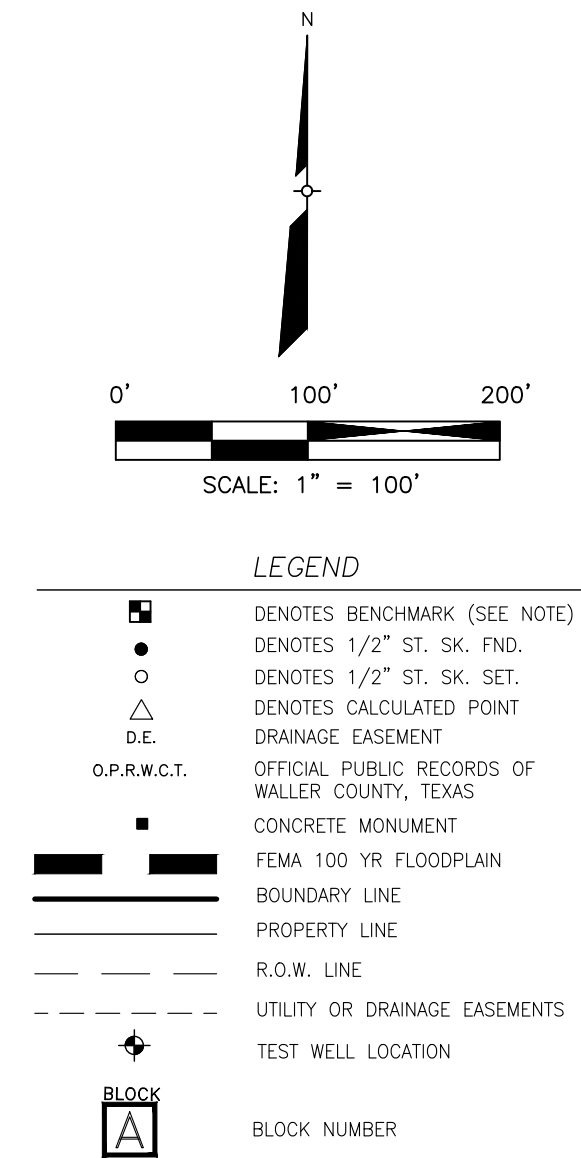


120 RIVERWALK DRIVE, SUITE 208
SAN MARCOS, TEXAS 78666
512-312-5040
TBPCLS FIRM REG. F-3534
TBPCLS FIRM REG. 10194981



FINAL PLAT
ADDRESS: 35875 BELL ROAD
WALLER COUNTY, TEXAS 77484

LAND USE SUMMARY			
TOTAL PROJECT AREA:	72.794	ACRES	
LAND USE:	NUMBER OF LOTS	ACREAGE	
RESIDENTIAL LOTS	26	57.105	ACRES
POND LOT	1	12.350	
TOTALS:	27	69.455	ACRES
ROW	3.339	ACRES	
TOTAL ACREAGE	72.794	ACRES	



OWNER'S NAMES:
CHRIS GILL
WALLER DEVELOPMENT PARTNERS, LLC.
410 JERICHO TURNPIKE, NO. 220
JERICHO, NASSAU COUNTY, NEW YORK 11753
(210) 584-1117

SURVEYOR'S COMPANY NAME AND CONTACT INFORMATION:
CHRIS ELIZONDO
REGISTERED PROFESSIONAL SURVEYOR NO. 7213,
CUATRO CONSULTANTS FIRM REGISTRATION NO. 10194981
120 RIVERWALK DRIVE, STE 208
SAN MARCOS, TEXAS 78666
OFFICE (512) 312-5040

ENGINEER'S COMPANY NAME AND CONTACT INFORMATION:
KARCH BICKHAM REGISTERED PROFESSIONAL ENGINEER NO. 152037
CUATRO CONSULTANTS, LTD., FIRM REGISTRATION NO. F-3524
120 RIVERWALK DR
SAN MARCOS, TEXAS 78666
(512) 312-5040

DATE: JUNE 27, 2025

ACREAGE OF TOTAL SITE: 72.794 ACRES

TOTAL NUMBER OF BLOCKS: 1 BLOCK

TOTAL NUMBER OF LOTS: 27 LOTS TOTAL

- 26 - RESIDENTIAL
- 1 - POND LOT

TEMPORARY BENCHMARK:

TBM #1: 1/2" IRON ROD W/ BLUE CAP
NORTHING: 13,897,994.0897
EASTING: 2,915,860.2453
ELEVATION: 170.30'

TBM #2: 1/2" IRON ROD W/ BLUE CAP
NORTHING: 13,897,822.1529
EASTING: 2,914,417.2212
ELEVATION: 168.36'

SOURCE:

TOPOGRAPHIC SURVEY GENERATED FROM FIELD SURVEY PERFORMED ON
01/17/2025 BY CUATRO CONSULTANTS, FIRM REGISTRATION NO. 10194981.

LINE #	LENGTH	BEARING
L1	96.39'	N87°40'45"E
L2	98.17'	S19°34'39"E
L3	84.57'	S40°52'47"E
L4	99.45'	S64°34'05"E
L5	89.17'	S36°20'44"E
L6	74.99'	S22°53'46"E
L7	120.37'	S37°45'13"E
L8	121.31'	S43°37'41"E
L9	40.50'	S79°45'30"E
L10	46.32'	S81°21'55"E
L11	253.55'	S53°57'41"E
L12	116.64'	S66°31'36"E
L13	87.80'	S57°32'51"E
L14	123.00'	S40°57'36"E
L15	69.22'	S72°14'11"E
L16	542.13'	S26°16'32"E
L17	160.63'	S51°42'23"E
L18	197.10'	S41°48'13"E
L19	314.82'	S60°50'22"E
L20	228.33'	N87°59'21"E
L21	663.90'	S88°05'20"W
L22	104.81'	N86°31'22"W

CURVE #	RADIUS	ARC LENGTH	BEARING	CHORD LENGTH	TANGENT	DELTA
C1	25.00'	39.46'	N43°07'49"E	35.49'	25.19'	090°26'00"
C2	25.00'	22.18'	S66°28'58"E	21.46'	11.88'	050°50'00"
C3	70.00'	85.99'	S76°15'34"E	80.69'	49.37'	070°23'13"
C4	70.00'	86.11'	N33°18'18"E	117.83'	49.46'	070°29'02"
C5	70.00'	344.12'	N01°53'58"W	88.42'	57.02'	281°40'00"
C6	70.00'	56.13'	N24°54'23"W	101.70'	29.67'	045°56'21"
C7	70.00'	83.50'	N82°02'55"W	188.72'	47.52'	068°20'43"
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C16	70.00'	343.94'	S33°23'39"W	88.56'	57.18'	281°30'58"
C17	70.00'	40.39'	N18°45'57"E	39.84'	20.78'	033°03'49"
C18	70.00'	77.46'	N29°28'08"W	73.57'	43.24'	063°24'21"
C19	70.00'	56.43'	N84°16'04"W	54.92'	29.85'	046°11'32"
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CURVE #	RADIUS	ARC LENGTH	BEARING	CHORD LENGTH	TANGENT	DELTA
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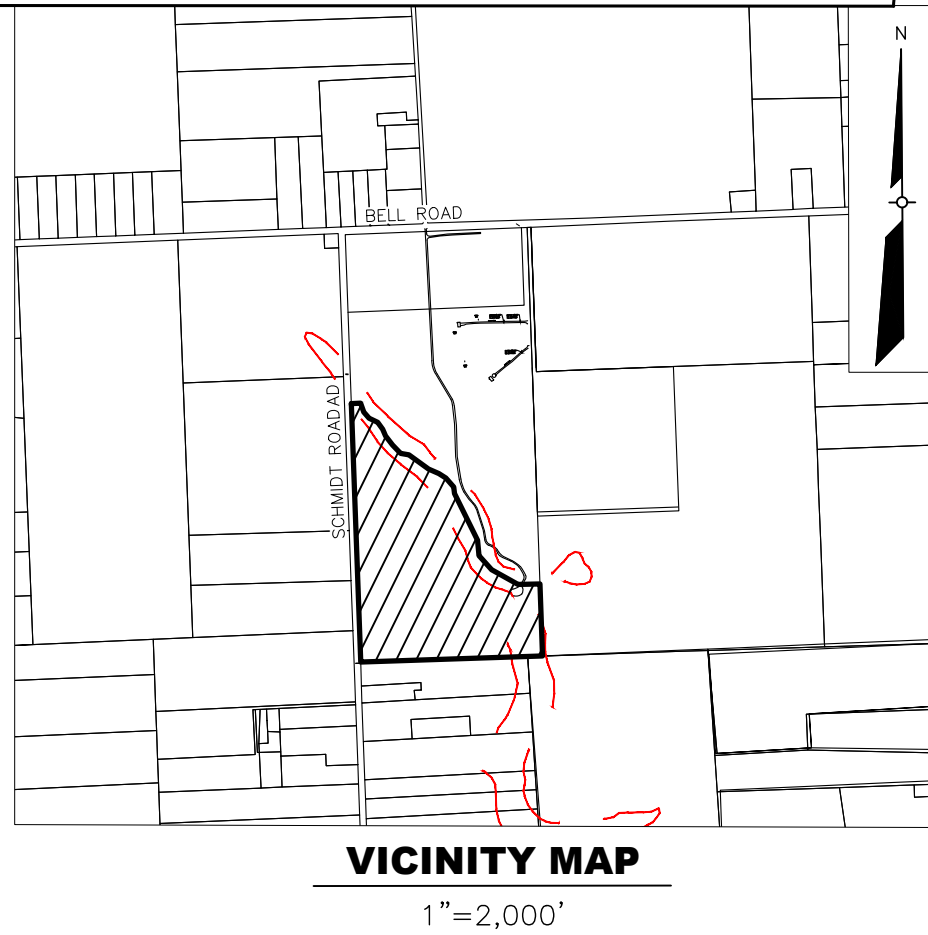
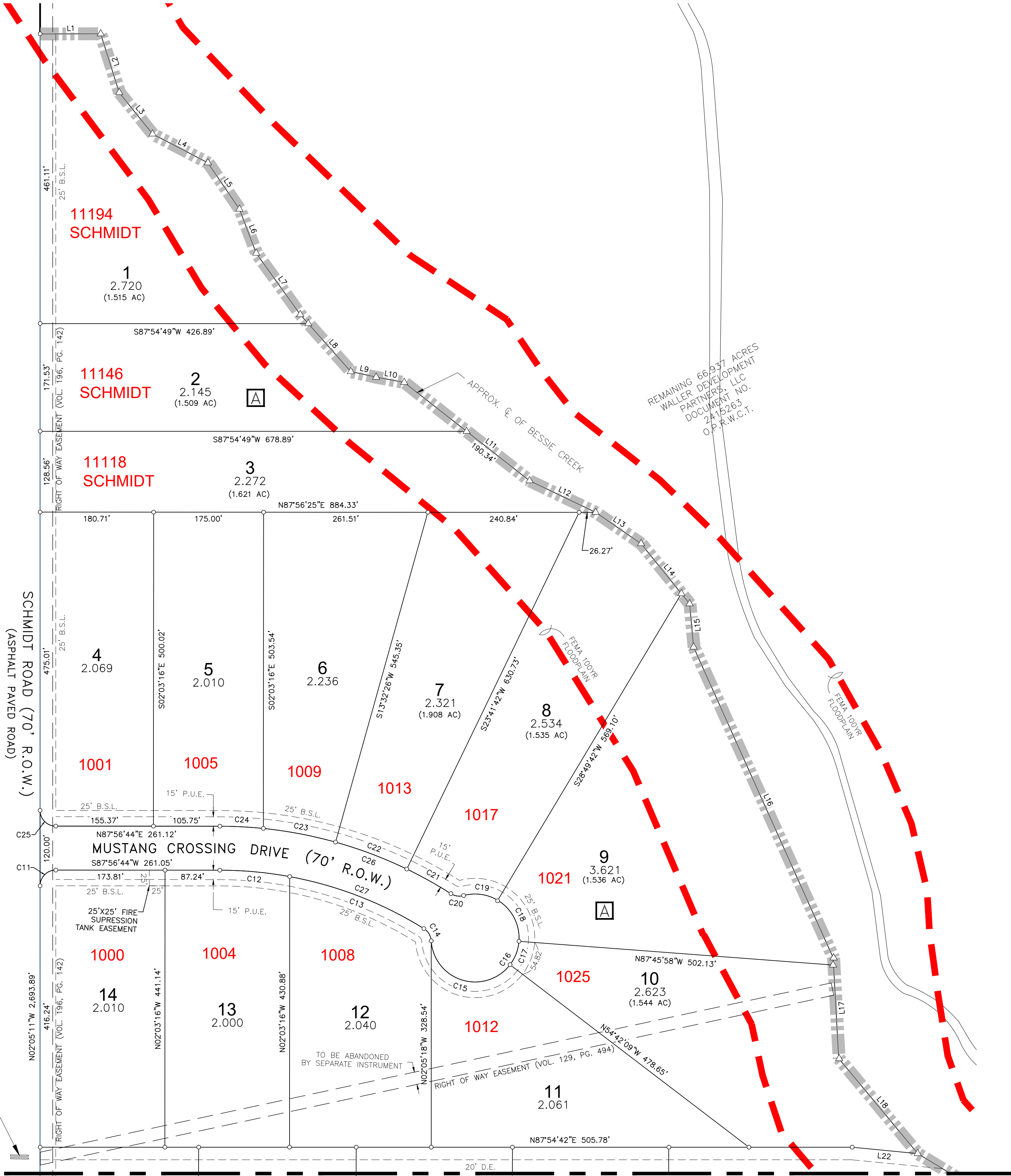
PROPOSED ROADWAY TABLE								
NAME	FUNCTIONAL CLASS	DESIGN SPEED	LENGTH OF ROADWAY	R.O.W. WIDTH	PAVEMENT WIDTH	RURAL/URBAN	PUBLIC/PRIVATE	SHOULDER WIDTH
MUSTANG CROSSING DRIVE	LOCAL	25 MPH	725.44 FT	70 FT	20 FT	RURAL	PUBLIC	4'
COTTONWOOD BEND ROAD	LOCAL	25 MPH	1,028.22 FT	70 FT	20 FT	RURAL	PUBLIC	4'

61.94 ACRES
GAW WALTON ESTATE
O.P.R.W.C.T.

20 ACRES
GAW WALTON ESTATE
O.P.R.W.C.T.

24" REINFORCED
CONCRETE PIPE (x2)

MATCHLINE SHEET 2

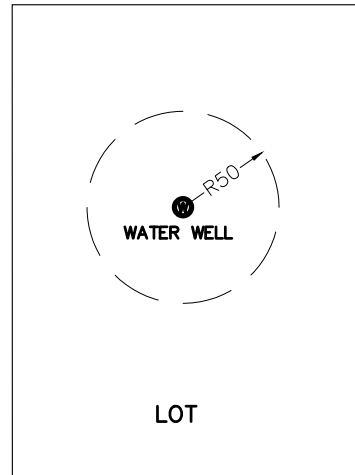


Waller County 911 Addressing Approval

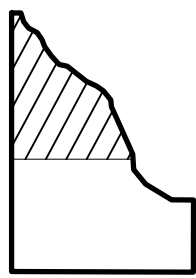
Name: John Murrell

Signature: J. Murrell

Approval Date: 12/11/2025



SANITARY CONTROL EASEMENT DETAIL N.T.S.



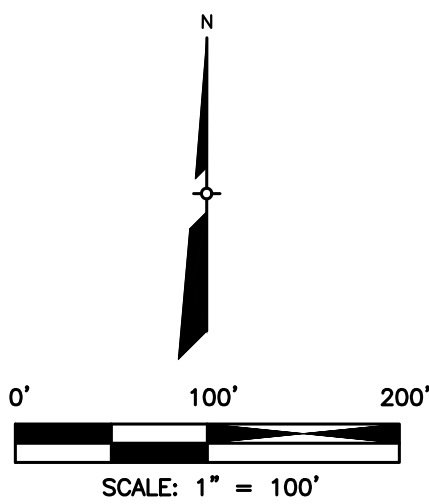
KEY MAP N.T.S.

FINAL PLAT OF
BESSIES CREEK ESTATES SUBDIVISION
72.794 ACRES
OUT OF THE M. PIKE SURVEY, SECTION 20, ABSTRACT 317, SITUATED IN WALLER COUNTY
WALLER COUNTY, TEXAS

120 RIVERWALK DRIVE, SUITE 208
SAN MARCOS, TEXAS 78666
512-312-5040
TPELS FIRM REG. F-3534
TPELS FIRM REG. 10194981



FINAL PLAT
ADDRESS: 35875 BELL ROAD
WALLER COUNTY, TEXAS 77484

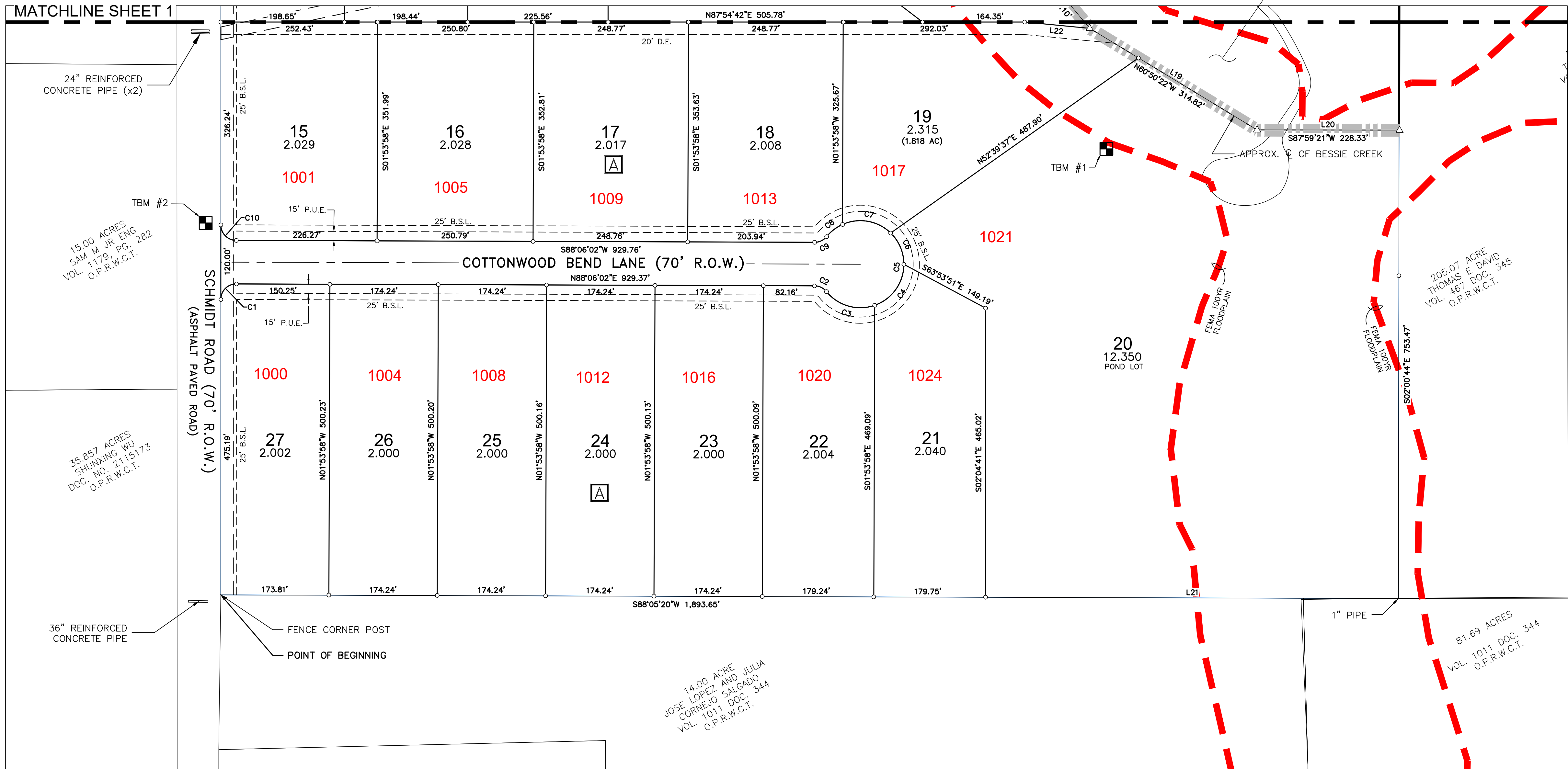


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- LEGEND**
- DENOTES BENCHMARK (SEE NOTE)
 - DENOTES 1/2" ST. SK. FND.
 - △ DENOTES 1/2" ST. SK. SET.
 - △ DENOTES CALCULATED POINT
 - D.E. DRAINAGE EASEMENT
 - O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS
 - CONCRETE MONUMENT
 - FEMA 100 YR FLOODPLAIN
 - BOUNDARY LINE
 - PROPERTY LINE
 - R.O.W. LINE
 - - - UTILITY OR DRAINAGE EASEMENTS
 - ⊕ TEST WELL LOCATION
 - ⊕ BLOCK
 - ⊕ BLOCK NUMBER

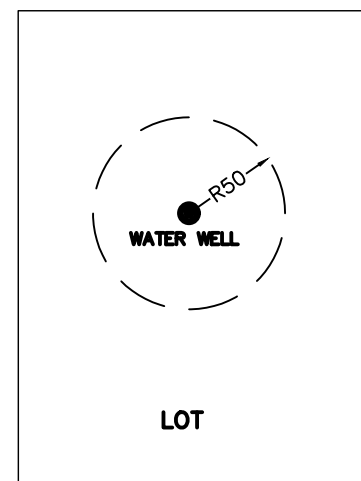


Waller County 911 Addressing Approval

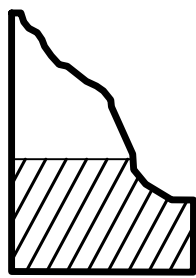
Name: John Murrell

Signature: J. Murrell

Approval Date: 12/11/2025



**SANITARY CONTROL
EASEMENT DETAIL**
N.T.S.



KEY MAP
N.T.S.

PROPOSED ROADWAY TABLE								
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FLOODPLAIN CERTIFICATION:

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.

FINAL PLAT OF
BESSIES CREEK ESTATES SUBDIVISION
72.794 ACRES

OUT OF THE M. PIKE SURVEY, SECTION 20, ABSTRACT 317, SITUATED IN WALLER COUNTY
WALLER COUNTY, TEXAS