

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final RePlat Approval for Bartlett Road Corner Reserve

Date: February 18, 2025

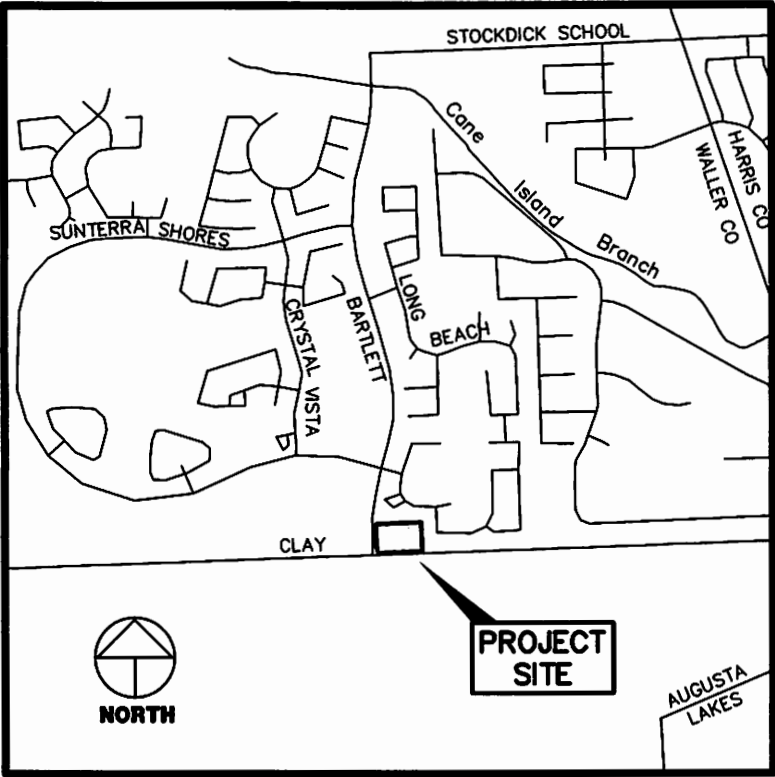
Background

Final RePlat of Bartlett Road Corner Reserve which consist of 3.248 acres will include 1 Block and 2 Reserve in Precinct 3.

Staff Recommendation

Approve Plat

Z:\58414-KIDDIE ACADEMY-CLAY ROAD\PLAT\20240308-LEGAL-BARTLETT ROAD CORNER RESERVE-58414-P123096.DWG - JP ANDERS - 03/08/24



WALLER COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'

ABBREVIATIONS

- A.E. - AERIAL EASEMENT
- D.E. - DRAINAGE EASEMENT
- ESMT. - EASEMENT
- FND - FOUND
- W.C.C.F. - WALLER COUNTY CLERK FILE
- W.C.D.R. - WALLER COUNTY DEED RECORDS
- W.C.M.R. - WALLER COUNTY MAP RECORDS
- W.C.P.R. - WALLER COUNTY PLAT RECORDS
- IR - IRON ROD
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- AC. - ACRES
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- B.L. - BUILDING LINE
- W.L.E. - WATER LINE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- T.B.M. - TEMPORARY BENCH MARK
- D.M.E. - DETENTION MAINTENANCE EASEMENT
- U.E. - UTILITY EASEMENT
-  - SET 5/8" CAPPED IR "WINDROSE"

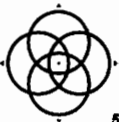
Engineer

ALJ Lindsey, LLC
18635 N. Eldridge Parkway, Ste. 200
Tomball, TX 77377
281-301-5955
bhanrahan@aljindsey.com

Owner and Developer

KA GREAT MINDS WEST LLC
Chicory Chase Ct
Katy, TX 77494
281-394-7213
christian.marine@kiddieacademy.net

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

B.K.D.D. PERMIT NO. 2023-052
PROPOSED SITE USE:
COMMERCIAL DEVELOPMENT
FINAL REPLAT OF

**BARTLETT ROAD
CORNER RESERVE**

A SUBDIVISION OF 3.248 AC. / 141,502 SQ. FT.
BEING A REPLAT OF UNRESTRICTED RESERVE
"A", SUNTERRA MARKET RESERVE, PLAT NO.
2108763, W.C.M.R., SITUATED IN THE H.&T.C.
R.R. CO. SURVEY, ABSTRACT NO. 201 AND THE
J. W. McCUTCHEON SURVEY, ABSTRACT NO. 308,
CITY OF HOUSTON ETJ, WALLER COUNTY, TEXAS
1 BLOCK 2 RESERVES

NOVEMBER 2023

REASON FOR REPLAT: TO CREATE TWO (2) RESERVES

STATE OF TEXAS
COUNTY OF WALLER

We, KA GREAT MINDS WEST LLC, acting by and through Belinda Ferrero Hodgson, Manager, and Sergio Olave-Hoces, Member, being officers of KA GREAT MINDS WEST LLC, owner, hereinafter referred to as the Owners of the 3.248 acre tract described in the above and foregoing map of BARTLETT ROAD CORNER RESERVE, 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 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 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 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 purposes 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 easements totals thirty feet (30'0") in width.

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 covenant and agree that all of the property within the boundaries of this plat is hereby restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1- 3/4) square feet (18" diameter) with culverts or bridges to be provided for all the private driveways or walkways crossing such drainage facilities.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") 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 the City of Houston, 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 hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, the KA GREAT MINDS WEST LLC, has caused these presents to be signed by Belinda Ferrero Hodgson, Manager, and Sergio Olave-Hoces, Member, thereunto authorized, this the 14th day of December, 2023.

KA GREAT MINDS WEST LLC

Belinda Ferrero Hodgson
Manager

Sergio Olave-Hoces
Member

STATE OF TEXAS
COUNTY OF Waller

BEFORE ME, the undersigned authority, on this day personally appeared Belinda Ferrero Hodgson, Manager, and Sergio Olave-Hoces, Member of KA GREAT MINDS WEST LLC, known to me to be the persons whose names are 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 expressed, and as the act and deed for said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this the 14 day of December, 2023.

Notary Public in and for the
State of Texas

My Commission Expires:



FINAL REPLAT OF
**BARTLETT ROAD
CORNER RESERVE**

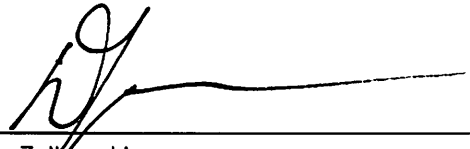
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R.R. CO. SURVEY, ABSTRACT NO. 201 AND THE
J. W. McCUTCHEON SURVEY, ABSTRACT NO. 308,
CITY OF HOUSTON ETJ, WALLER COUNTY, TEXAS

1 BLOCK 2 RESERVES

NOVEMBER 2023

REASON FOR REPLAT: TO CREATE TWO (2) RESERVES

I, Dennis Zulkowski, of Keystone Bank, S.S.B., Owner and Holder of a lien against the property described in the plat known as BARTLETT ROAD CORNER RESERVE, SAID lien being evidenced by Instrument of Record in the Clerk's File No. 2114805, of the O.P.R.O.R.P. of Waller County, Texas do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and hereby confirm that Keystone Bank S.S.B., is the present owner of said lien and have not assigned the same nor any part thereof.

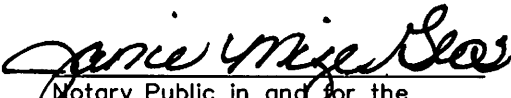
By: 
Dennis Zulkowski

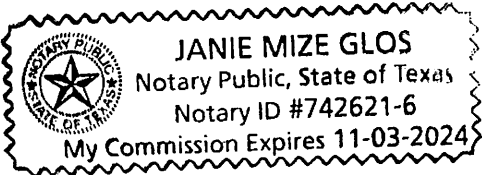
STATE OF TEXAS
COUNTY OF Waller

BEFORE ME, the undersigned authority, on this day personally appeared Dennis Zulkowski of Keystone Bank, S.S.B., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

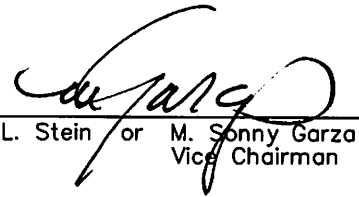
GIVEN UNDER MY HAND AND SEAL OF OFFICE,

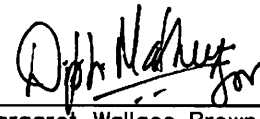
this the 22 day of January, 2024


Notary Public in and for the
State of Texas
11/3/24
My Commission Expires:



This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of BARTLETT ROAD CORNER RESERVE in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this
the 7 day of February, 2024

By: 
Martha L. Stein or M. Sonny Garza
Chair Vice Chairman

By: 
Margaret Wallace Brown, AICP, CNU-A
Secretary



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1 BLOCK 2 RESERVES

NOVEMBER 2023

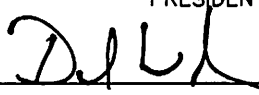
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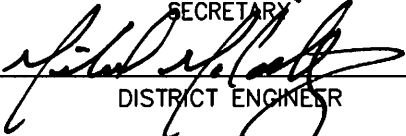
I, Ross McCall, P.E., County Engineer of Waller County, certify that the plat of this subdivision complies with all existing rules and regulations of Waller County, at such time this plat was approved. No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

Date
Ross McCall, P.E., County Engineer

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2023-052

Approved by the Board of Supervisors on 8/28/2023
DATE


PRESIDENT


SECRETARY


DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

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

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

Walter E. Smith, P.E., RLPS
Commissioner, Precinct 2

Kendric D. Jones
Commissioner, Precinct 3

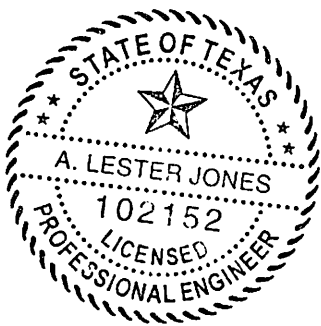
Justin Beckendorff
Commissioner, Precinct 4

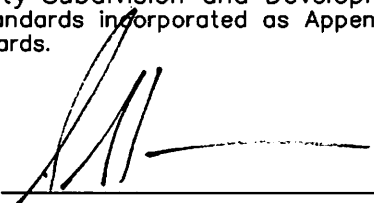
Acceptance of the above plat by the Commissioners Court does not signify Waller County acceptance of the dedicated roads for integration into the County Road system. The developer is required to comply with Sections 5 and 6 of the then current Waller County Subdivision and Development Regulation, in this regard.

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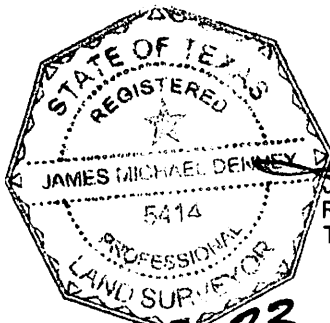
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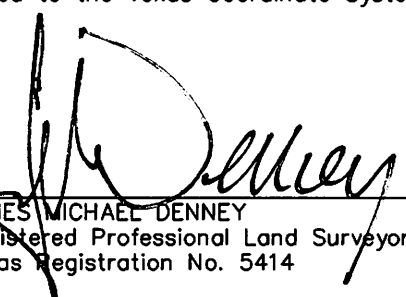
I, A. Lester Jones, P.E., a Registered Professional Engineer, hereby certify that all engineering, for streets and drainage, within the subdivision is in compliance with the Waller County Subdivision and Development Regulations, including the Engineering Design Standards incorporated as Appendix A, and with all generally accepted engineering standards.




A. Lester Jones, P.E.
Texas Registration No. 102152
ALJ-Lindsey, LLC
18635 N. Eldridge Parkway, Suite 200
Tomball, Texas 77377
TX Firm Registration No. F-11526

I, JAMES MICHAEL DENNEY, am authorized 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.




JAMES MICHAEL DENNEY
Registered Professional Land Surveyor
Texas Registration No. 5414

11-30-23

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 _____, 20____, at _____ o'clock____M., and duly recorded

on _____, 20____, at _____ o'clock____M., and under File

No. _____ of the Official Public Records of Waller County, Texas.

Debbie Hollan
County Clerk

By: _____
Deputy

FINAL REPLAT OF
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1 BLOCK 2 RESERVES

NOVEMBER 2023

REASON FOR REPLAT: TO CREATE TWO (2) RESERVES

DESCRIPTION

A TRACT OR PARCEL CONTAINING 3.248 ACRES OR 141,502 SQUARE FEET OF LAND BEING ALL OF UNRESTRICTED RESERVE "A", BLOCK 1, SUNTERRA MARKET RESERVE, MAP OR PLAT THEREOF RECORDED UNDER WALLER COUNTY CLERK'S FILE (W.C.C.F.) NO. 2021008763, CONVEYED TO KA GREAT MINDS WEST LLC., AS RECORDED UNDER W.C.C.F. NO. 2021014804, SITUATED IN THE H.&T.C.R.R. CO. SURVEY, ABSTRACT NO. 201 AND THE J. W. McCUTCHEON SURVEY, ABSTRACT NO. 308, WALLER COUNTY, TEXAS, WITH SAID 3.248 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A 5/8 INCH IRON ROD (DISTURBED) FOUND ON THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF CLAY ROAD (80 FEET WIDE) AS RECORDED UNDER VOL. 106, PG. 492, WALLER COUNTY DEED RECORDS (W.C.D.R.) AND W.C.C.F. NO. 2108763, FOR THE COMMON SOUTH CORNER OF RESTRICTED RESERVE "C", BLOCK 2, SUNTERRA SECTION 1, MAP OR PLAT THEREOF, AS RECORDED UNDER W.C.C.F. NO. 2021008105 AND THE SOUTHEAST CORNER OF SAID UNRESTRICTED RESERVE "A" AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88 DEG. 00 MIN. 58 SEC. WEST, WITH THE NORTH R.O.W. LINE OF SAID CLAY ROAD, A DISTANCE OF 438.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHERLY END OF CURVED CUTBACK AT THE INTERSECTION OF THE NORTH R.O.W. LINE OF SAID CLAY ROAD AND THE EAST R.O.W. LINE OF BARTLETT ROAD (100 FEET WIDE) AS RECORDED UNDER W.C.C.F. NO. 2108104, ALSO BEING THE SOUTHERLY SOUTHWEST CORNER OF SAID UNRESTRICTED RESERVE "A" AND OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH A CURVE TO THE RIGHT AND ALONG SAID CURVED CUTBACK, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90 DEG. 00 MIN. 11 SEC., AN ARC LENGTH OF 54.98 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 46 DEG. 58 MIN. 57 SEC. WEST, - 49.50 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTH END OF SAID CURVED CUTBACK AND THE WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01 DEG. 58 MIN. 51 SEC. WEST, WITH THE EAST R.O.W. LINE OF SAID BARTLET ROAD, A DISTANCE OF 164.89 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "J&C" FOUND FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE, CONTINUING WITH THE CURVED EAST R.O.W. LINE OF SAID BARTLET ROAD AND SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 02 DEG. 56 MIN. 23 SEC., AN ARC LENGTH OF 100.05 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 00 DEG. 30 MIN. 45 SEC. WEST, - 100.04 FEET TO A CAPPED 5/8 IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHWEST CORNER OF RESTRICTED RESERVE "B" OF SAID SUNTERRA SECTION 1, THE NORTHWEST CORNER OF SAID UNRESTRICTED RESERVE "A", AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8 INCH IRON ROD (DISTURBED) FOUND BEARS FOR REFERENCE NORTH 63 DEG. 56 MIN. EAST, A DISTANCE OF 1.48 FEET;

THENCE, NORTH 88 DEG. 01 MIN. 03 SEC. EAST, WITH THE SOUTH LINE OF SAID RESTRICTED RESERVE "B" AND SAID BLOCK 2, A DISTANCE OF 470.43 FEET TO A CUT "X" SET ON TOP OF A BRICK COLUMN ON THE SOUTH LINE OF LOT 12 OF SAID BLOCK 2 FOR THE NORTHWEST CORNER OF LOT 15 OF SAID BLOCK 2, THE NORTHEAST CORNER OF SAID UNRESTRICTED RESERVE "A", AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01 DEG. 58 MIN. 57 SEC. EAST, WITH THE WEST LINE OF SAID LOT 15 AND SAID BLOCK 2, A DISTANCE OF 299.89 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.248 ACRES OR 141,502 SQUARE FEET OF LAND.

BENCHMARK **PUBLISHED ELEVATION - 156.48'**

HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 190105 BEING AN ALUMINIUM ROD STAMPED 190105 LOCATED FROM THE INTERSECTION OF CLAY ROAD AND PITTS ROAD, TRAVEL NORTH APPROXIMATELY 0.2 MILES TO THE BRIDGE. (NAUD 88, 2001 ADJ.)

TEMPORARY BENCHMARK "A" **ELEVATION - 160.00'**

TEMPORARY BENCHMARK "A" IS A BOX CUT SET ON A CONCRETE INLET FOUND AT THE INTERSECTION OF THE EAST R.O.W. LINE OF BARTLETT STREET AND THE NORTH R.O.W. LINE OF CLAY ROAD. (SHOWN HEREON)

TEMPORARY BENCHMARK "B" **ELEVATION - 166.50'**

TEMPORARY BENCHMARK "B" IS A RAIL ROAD SPIKE SET IN POWER POLE LOCATED 53 FEET WEST OF THE NORTHEAST CORNER OF UNRESTRICTED RESERVE "A" AS RECORDED UNDER PLAT NO. 2108763, W.C.M.R.

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GENERAL NOTES

1. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
2. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN THE CITY PLANNING LETTER, GF NO. 2791021-10320, DATED 10/06/2021 AND IS SUBJECT TO THE LIMITATIONS OF THAT LETTER.
3. ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR - 0.999902573.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR WALLER COUNTY, TEXAS, MAP NO. 48473C0375E REVISED/DATED FEBRUARY 18, 2009, AND LOMR CASE # 19-06-1115P, EFFECTIVE APRIL 27, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
5. NO PIPELINES OR PIPELINE EASEMENTS EXIST WITHIN THE BOUNDARIES OF THIS PLAT.
6. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ONSITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.
7. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM.
8. PER TEXAS ADMINISTRATIVE CODE 285.4, FACILITY PLANNING REVIEW OF SUBDIVISIONS OR DEVELOPMENT PLANS. PERSONS PROPOSING RESIDENTIAL SUBDIVISIONS, MANUFACTURED HOUSING COMMUNITIES, MULTI-UNIT RESIDENTIAL DEVELOPMENTS, BUSINESS PARKS, OR OTHER SIMILAR STRUCTURES THAT USE OSSFS FOR SEWAGE DISPOSAL SHALL SUBMIT MATERIALS FOR THESE DEVELOPMENTS TO THE PERMITTING AUTHORITY AND RECEIVE APPROVAL PRIOR TO SUBMITTING AN OSSF APPLICATION.
9. ALL PROPERTY CORNERS ARE MARKED WITH A 5/8-INCH CAPPED IRON ROD STAMPED "WINDROSE", UNLESS OTHERWISE INDICATED.
10. THIS PROPERTY IS LOCATED WITHIN THE CITY OF HOUSTON ETJ, WALLER COUNTY, BROOKSHIRE-KATY DRAINAGE DISTRICT, WALLER COUNTY MUD #35, AND ROYAL INDEPENDENT SCHOOL DISTRICT.
11. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
12. 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 LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE NEW FENCING.
13. THE PROPOSED USE OF THIS TRACT IS A CHILDREN'S DAYCARE FACILITY.

FINAL REPLAT OF **BARTLETT ROAD CORNER RESERVE**

A SUBDIVISION OF 3.248 AC. / 141,502 SQ. FT.
BEING A REPLAT OF UNRESTRICTED RESERVE
"A", SUNTERRA MARKET RESERVE, PLAT NO.
2108763, W.C.M.R., SITUATED IN THE H.&T.C.
R.R. CO. SURVEY, ABSTRACT NO. 201 AND THE
J. W. McCUTCHEON SURVEY, ABSTRACT NO. 308,
CITY OF HOUSTON ETJ, WALLER COUNTY, TEXAS

1 BLOCK 2 RESERVES

NOVEMBER 2023

REASON FOR REPLAT: TO CREATE TWO (2) RESERVES

SUNTERRA SECTION 1
PLAT NO. 2108105, W.C.M.R.

LOT 7 14' U.E. LOT 8
PLAT NO. 2108105, W.C.M.R.

SET 5/8" CAPPED IR "WINDROSE"
X: 2,964,946.48 (GRID)
Y: 13,863,439.12 (GRID)

R=1950.00'
D=02°56'23"
L=100.05'
CB=N 00°30'45" W
C=100.04'

SET 5/8" CAPPED IR "WINDROSE"

①
UNRESTRICTED RESERVE "A"
(FUTURE DEVELOPMENT)
1.489 AC.
64,883 SQ. FT.

CALLED 10.44 ACRES
THE VC AT SUNTERRA, LLC
W.C.C.F. NO. 2215694

BARTLETT ROAD
100' R.O.W.
PLAT NO. 2108104, W.C.M.R.

N 01°58'51" W 164.89'

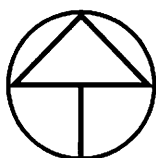
SET 5/8" CAPPED IR "WINDROSE"

T.B.M. "A"

R=35.00'
D=90°00'11"
L=54.98'
CB=N 46°58'57" W
C=49.50'

SET 5/8" CAPPED IR "WINDROSE"
X: 2,964,989.27 (GRID)
X: 13,863,140.55 (GRID)

J. W. McCUTCHEON
SURVEY, A - 308
H.&T.C.R.R. CO.
SURVEY, A - 201



NORTH

0 40 80 Feet

GRAPHIC SCALE: 1" = 40'

FINAL REPLAT OF
**BARTLETT ROAD
CORNER RESERVE**

A SUBDIVISION OF 3.248 AC. / 141,502 SQ. FT.
BEING A REPLAT OF UNRESTRICTED RESERVE
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CITY OF HOUSTON ETJ, WALLER COUNTY, TEXAS
1 BLOCK 2 RESERVES

NOVEMBER 2023

REASON FOR REPLAT: TO CREATE TWO (2) RESERVES

Z:\58414-KIDDIE ACADEMY-CLAY ROAD\PLAT\20240308-LEGAL-BARTLETT ROAD CORNER RESERVE-58414-P123096.DWG - - JP ANDERS - 03/08/24

