

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Section 77

Date: October 16, 2024

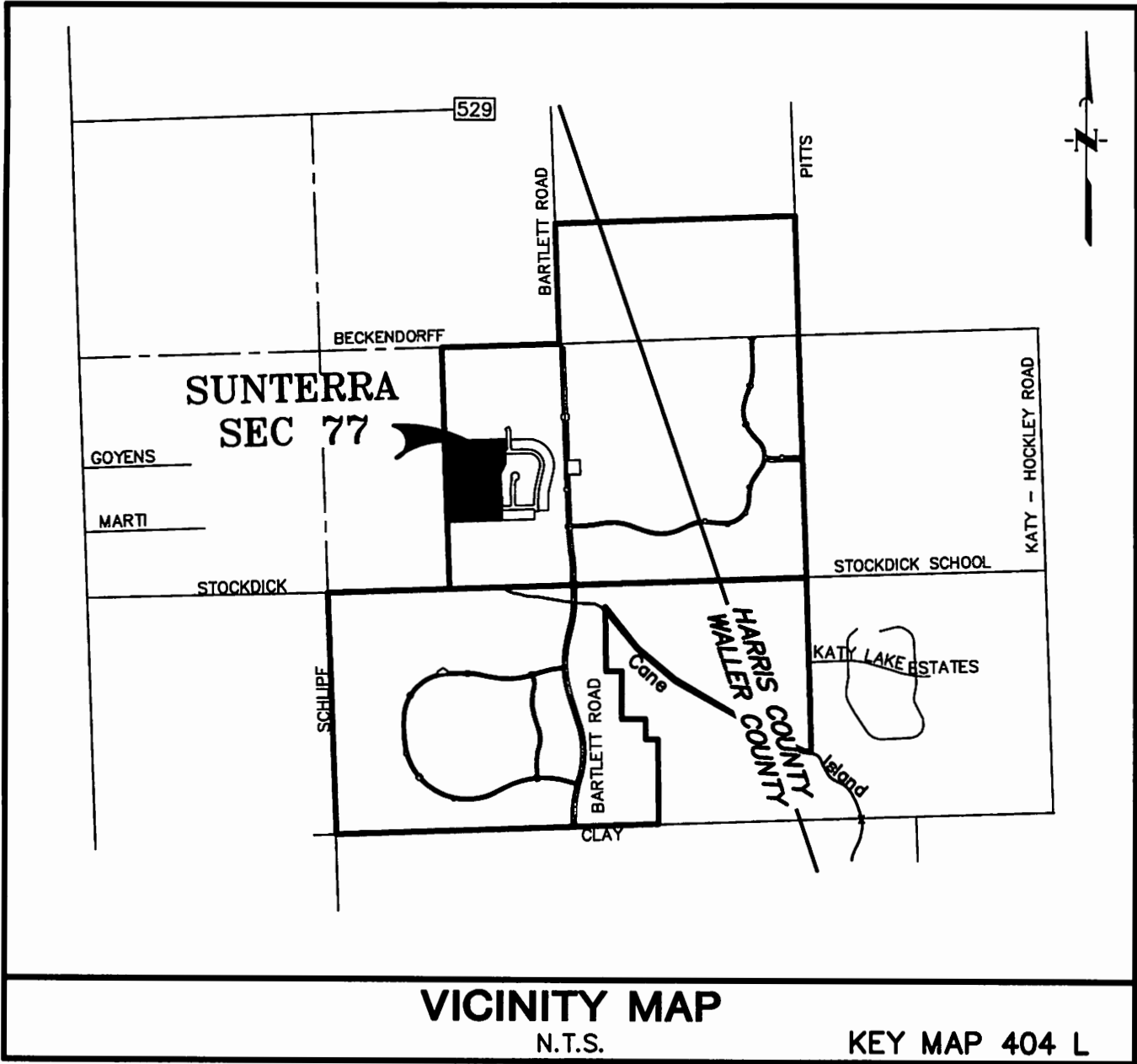
Background

Final Plat of Sunterra Section 77 Subdivision which consists of 16.23 acres will include 72 Lots, 3 Blocks and 3 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond

K:\16537\16537-0190-02 Sunterra Section 77 Water, Sanitary, Drainage and Paving Facilities\2 Design Phase\Planning\Sunterra Sec 77 - PLAT.dwg Jul 28, 2024 - 9:04am rvl



**FINAL PLAT OF
SUNTERRA
SEC 77**

**A SUBDIVISION OF 16.23 ACRES OF LAND
OUT OF THE
FRED EULE SURVEY, A-375
WALLER COUNTY, TEXAS
72 LOTS 3 RESERVES 3 BLOCKS
APRIL 2024**

BKDD PERMIT NO. 2024-70

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 77	OWNER/DEVELOPER: D.R. HORTON-Texas, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd Conroe, TX 77384 281-269-6832	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.911.4000
SCALE NTS			
SHEET 1A OF 1			

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STATE OF TEXAS §
COUNTY OF WALLER §

A METES & BOUNDS description of a 16.23 acre tract of land in the Fred Eule Survey, Abstract 375, Waller County, Texas, being out of and a part of the residue of that certain called 304.68 acre tract recorded under County Clerk's File Number 2115246, Official Public Records, Waller County, Texas, and that certain called 55.75 acre tract recorded under County Clerk's File Number 2400397, Official Public Records, Waller County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Commencing at a 1/2-inch iron pipe found for the most westerly southwest corner of the residue of said called 304.68 acre tract, same being the southeast corner of an adjoining called 31.111 acre tract recorded under County Clerk's File Number 2101670, Official Public Records, Waller County, Texas, being a point in the south line of said Fred Eule Survey, Abstract 375, the north line of the adjoining H. & T. C. Railroad Company Survey Section 121, Abstract 201, and the north line of the adjoining Stockdick Road Street Dedication Section 1, according to map or plat thereof recorded under County Clerk's File Number 2215083, Official Public Records, Waller County, Texas;

Thence North 01 degree 57 minutes 42 seconds West along the west line of the residue of said called 304.68 acre tract and the east line of said adjoining called 31.111 acre tract, 1,203.83 feet to the southwest corner and Place of Beginning of the herein described tract;

Thence North 01 degree 57 minutes 42 seconds West along the west line of the herein described tract, same being the west line of the residue of said called 304.68 acre tract, 1,016.27 feet to the northwest corner of the herein described tract;

Thence North 88 degrees 02 minutes 57 seconds East establishing the north line of the herein described tract, at 100.01 feet cross an interior line of the residue of said called 304.68 acre tract and the west line of said called 55.75 acre tract, continuing for a total distance of 756.90 feet to the northeast corner of the herein described tract;

Thence establishing the east line of the herein described tract, crossing said called 55.75 acre tract with the following courses and distances:

South 01 degree 57 minutes 03 seconds East, 112.16 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing South 43 degrees 02 minutes 57 seconds West, 35.36 feet to a point for corner;

South 01 degree 57 minutes 03 seconds East, 170.00 feet;

South 26 degrees 02 minutes 26 seconds West, 138.15 feet;

South 01 degree 57 minutes 42 seconds East, 290.00 feet;

North 88 degrees 02 minutes 18 seconds East, 11.97 feet;

South 01 degree 57 minutes 42 seconds East, 120.00 feet;

South 88 degrees 02 minutes 18 seconds West, 9.91 feet;

South 01 degree 57 minutes 42 seconds East, 177.00 feet to the southeast corner of the herein described tract, being a point in the south line of said called 55.75 acre tract and an interior line of the residue of a called 227.45 acre tract recorded under County Clerk's File Number 2312086, Official Public Records, Waller County, Texas;

Thence South 88 degrees 02 minutes 18 seconds West along the south line of the herein described tract, same being the south line of said called 55.75 acre tract, at 569.04 feet pass the southwest corner of said called 55.75 acre tract and an interior line of the residue of said called 304.68 acre tract, continuing for a total distance of 669.04 feet to the Place of Beginning and containing 16.23 acres of land, more or less.

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SCALE NTS			
SHEET 1B OF 1			

General Notes

- 1. One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of street where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded 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.
- 2. This subdivision is proposed for single-family residential, detention and other related uses.
- 3. The radius on all block corners is 25 feet, unless otherwise noted.
- 4. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by Charter Title Company, GF No. 1076601900020C, Dated May 12, 2024. All easements are centered on lot lines unless otherwise shown.
- 5. All 14 foot utility easements shown extend 7 feet on each side of a common lot line unless otherwise indicated.
- 6. All coordinates shown are grid based on the Texas Coordinate System, South Central Zone, and may be converted to surface by dividing by the combined scale factor of 0.99989805999.
- 7. All bearings are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
- 8. A minimum of ten (10) feet shall be provided between sides of residential dwellings.
- 9. New development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.
- 10. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- 11. Structures built on lots in the designated flood plain 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) foot above the 500-year floodplain level. 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.
- 12. No structure in this subdivision shall be occupied until connected to a public sewer system.
- 13. No structure in this subdivision shall be occupied until connected to an individual water supply or a state – approved community water system.
- 14. This tract lies within Unshaded Zone "X" of the Flood Insurance Rate Map, Community NO. 480640, Map Number 48473C0375E, Panel 0375, suffix "E" dated February 18, 2009 and revised under LOMR 22-06-2777P dated November 20, 2023 for Waller County, Texas and incorporated areas. . Unshaded Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain.
- 15. Unless otherwise indicated, the building line (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.
- 16. Single Family Residential shall mean the use of a lot with one building designed for and containing no 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 no 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.
- 17. Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.
- 18. 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.
- 19. 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 D.R. Horton- Texas, LTD., a Texas Limited Partnership, 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.
- 20. Project site is within City of Houston ETJ.
- 21. There are no pipelines or pipeline easements within the platted area.
- 22. TBM 5000357: Being a 5/8" Iron rod with cap marked "Quiddity Eng. Control" located approximately 662 feet southeast of the northwest corner of a called 322.56 acre tract recorded under County Clerk's File Number 2312086, being a 5/8" Iron rod, also being approximately 2,712 feet northeast of the lower northeast corner of said 322.56 acre tract, being a Mag Nail set with Shiner. Coordinates – N: 13876292.99 E: 2965134.88 Elevation: 166.85'
- 23. All lots shall have adequate wastewater collection services.
- 24. Tract is subject to Surface Waiver agreement recorded under C.C.F. No. 2312084 O.P.R.W.C.T.
- 25. Tract is subject to an On-Site Sewer Facility recorded under C.C.F. No. 2107264 O.P.R.W.C.T.
- 26. Tract subject to grant of easement and surface use agreement under C.C.F. No. 2011586 O.P.R.W.C.T.

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DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 77	OWNER/DEVELOPER: D.R. HORTON-Texas, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd Conroe, TX 77384 281-269-6832	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-13550 & L2046102 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE 1"=80'			
SHEET 182 OF 1			

Legend

- AC "Acre"
- BL "Building Line"
- DE "Drainage Easement"
- Esmt "Easement"
- C.C.F "County Clerk's File"
- F.C "Film Code"
- GBL "Garage Building Line"
- I.R.F "Found 5/8" iron rod with cap stamped "Quiddity Eng. Property Corner"
- No "Number"
- O.P.R.R.P.H.C.T. . . "Official Public Records of Real Property, Harris County, Texas"
- O.P.R.W.C.T. . . "Official Public Records, Waller County, Texas"
- ROW "Right-of-Way"
- Sq Ft "Square Feet"
- SSE "Sanitary Sewer Easement"
- STM SE "Storm Sewer Easement"
- UE "Utility Easement"
- UVE "Unobstructed Visibility Easement"
- WLE "Waterline Easement"
- ① "Block Number"
- "Set 3/4-inch iron rod with Cap Stamped "Quiddity Eng. Property Corner" as Per Certification"
- ↖↗ "Street name break"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S01°57'03"E	112.16'
L2	S01°57'03"E	170.00'
L3	S26°02'26"W	138.15'
L4	S01°57'42"E	290.00'
L5	N88°02'18"E	11.97'
L6	S01°57'42"E	120.00'
L7	S88°02'18"W	9.91'
L8	S01°57'42"E	177.00'
L9	S88°02'18"W	367.04'
L10	N43°02'18"E	7.98'
L11	S88°02'18"W	252.00'
L12	N01°57'42"W	608.53'
L13	S88°02'18"W	257.52'
L14	S44°41'35"E	7.60'
L15	S88°02'57"W	204.79'
L16	N89°15'27"W	100.00'
L17	N01°57'03"W	115.51'
L18	S88°02'57"W	50.00'
L19	N48°22'31"W	66.59'
L20	S88°02'18"W	389.98'
L21	S88°02'18"W	389.98'
L22	N01°57'42"W	248.51'
L23	N01°57'03"W	137.16'

RESTRICTED RESERVE A
Restricted to Drainage and
Detention Purposes Only
1.55 AC
67,631 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.09 AC
3,853 Sq. Ft.

RESTRICTED RESERVE C
Restricted to Drainage and
Detention Purposes Only
0.69 AC
30,103 Sq. Ft.

TOTAL ACREAGE
2.33 AC
101,587 Sq. Ft.

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DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 77	OWNER/DEVELOPER: D.R. HORTON—Texas, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd Conroe, TX 77384 281-269-6832	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-33290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE NTS			
SHEET 1C OF 1			

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CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	90°00'00"	39.27'	S43°02'57"W	35.36'	25.00'
C2	50.00'	90°00'00"	78.54'	S46°57'42"E	70.71'	50.00'
C3	50.00'	90°00'38"	78.55'	S43°02'37"W	70.72'	50.01'
C4	800.00'	2°41'37"	37.61'	N89°23'45"E	37.61'	18.81'
C5	25.00'	90°00'00"	39.27'	N43°02'18"E	35.36'	25.00'
C6	25.00'	35°41'04"	15.57'	N19°48'14"W	15.32'	8.05'
C7	50.00'	165°24'01"	144.34'	S45°03'14"W	99.19'	390.32'
C8	25.00'	39°42'15"	17.32'	S72°05'56"E	16.98'	9.03'
C9	25.00'	92°41'37"	40.45'	S44°23'45"W	36.18'	26.20'
C10	25.00'	48°11'23"	21.03'	S26°02'45"E	20.41'	11.18'
C11	50.00'	276°22'46"	241.19'	N88°02'57"E	66.67'	44.72'
C12	25.00'	48°11'23"	21.03'	N22°08'38"E	20.41'	11.18'
C13	25.00'	89°43'15"	39.15'	S46°48'41"E	35.27'	24.88'
C14	25.00'	90°00'00"	39.27'	S46°57'42"E	35.36'	25.00'
C15	25.00'	48°11'23"	21.03'	N63°56'37"E	20.41'	11.18'
C16	50.00'	276°22'46"	241.19'	N01°57'42"W	66.67'	44.72'
C17	25.00'	48°11'23"	21.03'	N67°52'00"W	20.41'	11.18'
C18	25.00'	90°00'00"	39.27'	S43°02'18"W	35.36'	25.00'
C19	25.00'	38°07'30"	16.64'	S68°58'34"W	16.33'	8.64'
C20	50.00'	166°14'59"	145.08'	S46°57'42"E	99.28'	414.69'
C21	25.00'	38°07'30"	16.64'	N17°06'03"E	16.33'	8.64'
C22	25.00'	90°00'00"	39.27'	N46°57'42"W	35.36'	25.00'
C23	800.00'	2°41'37"	37.61'	S89°23'45"W	37.61'	18.81'

DATE: APRIL 2024

SCALE NTS

SHEET 1D OF 1

FINAL PLAT OF
SUNTERRA
SEC 77

OWNER/DEVELOPER:
D.R. HORTON—Texas, LTD.
a Texas Limited Partnership
400 Carriage Hills Blvd
Conroe, TX 77384
281-269-6832

ENGINEER/PLANNER/SURVEYOR:

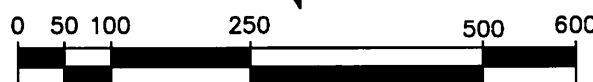
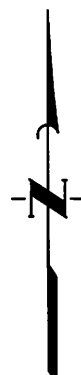
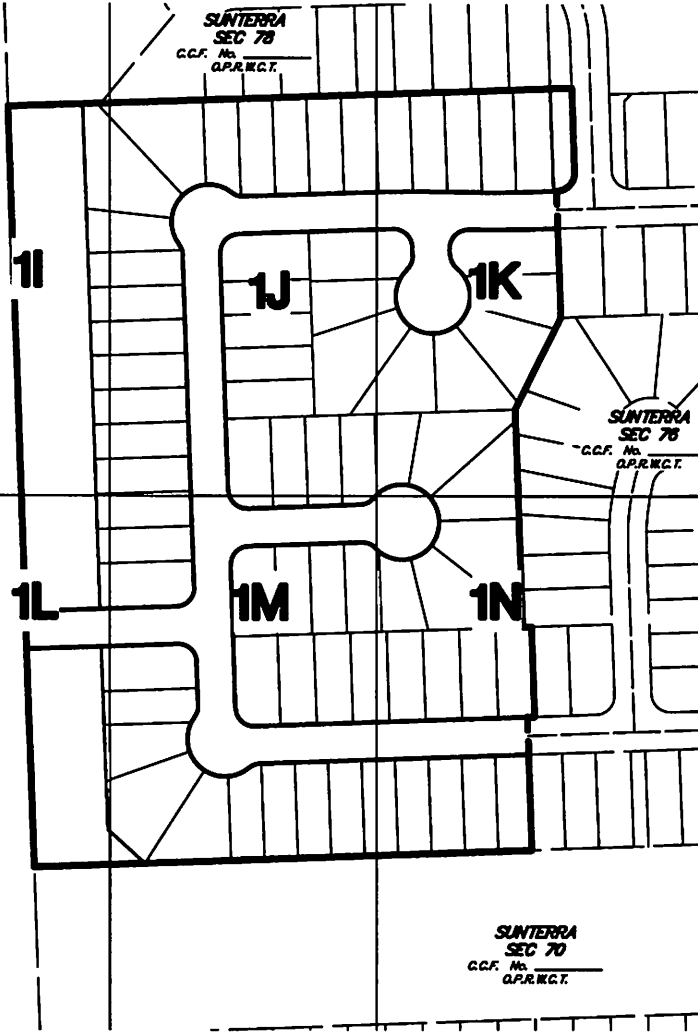


QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

TERRA PRIMA, LTD.
CALLED 131.503 AC.
C.C.F. NO. 2110394
O.P.R.W.C.T.

CYPRESS PRAIRIE
MITIGATION, LLC
CALLED 31.111 AC.
C.C.F. NO. 2101670
O.P.R.W.C.T.



SCALE: 1" = 250'

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DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 77	OWNER/DEVELOPER: D.R. HORTON-Texas, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd Conroe, TX 77384 281-269-6832	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000
SCALE 1" = 250'			
SHEET 1E OF 1			

Certificate of Surveyor

This is to certify that I, Chris D. Kalkomey, 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.

A 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) flood plain as delineated on Waller County Community Panel #480640 of the Flood Insurance Rate Map No. 48473C0375E, dated 2/18/2009 and revised in LOMR 22-06-2777P, dated 11/20/2023.

No portion of this subdivision lies within the boundaries of the 0.2% annual chance (500 year) flood plain as delineated on Waller County Community Panel #480640 of the Flood Insurance Rate Map No. 48473C0375E, dated 2/18/2009 and revised in LOMR 22-06-2777P, dated 11/20/2023.



[Signature]
Chris D. Kalkomey
Registered Professional Land Surveyor
Texas Registration No. 5869

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Sunterra Sec 77 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 29 day of may, 2024

By: *[Signature]*
Lisa M. Clark or N. Sonny Garza
Chair Vice Chairman

By: *[Signature]*
Jennifer Ostlund, AICP,
Secretary



BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-70

APPROVED BY THE BOARD OF SUPERVISORS ON

DATE 7-15-2024
[Signature]
PRESIDENT
[Signature]
SECRETARY
[Signature]
DISTRICT ENGINEER

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

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SCALE NTS			
SHEET 1F OF 1			

K:\16537\16537-0190-02 Sunterra Section 77 Water, Sanitary, Drainage and Paving Facilities\2 Design Phase\Planning\Sunterra Sec 77 - PLAT.dwg May 14, 2024 - 8:17am RV

STATE OF TEXAS §
COUNTY OF WALLER §

We, D.R. Horton – Texas, Ltd., a Texas Limited Partnership, acting by and through Chad Estes, Land Development Manager, being an officer of D.R. Horton Inc., a Delaware Corporation, it's Authorized Agent, owner hereinafter referred to as Owners of the 16.23 acre tract described in the above and foregoing map of SUNTERRA SEC 77, 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 totals 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, 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, ect., 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 three 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 driveway and/or walks, although dip-style driveways are encouraged where appropriate.
- 4. Property owners will obtain Development Permits/Permit Exemptions from the County Flood Plain Administrator for all development.
- 5. There are no underground pipelines within the confines of the subdivision except as shown on the plat.
- 6. There shall be no sanitary sewer systems or any water well constructed within 50 feet of any lot line that does not adjoin with a public road.

IN TESTIMONY WHEREOF, D.R. Horton – Texas, Ltd., a Texas Limited Partnership, acting by and through D.R. Horton Inc., a Delaware Corporation, it's Authorized Agent has caused these presents to be signed by Chad Estes, Land Development Manager, thereunto authorized, this 13th day of may, 2024

D.R. Horton– Texas, LTD.,
a Texas Limited Partnership

By: D.R. Horton Inc., a Delaware Corporation, Its Authorized Agent.

By: Chad Estes
Land Development Manager

STATE OF TEXAS §
COUNTY OF Montgomery §

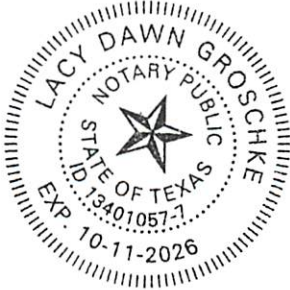
BEFORE ME, the undersigned authority, on this day personally appeared Chad Estes, Land Development Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13th day of may, 2024

Jany Groschke
Notary Public in and for the State of Texas

Lacy Groschke
Print Name

My commission expires: 10/11/2026



DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 77	OWNER/DEVELOPER: D.R. HORTON–Texas, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd Conroe, TX 77384 281–269–6832	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. P-23290 & L20040100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE NTS			
SHEET 1G OF 1			

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I, J. Ross McCall, County Engineer of Waller County, Certify that the Plat of this subdivision complies with all existing rules and regulations of Waller County.

No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

Date

J. Ross McCall
County Engineer

STATE OF TEXAS

§

COUNTY OF WALLER

§

I, Debbie Holian, 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 _____, 2024, at _____ o'clock ____M in File No. _____ of the Plat Records of said County. Witness my hand and seal of office, at Hempstead, Texas, the day and date last above written.

Debbie Holian
Waller County,
Texas

By: _____
Deputy

CERTIFICATE OF COMMISSIONERS COURT

APPROVED by the Commissioners' Court of Waller County, Texas, this _____ day of _____, 2024.

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

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

Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorff
Commissioner, Precinct 4

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

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 77	OWNER/DEVELOPER: D.R. HORTON-Texas, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd Conroe, TX 77384 281-269-6832	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. E-23250 & L20046120 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE NTS			
SHEET 1H OF 1			

K:\16537\16537-0180-02 Sunterra Section 77 Water, Sanitary, Drainage and Paving Facilities\2 Design Phase\Planning\Suntterra Sec 77 - PLAT.dwg Aug 14,2024 - 2:02pm rvl

BROOKSHIRE- KATY
DRAINAGE DISTRICT
EASEMENT
CALLED 40- FOOT WIDE
(CALLED 2,640' X 40')
VOL. 425, PG. 923
O.R.W.C.T.

N: 13,871,904.78
E: 2,962,398.28

*TERRA PRIMA, LTD.
CALLED 131.503 AC.
C.C.F. NO. 2110394
O.P.R.W.C.T.*

N01°57'42"W

676.32'

100.00'

A

7' UE

140.37'

59.49'

46.25'

46.25'

46.25'

46.25'

46.25'

46.25'

46.25'

46.25'

46.25'

46.25'

18.15'

5'

5'

1'

5'

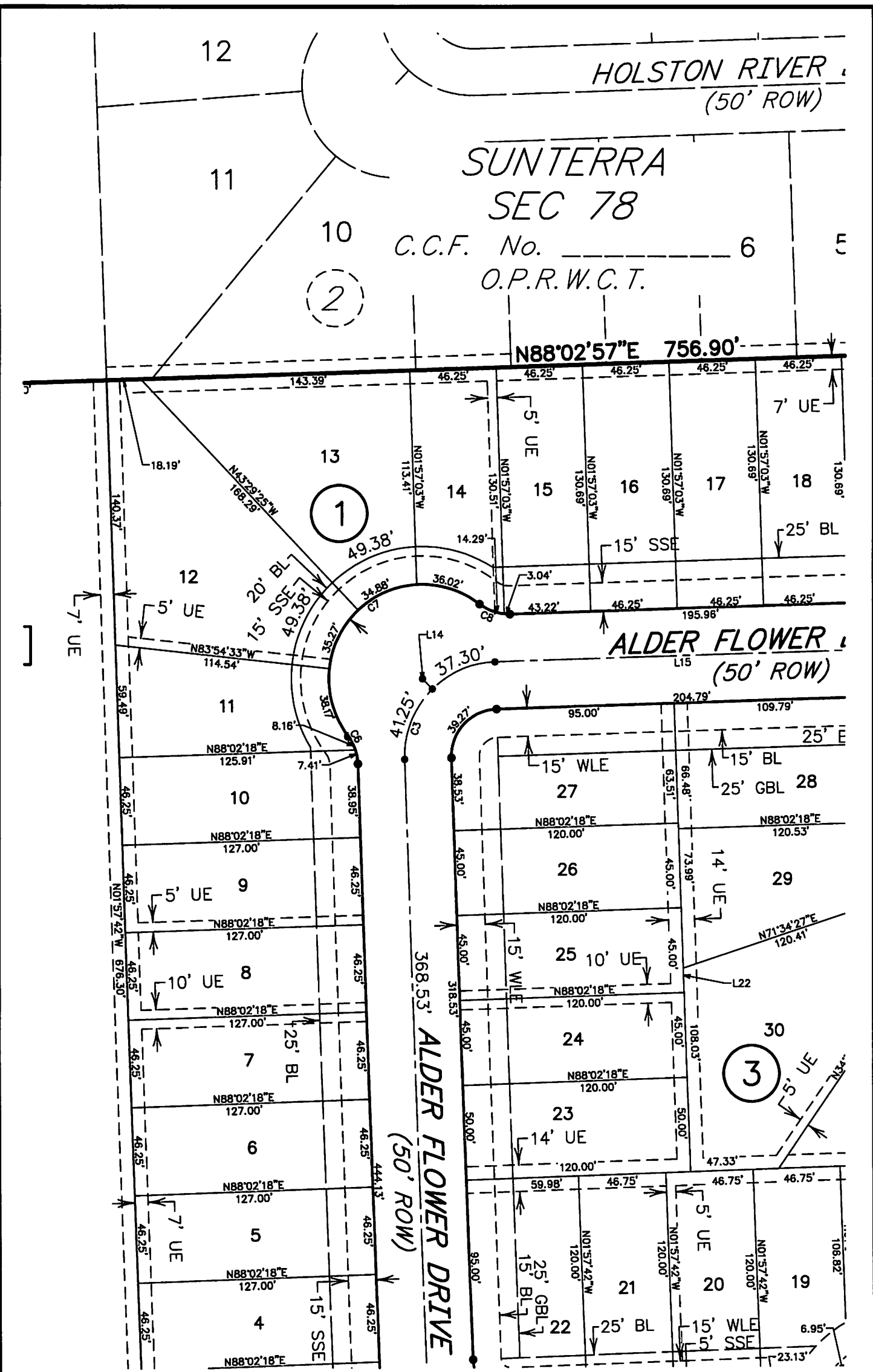
5'

5'

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DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 77	OWNER/DEVELOPER: D.R. HORTON-Texas, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd Conroe, TX 77384 281-269-6832	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10045100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000
SCALE 1"=60'			
SHEET 1I OF 1			

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DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 77	OWNER/DEVELOPER: D.R. HORTON-Texas, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd Conroe, TX 77384 281-269-6832	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-21290 & 10046100 2122 West Grand Parkway North, Suite 150 • Katy, TX 77449 832.911.4000
SCALE 1"=60'			
SHEET 1J OF 1			

RIVER DRIVE

50' ROW)

BITTERWEED DRIVE
(50' ROW)

ALDER

FLOWER DRIVE

50' ROW)

ELK GLEN
COURT (50' ROW)

SUNTERRA
SEC

C.C.F. No.
O.P.R.

DATE: APRIL 2024

SCALE 1"=60'

SHEET 1K OF 1

FINAL PLAT OF
SUNTERRA
SEC 77

OWNER/DEVELOPER:
D.R. HORTON-Texas, LTD.
a Texas Limited Partnership
400 Carriage Hills Blvd
Conroe, TX 77384
281-269-6832

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

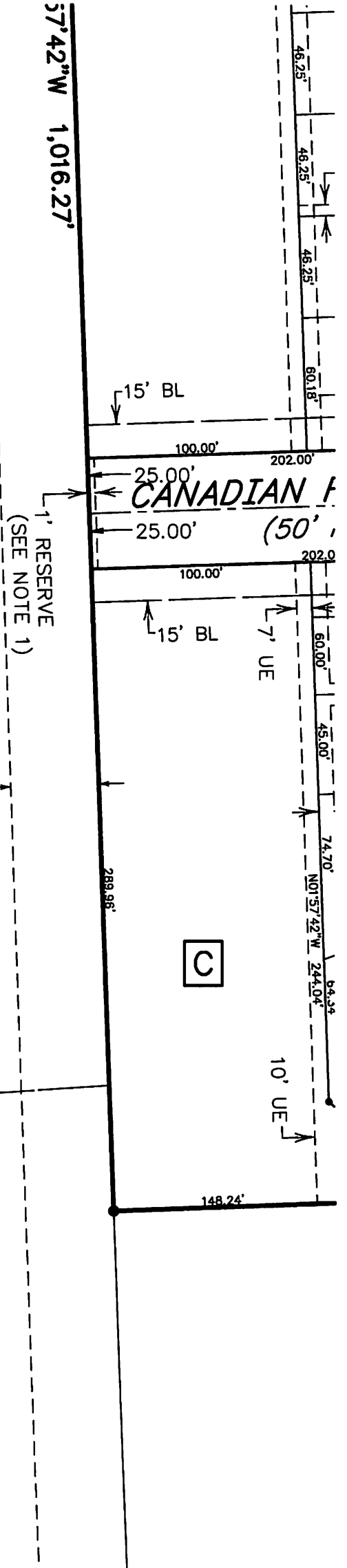
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & L0046100
2122 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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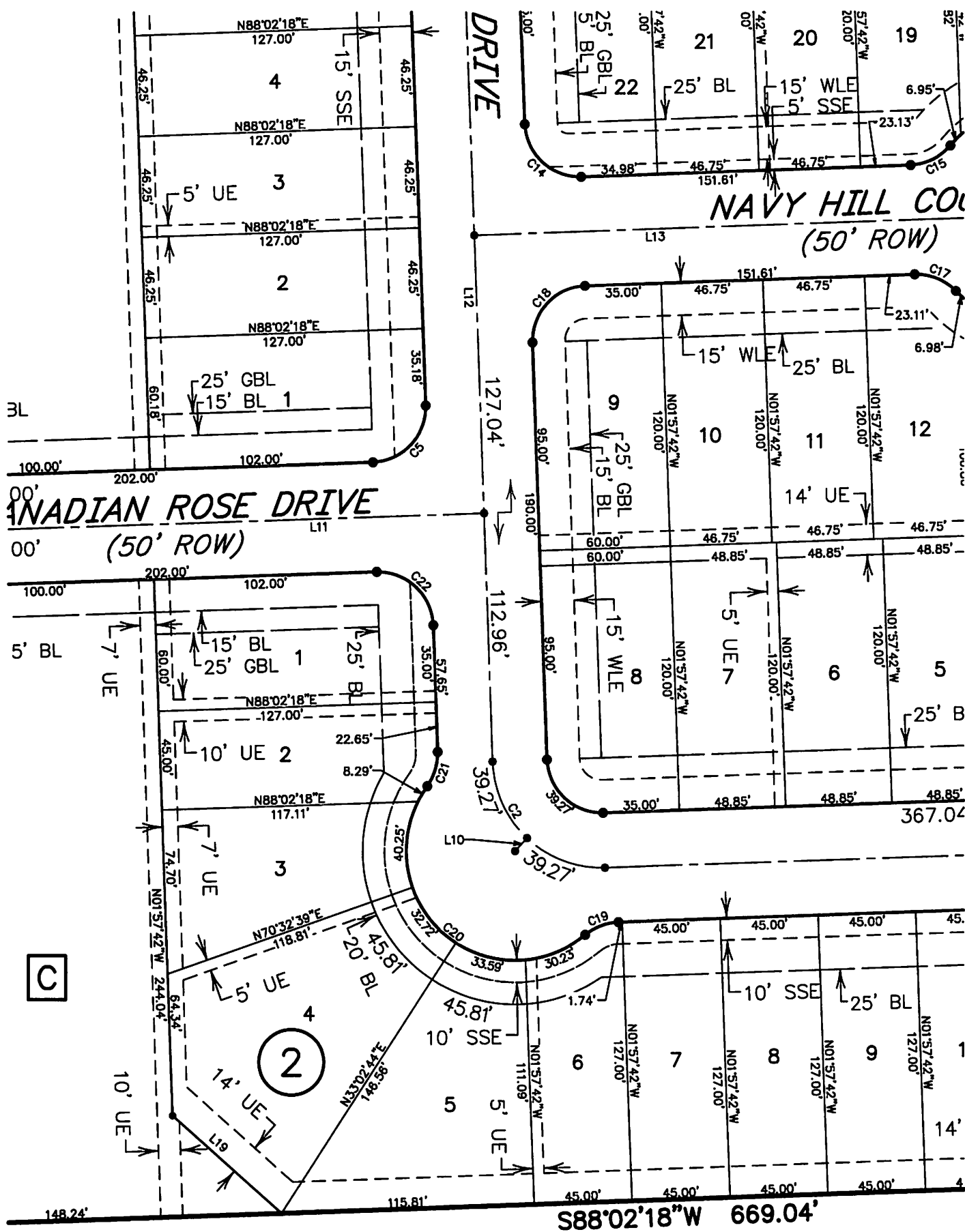
DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 77	OWNER/DEVELOPER: D.R. HORTON-Texas, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd Conroe, TX 77384 281-269-6832	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. E-21290 & L0046100 2121 West Grand Parkway North, Suite 150 - Gary, TX 77649 832.913.4000
SCALE 1"=80'			
SHEET 1L OF 1			

SHEET 1L OF 1

Quaddly Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E-23290 & L-10046100
2322 West Grand Parkway North, Suite 150, Katy, TX 77449 832.913.4000



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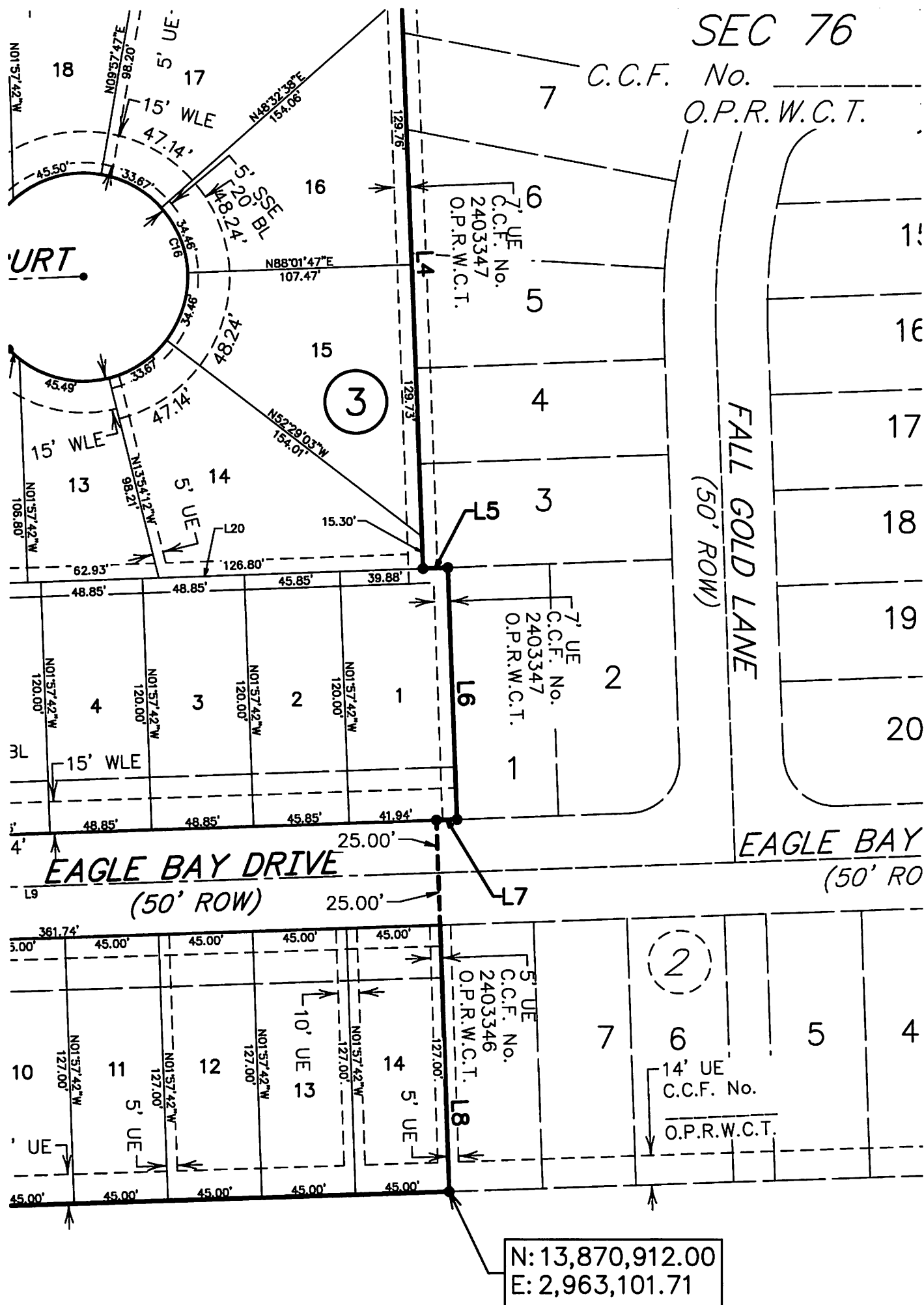
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DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 77	OWNER/DEVELOPER: D.R. HORTON-Texas, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd Conroe, TX 77384 281-269-6832	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. E-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000
SCALE 1"=80'			
SHEET 1M OF 1			

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SUNTERRA SEC 70

DATE: APRIL 2024

SCALE 1"=80'

SHEET 1N OF 1

FINAL PLAT OF
SUNTERRA
SEC 77

OWNER/DEVELOPER:
D.R. HORTON-Texas, LTD.
a Texas Limited Partnership
400 Carriage Hills Blvd
Conroe, TX 77384
281-269-6832

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & J0046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832-913-4000