME

5/21/2026
Date

Lease Agreement

xerox

Customer: COUNTY OF WALLER

BillTo: COUNTY OF WALLER
836 AUSTIN ST
HEMPSTEAD, TX 77445-4667

Install: WALLER COUNTY
VEHICLE MAINTENANCE
200 SHERIFF R GLENN
HEMPSTEAD, TX 77445

State or Local Government Negotiated Contract : 072855400

Solution

Item	Product Description	Agreement Information	Requested Install Date
1. C415DN (XEROX C415DN)	- Carrier Deliv/instal - 550+100 Sheet Tray - Customer Ed - Analyst Services	Lease Term: 48 months Purchase Option: FMV	6/29/2026

Monthly Pricing

Item	Lease Minimum Payment	Print Charges			Maintenance Plan Features
		Meter	Volume Band	Per Print Rate	
1. C415DN	\$56.79	1: Black and White Impressions	All Prints	\$0.0155	- Consumable Supplies Included for all prints - Pricing Fixed for Term
		2: Color Impressions	All Prints	\$0.0896	
Total	\$56.79	Minimum Payments (Excluding Applicable Taxes)			

Authorized Signature

Customer acknowledges receipt of the terms of this agreement which consists of 2 pages including this face page.		Thank You for your business! This Agreement is proudly presented by Xerox and Kaylie Kyle (979)260-3377 For information on your Xerox Account, go to www.xerox.com/AccountManagement	
Signer: Carbett Trey J. Duhon III Signature: _____	Phone: (979)826-7700 Date: _____		

Lease Agreement

xerox

Terms and Conditions

INTRODUCTION:

1. NEGOTIATED CONTRACT. The Products are subject solely to the terms in the Negotiated Contract identified on the face of this Agreement, and, for any option you have selected that is not addressed in the Negotiated Contract, the then-current standard Xerox terms for such option.

GOVERNMENT TERMS:

2. REPRESENTATIONS & WARRANTIES. This provision is applicable to governmental entities only. You represent and warrant, as of the date of this Agreement, that: (1) you are a State or a fully constituted political subdivision or agency of the State in which you are located and are authorized to enter into, and carry out, your obligations under this Agreement and any other documents required to be delivered in connection with this Agreement (collectively, the "Documents"); (2) the Documents have been duly authorized, executed and delivered by you in accordance with all applicable laws, rules, ordinances and regulations (including all applicable laws governing open meetings, public bidding and appropriations required in connection with this Agreement and the acquisition of the Products) and are valid, legal, binding agreements, enforceable in accordance with their terms; (3) the person(s) signing the Documents have the authority to do so, are acting with the full authorization of your governing body and hold the offices indicated below their signatures, each of which are genuine; (4) the Products are essential to the immediate performance of a governmental or proprietary function by you within the scope of your authority and will be used during the Term only by you and only to perform such function; and (5) your payment obligations under this Agreement constitute a current expense and not a debt under applicable state law and no provision of this Agreement constitutes a pledge of your tax or general revenues, and any provision that is so construed by a court of competent jurisdiction is void from the inception of this Agreement.

3. FUNDING. This provision is applicable to governmental entities only. You represent and warrant that all payments due and to become due during your current fiscal year are within the fiscal budget of such year and are included within an unrestricted and unencumbered appropriation currently available for the Products, and it is your intent to use the Products for the entire term of this Agreement and make all payments required under this Agreement. If your legislative body does not appropriate funds for the continuation of this Agreement for any fiscal year after the first fiscal year and has no funds to do so from other sources, this Agreement may be terminated. To effect this termination, you must, at least 30 days prior to the beginning of the fiscal year for which your legislative body does not appropriate funds, notify Xerox in writing that your legislative body failed to appropriate funds. Your notice must be accompanied by payment of all sums then owed through the current fiscal year under this Agreement. You will return the Equipment, at your expense, to a location designated by Xerox and, when returned, the Equipment will be to in good condition and free of all liens and encumbrances. You will then be released from any further payment obligations beyond those payments due for the current fiscal year (with Xerox retaining all sums paid to date).

SOLUTION/SERVICES:

4. END USER LICENSE AGREEMENT. If the Xerox brand Products acquired include B Series (model Bxxx), C Series (model Cxxx) AltaLink, PrimeLink and/or VersaLink Products, the terms and conditions of the End User License Agreement located at <https://www.xerox.com/product-eula> shall apply.

PRICING PLAN/OFFERING SELECTED:

5. FIXED PRICING. If "Pricing Fixed for Term" is identified in Maintenance Plan Features, the maintenance component of the Minimum Payment and Print Charges will not increase during the initial Term of this Agreement.

GENERAL TERMS & CONDITIONS:

6. REMOTE SERVICES. Certain models of Equipment are supported and serviced using product information that is automatically collected by Xerox or transmitted to or from Xerox by the Equipment connected to your network ("Remote Product Info") via electronic transmission to a secure off-site location ("Remote Transmission"). Remote Transmission also enables Xerox to transmit Releases of Software to you and to remotely diagnose and modify Equipment to repair and correct malfunctions. Examples of Remote Product Info include product registration, meter read, supply level, Equipment configuration and settings, software version, and problem/fault code information. Remote Product Info may be used by Xerox for billing, report generation, supplies replenishment, support services, recommending additional products and services, and product improvement/development purposes. Remote Product Info will be transmitted to and from you in a secure manner mutually agreeable to the parties. Remote Transmission will not allow Xerox to read, view or download the content of any of your documents or other information residing on or passing through the Equipment or your information management systems. You grant the right to Xerox, without charge, to conduct Remote Transmission for the purposes described above. Upon Xerox's request, you will (a) provide contact information for Equipment such as name and address of your contact and IP and physical addresses/locations of Equipment and (b) ensure that any Maintenance Release or Update released by Xerox to provide security patches, releases and/or certificates for the Remote Transmission and/or Software is promptly enabled by Customer upon notification by Xerox or by the Equipment or when otherwise made available on xerox.com. You will enable Remote Transmission via a method mutually agreeable to both parties, and you will provide reasonable assistance to allow Xerox to provide Remote Transmission. Unless Xerox deems Equipment incapable of Remote Transmission, you will ensure that Remote Transmission is maintained at all times Maintenance Services are being performed. If you are unable to maintain Remote Transmission, or if Xerox disables Remote Transmission from any Equipment at your request, or if you disable Remote Transmission from any Equipment, Xerox reserves the right to charge you a per device fee for such affected Equipment due to the increased service visits that will be required in order to (x) obtain such information, (y) provide such transmissions, and (z) provide such Maintenance Services and Consumable Supplies that otherwise would have been provided remotely and/or proactively.

Customer

Organization	WALLER COUNTY		
DBA			
Address	836 Austin St Ste 2200		
City State Zip	Hempstead	TX	77445
Phone	(979) 826-7740	Fax	

Purchase Order - Lease

NASPO/ValuePoint Contract #: CTR058809

and / or

State Participating Addendum (PA) #:

985-C1 (TX)

Vendor

Company Name	Quadient Leasing USA Inc. FEDERAL ID# 94-2984524		
Attention	Government Sales DUNS# 150836872		
Address	478 Wheelers Farms Rd		
City State Zip	Milford	CT	06461
Phone	(866) 448-0045	Fax	(203) 301-2600

Ship To

Organization	WALLER COUNTY -District Clerk		
Attention	Jaime Kovar		
Address	425 FM 1488 Rd Ste 102		
City State Zip	Hempstead	TX	77445
Phone	(979) 826-7600	Email	j.kovar@wallercounty.us

P.O. Number	P.O. Date	Requisitioner	Shipped Via	F.O.B. Point	Terms
			Ground	Destination	Quarterly Invoicing

QTY	Unit	Description	Unit Price	Total
60	Months	Lease Payment	\$227.28	\$13,636.80

Lease payment specified above for products listed below includes, as applicable, reduced price equipment maintenance to reflect first year free, meter rental, meter resets, postal rate changes, software license/support/subscription fees, delivery, installation, and operator training.

Products Lease number: N20111956

QTY	Product ID	Description
1	IX5AF	iX-5 Series Base w/ Autofeeder, Sealer, Catch Tray & Ink Cartridge
1	IXWP5	IX Series 5 lb Weighing Platform
1	IXSCAN	IX Series USB Barcode Scanner for Department Scanning or eServices
1	IX5AERR	iX Series 5(AF) e-RR Feature & Activation kit. w/bc Scanner Incl e-RR Rate File w/100 eDel Conf, 100 e

- 1) Order is governed under the terms and conditions of the NASPO/ValuePoint Master Price Agreement Contract Number CTR058809. Enter this order in accordance with the prices, terms, delivery method, and specifications listed above.

- 2) Payments will be sent to:
Quadient Leasing USA, Inc.
Dept 3682
PO Box 123682
Dallas TX 75312-3682

- 3) Send all correspondence to;
Quadient Leasing USA, Inc.
478 Wheelers Farms Rd
Milford CT 06461
Phone: 203-301-3400
Fax: 203-301-2600

Authorized by Date

Print Name Title

Customer

Organization	WALLER COUNTY		
DBA			
Address	836 Austin St Ste 2200		
City State Zip	Hempstead	TX	77445
Phone	(979) 826-7740	Fax	

Purchase Order - Lease

NASPO/ValuePoint Contract #: CTR058809

and / or

State Participating Addendum (PA) #:

985-C1 (TX)

Vendor

Company Name	Quadient Leasing USA Inc. FEDERAL ID# 94-2984524		
Attention	Government Sales	DUNS# 150836872	
Address	478 Wheelers Farms Rd		
City State Zip	Milford	CT	06461
Phone	(866) 448-0045	Fax	(203) 301-2600

Ship To

Organization	WALLER COUNTY -Adult Probation/Environmental		
Attention	Jaime Kovar		
Address	929 5th St		
City State Zip	Hempstead	TX	77445
Phone	(979) 826-7600	Email	j.kovar@wallercounty.us

P.O. Number	P.O. Date	Requisitioner	Shipped Via	F.O.B. Point	Terms
			Ground	Destination	Quarterly Invoicing

QTY	Unit	Description	Unit Price	Total
60	Months	Lease Payment	\$179.93	\$10,795.80

Lease payment specified above for products listed below includes, as applicable, reduced price equipment maintenance to reflect first year free, meter rental, meter resets, postal rate changes, software license/support/subscription fees, delivery, installation, and operator training.

Products Lease Number N21022080A

QTY	Product ID	Description
1	IX5AF	iX-5 Series Base w/ Autofeeder, Sealer, Catch Tray & Ink Cartridge
1	IXWP5	iX Series 5 lb Weighing Platform

- 1) Order is governed under the terms and conditions of the NASPO/ValuePoint Master Price Agreement Contract Number CTR058809. Enter this order in accordance with the prices, terms, delivery method, and specifications listed above.

- 2) Payments will be sent to:
 Quadient Leasing USA, Inc.
 Dept 3682
 PO Box 123682
 Dallas TX 75312-3682

- 3) Send all correspondence to;
 Quadient Leasing USA, Inc.
 478 Wheelers Farms Rd
 Milford CT 06461
 Phone: 203-301-3400
 Fax: 203-301-2600

 Authorized by _____ Date _____

 Print Name _____ Title _____

Customer

Organization	WALLER COUNTY SHERIFF		
DBA			
Address	836 Austin St Ste 2200		
City State Zip	HEMPSTEAD	TX	
Phone	(979) 826-7740	Fax	

Purchase Order - Lease

NASPO/ValuePoint Contract #: CTR058809

and / or

State Participating Addendum (PA) #:

985-C1 (TX)

Vendor

Company Name	Quadient Leasing USA Inc. FEDERAL ID# 94-2984524		
Attention	Government Sales	DUNS# 150836872	
Address	478 Wheelers Farms Rd		
City State Zip	Milford	CT	06461
Phone	(866) 448-0045	Fax	(203) 301-2600

Ship To

Organization	WALLER COUNTY SHERIFF		
Attention	Jaime Kovar		
Address	100 R Glenn Smith Dr		
City State Zip	HEMPSTEAD	TX	77445
Phone	(979) 826-7600	Email	j.kovar@wallercounty.us

P.O. Number	P.O. Date	Requisitioner	Shipped Via	F.O.B. Point	Terms
			Ground	Destination	Quarterly Invoicing

QTY	Unit	Description	Unit Price	Total
60	Months	Lease Payment	\$179.93	\$10,795.80

Lease payment specified above for products listed below includes, as applicable, reduced price equipment maintenance to reflect first year free, meter rental, meter resets, postal rate changes, software license/support/subscription fees, delivery, installation, and operator training.

Products Lease Number N21062686

QTY	Product ID	Description
1	IX5AF	iX-5 Series Base w/ Autofeeder, Sealer, Catch Tray & Ink Cartridge
1	IXWP5	IX Series 5 lb Weighing Platform

- 1) Order is governed under the terms and conditions of the NASPO/ValuePoint Master Price Agreement Contract Number CTR058809. Enter this order in accordance with the prices, terms, delivery method, and specifications listed above.

- 2) Payments will be sent to:
 Quadient Leasing USA, Inc.
 Dept 3682
 PO Box 123682
 Dallas TX 75312-3682

- 3) Send all correspondence to:
 Quadient Leasing USA, Inc.
 478 Wheelers Farms Rd
 Milford CT 06461
 Phone: 203-301-3400
 Fax: 203-301-2600

Authorized by

Date

Print Name

Title



Why Wait Program Agreement

The Quadient Leasing Why Wait program entitles you to upgrade your Quadient equipment up to 9 months prior to the end of the term of your Current Lease. Your new lease term will automatically commence and billing will begin after your Current Lease has reached the end of its current term. The transition from your Current Lease to the New Lease will be seamless.

By electing to participate in this program, you agree to the following:

- You agree to continue making payments on lease number N21062686 through the end of its Initial Term or, if applicable, the current Renewal Term.
- The term of the new lease, being signed concurrently with this agreement, ("New Lease") will commence when the Current Lease reaches the end of its Initial Term or, if applicable, the current Renewal Term.
- The Products that are subject to the Current Lease will be replaced with the Products identified in the New Lease for the remainder of the Current Lease's Initial Term or, if applicable, the current Renewal Term.
- ~~If a subscription to the Impress Platform is included on the New Lease, then any associated Usage Fees will be in addition to the payments on the Current Lease and the New Lease.~~ Does not apply to this lease. SJ
- The replaced products from the Current Lease must be returned to us within thirty (30) days of the effective date of this agreement.

Company: WALLER COUNTY SHERIFF

Signature: _____

Name (printed): _____

Title: _____

Date: _____

Company: Quadient Leasing USA Inc.

Signature : _____

Name (printed): _____

Title: _____

Date: _____

THE STATE OF TEXAS §
COUNTY OF WALLER §

**AN ORDER OF WALLER COUNTY, TEXAS RELATED TO CALCULATION ERROR
REGARDING SB22 GRANT FUNDS.**

WHEREAS, Waller County, Texas (the “County”), was awarded grant funding through the State of Texas pursuant to Senate Bill 22 from the 88th Legislative Session of 2023, which was signed into law by the Governor of Texas, (“SB22 Grant Funds”) in order to financially assist district and county attorney’s offices to ensure professional law enforcement and legal representation of the people’s interests throughout the state;

WHEREAS, the Waller County Treasurer's Office is responsible for administering SB22 Grant Funds to employees whose salaries are partially funded thereby;

WHEREAS, at the beginning of the 2025 fiscal year, a calculation error was made that resulted in certain employees of the District Attorney’s Office (the “Affected Employees”) receiving excess payment, and said error was not discovered until the beginning of fiscal year 2026;

WHEREAS, some of the Affected Employees are no longer employed by the District Attorney's Office, and the cost associated with any attempt to collect the excess payment would likely surpass the amount of the excess payment;

WHEREAS, the Commissioners Court does not wish to disparately treat currently employed and formerly employed Affected Employees;

WHEREAS, the Commissioners Court wishes to cease collection efforts related to the excess payment of SB22 Grant Funds, and to refund any excess payment of SB22 Grant Funds that has already been collected from Affected Employees;

NOW THEREFORE, the Commissioners Court of Waller County, Texas hereby orders that:

1. **Findings of Fact:** the foregoing recitals are hereby incorporated by reference as if fully set forth herein at length.
2. **Cessation of Collection:** the County will cease its collection efforts of the excess payments made due to the calculation error.
3. **Refund of Collected Payments:** the County shall refund any funds it has already collected of the excess payments made due to the calculation error.

[SIGNATURE PAGE FOLLOWS]

ORDERED, this 24th day of June, 2026, by vote of the Commissioners Court of Waller County, Texas.

Carbett “Trey” J. Duhon III
County Judge

ATTEST:

Debbie Hollan
County Clerk

**SOUTHEAST TEXAS HOUSING FINANCE CORPORATION**

June 9, 2026

The Honorable Judge Carbett "Trey" Duhon III
Waller County Judge's Office
836 Austin Street, Ste. 4300
Hempstead, TX 77445

Re: The Southeast Texas Housing Finance Corporation Single Family Mortgage Origination Program

Dear Judge Duhon:

The Southeast Texas Housing Finance Corporation ("SETH") has applied to the Texas Bond Review Board for an allocation of private activity bond volume cap (the "*Volume Cap Allocation*") to facilitate a single family mortgage origination program. SETH intends to assign a portion of the Volume Cap Allocation to the Texas Department of Housing and Community Affairs ("*TDHCA*") in connection with TDHCA's single family mortgage revenue bond programs. The Volume Cap Allocation, once assigned, will be used to provide a means of financing single family home mortgages for residents in **SETH's jurisdictions.**

Pursuant to the provisions of Section 1372.044 of the Texas Government Code (the "*Act*"), the City or County, as a sponsoring political subdivision of SETH, must approve of the assignment of the Volume Cap Allocation by SETH to TDHCA. Accordingly, we are asking the Commissioners' Court or City Council to pass the attached Resolution as soon as possible in order to meet the requirements of the Act.

It is important to note that any bonds issued by TDHCA will be special limited obligations of TDHCA and neither the sponsoring political subdivisions of SETH, nor SETH, will be liable in any manner for the payment of such bonds.

Please review the Resolution and please contact me by phone at 281-484-4663 ext. 108 or, by email at rwilliams@sethfc.com with any questions or comments you may have. Otherwise, if all is in order, please **return the two (2) original signature pages** of the signed Resolution to SETH using the enclosed prepaid Federal Express envelope for delivery **no later than August 28, 2026.**

Sincerely,

Ron Williams
Executive Director

ENCLOSURES

xc: County Clerk, Debbie Hollan (Packet via Email)
SETH Representative, Commissioner Kendric Jones

**RESOLUTION APPROVING ASSIGNMENT OF PRIVATE ACTIVITY
BOND AUTHORITY TO TEXAS DEPARTMENT OF HOUSING AND
COMMUNITY AFFAIRS; AND CONTAINING OTHER PROVISIONS
RELATING TO THE SUBJECT**

WHEREAS, The Southeast Texas Housing Finance Corporation (the "Corporation") was created by the Texas Counties of Austin, Brazoria, Chambers, Galveston (excluding the City of Galveston), Liberty, Matagorda, Walker, Waller and Wharton and the Texas Cities of Baytown, Deer Park, Dickinson, La Marque, La Porte, Pasadena, Santa Fe, Texas City and Tomball pursuant to the provisions of the Texas Housing Finance Corporations Act, as amended, formerly Article 1269I-7, Vernon's Annotated Texas Civil Statutes, and now codified as Texas Local Government Code, Chapter 394 (as it may be amended, the "Act"); and

WHEREAS, the Corporation has informed Waller County, Texas (the "Sponsor") that the Corporation has filed or intends to file with the Texas Bond Review Board an application in the 2026 program year for reservation of state ceiling for issuance of qualified mortgage revenue bonds in the maximum amount of \$70,000,000 (the "Reservation"); and

WHEREAS, the Corporation has informed the Sponsor that the Board of Directors of the Corporation has adopted or intends to adopt a resolution to delegate to the Texas Department of Housing and Community Affairs ("TDHCA"), pursuant to Chapter 394.032(e) of the Act, the authority to act on its behalf in the financing, refinancing, acquisition, leasing, ownership, improvement, and disposal of certain home mortgages or residential developments as permitted under the Act, including its authority to issue bonds for those purposes; and

WHEREAS, as a governmental unit that created the Corporation, the Commissioners Court of Waller County, Texas (the "Governing Body") desires to approve the assignment of the Reservation to TDHCA in accordance with Chapter 1372.044 of the Texas Government Code; and

WHEREAS, the Governing Body desires to approve the Assignment Agreement in substantially the form attached as Exhibit A between the Corporation and TDHCA (the "Assignment Agreement"); and

WHEREAS, it is deemed necessary and advisable that this Resolution be adopted;

THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS COURT OF WALLER COUNTY, TEXAS THAT:

Section 1. The Governing Body specifically approves and consents to the assignment of the Reservation to TDHCA in accordance with Chapter 1372.044 of the Texas Government Code and approves the Assignment Agreement. The approval herein given is solely pursuant to Chapter 1372.044 of the Texas Government Code, and is not to be construed as any undertaking by the Sponsor, and it is expressly acknowledged that any bonds issued by TDHCA using the Reservation would be obligations only of TDHCA and shall never constitute an indebtedness or pledge, within the meaning of any constitutional or statutory provision, of the Corporation, the Sponsor or any other municipal or political corporation or subdivision of the State of Texas, and the holders of any such obligations shall never be paid in whole or in part out of any funds raised or to be raised by taxation or any other revenues of the Corporation, the Sponsor or any such municipal or political corporation or subdivision

Section 2. The County Judge of the Sponsor is hereby authorized, jointly and severally, to execute and deliver such endorsements, instruments, certificates, documents, or papers necessary and advisable to carry out the intent and purposes of this Resolution.

PASSED AND APPROVED on this _____.

County Judge

(SEAL)

ATTEST:

County Clerk

PASSED AND APPROVED on this _____.

County Judge

(SEAL)

ATTEST:

County Clerk

SUPPLEMENTAL INFORMATION

For many years it has been very difficult for Local Housing Finance Agencies to issue Single Family Mortgage Revenue Bonds. In the past, when SETH contemplated the issuance of single family bonds, the issuance and non-origination fees would have been approximately \$1.7 Million for \$25,000,000 in mortgage originations. SETH would not have receive any contribution back.

This is a result of the statutory requirement that obligates local housing finance agencies (LHFAs) to reserve at least 50% of issued bonds for homebuyers with incomes below 80% of the area median income for at least 12 months. **State agencies do not have this requirement.** Because it is difficult to qualify these homebuyers, LHFAs often face non-origination fees when a bond issue is not fully committed.

We appreciate the Partnership with the State Agency. By transferring our Bond Allocations to TDHCA, SETH does not incur any costs and we are still able to serve the homebuyers in our jurisdictions, which include: **Texas Counties of** Austin, Brazoria, Chambers, Galveston (excluding the City of Galveston), Liberty, Matagorda, Walker, Waller and Wharton and the **Texas Cities of** Baytown, Deer Park, Dickinson, La Marque, La Porte, Pasadena, Santa Fe, Texas City and Tomball.

FOLLOWING EXHIBITS: **Exhibit A – Assignment Agreement**

Exhibits:

Exhibit A – Assignment Agreement

Item 57.

ASSIGNMENT AGREEMENT

This **ASSIGNMENT AGREEMENT** (this “**Agreement**”) is made as of the ____ day of _____, 2026 by and between **THE SOUTHEAST TEXAS HOUSING FINANCE CORPORATION (“HFC”)**, a Texas non-profit housing finance corporation and the **TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (“TDHCA”)**, a public and official agency of the State of Texas.

RECITALS:

A. HFC has been duly created and organized pursuant to and in accordance with the provisions of the Texas Housing Finance Corporations Act, Texas Local Government Code, Chapter 394 (as it may be amended, the “**Act**”), for the purpose of providing a means of financing the costs of residential ownership and development that will provide decent, safe and sanitary housing for persons of low and moderate income at prices they can afford.

B. The Act authorizes HFC to issue bonds for the purpose of obtaining funds to finance home mortgage loans (or participation interests therein) for persons of low and moderate income for homes within the geographic limits of the Texas Counties of Austin, Brazoria, Chambers, Galveston (excluding the City of Galveston), Liberty, Matagorda, Walker, Waller and Wharton, and the Texas Cities of Baytown, Deer Park, Dickinson, La Marque, La Porte, Pasadena, Santa Fe, Texas City and Tomball.

C. Section 103 and Section 143 of the Internal Revenue Code of 1986, as amended (the “**Code**”), provide that the interest on obligations issued by or on behalf of a state or a political subdivision thereof the proceeds of which are to be used to finance owner-occupied residences shall be excludable from gross income of the owners thereof for federal income tax purposes if such issue meets certain requirements set forth in Section 143 of the Code.

D. Section 146(a) of the Code requires that certain “private activity bonds” (as defined in Section 141(a) of the Code) must come within the issuing authority’s private activity bond limit for the applicable calendar year in order to be treated as obligations the interest on which is excludable from the gross income of the holders thereof for federal income tax purposes.

E. The private activity bond “State ceiling” (as defined in Section 146(d) of the Code) applicable to the State of Texas (the “**State**”) is subject to allocation, in the manner authorized by Section 146(e) of the Code, pursuant to Chapter 1372, Texas Government Code, as amended (the “**Allocation Act**”).

F. The Allocation Act requires HFC, in order to reserve a portion of the State ceiling for qualified mortgage bonds and satisfy the requirements of Section 146(a) of the Code, to file an application for reservation (an “**Application for Reservation**”) with the Texas Bond Review Board (the “**Bond Review Board**”), stating the maximum amount of the bonds requiring an allocation, the purpose of the bonds and the section of the Code applicable to the bonds.

G. The Allocation Act and the rules promulgated thereunder by the Bond Review Board (the “**Allocation Rules**”) require that an Application for Reservation be accompanied by a copy of the certified resolution of the issuer authorizing the filing of the Application for Reservation.

H. By resolution adopted on May 28, 2026, HFC authorized the filing of an Application for Reservation with the Bond Review Board in the maximum amount of \$70,000,000 with respect to qualified mortgage bonds, and the Bond Review Board has issued or is expected to issue a reservation of “State Ceiling” in connection with such Application for Reservation (the “**Reservation**”).

Exhibits:

Exhibit A – Assignment Agreement

Item 57.

I. HFC has determined to (a) delegate to TDHCA HFC's authority to issue bonds or mortgage credit certificates ("MCCs") for the purposes specified above, pursuant to Section 394.032(e) of the Act, which provides that a housing finance corporation may delegate to the Texas Department of Housing and Community Affairs the authority to act on its behalf in the financing, refinancing, acquisition, leasing, ownership, improvement, and disposal of home mortgages or residential developments as permitted under the Act, including its authority to issue bonds for those purposes, and (b) assign the Reservation to TDHCA, pursuant to Section 1372.044 of the Texas Government Code.

J. HFC was created by the Texas Counties of Austin, Brazoria, Chambers, Galveston (excluding the City of Galveston), Liberty, Matagorda, Walker, Waller and Wharton, and the Texas Cities of Baytown, Deer Park, Dickinson, La Marque, La Porte, Pasadena, Santa Fe, Texas City and Tomball (the "Sponsors") pursuant to the Act.

K. As the governmental units that created HFC, the Sponsors have approved the assignment of the Reservation to TDHCA in accordance with Section 1372.044 of the Texas Government Code.

NOW THEREFORE, in consideration of the foregoing and the mutual representations, warranties, covenants and conditions contained herein, the parties hereto hereby agree as follows:

1. **Assignment.** HFC hereby assigns, conveys and transfers to TDHCA, to the full extent assignable under applicable law, all of HFC's right, title and interest in, to and under the Reservation (the "**Assignment**"), including without limitation, the right to file a carryforward designation request and to elect to use the Reservation to issue MCCs. The Assignment is irrevocable and applies only to the Reservation for the 2026 program year.

2. **Consents.** HFC agrees to obtain and deliver to TDHCA, such consents to the Assignment of the Reservation as may be required.

3. **Expenses.** TDHCA shall be responsible for payment of all fees and expenses incurred from and after the date of this Agreement with respect to the Reservation, including any carryforward application fee and/or closing fees payable to the Bond Review Board; and TDHCA will pay all costs associated with the issuance of the bonds.

4. **Agreement.** In exchange for the Assignment, TDHCA agrees to originate in the geographic service area of HFC (a) mortgage loans that are eligible for pooling into mortgage certificates and purchase by the trustee for one or more series of tax-exempt bonds issued by TDHCA ("Pooled Loans"), and/or (b) My First Texas Home Combo Loans with MCCs ("Combo Loans", and referred to herein together with the Pooled Loans collectively as "HFC Loans"), until an aggregate amount of \$70,000,000 of HFC Loans (accounting for the amount of Pooled Loans originated, pooled and purchased by the trustee, and the amount of volume cap used to originate the Combo Loans) have been originated or issued, respectively. HFC Loans will be originated on a first-in, first-out basis. The provisions in the Term Sheet attached hereto as Exhibit A (the "Term Sheet") are incorporated herein and supplement the provisions of this Agreement; however, in the event of any inconsistency between the provisions of this Agreement and the Term Sheet, the provisions of this Agreement shall supersede those of the Term Sheet.

5. **Fees.** TDHCA will pay an ongoing fee in the amount identified in, and in accordance with the provisions of, the Term Sheet (collectively, the "HFC Fees"). HFC Fees will be paid for a period as described in the Term Sheet for each HFC Loan. The outstanding balance of HFC Loans will be reduced monthly to reflect principal repayments and prepayments (including foreclosures of HFC Loans). HFC Fees cease to accrue with respect to any HFC Loan once that HFC Loan has been repaid or prepaid. HFC Fees will be paid annually, in accordance with payment instructions to be provided by HFC.

Exhibits:

Exhibit A – Assignment Agreement

Item 57.

6. **Reporting.** Once HFC Loans have been pooled into mortgage-backed securities or an MCC has been issued, TDHCA will provide loan level detail with respect to the outstanding loan balances as provided in the Term Sheet.

7. **Governing Law.** This Agreement shall be governed by and enforced in accordance with the laws of the State of Texas.

8. **Severability.** The invalidity, illegality or unenforceability of any provision of this Agreement shall not affect the validity, legality or enforceability of any other provision, and all other provisions shall remain in full force and effect.

9. **Entire Agreement; Amendment and Waiver.** This Agreement contains the complete and entire understanding of the parties with respect to the matters covered herein. This Agreement may not be amended, modified or changed, nor shall any waiver of any provision hereof be effective, except by a written instrument signed by the party against whom enforcement of the waiver, amendment, change, or modification is sought, and then only to the extent set forth in that instrument. No specific waiver of any of the terms of this Agreement shall be considered as a general waiver.

10. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which is an original and all of which together constitute one and the same Agreement. Electronically transmitted counterparts shall be deemed originals.

[Execution pages follow]

Exhibits:

Exhibit A – Assignment Agreement

Item 57.

IN WITNESS WHEREOF, the undersigned have duly executed and delivered this Agreement to be effective as of the date first set forth above.

**THE SOUTHEAST TEXAS HOUSING FINANCE
CORPORATION**

By: _____
Name: _____
Title: _____

[signatures continue next page]

NOTE: Signature pages will be executed at a designated time by the HFC and TDHCA.

Exhibits:

Exhibit A – Assignment Agreement

Item 57.

**TEXAS DEPARTMENT OF HOUSING AND
COMMUNITY AFFAIRS**

By: _____
Name: _____
Title: _____

NOTE: Signature pages will be executed at a designated time by the HFC and TDHCA.

2026 Term Sheet

Housing Finance Corporation Volume Cap Assignment

Issuer:	Texas Department of Housing and Community Affairs ("TDHCA")
HFC Partner:	The Southeast Texas Housing Finance Corporation ("HFC")
Volume Cap:	To be reserved by the HFC for subsequent assignment to TDHCA ("Reservation").
Assignment:	TDHCA and the HFC will execute an Assignment Agreement to assign the Reservation to TDHCA. The HFC's governing body will be required to approve the Assignment.
Assignment Purpose:	To be used by TDHCA to originate (a) My First Texas Home Bond Loans that are eligible for pooling into mortgage backed securities and purchased by tax-exempt bonds issued by TDHCA ("Pooled Loans"), and/or (b) My First Texas Home Combo Loans with MCCs ("Combo Loans", collectively "HFC Loans").
Loan Prioritization	The HFC Loans shall be recorded on a first in first out ("FIFO") basis until the equivalent of the assigned volume cap has been exhausted.
Volume Cap Utilization:	Pooled Loans will be credited at par. Combo Loans will be credited in accordance with the volume cap used to originate such loan.
HFC Fees:	TDHCA will pay an ongoing fee of 4.75 basis points against the aggregate outstanding balance of HFC Loans that have been pooled into mortgage-backed securities or for which an MCC has been issued. The HFC Fees will be paid for a period of ten years for each loan originated under the Assignment Agreement that is not more than 30-days delinquent at the time the Pooled Loan Fee is calculated. The outstanding balance will be reduced monthly to reflect principal repayments and prepayments (including foreclosures). HFC Fees cease to accrue with respect to any HFC Loan once that loan has been repaid or prepaid. HFC Fees will be paid annually, in accordance with payment instructions to be provided by the HFC.
Related Costs:	TDHCA shall be responsible for payment of all fees and expenses incurred from and after the date of the Assignment Agreement with respect to the Reservation, including any carryforward application fee and/or closing fees payable to the Bond Review Board; and will pay all costs associated with the issuance of the bonds.
Reporting:	Once HFC Loans have been pooled into mortgage-backed securities or an MCC has been issued, TDHCA will provide quarterly loan level detail with respect to the outstanding loan balances; no personally identifiable information will be included.

Mortgage Loan Program

While TDHCA may originate more loans within the HFC's jurisdiction, the maximum amount of HFC Loans is limited to the volume cap assigned. Loans originated through a bond issue include FHA, VA, and USDA loans (no conventional loans). All loans must have a term of 30 years.

Whereas public support of the arts helps ensure that all Texans have access to art, regardless of economic status, education, geographic location, level of artistic talent, or special needs. People attend arts events – from music performances to museum exhibits to craft fairs – because they find such experiences enjoyable and culturally enriching. Steady interest in and attendance at arts events throughout the state indicates that the intrinsic benefits gained from the arts have importance to Texans;* and

Whereas support of the arts helps stimulate economic development in the state. The availability of cultural resources and opportunities helps attract and retain businesses to Texas, since companies and workers consider quality of life – including the arts – an important factor when deciding whether to relocate to a Texas community or another state. Additionally, the arts play a role in attracting tourists to Texas, helping tourism, a \$200 billion dollar industry, stay one of the top industries driving the Texas economy;* and

Whereas Waller County residents have a long history of creating and supporting the arts in and at: schools, churches, clubs, museums, libraries, Prairie View A&M University, the Waller County Fair, and in their individual homes, businesses, and professions; and

Whereas Waller County is currently the fastest growing county in Texas with many new citizens arriving daily who are unfamiliar with the history of their county; and

Whereas Waller County is soon to complete all remaining construction of the 2025/2026 Waller County Courthouse, and said edifice has also been celebrated both locally and state-wide for its design;** and

Whereas the Texas Legislature has recognized the importance of historical objects and various types of art being collected and displayed by counties in that the Legislature has authorized counties under Section 331.002 of the *Texas Local Government Code* to acquire by gift or purchase, individually or in a collection, any historic book, painting, sculpture, coin, or other object or collection of historical significance to the county; and

Whereas the soon to be completed third floor of the Waller County Courthouse will house courtrooms and chambers for judges; and

Whereas the publicly accessible areas of said third floor will routinely serve as waiting areas of jurors and potential jurors and other members of the public who are involved with the local justice system; and

Whereas the publicly accessible areas of said third floor will contain multiple locations for the purpose of exhibiting art or other objects or collections of historical significance to the county; and

Whereas the first, second, and fourth floors of the Waller County Courthouse now contain exceptional displays of photographs and exhibits commemorating Waller County's history; and

Whereas museums located outside of Waller County, as well as artists residing in Waller County have already shown a keen interest in partnering with Waller County for the purpose of displaying significant works of art related to the history of Waller County and its region within the State of Texas.

The Waller County Commissioners Court DOES HEREBY set aside and designate the third floor of the Waller County Courthouse as a designated area for the display of art and other objects to be chosen and managed by the Waller County Art Committee established herein;

The Waller County Art Committee is hereby established and consists of the Waller County Judge, The Judge of Waller County Court at Law Two, an attorney residing in Waller County, Texas or who routinely practices law in Waller County appointed by the Waller County Judge, an artist residing in Waller County, Texas appointed by the Waller County Judge, and a current or retired educator whose primary job duties include/included the instruction of students in the field of visual or performing arts appointed by the Waller County Judge.

The Waller County Art Committee shall enact policies and procedures for the performance of its duties consistent with this resolution and the laws of the State of Texas. Any donations leading to county ownership or purchases of art or other objects to/by Waller County must be accepted and/or approved by the Waller County Commissioners Court.

The Waller County Art Committee is hereby instructed to look for opportunities to display art that is relevant and reflective of all individuals and groups that now and historically have made Waller County their home.

The Waller County Art Committee is hereby instructed to prohibit the display of any piece of art or object whose display would be violative of state or federal law, including laws on indecency.

The Waller County Art Committee is hereby instructed to choose pieces of art and objects which would be appropriate and dignified in accordance with the functions of the Waller County Courthouse third floor for jury selection and courtroom proceedings. No art or object shall be displayed at anytime which would directly seek to influence a juror or potential juror in the execution of their duties.

* Quoted from Texas Commission on the Arts - www.arts.texas.gov/about-us/agency-overview/why-the-arts-matter/

** *Texas County Progress* – www.countyprogress.com