



**NOTICE OF MEETING
WALLER COUNTY, TEXAS
REGULAR SESSION**

**Wednesday, February 11, 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 Monthly Report.
- [4.](#) Request by County Treasurer to approve disbursement of funds for Retiree Insurance Premiums.
5. Request by County Auditor to Approve and/or Ratify 2026 Budget Adjustments and Departmental Line-Item Transfers.
- [6.](#) Spread upon the minutes submission of the Waller County Constable, Precinct 1, Annual Racial Profiling Report for the reporting period of January 1, 2025 through December 31, 2025, to the Texas Commission on Law Enforcement, required by Article 2.132 CCP Law Enforcement Policy on Racial Profiling.

7. Spread upon the minutes submission of the Waller County Constable Precinct 2 Annual Racial Profiling Report for the reporting period of January 1, 2025 through December 31, 2025, to the Texas Commission on Law Enforcement, required by Article 2.132 CCP Law Enforcement Policy on Racial Profiling.
8. Request by County Engineer to authorize the issuance of a public notice in the Katy Times, for three consecutive weeks, establishing a public hearing during the regular session of Commissioners Court on March 18, 2026 for a Replat of Enterprise Park at Twinwood to be allowed to amend the reserve line of Commercial Reserve "A" and "B" Block 1. This amendment will reconfigure 2 Commercial Reserves by owners Twinwood Industrial LLC, and Twinwood Two Industrial LLC.
9. Request by County Engineer to approve the Final Plat of Sofi Lakes Section 1 and accept the Construction Bond in Precinct 3.
10. Request by County Engineer to approve the Final Plat of Sofi Lakes Section 2 and accept the Construction Bond in Precinct 3.
11. Request by County Engineer to approve the Final Plat of Sofi Lakes Boulevard and Yara Drive Street Dedication and accept the Construction Bond in Precinct 3.
12. Request by County Engineer to approve the Final Plat of Sofi Lakes Yara Drive Street Dedication and Water Plant and accept the Construction Bond in Precinct 3.

Requests to approve payments on the following:

13. \$244.00 to Danny Rothe to be paid from line item 604-604-581839 [Soft Costs].
14. \$9,551.00 for Invoice dated November 4, 2025 to Benny G. Courtney to be paid from line item 604-604-581839 [Soft Costs].
15. \$1,500.00 for Invoice #2026-1001 to Highway 36A Coalition to be paid from line item 125-411-561302 [Highway 36A Coalition].
16. \$102,100.00 for Invoice #INV-85754 to Flock Safety to be paid from line item 327-516-581700 [Equipment].
17. \$1,832.00 for Invoice #BXHS 34156395, \$1,832.00 for Invoice #BXHS 34155597, \$1,832.00 for Invoice #BXHS 34155209 and \$1,832.00 for Invoice #BXHS 34156030 for a total of \$7,328.00 to be paid from line item 605-605-545405 [Prof. Services].
18. \$80,795.82 for Invoice # GG-1628-5 to Gradient Group for Billing Period from December 1, 2025, through December 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
19. \$49,428.45 for Invoice # 197391-8 to HR Green for Professional Services from November 29, 2025, through December 26, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

- [20.](#) \$8,574.30 for Invoice # 100585-9 to R. G. Miller Engineers, Inc. for Professional Engineering Services from November 17, 2025, through December 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
- [21.](#) \$66,511.48 for Invoice # 304200.00-9 to Schaumburg & Polk, Inc. for Professional Services from December 1, 2025, through December 28, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
- [22.](#) \$29,163.44 for Invoice # 203319-7 to TEDSI Infrastructure Group for Professional Services from December 1, 2025, through December 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
- 23. Request by County Auditor to Approve and/or Ratify Accounts Payable.

COUNTY ENGINEER

- [24.](#) Public Hearing: on the Major Thoroughfare Plan Amendment for Kickapoo Road.
- 25. Discuss and take action to approve the Major Thoroughfare Plan Amendment for Kickapoo Road.
- [26.](#) Discuss and take action to approve an Indemnity Agreement and a Right of Way Agreement for Prairie Legacy Partners, Inc. Developers of the Residential Subdivision of Lakeview, Section 1-4.
- 27. Request to approve acceptance of the roads in Lakeview - Sections 1-4, into County maintenance and release the appropriate sections bond.
- [28.](#) Discuss and take action on a Right of Way Agreement between Waller County and Waller County Road Improvement District No.1 for the Kingsland Boulevard Project between Woods Rd and Jordan Ranch Blvd.

PROCUREMENT

- 29. Discuss and take action to negotiate RFP 26-004 for Appraisal Services with the most highly qualified respondent.

DIRECTOR OF FACILITIES

- [30.](#) Discuss and take action to approve payment of \$1,085,165.60 for Application #39 to SEDALCO, Inc. to be paid from the following line items:
 - \$33,026.91- 604-604-545045 [Professional Services].
 - \$1,052,138.69- 604-604-581000 [Bldg Purch, Const, or Improv].
- [31.](#) Discuss and take action on payment of \$14,993.00 for Application #8 to SEDALCO funds to be paid from line item 125-600-581620 [Justice Center Modulares].
- [32.](#) Discuss and take action on payment of 350,358.30 for Application #4 to Gullo Commercial. Funds to be paid from line item 606-606-545407 [Vehicle Maintenance Garage].

- [33.](#) Discuss and take action to approve Change Order for \$17,317.60 to Gullo Commercial Construction regarding Bid 25-002, Construction of Vehicle Maintenance Garage to be paid from line item 606-606-545407 [Vehicle Maintenance Garage].

MISCELLANEOUS

- [34.](#) Discuss and take action to approve Agreement between Waller County and Texana, and payment of \$70,000.00 from line item 125-411-542254 [Texana Behavioral Healthcare] as allocated in the 2026 Budget.
- [35.](#) Discuss and take action to approve Resolution for the proposed purchase and renovation of the Waller County Appraisal District Headquarters Building.
36. 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.
37. 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

38. Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer.
39. 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.
40. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.
41. 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).



CC 02/11/26

Waller County, TX

Payable Re

Item 4.

Payable Detail by Vendor

Packet: APPKT07490 - 02/28/26 RET INS

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: 22,100.00

Mar 2026	Invoice	3/1/2026	3/1/2026	3/1/2026	3/1/2026	22,100.00	0.00	0.00	0.00	22,100.00
County Portion Mar 2026	APBNK - APBNK				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
County Portion Mar 2026	N/A	0.00	0.00	22,100.00	0.00	0.00	0.00	22,100.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
125-685-520303	Health Insurance		22,100.00	100.00%

Vendor: [07548 - TAC HEBP](#)

Vendor Total: 22,012.68

Mar 2026 County	Invoice	3/1/2026	3/1/2026	3/1/2026	3/1/2026	14,738.08	0.00	0.00	0.00	14,738.08
BCBS Co Portion Ret Prem Mar 2026	APBNK - APBNK				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
BCBS Co Portion Ret Prem Mar 2026	N/A	0.00	0.00	14,738.08	0.00	0.00	0.00	14,738.08

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
125-685-520303	Health Insurance		14,738.08	100.00%

Mar 2026 Retiree	Invoice	3/1/2026	3/1/2026	3/1/2026	3/1/2026	7,274.60	0.00	0.00	0.00	7,274.60
BCBS Retiree Payment Mar 2026	APBNK - APBNK				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
BCBS Retiree Payment Xxx 2025	N/A	0.00	0.00	7,274.60	0.00	0.00	0.00	7,274.60

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
999-203-111200	Medical Insurance		7,274.60	100.00%

Item 4.

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	3	44,112.68	0.00	0.00	0.00	44,112.68	0.00	44,112.68
Grand Total:		44,112.68	0.00	0.00	0.00	44,112.68	0.00	44,112.68

Account Summary

Account	Name	Amount
125-685-520303	Health Insurance	36,838.08
Total:		36,838.08

Account	Name	Amount
999-203-111200	Medical Insurance	7,274.60
Total:		7,274.60

Racial Profiling Report | Full

Item 6.

Agency Name: WALLER CO. CONST. PCT. 1
Reporting Date: 02/03/2026
TCOLE Agency Number: 473101

Chief Administrator: JUSTIN B LANE

Agency Contact Information:
Phone: (979) 826-7745
Email: j.lane@wallercounty.us

Mailing Address:
846 6th Street, HEMPSTEAD, TX, 77445

This Agency filed a full report

WALLER CO. CONST. PCT. 1 has adopted a detailed written policy on racial profiling. Our policy:

- 1) clearly defines acts constituting racial profiling;
- 2) strictly prohibits peace officers employed by the WALLER CO. CONST. PCT. 1 from engaging in racial profiling;
- 3) implements a process by which an individual may file a complaint with the WALLER CO. CONST. PCT. 1 if the individual believes that a peace officer employed by the WALLER CO. CONST. PCT. 1 has engaged in racial profiling with respect to the individual;
- 4) provides public education relating to the agency's complaint process;
- 5) requires appropriate corrective action to be taken against a peace officer employed by the WALLER CO. CONST. PCT. 1 who, after an investigation, is shown to have engaged in racial profiling in violation of the WALLER CO. CONST. PCT. 1 policy;
- 6) requires collection of information relating to motor vehicle stops in which a warning or citation is issued and to arrests made as a result of those stops, including information relating to:
 - a. the race or ethnicity of the individual detained;
 - b. whether a search was conducted and, if so, whether the individual detained consented to the search;
 - c. whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;
 - d. whether the peace officer used physical force that resulted in bodily injury during the stop;
 - e. the location of the stop;
 - f. the reason for the stop.
- 7) requires the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:
 - a. the Commission on Law Enforcement; and
 - b. the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

The WALLER CO. CONST. PCT. 1 has satisfied the statutory data audit requirements as prescribed in Article 2.133 (c), Code of Criminal Procedure during the reporting period.

Executed by: Justin Lane
Constable

Item 6.

Date: 02/03/2026

Total stops: 112

Street address or approximate location of the stop

City street	3
US highway	24
County road	34
State highway	51
Private property or other	0

Was race or ethnicity known prior to stop?

Yes	0
No	112

Race / Ethnicity

Alaska Native / American Indian	0
Asian / Pacific Islander	6
Black	11
White	54
Hispanic / Latino	41

Gender

Female	44
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	7
White	24
Hispanic / Latino	13
Male	68
Alaska Native / American Indian	0
Asian / Pacific Islander	6
Black	4
White	30
Hispanic / Latino	23

Reason for stop?

Violation of law	2
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1

Hispanic / Latino	1
Preexisting knowledge	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Moving traffic violation	105
Alaska Native / American Indian	0
Asian / Pacific Islander	6
Black	11
White	36
Hispanic / Latino	52
Vehicle traffic violation	5
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	2
Hispanic / Latino	3
Was a search conducted?	
Yes	1
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1
Hispanic / Latino	0
No	111
Alaska Native / American Indian	0
Asian / Pacific Islander	6
Black	11
White	53
Hispanic / Latino	41
Reason for Search?	
Consent	1
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1

Hispanic / Latino	0				
Contraband	0				
Alaska Native / American Indian	0				
Asian / Pacific Islander	0				
Black	0				
White	0				
Hispanic / Latino	0				
Probable	0				
Alaska Native / American Indian	0				
Asian / Pacific Islander	0				
Black	0				
White	0				
Hispanic / Latino	0				
Inventory	0				
Alaska Native / American Indian	0				
Asian / Pacific Islander	0				
Black	0				
White	0				
Hispanic / Latino	0				
Incident to arrest	0				
Alaska Native / American Indian	0				
Asian / Pacific Islander	0				
Black	0				
White	0				
Hispanic / Latino	0				
Was Contraband discovered?					
Yes	1				
		Did the finding result in arrest?			
		(total should equal previous column)			
Alaska Native / American Indian	0	Yes	0	No	0
Asian / Pacific Islander	0	Yes	0	No	0
Black	0	Yes	0	No	0
White	1	Yes	1	No	0
Hispanic / Latino	0	Yes	0	No	0
No	0				
Alaska Native / American Indian	0				
Asian / Pacific Islander	0				
Black	0				
White	0				
Hispanic / Latino	0				

Description of contraband**Item 6.****Drugs 1**

Alaska Native / American Indian 0

Asian / Pacific Islander 0

Black 0

White 1

Hispanic / Latino 0

Weapons 0

Alaska Native / American Indian 0

Asian / Pacific Islander 0

Black 0

White 0

Hispanic / Latino 0

Currency 0

Alaska Native / American Indian 0

Asian / Pacific Islander 0

Black 0

White 0

Hispanic / Latino 0

Alcohol 0

Alaska Native / American Indian 0

Asian / Pacific Islander 0

Black 0

White 0

Hispanic / Latino 0

Stolen property 0

Alaska Native / American Indian 0

Asian / Pacific Islander 0

Black 0

White 0

Hispanic / Latino 0

Other 0

Alaska Native / American Indian 0

Asian / Pacific Islander 0

Black 0

White 0

Hispanic / Latino 0

Result of the stop**Verbal warning 0**

Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Written warning	77
Alaska Native / American Indian	0
Asian / Pacific Islander	4
Black	7
White	43
Hispanic / Latino	23
Citation	35
Alaska Native / American Indian	0
Asian / Pacific Islander	2
Black	4
White	11
Hispanic / Latino	19
Written warning and arrest	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Citation and arrest	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Arrest	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Arrest based on	
Violation of Penal Code	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0

Black	0
White	0
Hispanic / Latino	0
Violation of Traffic Law	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Violation of City Ordinance	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Outstanding Warrant	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Was physical force resulting in bodily injury used during stop?	
Yes	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Resulting in Bodily Injury To:	
Suspect	0
Officer	0
Both	0
No	112
Alaska Native / American Indian	0
Asian / Pacific Islander	6
Black	11
White	54
Hispanic / Latino	41

Number of complaints of racial profiling

Total	0
Resulted in disciplinary action	0
Did not result in disciplinary action	0

Item 6.

Comparative Analysis

Use TCOLE's auto generated analysis	☐
Use Department's submitted analysis	☐

Optional Narrative

N/A

Submitted electronically to the



The Texas Commission on Law Enforcement

Racial Profiling Analysis Report

Item 6.

WALLER CO. CONST. PCT. 1

01. Total Traffic Stops:	112	
02. Location of Stop:		
a. City Street	3	2.68%
b. US Highway	24	21.43%
c. County Road	34	30.36%
d. State Highway	51	45.54%
e. Private Property or Other	0	0.00%
03. Was Race known prior to Stop:		
a. NO	112	100.00%
b. YES	0	0.00%
04. Race or Ethnicity:		
a. Alaska/ Native American/ Indian	0	0.00%
b. Asian/ Pacific Islander	6	5.36%
c. Black	11	9.82%
d. White	54	48.21%
e. Hispanic/ Latino	41	36.61%
05. Gender:		
a. Female	44	39.29%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	7	6.25%
iv. White	24	21.43%
v. Hispanic/ Latino	13	11.61%
b. Male	68	60.71%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	6	5.36%
iii. Black	4	3.57%
iv. White	30	26.79%
v. Hispanic/ Latino	23	20.54%
06. Reason for Stop:		
a. Violation of Law	2	1.79%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%

Racial Profiling Analysis Report

Item 6.

iii. Black	0	0.00%
iv. White	1	50.00%
v. Hispanic/ Latino	1	50.00%
b. Pre-Existing Knowledge	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
c. Moving Traffic Violation	105	93.75%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	6	5.71%
iii. Black	11	10.48%
iv. White	36	34.29%
v. Hispanic/ Latino	52	49.52%
d. Vehicle Traffic Violation	5	4.46%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	2	40.00%
v. Hispanic/ Latino	3	60.00%
07. Was a Search Conducted:		
a. NO	111	99.11%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	6	5.41%
iii. Black	11	9.91%
iv. White	53	47.75%
v. Hispanic/ Latino	41	36.94%
b. YES	1	0.89%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	1	100.00%
v. Hispanic/ Latino	0	0.00%
08. Reason for Search:		
a. Consent	1	0.89%

Racial Profiling Analysis Report

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i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	1	100.00%
v. Hispanic/ Latino	0	0.00%
b. Contraband in Plain View	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
c. Probable Cause	0	0.00%
ii. Alaska/ Native American/ Indian	0	
i. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
d. Inventory	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
e. Incident to Arrest	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
09. Was Contraband Discovered:		
YES	1	0.89%
i. Alaska/ Native American/ Indian	0	0.00%
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
ii. Asian/ Pacific Islander	0	0.00%
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
iii. Black	0	0.00%

Racial Profiling Analysis Report

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Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
iv. White	1	100.00%
Finding resulted in arrest - YES	1	
Finding resulted in arrest - NO	0	
v. Hispanic/ Latino	0	0.00%
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
b. NO	0	0.00%
i. Alaska/ Native American/ Indian	0	
i. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
10. Description of Contraband:		
a. Drugs	1	0.89%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	1	100.00%
v. Hispanic/ Latino	0	0.00%
b. Currency	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
c. Weapons	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
d. Alcohol	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	

Racial Profiling Analysis Report

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v. Hispanic/ Latino	0	
e. Stolen Property	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
f. Other	0	0.00%
i. Alaska/ Native American/ Indian	0	
i. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
11. Result of Stop:		
a. Verbal Warning	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
b. Written Warning	77	68.75%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	4	5.19%
iii. Black	7	9.09%
iv. White	43	55.84%
v. Hispanic/ Latino	23	29.87%
c. Citation	35	31.25%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	2	5.71%
iii. Black	4	11.43%
iv. White	11	31.43%
v. Hispanic/ Latino	19	54.29%
d. Written Warning and Arrest	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	

Racial Profiling Analysis Report

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e. Citation and Arrest	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
f. Arrest	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
12. Arrest Based On:		
a. Violation of Penal Code	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
b. Violation of Traffic Law	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
c. Violation of City Ordinance	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
d. Outstanding Warrant	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	

Racial Profiling Analysis Report

Item 6.

13. Was Physical Force Used:

a. NO	112	100.00%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	6	5.36%
iii. Black	11	9.82%
iv. White	54	48.21%
v. Hispanic/ Latino	41	36.61%
b. YES	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
b 1. YES: Physical Force Resulting in Bodily Injury to Suspect	0	
b 2. YES: Physical Force Resulting in Bodily Injury to Officer	0	
b 3. YES: Physical Force Resulting in Bodily Injury to Both	0	

14. Total Number of Racial Profiling Complaints Received: 0

REPORT DATE COMPILED 02/03/2026

Racial Profiling Report | Full

Item 7.

Agency Name: WALLER CO. CONST. PCT. 2
Reporting Date: 01/09/2026
TCOLE Agency Number: 473102

Chief Administrator: JACK L KING

Agency Contact Information:
Phone: (936) 931-1914
Email: g.noel@wallercounty.us

Mailing Address:
27388 FIELD STORE RD., WALLER, TX, 77484

This Agency filed a full report

WALLER CO. CONST. PCT. 2 has adopted a detailed written policy on racial profiling. Our policy:

- 1) clearly defines acts constituting racial profiling;
- 2) strictly prohibits peace officers employed by the WALLER CO. CONST. PCT. 2 from engaging in racial profiling;
- 3) implements a process by which an individual may file a complaint with the WALLER CO. CONST. PCT. 2 if the individual believes that a peace officer employed by the WALLER CO. CONST. PCT. 2 has engaged in racial profiling with respect to the individual;
- 4) provides public education relating to the agency's complaint process;
- 5) requires appropriate corrective action to be taken against a peace officer employed by the WALLER CO. CONST. PCT. 2 who, after an investigation, is shown to have engaged in racial profiling in violation of the WALLER CO. CONST. PCT. 2 policy;
- 6) requires collection of information relating to motor vehicle stops in which a warning or citation is issued and to arrests made as a result of those stops, including information relating to:
 - a. the race or ethnicity of the individual detained;
 - b. whether a search was conducted and, if so, whether the individual detained consented to the search;
 - c. whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;
 - d. whether the peace officer used physical force that resulted in bodily injury during the stop;
 - e. the location of the stop;
 - f. the reason for the stop.
- 7) requires the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:
 - a. the Commission on Law Enforcement; and
 - b. the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

The WALLER CO. CONST. PCT. 2 has satisfied the statutory data audit requirements as prescribed in Article 2.133 (c), Code of Criminal Procedure during the reporting period.

Executed by: Garrel Noel
Constable

Item 7.

Date: 01/09/2026

Total stops: 488

Street address or approximate location of the stop

City street	0
US highway	0
County road	341
State highway	0
Private property or other	147

Was race or ethnicity known prior to stop?

Yes	481
No	7

Race / Ethnicity

Alaska Native / American Indian	0
Asian / Pacific Islander	9
Black	31
White	314
Hispanic / Latino	134

Gender

Female	193
Alaska Native / American Indian	0
Asian / Pacific Islander	6
Black	8
White	139
Hispanic / Latino	40
Male	295
Alaska Native / American Indian	0
Asian / Pacific Islander	3
Black	23
White	176
Hispanic / Latino	93

Reason for stop?

Violation of law	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1

Hispanic / Latino	0
Preexisting knowledge	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Moving traffic violation	488
Alaska Native / American Indian	0
Asian / Pacific Islander	9
Black	31
White	326
Hispanic / Latino	122
Vehicle traffic violation	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Was a search conducted?	
Yes	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
No	488
Alaska Native / American Indian	0
Asian / Pacific Islander	9
Black	31
White	326
Hispanic / Latino	122
Reason for Search?	
Consent	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0

Hispanic / Latino	0				
Contraband	0				
Alaska Native / American Indian	0				
Asian / Pacific Islander	0				
Black	0				
White	0				
Hispanic / Latino	0				
Probable	0				
Alaska Native / American Indian	0				
Asian / Pacific Islander	0				
Black	0				
White	0				
Hispanic / Latino	0				
Inventory	0				
Alaska Native / American Indian	0				
Asian / Pacific Islander	0				
Black	0				
White	0				
Hispanic / Latino	0				
Incident to arrest	0				
Alaska Native / American Indian	0				
Asian / Pacific Islander	0				
Black	0				
White	0				
Hispanic / Latino	0				
Was Contraband discovered?					
Yes	0				
		Did the finding result in arrest?			
		(total should equal previous column)			
Alaska Native / American Indian	0	Yes	0	No	0
Asian / Pacific Islander	0	Yes	0	No	0
Black	0	Yes	0	No	0
White	0	Yes	0	No	0
Hispanic / Latino	0	Yes	0	No	0
No	0				
Alaska Native / American Indian	0				
Asian / Pacific Islander	0				
Black	0				
White	0				
Hispanic / Latino	0				

Description of contraband**Item 7.****Drugs 0**

Alaska Native / American Indian 0

Asian / Pacific Islander 0

Black 0

White 0

Hispanic / Latino 0

Weapons 0

Alaska Native / American Indian 0

Asian / Pacific Islander 0

Black 0

White 0

Hispanic / Latino 0

Currency 0

Alaska Native / American Indian 0

Asian / Pacific Islander 0

Black 0

White 0

Hispanic / Latino 0

Alcohol 0

Alaska Native / American Indian 0

Asian / Pacific Islander 0

Black 0

White 0

Hispanic / Latino 0

Stolen property 0

Alaska Native / American Indian 0

Asian / Pacific Islander 0

Black 0

White 0

Hispanic / Latino 0

Other 0

Alaska Native / American Indian 0

Asian / Pacific Islander 0

Black 0

White 0

Hispanic / Latino 0

Result of the stop**Verbal warning 0**

Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Written warning	358
Alaska Native / American Indian	0
Asian / Pacific Islander	8
Black	20
White	249
Hispanic / Latino	81
Citation	130
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	11
White	77
Hispanic / Latino	41
Written warning and arrest	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Citation and arrest	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Arrest	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Arrest based on	
Violation of Penal Code	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0

Black	0
White	0
Hispanic / Latino	0
Violation of Traffic Law	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Violation of City Ordinance	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Outstanding Warrant	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Was physical force resulting in bodily injury used during stop?	
Yes	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Resulting in Bodily Injury To:	
Suspect	0
Officer	0
Both	0
No	488
Alaska Native / American Indian	0
Asian / Pacific Islander	9
Black	31
White	326
Hispanic / Latino	122

Number of complaints of racial profiling

Total	0
Resulted in disciplinary action	0
Did not result in disciplinary action	0

Item 7.

Comparative Analysis

Use TCOLE's auto generated analysis	☐
Use Department's submitted analysis	☐

Optional Narrative

N/A

Submitted electronically to the



The Texas Commission on Law Enforcement

**NOTICE OF RECEIPT OF APPLICATION
TO REVISE A SUBDIVISION PLAT FILED FOR RECORD WITH THE COUNTY CLERK**

APPLICATION: Twinwood Industrial Owner LLC, and Twinwood Two Industrial Owner LLC, owners, are requesting to be allowed to amend the reserve line of Commercial Reserve “A” and “B”, Block 1 of Enterprise Park at Twinwood. The amendment will revise the reserve line between Reserve “A” and Reserve “B”.

This Replat request, if approved, will only revise the applicant’s property.

PUBLIC HEARING: A public hearing will be held during the regular session of Commissioners’ Court on March 18, 2026, at 9:00 am at the Waller County Courthouse, 836 Austin Street., Hempstead, Texas 77445.



Item 9.

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sofi Lakes Section 1

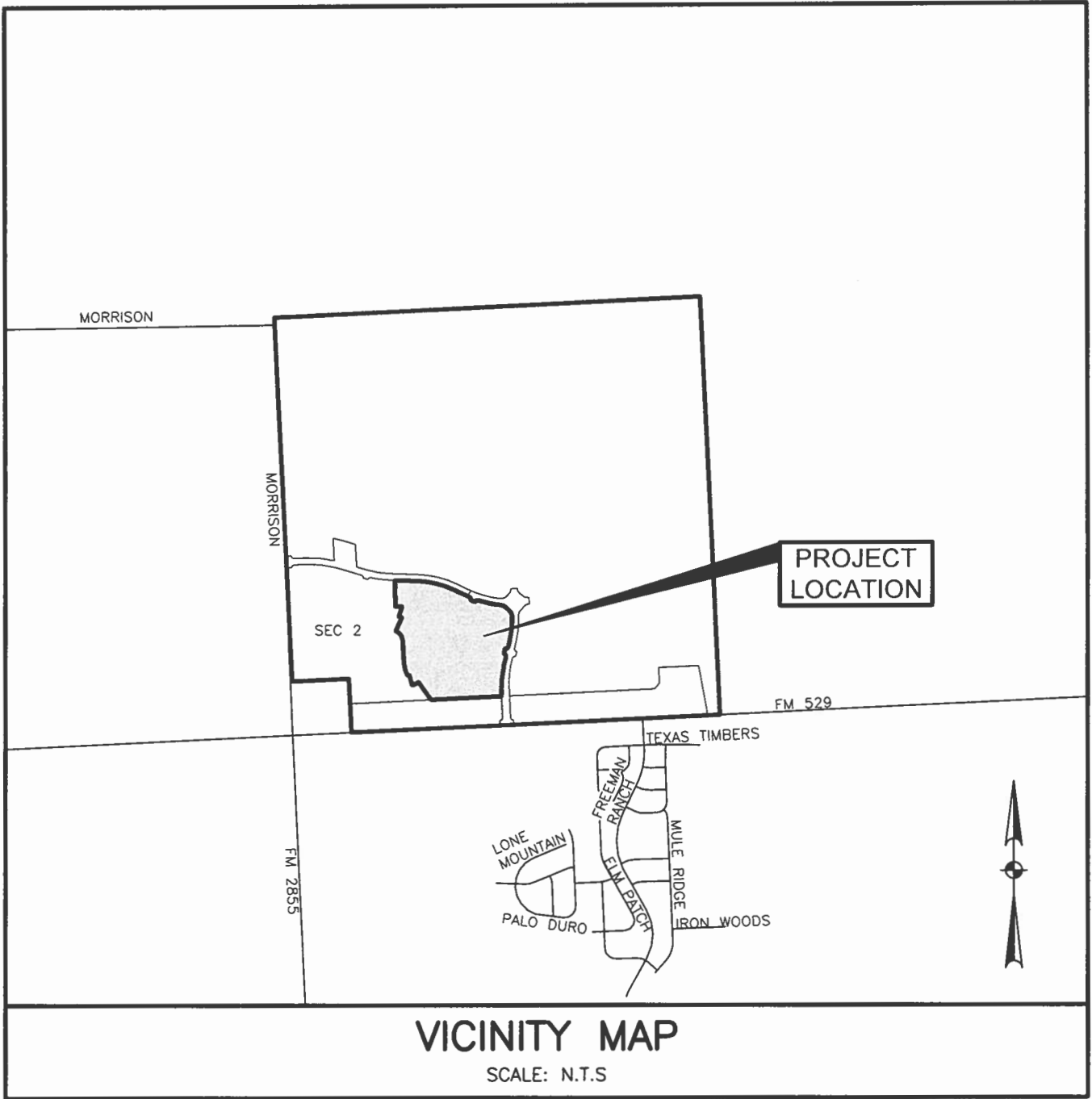
Date: February 11, 2026

Background

Final Plat of Sofi Lakes Section 1 which consists of 39.04 acres will include 167 Lots, 1 Block and 1 Reserve in Precinct 3.

Staff Recommendation

Approve Plat



FINAL PLAT OF
SOFI LAKES
SEC 1

A SUBDIVISION OF 39.04 ACRES OF LAND LOCATED IN
H.&T.C.R.R. SURVEY, BLOCK 113, A-173
WALLER COUNTY, TEXAS

167 LOTS 1 BLOCK 1 RESERVE

DATE: SEPTEMBER, 2025 SCALE: 1" = 60'

BKDD PERMIT NO. 2024-142

DATE: 9/24/25	FINAL PLAT OF SOFI LAKES SEC 1	OWNER: 622 SOFI LAKES, L.P. 9019 TR-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHAFILFIL@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TR-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHAFILFIL@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F-487 1080 Eldridge Parkway Suite 600 Houston, Texas 77077 713.461.9500 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1999 millersurvey.com
SCALE: 1"=60'					
SHEET 1 OF 27					

L:\4938 - EAST WALLER COUNTY MANAGEMENT - DISTRICT\SOFI LAKES\4938.001 SEC 1\CD\PLAT\SOFI LAKES SEC 1 - 8.5X14.DWG Oct. 9, 2025 - 10:29 AM SALVADOR CIRKEDOS

WE, 622 SOFI LAKES, L.P., ACTING BY AND THROUGH SOPHIA FILFIL, PRESIDENT BEING AN OFFICER OF 622 SOFI LAKES, L.P., OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF SOFI LAKES 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 ALTERNATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO THE GRADES, AND BIND OURSELVES, OUR HEIRS SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'-6") FOR TEN FEET (10'-0") PERIMETER EASEMENTS OR SEVEN FEET, SIX INCHES (7'-6") FOR FOURTEEN FEET (14'-0") PERIMETER EASEMENTS OR FIVE FEET, SIX INCHES (5'-6") FOR SIXTEEN FEET (16'-0") PERIMETER EASEMENTS FROM A PLANE SIXTEEN FEET (16'-0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENT THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'-6") IN WIDTH.

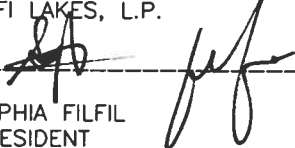
FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'-0") FOR TEN FEET (10'-0") BACK-TO-BACK EASEMENTS, OR EIGHT FEET (8'-0") FOR FOURTEEN FEET (14'-0") BACK-TO-BACK EASEMENTS OR SEVEN FEET (7'-0") FOR SIXTEEN FEET (16'-0") BACK-TO-BACK 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. & 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 SOFI LAKES SEC 1 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 SETBACK 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 DIP-STYLE DRIVEWAYS ARE ENCOURAGED WHERE APPROPRIATE.
- 4. PROPERTY OWNERS WILL OBTAIN DEVELOPMENT PERMITS/PERMIT EXEMPTIONS FROM THE COUNTY FLOODPLAIN ADMINISTRATOR FOR ALL DEVELOPMENT.
- 5. THERE ARE NO UNDERGROUND PIPELINES WITHIN THE CONFINES OF THIS SUBDIVISION EXPECT AS SHOWN ON THE ABOVE PLAT.
- 6. THERE SHALL BE NO SANITARY SEWER SYSTEMS OR ANY WATER WELL CONSTRICTED WITHIN 50 FEET OF ANY LOT LINE THAT DOES NOT ADJOIN A PUBLIC ROAD.

IN TESTIMONY HERETO, THE SOFI LAKES, L.P., HAS CAUSED THESE PRESENTS TO BE SIGNED BY SOPHIA FILFIL, ITS PRESIDENT, BEING AN OFFICER OF 622 SOFI LAKES, L.P., AND ITS SEAL THIS 2nd DAY OF OCTOBER, 2025.

622 SOFI LAKES, L.P.
BY: 
SOPHIA FILFIL
PRESIDENT

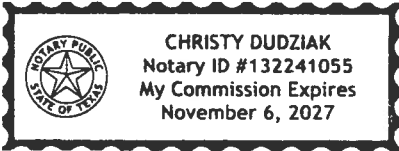
STATE OF TEXAS
COUNTY OF WALLER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SOPHIA FILFIL, PRESIDENT, BEING AN OFFICER OF 622 SOFI LAKES, L.P., KNOWN TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE CORPORATION, FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED, AND IN THE CAPACITIES STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 2nd DAY OF October, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME: Christy Dudziak

MY COMMISSION EXPIRES: 11-06-2027



DATE: 9/24/25	FINAL PLAT OF SOFI LAKES SEC 1	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-388-7927 SOPHIA FILFIL SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-388-7927 SOPHIA FILFIL SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. Tri-Eng'g - 487 1080 Eldridge Parkway Suite 600 Houston, Texas 77077 713.461.9500 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1800 millersurvey.com
SCALE: 1"=60'					
SHEET 2 OF 27					

L:\4928 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOI LAKES\4914.001 SEC 1\GARDENBURE DEVELOPMENT\GARDENBURE PLAT\SOI LAKES SEC 1 - 8.5X14.DWG Sep. 29, 2025 - 10:30 AM SALVADOR CISNEROS

THIS IS TO CERTIFY THAT I, ANTHONY R. PEACOCK, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, LOT CORNERS AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, OR AREA OF EXTRA TERRITORIAL JURISDICTION.

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AS DELINEATED ON WALLER COUNTY COMMUNITY PANEL # 48473C0275E 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 48473C0275E 2/18/2009.

Anthony R. Peacock

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



I, J. ROSS MCCALL, P.E., COUNTY ENGINEER OF WALLER COUNTY, CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL EXISTING RULES AND REGULATIONS OF WALLER COUNTY.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL ALL WALLER COUNTY PERMIT REQUIREMENTS HAVE BEEN MET.

DATE _____ J. ROSS MCCALL, P.E.
COUNTY ENGINEER

I, DEBBIE HOLLAN, COUNTY CLERK IN AND FOR WALLER COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2025, AT _____ O'CLOCK ____M., IN FILE NO. _____ OF THE PLAT RECORDS OF 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

L:\4928 EAST WALLER COUNTY MANAGEMENT DISTRICT\5071 LAKES\4834-001 SEC 1\CON\PLAT\01 CAD\03 PLAT\PLAT-5071 LAKES SEC 1- B 5114.DWG Sep 29, 2025 4:07 PM SALVADOR GONZALEZ

DATE: 9/24/25	FINAL PLAT OF SOFI LAKES SEC 1	OWNER 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHA FILFIL SOPHAFILFIL@GARDENBUREDEVELOPMENT.COM	DEVELOPER GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHA FILFIL SOPHAFILFIL@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R G Miller Engineers, Inc. TdEng F - 667 10801 Kennedy Parkway Suite 600 Houston, Texas 77077 713-5415-9400 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg No 10047100 1760 W. Sam Houston Pkwy N Houston, TX 77063 713-413-1500 millersurvey.com
SCALE: 1"=60'					
SHEET 3 OF 27					

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-142

APPROVED BY THE BOARD OF SUPERVISION ON

03.24.2025

DATE 11/11/11

~~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 THE M 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.

APPROVED BY COMMISSIONERS COURT OF WALLER COUNTY, TEXAS, THIS _____ DAY OF _____, 2025.

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 SYSTEMS. THE DEVELOPER IS REQUIRED TO COMPLY WITH SECTIONS 5 AND 6 OF THE THEN CURRENT WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, IN THE REGARD.

DATE: 9/24/25

SCALE: 1"=60'

SHEET 4 OF 27

FINAL PLAT OF
SOFT LAKES
SEC. 1

OWNER:

**622 SOFI
LAKES, L.P.**
3019 TRI-CITY BEACH RD.
BAYTOWN, TX 77523
713-398-7927

SOPHIA FILM
SOPHIAFILM@GARDENBUREREVELOPMENT.COM

DEVELOPER:

**GARDENBURE
DEVELOPMENT LLC**
9019 TRI-CITY BEACH RD.
BAYTOWN, TEXAS 77523
713-308-7927

SOPHIA FILM
SOPHIAFILM.CA/CARDENBUREAUDEVELOPMENT.COM

ENGINEER

RG Miller

DEEM

R.G. Maffei Engineers, Inc. | TxEng F-487
1080 Eldridge Parkway Suite 600
Houston, Texas 77077
713.461.9800 | rgmaffei.com

SURVEYOR

MillerSurvey

DEEM

Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1800 | miller-survey.com

22. 483.33 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,160.00 FEET, A CENTRAL ANGLE OF 23 DEGREES 52 MINUTES 24 SECONDS, AND A CHORD THAT BEARS SOUTH 75 DEGREES 09 MINUTES 34 SECONDS EAST, A DISTANCE OF 479.84 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;
23. SOUTH 63 DEGREES 13 MINUTES 22 SECONDS EAST, A DISTANCE OF 156.48 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
24. 45.16 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,240.00 FEET, A CENTRAL ANGLE OF 02 DEGREES 05 MINUTES 12 SECONDS, AND A CHORD THAT BEARS SOUTH 64 DEGREES 15 MINUTES 58 SECONDS EAST, A DISTANCE OF 45.16 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
25. 45.71 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 87 DEGREES 17 MINUTES 32 SECONDS, AND A CHORD THAT BEARS SOUTH 21 DEGREES 39 MINUTES 48 SECONDS EAST, A DISTANCE OF 41.41 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
26. SOUTH 68 DEGREES 01 MINUTES 02 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
27. 45.71 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 87 DEGREES 17 MINUTES 32 SECONDS, AND A CHORD THAT BEARS NORTH 65 DEGREES 37 MINUTES 44 SECONDS EAST, A DISTANCE OF 41.41 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
28. 295.82 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,240.00 FEET, A CENTRAL ANGLE OF 13 DEGREES 40 MINUTES 07 SECONDS, AND A CHORD THAT BEARS SOUTH 77 DEGREES 33 MINUTES 34 SECONDS EAST, A DISTANCE OF 295.12 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
29. 76.98 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 49 DEGREES 00 MINUTES 36 SECONDS, AND A CHORD THAT BEARS SOUTH 59 DEGREES 53 MINUTES 20 SECONDS EAST, A DISTANCE OF 74.66 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
30. 42.68 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 19 DEGREES 33 MINUTES 48 SECONDS, AND A CHORD THAT BEARS SOUTH 45 DEGREES 09 MINUTES 56 SECONDS EAST, A DISTANCE OF 42.47 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
31. 83.74 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 53 DEGREES 18 MINUTES 35 SECONDS, AND A CHORD THAT BEARS SOUTH 28 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 80.75 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
32. 307.62 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,160.00 FEET, A CENTRAL ANGLE OF 15 DEGREES 11 MINUTES 40 SECONDS, AND A CHORD THAT BEARS SOUTH 05 DEGREES 57 MINUTES 35 SECONDS WEST, A DISTANCE OF 306.72 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;
33. SOUTH 13 DEGREES 33 MINUTES 25 SECONDS WEST, A DISTANCE OF 85.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
34. 54.98 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 58 DEGREES 33 MINUTES 25 SECONDS WEST, A DISTANCE OF 49.50 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
35. SOUTH 13 DEGREES 33 MINUTES 25 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
36. 54.98 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 31 DEGREES 26 MINUTES 35 SECONDS EAST, A DISTANCE OF 49.50 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;
37. SOUTH 13 DEGREES 33 MINUTES 25 SECONDS WEST, A DISTANCE OF 120.98 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
38. 338.88 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,250.00 FEET, A CENTRAL ANGLE OF 15 DEGREES 32 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 05 DEGREES 47 MINUTES 25 SECONDS WEST, A DISTANCE OF 337.85 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;
39. SOUTH 01 DEGREES 58 MINUTES 35 SECONDS EAST, A DISTANCE OF 35.26 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
40. SOUTH 87 DEGREES 58 MINUTES 44 SECONDS WEST, A DISTANCE OF 876.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 39.04 ACRES OF LAND.

1. N 4028 EAST WALLER COUNTY MANAGEMENT DISTRICT SOFI LAKES 1034.001 SEC. 1, 8.5X1 LONG Sep. 29, 2025-10:32 AM SALVADOR OSHEROS

DATE: 9/24/25	FINAL PLAT OF SOFI LAKES SEC 1	OWNER: 622 SOFI LAKES, L.P. 9019 TR-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHA FLPL SOPHAFLPL@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TR-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHA FLPL SOPHAFLPL@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TrEng F - 487 1080 Eldridge Parkway Suite 600 Houston, Texas 77077 713 461 9600 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713 413 1900 millersurvey.com
SCALE: 1"=60'					
SHEET 6 OF 27					

NOTES:

- 1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAYBE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999889861431.
- 2. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), AS PER GPS OBSERVATIONS.
- 3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48473C0275E, HAVING AN EFFECTIVE DATE OF 02/18/2009, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED).
- 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. ALL 14' UTILITY EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED
- 6. THERE ARE NO KNOWN PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
- 7. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM
- 8. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN OFFSITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.
- 9. ALL CORNER LOTS SHALL HAVE A MINIMUM 20' GARAGE BUILDING LINE FROM THE SECONDARY STREET.
- 10. ALL LOTS ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.
- 11. 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.
- 12. THE VARIANCES BELOW WERE APPROVED BY WALLER COUNTY COMMISSIONERS COURT ON 9/6/22:
 - A. TO ALLOW CENTERLINE RADIUS LESS THAN 650' FOR LOCAL STREETS
 - C. TO ALLOW CUL-DE-SAC RADIUS TO BE 60' IN LIEU OF THE REQUIRED 70'
 - D. TO ALLOW LOT WIDTHS LESS THAN 50'
- 13. SUBJECT PLAT WAS DEANNEX FROM THE CITY OF HOUSTON EXTRA-TERRITORIAL JURISDICTION (E.T.J.) ON SEPTEMBER 7, 2023.
- 14. PROJECT BENCHMARK: NGS F 768 (PID: AW0121)
BEING A BRASS DISK STAMPED "F 768 1943" ON THE TOP OF A CONCRETE BRIDGE ABUTMENT AT THE SOUTH END OF THE EAST ABUTMENT OF THE HIGHWAY BRIDGE OVER BESSIES CREEK. TO REACH THE BENCHMARK HEAD 2.1 MILES WEST ALONG U.S. HWY 90 FROM THE JUNCTION OF F.M. 359 SOUTH IN BROOKSHIRE, BEING ABOUT 0.25 MILE WEST OF THE JUNCTION OF DONIGAN ROAD AND U.S. HWY. 90, 0.2 MILE EAST OF THE JUNCTION OF U.S. HWY. 90 LEADING INTO I-10 WEST AND THE ACCESS ROAD.
ELEVATION = 130.50' NAVD88
- 15. TEMPORARY BENCHMARK (TBM) "A":
BEING AN "X" CUT IN CONCRETE HEADWALL OF A CULVERT AT THE NORTHEAST INTERSECTION OF F.M. 2855 AND F.M. 529.
ELEVATION = 176.65' NAVD88
- 16. ALL ELEVATIONS PLOTTED HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS PER GPS OBSERVATIONS.

LA928, EAST WALLER COUNTY MANAGEMENT DISTRICT SOFI LAKES\B14.001 SEC. 1\CD\PLAT\SOI LAKES SEC. 1 - 8.5X11.0WS Sep. 29, 2025-10:37 AM SALVADOR GENSEROS

DATE: 9/24/25	FINAL PLAT OF SOFI LAKES SEC 1	OWNER: 622 SOFI LAKES, L.P. 9019 TR-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFL	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TR-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFL	ENGINEER RG Miller DCCM R G Miller Engineers, Inc. TrEng F - 487 1080 Eldridge Parkway Suite 600 Houston, Texas 77077 713.461.9600 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1780 WK Sam Houston Pkwy N. Houston, TX 77043 713.413.1800 millersurvey.com
SCALE: 1"=60'					
SHEET 7 OF 27		SOPHIAFILFL@GARDENBUREDEVELOPMENT.COM	SOPHIAFILFL@GARDENBUREDEVELOPMENT.COM		

NOTES:

17. THE BUILDING OF ALL STREETS, BRIDGES OR CULVERTS IS THE RESPONSIBILITY OF THE OWNERS IN ACCORDANCE WITH THE PLANS PRESCRIBED BY THE COMMISSIONERS COURT. THE 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 PUBLIC STREETS. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR THE DRAINAGE WAYS 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. FLOOD PLAIN 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 622 SOFI LAKES, L.P. 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.
18. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 87, PG. 420, W.C.D.R. (BLANKET IN NATURE)
19. THIS PLAT IS SUBJECT TO A HUMBLE OIL & REFINING COMPANY EASEMENT RECORDED IN VOL. 90, PG. 53, W.C.D.R. (BLANKET IN NATURE)
20. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 95, PG. 232, W.C.D.R. (BLANKET IN NATURE)
21. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 95, PG. 233, W.C.D.R. (BLANKET IN NATURE)
22. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 95, PG. 234, W.C.D.R. (BLANKET IN NATURE)
23. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 98, PG. 495, W.C.D.R. (BLANKET IN NATURE)
24. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 98, PG. 496, W.C.D.R. (BLANKET IN NATURE)
25. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 98, PG. 497, W.C.D.R. (BLANKET IN NATURE)
26. THIS PLAT IS SUBJECT TO A HUMBLE OIL & REFINING COMPANY EASEMENT RECORDED IN VOL. 98, PG. 635, W.C.D.R. (BLANKET IN NATURE)
27. THIS PLAT IS SUBJECT TO A HUMBLE OIL & REFINING COMPANY EASEMENT RECORDED IN VOL. 100, PG. 188, W.C.D.R. (BLANKET IN NATURE)
28. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 103, PG. 519, W.C.D.R. (BLANKET IN NATURE)
29. THIS PLAT IS SUBJECT TO THE DOW CHEMICAL COMPANY EASEMENT RECORDED IN VOL. 124, PG. 542, W.C.D.R. (BLANKET IN NATURE)
30. THIS PLAT IS SUBJECT TO A HUMBLE OIL & REFINING COMPANY EASEMENT RECORDED IN VOL. 198, PG. 622, W.C.D.R. (BLANKET IN NATURE)

L:\4928 EAST WALKER COUNTY MANAGEMENT DISTRICT\SOI LAKES\4924.001 SEC 1\CD\PLAT\01 CD\03 PLAT\01 SOI LAKES SEC 1 - 8.5X11.DWG Nov. 5, 2015 - 4:10 PM SALVADOR OSHEROS

DATE: 9/24/25	FINAL PLAT OF SOFI LAKES SEC 1	OWNER: 622 SOFI LAKES, L.P. 9019 TR-CITY BEACH RD. BAYTOWN, TX 77523 713-388-7927 SOPHA PLTLLC SOPHAFLTLLC@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TR-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-388-7927 SOPHA PLTLLC SOPHAFLTLLC@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. T:Eng F - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.451.9000 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77063 713.413.1800 mllersurvey.com
SCALE: 1"=60'					
SHEET 8 OF 27					

LINE TABLE		
LINE	BEARING	LENGTH
L1	N16°03'10"W	131.40'
L2	S87°58'44"W	22.92'
L3	N19°13'55"W	77.40'
L4	N10°33'16"W	73.91'
L5	N04°10'07"W	37.47'
L6	N06°36'44"W	24.01'
L7	N20°12'23"W	46.95'
L8	N38°12'46"W	46.95'
L9	N56°13'08"W	46.95'
L10	N24°46'41"E	180.00'
L11	N18°13'36"E	133.18'
L12	N87°05'46"W	84.18'
L13	N02°54'14"E	120.00'
L14	N87°05'46"W	12.35'
L15	S68°01'02"E	60.00'
L16	S13°33'25"W	85.00'
L17	S13°33'25"W	60.00'
L18	S13°33'25"W	120.98'
L19	S01°58'35"E	35.26'
L20	S51°04'41"W	15.00'
L21	S39°13'55"E	50.00'
L22	N43°06'14"E	22.17'
L23	N47°56'57"E	57.32'
L24	N87°58'44"E	25.00'
L25	N47°01'16"W	10.00'
L26	N42°58'44"E	18.00'
L27	N26°00'39"E	40.70'
L28	N31°26'35"W	21.21'
L29	N86°54'13"W	7.62'
L30	N85°36'07"W	43.94'
L31	N83°23'00"W	43.94'

LINE TABLE		
LINE	BEARING	LENGTH
L32	N81°09'54"W	43.94'
L33	N78°56'48"W	43.94'
L34	N76°43'41"W	43.94'
L35	N74°30'35"W	43.94'
L36	N72°17'28"W	43.94'
L37	N70°04'22"W	43.94'
L38	N67°51'16"W	43.94'
L39	N65°38'09"W	43.94'
L40	N63°52'29"W	25.83'
L41	N18°59'18"W	21.26'
L42	N26°32'11"E	32.90'
L43	N81°45'54"E	29.99'
L44	S87°37'02"E	31.57'
L45	S05°41'09"E	28.75'
L46	N10°49'07"E	41.96'
L47	N07°26'53"E	44.11'
L48	N04°04'39"E	44.11'
L49	N00°42'26"E	44.11'
L50	N01°29'59"W	13.65'
L51	N64°22'35"E	21.28'
L52	N71°54'42"W	34.38'
L53	N73°48'30"W	49.37'
L54	N76°02'41"W	49.37'
L55	N78°16'52"W	49.37'
L56	N80°31'07"W	49.42'
L57	N83°00'57"W	60.83'
L58	N03°34'37"E	54.82'
L59	N06°20'51"E	54.92'
L60	N09°07'13"E	54.92'
L61	N11°52'45"E	54.92'
L62	N58°33'25"E	21.21'

\\4938.EAST WALKER COUNTY MANAGEMENT DISTRICT\SOFT LAKES\4834.001 SEC.1\CAD\PLAT\01 CAD\03 PLAT\PLAT 500 LAKES SEC. 1 - 8.5114.DWG Sep. 29, 2023 - 10:31 AM SALVADOR CISNEROS

CURVE TABLE					
CURVE	ARCH LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	89.22'	270.00'	18°56'01"	S64°28'49"W	88.82'
C2	37.73'	330.00'	6°33'05"	N68°29'52"W	37.71'
C3	483.33'	1160.00'	23°52'24"	S75°09'34"E	479.84'
C4	45.16'	1240.00'	2°05'12"	S64°15'58"E	45.16'
C5	45.71'	30.00'	87°17'32"	S21°39'48"E	41.41'
C6	45.71'	30.00'	87°17'32"	N65°37'44"E	41.41'
C7	295.82'	1240.00'	13°40'07"	S77°33'34"E	295.12'
C8	76.98'	90.00'	49°00'36"	S59°53'20"E	74.66'
C9	42.68'	125.00'	19°33'48"	S45°09'56"E	42.47'
C10	83.74'	90.00'	53°18'35"	S28°17'32"E	80.75'
C11	307.62'	1160.00'	15°11'40"	S05°57'35"W	306.72'
C12	54.98'	35.00'	90°00'00"	S58°33'25"W	49.50'
C13	54.98'	35.00'	90°00'00"	S31°26'35"E	49.50'
C14	338.88'	1250.00'	15°32'00"	S05°47'25"W	337.85'
C15	407.50'	978.00'	23°52'24"	N75°09'34"W	404.56'
C16	445.88'	1422.00'	17°57'56"	S72°12'20"E	444.05'
C17	81.15'	55.00'	84°31'58"	N38°55'19"W	73.98'
C18	174.32'	978.00'	10°12'45"	N08°27'03"E	174.09'
C19	389.67'	300.00'	74°25'19"	N50°46'05"E	362.85'
C20	549.78'	350.00'	90°00'00"	S47°01'16"E	494.97'
C21	62.36'	300.00'	11°54'35"	N49°03'31"E	62.25'
C22	330.92'	300.00'	63°12'03"	N33°37'17"W	314.40'
C23	86.39'	55.00'	90°00'00"	N42°58'44"E	77.78'
C24	86.39'	55.00'	90°00'00"	S47°01'16"E	77.78'
C25	440.32'	900.00'	28°01'54"	S11°59'42"W	435.94'
C26	420.00'	1008.00'	23°52'24"	S75°09'34"E	416.97'
C27	60.46'	1392.00'	2°29'19"	S64°28'02"E	60.46'
C28	40.28'	25.00'	92°18'21"	N68°08'08"E	36.06'
C29	40.28'	25.00'	92°18'21"	S24°10'13"E	36.06'
C30	263.27'	1392.00'	10°50'12"	S75°44'29"E	262.88'
C31	8.28'	25.00'	18°57'59"	N89°21'26"E	8.24'
C32	128.19'	60.00'	122°24'32"	S38°55'17"E	105.16'
C33	8.25'	25.00'	18°54'02"	S12°49'58"W	8.21'
C34	179.00'	1008.00'	10°10'28"	S08°28'11"W	178.76'
C35	39.27'	25.00'	90°00'00"	S31°26'35"E	35.36'
C36	39.27'	25.00'	90°00'00"	S58°33'25"W	35.36'
C37	105.77'	330.00'	18°21'50"	S22°44'20"W	105.32'
C38	74.45'	75.00'	56°52'44"	S03°28'53"W	71.43'
C39	158.60'	60.00'	151°27'07"	S50°46'05"W	116.30'
C40	74.45'	75.00'	56°52'44"	N81°56'44"W	71.43'
C41	105.77'	330.00'	18°21'50"	S78°47'49"W	105.32'
C42	248.66'	380.00'	37°29'31"	N73°16'30"W	244.24'
C43	33.88'	25.00'	77°38'35"	S86°38'58"W	31.34'
C44	41.39'	330.00'	7°11'09"	S51°25'14"W	41.36'

DATE: 9/24/25	FINAL PLAT OF SOFI LAKES SEC 1	OWNER:	DEVELOPER:	ENGINEER:	SURVEYOR:
SCALE: 1"=60'		622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BATYTON, TX 77523 713-398-7927 SOPHIA FILFLL SOPHIAFILFLL@GARDENBUREDEVELOPMENT.COM	GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BATYTON, TEXAS 77523 713-398-7927 SOPHIA FILFLL SOPHIAFILFLL@GARDENBUREDEVELOPMENT.COM	RG Miller DECCM R.G. Miller Engineers, Inc. T+Eng F - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.461.9600 rgmiller.com	MillerSurvey DECCM MillerSurvey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N, Houston TX 77043 713.413.1000 mllersurvey.com
SHEET 10 OF 27					

CURVE TABLE					
CURVE	ARCH LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C45	24.27'	270.00'	5°09'02"	N52°26'18"E	24.26'
C46	38.71'	25.00'	88°42'40"	N05°30'27"E	34.96'
C47	244.25'	380.00'	36°49'37"	N20°26'04"W	240.06'
C48	297.83'	270.00'	63°12'03"	N33°37'17"W	282.96'
C49	54.54'	330.00'	9°28'11"	S60°29'14"E	54.48'
C50	36.96'	25.00'	84°42'18"	N81°53'43"E	33.68'
C51	206.10'	60.00'	196°48'47"	S42°03'03"E	118.71'
C52	36.96'	25.00'	84°42'18"	S14°00'12"W	33.68'
C53	151.64'	330.00'	26°19'41"	S15°11'06"E	150.31'
C54	39.27'	25.00'	90°00'00"	S47°01'16"E	35.36'
C55	39.27'	25.00'	90°00'00"	N42°58'44"E	35.36'
C56	439.49'	930.00'	27°04'34"	N11°31'01"E	435.41'
C57	40.34'	25.00'	92°27'08"	N21°10'16"W	36.10'
C58	325.93'	948.00'	19°41'56"	N77°14'48"W	324.33'
C59	40.05'	25.00'	91°46'50"	S70°53'13"W	35.90'
C60	455.29'	1452.00'	17°57'56"	N72°12'20"W	453.42'
C61	36.88'	25.00'	84°31'58"	N38°55'19"W	33.63'
C62	168.97'	948.00'	10°12'45"	N08°27'03"E	168.75'
C63	37.80'	25.00'	86°37'40"	N56°52'15"E	34.30'
C64	181.43'	60.00'	173°15'20"	N13°33'25"E	119.79'
C65	37.80'	25.00'	86°37'40"	N29°45'25"W	34.30'
C66	350.71'	270.00'	74°25'19"	N50°46'05"E	326.57'
C67	502.65'	320.00'	90°00'00"	S47°01'16"E	452.55'
C68	39.27'	25.00'	90°00'00"	S42°58'44"W	35.36'
C69	39.27'	25.00'	90°00'00"	N47°01'16"W	35.36'
C70	4.14'	25.00'	9°29'19"	N02°43'24"E	4.14'
C71	114.12'	60.00'	108°58'38"	N47°01'16"W	97.68'
C72	4.14'	25.00'	9°29'19"	S83°14'05"W	4.14'
C73	10.08'	25.00'	23°06'29"	N80°28'01"W	10.01'
C74	142.64'	60.00'	136°12'57"	S42°58'44"W	111.35'
C75	10.08'	25.00'	23°06'29"	S13°34'30"E	10.01'
C76	30.25'	25.00'	69°19'58"	S32°38'43"W	28.44'
C77	281.78'	60.00'	269°04'57"	S67°13'47"E	85.53'
C78	8.62'	25.00'	19°45'00"	N11°53'46"W	8.57'
C79	39.27'	25.00'	90°00'00"	N42°58'44"E	35.36'
C80	39.27'	25.00'	90°00'00"	S47°01'16"E	35.36'
C81	410.25'	870.00'	27°01'04"	S11°29'16"W	406.46'

14938 EAST WALKER COUNTY MANAGEMENT DISTRICT OFFICE LAKES SEC. 1, 8 511 DNG SEP. 29, 2025-10:31 AM SALVADOR OSWENOS

DATE: 9/24/25	FINAL PLAT OF SOFI LAKES SEC 1	OWNER: 622 SOFI LAKES, L.P. 9019 TR-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7827 SOPHA PLTFL	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TR-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7827 SOPHA PLTFL	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TX Eng E - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.451.9500 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 mldrsurvey.com
SCALE: 1"=60'					
SHEET 11 OF 27					

LOT FRONTAGE @ BUILDING LINE

LOT	BLOCK	FRONTAGE @ B.L.
1	1	60.00
2	1	60.00
3	1	60.00
4	1	60.00
5	1	60.00
6	1	60.00
7	1	62.29'
8	1	60.62'
9	1	63.97'
10	1	60.00'
11	1	60.00'
12	1	60.00'
13	1	60.00'
14	1	60.00'
15	1	60.00'
16	1	60.01'
17	1	60.03'
18	1	65.05'
19	1	70.58'

LOT FRONTAGE @ BUILDING LINE

LOT	BLOCK	FRONTAGE @ B.L.
1	3	40.00'
2	3	40.00'
3	3	40.00'
4	3	40.00'
5	3	40.00'
6	3	40.00'
7	3	42.38'
8	3	43.80'
9	3	43.80'
10	3	43.80'
11	3	43.80'
12	3	43.80'
13	3	43.80'
14	3	57.89'
15	3	69.73'
16	3	45.00'
17	3	45.00'
18	3	45.00'
19	3	45.00'
20	3	45.00'
21	3	45.00'
22	3	45.00'
23	3	55.00'
24	3	60.00'
25	3	50.01'
26	3	55.05'
27	3	64.69'
28	3	55.95'
29	3	55.95'
30	3	55.95'
31	3	55.95'
32	3	64.69'

LOT FRONTAGE @ BUILDING LINE

LOT	BLOCK	FRONTAGE @ B.L.
1	2	70.08'
2	2	60.03'
3	2	60.01'
4	2	60.00'
5	2	60.00'
6	2	50.00'
7	2	63.60'
8	2	76.68'
9	2	76.68'
10	2	76.68'

U:\928-EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFT LAKES\4834.001 SEC 1\CAVD\PLAT\01 CAVD\03 PLAT\PLAT SOFT LAKES SEC 1 - 8-31-14.DWG Sep. 29, 2025--10:14 AM SALVADOR CENIEROS

LOT FRONTAGE @ BUILDING LINE

LOT	BLOCK	FRONTAGE @ B.L.
1	4	40.00'
2	4	40.00'
3	4	40.00'
4	4	40.00'
5	4	40.00'
6	4	40.00'
7	4	40.00'
8	4	40.00'
9	4	40.00'
10	4	40.00'
11	4	40.00'
12	4	40.00'
13	4	40.00'
14	4	40.00'
15	4	40.00'
16	4	40.00'
17	4	40.00'
18	4	40.00'
19	4	40.00'
20	4	40.00'
21	4	40.00'
22	4	42.31'

LOT FRONTAGE @ BUILDING LINE

LOT	BLOCK	FRONTAGE @ B.L.
1	5	56.22'
2	5	40.00'
3	5	40.00'
4	5	40.00'
5	5	42.52'
6	5	65.81'
7	5	50.00'
8	5	50.00'
9	5	50.00'
10	5	50.00'
11	5	63.48'
12	5	60.12'
13	5	50.58'
14	5	45.35'
15	5	45.35'
16	5	50.43'
17	5	62.58'
18	5	99.32'
19	5	91.83'
20	5	91.83'
21	5	78.21'
22	5	60.00'
23	5	65.00'
24	5	63.00'
25	5	73.54'
26	5	93.94'
27	5	93.94'
28	5	93.94'
29	5	93.94'
30	5	71.79'
31	5	70.00'
32	5	55.00'
33	5	45.00'
34	5	45.17'
35	5	45.35'

I:\1978 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFT LAKES\4834.001 SEC. 1\CD\03 PLAT\01 CAD\03 PLAT\01 SOFT LAKES SEC. 1 - 8.5X11.DWG Sep. 29, 2025--10:34 AM SALVADOR CHERIOS

DATE: 9/24/25	FINAL PLAT OF SOFT LAKES SEC 1	OWNER: 622 SOFT LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. T:Eng F - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.461.9600 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.com
SCALE: 1"=60'					
SHEET 13 OF 27					

LOT FRONTAGE @ BUILDING LINE

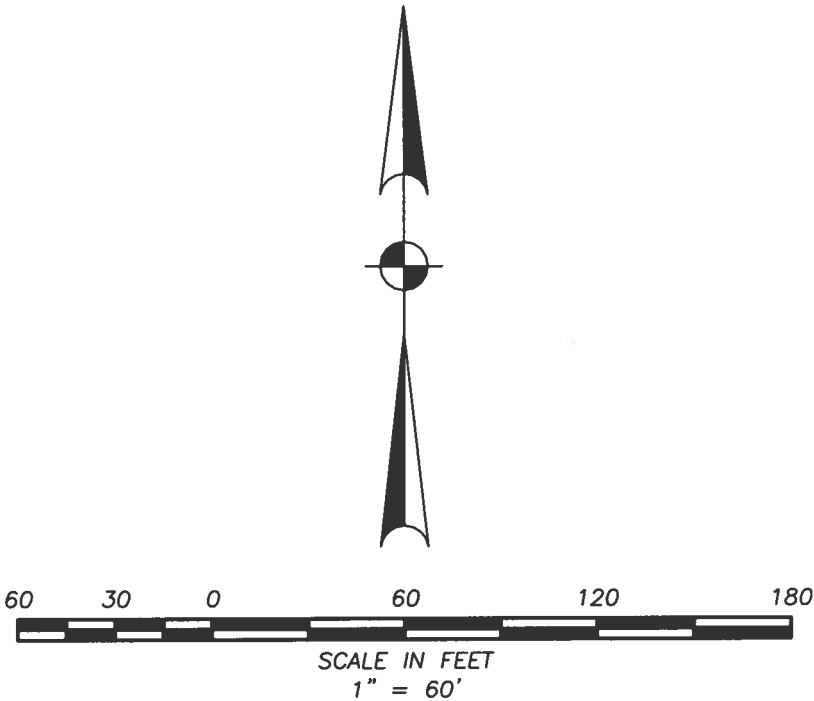
LOT	BLOCK	FRONTAGE @ B.L.
36	5	45.35'
37	5	45.19'
38	5	45.00'
39	5	45.00'
40	5	45.00'
41	5	45.00'
42	5	45.10'
43	5	45.35'
44	5	45.35'
45	5	45.19'
46	5	45.00'
47	5	45.00'
48	5	45.00'
49	5	45.00'
50	5	50.65'
51	5	55.19'
52	5	50.54'
53	5	45.35'
54	5	45.15'
55	5	45.00'
56	5	45.00'
57	5	45.00'
58	5	45.00'
59	5	55.00'
60	5	55.00'
61	5	45.00'
62	5	45.00'
63	5	45.00'
64	5	45.00'
65	5	46.46'
66	5	49.71'
67	5	49.71'
68	5	49.71'
69	5	49.71'
70	5	89.10'

LOT FRONTAGE @ BUILDING LINE

LOT	BLOCK	FRONTAGE @ B.L.
1	6	53.36'
2	6	53.36'
3	6	53.36'
4	6	53.36'
5	6	53.37'
6	6	50.25'
7	6	50.43'
8	6	50.32'
9	6	50.10'
10	6	50.00'
11	6	50.00'
12	6	50.00'
13	6	50.00'
14	6	50.00'

L:\928 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFT LAKES\4814.001 SEC 1\CD\PLAT\01 CAD\03 PLAT\PLAT 501 LAKES SEC 1 - 8.5114.DWG Sep. 29, 2025 - 10:35 AM SALVADOR CSNEEDS

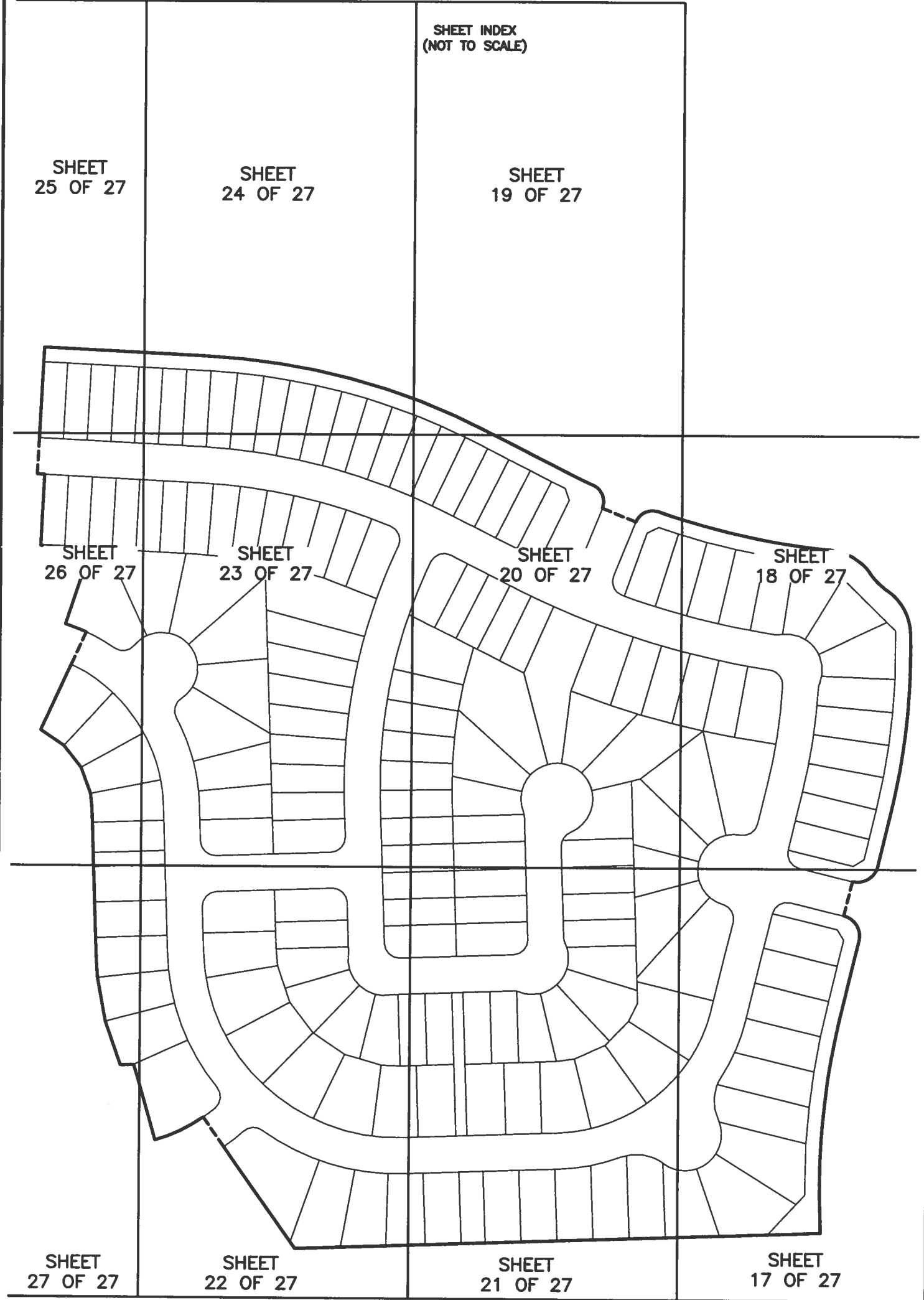
DATE: 9/24/25	FINAL PLAT OF SOFT LAKES SEC 1	OWNER: 622 SOFT LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 800 Houston, Texas 77077 713.461.9500 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.com
SCALE: 1"=60'					
SHEET 14 OF 27					



LEGEND

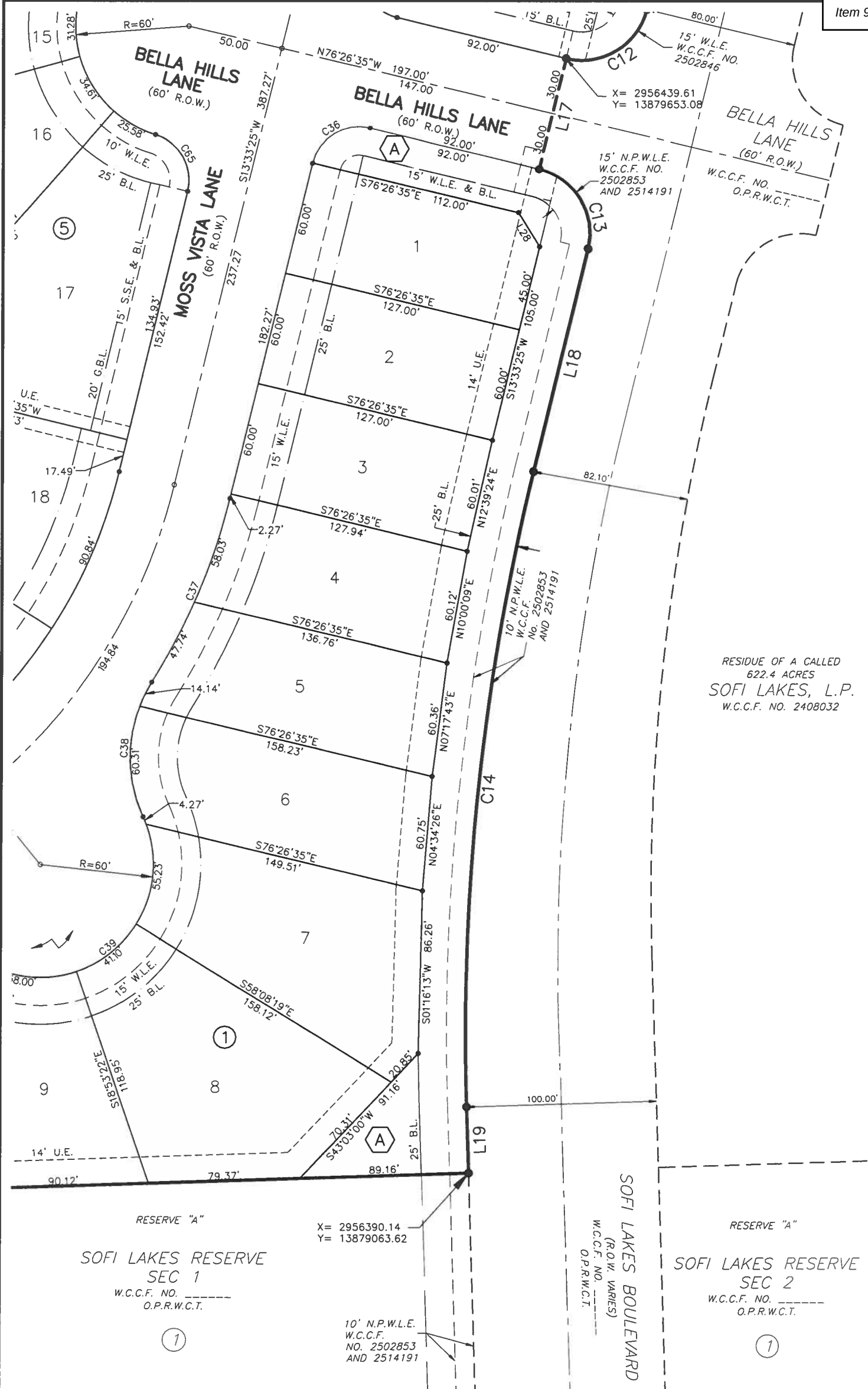
A.E.	= AERIAL EASEMENT
B.L.	= BUILDING LINE
D.E.	= DRAINAGE EASEMENT
ESMT.	= EASEMENT
F.C.	= FILM CODE
G.B.L.	= GARAGE BUILDING LINE
NO.	= NUMBER
N.P.W.L.E.	= NON POTABLE WATER LINE EASEMENT
O.P.R.W.C.T.	= OFFICIAL PUBLIC RECORDS, WALLER COUNTY, TEXAS
PG.	= PAGE
P.O.B.	= POINT OF BEGINNING
R	= RADIUS
R.O.W.	= RIGHT-OF-WAY
S.S.E	= SANITARY SEWER EASEMENT
SHT.	= SHEET
STM.S.E.	= STORM SEWER EASEMENT
U.E.	= UTILITY EASEMENT
VOL.	= VOLUME
W.C.C.F.	= WALLER COUNTY CLERK FILE
W.C.D.R.	= WALLER COUNTY DEED RECORD
W.L.E.	= WATER LINE EASEMENT
X	= EASTING COORDINATE
Y	= NORTHING COORDINATE
T.B.M.	= TEMPORARY BENCHMARK
	= BENCHMARK
	= BLOCK NUMBER
	= FOUND 5/8" IRON ROD (UNLESS OTHERWISE INDICATED)
	= SET 5/8" IRON ROD WITH "MILLER SURVEY" CAP (UNLESS OTHERWISE INDICATED)
	= STREET NAME CHANGE

\\9191 - EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFT LAKES\4834-001 SEC 1\CA0\PLAN\01 CA0\03 PLAN\PLAT SOFI LAKES SEC 1 - 8.5X14.DWG Sep. 29, 2025 - 10:35 AM SALVADOR CISNEROS



\\4828 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFT LAKES\4834-001 SEC. 1\CAD\PLAT\101 CAD\03 PLAT\PLAT SEC 1 - 8.5X11.DWG Sep. 29, 2025--10:16 AM SALVADOR CISNEROS

DATE: 9/24/25	FINAL PLAT OF SOFI LAKES SEC 1	OWNER: 622 SOFI LAKES, L.P. 9019 TRB-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRB-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. Tx Eng F - 487 1080 Eldridge Parkway Suite 600 Houston, Texas 77027 713 461 9600 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713 413 1900 millersurvey.com
SCALE: 1"=60'					
SHEET 16 OF 27					



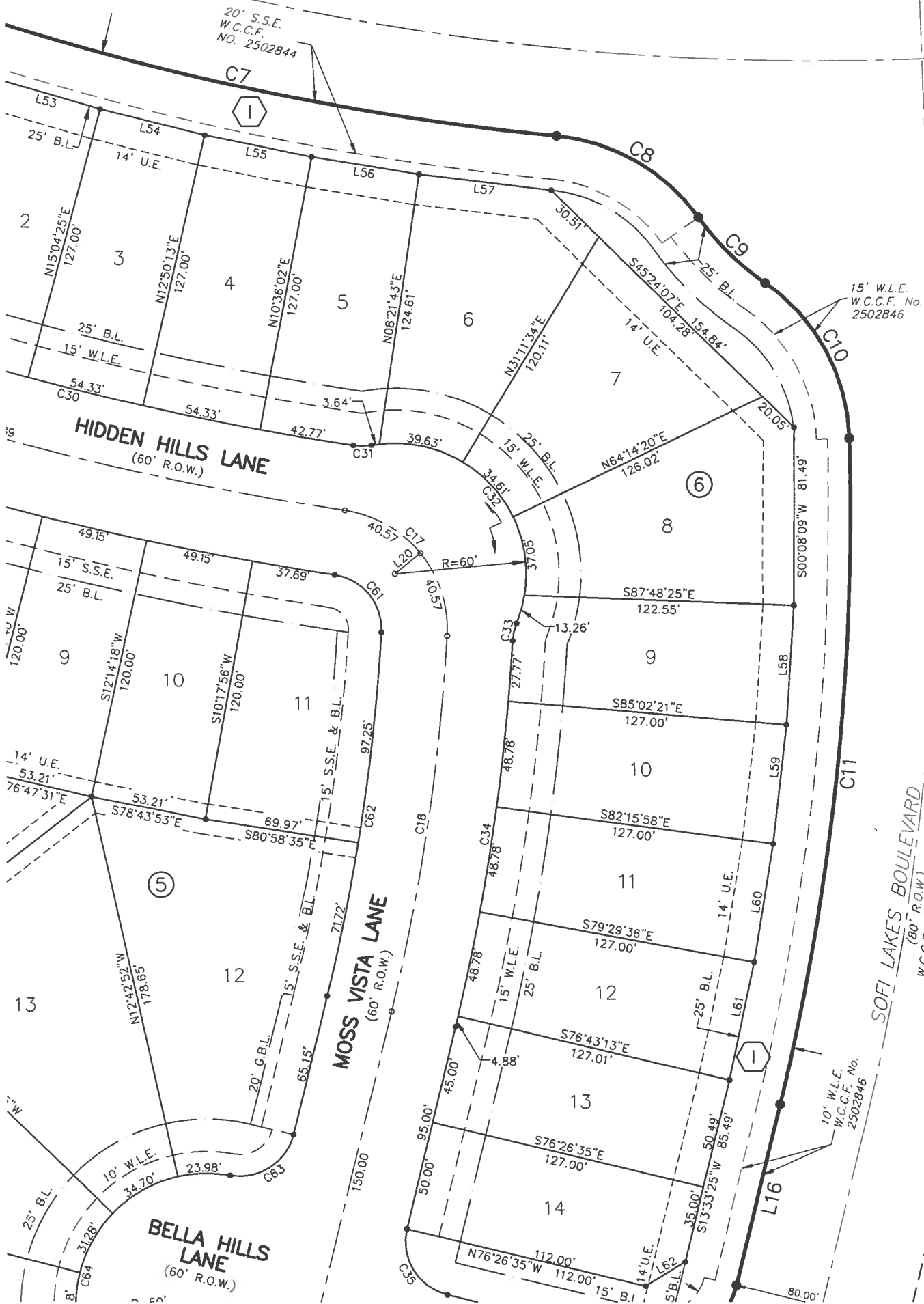
DATE: 9/24/25	FINAL PLAT OF SOFI LAKES SEC 1	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA, FLORIDA SOPHIAFL@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA, FLORIDA SOPHIAFL@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. Firm Reg. F - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713 461 9600 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713 413 1900 millersurvey.com
SCALE: 1"=60'					
SHEET 17 OF 27					

LA 4928 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFLAKES\4831.001 SEC. 1\CAO\PLAT\01.CAD\03 PLAT\PLAT1 SOFI LAKES SEC. 1- 8.9X14.DWG Nov. 5, 2025-4:27 PM SALVADOR CISNEROS

SOFI LAKES BOULEVARD
(80' R.O.W.)
W.C.C.F. NO. 2502846
O.P.R.W.C.T.

RESIDUE OF A CALLED
622.4 ACRES
SOFI LAKES, L.P.
W.C.C.F. NO. 2408032

YARA DRIVE
(80' R.O.W.)
W.C.C.F. NO. 2502844
O.P.R.W.C.T.



DATE: 9/24/25

SCALE: 1"=60'

SHEET 18 OF 27

FINAL PLAT OF
SOFI LAKES
SEC 1

OWNER:

622 SOFI
LAKES, L.P.
9019 TRI-CITY BEACH RD.
BAYTOWN, TX 77523
713-388-7927
SOPHA FLTL

DEVELOPER:

GARDENBURE
DEVELOPMENT LLC
9019 TRI-CITY BEACH RD.
BAYTOWN, TEXAS 77523
713-388-7927
SOPHA FLTL

ENGINEER

RG Miller

DCCM

R.G. Miller Engineers, Inc. | T-Eng F - 487
1080 Eldridge Parkway Suite 600
Houston, Texas 77077
713.461.9500 | rgmiller.com

SURVEYOR

MillerSurvey

DCCM

Miller Survey | Firm Reg. No. 10047100
1780 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1800 | millersurvey.com

SOPHAFLTL@GARDENBUREDEVELOPMENT.COM

SOPHAFLTL@GARDENBUREDEVELOPMENT.COM

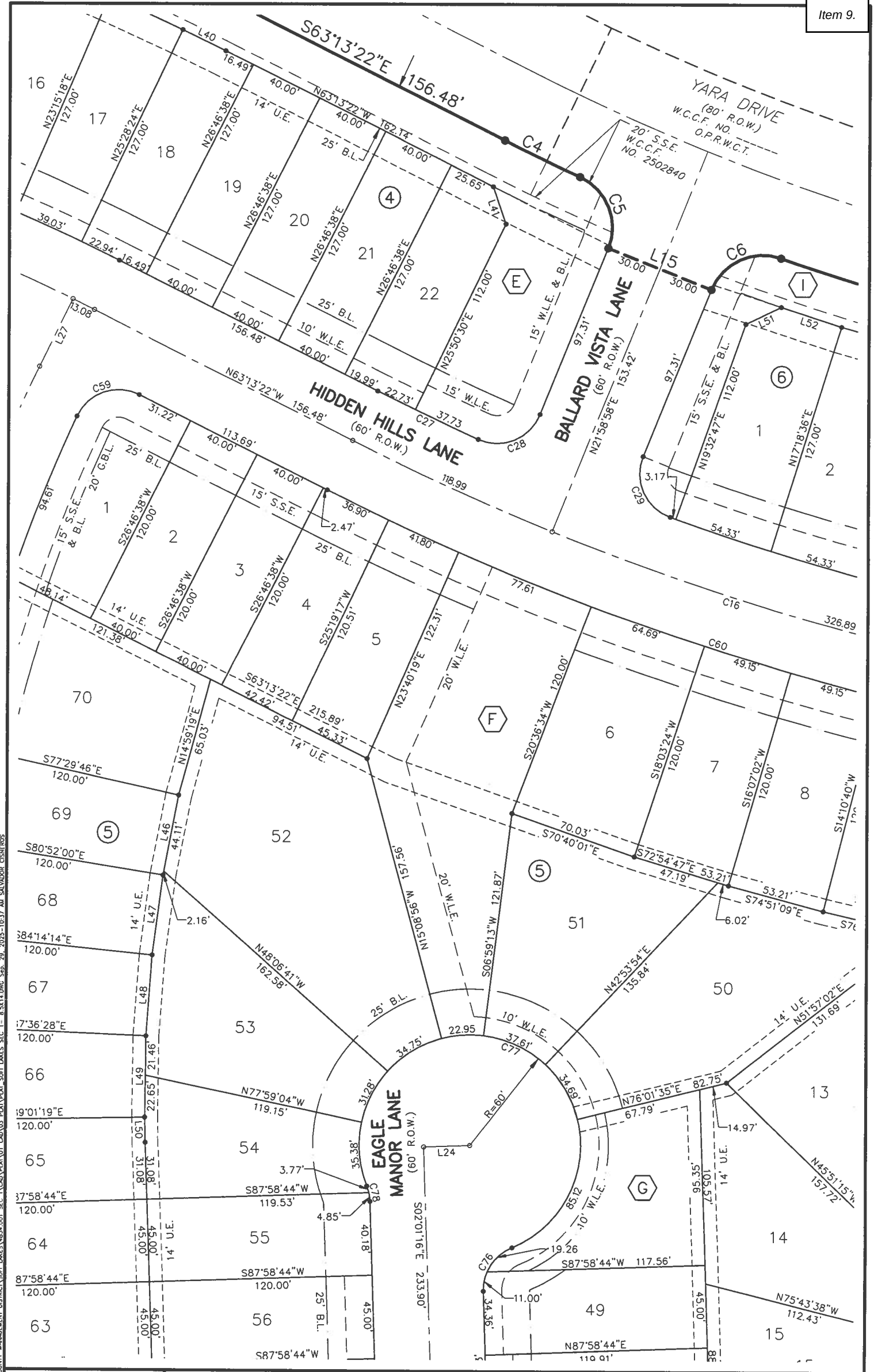
RESIDUE OF A CALLED
622.4 ACRES
SOFI LAKES, L.P.
W.C.C.F. NO. 2408032

YARA DRIVE
(80' R.O.W.)
W.C.C.F. NO. _____
O.P.R.W.C.T.

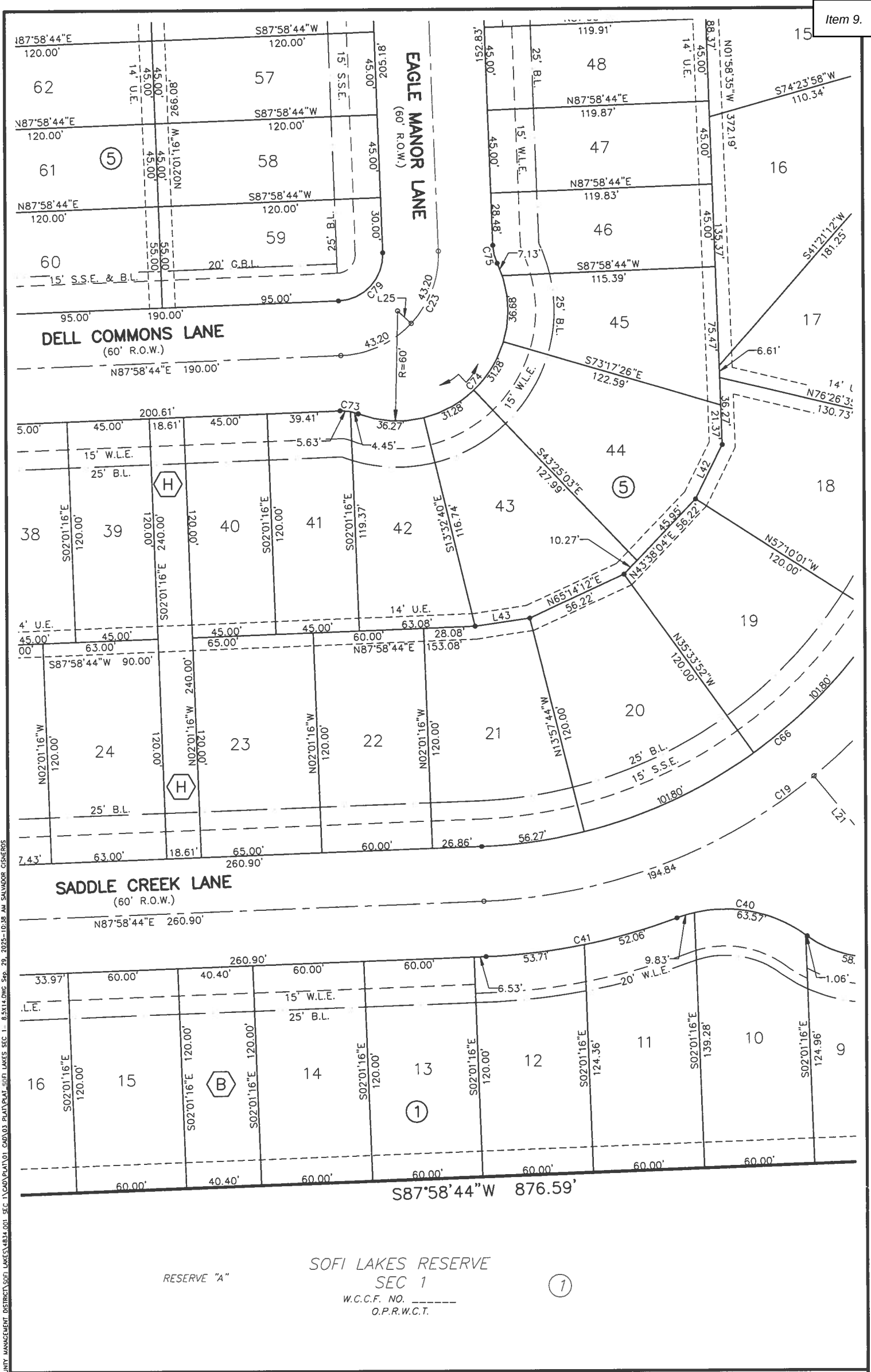


DATE: 9/24/25	FINAL PLAT OF SOFI LAKES SEC 1	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA.FILFIL@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA.FILFIL@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. T&E Eng. F-487 1080 Eldridge Parkway Suite 600 Houston, Texas 77077 713.461.9600 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1800 millersurvey.com
SCALE: 1"=60'					
SHEET 19 OF 27					

L:\4278 EAST WALKER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.001 SEC 1\CO\PLAT\01 CAD\03 PLAT\PLAT_SOFI LAKES SEC 1- B5X11.DWG Sep. 20, 2025--10:17 AM SALVADOR CISNEROS

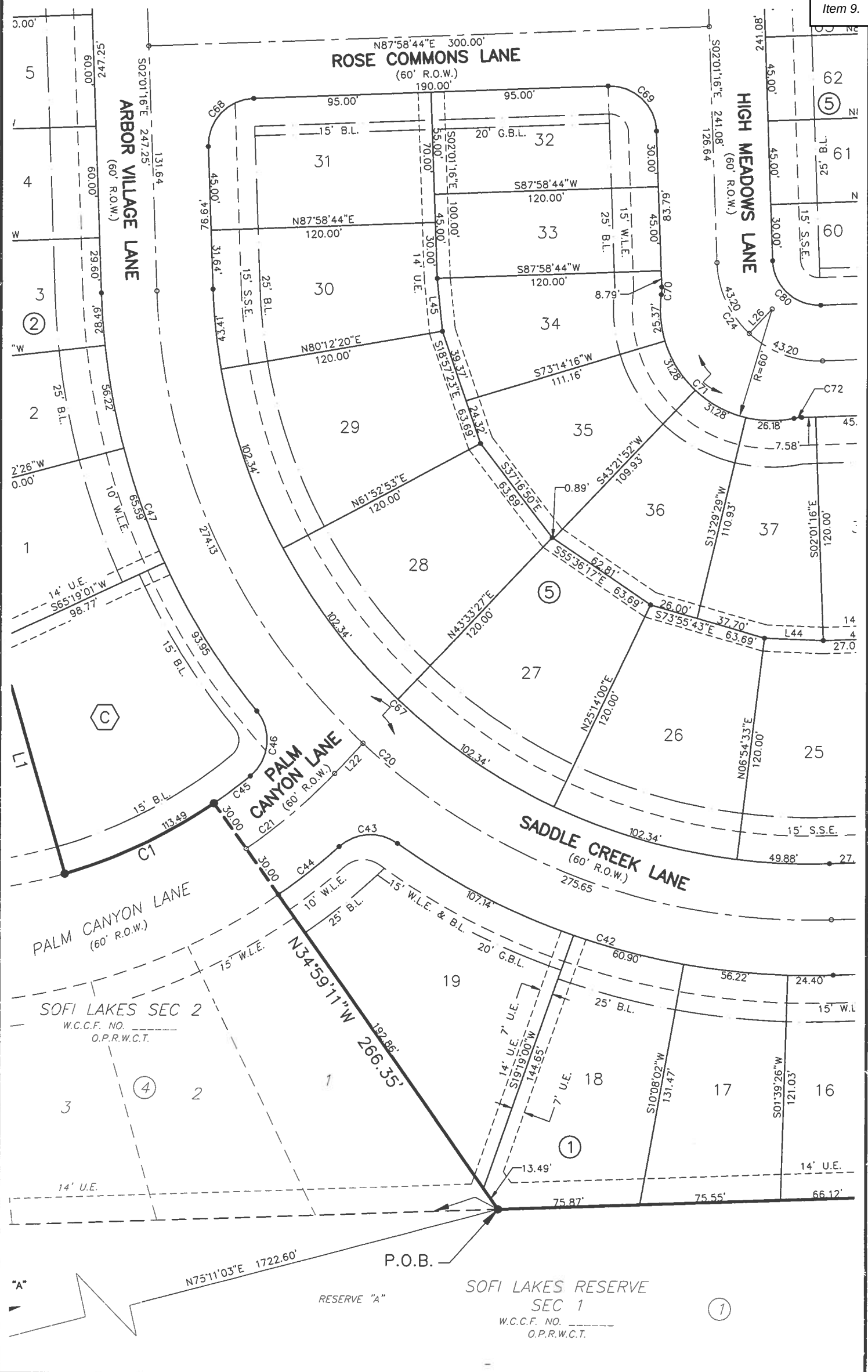


DATE: 9/24/25	FINAL PLAT OF SOFI LAKES SEC 1	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFL SOPHIAFILFL@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFL SOPHIAFILFL@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 600 Houston, Texas 77077 713 461 9600 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713 413 1900 millersurvey.com
SCALE: 1"=60'					
SHEET 20 OF 27					



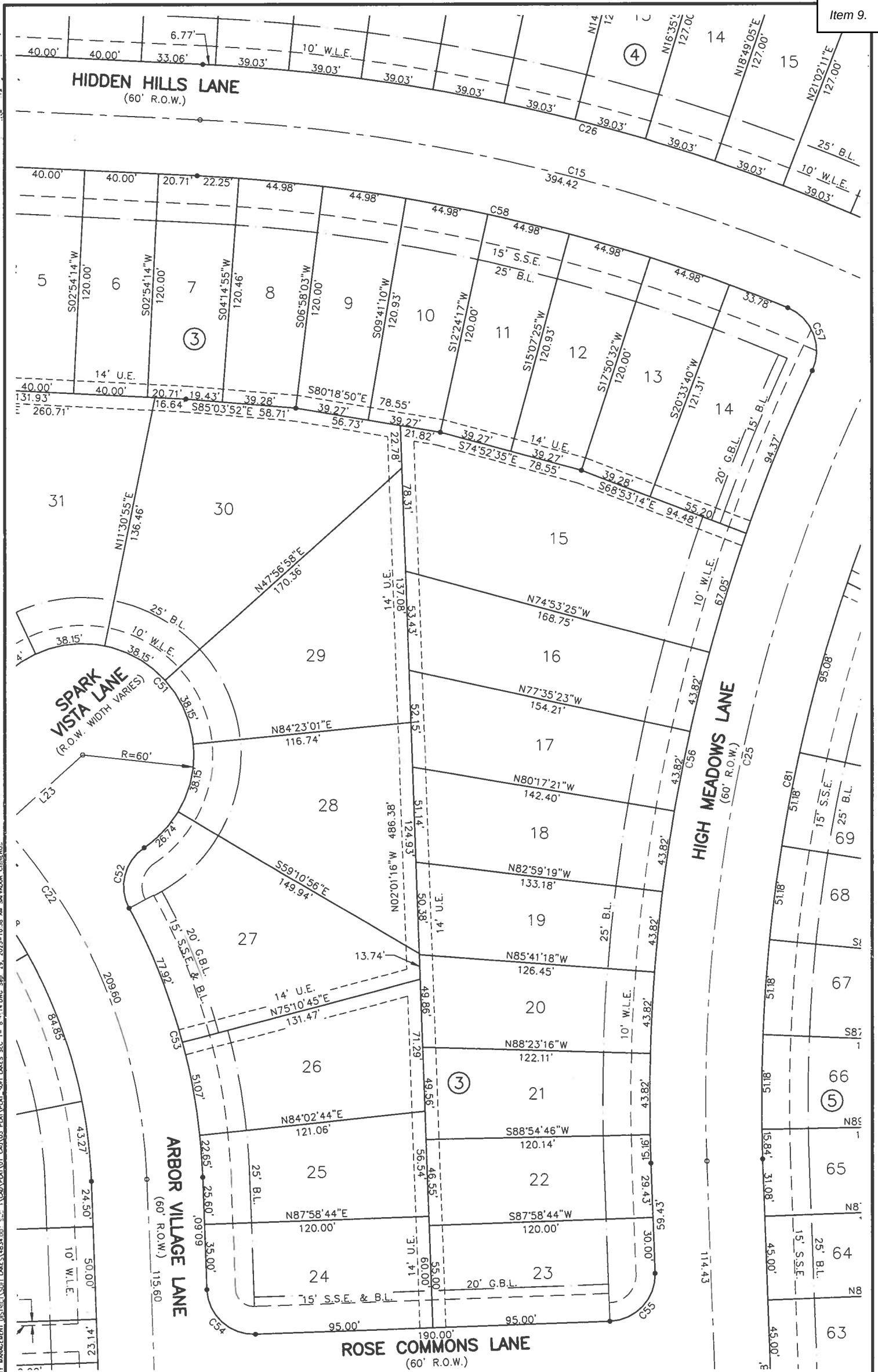
1:2500 EAST WALKER COUNTY MANAGEMENT DISTRICT SOFI LAKES SEC 1 8:51:14 AM 2025-10-28 10:38 AM SALVADOR CISNEROS

DATE: 9/24/25	FINAL PLAT OF SOFI LAKES SEC 1	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. T: Eng F - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713 481 9600 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713 413 1900 millersurvey.com
SCALE: 1"=60'					
SHEET 21 OF 27					



DATE: 9/24/25
SCALE: 1"=60'
SHEET 22 OF 27

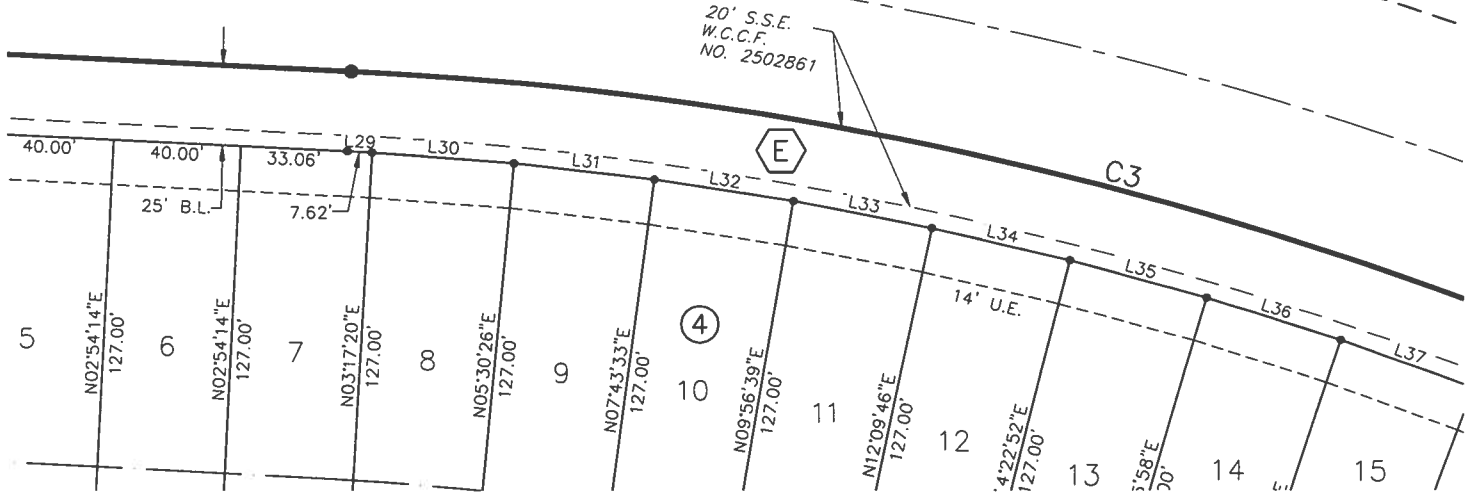
DATE: 9/24/25 SCALE: 1"=60' SHEET 22 OF 27	FINAL PLAT OF SOFI LAKES SEC 1	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFL SOPHAFILFL@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFL SOPHAFILFL@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. Tr Eng F - 487 1080 Eldridge Parkway Suite 500, Houston, Texas 77077 713 461 9600 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg No 10047100 1700 W. Sam Houston Pkwy N. Houston, TX 77043 713 413 1800 millersurvey.com



RESIDUE OF A CALLED
622.4 ACRES
SOFI LAKES, L.P.
W.C.C.F. NO. 2408032

YARA DRIVE
(80' R.O.W.)
W.C.C.F. NO. _____
O.P.R.W.C.T.

20' S.S.E.
W.C.C.F.
NO. 2502861



DATE: 9/24/25

SCALE: 1"=60'

SHEET 24 OF 27

FINAL PLAT OF
SOFI LAKES
SEC 1

OWNER:
622 SOFI
LAKES, L.P.
9019 TRI-CITY BEACH RD.
BAYTOWN, TX 77523
713-398-7927
SOPHIA FILFIL
SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM

DEVELOPER:
GARDENBURE
DEVELOPMENT LLC
9019 TRI-CITY BEACH RD.
BAYTOWN, TEXAS 77523
713-398-7927
SOPHIA FILFIL
SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM

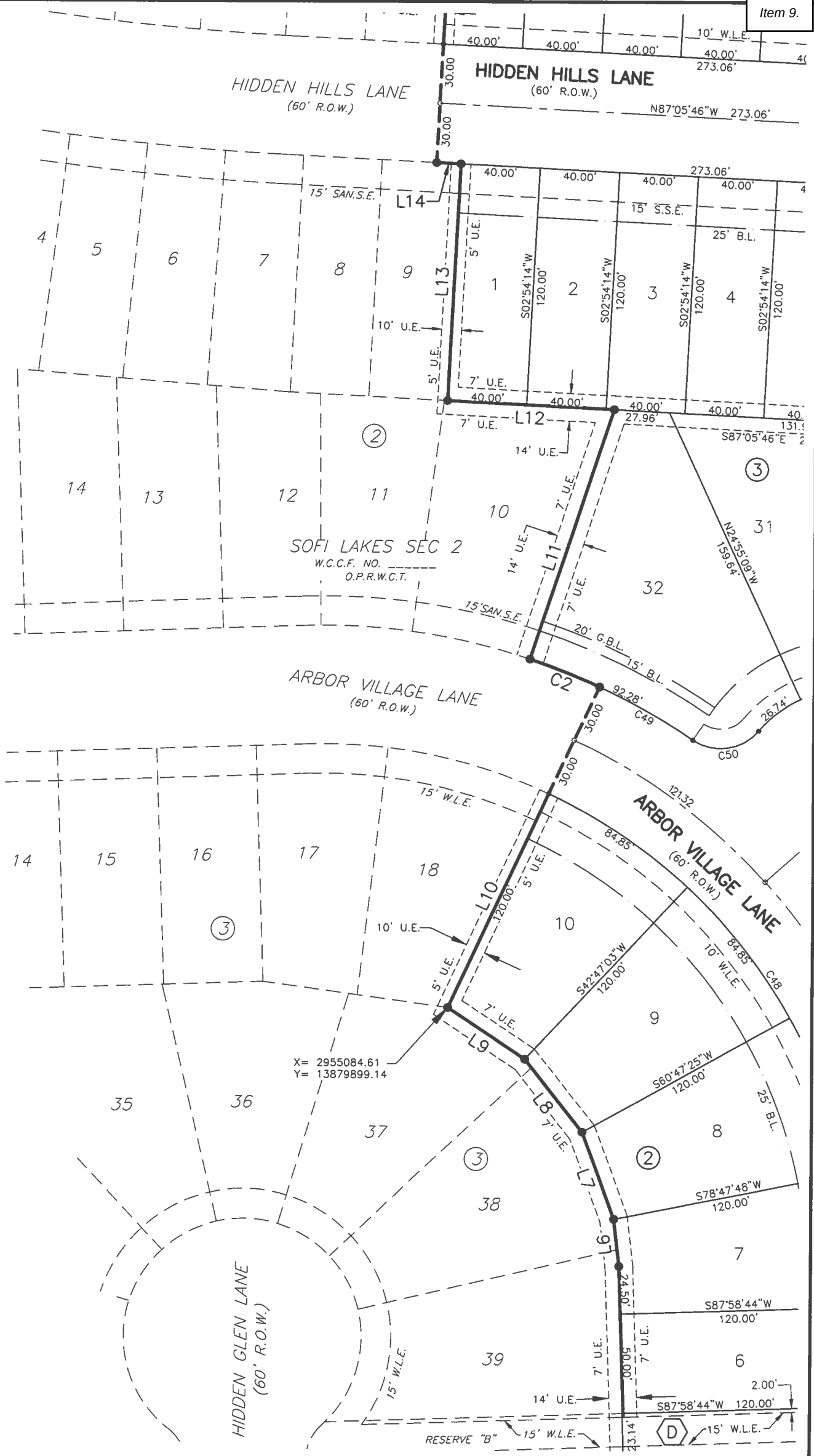
ENGINEER
RG Miller
DCCM
R.G. Miller Engineers, Inc. | 1 TxEng F - 487
1080 Eldridge Parkway Suite 600,
Houston, Texas 77077
713 461 9600 | rgmiller.com

SURVEYOR
MillerSurvey
DCCM
Miller Survey | Firm Reg. No. 10047100
1750 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com

L:\9758 - EAST WALKER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.001 SEC 1\CAD\PLAT\01 CAD\03 PLAT\PLAT SOFI LAKES SEC 1- 8.5X11.DWG Sep. 29, 2025-10:39 AM SALVADOR CISNEROS

[illegible]

Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com

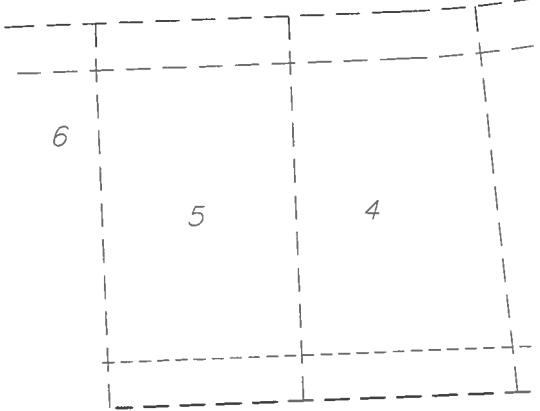
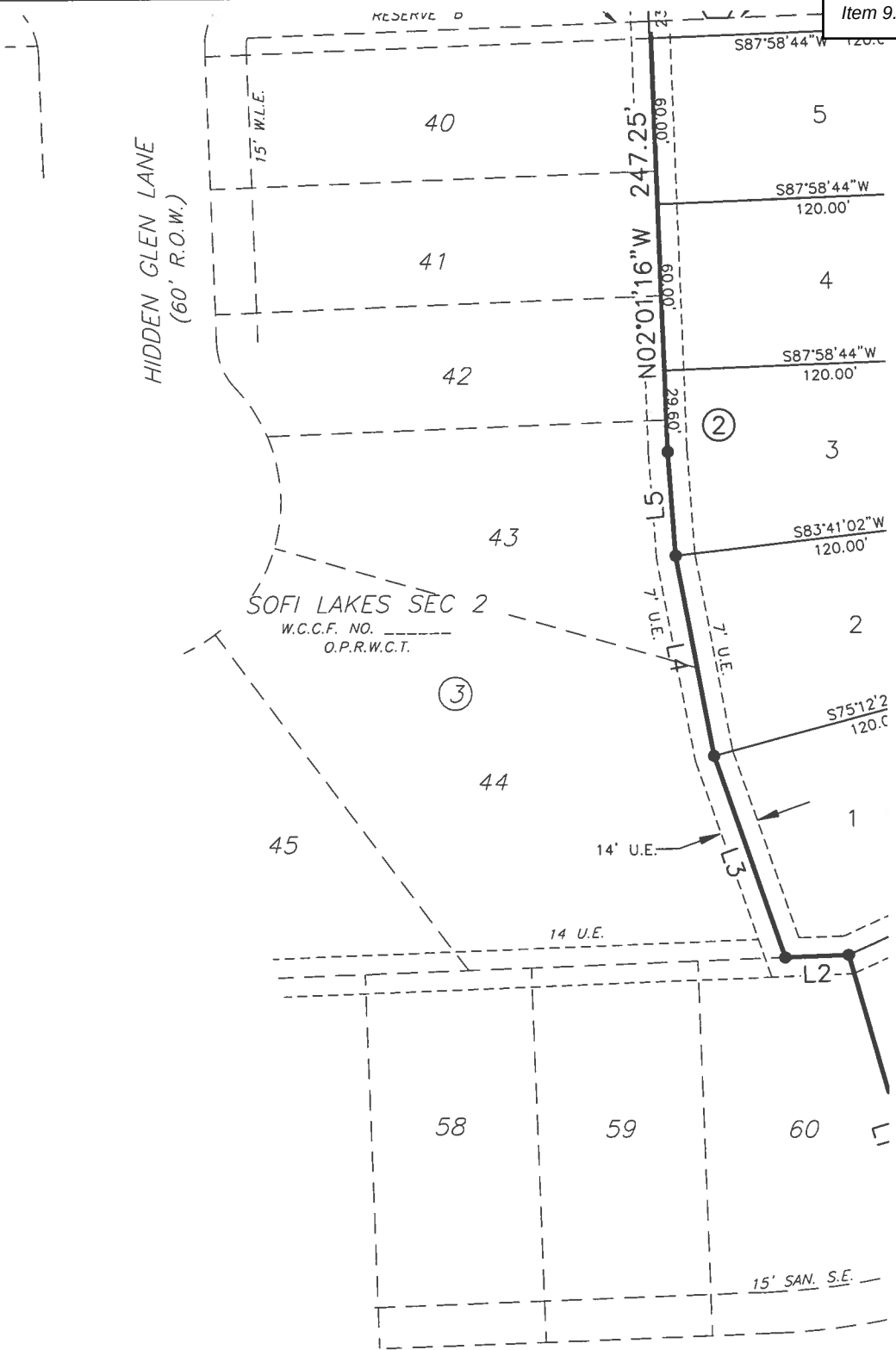


L:\4928 - EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFT LAKES\4928.001 - SEC. 1\CAD\PLAT\01 - CAD\03 - PLAT\PLAT - SOFI LAKES SEC 1 - 8.5X14.DWG Sep. 29, 2025-10:39 AM SALVADOR CSNEROS

DATE: 9/24/25	FINAL PLAT OF SOFI LAKES SEC 1	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers Inc. TxEng F - 487 1080 Eldridge Parkway Suite 600 Houston, Texas 77077 713 461 9600 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713 413 1900 millersurvey.com
SCALE: 1"=60'					
SHEET 26 OF 27					

\\14928-EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFT LAKES\4834.001 SEC 1\CD\PLAT\01 CD\03 PLAT\01 SOFT LAKES SEC 1- 8 5114.DWG Sep. 29, 2025-10:40 AM SALVADOR CIBERROS

Item 9.



DATE: 9/24/25

SCALE: 1"=60'

SHEET 27 OF 27

FINAL PLAT OF
SOFT LAKES
SEC 1

OWNER:
622 SOFT
LAKES, L.P.
9019 TRB-CITY BEACH RD.
BAYTOWN, TX 77523
713-398-7927
SOPHIA FILFIL

DEVELOPER:
GARDENBURE
DEVELOPMENT LLC
9019 TRB-CITY BEACH RD.
BAYTOWN, TEXAS 77523
713-398-7927
SOPHIA FILFIL

SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM

ENGINEER
RG Miller

DCCM

R.G. Miller Engineers, Inc. | Tel: 713.461.487
1080 Eldridge Parkway Suite 600,
Houston, Texas 77077
713.461.9600 | rgmiller.com

SURVEYOR
MillerSurvey

DCCM

Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com



Item 10.

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sofi Lakes Section 2

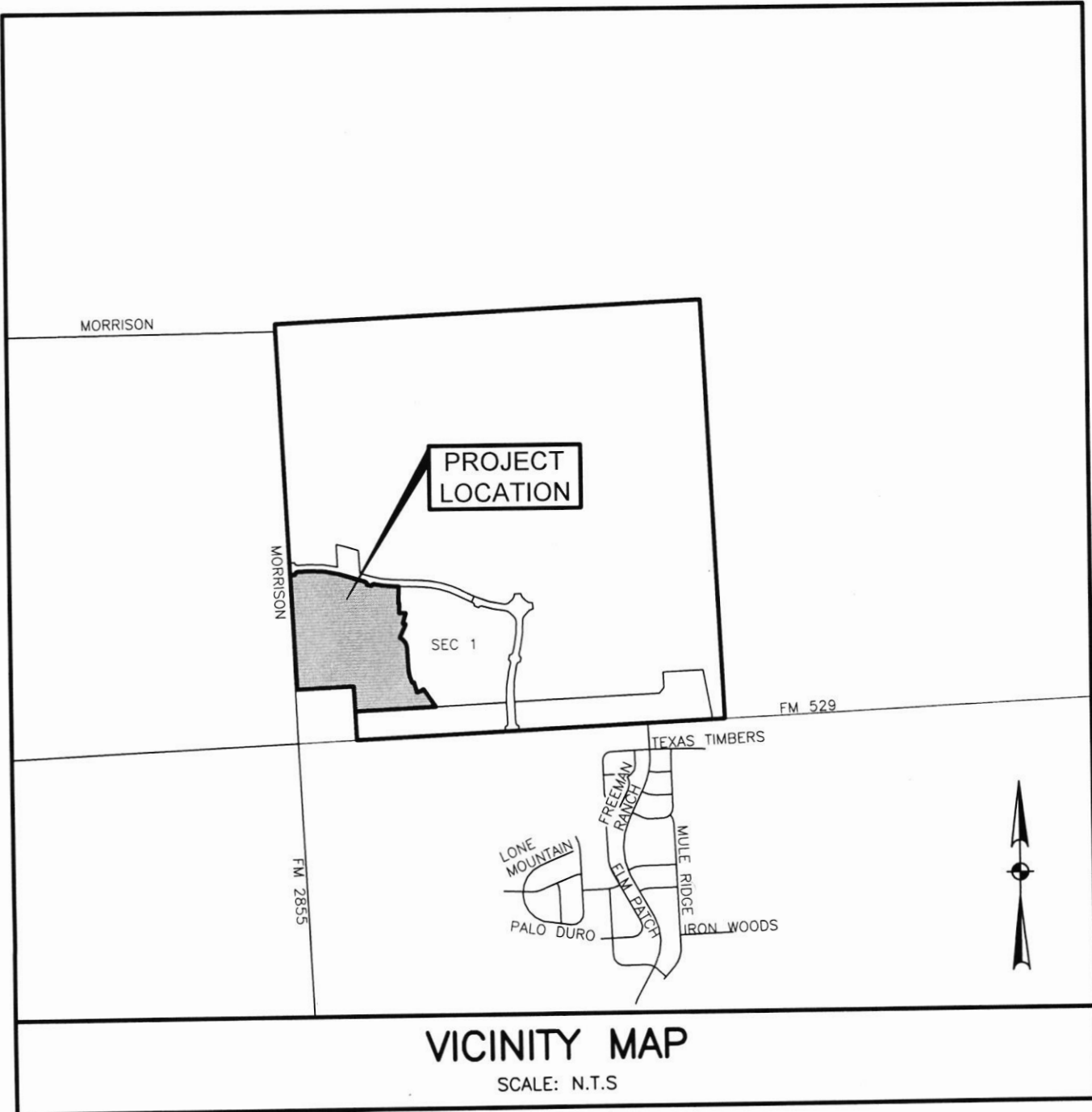
Date: February 11, 2026

Background

Final Plat of Sofi Lakes Section 2 which consists of 48.68 acres will include 223 Lots, 6 Blocks and 7 Reserves in Precinct 3.

Staff Recommendation

Approve Plat



VICINITY MAP

SCALE: N.T.S.

FINAL PLAT OF
SOFI LAKES

SEC 2

A SUBDIVISION OF 48.68 ACRES OF LAND LOCATED IN
H.&T.C.R.R. SURVEY, BLOCK 113, A-173
WALLER COUNTY, TEXAS

223 LOTS 6 BLOCK 7 RESERVE

DATE: OCTOBER, 2025

SCALE: 1" = 100'

BKDD PERMIT NO. 2024-146

DATE: 10/9/25

SCALE: 1"=60'

SHEET 1 OF 31

FINAL PLAT OF
SOFI LAKES
SEC 2

OWNER:

622 SOFI
LAKES, L.P.
9019 TRI-CITY BEACH RD.
BAYTOWN, TX 77523
713-398-7927
SOPHIA FILFL

SOPHIAFILFL@GARDENBUREDEVELOPMENT.COM

DEVELOPER:

GARDENBURE
DEVELOPMENT LLC
9019 TRI-CITY BEACH RD.
BAYTOWN, TEXAS 77523
713-398-7927
SOPHIA FILFL

SOPHIAFILFL@GARDENBUREDEVELOPMENT.COM

ENGINEER

RG Miller

DCCM

R.G. Miller Engineers, Inc. | TxEng F-487
1080 Eldridge Parkway Suite 600,
Houston, Texas 77077
713.461.9600 | rgmiller@dccm.com

SURVEYOR

MillerSurvey

DCCM

Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey@dccm.com

DATE: 10/9/25	FINAL PLAT OF SOFI LAKES SEC 2	OWNER:	DEVELOPER:	ENGINEER:	SURVEYOR:
SCALE: 1"=60'		622 SOFI LAKES, L.P. 9019 TR-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILF SOPHIA.FILF@GARDENBURELLC.COM	GARDENBURE DEVELOPMENT, LLC 9019 TR-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILF SOPHIA.FILF@GARDENBURELLC.COM	RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 457 1080 Eldridge Parkway Suite 600 Houston, Texas 77077 713.453.1990 info@rgmiller.com www.rgmiller.com	MillerSurvey DCCM Miller Survey Firm No. 110047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.453.1990 info@millersurvey.com www.millersurvey.com
SHEET 2 OF 31					

THIS IS TO CERTIFY THAT I, ANTHONY R. PEACOCK, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, LOT CORNERS AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, OR AREA OF EXTRA TERRITORIAL JURISDICTION.

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AS DELINEATED ON WALLER COUNTY COMMUNITY PANEL # 48473C0275E 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 48473C0275E DATED 2/18/2009.

Anthony R. Peacock

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



I, J. ROSS MCCALL, P.E., COUNTY ENGINEER OF WALLER COUNTY, CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL EXISTING RULES AND REGULATIONS OF WALLER COUNTY.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL ALL WALLER COUNTY PERMIT REQUIREMENTS HAVE BEEN MET.

DATE J. ROSS MCCALL, P.E.
COUNTY ENGINEER

I, DEBBIE HOLLAN, COUNTY CLERK IN AND FOR WALLER COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON

_____, 2025, AT _____ O'CLOCK ____M., IN FILE NO. _____
OF THE PLAT RECORDS OF 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: 10/9/25	FINAL PLAT OF SOFI LAKES SEC 2	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 600 Houston, Texas 77077 713.461.9800 rgmiller.dccm.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1800 millersurvey.dccm.com
SCALE: 1"=60'					
SHEET 3 OF 31					

U:\4925 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFT LAKES\48473C0275E SEC 2\LOAD\PLAT\01 CAD\03 PLAT\PLAT SOFI LAKES SEC 2 - 8.5 X 14.DWG Oct. 9, 2025-9:12 AM SALVADOR CERNIGOI

FIELD NOTES FOR 48.68 ACRES

BEING A TRACT OF LAND CONTAINING 48.68 ACRES (2,120,602 SQUARE FEET), LOCATED IN THE H.&T.C.R.R. SURVEY BLOCK 113, ABSTRACT NUMBER (NO.) 173, WALLER COUNTY, TEXAS, BEING A PORTION OF A CALLED 622.4 ACRE TRACT RECORDED IN THE NAME OF 622 SOFI LAKES, L.P. UNDER WALLER COUNTY CLERK'S FILE NUMBER (W.C.C.F.) NUMBER (NO.) 2408032; SAID 48.68 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), AS PER GPS OBSERVATIONS):

BEGINNING AT A MAG NAIL FOUND FOR THE WESTERLY SOUTHWEST CORNER OF SAID 622.4 ACRE TRACT, AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WEST LINE OF SAID 622.4 ACRE TRACT, NORTH 02 DEGREES 03 MINUTES 10 SECONDS WEST, A DISTANCE OF 1431.91 FEET TO A MAG NAIL SET IN ASPHALT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID 622.4 ACRE TRACT, THE FOLLOWING THIRTY-TWO (32) COURSES:

1. NORTH 87 DEGREES 56 MINUTES 50 SECONDS EAST, A DISTANCE OF 60.93 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
2. 54.98 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS NORTH 42 DEGREES 58 MINUTES 44 SECONDS EAST, A DISTANCE OF 49.50 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;
3. NORTH 87 DEGREES 58 MINUTES 44 SECONDS EAST, A DISTANCE OF 135.16 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
4. 389.71 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,160.00 FEET, A CENTRAL ANGLE OF 19 DEGREES 14 MINUTES 56 SECONDS AND A CHORD THAT BEARS SOUTH 82 DEGREES 23 MINUTES 48 SECONDS EAST, A DISTANCE OF 387.88 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;
5. SOUTH 72 DEGREES 46 MINUTES 19 SECONDS EAST, A DISTANCE OF 323.37 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
6. 46.56 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 88 DEGREES 54 MINUTES 59 SECONDS, AND A CHORD THAT BEARS SOUTH 28 DEGREES 18 MINUTES 50 SECONDS EAST, A DISTANCE OF 42.02 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;
7. SOUTH 74 DEGREES 20 MINUTES 35 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
8. 45.71 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 87 DEGREES 17 MINUTES 32 SECONDS, AND A CHORD THAT BEARS NORTH 59 DEGREES 47 MINUTES 25 SECONDS EAST, A DISTANCE OF 41.41 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
9. 227.94 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,240.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 31 MINUTES 57 SECONDS, AND A CHORD THAT BEARS SOUTH 81 DEGREES 49 MINUTES 47 SECONDS EAST, A DISTANCE OF 227.62 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
10. SOUTH 87 DEGREES 05 MINUTES 46 SECONDS EAST, A DISTANCE OF 76.94 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
11. SOUTH 02 DEGREES 54 MINUTES 14 SECONDS WEST, A DISTANCE OF 212.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
12. SOUTH 87 DEGREES 05 MINUTES 46 SECONDS EAST, A DISTANCE OF 12.35 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET FOR AN ANGLE POINT;
13. SOUTH 02 DEGREES 54 MINUTES 14 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
14. SOUTH 87 DEGREES 05 MINUTES 46 SECONDS EAST, A DISTANCE OF 84.18 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
15. SOUTH 18 DEGREES 13 MINUTES 36 SECONDS WEST, A DISTANCE OF 133.18 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
16. 37.73 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 33 MINUTES 05 SECONDS, AND A CHORD THAT BEARS SOUTH 68 DEGREES 29 MINUTES 52 SECONDS EAST, A DISTANCE OF 37.71 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;

L:\9228 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\48.68 ACRES SEC 2 - 8.5 X 14.DWG Oct. 9, 2025-9:13 AM SALVADOR CENEDROS

DATE: 10/9/25	FINAL PLAT OF SOFI LAKES SEC 2	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 600 Houston, Texas 77077 713.461.9600 rgmiller.dccm.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.dccm.com
SCALE: 1"=60'					
SHEET 5 OF 31					

FIELD NOTES FOR 48.68 ACRES

- 17. SOUTH 24 DEGREES 46 MINUTES 41 SECONDS WEST, A DISTANCE OF 180.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
- 18. SOUTH 56 DEGREES 13 MINUTES 08 SECONDS EAST, A DISTANCE OF 46.95 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
- 19. SOUTH 38 DEGREES 12 MINUTES 46 SECONDS EAST, A DISTANCE OF 46.95 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
- 20. SOUTH 20 DEGREES 12 MINUTES 23 SECONDS EAST, A DISTANCE OF 46.95 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
- 21. SOUTH 06 DEGREES 36 MINUTES 44 SECONDS EAST, A DISTANCE OF 24.01 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
- 22. SOUTH 02 DEGREES 01 MINUTES 16 SECONDS EAST, A DISTANCE OF 247.25 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
- 23. SOUTH 04 DEGREES 10 MINUTES 07 SECONDS EAST, A DISTANCE OF 37.47 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
- 24. SOUTH 10 DEGREES 33 MINUTES 16 SECONDS EAST, A DISTANCE OF 73.91 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
- 25. SOUTH 19 DEGREES 13 MINUTES 55 SECONDS EAST, A DISTANCE OF 77.40 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
- 26. NORTH 87 DEGREES 58 MINUTES 44 SECONDS EAST, A DISTANCE OF 22.92 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
- 27. SOUTH 16 DEGREES 03 MINUTES 10 SECONDS EAST, A DISTANCE OF 131.40 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
- 28. 89.22 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 18 DEGREES 56 MINUTES 01 SECONDS, AND A CHORD THAT BEARS NORTH 64 DEGREES 28 MINUTES 49 SECONDS EAST, A DISTANCE OF 88.82 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET FOR A POINT OF TANGENCY;
- 29. SOUTH 34 DEGREES 59 MINUTES 11 SECONDS EAST, A DISTANCE OF 266.35 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
- 30. SOUTH 87 DEGREES 58 MINUTES 44 SECONDS WEST, A DISTANCE OF 1,004.68 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET ON THE EAST LINE OF A CALLED 10.00 ACRE TRACT RECORDED IN THE NAME OF HUMBLE OIL & REFINING CO., UNDER VOL. 198, PG. 623, W.C.D.R;
- 31. NORTH 02 DEGREES 05 MINUTES 19 SECONDS WEST, ALONG SAID EAST LINE OF THE 10.00 ACRE TRACT, A DISTANCE OF 309.20 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE SAID 10.00 ACRE TRACT;
- 32. SOUTH 87 DEGREES 55 MINUTES 44 SECONDS WEST, ALONG THE NORTH LINE OF SAID 10.00 ACRE TRACT, AT A DISTANCE OF 659.62 FEET PASS A 5/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE SAID 10.00 ACRE TRACT, BEING IN THE OCCUPIED EAST ROW LINE OF FM 2855, (A.K.A. MORRISON ROAD, 60.00 FEET WIDE), FOR A TOTAL DISTANCE OF 699.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 48.68 ACRES (2,120,102 SQUARE FEET) OF LAND.

L:\928 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.002 SEC. 2\CAD\PLAT\01 CAD\01 PLAT\PLAT SOFI LAKES SEC. 2 - 8.5 X 14.DWG Ctl. 9, 2025-914 AM SALVADOR CORNEJO

DATE: 10/9/25	FINAL PLAT OF SOFI LAKES SEC 2	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.461.9600 rgmiller.dccm.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.dccm.com
SCALE: 1"=60'					
SHEET 6 OF 31					

1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAYBE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999889861431.
2. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), AS PER GPS OBSERVATIONS.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48473C0275E, REVISED DATE OF 02/18/2009, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED).
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. ALL 14' UTILITY EASEMENT SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED
6. ALL EXISTING PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION HAVE BEEN SHOWN.
7. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM
8. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN OFFSITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.
9. ALL LOTS ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.
10. ALL CORNER LOTS SHALL HAVE A MINIMUM 20' GARAGE BUILDING LINE FROM THE SECONDARY STREET
11. 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.
12. THE VARIANCES BELOW WERE APPROVED BY WALLER COUNTY COMMISSIONERS COURT ON 1/4/25:
 - A. TO ALLOW CENTERLINE RADIUS LESS THAN 650' FOR LOCAL STREETS
 - C. TO ALLOW CUL-DE-SAC RADIUS TO BE 60' IN LIEU OF THE REQUIRED 70'
 - D. TO ALLOW LOT WIDTHS LESS THAN 50'
13. SUBJECT PLAT WAS DEANNEX FROM THE CITY OF HOUSTON EXTRA-TERRITORIAL JURISDICTION (E.T.J.) ON SEPTEMBER 7, 2023.
14. PROJECT BENCHMARK: NGS F 768 (PID: AW0121)
BEING A BRASS DISK STAMPED "F 768 1943" ON THE TOP OF A CONCRETE BRIDGE ABUTMENT AT THE SOUTH END OF THE EAST ABUTMENT OF THE HIGHWAY BRIDGE OVER BESSIES CREEK. TO REACH THE BENCHMARK HEAD 2.1 MILES WEST ALONG U.S. HWY 90 FROM THE JUNCTION OF F.M. 359 SOUTH IN BROOKSHIRE, BEING ABOUT 0.25 MILE WEST OF THE JUNCTION OF DONIGAN ROAD AND U.S. HWY. 90, 0.2 MILE EAST OF THE JUNCTION OF U.S. HWY. 90 LEADING INTO I-10 WEST AND THE ACCESS ROAD.
ELEVATION = 130.50' NAVD88
15. TEMPORARY BENCHMARK (TBM) "A":
BEING AN "X" CUT IN CONCRETE HEADWALL OF A CULVERT AT THE NORTHEAST INTERSECTION OF F.M. 2855 AND F.M. 529.
ELEVATION = 176.65' NAVD88
16. ALL ELEVATIONS PLOTTED HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS PER GPS OBSERVATIONS.

DATE: 10/9/25	FINAL PLAT OF SOFI LAKES SEC 2	OWNER:	DEVELOPER:	ENGINEER	SURVEYOR
SCALE: 1"=60'		622 SOFI LAKES, L.P. 9019 TR-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOFIAH.FIL@GARDENBUREDEVELOPMENT.COM	GARDENBURE DEVELOPMENT LLC 9019 TR-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOFIAH.FIL@GARDENBUREDEVELOPMENT.COM	RG Miller DCCM R.G. Miller Engineers, Inc. T-Eng'g F - 487 1080 Eldridge Parkway Suite 500 Houston, Texas 77077 713.461.9500 i.enr@rgmiller.com	MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1000 i.mls@millersurvey.com
SHEET 7 OF 31					

17. THE BUILDING OF ALL STREETS, BRIDGES OR CULVERTS IS THE RESPONSIBILITY OF THE OWNERS IN ACCORDANCE WITH THE PLANS PRESCRIBED BY THE COMMISSIONERS COURT. THE 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 PUBLIC STREETS. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR THE DRAINAGE WAYS 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. FLOOD PLAIN 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 622 SOFI LAKES, L.P. 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.
18. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 87, PG. 420, W.C.D.R. (BLANKET IN NATURE).
19. THIS PLAT IS SUBJECT TO A HUMBLE OIL AND REFINING COMPANY EASEMENT RECORDED IN VOL. 90, PG. 53, W.C.D.R. (BLANKET IN NATURE)
20. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 95, PG. 232, W.C.D.R. (BLANKET IN NATURE)
21. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 95, PG. 233, W.C.D.R. (BLANKET IN NATURE)
22. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 95, PG. 234, W.C.D.R. (BLANKET IN NATURE)
23. THIS PLAT IS SUBJECT TO A HUMBLE OIL & REFINING PIPELINE COMPANY EASEMENT RECORDED IN VOL. 95, PG. 402, W.C.D.R. (BLANKET IN NATURE)
24. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 98, PG. 495, W.C.D.R. (BLANKET IN NATURE)
25. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 98, PG. 496, W.C.D.R. (BLANKET IN NATURE)
26. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 98, PG. 497, W.C.D.R. (BLANKET IN NATURE)
27. THIS PLAT IS SUBJECT TO A HUMBLE OIL & REFINING COMPANY RECORDED IN VOL. 98, PG. 635, W.C.D.R. (BLANKET IN NATURE)
28. THIS PLAT IS SUBJECT TO A HUMBLE OIL & REFINING COMPANY EASEMENT RECORDED IN VOL. 100, PG. 188, W.C.D.R. (BLANKET IN NATURE)
29. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 103, PG. 519, W.C.D.R. (BLANKET IN NATURE)
30. THIS PLAT IS SUBJECT THE DOW CHEMICAL COMPANY EASEMENT RECORDED IN VOL. 124, PG. 542, W.C.D.R. (BLANKET IN NATURE)
31. THIS PLAT IS SUBJECT TO A HUMBLE OIL & REFINING COMPANY EASEMENT RECORDED IN VOL. 198, PG. 622, W.C.D.R. (BLANKET IN NATURE)

DATE: 10/9/25	FINAL PLAT OF SOFI LAKES SEC 2	OWNER:	DEVELOPER:	ENGINEER	SURVEYOR
SCALE: 1"=60'		622 SOFI LAKES, L.P. 9019 TRF-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHA FLFLFL SOPHAEFL (BETDFIN)OPMENT.COM	GARDENBURE DEVELOPMENT LLC 9019 TRF-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHA FLFLFL SOPHAEFL (BETDFIN)OPMENT.COM	RG Miller DCCM R.G. Miller Engineers, Inc. TXEng F- 487 1780 W. Sam Houston Pkwy N. Houston, Texas 77063 713-413-1907	MillerSurvey DCCM Miller Survey Firm Reg No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713-413-1907
SHEET 8 OF 31					

LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°56'50"E	60.93'
L2	S74°20'35"E	60.00'
L3	S87°05'46"E	76.94'
L4	S87°05'46"E	12.35'
L5	S02°54'14"W	120.00'
L6	S87°05'46"E	84.18'
L7	S18°13'36"W	133.18'
L8	S24°46'41"W	180.00'
L9	S56°13'08"E	46.95'

LINE TABLE		
LINE	BEARING	LENGTH
L10	S38°12'46"E	46.95'
L11	S20°12'23"E	46.95'
L12	S06°36'44"E	24.01'
L13	S04°10'07"E	37.47'
L14	S10°33'16"E	73.91'
L15	S19°13'55"E	77.40'
L16	N87°58'44"E	22.92'
L17	N47°01'16"W	10.00'
L18	N42°58'44"E	10.00'

LINE TABLE		
LINE	BEARING	LENGTH
L19	N47°01'16"W	10.00'
L20	N02°01'16"W	30.00'
L21	N47°01'16"W	10.00'
L22	N42°58'44"E	10.00'
L23	N58°33'18"E	21.28'
L24	S77°30'19"E	24.32'
L25	N31°37'25"W	23.00'
L26	N27°46'19"W	21.21'

DATE: 10/9/25	FINAL PLAT OF SOFI LAKES SEC 2	OWNER:	DEVELOPER:	ENGINEER:	SURVEYOR:
SCALE: 1"=60'		622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOFIA FILFLO SOPHAFILFLO@GARDENBUREDEVELOPMENT.COM	GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOFIA FILFLO SOPHAFILFLO@GARDENBUREDEVELOPMENT.COM	RG Miller DCCM R.G. Miller Engineers, Inc. TXEng F- 487 1090 Eldridge Parkway Suite 600 Houston, Texas 77077 713-661-6666 713-661-6666	MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713-612-4141 713-612-4141
SHEET 9 OF 31					

CURVE TABLE					
CURVE	ARCH LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	54.98'	35.00'	90°00'00"	N42°58'44"E	49.50'
C2	389.71'	1160.00'	19°14'56"	S82°23'48"E	387.88'
C3	46.56'	30.00'	88°54'59"	S28°18'50"E	42.02'
C4	45.71'	30.00'	87°17'32"	N59°47'25"E	41.41'
C5	227.94'	1240.00'	10°31'57"	S81°49'47"E	227.62'
C6	37.73'	330.00'	6°33'05"	S68°29'52"E	37.71'
C7	89.22'	270.00'	18°56'01"	N64°28'49"E	88.82'
C8	158.52'	500.00'	18°09'55"	S07°03'42"W	157.86'
C9	86.39'	55.00'	90°00'00"	N42°58'44"E	77.78'
C10	86.39'	55.00'	90°00'00"	S47°01'16"E	77.78'
C11	90.38'	55.00'	94°09'10"	S45°03'20"W	80.55'
C12	257.68'	978.00'	15°05'46"	N80°19'12"W	256.93'
C13	355.50'	1422.00'	14°19'26"	S79°56'03"E	354.57'
C14	100.79'	300.00'	19°14'56"	S07°36'12"W	100.31'
C15	86.39'	55.00'	90°00'00"	N42°58'44"E	77.78'
C16	140.32'	300.00'	26°47'57"	N78°37'17"W	139.04'
C17	86.39'	55.00'	90°00'00"	N42°58'44"E	77.78'
C18	86.39'	55.00'	90°00'00"	S47°01'16"E	77.78'
C19	172.61'	300.00'	32°57'56"	N71°29'46"E	170.24'
C20	40.28'	25.00'	92°18'21"	S30°00'31"E	36.06'
C21	265.65'	1392.00'	10°56'04"	S81°37'44"E	265.25'
C22	281.46'	1452.00'	11°06'23"	N81°32'34"W	281.02'
C23	38.34'	25.00'	87°51'57"	S60°04'38"W	34.69'
C24	149.01'	470.00'	18°09'55"	S07°03'42"W	148.39'
C25	39.27'	25.00'	90°00'00"	S47°01'16"E	35.36'
C26	154.35'	330.00'	26°47'57"	S78°37'17"E	152.95'
C27	126.29'	270.00'	26°47'57"	N78°37'17"W	125.14'
C28	39.27'	25.00'	90°00'00"	S42°58'44"W	35.36'
C29	10.08'	25.00'	23°06'29"	S13°34'30"E	10.01'
C30	142.64'	60.00'	136°12'57"	S42°58'44"W	111.35'
C31	10.08'	25.00'	23°06'29"	N80°28'01"W	10.01'
C32	39.27'	25.00'	90°00'00"	S42°58'44"W	35.36'
C33	39.27'	25.00'	90°00'00"	S47°01'16"E	35.36'
C34	39.27'	25.00'	90°00'00"	N42°58'43"E	35.36'
C35	21.68'	25.00'	49°40'47"	N26°51'39"W	21.00'

DATE: 10/9/25	FINAL PLAT OF SOFI LAKES SEC 2	OWNER:	DEVELOPER:	ENGINEER:	SURVEYOR:
SCALE: 1"=60'		622 SOFI LAKES, L.P. 9019 TRIM-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOFIA, FL 3014 SOFIAHILL@GARDENBUREDEVELOPMENT.COM	GARDENBURE DEVELOPMENT LLC 9019 TRIM-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOFIA, FL 3014 SOFIAHILL@GARDENBUREDEVELOPMENT.COM	RG Miller  R.G. Miller Engineers, Inc. TxDwg F - 487 1080 Eldridge Parkway Suite 600 Houston, Texas 77077 713.445.0900 www.rgmiller.com	MillerSurvey  Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77063 713.415.1000 www.millersurvey.com
SHEET 10 OF 31					

CURVE TABLE					
CURVE	ARCH LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C36	292.54'	60.00'	279°21'34"	N87°58'44"E	77.65'
C37	21.68'	25.00'	49°40'47"	S22°49'08"W	21.00'
C38	17.94'	25.00'	41°06'55"	S22°34'43"E	17.56'
C39	180.36'	60.00'	172°13'49"	S42°58'44"W	119.72'
C40	17.94'	25.00'	41°06'55"	N71°27'48"W	17.56'
C41	39.27'	25.00'	90°00'00"	S42°58'44"W	35.36'
C42	39.27'	25.00'	90°00'00"	S47°01'16"E	35.36'
C43	155.35'	270.00'	32°57'56"	N71°29'46"E	153.21'
C44	189.87'	330.00'	32°57'56"	S71°29'46"W	187.26'
C45	10.08'	25.00'	23°06'29"	S76°25'30"W	10.01'
C46	142.64'	60.00'	136°12'57"	N47°01'16"W	111.35'
C47	10.08'	25.00'	23°06'29"	N09°31'59"E	10.01'
C48	39.27'	25.00'	90°00'00"	N47°01'16"W	35.36'
C49	264.83'	60.00'	252°53'43"	N34°25'36"E	96.53'
C50	31.81'	25.00'	72°53'43"	S55°34'24"E	29.70'
C51	39.27'	25.00'	90°00'00"	N42°58'44"E	35.36'
C52	39.27'	25.00'	90°00'00"	N47°01'16"W	35.36'
C53	10.08'	25.00'	23°06'29"	S76°25'30"W	10.01'
C54	142.64'	60.00'	136°12'57"	N47°01'16"W	111.35'
C55	10.08'	25.00'	23°06'29"	N09°31'59"E	10.01'
C56	13.71'	25.00'	31°24'37"	N17°43'34"W	13.53'
C57	164.39'	60.00'	156°59'02"	N45°03'38"E	117.59'
C58	13.61'	25.00'	31°11'48"	S72°02'45"E	13.44'
C59	261.64'	1008.00'	14°52'20"	S80°12'29"E	260.91'
C60	39.74'	25.00'	91°05'01"	N61°41'10"E	35.69'

L:\4928 - EAST WALKER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.002 SEC. 2\CAO\PLAT\01_CAO\03 PLAT\PLAT_SOFI LAKES SEC. 2- 8.5 X 14.DWG Oct. 9, 2025--9:33 AM SALVADOR CENFEROG

CURVE TABLE					
CURVE	ARCH LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C61	39.27'	25.00'	90°00'00"	S62°13'41"W	35.36'
C62	38.80'	25.00'	88°54'59"	N28°18'50"W	35.02'
C63	168.03'	530.00'	18°09'55"	N07°03'42"E	167.33'
C64	39.27'	25.00'	90°00'00"	N42°58'44"E	35.36'
C65	39.27'	25.00'	90°00'00"	S47°01'16"E	35.36'
C66	39.27'	25.00'	90°00'00"	S42°58'44"W	35.36'
C67	10.08'	25.00'	23°06'29"	N80°28'01"W	10.01'
C68	142.64'	60.00'	136°12'57"	S42°58'44"W	111.35'
C69	10.08'	25.00'	23°06'29"	S13°34'30"E	10.01'
C70	90.71'	270.00'	19°14'56"	S07°36'12"W	90.28'
C71	243.28'	948.00'	14°42'13"	N80°30'59"W	242.62'
C72	39.44'	25.00'	90°23'33"	N27°58'06"W	35.48'
C73	110.87'	330.00'	19°14'56"	N07°36'12"E	110.35'
C74	39.27'	25.00'	90°00'00"	N42°58'44"E	35.36'
C75	39.27'	25.00'	90°00'00"	S47°01'16"E	35.36'
C76	41.08'	25.00'	94°09'10"	S45°03'20"W	36.61'

LOT FRONTAGE @ BUILDING LINE

LOT	BLOCK	FRONTAGE @ B.L.
1	1	42.49'
2	1	42.49'
3	1	42.49'
4	1	42.49'
5	1	42.49'
6	1	42.49'
7	1	40.19'
8	1	40.00'

LOT FRONTAGE @ BUILDING LINE

LOT	BLOCK	FRONTAGE @ B.L.
1	2	40.00'
2	2	40.00'
3	2	40.00'
4	2	40.00'
5	2	40.00'
6	2	40.00'
7	2	40.00'
8	2	40.00'
9	2	40.00'
10	2	66.11'
11	2	50.02'
12	2	50.00'
13	2	50.00'
14	2	50.00'
15	2	50.00'
16	2	50.00'
17	2	50.00'
18	2	62.17'

DATE: 10/9/25	FINAL PLAT OF SOFI LAKES SEC 2	OWNER:	DEVELOPER:	ENGINEER	SURVEYOR
SCALE: 1"=60'		622 SOFI LAKES, L.P. 9019 TR-CITY BEACH RD. BAYTOWN, TX 77523	GARDENBURE DEVELOPMENT LLC 9019 TR-CITY BEACH RD. BAYTOWN, TEXAS 77523	RG Miller	MillerSurvey
SHEET 12 OF 31		SOPHIA FILF, L.P. 713-368-7927 SOPHIAFILF@GARDENBUREDEVELOPMENT.COM	SOPHIA FILF, L.P. 713-398-7927 SOPHIAFILF@GARDENBUREDEVELOPMENT.COM	DCCM R.G. Miller Engineers, Inc. TxReg No. 457 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.681.0000 www.rgmiller.com	DCCM Miller Survey Firm Reg No. 10047100 1750 W. Sam Houston Pkwy N, Houston, TX 77043 713.415.1000 www.millersurvey.com

LOT	BLOCK	FRONTAGE @ B.L.
1	3	60.00'
2	3	50.00'
3	3	50.00'
4	3	50.00'
5	3	50.00'
6	3	52.29'
7	3	55.21'
8	3	53.68'
9	3	50.00'
10	3	50.00'
11	3	50.00'
12	3	60.00'
13	3	57.00'
14	3	50.00'
15	3	50.00'
16	3	50.00'
17	3	63.36'
18	3	77.38'
19	3	55.00'
20	3	45.00'
21	3	45.00'
22	3	45.00'
23	3	45.00'
24	3	45.00'
25	3	45.00'
26	3	45.00'
27	3	45.00'
28	3	50.00'
29	3	55.00'
30	3	45.00'
31	3	45.00'
32	3	45.00'
33	3	45.19'
34	3	45.35'
35	3	45.35'
36	3	45.35'
37	3	45.35'
38	3	45.35'
39	3	61.74'
40	3	48.00'
41	3	45.00'
42	3	45.00'
43	3	49.30'
44	3	56.86'
45	3	55.64'
46	3	49.00'
47	3	45.00'
48	3	45.00'
49	3	45.00'
50	3	45.00'
51	3	55.00'

LOT	BLOCK	FRONTAGE @ B.L.
52	3	70.00'
53	3	60.00'
54	3	60.00'
55	3	60.00'
56	3	60.00'
57	3	60.00'
58	3	60.00'
59	3	60.00'
60	3	81.36'

SHEET 13 OF 31

SOPHIA FILFIL
SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM

SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM

DCCM
Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.dccm.com

LOT	BLOCK	FRONTAGE @ B.L.
1	4	60.04'
2	4	60.04'
3	4	60.04'
4	4	60.01'
5	4	60.00'
6	4	60.00'
7	4	60.00'
8	4	60.00'
9	4	60.00'
10	4	60.00'
11	4	60.00'
12	4	60.37'
13	4	60.62'
14	4	60.31'
15	4	60.00'
16	4	65.08'
17	4	55.00'
18	4	45.00'
19	4	45.00'
20	4	45.00'
21	4	45.00'
22	4	45.00'
23	4	45.00'
24	4	45.00'
25	4	45.00'
26	4	45.00'
27	4	45.00'
28	4	45.00'
29	4	45.18'
30	4	45.35'
31	4	45.35'
32	4	45.35'
33	4	60.20'
34	4	45.00'
35	4	45.00'
36	4	55.00'
37	4	60.00'
38	4	50.00'
39	4	50.00'
40	4	50.25'
41	4	50.43'
42	4	50.43'
43	4	42.00'
44	4	40.00'
45	4	40.00'
46	4	40.00'
47	4	40.00'
48	4	40.00'
49	4	40.00'
50	4	40.00'
51	4	40.00'

LOT	BLOCK	FRONTAGE @ B.L.
52	4	40.00'
53	4	40.00'
54	4	40.00'
55	4	40.00'
56	4	40.00'
57	4	40.00'
58	4	40.00'
59	4	40.00'
60	4	40.00'
61	4	40.36'
62	4	40.28'
63	4	40.28'
64	4	40.18'
65	4	40.00'
66	4	40.00'
67	4	40.00'
68	4	40.00'
69	4	40.00'
70	4	40.00'
71	4	40.00'
72	4	40.00'
73	4	40.00'
74	4	40.00'
75	4	40.00'
76	4	40.00'
77	4	40.00'
78	4	40.00'
79	4	40.00'
80	4	40.00'

Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.dccm.com

LOT FRONTAGE @ BUILDING LINE

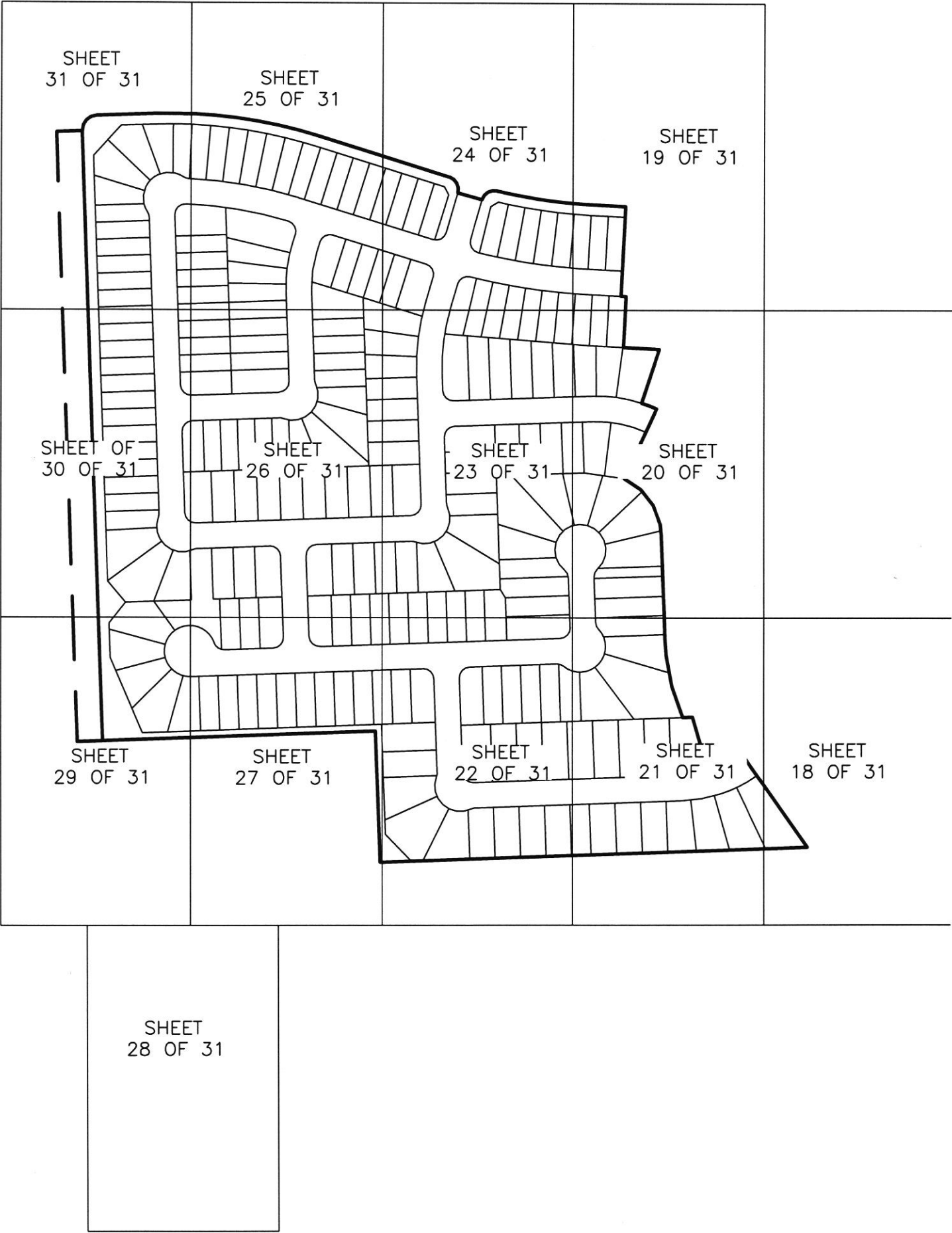
LOT	BLOCK	FRONTAGE @ B.L.
1	5	56.17'
2	5	40.00'
3	5	40.00'
4	5	40.00'
5	5	40.00'
6	5	62.45'
7	5	52.51'
8	5	50.01'
9	5	50.01'
10	5	50.00'
11	5	50.00'
12	5	50.00'
13	5	55.00'
14	5	65.00'
15	5	52.96'
16	5	52.95'
17	5	52.95'
18	5	52.95'
19	5	52.95'
20	5	52.95'
21	5	52.95'
22	5	52.95'
23	5	65.00'
24	5	50.00'
25	5	40.00'
26	5	40.00'
27	5	40.00'
28	5	40.00'
29	5	40.00'
30	5	40.17'
31	5	40.28'
32	5	40.28'
33	5	40.15'
34	5	40.00'
35	5	40.00'
36	5	40.00'
37	5	40.00'
38	5	80.88'

LOT FRONTAGE @ BUILDING LINE

LOT	BLOCK	FRONTAGE @ B.L.
1	6	71.60'
2	6	40.02'
3	6	40.02'
4	6	40.01'
5	6	40.00'
6	6	40.00'
7	6	40.00'
8	6	40.00'
9	6	55.00'
10	6	55.00'
11	6	40.00'
12	6	40.00'
13	6	40.00'
14	6	40.00'
15	6	40.00'
16	6	40.00'
17	6	40.00'
18	6	40.00'
19	6	75.04'

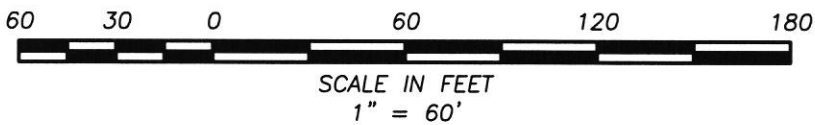
LA 0928 EAST WALKER COUNTY MANAGEMENT DISTRICT SOFI LAKES SEC 2- 8.5 X 14.000 OCT. 9, 2025-9:18 AM SALVADOR CENEBOS

SHEET INDEX
(NOT TO SCALE)



L:\4928 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.002 SEC 2\CAD\PLAT\01 CAD\03 PLAT\PLAT - SOFI LAKES SEC 2 - 8.5 X 14.DWG Del. 9, 2025-9:19 AM SALVADOR CISNEROS

DATE: 10/9/25	FINAL PLAT OF SOFI LAKES SEC 2	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIA.FILFIL@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIA.FILFIL@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 600. Houston, Texas 77077 713.481.8600 rgmiller.dccm.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.dccm.com
SCALE: 1"=60'					
SHEET 16 OF 31					

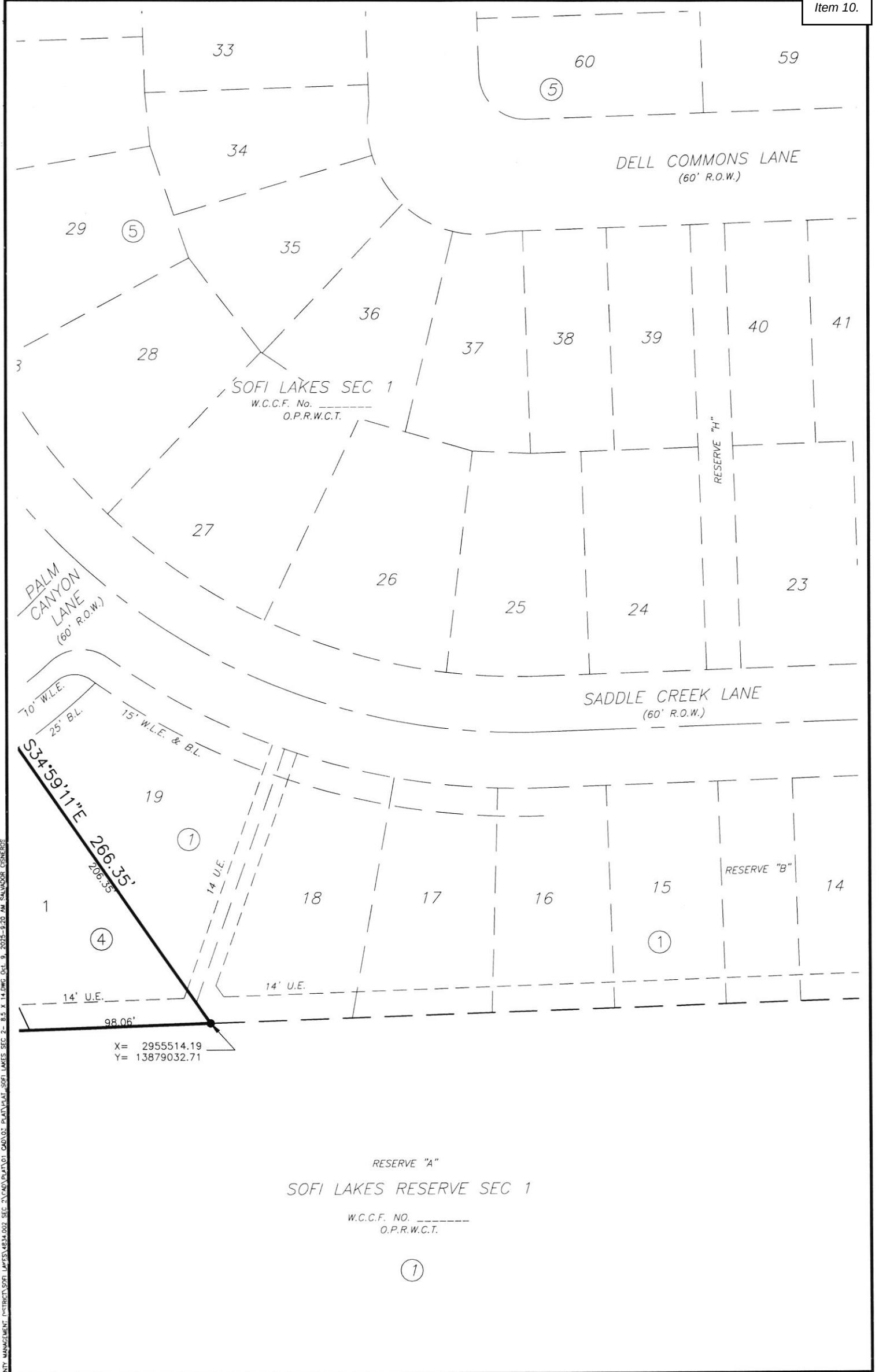


LEGEND

A.E.	= AERIAL EASEMENT
B.L.	= BUILDING LINE
D.E.	= DRAINAGE EASEMENT
ESMT.	= EASEMENT
F.C.	= FILM CODE
G.B.L.	= GARAGE BUILDING LINE
NO.	= NUMBER
O.P.R.W.C.T.	= OFFICIAL PUBLIC RECORDS, WALLER COUNTY, TEXAS
PG.	= PAGE
P.O.B.	= POINT OF BEGINNING
R	= RADIUS
R.O.W.	= RIGHT-OF-WAY
S.S.E.	= SANITARY SEWER EASEMENT
STM.S.E.	= STORM SEWER EASEMENT
T.B.M.	= TEMPORARY BENCHMARK
U.E.	= UTILITY EASEMENT
VOL.	= VOLUME
W.C.C.F.	= WALLER COUNTY CLERK FILE
W.C.D.R.	= WALLER COUNTY DEED RECORD
W.L.E.	= WATER LINE EASEMENT
X	= EASTING COORDINATE
Y	= NORTHING COORDINATE
	= BENCHMARK
	= BLOCK NUMBER
	= FOUND 5/8" IRON ROD (UNLESS OTHERWISE INDICATED)
	= SET 5/8" IRON ROD WITH "MILLER SURVEY" CAP (UNLESS OTHERWISE INDICATED)
	= STREET NAME CHANGE

L:\4928 - EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.002 SEC 2\CA03\PLAT\01 CA03.03 PLAT\PLAT SOFI LAKES SEC 2 - 8.5 X 14.DWG Oct. 9, 2025-9:19 AM SALVADOR CISNEROS

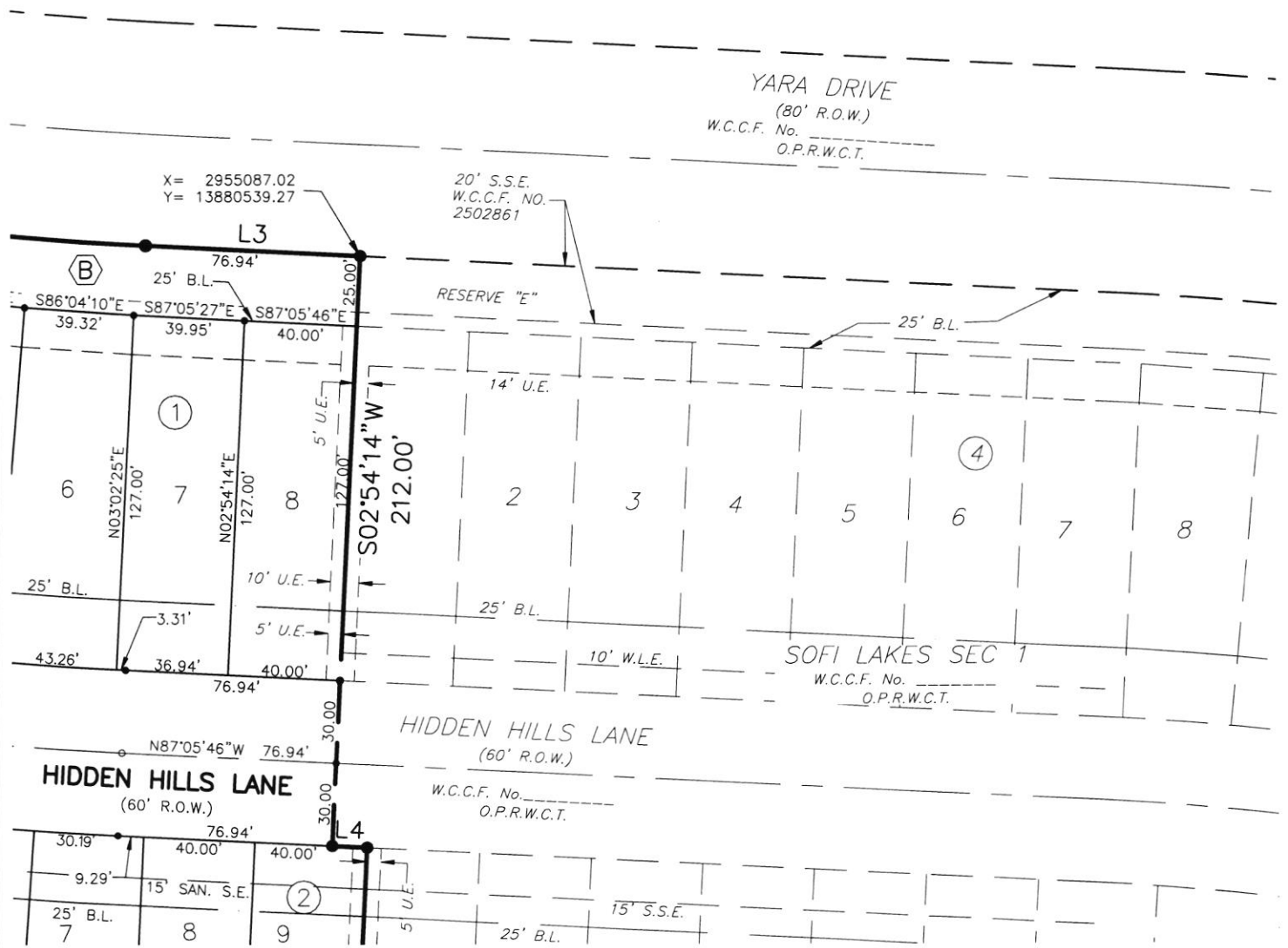
DATE: 10/9/25	FINAL PLAT OF SOFI LAKES SEC 2	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.461.9600 rgmiller.dccm.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1800 millersurvey.dccm.com
SCALE: 1"=60'					
SHEET 17 OF 31					



LA-44218 EAST MILLER COUNTY MANAGEMENT DISTRICT SOFI LAKES SEC 2 - 8.5 X 14 DWS Oct. 9, 2025 - 9:20 AM SALVADOR CISNEROS

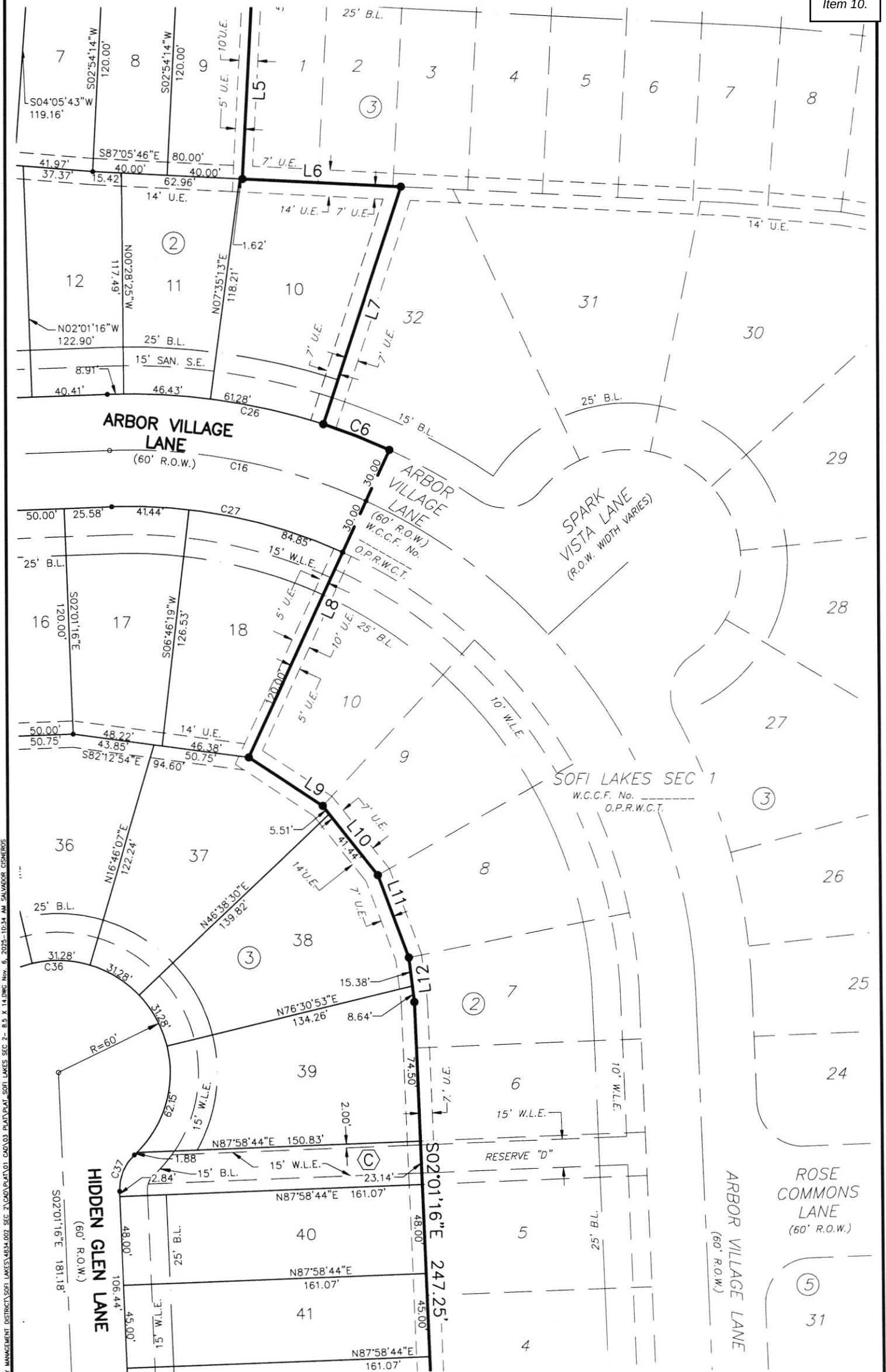
DATE: 10/9/25	FINAL PLAT OF SOFI LAKES SEC 2	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA PLUFL SOPHIAFIL@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA PLUFL SOPHIAFIL@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 600. Houston, Texas 77077 713.461.9900 r.miller@dccm.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey@dccm.com
SCALE: 1"=60'					
SHEET 18 OF 31					

RESIDUE OF A
CALLED 622.4 ACRES
622 SOFI LAKES, L.P.
W.C.C.F. NO. 2408032
W.C.C.G.



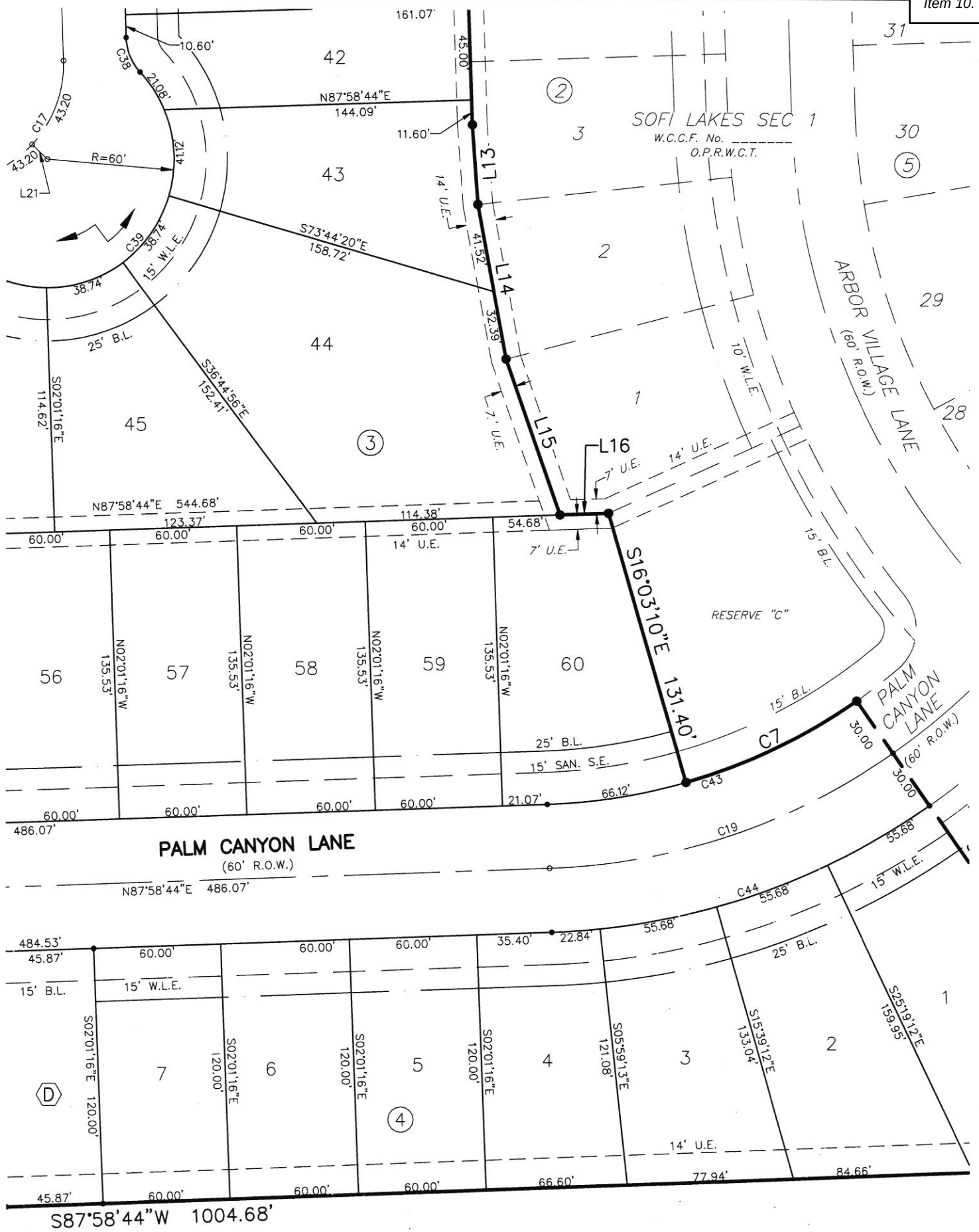
DATE: 10/9/25	FINAL PLAT OF SOFI LAKES SEC 2	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHA FILFIL SOPHAFILFIL@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHA FILFIL SOPHAFILFIL@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 600. Houston, Texas 77077 713.481.9800 r.miller@dccm.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77063 713.413.1900 i.millersurvey@dccm.com
SCALE: 1"=60'					
SHEET 19 OF 31					

L:\4928 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.002 SEC 2\CAO\PLAT\01 CAO\03 PLAT\PLAT_SOFI LAKES SEC 2 - 8.5 X 14.DWG Nov. 6, 2025-10:33 AM SALVADOR OSINEROS



L:\4928 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.000 SEC 2\2403 PLAT\01 0203 PLAT\SOFI LAKES SEC 2 - 8.5 X 14.DWG Nov. 6, 2025-10:34 AM SALVADOR CISNEROS

DATE: 10/9/25	FINAL PLAT OF SOFI LAKES SEC 2	OWNER: 622 SOFI LAKES, L.P. 9019 TRB-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRB-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.461.9600 rgmiller.dccm.com	SURVEYOR MillerSurvey DCCCM Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.dccm.com
SCALE: 1"=60'					
SHEET 20 OF 31					



RESERVE "A"

SOFI LAKES RESERVE SEC 1

W.C.C.F. NO. _____
O.P.R.W.C.T.

(1)

DATE: 10/9/25

SCALE: 1"=60'

SHEET 21 OF 31

FINAL PLAT OF
SOFI LAKES
SEC 2

OWNER:

622 SOFI
LAKES, L.P.
9019 TRI-CITY BEACH RD.
BAYTOWN, TX 77523
713-398-7927
SOPHIA FILFIL
SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM

DEVELOPER:

GARDENBURE
DEVELOPMENT LLC
9019 TRI-CITY BEACH RD.
BAYTOWN, TEXAS 77523
713-398-7927
SOPHIA FILFIL
SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM

ENGINEER

RG Miller

DCCM

R.G. Miller Engineers, Inc. | TxEng F-487
1080 Eldridge Parkway Suite 600,
Houston, Texas 77077
713.481.9500 | rgmiller.dccm.com

SURVEYOR

MillerSurvey

DCCM

Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77040
713.413.1900 | millersurvey.dccm.com



RESERVE "A"

SOFI LAKES RESERVE SEC 1

W.C.C.F. NO. _____

O.P.R.W.C.T.

1

DATE: 10/9/25

SCALE: 1"=60'

SHEET 22 OF 31

FINAL PLAT OF
SOFI LAKES
SEC 2

OWNER:

622 SOFI
LAKES, L.P.

9019 TRI-CITY BEACH RD.
BAYTOWN, TX 77523
713-398-7927
SOPHIA FILFIL

SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM

DEVELOPER:

GARDENBURE
DEVELOPMENT LLC

9019 TRI-CITY BEACH RD.
BAYTOWN, TEXAS 77523
713-398-7927
SOPHIA FILFIL

SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM

ENGINEER
RG Miller

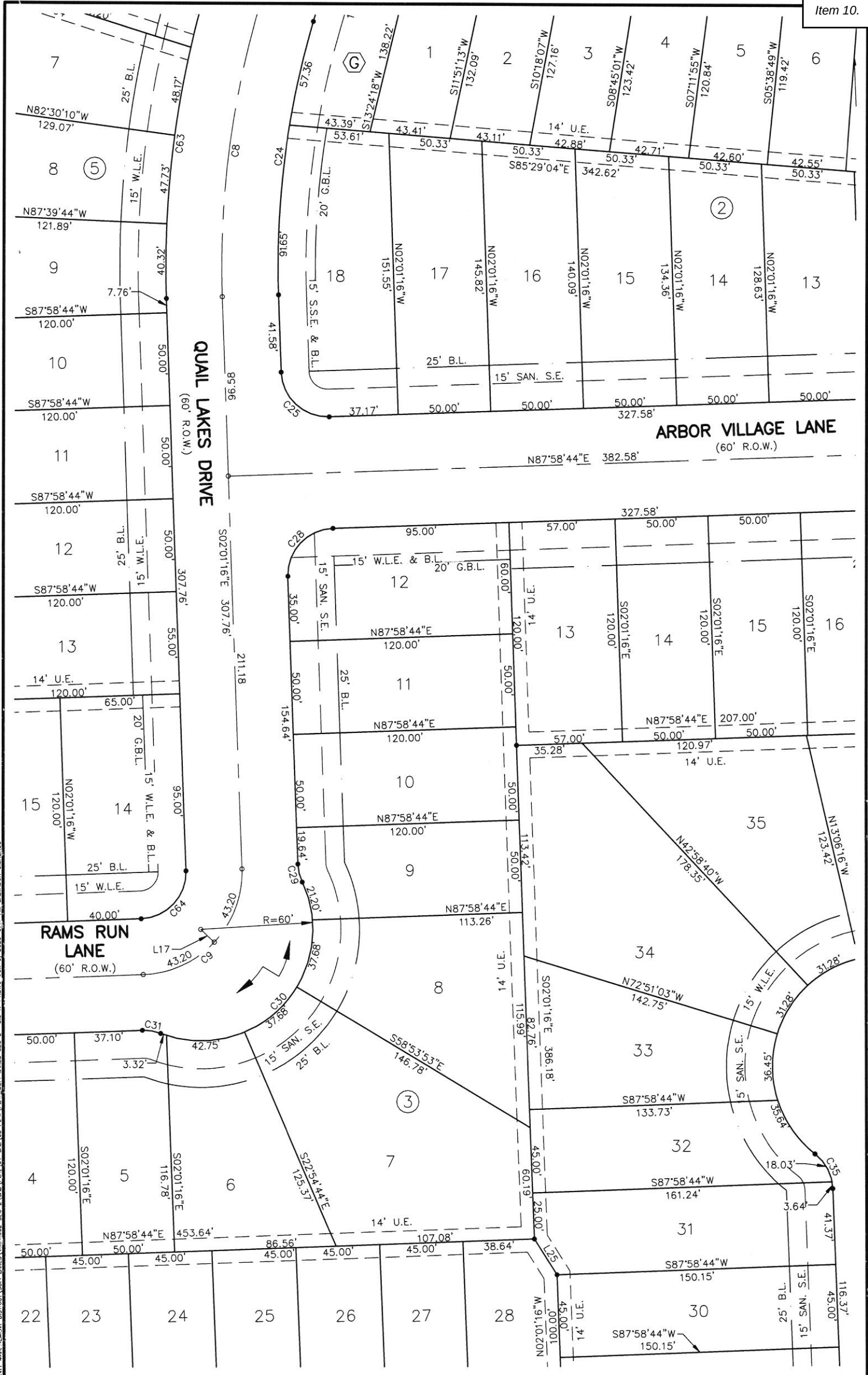
DCCM

R.G. Miller Engineers, Inc. | TxEng F - 487
1080 Eldridge Parkway Suite 800,
Houston, Texas 77077
713.481.9600 | rgmiller@dccm.com

SURVEYOR
MillerSurvey

DCCM

Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey@dccm.com



DATE: 10/9/25

SCALE: 1"=60'

SHEET 23 OF 31

FINAL PLAT OF
SOFI LAKES
SEC 2

OWNER:

622 SOFI
LAKES, L.P.

9019 TRI-CITY BEACH RD.
BAYTOWN, TX 77523
713-398-7927
SOPHIA FILIP

SOPHIAFILIP@GARDENBUREDEVELOPMENT.COM

DEVELOPER:

GARDENBURE
DEVELOPMENT LLC

9019 TRI-CITY BEACH RD.
BAYTOWN, TEXAS 77523
713-398-7927
SOPHIA FILIP

SOPHIAFILIP@GARDENBUREDEVELOPMENT.COM

ENGINEER

RG Miller

DCCM

R.G. Miller Engineers, Inc. | TxEng F-487
1080 Eldridge Parkway Suite 600
Houston, Texas 77077
713.461.9900 | r.miller@dccm.com

SURVEYOR

MillerSurvey

DCCM

Miller Survey | Firm Reg. No. 10047100
1780 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey@dccm.com

YARA DRIVE
STREET
DEDICATION AND
WATER PLANT

W.C.C.F. No. _____
O.P.R.W.C.T.

RESIDUE OF A
CALLED 622.4 ACRES
622 SOFI LAKES, L.P.
W.C.C.F. NO. 2408032

1
RESERVE "A"

YARA DRIVE
(80' R.O.W.)
W.C.C.F. No. _____
O.P.R.W.C.T.

S72°46'19"E 323.37'

QUAIL LAKES DRIVE
(60' R.O.W.)
W.C.C.F. No. _____
O.P.R.W.C.T.

20' S.S.E.
W.C.C.F. NO.
2502861

HIDDEN HILLS LANE
(60' R.O.W.)

DATE: 10/9/25

SCALE: 1"=60'

SHEET 24 OF 31

FINAL PLAT OF
SOFI LAKES
SEC 2

OWNER:
622 SOFI
LAKES, L.P.
9019 TRI-CITY BEACH RD.
BAYTOWN, TX 77523
713-398-7927
SOPHIA FILFIL

DEVELOPER:
GARDENBURE
DEVELOPMENT LLC
9019 TRI-CITY BEACH RD.
BAYTOWN, TEXAS 77523
713-398-7927
SOPHIA FILFIL

ENGINEER
RG Miller
DCCM

R.G. Miller Engineers, Inc. | TxEng F - 487
1080 Eldridge Parkway Suite 600
Houston, Texas 77077
713.461.9600 | rgmiller.dccm.com

SURVEYOR
MillerSurvey
DCCM

Miller Survey | Firm Reg. No. 10047100
1780 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.dccm.com

13-4228 EAST WALLER COUNTY MANAGEMENT DISTRICT SOFI LAKES SEC 2- 8.5 X 14 INCH Nov. 9, 2025-10:42 AM SALVADOR CISNEROS

RESERVE "A"

YARA DRIVE STREET
DEDICATION AND
WATER PLANT

W.C.C.F. No. _____
O.P.R.W.C.T.

YARA DRIVE
(80' R.O.W.)
W.C.C.F. No. _____
O.P.R.W.C.T. _____

20' S.S.E.
W.C.C.F. NO.
25028.55

C2

HIDDEN HILLS LANE
(60' R.O.W.)

STILL WATER LANE
(60' R.O.W.)
N17°13'41"E 79.25'
24.25'

DATE: 10/9/25

SCALE: 1"=60'

SHEET 25 OF 31

FINAL PLAT OF
SOFI LAKES
SEC 2

OWNER:

622 SOFI
LAKES I P

9019 TRI-CITY BEACH RD.
BAYTOWN, TX 77523
713-398-7927
SOPHIA FILFIL

DEVELOPER:

GARDENBURE
DEVELOPMENT LLC

9019 TRI-CITY BEACH RD.
BAYTOWN, TEXAS 77523
713-398-7927
SOPHIA FILFIL

ENGINEER
RG Miller

DECM

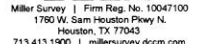
R.G. Miller Engineers, Inc. | TxEng F - 487
1080 Eldridge Parkway Suite 600,
Houston, Texas 77077
713.461.9600 | rgmiller@dcm.com

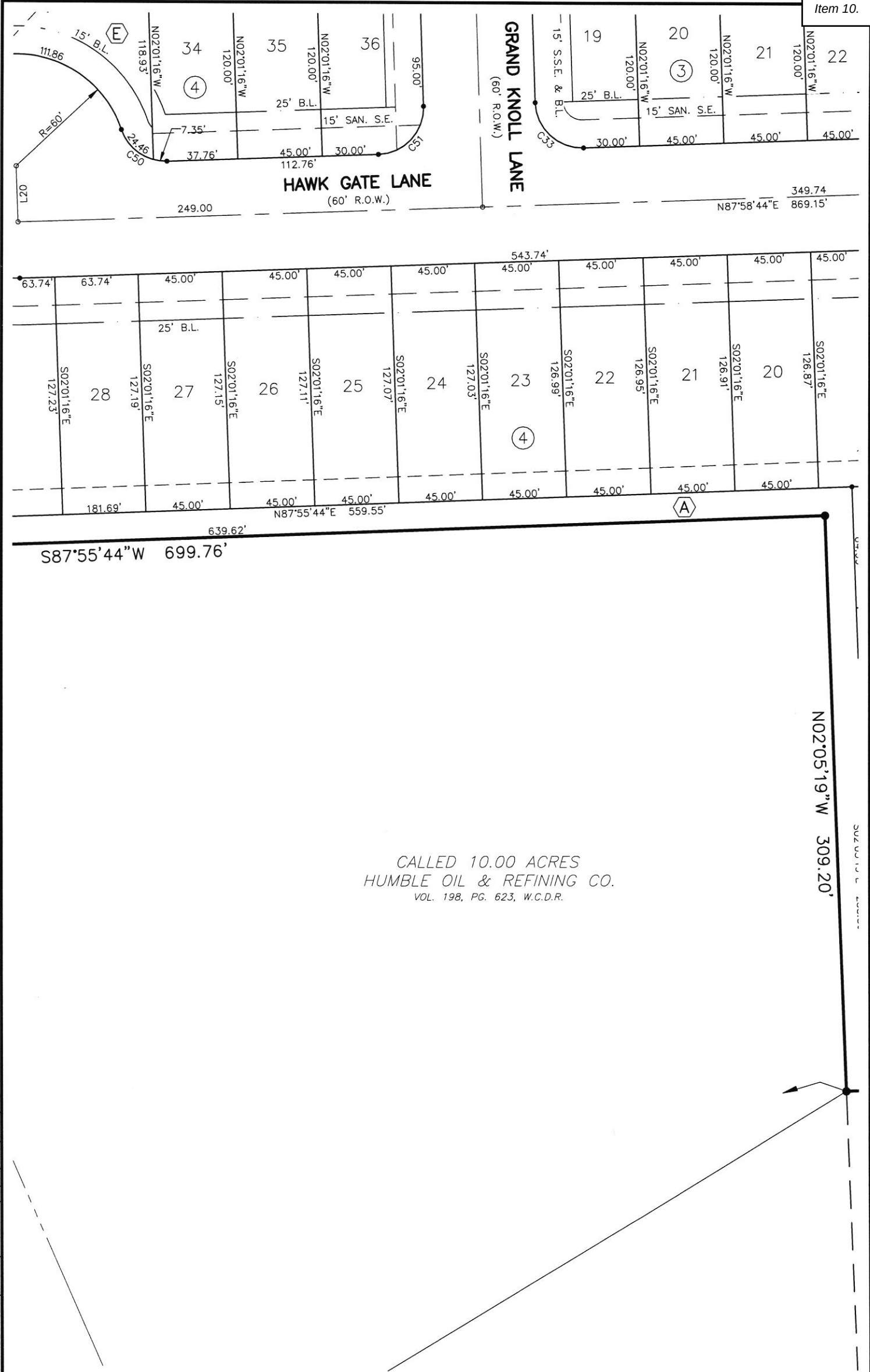
SURVEYOR

MillerSurvey

DECM

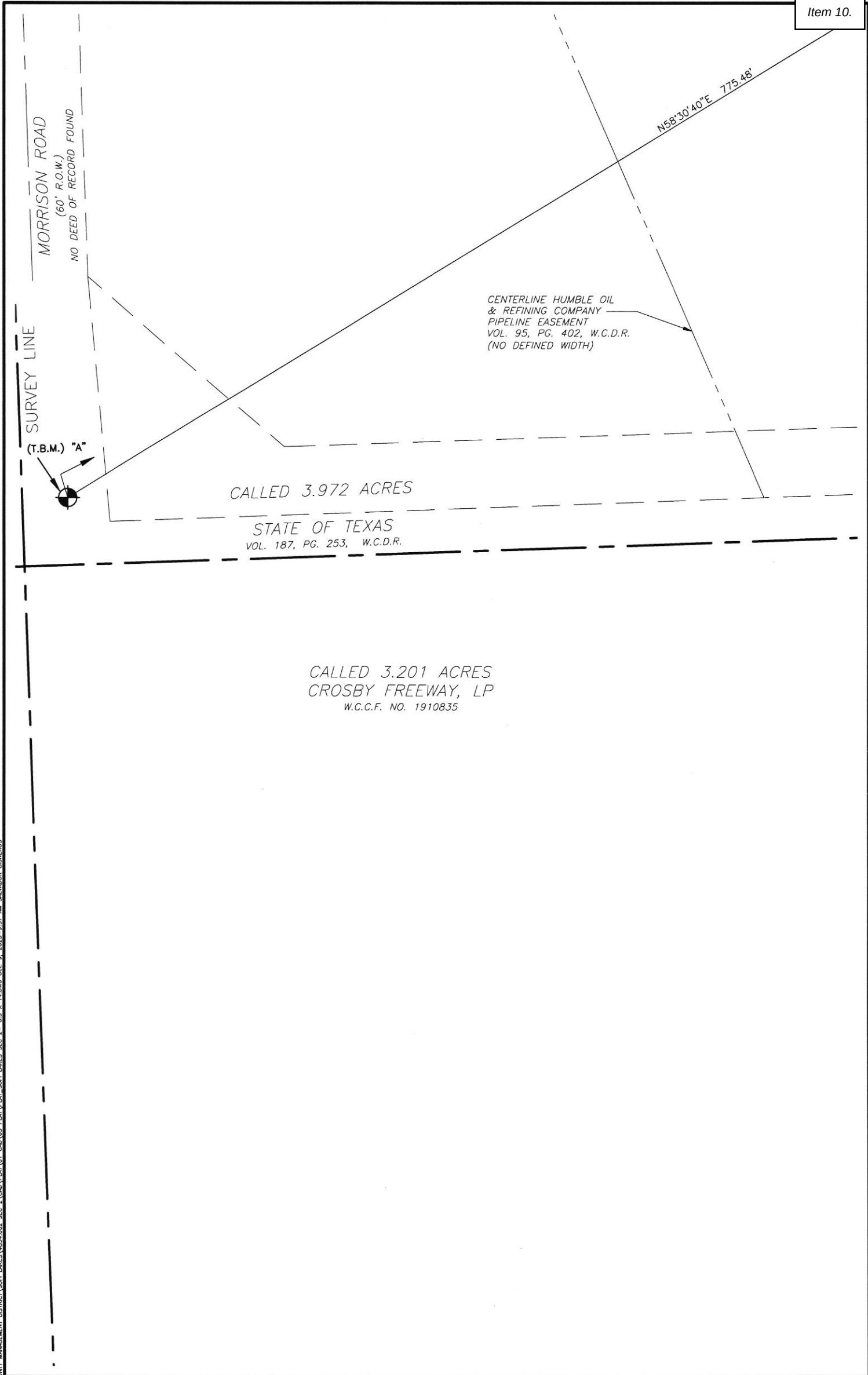
Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.dccm.com





L:\928 EAST WALKER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.002 SEC 2\CAD\PLAT\01 CAD\03 PLAT\PLAT.SOFI LAKES SEC 2- 8.5 X 14.DWG Oct. 9, 2025-9:36 AM SALVADOR CISNEROS

DATE: 10/9/25	FINAL PLAT OF SOFI LAKES SEC 2	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.461.9600 rgmiller.dccm.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.dccm.com
SCALE: 1"=60'					
SHEET 27 OF 31		SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM	SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM		



L:\4928 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFT LAKES\4834.002 SEC 2\CAD\PLAT\01 CAD\03 PLAT\PLAT SOFI LAKES SEC 2-- 8.5 X 14.DWG Oct. 9, 2025--9:37 AM SALVADOR CISNEROS

DATE: 10/9/25	FINAL PLAT OF SOFI LAKES SEC 2	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.467.9800 rgmiller.dccm.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.dccm.com
SCALE: 1"=60'					
SHEET 28 OF 31					

THIS
1.99 AC. /
86,684 SQ. FT.
IS HEREBY
DEDICATED TO THE
PUBLIC FOR
RIGHT-OF-WAY
PURPOSES.

P.O.B.
X= 2953799.76
Y= 13879280.95

CENTERLINE HUMBLE OIL
& REFINING COMPANY —
PIPELINE EASEMENT
VOL. 95, PG. 402, W.C.D.R.
(NO DEFINED WIDTH)

CALLED 10.00 ACRES
 HUMBLE OIL &
 REFINING CO.
 VOL. 198, PG. 623, W.C.D.R.

H. & T.C. R.R. SURVEY, BLOCK 96
(J.M. BENNETT, SURVEY)

A-285

— & T.C. R.R. SURVEY, BLOCK 113
(J.M. BENNETT, SURVEY)

A-173

MORRISON ROAD
(60' R.O.W.)
NO DEED OF RECORD FOUND

Miller Survey | Firm Reg. No. 10047100
1780 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.dccm.com

THIS
1.99 AC. /
86,684 SQ. FT.
IS HEREBY
DEDICATED TO THE
PUBLIC FOR
RIGHT-OF-WAY
PURPOSES.

CALLED
118.748 ACRES
(TRACT "D")
SEI CHANG OH
VOL. 408, PG. 417731 W.C.D.R.

CALLED 160.721 ACRES
ROSEANNE M. LOPEZ
TRUSTEE
VOL. 1377, PG. 417, W.C.D.R.

MORRISON ROAD
(60' R.O.W.)
NO DEED OF RECORD FOUND
NO20'310"W 1431.91'

A



DATE: 10/9/25

SCALE: 1"=60'

SHEET 30 OF 31

FINAL PLAT OF
SOFI LAKES
SEC 2

OWNER:
622 SOFI
LAKES, L.P.
9019 TRI-CITY BEACH RD.
BAYTOWN, TX 77523
713-398-7927
SOPHIA FILFIL
SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM

DEVELOPER:
GARDENBURE
DEVELOPMENT LLC
9019 TRI-CITY BEACH RD.
BAYTOWN, TEXAS 77523
713-398-7927
SOPHIA FILFIL
SOPHIAFILFIL@GARDENBUREDEVELOPMENT.COM

ENGINEER
RG Miller
DCCM
R.G. Miller Engineers, Inc. | TxDOT F-487
1080 Eldridge Parkway Suite 600,
Houston, Texas 77077
713.461.9600 | rgmiller@dccm.com

SURVEYOR
MillerSurvey
DCCM
Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey@dccm.com

RESIDUE OF A
CALLED 622.4 ACRES
622 SOFI LAKES, L.P.
W.C.C.F. NO. 2408032

H. & T.C. R.R. SURVEY, BLOCK
(J.M. BENNETT, SURVEY)
A-285
H. & T.C. R.R. SURVEY, BLOCK
(J.M. BENNETT, SURVEY)
A-173

MORRISON ROAD
(60' R.O.W.)
W.C.C.F. NO. _____
O.P.R.W.C.T.

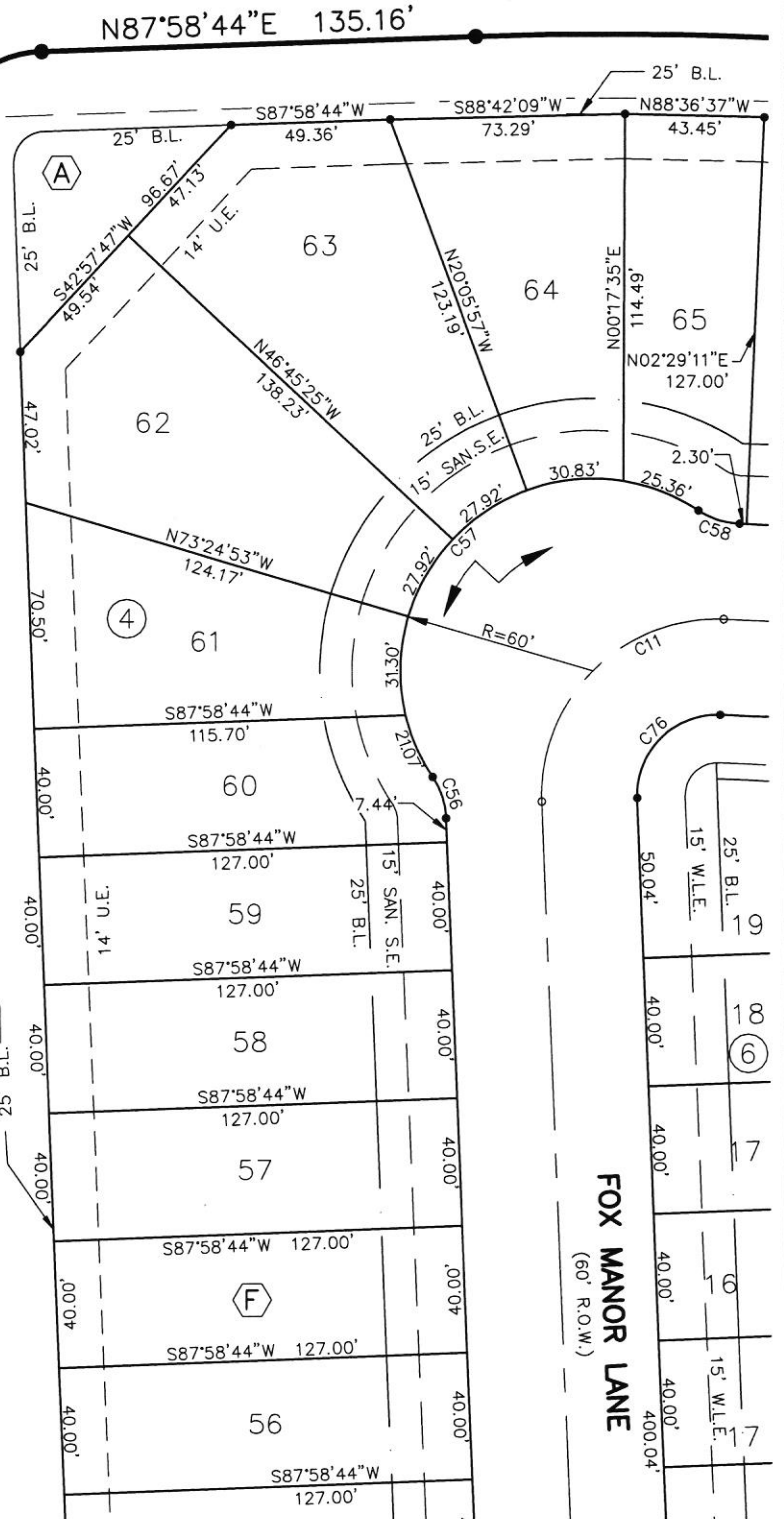
YARA DRIVE
(80' R.O.W.)
W.C.C.F. No. _____
O.P.R.W.C.T.

X= 2953748.47
Y= 13880711.79

CALLED
118.748 ACRES
(TRACT "D")
SEI CHANG OH
VOL. 408, PG. 417731 W.C.D.R.

THIS
1.99 AC. /
86,684 SQ. FT.
IS HEREBY
DEDICATED TO THE
PUBLIC FOR
RIGHT-OF-WAY
PURPOSES.

MORRISON ROAD
(60' R.O.W.)
NO DEED OF RECORD FOUND



L:\4928 - EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4814.002 SEC. 2\4814.002 PLAT\PLAT\01 CAD\03 PLAT\PLAT\SOFI LAKES SEC. 2 - 8.5 X 14.DWG Oct. 9, 2025-9:38 AM SALVADOR CISNEROS

DATE: 10/9/25	FINAL PLAT OF SOFI LAKES SEC 2	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHAFILFIL@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHAFILFIL@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.461.9600 rgmiller.dccm.com	SURVEYOR MillerSurvey DCCCM Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77063 713.413.1900 millersurvey.dccm.com
SCALE: 1"=60'					
SHEET 31 OF 31					



Item 11.

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sofi Lakes Boulevard and Yara Drive Street Dedication

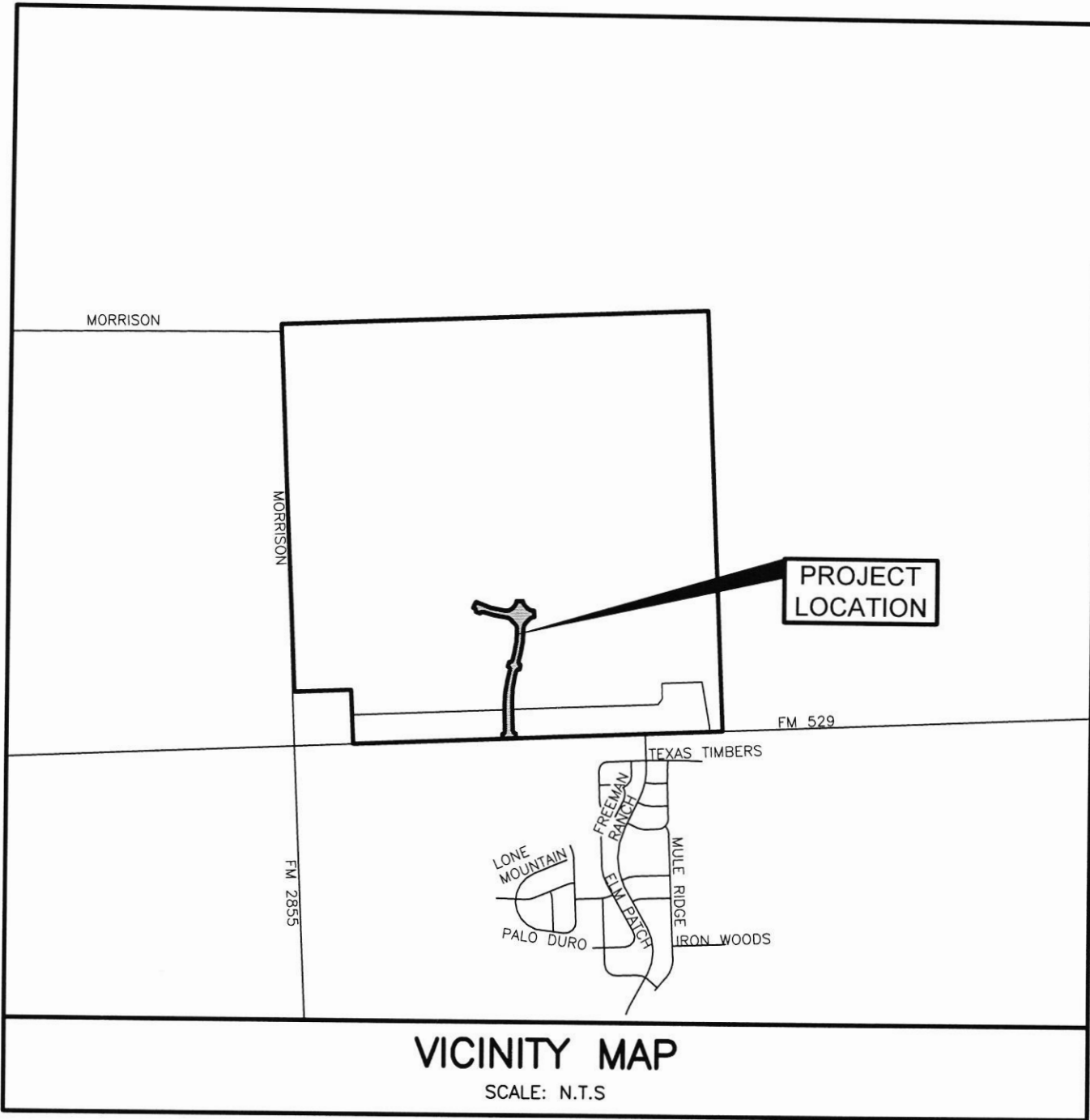
Date: February 11, 2026

Background

Final Plat of Sofi Lakes Boulevard and Yara Drive Street Dedication which consists of 5.40 acres in Precinct 3.

Staff Recommendation

Approve Plat



**FINAL PLAT OF
SOFI LAKES
BOULEVARD AND
YARA DRIVE
STREET DEDICATION**

A SUBDIVISION OF 5.40 ACRES OF LAND LOCATED IN
H.&T.C.R.R. SURVEY, BLOCK 113, A-173
WALLER COUNTY, TEXAS

DATE: AUGUST, 2025 SCALE: 1" = 60'

BKDD PERMIT NO. 2024-127

L:\49258 - EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFT LAKES\4834.901 - SOFT LAKES BOULEVARD & YARA DRIVE\03 PLAT\PLAT SOFT LAKES BOULEVARD & YARA DRIVE.dwg Sep. 4, 2025 - 7:56 AM SALVADOR GONZALEZ

DATE: 9/04/25	FINAL PLAT OF SOFI LAKES BOULEVARD AND YARA DRIVE STREET DEDICATION	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHA FILFIL SOPHA@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHA FILFIL SOPHA@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TRK Eng P - 467 1080 Eldridge Parkway Suite 600 Houston, Texas 77077 713.461.9600 rgmiller@dccm.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey@dccm.com
SCALE: 1"=60'					
SHEET 1 OF 17					

STATE OF TEXAS
COUNTY OF WALLER

WE, 622 SOFI LAKES, L.P., ACTING BY AND THROUGH SOPHIA FILFIL, PRESIDENT, BEING AN OFFICER OF 622 SOFI LAKES, L.P., OWNERS OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF SOFI LAKES BOULEVARD AND YARA DRIVE 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 ALTERNATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO THE GRADES, AND BIND OURSELVES, OUR HEIRS SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WE, THE AFOREMENTIONED , HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS AND ROADS SHOWN THEREON. THERE IS ALSO DEDICATED FOR UTILITIES, AN AERIAL EASEMENT FIVE (5) FEET WIDE TAKEN FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND, LOCATED ADJACENT TO ALL UTILITY EASEMENT AND STREETS SHOWN THEREON.

FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE TO THE PROPERTY AND SHALL BE ENFORCEABLE AT THE OPTION OF WALLER COUNTY, BY WALLER COUNTY, OR ANY CITIZEN THEREOF, BY INJUNCTION AS FOLLOWS:

- 1. THAT DRAINAGE OF SEPTIC TANKS INTO ROADS, STREETS, ALLEYS OR PUBLIC DITCHES, STREAMS, ETC., EITHER DIRECTLY OR INDIRECTLY IS STRICTLY PROHIBITED
- 2. ALL STOCK ANIMALS, HORSES AND FOWL SHALL BE FENCED IN AND NOT ALLOWED TO RUN AT LARGE IN THE SUBDIVISION.
- 3. DRAINAGE STRUCTURES UNDER PRIVATE DRIVES SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND SHALL BE A MINIMUM OF ONE AND ONE QUARTERS (1-1/4) SQUARE FEET (15" DIAMETER PIPE) REINFORCED CONCRETE PIPE, UNLESS SPECIFIED BY THE COUNTY ROAD ADMINISTRATOR, OR COUNTY ENGINEER. CULVERTS AND BRIDGES MUST BE USED FOR ALL DRIVEWAYS AND/OR WALKS, ALTHOUGH DIP-STYLE DRIVEWAYS ARE ENCOURAGED WHERE APPROPRIATE.
- 4. PROPERTY OWNERS WILL OBTAIN DEVELOPMENT PERMITS/PERMIT EXEMPTIONS FROM THE COUNTY FLOODPLAIN ADMINISTRATOR FOR ALL DEVELOPMENT.
- 5. THERE ARE NO UNDERGROUND PIPELINES WITHIN THE CONFINES OF THIS SUBDIVISION EXPECT AS SHOWN ON THE ABOVE PLAT.
- 6. THERE SHALL BE NO SANITARY SEWER SYSTEMS OR ANY WATER WELL CONSTRICTED WITHIN 50 FEET OF ANY LOT LINE THAT DOES NOT ADJOIN A PUBLIC ROAD.

IN TESTIMONY HERETO, THE 622 SOFI LAKES, L.P., HAS CAUSED THESE PRESENTS TO BE SIGNED BY SOPHIA FILFIL, ITS PRESIDENT, BEING AN OFFICER OF 622 SOFI LAKES, L.P., AND ITS SEAL

THIS 2nd DAY OF OCTOBER, 2025.

622 SOFI LAKES, L.P.

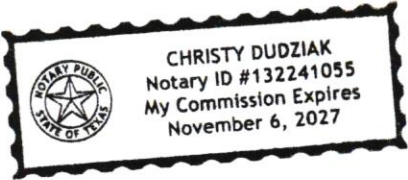
BY: [Signature]
SOPHIA FILFIL
PRESIDENT

STATE OF TEXAS
COUNTY OF WALLER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SOPHIA FILFIL, PRESIDENT, BEING AN OFFICER OF 622 SOFI LAKES, L.P., KNOWN TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE LIMITED PARTNERSHIP, FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED, AND IN THE CAPACITIES STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 2nd DAY OF October, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME: Christy Dudziak
MY COMMISSION EXPIRES: 11-06-2027



DATE: 9/04/25	FINAL PLAT OF SOFI LAKES BOULEVARD AND YARA DRIVE STREET DEDICATION	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TX Eng F - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.451.9600 rgmiller.dccm.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.dccm.com
SCALE: 1"=60'					
SHEET 2 OF 17					

LA-9238 EAST WALLER COUNTY MANAGEMENT DISTRICT SOFI LAKES BOULEVARD & YARA DRIVE SO-8-5114.DWG Sep. 4, 2025-7:57 AM SALVADOR CISNEROS

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 48473C0275E DATED 2/18/2009.

STATE OF TEXAS
REGISTERED
ANTHONY R. PEACOCK
5047
PROFESSIONAL
LAND SURVEYOR

DATE: 9/04/25	FINAL PLAT OF SOFI LAKES BOULEVARD AND YARA DRIVE STREET DEDICATION	OWNER:	DEVELOPER:	ENGINEER	SURVEYOR
SCALE: 1"=60'		622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	RG Miller DCCM R.G. Miller Engineers, Inc. Tring F. 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.481.9800 rgmiller@dccon.com	MillerSurvey DCCM Miller Survey, Inc. Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1950 miller@dccon.com
SHEET 3 OF 17					

APPROVED BY THE BOARD OF SUPERVISION ON 03.24.2025
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 THE M 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.

APPROVED BY COMMISSIONERS COURT OF WALLER COUNTY, TEXAS, THIS _____ DAY OF _____, 2025.

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 SYSTEMS. THE DEVELOPER IS REQUIRED TO COMPLY WITH SECTIONS 5 AND 6 OF THE THEN CURRENT WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, IN THE REGARD.

L:\9228 - EAST WALLER COUNTY MANAGEMENT DISTRICT\SOI LAKES\4814.001 - SOI LAKES BLVD\CD\PLAT\01 - CD\03 - PLAT\PLAT SOI LAKES BLVD & YARA DR SD - 8.5X14.DWG Sep. 4, 2025-7:57 AM SALVADOR OSNEDES

DATE: 9/04/25	FINAL PLAT OF SOFI LAKES BOULEVARD AND YARA DRIVE STREET DEDICATION	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 500 Houston, Texas 77077 713.461.9600 rgmiller@dccm.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey@dccm.com
SCALE: 1"=60'					
SHEET 4 OF 17					

BEING A TRACT OF LAND CONTAINING 5.40 ACRES (235,359 SQUARE FEET), LOCATED IN THE H.&T.C.R.R. SURVEY BLOCK 113, ABSTRACT NUMBER (NO.) 173, WALLER COUNTY, TEXAS; SAID 5.40 ACRE TRACT BEING A PORTION OF A CALLED 622.4 ACRE TRACT RECORDED IN THE NAME OF 622 SOFI LAKES, L.P. UNDER WALLER COUNTY CLERK'S FILE NUMBER (W.C.C.F.) NUMBER (NO.) 2408032; SAID 5.40 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), AS PER GPS OBSERVATIONS):

COMMENCING AT A 3/4-INCH IRON ROD FOUND ON THE NORTH R.O.W. LINE OF F.M. 529 (A.K.A FREEMAN ROAD, 120' WIDE PER VOL. 187, PG. 253, W.C.D.R.), FOR THE NORTH LINE OF A CALLED 3.972 ACRE TRACT RECORDED IN THE NAME OF THE STATE OF TEXAS, UNDER VOL. 187, PG. 253, W.C.D.R., AT THE SOUTHEAST CORNER OF A CALLED 10.00 ACRE TRACT RECORDED IN THE NAME OF HUMBLE OIL & REFINING CO., UNDER VOL. 198, PG. 623, W.C.D.R., AND BEING THE SOUTHWEST CORNER OF SAID 622.4 ACRE TRACT, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 10.00 ACRE TRACT, FOR AN INTERIOR CORNER OF SAID 622.4 ACRE TRACT, BEARS NORTH 02 DEGREES 05 MINUTES 19 SECONDS WEST, A DISTANCE OF 667.73 FEET;

THENCE, WITH THE LINE COMMON TO THE NORTH LINE OF SAID 3.972 ACRE TRACT AND THE SOUTH LINE OF SAID 622.4 ACRE TRACT, NORTH 88 DEGREES 01 MINUTES 25 SECONDS EAST, A DISTANCE OF 1,845.56 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT ON THE NORTH LINE OF SAID 3.972 ACRE TRACT AND THE SOUTH LINE OF SAID 622.4 ACRE TRACT, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID 622.4 ACRE TRACT, THE FOLLOWING FORTY-THREE (43) COURSES:

- 1. NORTH 01 DEGREES 58 MINUTES 35 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
- 2. 54.98 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS NORTH 43 DEGREES 01 MINUTES 25 SECONDS EAST, A DISTANCE OF 49.50 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;
- 3. NORTH 01 DEGREES 58 MINUTES 35 SECONDS WEST, A DISTANCE OF 300.26 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
- 4. 338.88 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,250.00 FEET, A CENTRAL ANGLE OF 15 DEGREES 32 MINUTES 00 SECONDS, AND A CHORD THAT BEARS NORTH 05 DEGREES 47 MINUTES 25 SECONDS EAST, A DISTANCE OF 337.85 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;
- 5. NORTH 13 DEGREES 33 MINUTES 25 SECONDS EAST, A DISTANCE OF 120.98 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
- 6. 54.98 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS NORTH 31 DEGREES 26 MINUTES 35 SECONDS WEST, A DISTANCE OF 49.50 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
- 7. NORTH 13 DEGREES 33 MINUTES 25 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
- 8. 54.98 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS NORTH 58 DEGREES 33 MINUTES 25 SECONDS EAST, A DISTANCE OF 49.50 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;
- 9. NORTH 13 DEGREES 33 MINUTES 25 SECONDS EAST, A DISTANCE OF 85.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
- 10. 307.62 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,160.00 FEET, A CENTRAL ANGLE OF 15 DEGREES 11 MINUTES 40 SECONDS, AND A CHORD THAT BEARS NORTH 05 DEGREES 57 MINUTES 35 SECONDS EAST, A DISTANCE OF 306.72 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
- 11. 83.74 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 53 DEGREES 18 MINUTES 35 SECONDS, AND A CHORD THAT BEARS NORTH 28 DEGREES 17 MINUTES 32 SECONDS WEST, A DISTANCE OF 80.75 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
- 12. 42.68 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 19 DEGREES 33 MINUTES 48 SECONDS, AND A CHORD THAT BEARS NORTH 45 DEGREES 09 MINUTES 56 SECONDS WEST, A DISTANCE OF 42.47 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
- 13. 76.98 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 49 DEGREES 00 MINUTES 36 SECONDS, AND A CHORD THAT BEARS NORTH 59 DEGREES 53 MINUTES 20 SECONDS WEST, A DISTANCE OF 74.66 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
- 14. 295.82 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,240.00 FEET, A CENTRAL ANGLE OF 13 DEGREES 40 MINUTES 07 SECONDS, AND A CHORD THAT BEARS NORTH 77 DEGREES 33 MINUTES 34 SECONDS WEST, A DISTANCE OF 295.12 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
- 15. 45.71 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 87 DEGREES 17 MINUTES 32 SECONDS, AND A CHORD THAT BEARS SOUTH 65 DEGREES 37 MINUTES 44 SECONDS WEST, A DISTANCE OF 41.41 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;

DATE: 9/04/25	FINAL PLAT OF SOFI LAKES BOULEVARD AND YARA DRIVE STREET DEDICATION	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TXEng F - 487 1080 Eldridge Parkway Suite 600 Houston, Texas 77077 713.461.9600 rgmiller.dccm.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.415.1900 millersurvey.dccm.com
SCALE: 1"=60'					
SHEET 5 OF 17					

LA4928 EAST WALLER COUNTY MANAGEMENT DISTRICT SOFI LAKES BOULEVARD AND YARA DRIVE STREET DEDICATION 4, 2025-7:58 AM SALVADOR CISNEROS

16. NORTH 68 DEGREES 01 MINUTES 02 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
17. 45.71 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 87 DEGREES 17 MINUTES 32 SECONDS, AND A CHORD THAT BEARS NORTH 21 DEGREES 39 MINUTES 48 SECONDS WEST, A DISTANCE OF 41.41 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
18. 20.00 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,240.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 55 MINUTES 27 SECONDS, AND A CHORD THAT BEARS NORTH 64 DEGREES 50 MINUTES 50 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
19. NORTH 25 DEGREES 36 MINUTES 53 SECONDS EAST, A DISTANCE OF 80.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
20. 386.98 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,160.00 FEET, A CENTRAL ANGLE OF 19 DEGREES 06 MINUTES 50 SECONDS, AND A CHORD THAT BEARS SOUTH 73 DEGREES 56 MINUTES 32 SECONDS EAST, A DISTANCE OF 385.19 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
21. 89.93 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 57 DEGREES 15 MINUTES 15 SECONDS, AND A CHORD THAT BEARS NORTH 67 DEGREES 52 MINUTES 26 SECONDS EAST, A DISTANCE OF 86.24 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
22. 24.83 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 11 DEGREES 23 MINUTES 00 SECONDS, AND A CHORD THAT BEARS NORTH 44 DEGREES 56 MINUTES 18 SECONDS EAST, A DISTANCE OF 24.79 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
23. 82.93 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 52 DEGREES 47 MINUTES 47 SECONDS, AND A CHORD THAT BEARS NORTH 24 DEGREES 13 MINUTES 55 SECONDS EAST, A DISTANCE OF 80.03 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
24. NORTH 87 DEGREES 50 MINUTES 02 SECONDS EAST, A DISTANCE OF 80.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
25. 82.93 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 52 DEGREES 47 MINUTES 47 SECONDS, AND A CHORD THAT BEARS SOUTH 28 DEGREES 33 MINUTES 52 SECONDS EAST, A DISTANCE OF 80.03 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
26. 28.17 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 12 DEGREES 54 MINUTES 38 SECONDS, AND A CHORD THAT BEARS SOUTH 48 DEGREES 30 MINUTES 26 SECONDS EAST, A DISTANCE OF 28.11 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
27. 84.02 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 53 DEGREES 29 MINUTES 23 SECONDS, AND A CHORD THAT BEARS SOUTH 68 DEGREES 47 MINUTES 49 SECONDS EAST, A DISTANCE OF 81.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;
28. NORTH 84 DEGREES 27 MINUTES 30 SECONDS EAST, A DISTANCE OF 6.84 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
29. SOUTH 05 DEGREES 32 MINUTES 30 SECONDS EAST, A DISTANCE OF 80.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
30. SOUTH 84 DEGREES 27 MINUTES 30 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
31. 81.83 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 52 DEGREES 05 MINUTES 47 SECONDS, AND A CHORD THAT BEARS SOUTH 58 DEGREES 24 MINUTES 36 SECONDS WEST, A DISTANCE OF 79.04 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
32. 39.88 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 18 DEGREES 16 MINUTES 50 SECONDS, AND A CHORD THAT BEARS SOUTH 41 DEGREES 30 MINUTES 08 SECONDS WEST, A DISTANCE OF 39.71 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
33. 82.28 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 52 DEGREES 22 MINUTES 50 SECONDS, AND A CHORD THAT BEARS SOUTH 24 DEGREES 27 MINUTES 08 SECONDS WEST, A DISTANCE OF 79.44 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
34. 331.02 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,240.00 FEET, A CENTRAL ANGLE OF 15 DEGREES 17 MINUTES 42 SECONDS, AND A CHORD THAT BEARS SOUTH 05 DEGREES 54 MINUTES 34 SECONDS WEST, A DISTANCE OF 330.03 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;
35. SOUTH 13 DEGREES 33 MINUTES 25 SECONDS WEST, A DISTANCE OF 85.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;

L:\4938 EAST WALKER COUNTY MANAGEMENT DISTRICT\SOFLAKES\4834\901 SOFI LAKES BLVD\CD\PLAN\01 CAD\03 PLAN\PLAT SOFI LAKES BLVD & YARA DR SD - 8.5X11.DWG Sep. 4, 2025 - 7:59 AM SALVADOR CISNEROS

DATE: 9/04/25	FINAL PLAT OF SOFI LAKES BOULEVARD AND YARA DRIVE STREET DEDICATION	OWNER:	DEVELOPER:	ENGINEER	SURVEYOR
SCALE: 1"=60'		622 SOFI LAKES, L.P.	GARDENBURE DEVELOPMENT LLC	RG Miller	MillerSurvey
SHEET 6 OF 17		9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHA FILITL SOPHIA@GARDENBUREDEVELOPMENT.COM	9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHA FILITL SOPHIA@GARDENBUREDEVELOPMENT.COM	R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.451.9900 rgmiller-dccm.com	Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey-dccm.com

36. 54.98 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 31 DEGREES 26 MINUTES 35 SECONDS EAST, A DISTANCE OF 49.50 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
37. SOUTH 13 DEGREES 33 MINUTES 25 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
38. 54.98 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 58 DEGREES 33 MINUTES 25 SECONDS WEST, A DISTANCE OF 49.50 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;
39. SOUTH 13 DEGREES 33 MINUTES 25 SECONDS WEST, A DISTANCE OF 49.02 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
40. 311.77 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,150.00 FEET, A CENTRAL ANGLE OF 15 DEGREES 32 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 05 DEGREES 47 MINUTES 25 SECONDS WEST, A DISTANCE OF 310.82 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;
41. SOUTH 01 DEGREES 58 MINUTES 35 SECONDS EAST, A DISTANCE OF 374.94 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
42. 54.98 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 46 DEGREES 58 MINUTES 35 SECONDS EAST, A DISTANCE OF 49.50 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN POINT;
43. SOUTH 01 DEGREES 58 MINUTES 35 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT ON THE LINE COMMON TO THE NORTH LINE OF SAID 3.972 ACRE TRACT AND THE SOUTH LINE OF SAID 622.4 ACRE TRACT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
- THENCE, WITH THE LINE COMMON TO THE NORTH LINE OF SAID 3.972 ACRE TRACT AND THE SOUTH LINE OF SAID 622.4 ACRE TRACT, SOUTH 88 DEGREES 01 MINUTES 25 SECONDS WEST, A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.40 ACRES OF LAND.

L:\4928 - EAST WALKER COUNTY MANAGEMENT DISTRICT\SOI LAKES\4834-901 - SOFI LAKES BLVD\CAD\PLAT\01 - CAD\03 PLAT\PLAT SOFI LAKES BLVD & YARA DR SD- 8.5X14.DWG Sep. 4, 2025-7:59 AM SALVADOR CISNEROS

DATE: 9/04/25	FINAL PLAT OF SOFI LAKES BOULEVARD AND YARA DRIVE STREET DEDICATION	OWNER:	DEVELOPER:	ENGINEER	SURVEYOR
SCALE: 1"=60'		622 SOFI LAKES, L.P.	GARDENBURE DEVELOPMENT LLC	RG Miller	MillerSurvey
SHEET 7 OF 17		9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.461.9500 rgmiller.dccm.com	DCCM Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.dccm.com

NOTES:

- 1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAYBE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999889861431.
- 2. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), AS PER GPS OBSERVATIONS.
- 3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48473C0275E AND 48473C0350E, BOTH HAVING AN EFFECTIVE DATE OF 02/18/2009, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED).
- 4. 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 THIS 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.
- 5. THERE ARE NO KNOWN PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
- 6. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM
- 7. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN OFFSITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.
- 8. SUBJECT PLAT WAS DEANNEX FROM THE CITY OF HOUSTON EXTRA-TERRITORIAL JURISDICTION (E.T.J.) ON SEPTEMBER 7, 2023.
- 9. SUBJECT PLAT IS SUBJECT TO RIGHT OF WAY PURPOSES FOR PUBLIC USE.
- 10. PROJECT BENCHMARK: NGS F768 (PID:AWO121)
BEING A BRASS DISK STAMPED "F 768 1943" ON THE TOP OF A CONCRETE BRIDGE ABUTMENT AT THE SOUTH END OF THE EAST ABUTMENT OF THE HIGHWAY BRIDGE OVER BESSIES CREEK. TO REACH THE BENCHMARK HEAD 2.1 MILES WEST ALONG U.S. HWY 90 FROM THE JUNCTION OF F.M. 359 SOUTH IN BROOKSHIRE, BEING ABOUT 0.25 MILE WEST OF THE JUNCTION OF DONIGAN ROAD AND U.S. HWY 90, 0.2 MILES EAST OF THE JUNCTION OF U.S. HWY. 90 LEADING INTO I-10 WEST AND THE ACCESS ROAD.
ELEVATION = 130.50' NAVD88
- 11. PROJECT BENCHMARK: (TBM) "A":
BEING AN "X" CUT IN CONCRETE HEADWALL OF A CULVERT AT THE NORTHEAST INTERSECTION OF F.M. 2855 AND F.M. 529.
ELEVATION = 176.65' NAV88
- 12. ALL ELEVATIONS PLOTTED HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS PER GPS OBSERVATIONS.

LA-4928 EAST WALLER COUNTY MANAGEMENT DISTRICT SOFI LAKES 4834.061 SOFI LAKES BLVD (CD) PLAT 01 CAD 03 PLAT PLAT SOFI LAKES BLVD & YARA DR SR- 8.5X11.0WG Sep. 4, 2025-7:59 AM SALVADOR CISNEROS

DATE: 9/04/25	FINAL PLAT OF SOFI LAKES BOULEVARD AND YARA DRIVE STREET DEDICATION	OWNER:	DEVELOPER:	ENGINEER	SURVEYOR
SCALE: 1"=60'		622 SOFI LAKES, L.P.	GARDENBURE DEVELOPMENT LLC	RG Miller	MillerSurvey
SHEET 8 OF 17		9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA.FLTL SOPHIA@GARDENBUREDEVELOPMENT.COM	9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA.FLTL SOPHIA@GARDENBUREDEVELOPMENT.COM	DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Elondge Parkway Suite 600, Houston, Texas 77077 713.481.9500 rgmiller.dccm.com	DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.dccm.com

NOTES:

13. THE BUILDING OF ALL STREETS, BRIDGES OR CULVERTS IS THE RESPONSIBILITY OF THE OWNERS IN ACCORDANCE WITH THE PLANS PRESCRIBED BY THE COMMISSIONERS COURT. THE 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 PUBLIC STREETS. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR THE DRAINAGE WAYS 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. FLOOD PLAIN 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 622 SOFI LAKES, L.P. 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.
 - (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
14. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 87, PG. 420, W.C.D.R. (BLANKET IN NATURE)
15. THIS PLAT IS SUBJECT TO A HUMBLE OIL & REFINING COMPANY EASEMENT RECORDED IN VOL. 90, PG. 53, W.C.D.R. (BLANKET IN NATURE)
16. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 95, PG. 232, W.C.D.R. (BLANKET IN NATURE)
17. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 95, PG. 233, W.C.D.R. (BLANKET IN NATURE)
18. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 95, PG. 234, W.C.D.R. (BLANKET IN NATURE)
19. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 98, PG. 495, W.C.D.R. (BLANKET IN NATURE)
20. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 98, PG. 496, W.C.D.R. (BLANKET IN NATURE)
21. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 98, PG. 497, W.C.D.R. (BLANKET IN NATURE)
22. THIS PLAT IS SUBJECT TO A HUMBLE OIL & REFINING COMPANY EASEMENT RECORDED IN VOL. 98, PG. 635, W.C.D.R. (BLANKET IN NATURE)
23. THIS PLAT IS SUBJECT TO A HUMBLE OIL & REFINING COMPANY EASEMENT RECORDED IN VOL. 100, PG. 188, W.C.D.R. (BLANKET IN NATURE)
24. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 103, PG. 519, W.C.D.R. (BLANKET IN NATURE)
25. THIS PLAT IS SUBJECT TO THE DOW CHEMICAL COMPANY EASEMENT RECORDED IN VOL. 124, PG. 542, W.C.D.R. (BLANKET IN NATURE)
26. THIS PLAT IS SUBJECT TO A HUMBLE OIL & REFINING COMPANY EASEMENT RECORDED IN VOL. 198, PG. 622, W.C.D.R. (BLANKET IN NATURE)

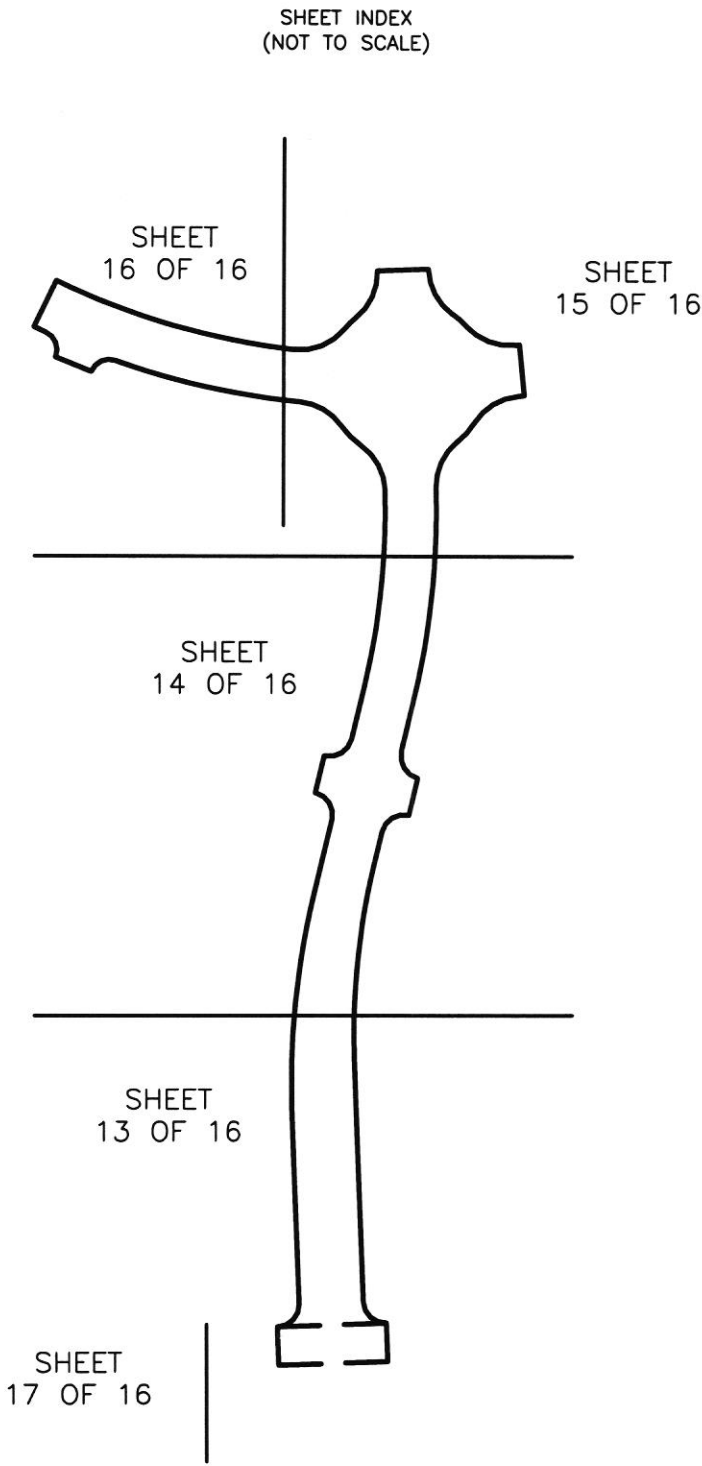
L:\4928 - EAST WALKER COUNTY MANAGEMENT DISTRICT\SOPI LAKES\4834.001 - SOPI LAKES BLVD\CAD\PLAT\SOPI LAKES BLVD & YARA DR 50 - 8.0X14.DWG Nov. 5, 2025--11:26 AM SALVADOR CISNEROS

DATE: 9/04/25	FINAL PLAT OF SOPI LAKES BOULEVARD AND YARA DRIVE STREET DEDICATION	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHA FILFIL SOPHA@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHA FILFIL SOPHA@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77017 713.461.9600 rgmiller.dccm.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77063 713.413.1800 millersurvey.dccm.com
SCALE: 1"=60'					
SHEET 9 OF 17					

LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°58'35"W	60.00'
L2	N13°33'25"E	60.00'
L3	N13°33'25"E	85.00'
L4	N68°01'02"W	60.00'
L5	N25°36'53"E	80.00'
L6	N87°50'02"E	80.00'
L7	N84°27'30"E	6.84'
L8	S05°32'30"E	80.00'
L9	S84°27'30"W	10.00'
L10	S13°33'25"W	85.00'
L11	S13°33'25"W	60.00'
L12	S13°33'25"W	49.02'
L13	S01°58'35"E	60.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARCH LENGTH	CHORD BEARING	CHORD LENGTH
C1	35.00'	90°00'00"	54.98'	N43°01'25"E	49.50'
C2	1250.00'	15°32'00"	338.88'	N05°47'25"E	337.85'
C3	35.00'	90°00'00"	54.98'	N31°26'35"W	49.50'
C4	35.00'	90°00'00"	54.98'	N58°33'25"E	49.50'
C5	1160.00'	15°11'40"	307.62'	N05°57'35"E	306.72'
C6	90.00'	53°18'35"	83.74'	N28°17'32"W	80.75'
C7	125.00'	19°33'48"	42.68'	N45°09'56"W	42.47'
C8	90.00'	49°00'36"	76.98'	N59°53'20"W	74.66'
C9	1240.00'	13°40'07"	295.82'	N77°33'34"W	295.12'
C10	30.00'	87°17'32"	45.71'	S65°37'44"W	41.41'
C11	30.00'	87°17'32"	45.71'	N21°39'48"W	41.41'
C12	1240.00'	0°55'27"	20.00'	N64°50'50"W	20.00'
C13	1160.00'	19°06'50"	386.98'	S73°56'32"E	385.19'
C14	90.00'	57°15'15"	89.93'	N67°52'26"E	86.24'
C15	125.00'	11°23'00"	24.83'	N44°56'18"E	24.79'
C16	90.00'	52°47'47"	82.93'	N24°13'55"E	80.03'
C17	90.00'	52°47'47"	82.93'	S28°33'52"E	80.03'
C18	125.00'	12°54'38"	28.17'	S48°30'26"E	28.11'
C19	90.00'	53°29'23"	84.02'	S68°47'49"E	81.00'
C20	90.00'	52°05'47"	81.83'	S58°24'36"W	79.04'
C21	125.00'	18°16'50"	39.88'	S41°30'08"W	39.71'
C22	90.00'	52°22'50"	82.28'	S24°27'08"W	79.44'
C23	1240.00'	15°17'42"	331.02'	S05°54'34"W	330.03'
C24	35.00'	90°00'00"	54.98'	S31°26'35"E	49.50'
C25	35.00'	90°00'00"	54.98'	S58°33'25"W	49.50'
C26	1150.00'	15°32'00"	311.77'	S05°47'25"W	310.82'
C27	35.00'	90°00'00"	54.98'	S46°58'35"E	49.50'
C28	1200.00'	15°32'00"	325.33'	N05°47'25"E	324.33'
C29	1200.00'	15°43'23"	329.31'	N05°41'43"E	328.27'
C30	1200.00'	31°09'23"	652.54'	S79°57'48"E	644.53'

L:\4928- EAST MILLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4824.901 SOFI LAKES BLVD\CD\PLAT 01- CAD\03- PLAT\PLAT SOFI LAKES BLVD & YARA DR SD- 8.5X14.DWG Sep. 4, 2025--8:00 AM SALVADOR CSNEROS



L:\4878 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.801 SOFI LAKES BLVD\CD\PLAT\01 CAD\03 PLAT\PLAT SOFI LAKES BLVD & YARA DR SD-- 8.5X14.DWG Sep. 4, 2025--8:00 AM SALVADOR CISNEROS

DATE: 9/04/25
SCALE: 1"=60'
SHEET 11 OF 17

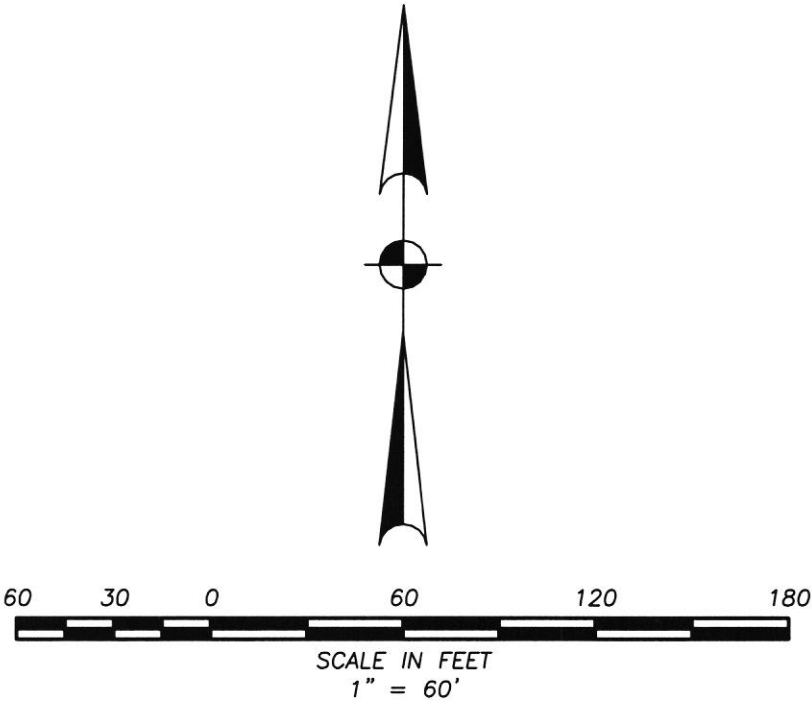
FINAL PLAT OF
SOFI LAKES
BOULEVARD AND YARA
DRIVE STREET
DEDICATION

OWNER:
622 SOFI
LAKES, L.P.
9019 TRI-CITY BEACH RD.
BAYTOWN, TX 77523
713-398-7927
SOPHA FILFIL
SOPHA@GARDENBUREDEVELOPMENT.COM

DEVELOPER:
GARDENBURE
DEVELOPMENT LLC
9019 TRI-CITY BEACH RD.
BAYTOWN, TEXAS 77523
713-398-7927
SOPHA FILFIL
SOPHA@GARDENBUREDEVELOPMENT.COM

ENGINEER
RG Miller
DCCM
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MillerSurvey
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Miller Survey | Firm Reg. No. 10047100
1780 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.dccm.com



LEGEND

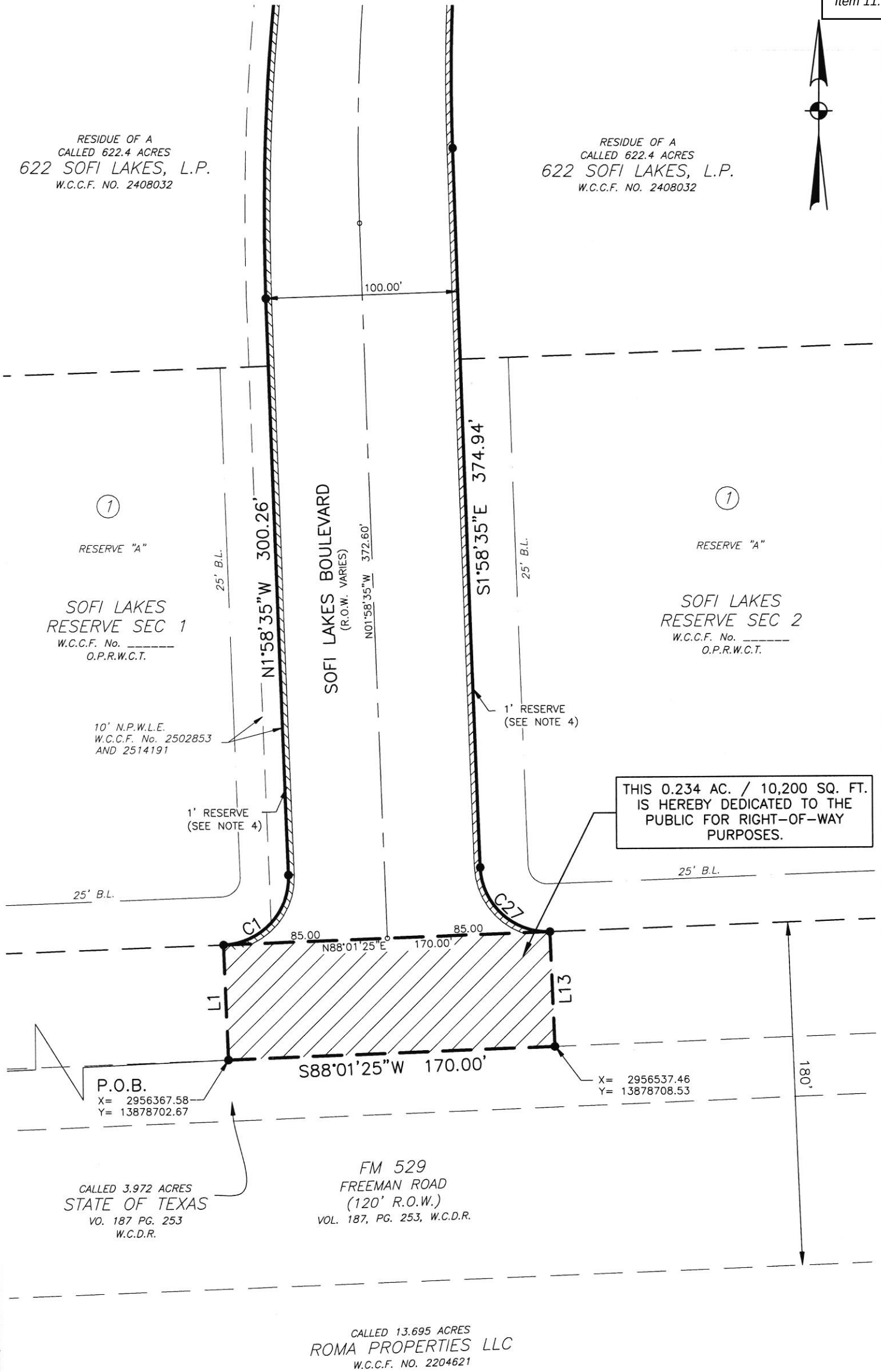
A.E.	= AERIAL EASEMENT
B.L.	= BUILDING LINE
D.E.	= DRAINAGE EASEMENT
ESMT.	= EASEMENT
F.C.	= FILM CODE
NO.	= NUMBER
N.P.W.L.E.	= NON POTABLE WATER LINE EASEMENT
O.P.R.W.C.T.	= OFFICIAL PUBLIC RECORDS, WALLER COUNTY, TEXAS
PG.	= PAGE
P.O.B.	= POINT OF BEGINNING
R	= RADIUS
R.O.W.	= RIGHT-OF-WAY
S.S.E	= SANITARY SEWER EASEMENT
SHT.	= SHEET
STM.S.E.	= STORM SEWER EASEMENT
T.B.M.	= TEMPORARY BENCHMARK
U.E.	= UTILITY EASEMENT
VOL.	= VOLUME
W.C.C.F.	= WALLER COUNTY CLERK FILE
W.C.D.R.	= WALLER COUNTY DEED RECORD
W.L.E.	= WATER LINE EASEMENT
X	= EASTING COORDINATE
Y	= NORTHING COORDINATE
	= BENCHMARK
	= BLOCK NUMBER
	= FOUND 5/8" IRON ROD (UNLESS OTHERWISE INDICATED)
	= SET 5/8" IRON ROD WITH "MILLER SURVEY" CAP (UNLESS OTHERWISE INDICATED)

1:492R EAST WALLER COUNTY MANAGEMENT, DISTRICT SOFI LAKES 4834, 011, SOFI LAKES BLVD. GAD PLAT 01, CAD 03 PLAT 01, SOFI LAKES BLVD. & YARA DR. SO - 8:54:4.0MS Sep. 4, 2025 - 8:01 AM SALVADOR CISNEROS

DATE: 9/04/25	FINAL PLAT OF SOFI LAKES BOULEVARD AND YARA DRIVE STREET DEDICATION	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHA FILFIL SOPHA@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHA FILFIL SOPHA@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 600. Houston, Texas 77077 713.461.9600 rgmiller.dccm.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77063 713.413.1900 millersurvey.dccm.com
SCALE: 1"=60'					
SHEET 12 OF 17					

RESIDUE OF A
CALLED 622.4 ACRES
622 SOFI LAKES, L.P.
W.C.C.F. NO. 2408032

RESIDUE OF A
CALLED 622.4 ACRES
622 SOFI LAKES, L.P.
W.C.C.F. NO. 2408032



DATE: 9/04/25

SCALE: 1"=60'

SHEET 13 OF 17

FINAL PLAT OF
SOFI LAKES
BOULEVARD AND YARA
DRIVE STREET
DEDICATION

OWNER:
622 SOFI
LAKES, L.P.
9019 TRI-CITY BEACH RD.
BAYTOWN, TX 77523
713-398-7927
SOPHA FILIF
SOPHA@GARDENBUREDEVELOPMENT.COM

DEVELOPER:
GARDENBURE
DEVELOPMENT LLC
9019 TRI-CITY BEACH RD.
BAYTOWN, TEXAS 77523
713-398-7927
SOPHA FILIF
SOPHA@GARDENBUREDEVELOPMENT.COM

ENGINEER
RG Miller
DCCM
R.G. Miller Engineers, Inc. | TxEng F - 487
1080 Eldridge Parkway Suite 600,
Houston, Texas 77077
713.461.9600 | rgmiller.dccm.com

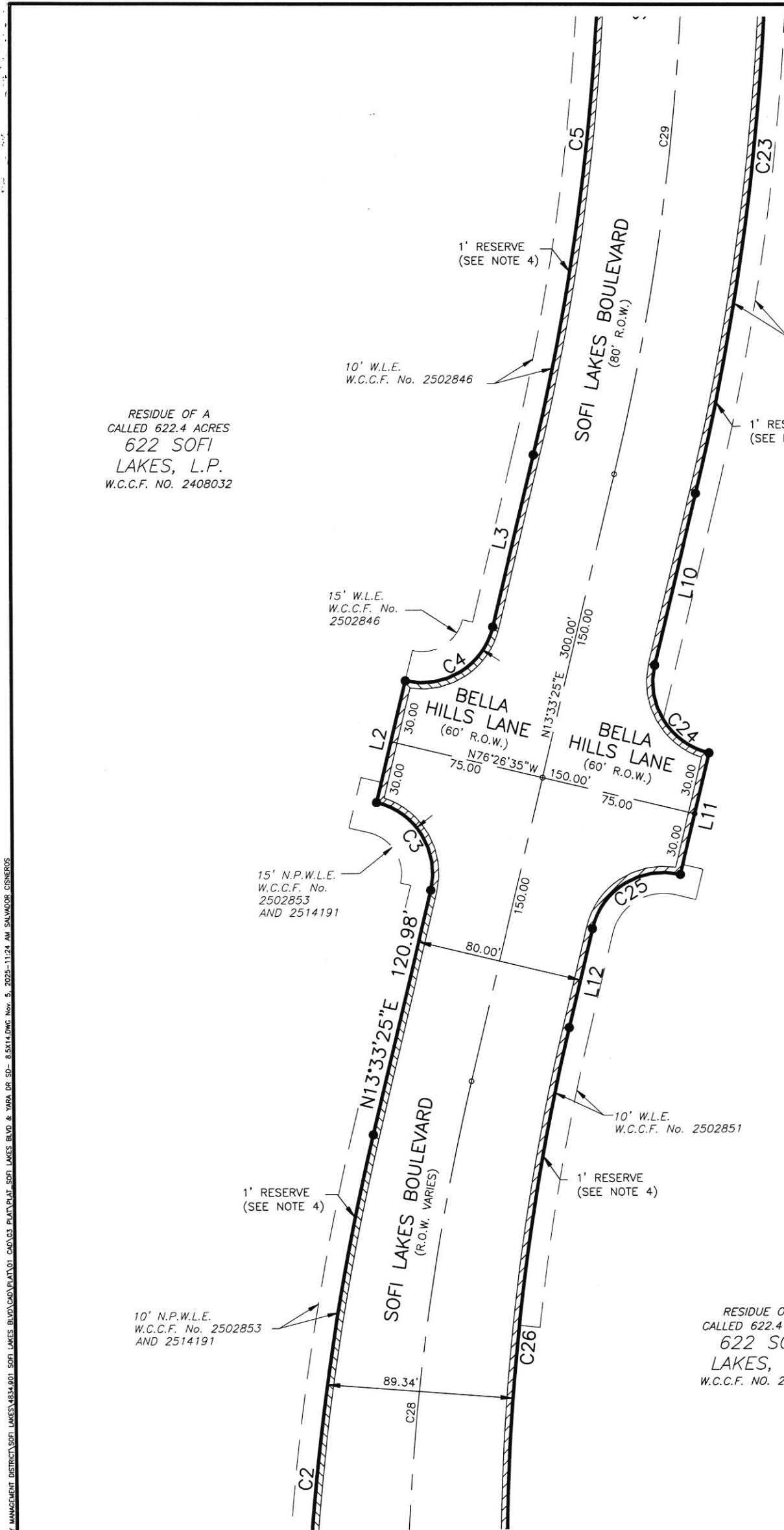
SURVEYOR
MillerSurvey
DCCM
Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.dccm.com



RESIDUE OF A
CALLED 622.4 ACRES
622 SOFI
LAKES, L.P.
W.C.C.F. NO. 2408032

RESIDUE OF A
CALLED 622.4 ACRES
622 SOFI
LAKES, L.P.
W.C.C.F. NO. 2408032

RESIDUE OF A
CALLED 622.4 ACRES
622 SOFI
LAKES, L.P.
W.C.C.F. NO. 2408032

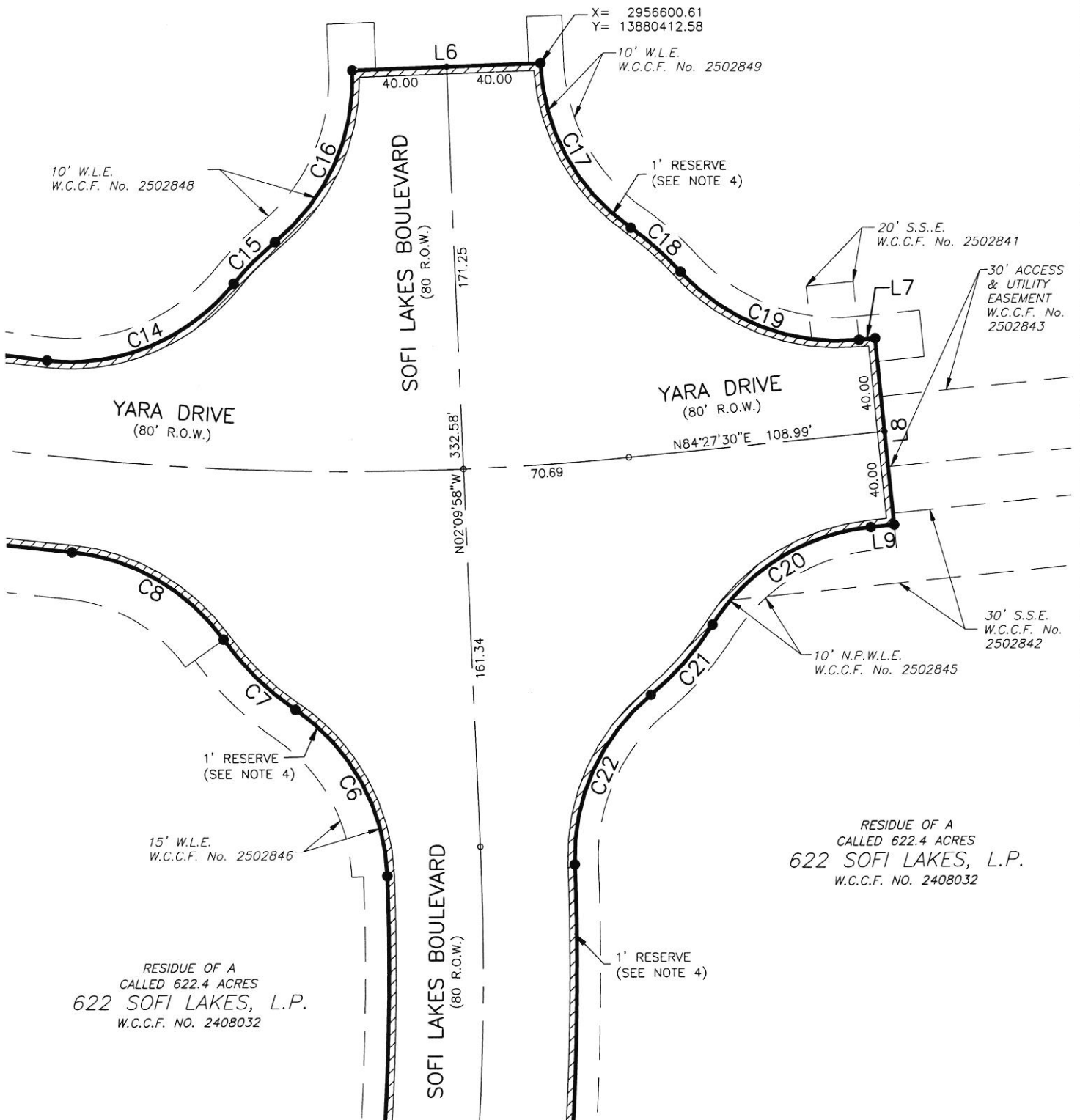


L:\4928 - EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.001 SOFI LAKES BLVD\CAD\PLAT\01 CAD\G3 PLAT\PLAT SOFI LAKES BLVD AND YARA DR.DWG Nov. 5, 2025-11:24 AM SALVADOR CISNEROS

DATE: 9/04/25	FINAL PLAT OF SOFI LAKES BOULEVARD AND YARA DRIVE STREET DEDICATION	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.461.9600 rgmiller.dccm.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N, Houston, TX 77043 713.413.1900 millersurvey.dccm.com
SCALE: 1"=60'					
SHEET 14 OF 17					



RESIDUE OF A
CALLED 622.4 ACRES
622 SOFI LAKES, L.P.
W.C.C.F. NO. 2408032



DATE: 9/04/25

SCALE: 1"=60'

SHEET 15 OF 17

FINAL PLAT OF
SOFI LAKES
BOULEVARD AND YARA
DRIVE STREET
DEDICATION

OWNER:
622 SOFI
LAKES, L.P.
9019 TRI-CITY BEACH RD.
BAYTOWN, TX 77523
713-398-7927
SOPHIA FILFIL
SOPHIA@GARDENBUREDEVELOPMENT.COM

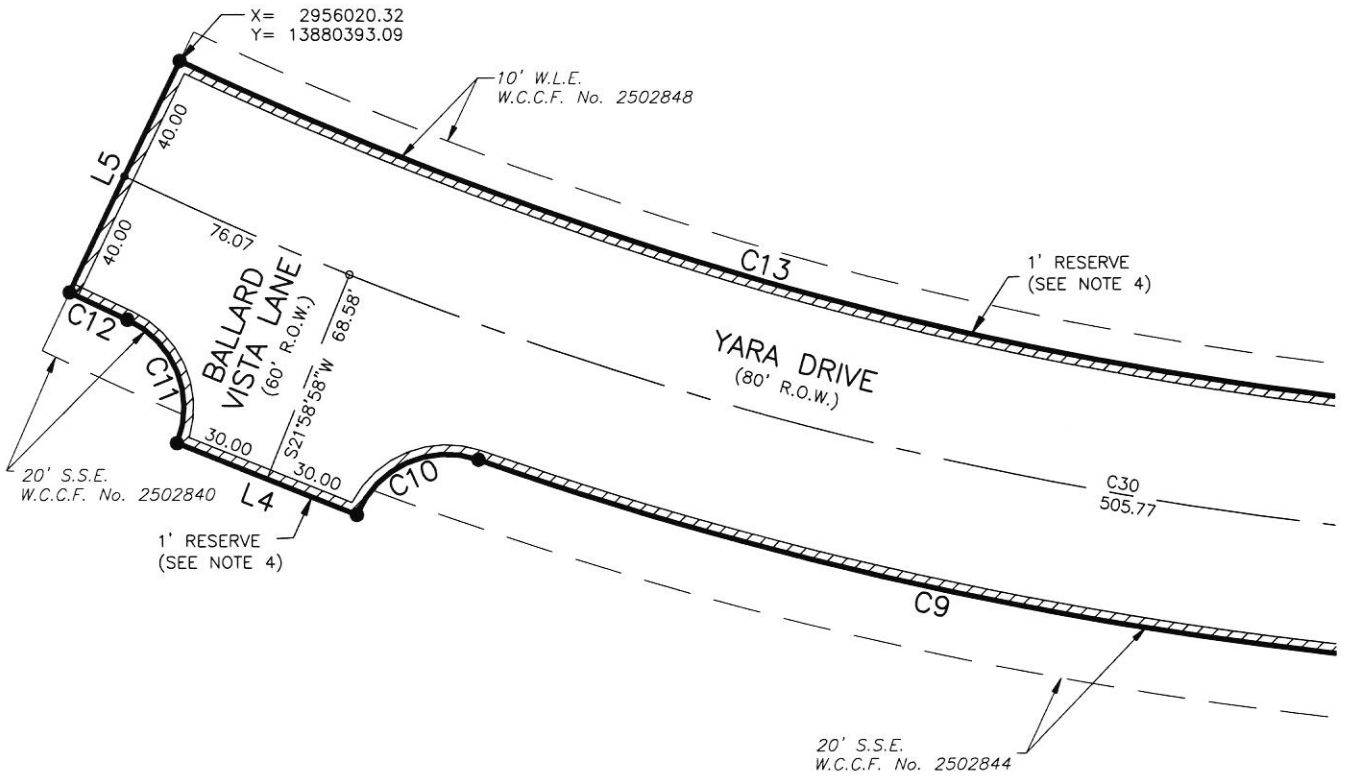
DEVELOPER:
GARDENBURE
DEVELOPMENT LLC
9019 TRI-CITY BEACH RD.
BAYTOWN, TEXAS 77523
713-398-7927
SOPHIA FILFIL
SOPHIA@GARDENBUREDEVELOPMENT.COM

ENGINEER
RG Miller
DCCM
R.G. Miller Engineers, Inc. | TxEng F - 487
1080 Eldridge Parkway Suite 600
Houston, Texas 77077
713.461.9600 | rgmiller.dccm.com

SURVEYOR
MillerSurvey
DCCM
Miller Survey | Firm Reg. No. 10047100
1780 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.dccm.com



RESIDUE OF A
CALLED 622.4 ACRES
622 SOFI LAKES, L.P.
W.C.C.F. NO. 2408032



RESIDUE OF A
CALLED 622.4 ACRES
622 SOFI LAKES, L.P.
W.C.C.F. NO. 2408032

DATE: 9/04/25

SCALE: 1"=60'

SHEET 16 OF 17

FINAL PLAT OF
SOFI LAKES
BOULEVARD AND YARA
DRIVE STREET
DEDICATION

OWNER:
622 SOFI
LAKES, L.P.
9019 TRI-CITY BEACH RD.
BAYTOWN, TX 77523
713-398-7927
SOPHA FILFIL
SOPHA@GARDENBUREDEVELOPMENT.COM

DEVELOPER:
GARDENBURE
DEVELOPMENT LLC
9019 TRI-CITY BEACH RD.
BAYTOWN, TEXAS 77523
713-398-7927
SOPHA FILFIL
SOPHA@GARDENBUREDEVELOPMENT.COM

ENGINEER
RG Miller
DCCM
R.G. Miller Engineers, Inc. | TxEng F - 487
1080 Eldridge Parkway Suite 800
Houston, Texas 77077
713.481.9600 | remiller@dccm.com

SURVEYOR
MillerSurvey
DCCM
Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey@dccm.com



SURVEY LINE

CALLD 10.00 ACRES
HILCORP ENERGY I, L.P.
W.C.C.F. NO. 1809161

(T.B.M.) "A"

N87°29'24"E 2521.23'

FM 529
FREEMAN ROAD
(120' R.O.W.)
VOL. 187, PG. 253, W.C.D.R.

DATE: 9/04/25

SCALE: 1"=60'

SHEET 17 OF 17

FINAL PLAT OF
SOFI LAKES
BOULEVARD AND YARA
DRIVE STREET
DEDICATION

OWNER:

622 SOFI
LAKES, L.P.
9019 TRI-CITY BEACH RD.
BAYTOWN, TX 77523

713-398-7927
SOPHA FILFIL

SOPHA@GARDENBUREDEVELOPMENT.COM

DEVELOPER:

GARDENBURE
DEVELOPMENT LLC
9019 TRI-CITY BEACH RD.
BAYTOWN, TEXAS 77523

713-398-7927
SOPHA FILFIL

SOPHA@GARDENBUREDEVELOPMENT.COM

ENGINEER

RG Miller

DCCM

R.G. Miller Engineers, Inc. | TxEng F - 487
1080 Eldridge Parkway Suite 600,
Houston, Texas 77077
713.461.9600 | rgmiller.dccm.com

SURVEYOR

MillerSurvey

DCCM

Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.dccm.com



WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sofi Lakes Yara Drive Street Dedication and Water Plant

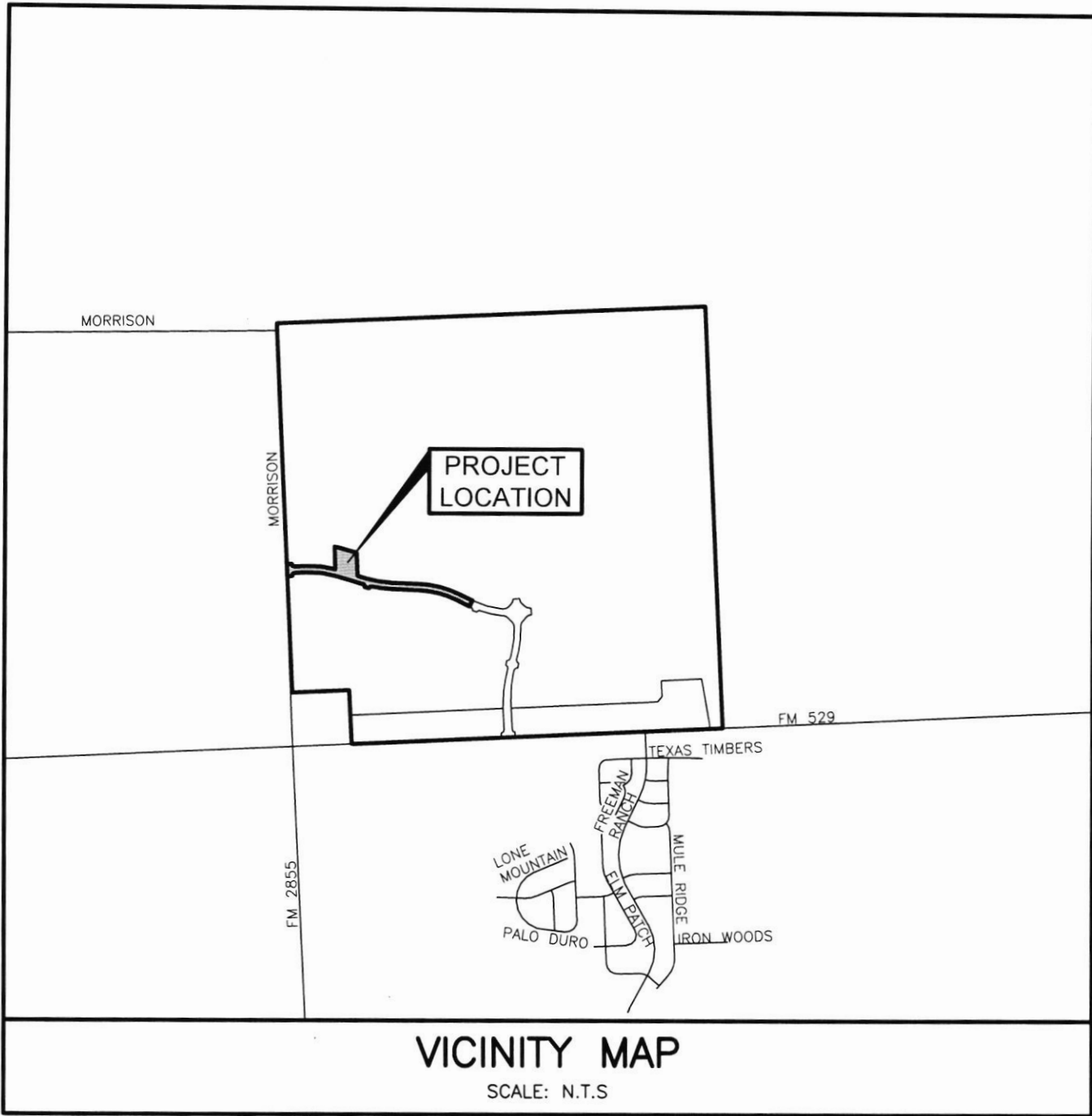
Date: February 11, 2026

Background

Final Plat of Sofi Lakes Yara Drive Street Dedication and Water Plant which consists of 6.19 acres in Precinct 3.

Staff Recommendation

Approve Plat



**FINAL PLAT OF
SOFI LAKES YARA
DRIVE STREET
DEDICATION AND
WATER PLANT**

A SUBDIVISION OF 6.19 ACRES OF LAND LOCATED IN
H.&T.C. R.R. SURVEY, BLOCK 113, A-173
WALLER COUNTY, TEXAS

DATE: SEPTEMBER, 2025 SCALE: 1" = 60'

BKDD PERMIT NO. 2024-48 AND 2024-95

DATE: 9/04/25	FINAL PLAT OF YARA DRIVE STREET DEDICATION AND WATER PLANT	OWNER:	DEVELOPER:	ENGINEER	SURVEYOR
SCALE: 1"=60'		622 SOFI LAKES, L.P.	GARDENBURE DEVELOPMENT LLC	RG Miller	MillerSurvey
SHEET 1 OF 16		9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-388-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-388-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	DCCM R.G. Miller Engineers, Inc. TxEng F-487 1080 Eldridge Parkway Suite 600 Houston, Texas 77077 713.461.9600 rgmiller.com	DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.com

L:\4828 - EAST WALLER COUNTY MANAGEMENT DISTRICT\SOPI LAKES\4824-802 YARA DRIVE\CAD\PLAT\01 CAD\03 PLAT\PLAT - SOFI LAKES YARA DR SD & WP- 8.5114.DWG Oct. 9, 2025-10:32 AM SALVADOR GONZALEZ

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.

1. THAT DRAINAGE OF SEPTIC TANKS INTO ROADS, STREETS, ALLEYS OR PUBLIC DITCHES, STREAMS, ETC., EITHER DIRECTLY OR INDIRECTLY IS STRICTLY PROHIBITED
2. ALL STOCK ANIMALS, HORSES AND FOWL SHALL BE FENCED IN AND NOT ALLOWED TO RUN AT LARGE IN THE SUBDIVISION.
3. DRAINAGE STRUCTURES UNDER PRIVATE DRIVES SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND SHALL BE A MINIMUM OF ONE AND ONE QUARTERS (1-1/4) SQUARE FEET (15" DIAMETER PIPE) REINFORCED CONCRETE PIPE, UNLESS SPECIFIED BY THE COUNTY ROAD ADMINISTRATOR, OR COUNTY ENGINEER. CULVERTS AND BRIDGES MUST BE USED FOR ALL DRIVEWAYS AND/OR WALKS, ALTHOUGH DIP-STYLE DRIVEWAYS ARE ENCOURAGED WHERE APPROPRIATE.
4. PROPERTY OWNERS WILL OBTAIN DEVELOPMENT PERMITS/PERMIT EXEMPTIONS FROM THE COUNTY FLOODPLAIN ADMINISTRATOR FOR ALL DEVELOPMENT.
5. THERE ARE NO UNDERGROUND PIPELINES WITHIN THE CONFINES OF THIS SUBDIVISION EXPECT AS SHOWN ON THE ABOVE PLAT.
6. THERE SHALL BE NO SANITARY SEWER SYSTEMS OR ANY WATER WELL CONSTRICTED WITHIN 50 FEET OF ANY LOT LINE THAT DOES NOT ADJOIN A PUBLIC ROAD.

THIS 2nd DAY OF OCTOBER, 2025.

BY:

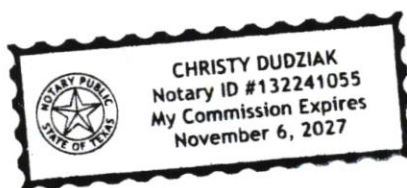
SOPHIA FILFIL
PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SOPHIA FILFIL, PRESIDENT, BEING AN OFFICER OF 622 SOFI LAKES, L.P., KNOWN TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE LIMITED PARTNERSHIP, FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED, AND IN THE CAPACITIES STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 2nd DAY OF October, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME: Charles B. Bissell

MY COMMISSION EXPIRES: 11-06-2027



DATE: 9/04/25	FINAL PLAT OF YARA DRIVE STREET DEDICATION AND WATER PLANT	OWNER:	DEVELOPER:	ENGINEER:	SURVEYOR:
SCALE: 1"=60'		622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	RG Miller DCCM R.G. Miller Engineers, Inc. • 141 E. F. • 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.461.9600 • rgmiller.com	MillerSurvey DCCM Miller Survey • Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 • millersurvey.com
SHEET 2 OF 16					

THIS IS TO CERTIFY THAT I, ANTHONY R. PEACOCK, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, LOT CORNERS AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, OR AREA OF EXTRA TERRITORIAL JURISDICTION.

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AS DELINEATED ON WALLER COUNTY COMMUNITY PANEL # 48473C0275E 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 48473C0275E DATED 2/18/2009.

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



I, J. ROSS MCCALL, P.E., COUNTY ENGINEER OF WALLER COUNTY, CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL EXISTING RULES AND REGULATIONS OF WALLER COUNTY.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL ALL WALLER COUNTY PERMIT REQUIREMENTS HAVE BEEN MET.

DATE J. ROSS MCCALL, P.E.
COUNTY ENGINEER

I, DEBBIE HOLLAN, CLERK OF THE COUNTY COURT OF WALLER COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THE _____ DAY OF _____ 2025, 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: 9/04/25	FINAL PLAT OF YARA DRIVE STREET DEDICATION AND WATER PLANT	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TX-Eng F - 487 1060 Eldridge Parkway Suite 600 Houston, Texas 77077 713.461.9000 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1700 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.com
SCALE: 1"=60'					
SHEET 3 OF 16					

LA-0225 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFT LAKES\4834.902 YARA DRIVE\CAO\PLAT\01 CAO\03 PLAT\PLAT-5074 LAKES YARA DR SD & WP-- 8.5X11.4 DWG Sep. 4, 2025--9:14 AM SALVADOR CISNEROS

APPROVED BY THE BOARD OF SUPERVISION ON

03.10.2025

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 THE M 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.

APPROVED BY COMMISSIONERS COURT OF WALLER COUNTY, TEXAS, THIS _____ DAY OF _____, 2025.

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 SYSTEMS. THE DEVELOPER IS REQUIRED TO COMPLY WITH SECTIONS 5 AND 6 OF THE THEN CURRENT WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, IN THE REGARD.

L:\4928 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOPI LAKES\4834-002 YARA DRIVE\CAO\PLAT\01 CAO\03 PLAT\PLAT SOPI LAKES YARA DR SD & WP - 8.5X14.DWG Sep. 4, 2025 - 9:14 AM SALVADOR CISNEROS

DATE: 9/04/25	FINAL PLAT OF YARA DRIVE STREET DEDICATION AND WATER PLANT	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 457 1080 Eldridge Parkway Suite 600 Houston, Texas 77077 713.461.9900 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.com
SCALE: 1"=60'					
SHEET 4 OF 16					

BEING A TRACT OF LAND CONTAINING 6.19 ACRES (269,749 SQUARE FEET), LOCATED IN THE H.&T.C.R.R. SURVEY BLOCK 113, ABSTRACT NUMBER (NO.) 173, WALLER COUNTY, TEXAS, BEING A PORTION OF A CALLED 622.4 ACRE TRACT RECORDED IN THE NAME OF 622 SOFI LAKES, L.P. UNDER WALLER COUNTY CLERK'S FILE NUMBER (W.C.C.F.) NUMBER (NO.) 2408032; SAID 6.19 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), AS PER GPS OBSERVATIONS):

BEGINNING AT A MAG NAIL FOUND ON THE WEST LINE OF SAID 622.4 ACRE TRACT, FROM WHICH A MAG NAIL FOUND FOR THE NORTHWEST CORNER OF SAID 622.4 ACRES BEARS NORTH 02 DEGREES 03 MINUTES 10 SECONDS WEST, A DISTANCE OF 2,971.68 FEET;

THENCE, THROUGH AND ACROSS SAID 622.4 ACRE TRACT, THE FOLLOWING TWENTY-EIGHT (28) COURSES:

1. NORTH 87 DEGREES 56 MINUTES 50 SECONDS EAST, A DISTANCE OF 61.02 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
2. 54.98 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 47 DEGREES 01 MINUTES 16 SECONDS EAST, A DISTANCE OF 49.50 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;
3. NORTH 87 DEGREES 58 MINUTES 44 SECONDS EAST, A DISTANCE OF 135.16 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
4. 365.09 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,240.00 FEET, A CENTRAL ANGLE OF 16 DEGREES 52 MINUTES 11 SECONDS AND A CHORD THAT BEARS SOUTH 83 DEGREES 35 MINUTES 10 SECONDS EAST, A DISTANCE OF 363.78 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET FOR CORNER;
5. NORTH 02 DEGREES 01 MINUTES 16 SECONDS WEST, A DISTANCE OF 279.86 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
6. 143.96 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,510.00 FEET, A CENTRAL ANGLE OF 05 DEGREES 27 MINUTES 45 SECONDS, AND A CHORD THAT BEARS SOUTH 75 DEGREES 30 MINUTES 12 SECONDS EAST, A DISTANCE OF 143.90 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;
7. SOUTH 72 DEGREES 46 MINUTES 19 SECONDS EAST, A DISTANCE OF 139.85 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
8. SOUTH 02 DEGREES 01 MINUTES 16 SECONDS EAST, A DISTANCE OF 285.99 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
9. SOUTH 72 DEGREES 46 MINUTES 19 SECONDS EAST, A DISTANCE OF 125.23 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
10. 290.00 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,160.00 FEET, A CENTRAL ANGLE OF 14 DEGREES 19 MINUTES 26 SECONDS, AND A CHORD THAT BEARS SOUTH 79 DEGREES 56 MINUTES 03 SECONDS EAST, A DISTANCE OF 289.25 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;
11. SOUTH 87 DEGREES 05 MINUTES 46 SECONDS EAST, A DISTANCE OF 350.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
12. 516.67 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,240.00 FEET, A CENTRAL ANGLE OF 23 DEGREES 52 MINUTES 24 SECONDS, AND A CHORD THAT BEARS SOUTH 75 DEGREES 09 MINUTES 34 SECONDS EAST, A DISTANCE OF 512.94 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;
13. SOUTH 63 DEGREES 13 MINUTES 22 SECONDS EAST, A DISTANCE OF 156.48 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
14. 23.53 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,160.00 FEET, A CENTRAL ANGLE OF 01 DEGREES 09 MINUTES 45 SECONDS, AND A CHORD THAT BEARS SOUTH 63 DEGREES 48 MINUTES 14 SECONDS EAST, A DISTANCE OF 23.53 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET FOR CORNER;
15. SOUTH 25 DEGREES 36 MINUTES 53 SECONDS WEST, A DISTANCE OF 80.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
16. 25.16 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1240.00 FEET, A CENTRAL ANGLE OF 01 DEGREES 09 MINUTES 45 SECONDS, AND A CHORD THAT BEARS NORTH 63 DEGREES 48 MINUTES 14 SECONDS WEST, A DISTANCE OF 25.16 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;
17. NORTH 63 DEGREES 13 MINUTES 22 SECONDS WEST, A DISTANCE OF 156.48 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
18. 483.33 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,160.00 FEET, A CENTRAL ANGLE OF 23 DEGREES 52 MINUTES 24 SECONDS, AND A CHORD THAT BEARS NORTH 75 DEGREES 09 MINUTES 34 SECONDS WEST, A DISTANCE OF 479.84 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;
19. NORTH 87 DEGREES 05 MINUTES 46 SECONDS WEST, A DISTANCE OF 350.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
20. 227.94 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,240.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 31 MINUTES 57 SECONDS, AND A CHORD THAT BEARS NORTH 81 DEGREES 49 MINUTES 47 SECONDS WEST, A DISTANCE OF 227.62 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
21. 45.71 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 87 DEGREES 17 MINUTES 32 SECONDS, AND A CHORD THAT BEARS SOUTH 59 DEGREES 47 MINUTES 25 SECONDS WEST, A DISTANCE OF 41.41 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET FOR A POINT OF TANGENCY;
22. NORTH 74 DEGREES 20 MINUTES 35 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
23. 46.56 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 88 DEGREES 54 MINUTES 59 SECONDS, AND A CHORD THAT BEARS NORTH 28 DEGREES 18 MINUTES 50 SECONDS WEST, A DISTANCE OF 42.02 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;

DATE: 9/04/25 SCALE: 1"=60' SHEET 5 OF 16	FINAL PLAT OF YARA DRIVE STREET DEDICATION AND WATER PLANT	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILIP SOPHIA@GARDENBUREDEVELOPMENT.COM		DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILIP SOPHIA@GARDENBUREDEVELOPMENT.COM		ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 800 Houston, Texas 77077 713.461.0900 rgmiller.com		SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.com	

LA 4928 EAST WALLER COUNTY MANAGEMENT DISTRICT SOFI LAKES 4834.902 YARA DRIVE CAD/PLAT/01 CAD/08 PLAT/PLAT SOFI LAKES YARA DR SO & WP-- 8.5314 DWS Sep. 4, 2025--9:14 AM SALVADOR CISNEROS

- THENCE, NORTH 02 DEGREES 03 MINUTES 10 SECONDS WEST, A DISTANCE OF 150.00 FEET, ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 6.19 ACRES (269,749 SQUARE FEET) OF LAND.

DATE: 9/04/25	FINAL PLAT OF YARA DRIVE STREET DEDICATION AND WATER PLANT	OWNER:	DEVELOPER:	ENGINEER:	SURVEYOR:
SCALE: 1"=60'		622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHA FILFIL SOPHA@GARDENBUREDEVELOPMENT.COM	GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHA FILFIL SOPHA@GARDENBUREDEVELOPMENT.COM	RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 800, Houston, Texas 77027 713-611-9600 rgmiller1	MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1700 W. Sam Houston Pkwy N. Houston, TX 77063 713.413.1000 millersurvey.com
SHEET 6 OF 16					

NOTES:

1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAYBE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999889861431.
2. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), AS PER GPS OBSERVATIONS.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48473C0275E, REVISED DATE OF 02/18/2009, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED).
4. 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 THIS 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.
5. THERE ARE NO KNOWN PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
6. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM
7. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN OFFSITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.
8. SUBJECT PLAT WAS DEANNEX FROM THE CITY OF HOUSTON EXTRA-TERRITORIAL JURISDICTION (E.T.J.) ON SEPTEMBER 7, 2023.
9. SUBJECT PLAT IS SUBJECT TO RIGHT OF WAY PURPOSES FOR PUBLIC USE.
10. PROJECT BENCHMARK: NGS F 768 (PID: AW0121)
BEING A BRASS DISK STAMPED "F 768 1943" ON THE TOP OF A CONCRETE BRIDGE ABUTMENT AT THE SOUTH END OF THE EAST ABUTMENT OF THE HIGHWAY BRIDGE OVER BESSIES CREEK. TO REACH THE BENCHMARK HEAD 2.1 MILES WEST ALONG U.S. HWY 90 FROM THE JUNCTION OF F.M. 359 SOUTH IN BROOKSHIRE, BEING ABOUT 0.25 MILE WEST OF THE JUNCTION OF DONIGAN ROAD AND U.S. HWY. 90, 0.2 MILE EAST OF THE JUNCTION OF U.S. HWY. 90 LEADING INTO I-10 WEST AND THE ROAD.
ACCESS
ELEVATION = 130.50' NAVD88
11. TEMPORARY BENCHMARK (TBM) "B":
BEING AN "X" CUT ON CONCRETE PILLAR BASE LOCATED ON THE EAST SIDE OF F.M. 2855, +/- 1,800' NORTH OF THE INTERSECTION OF F.M. 2855 AND F.M. 529, BEING +/- 156' EAST OF THE EDGE OF ASPHALT OF F.M. 2855.
ELEVATION = 178.99' NAVD88
12. ALL ELEVATIONS PLOTTED HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS PER GPS OBSERVATIONS.
13. THE BUILDING OF ALL STREETS, BRIDGES OR CULVERTS IS THE RESPONSIBILITY OF THE OWNERS IN ACCORDANCE WITH THE PLANS PRESCRIBED BY THE COMMISSIONERS COURT. THE 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 PUBLIC STREETS. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR THE DRAINAGE WAYS 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. FLOOD PLAIN 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 622 SOFI LAKES, L.P. 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.
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
14. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 87, PG. 420, W.C.D.R. (BLANKET IN NATURE)
15. THIS PLAT IS SUBJECT TO A HUMBLE OIL & REFINING COMPANY EASEMENT RECORDED IN VOL. 90, PG. 53, W.C.D.R. (BLANKET IN NATURE)
16. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 95, PG. 232, W.C.D.R. (BLANKET IN NATURE)

DATE: 9/04/25	FINAL PLAT OF YARA DRIVE STREET DEDICATION AND WATER PLANT	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHA FILFIL SOPHA@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHA FILFIL SOPHA@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 457 1080 Eldridge Parkway Suite 600 Houston, Texas 77077 713.461.9600 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.com
SCALE: 1"=60'					
SHEET 7 OF 16					

L:\4928 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4814.902 YARA DRIVE\CAUTION\PLAT\CAUTION\PLAT\SOFI LAKES YARA DR. SD. & WP. - 8.5X14.DWG Nov. 5, 2025 - 12:09 PM SALVADOR CISNEROS

NOTES:

17. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 95, PG. 233, W.C.D.R. (BLANKET IN NATURE)
18. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 95, PG. 234, W.C.D.R. (BLANKET IN NATURE)
19. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 98, PG. 495, W.C.D.R. (BLANKET IN NATURE)
20. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 98, PG. 496, W.C.D.R. (BLANKET IN NATURE)
21. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 98, PG. 497, W.C.D.R. (BLANKET IN NATURE)
22. THIS PLAT IS SUBJECT TO A HUMBLE OIL & REFINING COMPANY EASEMENT RECORDED IN VOL. 98, PG. 635, W.C.D.R. (BLANKET IN NATURE)
23. THIS PLAT IS SUBJECT TO A HUMBLE OIL & REFINING COMPANY EASEMENT RECORDED IN VOL. 100, PG. 188, W.C.D.R. (BLANKET IN NATURE)
24. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 103, PG. 519, W.C.D.R. (BLANKET IN NATURE)
25. THIS PLAT IS SUBJECT TO THE DOW CHEMICAL COMPANY EASEMENT RECORDED IN VOL. 124, PG. 542, W.C.D.R. (BLANKET IN NATURE)
26. THIS PLAT IS SUBJECT TO A HUMBLE OIL & REFINING COMPANY EASEMENT RECORDED IN VOL. 198, PG. 622, W.C.D.R. (BLANKET IN NATURE)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°56'50"E	61.02'
L2	S25°36'53"W	80.00'
L3	N74°20'35"W	60.00'
L4	S87°56'50"W	60.93'

CURVE TABLE					
CURVE	ARCH LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	54.98'	35.00'	90°00'00"	S47°01'16"E	49.50'
C2	365.09'	1240.00'	16°52'11"	S83°35'10"E	363.78'
C3	143.96'	1510.00'	5°27'45"	S75°30'12"E	143.90'
C4	290.00'	1160.00'	14°19'26"	S79°56'03"E	289.25'
C5	516.67'	1240.00'	23°52'24"	S75°09'34"E	512.94'
C6	23.53'	1160.00'	1°09'45"	S63°48'14"E	23.53'
C7	25.16'	1240.00'	1°09'45"	N63°48'14"W	25.16'
C8	483.33'	1160.00'	23°52'24"	N75°09'34"W	479.84'
C9	227.94'	1240.00'	10°31'57"	N81°49'47"W	227.62'
C10	45.71'	30.00'	87°17'32"	S59°47'25"W	41.41'
C11	46.56'	30.00'	88°54'59"	N28°18'50"W	42.02'
C12	389.71'	1160.00'	19°14'56"	N82°23'48"W	387.88'
C13	54.98'	35.00'	90°00'00"	S42°58'44"W	49.50'
C14	403.15'	1200.00'	19°14'56"	S82°23'48"E	401.26'
C15	300.00'	1200.00'	14°19'26"	S79°56'03"E	299.22'
C16	500.00'	1200.00'	23°52'24"	S75°09'34"E	496.39'
C17	24.35'	1200.00'	1°09'45"	S63°48'14"E	24.35'
C18	416.59'	1240.00'	19°14'56"	N82°23'48"W	414.63'

DATE: 9/04/25

SCALE: 1"=60'

SHEET 8 OF 16

FINAL PLAT OF

YARA DRIVE

STREET DEDICATION

AND WATER PLANT

OWNER:

622 SOFI

LAKES, L.P.

9019 TRB-CITY BEACH RD.

BAYTOWN, TX 77523

713-398-7927

SOPHIA FILFIL

SOPHIA@GARDENBUREDEVELOPMENT.COM

DEVELOPER:

GARDENBURE

DEVELOPMENT LLC

9019 TRB-CITY BEACH RD.

BAYTOWN, TEXAS 77523

713-398-7927

SOPHIA FILFIL

SOPHIA@GARDENBUREDEVELOPMENT.COM

ENGINEER

RG Miller

DCCM

R.G. Miller Engineers, Inc. | T&E Eng F - 487

1080 Eldridge Parkway Suite 600,

Houston, Texas 77077

713.461.9600 | rgmiller.com

SURVEYOR

MillerSurvey

DCCM

Miller Survey | Firm Reg. No. 10047100

1760 W. Sam Houston Pkwy N.

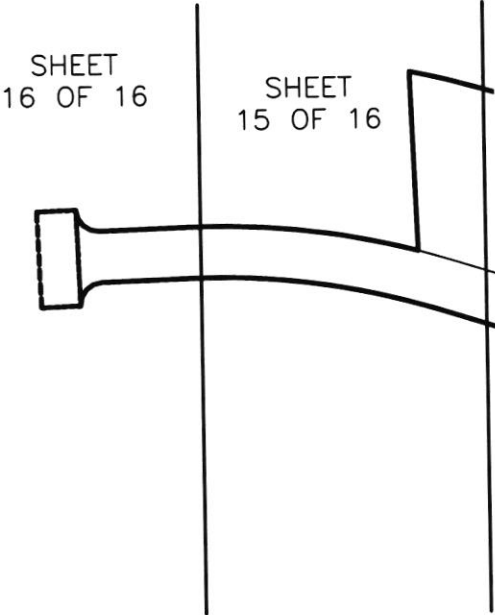
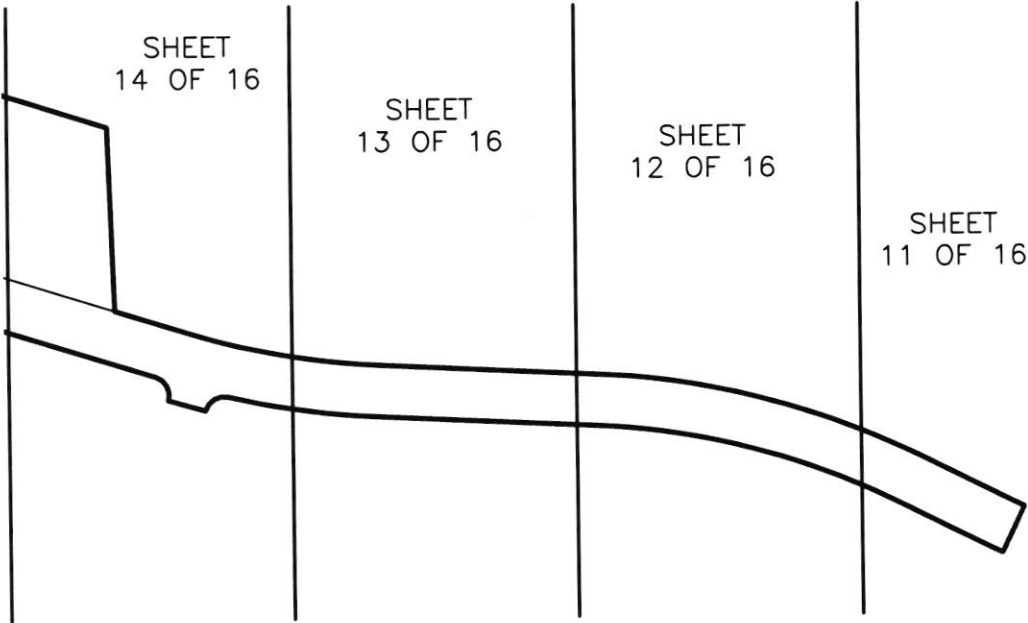
Houston, TX 77043

713.413.1900 | millersurvey.com

L:\4228 - EAST MILLER COUNTY MANAGEMENT DISTRICT\SOFT LAKES\4834.902 YARA DRIVE\CAD\PLAT\01 CAD\03 PLAT\PLAT.01.DWG 4, 2025-9:15 AM SALVADOR CISNEROS



SHEET INDEX
(NOT TO SCALE)



LA 4928 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOPI LAKES\4834.902 YARA DRIVE\CAD\PLAT\01 CAD\03 PLAT\PLAT SOPI LAKES YARA DR SD & WP-- 8.5X14.DWG Sep. 4, 2025--9:22 AM SALVADOR CSNEEROS

DATE: 9/04/25

SCALE: 1"=60'

SHEET 9 OF 16

FINAL PLAT OF
YARA DRIVE
STREET DEDICATION
AND WATER PLANT

OWNER:

622 SOFI
LAKES, L.P.
9019 TRI-CITY BEACH RD.
BAYTOWN, TX 77523
713-398-7927
SOPHIA FILFIL
SOPHIA@GARDENBUREDEVELOPMENT.COM

DEVELOPER:

GARDENBURE
DEVELOPMENT LLC
9019 TRI-CITY BEACH RD.
BAYTOWN, TEXAS 77523
713-398-7927
SOPHIA FILFIL
SOPHIA@GARDENBUREDEVELOPMENT.COM

ENGINEER

RG Miller

DCCM

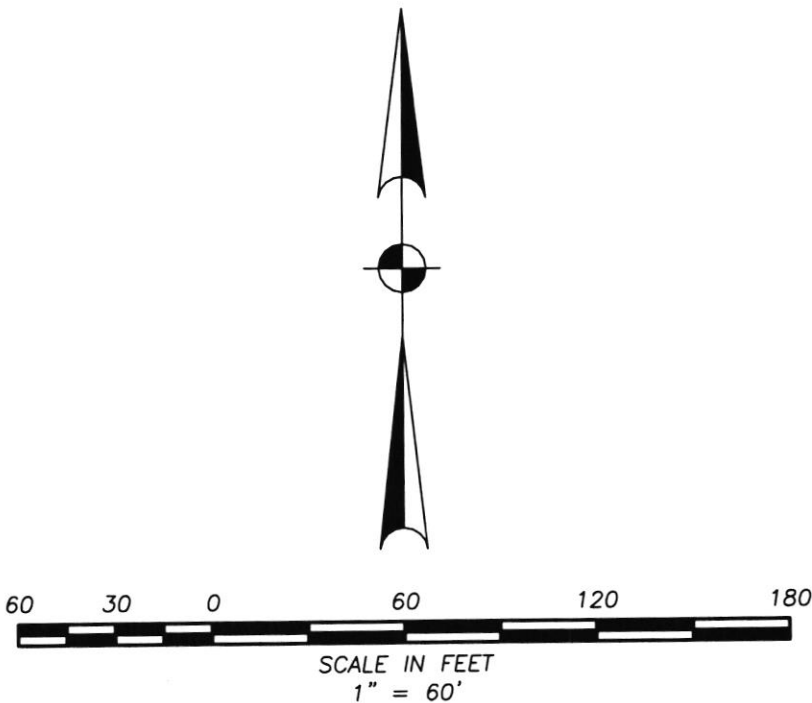
R.G. Miller Engineers, Inc. | TxEng F - 487
1080 Eldridge Parkway Suite 600,
Houston, Texas 77077
713.461.9600 | rgmiller.com

SURVEYOR

MillerSurvey

DCCM

Miller Survey | Firm Reg. No. 10047100
1780 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com



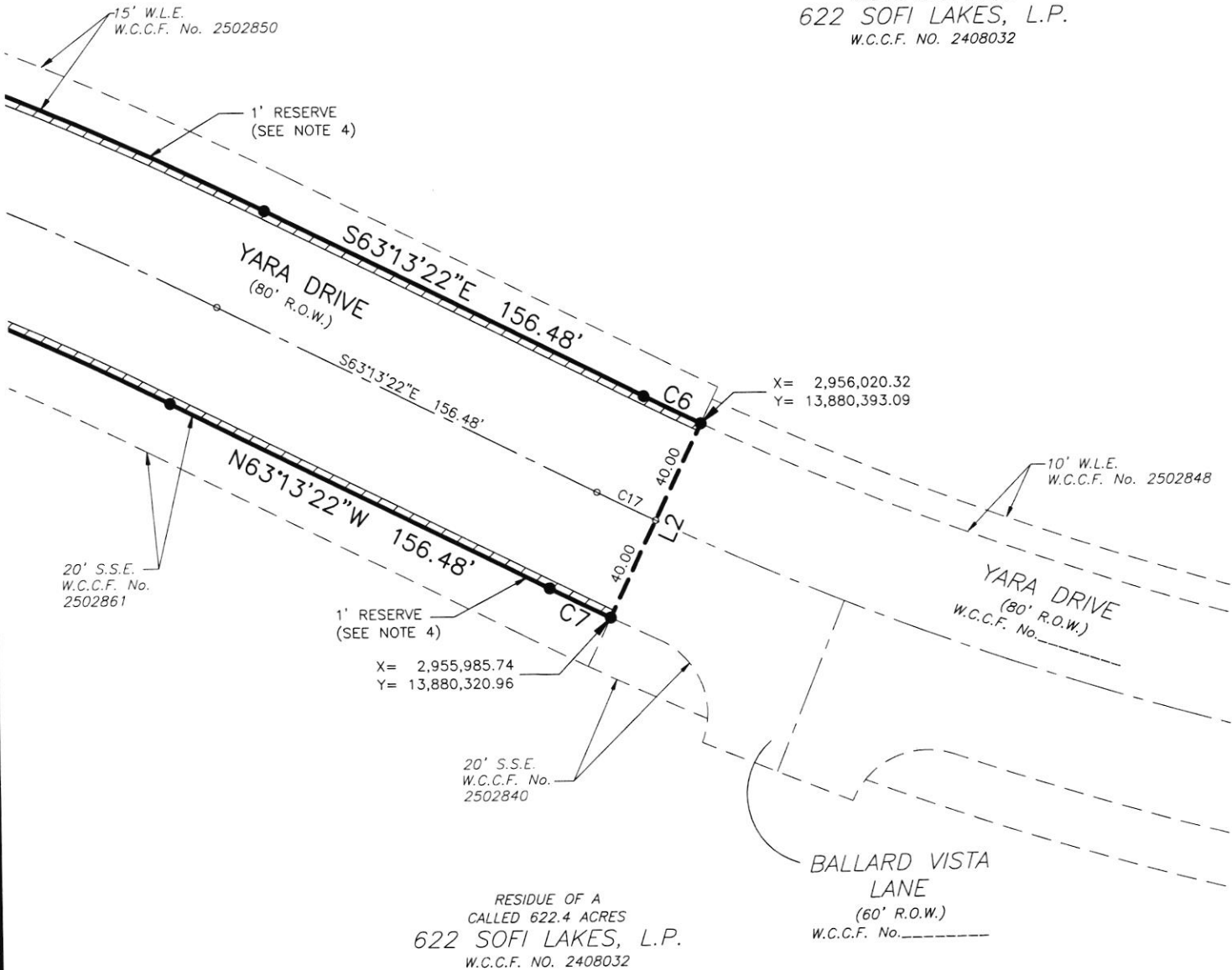
LEGEND

A.E.	= AERIAL EASEMENT
B.L.	= BUILDING LINE
D.E.	= DRAINAGE EASEMENT
ESMT.	= EASEMENT
F.C.	= FILM CODE
NO.	= NUMBER
N.P.W.L.E.	= NON POTABLE WATER LINE EASEMENT
O.P.R.W.C.T.	= OFFICIAL PUBLIC RECORDS, WALLER COUNTY, TEXAS
PG.	= PAGE
P.O.B.	= POINT OF BEGINNING
R	= RADIUS
R.O.W.	= RIGHT-OF-WAY
S.S.E	= SANITARY SEWER EASEMENT
SHT.	= SHEET
STM.S.E.	= STORM SEWER EASEMENT
T.B.M.	= TEMPORARY BENCHMARK
U.E.	= UTILITY EASEMENT
VOL.	= VOLUME
W.C.C.F.	= WALLER COUNTY CLERK FILE
W.C.D.R.	= WALLER COUNTY DEED RECORD
W.L.E.	= WATER LINE EASEMENT
X	= EASTING COORDINATE
Y	= NORTHING COORDINATE
	= BENCHMARK
	= BLOCK NUMBER
	= FOUND 5/8" IRON ROD (UNLESS OTHERWISE INDICATED)
	= SET 5/8" IRON ROD WITH "MILLER SURVEY" CAP (UNLESS OTHERWISE INDICATED)

L:\4928- EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFT LAKES\4834-002 YARA DRIVE\CAV\PLAT\01 CAD\03 PLAT\PLAT 501 LAKES YARA DR SD & WP- 8.5X14.DWG Sep. 4, 2025-9:16 AM SALVADOR CISNEROS



RESIDUE OF A
CALLED 622.4 ACRES
622 SOFI LAKES, L.P.
W.C.C.F. NO. 2408032



DATE: 9/04/25

SCALE: 1"=60'

SHEET 11 OF 16

FINAL PLAT OF
YARA DRIVE
STREET DEDICATION
AND WATER PLANT

OWNER:
622 SOFI
LAKES, L.P.
9019 TRC-CITY BEACH RD.
BAYTOWN, TX 77523
713-398-7927
SOPHIA FILFIL
SOPHIA@GARDENBUREDEVELOPMENT.COM

DEVELOPER:
GARDENBURE
DEVELOPMENT LLC
9019 TRC-CITY BEACH RD.
BAYTOWN, TEXAS 77523
713-398-7927
SOPHIA FILFIL
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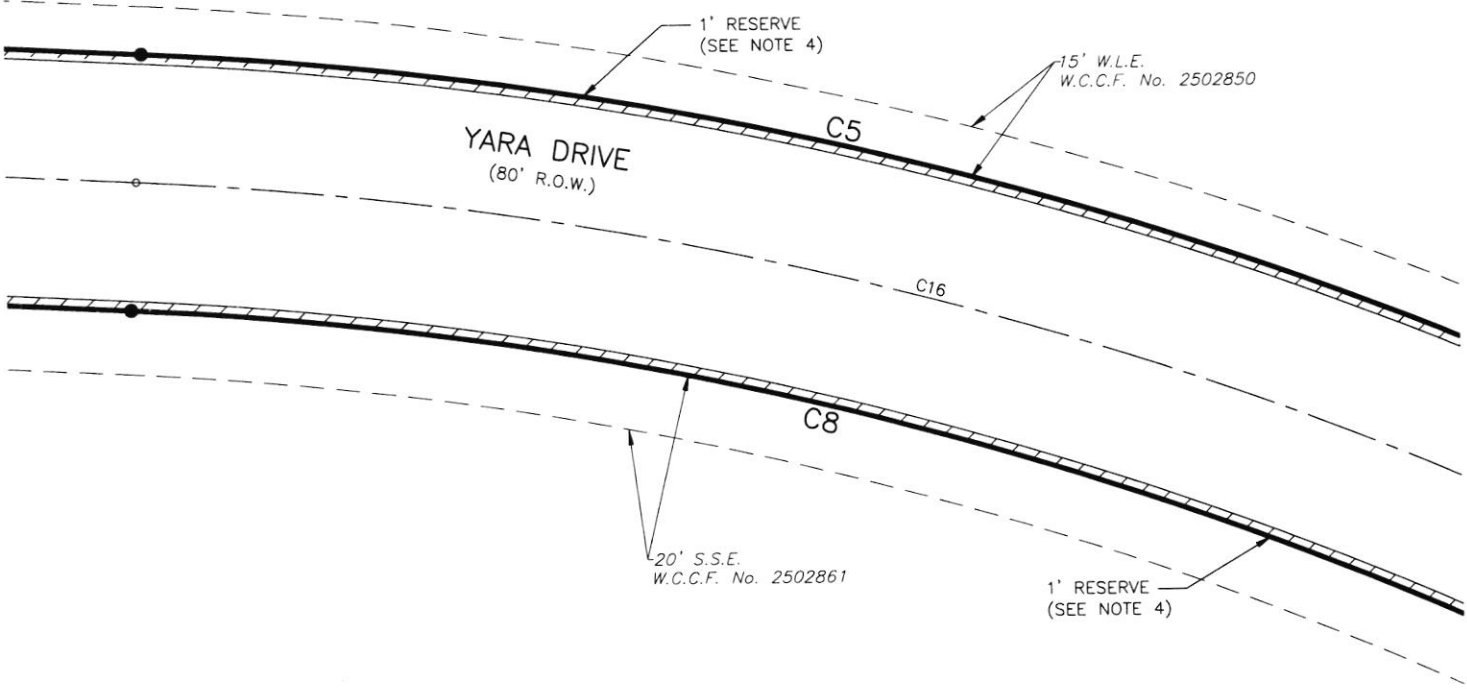
ENGINEER
RG Miller
DCCM
R.G. Miller Engineers, Inc. | TX Eng F - 487
1000 Eldridge Parkway Suite 600
Houston, Texas 77077
713.461.9000 | rgmiller.com

SURVEYOR
MillerSurvey
DCCM
Miller Survey | Firm Reg. No. 10047100
1700 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | mlsurvey.com

LV4928 EAST WALLER COUNTY MANAGEMENT DISTRICT SOFI LAKES 4834.002 YARA DRIVE GARDEN PLANT 01 CAD 03 PLANT PLAT SOFI LAKES YARA DR SD & WP - 8.5X14 DMC Sep. 4, 2025-9:17 AM SALVADOR CISNEROS



RESIDUE OF A
CALLED 622.4 ACRES
622 SOFI LAKES, L.P.
W.C.C.F. NO. 2408032



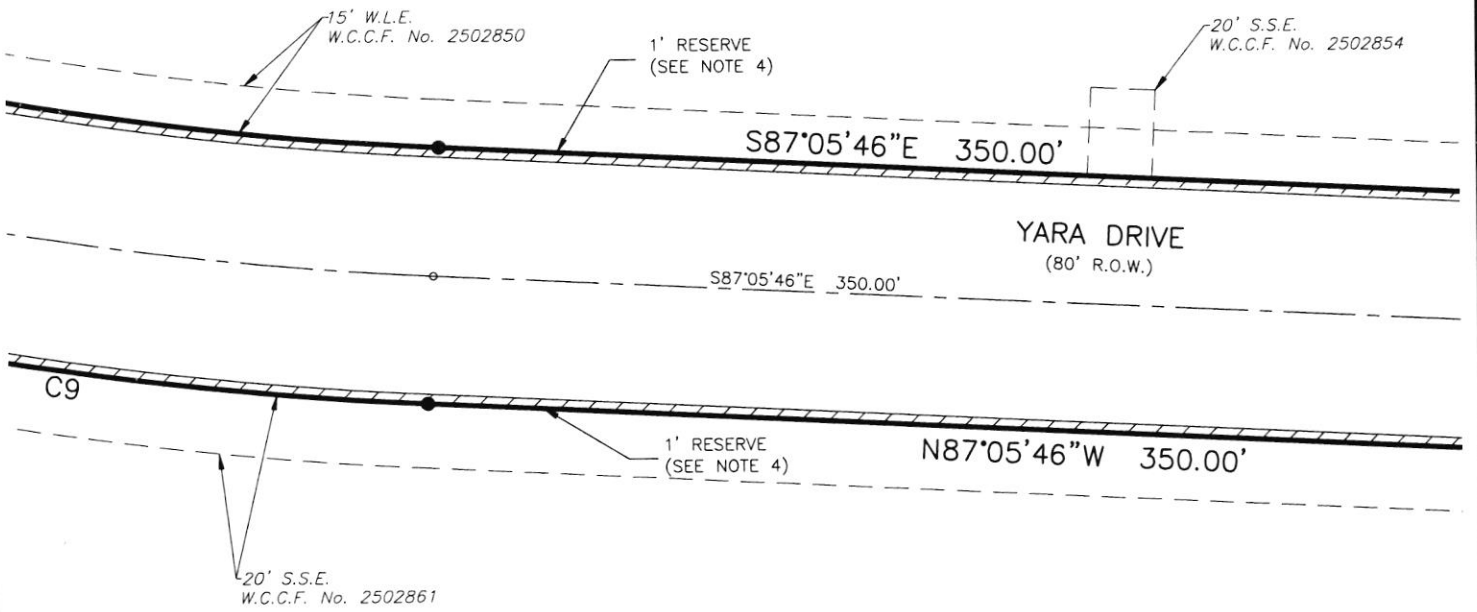
RESIDUE OF A
CALLED 622.4 ACRES
622 SOFI LAKES, L.P.
W.C.C.F. NO. 2408032

1. 12-28 EAST WALLER COUNTY MANAGEMENT DISTRICT SOFT LAKES-434-002 YARA DRIVE GAIN PLAT 01 CAN 03 PLAT PLAT 500 LAKES YARA DR SD & WP- 4, 2025-9-17 AM SALVADOR CENENOS

DATE: 9/04/25 SCALE: 1"=60' SHEET 12 OF 16	FINAL PLAT OF YARA DRIVE STREET DEDICATION AND WATER PLANT	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. 1xEng F - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.461.9600 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1700 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.com
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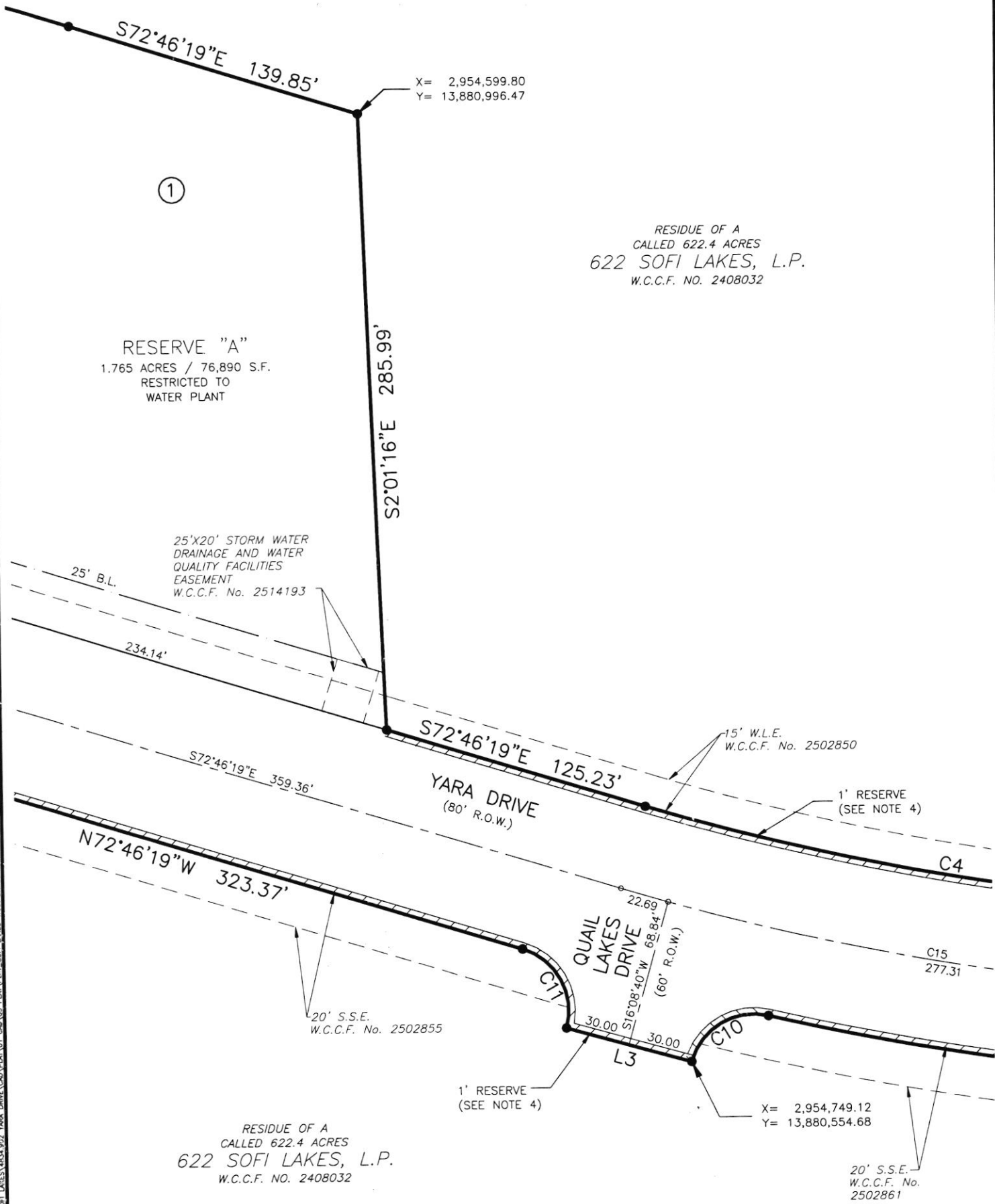
RESIDUE OF A
CALLED 622.4 ACRES
622 SOFI LAKES, L.P.
W.C.C.F. NO. 2408032



RESIDUE OF A
CALLED 622.4 ACRES
622 SOFI LAKES, L.P.
W.C.C.F. NO. 2408032

L:\925 - EAST WILB COUNTY MANAGEMENT DISTRICT\SOFT LAKES\4824.902 YARA DRIVE\CAD\PLAT\01 CAT\03 PLAT\YARA DRIVE\DWG Sep. 4, 2015-9113 AM SALVADOR CISNEROS

DATE: 9/04/25 SCALE: 1"=60' SHEET 13 OF 16	FINAL PLAT OF YARA DRIVE STREET DEDICATION AND WATER PLANT	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.461.9600 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.com
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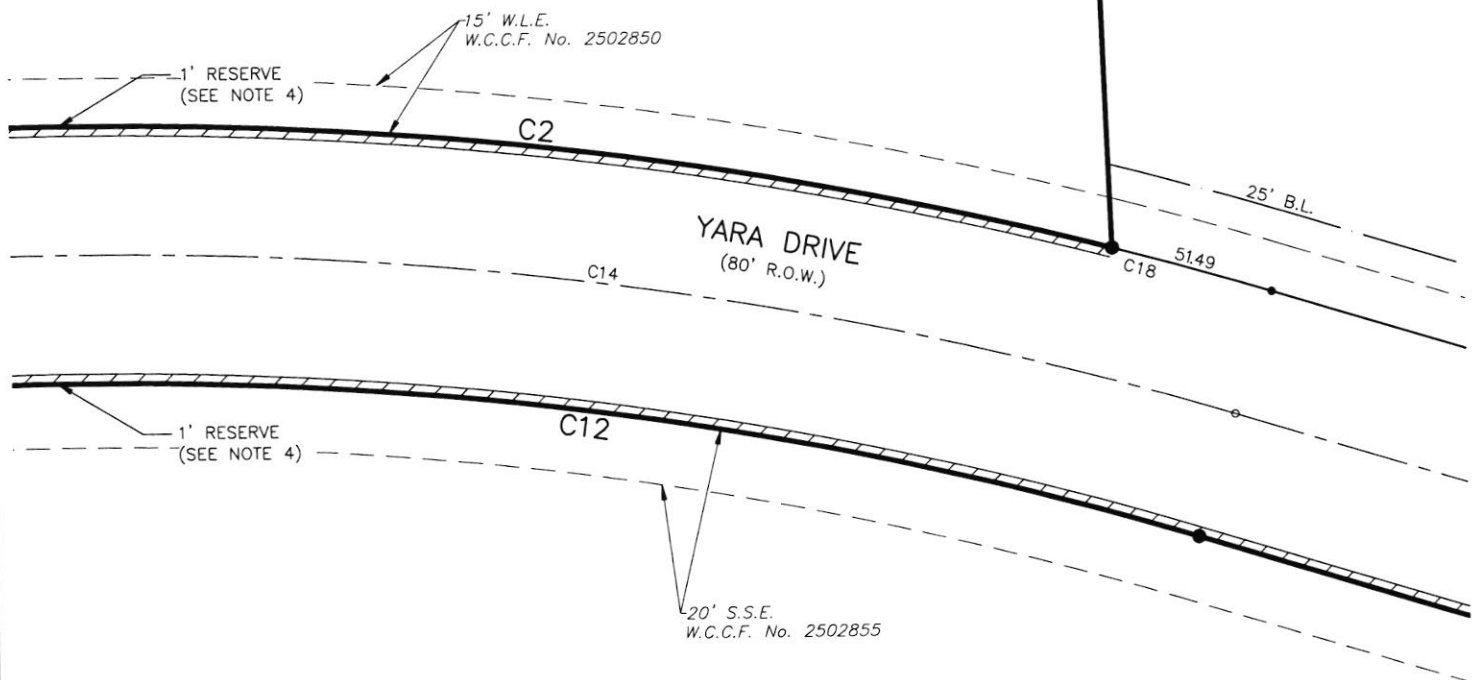
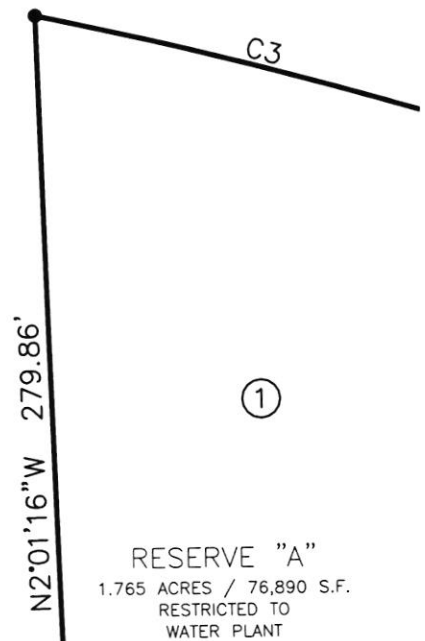


LA 4928 EAST WALLER COUNTY MANAGEMENT DISTRICT SOFI LAKES AREA 922 YARA DRIVE (CAN PLAT 01 CAN 03 PLAT 01 SOFI LAKES DRIVE OR SD & WP- B. 0314.DWG. NOV. 5, 2025-1:50 PM. SALVADOR CISNEROS

DATE: 9/04/25 SCALE: 1"=60' SHEET 14 OF 16	FINAL PLAT OF YARA DRIVE STREET DEDICATION AND WATER PLANT	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.461.9600 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg No. 10047100 1700 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.com
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RESIDUE OF A
CALLED 622.4 ACRES
622 SOFI LAKES, L.P.
W.C.C.F. NO. 2408032



RESIDUE OF A
CALLED 622.4 ACRES
622 SOFI LAKES, L.P.
W.C.C.F. NO. 2408032

U:\4218 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFT LAKES\4834\02 YARA DRIVE\CAO\PLAT\01 CAO\03 PLAT\PLAT SOFI LAKES YARA DR SO & WP- 8.5X14.DWG Nov. 5, 2025-12:10 PM SALVADOR CISNEROS

DATE: 9/04/25 SCALE: 1"=60' SHEET 15 OF 16	FINAL PLAT OF YARA DRIVE STREET DEDICATION AND WATER PLANT	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIA@GARDENBUREDEVELOPMENT.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.461.8600 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1780 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.com
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CALLED
118.748 ACRES
(TRACT "D")
SEI CHANG OH
VOL. 408, PG. 417731
W.C.D.R.

RESIDUE OF A
CALLED 622.4 ACRES
622 SOFI LAKES, L.P.
W.C.C.F. NO. 2408032

P.O.B.
X= 2,953,743.10
Y= 13,880,861.68

THIS
0.2100 AC. /
9,146 SQ. FT.
IS HEREBY
DEDICATED TO THE
PUBLIC FOR
RIGHT-OF-WAY
PURPOSES.

X= 2,953,748.47
Y= 13,880,711.79

CALLED
118.748 ACRES
(TRACT "D")
SEI CHANG OH
VOL. 408, PG. 417731
W.C.D.R.

H. & T.C. R.R. SURVEY, BLOCK 113
(J.M. BENNETT, SURVEY)
A-173

H. & T.C. R.R. SURVEY, BLOCK 96
(J.M. BENNETT, SURVEY)
A-285

H. & T.C. R.R. SURVEY, BLOCK 96
(J.M. BENNETT, SURVEY)
A-285

MORRISON ROAD
(60' WIDE)
NO DEED OF RECORD FOUND

15' W.L.E.
W.C.C.F. No.
2502850

1' RESERVE
(SEE NOTE 4)

N87°58'44"E 135.16'

YARA DRIVE
(80' R.O.W.)

S87°58'44"W 170.16'

S87°58'44"W 135.16'

1' RESERVE
(SEE NOTE 4)

20' S.S.E.
W.C.C.F. No. 2502855

RESIDUE OF A
CALLED 622.4 ACRES
622 SOFI LAKES, L.P.
W.C.C.F. NO. 2408032

S20°08'03"E 341.69'

(T.B.M.) "B"
X-CUT

DATE: 9/04/25

SCALE: 1"=60'

SHEET 16 OF 16

FINAL PLAT OF
YARA DRIVE
STREET DEDICATION
AND WATER PLANT

OWNER:
622 SOFI
LAKES, L.P.
9019 TRI-CITY BEACH RD.
BAYTOWN, TX 77523
713-388-7927
SOPHA FILFIL
SOPHA@GARDENBUREDEVELOPMENT.COM

DEVELOPER:
GARDENBURE
DEVELOPMENT LLC
9019 TRI-CITY BEACH RD.
BAYTOWN, TEXAS 77523
713-388-7927
SOPHA FILFIL
SOPHA@GARDENBUREDEVELOPMENT.COM

ENGINEER
RG Miller
DCCM
R.G. Miller Engineers, Inc. | TrEng F-487
1080 Eldridge Parkway Suite 600,
Houston, Texas 77077
713.461.9600 | rgmiller.com

SURVEYOR
MillerSurvey
DCCM
Miller Survey | Firm Reg. No. 10047100
1780 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com

Waller County Check Request/Reimbursement Form**Employee submitting request:**Danny Rothe**Department:**Judge - Construction Management**Total Amount Due:**\$244.00**Please make check payable to:****Name:** Danny Rothe**Address:** 1603 Hoveden DriveKaty, Texas 77450**Please mail check to:****Name:** No - I'll come get it.**Address:**
Purpose of check: Third 2 Reframing of Judge Portraits.**Charge to GL line:** Courthouse Owner Soft Cost Line Item #32

Signature of Person Submitting Request**Date**

Signature of Official/Department Head Submitting Request**Date**

BENNY G. COURTNEY**INVOICE**

Benny Courtney
bcourtney@austin.rr.com
 512-913-8650

Attention: Danny R. Rothe
 Title: Waller County Director of Facilities
 Waller County Courthouse
 836 Austin Street
 Hempstead, Texas 77445
 Date: 11/4/25

Registration # **030984**
 Joan Sargent Waller Co. Treasurer
 Deputy Jb Date 2-2-26

Project Title: Tower and Bell Option #3
 Final invoice

Description	Quantity	Unit Price	Cost
Total invoice \$ 38,204.00			
Deposit of 75% paid 8/28/2025, \$ 28,653.00			
Due final 25% \$ 9,551.00			
		Total	\$9,551.00

Please remit a check to me at the following address.

Sincerely yours,
 Benny G. Courtney
 1801 Bebee rd.
 Kyle, Texas 78640

FEB 2 26 AM 9:08 TREASURER

Highway 36A Coalition

P.O. Box 16298
Sugar Land, TX 77496

Phone # 281-732-7118 debbie@36Acoalition.org

Item 15.

Date	Invoice #
2/1/2026	2026-1001

Bill To

Waller County
836 Austin Street, Suite 203
Hempstead, TX 77445

P.O. No.

Terms

Quantity	Description	Rate	Amount
1	Board Level Membership - Counties (<100,000) term: January 1, 2026 - December 31, 2026	1,500.00	1,500.00
		Total	\$1,500.00



INVOICE

Item 16.

Flock Group Inc dba Flock Safety
www.flocksafety.com

Invoice Number INV-85754
Invoice Date: 1/30/2026
Due Date: 3/1/2026
Payment Terms: Net 30
PO#:
W-9 Form [\[Download\]](#)
Certificates of Insurance [\[Download\]](#)

Bill TX - Waller County SO
To: Hempstead, Texas, 77445

Ship To: TX - Waller County SO
100 Sheriff R Glenn Smith Drive
Hempstead, Texas 77445

Billing Company Name: TX - Waller County SO
Billing Contact Name: Robert Schields
Billing Email Address: r.schields@wallercounty.us

Payment Terms: Net 30
Contracted Billing Structure: 100% at First Camera Validation

Notes: TX - Waller County SO (MVCPA Grant): Initial Year of 12 Month Term, 2026 - 2027

Please note a minor change to our invoices starting February 1, 2025 updating product/SKU names listed in each line item. This change is only to naming conventions and will not affect the products, functionality, or services you receive from Flock Safety. Please update your payment system to reflect these new product/SKU names as needed.

ITEMS	QTY	UNIT PRICE	SALES TAX	TOTAL
Professional Services - MASH Tested Pole Implementation Fee	6	\$1,250.00	\$0.00	\$7,500.00
Flock Safety LPR, fka Falcon	17	\$3,000.00	\$0.00	\$51,000.00
Professional Services - MASH Tested Pole Implementation Fee	17	\$800.00	\$0.00	\$13,600.00
Solar Long-Range LPR, fka Solar Falcon LR	6	\$5,000.00	\$0.00	\$30,000.00

Unless otherwise noted on the Order Form, the Term shall commence upon first installation and validation of Flock Hardware.

Link to Location of Services: <https://planner.flocksafety.com/public/f6617eec-c0ac-4650-a9c8-09bc8f75ee71>

Subtotal: \$102,100.00
Sales Tax: \$0.00
Credit: \$0.00
Payments: \$0.00
Balance Due: \$102,100.00

If you have questions about your invoice, are providing an exemption certificate or need to update your billing contact information, please email billing@flocksafety.com or call 866-901-1781, option 3.



INVOICE

Item 16.

Flock Group Inc dba Flock Safety
www.flocksafety.com

Invoice Number INV-85754
Invoice Date: 1/30/2026
Due Date: 3/1/2026
Payment Terms: Net 30
PO#:

Payment Remittance Information

Pay by Check:

Payable to: Flock Group Inc
Memo: INV-85754
Mail to: PO Box 121923
Dallas, TX 75312-1923

If paying by check, please include the remittance slip below.

Pay by ACH:

Account Legal Name: Flock Group Inc.
Account Number: 3302113966
Account Type: Checking
Routing / SWIFT Code: 121140399 / SVBKUS6S

If paying by ACH, please include your invoice number in the memo section of the ACH transfer request.

Please be aware that failure to pay the invoice by the due date may result in an interest penalty or disconnection of service, as specified in your contract.

.....
Detach and Return with Payment

Make Checks Payable to: Flock Group Inc

If sending via Flock Group Inc
USPS: PO Box 121923
Dallas, TX 75312-1923

Or

If sending via Flock Group Inc
UPS, FedEx or 891923
USPS: 885 East Collins Boulevard,
Suite 110
Richardson, TX 75081

Account: TX - Waller County SO

Invoice # INV-85754

Amount Due: **\$102,100.00**

Amount Enclosed: \$ _____

BOXX Modular Inc.
6811 Gant Road
Houston, TX
77066
USA
Tel: 281-213-8232

Fax: 281-213-8233



INVOICE

ORIGINAL

Invoice To:
County of Waller
425 FM 1488 Suite 106
Hempstead TX 77445
USA

Number BXHS 34156030
Date: 01/01/2026
Terms: NET 30
Due Date: 01/31/2026
Project: BIAH1664

Contact: Danny Rothe
Ref:

Serial No.	Description	Qty	From	To	Rate/Price	Total
	Stairs	1	Jan 01,2026	Jan 31,2026	\$45.00	\$45.00
	ADA Straight Ramp	1	Jan 01,2026	Jan 31,2026	\$500.00	\$500.00
OSW125619BR01659 OSW-01659	12x56 Mobile Unit w/RR OSW-01659	1	Jan 01,2026	Jan 31,2026	\$1,150.00	\$1,150.00
	Window Security Bars	1	Jan 01,2026	Jan 31,2026	\$45.00	\$45.00
	Personal Property Fee	1	Jan 01,2026	Jan 31,2026	\$92.00	\$92.00

Location: 775 Business 290 East
Hempstead TX 77445
USA

Subtotal \$1,832.00

Remarks: (Project Code consolidation)
Project Code: BIAH1664 Based On Deliveries
34147351.

Total Tax \$0.00

Total \$1,832.00

Applied amount \$0.00

Amount Due \$1,832.00

If you have any questions or concerns regarding this document please contact

Name: Maria Sinjari
Phone:
Fax:
Email: msinjari@blackdiamondgroup.com

TRAILER TO BE TAKEN
OFF RENT.

FROM ROAD BOND

APPROVED
DANNY ROTHE
WC/BF/CM

1/13/2026

D. R. Rothe

Please make check payable to: Boxx Modular Inc - Receivables
PO Box 675103
Dallas, TX 75267-5103
USA
Or Send EFT remittances to accounting@boxxmodular.com

BOXX Modular Inc.
6811 Gant Road
Houston, TX
77066
USA
Tel: 281-213-8232

Fax: 281-213-8233



INVOICE

ORIGINAL

Number **BXHS 34156395**
Date: 02/01/2026
Terms: NET 30
Due Date: 03/03/2026
Project: BIAH1664

Invoice To:
County of Waller
425 FM 1488 Suite 106
Hempstead TX 77445
USA

Registration # **030881**
Joan Sargent Waller Co. Treasurer
Deputy Jo Date 1-28-26

Contact: Danny Rothe
Ref:

Serial No.	Description	Qty	From	To	Rate/Price	Total
	Stairs	1	Feb 01,2026	Feb 28,2026	\$45.00	\$45.00
	ADA Straight Ramp	1	Feb 01,2026	Feb 28,2026	\$500.00	\$500.00
OSW125619BR01659 OSW-01659	12x56 Mobile Unit w/RR OSW-01659	1	Feb 01,2026	Feb 28,2026	\$1,150.00	\$1,150.00
	Window Security Bars	1	Feb 01,2026	Feb 28,2026	\$45.00	\$45.00
	Personal Property Fee	1	Feb 01,2026	Feb 28,2026	\$92.00	\$92.00

Location: 775 Business 290 East
Hempstead TX 77445
USA

Subtotal **\$1,832.00**

Total Tax \$0.00

Total **\$1,832.00**

Applied amount **\$0.00**

Amount Due **\$1,832.00**

Remarks: (Project Code consolidation)
Project Code: BIAH1664 Based On Deliveries
34147687.

ROAD BOND

If you have any questions or concerns regarding this document please contact:

Name: Andrea Martinez
Phone:
Fax:
Email: anmartinez@boxxmodular.com

APPROVED
DANNY ROTHE
WC/BK/CM
2/2/2026
D. R. Rothe

JAN 28 '26 PM 2:30 AUDITOR

JAN 27 '26 PM 2:54 TREASURER

Please make check payable to: Boxx Modular Inc - Receivables
PO Box 675103
Dallas, TX 75267-5103
USA
Or Send EFT remittances to accounting@boxxmodular.com

BOXX Modular Inc.
6811 Gant Road
Houston, TX
77066
USA
Tel: 281-213-8232

Fax: 281-213-8233



INVOICE

ORIGINAL

Invoice To:
County of Waller
425 FM 1488 Suite 106
Hempstead TX 77445
USA

Number BXHS 34155597
Date: 12/01/2025
Terms: NET 30
Due Date: 12/31/2025
Project: BIAH1664

Contact: Danny Rothe
Ref:

Serial No.	Description	Qty	From	To	Rate/Price	Total
	Stairs	1	Dec 01,2025	Dec 31,2025	\$45.00	\$45.00
	ADA Straight Ramp	1	Dec 01,2025	Dec 31,2025	\$500.00	\$500.00
OSW125619BR01659	12x56 Mobile Unit w/RR	1	Dec 01,2025	Dec 31,2025	\$1,150.00	\$1,150.00
OSW-01659	OSW-01659					
	Window Security Bars	1	Dec 01,2025	Dec 31,2025	\$45.00	\$45.00
	Personal Property Fee	1	Dec 01,2025	Dec 31,2025	\$92.00	\$92.00
Subtotal						\$1,832.00
Total Tax						\$0.00
Total						\$1,832.00
Applied amount						\$0.00
Amount Due						\$1,832.00

Location: 775 Business 290 East
Hempstead TX 77445
USA

Remarks: (Project Code consolidation)
Project Code: BIAH1664 Based On Deliveries
34147017.

If you have any questions or concerns regarding this document please contact:

Name: Andrea Martinez
Phone:
Fax:
Email: anmartinez@boxxmodular.com

Please make check payable to:

Boxx Modular Inc - Receivables
PO Box 675103
Dallas, TX 75267-5103
USA
Or Send EFT remittances to accounting@boxxmodular.com

BOXX Modular Inc.

6811 Gant Road

Houston, TX

77066

USA

Tel: 281-213-8232

Fax: 281-213-8233



INVOICE

ORIGINAL

Invoice To:

County of Waller

425 FM 1488 Suite 106

Hempstead TX 77445

USA

Number**BXHS 34155209****Date:**

11/01/2025

Terms:

NET 30

Due Date:

12/01/2025

Project:

BIAH1664

Contact: Danny Rothe

Ref:

Serial No.	Description	Qty	From	To	Rate/Price	Total
	Personal Property Fee	1	Nov 01,2025	Nov 30,2025	\$92.00	\$92.00
OSW125619BR01659	12x56 Mobile Unit w/RR	1	Nov 01,2025	Nov 30,2025	\$1,150.00	\$1,150.00
OSW-01659	OSW-01659					
	ADA Straight Ramp	1	Nov 01,2025	Nov 30,2025	\$500.00	\$500.00
	Stairs	1	Nov 01,2025	Nov 30,2025	\$45.00	\$45.00
	Window Security Bars	1	Nov 01,2025	Nov 30,2025	\$45.00	\$45.00

Location: 775 Business 290 East
Hempstead TX 77445
USA

Subtotal **\$1,832.00**

Total Tax \$0.00

Remarks: (Project Code consolidation)
Project Code: BIAH1664 Based On Deliveries
34146671.

Total **\$1,832.00**

Applied amount **\$0.00**

Amount Due **\$1,832.00**

If you have any questions or concerns regarding this document please contact:

Name: Andrea Martinez

Phone:

Fax:

Email: anmartinez@boxxmodular.com

Please make check payable to:

Boxx Modular Inc - Receivables

PO Box 675103

Dallas, TX 75267-5103

USA

Or Send EFT remittances to accounting@boxxmodular.com

Waller County Check Request/Reimbursement Form**Employee submitting request:**

Julie Adams

Department:

Road and Bridge

Total Amount Due:

\$80,795.82

Please make check payable to:**Name:**

Gradient Group

Address:

3151 Briarpark Drive

Houston, TX 77042

Please mail check to:**Name:**

Gradient Group

Address:

3151 Briarpark Drive

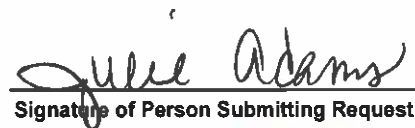
Houston, TX 77042

Purpose of check:

Invoice # GG-1628-5 20500-0001 Cochran Road

Billing Period December 1, 2025 through December 31, 2025**Charge to GL line:**

605-605-545405


Signature of Person Submitting Request

Date

1-27-26


Signature of Official/Department Head Submitting Request

Date

1/28/26



Gradient Group
 3151 Briarpark Drive
 Suite 225
 Houston, TX 77042
 832-779-5700

Item 18.

Waller County
 Attn: County Engineer J. Ross McCall, P.E.
 775 Business US 290 East
 Hempstead, TX 77445

Invoice Number: GG-1628-5
 Date: 12/31/2025
 Project: 20500-0001 COCHRAN RD

Waller County Project: 23303
 Billing Period: 12.01.25 - 12.31.25

Phase	Contract Fee	% Complete	Prior Billed	Billed to Date	Current Billing	Fee Remaining
1P - Pre-Design Study	\$ 187,323.00	50.00%	\$ 67,436.28	\$ 93,661.50	\$ 26,225.22	\$ 93,661.50
1D - Drainage	\$ 81,024.00	75.00%	\$ 8,102.40	\$ 60,768.00	\$ 52,665.60	\$ 20,256.00
1S - Survey	\$ 99,848.40	59.53%	\$ 59,436.59	\$ 59,436.59	\$ -	\$ 40,411.81
1U - SUE	\$ 49,660.95	40.71%	\$ 20,215.73	\$ 20,215.73	\$ -	\$ 29,445.22
1G - Geotechnical	\$ 18,759.00	100.00%	\$ 16,854.00	\$ 18,759.00	\$ 1,905.00	\$ -
1E - Environmental	\$ 16,915.00	100.00%	\$ 16,915.00	\$ 16,915.00	\$ -	\$ -
P2 - Design Phase	\$ 290,207.00	0.00%	\$ -	\$ -	\$ -	\$ 290,207.00
P3 - Construction Phase Services	\$ 96,721.00	0.00%	\$ -	\$ -	\$ -	\$ 96,721.00
Total	\$ 840,458.35	32.10%	\$ 188,960.00	\$ 269,755.82	\$ 80,795.82	\$ 570,702.53

Invoice Total **\$ 80,795.82**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
GG-1590	11/30/2025	68,824.00		68,824.00			
GG-1628	12/31/2025	80,795.82	80,795.82				
Total		149,619.82	80,795.82	68,824.00	0.00	0.00	0.00



Monthly Progress Report

Cochran Rd
Waller County
Gradient Project No. 20500-0001
Waller County Project No. 23303

Period: December 01, 2025 to December 31, 2025

Tasks performed this period include:

1. Progress Meetings- December 8 ,2025
2. Sub Coordination
 - a. Survey complete 10/03
 - b. Roadway Geotechnical 10/13
 - c. SUE completed 10/3
3. Schematic Roll Plot progressing
4. Preliminary Drainage Findings

Tasks to be performed next period:

1. Progress Meeting- January
2. PER

Deliverables (include % complete):

1. Desktop Envio. Revieww-100%
2. Cultural resources-100%
3. WOTUS-100%
4. Topo- 100%
5. Ex. ROW – 100%
6. Roadway Geotechnical Report- 100%
7. SUE- 100%
8. Schematic Rol Plot- 100%
9. DIA – 75%

Schedule:

1. PER- 1/23/2026
2. Presentation 2/3/2026
3. Interim Design- 4/10/2026
4. Final Design- 11/19/2026

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Tuesday, January 27, 2026 10:48 AM
To: Ross McCall; Luke Fortkamp
Cc: John Tyler; Julie Adams
Subject: Fw: New Professional Service Invoice GG-1628-5 from Gradient Group
Attachments: 20251231-Invoice GG-1628-5-Gradient Group-Cochran Rd-23303.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 5 from Gradient for Cochran Road.

Project #: 23303
 Project Name: Cochran Road
 Consultant: Gradient
 Percent spent so far: 32%
 Design Schedule Changes: No changes to Final Submittal Date

Invoice Date	Invoice #	Invoice \$
12/31/25	GG-1628-5	\$80,795.82

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

Waller County Check Request/Reimbursement Form

Employee submitting request:

Julie Adams

Department:

Road and Bridge Department

Total Amount Due:

\$49,428.45

Please make check payable to:

Name:

HR Green

Address: P.O. Box 8213

Des Moines, IA 50301-8213

Please mail check to:

Name:

HR Green

Address: P.O. Box 8213

Des Moines, IA 50301-8213

Purpose of check: Invoice # 197391-8

Professional Services Through November 29, 2025 to December 26, 2025.

Mathis Road Reconstruction

Charge to GL line:

605-605-545405



Signature of Person Submitting Request

1-27-26

Date



Signature of Official/Department Head Submitting Request

1/28/26

Date



P.O. Box 8213
Des Moines, IA 50301-8213
713.965.9996

INVOICE

Project No: 23206

Katlyn Dezarn
Waller County, TX
775 Business US 290 East
Hempstead, TX 77445

Pay Application Number: 8
Invoice Number: 197391
Invoice Date: 1/12/2026
Job Number: 2404188

Project Name: Mathis Road Reconstruction

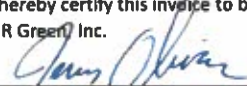
FOR PROFESSIONAL SERVICES RENDERED FROM November 29, 2025 to December 26, 2025

Task	Fee Type	Contract Fee Amount	Previous Amount	Current Amount	Total Fee Earned	Percent Complete
General Project Management	Lump Sum	\$53,792.00	\$37,370.00	\$3,832.00	\$41,202.00	77%
Preliminary Phase Services	Lump Sum	\$89,272.00	\$89,272.00	\$0.00	\$89,272.00	100%
Final Design Services	Lump Sum	\$342,810.00	\$8,962.50	\$5,495.50	\$14,458.00	4%
Drainage Analysis Study	Lump Sum	\$61,799.00	\$55,543.00	\$0.00	\$55,543.00	90%
Survey Services (Landtech)	Lump Sum	\$145,092.44	\$41,509.13	\$40,100.95	\$81,610.08	56%
Geotech Services (HVI)	Lump Sum	\$68,195.00	\$61,663.50	\$0.00	\$61,663.50	90%
Environmental Services (Reba-Kistner)	Lump Sum	\$15,748.00	\$15,748.00	\$0.00	\$15,748.00	100%
SUE Services (Cobb-Fendley)	Lump Sum	\$70,739.00	\$47,477.50	\$0.00	\$47,477.50	67%
Construction Phase Services	Time & Materials	\$49,942.00	\$0.00	\$0.00	\$0.00	0%
Project Totals		\$897,389.44	\$357,545.63	\$49,428.45	\$406,974.08	45%

Total Fee Earned To Date \$406,974.08
Less Previously Billed \$357,545.63
Amount Due This Invoice \$49,428.45

I hereby certify this invoice to be true and correct.

HR Green, Inc.


Jesus M. Olivas, P.E.
Project Manager

For Billing Questions, Please Contact:
713.338.8004
jolivas@hrgreen.com



Please Remit To:
HR Green, Inc.
PO Box 8213
Des Moines, IA 50301-8213
319-841-4000

Waller County, TX
 775 Business US 290 East
 Hempstead, TX 77445

January 12, 2026
 Project No: 2404188-0000
 Invoice No: 197391
Invoice Total: \$49,428.45

Project 2404188-0000 Waller County, TX - Mathis Road Reconstruction

Professional Services Through December 26, 2025

Phase 1 General Project Management

Fee

Total Fee	53,792.00		
Percent Complete	76.595	Total Earned	41,202.00
		Previous Fee Billing	37,370.00
		Current Fee Billing	3,832.00
		Total Fee	3,832.00
		Total this Phase	\$3,832.00

Phase 3 Final Design Services

Fee

Total Fee	342,810.00		
Percent Complete	4.2175	Total Earned	14,458.00
		Previous Fee Billing	8,962.50
		Current Fee Billing	5,495.50
		Total Fee	5,495.50
		Total this Phase	\$5,495.50

Phase 5 Sub-Consultant Services

Task 5.1 Survey Services by Landtech

Fee

Total Fee	145,092.44		
Percent Complete	56.247	Total Earned	81,610.08
		Previous Fee Billing	41,509.13
		Current Fee Billing	40,100.95
		Total Fee	40,100.95
		Total this Task	\$40,100.95
		Total this Phase	\$40,100.95
		Total this Invoice	<u>\$49,428.45</u>



▶ 1011 North 20th Avenue, Suite 201 | Phoenix, AZ 85016
Main 713.965.9644 + Fax 713.965.0644 + TBPE Firm #11278

Project Status Report for Invoice #8 November 29, 2025 – December 26, 2025

Waller County, TX

Mathis Road Reconstruction: Project Number 23206

HR Green

- General Project Management and coordination with LJA and design team.
- Attended monthly status meeting
- Began addressing LJA review comments on PER
- Field visit to observe property with berm.
- Began cutting roadway P&P sheets, typical sections, front end documents, and building plan set for interim design submittal.

HR Green – Drainage Study

- No work.

Landtech - Survey

- Developed topographic and control maps for inclusion in plans.
- Refined and finalized existing ROW locations and linework.

HVJ - Geotechnical

- No work.

Raba-Kistner - Environmental

- No work.

Cobb-Fendley – SUE Services

- No work.



- PER Submittal – 1/9/2026
- Interim Design Submittal – 4/15/2026
- Final Design Submittal – 6/16/2026

HR GREEN, INC.
Jesus Olivas
Project Manager

A handwritten signature in blue ink that reads 'Jesus Olivas'.

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Tuesday, January 27, 2026 10:46 AM
To: Ross McCall; Luke Fortkamp
Cc: John Tyler; Julie Adams
Subject: Fw: Waller County, TX - Mathis Road Reconstruction 2023 Mobility Bond Invoice: HRG Project 2404188 - Invoice 8
Attachments: 20251226-Invoice8-HR Green - Mathis Road Recon-23206.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 8 from HR Green for Mathis Road.

Project #: 23206
 Project Name: Mathis Road
 Consultant: HRGreen
 Percent spent so far: 45%
 Design Schedule Changes: Final Design Submittal now expected 3 months earlier

Invoice Date	Invoice #	Invoice \$
1/12/26	197391	\$49,428.45

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

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Waller County Check Request/Reimbursement Form

Employee submitting request:

Julie Adams

Department:

Road and Bridge Department

Total Amount Due:

\$8,574.30

Please make check payable to:

Name: R.G. Miller Engineers, Inc. Attn: Amy Phan

Address: 1080 Eldridge, Suite 600

Houston, TX 77077

Please mail check to:

Name: R.G. Miller Engineers, Inc. Attn: Amy Phan

Address: 1080 Eldridge, Suite 600

Houston, TX 77077

Purpose of check: Invoice # 100585-9 Neuman Road

Professional Engineering Services November 17, 2025 to December 31, 2025

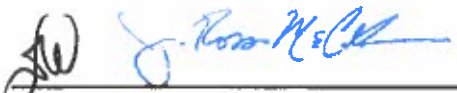
Charge to GL line:

605-605-545405


Signature of Person Submitting Request

1-27-26

Date


Signature of Official/Department Head Submitting Request

1/28/26

Date



R.G. Miller Engineers, Inc.

1080 Eldridge Pkwy, Suite 600, Houston, Texas 77077 Tel. 713-461-9600 Fax 713-461-9455

Remit Payment: R.G. Miller Engineers, Inc.		
By Check:	Electronic Instructions:	Acct#: 101174891
1080 Eldridge Pkwy	Bank: First Merchants Bank	
Suite 600	Wire/ACH ABA: 074900867	
Houston, TX 77077	BIC/ SWIFT CODE: FMECUS33 (International)	

BILL TO

Waller County
c/o Rosemary Gambino
P.O. Box 239
Waller, TX 77484

Email: jtyler@ija.com; rmcbride@ija.com
CC: kdezam@ija.com

REMIT TO

R.G. Miller Engineers, Inc.
Attn: Amy Phan
1080 Eldridge, Suite 600
Houston, TX 77077
Email: aphan@rgmiller.com

Professional Engineering Services related to

Project: Neuman Road

INVOICE

Date of Invoice: 14-Jan-26 RGME Invoice No. 100585-9
RGME Project No.: 2117.0000
Period of Services: 11/17/2025 TO 12/31/2025

TASK Code	Phase Description	Contract Fee	% Complete	Invoiced to Date	Previously Invoiced	Current Invoice	Amount of Contract Value Remaining
100	PER Phase LS	\$190,540.00	98%	\$186,729.20	\$178,154.90	\$8,574.30	\$3,810.80
200	Design Phase LS	\$238,750.00	0%	\$0.00	\$0.00	\$0.00	\$238,750.00
210	Topographic Survey T&M	\$117,548.00	79%	\$93,124.08	\$93,124.08	\$0.00	\$24,423.92
220	Geotechnical Services T&M	\$99,567.00	90%	\$89,610.30	\$89,610.30	\$0.00	\$9,956.70
230	Subsurface Utility Engineering T&M	\$158,630.00	17%	\$26,265.14	\$26,265.14	\$0.00	\$132,364.86
240	Bridge Design T&M	\$73,080.00	0%	\$0.00	\$0.00	\$0.00	\$73,080.00
250	Environmental Services T&M	\$16,866.00	95%	\$16,066.20	\$16,066.20	\$0.00	\$799.80
300	Bid Phase LS	\$11,800.00	0%	\$0.00	\$0.00	\$0.00	\$11,800.00
Total:		\$906,781.00		\$411,794.92	\$403,220.62	\$8,574.30	\$494,986.08
OVERALL TOTALS		\$906,781.00	45%	\$411,794.92	\$403,220.62	\$8,574.30	\$494,986.08

AMOUNT DUE THIS INVOICE:**\$8,574.30**

I certify that all payments requested are for appropriate purposes and in accordance with the terms and conditions set forth in the subcontract agreement

Approved by:

Alberto Espinoza, P.E.
Senior Project Manager

January 14, 2026

Date

(If you have any questions regarding this invoice, call or email Mary Williams @ 281-921-8678 or mawilliams@rgmiller.com.)

Neuman Road

December 2025 Progress Report

Summary of Work Accomplished in December 2025

- Submit final PER

Summary of Work to be Accomplished in January 2026

- Discuss any comments provided
- Prepare county presentation and present

Project Schedule and Upcoming Deliverables

- Draft Geotechnical Report – 7/23/2025
- Survey Deliverables – 10/24/2025
- Preliminary Engineering Report Draft Submittal – 10/31/2025
- Preliminary Engineering Report Final Submittal – 12/23/2025
- 70% Design Submittal – 4/19/2026
- 95% Design Submittal – 7/9/2026
- 100% Design Submittal – 8/20/2026

Outstanding Issues or Information Needs

Open Issues

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Tuesday, January 27, 2026 10:43 AM
To: Ross McCall; Luke Fortkamp
Cc: John Tyler; Julie Adams
Subject: Fw: Project 2117.000 - Neuman Road - RGME Invoice #100585-9
Attachments: 20260114- Invoice 100585-9 RGM - Neuman Road - 23404.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 9 from RGME for Neuman Road.

Project #: 23404
 Project Name: Neuman Road
 Consultant: RG Miller
 Percent spent so far: 45%
 Design Schedule Changes: No changes

Invoice Date	Invoice #	Invoice \$
01.14.26	100585-9	\$8,574.3

Thanks,

NATASHA MEDINA | Project Coordinator

Program Management

O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645

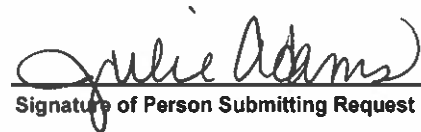
1904 W Grand Parkway N, Suite 100, Katy, Texas 77449

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www.lja.com

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[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:**\$66,511.48**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 - 9Professional Services from December 1, 2025 to December 28, 2025Pitts Road**Charge to GL line:**605-605-545405
Signature of Person Submitting Request1-27-26
Date
Signature of Official/Department Head Submitting Request1/28/26
Date

Invoice



December 29, 2025

Invoice No: 0000304200.00 - 9

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 December 1, 2025 to December 28, 2025

Fee

Phase	Contract Fee	Percent Complete	Billed To Date	Current Billing
GENERAL	260,499.20	24.50	63,822.30	6,512.48
PRELIM DESIGN	206,870.00	65.00	134,465.50	41,374.00
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	48.9104	45,511.16	18,625.00
SURVEY	100,426.00	82.7201	83,072.52	0.00
TRAFFIC	81,873.84	14.9037	12,202.23	0.00
FINAL DESIGN	219,420.00	0.00	0.00	0.00
BID/CONSTRUCTION	135,304.00	0.00	0.00	0.00
Total Fee	1,249,980.98		385,655.94	66,511.48
		Previous Fee Billing	319,144.46	
	Total Fee			66,511.48
		Total this Invoice		\$66,511.48

Outstanding Invoices

Number	Date	Balance
8	12/1/2025	74,894.50
Total		74,894.50

Total Now Due \$141,405.98

Billings to Date

	Current	Prior	Total
Fee	66,511.48	319,144.46	385,655.94
Totals	66,511.48	319,144.46	385,655.94



Waller County
23407 Pitts Rd
Progress Report

Work Period: December 1, 2025 to December 28, 2025

Previous Month:

General:

- SPI attended the Progress Meeting with LJA.
- SPI coordinated with LJA regarding the ILA Exhibits and updated the exhibits.
- SPI met with BBI to discuss drainage and traffic control.
- SPI coordinated with PDE regarding updated design and SUE.
- SPI coordinated with Consor on Amendment 1 proposal.
- SPI coordinated with ARKK regarding their schedule and status.
- SPI coordinated with TEDSI regarding the Traffic Engineering Study.

Prelim Design:

- SPI cleaned up existing topo files (SPI, BBI, and Quiddity) for the plan set.
- SPI created profiles for the asphalt transitions.
- SPI updated cross sections/corridor.
- SPI created typical sections.
- SPI updated existing and proposed drainage areas and corresponding calculations.
- SPI updated storm sewer design.
- SPI updated traffic control.
- PDE updated deliverables.

Next Month:

General:

- SPI to attend Progress Meeting with LJA and prepare meeting minutes.
- SPI to attend pre-development BKDD meeting.

Preliminary Engineering:

- SPI to continue preparing PER.
- SPI to continue preparing 30 percent plans.
- SPI to submit PER and 30 percent plans.

Environmental:

- Submit Amendment 1 proposal.
- Consor to address comments from LJA, if any.

Geotechnical:

- Address comments from LJA on their Geotechnical Report, if any.

SUE:

- Update utility base map and exhibit for existing utilities.

Traffic:

- TEDSI to evaluate intersection sight triangles.

Issues:

- Pending confirmation from Harris County to whether storm sewer can be installed in their easement.

Schedule:

PER Submittal: 1/30/2026 (draft)

70% Submittal: 7/14/2026

95% Submittal: 10/28/2026

100% Submittal: 2/3/2027

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Tuesday, January 27, 2026 10:22 AM
To: Ross McCall; Luke Fortkamp
Cc: John Tyler; Julie Adams
Subject: Fw: 23407 Pitts Rd - 2023 Mobility Bond Invoice
Attachments: 20251229-Invoice#34200.00-9-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.

Project #: 23407
 Project Name: Pitts Road
 Consultant: SPI
 Percent spent so far: 31%
 Design Schedule Changes: ***Did Katlyn Notify?*** Final Design Submittal now 6 months later

Invoice Date	Invoice #	Invoice \$
12.29.25	304200.00-9	\$66,511.48

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

From: John Tyler <jtyler@lja.com>
Sent: Sunday, January 25, 2026 11:28 AM
To: Robert McBride <rmcbride@lja.com>; Katlyn Dezarn <kdezarn@lja.com>
Cc: Natasha Medina <nmedina@lja.com>
Subject: FW: 23407 Pitts Rd - 2023 Mobility Bond Invoice

I have no comments on this invoice.

John

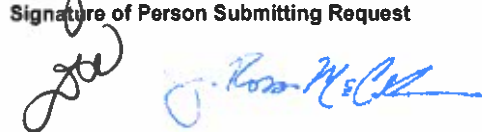
From: Deborah Meroniuc <dmeroniuc@spi-eng.com>
Sent: Friday, January 23, 2026 3:10 PM
To: John Tyler <jtyler@lja.com>
Cc: Daniel Freeman <dfreeman@lja.com>; Robert McBride <rmcbride@lja.com>; Katlyn Dezarn <kdezarn@lja.com>
Subject: 23407 Pitts Rd - 2023 Mobility Bond Invoice

Waller County Check Request/Reimbursement Form**Employee submitting request:**Julie Adams**Department:**Road and Bridge Department**Total Amount Due:**\$29,163.44**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 # 203319-7 Stockdick Road 23305Professional Services from December 01, 2025 through December 31, 2025**Charge to GL line:**605-605-545405

Signature of Person Submitting Request

1-27-26

Date



Signature of Official/Department Head Submitting Request

1/28/2026

Date



January 20, 2026

Project No: 2025-2183-01

Invoice No: 203319-7

Waller County
 J. Ross McCall, P.E.
 775 Bus 290 East
 Hempstead, TX 77445

Total Contact Amount: \$1,563,052.31
 Previous Amount Billed: \$504,367.28
 Amount Billed to Date: \$533,530.72
 Contact Amount Remaining: \$1,029,521.59

Project 2025-2183-01 Stockdick Road 23305
 "2023 Mobility Bond Invoice" - 23305

Professional Services from December 01, 2025 to December 31, 2025

Phase	100	Project Meetings / Agency Coordination			
Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Project Meetings/Agency Coordination	97,661.59	75.00	73,246.19	68,363.11	4,883.08
Total Fee	97,661.59		73,246.19	68,363.11	4,883.08
Billing Summary		Current	Prior	To-Date	
Total Billings		4,883.08	68,363.11	73,246.19	
Total Fee				97,661.59	
Remaining Fee				24,415.40	
			Total this Phase		\$4,883.08

Phase	200	Preliminary Engineering				
Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing	
Coordination with Subs	80,746.46	75.00	60,559.85	56,522.52	4,037.33	
PER Development	<u>103,601.68</u>	75.00	<u>77,701.26</u>	<u>72,521.18</u>	<u>5,180.08</u>	
Total Fee	184,348.14		138,261.11	129,043.70	9,217.41	
Billing Summary		Current	Prior	To-Date		
Total Billings		9,217.41	129,043.70	138,261.11		
Total Fee				184,348.14		
Remaining Fee				46,087.03		
				Total this Phase		\$9,217.41

Project	2025-2183-01	Stockdick Road	Invoice	203319-7
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Phase	300	Final Design
-------	-----	--------------

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
PS&E Development	<u>493,855.39</u>	0.00	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
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	29.00	62,403.65	47,340.70	15,062.95
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	39.00	72,772.05	72,772.05	0.00
SUE (BBI)	204,525.55	68.00	139,077.37	139,077.37	0.00
Direct Expenses (TEDSI)	<u>525.00</u>	20.00	<u>105.00</u>	<u>105.00</u>	<u>0.00</u>
Total Fee	690,667.63		322,023.42	306,960.47	15,062.95

Billing Summary	Current	Prior	To-Date
Total Billings	15,062.95	306,960.47	322,023.42
Total Fee			690,667.63
Remaining Fee			368,644.21
Total this Phase			\$15,062.95

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)
------	-----	-------------

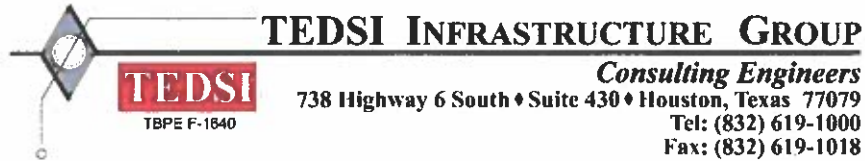
Billing Summary	Current	Prior	To-Date
Consultants	0.00	0.00	0.00
Total Fee			25,640.00
Remaining Fee			25,640.00

Total this Phase	\$0.00
------------------	--------

Project	2025-2183-01	Stockdick Road	Invoice	203319-7
---------	--------------	----------------	---------	----------

Total this Invoice **\$29,163.44**

Authorized By: Paul Bright Date: 01/20/2026
Paul Bright PE, RPLS



Invoice Progress Report No. 7

Project: **Stockdick Road – Project No. 23305 – 2023 Mobility Bond**

Invoice Period: **December 1, 2025 – December 31, 2025**

Progress During This Billing Period:

TEDSI:

Meetings / Agency Coordination

- Coordination with Weisser on survey requirements.
- Coordination with BBI on SUE information
- Coordination with Gauge / HR Green on drainage / detention requirements.

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.
- Prepared KMZ and presented to LJA

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
- On-going hydrologic analysis
- Development of method to drain using open ditches due to the number of gas pipelines.

- Received information on active pipelines. Now looking at storm sewer option.

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 2/27/2026 (based on SUE and Detention Analysis)

Expected Interim Design Submittal 7/31/2026

Expected Final Design Submittal 12/23/2026

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Tuesday, January 27, 2026 10:50 AM
To: Ross McCall; Luke Fortkamp
Cc: John Tyler; Julie Adams
Subject: Fw: "2023 Mobility Bond Invoice" _2026-01-20_Invoice 203319-7_TEDSI_Stockdick Road_23305
Attachments: 2023 Mobility Bond Invoice_2026-01-20_Invoice 203319-7_TEDSI_Stockdick Road_23305 Revised.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 7 from TEDSI for Stockdick Road.

Project #: 23305
 Project Name: Stockdick Road
 Consultant: TEDSI
 Percent spent so far: 34%
 Design Schedule Changes: No changes to Final Design Submittal

Invoice Date	Invoice #	Invoice \$
01/20/26	203319-7	\$29,163.44

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

NOTICE OF PUBLIC HEARING

WALLER COUNTY COURTHOUSE

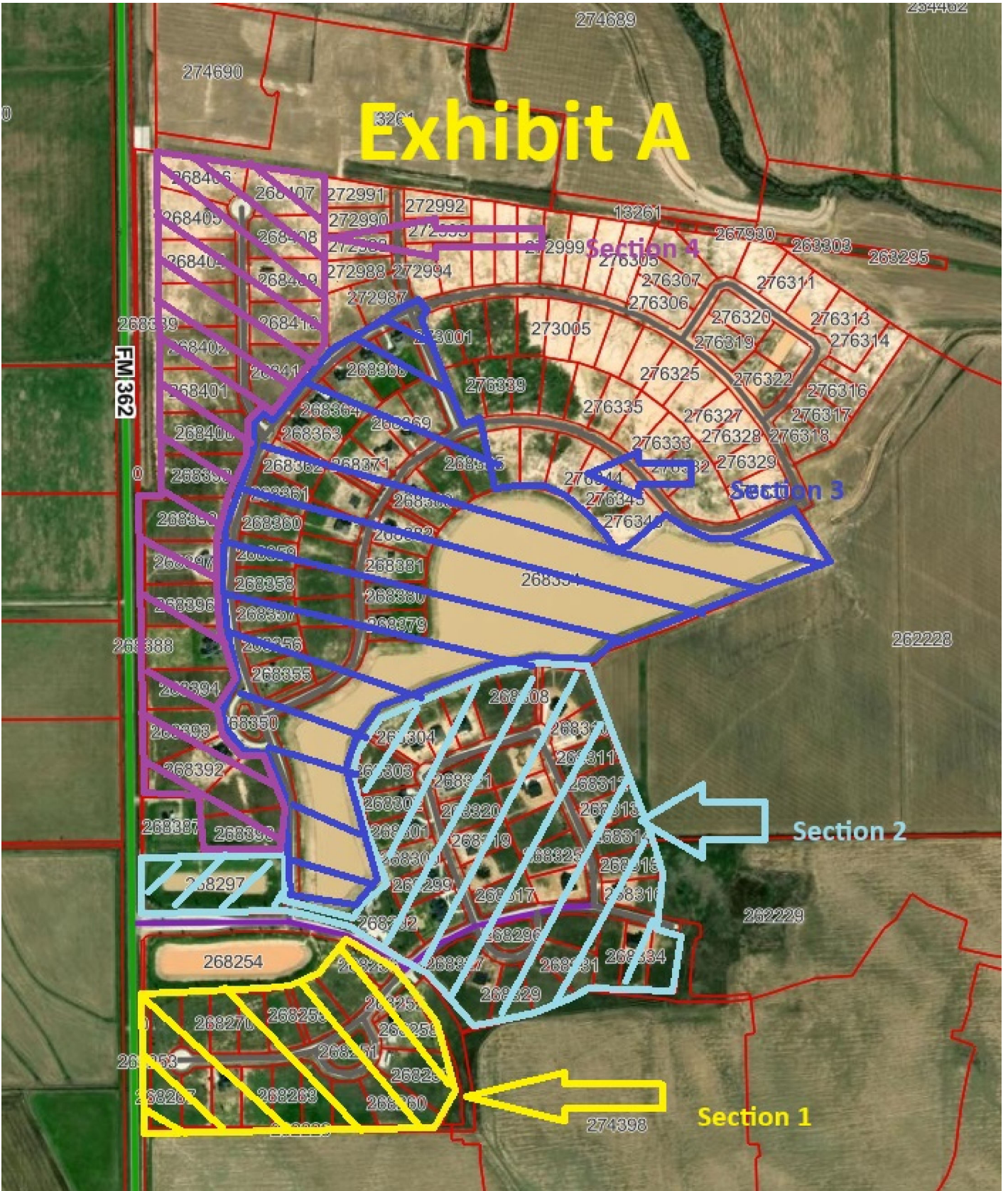
836 Austin Street, Hempstead, Texas 77445

COMMISSIONERS' COURTROOM, 4TH FLOOR

February 11th, 2026 at 9:00am

The Waller County Commissioners' Court will conduct a Public Hearing relating to a Major Thoroughfare Plan Amendment for Kickapoo Rd. in Waller County, Texas.

All interested persons are encouraged to attend and participate in the Public Hearing.



RIGHT-OF-WAY AGREEMENT

BETWEEN WALLER COUNTY AND PRAIRIE LEGACY PARTNERS, INC.

FOR THE RESIDENTIAL SUBDIVISION OF LAKEVIEW

This agreement is made by and between Waller County, (hereinafter referred to as “COUNTY”) and PRAIRIE LEGACY PARTNERS, INC., (hereinafter referred to as the “DEVELOPER”) whose mailing address is 800 Bering Drive, Suite 350, Houston, Texas 77057.

WHEREAS, the COUNTY is the owner of the right of way property described on Exhibit A attached hereto (hereinafter referred to as the PROPERTY); and

WHEREAS, the County shall agree to allow DEVELOPER to Terms of Agreement; and

WHEREAS, COUNTY has agreed to grant to DEVELOPER consideration for which includes, without limitation, the County’s agreement to and execution of this written Agreement:

NOW, THEREFORE, the parties do hereby agree as follows:

1. TERMS OF AGREEMENT

Pursuant to the terms of this Agreement, the COUNTY shall review, approve and may require engineering (if deemed necessary) of any future Improvements as it relates to utilities, said approval shall not to be unreasonably withheld. It is expressly agreed that the COUNTY’s requirements will include, without limitation, the following:

- A. The Developer shall maintain Property (ditches) within the County right of ways within Lakeview subdivision;
- B. The Developer shall repair any damages to the Property (road and right of way) as a result of busted waterlines at Developers own expense;
- C. The Developer shall repair any damages to the Property (road and right of way) as a result of busted irrigation lines at Developers own expense;
- D. The Developer shall submit Formal Notices via www.mgoconnect.org for all line placements within right of way Property;
- E. If there is a conflict with utilities in the right of way for road maintenance or future improvements, Developer shall be responsible for relocating waterlines, and irrigation lines, at Developers sole cost and expense;

2. GENERAL PROVISIONS

A. REMEDIES. Each party shall have the right to enforce the provisions of this Agreement, including, without limitation, the right to collect damages for the breach of this Agreement. In addition, as the agreement to and execution of this Agreement constitutes consideration for the Agreement.

B. **ATTORNEYS' FEES AND EXPENSES.** Should either party employ an attorney to enforce any of the provisions hereof, or to protect its interest in any matter arising under this Agreement, or to collect damages for the breach of this Agreement, the prevailing party shall be entitled to recover all reasonable costs, charges, expenses and attorneys' fees, including expert witness fees expended or incurred therein.

C. **SAVINGS CLAUSE.** Should any clause in this Agreement, or a particular application thereof, be held to be invalid or unenforceable, in whole or in part, by any court or arbitration panel, the remaining clauses or other applications herein shall continue in full force and effect.

D. **ENTIRE AGREEMENT.** This Agreement, constitutes the entire agreement between the parties, and it is expressly understood and agreed that there are no agreements or promises by and between said parties, except as aforementioned, and that any additions thereto or changes therein shall be in writing and signed by both parties thereto, and shall not create any third party beneficiaries or third party obligations. **NO ALTERATIONS, CHANGES, OR ADDITIONS SHALL BE MADE TO THIS CONTRACT EXCEPT IN WRITING.**

E. **WAIVER.** No failure by a party to enforce any provision of this Agreement shall constitute a waiver by such party. The waiver by a party of any breach hereof by the other party shall not constitute a waiver of any subsequent breach of the same or any other provision.

F. **SEVERABILITY.** The provisions of this Agreement are severable and if for any reason any provision or provisions herein are determined to be invalid, illegal or unenforceable, such determination shall not affect any other provision hereof.

G. **APPLICABLE LAW; VENUE.** This agreement and the rights of the parties hereunder shall be governed and construed in accordance with the laws of the State of Texas. All suits arising out of or related to this Agreement shall be filed exclusively in the courts of Waller County, Texas.

Executed as of the ____ day of _____, 2025.

PRAIRIE LEGACY PARTNERS, INC.

By: _____

WALLER COUNTY, TEXAS

By: _____

**INDEMNITY AGREEMENT
BETWEEN
PRAIRIE LEGACY PARTNERS, INC. AND
WALLER COUNTY, TEXAS**

This Indemnity Agreement (this “**Agreement**”) is made and entered into by and between Prairie Legacy Partners, Inc., a Texas Corporation (the “**Developer**”), and Waller County, Texas (the “**County**”).

RECITALS:

The Developer is the owner of Lakeview, a residential subdivision community located in Waller County, Texas (“**Lakeview**”).

Lakeview is comprised, in part, of the following real property: Lakeview Section 1, as described by the map or plat recorded under Clerk’s File No. 2301798 in the Official Public Records of Waller County, Texas (“**Section 1**”); Lakeview Section 2, as described by the map or plat recorded under Clerk’s File No. 2301800 in the Official Public Records of Waller County, Texas (“**Section 2**”); Lakeview Section 3, as described by the map or plat recorded under Clerk’s File No. 2301802 in the Official Public Records of Waller County, Texas (“**Section 3**”); and Lakeview Section 4, as described by the map or plat recorded under Clerk’s File No. 2301805 in the Official Public Records of Waller County, Texas (“**Section 4**”).

Section 1, Section 2, Section 3, and Section 4 are collectively referred to in this Agreement as the “**Subject Sections**”. The roads within the Subject Sections are public roads that are, or will be, dedicated to the public.

The Developer owns and operates one or more water/irrigation lines located in Lakeview, within the right of way of Subject Sections.

The County has agreed to accept the public roads within the Subject Sections and to own and maintain the public roads within the Subject Sections subject to the Right-Of-Way Agreement, Between Waller County and Prairie Legacy Partners, Inc. -For The Residential Subdivision of Lakeview. The Developer indemnifies the County for any damage to the public roads within the Subject Sections caused by the Water/Irrigation Lines, as set forth in this Agreement.

The Board of Directors of the Developer has determined that it is in the best interest of the Developer to indemnify the County for any damage to the public roads within the Subject Sections caused by the Irrigation Lines, as set forth in detail in this Agreement.

AGREEMENT:

Now therefore, for and in consideration of the mutual promises, covenants, benefits, and obligations set forth in this Agreement, the Developer and the County agree and contract as follows:

1. Road Acceptance.

The County agrees to accept the public roads within the Subject Sections and to own and maintain the public roads subject to the executed Right-Of-Way Agreement, Between Waller County and Prairie Legacy Partners, Inc. -For The Residential Subdivision of Lakeview, with all applicable laws and regulations.

2. Release and Indemnity.

THE DEVELOPER AGREES TO DEFEND AND INDEMNIFY THE COUNTY AND ITS OFFICERS, DIRECTORS, AND REPRESENTATIVES FROM ANY DAMAGE TO THE PUBLIC ROADS WITHIN THE SUBJECT SECTIONS, IF SUCH DAMAGE IS DIRECTLY CAUSED BY THE WATER AND IRRIGATION LINES OWNED BY THE DEVELOPER AND LOCATED IN THE RIGHT OF WAY.

3. Applicable Laws and Standards.

This Agreement must be construed under and in accordance with the laws of the State of Texas and Waller County, Texas. All obligations of the parties created pursuant to this Agreement are performable in Waller County, Texas.

4. Assignment.

No part of this Agreement or the rights granted to either party pursuant to this Agreement may be assigned by either party without the prior, written consent of the other party. This Agreement is binding upon and inures to the benefit of the parties and their respective successors and assigns.

5. Entire Agreement; Amendment.

This Agreement contains all of the covenants, promises, and agreements between the parties concerning the subject matter described in this Agreement, and this Agreement supersedes all prior agreements, arrangements, or understandings, whether written or oral, between the parties. This Agreement may not be amended or modified except in writing and signed by the parties.

6. Severability.

If any one or more of the provisions contained in this Agreement is, for any reason, held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability will not affect any other provisions of this Agreement, and this Agreement must be construed as if the invalid, illegal, or unenforceable provisions had never been contained in this Agreement.

7. Interpretation.

When used in this Agreement, and whenever the text so permits, the singular includes the plural and the use of any gender includes all genders.

8. Authorization.

Each party to this Agreement represents that (i) the execution and delivery of this Agreement by it has been duly authorized by its governing body or other persons from whom such party is legally bound to obtain authorization, (ii) the consummation of the contemplated transactions will not result in a breach or violation of, or a default under, any agreement by which it or any of its properties is bound, or by any statute, rule, regulation, order, or other law to which it is subject, and (iii) this Agreement is a binding and enforceable agreement on its part.

THIS AGREEMENT IS EXECUTED on the dates shown below and is effective on the date last subscribed below.

Prairie Legacy Partners, Inc., a Texas
nonprofit corporation

By: _____
Print Name: _____
Title: _____
Date: _____

Waller County, Texas

By: _____
Print Name: _____
Title: _____
Date: _____

**IMPROVEMENTS WITHIN THE RIGHT-OF-WAY AGREEMENT
BETWEEN WALLER COUNTY AND
WALLER COUNTY ROAD IMPROVEMENT DISTRICT NO. 1**

THE STATE OF TEXAS §
 §
COUNTY OF WALLER §

This IMPROVEMENTS WITHIN THE RIGHT-OF-WAY AGREEMENT (the “Agreement”), is made and entered into between **WALLER COUNTY, TEXAS** (the “County”) a political subdivision of the State of Texas, acting by and through its Commissioners Court and **WALLER COUNTY ROAD IMPROVEMENT DISTRICT NO. 1** (the “District”) a political subdivision of the State of Texas created under the provisions of Article XVI, Section 59 of the Texas Constitution and operating pursuant to Chapters 49 and 54, Texas Water Code, as amended. The District and the County may be referred to individually as a “Party” and collectively as the “Parties.”

RECITALS:

WHEREAS, the County has jurisdictional authority over certain public rights-of-way located within the unincorporated areas of Waller County, including the right-of-way along Kingsland Boulevard, as more fully described in Exhibit “A” attached hereto and incorporated herein by reference (the “R.O.W.”);

WHEREAS, the District desires to construct certain landscaping and related improvements within the R.O.W. to enhance the aesthetic and functional qualities of Kingsland Boulevard for the benefit of the public and the residents of the District;

WHEREAS, the District has submitted construction plans and specifications prepared by its Engineer, Ward, Getz & Associates, LLC (the “District’s Engineer”), and the County has reviewed and approved the same;

WHEREAS, the County and the District agree that the landscaping improvements will be constructed, maintained, and operated at no cost to the County and that the District will retain full responsibility for the improvements, including maintenance and liability; and

WHEREAS, the County and the District have determined that they are authorized to enter this Agreement pursuant to the Interlocal Cooperation Act, Texas Government Code Chapter 791, including Section 791.011 (the “Act”), and in accordance with the Constitution and laws of the State of Texas.

AGREEMENT

NOW THEREFORE, for and in consideration of the mutual promises, covenants, benefits, and obligations hereinafter set forth, the County and the District hereby agree, and contract as follows:

ARTICLE I **DEFINITIONS**

Section 1.01: Definitions. The parties hereby contract, covenant, and agree that, unless the context or the usage of the particular word or phrase requires a different interpretation, the following words and phrases shall have the meanings indicated below:

A. The term "Project" shall mean the construction and installation of landscaping improvements within the R.O.W., along Kingsland Boulevard, including but not limited to earthwork, plantings, irrigation, systems, paving and related enhancements as more particularly described in Exhibit "A" attached hereto.

B. The term "District's Engineer" shall mean Ward, Getz & Associates, LLC.

ARTICLE II **TERMS OF AGREEMENT**

Section 2.01: Inspection and Construction of Project. Pursuant to the terms of this Agreement, the Parties agree as follows:

A. Project construction shall proceed under the District's supervision. The County shall have the right, but not the obligation, to inspect the construction and to require reasonable engineering changes, as it may deem necessary to ensure compliance with applicable laws and regulatory authority standards. Any approval required by the County shall not be unreasonably withheld.

B. The District's Engineer shall (i) make periodic reports to the County on the progress of construction; (ii) provide the appropriate level of inspection during the construction of the Project; and (iii) issue a Certificate of Substantial Completion upon completion of construction of the Project.

C. The District shall (i) construct the Project at its sole cost and expense; (ii) be responsible for ongoing maintenance, repair, and replacement of the improvements; and (iii) be solely liable for any and all claims, damages, or injuries arising out of or relating to the Project.

D. The Project shall be constructed in a manner that does not interfere with existing roadways, drainage, utilities, or public access. The precise location within the R.O.W. shall be approved by the County engineer.

ARTICLE III **MODIFICATION OR REMOVAL**

Section 3.01: County's Reserved Rights. The County retains the right to require modification, relocation, or removal of any portion of the Project if necessary to accommodate public infrastructure improvements, road work, drainage, or utility relocations, at no cost to the County. The District shall cooperate fully with the County in any such modifications and agrees to release any claim to legal, prescriptive, or other rights in the R.O.W. as necessary to enable such public work.

ARTICLE IV

GENERAL AND MISCELLANEOUS PROVISIONS

Section 4.01: Remedies. In enforcing the performance of the provisions of this Agreement, each Party shall have the right to exercise all procedures available under law, including, but not limited to, a writ of mandamus to command performance of any provision hereof.

Section 4.02: Attorneys' Fees. If any Party is the prevailing Party against the other in any legal proceedings brought under or with relation to this Agreement, such prevailing Party shall additionally be entitled to recover court costs, charges, expenses, and reasonable attorneys' fees, including expert witness fees expended or incurred therein from the non-prevailing Party to such proceedings.

Section 4.03: Current Revenues. All payments made by either Party under this Agreement shall be made from current revenues available to the paying Party, as required by § 791.011(e) of the Act.

Section 4.04. Severability. The provisions of this Agreement are severable, and if any word, phrase, clause, sentence, paragraph, section or other part of this Agreement or the application thereof to any person or circumstance shall ever be held by any court of competent jurisdiction or arbitration panel to be invalid or unconstitutional for any reason, the remainder of this Agreement and the application of such word, phrase, clause, sentence, paragraph, section or other part of this Agreement to other persons or circumstances shall not be affected thereby.

Section 4.05: Entire Agreement. This Agreement together with the attachments hereto, constitutes the entire Agreement between the Parties relative to the subject matter hereof. There have not been and are no agreements, covenants, representations or warranties between the Parties other than those expressly stated or provided for herein.

Section 4.06. Parties In Interest. This Agreement shall be for the sole and exclusive benefit of the District and the County and shall not be construed to confer any benefits or rights in any third parties.

Section 4.07: Modification. This Agreement shall be subject to change or modification only with the mutual written consent of the District and the County.

Section 4.08. Implied Waiver. The failure of either Party hereto to insist, in any one or more instances, upon performance of any of the terms, covenants or conditions of this Agreement, shall not be construed as a waiver or relinquishment of the future performance of any such term, covenant or condition by the other Party hereto.

Section 4.09. Regulatory Requirements. This Agreement and the obligations of the Parties hereunder are subject to all rules, regulations and laws which may be applicable by the United States, the State of Texas, or any regulatory agency having jurisdiction.

Section 4.10. Venue. All legal proceedings arising out of or related to the Agreement shall be filed exclusively in the courts of Waller County, Texas.

Section 4.11. Addresses and Notices. Unless otherwise provided in this Agreement, any notice herein provided or permitted to be given under this Agreement ("Notice") must be in writing and must be given only by (i) depositing the same in the United States mail, postage prepaid, registered or certified mail, return receipt requested, or (ii) personal delivery to an officer or authorized agent of the Party to be notified, addressed as set forth below. Notice deposited in the mail in the manner described above shall be conclusively deemed effective three (3) days after it is so deposited. Notice given by personal delivery shall be effective upon receipt. Facsimile transmission and electronic mail shall not constitute Notice under this Agreement, but may be provided solely as courtesy copies of a Notice properly given by registered or certified mail or personal delivery, and the failure to provide such courtesy copy shall not affect the validity or effectiveness of any Notice. Other communications not required to be given as a Notice under this Agreement may be delivered electronically or in the same manner as Notices described herein. For purposes of Notice, the addresses of the Parties shall be as follows, until changed in accordance with this Section. Either Party may change its Notice address by providing at least fifteen (15) calendar days prior written Notice to the other Party.

If to District, to:

Waller County Road Improvement District
c/o Wallace & Philbin, L.L.P.
6363 Woodway, Suite 800
Houston, Texas 77057
jwallace@wpmudlaw.com

If to County, to:

Waller County, Texas
Attn: Waller County Judge
836 Austin Street, Suite 4300
Hempstead, Texas 77445
l.windsor@wallercounty.us

Section 4.12. Cooperation. Each Party hereby agrees that it will take all actions and execute all documents necessary to fully carry out the purposes and intent of this Agreement.

Section 4.13: Titles. The section and subsection titles in this Agreement are solely for reference purposes and shall in no way modify, or affect the interpretation of, the substantive terms of this Agreement.

Section 4.14. Approvals or Consents. Whenever this Agreement requires or permits approvals or consents to be hereafter given by either Party hereto, such Party agrees that such approval or consent shall not be unreasonably withheld. Such approval or consent shall be given in writing and shall be effective without regard to whether given before or after the time required herein.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the Parties have executed this Agreement in multiple copies, each of which shall be deemed an original, as of the date and year first written above.

EXECUTED this _____ day of _____, 2026.

WALLER COUNTY, TEXAS

By: _____
Name: _____
Title: _____

ATTEST:

By: _____
Name: _____
Title: _____

(SEAL)

EXECUTED this 19th day of September, 2025.

**WALLER COUNTY ROAD
IMPROVEMENT DISTRICT NO. 1**

By: 
Kevin E. Staloch, President

ATTEST:

By: 
Secretary, Board of Directors

(SEAL)



WALLER COUNTY ROAD IMPROVEMENT DISTRICT No.1

KINGSLAND BLVD ENHANCEMENT PHASE 1 BETWEEN WOODS & JORDAN RANCH BROOKSHIRE, TEXAS 77423

SEPTEMBER 26, 2025



LOCATION MAP
NTS



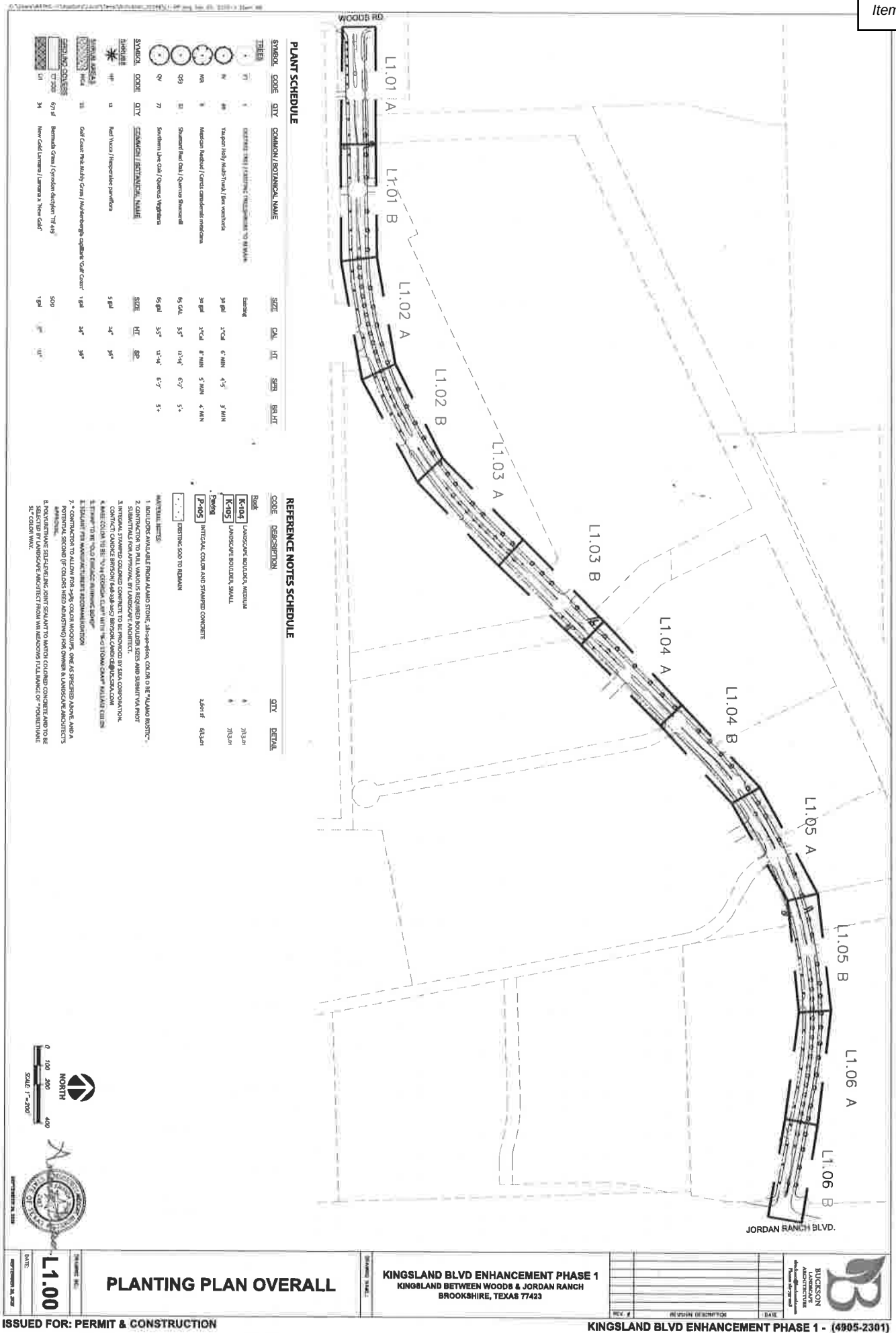
www.bucksonla.com
Phone: 281-755-2018

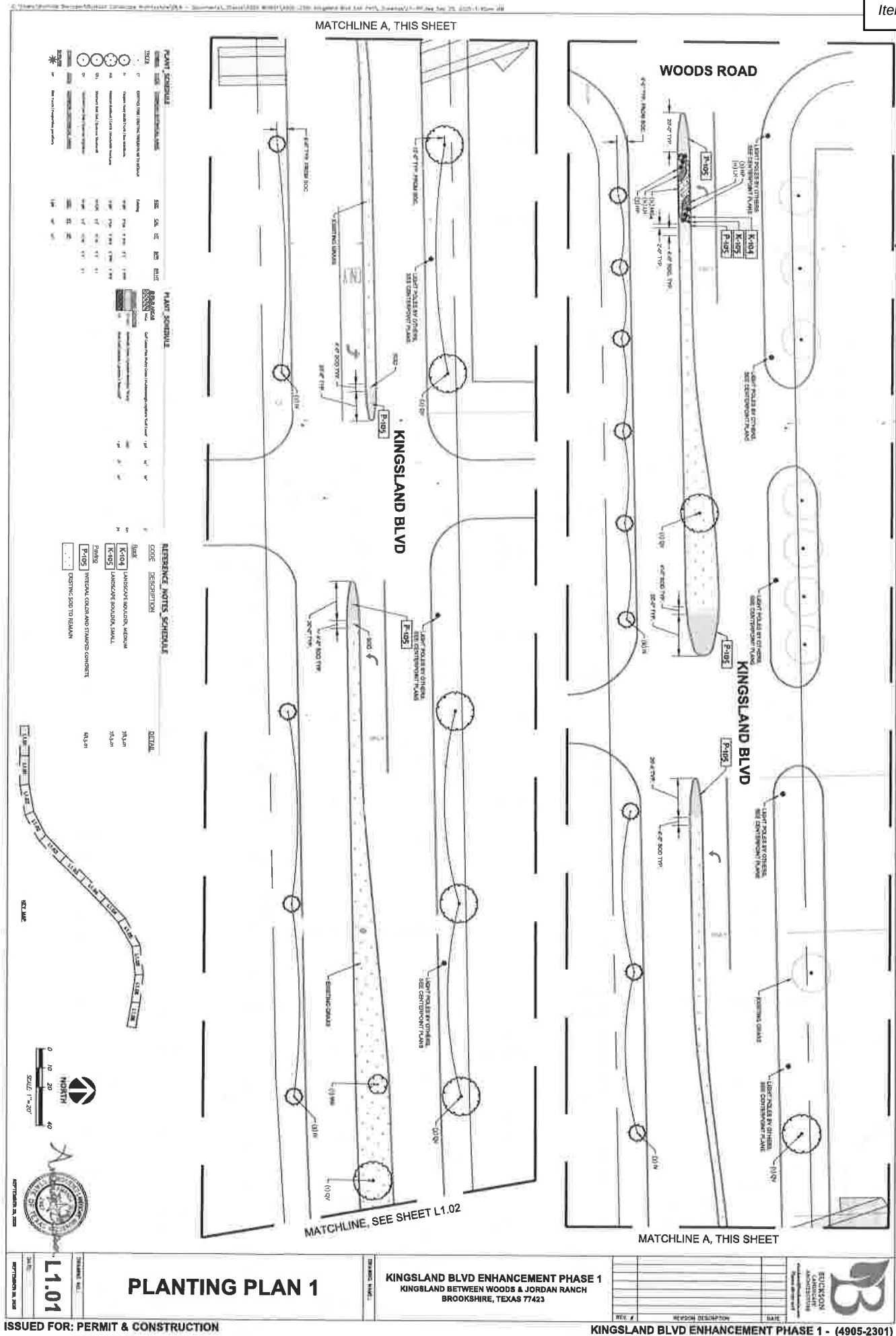
LANDSCAPE ARCHITECT
BUCKSON LANDSCAPE ARCHITECTURE
1337 JONES RD SUITE 400
HOUSTON, TX 77070
PH: (281) 755-2018
CONTACT: NICK KOSMAAS
EMAIL: nkosmaas@bucksonla.com

LA SHEET INDEX

SHEET	DESCRIPTION
L100	PLANNING PLAN OVERALL
L101	PLANNING PLAN 1
L102	PLANNING PLAN 2
L103	PLANNING PLAN 3
L104	PLANNING PLAN 4
L105	PLANNING PLAN 5
L106	PLANNING PLAN 6
L107	PLANNING PLAN 7
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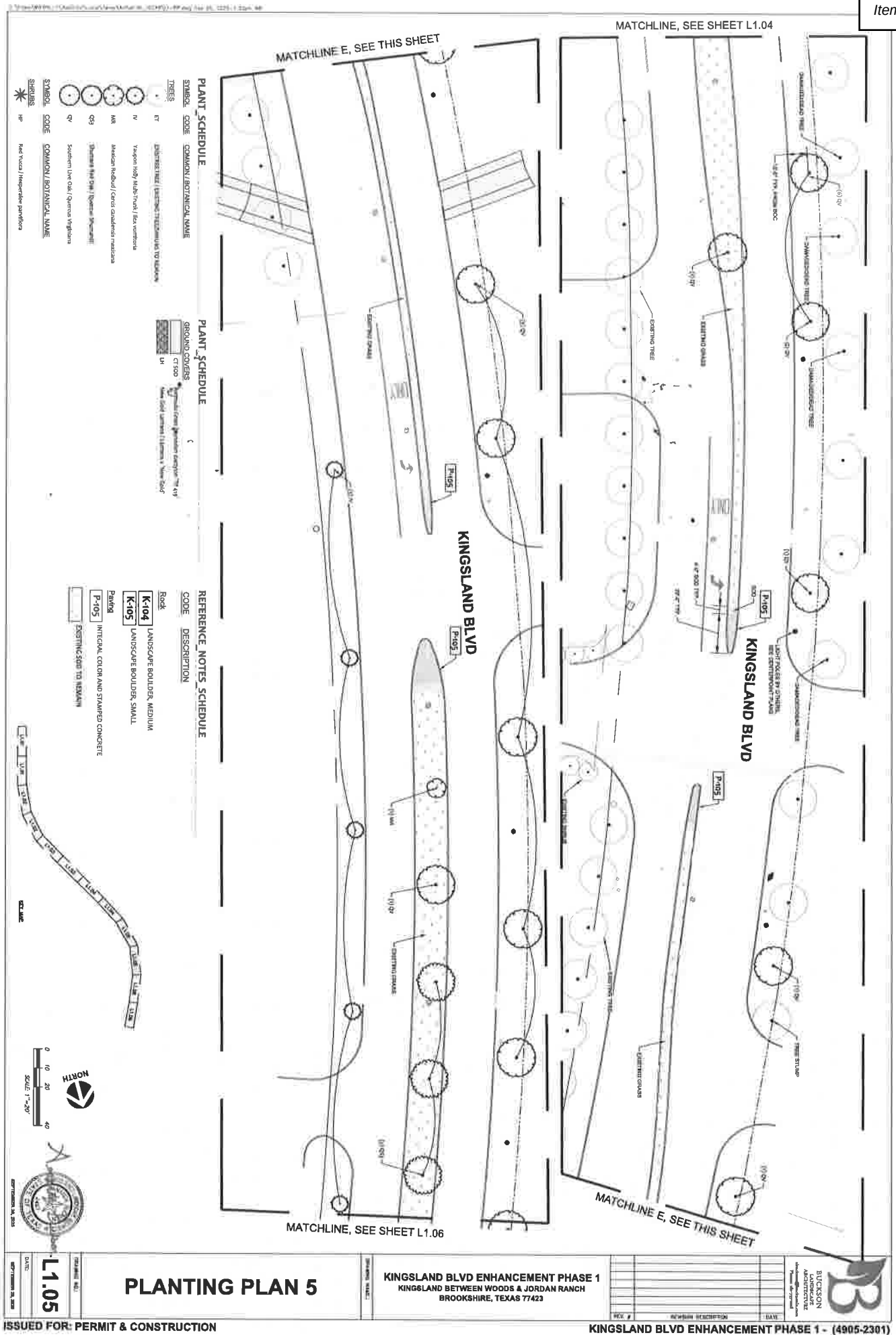
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J. ROSS MC CALL, P.E.	
COUNTY ENGINEER	

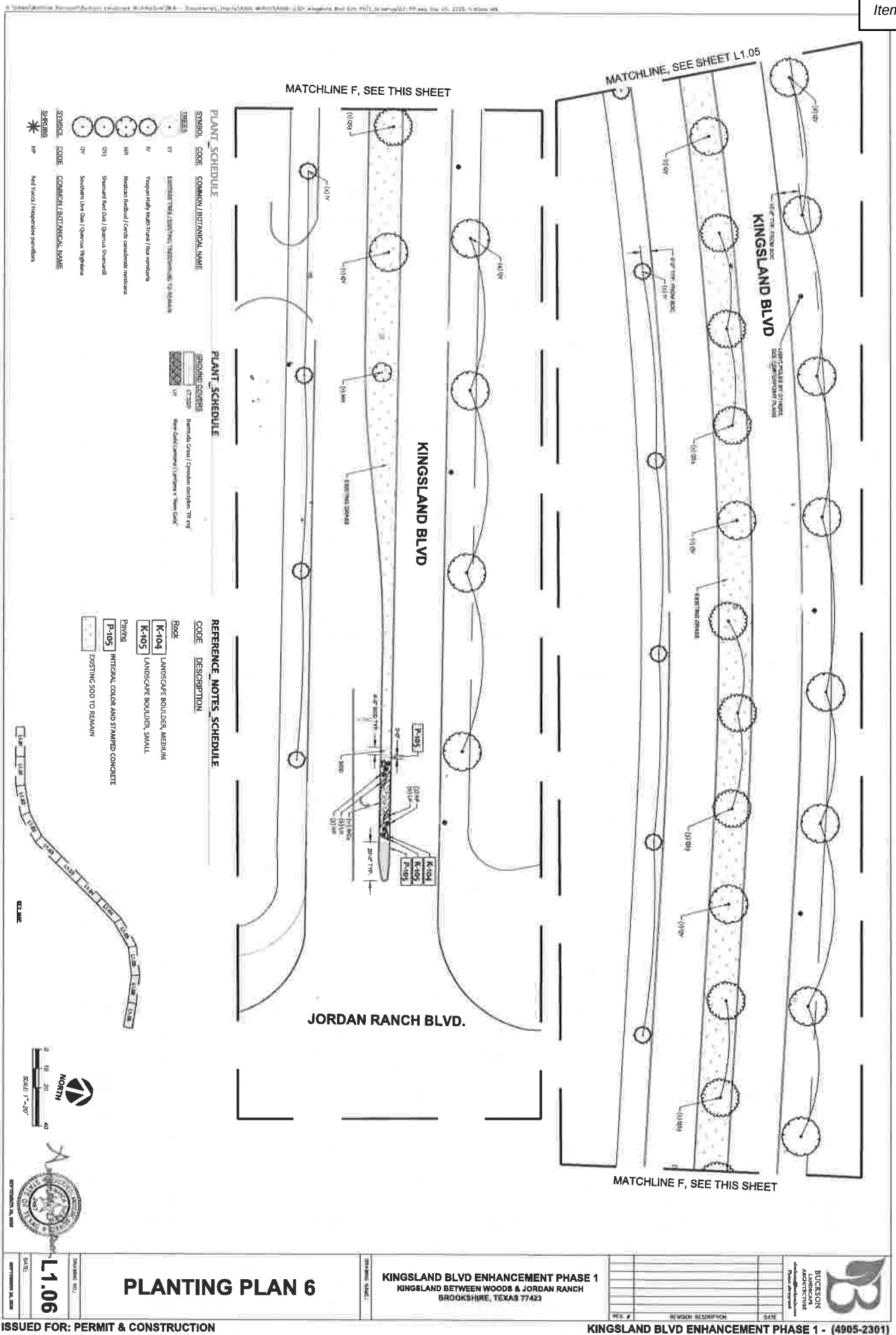


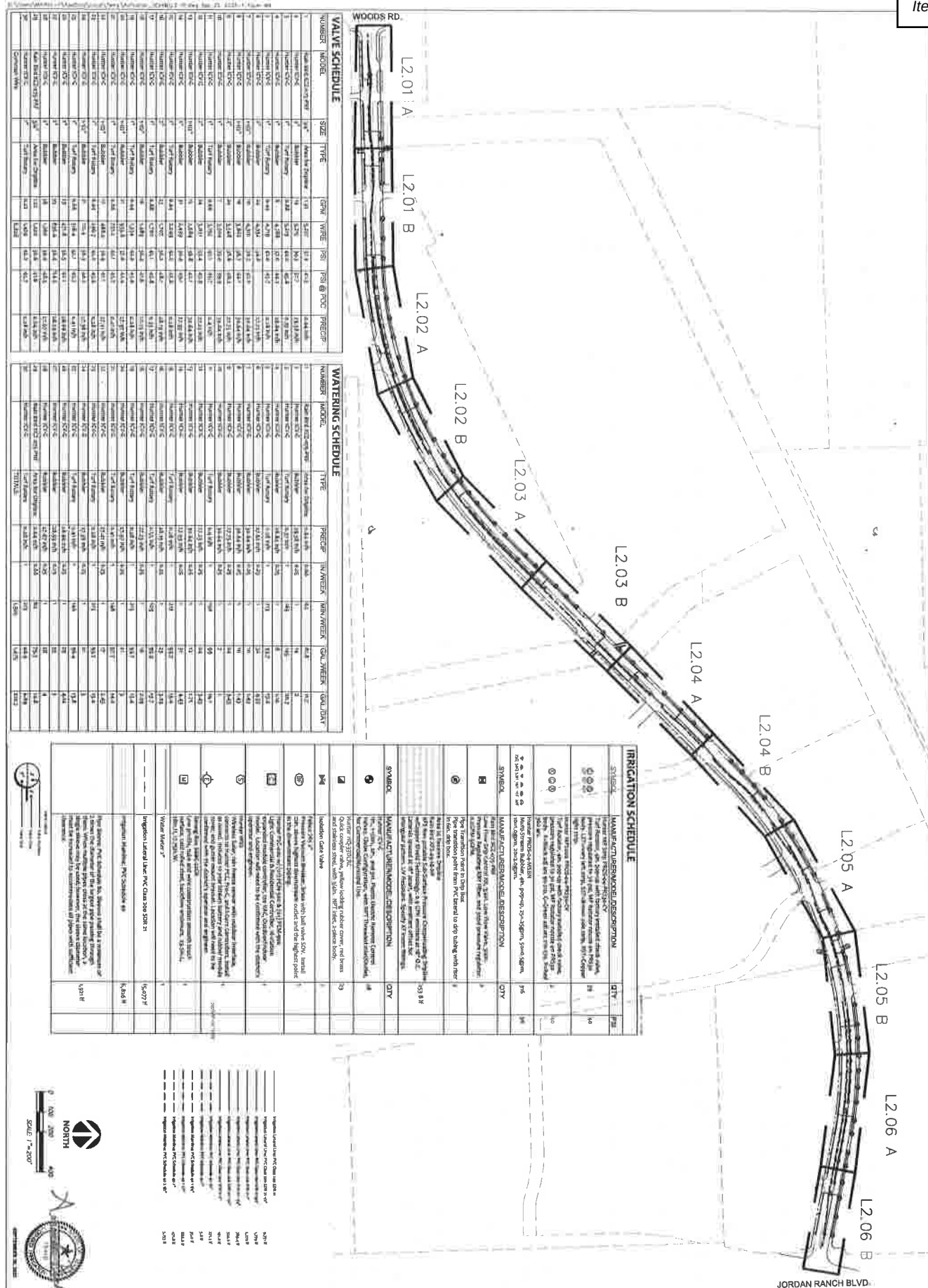


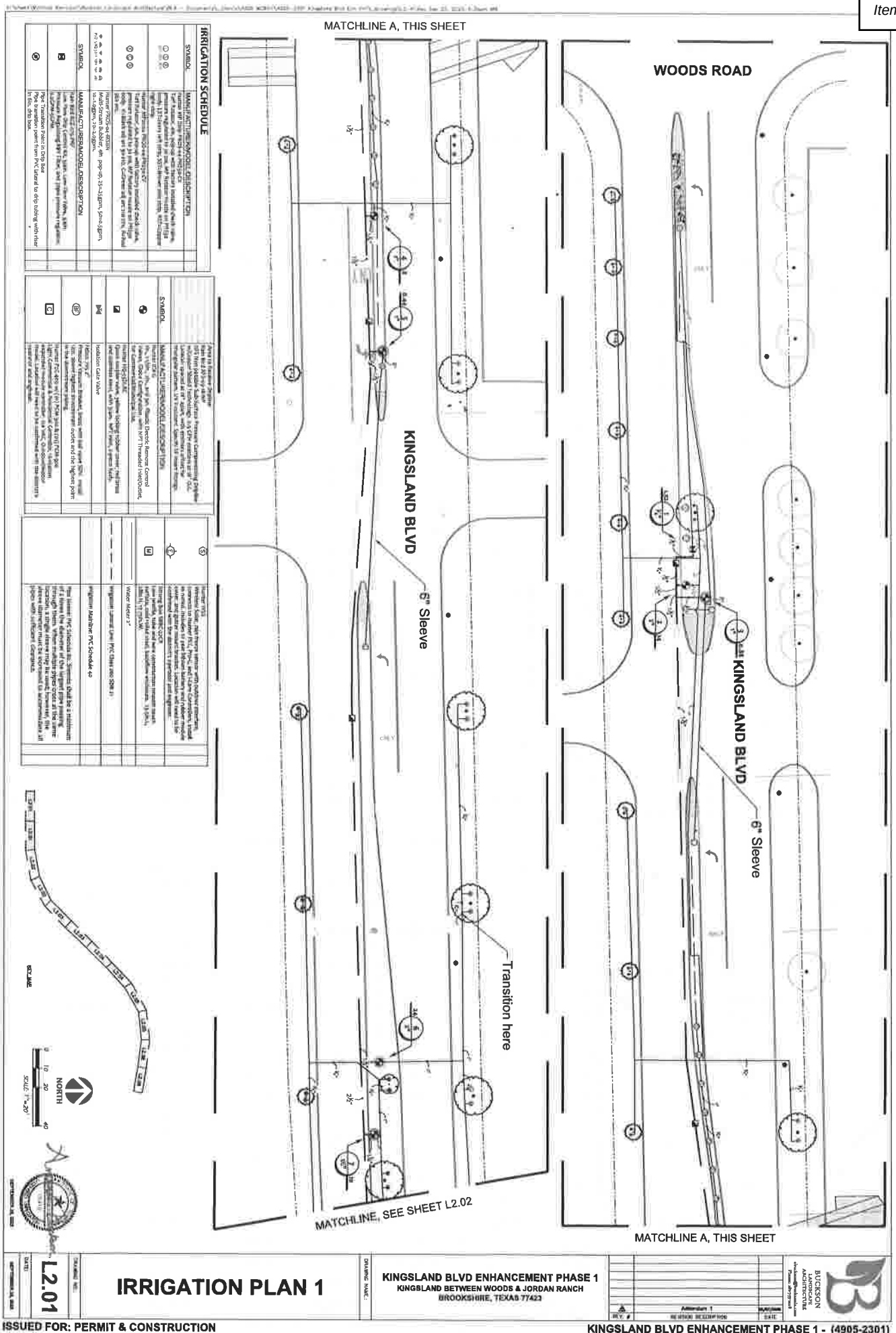


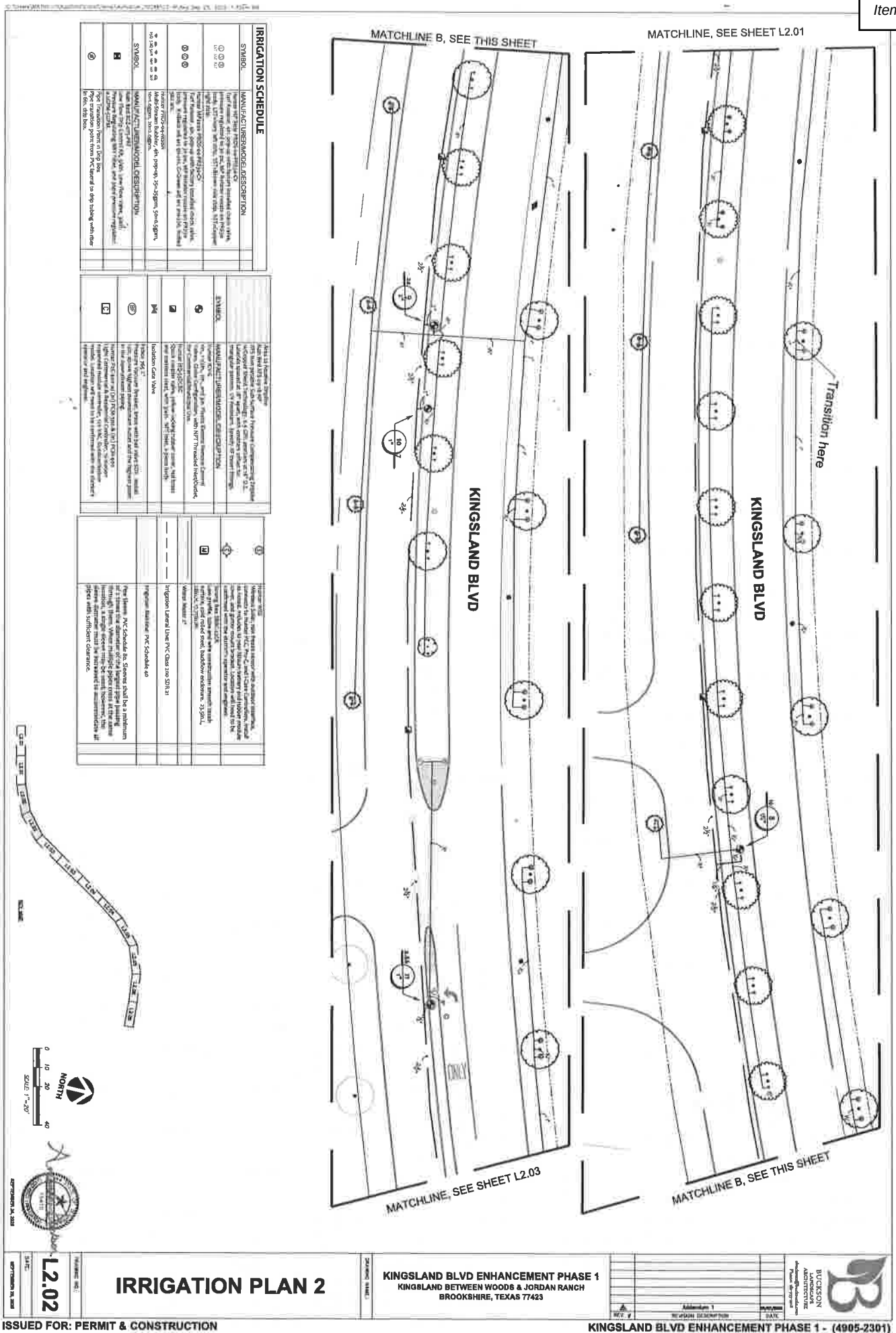




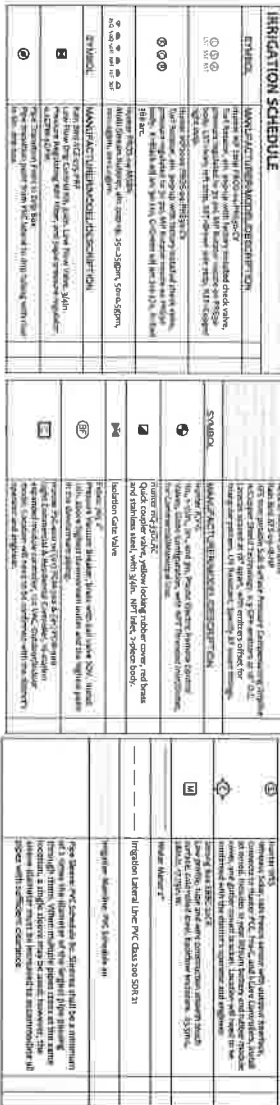






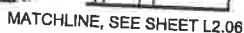


[illegible]



DATE: _____

KINGSLAND BLVD ENHANCEMENT PHASE 1
KINGSLAND BETWEEN WOODS & JORDAN RANCH
BROOKSHIRE, TEXAS 77423



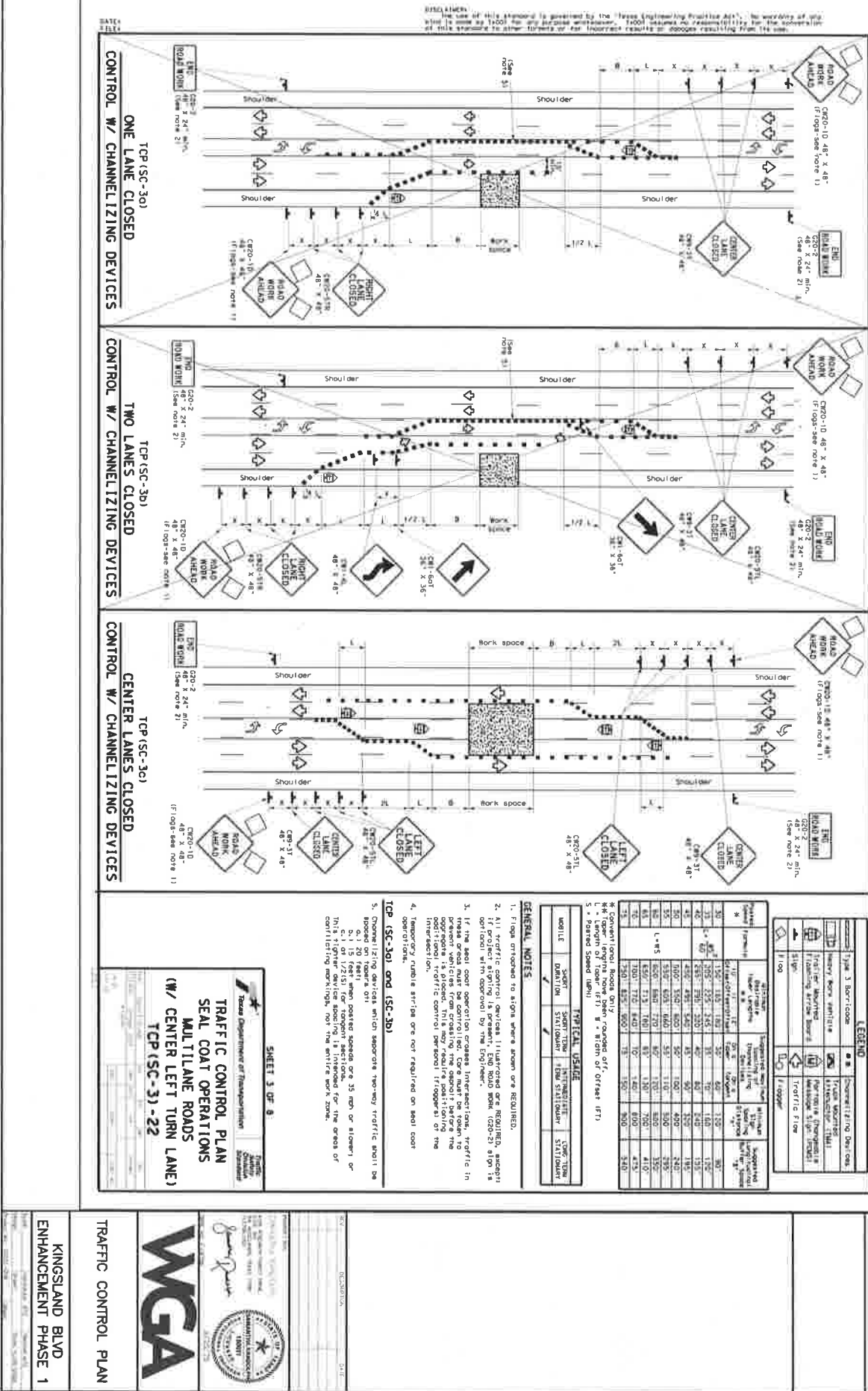
L2.05

REV.	REVISION DESCRIPTION	DATE
KINGSLAND BLVD ENHANCEMENT PHASE 1 - (4905-2301)		



DRAWING NO.:
L2.06
DATE:

KINGSLAND BLVD ENHANCEMENT PHASE 1 - (4905-2301)



CONTINUATION SHEET

AIA DOCUMENT G703 - Computerized

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: **39**
APPLICATION DATE: **1/1/2026**
PERIOD TO: **1/31/2026**
ARCHITECT'S PROJECT NO.: **Multiple**

A ITEM NO.	B DESCRIPTION	C EXHIBIT B VALUE	C CHANGE AMOUNT	C EXHIBIT C VALUE	C CHANGE AMOUNT	C EXHIBIT E SCHEDULED VALUE	C CHANGE AMOUNT	C EXHIBIT F SCHEDULED VALUE	C CHANGE AMOUNT	D WORK COMPLETED FROM PREV APPLICATIONS (D+E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G/C)	I BALANCE TO FINISH (C-G)	I RETAINAGE
	SWING SPACE DESIGN BUILD SERVICES															
	SWING SPACE TOTALS	0.00	184,531.00	184,531.00	1,825,812.00	2,375,265.39	0.00	2,375,265.39	2,375,265.39	2,375,265.39	0.00	0.00	2,375,265.39	100%	0.00	0.00
23	NEW COURTHOUSE DESIGN BUILD SERVICES															
23.1A	Courthouse Replacement Design Fees (Prog/SDs)	1,118,000.00	667,990.00	357,154.82	0.00	357,154.82	138,248.83	495,403.65	495,403.65	0.00	0.00	0.00	495,403.65	100%	0.00	0.00
23.1B	Courthouse Replacement Design Fees (DDs)	0.00	0.00	642,880.48	0.00	642,880.48	248,846.09	891,726.57	891,726.57	0.00	0.00	0.00	891,726.57	100%	0.00	0.00
23.1C	Courthouse Replacement Design Fees (CDs)	0.00	0.00	785,954.70	0.00	785,954.70	303,933.33	1,089,888.03	1,089,888.03	0.00	0.00	0.00	1,089,888.03	100%	0.00	0.00
23.1D	Courthouse Replacement C.A. Services	0.00	0.00	0.00	0.00	0.00	825,672.75	825,672.75	825,672.75	0.00	0.00	0.00	825,672.75	100%	0.00	0.00
23.2	Ex. Courthouse Demo Design Fees	0.00	30,000.00	30,000.00	0.00	30,000.00	0.00	30,000.00	30,000.00	0.00	0.00	0.00	30,000.00	100%	0.00	0.00
23.3	Courthouse Replacement FF&E Design Fees	0.00	284,999.00	284,999.00	0.00	284,999.00	242,026.00	527,025.00	527,025.00	0.00	0.00	0.00	527,025.00	100%	0.00	0.00
23.4	Courthouse Replacement Reimbursable Allw.	5,000.00	43,750.00	48,750.00	0.00	48,750.00	35,000.00	83,750.00	58,625.00	0.00	0.00	0.00	58,625.00	70%	25,125.00	0.00
23.5	Survey	0.00	20,990.00	20,990.00	0.00	20,990.00	0.00	20,990.00	20,990.00	0.00	0.00	0.00	20,990.00	100%	0.00	0.00
23.6	M.E.P. 3rd Party Review	0.00	36,000.00	36,000.00	0.00	36,000.00	0.00	36,000.00	36,000.00	0.00	0.00	0.00	36,000.00	100%	0.00	0.00
23.7	DAS System Design Fees	0.00	0.00	0.00	0.00	0.00	45,100.00	45,100.00	0.00	0.00	0.00	0.00	0.00	0%	45,100.00	0.00
23.8	Design/Builder Preconstruction Services	100,000.00	0.00	100,000.00	0.00	100,000.00	0.00	100,000.00	100,000.00	0.00	0.00	0.00	100,000.00	100%	0.00	0.00
23.9	General Conditions	0.00	0.00	0.00	0.00	0.00	3,309,611.00	3,309,611.00	3,309,611.00	0.00	0.00	0.00	3,309,611.00	100%	0.00	0.00
23.10	Mobilization (Temp. Fence, Trailer, Etc.)	0.00	0.00	0.00	0.00	0.00	65,000.00	65,000.00	65,000.00	0.00	0.00	0.00	65,000.00	100%	0.00	0.00
23.11	Subcontractor Default Insurance	0.00	0.00	0.00	0.00	0.00	446,540.00	446,540.00	439,379.00	0.00	0.00	0.00	439,379.00	98%	7,161.00	0.00
23.12	General Liability & Builder's Risk Insurance	0.00	0.00	0.00	0.00	0.00	297,728.00	297,728.00	297,728.00	0.00	0.00	0.00	297,728.00	100%	0.00	0.00
23.13	AGC Fees	0.00	0.00	0.00	0.00	0.00	29,425.00	29,425.00	29,425.00	0.00	0.00	0.00	29,425.00	100%	0.00	0.00
23.14	Payment & Performance Bonds	0.00	0.00	0.00	0.00	0.00	505,348.00	505,348.00	502,786.00	0.00	0.00	0.00	502,786.00	99%	2,562.00	0.00
23.15	Design/Builder Overhead & Profit	50,310.00	46,799.00	97,109.00	0.00	97,109.00	1,666,017.00	1,763,126.00	1,745,494.74	0.00	0.00	0.00	1,745,494.74	99%	17,631.26	0.00
24	Demolition & Abatement															
24.1	Structure Demolition & Salvaged Items	0.00	0.00	0.00	0.00	0.00	338,500.00	338,500.00	338,500.00	0.00	0.00	0.00	338,500.00	100%	0.00	0.00
24.2	3rd Party Indoor Air Monitory for Abatement	0.00	0.00	0.00	0.00	0.00	22,800.00	22,800.00	22,800.00	0.00	0.00	0.00	22,800.00	100%	0.00	0.00
24.3	Asbestos Abatement	0.00	0.00	0.00	0.00	0.00	225,000.00	225,000.00	225,000.00	0.00	0.00	0.00	225,000.00	100%	0.00	0.00
25	Sitework															
25.1	Concrete Paving (Tucker)	0.00	0.00	0.00	0.00	0.00	330,000.00	330,000.00	330,000.00	0.00	0.00	0.00	330,000.00	100%	0.00	16,500.00
25.2	Concrete Sidewalks (Tucker)	0.00	0.00	0.00	0.00	0.00	70,000.00	70,000.00	70,000.00	0.00	0.00	0.00	70,000.00	100%	0.00	3,500.00
25.3	Earthwork (Cannon Construction)	0.00	0.00	0.00	0.00	0.00	243,920.00	243,920.00	243,920.00	0.00	0.00	0.00	243,920.00	100%	0.00	0.00
25.4	Erosion Control	0.00	0.00	0.00	0.00	0.00	21,048.00	21,048.00	21,048.00	0.00	0.00	0.00	21,048.00	100%	0.00	0.00
25.5	Termite Control	0.00	0.00	0.00	0.00	0.00	2,995.00	2,995.00	2,995.00	0.00	0.00	0.00	2,995.00	100%	0.00	0.00
25.6	Pavement Markings & Signage	0.00	0.00	0.00	0.00	0.00	24,515.00	24,515.00	24,515.00	0.00	0.00	0.00	24,515.00	100%	0.00	0.00
25.7	Fencing	0.00	0.00	0.00	0.00	0.00	88,606.00	88,606.00	88,606.00	0.00	0.00	0.00	88,606.00	100%	0.00	0.00
25.8	Landscape / Irrigation	0.00	0.00	0.00	0.00	0.00	143,000.00	143,000.00	143,000.00	0.00	0.00	0.00	143,000.00	100%	0.00	7,150.00
25.9	Site Utilities (Cannon Construction)	0.00	0.00	0.00	0.00	0.00	159,573.00	159,573.00	159,573.00	0.00	0.00	0.00	159,573.00	100%	0.00	0.00
25.10	Temporary - Vehicular Access & Parking	0.00	0.00	0.00	0.00	0.00	29,650.00	29,650.00	0.00	0.00	0.00	0.00	0.00	0%	29,650.00	0.00
25.11	Traffic Control & Barricades	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0%	5,000.00	0.00
25.12	Temporary - Barriers & Enclosures	0.00	0.00	0.00	0.00	0.00	15,000.00	15,000.00	0.00	0.00	0.00	0.00	0.00	0%	15,000.00	0.00
26	Concrete Work													100%		
26.1	Concrete Staining	0.00	0.00	0.00	0.00	0.00	29,660.00	29,660.00	29,660.00	0.00	0.00	0.00	29,660.00	100%	0.00	0.00
26.2	Polished Concrete Finishes	0.00	0.00	0.00	0.00	0.00	25,319.00	25,319.00	25,319.00	0.00	0.00	0.00	25,319.00	100%	0.00	0.00
26.3	Concrete Piles (Tucker)	0.00	0.00	0.00	0.00	0.00	400,000.00	400,000.00	400,000.00	0.00	0.00	0.00	400,000.00	100%	0.00	20,000.00
26.4	Building Foundation & Slab (Tucker)	0.00	0.00	0.00	0.00	0.00	501,315.00	501,315.00	501,315.00	0.00	0.00	0.00	501,315.00	100%	0.00	25,065.75
26.5	Elevated Concrete (Tucker)	0.00	0.00	0.00	0.00	0.00	275,000.00	275,000.00	275,000.00	0.00	0.00	0.00	275,000.00	100%	0.00	13,750.00
26.6	Site & Parking Concrete Work (Tucker)	0.00	0.00	0.00	0.00	0.00	425,000.00	425,000.00	425,000.00	0.00	0.00	0.00	425,000.00	100%	0.00	21,250.00
27	Masonry													100%		
27.1	Mobilization, Submittals, Shop Drawings, & Engr	0.00	0.00	0.00	0.00	0.00	106,840.00	106,840.00	106,840.00	0.00	0.00	0.00	106,840.00	100%	0.00	0.00
27.2	GFRC (North) (Camarata)	0.00	0.00	0.00	0.00	0.00	185,668.00	185,668.00	185,668.00	0.00	0.00	0.00	185,668.00	100%	0.00	0.00
27.3	GFRC (East) (Camarata)	0.00	0.00	0.00	0.00	0.00	196,059.00	196,059.00	196,059.00	0.00	0.00	0.00	196,059.00	100%	0.00	0.00
27.4	GFRC (West) (Camarata)	0.00	0.00	0.00	0.00	0.00	196,059.00	196,059.00	196,059.00	0.00	0.00	0.00	196,059.00	100%	0.00	0.00
27.5	GFRC (South) (Camarata)	0.00	0.00	0.00	0.00	0.00	382,658.00	382,658.00	382,658.00	0.00	0.00	0.00	382,658.00	100%	0.00	0.00
27.6	Stone Veneer (North) (Camarata)	0.00	0.00	0.00	0.00	0.00	576,000.00	576,000.00	576,000.00	0.00	0.00	0.00	576,000.00	100%	0.00	0.00
27.7	Stone Veneer (East) (Camarata)	0.00	0.00	0.00	0.00	0.00	576,000.00	576,000.00	576,000.00	0.00	0.00	0.00	576,000.00	100%	0.00	0.00

CONTINUATION SHEET

AIA DOCUMENT G703 - Computerized

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: **39**
APPLICATION DATE: **1/1/2026**
PERIOD TO: **1/31/2026**
ARCHITECT'S PROJECT NO.: **Multiple**

A ITEM NO.	B DESCRIPTION	C EXHIBIT B VALUE	C CHANGE AMOUNT	C EXHIBIT C VALUE	C CHANGE AMOUNT	C EXHIBIT E SCHEDULED VALUE	C CHANGE AMOUNT	C EXHIBIT F SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G/C)	H BALANCE TO FINISH (C-G)	I RETAINAGE
									FROM PREV APPLICATIONS (D+E)	THIS PERIOD					
27.8	Stone Veneer (West) (Camarata)	0.00	0.00	0.00	0.00	0.00	576,000.00	576,000.00	576,000.00	0.00	0.00	576,000.00	100%	0.00	0.00
27.9	Stone Veneer (South) (Camarata)	0.00	0.00	0.00	0.00	0.00	1,066,000.00	1,066,000.00	1,066,000.00	0.00	0.00	1,066,000.00	100%	0.00	0.00
27.11	CMU (Camarata)	0.00	0.00	0.00	0.00	0.00	67,141.00	67,141.00	67,141.00	0.00	0.00	67,141.00	100%	0.00	0.00
27.12	Mockup (Camarata)	0.00	0.00	0.00	0.00	0.00	38,175.00	38,175.00	38,175.00	0.00	0.00	38,175.00	100%	0.00	0.00
28	Metals												100%		
28.10	Structural Steel Fabrication (MSD)	0.00	0.00	0.00	0.00	0.00	1,878,900.00	1,878,900.00	1,878,900.00	0.00	0.00	1,878,900.00	100%	0.00	0.00
28.20	Structural Steel Erection (MSD)	0.00	0.00	0.00	0.00	0.00	576,800.00	576,800.00	576,800.00	0.00	0.00	576,800.00	100%	0.00	0.00
28.30	Miscellaneous Steel (MSD)	0.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00	25,000.00	0.00	0.00	25,000.00	100%	0.00	0.00
28.40	Shop Drawings, Project Management (Livers)	0.00	0.00	0.00	0.00	0.00	118,213.00	118,213.00	118,213.00	0.00	0.00	118,213.00	100%	0.00	0.00
28.50	Fabrication, Materials (Livers)	0.00	0.00	0.00	0.00	0.00	359,993.00	359,993.00	359,993.00	0.00	0.00	359,993.00	100%	0.00	0.00
28.60	Decorative Metal Railings (Livers)	0.00	0.00	0.00	0.00	0.00	134,660.00	134,660.00	134,660.00	0.00	0.00	134,660.00	100%	0.00	0.00
29	Carpentry & Millwork												100%		
29.1	Millwork & Countertops (Phoenix Millwork)	0.00	0.00	0.00	0.00	0.00	1,059,750.00	1,059,750.00	1,059,750.00	0.00	0.00	1,059,750.00	100%	0.00	52,987.50
30	Thermal & Moisture Protection														
30.1	Sprayed Insulation (LCR)	0.00	0.00	0.00	0.00	0.00	80,567.00	80,567.00	80,567.00	0.00	0.00	80,567.00	100%	0.00	0.00
30.2	Exterior Insulation & Finish System (Pillar)	0.00	0.00	0.00	0.00	0.00	179,200.00	179,200.00	179,200.00	0.00	0.00	179,200.00	100%	0.00	0.00
30.3	Fluid Applied Air Barrier & Sealants (TAG)	0.00	0.00	0.00	0.00	0.00	330,061.00	330,061.00	330,061.00	0.00	0.00	330,061.00	100%	0.00	0.00
30.4	Roofing, Sheet Metal Trim, & Roof Accessories (S)	0.00	0.00	0.00	0.00	0.00	1,838,037.00	1,838,037.00	1,838,037.00	0.00	0.00	1,838,037.00	100%	0.00	0.00
30.5	Applied Fire Protection (Marek Brothers)	0.00	0.00	0.00	0.00	0.00	186,620.00	186,620.00	186,620.00	0.00	0.00	186,620.00	100%	0.00	0.00
31	Openings												100%		
31.1	Door, Frame, & Hardware Materials (Himmel's)	0.00	0.00	0.00	0.00	0.00	469,087.00	469,087.00	469,087.00	0.00	0.00	469,087.00	100%	0.00	0.00
31.2	Door, Frame, & Hardware Installation (Himmel's)	0.00	0.00	0.00	0.00	0.00	47,298.00	47,298.00	47,298.00	0.00	0.00	47,298.00	100%	0.00	0.00
31.3	Access Doors & Frames	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00	4,500.00	0.00	0.00	4,500.00	45%	5,500.00	225.00
31.4	Fire-Protective Auto Smoke Curtains	0.00	0.00	0.00	0.00	0.00	34,900.00	34,900.00	34,900.00	0.00	0.00	34,900.00	100%	0.00	0.00
32	Glass and Glazing System												100%		
32.1	Shop Drawings & Submittals (TCGC)	0.00	0.00	0.00	0.00	0.00	36,000.00	36,000.00	36,000.00	0.00	0.00	36,000.00	100%	0.00	1,800.00
32.2	Aluminum Material (TCGC)	0.00	0.00	0.00	0.00	0.00	475,000.00	475,000.00	475,000.00	0.00	0.00	475,000.00	100%	0.00	23,750.00
32.3	Brake Metal (TCGC)	0.00	0.00	0.00	0.00	0.00	43,000.00	43,000.00	43,000.00	0.00	0.00	43,000.00	100%	0.00	2,150.00
32.4	Curtain wall (TCGC)	0.00	0.00	0.00	0.00	0.00	237,000.00	237,000.00	237,000.00	0.00	0.00	237,000.00	100%	0.00	11,850.00
32.5	Storefront (TCGC)	0.00	0.00	0.00	0.00	0.00	97,000.00	97,000.00	97,000.00	0.00	0.00	97,000.00	100%	0.00	4,850.00
32.6	Aluminum Wall caps (TCGC)	0.00	0.00	0.00	0.00	0.00	8,000.00	8,000.00	8,000.00	0.00	0.00	8,000.00	100%	0.00	400.00
32.7	Transaction Windows (TCGC)	0.00	0.00	0.00	0.00	0.00	138,000.00	138,000.00	138,000.00	0.00	0.00	138,000.00	100%	0.00	6,900.00
32.8	Glass Materials (TCGC)	0.00	0.00	0.00	0.00	0.00	272,000.00	272,000.00	272,000.00	0.00	0.00	272,000.00	100%	0.00	13,600.00
32.9	Shadow box (TCGC)	0.00	0.00	0.00	0.00	0.00	16,000.00	16,000.00	16,000.00	0.00	0.00	16,000.00	100%	0.00	800.00
33.10	Equipment (TCGC)	0.00	0.00	0.00	0.00	0.00	76,000.00	76,000.00	76,000.00	0.00	0.00	76,000.00	100%	0.00	3,800.00
33.11	Caulking (TCGC)	0.00	0.00	0.00	0.00	0.00	106,000.00	106,000.00	106,000.00	0.00	0.00	106,000.00	100%	0.00	5,300.00
33.12	Remaining Stained Glass (Alt 3 Only)	0.00	0.00	0.00	0.00	0.00	125,000.00	125,000.00	125,000.00	0.00	0.00	125,000.00	100%	0.00	0.00
33.13	Initial Design - Foster Stained Glass	0.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00	25,000.00	0.00	0.00	25,000.00	100%	0.00	0.00
33	Finishes												100%		
33.1	Moisture Mitigation Control (Vector)	0.00	0.00	0.00	0.00	0.00	26,688.00	26,688.00	26,688.00	0.00	0.00	26,688.00	100%	0.00	0.00
33.2	Cold Formed Metal Framing & Drywall (SPD)	0.00	0.00	0.00	0.00	0.00	1,952,391.00	1,952,391.00	1,952,391.00	0.00	0.00	1,952,391.00	100%	0.00	0.00
33.3	Tape & Float (SPD)	0.00	0.00	0.00	0.00	0.00	110,207.00	110,207.00	110,207.00	0.00	0.00	110,207.00	100%	0.00	0.00
33.4	Wood Blocking (SPD)	0.00	0.00	0.00	0.00	0.00	86,100.00	86,100.00	86,100.00	0.00	0.00	86,100.00	100%	0.00	0.00
33.5	Acoustical Ceilings (SPD)	0.00	0.00	0.00	0.00	0.00	146,747.00	146,747.00	146,747.00	0.00	0.00	146,747.00	100%	0.00	0.00
33.6	Stretched-Fabric Ceilings (Marek Brothers)	0.00	0.00	0.00	0.00	0.00	80,015.00	80,015.00	80,015.00	0.00	0.00	80,015.00	100%	0.00	0.00
33.7	Ceramic Tile (Level 1) (Camarata)	0.00	0.00	0.00	0.00	0.00	158,395.00	158,395.00	158,395.00	0.00	0.00	158,395.00	100%	0.00	0.00
33.8	Ceramic Tile (Level 2) (Camarata)	0.00	0.00	0.00	0.00	0.00	104,629.00	104,629.00	104,629.00	0.00	0.00	104,629.00	100%	0.00	0.00
33.9	Ceramic Tile (Level 3) (Camarata)	0.00	0.00	0.00	0.00	0.00	25,691.00	25,691.00	25,691.00	0.00	0.00	25,691.00	100%	0.00	0.00
34.10	Ceramic Tile (Level 4) (Camarata)	0.00	0.00	0.00	0.00	0.00	114,885.00	114,885.00	114,885.00	0.00	0.00	114,885.00	100%	0.00	0.00
34.11	Epoxy Terrazzo (National Terrazzo)	0.00	0.00	0.00	0.00	0.00	210,300.00	210,300.00	210,300.00	0.00	0.00	210,300.00	100%	0.00	0.00
34.12	Salvage & Re-install Existing Marble Panels	0.00	0.00	0.00	0.00	0.00	51,463.00	51,463.00	51,463.00	0.00	0.00	51,463.00	100%	0.00	0.00
34.13	Wood Flooring (All Brite)	0.00	0.00	0.00	0.00	0.00	50,000.00	50,000.00	50,000.00	0.00	0.00	50,000.00	100%	0.00	0.00
34.14	Resilient & Carpet Flooring (Kellen)	0.00	0.00	0.00	0.00	0.00	173,170.00	173,170.00	173,170.00	0.00	0.00	173,170.00	100%	0.00	8,658.50
34.15	Painting (SPD)	0.00	0.00	0.00	0.00	0.00	181,362.50	181,362.50	181,362.50	0.00	0.00	181,362.50	100%	0.00	0.00
34.16	Wallcovering (SPD)	0.00	0.00	0.00	0.00	0.00	53,637.50	53,637.50	53,637.50	0.00	0.00	53,637.50	100%	0.00	0.00

CONTINUATION SHEET

AIA DOCUMENT G703 - Computerized

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: **39**
APPLICATION DATE: **1/1/2026**
PERIOD TO: **1/31/2026**
ARCHITECT'S PROJECT NO.: **Multiple**

A ITEM NO.	B DESCRIPTION	C EXHIBIT B VALUE	C CHANGE AMOUNT	C EXHIBIT C VALUE	C CHANGE AMOUNT	C EXHIBIT E SCHEDULED VALUE	C CHANGE AMOUNT	C EXHIBIT F SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G/C)	H BALANCE TO FINISH (C-G)	I RETAINAGE
									FROM PREV APPLICATIONS (D+E)	THIS PERIOD					
34.17	Floor Protection - Skudo / Ram	0.00	0.00	0.00	0.00	0.00	22,500.00	22,500.00	22,500.00	0.00	0.00	22,500.00	100%	0.00	0.00
34	Specialties & Equipment														
34.1	Signage (Benchmark)	0.00	0.00	0.00	0.00	0.00	86,947.00	86,947.00	86,947.00	0.00	0.00	86,947.00	100%	0.00	0.00
34.2	Toilet Accessories (Built Rite)	0.00	0.00	0.00	0.00	0.00	29,530.00	29,530.00	29,530.00	0.00	0.00	29,530.00	100%	0.00	0.00
34.3	Mobile Storage Shelving (Southwest Solutions)	0.00	0.00	0.00	0.00	0.00	89,823.00	89,823.00	89,823.00	0.00	0.00	89,823.00	100%	0.00	0.00
34.4	Bird Control Devices (Shulte)	0.00	0.00	0.00	0.00	0.00	3,450.00	3,450.00	3,450.00	0.00	0.00	3,450.00	100%	0.00	0.00
34.5	Tackboards & Tackboard Cabinets (Built Rite)	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00	5,000.00	0.00	0.00	5,000.00	100%	0.00	0.00
34.6	Cash Drawer (TCGC)	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00	5,000.00	0.00	0.00	5,000.00	100%	0.00	250.00
34.7	Pedestrian Gates	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00	0.00	0.00	0.00	0.00	0%	2,000.00	0.00
34.8	Refrigerators (Built Rite)	0.00	0.00	0.00	0.00	0.00	30,000.00	30,000.00	30,000.00	0.00	0.00	30,000.00	100%	0.00	0.00
34.9	Roller Window Shades (Capital Blinds)	0.00	0.00	0.00	0.00	0.00	33,915.00	33,915.00	33,915.00	0.00	0.00	33,915.00	100%	0.00	0.00
35	Conveying Systems														
35.1	Elevators (Otis)	0.00	0.00	0.00	0.00	0.00	473,596.00	473,596.00	473,596.00	0.00	0.00	473,596.00	100%	0.00	0.00
36	Fire Protection System														
36.1	Fire Protection System (Texas Fire Logic)	0.00	0.00	0.00	0.00	0.00	303,660.00	303,660.00	303,660.00	0.00	0.00	303,660.00	100%	0.00	0.00
37	Mechanical - Plumbing												100%		
37.1	Below slab Sanitary	0.00	0.00	0.00	0.00	0.00	98,064.00	98,064.00	98,064.00	0.00	0.00	98,064.00	100%	0.00	0.00
37.2	Below slab Storm	0.00	0.00	0.00	0.00	0.00	9,040.00	9,040.00	9,040.00	0.00	0.00	9,040.00	100%	0.00	0.00
37.3	Above slab Sanitary	0.00	0.00	0.00	0.00	0.00	163,671.00	163,671.00	163,671.00	0.00	0.00	163,671.00	100%	0.00	0.00
37.4	Above slab Storm	0.00	0.00	0.00	0.00	0.00	142,079.00	142,079.00	142,079.00	0.00	0.00	142,079.00	100%	0.00	0.00
37.5	Domestic Water	0.00	0.00	0.00	0.00	0.00	246,863.00	246,863.00	246,863.00	0.00	0.00	246,863.00	100%	0.00	0.00
37.6	Natural Gas	0.00	0.00	0.00	0.00	0.00	54,981.00	54,981.00	54,981.00	0.00	0.00	54,981.00	100%	0.00	0.00
37.7	Drains & Cleanouts	0.00	0.00	0.00	0.00	0.00	50,679.00	50,679.00	50,679.00	0.00	0.00	50,679.00	100%	0.00	0.00
37.8	Carriers	0.00	0.00	0.00	0.00	0.00	7,606.00	7,606.00	7,606.00	0.00	0.00	7,606.00	100%	0.00	0.00
37.9	Fixtures & punch list	0.00	0.00	0.00	0.00	0.00	107,044.00	107,044.00	107,044.00	0.00	0.00	107,044.00	100%	0.00	0.00
37.10	Plumbing Equipment	0.00	0.00	0.00	0.00	0.00	206,802.00	206,802.00	206,802.00	0.00	0.00	206,802.00	100%	0.00	0.00
37.11	Insulation Sub	0.00	0.00	0.00	0.00	0.00	50,400.00	50,400.00	50,400.00	0.00	0.00	50,400.00	100%	0.00	0.00
38	Mechanical - HVAC												100%		
38.1	HVAC Mobilization, GC's, Submittals (DerryBerry)	0.00	0.00	0.00	0.00	0.00	139,661.00	139,661.00	139,661.00	0.00	0.00	139,661.00	100%	0.00	6,983.05
38.2	Sheet Metal (DerryBerry)	0.00	0.00	0.00	0.00	0.00	744,936.00	744,936.00	744,936.00	0.00	0.00	744,936.00	100%	0.00	37,246.80
38.3	HVAC Controls (DerryBerry)	0.00	0.00	0.00	0.00	0.00	212,311.00	212,311.00	212,311.00	0.00	0.00	212,311.00	100%	0.00	10,615.55
38.4	VAV's (DerryBerry)	0.00	0.00	0.00	0.00	0.00	394,120.00	394,120.00	394,120.00	0.00	0.00	394,120.00	100%	0.00	19,706.00
38.5	RTU's (DerryBerry)	0.00	0.00	0.00	0.00	0.00	648,172.00	648,172.00	648,172.00	0.00	0.00	648,172.00	100%	0.00	32,408.60
38.6	Testing, Adjusting, & Balancing	0.00	0.00	0.00	0.00	0.00	67,300.00	67,300.00	62,589.00	4,711.00	0.00	67,300.00	100%	0.00	3,365.00
39.0	Electrical Systems												100%		
39.01	Move-in, Supervision, Site Power	0.00	0.00	0.00	0.00	0.00	146,377.00	146,377.00	146,377.00	0.00	0.00	146,377.00	100%	0.00	7,318.85
39.02	Switchgear	0.00	0.00	0.00	0.00	0.00	200,267.00	200,267.00	200,267.00	0.00	0.00	200,267.00	100%	0.00	10,013.35
39.03	EMT/BXS/Fittings	0.00	0.00	0.00	0.00	0.00	374,082.00	374,082.00	374,082.00	0.00	0.00	374,082.00	100%	0.00	18,704.10
39.04	Wire	0.00	0.00	0.00	0.00	0.00	234,022.00	234,022.00	234,022.00	0.00	0.00	234,022.00	100%	0.00	11,701.10
39.05	Light Fixtures	0.00	0.00	0.00	0.00	0.00	574,742.00	574,742.00	574,742.00	0.00	0.00	574,742.00	100%	0.00	28,737.10
39.06	Lighting Protection	0.00	0.00	0.00	0.00	0.00	152,022.00	152,022.00	152,022.00	0.00	0.00	152,022.00	100%	0.00	7,601.10
39.07	Emergency Power	0.00	0.00	0.00	0.00	0.00	245,888.00	245,888.00	245,888.00	0.00	0.00	245,888.00	100%	0.00	12,294.40
40	Low Voltage Systems												96%		
40.1	Communications (Advanced Connections)	0.00	0.00	0.00	0.00	0.00	272,267.00	272,267.00	272,267.00	0.00	0.00	272,267.00	100%	0.00	0.00
40.2	Audio, Video & Room Control Systems (AVI-SPL)	0.00	0.00	0.00	0.00	0.00	459,198.00	459,198.00	431,646.12	0.00	0.00	431,646.12	94%	27,551.88	21,582.31
40.3	Access Control & Video Management Systems (B)	0.00	0.00	0.00	0.00	0.00	469,262.00	469,262.00	441,106.28	4,692.62	0.00	445,798.90	95%	23,463.10	22,289.95
41	Life Safety Systems														
41.1	Fire Alarm (Kauffman)	0.00	0.00	0.00	0.00	0.00	79,194.00	79,194.00	79,194.00	0.00	0.00	79,194.00	100%	0.00	3,959.70
42	Remaining Owner Contingency						66,803.75	66,803.75					93%		
42.01	ALLW 2 Additional signage at the Tax Office	0.00	0.00	0.00	0.00	0.00	2,092.14	2,092.14	2,092.14	0.00	0.00	2,092.14	100%	0.00	0.00
42.02	ALLW 5 Window Shades at All Windows	0.00	0.00	0.00	0.00	0.00	20,333.00	20,333.00	20,333.00	0.00	0.00	20,333.00	100%	0.00	0.00
42.03	ALLW 6 Clock Tower Renovations	0.00	0.00	0.00	0.00	0.00	5,342.20	5,342.20	5,342.20	0.00	0.00	5,342.20	100%	0.00	0.00
42.04	ALLW 10 Additional Flagpole	0.00	0.00	0.00	0.00	0.00	5,300.00	5,300.00	5,300.00	0.00	0.00	5,300.00	100%	0.00	0.00
42.05	ALLW 11 ASI 1 Dias Elevation Change	0.00	0.00	0.00	0.00	0.00	12,270.00	12,270.00	12,270.00	0.00	0.00	12,270.00	100%	0.00	0.00
42.06	ALLW 15 RFI 70 Additional Terrazzo	0.00	0.00	0.00	0.00	0.00	43,723.00	43,723.00	43,723.00	0.00	0.00	43,723.00	100%	0.00	0.00

CONTINUATION SHEET

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APPLICATION NUMBER: **39**
APPLICATION DATE: **1/1/2026**
PERIOD TO: **1/31/2026**
ARCHITECT'S PROJECT NO.: **Multiple**

A ITEM NO.	B DESCRIPTION	C EXHIBIT B VALUE	C CHANGE AMOUNT	C EXHIBIT C VALUE	C CHANGE AMOUNT	C EXHIBIT E SCHEDULED VALUE	C CHANGE AMOUNT	C EXHIBIT F SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	H BALANCE TO FINISH (C-G)	I RETAINAGE
									FROM PREV APPLICATIONS (D+E)	THIS PERIOD					
42.07	ALLW 16 Controls at (4) County Buildings	0.00	0.00	0.00	0.00	0.00	57,118.00	57,118.00	57,118.00	0.00	0.00	57,118.00	100%	0.00	0.00
42.08	ALLW 17 ASI 2 Roller Shades & Deal Trays	0.00	0.00	0.00	0.00	0.00	5,618.00	5,618.00	5,618.00	0.00	0.00	5,618.00	100%	0.00	0.00
42.09	ALLW 18 RFI 67 Restroom Buildout	0.00	0.00	0.00	0.00	0.00	101,304.00	101,304.00	101,304.00	0.00	0.00	101,304.00	100%	0.00	0.00
42.10	ALLW 20 RFI 60 Add redundancy fiber conduit	0.00	0.00	0.00	0.00	0.00	37,600.00	37,600.00	37,600.00	0.00	0.00	37,600.00	100%	0.00	0.00
42.11	ALLW 25 ASI 3 Ground Transformer	0.00	0.00	0.00	0.00	0.00	209,150.00	209,150.00	209,150.00	0.00	0.00	209,150.00	100%	0.00	0.00
42.12	ALLW 25.1 ASI 3 Owner's Contingency Items	0.00	0.00	0.00	0.00	0.00	36,000.00	36,000.00	36,000.00	0.00	0.00	36,000.00	100%	0.00	0.00
42.13	ALLW 26 Added Tstats at Community Center	0.00	0.00	0.00	0.00	0.00	4,153.68	4,153.68	4,153.68	0.00	0.00	4,153.68	100%	0.00	0.00
42.14	ALLW 29 ASI 5 Added terrazzo county seal	0.00	0.00	0.00	0.00	0.00	32,015.00	32,015.00	32,015.00	0.00	0.00	32,015.00	100%	0.00	0.00
42.15	ALLW 040 ASI 7 Emergency Outlet Locations (OC	0.00	0.00	0.00	0.00	0.00	101,547.00	101,547.00	101,547.00	0.00	0.00	101,547.00	100%	0.00	0.00
42.16	ALLW 41 RFI 141 Access controls	0.00	0.00	0.00	0.00	0.00	2,880.60	2,880.60	2,880.60	0.00	0.00	2,880.60	100%	0.00	0.00
42.17	ALLW 43 RFI 146 Elevator Controls	0.00	0.00	0.00	0.00	0.00	30,228.00	30,228.00	30,228.00	0.00	0.00	30,228.00	100%	0.00	0.00
42.18	ALLW 44 RFI 147 Gen monitoring	0.00	0.00	0.00	0.00	0.00	11,452.87	11,452.87	11,452.87	0.00	0.00	11,452.87	100%	0.00	572.64
42.19	ALLW 054 Stained Glass	0.00	0.00	0.00	0.00	0.00	170,140.00	170,140.00	170,140.00	0.00	0.00	170,140.00	100%	0.00	0.00
42.20	ALLW 057 RFI 109 Tax Accessor Teller Window C	0.00	0.00	0.00	0.00	0.00	8,085.84	8,085.84	8,085.84	0.00	0.00	8,085.84	100%	0.00	0.00
42.21	ALLW 058 RFI 183 Modification to Cupola Mainte	0.00	0.00	0.00	0.00	0.00	45,432.82	45,432.82	45,432.82	0.00	0.00	45,432.82	100%	0.00	0.00
42.22	ALLW 060 RFI 148 Water Meter @ Community C	0.00	0.00	0.00	0.00	0.00	2,650.40	2,650.40	2,650.40	0.00	0.00	2,650.40	100%	0.00	0.00
42.23	ALLW 062 RFI 114 Marquee Sign	0.00	0.00	0.00	0.00	0.00	116,592.81	116,592.81	116,592.81	0.00	0.00	116,592.81	100%	0.00	5,829.64
42.24	ALLW 063 RFI 179 Roof Ladder	0.00	0.00	0.00	0.00	0.00	7,842.13	7,842.13	7,842.13	0.00	0.00	7,842.13	100%	0.00	0.00
42.25	ALLW 064 RFI 136 Holiday Lights	0.00	0.00	0.00	0.00	0.00	25,741.00	25,741.00	15,444.60	9,009.35	0.00	24,453.95	95%	1,287.05	1,222.70
42.26	ALLW 66 RFI 150 Added Outlets for 4th floor Met	0.00	0.00	0.00	0.00	0.00	2,597.00	2,597.00	2,597.00	0.00	0.00	2,597.00	100%	0.00	0.00
42.27	ALLW 67 RFI 175 Access Hatches to Trusses	0.00	0.00	0.00	0.00	0.00	7,252.14	7,252.14	7,252.14	0.00	0.00	7,252.14	100%	0.00	0.00
42.28	ALLW 70 RFI 180 Added TV's on 2nd Floor	0.00	0.00	0.00	0.00	0.00	14,442.92	14,442.92	14,442.92	0.00	0.00	14,442.92	100%	0.00	0.00
42.29	ALLW 77 Custom Lanterns	0.00	0.00	0.00	0.00	0.00	34,000.00	34,000.00	34,000.00	0.00	0.00	34,000.00	100%	0.00	0.00
42.30	ALLW 79 RFI 215 Added TV Infrastructure in Roc	0.00	0.00	0.00	0.00	0.00	3,881.73	3,881.73	3,881.73	0.00	0.00	3,881.73	100%	0.00	0.00
42.31	ALLW 80 RFI 209 Added Sink and Millwork in Roc	0.00	0.00	0.00	0.00	0.00	15,091.28	15,091.28	15,091.28	0.00	0.00	15,091.28	100%	0.00	0.00
42.32	ALLW 81 RFI 210 Room 3205 and 3rd floor Restr	0.00	0.00	0.00	0.00	0.00	74,782.75	74,782.75	74,782.75	0.00	0.00	74,782.75	100%	0.00	0.00
42.33	ALLW 86 RFI 221 Furring @ structural Steel supp	0.00	0.00	0.00	0.00	0.00	4,106.30	4,106.30	4,106.30	0.00	0.00	4,106.30	100%	0.00	0.00
42.34	ALLW 91 RFI 225 Swagit Video Systems	0.00	0.00	0.00	0.00	0.00	150,335.03	150,335.03	150,335.03	0.00	0.00	150,335.03	100%	0.00	0.00
42.35	ALLW 92 Allowance Reconciliation	0.00	0.00	0.00	0.00	0.00	-188,182.64	-188,182.64	-188,182.64	0.00	0.00	-188,182.64	100%	0.00	0.00
42.36	ALLW 102 RFI 246 County Map Additions	0.00	0.00	0.00	0.00	0.00	5,251.55	5,251.55	5,251.55	0.00	0.00	5,251.55	100%	0.00	0.00
42.37	B 27 Reserves to Owner Contingency	0.00	0.00	0.00	0.00	0.00	-117,246.46	-117,246.46	-117,246.46	0.00	0.00	-117,246.46	100%	0.00	0.00
42.38	ALLW 112 RFI 249 North Driveway Addition, Side	0.00	0.00	0.00	0.00	0.00	27,152.00	27,152.00	27,152.00	0.00	0.00	27,152.00	100%	0.00	0.00
42.39	ALLW 114 RFI 242 Updated Landscape drawings	0.00	0.00	0.00	0.00	0.00	39,265.86	39,265.86	0.00	11,779.76	0.00	11,779.76	30%	27,486.10	588.99
42.40	ALLW 115 Temporary Time Capsule Cover	0.00	0.00	0.00	0.00	0.00	1,236.00	1,236.00	1,236.00	0.00	0.00	1,236.00	100%	0.00	0.00
42.41	ALLW 117 RFI 252 Bathroom Mirror Replacement	0.00	0.00	0.00	0.00	0.00	13,009.00	13,009.00	13,009.00	0.00	0.00	13,009.00	100%	0.00	0.00
42.42	ALLW 118 Additional Final Clean for Grand Openi	0.00	0.00	0.00	0.00	0.00	14,620.85	14,620.85	14,620.85	0.00	0.00	14,620.85	100%	0.00	0.00
42.43	ALLW 119 Added cost for expediting lanterns	0.00	0.00	0.00	0.00	0.00	7,000.00	7,000.00	7,000.00	0.00	0.00	7,000.00	100%	0.00	0.00
42.44	ALLW 120 Added Patch Cables	0.00	0.00	0.00	0.00	0.00	4,408.80	4,408.80	4,408.80	0.00	0.00	4,408.80	100%	0.00	0.00
42.45	ALLW 121 Add Air filter timer to BAS	0.00	0.00	0.00	0.00	0.00	12,473.65	12,473.65	12,473.65	0.00	0.00	12,473.65	100%	0.00	0.00
42.46	ALLW 123 Covering of the Stained Glass	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00	1,500.00	0.00	0.00	1,500.00	100%	0.00	0.00
42.47	ALLW 124 Stain Color Change	0.00	0.00	0.00	0.00	0.00	9,691.00	9,691.00	9,691.00	0.00	0.00	9,691.00	100%	0.00	0.00
42.48	ALLW 126 Lantern Design	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00	0.00	0.00	0.00	0.00	0%	1,000.00	0.00
42.49		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
42.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
43	Remaining Design/Builder Contingency						94,867.90	94,867.90					98%		
43.01	ALLW 21 RFI 42 Lobby Window Discrepancy	0.00	0.00	0.00	0.00	0.00	1,288.00	1,288.00	1,288.00	0.00	0.00	1,288.00	100%	0.00	0.00
43.02	ALLW 22 ASI 2 Revised Dias & plumbing	0.00	0.00	0.00	0.00	0.00	62,015.00	62,015.00	62,015.00	0.00	0.00	62,015.00	100%	0.00	0.00
43.03	ALLW 23 ASI 3 oil separator & roof drains change	0.00	0.00	0.00	0.00	0.00	52,023.00	52,023.00	52,023.00	0.00	0.00	52,023.00	100%	0.00	0.00
43.04	ALLW 24 RFI 27 Door Hardware Changes	0.00	0.00	0.00	0.00	0.00	38,216.00	38,216.00	38,216.00	0.00	0.00	38,216.00	100%	0.00	0.00
43.05	ALLW 27 ASI 4 Add wood trim around columns	0.00	0.00	0.00	0.00	0.00	34,623.00	34,623.00	34,623.00	0.00	0.00	34,623.00	100%	0.00	0.00
43.06	ALLW 28 ASI 5 Enlarged Site Ramps	0.00	0.00	0.00	0.00	0.00	46,598.28	46,598.28	46,598.28	0.00	0.00	46,598.28	100%	0.00	0.00
43.07	ALLW 31 RFI 91 VAV Clarification	0.00	0.00	0.00	0.00	0.00	6,479.96	6,479.96	6,479.96	0.00	0.00	6,479.96	100%	0.00	0.00
43.08	ALLW 32 Storefront changes @ elevations B,D, &	0.00	0.00	0.00	0.00	0.00	40,000.00	40,000.00	40,000.00	0.00	0.00	40,000.00	100%	0.00	0.00
43.09	ALLW 33 Temp sidewalks	0.00	0.00	0.00	0.00	0.00	8,720.00	8,720.00	8,720.00	0.00	0.00	8,720.00	100%	0.00	0.00
43.10	ALLW 034 Stars on the railings	0.00	0.00	0.00	0.00	0.00	24,235.00	24,235.00	24,235.00	0.00	0.00	24,235.00	100%	0.00	0.00

CONTINUATION SHEET

AIA DOCUMENT G703 - Computerized

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: **39**
APPLICATION DATE: **1/1/2026**
PERIOD TO: **1/31/2026**
ARCHITECT'S PROJECT NO.: **Multiple**

A ITEM NO.	B DESCRIPTION	C EXHIBIT B VALUE	C CHANGE AMOUNT	C EXHIBIT C VALUE	C CHANGE AMOUNT	C EXHIBIT E SCHEDULED VALUE	C CHANGE AMOUNT	C EXHIBIT F SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G/C)	I BALANCE TO FINISH (C-G)	I RETAINAGE
									FROM PREV APPLICATIONS (D+E)	THIS PERIOD					
43.11	ALLW 35 ASI 6	0.00	0.00	0.00	0.00	0.00	-6,444.75	-6,444.75	-6,444.75	0.00	0.00	-6,444.75	100%	0.00	0.00
43.12	ALLW 37 RFI #104 Added Dowels & Rebar	0.00	0.00	0.00	0.00	0.00	15,748.00	15,748.00	15,748.00	0.00	0.00	15,748.00	100%	0.00	0.00
43.13	ALLW 39 RFI 117 Cupola Shift Clarification	0.00	0.00	0.00	0.00	0.00	41,754.00	41,754.00	41,754.00	0.00	0.00	41,754.00	100%	0.00	0.00
43.14	ALLW 042 RFI 118 Change to continuous hinges	0.00	0.00	0.00	0.00	0.00	3,864.00	3,864.00	3,864.00	0.00	0.00	3,864.00	100%	0.00	0.00
43.15	ALLW 45 RFI 162 Plumbing Chase and Ductwork	0.00	0.00	0.00	0.00	0.00	22,243.59	22,243.59	22,243.59	0.00	0.00	22,243.59	100%	0.00	0.00
43.16	ALLW 46 RFI 140 Millwork, Handrail, Steel Confl	0.00	0.00	0.00	0.00	0.00	13,000.00	13,000.00	13,000.00	0.00	0.00	13,000.00	100%	0.00	0.00
43.17	ALLW 47 RFI 152 Shaft Wall Requirements	0.00	0.00	0.00	0.00	0.00	2,882.76	2,882.76	2,882.76	0.00	0.00	2,882.76	100%	0.00	0.00
43.18	ALLW 49 RFI 160 VAV 3-09	0.00	0.00	0.00	0.00	0.00	9,437.97	9,437.97	9,437.97	0.00	0.00	9,437.97	100%	0.00	0.00
43.19	ALLW 50 RFI 121 Vault Door Specification	0.00	0.00	0.00	0.00	0.00	2,944.00	2,944.00	2,944.00	0.00	0.00	2,944.00	100%	0.00	0.00
43.20	ALLW 51 Custom Caulk Color	0.00	0.00	0.00	0.00	0.00	6,491.52	6,491.52	6,491.52	0.00	0.00	6,491.52	100%	0.00	0.00
43.21	ALLW 52 RFI 177 GFRC Caulk Joint	0.00	0.00	0.00	0.00	0.00	9,788.28	9,788.28	9,788.28	0.00	0.00	9,788.28	100%	0.00	0.00
43.22	ALLW 53 RFI 172 Power to Flush Valves	0.00	0.00	0.00	0.00	0.00	15,188.00	15,188.00	15,188.00	0.00	0.00	15,188.00	100%	0.00	0.00
43.23	ALLW 55 RFI 155 Stained Glass Dimension Change	0.00	0.00	0.00	0.00	0.00	20,284.00	20,284.00	20,284.00	0.00	0.00	20,284.00	100%	0.00	0.00
43.24	ALLW 56 RFI 176 Cupola Lintel at Wrong Elevatio	0.00	0.00	0.00	0.00	0.00	17,129.00	17,129.00	17,129.00	0.00	0.00	17,129.00	100%	0.00	0.00
43.25	ALLW 061 RFI 173 Exhaust Fan Missing Circuit	0.00	0.00	0.00	0.00	0.00	9,051.00	9,051.00	9,051.00	0.00	0.00	9,051.00	100%	0.00	0.00
43.26	ALLW 68 RFI 174 Decking over Trusses	0.00	0.00	0.00	0.00	0.00	1,910.35	1,910.35	1,910.35	0.00	0.00	1,910.35	100%	0.00	0.00
43.27	ALLW 71 RFI 194 Confirmation of TPO at back of	0.00	0.00	0.00	0.00	0.00	6,842.04	6,842.04	6,842.04	0.00	0.00	6,842.04	100%	0.00	0.00
43.28	ALLW 72 RFI 196 Additional Spray Foam at Roof	0.00	0.00	0.00	0.00	0.00	12,625.00	12,625.00	12,625.00	0.00	0.00	12,625.00	100%	0.00	0.00
43.29	ALLW 74 RFI 171 Octagonal Towers Interior Cor	0.00	0.00	0.00	0.00	0.00	7,560.04	7,560.04	7,560.04	0.00	0.00	7,560.04	100%	0.00	0.00
43.30	ALLW 75 RFI 184 Tax Accessor Teller Windows T	0.00	0.00	0.00	0.00	0.00	9,822.50	9,822.50	9,822.50	0.00	0.00	9,822.50	100%	0.00	0.00
43.31	ALLW 76 RFI 199 Truss Octagonal Tower tie in	0.00	0.00	0.00	0.00	0.00	23,680.16	23,680.16	23,680.16	0.00	0.00	23,680.16	100%	0.00	0.00
43.32	ALLW 78 RFI 205 Room 1104 and 1105 Curtain V	0.00	0.00	0.00	0.00	0.00	8,879.84	8,879.84	8,879.84	0.00	0.00	8,879.84	100%	0.00	0.00
43.33	ALLW 82 Added Aluminum Doors	0.00	0.00	0.00	0.00	0.00	6,533.15	6,533.15	6,533.15	0.00	0.00	6,533.15	100%	0.00	0.00
43.34	ALLW 83 RFI 202 East and West side of Rooftop	0.00	0.00	0.00	0.00	0.00	9,183.05	9,183.05	9,183.05	0.00	0.00	9,183.05	100%	0.00	0.00
43.35	ALLW 84 RFI 218 Roof Flashing around the pent	0.00	0.00	0.00	0.00	0.00	8,973.15	8,973.15	8,973.15	0.00	0.00	8,973.15	100%	0.00	0.00
43.36	ALLW 85 Front Entrance Interior side of Vestibul	0.00	0.00	0.00	0.00	0.00	7,544.32	7,544.32	7,544.32	0.00	0.00	7,544.32	100%	0.00	0.00
43.37	ALLW 89 Elevator Usage Fee - Construction Phas	0.00	0.00	0.00	0.00	0.00	9,000.00	9,000.00	9,000.00	0.00	0.00	9,000.00	100%	0.00	0.00
43.38	ALLW 90 Ductwork Connection Conflict with Fur	0.00	0.00	0.00	0.00	0.00	4,508.64	4,508.64	4,508.64	0.00	0.00	4,508.64	100%	0.00	0.00
43.39	ALLW 93 RFI 231 2nd Floor Lobby Post	0.00	0.00	0.00	0.00	0.00	18,311.00	18,311.00	18,311.00	0.00	0.00	18,311.00	100%	0.00	0.00
43.40	ALLW 94 RFI 226 Truss-Stone tie in at South Ele	0.00	0.00	0.00	0.00	0.00	34,566.00	34,566.00	34,566.00	0.00	0.00	34,566.00	100%	0.00	0.00
43.41	ALLW 95 RFI 228 Additional AV Questions from R	0.00	0.00	0.00	0.00	0.00	13,587.31	13,587.31	13,587.31	0.00	0.00	13,587.31	100%	0.00	679.37
43.42	ALLW 96 RFI 248 Visual Display Clarification	0.00	0.00	0.00	0.00	0.00	2,809.40	2,809.40	2,809.40	0.00	0.00	2,809.40	100%	0.00	0.00
43.43	ALLW 98 RFI 233 Drainage for back porch clarifi	0.00	0.00	0.00	0.00	0.00	5,912.00	5,912.00	5,912.00	0.00	0.00	5,912.00	100%	0.00	0.00
43.44	ALLW 99 RFI 240 Additional Knox box Location	0.00	0.00	0.00	0.00	0.00	904.20	904.20	904.20	0.00	0.00	904.20	100%	0.00	0.00
43.45	ALLW 100 RFI 237 Adding additional Ice Machine	0.00	0.00	0.00	0.00	0.00	11,230.30	11,230.30	11,230.30	0.00	0.00	11,230.30	100%	0.00	0.00
43.46	ALLW 101 Elevator Cab Operation for Fire Taping	0.00	0.00	0.00	0.00	0.00	2,308.00	2,308.00	2,308.00	0.00	0.00	2,308.00	100%	0.00	0.00
43.47	ALLW 103 RFI 243 5th Floor Mech. Chase Fall Ha	0.00	0.00	0.00	0.00	0.00	2,652.01	2,652.01	2,652.01	0.00	0.00	2,652.01	100%	0.00	0.00
43.48	ALLW 104 RFI 250 Chair Rail & Window Mullion M	0.00	0.00	0.00	0.00	0.00	1,183.12	1,183.12	1,183.12	0.00	0.00	1,183.12	100%	0.00	0.00
43.49	ALLW 106 RFI 230 HVAC Condensate Drains	0.00	0.00	0.00	0.00	0.00	19,929.05	19,929.05	19,929.05	0.00	0.00	19,929.05	100%	0.00	0.00
43.50	ALLW 107 Elevator Reinspection	0.00	0.00	0.00	0.00	0.00	4,500.00	4,500.00	4,500.00	0.00	0.00	4,500.00	100%	0.00	0.00
43.51	ALLW 108 Elevator Reinspection # 2	0.00	0.00	0.00	0.00	0.00	3,000.00	3,000.00	3,000.00	0.00	0.00	3,000.00	100%	0.00	0.00
43.52	ALLW 109 RFI 235 Roof Doors 5001 A&B	0.00	0.00	0.00	0.00	0.00	11,751.88	11,751.88	11,751.88	0.00	0.00	11,751.88	100%	0.00	0.00
43.53	ALLW 110 RFI 94 Door Stain and Clarification	0.00	0.00	0.00	0.00	0.00	1,200.00	1,200.00	1,200.00	0.00	0.00	1,200.00	100%	0.00	0.00
43.54	ALLW 111 RFI 245 Water Intrusion Concerns at B	0.00	0.00	0.00	0.00	0.00	4,581.60	4,581.60	4,581.60	0.00	0.00	4,581.60	100%	0.00	0.00
43.55	ALLW 113 Deal Drawer Change	0.00	0.00	0.00	0.00	0.00	1,445.88	1,445.88	1,445.88	0.00	0.00	1,445.88	100%	0.00	0.00
43.56	CC 5 RFI 262 Temp Door	0.00	0.00	0.00	0.00	0.00	4,258.25	4,258.25	4,258.25	0.00	0.00	4,258.25	100%	0.00	0.00
43.57	CC 6 Boring for landscape Drawings	0.00	0.00	0.00	0.00	0.00	5,900.00	5,900.00	5,900.00	0.00	0.00	5,900.00	100%	0.00	0.00
43.58	ALLW 117 RFI 252 Bathroom Mirror Replacement	0.00	0.00	0.00	0.00	0.00	16,866.00	16,866.00	16,866.00	0.00	0.00	16,866.00	100%	0.00	0.00
43.59	CC 7 RFI 261 SFI-11 and SFI-14 Overhang at De	0.00	0.00	0.00	0.00	0.00	400.00	400.00	400.00	0.00	0.00	400.00	100%	0.00	0.00
43.60	CC 8 Install wire harness in frames	0.00	0.00	0.00	0.00	0.00	1,558.25	1,558.25	1,558.25	0.00	0.00	1,558.25	100%	0.00	0.00
43.61	CC 9 RFI 267 Fiber Housing Location in AV Room	0.00	0.00	0.00	0.00	0.00	644.00	644.00	644.00	0.00	0.00	644.00	100%	0.00	0.00
43.62	CC 10 Repair of non ADA compliant issues	0.00	0.00	0.00	0.00	0.00	3,014.00	3,014.00	0.00	0.00	0.00	0.00	0%	3,014.00	0.00
43.63	CC 11 Missed sidewalk	0.00	0.00	0.00	0.00	0.00	11,119.00	11,119.00	0.00	0.00	0.00	0.00	0%	11,119.00	0.00
43.64		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
43.65		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00

CONTINUATION SHEET

AIA DOCUMENT G703 - Computerized

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: **39**
APPLICATION DATE: **1/1/2026**
PERIOD TO: **1/31/2026**
ARCHITECT'S PROJECT NO.: **Multiple**

A ITEM NO.	B DESCRIPTION	C EXHIBIT B VALUE	C CHANGE AMOUNT	C EXHIBIT C VALUE	C CHANGE AMOUNT	C EXHIBIT E SCHEDULED VALUE	C CHANGE AMOUNT	C EXHIBIT F SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G/C)	I BALANCE TO FINISH (C-G)	I RETAINAGE
									FROM PREV APPLICATIONS (D+E)	THIS PERIOD					
44	Remaining County Seal Allowance							0.00					100%		
44.01	ALLW 30 County Seal, Cast Bronze	0.00	0.00	0.00	0.00	0.00	35,988.00	35,988.00	35,988.00	0.00	0.00	35,988.00	100%	0.00	0.00
44.02	ALLW 92 Allowance Reconciliation	0.00	0.00	0.00	0.00	0.00	14,012.00	14,012.00	14,012.00	0.00	0.00	14,012.00	100%	0.00	0.00
45	Remaining Asbestos Abatement Allowance						28,307.00	28,307.00					100%		
45.01	ALLW 1 Abatement of roof flashing	0.00	0.00	0.00	0.00	0.00	0.00	14,470.00	14,470.00	0.00	0.00	14,470.00	100%	0.00	0.00
45.02	ALLW 12 - Additional Air Monitoring	0.00	0.00	0.00	0.00	0.00	7,000.00	7,000.00	7,000.00	0.00	0.00	7,000.00	100%	0.00	0.00
45.03	ALLW 19 - Owner Notification Fee	0.00	0.00	0.00	0.00	0.00	3,307.00	3,307.00	3,307.00	0.00	0.00	3,307.00	100%	0.00	0.00
45.04	ALLW 92 Allowance Reconciliation	0.00	0.00	0.00	0.00	0.00	21,916.00	21,916.00	21,916.00	0.00	0.00	21,916.00	100%	0.00	0.00
46	Remaining Existing Foundation Conflict							0.00					100%		
46.01	ALLW 92 Allowance Reconciliation	0.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00	25,000.00	0.00	0.00	25,000.00	100%	0.00	0.00
47	Remaining Overhead Support for Cleaning							0.00					100%		
47.01	ALLW 58 RFI 183 Modification to Cupola Maintenance	0.00	0.00	0.00	0.00	0.00	20,000.00	20,000.00	20,000.00	0.00	0.00	20,000.00	100%	0.00	0.00
48	Remaining Mock-up Allowance							0.00					100%		
48.01	ALLW 92 Allowance Reconciliation	0.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00	25,000.00	0.00	0.00	25,000.00	100%	0.00	0.00
49	Remaining Decorative Bollard Allowance						-6,400.00	-6,400.00					100%		
49.01	ALLW 3 Contract Decorative Bollards	0.00	0.00	0.00	0.00	0.00	29,400.00	29,400.00	29,400.00	0.00	0.00	29,400.00	100%	0.00	0.00
50	Remaining Permit Comment							0.00					100%		
50.01	ALLW 13 ASI 1 Changes per City (Civil)	0.00	0.00	0.00	0.00	0.00	40,947.00	40,947.00	40,947.00	0.00	0.00	40,947.00	100%	0.00	0.00
50.02	ALLW 59 Water line Exploration	0.00	0.00	0.00	0.00	0.00	33,074.44	33,074.44	33,074.44	0.00	0.00	33,074.44	100%	0.00	0.00
50.03	ALLW 88 RFI 220 City Comments	0.00	0.00	0.00	0.00	0.00	1,763.92	1,763.92	1,763.92	0.00	0.00	1,763.92	100%	0.00	0.00
50.04	ALLW 92 Allowance Reconciliation	0.00	0.00	0.00	0.00	0.00	24,214.64	24,214.64	24,214.64	0.00	0.00	24,214.64	100%	0.00	0.00
51	Remaining Relocate Memorial Tree							0.00					100%		
50.01	Contract Relocate, store, maintain, and replant	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00	10,000.00	0.00	0.00	10,000.00	100%	0.00	0.00
52	Remaining Water Meter / Backflow							0.00					100%		
52.01	ALLW 59 Water line Exploration	0.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00	25,000.00	0.00	0.00	25,000.00	100%	0.00	0.00
53	Remaining Paving repairs Allowance						115,081.25	115,081.25					100%		
53.01	ALLW 122 Paving Repairs	0.00	0.00	0.00	0.00	0.00	97,968.75	97,968.75	97,968.75	0.00	0.00	97,968.75	100%	0.00	0.00
53.02		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
54	Remaining DAS / ERRCS Allowance							0.00					80%		
54.01	ASI 9 RFI #139 ERRCS (DAS)	0.00	0.00	0.00	0.00	0.00	48,910.00	48,910.00	39,128.00	0.00	0.00	39,128.00	80%	9,782.00	1,956.40
54.02	ALLW 92 Allowance Reconciliation	0.00	0.00	0.00	0.00	0.00	1,090.00	1,090.00	1,090.00	0.00	0.00	1,090.00	100%	0.00	0.00
55	Remaining DAS / Cellular System							0.00					97%		
55.01	ASI 9 RFI #139 Cellular (DAS)	0.00	0.00	0.00	0.00	0.00	108,321.00	108,321.00	86,656.80	16,248.15	0.00	102,904.95	95%	5,416.05	0.00
55.02	ALLW 92 Allowance Reconciliation	0.00	0.00	0.00	0.00	0.00	76,950.00	76,950.00	76,950.00	0.00	0.00	76,950.00	100%	0.00	0.00
	NEW COURTHOUSE TOTALS	1,273,310.00	1,130,528.00	2,403,838.00	0.00	2,403,838.00	38,625,292.00	41,043,600.00	40,433,650.78	46,440.88	0.00	40,480,091.66	99%	563,508.34	509,913.44
56	3RD FLOOR FINISH OUT												28%		
56.01	3rd Floor Finish Out Design Fees	0.00	0.00	0.00	0.00	0.00	644,163.00	644,163.00	79,715.17	81,325.58	0.00	161,040.75	25%	483,122.25	0.00
56.02	3rd Floor Finish Out FF&E Design Fees	0.00	0.00	0.00	0.00	0.00	61,979.00	61,979.00	0.00	0.00	0.00	0.00	0%	61,979.00	0.00
56.03	3rd Floor Finish Out M.E.P. 3rd Party Review	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00	5,000.00	0.00	0.00	5,000.00	100%	0.00	0.00
56.04	Geotechnical Services and Report	0.00	0.00	0.00	0.00	0.00	5,690.00	5,690.00	5,690.00	0.00	0.00	5,690.00	100%	0.00	0.00
56.05	3rd Floor Finish Out Reimbursable Allw.	0.00	0.00	0.00	0.00	0.00	7,500.00	7,500.00	0.00	0.00	0.00	0.00	0%	7,500.00	0.00
56.06	General Conditions	0.00	0.00	0.00	0.00	0.00	494,989.00	494,989.00	61,254.89	62,492.36	0.00	123,747.25	25%	371,241.75	0.00
56.07	Mobilization (Temp. Fence, Parking, Etc.)	0.00	0.00	0.00	0.00	0.00	106,788.00	106,788.00	13,215.02	13,481.99	0.00	26,697.00	25%	80,091.00	0.00
56.08	Subcontractor Default Insurance	0.00	0.00	0.00	0.00	0.00	63,418.00	63,418.00	31,709.00	0.00	0.00	31,709.00	50%	31,709.00	0.00
56.09	General Liability & Builder's Risk Insurance	0.00	0.00	0.00	0.00	0.00	28,011.00	28,011.00	14,005.50	0.00	0.00	14,005.50	50%	14,005.50	0.00
56.10	AGC Fees	0.00	0.00	0.00	0.00	0.00	8,945.00	8,945.00	4,472.50	0.00	0.00	4,472.50	50%	4,472.50	0.00
56.11	Payment & Performance Bonds	0.00	0.00	0.00	0.00	0.00	90,217.00	90,217.00	45,108.50	0.00	0.00	45,108.50	50%	45,108.50	0.00
56.12	Design/Builder Overhead & Profit	0.00	0.00	0.00	0.00	0.00	233,350.00	233,350.00	28,935.40	41,069.60	0.00	70,005.00	30%	163,345.00	0.00
57	Sitework												94%		
57.01	Earthwork & Site Demolition (Cannon)	0.00	0.00	0.00	0.00	0.00	120,616.00	120,616.00	104,935.92	15,680.08	0.00	120,616.00	100%	0.00	6,030.80
57.02	Asphalt Paving (Cannon)	0.00	0.00	0.00	0.00	0.00	110,794.00	110,794.00	0.00	110,794.00	0.00	110,794.00	100%	0.00	5,539.70
57.03	Pavement Markings & Signage (Cannon)	0.00	0.00	0.00	0.00	0.00	3,760.00	3,760.00	0.00	3,760.00	0.00	3,760.00	100%	0.00	188.00

CONTINUATION SHEET

AIA DOCUMENT G703 - Computerized

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: **39**
APPLICATION DATE: **1/1/2026**
PERIOD TO: **1/31/2026**
ARCHITECT'S PROJECT NO.: **Multiple**

A ITEM NO.	B DESCRIPTION	C EXHIBIT B VALUE	C CHANGE AMOUNT	C EXHIBIT C VALUE	C CHANGE AMOUNT	C EXHIBIT E SCHEDULED VALUE	C CHANGE AMOUNT	C EXHIBIT F SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G/C)	H BALANCE TO FINISH (C-G)	I RETAINAGE
									FROM PREV APPLICATIONS (D+E)	THIS PERIOD					
57.04	Turfs and Grasses (Texas Legacy)	0.00	0.00	0.00	0.00	0.00	14,210.00	14,210.00	0.00	0.00	0.00	0.00	0%	14,210.00	0.00
58	Concrete Work												100%		
58.01	Concrete Sealer original 3rd Floor scope removed	0.00	0.00	0.00	0.00	0.00	-10,000.00	-10,000.00	-10,000.00	0.00	0.00	-10,000.00	100%	0.00	-500.00
59	Metals												0%		
59.01	Pipe and Tube Railings (Ramps to Judge)	0.00	0.00	0.00	0.00	0.00	10,291.00	10,291.00	0.00	0.00	0.00	0.00	0%	10,291.00	0.00
60	Carpentry & Millwork												51%		
60.01	Rough Carpentry (Raised platforms)	0.00	0.00	0.00	0.00	0.00	54,450.00	54,450.00	0.00	32,670.00	0.00	32,670.00	60%	21,780.00	1,633.50
60.02	Platform Sound Deadening	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00	0.00	0.00	0.00	0.00	0%	10,000.00	0.00
61	Carpentry & Millwork												10%		
61.01	Interior Architectural Woodwork including Sills	0.00	0.00	0.00	0.00	0.00	286,750.00	286,750.00	11,470.00	17,205.00	0.00	28,675.00	10%	258,075.00	1,433.75
62	Thermal & Moisture Protection														
62.01	Applied Fire Protection (Marek Brothers)	0.00	0.00	0.00	0.00	0.00	5,200.00	5,200.00	0.00	0.00	0.00	0.00	0%	5,200.00	0.00
63	Openings												10%		
63.01	Access Doors & Frames	0.00	0.00	0.00	0.00	0.00	3,000.00	3,000.00	0.00	0.00	0.00	0.00	0%	3,000.00	0.00
63.02	Aluminum Frames and Door Glazing (TCGC)	0.00	0.00	0.00	0.00	0.00	63,302.00	63,302.00	0.00	6,330.20	0.00	6,330.20	10%	56,971.80	316.51
64	Glass and Glazing System												30%		
64.01	Stained Glass (Foster)	0.00	0.00	0.00	0.00	0.00	35,200.00	35,200.00	0.00	0.00	0.00	0.00	0%	35,200.00	0.00
64.02	Door Hardware (Himmel's)	0.00	0.00	0.00	0.00	0.00	113,040.00	113,040.00	0.00	45,216.00	0.00	45,216.00	40%	67,824.00	2,260.80
64.03	Door Hardware Installation (Himmel's)	0.00	0.00	0.00	0.00	0.00	21,645.00	21,645.00	0.00	0.00	0.00	0.00	0%	21,645.00	0.00
65	Finishes												48%		
65.01	Early package demo and replacement - SPD	0.00	0.00	0.00	0.00	0.00	6,105.00	6,105.00	6,105.00	0.00	0.00	6,105.00	100%	0.00	305.25
65.02	Cold Formed Metal Framing & Drywall (SPD)	0.00	0.00	0.00	0.00	0.00	269,621.00	269,621.00	53,924.20	202,215.75	0.00	256,139.95	95%	13,481.05	12,807.00
65.03	Acoustical Ceilings (SPD)	0.00	0.00	0.00	0.00	0.00	27,729.00	27,729.00	0.00	0.00	0.00	0.00	0%	27,729.00	0.00
65.04	Stretched-Fabric Ceilings (Marek Brothers)	0.00	0.00	0.00	0.00	0.00	13,250.00	13,250.00	0.00	1,325.00	0.00	1,325.00	10%	11,925.00	66.25
65.05	Ceramic Tile (Kellen)	0.00	0.00	0.00	0.00	0.00	40,854.00	40,854.00	0.00	4,085.40	0.00	4,085.40	10%	36,768.60	204.27
65.06	Epoxy Terrazzo (National Terrazzo)	0.00	0.00	0.00	0.00	0.00	64,000.00	64,000.00	0.00	0.00	0.00	0.00	0%	64,000.00	0.00
65.07	Salvage & Re-install Existing Marble Panels	0.00	0.00	0.00	0.00	0.00	20,500.00	20,500.00	0.00	0.00	0.00	0.00	0%	20,500.00	0.00
65.08	Resilient & Carpet Flooring (Keller)	0.00	0.00	0.00	0.00	0.00	71,530.00	71,530.00	0.00	7,153.00	0.00	7,153.00	10%	64,377.00	357.65
65.09	Painting (SPD)	0.00	0.00	0.00	0.00	0.00	53,635.00	53,635.00	0.00	0.00	0.00	0.00	0%	53,635.00	0.00
66	Specialties & Equipment												4%		
66.01	Signage (Benchmark)	0.00	0.00	0.00	0.00	0.00	37,717.00	37,717.00	0.00	0.00	0.00	0.00	0%	37,717.00	0.00
66.02	Toilet Accessories (Built Rite)	0.00	0.00	0.00	0.00	0.00	7,620.00	7,620.00	0.00	0.00	0.00	0.00	0%	7,620.00	0.00
66.03	Refrigerators (Built Rite)	0.00	0.00	0.00	0.00	0.00	4,750.00	4,750.00	0.00	0.00	0.00	0.00	0%	4,750.00	0.00
66.04	Roller Window Shades (Capital Blinds)	0.00	0.00	0.00	0.00	0.00	31,682.00	31,682.00	0.00	3,168.20	0.00	3,168.20	10%	28,513.80	158.41
66.05	Electric Traction Elevators (Protect ONLY)	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00	0.00	0.00	0.00	0.00	0%	1,500.00	0.00
67	Fire Protection System												0%		
67.01	Fire Protection System (Texas Fire Logic)	0.00	0.00	0.00	0.00	0.00	31,500.00	31,500.00	0.00	0.00	0.00	0.00	0%	31,500.00	0.00
68	Mechanical - Plumbing												88%		
68.01	Early package Plumbing (Raven)	0.00	0.00	0.00	0.00	0.00	24,700.00	24,700.00	24,700.00	0.00	0.00	24,700.00	100%	0.00	1,235.00
68.02	Plumbing (Raven)	0.00	0.00	0.00	0.00	0.00	92,300.00	92,300.00	59,995.00	18,460.00	0.00	78,455.00	85%	13,845.00	3,922.75
69	Mechanical - HVAC												61%		
69.01	HVAC (Raven)	0.00	0.00	0.00	0.00	0.00	237,503.00	237,503.00	154,376.95	0.00	0.00	154,376.95	65%	83,126.05	7,718.85
69.02	Testing-Adjusting-Balancing for HVAC (DAC)	0.00	0.00	0.00	0.00	0.00	15,925.00	15,925.00	0.00	0.00	0.00	0.00	0%	15,925.00	0.00
70	Electrical Systems												44%		
70.01	Early package Electrical (Dailey)	0.00	0.00	0.00	0.00	0.00	24,907.00	24,907.00	0.00	24,907.00	0.00	24,907.00	100%	0.00	1,245.35
70.02	Electrical (Dailey)	0.00	0.00	0.00	0.00	0.00	474,205.00	474,205.00	0.00	189,682.00	0.00	189,682.00	40%	284,523.00	9,484.10
70.03	Parking Lot Lighting (Dailey)	0.00	0.00	0.00	0.00	0.00	42,745.00	42,745.00	0.00	21,372.50	0.00	21,372.50	50%	21,372.50	1,068.63
71	Low Voltage Systems												2%		
71.01	Communications (Advanced Connections)	0.00	0.00	0.00	0.00	0.00	69,388.00	69,388.00	0.00	10,408.20	0.00	10,408.20	15%	58,979.80	520.41
71.02	Audio, Video & Room Control Systems (Walker)	0.00	0.00	0.00	0.00	0.00	691,986.00	691,986.00	0.00	0.00	0.00	0.00	0%	691,986.00	0.00
71.03	Access Control & Video Management (BLTI)	0.00	0.00	0.00	0.00	0.00	105,497.00	105,497.00	0.00	10,549.70	0.00	10,549.70	10%	94,947.30	527.49
72	Life Safety Systems														
72.01	Fire Alarm (Kauffman)	0.00	0.00	0.00	0.00	0.00	23,165.00	23,165.00	0.00	4,633.00	0.00	4,633.00	20%	18,532.00	231.65
73	Remaining Owner Contingency						104,724.00	104,724.00							

CONTINUATION SHEET

AIA DOCUMENT G703 - Computerized

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: **39**
APPLICATION DATE: **1/1/2026**
PERIOD TO: **1/31/2026**
ARCHITECT'S PROJECT NO.: **Multiple**

A ITEM NO.	B DESCRIPTION	C EXHIBIT B VALUE	C CHANGE AMOUNT	C EXHIBIT C VALUE	C CHANGE AMOUNT	C EXHIBIT E SCHEDULED VALUE	C CHANGE AMOUNT	C EXHIBIT F SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G/C)	H BALANCE TO FINISH (C-G)	I RETAINAGE
									FROM PREV APPLICATIONS (D+E)	THIS PERIOD					
73.01		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
74	Remaining Design/Builder Contingency						167,557.00	167,557.00							
74.01		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
75	Allowance - Protection for Reduced Court Judge						20,000.00	20,000.00							
75.01		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
76	Allowance - Addn No. 3 Revisions TBD						0.00	0.00							
76.01	ALLW 125 3rd Floor Finish-Out Addendum No. 3	0.00	0.00	0.00	0.00	0.00	50,000.00	50,000.00	0.00	50,000.00	0.00	50,000.00	100%	0.00	2,500.00
	3RD FLOOR FINISH OUT TOTALS	0.00	0.00	0.00	0.00	0.00	5,418,903.00	5,418,903.00	694,613.05	977,984.56	0.00	1,672,597.60	31%	3,746,305.40	59,256.11
	Contract Total	1,273,310.00	1,315,059.00	2,588,369.00	1,825,812.00	4,779,103.39	44,044,195.00	48,837,768.39	43,503,529.22	1,024,425.43	0.00	44,527,954.65	91%	4,309,813.74	569,169.54

Date: 1/23/2026	Exhibit A	Exhibit B	Exhibit C	Exhibit D	Exhibit E	Exhibit E	Exhibit E	Exhibit F	Exhibit F	Exhibit G	Exhibit E	Exhibit E	Exhibit H	
	5/12/2021	5/2/2022	2/6/2023	4/26/2023	5/17/2023	Change Order # 001 8/2/2023	Change Order # 002 9/18/2023	10/4/2023	Change Order # 001 7/11/2025	11/17/2023	Change Order # 003 3/6/2024	Change Order # 004 8/21/2024	12/11/2024	Total
Programming, Pre-Schematic, & Assessments														
Programming, Pre-Schematic, & Assessments Costs	\$358,353.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$358,353.62
PROGRAMMING & ASSESSMENTS TOTAL	\$358,353.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$358,353.62
Maintenance Node														
Maintenance Node Design Services	\$0.00	\$970,500.00	(\$114,476.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$856,024.00
Maintenance Construction Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Maintenance Node Total	\$0.00	\$970,500.00	(\$114,476.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$856,024.00
BUSINESS NODE														
Courthouse Design Services	\$0.00	\$1,273,310.00	\$1,130,528.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,403,838.00
Courthouse Construction Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$38,639,762.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$38,639,762.00
Courthouse Change Order # 001	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$402,374.00	\$0.00	\$0.00	\$0.00	\$0.00	\$402,374.00
Courthouse Total	\$0.00	\$1,273,310.00	\$1,130,528.00	\$0.00	\$0.00	\$0.00	\$0.00	\$38,639,762.00	\$402,374.00	\$0.00	\$0.00	\$0.00	\$0.00	\$41,445,974.00
Swing Space Design Services	\$0.00	\$0.00	\$184,531.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$184,531.00
Swing Space Construction Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$1,825,812.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,825,812.00
Swing Space Change Order # 001	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$122,435.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$122,435.85
Swing Space Change Order # 002	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$233,968.97	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$233,968.97
Swing Space Change Order # 003	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,878.13	\$0.00	\$0.00	\$12,878.13
Swing Space Change Order # 004	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$4,360.56)	\$0.00	(\$4,360.56)
Swing Space Total	\$0.00	\$0.00	\$184,531.00	\$0.00	\$1,825,812.00	\$122,435.85	\$233,968.97	\$0.00	\$0.00	\$0.00	\$12,878.13	(\$4,360.56)	\$0.00	\$2,375,265.39
Business Node Totals	\$0.00	\$1,273,310.00	\$1,315,059.00	\$0.00	\$1,825,812.00	\$122,435.85	\$233,968.97	\$38,639,762.00	\$402,374.00	\$0.00	\$12,878.13	(\$4,360.56)	\$0.00	\$43,821,239.39
Judicial Node														
Justice Tower Design Services	\$0.00	\$3,572,550.00	\$2,015,777.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,588,327.00
Justin Tower Construction Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Judicial Node Total	\$0.00	\$3,572,550.00	\$2,015,777.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,588,327.00
Macerator, Hoist, & Valve														
Macerator, Hoist, & Valve Design Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Macerator, Hoist, & Valve Construction Costs	\$0.00	\$0.00	\$0.00	\$264,316.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$264,316.00
Macerator, Hoist, & Valve Totals	\$0.00	\$0.00	\$0.00	\$264,316.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$264,316.00
506 Upgrades & Modular Building														
506 Upgrades & Modular Building Design Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$230,921.00	\$0.00	\$0.00	\$0.00	\$230,921.00
506 Upgrades & Modular Building Construction Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,053,707.00	\$4,053,707.00
506 Upgrades & Modular Building Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$230,921.00	\$0.00	\$0.00	\$4,053,707.00	\$4,284,628.00
Design Build Contract Total	\$358,353.62	\$5,816,360.00	\$3,216,360.00	\$264,316.00	\$1,825,812.00	\$122,435.85	\$233,968.97	\$38,639,762.00	\$402,374.00	\$230,921.00	\$12,878.13	(\$4,360.56)	\$4,053,707.00	\$55,172,888.01

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice : 13023

Item 31.

To Owner : Waller County
836 Austin Street, Suite 103

Project : 22524. Waller County Judicial
Node

Application No. : 8
Period To : 11/30/2025
Project Nos : TBD

Distribution to :
☒ Owner
☐ Architect
☐ Contractor

Hempstead TX 77445

From Contractor : SEDALCO, INC.
4100 Fossil Creek Blvd.
Fort Worth TX 76137

Via Architect : Brinkley Sargent Wiginton Arch

Contract For : New Construction

Contract Date : 6/1/2022

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

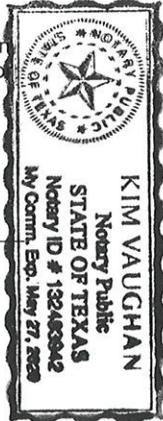
1. ORIGINAL CONTRACT SUM	\$3,572,550.00
2. NET CHANGE BY CHANGE ORDERS	\$2,015,777.00
3. CONTRACT SUM TO DATE	\$5,588,327.00
4. TOTAL COMPLETED AND STORED TO DATE	\$4,729,605.32
5. RETAINAGE:	
a. 0.00% of Completed Work	\$0.00
b. 0.00% of Stored Material	\$0.00
Total Retainage	\$0.00
6. TOTAL EARNED LESS RETAINAGE	\$4,729,605.32
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$4,714,612.32
8. CURRENT PAYMENT DUE	\$14,993.00
9. BALANCE TO FINISH, PLUS RETAINAGE	\$858,721.68

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: SEDALCO, INC.

By: _____ Date: 11/26/2025
State of: Texas County of: Tarrant
Subscribed and sworn to before me this 26th day of November 2025

Notary Public: Kim Vaughan
My Commission expires: May 27, 2028



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$14,993.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$2,015,777.00	\$0.00
Total approved this month	\$0.00	0.00
TOTALS	\$2,015,777.00	\$0.00
NET CHANGE by Change Orders	\$2,015,777.00	

ARCHITECT:

Charles L. Goodman, AIA
By: _____

Digitally signed by Charles L. Goodman, AIA
DN: C=US,
E=goodman@bsw-architects.com,
O="Brinkley Sargent Wiginton Architects, Inc",
OU=BSW Architects, CN="Charles L.
Goodman, AIA"
Date: 2025.11.26 11:01:10-06:00

Date: 11/26/2025

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703 - Computerized

Item 31.

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER:

8

APPLICATION DATE:

26-Nov-25

PERIOD TO:

30-Nov-25

ARCHITECT'S PROJECT NO.:

Multiple

A	B	C	D	E	F	G	H	I	
ITEM NO.	DESCRIPTION	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
			FROM PREV APPLICATIONS (D+E)	THIS PERIOD					
	DESIGN & PRECON SERVICES								
1.0	Judicial Tower Design Fees	3,908,520.00	3,908,520.00	0.00	0.00	3,908,520.00	100%	0.00	0.00
1.1	Judicial Tower FF&E Design Fees	623,700.00	0.00	0.00	0.00	0.00	0%	623,700.00	0.00
1.2	Adult Probation Design Fees	299,740.00	299,740.00	0.00	0.00	299,740.00	100%	0.00	0.00
1.3	Adult Probation FF&E Design Fees	47,831.00	0.00	0.00	0.00	0.00	0%	47,831.00	0.00
1.4	Juvenile Probation Design Fees	216,088.00	216,088.00	0.00	0.00	216,088.00	100%	0.00	0.00
1.5	Juvenile Probation FF&E Design Fees	34,482.00	0.00	0.00	0.00	0.00	0%	34,482.00	0.00
2.0	Judicial Tower Reimbursable Allowance	42,000.00	30,932.32	0.00	0.00	30,932.32	74%	11,067.68	0.00
2.1	Judicial Tower Survey	10,857.00	10,857.00	14,993.00	0.00	25,850.00	238%	-14,993.00	0.00
2.2	Judicial Tower M.E.P. 3rd Party Review	53,760.00	0.00	0.00	0.00	0.00	0%	53,760.00	0.00
2.3	Adult Probation Reimbursable Allowance	10,500.00	0.00	0.00	0.00	0.00	0%	10,500.00	0.00
2.4	Juvenile Probation Reimbursable Allowance	10,500.00	0.00	0.00	0.00	0.00	0%	10,500.00	0.00
3.0	Design/Builder Preconstruction Services	14,700.00	14,700.00	0.00	0.00	14,700.00	100%	0.00	0.00
4.0	Design/Builder Overhead & Profit	315,649.00	233,775.00	0.00	0.00	233,775.00	74%	81,874.00	0.00
	DESIGN & PRECON SERVICE TOTALS	5,588,327.00	4,714,612.32	14,993.00	0.00	4,729,605.32	85%	858,721.68	0.00
	PROJECT 1 CONSTRUCTION SERVICES								
	PROJECT 1 CONSTRUCTION TOTALS	0.00	0.00	0.00	0.00	0.00	#DIV/0!	0.00	0.00
	PROJECT 2 CONSTRUCTION SERVICES								
	PROJECT 2 CONSTRUCTION TOTALS	0.00	0.00	0.00	0.00	0.00	#DIV/0!	0.00	0.00
	Contract Total	5,588,327.00	4,714,612.32	14,993.00	0.00	4,729,605.32	85%	858,721.68	0.00

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE 1 OF 2

TO OWNER: **Waller County**
836 Austin St., Suite 124
Hempstead Tx. 77445

PROJECT: **Vehicle Maintenance Garage**
200 Sheriff R Glen Smith Rd
Hempstead Tx. 77445

FROM CONTRACTOR: **Gullo Commercial**
22787 Nichols Sawmill Rd
Hockley, TX 77447

VIA ARCHITECT: **LDD Blueline**
333 Cypress Run, Suite 350
Houston Tx. 77094

APPLICATION NO: 4
APPLICATION DATE: 1/27/26
PERIOD FROM: 12/26/25
PERIOD TO: 1/25/26

Distribution to:

☒	OWNER
☒	ARCHITECT
☒	CONTRACTOR
☐	BANK

PROJECT NO: 25-184
CONTRACT NO: 25-002
CONTRACT DATE: 9/3/25

Renee Hollek

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract Continuation Sheet, AIA Document G703, is attached

1 ORIGINAL CONTRACT SUM \$ 1,552,809.00
2 Net change by PPMs \$ 0.00
3 CONTRACT SUM TO DATE (Line 1 ± 2) \$ 1,552,809.00
4 TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 837,783.63

5 RETAINAGE:

a 10% of Completed Work \$ 83,778.36
(Column D + E on G703)
b 0% of Stored Material \$ 0.00
(Column F on G703)

Total Retainage

(Lines 5a + 5b or Total in Column I of G703) \$ 83,778.36

6 TOTAL EARNED LESS RETAINAGE \$ 754,005.27
(Line 4 Less Line 5 Total)

7 LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ 403,646.97
(Line 6 from prior Certificate)

8 CURRENT PAYMENT DUE \$ 350,358.30

9 BALANCE TO FINISH, INCLUDING RETAINAGE \$ 798,803.73
(Line 3 less Line 6)

PROJECT PROPOSAL MODIFICATION SUMMARY	ADDITIONS	DEDUCTIONS
Total PPMs approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by PPMs	\$0.00	

The undersigned contractor certifies that to the best of the contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due

CONTRACTOR: **Gullo Commercial**

By C. Firby Date: Tuesday, January 27, 2026

Date Rec'd: _____	Entered: _____
Project #: _____	Category: _____
Div #: _____	Date: _____
PM App'd: _____	A/P Paid: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

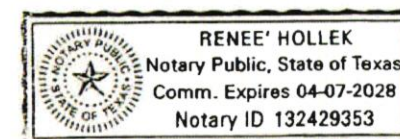
In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Subcontractor is entitled to payment of the AMOUNT CERTIFIED

AMOUNT CERTIFIED \$ 350,358.30

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

by: [Signature] date 1.26.26

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



State of Texas
County of Montgomery
1-26-2026

APPROVED
DANNY ROTHE
WC/DF/CM
2/2/2026
D.R. Roth

ITEM	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS WORK COMPLETED	APPLICATION (D + E)	MATERIALS STORED PRESENTLY (NOT IN D OR E)	TOTAL COMPLETED TO DATE (D+E+F)	% (G + C)	BALANCE TO FINISH (C - G)	RETAINAGE RATE
A	B	C	D	E	F	G	H	I	J
1	Div 1 - General Conditions	\$218,080.00	\$83,880.00	\$33,550.00	\$0.00	\$117,430.00	53.85%	\$100,650.00	\$11,743.00
2	Div 2 - Existing Conditions-Materials	\$328.00	\$328.00	\$0.00	\$0.00	\$328.00	100.00%	\$0.00	\$32.80
3	Div 3 - Existing Conditions-Labor	\$4,582.00	\$4,582.00	\$0.00	\$0.00	\$4,582.00	100.00%	\$0.00	\$458.20
4	Div 3 - Concrete-Materials	\$52,208.00	\$50,508.00	\$0.00	\$0.00	\$50,508.00	96.74%	\$1,700.00	\$5,050.80
5	Div 3 - Concrete-Labor	\$22,800.00	\$22,000.00	\$0.00	\$0.00	\$22,000.00	96.49%	\$800.00	\$2,200.00
6	Div 4 - Masonry	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
7	Div 5 - Metal-Materials	\$211,776.00	\$4,550.00	\$173,137.00	\$0.00	\$177,687.00	83.90%	\$34,089.00	\$17,768.70
8	Div 5 - Metal-Labor	\$42,500.00	\$0.00	\$22,000.00	\$0.00	\$22,000.00	51.76%	\$20,500.00	\$2,200.00
9	Div 6 - Wood	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$5,000.00	\$0.00
10	Div 7-Thermal & Moist. Protect-Materials	\$26,746.00	\$0.00	\$11,546.00	\$0.00	\$11,546.00	43.17%	\$15,200.00	\$1,154.60
11	Div 7 - Thermal & Moist. Protect-Labor	\$18,250.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$18,250.00	\$0.00
12	Div 8 - Openings-Materials	\$93,730.00	\$0.00	\$61,570.00	\$0.00	\$61,570.00	65.69%	\$32,160.00	\$6,157.00
13	Div 8 - Openings-Labor	\$19,312.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$19,312.00	\$0.00
14	Div 9 - Finishes-Materials	\$73,523.48	\$0.00	\$17,441.00	\$0.00	\$17,441.00	23.72%	\$56,082.48	\$1,744.10
15	Div 9 - Finishes-Labor	\$90,821.52	\$0.00	\$23,978.00	\$0.00	\$23,978.00	26.40%	\$66,843.52	\$2,397.80
16	Div 10 - Specialties-Materials	\$11,923.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$11,923.00	\$0.00
17	Div 10 - Specialties-Labor	\$4,767.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$4,767.00	\$0.00
18	Div 11 - Equipment-Materials	\$26,390.00	\$0.00	\$26,390.00	\$0.00	\$26,390.00	100.00%	\$0.00	\$2,639.00
19	Div 11 - Equipment-Labor	\$3,085.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$3,085.00	\$0.00
20	Div 12 - Furnishings-Materials	\$1,400.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,400.00	\$0.00
21	Div 12 - Furnishings-Labor	\$250.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$250.00	\$0.00
22	Div 13 - Special Construction	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
23	Div 14 - Conveying Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
24	Div 21 - Fire Suppression	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
25	Div 22 - Plumbing-Materials	\$75,240.00	\$25,441.66	\$3,440.00	\$0.00	\$28,881.66	38.39%	\$46,358.34	\$2,888.17
26	Div 22 - Plumbing-Labor	\$56,760.00	\$18,541.66	\$0.00	\$0.00	\$18,541.66	32.67%	\$38,218.34	\$1,854.17
27	Div 23 - HVAC-Materials	\$72,525.00	\$60,973.00	\$0.00	\$0.00	\$60,973.00	84.07%	\$11,552.00	\$6,097.30
28	Div 23 - HVAC-Labor	\$24,175.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$24,175.00	\$0.00
29	Div 25 - Integrated Automation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
30	Div 26 - Electrical-Materials	\$83,233.00	\$1,146.00	\$4,586.00	\$0.00	\$5,732.00	6.89%	\$77,501.00	\$73.20
31	Div 26 - Electrical-Labor	\$47,157.00	\$1,681.00	\$1,681.00	\$0.00	\$3,362.00	7.13%	\$43,795.00	\$336.20
32	Div 27 - Communications	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
33	Div 28 - Elect. Safety/Security-Materials	\$7,077.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$7,077.00	\$0.00
34	Div 28 - Elect. Safety/Security-Labor	\$3,423.00	\$0.00	\$1,400.00	\$0.00	\$1,400.00	40.90%	\$2,023.00	\$140.00
35	Div 31 - Earthwork-Materials	\$6,000.00	\$6,000.00	\$0.00	\$0.00	\$6,000.00	100.00%	\$0.00	\$600.00
36	Div 31 - Earthwork-Equipment/Labor	\$59,500.00	\$50,900.00	\$0.00	\$0.00	\$50,900.00	85.55%	\$8,600.00	\$5,090.00
37	Div 32 - Ext. Improvements-Materials	\$45,932.00	\$22,070.00	\$0.00	\$0.00	\$22,070.00	48.05%	\$23,862.00	\$2,207.00
38	Div 32 - Ext. Improvements-Labor	\$21,868.00	\$9,018.00	\$0.00	\$0.00	\$9,018.00	41.24%	\$12,850.00	\$901.80
39	Div 33 - Utilities-Materials	\$8,000.00	\$3,000.00	\$0.00	\$0.00	\$3,000.00	37.50%	\$5,000.00	\$300.00
40	Div 33 - Utilities-Labor	\$11,500.00	\$11,500.00	\$0.00	\$0.00	\$11,500.00	100.00%	\$0.00	\$1,150.00
41	Insurance	\$22,447.00	\$22,447.00	\$0.00	\$0.00	\$22,447.00	100.00%	\$0.00	\$2,244.70
42	Bonds	\$20,500.00	\$20,500.00	\$0.00	\$0.00	\$20,500.00	100.00%	\$0.00	\$2,050.00
43	PPM 1-Time Extension-22 Days	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
44	PPM 2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
45	PPM 3	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
46	Signage Allowance	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	0.00%	\$5,000.00	\$0.00
47	TAS Allowance	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	0.00%	\$5,000.00	\$0.00
48	Owner Contingency	\$50,000.00	\$29,430.31	\$8,568.00	\$0.00	\$37,998.31	76.00%	\$12,001.69	\$3,799.83
49	CM 01-Retain E.C. Conduits -518,296.31								
50	CM 02-Misc. Charges & Credits +\$566.12								
51	CM 03-Paving Modifications & Misc. Owner Requests -513,454.00								
51	Draw \$8,568.00								
51	CM 05-Misc. Changes to Windows, Flooring, FA, and Door Locks -57,244.50								
50	Totals	\$1,552,809.00	\$448,496.63	\$389,287.00	\$0.00	\$837,783.63	53.99%	\$715,025.37	\$83,778.36

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 OF 2

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, continuing

APPLICATION NO: 4

APPLICATION DATE: 1/27/26

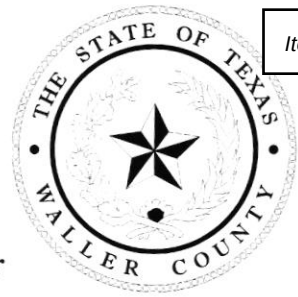
PERIOD FROM: 12/26/25

ARCHITECTS PROJECT NO: 06-25-003

In tabulations below, amounts are stated to the nearest dollar

Contractor's signed certification is attached

Use Column I on Contracts where variable retainage for line items may apply



WALLER COUNTY

Danny R. Rothe, CCCA
County Facilities Director and Construction Manager

MEMORANDUM

To: Honorable Commissioners' Court

Item: SO Garage Change Order – Garage Doors & Metal Siding

Date: February 11, 2026

Background

Judge/Commissioners

At the time of this memo, I have about \$2,500 remaining in Owners Contingency. Two issues have arisen.

- (ADD) We made a mistake in the drawings and specifications and only designed for 10' high garage doors. There are seven (7) garage doors, and the SO has a number of vehicles and trailers that will not fit under a 10' door. So we need to change three (3) 10' doors to 12'.
 - Unfortunately, the 7 – 10' doors are purchased and on site. So we have to buy 3 new 12' doors.
 - Fortunately, Road and Bridge has need for these 3 doors for a covered salt storage space that they are planning to build in the new future.
- (DEDUCT) The three coat metal panels (above industry standard) are in a 12-14 week factory delay. We have switched to a two coat metal panel (industry standard) that are available now and there is a cost savings. No change to warranty.
- The project is 100% bought out and I do not foresee any additional cost adds, but I also do not see any additional cost savings.

Costs:

- Three 12' Garage Doors - \$34,016.00
- Two coat metal panels - \$(20,100.00)
- OH and Profit - \$ 3,401.60
- Total - \$17,317.60

Source of Funds:

- Capital Outlay

Staff Recommendation

Please approve Quotes for Garage Door & Metal Panels. Has been approved by Long Range Planning.

Danny R. Rothe
Waller County Construction Manager

d.rothe@wallercounty.us



GULLO COMMERCIAL
CONSTRUCTION

Gullo Commercial Construction
22787 Nichols Sawmill Rd.
Hockley, TX 77447

T (832) 580-2260

Project Proposal Modification **2** **Modifications to 3 OHD's and Ext. Wall Panels**
WC Maintenance Garage

Attn: Danny Rothe

Date: 02/02/26

Contractor Gullo Commercial

Project #: 25-184

Request:

Owner

Document Reference :

Scope of Work Description:

Credited Work:

- Due to an additional 12 weeks to fabricate the 3 coat Kynar Masterline 16 exterior wall panel and trim, propose to match the Jail Building R-Panel with a 2 coat Kynar.

Additional Work:

- Change coiling doors 105C, 105D, and 105F from 12'x10'-6" to 12'X12'.
- The 3 12x10-6 doors have been built and will be left with the owner.
- Doors will take 4 weeks to make once approved.

Change Proposed will be a **add** of.....

\$17,317.60

The contract time will extended by.....

20 days

Approvals

Contractor: Gullo Commercial By: _____

Date: _____

Owner: Danny Rothe By: _____

Date: _____



GULLO COMMERCIAL
CONSTRUCTION

Gullo Commercial Construction
22787 Nichols Sawmill Rd.
Hockley, TX 77447

(832) 580-2260

PPM 2 Break Down

Project: WC Maintenance Garage

Credit Scope		amount
Due to an additional 12 weeks to fabricate the 3 coat Kynar Masterline 16 exterior wall panel and trim, propose to match the Jail Building R-Panel with a 2 coat Kynar.		\$20,100.00
0		
0		
0		
TOTAL		\$20,100.00
Additions Scope		
Change coiling doors 105C, 105D, and 105F from 12'x10'-6" to 12'X12'.		\$34,016.00
The 3 12x10-6 doors have been built and will be left with the owner.		
Doors will take 4 weeks to make once approved.		
0		
TOTAL		\$34,016.00
Overhead and Profit 10%		\$3,401.60
TOTAL Proposal Modification		\$17,317.60

State of Texas §

County of Waller §

AGREEMENT BETWEEN WALLER COUNTY AND TEXANA CENTER

This Agreement is made by and between WALLER COUNTY, TEXAS (County), a political subdivision of the State of Texas acting by its Commissioners' Court, and TEXANA CENTER (Texana), a community center and an agency of the State of Texas under the provisions of Texas Health and Safety Code Chapter 534.

RECITALS

WHEREAS, Texana has established programs and services as described in the attached Exhibit A, which is incorporated by reference, to serve those persons with mental illness or mental retardation in Waller County who are most in need of such services; and

WHEREAS, as authorized in Section 534.019 of the Texas Health and Safety Code, a county may contribute funds to assist in the administration of a community center's programs and services; and

WHEREAS, County desires to provide its proportionate share of matching funds for the administration of Texana's programs and services for residents of Waller County, Texas; and

WHEREAS, the governing body of Texana has duly authorized this Agreement; and

WHEREAS, this is made under the provisions of the Texas Government Code Chapter 791, the Interlocal Cooperation Act.

NOW, THEREFORE, in consideration of the foregoing and further consideration of the mutual promises and conditions herein, the parties hereby agree as follows:

I. ADMINISTRATION PROGRAMS AND SERVICES

- A. Texana shall provide services and programs as described in Exhibit A to serve those persons with mental illness or mental retardation in Waller County who are most in need of such services.
- B. County shall pay to Texana the budgeted amount of \$70,000.00 for the 2026 calendar year.

II. TERM

- A. The initial term of this Agreement shall commence on January 1, 2026 and end on December 31, 2026, unless terminated earlier as provided for in this Agreement.
- B. This Agreement is subject to renewal upon express written consent of both parties.
- C. This Agreement may be terminated at any time, without cause, by either party by giving thirty (30) days written notice to the other party.
- D. If this Agreement is terminated by Texana after County has paid its annual contribution and before the expiration of the term, Texana shall reimburse to County a pro rata share of the contribution.

III. PAYMENT

County shall pay its contribution on the request of Texana, but not before January 1, 2026 as the funds come from the 2026 County budget.

IV. HOLD HARMLESS AND INDEMNIFY

Texana releases and forever discharges County from any and all claims, demands, damages, costs, expenses, loss of services, actions and causes of action arising from all losses or damages of any kind, including attorney's fees and court costs, sustained as a consequence of or in any way related to any actions or conduct of County regarding this Agreement.

V. ASSIGNMENT

This Agreement is not assignable by either party.

VI. INDEPENDENT CONTRACTOR

- A. In the performance of work or services hereunder, all personnel and/or agents employed by Texana for services under this Agreement are deemed independent contractors and shall not be deemed to be employees, agents or servants of County and shall not be entitled to any privileges or benefits of County employment.
- B. It is agreed that nothing herein intended or should be construed as creating a relationship or partnership between the parties, or as constituting Texana (including its officers, employees and agents) as representatives or employees of County.

VII. NOTICES

Notices, correspondence and all other communications shall be addressed as follows:

To County:	Waller County 836 Austin Street Hempstead, TX. 77445
To Texana:	Texana Center 2330 Graeber Rd Rosenberg, TX. 77471 Attn: Shena Ureste, Chief Executive Officer

VIII. MISCELLANEOUS

- A. This Agreement shall be construed in accord with the laws of the State of Texas, and all obligations of the parties created by this Agreement are performable in Waller County, Texas.
- B. In the even one or more provisions of the Agreement shall be held invalid, illegal or unenforceable, such holding shall not affect the remaining provisions, and the Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been a part of the Agreement.

- C. The waiver by either party of a breach of any provision of this Agreement shall not be construed as a waiver of any subsequent breach of that or any other provision.
- D. Any amendments to this Agreement shall have no effect unless made in writing and signed by both parties.

IX. ENTIRE AGREEMENT

It is agreed that this document, including Exhibit A, contains the entire Agreement of the parties, and that this Agreement supersedes all oral agreements and negotiations between the parties relating to the subject matter of the Agreement.

IN WITNESS WHEREOF, the parties have set their hands as the dates written below:

WALLER COUNTY

By: _____
Carbett "Trey" J. Duhon III, County Judge

Date: _____

ATTEST: _____

TEXANA CENTER

By: _____
Shena Ureste, Chief Executive Officer

Date: _____

Auditor's Certificate

I hereby certify that funds are available from the 2026 budget in the amount of \$70,000.00 to pay Waller County's obligation in the Agreement above.

Alan Younts, County Auditor

Exhibit A: Description of Services

EXHIBIT „A“
SUMMARY OF SERVICES PROVIDED FOR RESIDENTS OF WALLER COUNTY

Developmental Disabilities Services

- Eligibility Determination
- Service Coordination
- Continuity of Services
- Supported Home Living
- Respite Services
- Habilitation Services
- Specialized Therapies
- Vocational Training
- Individualized Competitive Employment
- Family Living
- In-Home and Family Support
- Information Screening, and Referral
- Comprehensive Diagnosis and Evaluation
- Case Management
- Family Training and Support
- Early Childhood Intervention
- Home and Community-Based Services
- Intermediate Care Facilities
- Behavior Treatment and Training Center Autism Program
- BTIC Outreach Program
- BTIC Residential Program

Behavioral Healthcare Services

- 24-Hour Crisis Intervention
- Psychiatric Assessment
- Counseling and Psychotherapy
- Family Support
- Medication Management and Education
- Medicare Prescribing
- Case management
- Rehabilitation
- Vocational
- Respite
- Inpatient Screening and Referral
- Eligibility Determination
- Assertive Community Treatment

Support Services

- Administration (CEO and Management Staff)
- Accounting and Financial Management
- Human Resources
- Maintenance
- Information Technology



January 15, 2026

Waller County
836 Austin Street, Suite 203
Hempstead, TX 77445

RE: MATCHING FUNDS REQUEST

Per the agreement between Waller County and Texana Center for mental health/mental retardation services, I am requesting payment for:

Calendar Year: 2026

Amount Due: \$70,000.00

Please remit payment to:

Texana Center
Attention: Cashier
4910 Airport Avenue, Building D
Rosenberg, Texas 77471

Thank you for your attention to this matter.

Sincerely,

Tracy Graves

Tracy Graves
Financial Services Supervisor
Tel: 281-239-1351

Clearing the path with care.

texanacenter.com

4910 Airport Ave Bldg D, Rosenberg, Texas, 77471

RESOLUTION APPROVING THE PURCHASE OF LAND AND IMPROVEMENTS FOR AN APPRAISAL OFFICE FACILITY FOR RENOVATION BY THE WALLER COUNTY APPRAISAL DISTRICT

STATE OF TEXAS

§

§

COUNTY OF WALLER

§

RESOLUTION

WHEREAS, pursuant to Texas Tax Code § 6.051, the Waller County Appraisal District (“WCAD”) has the legal right, with the approval of its taxing units, to purchase or lease real property necessary to establish and operate the WCAD office; and

WHEREAS, pursuant Texas Tax Code § 6.03, the Waller County Commissioners Court (“Commissioners Court”) votes to appoint members to the Board of Directors of the WCAD; and

WHEREAS, Texas Tax Code § 6.051 requires the acquisition or conveyance of real property by an appraisal district to be approved by the governing bodies of three-fourths of the taxing units entitled to vote on the appointment of board members; and

WHEREAS, pursuant to Texas Tax Code § 6.051(b), the Chief Appraiser of the WCAD delivered a copy of the Board of Directors’ resolution, dated January 23, 2026 (“WCAD Resolution”) to the Commissioners Court, recommending the purchase of property located at 48600 Business 290, Hempstead, Texas 77445, being land and improvements on 11.318 Acres of land in the Justo Liendo Tract 50-1; A-41, Waller County, Texas (the “Property”) in an amount not to exceed \$2,300,000.00 and undertaking renovations to make the property more suitable for an appraisal office in the estimated amount of \$7,912,677.00, together with information showing the costs of other available alternatives to the proposal, which resolution and information is attached hereto as Exhibit 1; and

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS COURT OF WALLER COUNTY, TEXAS, that:

Section 1. The above recitals are true and correct.

Section 2. The Waller County Commissioners Court hereby approves the Waller County Appraisal District acquiring the Property in an amount not to exceed \$2,300,000.00, and renovating the existing improvements at an estimated cost of \$7,912,677.00.

Section 3. It is officially found and determined that this meeting was open to the public as required by law, and that notice of the time, place, and subject matter of this meeting has been posted in the manner required by law.

The Motion was made by Commissioner _____ and seconded by Commissioner _____ to hereby approve the Resolution.

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	☐	☐	☐	☐

RESOLVED by the Waller County Commissioners Court on this February 11, 2026.

WALLER COUNTY, TEXAS

Carbett “Trey” Duhon, III, County Judge

John A. Amsler, Commissioner Pct. 1

Kendric D. Jones, Commissioner Pct. 3

Walter Smith, Commissioner Pct. 2

Justin Beckendorff, Commissioner Pct. 4

Attest:

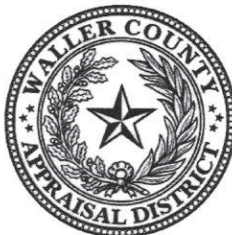
Debbie Hollan, County Clerk

EXHIBIT 1

Item 35.

WALLER COUNTY APPRAISAL DISTRICT

PHYSICAL ADDRESS:
900 13th STREET
HEMPSTEAD, TX 77445
(979) 921-0060



MAILING ADDRESS:
P. O. Box 887
HEMPSTEAD, TX 77445
(979) 921-0377 FAX

JANUARY 27, 2026

WALLER COUNTY
% MR. TREY DUHON, JUDGE
836 AUSTIN STREET
HEMPSTEAD, TEXAS 77445

RE: PROPOSED PURCHASE AND RENOVATION OF HEADQUARTERS BUILDING

DEAR MR. DUHON:

PLEASE FIND ENCLOSED A COPY OF A RESOLUTION REFLECTING ACTION BY THE WALLER COUNTY APPRAISAL DISTRICT BOARD OF DIRECTORS (EXHIBIT A). THE DISTRICT HAS OUTGROWN ITS CURRENT HEADQUARTERS BUILDING WHICH IT LEASES, SO THE BOARD PROPOSES PURCHASING LAND AND IMPROVEMENTS AT 48600 BUSINESS 290 FROM THE CURRENT OWNERS FOR \$2,300,000 EXCLUSIVE OF CLOSING COSTS. THE BOARD ALSO PROPOSES UNDERTAKING RENOVATIONS TO THE EXISTING BUILDING ESTIMATED TO COST \$7,912,677 TO MAKE THE PROPERTY MORE SUITABLE FOR AN APPRAISAL OFFICE. WE EXPECT THAT THIS ACQUISITION WILL BE FINANCED BY A THIRD-PARTY LENDER. THIS NEW RESOLUTION WAS ADOPTED TO INCLUDE THE ESTIMATED RENOVATED COSTS.

ACQUISITION OF LAND AND BUILDINGS BY AN APPRAISAL DISTRICT IS GOVERNED BY PROPERTY TAX CODE SECTION 6.051. UNDER SUBSECTION (B), THIS LETTER PROVIDES INFORMATION SHOWING THE COSTS OF OTHER AVAILABLE ALTERNATIVES TO THE PROPOSAL CONTAINED IN THE RESOLUTION. ALTERNATIVES ARE:

1. LEASE/PURCHASE (EXHIBIT B). THE DISTRICT WAS APPROACHED BY AN OWNER WITH A PROPOSAL TO PURCHASE A TRACT OF LAND NEAR THE INTERSECTION OF 290 AND FARM ROAD 362 AT WALLER AND TO CONSTRUCT A NEW BUILDING. TOTAL RENT WAS ESTIMATED TO BE \$1,900,000 PER YEAR TO LEASE WITH A PURCHASE OPTION SALE PRICE OF \$18,300,000 WHICH IS MORE THAN THE BOARD'S PROPOSAL CONTAINED IN THE RESOLUTION.
2. LEASE/PURCHASE (EXHIBIT C). ALSO PROPOSED WAS A LEASE OF PROPERTY NEAR THE SAME LOCATION AS THE PROPERTY DESCRIBED IN EXHIBIT A, WITH AN OPTION TO PURCHASE. THE TOTAL LEASE PAYMENTS WERE ESTIMATED TO BE \$1,011,000 FOR SIX YEARS WITH AN OPTION PRICE RANGING FROM \$4,050,000 AT THE END OF THE FIRST TWO YEARS TO \$4,375,000 AT THE END OF YEAR SIX. THE MAXIMUM LEASE TERM WOULD BE SIX YEARS. THE BOARD BELIEVES THAT OWNERSHIP RATHER THAN RENTING IS IN THE BEST INTEREST OF THE DISTRICT.

THREE-FOURTHS OF THE JURISDICTIONS ENTITLED TO VOTE ON THE APPOINTMENT OF WALLER COUNTY APPRAISAL DISTRICT DIRECTORS MUST APPROVE THE PROPOSED TRANSACTION BEFORE IT CAN GO FORWARD.

SECTION 6.051 PROVIDES THAT ON OR BEFORE THE 30TH DAY AFTER THE DATE THE PRESIDING OFFICER RECEIVES NOTICE OF THE PROPOSAL, THE GOVERNING BODY OF A TAXING UNIT BY RESOLUTION MAY APPROVE OR DISAPPROVE THE PROPOSAL. IF A GOVERNING BODY FAILS TO ACT ON OR BEFORE THAT 30TH DAY OR FAILS TO FILE ITS RESOLUTION WITH THE CHIEF APPRAISER ON OR BEFORE THE 10TH DAY AFTER THAT 30TH DAY, THE PROPOSAL IS TREATED AS IF IT WERE APPROVED BY THE GOVERNING BODY.

I WILL BE HAPPY TO ANSWER ANY QUESTIONS YOU MAY HAVE ABOUT THIS MATTER.

THANK YOU FOR YOUR CONSIDERATION.

SINCERELY,

A handwritten signature in cursive script, reading "Becky Gurrola". The signature is written in dark ink and is positioned above the printed name and title.

BECKY GURROLA, CHIEF APPRAISER
WALLER COUNTY APPRAISAL DISTRICT

BG/

ENCLOSURE

Exhibit A

STATE OF TEXAS §

COUNTY OF WALLER §

RESOLUTION BY THE WALLER COUNTY APPRAISAL DISTRICT FOR PURCHASE OF LAND AND IMPROVEMENTS FOR AN APPRAISAL OFFICE FACILITY, FOR RENOVATION, AND FOR FINANCING SUCH PURCHASE AND RENOVATION

WHEREAS, the Waller County Appraisal District ("District") is charged by Texas Tax Code to appraise property and perform other functions authorized or required by law; and

WHEREAS, Texas Tax Code section 6.05(a) requires that each appraisal district shall establish an appraisal office; and

WHEREAS, the Board of Directors determines that the current appraisal office is insufficient for the needs of the District; and

WHEREAS, Texas Tax Code §6.051 authorizes the board of directors of an appraisal district to purchase or lease real property and construct improvements as necessary to establish and operate the appraisal office; and

WHEREAS, the District's Board of Directors determines that the acquisition of land and improvements located at 48600 Business 290, Hempstead, Texas 77445, being land and improvements on 11.318 Acres of land in the Justo Liendo Tract 50-1; A-41, Waller County, Texas, is the most appropriate and cost-effective plan for relocation of the offices of the Waller County Appraisal District; and

WHEREAS, the Board of Directors proposes for the District to acquire all the land and improvements located at 48600 Business 290, Hempstead, Texas 77445, being land and improvements on 11.318 Acres of land in the Justo Liendo Tract 50-1; A-41, Waller County, Texas, and to pay the seller an amount for this land and improvements not to exceed \$2,300,000, exclusive of closing costs and other amounts incidental to this purchase, if any, and to undertake renovation in the estimated amount of \$7,912,677 to make the property more suitable for an appraisal office, all subject to approval of three quarters of the taxing units entitled to adopt resolutions pursuant to Texas Tax Code section 6.051, and to obtain financing to enable the acquisition of such land and improvements and to undertake renovation; and

WHEREAS, Texas Tax Code section 6.051(b) provides that the purchase or lease of real property or construction of improvements by an appraisal district must be approved by the governing bodies of three quarters of the taxing units entitled to adopt resolutions pursuant to that section; and

NOW THEREFORE BE IT RESOLVED, that on the date shown below the Board of Directors of the Waller County Appraisal District proposes, in accordance with Texas Tax Code section 6.051, to acquire all the land and improvements thereon located at 48600 Business 290,

Hempstead, Texas 77445, being land and improvements on 11.318 Acres of land in the Justo Liendo Tract 50-1; A-41, Waller County, Texas, and to pay the seller an amount for this land and improvements not to exceed \$2,300,000, exclusive of closing costs and other amounts incidental to this purchase, if any, and to undertake renovation in the estimated amount of \$7,912,677 to make the property more suitable for an appraisal office, all subject to approval of three quarters of the taxing units entitled to adopt resolutions pursuant to Texas Tax Code section 6.051, and to obtain financing to enable the acquisition of such land and improvements and to undertake renovation.

BE IT FURTHER RESOLVED, that the Chief Appraiser is directed to notify the presiding officer of each governing body entitled to vote on the approval of this proposal by delivering a copy of this resolution, together with information showing the costs of other available alternatives to this proposal.

BE IT FURTHER RESOLVED, that the Chief Appraiser is directed to carry out all other activities in furtherance of this resolution.

Adopted this 23rd day of January, 2026.

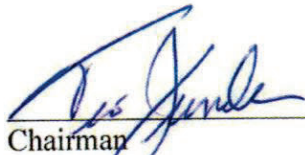

Chairman
Secretary

Exhibit B

Beacon Hill – Build to Suit Office for Waller County Appraisal District

MEMORANDUM

TO: Becky Gurrola
FROM: David V. Gaffney, David L. Lane
DATE: 9/30/2024
RE: Beacon Hill – Build to Suit Office for Waller County Appraisal District

Executive Summary

Wolff Companies' understanding is that the Waller County Appraisal District ("WCAD") is in need of a new office building, as the current WCAD offices are:

- 1) insufficiently sized for the current staff,
- 2) not on par with the CAD offices of neighboring counties such as Fort Bend, Brazoria, Montgomery and Harris, and
- 3) not positioned to be able to meet the growing needs of the county over the next 20 to 40 years.

Additionally, Wolff understands that negotiations with the current WCAD landlord for an expansion have been fruitless, and there are minimal options for the lease of a quality office building in Hempstead.

Wolff Companies would like to propose Beacon Hill Business Park as an alternative location for the WCAD offices, and outlines below hypothetical financial terms for the construction of an office in Beacon Hill which could meet WCAD's needs.

Example Terms of a Build to Suit Office for WCAD in Beacon Hill:

Assumptions:

- Building: 50,000 square feet (*WCAD floorplan in Appendix C, as adjusted*)
- Site: 4.3 acres (*other site options available – See Appendices A & B*)
- Construction Cost: \$204 per square foot (*Partners Real Estate*)
- TI Allowance: \$72.50 per square foot (*Partners Real Estate*)
- All other Costs: \$96 to \$123 per square foot (*Partners Real Estate*)

WCAD Option Estimates:

- Lease Option: \$38 per square foot annual rent (*Partners Real Estate*)
- Purchase Option: \$18,300,000 (*Partners Real Estate*)

Key Open Questions:

Wolff: WCAD funding source, approvals needed, timeline

WCAD: TBD

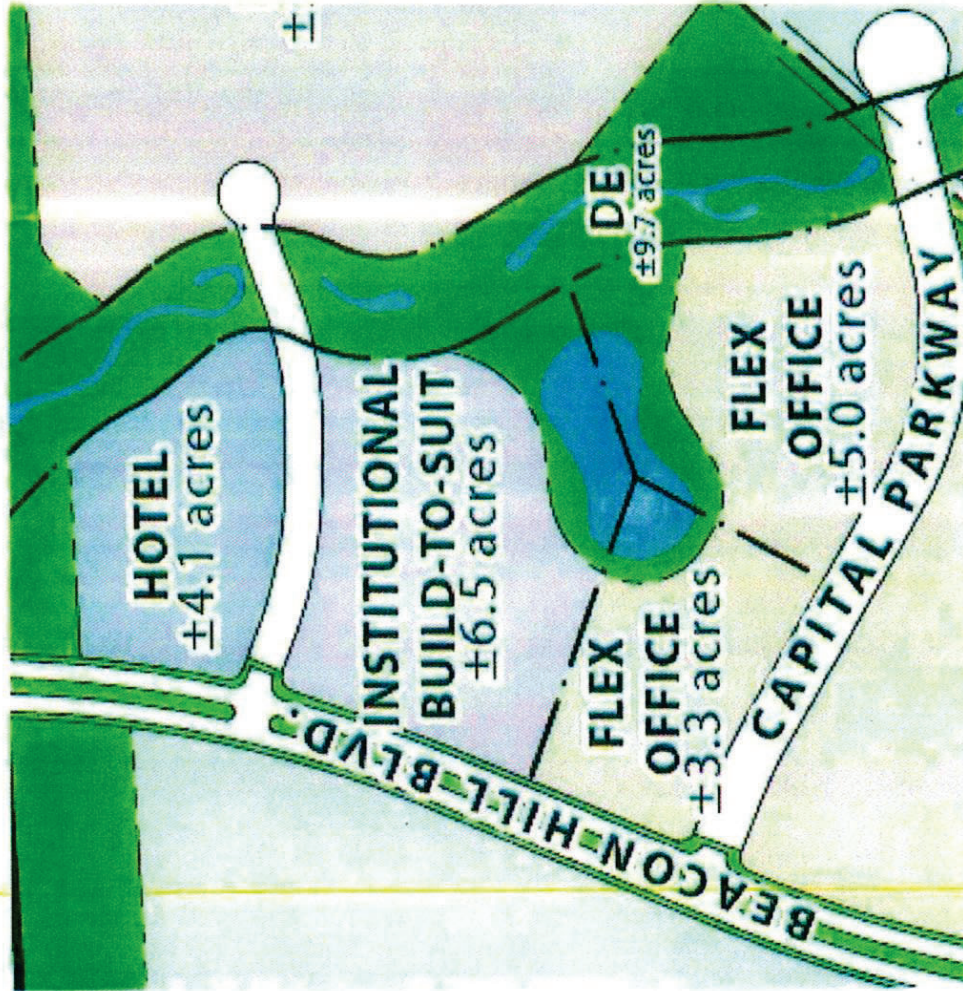
Appendix A

Overall Site Plan



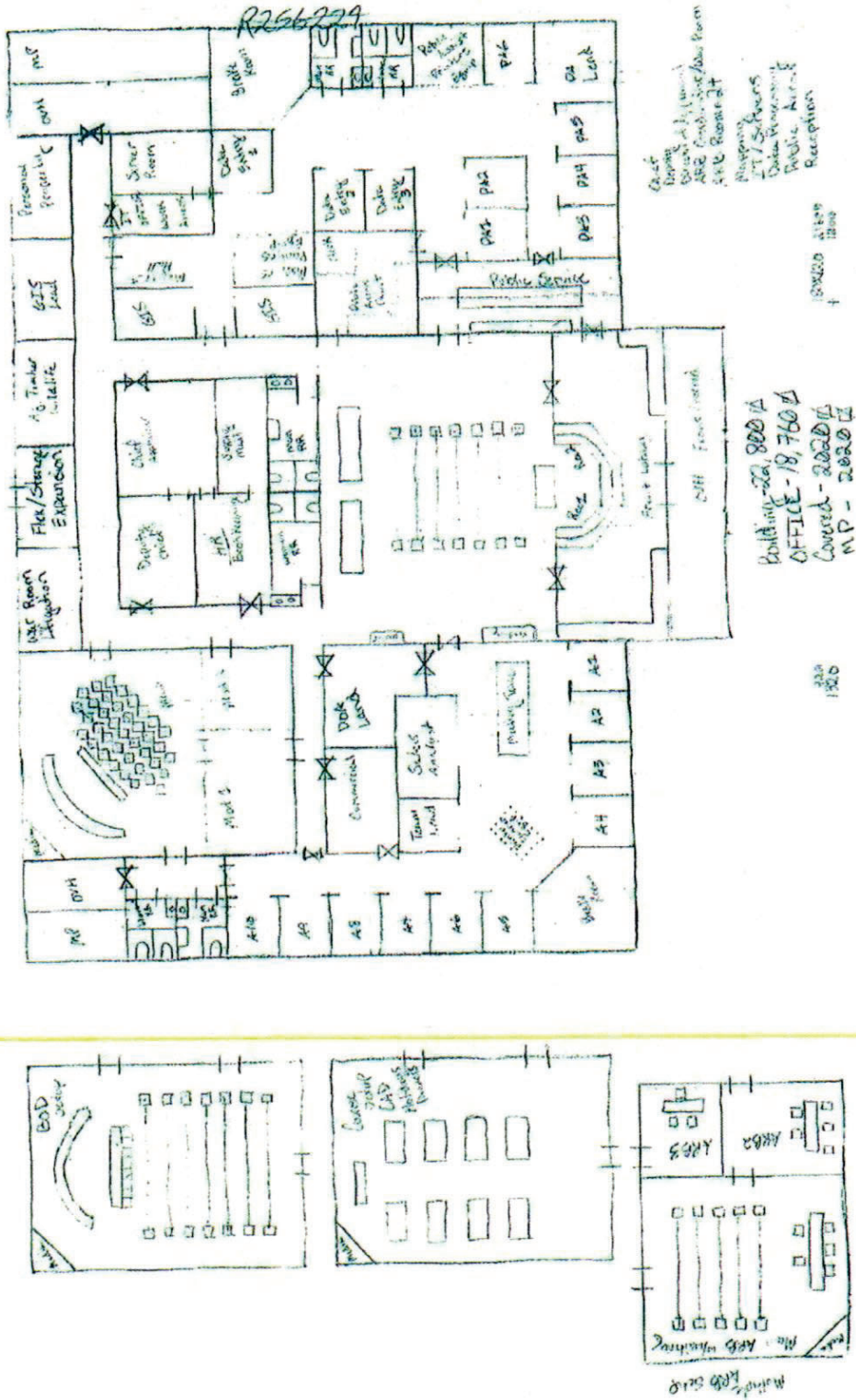
Appendix B

Flexible Office Options



Appendix C

Waller County Appraisal District Tentative Floor Plan



Beacon Hill – Build to Suit Office for Waller County Appraisal District

Appendix D
Partners Real Estate Overview Brochure
(enclosed)

A NEW FACILITY FOR WALLER COUNTY APPRAISAL DISTRICT	
PRELIMINARY PROJECT BUDGET ESTIMATE 10-14-2024	
	ESTIMATED AMOUNT
CONSTRUCTION BUDGET	
Building Construction & Site Development - Assumed Construction Start Date of April 2026	\$7,351,000
SUBTOTAL	\$7,351,000
PROJECT COST ALLOWANCES & INDIRECT COSTS	
Impact Fees	By Owner
FF&E (Furniture, Phone, Window Treatments, etc), Design & Engineering Fees, Permit Fees	\$1,605,000
Landscape and Irrigation Allowance	\$50,000
Detention/Storm Sewer Allowance	\$150,000
Site Water & Sanitary Sewer Allowance	\$50,000
Construction Material Testing	By Owner
Fire Sprinkler Allowance	\$170,000
Access Control Allowance	\$25,000
Construction Contingency and/or Escalation	\$815,000
Total Project Allowances	\$2,865,000
TOTAL CONSTRUCTION BUDGET WITH ALLOWANCES	\$10,216,000

New Construction

*Not Counting
land*

4.3 acres

Exhibit C

Becky Gurrola

From: Becky Gurrola
Sent: Thursday, September 11, 2025 4:59 PM
To: Ryan James
Subject: FW: Bob Humphrey

Lease option to purchase.

Becky Gurrola
Chief Appraiser

Waller County Appraisal District
900 13th Street
Hempstead, Texas 77445
Phone: 979-921-8412
Fax: 979-921-0377
Email: beckyg@waller-cad.org

See below

From: Becky Gurrola
Sent: Wednesday, September 10, 2025 2:40 PM
To: Tim Juneke <tjuneke@me.com>; Rick Welch <mrprspctor@aol.com>; rv047367@gmail.com; Jaime Davis <jdavis5424@yahoo.com>; Brenda Nicholas <nichassociates@yahoo.com>; c.miedke@wallercounty.us
Subject: FW: Bob Humphrey

This is information that I received concerning the lease purchase from Mr. Humphrey. I will have copies available in your packet when you come Friday.

\$ 324,000 annual rent plus NNN for year 1 and year 2
Lease to purchase at \$ 4,050,000 at the end of year 2

\$ 337,000 annual rent plus NNN for year 3 and year 4
Lease to purchase at \$ 4,225,000 at the end of year 4

\$ 350,000 annual rent plus NNN for year 5 and year 6
Lease to purchase at \$ 4,375,000 at the end of year 6

Yahoo Mail: Search, Organize, Conquer

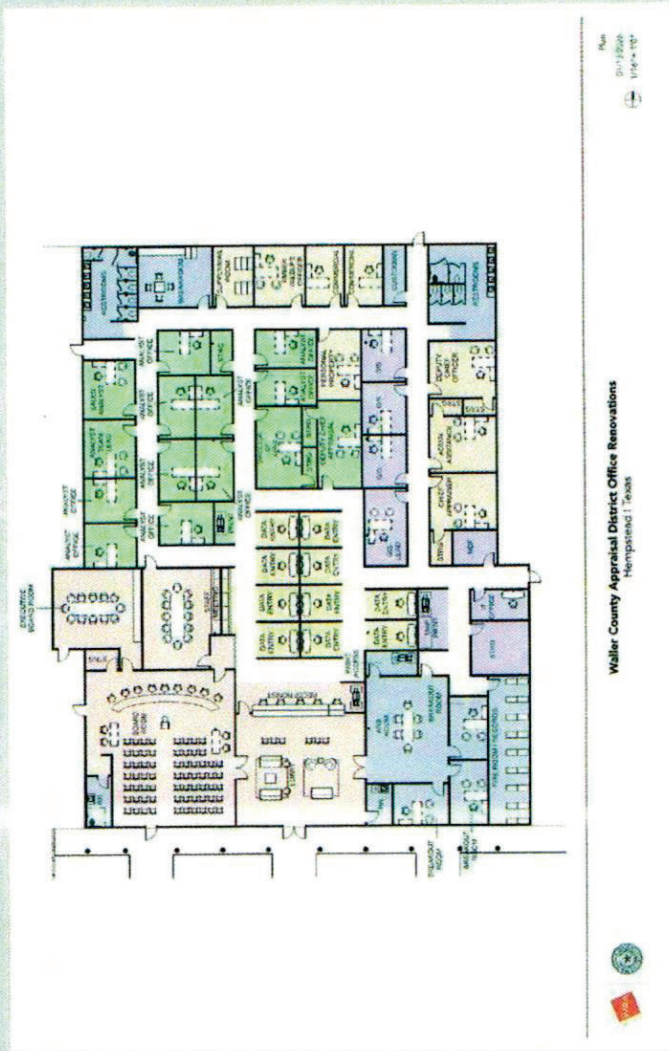


GALLAGHER
A CUMMINS GROUP COMPANY

	Qty	N55	Total	
Administrative Spaces				
Analysis Offices	30	156	1,500	
Analysis Teams lead	1	200	700	This will be in a shared area next the Analysis Offices
Analysis Print Room	1	100	300	
Commercial	2	150	300	
Sales Analysts Office	1	200	200	
Security Chief Appraisal	1	250	750	Office needs a separate storage room
Director of Land	1	150	150	Office needs a separate storage room
Deputy Chief Officer	1	250	750	Office needs a separate storage room
Chief Appraiser Office	1	250	750	Office needs a separate large storage room
Administrative Assistance	1	200	350	Office needs a separate storage room
All Timber Waste Office	1	200	200	
Personal Property Office	1	200	200	
Supply / Mail Room	1	200	200	
GIS Lead Office	1	220	220	
GIS Technician	1	100	100	
IT Officer	1	100	100	
IT Officer, Offices	10	100	1,000	Need 10 MSB Rooms Cables, 100 meters at the time)

Waller County					
Appraisal District Office					
Waller CAD Office Program					
Space Name	Qty	SqFt	Total	Notes	Value
Messengers Print Room	1	100	100	This will be in a shared area near the GIS offices.	\$250
Public Access Offices	2	160	320	Adjacent to the Auditorium Rooms.	
Public Access Lead Office	1	150	150		
Public Access Print Rooms	1	100	100	This will be in a shared space	
Receptionist Room	1	400	400		
Bond Room	1	1,000	1,000		
Fiscal/Bond Room	1	175	175	With in adjacent storage room	
IT Helpdesk/Mailing	1	600	600		
Allied Support	1	700	700	Conference room at the front	
AWK Support	1	300	300	At the back of the building	
Storage	2	50	100	Various throughout the building	
Core Space Subtotal			38,600		
Public Spaces					
Front Lobby Reception	1	1,200	1,200		
Core Space Subtotal			1,200		
Services and Support					
Server and Storage	-	0	-	Existing Redundancy throughout building	
MDI Room	-	120	-	Near IT Room	
Custodian Office/Warehouse	-	200	-	with Mail slot	
Server and Support	-	-	-		
Total net Assignable Square Feet			11,690		
Additional Circulation Subtotal			4,796		
			16,486		40%

Building Layout



GALLAGHER
A CUMMINS GROUP COMPANY

Waller County Appraisal District Office Renovations
Houston, Texas

Plan
01-1320a
1/16" = 1'-0"

Cost Estimate



Waller County Appraisal District Office Renovations
Hempstead, TX
WRA Project #25146

1/13/2026
Pre-Design Estimate

	17,110 SF	77,500 SF
Renovations/Addition	\$/SF	\$/SF
\$	5,328,201 \$ 311	1,568,463 \$ 20
Total Estimated Construction Budget	\$	\$
Total Estimated Project Budget	\$ 6,186,580 \$ 362	\$ 1,726,097 \$ 22
		\$ 7,912,677



GALLAGHER
A CUMMINS GROUP COMPANY

Waller County Appraisal District Office Renovations
Hempstead, TX
Construction Start: Q3 2026

WRA #25146
1/7/2026

	Renovations/Addition		Site Improvements		Total
	SQFT	17,110	SQFT	77,500	
	Cost	Cost/SF	Cost	Cost/SF	Cost
1 General Requirements	\$ 351,214	\$ 20.53	\$ 114,739	\$ 1.48	\$ 465,953
2 Existing Conditions/Demolition	\$ 92,180	\$ 5.39	\$ 23,250	\$ 0.30	\$ 115,430
3 Concrete	\$ 51,090	\$ 2.98	\$ -	\$ -	\$ 51,090
4 Masonry	\$ -	\$ -	\$ -	\$ -	\$ -
5A Structural Metal	\$ 66,720	\$ 3.90	\$ -	\$ -	\$ 66,720
5B Misc./Ornamental Metal	\$ -	\$ -	\$ -	\$ -	\$ -
6A Rough Carpentry	\$ 54,792	\$ 3.20	\$ -	\$ -	\$ 54,792
6B Finish Carpentry	\$ 145,948	\$ 8.53	\$ -	\$ -	\$ 145,948
7A Thermal/Moisture Protection	\$ 11,255	\$ 0.66	\$ -	\$ -	\$ 11,255
7B Roofing	\$ 12,250	\$ 0.72	\$ -	\$ -	\$ 12,250
8A Doors And Frames	\$ 176,400	\$ 10.31	\$ -	\$ -	\$ 176,400
8B Glass/Cladding	\$ 69,000	\$ 4.03	\$ -	\$ -	\$ 69,000
9 Finishes	\$ 928,255	\$ 54.25	\$ -	\$ -	\$ 928,255
10 Specialties	\$ 99,058	\$ 5.79	\$ -	\$ -	\$ 99,058
11 Equipment And Furniture	\$ 10,450	\$ 0.61	\$ -	\$ -	\$ 10,450
12A Casework/Window Treatments	\$ 5,000	\$ 0.29	\$ -	\$ -	\$ 5,000
13 Special Construction	\$ -	\$ -	\$ -	\$ -	\$ -
14 Conveying Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
21 Fire Suppression	\$ 83,184	\$ 4.86	\$ -	\$ -	\$ 83,184
22 Plumbing	\$ 208,375	\$ 12.18	\$ -	\$ -	\$ 208,375
23 HVAC	\$ 510,163	\$ 29.82	\$ -	\$ -	\$ 510,163
26 Electrical	\$ 804,170	\$ 47.00	\$ -	\$ -	\$ 804,170
27 Communications	\$ 100,949	\$ 5.90	\$ -	\$ -	\$ 100,949
28 Electronic Safety And Security	\$ 82,984	\$ 4.85	\$ -	\$ -	\$ 82,984
31 Building Earthwork	\$ -	\$ -	\$ 368,513	\$ 4.76	\$ 368,513
32A Site Paving	\$ -	\$ -	\$ 465,000	\$ 6.00	\$ 465,000
32D Exterior Improvements	\$ -	\$ -	\$ 96,875	\$ 1.25	\$ 96,875
32E Landscaping/Irrigation	\$ -	\$ -	\$ 193,750	\$ 2.50	\$ 193,750
33 Site Utilities	\$ -	\$ -	\$ -	\$ -	\$ -
Direct Cost	\$ 3,863,357	\$ 225.80	\$ 1,262,126	\$ 16.29	\$ 5,125,483
10.00% Construction Manager & Project Manager OH&P	\$ 386,336	\$ 22.58	\$ 126,213	\$ 0.96	\$ 512,549
Subtotal	\$ 4,249,693	\$ 248.37	\$ 1,388,339	\$ 17.26	\$ 5,638,032
Financials	\$ 172,236	\$ 10.07	\$ 59,501	\$ 0.77	\$ 231,737
0.50% Building Permit	\$ 21,248	\$ 1.24	\$ 6,889	\$ 0.09	\$ 28,137
Preconstruction Fees	\$ 15,000	\$ 0.88	\$ 10,000	\$ 0.13	\$ 25,000
0.80% Payment & Performance Bond	\$ 33,998	\$ 1.99	\$ 10,703	\$ 0.14	\$ 44,701
2.40% Insurance (General Liability & Builder's Risk)	\$ 101,993	\$ 5.96	\$ 32,108	\$ 0.41	\$ 134,101
Allowances	\$ 325,000	\$ 18.99	\$ -	\$ -	\$ 325,000
Technology Allowance	\$ 50,000	\$ 2.92	\$ -	\$ -	\$ 50,000
Diesel Backup Generator/ATS System Allowance	\$ 175,000	\$ 10.23	\$ -	\$ -	\$ 175,000
Electrical Service Upgrade Allowance	\$ 100,000	\$ 5.84	\$ -	\$ -	\$ 100,000
Subtotal	\$ 4,746,932	\$ 277.44	\$ 1,397,354	\$ 18.03	\$ 6,144,286
Contingencies	\$ 581,269	\$ 33.97	\$ 171,108	\$ 2.21	\$ 752,377
3.00% Construction Manager's Contingency	\$ 142,408	\$ 8.32	\$ 41,921	\$ 0.54	\$ 184,329
4.00% Design/Estimating Contingency	\$ 189,877	\$ 11.10	\$ 55,894	\$ 0.72	\$ 245,771
2.00% Owner Contingency Budget	\$ 94,939	\$ 5.55	\$ 27,947	\$ 0.36	\$ 122,886
3.25% Escalation Contingency	\$ 154,045	\$ 9.00	\$ 46,346	\$ 0.59	\$ 199,392
Total Construction Cost + Contingency	\$ 5,328,201	\$ 311.41	\$ 1,568,463	\$ 20.24	\$ 6,896,664
Soft Costs	\$ 159,379	\$ 9.31	\$ 157,635	\$ 2.03	\$ 317,014
6.5% Architectural/Engineering Fees	\$ 344,333	\$ 20.24	\$ 101,950	\$ 1.32	\$ 446,283
Construction Materials Testing	\$ 5,000	\$ 0.29	\$ 25,000	\$ 0.32	\$ 30,000
TAS Review	\$ -	\$ -	\$ -	\$ -	\$ -
Geotechnical Report	\$ 5,000	\$ 0.29	\$ 15,000	\$ 0.19	\$ 20,000
Storm Shelter Peer Review	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 20.00 Furniture, Fixtures, & Equipment	\$ 342,200	\$ 20.00	\$ -	\$ -	\$ 342,200
Misc. Owner Direct Costs	\$ 159,846	\$ 9.34	\$ 15,685	\$ 0.20	\$ 175,531
Total Project Cost	\$ 6,186,580	\$ 361.58	\$ 1,726,097	\$ 22.27	\$ 7,912,677