

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Section 76

Date: October 16, 2024

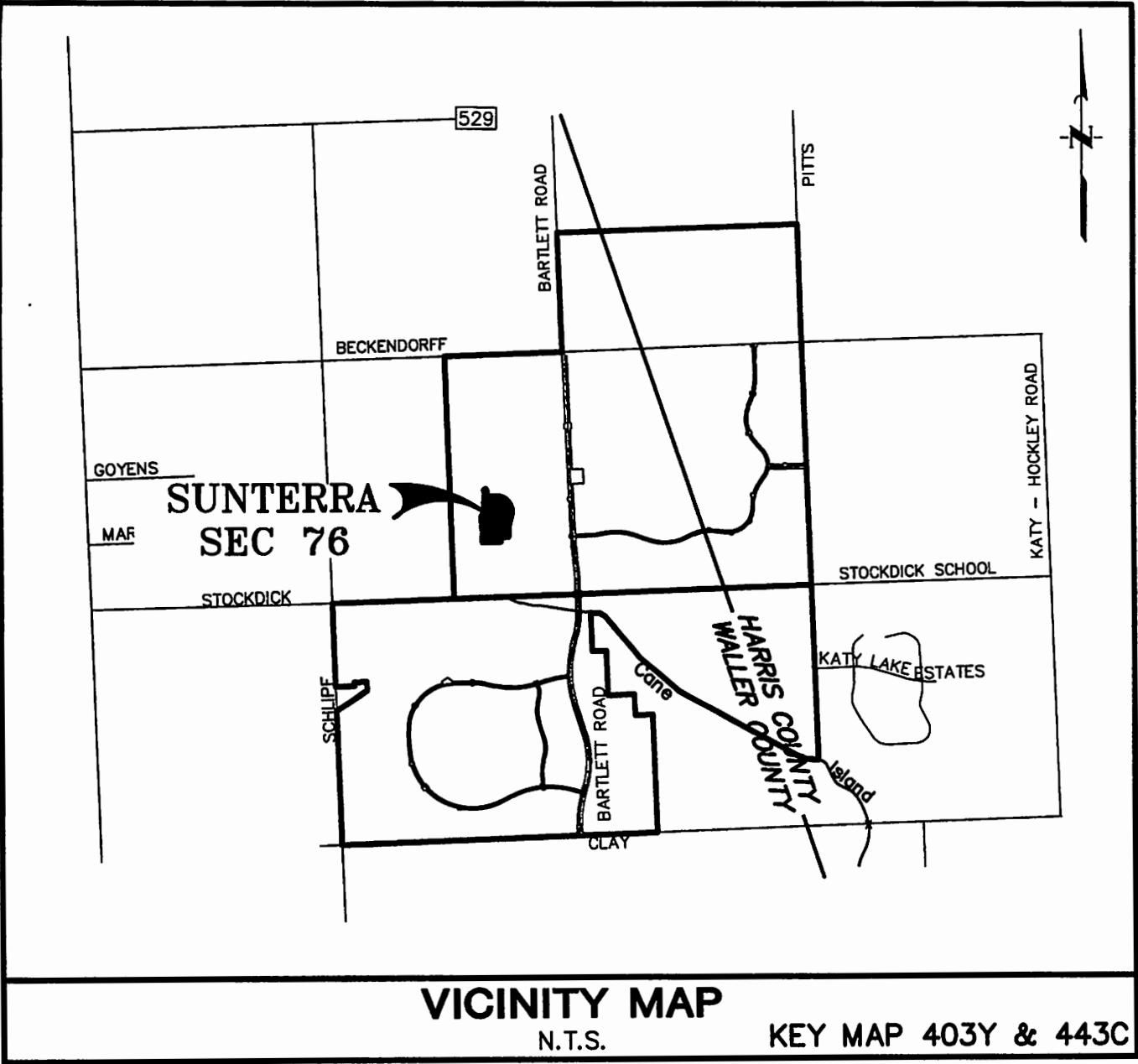
Background

Final Plat of Sunterra Section 76 Subdivision which consists of 13.22 acres will include 63 Lots, 3 Blocks and 3 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond

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**FINAL PLAT OF
SUNTERRA
SEC 76**

**A SUBDIVISION OF 13.22 ACRES OF LAND
OUT OF THE
FRED EULE SURVEY, A-375
WALLER COUNTY, TEXAS**

63 LOTS 3 RESERVES 3 BLOCKS
APRIL 2024

BKDD PERMIT No. 2024-69

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 76	OWNER/DEVELOPER: D.R. HORTON - TEXAS, LTD. A Texas Limited Partnership 401 CARRIAGE HILLS BLVD CONROE, TEXAS 77384 (281) 269-6833	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1A OF 1			

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STATE OF TEXAS §
COUNTY OF WALLER §

A **METES & BOUNDS** description of a 13.22 acre tract of land in the Fred Eule Survey, Abstract 375, Waller County, Texas, being out of and a part of 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 a called 304.68 acre tract recorded under County Clerk's File Number 2115246, Official Public Records, Waller County, Texas, 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;

Thence North 88 degrees 02 minutes 18 seconds East, crossing the residue of said called 304.68 acre tract, at 100.00 feet pass the southwest corner of said called 55.75 acre tract and continue along the south line of said called 55.75 acre tract and a north 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, for a total distance of 669.04 feet to the southwest corner and **Place of Beginning** of the herein described tract;

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

North 01 degree 57 minutes 42 seconds West, 177.00 feet;

North 88 degrees 02 minutes 18 seconds East, 9.91 feet;

North 01 degree 57 minutes 42 seconds West, 120.00 feet;

South 88 degrees 02 minutes 18 seconds West, 11.97 feet;

North 01 degree 57 minutes 42 seconds West, 290.00 feet;

North 26 degrees 02 minutes 26 seconds East, 138.15 feet;

North 01 degree 57 minutes 03 seconds West, 170.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, 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 North 43 degrees 02 minutes 57 seconds East, 35.36 feet;

North 01 degree 57 minutes 03 seconds West, 178.68 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 28 degrees 25 minutes 37 seconds, an arc length of 62.02 feet, a radius of 125.00 feet, and a chord bearing North 16 degrees 09 minutes 52 seconds West, 61.38 feet;

North 59 degrees 37 minutes 19 seconds East, 50.00 feet to the north corner of the herein described tract, being a point in the east line of said called 55.75 acre tract and a west line of the residue of said called 227.45 acre tract, said point being in a non-tangent curve to the right;

Thence along the northeasterly line of the herein described tract, same being the east line of said called 55.75 acre tract, with the following courses and distances:

Thence with said non-tangent curve to the right, having a central angle of 28 degrees 25 minutes 37 seconds, an arc length of 86.83 feet, a radius of 175.00 feet, and a chord bearing South 16 degrees 09 minutes 52 seconds East, 85.94 feet;

South 01 degree 57 minutes 03 seconds East, 76.68 feet;

North 88 degrees 02 minutes 57 seconds East, 254.41 feet to the northeast corner of the herein described tract;

Thence along the east line of the herein described tract, same being the east line of said called 55.75 acre tract with the following courses and distances:

South 76 degrees 05 minutes 39 seconds East, 40.12 feet;

South 73 degrees 33 minutes 01 second East, 40.19 feet;

South 66 degrees 31 minutes 01 second East, 40.04 feet;

South 59 degrees 29 minutes 47 seconds East, 40.04 feet;

South 52 degrees 28 minutes 34 seconds East, 40.04 feet;

South 45 degrees 27 minutes 21 seconds East, 40.04 feet;

South 38 degrees 26 minutes 07 seconds East, 40.04 feet;

South 31 degrees 24 minutes 54 seconds East, 40.04 feet;

South 24 degrees 23 minutes 41 seconds East, 40.04 feet;

South 17 degrees 22 minutes 27 seconds East, 40.04 feet;

South 10 degrees 21 minutes 12 seconds East, 40.05 feet;

South 03 degrees 19 minutes 54 seconds East, 40.05 feet;

South 03 degrees 36 minutes 06 seconds West, 39.04 feet;

South 10 degrees 24 minutes 09 seconds West, 39.04 feet;

South 13 degrees 05 minutes 44 seconds West, 220.00 feet;

South 12 degrees 09 minutes 48 seconds West, 53.10 feet;

South 04 degrees 51 minutes 06 seconds West, 51.04 feet;

South 01 degree 49 minutes 50 seconds East departing the east line of said called 55.75 acre tract and crossing said called 55.75 acre tract, 158.77 feet to the southeast corner of the herein described tract, same being a reentry corner of said called 55.75 acre tract and an interior corner of the residue of said called 227.45 acre tract;

Thence along the south line of the herein described tract, same being the south line of said called 55.75 acre tract and an interior line of the residue of said called 227.45 acre tract with the following courses and distances:

South 43 degrees 02 minutes 22 seconds West, 14.14 feet;

South 88 degrees 02 minutes 22 seconds West, 117.00 feet;

South 01 degree 57 minutes 38 seconds East, 4.33 feet;

South 88 degrees 02 minutes 22 seconds West, 50.00 feet;

South 01 degree 57 minutes 38 seconds East, 102.00 feet;

South 88 degrees 02 minutes 18 seconds West, 407.94 feet to the **Place of Beginning** and containing 13.22 acres of land, more or less.

DATE: APRIL 2024

SCALE NTS

SHEET 1B OF 1

FINAL PLAT OF
SUNTERRA
SEC 76

OWNER/DEVELOPER:
D.R. HORTON - TEXAS, LTD.
A Texas Limited Partnership
401 CARRIAGE HILLS BLVD
CONROE, TEXAS 77384
(281) 269-6833

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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

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Legend

- AC "Acre"
- AE. "Aerial Easement"
- BL. "Building Line"
- DE "Drainage Easement"
- Esmt "Easement"
- C.C.F. "County Clerk's File"
- F.C. "Film Code"
- "FND" "Found 5/8 " iron rod with cap stamped "Quiddity Eng. Property Corner"
- GBL "Garage Building Line"
- No "Number"
- 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"

General Notes

- 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 re-vest in the dedicator, his heirs, assigns or successors.
- This subdivision is proposed for single-family residential, detention and other related uses.
- The radius on all block corners is 25 feet, unless otherwise noted.
- With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by Charter Title Company, GF No. 1076601900020C, Dated April 19, 2024.
- All easements are centered on lot lines unless otherwise shown. All 14 foot utility easements shown extend 7 feet on each side of a common lot line unless otherwise indicated.
- All coordinates shown are grid based on the Texas Coordinate System, South Central Zone, and may be converted to surface by applying the combined scale factor of 1.00010195040.
- All bearings are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
- A minimum of ten (10) feet shall be provided between sides of residential dwellings.
- New development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.
- 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.
- 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.
- No structure in this subdivision shall be occupied until connected to a public sewer system.
- No structure in this subdivision shall be occupied until connected to an individual water supply or a state - approved community water system.
- 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 22-08-2777P 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- Project site is within City of Houston ETJ.
- There are no pipeline easements within the platted area.
- 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'
- All lots shall have adequate wastewater collection services.
- Tract is subject to Grant of Easement and Surface Use Agreement recorded under C.C.F. No. 2011586, O.P.R.W.C.T., and amended under C.C.F. No. 2402081, O.P.R.W.C.T.
- Tract is subject to Surface Waiver Agreement recorded under C.C.F. No. 2312084, O.P.R.W.C.T., and under C.C.F. No. RP-2023-385717, O.P.R.R.P.H.C.T.
- Tract is subject to On-site Sewage Facility recorded under C.C.F. No. 2107264, O.P.R.W.C.T.
- Tract is subject to Drainage Easement recorded under C.C.F. No. RP-2021-62519, O.P.R.R.P.H.C.T., and under C.C.F. No. 2112679, O.P.R.W.C.T.

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SCALE NTS			
SHEET 1C OF 1			

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CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	175.00'	28°25'37"	86.83'	S16°09'52"E	85.94'	44.33'
C2	25.00'	90°00'00"	39.27'	N43°02'57"E	35.36'	25.00'
C3	125.00'	28°25'37"	62.02'	N16°09'52"W	61.38'	31.66'
C4	150.00'	28°25'37"	74.42'	N16°09'52"W	73.66'	37.99'
C5	175.00'	105°02'48"	320.85'	N39°25'40"W	277.76'	228.26'
C6	500.00'	15°03'22"	131.39'	S05°34'03"W	131.01'	66.08'
C7	300.00'	24°50'30"	130.07'	S10°27'34"W	129.05'	66.07'
C8	25.00'	90°00'00"	39.27'	S46°57'03"E	35.36'	25.00'
C9	25.00'	90°00'04"	39.27'	S46°57'40"E	35.36'	25.00'
C10	25.00'	90°00'00"	39.27'	N43°02'18"E	35.36'	25.00'
C11	25.00'	44°01'21"	19.21'	N05°25'37"W	18.74'	10.11'
C12	50.00'	276°01'45"	240.88'	N69°25'25"W	66.89'	45.00'
C13	25.00'	53°36'29"	23.39'	S41°47'13"W	22.55'	12.63'
C14	25.00'	90°00'00"	39.27'	S46°57'42"E	35.36'	25.00'
C15	25.00'	89°59'56"	39.27'	N43°02'20"E	35.35'	25.00'

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SCALE NTS			
SHEET 1D OF 1			

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N59°37'19"E	50.00'
L2	S01°57'03"E	76.68'
L3	N88°02'57"E	254.41'
L4	S76°05'39"E	40.12'
L5	S73°33'01"E	40.19'
L6	S66°31'01"E	40.04'
L7	S59°29'47"E	40.04'
L8	S52°28'34"E	40.04'
L9	S45°27'21"E	40.04'
L10	S38°26'07"E	40.04'
L11	S31°24'54"E	40.04'
L12	S24°23'41"E	40.04'
L13	S17°22'27"E	40.04'
L14	S10°21'12"E	40.05'
L15	S03°19'54"E	40.05'
L16	S03°36'06"W	39.04'
L17	S10°24'09"W	39.04'
L18	S13°05'44"W	220.00'
L19	S12°09'48"W	53.10'
L20	S04°51'06"W	51.04'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S01°57'38"E	53.77'
L22	S01°45'50"E	105.00'
L23	S43°02'22"W	14.14'
L24	S88°02'22"W	117.00'
L25	S01°57'38"E	4.33'
L26	S88°02'22"W	50.00'
L27	S01°57'38"E	102.00'
L28	N01°57'42"W	177.00'
L29	N88°02'18"E	9.91'
L30	N01°57'42"W	120.00'
L31	S88°02'18"W	11.97'
L32	N01°57'42"W	290.00'
L33	N26°02'26"E	138.15'
L34	N01°57'03"W	170.00'
L35	N01°57'03"W	178.68'
L36	S01°57'03"E	228.68'
L37	S88°02'57"W	284.04'
L38	S13°05'44"W	252.99'
L39	S01°57'38"E	157.28'
L40	S88°02'18"W	432.94'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	S01°57'42"E	251.67'
L42	S22°52'49"W	19.34'
L43	S01°57'03"E	116.49'
L44	N43°02'57"E	14.14'
L45	S01°57'38"E	116.49'
L46	N43°02'20"E	14.14'
L47	N01°57'42"W	127.00'
L48	N01°57'42"W	127.00'
L49	S88°02'18"W	108.03'
L50	N88°02'57"E	279.11'
L51	S57°00'05"E	33.29'
L52	S03°34'22"E	39.24'
L53	S13°05'01"W	239.85'
L54	S10°18'28"W	46.56'
L55	S06°11'50"W	45.97'
L56	S02°39'07"W	45.65'
L57	S01°57'38"E	105.49'

RESTRICTED RESERVE A
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.06 AC
2,457 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.06 AC
2,457 Sq. Ft.

RESTRICTED RESERVE C
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.06 AC
2,540 Sq. Ft.

DATE: APRIL 2024

SCALE NTS

SHEET 1E OF 1

FINAL PLAT OF
SUNTERRA
SEC 76

OWNER/DEVELOPER:
D.R. HORTON – TEXAS, LTD.
A Texas Limited Partnership
401 CARRIAGE HILLS BLVD
CONROE, TEXAS 77384
(281) 269-6833

ENGINEER/PLANNER/SURVEYOR:

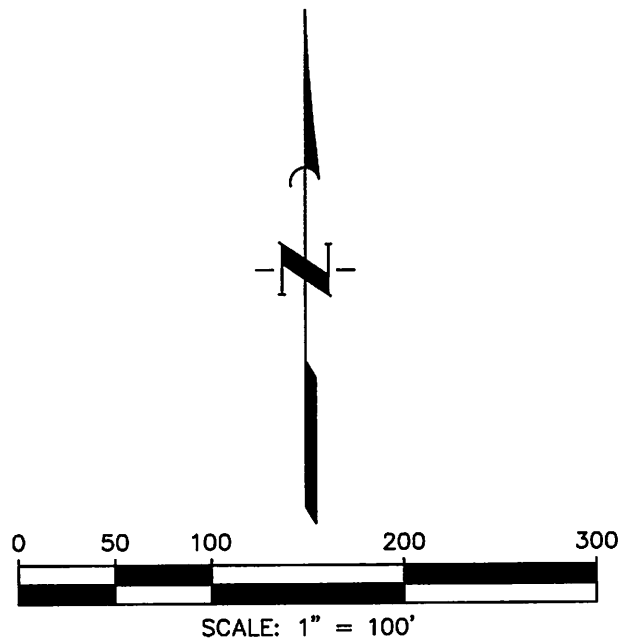
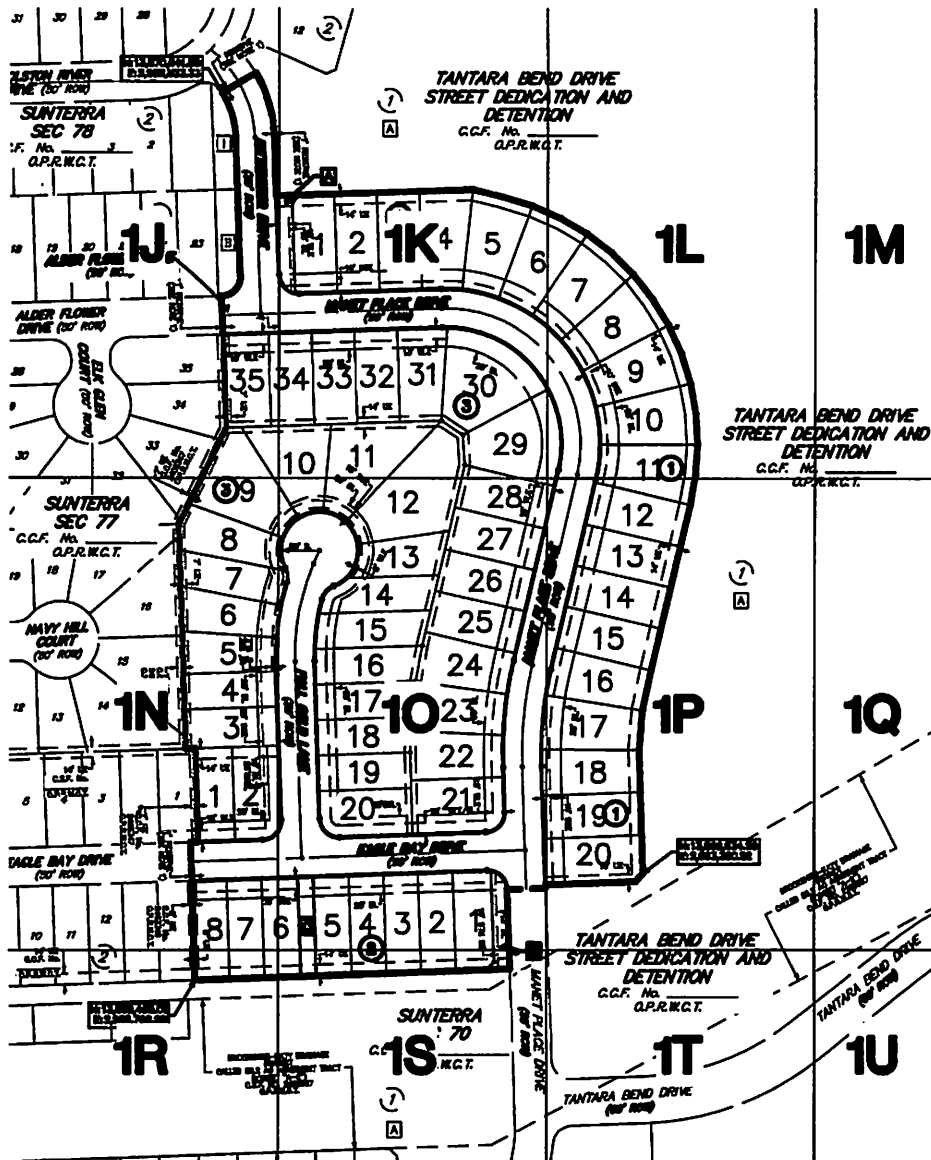


QUIDDITY

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DATE: APRIL 2024

SCALE NTS

SHEET 1F OF 1

FINAL PLAT OF
SUNTERRA
SEC 76

OWNER/DEVELOPER:
D.R. HORTON - TEXAS, LTD.
A Texas Limited Partnership
401 CARRIAGE HILLS BLVD
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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, owner hereinafter referred to as Owners of the 13.22 acre tract described in the above and foregoing map of SUNTERRA SEC 76, 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 new 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, the D.R. Horton – Texas, Ltd., a Texas Limited Partnership, has caused these presents to be signed by Chad Estes, Land Development Manager, thereunto authorize, this 14th day of May, 2024

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

By: 
Chad Estes
Land Development Manager

STATE OF TEXAS §
COUNTY OF Montgomery §

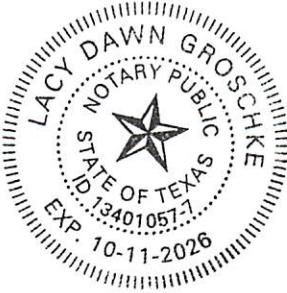
BEFORE ME, the undersigned authority, on this day personally appeared Chad Estes, Land Development Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of May, 2024


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 76	OWNER/DEVELOPER: D.R. HORTON – TEXAS, LTD. A Texas Limited Partnership 401 CARRIAGE HILLS BLVD CONROE, TEXAS 77384 (281) 269-6833	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000 CJamnik@quiddity.com 77449
SCALE NTS			
SHEET 1G OF 1			

BN

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 extraterritorial 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 #480640 of the Flood Insurance Rate Map No. 48473C0375E, dated 2/18/2009, and revised under LOMR 22-06-2777P, dated November 20, 2023.

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 #480640 of the Flood Insurance Rate Map No. 48473C0375E, dated 2/18/2009, and revised under LOMR 22-06-2777P, dated November 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 76 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 5 day of JUNE, 2024.

By: Lisa M. Clark or M. Sonny Garcia
Chair Vice Chairman

By: Jennifer Ostlind
Secretary



BROOKSHIRE-KATY DRAINAGE DISTRICT Permit No. 2024-69

APPROVED BY THE BOARD OF SUPERVISORS ON

7-15-2024
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 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.

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 76	OWNER/DEVELOPER: D.R. HORTON - TEXAS, LTD. A Texas Limited Partnership 401 CARRIAGE HILLS BLVD CONROE, TEXAS 77384 (281) 269-6833	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjarnnik@quiddity.com 77449
SCALE NTS			
SHEET 1H OF 1			

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I, J. Ross McCall, PE, County Engineer of Waller County, Texas, 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, PE
County Engineer

STATE OF TEXAS §
COUNTY OF WALLER §

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 _____, 202__, 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 Hollan
Waller County, Texas

By: _____
Deputy

CERTIFICATE OF COMMISSIONERS COURT

APPROVED by the Commissioners' Court of Waller County, Texas, this _____ day of _____, 202__.

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

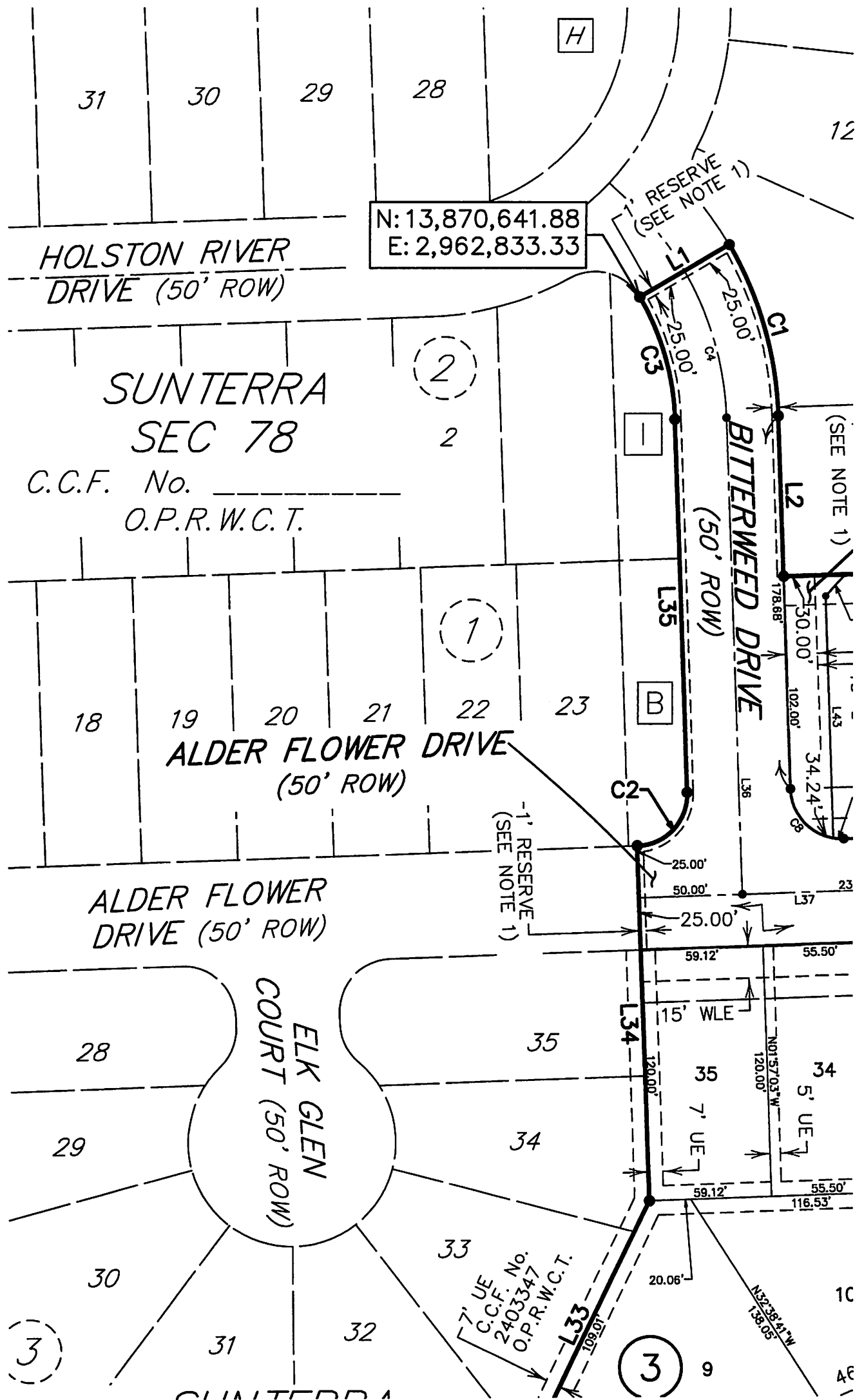
Justin Beckendorff
Commissioner, Precinct 4

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 76	OWNER/DEVELOPER: D.R. HORTON – TEXAS, LTD. A Texas Limited Partnership 401 CARRIAGE HILLS BLVD CONROE, TEXAS 77384 (281) 269-6833	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77405 • 832.913.4000 Cjamnik@quiddity.com 77449
SCALE NTS			
SHEET 11 OF 1			

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DATE: APRIL 2024

SCALE 1"=80'

SHEET 1J OF 1

FINAL PLAT OF
SUNTERRA
SEC 76

OWNER/DEVELOPER:
D.R. HORTON - TEXAS, LTD.
A Texas Limited Partnership
401 CARRIAGE HILLS BLVD
CONROE, TEXAS 77384
(281) 269-6833

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

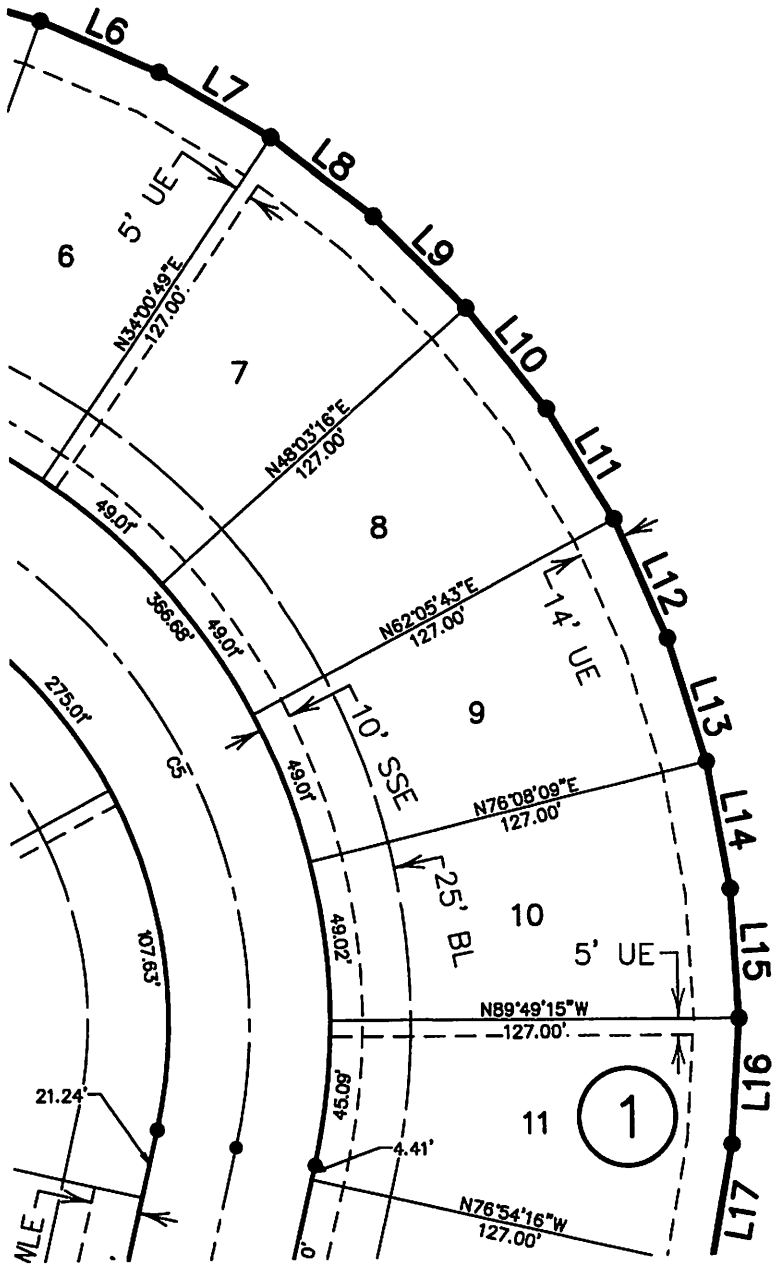
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000
Cjarnik@quiddity.com

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

Ciamnik@quiddity.com

BEND DRIVE
LOCATION AND
SECTION

W.C.T.



TANTARA BE.
STREET DEDIC
DETEN.
C.C.F. No. ____
O.P.R.W.

DATE: APRIL 2024

SCALE 1"=80'

SHEET 1L OF 1

FINAL PLAT OF
SUNTERRA
SEC 76

OWNER/DEVELOPER:
D.R. HORTON - TEXAS, LTD.
A Texas Limited Partnership
401 CARRIAGE HILLS BLVD
CONROE, TEXAS 77384
(281) 269-6833

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

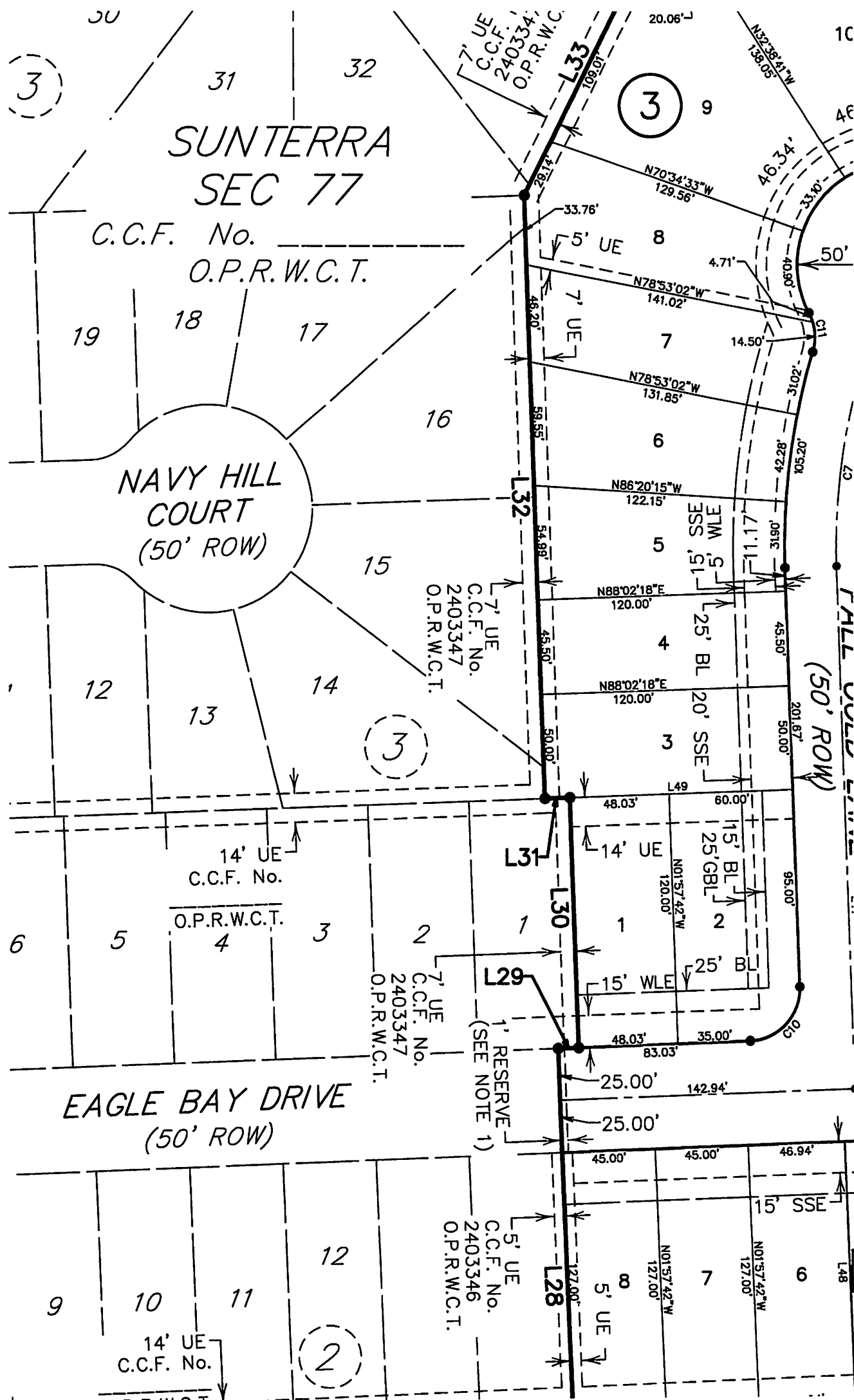
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000
CJamnik@quiddity.com

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PA BEND DRIVE
DEDICATION AND
RETENTION
No. _____
O.P.R.W.C.T.

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 76	OWNER/DEVELOPER: D.R. HORTON - TEXAS, LTD. A Texas Limited Partnership 401 CARRIAGE HILLS BLVD CONROE, TEXAS 77384 (281) 269-6833	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjpmnik@quiddity.com
SCALE 1"=60'			
SHEET 1M OF 1			

87



DATE: APRIL 2024

SCALE 1"=80'

SHEET 1N OF 1

FINAL PLAT OF
SUNTERRA
SEC 76

OWNER/DEVELOPER:
D.R. HORTON - TEXAS, LTD.
A Texas Limited Partnership
401 CARRIAGE HILLS BLVD
CONROE, TEXAS 77384
(281) 269-6833

ENGINEER/PLANNER/SURVEYOR:

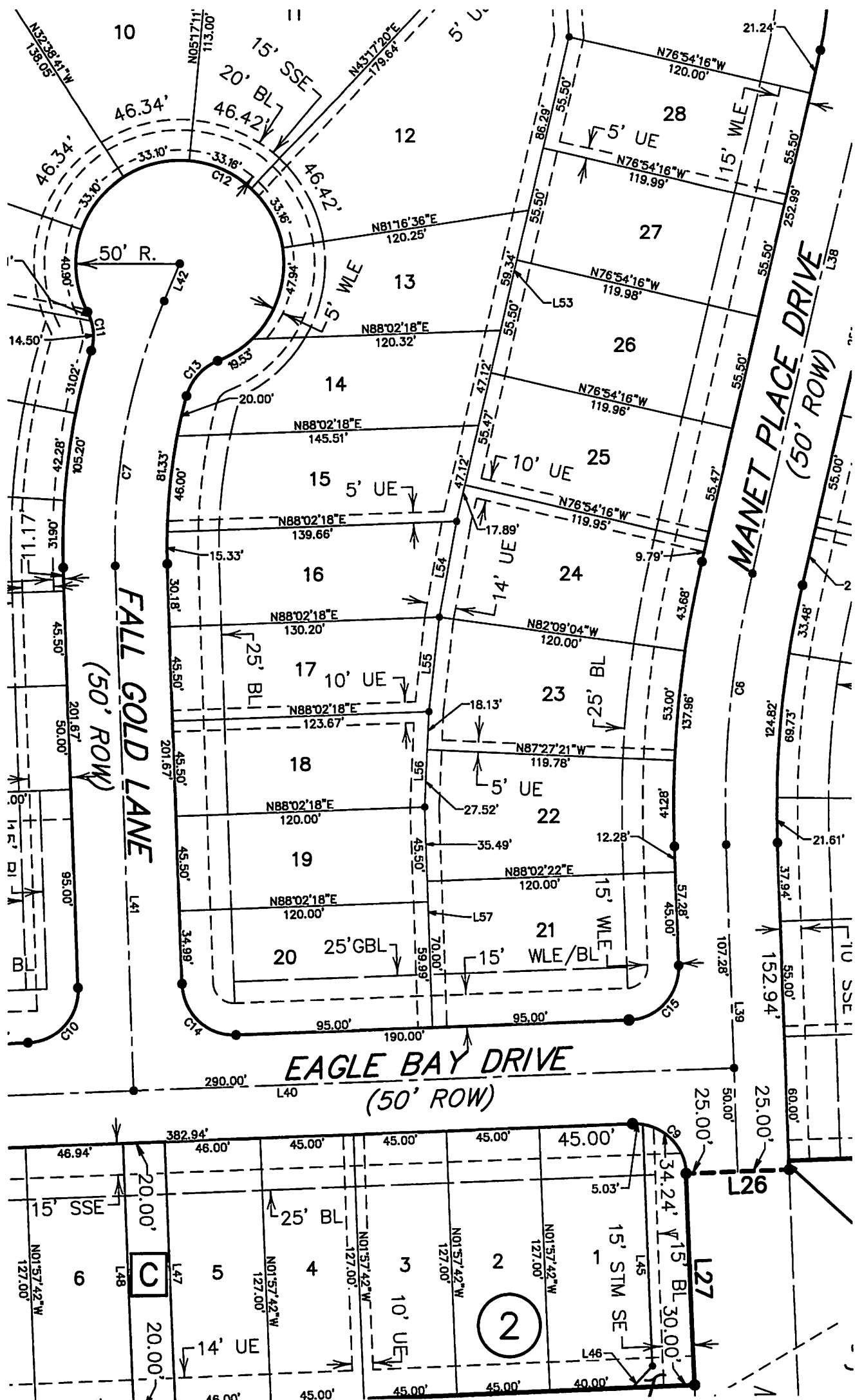


QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E-23290 & 10046100

2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000
Clamnik@quiddity.com

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DATE: APRIL 2024

SCALE 1"=60'

SHEET 10 OF 1

FINAL PLAT OF
SUNTERRA
SEC 76

OWNER/DEVELOPER:
D.R. HORTON - TEXAS, LTD.
A Texas Limited Partnership
401 CARRIAGE HILLS BLVD
CONROE, TEXAS 77384
(281) 269-6833

ENGINEER/PLANNER/SURVEYOR:

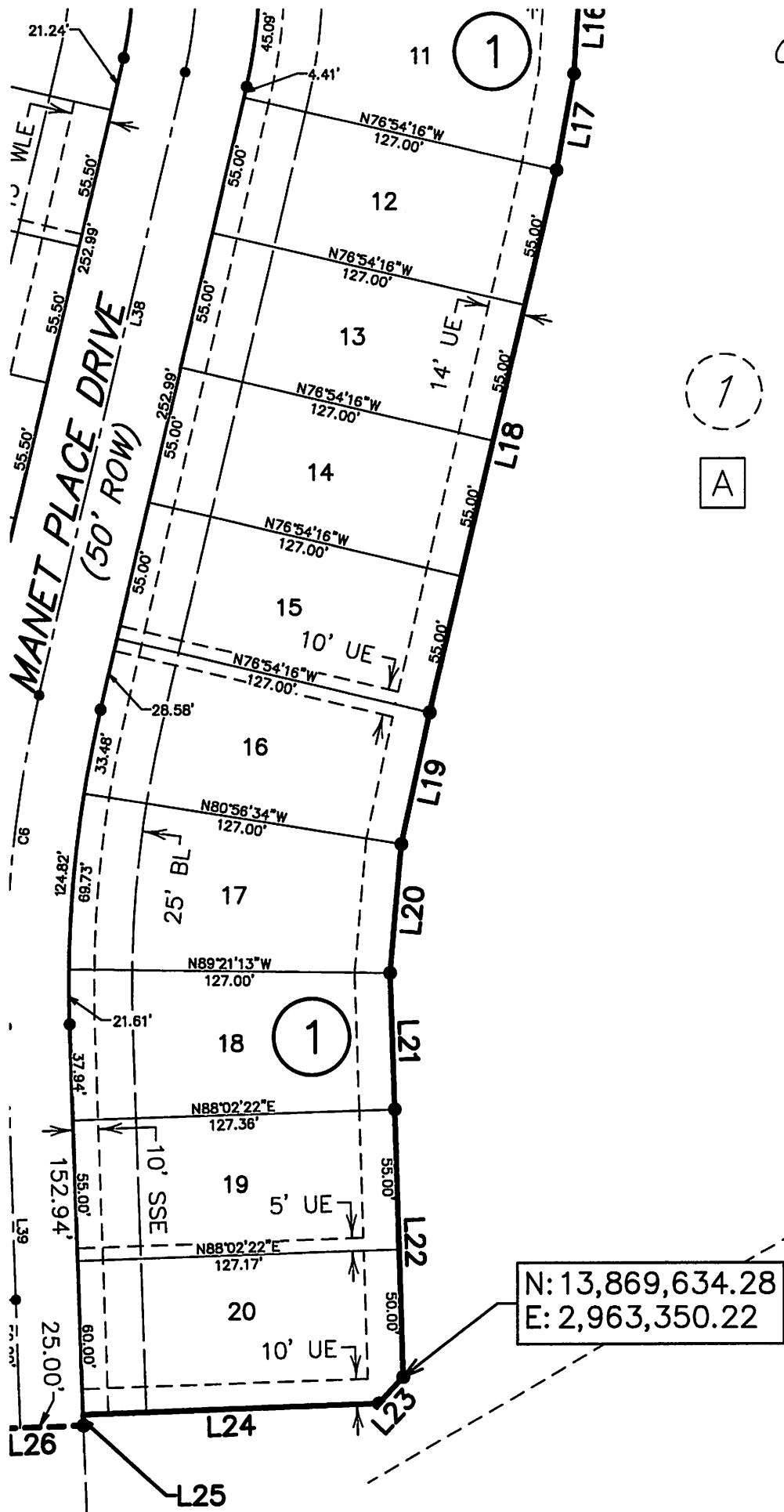


QUIDDITY

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

Cjannik@quiddity.com

C.C.F. No. ____
O.P.R.W.



*TANTARA BEND DRIVE
STREET DEDICATION AND
RETENTION*

BROOKSHIRE-KATY DISTRICT
CALLED 86.2 AC AG
(EXHIBIT NO. C.C.F. O.P.F.)

DATE: APRIL 2024

SCALE 1"=80'

SHEET 1P OF 1

**FINAL PLAT OF
SUNTERRA
SEC 76**

OWNER/DEVELOPER:
D.R. HORTON - TEXAS, LTD.
A Texas Limited Partnership
401 CARRIAGE HILLS BLVD
CONROE, TEXAS 77384
(281) 269-6833

ENGINEER/PLANNER/SURVEYOR:

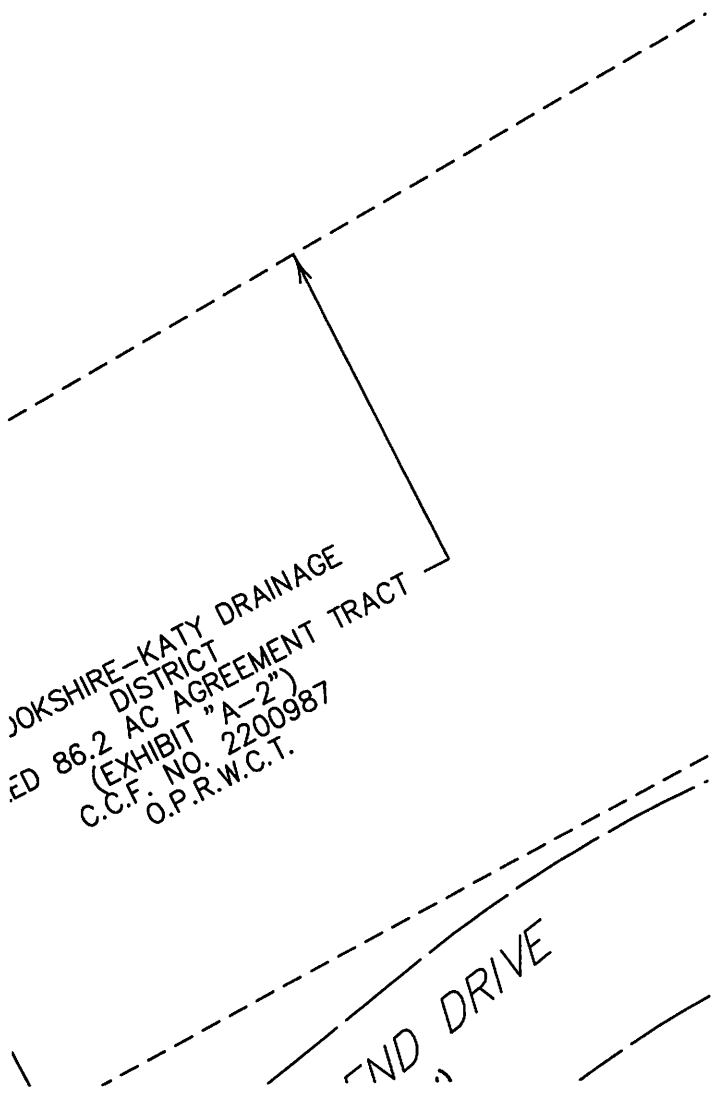


QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100

2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000
CJamnik@quiddity.com

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



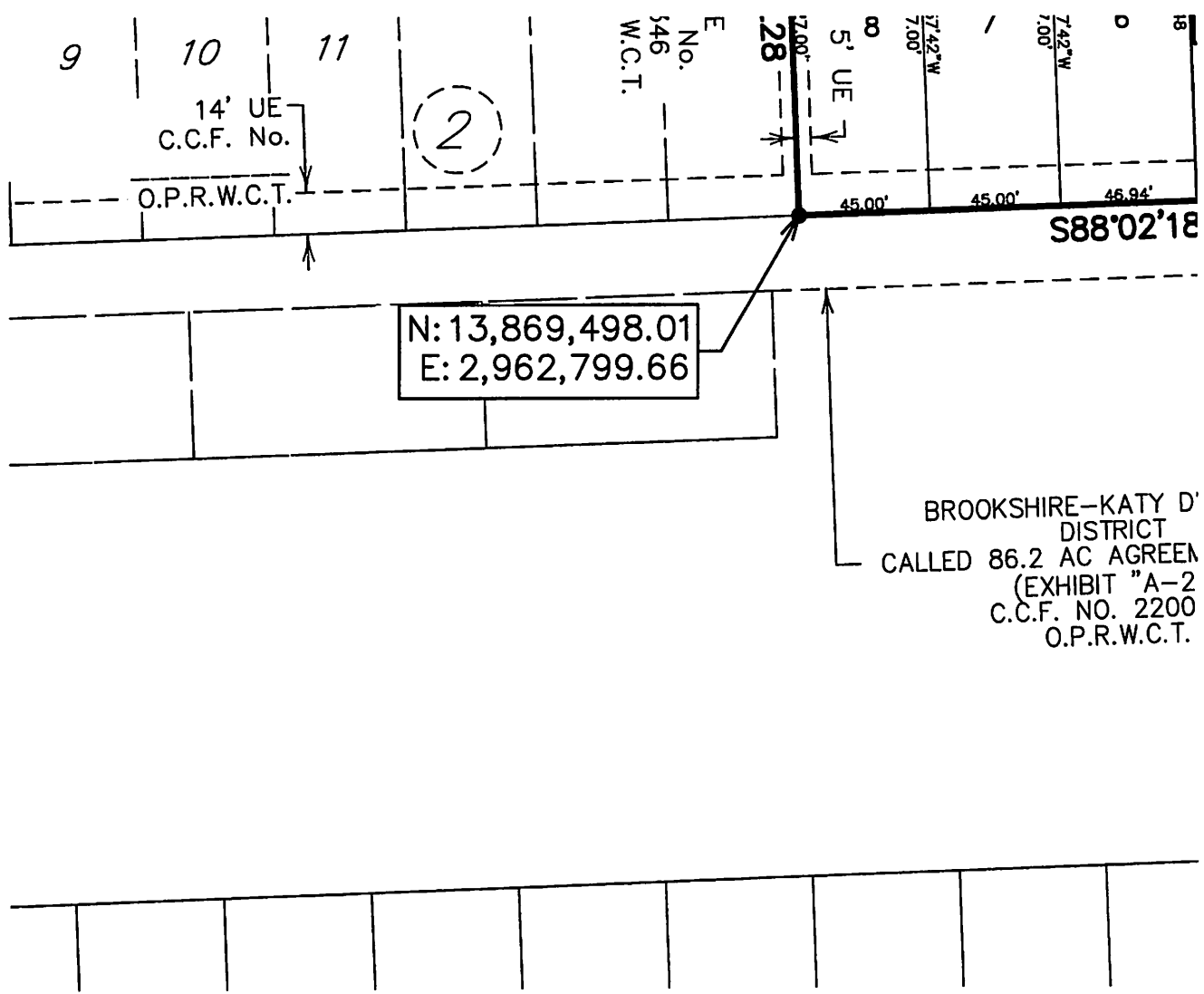
WOKSHIRE-KATY DRAINAGE
DISTRICT
ED 86.2 AC AGREEMENT TRACT
(EXHIBIT "A-2")
C.C.F. NO. 2200987
O.P.R.W.C.T.

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DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 76	OWNER/DEVELOPER: D.R. HORTON - TEXAS, LTD. A Texas Limited Partnership 401 CARRIAGE HILLS BLVD CONROE, TEXAS 77384 (281) 269-6833	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjamnik@quiddity.com
SCALE 1"=60'			
SHEET 1Q OF 1			

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DATE: APRIL 2024

SCALE 1"=60'

SHEET 1R OF 1

FINAL PLAT OF
SUNTERRA
SEC 76

OWNER/DEVELOPER:
D.R. HORTON - TEXAS, LTD.
A Texas Limited Partnership
401 CARRIAGE HILLS BLVD
CONROE, TEXAS 77384
(281) 269-6833

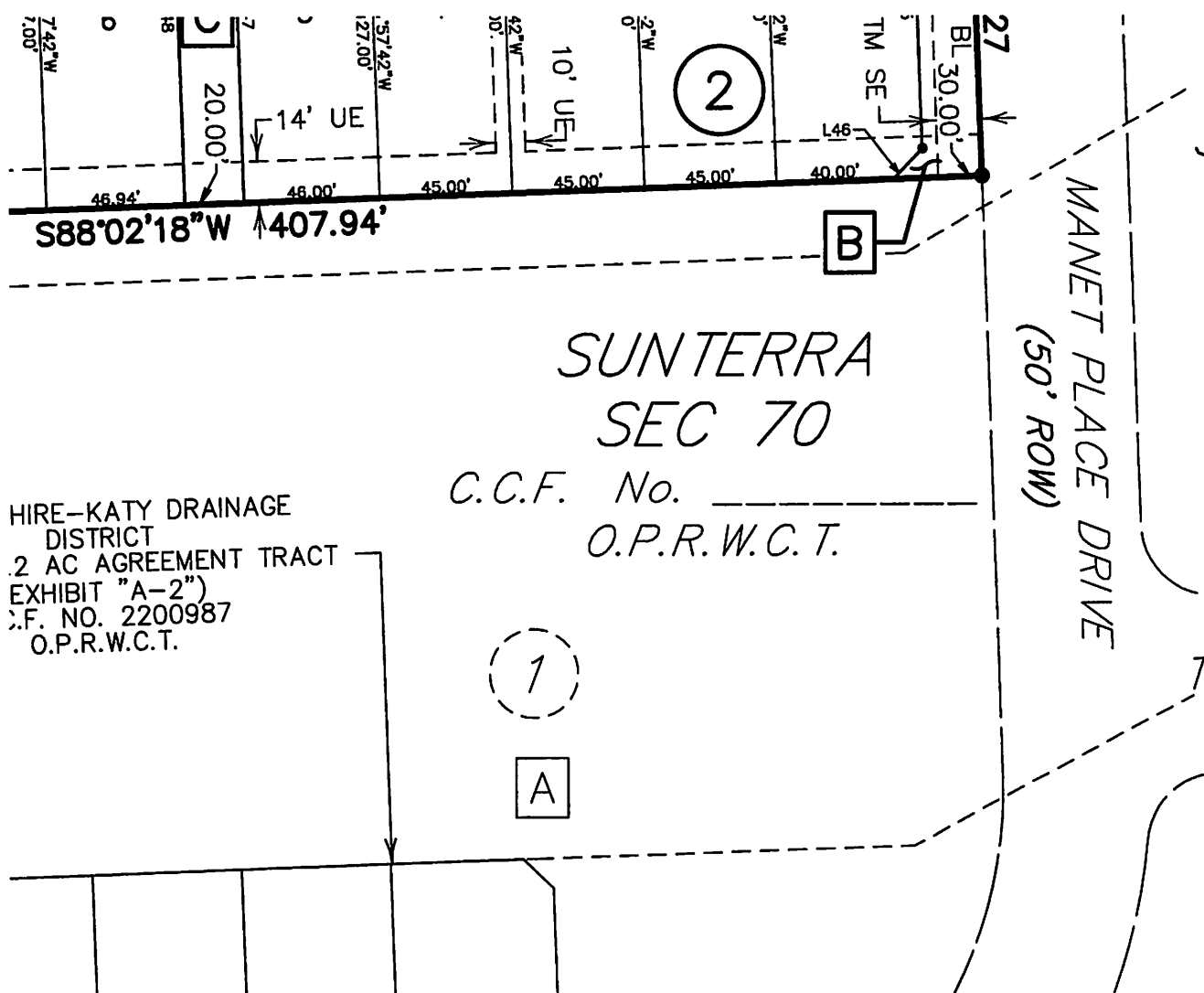
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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

Handwritten signature



HIRE-KATY DRAINAGE
DISTRICT
.2 AC AGREEMENT TRACT
EXHIBIT "A-2")
S.F. NO. 2200987
O.P.R.W.C.T.

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

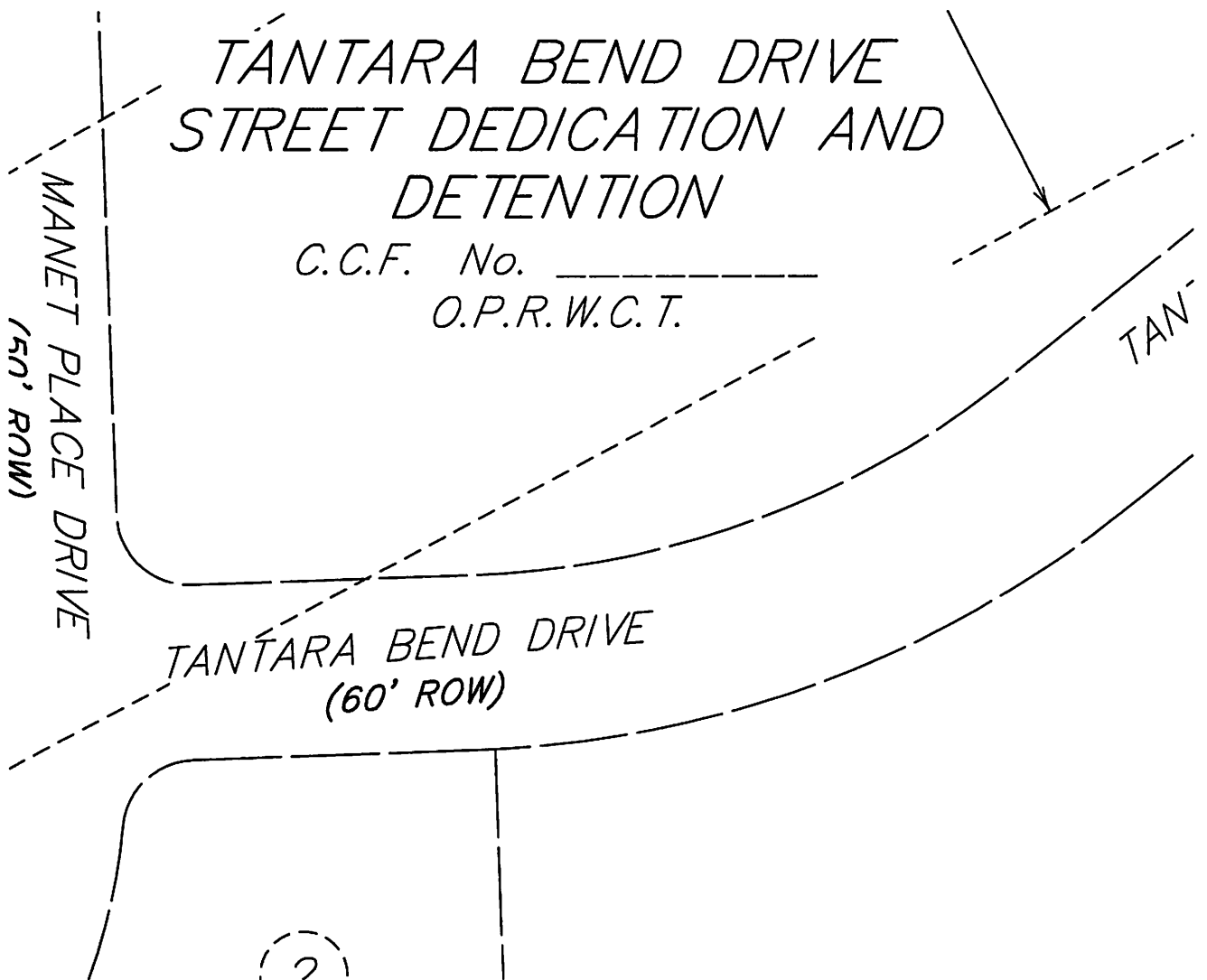
1

A

MANET PLACE DRIVE
(50' ROW)

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 36	OWNER/DEVELOPER: D.R. HORTON - TEXAS, LTD. A Texas Limited Partnership 401 CARRIAGE HILLS BLVD CONROE, TEXAS 77384 (281) 269-6833	ENGINEER/PLANNER/SURVEYOR:
SCALE 1"=60'			 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000
SHEET 1S OF 1			Cjarnik@quiddity.com

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DATE: APRIL 2024

SCALE 1"=60'

SHEET 1T OF 1

FINAL PLAT OF
SUNTERRA
SEC 76

OWNER/DEVELOPER:
D.R. HORTON - TEXAS, LTD.
A Texas Limited Partnership
401 CARRIAGE HILLS BLVD
CONROE, TEXAS 77384
(281) 269-6833

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors

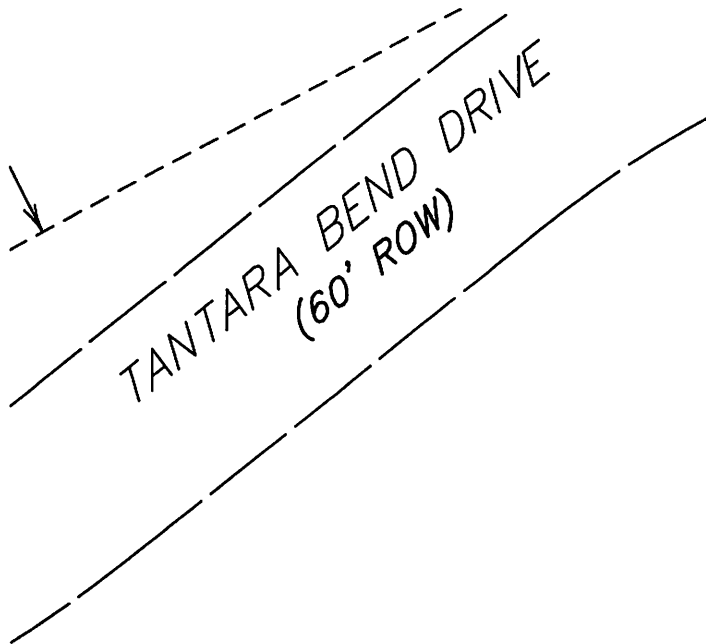
Registration Nos. F-23290 & 10046100

2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000

Cjamnik@quiddity.com

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DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 76	OWNER/DEVELOPER: D.R. HORTON - TEXAS, LTD. A Texas Limited Partnership 401 CARRIAGE HILLS BLVD CONROE, TEXAS 77384 (281) 269-6833	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 CJamnik@quiddity.com
SCALE 1"=80'			
SHEET 1U OF 1			

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