

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Section 66

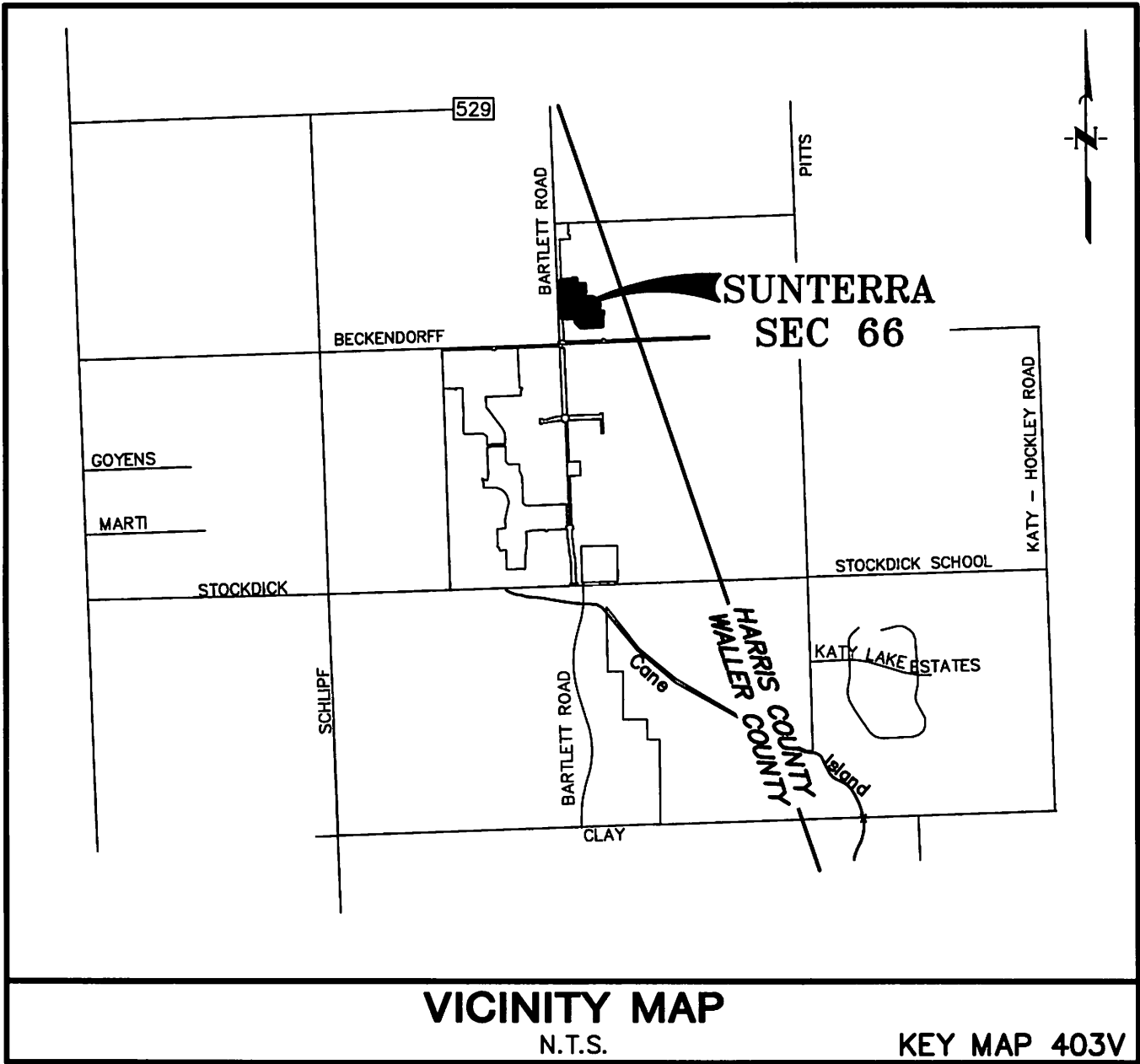
Date: May 15, 2024

Background

Final Plat of Sunterra Section 66 Subdivision which consists of 14.19 acres will include 71 Lots, 3 Blocks and 4 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



**FINAL PLAT OF
SUNTERRA
SEC 66**

**A SUBDIVISION OF 14.19 ACRES OF LAND
OUT OF THE
W. I. WILLIAMSON SURVEY, A-410
WALLER COUNTY, TEXAS
71 LOTS 4 RESERVES 3 BLOCKS
MARCH 2024**

BKDD Permit No. 2023-62

DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 66	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"=80'			
SHEET 1A OF 1			

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STATE OF TEXAS §
COUNTY OF WALLER §

A METES & BOUNDS description of a 14.19 acre tract of land in the W. I. Williamson Survey, Abstract 410, Waller County, 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 a Mag nail set with shiner for a reentry corner of the residue of said called 322.56 acre tract, said point being the southeast corner of the adjoining H. & T. C. Railroad Company Survey Section 119, Abstract 200, the southwest corner of said W. I. Williamson Survey, Abstract 410, the northwest corner of the adjoining H. & T. C. Railroad Company Survey Section 129, Abstract 204, and the northeast corner of the adjoining Fred Eule Survey, Abstract 375, as located in Beckendorff Road;

Thence North 02 degrees 12 minutes 42 seconds West, along the upper west line of said called 322.56 acre tract, same being the west line of said W. I. Williamson Survey, Abstract 410, the east line of said adjoining H. & T. C. Railroad Company Survey Section 119, Abstract 200, and the east line of an adjoining called 19.0984 acre tract recorded in Volume 657, Page 415, Official Records, Waller County, Texas, 574.98 feet;

Thence North 87 degrees 47 minutes 18 seconds East crossing the residue of said called 322.56 acre tract, 90.00 feet to the southwest corner and Place of Beginning of the herein described tract, same being the southwest corner of said called 24.57 acre tract;

Thence North 02 degrees 12 minutes 42 seconds West along a portion of the west line of the herein described tract, same being the west line of said called 24.57 acre tract, 710.10 feet to the northwest corner of said called 24.57 acre tract;

Thence North 02 degrees 00 minutes 44 seconds West establishing a portion of the west line of the herein described tract, crossing the residue of said called 322.56 acre tract, 105.00 feet to the northwest corner of the herein described tract;

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

North 87 degrees 59 minutes 16 seconds East, 247.70 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 42 degrees 59 minutes 16 seconds East, 35.36 feet 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 or Real Property, Harris County, Texas;

North 87 degrees 59 minutes 16 seconds East along the south line of said adjoining called 94.98 acre tract, 50.00 feet to the northeast corner of the herein described tract;

Thence establishing the easterly lines of the herein described tract with the following courses and distances:

South 02 degrees 00 minutes 44 seconds East crossing the residue of said called 322.56 acre tract, 130.00 feet;

North 87 degrees 59 minutes 16 seconds East, at 25.00 feet pass an angle point in the north line of said called 24.57 acre tract, and continue along said line for a total distance of 183.50 feet;

South 02 degrees 00 minutes 44 seconds East crossing said called 24.57 acre tract, 177.00 feet;

South 87 degrees 59 minutes 16 seconds West, 13.50 feet to the beginning of a curve to the left;

Thence with said curve to the left, 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 South 42 degrees 53 minutes 17 seconds West, 35.42 feet;

South 02 degrees 12 minutes 42 seconds East, 94.91 feet;

North 87 degrees 59 minutes 16 seconds East, 127.93 feet;

North 89 degrees 25 minutes 13 seconds East, 55.33 feet;

South 74 degrees 48 minutes 47 seconds East, 51.37 feet;

South 55 degrees 54 minutes 06 seconds East, 52.56 feet;

South 49 degrees 37 minutes 36 seconds East, 56.98 feet;

South 33 degrees 06 minutes 27 seconds East, 48.75 feet;

South 06 degrees 26 minutes 12 seconds East, 48.72 feet;

South 15 degrees 41 minutes 13 seconds West, 154.65 feet;

North 87 degrees 48 minutes 06 seconds East, 126.46 feet;

South 16 degrees 11 minutes 18 seconds West, 53.06 feet to the beginning of a curve to the left;

Thence with said curve to the left, 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 South 12 degrees 17 minutes 58 seconds West, 50.87 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, 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 South 48 degrees 06 minutes 22 seconds West, 31.94 feet;

South 87 degrees 48 minutes 06 seconds West, 6.84 feet;

South 02 degrees 11 minutes 54 seconds East, 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 39.27 feet, a radius of 25.00 feet, and a chord bearing South 47 degrees 11 minutes 54 seconds East, 35.36 feet;

South 02 degrees 11 minutes 54 seconds East, 95.00 feet to the southeast corner of the herein described tract;

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

South 87 degrees 48 minutes 06 seconds West crossing said called 24.57 acre tract, 190.00 feet;

South 02 degrees 11 minutes 54 seconds East, 7.00 feet;

South 87 degrees 48 minutes 06 seconds West at 100.16 feet pass a reentry corner of said called 24.57 acre tract, and continue along the south line of said called 24.57 acre tract for a total distance of 261.46 feet;

North 44 degrees 37 minutes 14 seconds West, 158.21 feet;

North 02 degrees 12 minutes 42 seconds West, 93.28 feet;

South 87 degrees 47 minutes 18 seconds West, 297.00 feet to the Place of Beginning and containing 14.19 acres of land, more or less.

DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 66	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 1B OF 1			

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1. One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of street where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revert in the dedicator, his heirs, assigns or successors.
2. This subdivision is proposed for single-family residential, detention and other related uses.
3. The radius on all block corners is 25 feet, unless otherwise noted.
4. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by Charter Title Company, GF No. 107660190020C, Dated October 16, 2023.
5. 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.
6. All coordinates shown are grid based on the Texas Coordinate System of 1983, South Central Zone, and may be converted to surface by dividing by the combined scale factor of 1.00010195040.
7. All bearings are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
8. A minimum of ten (10) feet shall be provided between sides of residential dwellings.
9. New development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.
10. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
11. Structures built on lots in the designated flood plain shall be elevated to two (2) feet or more above the 500-year floodplain elevation, in the 100-year floodplain. Within the 500-year, these structures must be elevated to one (1) foot above the 500-year floodplain level. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.) Contact the County Engineer's office for specific information.
12. No structure in this subdivision shall be occupied until connected to a public sewer system.
13. No structure in this subdivision shall be occupied until connected to an individual water supply or a state - approved community water system.
14. This tract lies within Unshaded Zone "X" of the Flood Insurance Rate Map, Community NO. 480640, Map Number 48473C0375E, Panel 0375, suffix "E" dated February 18, 2009.
15. Unless otherwise indicated, the building line (B.L.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
16. Single Family Residential shall mean the use of a lot with one building designed for and containing no more than two separate units with facilities for living, sleeping cooking and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of no more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.
17. Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.
18. Right-of-way easements for widening streets or improving drainage shall be maintained by the landowner until all street or drainage improvements are actually constructed on the property. The county has the right at any time to take possession of any street widening easement for construction, improvement or maintenance.
19. The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by the Commissioners Court. The Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the public streets. The county will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets. The county assumes no responsibility for the accuracy of representations by other parties on the plat. Flood plain data, in particular, may change depending on subsequent development. The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the county. The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid D.R. Horton - Texas, LTD., a Texas Limited Partnership, to the purchaser of each and every lot in the subdivision prior to culmination of each sale include certification that the subdivider has complied with the requirements of section 232.032 and that:
 - (a) the water quality and connections to the lots meet, or will meet, the minimum state standards;
 - (b) sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
 - (c) electrical connections provided to the lot meet, or will meet, the minimum state standards; and
 - (d) gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.
20. Project site is within City of Houston ETJ.
21. There are no pipeline easements within the platted area.
22. TBM 5000357: Being a 5/8" Iron rod with cap marked "Quiddity Eng. Control" located approximately 662 feet southeast of the northwest corner of a called 322.56 acre tract recorded under County Clerk's File Number 2312086, being a 5/8" Iron rod, also being approximately 2,712 feet northeast of the lower northeast corner of said 322.56 acre tract, being a Mag Nail set with Shiner. Coordinates - N: 13876292.99 E: 2965134.88 Elevation: 166.85'.
23. All lots shall have adequate wastewater collection services.
24. Tract is subject to Surface Waiver Agreement recorded under C.C.F. No. 2312084, O.P.R.W.C.T.

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SCALE 1"=60'			
SHEET 1C OF 1			

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°59'16"E	247.70'
L2	N87°59'16"E	50.00'
L3	S02°00'44"E	130.00'
L4	N87°59'16"E	183.50'
L5	S02°00'44"E	177.00'
L6	S87°59'16"W	13.50'
L7	S02°12'42"E	94.91'
L8	N87°59'16"E	127.93'
L9	N89°25'13"E	55.33'
L10	S74°48'47"E	51.37'
L11	S55°54'06"E	52.56'
L12	S49°37'36"E	56.98'
L13	S33°06'27"E	48.75'
L14	S06°26'12"E	48.72'
L15	S15°41'13"W	154.65'
L16	N87°48'06"E	126.46'
L17	S16°11'18"W	53.06'
L18	S87°48'06"W	6.84'
L19	S02°11'54"E	50.00'
L20	S02°11'54"E	95.00'
L21	S87°48'06"W	190.00'
L22	S02°11'54"E	7.00'
L23	S87°48'06"W	261.46'

LINE TABLE		
LINE	BEARING	DISTANCE
L24	N44°37'14"W	158.21'
L25	N02°12'42"W	93.28'
L26	S87°47'18"W	297.00'
L27	N02°00'44"W	105.00'
L28	N87°59'16"E	297.70'
L29	N02°00'44"W	282.00'
L30	S87°59'16"W	303.50'
L31	S47°06'43"E	10.92'
L32	S02°12'42"E	325.40'
L33	S02°12'42"E	564.68'
L34	S87°47'18"W	197.10'
L35	S02°12'42"E	7.50'
L36	N87°48'06"E	338.21'
L37	N42°59'16"E	14.14'
L38	N87°48'06"E	84.92'
L39	N89°41'11"E	212.85'
L40	S02°11'54"E	123.54'
L41	S02°11'54"E	123.22'
L42	S02°12'42"E	532.07'
L43	N08°50'33"W	111.84'
L44	N87°59'16"E	242.70'
L45	S47°00'44"E	14.14'
L46	N02°00'44"W	116.49'

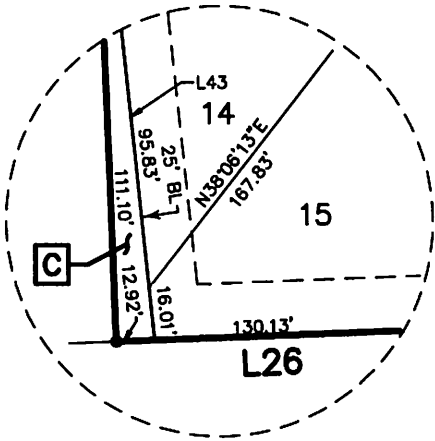
RESTRICTED RESERVE [A]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.04 AC
1,828 Sq. Ft.

RESTRICTED RESERVE [B]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.03 AC
1,234 Sq. Ft.

RESTRICTED RESERVE [C]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.02 AC
717 Sq. Ft.

RESTRICTED RESERVE [D]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.21 AC
9,140 Sq. Ft.

RESERVE TOTALS
0.30 AC
12,919 Sq. Ft.

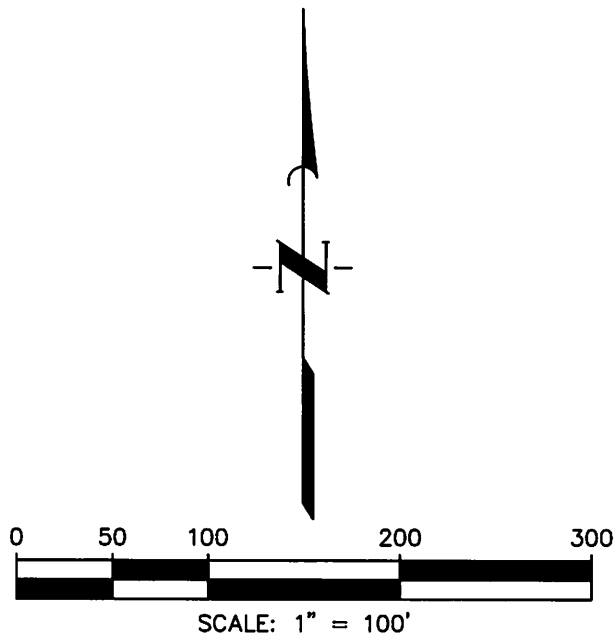
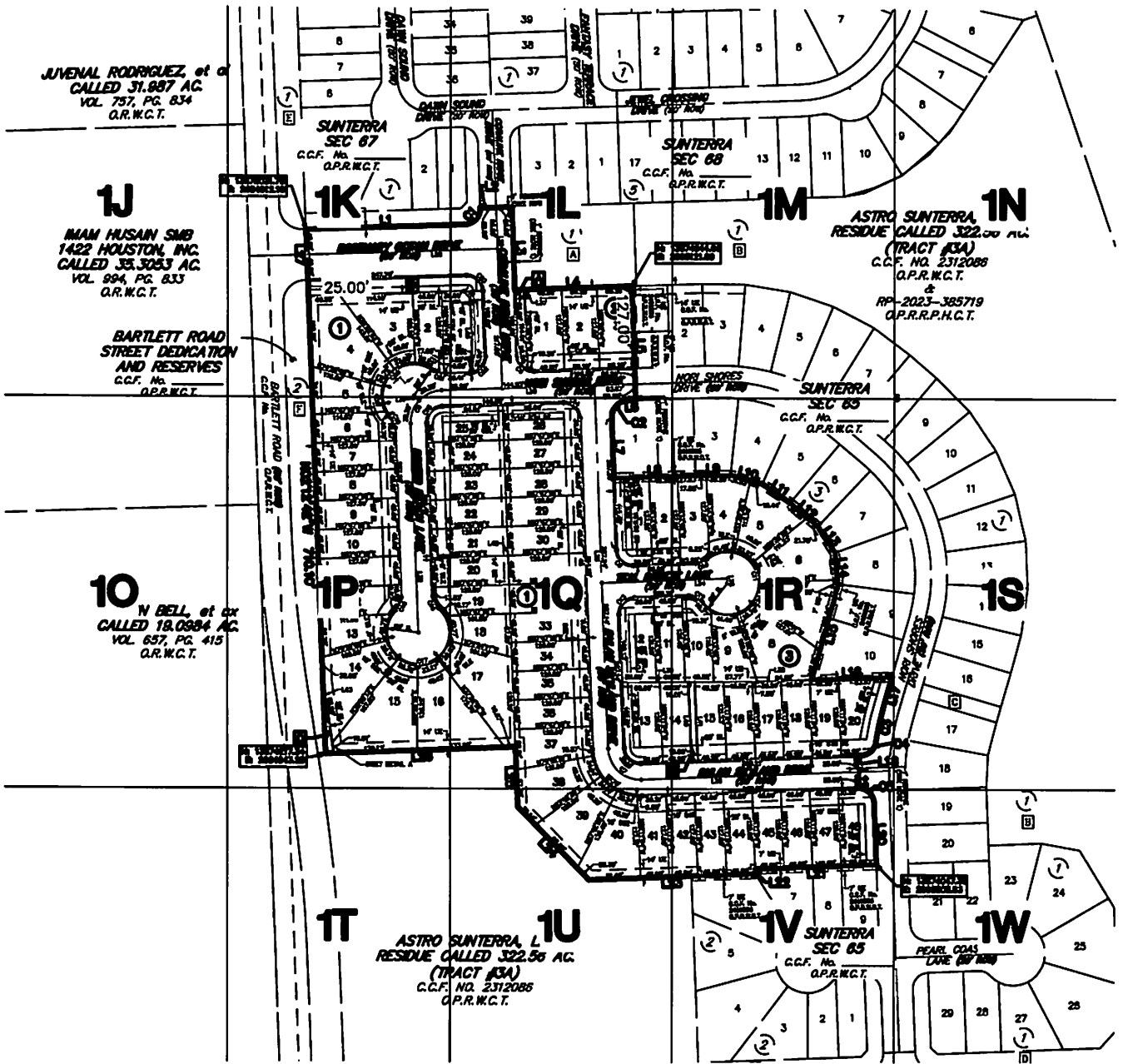


SCALE: 1" = 50'

INSET DETAIL A

DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 66	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 1E OF 1			

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DATE: MARCH 2024

SCALE NTS

SHEET 1F OF 1

FINAL PLAT OF
SUNTERRA
SEC 66

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

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 14.19 acre tract described in the above and foregoing map of Sunterra Sec 66, 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 27 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
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



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SCALE NTS			
SHEET 1G OF 1			

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Certificate of Surveyor

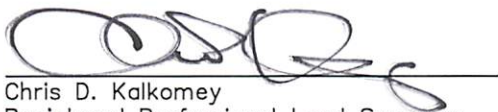
This is to certify that I, Chris D. Kalkomey, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points 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 66 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
Jennifer Ostlind, AICP
Secretary

BROOKSHIRE-KATY DRAINAGE DISTRICT BKDD Permit No. 2023-62
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 66	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 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

Kendric D. Jones
Commissioner, Precinct 3

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

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.

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SCALE NTS			
SHEET 11 OF 1			

JUVENAL RODRIGUEZ, et al
CALLED 31.987 AC.
VOL. 757, PG. 834
O.R.W.C.T.

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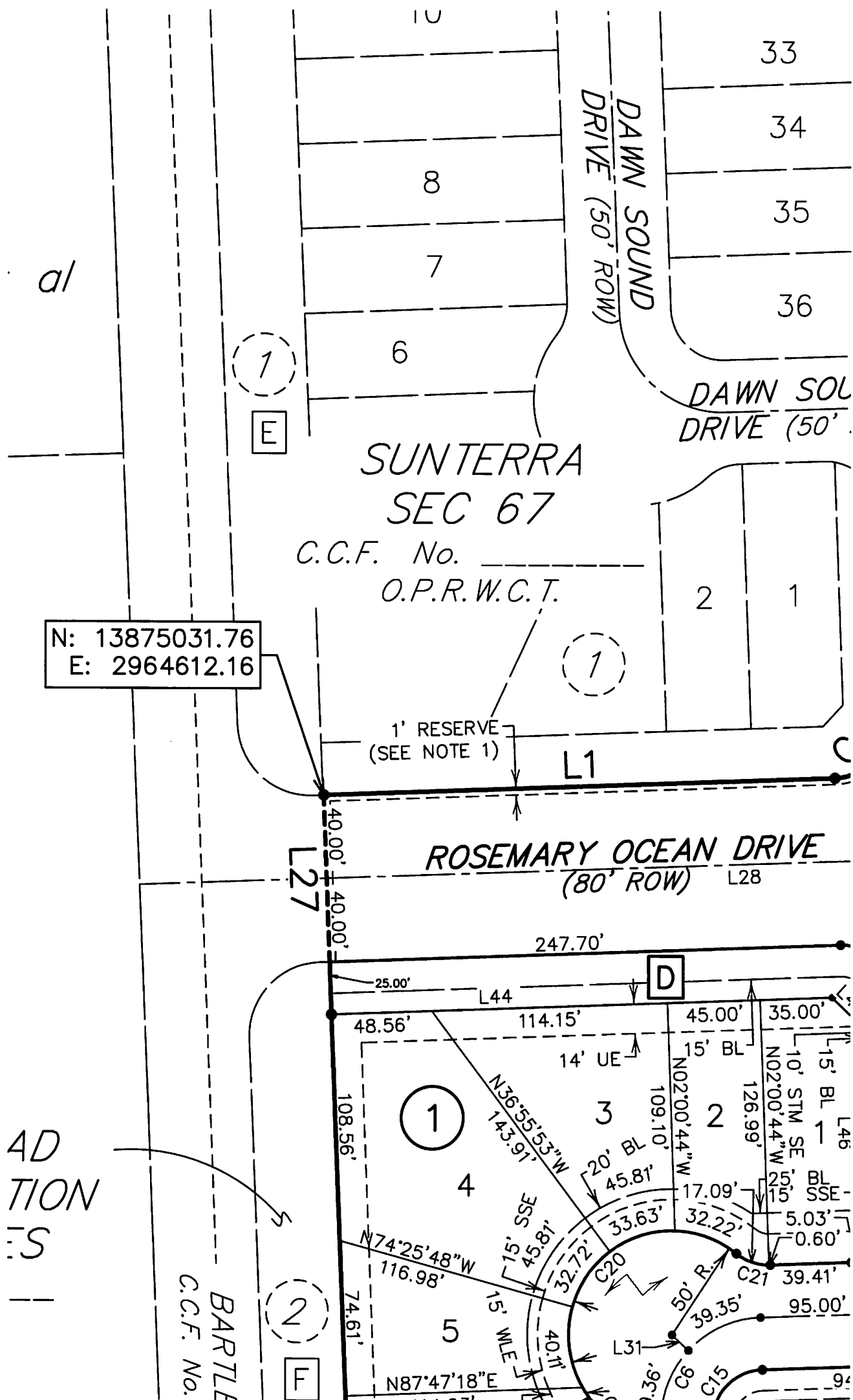
IMAM HUSAIN SMB
1422 HOUSTON, INC.
CALLED 35.3053 AC.
VOL. 994, PG. 833
O.R.W.C.T.

BARTLETT ROAD -
STREET DEDICATION
AND RESERVES
C.C.F. No. _____
O.P.R.W.C.T.

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DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 66	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 1J OF 1			

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DATE: MARCH 2024

SCALE 1"=80'

SHEET 1K OF 1

FINAL PLAT OF
SUNTERRA
SEC 66

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

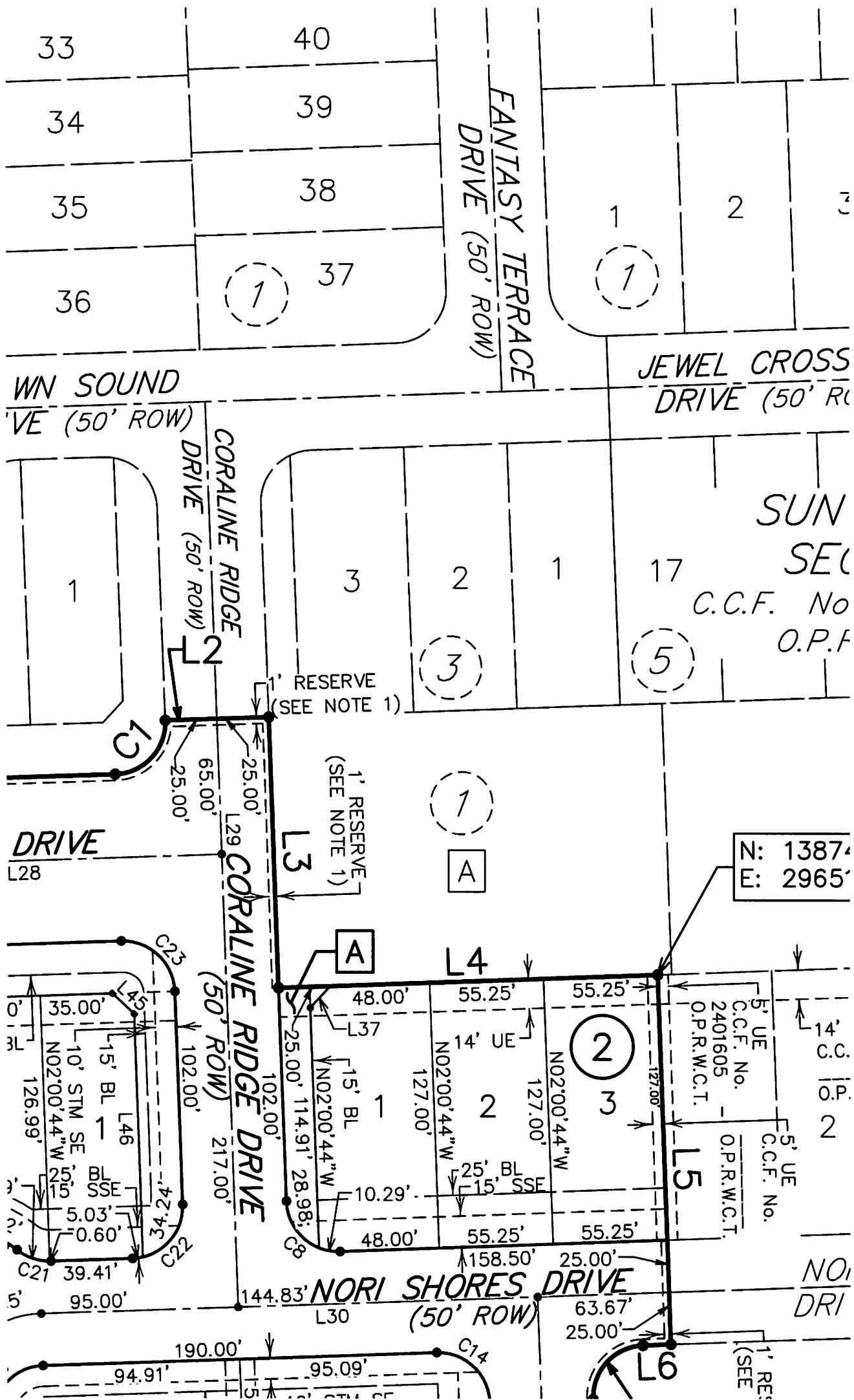
ENGINEER/PLANNER/SURVEYOR:



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

SCALE 1"=80'

SHEET 1L OF 1

FINAL PLAT OF
SUNTERRA
SEC 66

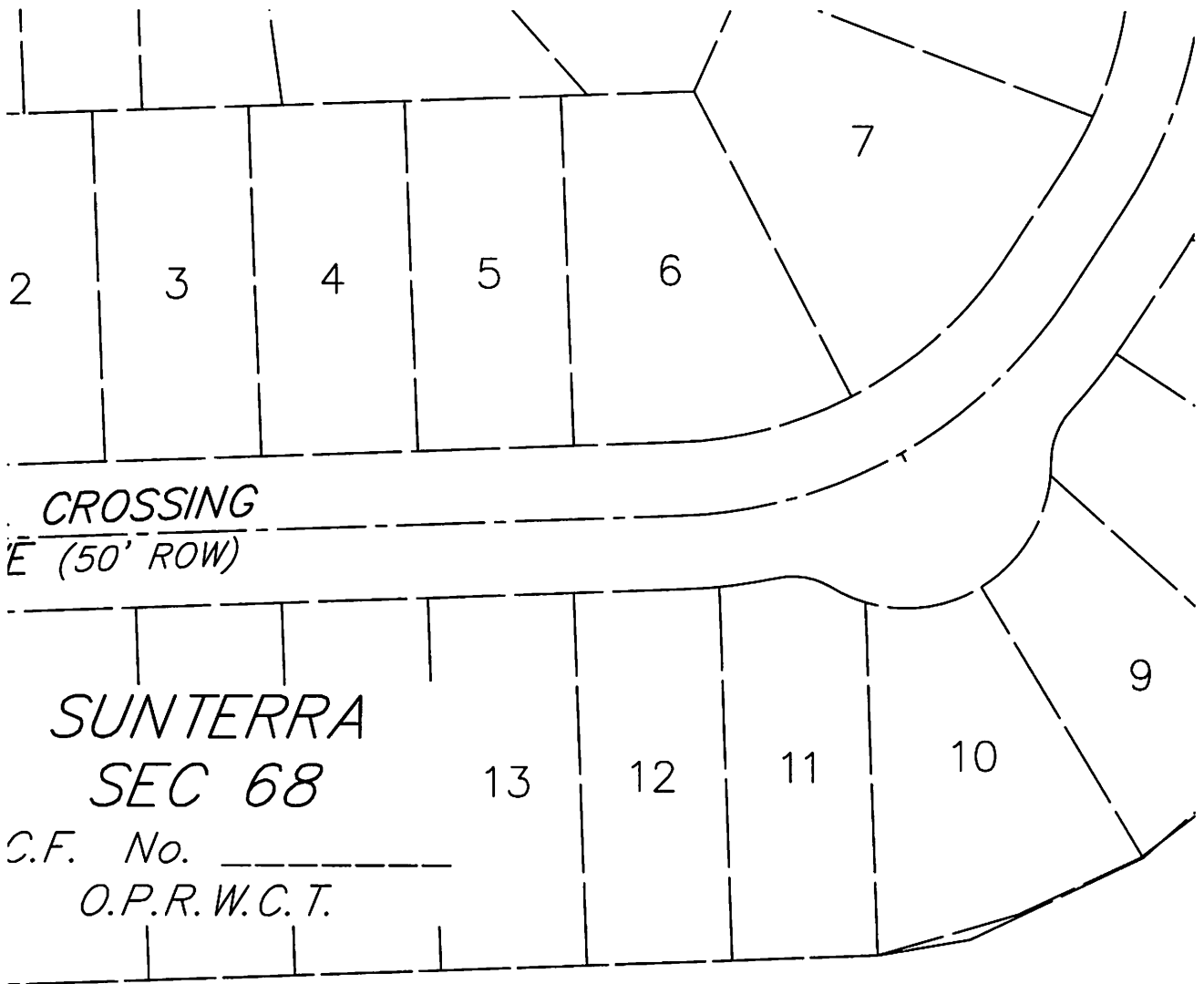
OWNER/DEVELOPER:
D.R. HORTON - TEXAS, LTD.
A Texas Limited Partnership
400 CARRIAGE HILLS BLVD
CONROE, TEXAS 77384
(281) 269-6832

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



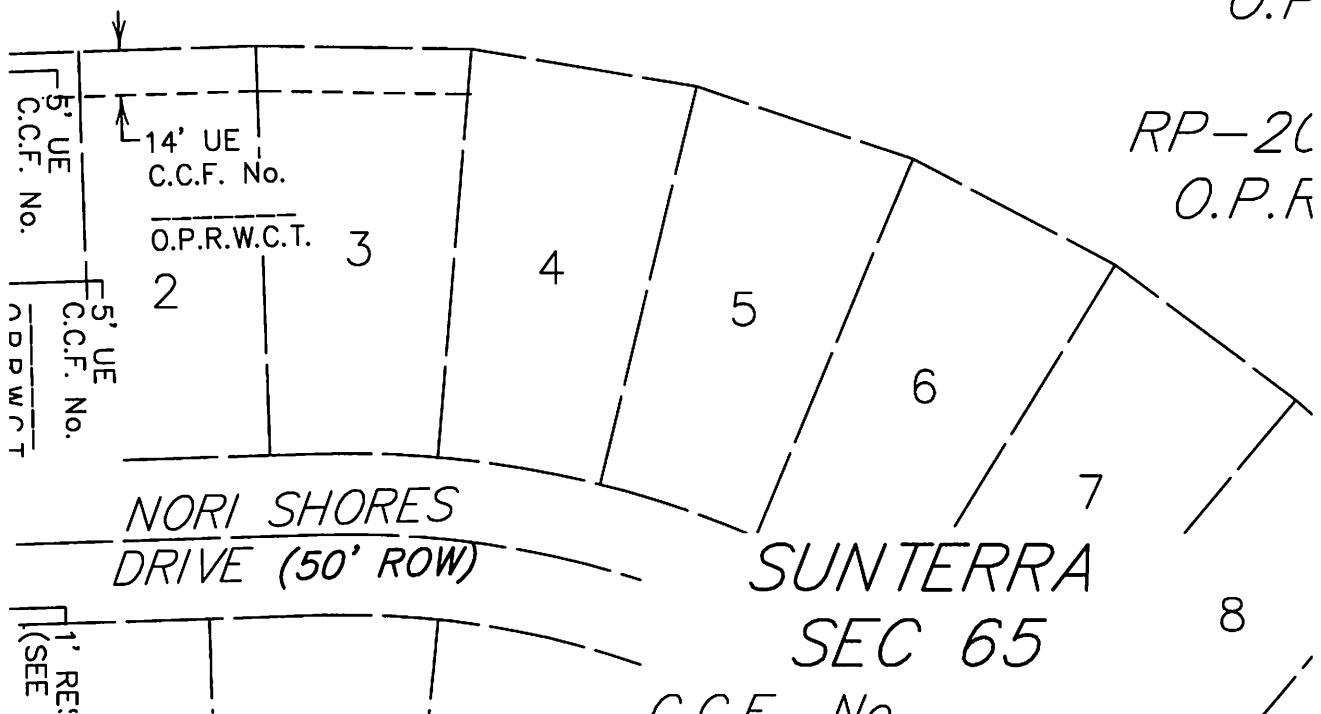
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E: 2965121.69

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DATE: MARCH 2024

SCALE 1"=80'

SHEET 1M OF 1

FINAL PLAT OF
SUNTERRA
SEC 66

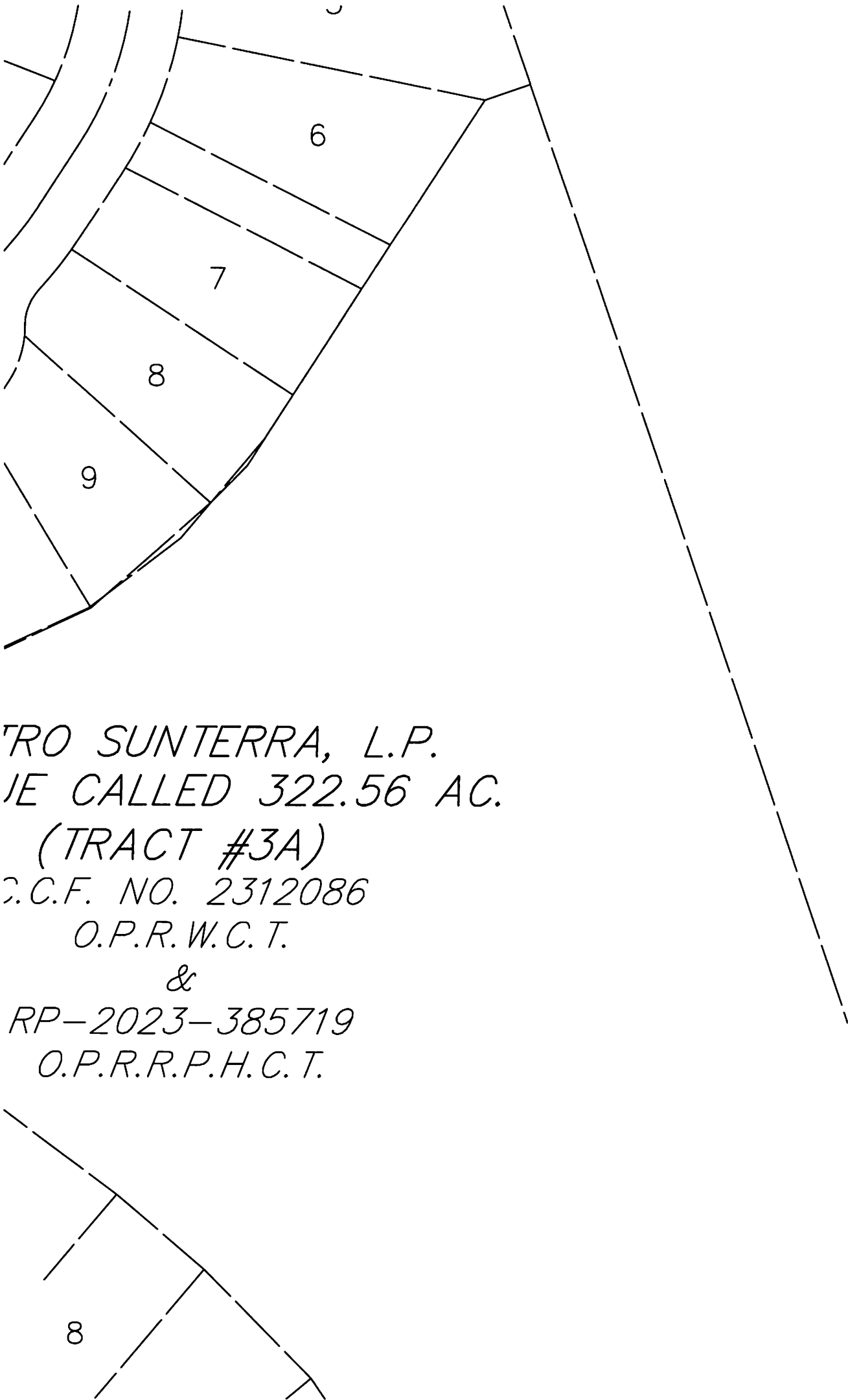
OWNER/DEVELOPER:
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400 CARRIAGE HILLS BLVD
CONROE, TEXAS 77384
(281) 269-6832

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2322 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000
Clamnik@quiddity.com

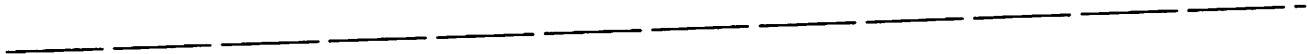


TO SUNTERRA, L.P.
BE CALLED 322.56 AC.
(TRACT #3A)
C.C.F. NO. 2312086
O.P.R.W.C.T.
&
RP-2023-385719
O.P.R.R.P.H.C.T.

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DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 66	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			

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

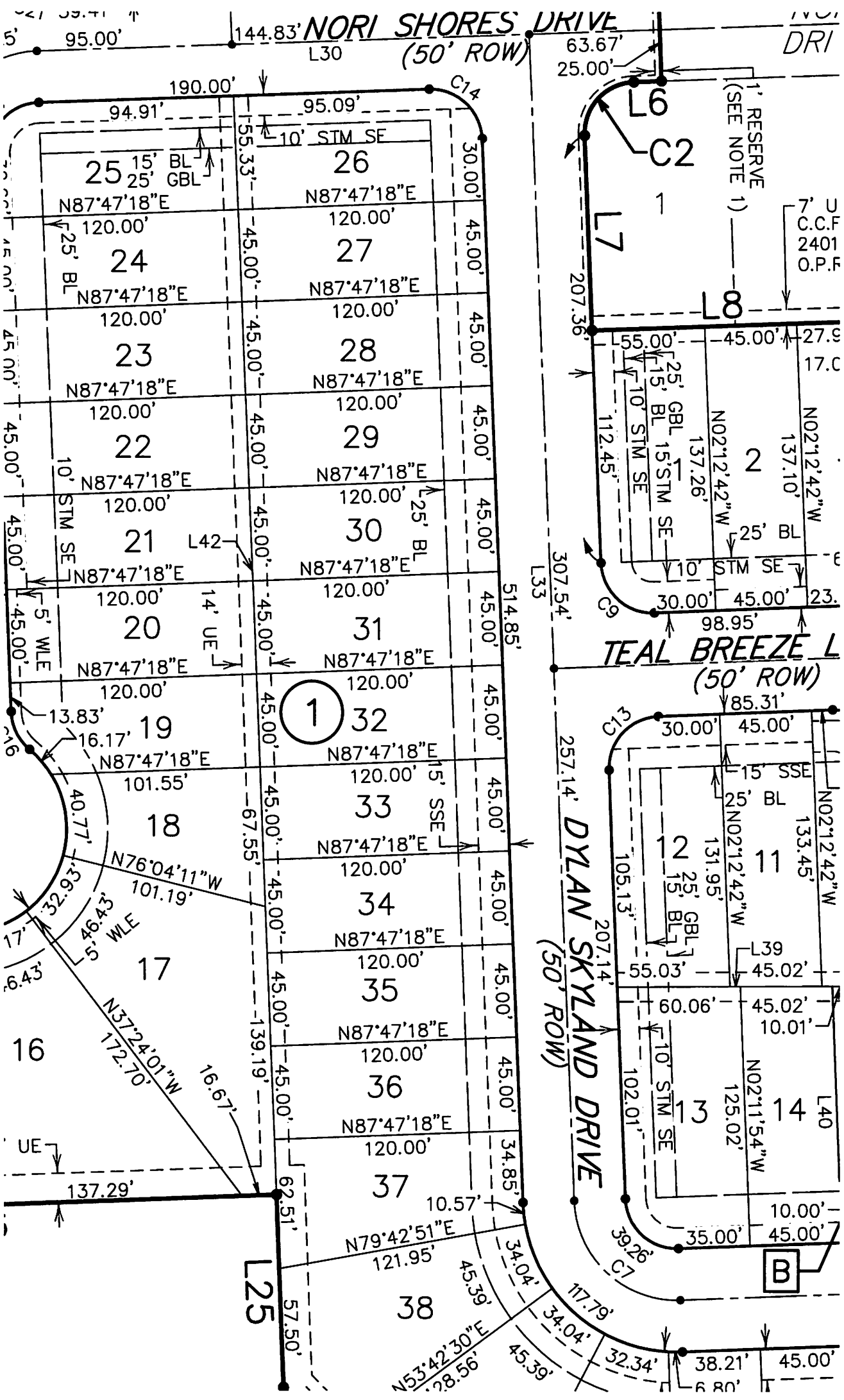


MARTIN BELL, et ux
CALLED 19.0984 AC.
VOL. 657, PG. 415
O.R.W.C.T.



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DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 66	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 10 OF 1			



DATE: MARCH 2024

SCALE 1"=80'

SHEET 1Q OF 1

FINAL PLAT OF
SUNTERRA
SEC 66

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

DRIVE (50' ROW)

SUNTERRA SEC 65

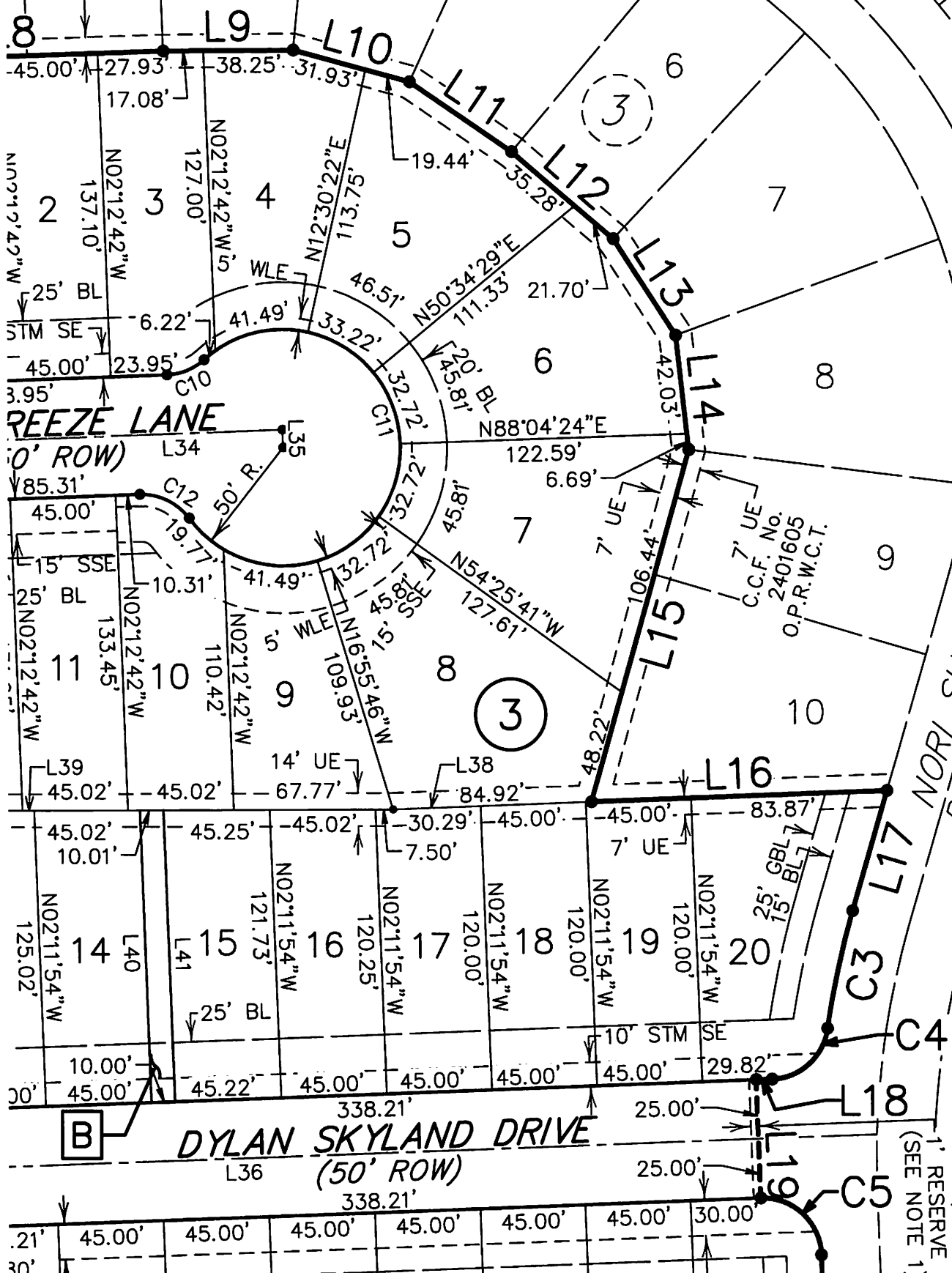
C.C.F. No.

O.P.R.W.C.T.

8

1' RESERVE
(SEE NOTE 1)

7' UE
C.C.F. No.
2401605
O.P.R.W.C.T.



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DATE: MARCH 2024

SCALE 1"=80'

SHEET 1R OF 1

FINAL PLAT OF
SUNTERRA
SEC 66

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

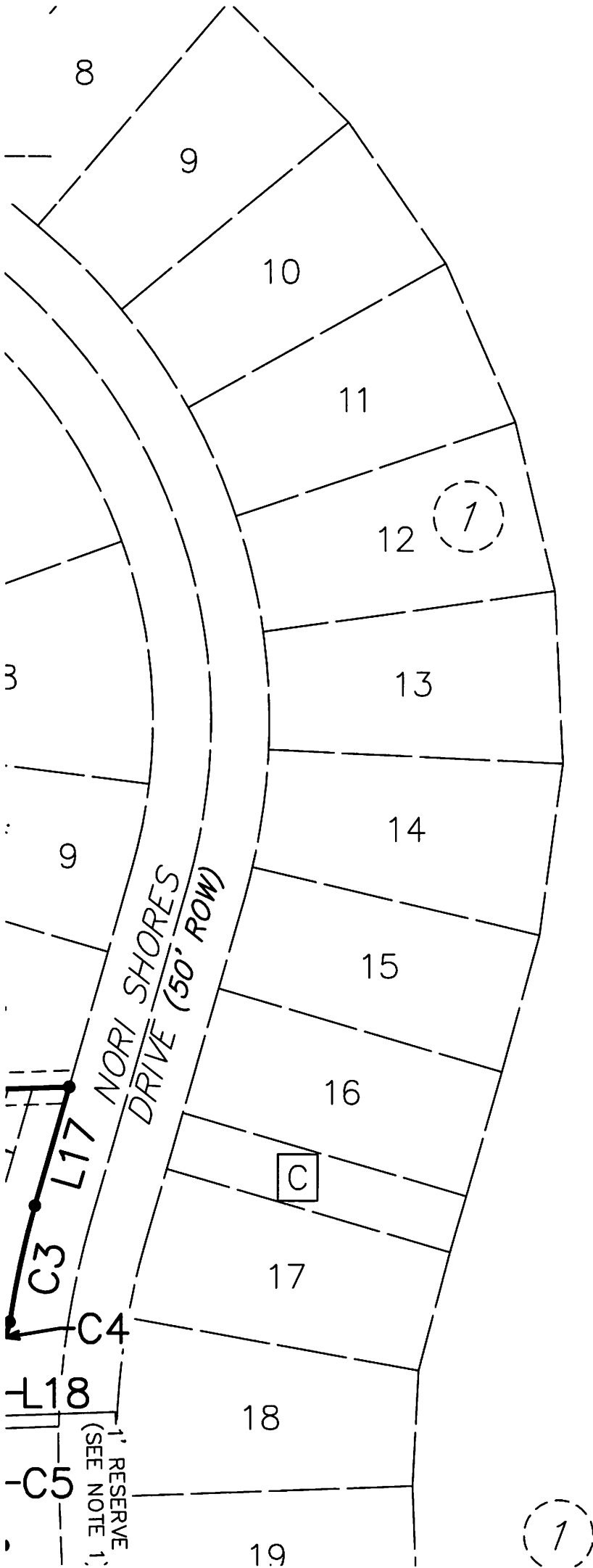
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

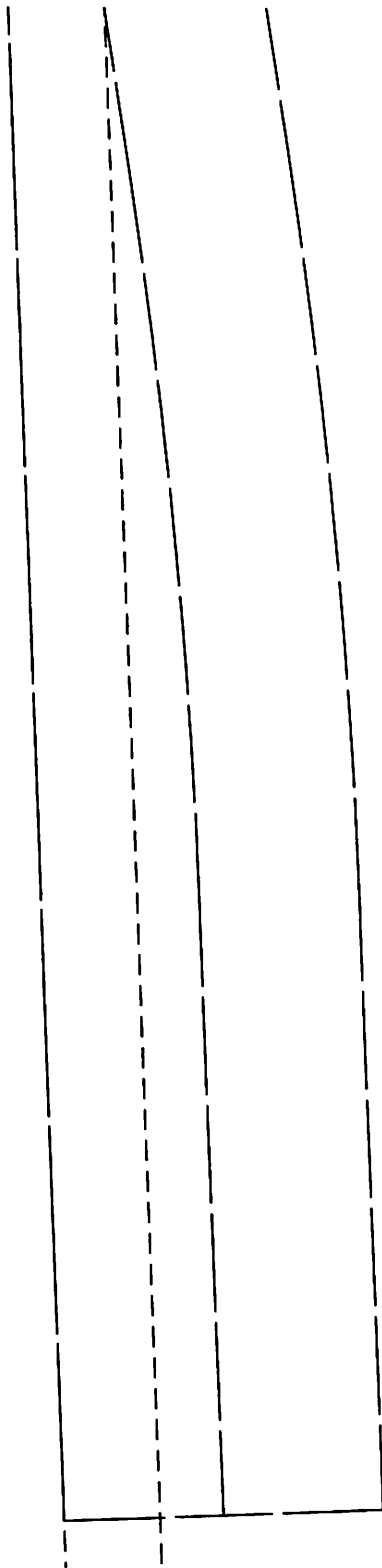
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000
CJamnik@quiddity.com

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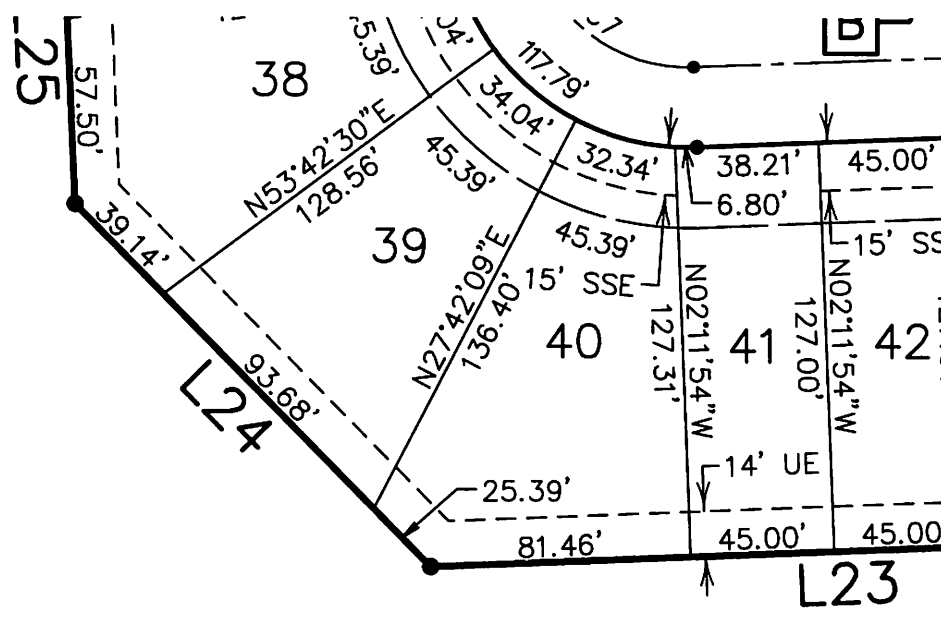
DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 66	OWNER/DEVELOPER: D.R. HORTON - TEXAS, LTD. A Texas Limited Partnership 400 CARRIAGE HILLS BLVD CONROE, TEXAS 77384 (281) 269-6832	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000 CJamnik@quiddity.com
SCALE 1"=60'			
SHEET 1S OF 1			

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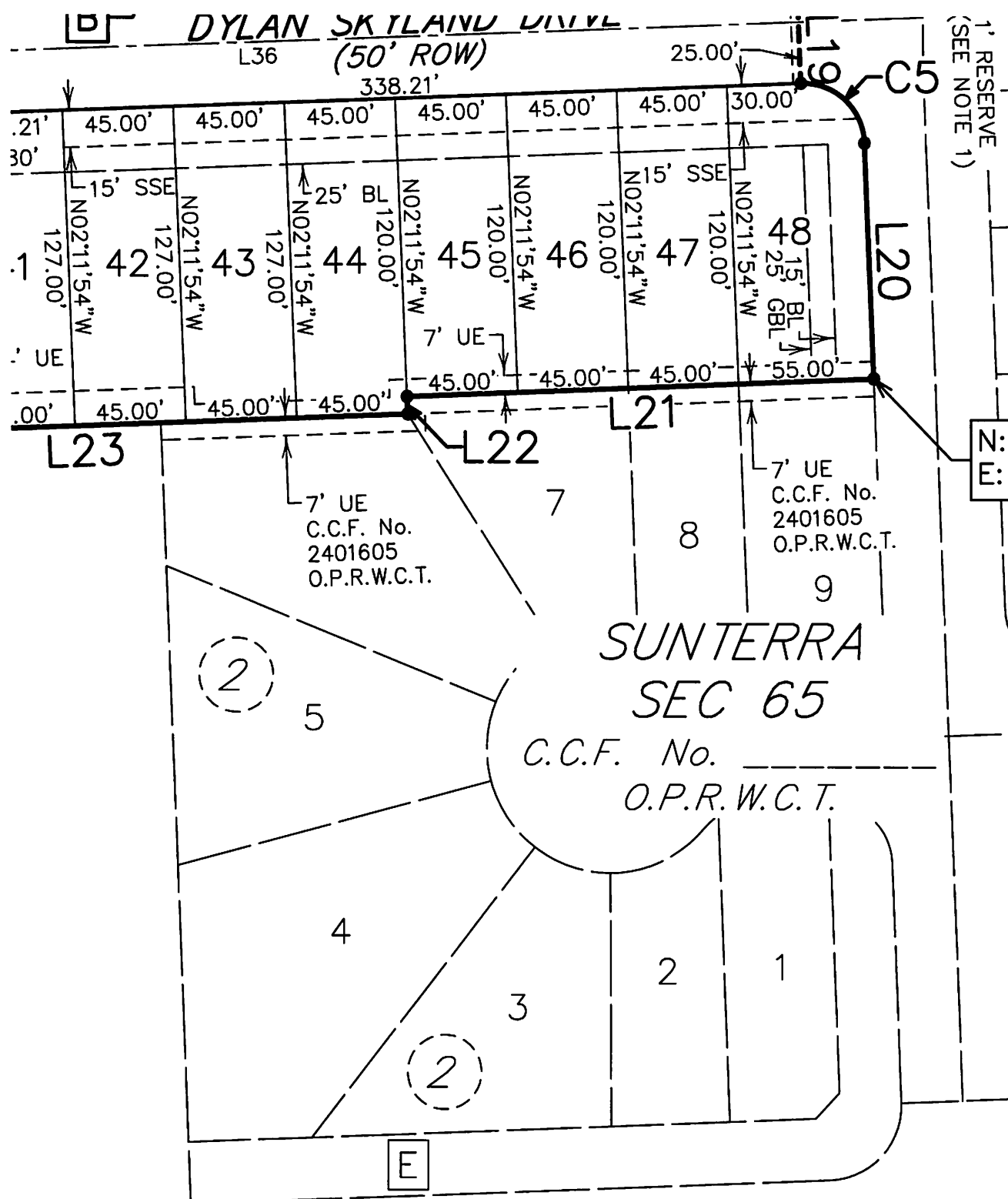
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SCALE 1"=60'			
SHEET 1T OF 1			



TO SUNTERRA, L.P.
CALLED 322.56 AC.
(TRACT #3A)
C.F. NO. 2312086
O.P.R.W.C.T.

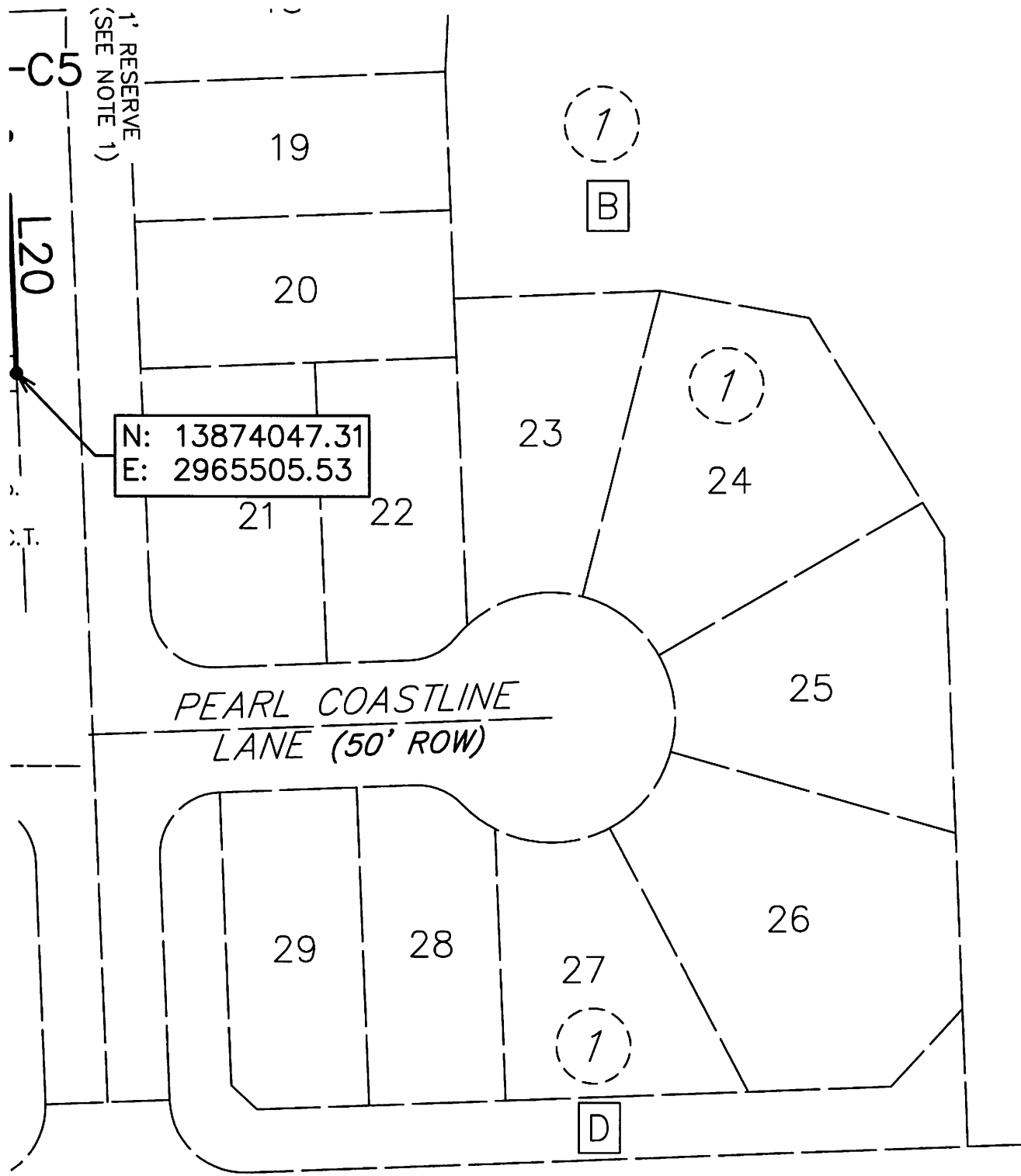
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SHEET 1U OF 1			



DATE: MARCH 2024

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DATE: MARCH 2024

SCALE 1"=80'

SHEET 1W OF 1

FINAL PLAT OF
SUNTERRA
SEC 66

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

ENGINEER/PLANNER/SURVEYOR:



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2322 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000
CJamnik@quiddity.com