

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Section 47

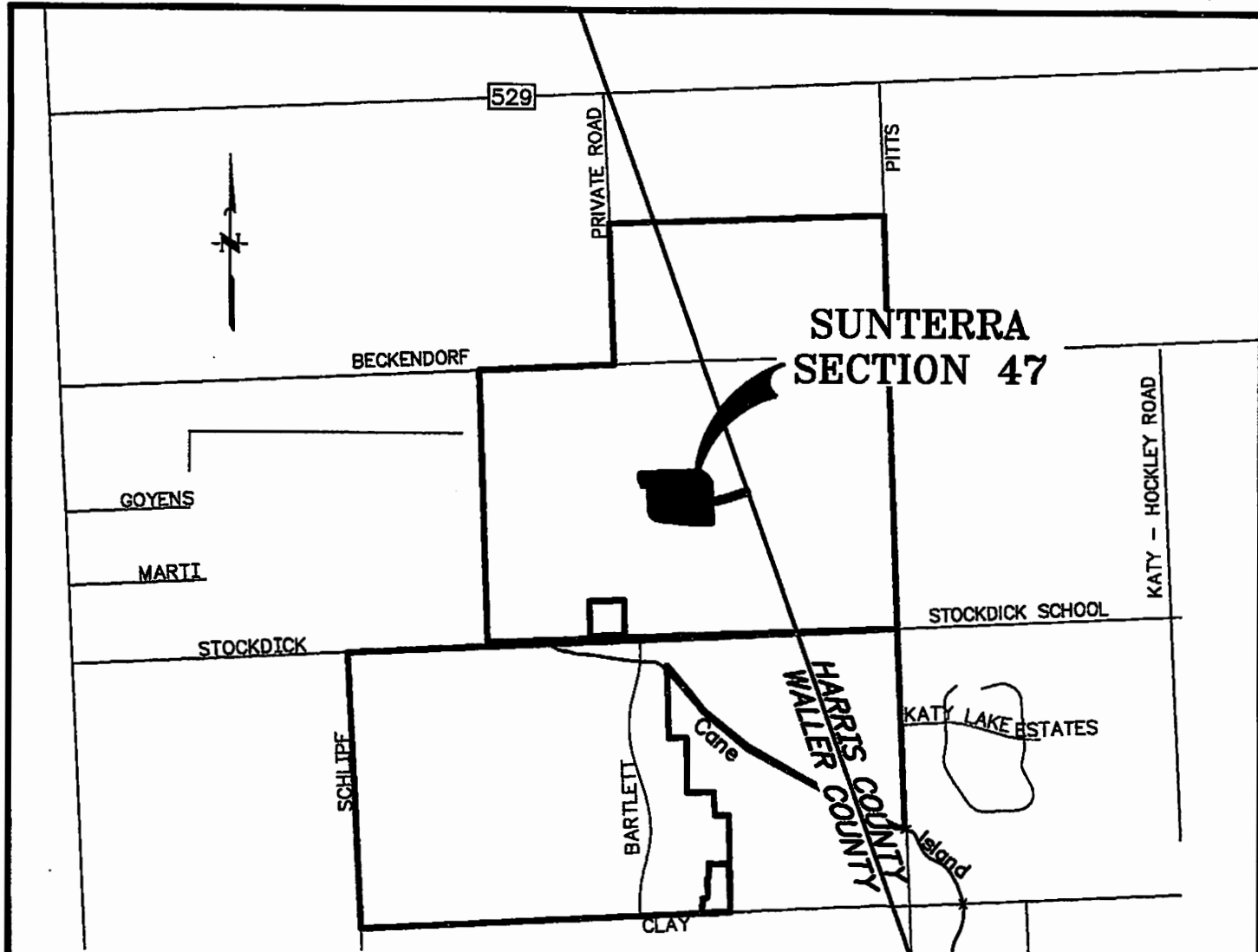
Date: May 15, 2024

Background

Final Plat of Sunterra Section 47 Subdivision which consists of 15.23 acres will include 70 Lots, 3 Blocks and 3 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



VICINITY MAP

Scale: NTS

KEY MAP: 443D

FINAL PLAT OF
SUNTERRA
SECTION 47

A SUBDIVISION OF 15.23 ACRES OF LAND OUT OF THE
H. & T. C. RAILROAD COMPANY SURVEY SECTION 129, A-204,
WALLER COUNTY, TEXAS

70 LOTS 3 RESERVES 3 BLOCKS

FEBRUARY 2024
DECEMBER 2022

DATE: DECEMBER 2022	FINAL PLAT OF SUNTERRA SEC 47	OWNER/DEVELOPER: Gehan Homes, LTD., A Texas Limited Partnership 2050 W. Sam Houston Pkwy. Suite 1800 HOUSTON, TEXAS 77042 (713) 809-3024 Dzarzana@gehanhomes.com	ENGINEER/PLANNER/SURVEYOR: J C JONES CARTER Texas Board of Professional Engineers Registration No. F-428 Texas Board of Professional Land Surveying Registration No. 32045-04 4300 West Loop South, Suite 150 • Dallas, TX 75240 • 713.777.5337 Cjamnik@jonescarter.com
SCALE NTS			
SHEET 1A OF 1			

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A METES & BOUNDS description of a 15.23 acre tract of land in the H. & T. C. Railroad Company Survey, Section 129, Abstract 204, Waller County, Texas, being out of and a part of the residue of that certain called 349.96 acre tract recorded under County Clerk's File Number 2203247, Official Public Records, Waller County, Texas, and recorded under County Clerk's File Number RP-2022-140211, Official Public Records of Real Property, Harris County, Texas, that certain called 39.58 acre tract recorded under County Clerk's File Number 2203289, Official Public Records, Waller County, Texas, and that certain called 304.68 acre tract recorded under County Clerk's File Number 2011587, 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 an angle point in the east line of said called 349.96 acre tract, being at the intersection of Pitts Road and Beckendorff Road, and being the southeast corner of the W. I. Williamson Survey, Abstract 1591, same being the southwest corner of a called 620.6117 acre tract recorded under County Clerk's File Number 20140311385, Official Public Records of Real Property, Harris County, Texas, and the southwest corner of the H. & T. C. Railroad Company Survey Section 77, Abstract 463, same being the northwest corner of a called 13.1447 acre tract recorded under County Clerk's File Number 20080436968, Official Public Records of Real Property, Harris County, Texas, and the northwest corner of the George Spencer Survey, Abstract 1366, same being the northeast corner of the H. & T. C. Railroad Company Section 129, Abstract 1715, as located in Pitts Road, from which the northeast corner of a non-contiguous portion of a residue called 1,263.584 acre tract recorded in Volume 449, Page 312, Dead Records, Waller County, Texas, and recorded under County Clerk's File Number M959038, Official Public Records of Real Property, Harris County, Texas, and the northeast corner of said Abstract 1591, being the southeast corner of the W. C. Pitts Survey, Abstract 1421, same being an angle point in the west line of said called 620.6117 acre tract, bears North 02 degrees 03 minutes 14 seconds West, 2,634.27 feet;

Thence South 87 degrees 48 minutes 06 seconds West along the north line of said Abstract 1715, and a portion of the north line of said called 349.96 acre tract, being the south line of said Abstract 1591, as located in Beckendorff Road, 3,521.20 feet, to a point in the Harris-Waller County Line;

Thence South 18 degrees 54 minutes 19 seconds East along said County line, crossing said called 349.96 acre tract, 2,255.38 feet to the lower northeast corner and Place of Beginning of the herein described tract;

Thence South 18 degrees 54 minutes 19 seconds East along the easternmost easterly line of the herein described tract, being the Harris-Waller County line, 50.00 feet to the upper southeast corner of the herein described tract;

Thence establishing the upper south line of the herein described tract, crossing said called 349.96 acre tract and said called 304.68 acre tract, with the following courses and distances:

South 71 degrees 05 minutes 41 seconds West, 349.69 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 16 degrees 33 minutes 34 seconds, an arc length of 180.64 feet, a radius of 625.00 feet, and a chord bearing South 79 degrees 22 minutes 28 seconds West, 180.01 feet;

South 87 degrees 39 minutes 15 seconds West, 17.42 feet to a point for reentry to the herein described tract, being in the east line of said called 39.58 acre tract;

Thence South 02 degrees 20 minutes 45 seconds East along the lower east line of the herein described tract, being the east line of said called 39.58 acre tract, 287.89 feet to the lower southeast corner of the herein described tract;

Thence establishing the lower south line of the herein described tract, crossing said called 39.58 acre tract with the following courses and distances:

South 89 degrees 55 minutes 53 seconds West crossing said called 304.68 acre tract and the residue of said called 1,263.584 acre tract, 335.76 feet

North 84 degrees 08 minutes 34 seconds West, 400.00 feet;

North 80 degrees 21 minutes 09 seconds West, 46.04 feet;

North 64 degrees 33 minutes 25 seconds West, 44.29 feet;

North 48 degrees 07 minutes 50 seconds West, 44.29 feet to the southwest corner of the herein described tract;

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

North 31 degrees 42 minutes 15 seconds West, 44.29 feet;

North 15 degrees 18 minutes 40 seconds West, 44.29 feet;

North 02 degrees 51 minutes 39 seconds West, 48.31 feet;

North 02 degrees 11 minutes 54 seconds West, 315.24 feet;

South 87 degrees 39 minutes 15 seconds West, 90.06 feet;

North 02 degrees 20 minutes 45 seconds West, 50.00 feet;

South 87 degrees 39 minutes 15 seconds West, 4.74 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 90 degrees 08 minutes 51 seconds, an arc length of 39.33 feet, a radius of 25.00 feet, and a chord bearing North 47 degrees 16 minutes 19 seconds West, 35.40 feet to a point for corner;

North 02 degrees 11 minutes 54 seconds West, 102.01 feet to the northwest corner of the herein described tract, same being the northwest corner of said called 39.58 acre tract;

Thence establishing the upper north line of the herein described tract, crossing said called 39.58 acre tract and said called 349.96 acre tract, with the following courses and distances:

North 87 degrees 39 minutes 35 seconds East, 781.74 feet;

South 79 degrees 30 minutes 13 seconds East, 95.31 feet;

South 54 degrees 12 minutes 07 seconds East, 94.80 feet to the upper northeast corner of the herein described tract, same being the northeast corner of the herein described tract;

Thence along the upper east line of the herein described tract, being the east line of said called 39.58 acre tract, with the following courses and distances:

South 28 degrees 54 minutes 07 seconds East, 95.29 feet;

South 07 degrees 10 minutes 22 seconds East, 75.22 feet;

South 02 degrees 20 minutes 45 seconds East, 176.00 feet to a point for reentry to the herein described tract;

Thence establishing the lower north line of the herein described tract, crossing said called 39.58 acre tract and said called 349.96 acre tract, with the following courses and distances:

North 87 degrees 39 minutes 15 seconds East, 17.42 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 16 degrees 33 minutes 34 seconds, an arc length of 166.18 feet, a radius of 575.00 feet, and a chord bearing North 79 degrees 22 minutes 28 seconds East, 165.61 feet;

North 71 degrees 05 minutes 41 seconds East, 348.69 feet to the Place of Beginning, and containing 15.23 acres of land, more or less.

DATE: DECEMBER 2022

SCALE NTS

SHEET 1B OF 1

FINAL PLAT OF
SUNTERRA
SEC 47

OWNER/DEVELOPER:
Gehan Homes, LTD.,
A Texas Limited Partnership
2050 W. Sam Houston Pkwy.
Suite 1600
HOUSTON, TEXAS 77042
(713) 609-3024
Dzarzana@gehanhomes.com

ENGINEER/PLANNER/SURVEYOR:



JONES CARTER

Texas Board of Professional Engineers Registration No. 4-439
Texas Board of Professional Land Surveying Registration No. 500461-04
6330 West Loop South, Suite 150 - Dallas, TX 75201 - 713.777.5327

Cjamnik@jonescarter.com

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Line Table		
Line	Bearing	Distance
L1	S18°54'19"E	50.00'
L2	S71°05'41"W	349.69'
L3	S87°39'15"W	17.42'
L4	S02°20'45"E	257.89'
L5	S89°55'53"W	335.76'
L6	N84°08'34"W	400.00'
L7	N80°21'09"W	46.04'
L8	N64°33'25"W	44.29'
L9	N48°07'50"W	44.29'
L10	N31°42'15"W	44.29'
L11	N15°16'40"W	44.29'
L12	N02°51'39"W	48.31'
L13	N02°11'54"W	315.24'
L14	S87°39'15"W	90.06'
L15	N02°20'45"W	50.00'
L16	S87°39'15"W	4.74'
L17	N02°11'54"W	102.01'
L18	N87°39'35"E	781.74'
L19	S79°30'13"E	95.31'
L20	S54°12'07"E	94.80'

Line Table		
Line	Bearing	Distance
L21	S28°54'07"E	95.29'
L22	S07°10'22"E	75.22'
L23	S02°20'45"E	176.00'
L24	N87°39'15"E	17.42'
L25	N71°05'41"E	349.69'
L26	S71°05'41"W	349.69'
L27	S87°39'15"W	169.42'
L28	S02°20'45"E	332.39'
L29	N87°39'15"E	751.67'
L30	N02°20'45"W	119.74'
L31	N02°20'45"W	341.29'
L32	S47°40'17"W	4.38'
L33	N84°08'34"W	375.26'
L34	S87°39'15"W	74.45'
L35	N42°34'18"W	5.98'
L36	N02°11'54"W	116.48'
L37	N42°43'41"E	14.27'
L38	N42°39'15"E	14.14'
L39	S87°39'15"W	116.49'
L40	N87°39'15"E	116.49'

Line Table		
Line	Bearing	Distance
L41	S47°20'45"E	14.14'
L42	N02°11'54"W	355.10'
L43	S84°08'34"E	295.22'
L44	N88°18'13"E	120.01'
L45	N02°20'45"W	276.03'

[A] RESTRICTED RESERVE "A"
Restricted to Landscape/Open Space
& Incidental Utility
Purposes Only
0.06 AC
2,457 SQ FT

[B] RESTRICTED RESERVE "B"
Restricted to Landscape/Open Space
& Incidental Utility
Purposes Only
0.06 AC
2,457 SQ FT

[C] RESTRICTED RESERVE "C"
Restricted to Landscape/Open Space
& Incidental Utility
Purposes Only
0.06 AC
2,457 SQ FT

RESERVES TOTALS
0.17 AC
7,371 SQ FT

DATE: DECEMBER 2022	FINAL PLAT OF SUNTERRA SEC 47	OWNER/DEVELOPER: Gohan Homes, LTD., A Texas Limited Partnership 2050 W. Sam Houston Pkwy. Suite 1600 HOUSTON, TEXAS 77042 (713) 609-3024 Dzarzana@gohanhomes.com	ENGINEER/PLANNER/SURVEYOR:  JONES CARTER Texas Board of Professional Engineers Registration No. 1-429 Texas Board of Professional Land Surveying Registration No. 100491-04 6330 West Loop South, Suite 150 - Houston, TX 77041 - 713.777.5937 Cjamnik@jonescarter.com
SCALE NTS			
SHEET 1C OF 1			

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Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	625.00'	16°33'34"	180.64'	N79°22'28"E	180.01'	90.95'
C2	25.00'	90°08'51"	39.33'	S47°16'19"E	35.40'	25.06'
C3	575.00'	16°33'34"	166.18'	N79°22'28"E	165.61'	83.68'
C4	600.00'	16°33'34"	173.41'	S79°22'28"W	172.81'	87.31'
C5	65.00'	90°00'00"	102.10'	N47°20'45"W	91.92'	65.00'
C6	50.00'	81°47'49"	71.38'	S43°14'40"E	65.47'	43.31'
C7	300.00'	8°12'11"	42.95'	S88°14'40"E	42.91'	21.51'
C8	50.00'	90°00'00"	78.54'	N42°39'15"E	70.71'	50.00'
C9	25.00'	90°00'00"	39.27'	S42°39'15"W	35.36'	25.00'
C10	25.00'	31°39'02"	13.81'	S18°10'16"E	13.64'	7.09'
C11	50.00'	161°53'07"	141.27'	S46°56'47"W	98.75'	313.66'
C12	25.00'	40°14'06"	17.56'	N72°13'42"W	17.20'	9.16'
C13	25.00'	28°21'27"	12.37'	S81°40'42"W	12.25'	6.32'
C14	50.00'	140°00'42"	122.18'	S42°29'41"E	93.97'	137.42'
C15	25.00'	29°51'25"	13.03'	N12°34'57"E	12.88'	6.67'
C16	25.00'	90°00'00"	39.27'	N47°20'45"W	35.36'	25.00'
C17	25.00'	90°00'00"	39.27'	S42°39'15"W	35.36'	25.00'
C18	25.00'	90°00'00"	39.27'	N47°20'45"W	35.36'	25.00'
C19	50.00'	276°22'46"	241.19'	N87°39'15"E	66.67'	44.72'
C20	25.00'	90°00'00"	39.27'	S42°39'15"W	35.36'	25.00'
C21	25.00'	90°00'00"	39.27'	S47°20'45"E	35.36'	25.00'
C22	90.00'	90°00'00"	141.37'	N47°20'45"W	127.28'	90.00'

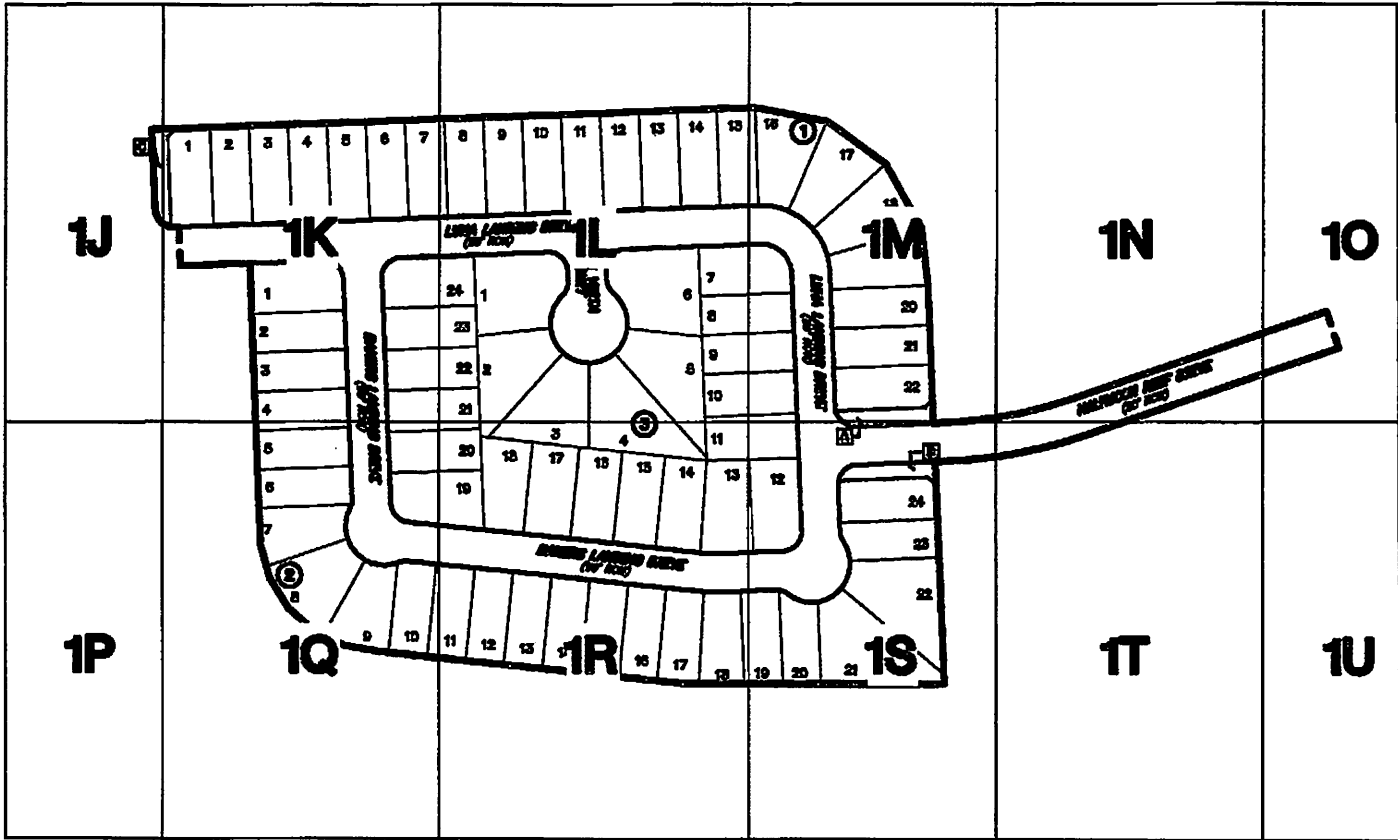
General Notes:
AE "Aerial Easement"
BL "Building Line"
C.C.F. "County Clerk's File"
GBL "Garage Building Line"
No "Number"
O.P.R.R.P.H.C.T. . . "Official Public Records of Real Property, Harris County, Texas"
O.P.R.W.C.T. . . . "Official Public Records, Waller County, Texas"
ROW "Right-of-Way"
SSE "Sanitary 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" as Per Certification"
↗ "Street Name Break"
① "Block Number"

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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 re-vest 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.1076601900020A and 1076602100270, Dated December 11, 2022.
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. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by the representative Title Company.
7. 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 0.99989805999.
8. All bearings are based on the Texas Coordinate System of 1983, South Central Zone
9. New development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.
10. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
11. Structures built on lots in the designated flood plain shall be elevated to two (2) feet or more above the 500-year floodplain elevation, in the 100-year floodplain. Within the 500-year, these structures must be elevated to one (1) foot above the 500-year floodplain level. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.) Contact the County Engineer's office for specific information.
12. No structure in this subdivision shall be occupied until connected to a public sewer system.
13. No structure in this subdivision shall be occupied until connected to an individual water supply or a state – approved community water system.
14. This tract lies within Unshaded Zone "X" of the Flood Insurance Rate Map, Community No. 480640, Map Number 48473C0375E, Panel 0375, Suffix "E" Dated February 18, 2009, and revised under LOMR file number 19-06-1115P dated April 27, 2020 for Waller County, Texas and Incorporated areas. Unshaded Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain.
15. Unless otherwise indicated, the building line (B.L.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
16. Single Family Residential shall mean the use of a lot with one building designed for and containing no more than two separate units with facilities for living, sleeping cooking and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of no more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.
17. Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.
18. Right-of-way easements for widening streets or improving drainage shall be maintained by the landowner until all street or drainage improvements are actually constructed on the property. The county has the right at any time to take possession of any street widening easement for construction, improvement or maintenance.
19. The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by the Commissioners Court. The Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the public streets. The county will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets. The county assumes no responsibility for the accuracy of representations by other parties on the plat. Flood plain data, in particular, may change depending on subsequent development. The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the county. The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid Astro Sunterra, LP, a Delaware 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.
21. Project site is within City of Houston ETJ.
22. No pipeline or pipeline easements are shown within the platted area.
23. All lots shall have adequate wastewater collection services.

DATE: DECEMBER 2022	FINAL PLAT OF SUNTERRA SEC 47	OWNER/DEVELOPER: Gehan Homes, LTD., A Texas Limited Partnership 2050 W. Sam Houston Pkwy. Suite 1600 HOUSTON, TEXAS 77042 (713) 609-3024 Dzazana@gehanhomes.com	ENGINEER/PLANNER/SURVEYOR:  JONES CARTER Texas Board of Professional Engineers Registration No. F-432 Texas Board of Professional Land Surveying Registration No. 120461-04 6330 West Loop South, Suite 1300 • Houston, TX 77042 • 713.777.5337 Cjamnik@jonescarter.com
SCALE NTS			
SHEET 1E OF 1			

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DATE: DECEMBER 2022

SCALE 1" = 250'

SHEET 1F OF 1

FINAL PLAT OF
SUNTERRA
SEC 47

OWNER/DEVELOPER:
Gehan Homes, LTD.,
A Texas Limited Partnership
2050 W. Sam Houston Pkwy.
Suite 1600
HOUSTON, TEXAS 77042
(713) 609-3024
Dzarzana@gehanhomes.com

ENGINEER/PLANNER/SURVEYOR:

JC JONES | CARTER

Texas Board of Professional Engineers Registration No. 4-425
Texas Board of Professional Land Surveying Registration No. 100453-04
6300 West Loop South, Suite 150 - Houston, TX 77042 • 713.777.1337

Cjarnnik@jonescarter.com

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Certificate of Surveyor
This is to certify that I, Martin G. Hicks, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me.

A portion of this subdivision lies within the boundaries of any municipality's corporate city limits, or area of extra territorial jurisdiction.

No portion of this subdivision lies within the boundaries of the 1% annual chance (100 year) flood plain as delineated on Waller County Community Panel #480640 of LOMR 19-06-115P dated 2/27/2020.

No portion of this subdivision lies within the boundaries of the 0.2% annual chance (500 year) flood plain as delineated on Waller County Community Panel #480640 dated 2/18/2009.



Mart. G. Hicks
Martin G. Hicks
Registered Professional Land Surveyor
Texas Registration No. 4387

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Sunterra Sec 47 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 18 day of January, 2023.

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

By: H. Boduquay
Margaret Wallace Brown, AICP, CMU-A
Secretary



BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2022-57.

APPROVED BY THE BOARD OF SUPERVISORS ON 2-12-23
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.

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SCALE NTS			
SHEET 1G OF 1			

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STATE OF TEXAS
COUNTY OF WALLER

We, Gehan Homes, LTD., a Texas Limited Partnership, acting by and through Don Forslund, Division President being officers of Gehan Homes, LTD., a Texas Limited Partnership, owner hereinafter referred as Owners of the 15.23 acre tract described in the above and foregoing map of Sunterra Section 47, 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 (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Waller County, by Waller County, or any citizen thereof, by injunction as follows:

1. That drainage of septic tanks into roads, streets, alleys or public ditches, streams, ect., either directly or indirectly is strictly prohibited.
2. All stock animals, horses and fowl, shall be fenced in and not allowed to run at large in the subdivision.
3. Drainage structures under private drives shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and three quarters (1-1/4) square feet (15" diameter pipe) reinforced concrete pipe, unless specified by the County Road Administrator or County Engineer. Culverts and bridges must be used for all driveway and/or walks, although dlp-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 Gehan Homes, LTD., a Texas Limited Partnership has caused these presents to be signed by Don Forslund, Division President thereunto authorize, this 19 day of December 2022.

GEHAN HOMES, LTD.,
a Texas Limited Partnership

By: Don Forslund, Division President
a Texas corporation, its General Partner

By: _____
Title: Div President

STATE OF TEXAS

COUNTY OF Harris

Don Forslund, Houston Division President

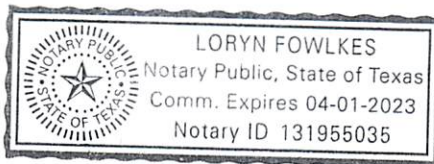
BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19th day of December 2022.

Loryn Fowlkes
Notary Public in and for the State of Texas

Print Name

My commission expires: 04.01.2023



DATE: DECEMBER 2022	FINAL PLAT OF SUNTERRA SEC 47	OWNER/DEVELOPER: Gehan Homes, LTD., A Texas Limited Partnership 2050 W. Sam Houston Pkwy. Suite 1600 HOUSTON, TEXAS 77042 (713) 609-3024 Dzazana@gehanhomes.com	ENGINEER/PLANNER/SURVEYOR: JONES CARTER Texas Board of Professional Engineers Registration No. F-439 Texas Board of Professional Land Surveying Registration No. 100461-04 6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337 Cjamnik@jonescarter.com
SCALE NTS			
SHEET 1H OF 1			

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

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

Date

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

Debbie Hollan
Waller County, Texas

By: _____
Deputy

CERTIFICATE OF COMMISSIONERS COURT

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

Carbett "Trey" J. Duhan III
County Judge

John A. Amsler
Commissioner, Precinct 1

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

Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorff
Commissioner, Precinct 4

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

DATE: DECEMBER 2022	FINAL PLAT OF SUNTERRA SEC 47	OWNER/DEVELOPER: Gehan Homes, LTD., A Texas Limited Partnership 2050 W. Sam Houston Pkwy. Suite 1600 HOUSTON, TEXAS 77042 (713) 609-3024 Dzarzana@gehanhomes.com	ENGINEER/PLANNER/SURVEYOR: J C JONES CARTER Texas Board of Professional Engineers Registration No. F-439 Texas Board of Professional Land Surveying Registration No. 020461-04 6300 West Loop South, Suite 150 • Dallas, TX 75201 • 713.777.5337 CJamnik@jonescarter.com
SCALE NTS			
SHEET 1I OF 1			

K:\18537\18537-0101-00 Sunterra Section 47 WSD68PV Design Phase\Planning\Plat_Sunterra Sec 47.dwg Apr 26, 2024 - 4:27pm CJD

CAYMUS CREEK DRIVE

100' ROW

SPOON BILL COVE DRIVE
50' ROW

N: 13871803.33
E: 2965532.23

C

L17

L16

ROYAL INDEPPENDENT
SCHOOL DISTRICT
CALLED 15.19 AC.
C.C.F. NO. 2315080
O.P.R.W.C.T.

SPOON BILL CC
(50' ROW)

DATE: DECEMBER 2022

SCALE 1"=80'

SHEET 1J OF 1

FINAL PLAT OF
SUNTERRA
SEC 47

OWNER/DEVELOPER:
Gehan Homes, LTD.,
A Texas Limited Partnership
2050 W. Sam Houston Pkwy.
Suite 1800
HOUSTON, TEXAS 77042
(713) 609-3024
Dzarzana@gehanhomes.com

ENGINEER/PLANNER/SURVEYOR:



JONES CARTER

Texas Board of Professional Engineers Registration No. 4-420
Texas Board of Professional Land Surveying Registration No. 122983-04
6330 West Loop South, Suite 150 • Houston, TX 77063 • 713-777-3357

Cjarnik@jonescarter.com

K:\18537\18537-0101-00 Sunterra Section 47 WSD389\2 Design Phases\Planning\Plat_Suntarra Sec 47.dwg Apr 28, 2024 -- 10:42am Ckd

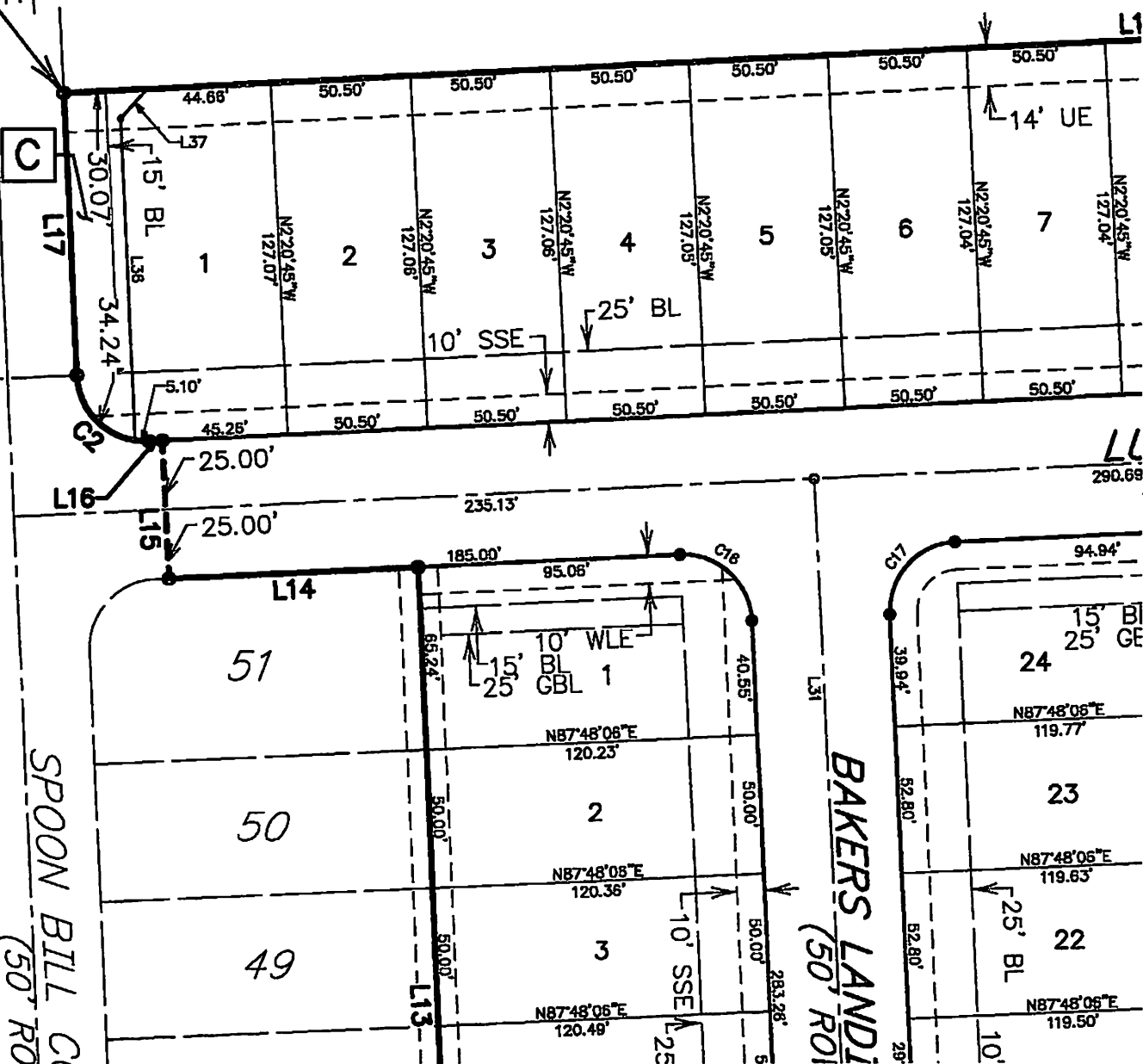
C.C.F. No. 2309456
O.P.R.W.C.T.

C.C.F. No. 2309456
O.P.R.W.C.T.

SPoon BILL COVE DRIVE
50' ROW

33

SPORN BILL C
(50' RO



SHEET 1K OF 1

FINAL PLAT OF
SUNTERRA
SEC 47

OWNER/DEVELOPER:
Gehan Homes, LTD.,
A Texas Limited Partnership
2050 W. Sam Houston Pkwy.
Suite 1800
HOUSTON, TEXAS 77042
(713) 609-3024
Dzorzana@gehanhomes.com



JONES | CARTER

Texas Board of Professional Engineers Registration No. F-420
Texas Board of Professional Land Surveying Registration No. 33045-D

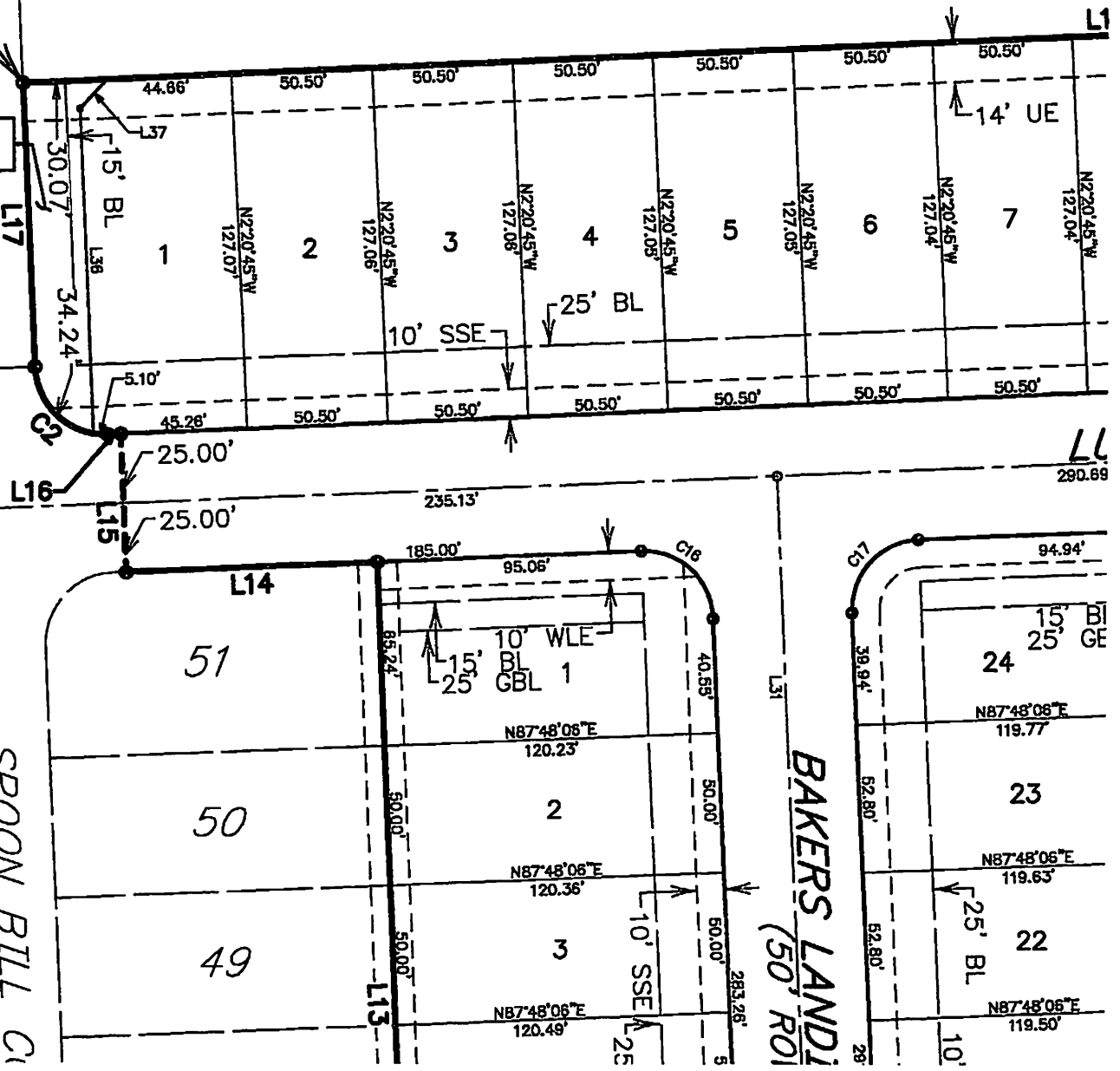
Cjarnik@jonescarter.com

1
A

CAYMUS CREEK DRIVE
AND SPOON BILL COVE
DRIVE STREET
DEDICATION AND
RESERVE
C.C.F. No. 2309456
O.P.R.W.C.T.

SPOON BILL COVE DRIVE
50' ROW

C



DATE: DECEMBER 2022

SCALE 1"=80'

SHEET 1K OF 1

FINAL PLAT OF
SUNTERRA
SEC 47

OWNER/DEVELOPER:
Gehan Homes, LTD.,
A Texas Limited Partnership
2050 W. Sam Houston Pkwy.
Suite 1600
HOUSTON, TEXAS 77042
(713) 609-3024
Dzarzana@gehanhomes.com

ENGINEER/PLANNER/SURVEYOR:



JONES CARTER

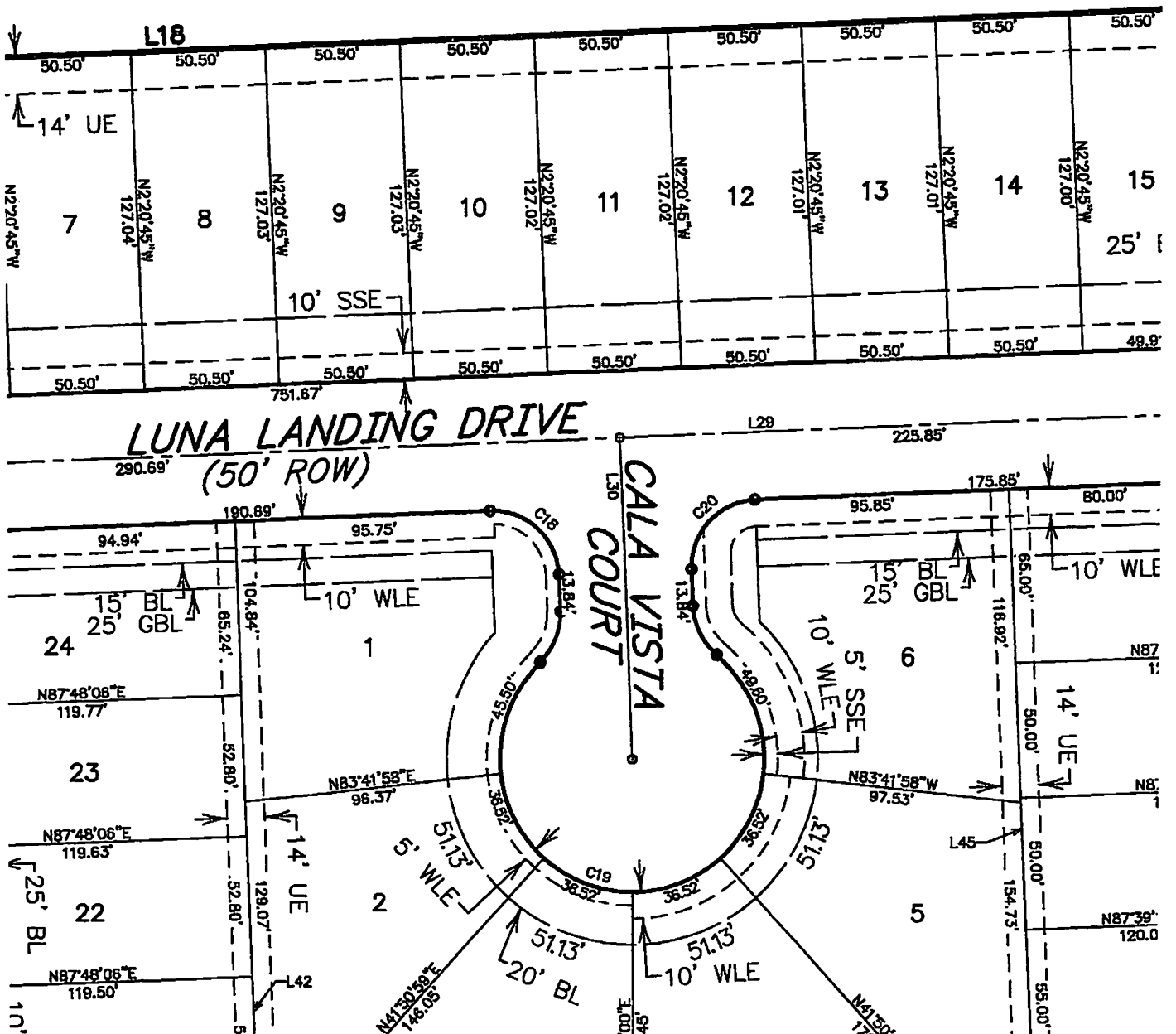
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 150461-04
6300 West Loop South, Suite 150 • Houston, TX 77057 • 713.777.5337

Cjarnik@jonescarter.com

1

A

ASTRO SUNTERRA,
RESIDUE CALLED 349
C.C.F. NO. 220324
O.P.R.W.C.T.
C.C.F. No. RP-2022-
O.P.R.R.P.H.C.T.



DATE: DECEMBER 2022

SCALE 1"=60'

SHEET 1L OF 1

FINAL PLAT OF
SUNTERRA
SEC 47

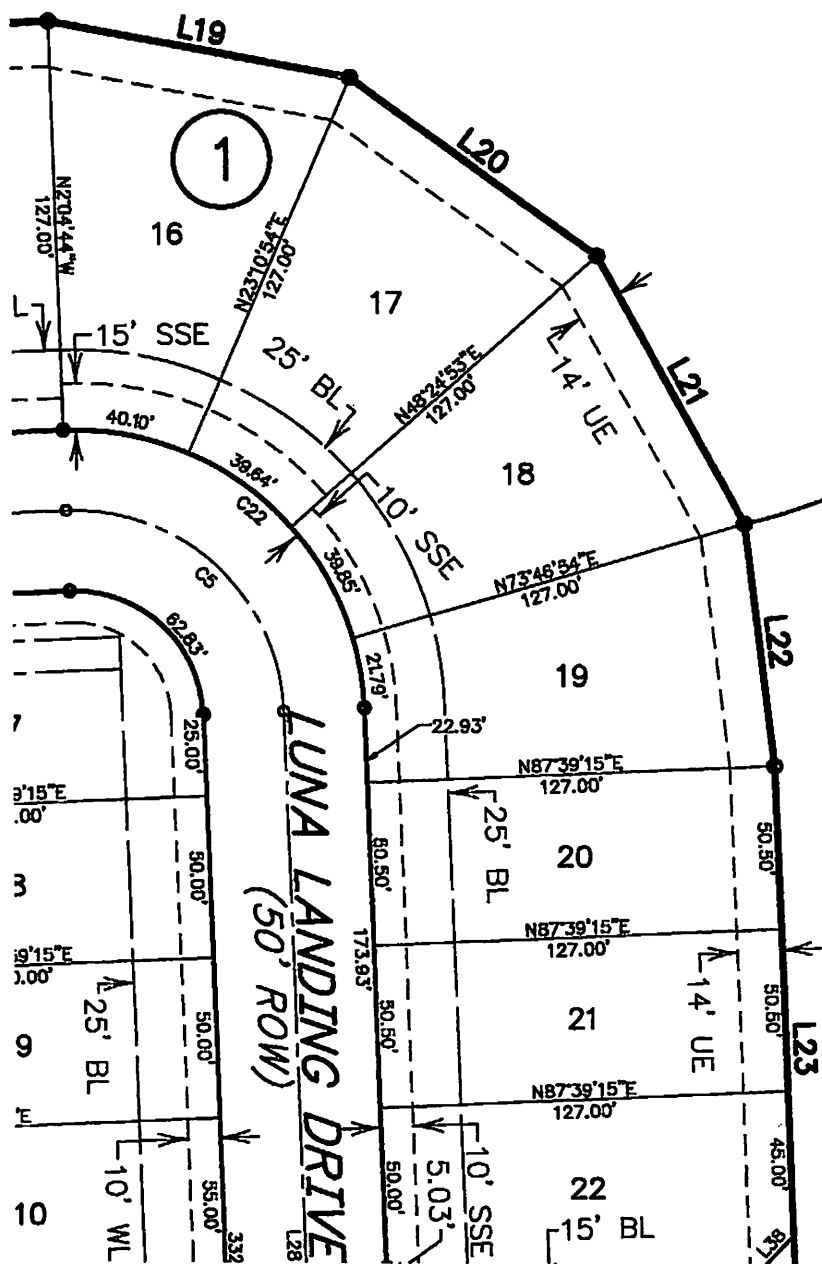
OWNER/DEVELOPER:
Gehan Homes, LTD.,
A Texas Limited Partnership
2050 W. Sam Houston Pkwy.
Suite 1600
HOUSTON, TEXAS 77042
(713) 609-3024
Dzarzana@gehanhomes.com

ENGINEER/PLANNER/SURVEYOR:

JC JONES CARTER

Texas Board of Professional Engineers Registration No. 4-439
Texas Board of Professional Land Surveying Registration No. 52043-04
6330 West Loop South, Suite 150 • Dallas, TX 75214 • 713.777.5307
Cjamnik@jonescarter.com

'40211



DETENTION EASEMENT
CALLED 41.46 AC (TRACT 1)
C.C.F. NO. RP-2022-279656
O.P.R.R.P.H.C.T.
C.C.F. No. 2206906
O.P.R.W.C.T.

SHEET 1M OF 1

OWNER/DEVELOPER:
Gehan Homes, LTD.,
A Texas Limited Partnership
2050 W. Sam Houston Pkwy.
Suite 1600
HOUSTON, TEXAS 77042
(713) 609-3024
Dzorzana@gehanhomes.com

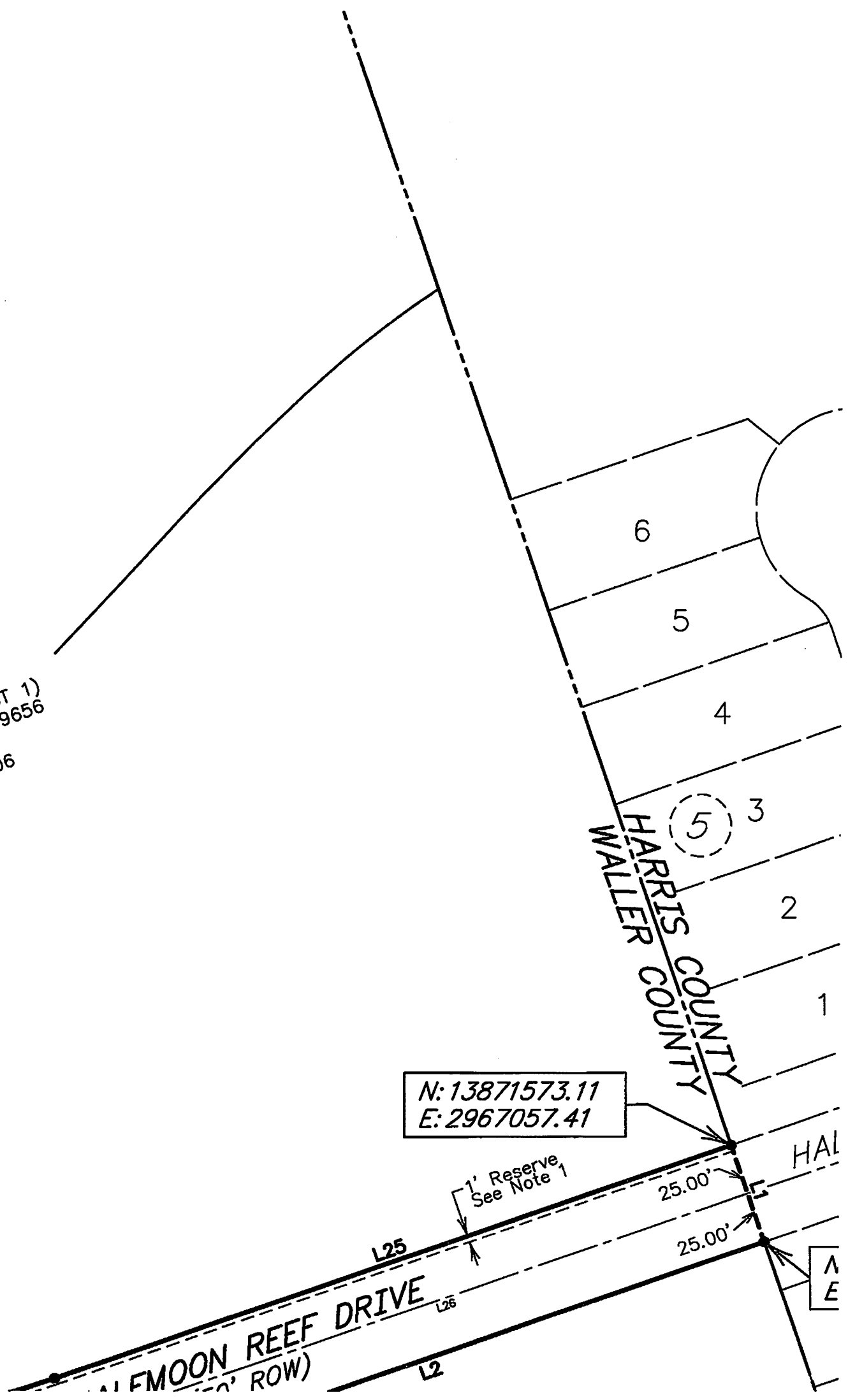


JONES | CARTER

Texas Board of Professional Engineers Registration No. F-429
Texas Board of Professional Land Surveying Registration No. 220481-04
6330 West Loop South, Suite 150 • Dallas, TX 77401 • 713.777.5307

Cjarnik@jonescarter.com

MENT
(TRACT 1)
.2-279656
.C.T.
206906
.C.T.



DATE: DECEMBER 2022

SCALE 1"=60'

SHEET 1N OF 1

FINAL PLAT OF
SUNTERRA
SEC 47

OWNER/DEVELOPER:
Gehan Homes, LTD.,
A Texas Limited Partnership
2050 W. Sam Houston Pkwy.
Suite 1600
HOUSTON, TEXAS 77042
(713) 609-3024
Dzarzana@gehanhomes.com

ENGINEER/PLANNER/SURVEYOR:

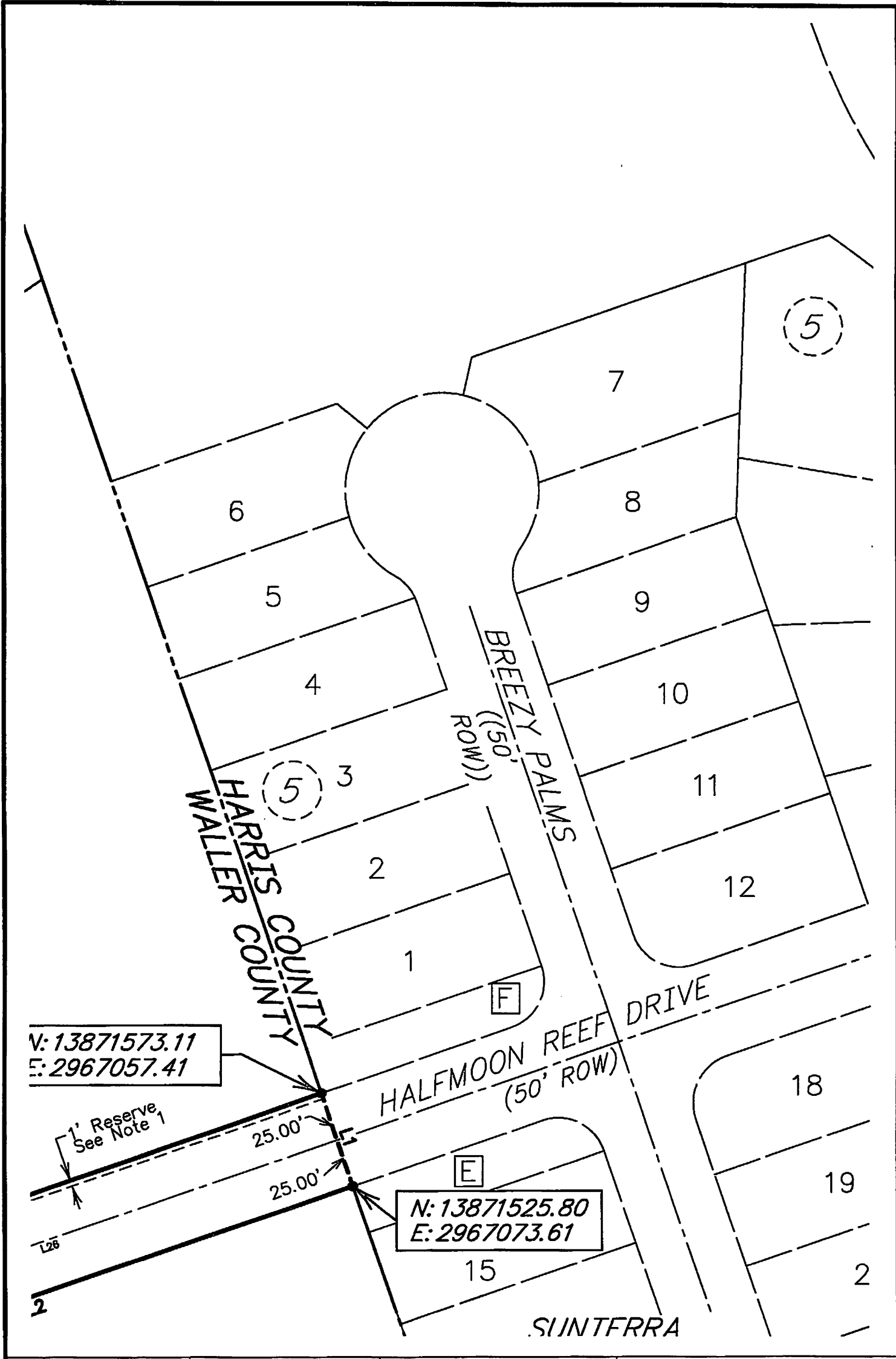


JONES CARTER

Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 125983-04
6530 West Loop South, Suite 150 • Houston, TX 77056 • 713.777.8327

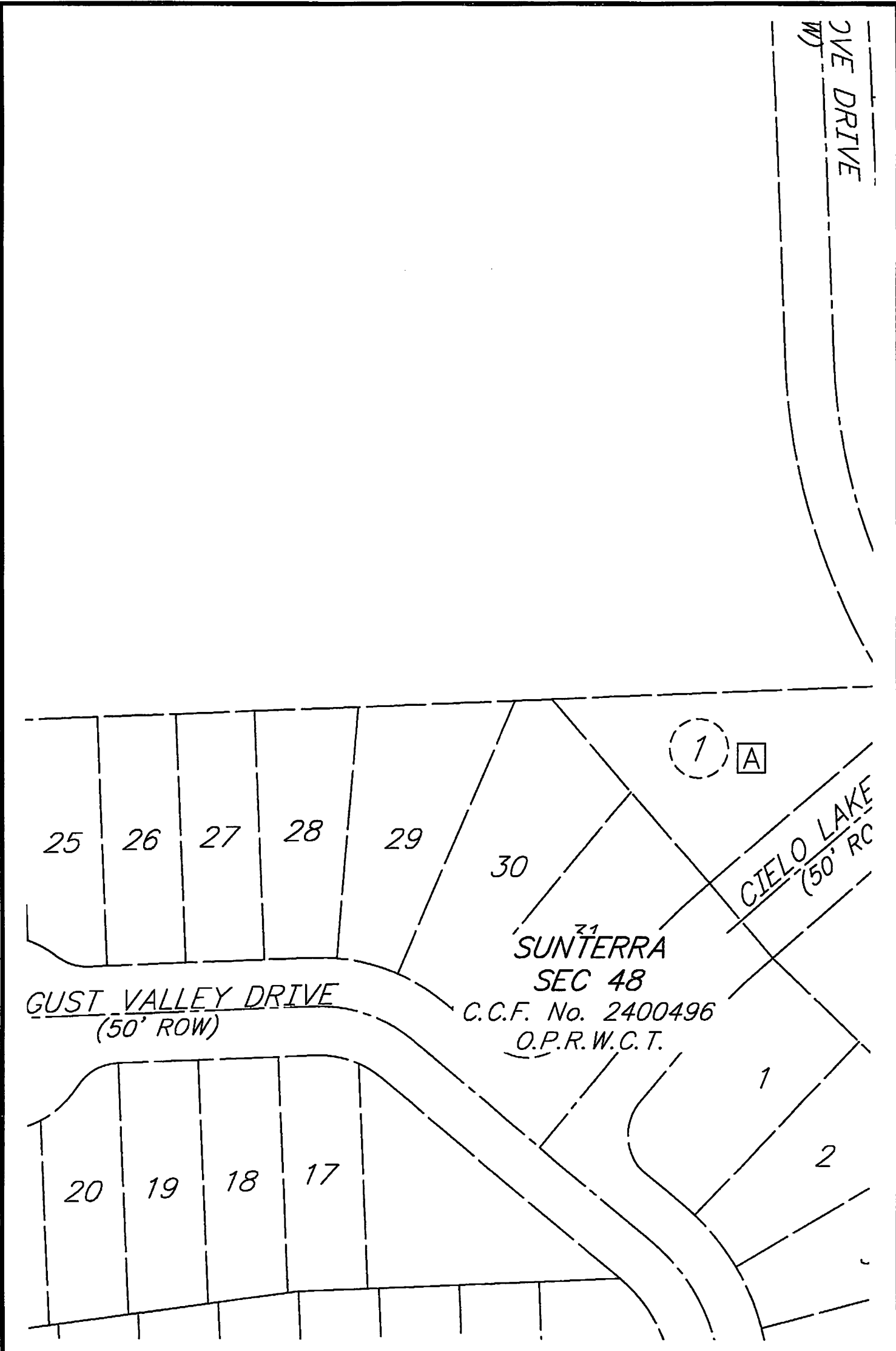
Cjamnik@jonescarter.com

\\1853\\18537-0101-00 Sunterra Section 47 WSDP V2 Design Phase Manning Plat_Suntterra Sec 47.dwg Apr 25, 2024 -- 5:25pm CJD



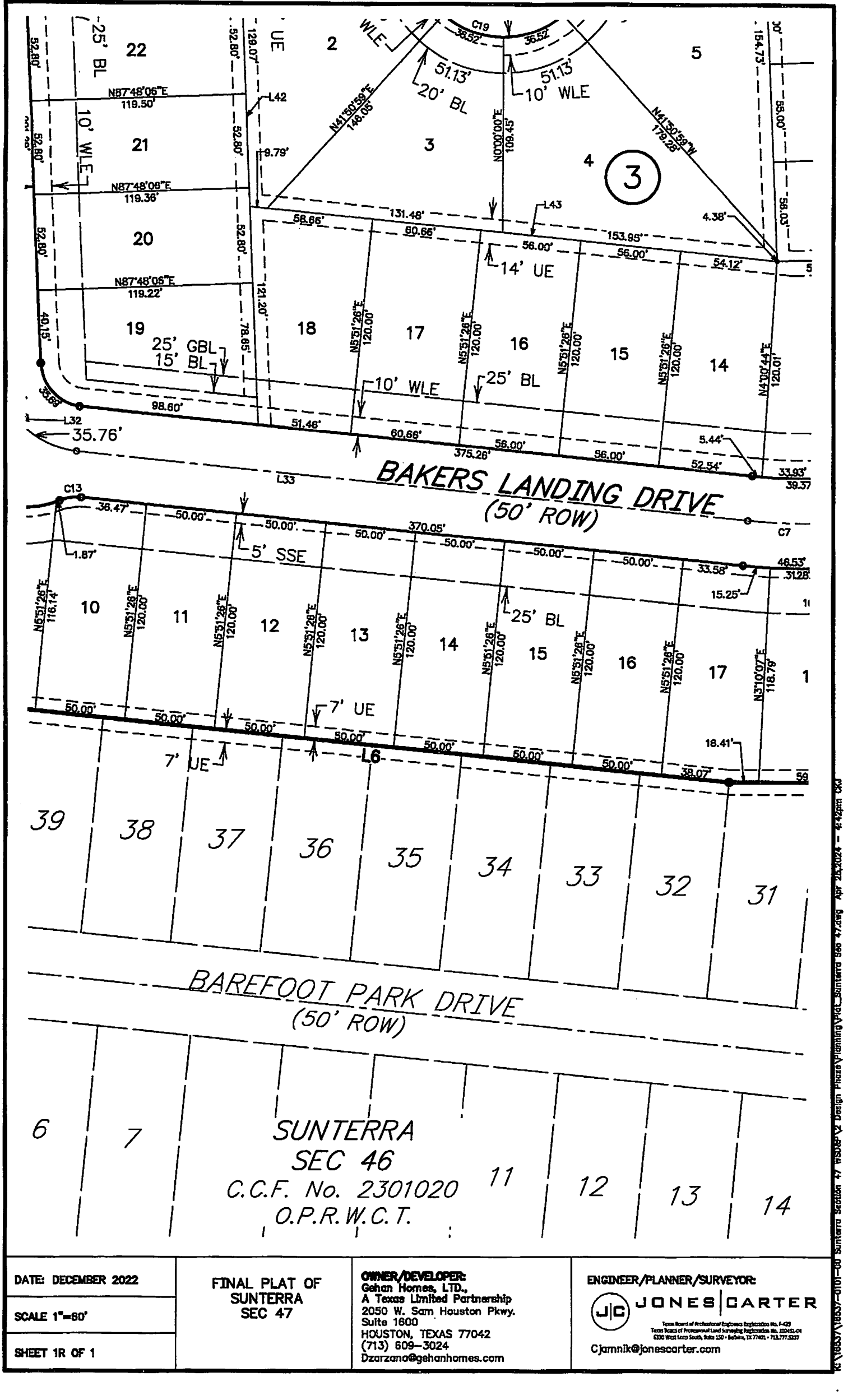
DATE: DECEMBER 2022	FINAL PLAT OF SUNTERRA SEC 47	OWNER/DEVELOPER: Gehan Homes, LTD., A Texas Limited Partnership 2050 W. Sam Houston Pkwy. Suite 1600 HOUSTON, TEXAS 77042 (713) 609-3024 Dzarzania@gehanhomes.com	ENGINEER/PLANNER/SURVEYOR:  JONES CARTER Texas Board of Professional Engineers Registration No. F-438 Texas Board of Professional Land Surveying Registration No. 22045-04 6300 West Loop South, Suite 150 • Houston, TX 77056 • 213.777.5337 Cjamnik@jonescarter.com
SCALE 1"=80'			
SHEET 10 OF 1			

\\18537\18537-0101-00 Sunterra Section 47 INSURANCE Design Phase Planning Plat Sunterra Sec 47.dwg Apr 24, 2024 - 8:28pm CJD



DATE: DECEMBER 2022	FINAL PLAT OF SUNTERRA SEC 47	OWNER/DEVELOPER: Gehan Homes, LTD., A Texas Limited Partnership 2050 W. Sam Houston Pkwy. Suite 1800 HOUSTON, TEXAS 77042 (713) 609-3024 Dzarzana@gehanhomes.com	ENGINEER/PLANNER/SURVEYOR: J C JONES CARTER Texas Board of Professional Engineers Registration No. P-439 Texas Board of Professional Land Surveying Registration No. 220985-04 6000 West Loop South, Suite 250 • Houston, TX 77042 • 713.777.5337 Cjamnik@jonescarter.com
SCALE 1"=60'			
SHEET 1P OF 1			

K:\1853\18537-0101-00 Sunterra Section 47 WSU28\2 Design Phase\Planning\Plat_Suntterra Sec 47.dwg Apr 25, 2024 - 6:31pm Csk



DATE: DECEMBER 2022

SCALE 1"=60'

SHEET 1R OF 1

FINAL PLAT OF
SUNTERRA
SEC 47

SUNTERRA
SEC 46
C.C.F. No. 2301020
O.P.R.W.C.T.

OWNER/DEVELOPER:
Gehan Homes, LTD.,
A Texas Limited Partnership
2050 W. Sam Houston Pkwy.
Suite 1800
HOUSTON, TEXAS 77042
(713) 609-3024
Dzarzano@gehanhomes.com

ENGINEER/PLANNER/SURVEYOR:

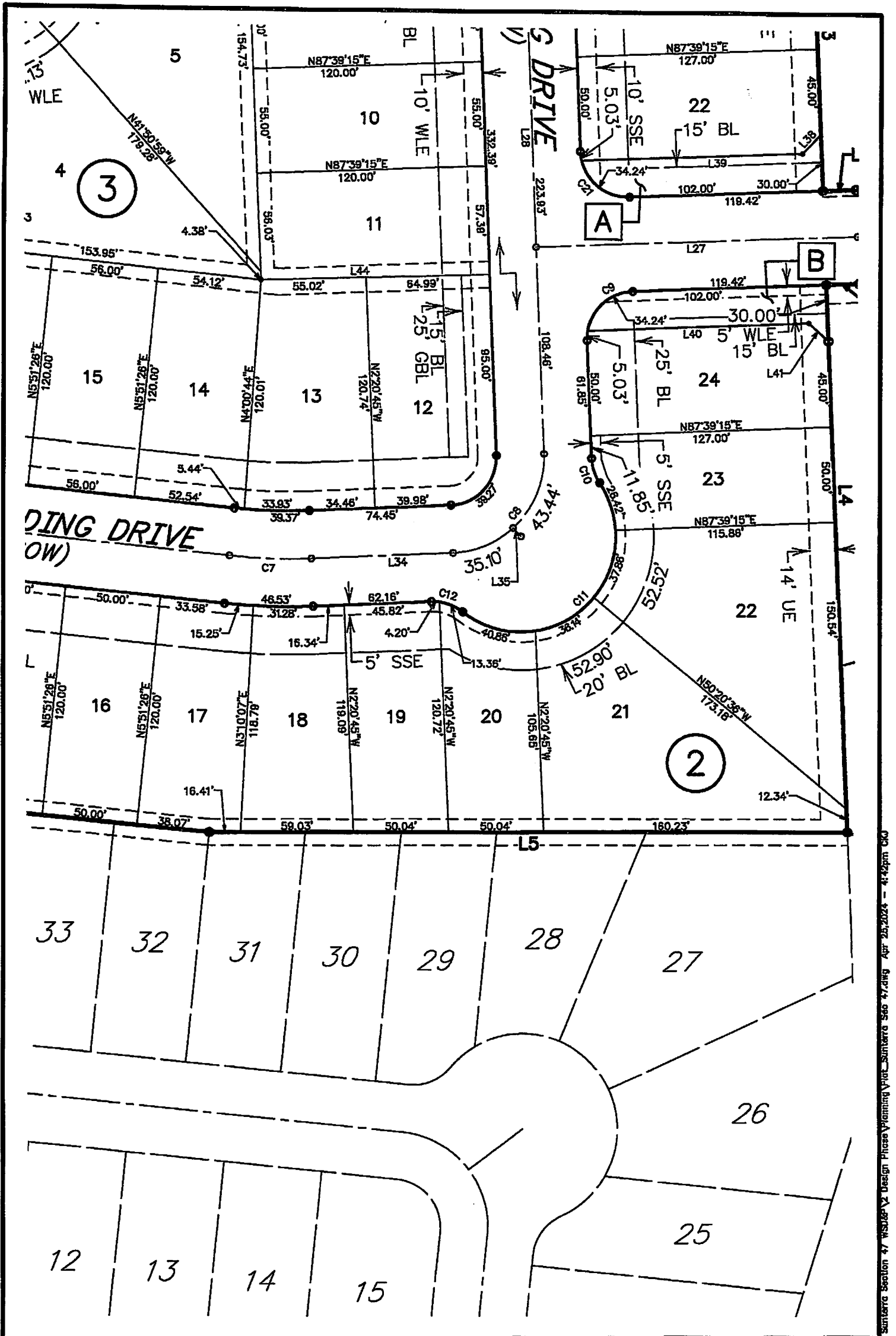


JONES CARTER

Texas Board of Professional Engineers Registration No. 1-429
Texas Board of Professional Land Surveying Registration No. 22045-04

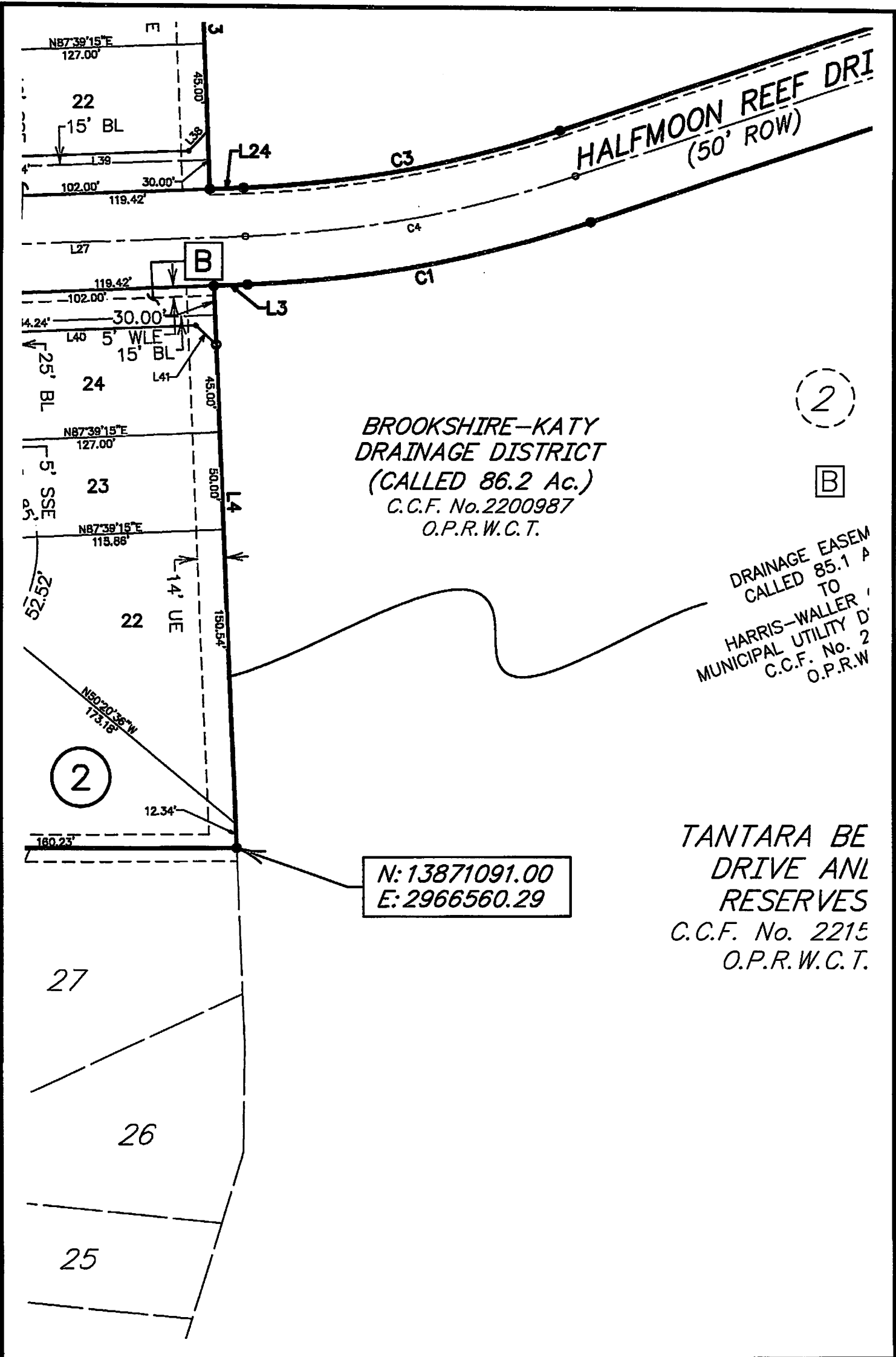
Cjarnnik@jonescarter.com

180337180337-0101-00 Sunterra Section 47 WSD08P-01 Design Phase Planning and Surveying 47.dwg Apr 24, 2024 4:42pm CJK



DATE: DECEMBER 2022	FINAL PLAT OF SUNTERRA SEC 47	OWNER/DEVELOPER: Gehan Homes, LTD., A Texas Limited Partnership 2050 W. Sam Houston Pkwy. Suite 1600 HOUSTON, TEXAS 77042 (713) 609-3024 Dzarzana@gehanhomes.com	ENGINEER/PLANNER/SURVEYOR:  JONES CARTER Texas Board of Professional Engineers Registration No. 14-158 Texas Board of Professional Land Surveying Registration No. 10343, 04 6300 West Loop South, Suite 150 • Houston, TX 77062 • 713.777.5337 Cjamnik@jonescarter.com
SCALE 1"=60'			
SHEET 1S OF 1			

K:\16537\16537-0101-00 Sunterra Section 47 WSD0867.dwg Design Phase Planning Plot Sunterra Sec 47.dwg Apr 25, 2023 4:42pm CJD



DATE: DECEMBER 2022	FINAL PLAT OF SUNTERRA SEC 47	OWNER/DEVELOPER: Gehan Homes, LTD., A Texas Limited Partnership 2050 W. Sam Houston Pkwy. Suite 1600 HOUSTON, TEXAS 77042 (713) 609-3024 Dzarzana@gehanhomes.com	ENGINEER/PLANNER/SURVEYOR:  JONES CARTER Texas Board of Professional Engineers Registration No. F-429 Texas Board of Professional Land Surveying Registration No. 100453-04 6300 West Loop South, Suite 150 • Dallas, TX 75201 • 713.777.5307 Cjamnik@jonescarter.com
SCALE 1"=60'			
SHEET 1T OF 1			

K:\1853\18537-0101-00 Sunterra Section 47 1150357-2 Design Phase\Planning\Plat_Suntarra Sec 47.dwg Apr 25, 2024 - 5:29pm CJD

REEF DRIVE
5' ROW)
L2
L26

N. 10071020.00
E: 2967073.61

SUNTERRA
SEC 45
F.C. No. 70726
M.R.H.C.T.

2

B

DRAINAGE EASEMENT
CALLED 85.1 ACRES
TO
HARRIS-WALLER COUNTIES
MUNICIPAL UTILITY DISTRICT NO. 4
C.C.F. No. 2112679
O.P.R.W.C.T.

SUNTARA BEND
DRIVE AND
RESERVES
F. No. 2215870
O.P.R.W.C.T.

15

12

11

10

DATE: DECEMBER 2022

SCALE 1"=80'

SHEET 1U OF 1

FINAL PLAT OF
SUNTERRA
SEC 47

OWNER/DEVELOPER:
Gehan Homes, LTD.,
A Texas Limited Partnership
2050 W. Sam Houston Pkwy.
Suite 1800
HOUSTON, TEXAS 77042
(713) 609-3024
Dzarzana@gehanhomes.com

ENGINEER/PLANNER/SURVEYOR:



JONES CARTER

Texas Board of Professional Engineers Registration No. P-420
Texas Board of Professional Land Surveying Registration No. 20043-06
6320 West Loop South, Suite 100 - Dallas, TX 75210 - 713.772.5327

Cjammik@jonescarter.com

\\BOS\1853\0101-00_Suntarra Section 47_WSDSP_V2_Design_Planes\Planning\Plat_Suntarra Sec 47.dwg Apr 28, 2024 - 10:43am Ckd