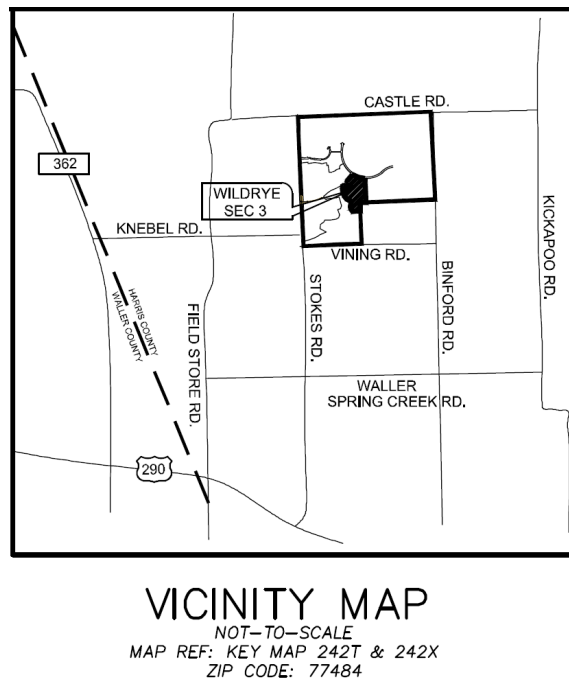




OFFICE OF THE COUNTY ENGINEER
DR. MILTON RAHMAN, P.E., PMP, CFM, ENV SP

Public Notice – Replat Request

Harris County Commissioners' Court will consider and act upon a plat application for **WILDRYE SEC 3**, to create a reserve for unrestricted use. The property contains 22.15 Acres tract of land and a Partial Replat of Lots 6 and 11 of Block 2 of Harris County School Land Four Leagues recorded in Volume 17 Page 222 of the Deed Records of Harris County, Texas.



The replat will be presented before the Commissioners Court on Thursday, **May 22nd, 2025 at 10:00 a.m.** in the Courtroom of the Commissioners Court of Harris County, Texas, on the first floor of the Harris County Administration Building, 1001 Preston Avenue, Houston, Texas 77002.

The public meeting may be held online: www.harriscountytexas.gov or www.harriscountytexas.gov/Government/Court-Agenda/Court-Videos. If you wish to speak at the meeting please call 713-274-1111 or sign up at appearancerequest.harriscountytexas.gov.

Date: Mar 05, 2025, 10:42am User ID: Clientnot
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STATE OF TEXAS
COUNTY OF HARRIS

WE, WALLER OWNER LP, A DELAWARE LIMITED PARTNERSHIP, ACTING BY AND THROUGH CARSON NUNNELLY, MANAGING DIRECTOR OF HINES WALLER MEMBER, LP, GENERAL PARTNER OF WALLER VENTURE LP, SOLE MEMBER OF WALLER GP LLC, ITS GENERAL PARTNER, OWNER HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 22.15 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF WILDRYE SEC 3, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

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

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTAL THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE-FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING HARRIS COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS CERTIFY AND COVENANT THAT THEY HAVE COMPLIED WITH OR WILL COMPLY WITH EXISTING HARRIS COUNTY ROAD LAW, SECTION 21-C AS AMENDED BY CHAPTER 614, ACTS OF 1973, 63rd LEGISLATURE AND ALL OTHER REGULATIONS HERETOFORE ON FILE WITH THE HARRIS COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF HARRIS COUNTY.

IN TESTIMONY WHEREOF, WALLER OWNER LP, A DELAWARE LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY CARSON NUNNELLY, MANAGING DIRECTOR OF HINES WALLER MEMBER, LP, GENERAL PARTNER OF WALLER VENTURE LP, SOLE MEMBER OF WALLER GP LLC, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED.

THIS _____ DAY OF _____, 2025.

WALLER OWNER LP, A DELAWARE LIMITED PARTNERSHIP

BY: WALLER GP LLC, ITS GENERAL PARTNER

BY: WALLER VENTURE LP, ITS SOLE MEMBER

BY:HINES WALLER MEMBER LP, ITS GENERAL PARTNER

BY: _____
CARSON NUNNELLY, MANAGING DIRECTOR

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARSON NUNNELLY, MANAGING DIRECTOR OF HINES WALLER MEMBER, LP, GENERAL PARTNER OF WALLER VENTURE LP, SOLE MEMBER OF WALLER GP LLC, GENERAL PARTNER OF WALLER OWNER LP, A DELAWARE LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

PRINT NAME

MY COMMISSION EXPIRES: _____

I, DEVIN R. ROYAL, A REGISTERED PROFESSIONAL LICENSED SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE BUILDABLE AREAS FOR ALL OR SOME OF THE RESIDENTIAL LOTS ARE LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS PLOTTED FROM THE FEDERAL INSURANCE RATE MAP PANEL NO. 48201C0160L DATED JUNE 18, 2007 AND ARE SUBJECT TO FLOODING. THE 100-YEAR FLOODPLAIN IS A FLOOD HAZARD AREA PRONE TO FLOODING, AND SUBJECT TO ADDITIONAL FLOODPLAIN MANAGEMENT REGULATIONS.

I, DEVIN R. ROYAL, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.



DEVIN R. ROYAL
TEXAS REGISTRATION NO. 6667

I, MILTON RAHMAN, P.E., COUNTY ENGINEER OF HARRIS COUNTY, HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE HARRIS COUNTY COMMISSIONERS' COURT AND THAT IT COMPLIES OR WILL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE HARRIS COUNTY ROAD LAW AS AMENDED AND ALL OTHER COURT ADOPTED DRAINAGE REQUIREMENTS.

MILTON RAHMAN, P.E.
COUNTY ENGINEER

I, TENESHIA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY AND EX OFFICIO CLERK OF THE HARRIS COUNTY COMMISSIONERS' COURT, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS APPROVED AT A LEGALLY CONVENED MEETING OF THE HARRIS COUNTY COMMISSIONERS' COURT HELD ON _____ 2025 BY AN ORDER ENTERED INTO THE MINUTES OF THE COURT.

TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

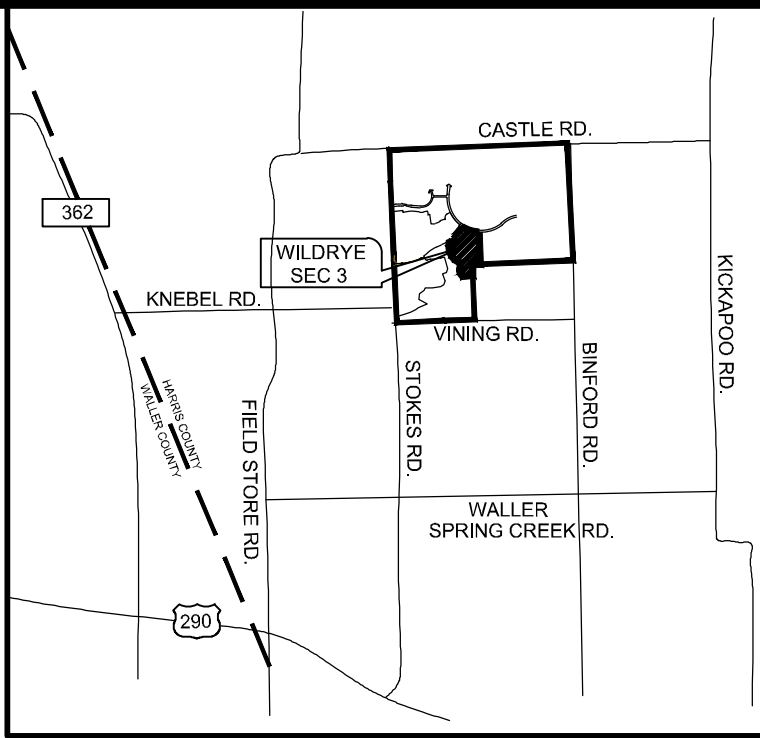
BY: _____
DEPUTY

I, TENESHIA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____ 2025 AT _____ O' CLOCK _____ A.M., AND DULY RECORDED ON _____ 2025 AT _____ O' CLOCK _____ A.M., AND AT FILM CODE NO. _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY



VICINITY MAP
NOT-TO-SCALE
MAP REF: KEY MAP 2421 & 242X
ZIP CODE: 77484

WILDRYE SEC 3

BEING A SUBDIVISION OF 22.15 ACRES BEING A PARTIAL REPLAT OF HARRIS COUNTY SCHOOL LAND FOUR LEAGUES RECORDED IN VOLUME 17, PAGE 222, HARRIS COUNTY DEED RECORDS, ALSO BEING PART OF LOTS 6, AND 11 OF BLOCK 2 LOCATED IN THE HARRIS COUNTY SCHOOL LAND SURVEY, SECTION 2, A--332, HARRIS COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE 75 LOTS AND 4 RESERVES AND 2 BLOCKS.

NO ETJ ZONE
75 LOTS 2 BLOCKS 4 RESERVES
FEBRUARY 2025

OWNER:
WALLER OWNER LP,
A DELAWARE LIMITED PARTNERSHIP

ADDRESS:
845 TEXAS AVENUE, SUITE 3300
HOUSTON, TEXAS 77002

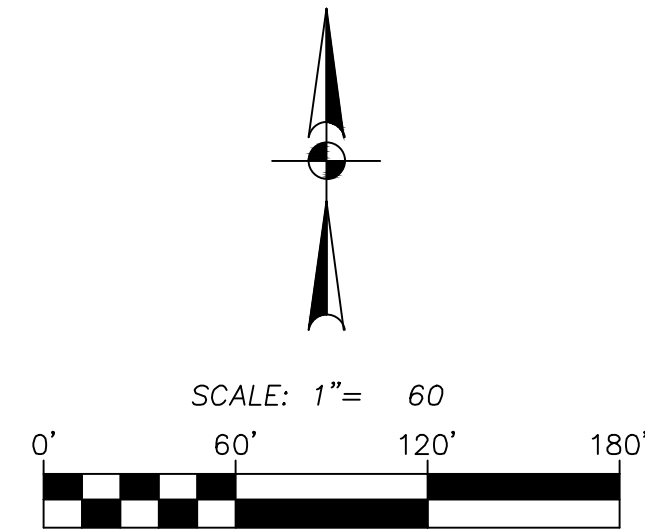


2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

SHEET NO.: 1 OF 3

PD JOB NO. 42075-08

- LEGEND**
- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
 - SET 5/8" IRON ROD (PD)
 - SET 5/8" IRON ROD (PD)-ROW/LOT
 - AC = ACRE
 - AE = AERIAL EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - STM SE = STORM SEWER EASEMENT
 - WLE = WATER LINE EASEMENT
 - DE = DRAINAGE EASEMENT
 - UE = UTILITY EASEMENT
 - FC NO. = FILM CODE NUMBER
 - UVE = UNOBSTRUCTED VISIBILITY EASEMENT
 - R = RADIUS
 - ROW = RIGHT-OF-WAY
 - SF = SQUARE FEET
 - BL = BUILDING LINE
 - GBL = GARAGE BUILDING LINE
 - IR = IRON ROD
 - FD = FOUND
 - HCMR = HARRIS COUNTY MAP RECORDS
 - HCOR = HARRIS COUNTY DEED RECORDS
 - HCOD = HARRIS COUNTY FLOOD CONTROL DISTRICT
 - OPRRPHC = OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY TEXAS
 - HCCF NO. = HARRIS COUNTY CLERK'S FILE NUMBER
 - VOL = VOLUME
 - PG = PAGE
 - ① = BLOCK NUMBER
 - ⬡ = RESERVE SYMBOL
 - ↔ = STREET NAME CHANGE



LINE TABLE		
LINE	BEARING	LENGTH
L1	N34°59'38"E	60.00'
L4	N54°54'32"E	14.12'
L5	S74°11'51"E	128.61'
L6	N17°06'10"W	4.02'
L7	N48°12'12"E	8.53'
L8	N87°41'53"E	64.72'
L9	N12°43'17"E	5.00'
L10	N47°18'07"W	4.75'
L11	S81°28'07"E	10.00'
L12	S08°33'51"E	20.00'
L13	N75°27'00"E	14.42'
L14	S34°43'08"W	13.63'
L15	S37°35'08"E	12.78'

CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD
C1	30.00'	98°20'55"	N05°49'55"W	45.40'
C2	1230.00'	8°20'51"	S39°10'07"W	179.04'
C3	30.00'	86°45'18"	S78°22'20"W	41.21'
C4	1030.00'	28°34'09"	N72°32'05"W	508.28'
C5	1230.00'	9°56'28"	N53°51'24"E	213.14'
C6	30.00'	78°08'55"	N87°57'38"E	37.82'
C7	630.00'	2°02'27"	S53°59'09"E	22.44'
C8	600.00'	6°10'43"	S58°05'44"E	64.67'
C9	1000.00'	17°16'19"	S29°13'50"W	300.31'
C10	50.00'	80°09'42"	S77°56'50"W	64.39'
C11	1200.00'	16°30'54"	S70°13'46"E	344.69'
C12	50.00'	76°11'07"	N40°23'40"W	61.69'
C13	50.00'	90°00'00"	S42°41'53"W	70.71'
C14	350.00'	112°53'47"	N35°51'13"W	583.37'
C15	800.00'	15°01'24"	S84°47'25"E	209.16'
C16	1200.00'	10°52'11"	N03°07'59"E	227.31'
C17	25.00'	93°02'20"	N77°29'49"E	36.28'
C18	25.00'	33°04'23"	N20°29'11"E	14.23'
C19	50.00'	139°48'28"	S73°51'13"W	93.91'
C20	25.00'	25°43'41"	S49°06'24"E	11.13'
C21	25.00'	27°31'57"	N88°12'45"E	11.90'
C22	50.00'	128°12'12"	N41°27'08"W	89.96'
C23	25.00'	24°57'05"	S10°10'26"W	10.80'
C24	25.00'	24°57'05"	S14°46'39"E	10.80'
C25	50.00'	139°54'09"	N42°41'53"E	93.94'
C26	25.00'	24°57'05"	N79°49'34"W	10.80'
C27	25.00'	90°00'00"	S42°41'53"W	35.36'
C28	25.00'	35°49'34"	S11°27'33"E	15.38'
C29	50.00'	274°10'07"	S72°17'16"E	68.09'
C30	25.00'	59°20'09"	N35°07'42"E	24.75'
C31	25.00'	82°48'41"	N43°42'27"W	33.07'
C32	25.00'	80°09'42"	S77°56'50"W	32.19'
C33	25.00'	90°00'00"	N42°41'53"E	35.36'
C34	25.00'	90°00'00"	N47°18'07"W	35.36'
C35	25.00'	41°05'09"	S78°32'26"W	17.55'
C36	50.00'	275°34'35"	S15°52'09"W	67.19'
C37	25.00'	55°23'21"	S54°02'14"E	23.24'
C38	25.00'	90°00'00"	N42°41'53"E	35.36'
C39	25.00'	76°11'07"	N40°23'40"W	30.85'
C40	25.00'	81°56'52"	S16°01'46"E	32.79'

RESERVE TABLE		
RESERVE	TYPE	ACRES / SQUARE FEET
RESERVE "A"	LANDSCAPE / OPEN SPACE	0.685 / 29,821
RESERVE "B"	LANDSCAPE / OPEN SPACE / DRAINAGE	0.334 / 14,567
RESERVE "C"	LANDSCAPE / OPEN SPACE / DRAINAGE	0.086 / 3,754
RESERVE "D"	LANDSCAPE / OPEN SPACE	0.585 / 25,479
TOTAL		1.69 / 73,621

WILDRYE SEC 3

BEING A SUBDIVISION OF 22.15 ACRES BEING A PARTIAL REPLAT OF HARRIS COUNTY SCHOOL LAND FOUR LEAGUES RECORDED IN VOLUME 17, PAGE 222, HARRIS COUNTY DEED RECORDS, ALSO BEING PART OF LOTS 6, AND 11 OF BLOCK 2 LOCATED IN THE HARRIS COUNTY SCHOOL LAND SURVEY, SECTION 2, A-332, HARRIS COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE 75 LOTS AND 4 RESERVES AND 2 BLOCKS.

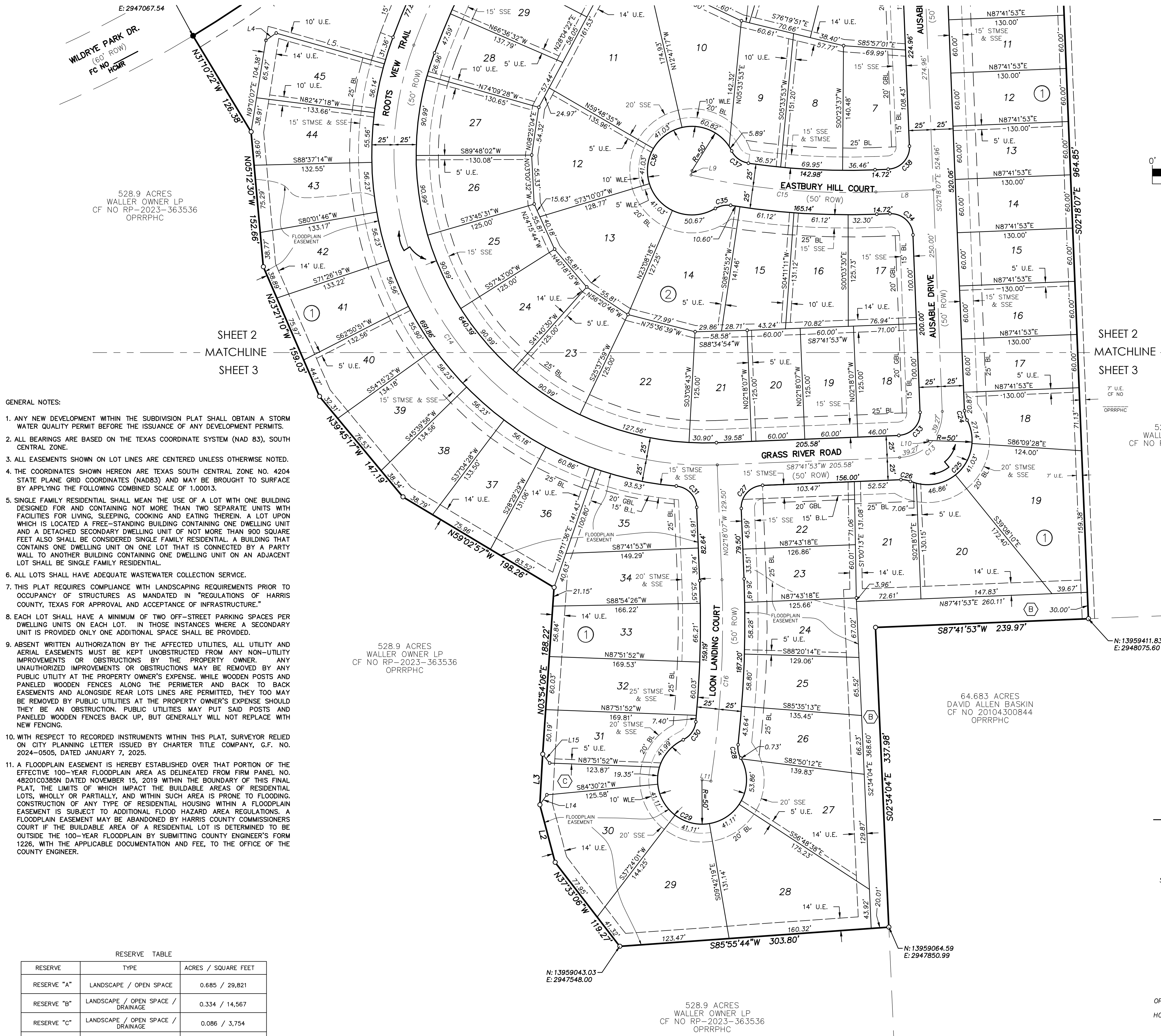
NO ETJ ZONE
75 LOTS 2 BLOCKS 4 RESERVES
FEBRUARY 2025

OWNER:
WALLER OWNER LP,
A DELAWARE LIMITED PARTNERSHIP

ADDRESS:
845 TEXAS AVENUE, SUITE 3300
HOUSTON, TEXAS 77002

**PAPE-DAWSON
ENGINEERS**
2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

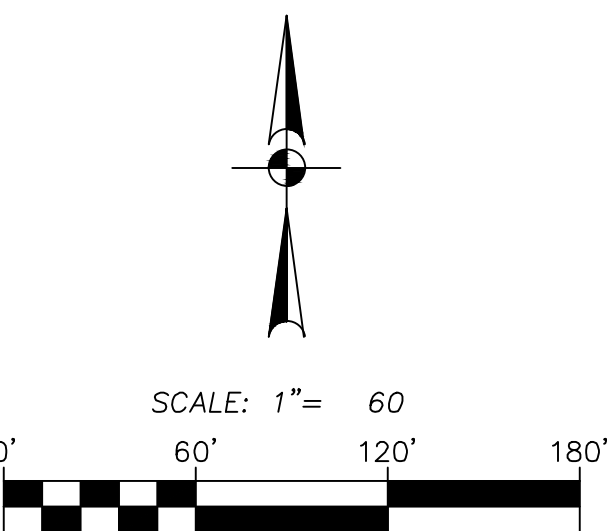
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GENERAL NOTES:

1. ANY NEW DEVELOPMENT WITHIN THE SUBDIVISION PLAT SHALL OBTAIN A STORM WATER QUALITY PERMIT BEFORE THE ISSUANCE OF ANY DEVELOPMENT PERMITS.
2. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE.
3. ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
4. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1.00013.
5. SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
6. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.
7. THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED IN "REGULATIONS OF HARRIS COUNTY, TEXAS FOR APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE."
8. EACH LOT SHALL HAVE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNITS ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
9. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
10. WITH RESPECT TO RECORDED INSTRUMENTS WITHIN THIS PLAT, SURVEYOR RELIED ON CITY PLANNING LETTER ISSUED BY CHARTER TITLE COMPANY, G.F. NO. 2024-0505, DATED JANUARY 7, 2025.
11. A FLOODPLAIN EASEMENT IS HEREBY ESTABLISHED OVER THAT PORTION OF THE EFFECTIVE 100-YEAR FLOODPLAIN AREA AS DELINEATED FROM FIRM PANEL NO. 48201C0385N DATED NOVEMBER 15, 2019 WITHIN THE BOUNDARY OF THIS FINAL PLAT, THE LIMITS OF WHICH IMPACT THE BUILDABLE AREAS OF RESIDENTIAL LOTS, WHOLLY OR PARTIALLY, AND WITHIN SUCH AREA IS PRONE TO FLOODING. CONSTRUCTION OF ANY TYPE OF RESIDENTIAL HOUSING WITHIN A FLOODPLAIN EASEMENT IS SUBJECT TO ADDITIONAL FLOOD HAZARD AREA REGULATIONS. A FLOODPLAIN EASEMENT MAY BE ABANDONED BY HARRIS COUNTY COMMISSIONERS COURT IF THE BUILDABLE AREA OF A RESIDENTIAL LOT IS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN BY SUBMITTING COUNTY ENGINEER'S FORM 1228, WITH THE APPLICABLE DOCUMENTATION AND FEE, TO THE OFFICE OF THE COUNTY ENGINEER.

RESERVE TABLE		
RESERVE	TYPE	ACRES / SQUARE FEET
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C4	1030.00'	28°34'09"	N72°32'05"W	508.28'	513.98'
C5	1230.00'	9°56'28"	N53°51'24"E	213.14'	213.41'
C6	30.00'	78°08'55"	N87°57'38"E	37.82'	40.92'
C7	630.00'	2°02'27"	S53°59'09"E	22.44'	22.44'
C8	600.00'	6°10'43"	S58°05'44"E	64.67'	64.70'
C9	1000.00'	17°16'19"	S29°13'50"W	300.31'	301.45'
C10	50.00'	80°09'42"	S77°56'50"W	64.39'	69.95'
C11	1200.00'	16°30'54"	S70°13'46"E	344.69'	345.89'
C12	50.00'	76°11'07"	N40°23'40"W	61.69'	66.48'
C13	50.00'	90°00'00"	S42°41'53"W	70.71'	78.54'
C14	350.00'	112°53'47"	N35°51'13"W	583.37'	689.65'
C15	800.00'	15°01'24"	S84°47'25"E	209.16'	209.77'
C16	1200.00'	10°52'11"	N03°07'58"E	227.31'	227.65'
C17	25.00'	93°02'20"	N77°29'49"E	36.28'	40.60'
C18	25.00'	33°04'23"	N20°29'11"E	14.23'	14.43'
C19	50.00'	139°48'28"	S73°51'13"W	93.91'	122.01'
C20	25.00'	25°34'41"	S49°06'24"E	11.13'	11.23'
C21	25.00'	27°31'57"	N88°12'45"E	11.90'	12.01'
C22	50.00'	128°12'12"	N41°27'08"W	89.96'	111.88'
C23	25.00'	24°57'05"	S10°10'26"W	10.80'	10.89'
C24	25.00'	24°57'05"	S14°46'39"E	10.80'	10.89'
C25	50.00'	139°54'09"	N42°41'53"E	93.94'	122.09'
C26	25.00'	24°57'05"	N79°49'34"W	10.80'	10.89'
C27	25.00'	90°00'00"	S42°41'53"W	35.36'	39.27'
C28	25.00'	35°49'34"	S11°27'33"E	15.36'	15.63'
C29	50.00'	274°10'07"	S72°17'16"E	68.09'	239.26'
C30	25.00'	59°20'09"	N35°07'42"E	24.75'	25.89'
C31	25.00'	82°48'41"	N43°42'27"W	33.07'	36.13'
C32	25.00'	80°09'42"	S77°56'50"W	32.19'	34.98'
C33	25.00'	90°00'00"	N42°41'53"E	35.36'	39.27'
C34	25.00'	90°00'00"	N47°18'07"W	35.36'	39.27'
C35	25.00'	41°05'09"	S78°37'26"W	17.55'	17.93'
C36	50.00'	275°34'35"	S15°52'09"W	67.19'	240.49'
C37	25.00'	55°23'21"	S54°02'14"E	23.24'	24.17'
C38	25.00'	90°00'00"	N42°41'53"E	35.36'	39.27'
C39	25.00'	76°11'07"	N40°23'40"W	30.65'	33.24'
C40	25.00'	81°56'52"	S16°01'46"E	32.79'	35.76'

LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (PD)
- SET 5/8" IRON ROD (PD)-ROW/LOT
- AC = ACRE
- AE = AERIAL EASEMENT
- SSE = SANITARY SEWER EASEMENT
- STM SE = STORM SEWER EASEMENT
- WLE = WATER LINE EASEMENT
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- FC NO. = FILM CODE NUMBER
- UVE = UNOBSTRUCTED VISIBILITY EASEMENT
- R = RADIUS
- ROW = RIGHT-OF-WAY
- SF = SQUARE FEET
 BL = BUILDING LINE | GBL = GARAGE BUILDING LINE | IR = IRON ROD | FD = FOUND | HCMP = HARRIS COUNTY MAP RECORDS | HCDD = HARRIS COUNTY DEED RECORDS | HCDFD = HARRIS COUNTY FLOOD CONTROL DISTRICT | OPRRPHC = OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY TEXAS | HCCF NO. = HARRIS COUNTY CLERK'S FILE NUMBER- VOL = VOLUME - PG = PAGE - ① = BLOCK NUMBER - △ = RESERVE SYMBOL - = STREET NAME CHANGE |

WILDRYE SEC 3

BEING A SUBDIVISION OF 22.15 ACRES BEING A PARTIAL REPLAT OF HARRIS COUNTY SCHOOL LAND FOUR LEAGUES RECORDED IN VOLUME 17, PAGE 222, HARRIS COUNTY DEED RECORDS, ALSO BEING PART OF LOTS 6, AND 11 OF BLOCK 2 LOCATED IN THE HARRIS COUNTY SCHOOL LAND SURVEY, SECTION 2, A-332, HARRIS COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE 75 LOTS AND 4 RESERVES AND 2 BLOCKS.

NO ETJ ZONE

75 LOTS 2 BLOCKS 4 RESERVES

FEBRUARY 2025

OWNER:
WALLER OWNER LP,
A DELAWARE LIMITED PARTNERSHIP

ADDRESS:
845 TEXAS AVENUE, SUITE 3300
HOUSTON, TEXAS 77002

**PAPE-DAWSON
ENGINEERS**

2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800