

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval – Sunterra Corner Store

Date: May 1, 2024

Background

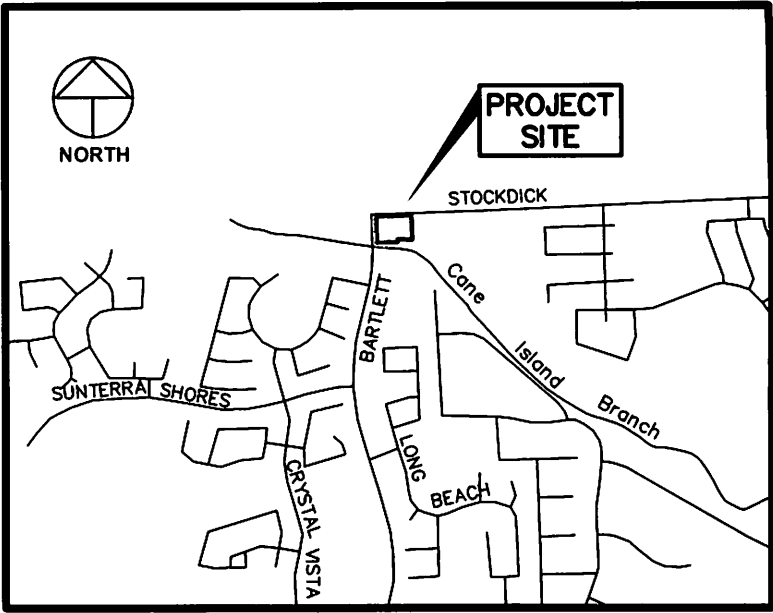
Final Plat of Sunterra Corner Store which consists of 2.289 acres will include 1 Block and 1 Reserve in Precinct 3.

Staff Recommendation

Approve Plat

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
- U.E. - UTILITY EASEMENT
-  - SET 5/8" CAPPED IR "WINDROSE"



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

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

Engineer

ALJ Lindsey, LLC

18635 N. Eldridge Parkway, Ste. 200
Tomball, TX 77377
281-301-5955
DDenton@aljindsey.com

Owner and Developer

Suntterra Market, LLC

a Texas limited liability company
5411 Lachlan Springs Ln
Sugar Land, TX 77479
281-917-8430
shahyank27@gmail.com

Surveyor

WINDROSE

LAND SURVEYING | PLATTING

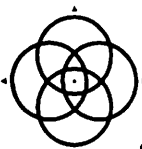
FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

BROOKSHIRE-KATY DRAINAGE
DISTRICT PERMIT NO. 2022-38
PROPOSED SITE USE:
COMMERCIAL DEVELOPMENT

FINAL PLAT OF
SUNTERRA CORNER STORE

A SUBDIVISION OF
2.289 AC. / 99,725 SQ. FT.
SITUATED IN THE J.W. MCCUTCHEON SURVEY,
SECTION 130, ABSTRACT NO. 308,
CITY OF HOUSTON ETJ, WALLER COUNTY, TEXAS

I BLOCK I RESERVE
FEBRUARY 2024



STATE OF TEXAS
COUNTY OF WALLER

We, Sunterra Market, LLC, a Texas limited liability company, acting by and through Shahyan Karowadiya, owner, and Nizar Mohammad, owner, hereinafter referred to as the Owners of the 2.289 acre tract described in the above and foregoing map of SUNTERRA CORNER STORE, 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.

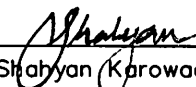
FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in 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.

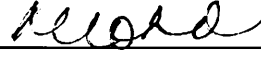
FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, 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.

IN TESTIMONY WHEREOF, Sunterra Market, LLC, a Texas limited liability company, has caused these presents to be signed by Shahyan Karowadiya, owner, and Nizar Mohammad, owner, thereunto authorized, this

the 15 day of February, 2024.

Sunterra Market, LLC, a Texas limited liability company


Shahyan Karowadiya - Owner

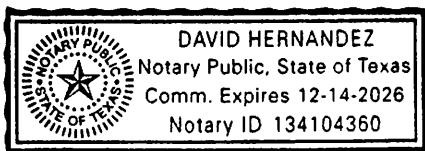

Nizar Mohammad - Owner

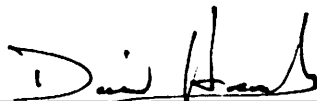
STATE OF TEXAS
COUNTY OF WALLER

BEFORE ME, the undersigned authority, on this day personally appeared Shahyan Karowadiya, owner, and Nizar Mohammad, owner, of Sunterra Market, LLC, a Texas limited liability company, 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 15 day of February, 2024.




Notary Public in and for the
State of Texas
12-14-2026
My Commission Expires:

FINAL PLAT OF
SUNTERRA CORNER STORE
A SUBDIVISION OF
2.289 AC. / 99,725 SQ. FT.
SITUATED IN THE J.W. MCCUTCHEON SURVEY,
SECTION 130, ABSTRACT NO. 308,
CITY OF HOUSTON ETJ, WALLER COUNTY, TEXAS
1 BLOCK 1 RESERVE
FEBRUARY 2024

BROOKSHIRE--KATY DRAINAGE DISTRICT PERMIT NO. 2023-01441

Approved by the Board of Supervisors on

9-10-23
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 REVIEWER 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 PLAT 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.

Privately maintained paved streets: Sunterra Market, LLC, a Texas limited liability company, by filing this Plat of Record, and all future owners of property within this subdivision, by purchasing such property, acknowledge and agree that Waller County shall have no obligation whatsoever to repair or accept maintenance of the roads shown on this subdivision until and unless Sunterra Market, LLC, a Texas limited liability company, and/or the Homeowners Association has improved the roadways to the then current standards required by Waller County and the roads have been accepted for maintenance by formal, written action of the Waller County Commissioners Court and the roadway, with all required right of way, has been dedicated by the owners thereof, and accepted by the County, as a public street. Sunterra Market, LLC, a Texas limited liability company, and all future owners of property within this subdivision shall look solely to Sunterra Market, LLC, a Texas limited liability company, and/or the Homeowners Association for future maintenance and repair of the roads and streets shown on this Subdivision.

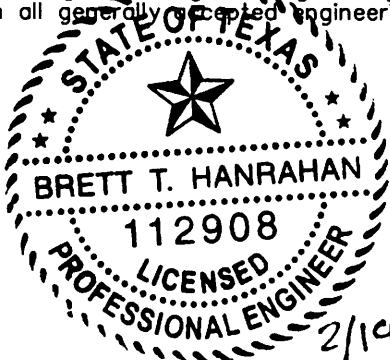
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1 BLOCK 1 RESERVE
FEBRUARY 2024

I, J. 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

J. Ross McCall, P.E., County Engineer

I, Brett T. Hanrahan, 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.

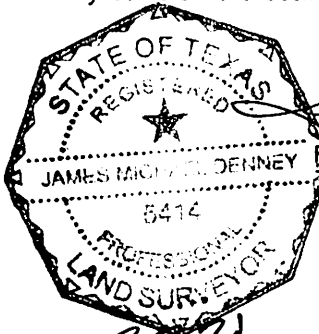


Brett T. Hanrahan

Brett T. Hanrahan, P.E.
Texas Registration No. 112908
ALJ Linsey, LLC
18635 N. Eldridge Parkway, Suite 200
Tomball, TX, 77377
TX Firm Registration No. F-11526

2/19/24

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

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

2-2-24

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of SUNTERRA CORNER STORE 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 20 day of March, 2024.

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

By: *Josd*
Jennifer Ostlind, AICP
Secretary



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FEBRUARY 2024

Z:\58156-BARTLETT CORNER STORE\PLAT\20240202-LEGAL-SUNTERRA MARKET-58156-P121819.DWG - AVO - 02/02/24

DESCRIPTION

A TRACT OR PARCEL CONTAINING 2.289 ACRES, OR 99,725 SQUARE FEET OF LAND SITUATED IN THE J.W. MCCUTCHEON SURVEY, SECTION 130, ABSTRACT NO. 308, WALLER COUNTY, TEXAS, BEING ALL OF A CALLED 2.29 ACRE TRACT CONVEYED TO SUNTERRA MARKET, LLC, RECORDED UNDER WALLER COUNTY CLERK'S FILE (W.C.C.F.) NO. 2203434, WITH SAID 2.289-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD83):

BEGINNING AT A 5/8-INCH IRON ROD STAMPED "QUIDDITY ENG" FOUND AT THE NORTHEAST RIGHT-OF-WAY (R.O.W.) CORNER OF BARTLETT ROAD STREET DEDICATION, RECORDED UNDER WALLER COUNTY CLERK'S FILE (W.C.C.F.) NO. 2108104, AND THE NORTHWEST CORNER OF A CALLED 15-FOOT-WIDE SANITARY SEWER EASEMENT, RECORDED UNDER W.C.C.F. NO. 2009268, ALSO BEING IN THE PROPOSED SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF STOCKDICK SCHOOL ROAD, FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 51 MIN. 24 SEC. EAST, WITH THE NORTH LINE OF SAID 15-FOOT-WIDE SANITARY SEWER EASEMENT AND THE PROPOSED SOUTH R.O.W. LINE OF STOCKDICK SCHOOL ROAD, A DISTANCE OF 335.18 FEET, TO A CAPPED 5/8-INCH IRON ROD STAMPED "QUIDDITY ENG" FOUND FOR THE NORTHWEST CORNER OF A CALLED 3.01-ACRE TRACT, RECORDED UNDER W.C.C.F. NO. 2109907, AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 08 MIN. 34 SEC. EAST, WITH THE WEST LINE OF SAID 3.01-ACRE TRACT, A DISTANCE OF 259.96 FEET, TO A CAPPED 5/8-INCH IRON ROD STAMPED "JONES & CARTER" FOUND IN THE NORTH LINE OF A CALLED 0.5112-ACRE DRAINAGE EASEMENT, RECORDED IN VOLUME 1390, PAGE 316, WALLER COUNTY OFFICIAL RECORDS, AT THE SOUTHWEST CORNER OF SAID 3.01-ACRE TRACT, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTH AND WEST LINES OF SAID 0.5112-ACRE DRAINAGE EASEMENT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

NORTH 89 DEG. 10 MIN. 36 SEC. WEST, A DISTANCE OF 152.32 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 02 DEG. 34 MIN. 21 SEC. EAST, A DISTANCE OF 29.75 TO FEET A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET AT THE NORTHEAST CORNER OF A CALLED 3.00-ACRE DRAINAGE EASEMENT, RECORDED UNDER W.C.C.F. NO. 2101464, AND A SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 89 DEG. 01 MIN. 23 SEC. WEST, ALONG THE NORTH LINE OF SAID 3.00-ACRE DRAINAGE EASEMENT, A DISTANCE OF 219.51 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "JONES & CARTER" FOUND IN THE EAST R.O.W. LINE OF SAID BARTLETT ROAD STREET DEDICATION (100-FOOT-WIDE R.O.W.), ALSO BEING IN THE WEST LINE OF SAID CALLED 15-FOOT-WIDE SANITARY SEWER EASEMENT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, WITH THE EAST R.O.W. LINE OF SAID BARTLETT ROAD STREET DEDICATION AND THE EAST LINE OF SAID 15-FOOT-WIDE SANITARY SEWER EASEMENT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,250.00 FEET, A CENTRAL ANGLE OF 01 DEG. 25 MIN. 21 SEC., AN ARC LENGTH OF 55.86 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 01 DEG. 18 MIN. 59 SEC WEST - 55.86 FEET, TO A POINT OF TANGENCY (NOT SET - SANITARY SEWER MANHOLE AT POINT);

NORTH 02 DEG. 01 MIN. 40 SEC. WEST, A DISTANCE OF 186.57 FEET TO A 3/4-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 89 DEG. 53 MIN. 04 SEC., AN ARC LENGTH OF 54.91 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 42 DEG. 54 MIN. 52 SEC. EAST - 49.45 FEET, TO THE POINT OF BEGINNING AND CONTAINING 2.289 ACRES OR 99,725 SQUARE FEET OF LAND.

FINAL PLAT OF
SUNTERRA CORNER STORE
A SUBDIVISION OF
2.289 AC. / 99,725 SQ. FT.
SITUATED IN THE J.W. MCCUTCHEON SURVEY,
SECTION 130, ABSTRACT NO. 308,
CITY OF HOUSTON ETJ, WALLER COUNTY, TEXAS
I BLOCK I RESERVE
FEBRUARY 2024

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 - 0.999899866.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR WALLER COUNTY, TEXAS, MAP NO. 48473C0375E AS REVISED LOMR CASE NO. 19-06-1115P, EFFECTIVE DATE APRIL 27, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE "AE". 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 FULLY LOCATED WITHIN THE CITY OF HOUSTON ETJ, WALLER COUNTY, BROOKSHIRE-KATY DRAINAGE DISTRICT, HARRIS-WALLER MUD #4, AND KATY 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 AN AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE 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.

BENCHMARK PUBLISHED ELEVATION - 156.48'

HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 190105 BEING AN ALUM ROD STAMPED 190105 LOCATED FROM THE INTERSECTION OF CLAY ROAD AND PITTS ROAD, TRAVEL NORTH APPROXIMATELY 0.2 MILES TO THE BRIDGE.

TEMPORARY BENCHMARK "A" ELEVATION - 163.93'

COMMENCING AT THE NORTHEAST CORNER OF A CALLED 2.29 ACRE TRACT, AS RECORDED UNDER W.C.C.F. NO 2203434. SOUTH 49 DEG. 46 MIN 48 SEC. EAST, A DISTANCE OF 54 FEET TO A BOX CUT ON CURB INLET ON THE NORTH SIDE OF PROPOSED STOCKDICK SCHOOL ROAD.

FINAL PLAT OF **SUNTERRA CORNER STORE**

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CITY OF HOUSTON ETJ, WALLER COUNTY, TEXAS

I BLOCK I RESERVE
FEBRUARY 2024

RESIDUE
CALLED 655.54 ACRES
ASTRO SUNTERRA, L.P.
W.C.C.F. NO. 2115246

STOCKDICK ROAD

100' R.O.W.
FILE NO. 2208260, W.C.P.R.
FILE NO. 2301831, W.C.P.R.

P.O.B.
FND 5/8" CIR. "QUIDDITY ENG"
X: 2,964,972.863 (GRID)
Y: 13,868,316.135 (GRID)

$R=35.00'$
 $D=89^{\circ}53'04''$
 $L=54.91'$
 $CH=N\ 42^{\circ}54'52''\ E\ 49.45'$

$N\ 87^{\circ}51'24''\ E\ 335.18'$

15' SANITARY SEWER EASEMENT
W.C.C.F. NO. 2009268

25' B.L.

FND 3/4" IR

BARTLETT ROAD
100' R.O.W.
W.C.C.F. NO. 2108104

$N\ 02^{\circ}01'40''\ W\ 186.57'$

15' SANITARY SEWER EASEMENT
W.C.C.F. NO. 2009268

25' B.L.

①
RESTRICTED RESERVE "A"
2.289 AC. / 99,725 SQ. FT.
(RESTRICTED TO COMMERCIAL USE)

28051 STOCKDICK ROAD
KATY, TX 77493

MANHOLE AT
CORNER

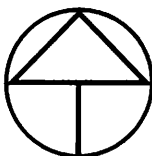
$R=2250.00'$
 $D=01^{\circ}25'21''$
 $L=55.86'$
 $CH=N\ 01^{\circ}18'59''\ W\ 55.86'$

15' B.L.

$S\ 89^{\circ}01'23''\ W\ 219.51'$

CALLLED 3.00 AC.
BROOKSHIRE-KATY DRAINAGE DISTRICT
DRAINAGE EASEMENT
W.C.C.F. NO. 2101464

FND 5/8" CIR.
"JONES & CARTER"
X: 2,964,947.081 (GRID)
Y: 13,868,037.651 (GRID)



NORTH

0 40 80 Feet

GRAPHIC SCALE: 1" = 40'

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SUNTERRA CORNER STORE**

A SUBDIVISION OF
2.289 AC. / 99,725 SQ. FT.
SITUATED IN THE J.W. MCCUTCHEON SURVEY,
SECTION 130, ABSTRACT NO. 308,
CITY OF HOUSTON ETJ, WALLER COUNTY, TEXAS

I BLOCK I RESERVE
FEBRUARY 2024

SEE SHEET 8

Z:\58156-BARTLETT CORNER STORE\PLAT\20240202-LEGAL-SUNTERRA MARKET-58156-P121819.DWG - AVO - 02/02/24

SEE SHEET 7

STOCKDICK ROAD

100' R.O.W.

FILE NO. 2208260, W.C.P.R.
FILE NO. 2301831, W.C.P.R.

T.B.M. "A"



FND 5/8" CIR.
"QUIDDITY ENG"

N 87°51'24" E 335.18'

15' SANITARY SEWER EASEMENT
W.C.C.F. NO. 2009268

25' B.L.

①

RESTRICTED RESERVE "A"
2.289 AC. / 99,725 SQ. FT.
(RESTRICTED TO COMMERCIAL USE)

15' B.L.

S 02°08'34" E 259.96'

CALLED 3.01 ACRES
HARRIS-WALLER COUNTIES
MUNICIPAL UTILITY DISTRICT NO. 4
W.C.C.F. NO. 2109907

28047 STOCKDICK ROAD
KATY, TX 77493

15' B.L.

FND 5/8" CIR.
"JONES & CARTER"

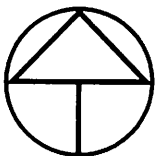
N 89°10'36" W 152.32'

S 02°34'21" E 29.75'

SET 5/8" CIR. "WINDROSE"
X: 2,965,166.537 (GRID)
Y: 13,868,041.393 (GRID)

RESIDUE
CALLED 655.54 ACRES
ASTRO SUNTERRA, L.P.
W.C.C.F. NO. 2115246

0.5112 ACRES
BROOKSHIRE-KATY DRAINAGE DISTRICT
DRAINAGE EASEMENT
VOL. 1390, PG. 316, W.C.D.R.
H.C.C.F. NO. 20130375898



NORTH

0 40 80 Feet

GRAPHIC SCALE: 1" = 40'

FINAL PLAT OF
SUNTERRA CORNER STORE

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