

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Section 65

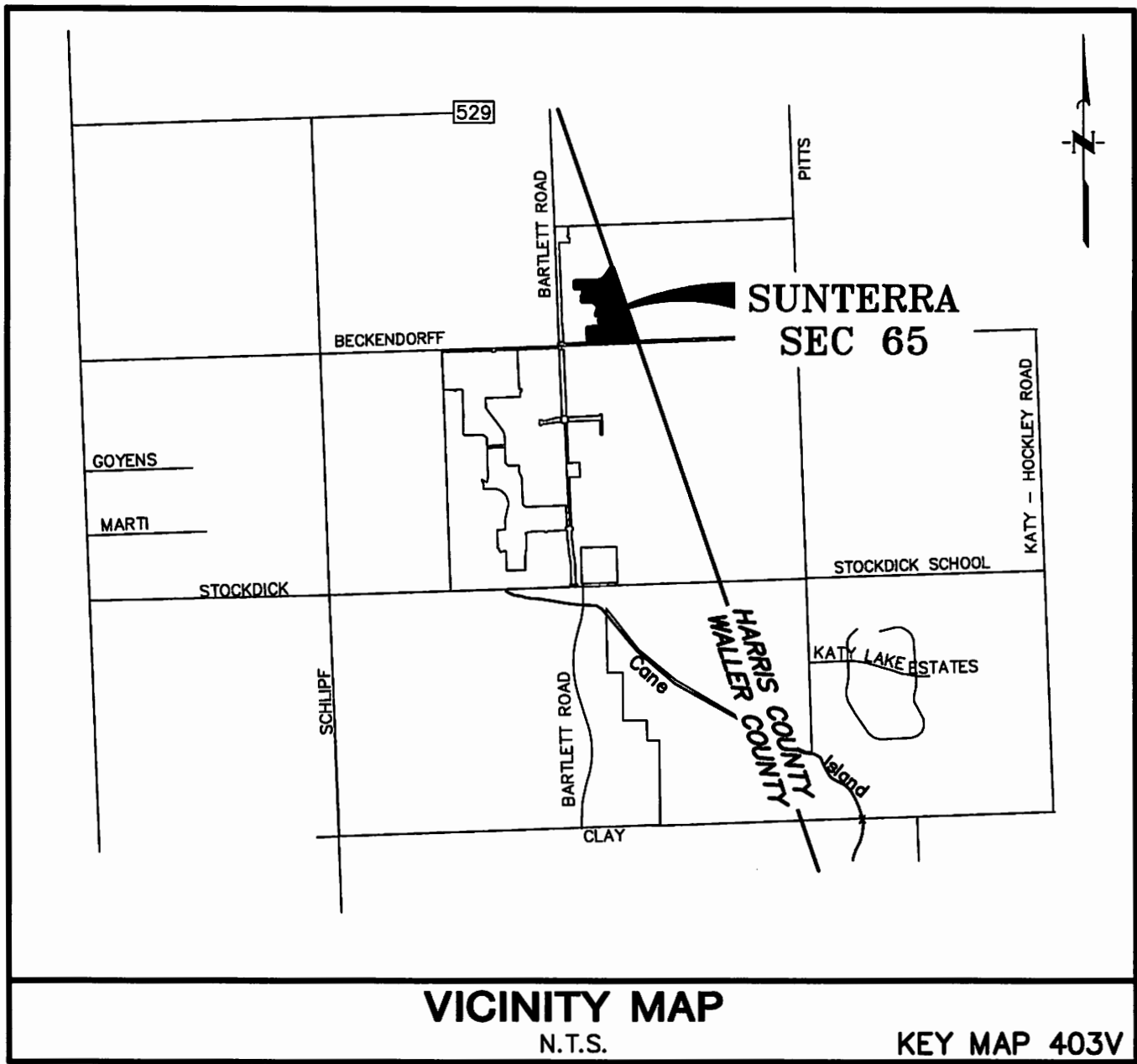
Date: May 15, 2024

Background

Final Plat of Sunterra Section 65 Subdivision which consists of 26.16 acres will include 48 Lots, 3 Blocks and 5 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



**FINAL PLAT OF
SUNTERRA
SEC 65**

**A SUBDIVISION OF 26.16 ACRES OF LAND
OUT OF THE
W. I. WILLIAMSON SURVEY, A-410
WALLER COUNTY, TEXAS**

**48 LOTS 5 RESERVES 3 BLOCKS
MARCH 2024**

BKDD Permit No. 2024-01

DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 65	OWNER/DEVELOPER: D.R. HORTON - TEXAS, LTD. A Texas Limited Partnership 400 CARRIAGE HILLS BLVD CONROE, TEXAS 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 Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000 CJamnik@quiddity.com
SCALE NTS			
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STATE OF TEXAS §
COUNTY OF WALLER §

A METES & BOUNDS description of a 26.16 acre tract of land in the W. I. Williamson Survey, Abstract 410, Waller, Texas, being out of and a part of the residue of that certain called 322.56 acre tract recorded under County Clerk's File Number 2312086, Official Public Records, Waller County, Texas, and that certain called 24.57 acre tract recorded under County Clerk's File Number 2400405, 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 the northwest corner of Beckendorff Road Street Dedication Section 3, according to map or plat thereof, recorded under Film Code Number 702694, Map Records, Harris County, Texas, being a point in the south line of the residue of said called 322.56 acre tract, same being the north line of the residue of an adjoining called 349.96 acre tract, recorded under County Clerk's File Number RP-2022-140211, Official Public Records of Real Property, Harris County, Texas;

Thence South 87 degrees 48 minutes 06 seconds West along the south line of the residue of said called 322.56 acre tract, same being the north line of the residue of said adjoining called 349.96 acre tract, at 129.88 feet depart said line and cross the residue of said called 322.56 acre tract and continue for a total distance of 2,421.94 feet to the lower southeast corner and Place of Beginning of the herein described tract, being a point in the Harris-Waller County line;

Thence establishing the lower south line of the herein described tract with the following courses and distances:

South 87 degrees 48 minutes 06 seconds West, 712.61 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 47.12 feet, a radius of 30.00 feet, and a chord bearing North 47 degrees 11 minutes 54 seconds West, 42.43 feet;

South 87 degrees 48 minutes 06 seconds West, 50.00 feet to a point in a non-tangent curve to the right;

Thence with said non-tangent curve to the right, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 47.12 feet, a radius of 30.00 feet, and a chord bearing South 42 degrees 48 minutes 06 seconds West, 42.43 feet;

South 87 degrees 48 minutes 06 seconds West, 260.08 feet to the lower southwest corner of the herein described tract;

Thence North 02 degrees 12 minutes 42 seconds West establishing a portion of the lower west line of the herein described tract, crossing the residue of said called 322.56 acre tract, 25.00 feet to the lower southwest corner of said called 24.57 acre tract;

Thence along the lower west line of the herein described tract, same being the lower west line of said called 24.57 acre tract and an interior line of the residue of said called 322.56 acre tract, 290.00 feet to the lower northwest corner of the herein described tract, same being an interior corner of said called 24.57 acre tract and the residue of said called 322.56 acre tract;

Thence establishing the lower north line of the herein described tract, crossing said called 24.57 acre tract with the following courses and distances:

North 87 degrees 48 minutes 06 seconds East, 100.16 feet;

North 02 degrees 11 minutes 54 seconds West, 7.00 feet;

North 87 degrees 48 minutes 06 seconds East, 190.00 feet to a reentry corner of the herein described tract;

Thence establishing the upper west line of the herein described tract with the following courses and distances:

North 02 degrees 11 minutes 54 seconds West, 95.00 feet to the beginning of a curve to the left;

Thence with said 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 47 degrees 11 minutes 54 seconds West, 35.36 feet;

North 02 degrees 11 minutes 54 seconds West, 50.00 feet;

North 87 degrees 48 minutes 06 seconds East, 6.84 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 79 degrees 23 minutes 29 seconds, an arc length of 34.64 feet, a radius of 25.00 feet, and a chord bearing North 48 degrees 06 minutes 22 seconds East, 31.94 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 07 degrees 46 minutes 41 seconds, an arc length of 50.91 feet, a radius of 375.00 feet, and a chord bearing North 12 degrees 17 minutes 58 seconds East, 50.87 feet;

North 16 degrees 11 minutes 18 seconds East, 53.06 feet;

South 87 degrees 48 minutes 06 seconds West, 126.46 feet;

North 15 degrees 41 minutes 13 seconds East, 154.65 feet;

North 06 degrees 26 minutes 12 seconds West, 48.72 feet;

North 33 degrees 06 minutes 27 seconds West, 48.75 feet;

North 49 degrees 37 minutes 36 seconds West, 56.98 feet;

North 55 degrees 54 minutes 06 seconds West, 52.56 feet;

North 74 degrees 48 minutes 47 seconds West, 51.37 feet;

South 89 degrees 25 minutes 13 seconds West, 55.33 feet;

South 87 degrees 59 minutes 16 seconds West, 127.93 feet;

North 02 degrees 12 minutes 42 seconds West, 94.91 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 90 degrees 11 minutes 58 seconds, an arc length of 39.36 feet, a radius of 25.00 feet, and a chord bearing North 42 degrees 53 minutes 17 seconds East, 35.42 feet;

North 87 degrees 59 minutes 16 seconds East, 13.50 feet;

North 02 degrees 00 minutes 44 seconds West, 177.00 feet to a point in the north line of said called 24.57 acre tract and an interior line of the residue of said called 322.56 acre tract;

South 87 degrees 59 minutes 16 seconds West along a portion of the north line of said called 24.57 acre tract and an interior line of the residue of said called 322.56, at 158.50 feet depart said line and continue crossing the residue of said called 322.56 acre tract for a total distance of 183.50 feet;

North 02 degrees 00 minutes 44 seconds West crossing the residue of said called 322.56 acre tract, 130.00 feet to the upper northwest corner of the herein described tract to a point in the south line of an adjoining called 94.98 acre tract recorded under County Clerk's File Number RP-2024-13950, Official Public Records of Real Property, Harris County, Texas;

Thence along the upper north line of the herein described tract, same being the south line of said adjoining called 94.98 acre tract and an interior line of the residue of said called 322.56 acre tract with the following courses and distances:

North 87 degrees 59 minutes 16 seconds East, 520.00 feet;

North 80 degrees 17 minutes 30 seconds East, 32.23 feet;

North 64 degrees 51 minutes 40 seconds East, 65.77 feet;

North 48 degrees 48 minutes 00 seconds East, 76.62 feet;

North 44 degrees 52 minutes 01 second East, 25.04 feet;

North 33 degrees 07 minutes 00 seconds East, 209.87 feet;

North 71 degrees 05 minutes 26 seconds East, 23.26 feet to the northeast corner of the herein described tract, being a point in the Harris-Waller County line;

Thence South 18 degrees 54 minutes 19 seconds East along the Harris-Waller County line, 1,707.50 feet to the Place of Beginning and containing 26.16 acres of land, more or less.

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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 revest 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 September 10, 2023.
- 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 of 1983, 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 22-06-2777P dated November 20, 2023 for Waller County, Texas and incorporated areas.
- 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:
 - the water quality and connections to the lots meet, or will meet, the minimum state standards;
 - sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
 - electrical connections provided to the lot meet, or will meet, the minimum state standards; and
 - 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 Surface Waiver Agreement recorded under C.C.F. No. 2312084, O.P.R.W.C.T.

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SCALE NTS			
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General Notes:
AC "Acres"
AE "Aerial Easement"
BL "Building Line"
C.C.F. "County Clerk's File"
GBL "Garage Building Line"
IRF "Found 5/8-inch Iron Rod with cap stamped "Quiddity Eng. Property Corner""
M.R.H.C.T. "Map Records, Harris County, Texas"
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"
STM SE "Storm Sewer Easement"
SSE "Sanitary Sewer Easement"
Sq Ft "Square Feet"
UE "Utility Easement"
Vol __, Pg __ "Volume and Page"
WLE "Waterline Easement"
● "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity Eng. Property Corner" as Per Certification"
① "Block Number"
↖ ↗ "Street Name Break"

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	30.00'	90°00'00"	47.12'	N47°11'54"W	42.43'	30.00'
C2	30.00'	90°00'00"	47.12'	S42°48'06"W	42.43'	30.00'
C3	25.00'	90°00'00"	39.27'	N47°11'54"W	35.36'	25.00'
C4	25.00'	79°23'29"	34.64'	N48°06'22"E	31.94'	20.75'
C5	375.00'	7°46'41"	50.91'	N12°17'58"E	50.87'	25.49'
C6	25.00'	90°11'58"	39.36'	N42°53'17"E	35.42'	25.09'
C7	350.00'	18°23'12"	112.32'	N06°59'42"E	111.84'	56.65'
C8	250.00'	65°48'54"	287.17'	N16°43'09"W	271.64'	161.78'
C9	300.00'	42°23'08"	221.93'	N70°49'10"W	216.90'	116.32'
C10	25.00'	90°00'00"	39.27'	N47°11'54"W	35.36'	25.00'
C11	25.00'	48°11'23"	21.03'	N63°42'25"E	20.41'	11.18'
C12	50.00'	276°22'46"	241.19'	N02°11'54"W	66.67'	44.72'
C13	25.00'	48°11'23"	21.03'	N68°06'12"W	20.41'	11.18'
C14	25.00'	90°00'00"	39.27'	N42°48'06"E	35.36'	25.00'
C15	25.00'	90°00'00"	39.27'	N47°11'54"W	35.36'	25.00'
C16	25.00'	48°11'23"	21.03'	N63°42'25"E	20.41'	11.18'
C17	50.00'	276°22'46"	241.19'	N02°11'54"W	66.67'	44.72'
C18	25.00'	48°11'23"	21.03'	N68°06'12"W	20.41'	11.18'
C19	25.00'	90°00'00"	39.27'	N42°48'06"E	35.36'	25.00'

RESTRICTED RESERVE [A]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.57 AC
24,734 Sq. Ft.

RESTRICTED RESERVE [C]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.07 AC
3,175 Sq. Ft.

RESTRICTED RESERVE [D]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.26 AC
11,363 Sq. Ft.

RESTRICTED RESERVE [E]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.23 AC
10,150 Sq. Ft.

RESERVE TOTALS
15.14 AC
659,869 Sq. Ft.

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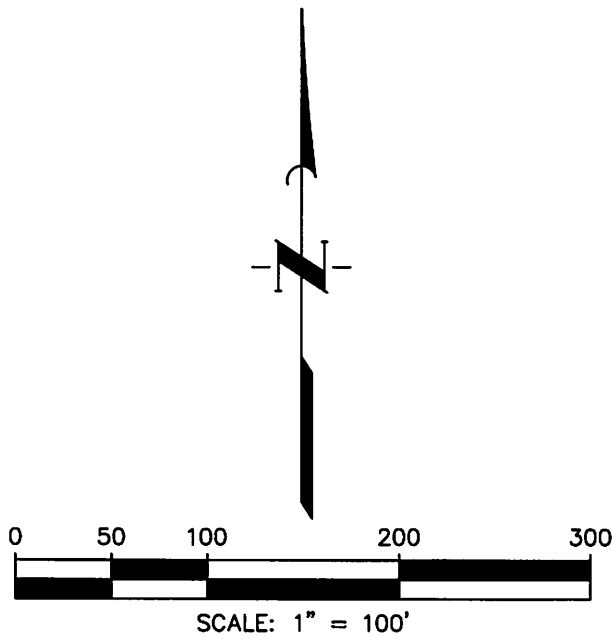
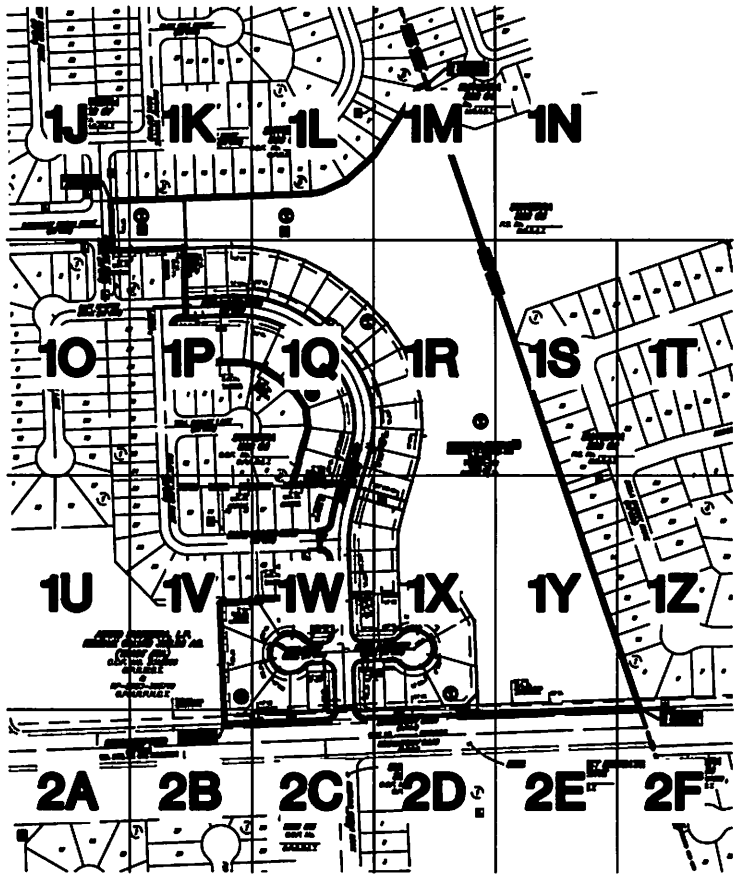
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N80°17'30"E	32.23'
L2	N64°51'40"E	65.77'
L3	N48°48'00"E	76.62'
L4	N44°52'01"E	25.04'
L5	N33°07'00"E	209.87'
L6	N71°05'26"E	23.26'
L7	S87°48'06"W	50.00'
L8	N87°48'06"E	100.16'
L9	N02°11'54"W	7.00'
L10	N87°48'06"E	190.00'
L11	N02°11'54"W	95.00'
L12	N02°11'54"W	50.00'
L13	N87°48'06"E	6.84'
L14	N16°11'18"E	53.06'
L15	S87°48'06"W	126.46'
L16	N15°41'13"E	154.65'
L17	N06°26'12"W	48.72'
L18	N33°06'27"W	48.75'
L19	N49°37'36"W	56.98'
L20	N55°54'06"W	52.56'
L21	N74°48'47"W	51.37'
L22	S89°25'13"W	55.33'
L23	S87°59'16"W	127.93'
L24	N02°12'42"W	94.91'
L25	N87°59'16"E	13.50'
L26	N02°00'44"W	177.00'
L27	S87°59'16"W	183.50'
L28	N02°00'44"W	130.00'
L29	N02°11'54"W	413.36'
L30	N87°48'06"E	322.61'
L31	N87°48'06"E	50.80'
L32	N16°11'18"E	151.02'
L33	N49°37'36"W	62.01'
L34	N87°59'16"E	124.41'
L35	N02°00'44"W	130.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L36	N87°59'16"E	110.50'
L37	N89°19'30"W	67.30'
L38	N80°42'41"W	71.35'
L39	N71°39'27"W	71.35'
L40	N62°36'12"W	71.35'
L41	N53°37'48"W	70.28'
L42	N49°37'36"W	55.25'
L43	N44°50'48"W	72.99'
L44	N34°21'48"W	74.04'
L45	N23°47'47"W	74.04'
L46	N13°13'46"W	74.03'
L47	N02°39'45"W	74.03'
L48	N07°54'16"E	74.03'
L49	N15°40'02"E	60.59'
L50	N16°11'18"E	80.25'
L51	N73°48'42"W	127.00'
L52	N73°48'42"W	127.00'
L53	N14°57'04"E	52.37'
L54	N03°02'15"E	49.48'
L55	N02°11'54"W	90.71'
L56	N87°48'06"E	127.00'
L57	N88°34'15"E	88.56'
L58	N79°43'37"W	55.51'
L59	N31°51'01"W	102.80'
L60	S02°11'54"E	242.90'
L61	N42°48'06"E	42.43'
L62	N87°48'06"E	255.62'
L63	N47°11'54"W	14.14'
L64	S02°11'54"E	117.00'
L65	N02°11'54"W	117.00'
L66	N42°48'06"E	14.14'
L67	N87°48'06"E	255.09'

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FINAL PLAT OF
SUNTERRA
SEC 65

OWNER/DEVELOPER:
D.R. HORTON - TEXAS, LTD.
A Texas Limited Partnership
400 CARRIAGE HILLS BLVD
CONROE, TEXAS 77384
(281) 269-6832

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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Texas Board of Professional Engineers and Land Surveyors
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STATE OF TEXAS §
COUNTY OF WALLER §

We, D.R. Horton – Texas, Ltd., a Texas Limited Partnership by D.R. Horton Inc., a Delaware Corporation, It's Authorized Agent, acting by and through Chad Estes, Land Development Manager, owner hereinafter referred to as Owners of the 26.16 acre tract described in the above and foregoing map of Sunterra Sec 65 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 by 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 authorize, this 17 day of march, 2024

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

By: D.R. Horton Inc., a Delaware Corporation, It's Authorized Agent.

By: Chad Estes
Chad Estes
Land Development Manager

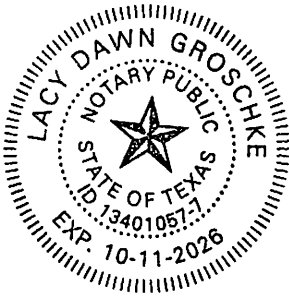
STATE OF TEXAS §
COUNTY OF Montgomery §

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 27th day of march, 2024
Lacy Groschke
Notary Public in and for the State of Texas

Lacy Groschke
Print Name

My commission expires: 10/11/2026



DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 65	OWNER/DEVELOPER: D.R. HORTON – TEXAS, LTD. A Texas Limited Partnership 400 CARRIAGE HILLS BLVD CONROE, TEXAS 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 Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000 Cjarnik@quiddity.com
SCALE NTS			
SHEET 1G OF 1			

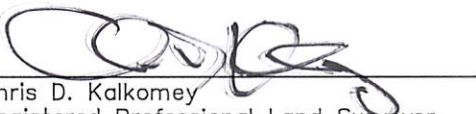
Certificate of Surveyor
This is to certify that I, Chris D. Kalkomey, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent 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) floodplain as delineated on Waller County Community Panel #480640 of the Flood Insurance Rate Map No. 48473C0375E, dated 2/18/2009.

No portion of this subdivision lies within the boundaries of the 0.2% annual change (500-year) floodplain as delineated on Waller County Community Panel #480640 of the Flood Insurance Rate Map No. 48473C0375E, dated 2/18/2009.




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 65 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 10 day of April, 2024.

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

By: Jennifer Ostlind for
Jennifer Ostlind, AICP
Secretary



BROOKSHIRE-KATY DRAINAGE DISTRICT BKDD Permit No. 2024-01

APPROVED BY THE BOARD OF SUPERVISORS ON

4-8-24
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: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 65	OWNER/DEVELOPER: D.R. HORTON - TEXAS, LTD. A Texas Limited Partnership 400 CARRIAGE HILLS BLVD CONROE, TEXAS 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 Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000 Cjarnnik@quiddity.com
SCALE NTS			
SHEET 1H OF 1			

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I, J. Ross McCall, 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

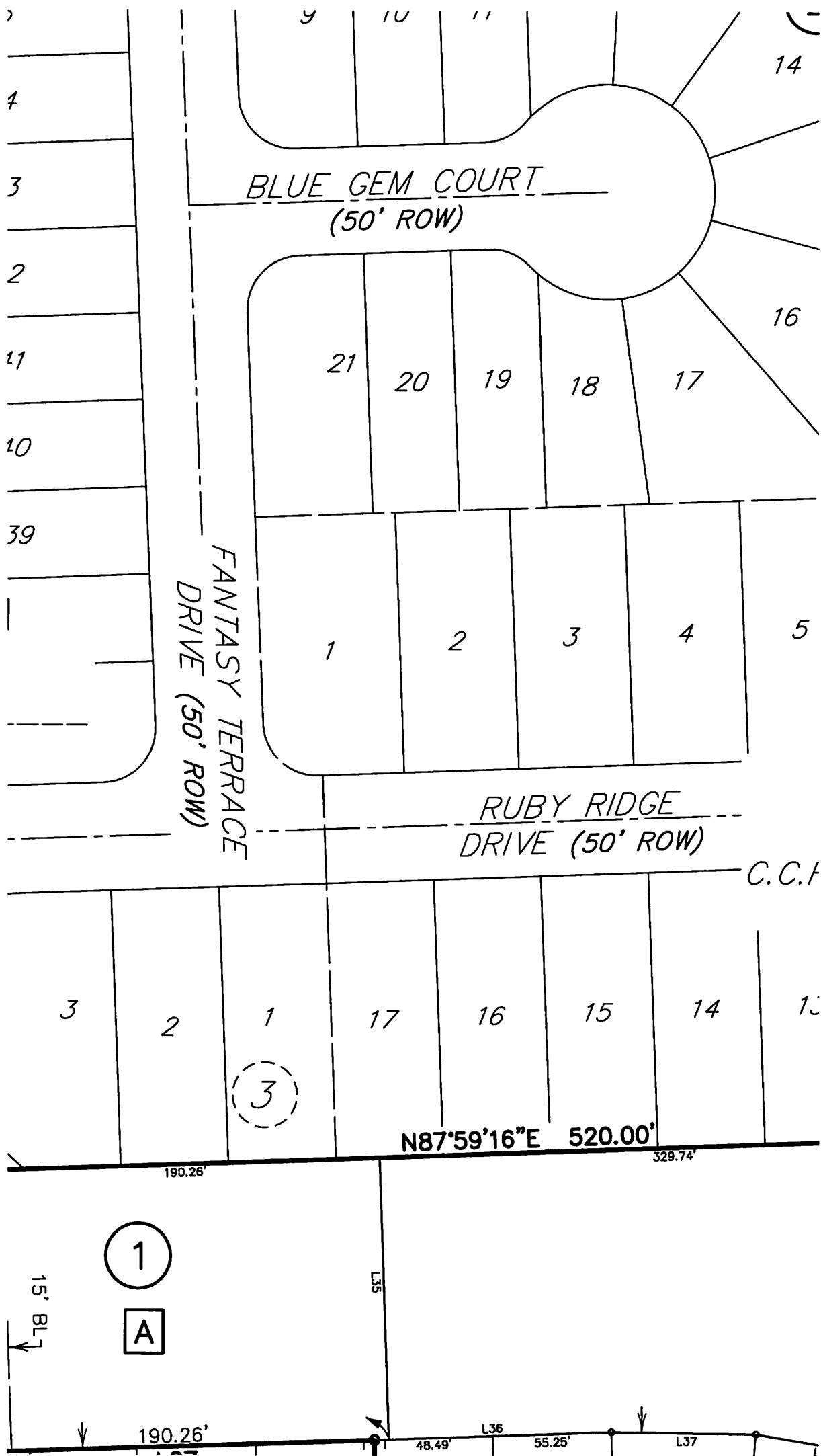
Commissioner, Precinct 4

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 Subdivislon and Development Regulations, in this regard.

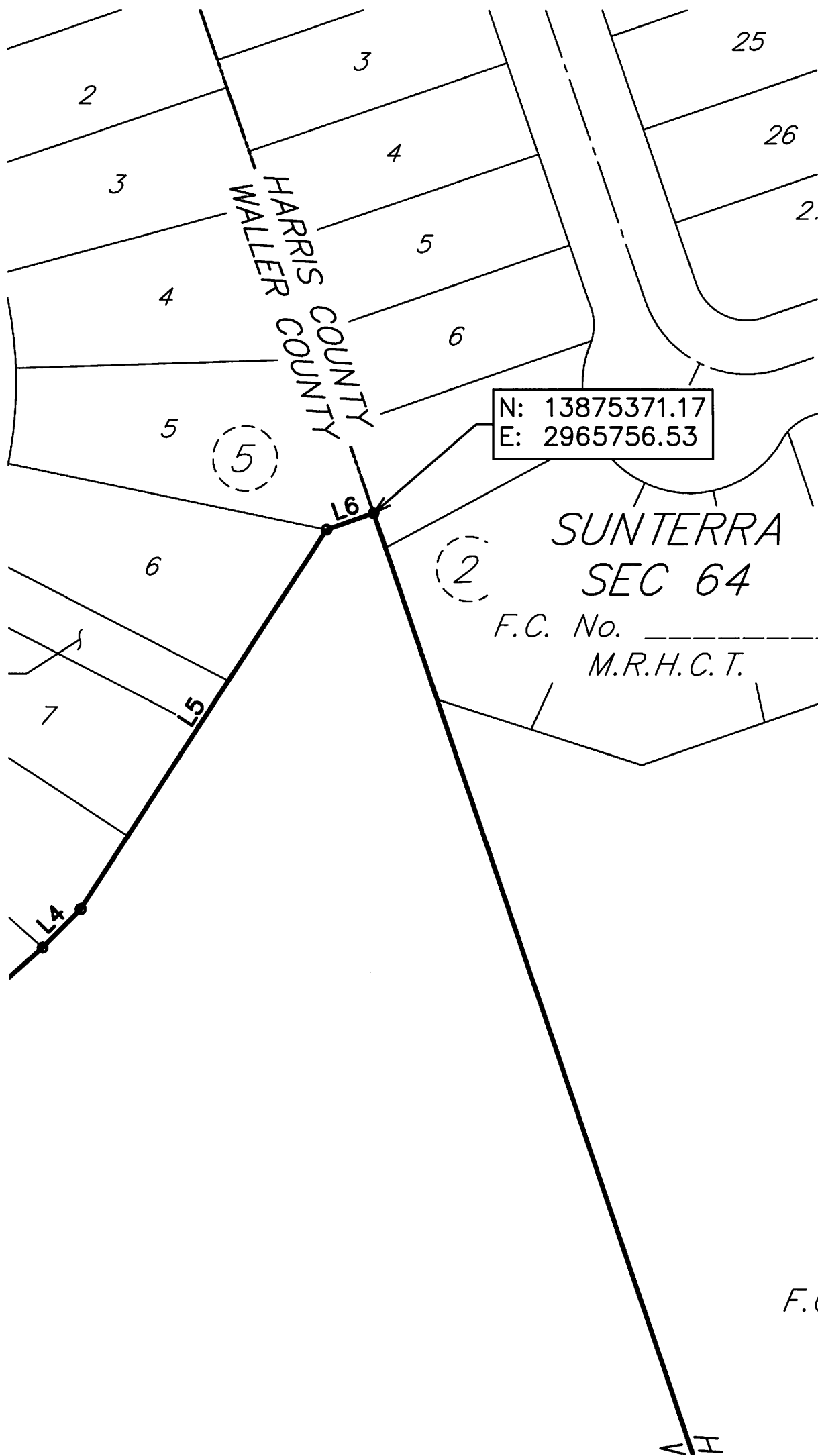
DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 65	OWNER/DEVELOPER: D.R. HORTON – TEXAS, LTD. A Texas Limited Partnership 400 CARRIAGE HILLS BLVD CONROE, TEXAS 77384 (281) 269-6832	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000 CJamnik@quiddity.com
SCALE NTS			
SHEET 11 OF 1			

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
Cjarnik@quiddity.com

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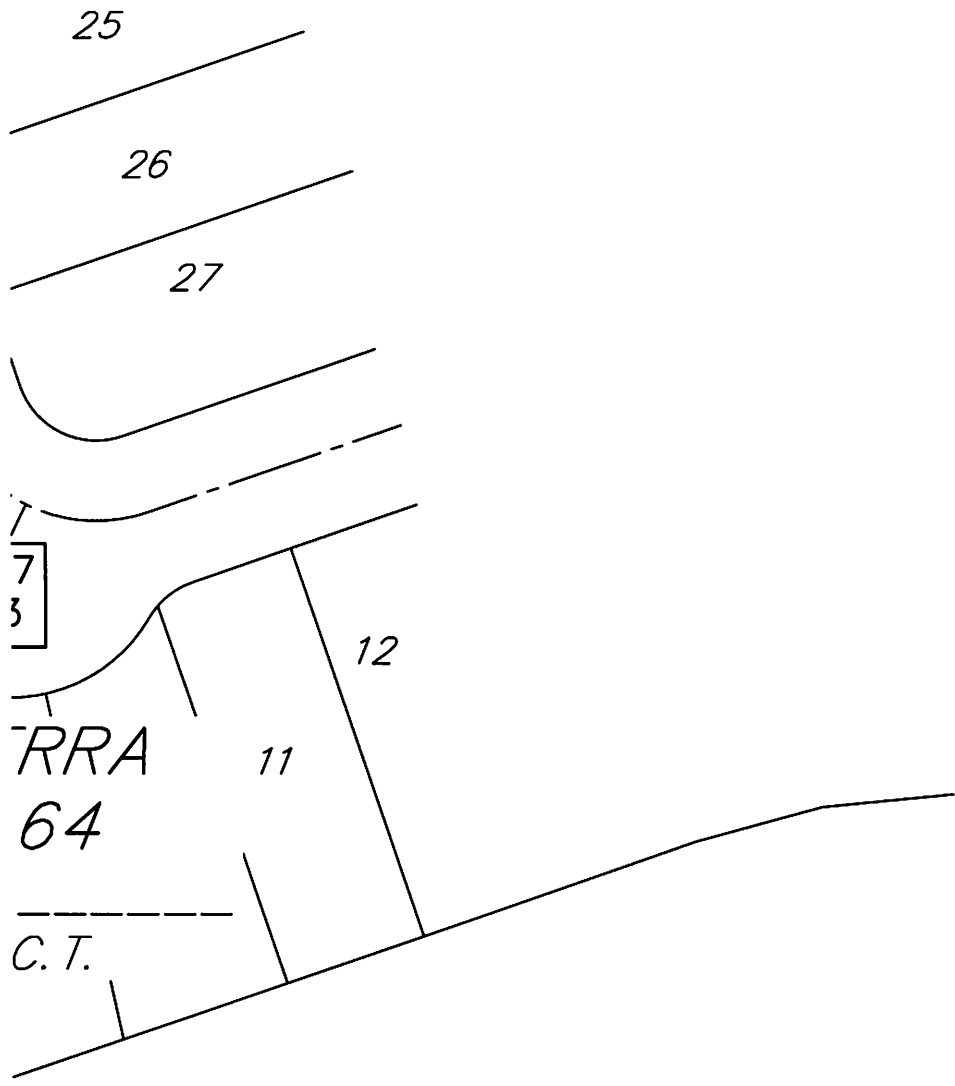


DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 65	OWNER/DEVELOPER: D.R. HORTON - TEXAS, LTD. A Texas Limited Partnership 400 CARRIAGE HILLS BLVD CONROE, TEXAS 77384 (281) 269-6832	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000 CJamnik@quiddity.com
SCALE 1"=80'			
SHEET 1K OF 1			



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DATE: MARCH 2024	FINAL PLAT OF SUN TERRA SEC 65	OWNER/DEVELOPER: D.R. HORTON - TEXAS, LTD. A Texas Limited Partnership 400 CARRIAGE HILLS BLVD CONROE, TEXAS 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 Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000 Cjornik@quiddity.com
SCALE 1"=80'			
SHEET 1M OF 1			



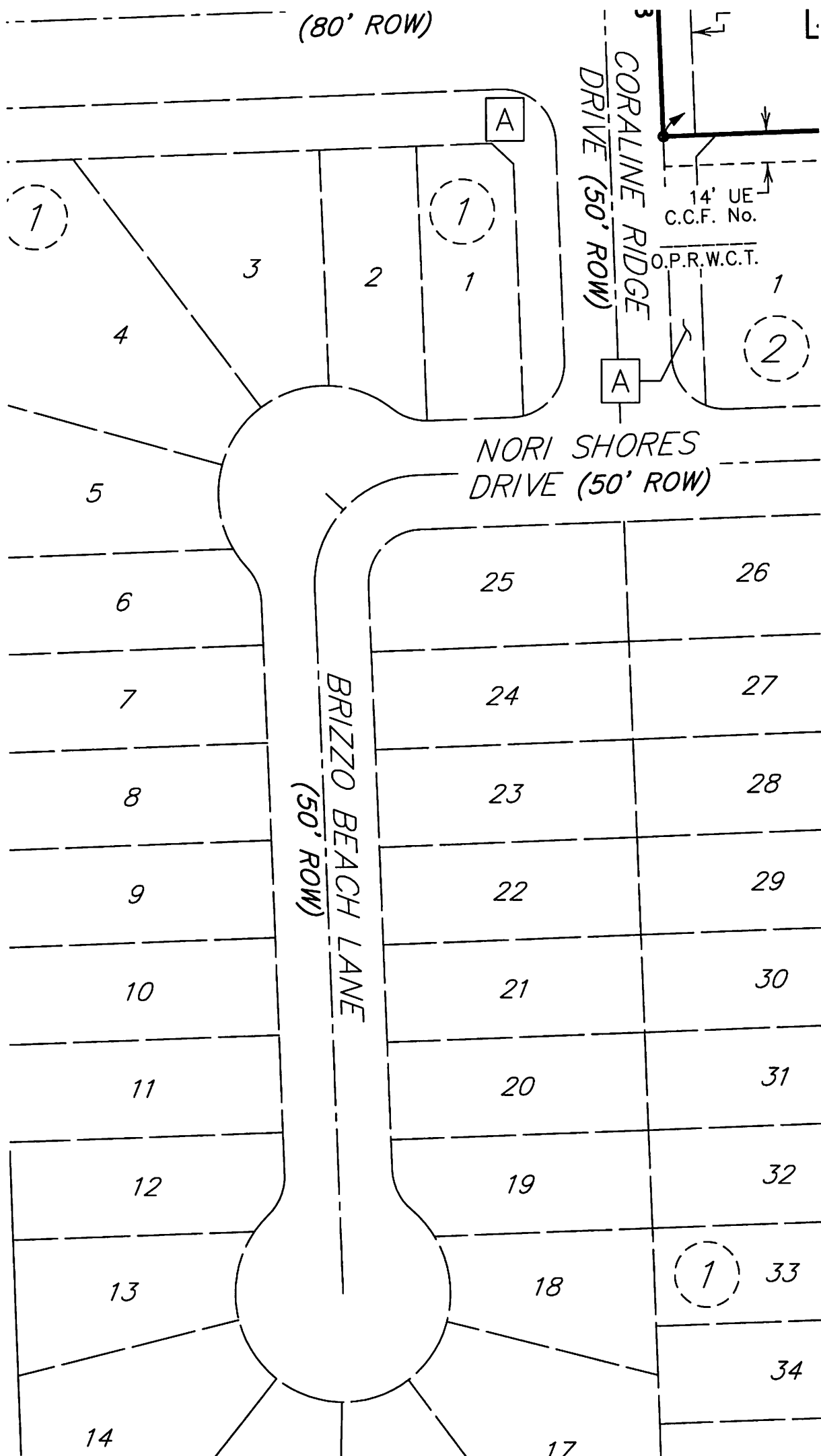
SUNTERRA
SEC 63

F.C. No. _____
M.R.H.C.T.

H

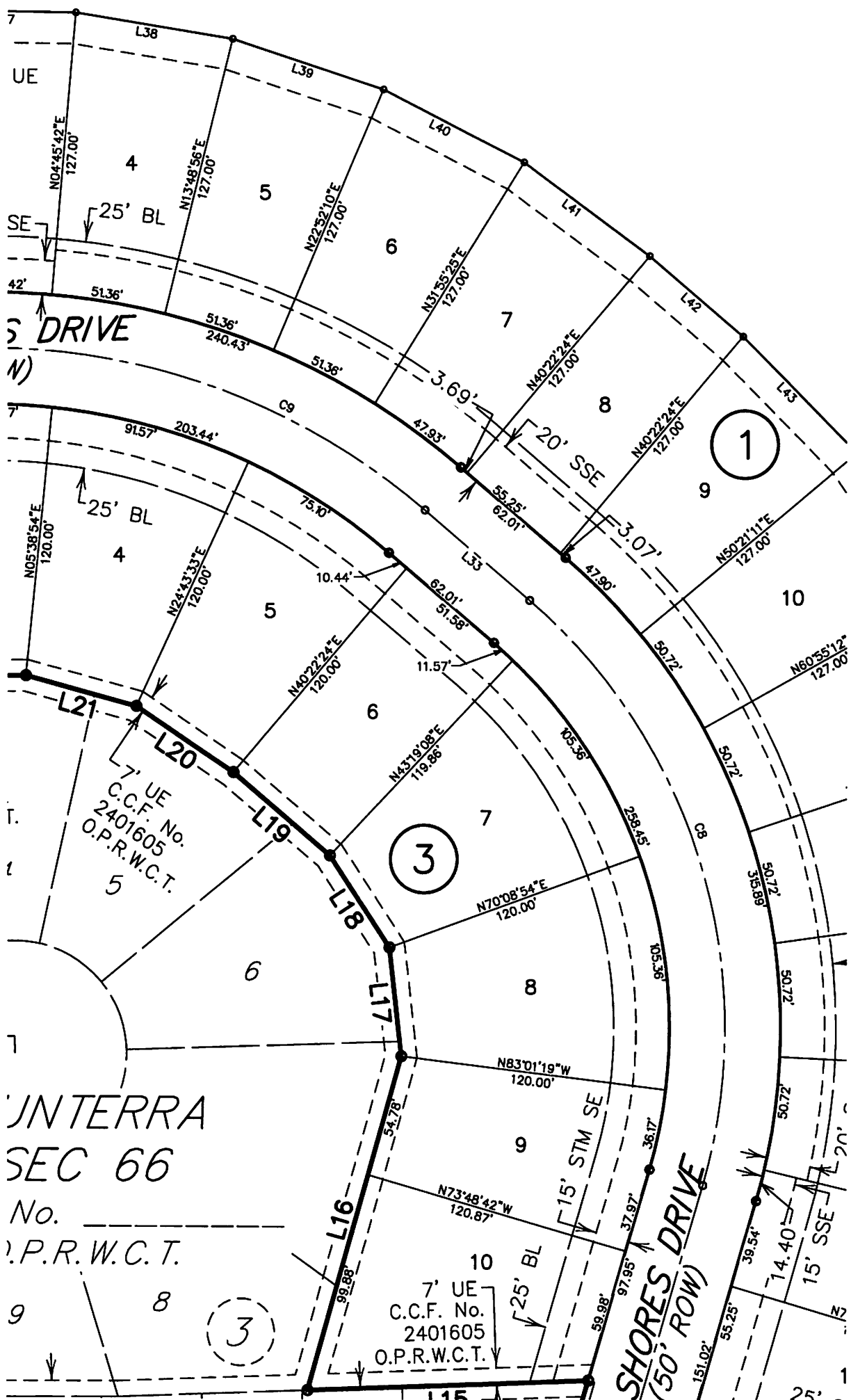
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DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 65	OWNER/DEVELOPER: D.R. HORTON - TEXAS, LTD. A Texas Limited Partnership 400 CARRIAGE HILLS BLVD CONROE, TEXAS 77384 (281) 269-6832	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000 Cjamnik@quiddity.com
SCALE 1"=80'			
SHEET 1N OF 1			



DATE: MARCH 2024

[B]



SUNTERRA
SEC 66
No.
O.P.R.W.C.T.

OWNER/DEVELOPER:
D.R. HORTON - TEXAS, LTD.
A Texas Limited Partnership
400 CARRIAGE HILLS BLVD
CONROE, TEXAS 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 Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000
Cjarnik@quiddity.com

DATE: MARCH 2024

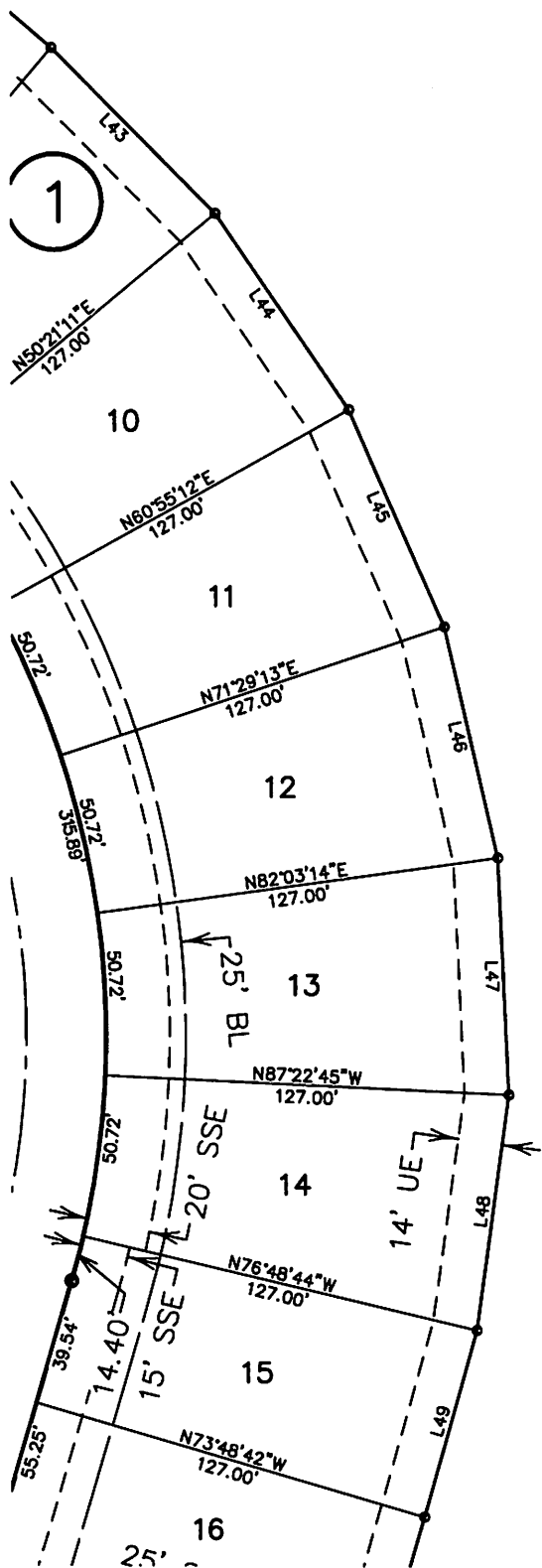
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SHEET 1Q OF 1

FINAL PLAT OF
SUNTERRA
SEC 65

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HARRIS COUNTY
WALLER COUNTY



1

RESTRICTED RESERV
Restricted to Drainage a
Detention
Purposes Only
14.01 AC
610,447 Sq. Ft.

DATE: MARCH 2024

SCALE 1"=60'

SHEET 1R OF 1

FINAL PLAT OF
SUNTERRA
SEC 65

OWNER/DEVELOPER:
D.R. HORTON - TEXAS, LTD.
A Texas Limited Partnership
400 CARRIAGE HILLS BLVD
CONROE, TEXAS 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 Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000
CJamnik@quiddity.com

M.R.H.C.T.

HARRIS COUNTY
WALLER COUNTY

1

RESTRICTED RESERVE [B]
dedicated to Drainage and
Detention
Purposes Only
14.01 AC
610,447 Sq. Ft.

S18°54'19"E 1,707.50'

1

24

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21

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SUNTE
SEC

F.C. No. ____

M.R.H.

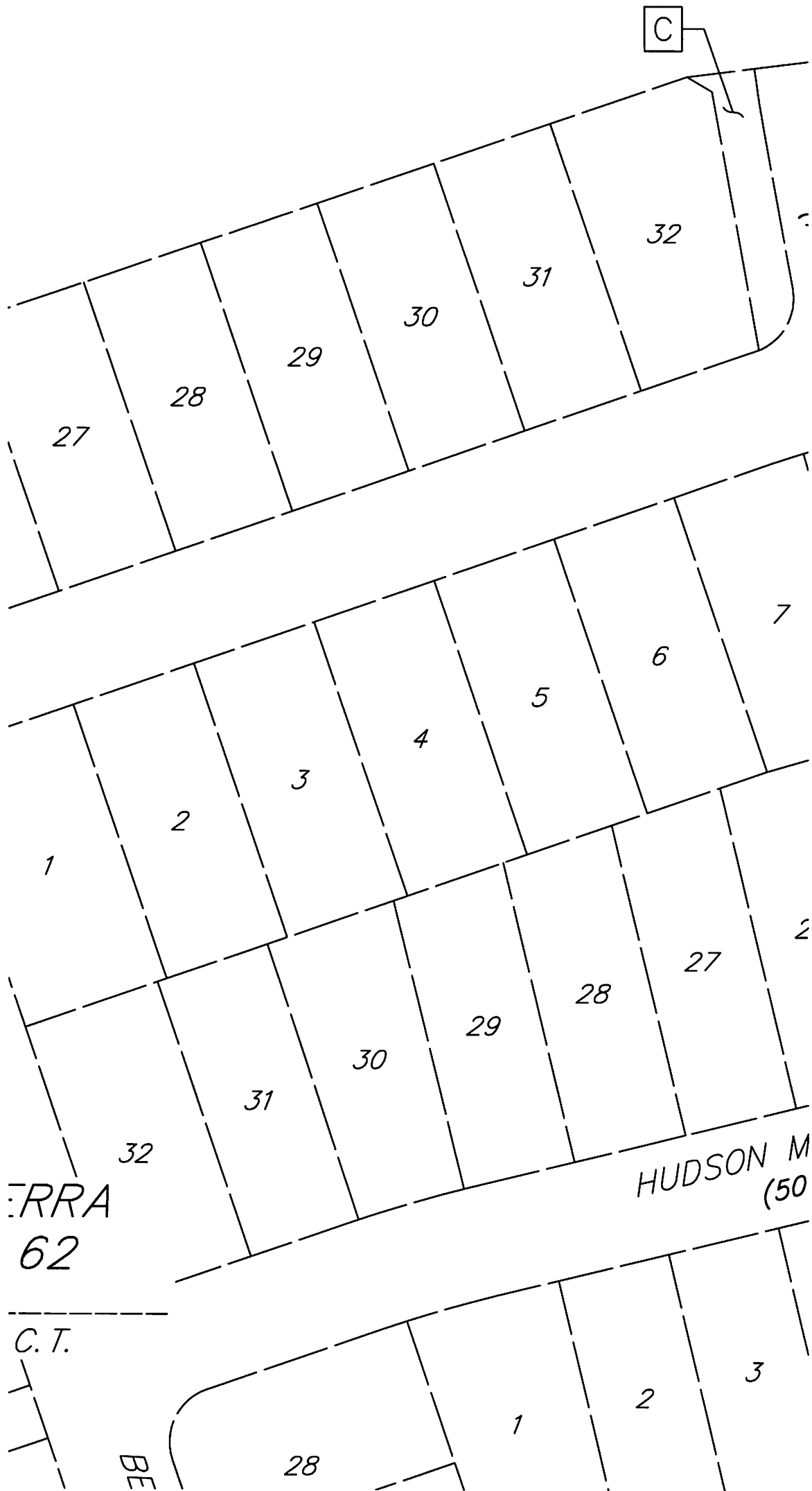
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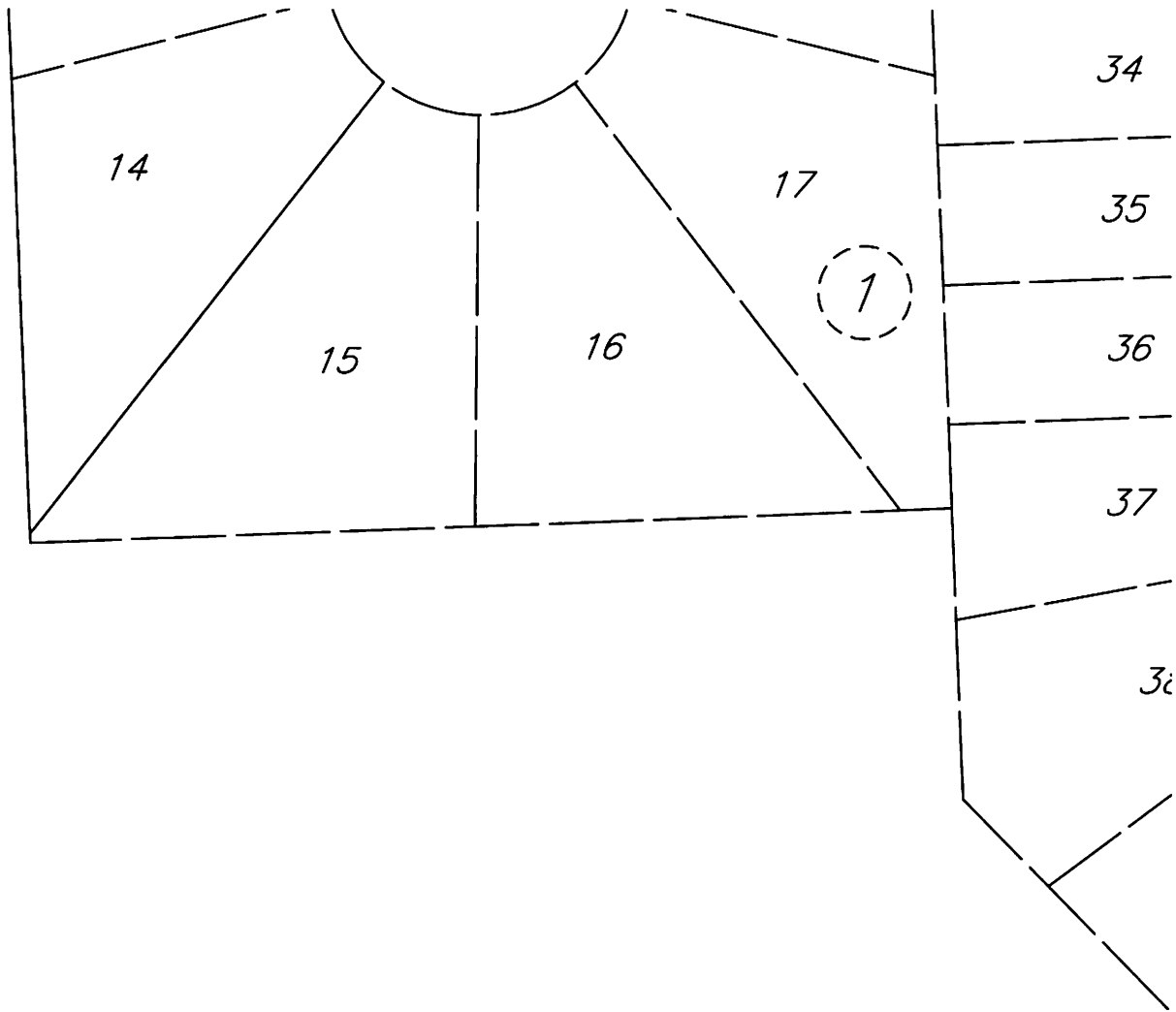
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DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 65	OWNER/DEVELOPER: D.R. HORTON - TEXAS, LTD. A Texas Limited Partnership 400 CARRIAGE HILLS BLVD CONROE, TEXAS 77384 (281) 269-6832	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000 Cjarnik@quiddity.com
SCALE 1"=60'			
SHEET 1S OF 1			

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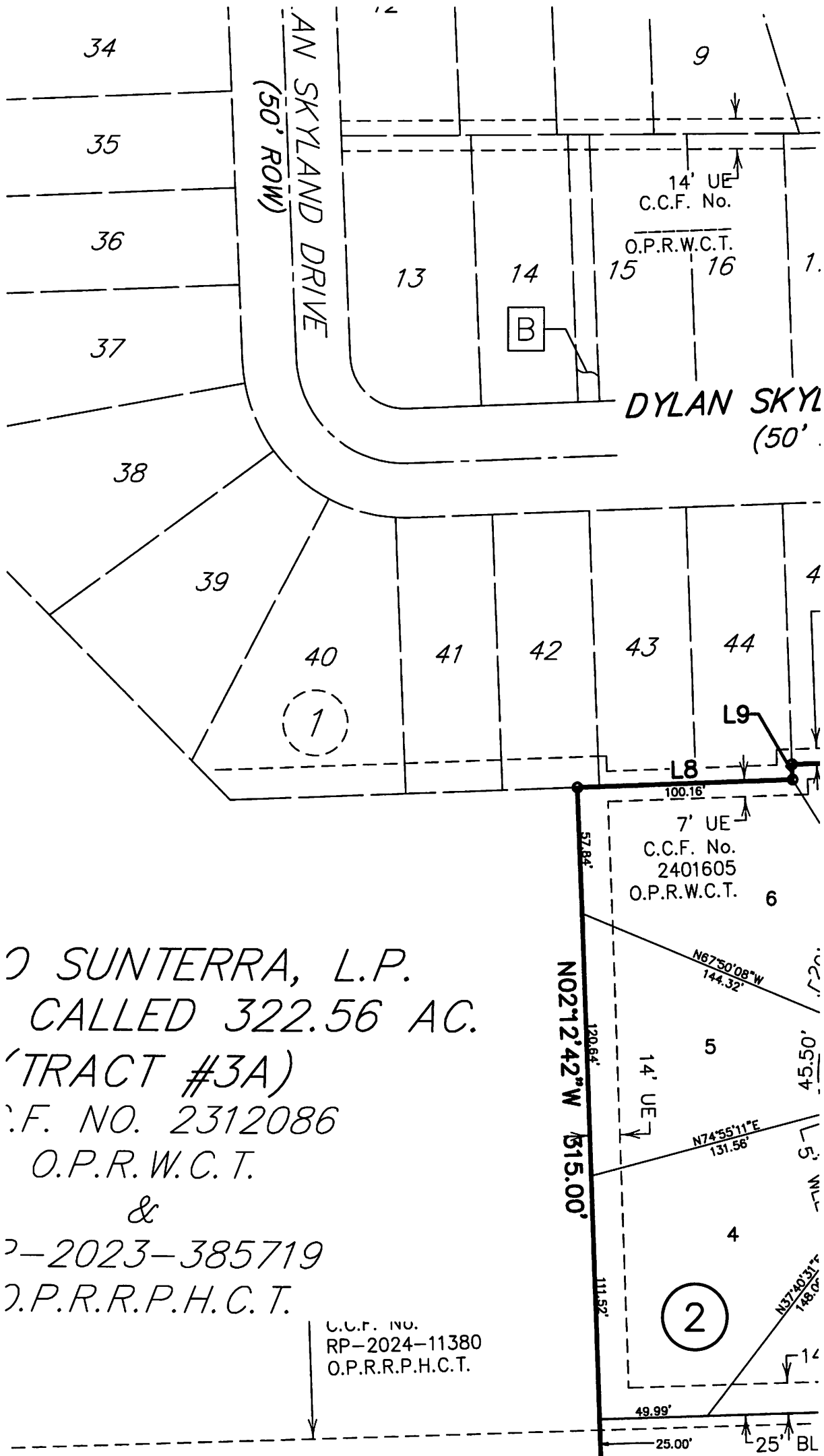
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SHEET 1T OF 1			



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RESIDUE CALL
(TRAC
C.C.F. NO
O.P.R.
RP-202
O.P.R.R

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DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 65	OWNER/DEVELOPER: D.R. HORTON - TEXAS, LTD. A Texas Limited Partnership 400 CARRIAGE HILLS BLVD CONROE, TEXAS 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 Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000 Cjamnik@quiddity.com
SCALE 1"=60'			
SHEET 1U OF 1			



SUNTERRA, L.P.
CALLED 322.56 AC.
(TRACT #3A)
C.F. NO. 2312086
O.P.R.W.C.T.
&
2-2023-385719
O.P.R.R.P.H.C.T.

C.C.F. NO.
RP-2024-11380
O.P.R.R.P.H.C.T.

DATE: MARCH 2024

SCALE 1"=60'

SHEET 1V OF 1

FINAL PLAT OF
SUNTERRA
SEC 65

OWNER/DEVELOPER:
D.R. HORTON - TEXAS, LTD.
A Texas Limited Partnership
400 CARRIAGE HILLS BLVD
CONROE, TEXAS 77384
(281) 269-6832

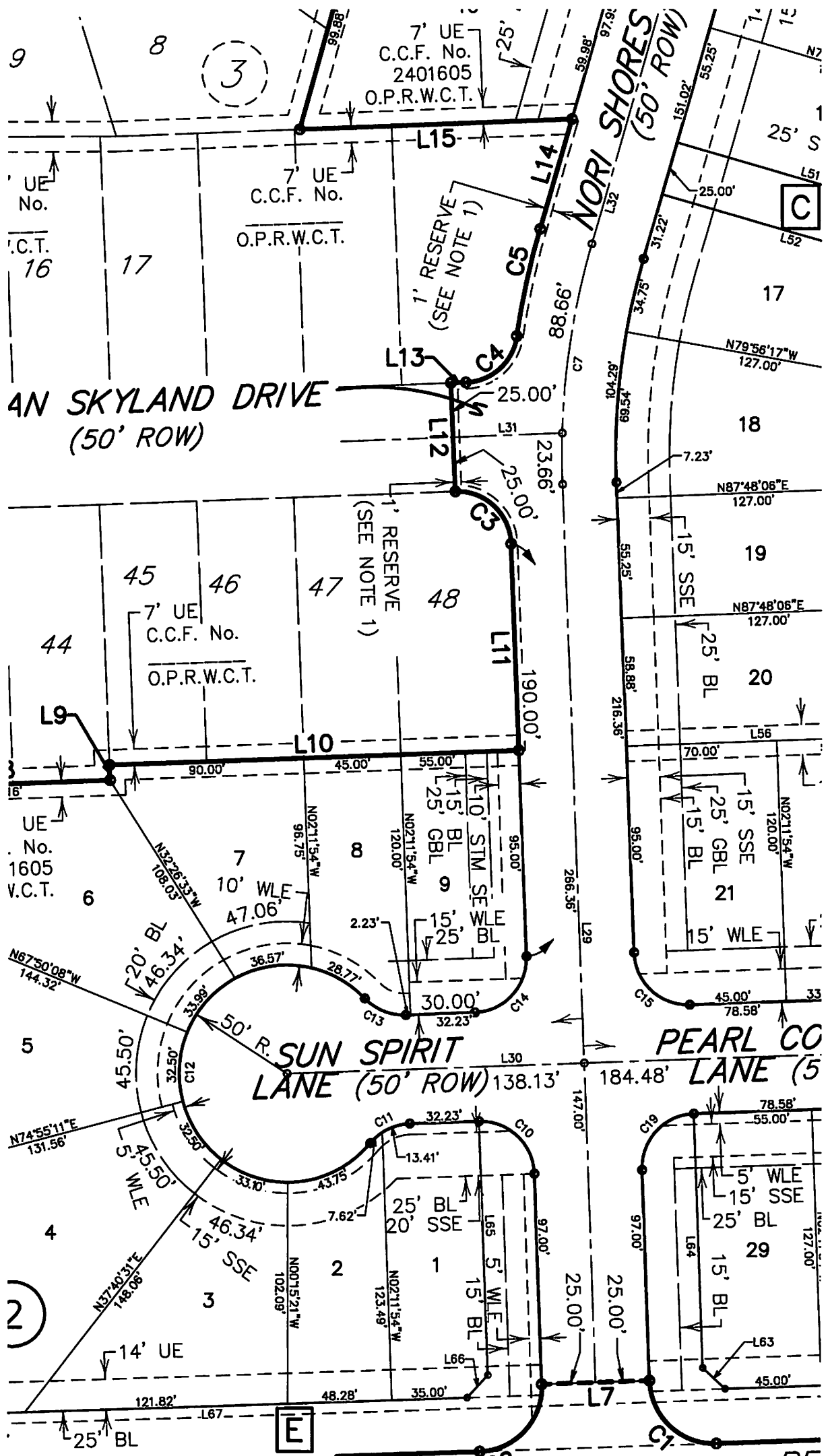
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000
Cjarnik@quiddity.com

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DATE: MARCH 2024

SCALE 1"=80'

SHEET 1W OF 1

FINAL PLAT OF
SUNTERRA
SEC 65

OWNER/DEVELOPER:
D.R. HORTON - TEXAS, LTD.
A Texas Limited Partnership
400 CARRIAGE HILLS BLVD
CONROE, TEXAS 77384
(281) 269-6832

ENGINEER/PLANNER/SURVEYOR:

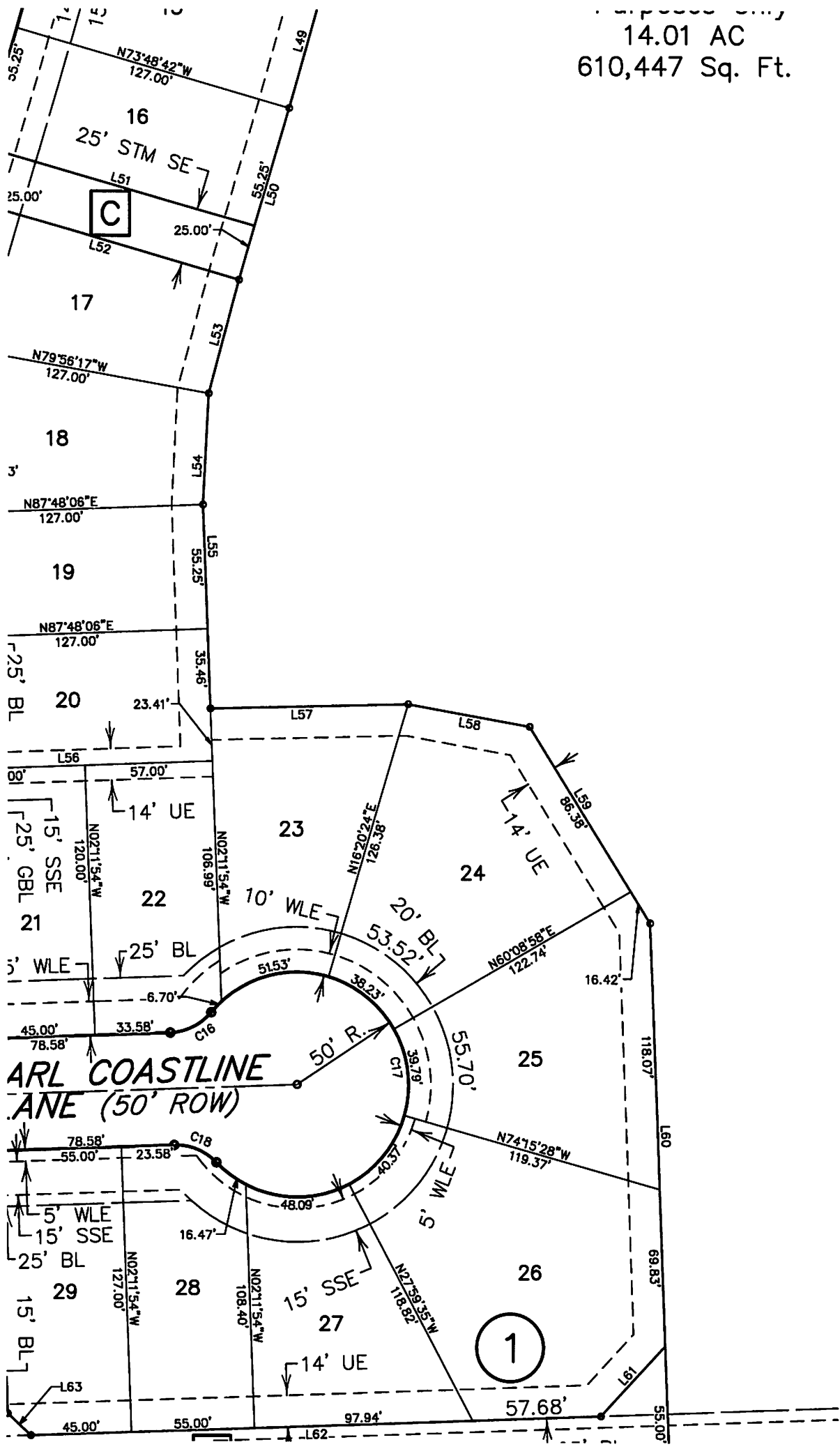


QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000

Cjammik@quiddity.com

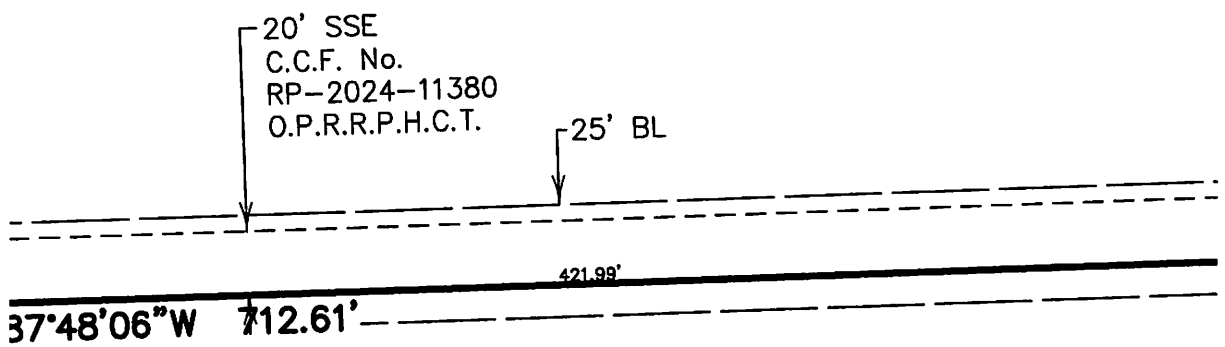
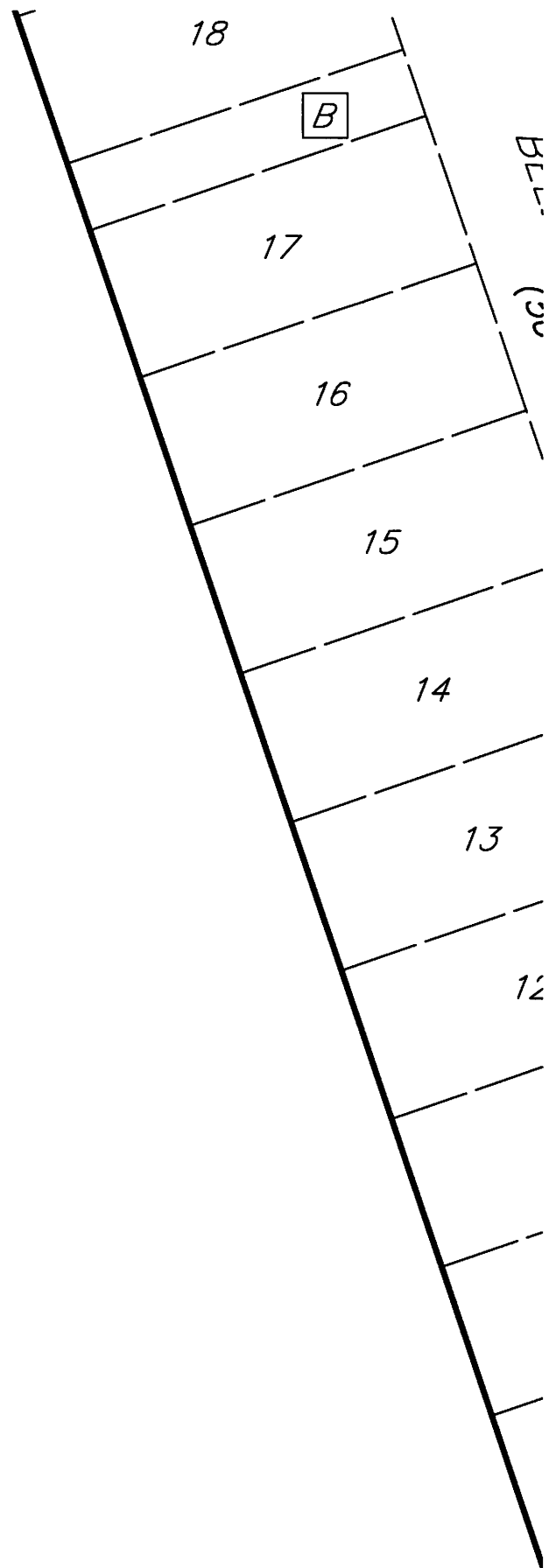
14.01 AC
610,447 Sq. Ft.



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SCALE 1"=60'			
SHEET 1X OF 1			

AC
Sq. Ft.



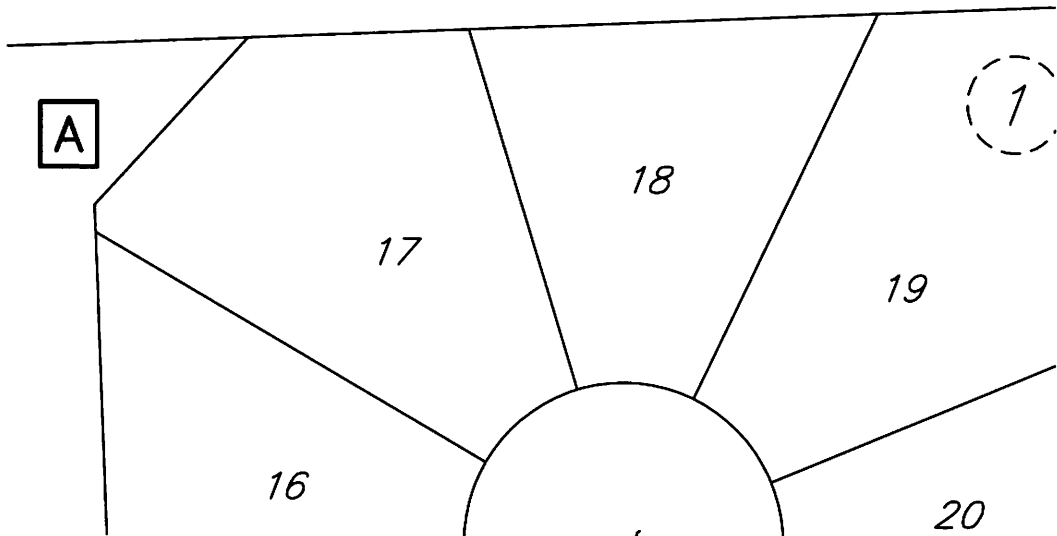
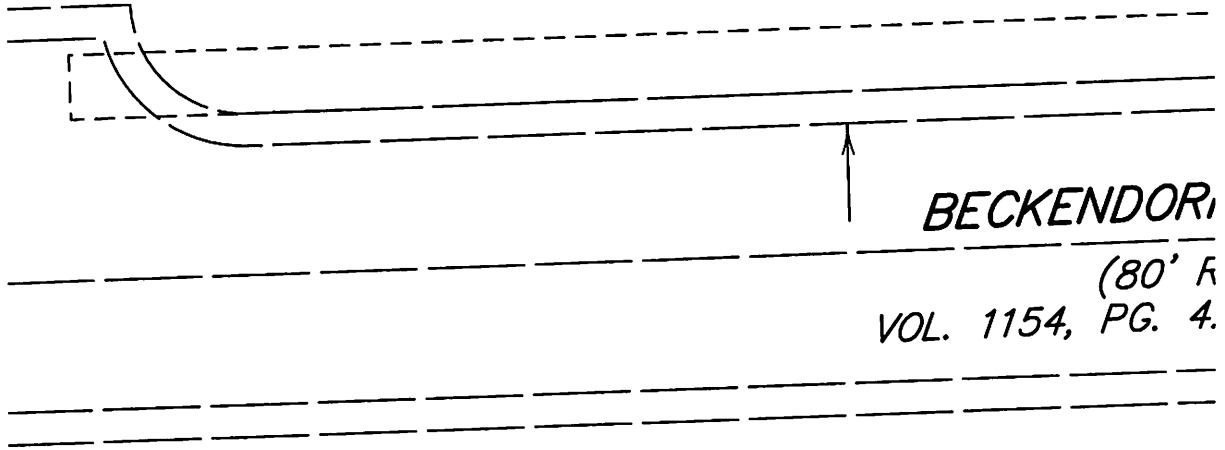
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SCALE 1"=60'			
SHEET 1Y OF 1			

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DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 65	OWNER/DEVELOPER: D.R. HORTON - TEXAS, LTD. A Texas Limited Partnership 400 CARRIAGE HILLS BLVD CONROE, TEXAS 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 Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000 Cjornik@quiddity.com
SCALE 1"=60'			
SHEET 12 OF 1			



DATE: MARCH 2024

SCALE 1"=80'

SHEET 2A OF 1

FINAL PLAT OF
SUNTERRA
SEC 65

OWNER/DEVELOPER:
D.R. HORTON - TEXAS, LTD.
A Texas Limited Partnership
400 CARRIAGE HILLS BLVD
CONROE, TEXAS 77384
(281) 269-6832

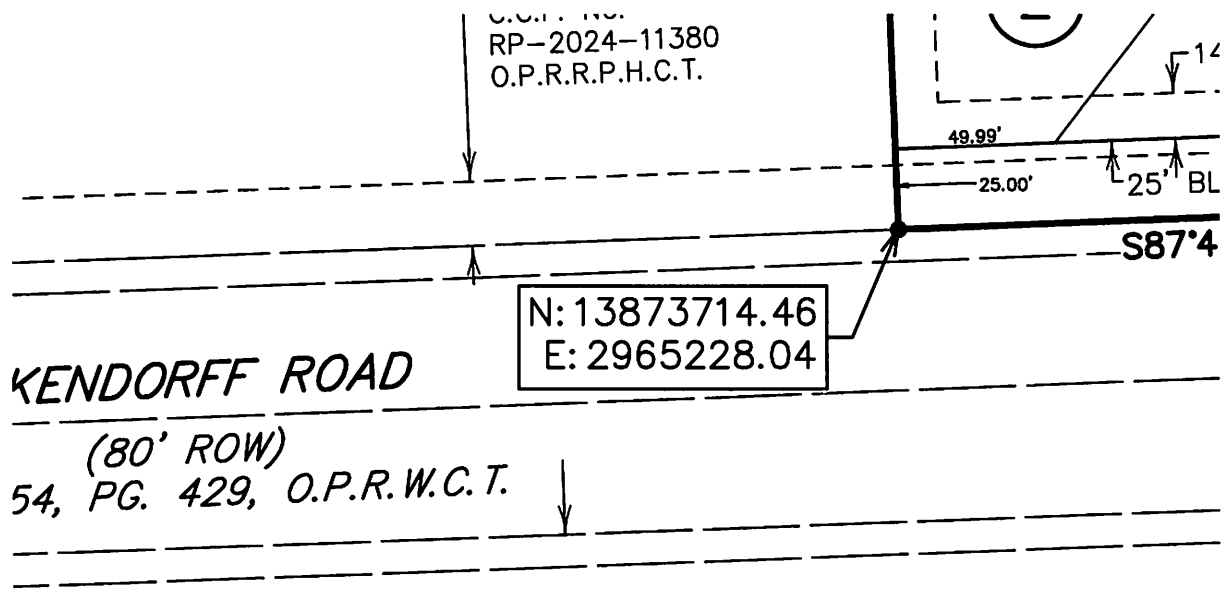
ENGINEER/PLANNER/SURVEYOR:



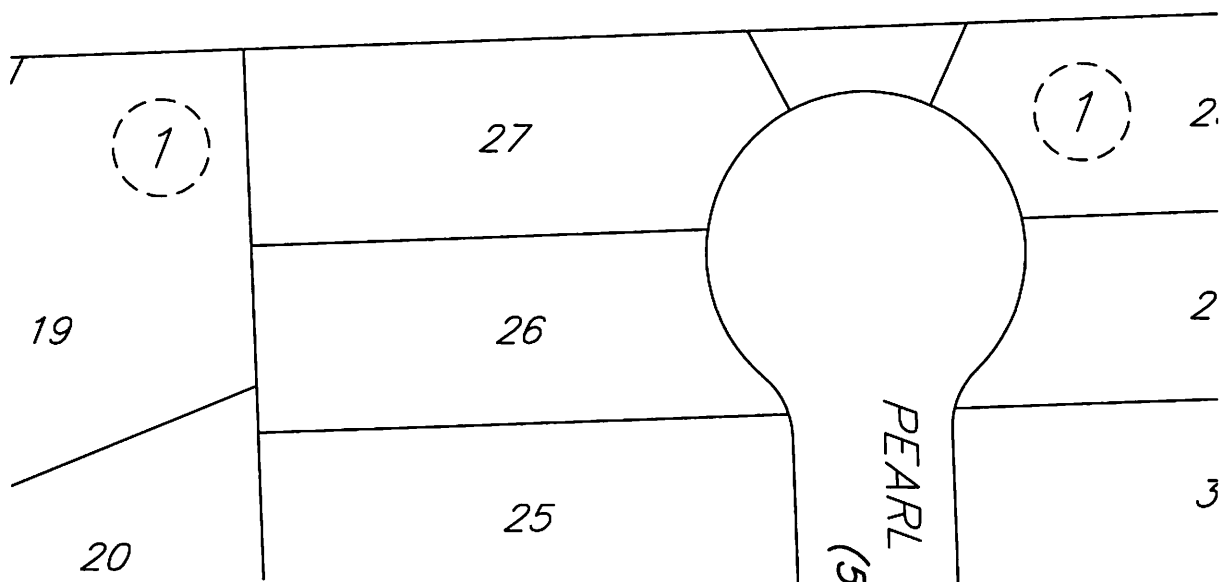
QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000
CJamnik@quiddity.com

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B



DATE: MARCH 2024

SCALE 1"=60'

SHEET 2B OF 1

FINAL PLAT OF
SUNTERRA
SEC 65

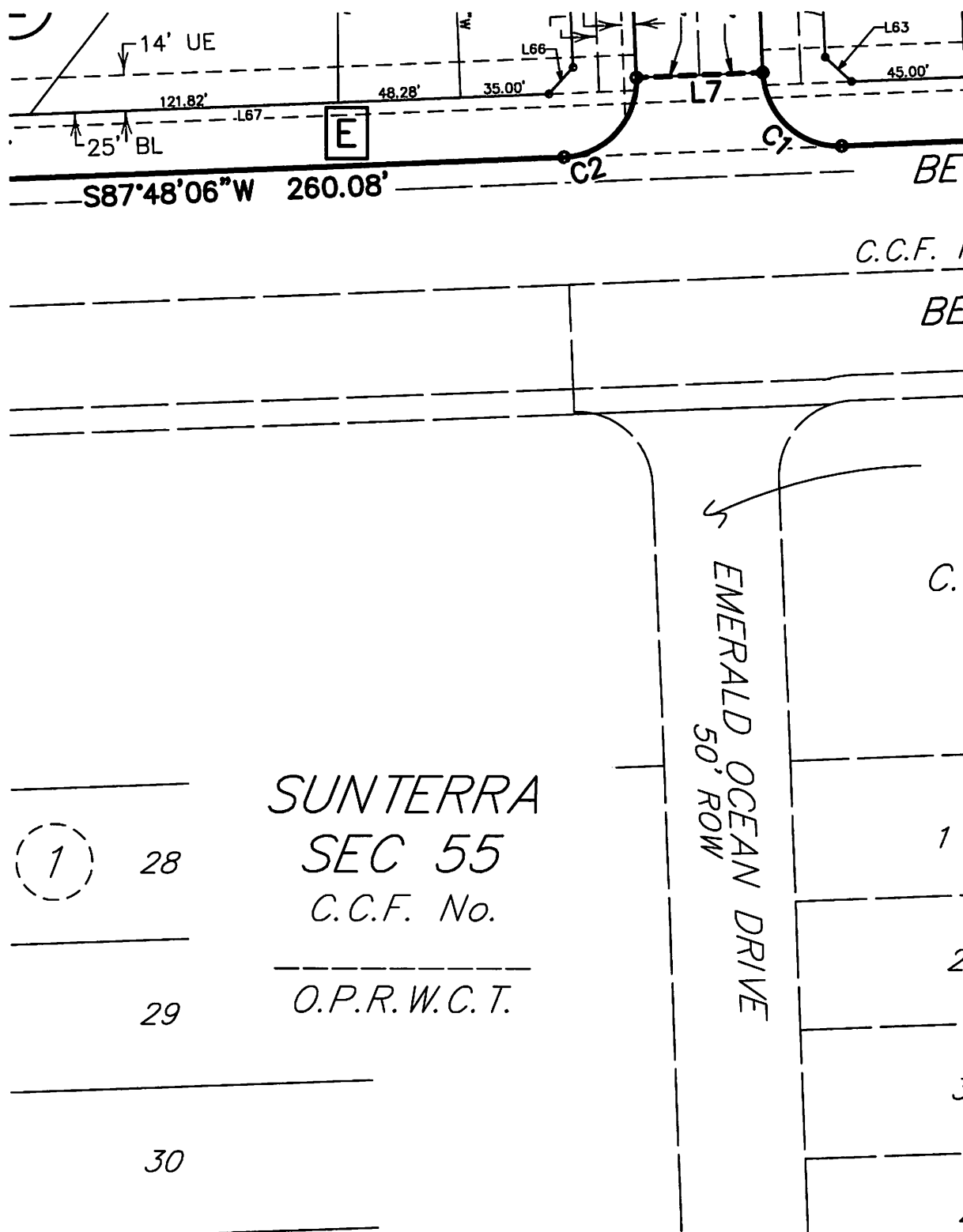
OWNER/DEVELOPER:
D.R. HORTON - TEXAS, LTD.
A Texas Limited Partnership
400 CARRIAGE HILLS BLVD
CONROE, TEXAS 77384
(281) 269-6832

ENGINEER/PLANNER/SURVEYOR:



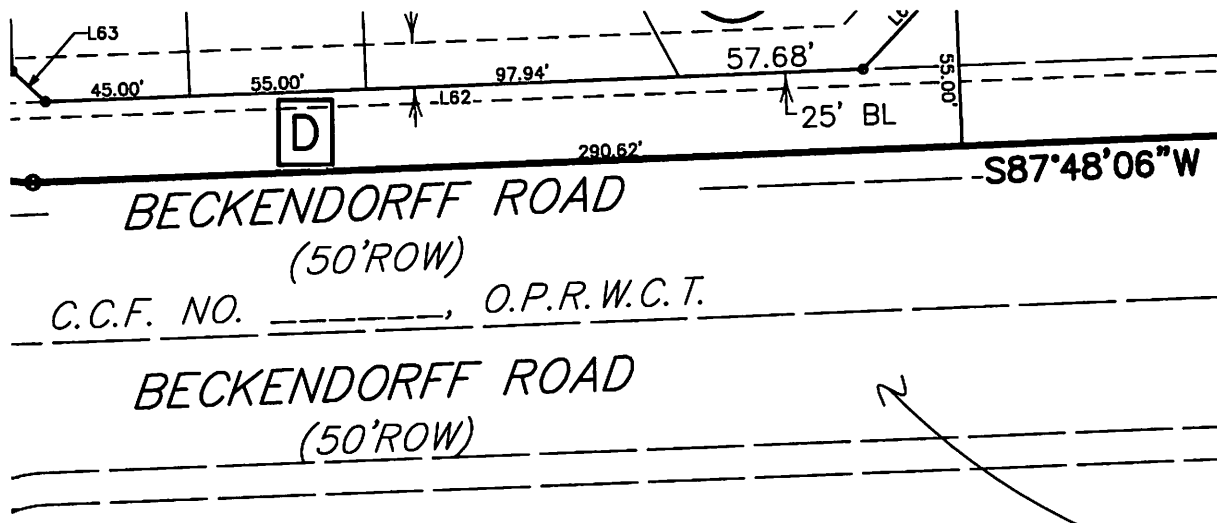
QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000
CJamnik@quiddity.com



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DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 65	OWNER/DEVELOPER: D.R. HORTON - TEXAS, LTD. A Texas Limited Partnership 400 CARRIAGE HILLS BLVD CONROE, TEXAS 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 Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000 CJamnik@quiddity.com
SCALE 1"=60'			
SHEET 2C OF 1			



BECKENDORFF ROAD
(50' ROW)

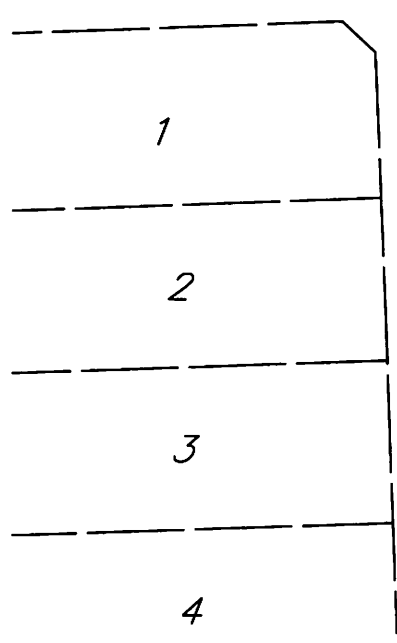
C.C.F. NO. _____, O.P.R.W.C.T. _____

SUNTERRA
SEC 53

C.C.F. No. 2309708
O.P.R.W.C.T.

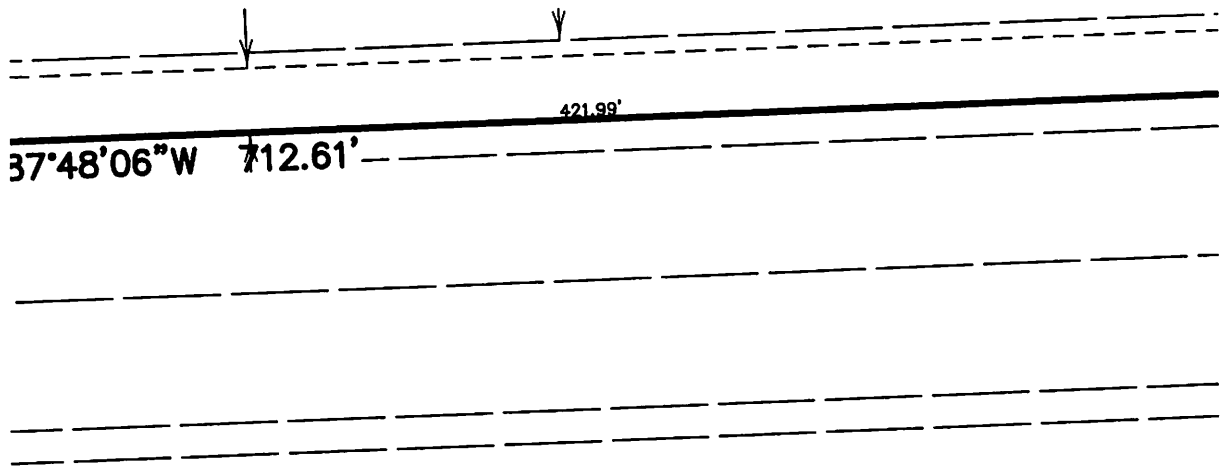
1

A



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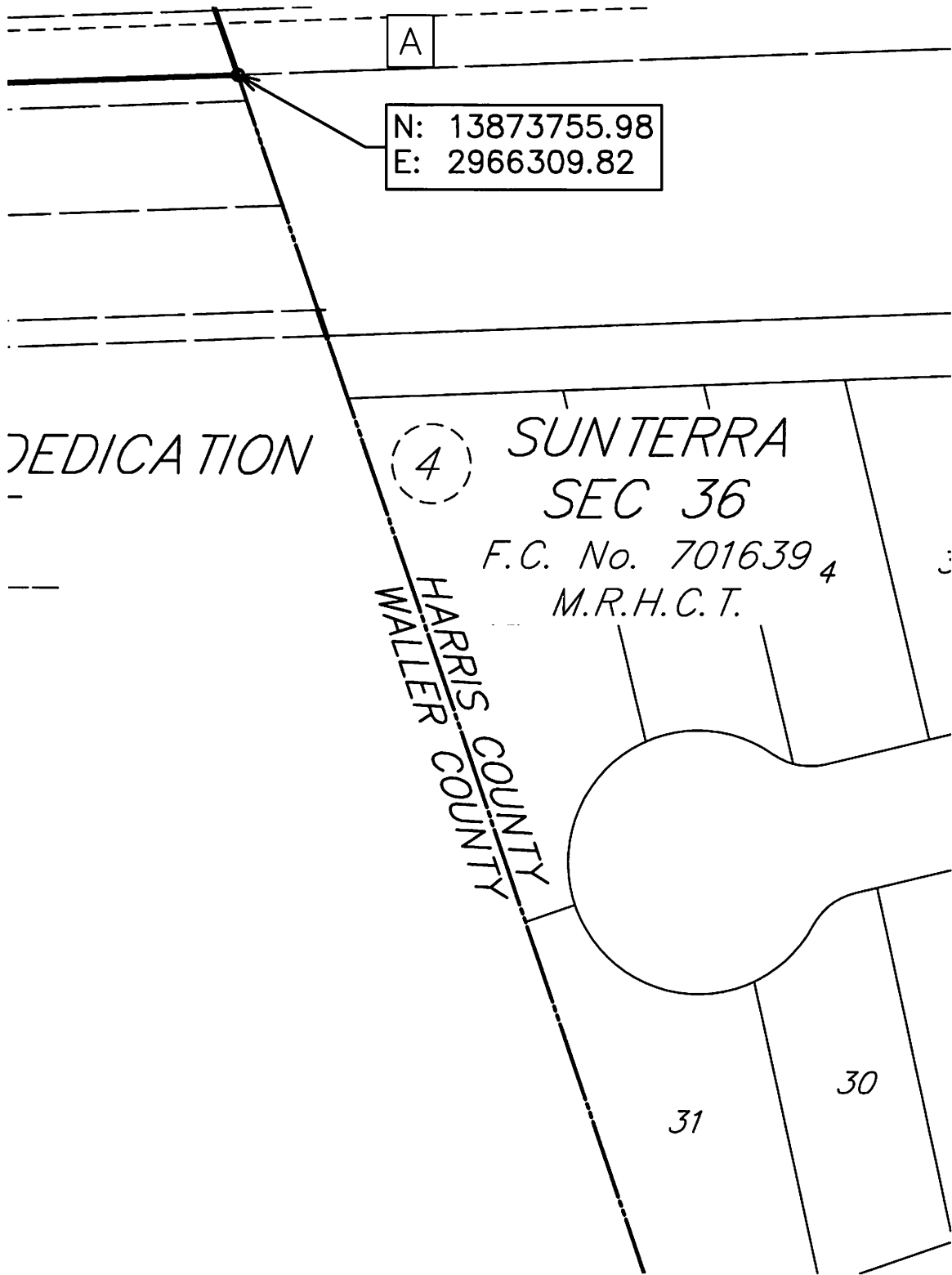
DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 65	OWNER/DEVELOPER: D.R. HORTON - TEXAS, LTD. A Texas Limited Partnership 400 CARRIAGE HILLS BLVD CONROE, TEXAS 77384 (281) 269-6832	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000 CJamnik@quiddity.com
SCALE 1"=60'			
SHEET 20 OF 1			



BECKENDORFF STREET DEDIC,
AND RESERVE
C.C.F. No. _____
O.P.R.W.C.T.

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DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 65	OWNER/DEVELOPER: D.R. HORTON - TEXAS, LTD. A Texas Limited Partnership 400 CARRIAGE HILLS BLVD CONROE, TEXAS 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 Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000 CJamnik@quiddity.com
SCALE 1"=60'			
SHEET 2E OF 1			



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DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 65	OWNER/DEVELOPER: D.R. HORTON - TEXAS, LTD. A Texas Limited Partnership 400 CARRIAGE HILLS BLVD CONROE, TEXAS 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 Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000 Cjamnik@quiddity.com
SCALE 1"=60'			
SHEET 2F OF 1			