

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval- Celebration Center

Date: January 21, 2026

Background

Final Plat of Celebration Center which consists of 12.5302 acres will include 1 Block and 1 Reserve in Precinct 3.

Staff Recommendation

Approve Plat

STATE OF TEXAS
COUNTY OF WALLER

WE, FAHEM N. MOMIN, MEMBER, OF SUGAR HILL PROPERTY LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF CELEBRATION CENTER FINAL PLAT, MAKE SUBDIVISION OF THE PROPERTY ON BEHALF OF THE CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN AND DEDICATED TO THE PUBLIC, THE STREETS, ALL ALLEYS, PARKS AND EASEMENTS SHOWN, AND WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERNATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO THE GRADES, AND BIND OURSELVES, OUR HEIRS SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WE, THE AFORESAID, HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS AND ROADS SHOWN THEREON. THERE IS ALSO DEDICATED FOR UTILITIES, AN AERIAL EASEMENT (5) FEET WIDE TAKEN FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND, LOCATED ADJACENT TO ALL UTILITY EASEMENT AND STREETS SHOWN THEREON.

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 OR SEPTIC TANKS INTO ROADS, STREETS, ALLEYS, OR PUBLIC DITCHES, STREAMS, ETC., EITHER DIRECTLY OR INDIRECTLY IS STRICTLY PROHIBITED.
2. ALL STOCK, ANIMALS, HORSES, AND FOWL SHALL BE FENCED IN AND NO ALLOWED TO RUN AT LARGE IN THE SUBDIVISION.
3. DRAINAGE STRUCTURES UNDER PAVEMENT 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 ONE 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 DRIVEWAYS AND WALKS, ALTHOUGH DIP-STYLE DRIVEWAYS ARE ENCOURAGED WHERE APPROPRIATE.
4. PROPERTY OWNERS WILL OBTAIN DEVELOPMENT PERMITS PERMIT EXEMPTIONS FROM THE COUNTY FLOODPLAIN ADMINISTRATOR FOR ALL DEVELOPMENT.
5. THE PROPERTY SUBDIVIDED HEREIN IS FURTHER RESTRICTED IN ITS USE AS SPECIFIED IN THE SUBDIVISION RESTRICTIONS AS FILED SEPARATELY FOR RECORD AT PAGE _____ OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. A COPY OF SAID RESTRICTIONS WILL BE FURNISHED BY THE AFORESAID SUGAR HILL PROPERTY LLC, A TEXAS LIMITED LIABILITY COMPANY, TO THE PURCHASER OF EACH AND EVERY LOT IN THE SUBDIVISION PRIOR TO CULMINATION OF EACH SALE.
6. THERE ARE NO UNDERGROUND PIPELINES WITHIN THE BOUNDARIES OF THIS SUBDIVISION EXCEPT AS SHOWN ON THE ABOVE PLAT.
7. THERE SHALL BE NO SANITARY SEWER SYSTEM OR ANY WATER WELL CONSTRUCTED WITHIN 50 FEET OF ANY LOT LINE THAT DOES NOT ADJOIN A PUBLIC ROAD.

IN TESTIMONY WHEREOF, THE SUGAR HILL PROPERTY LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED TO BE SIGNED BY FAHEM N. MOMIN, ITS MEMBER, THIS 31 DAY OF December, 2025.

SUGAR HILL PROPERTY LLC, A TEXAS LIMITED LIABILITY COMPANY

FAHEM N. MOMIN, MEMBER

STATE OF TEXAS
COUNTY OF WALLER

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FAHEM N. MOMIN, MEMBER OF THE SUGAR HILL PROPERTY LLC KNOWN TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE CORPORATION, FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED, AND IN THE CAPACITIES STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 31 DAY OF December, 2025.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

PRINT NAME: Candice Wolfson

MY COMMISSION EXPIRES: 10-7-28

WE, FIRST STATE BANK OF TEXAS, OWNER AND HOLDER OF A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECORDED IN THE PUBLIC RECORDS OF WALLER COUNTY, TEXAS SUBORDINATE TO THE SUBDIVISION AND DEDICATION OF THE LBN, AND I CONFIRM THAT I AM THE PRESENT OWNER OF THE LIEN AND HAVE NOT ASSIGNED THE SAME, NOR ANY PART THEREOF.

FIRST SIGNATURE OF TEXAS

BY: James Ebreu
PRINT NAME: James Ebreu
TITLE: Regional President

STATE OF TEXAS
COUNTY OF WALLER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED James Ebreu 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 AND IN THE CAPACITIES THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 31 DAY OF December, 2025.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

PRINT NAME: Candice Wolfson

MY COMMISSION EXPIRES: 10-7-28

APPROVED BY THE COMMISSIONERS COURT OF WALLER COUNTY, TEXAS,
THIS _____ DAY OF _____, 2025 A.D.

JOHN A. AMSLER
COMMISSIONER, PRECINCT 1

WALTER E. SMITH, JR., RPLS
COMMISSIONER, PRECINCT 2

KENNEDY D. JONES
COMMISSIONER, PRECINCT 3

JUSTIN BECKENDORF
COMMISSIONER, PRECINCT 4

I, DEBBIE HOLLAN, COUNTY CLERK OF WALLER COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 20____ AT _____ O'CLOCK _____ M., AND AT FILM CODE NO. _____ OF THE MAP RECORDS OF WALLER COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HEMPSTEAD, WALLER COUNTY, TEXAS, THE DAY AND DATE LAST WRITTEN ABOVE.

DEBBIE HOLLAN
COUNTY CLERK
WALLER COUNTY, TEXAS

BY: _____
DEPUTY

THOMASIN, JUDITH MAXWELL LIVINGSTON
12.2639 AC TRACT
AS DESCRIBED UNDER W.C.C.F. NO. 1904331

N 76° 32' 02" E - 801.80'
N 76° 32' 02" E - 599.48'
N 76° 32' 02" E - 571.56'

MARSHA FINCH
NOSKRENT
CALL 2.0899 AC TRACT
W.C.C.F. NO. 2415121

N 76° 32' 02" E - 571.56'
N 76° 32' 02" E - 571.56'

RESTRICTED RESERVE "A"
534,215.19 SQUARE FEET
(RESTRICTED TO COMMERCIAL USE ONLY)

BLOCK 1

CANDICE KRISTIN WOLFSON
Notary Public, State of Texas
Comm. Expires 10-07-2028
Notary ID 129001079

CANDICE KRISTIN WOLFSON
Notary Public, State of Texas
Comm. Expires 10-07-2028
Notary ID 129001079

CRAIG A. LANEY
REGISTERED
PROFESSIONAL
LAND SURVEYOR
4507

THIS IS TO CERTIFY THAT CRAIG A. LANEY, 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 CORNERS, LOT CORNERS AND PERMANENT CONTROL POINTS WILL BE SET AND MAINTAINED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TEXAS SURVEYING BOARD. AT COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

CRAIG A. LANEY, RPLS
TEXAS REGISTRATION NO. 4507

I, J. ROSS MC CALL, PE, COUNTY ENGINEER OF WALLER COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE WALLER COUNTY COMMISSIONERS COURT.

I FURTHER CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH REQUIREMENTS FOR INTERNAL SUBDIVISION DRAINAGE AS ADOPTED BY COMMISSIONERS COURT, HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OF SUBDIVISION WITHIN THE WATERSHED.

J. ROSS MC CALL, PE
WALLER COUNTY ENGINEER

THIS IS TO CERTIFY THAT CELEBRATION CENTER FINAL PLAT LIES IN THE PUBLIC RECORDS OF WALLER COUNTY, TEXAS. THIS SOIL FORMATION (S) HAS A FORMAL (S) CAN BE _____ INCHES. SUITABLE FORMATION IN THIS PLAT (S) CAN BE _____.

NAME: Andrew Ross DATE: 1/2/2026
TEXAS REGISTRATION NO. 4283

NO STRUCTURE IN THIS SUBDIVISION SHALL BE CONSTRUCTED OR CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON SITE WASTE WATER SYSTEM WHICH HAS NOT BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.

STATE OF TEXAS
REGISTERED SANITARIAN
#4283

GENERAL NOTES

1. U.E. INDICATES "UTILITY EASEMENT"
2. A.E. INDICATES "AERIAL EASEMENT"
3. B.L. INDICATES "BUILDING LINE"
4. VOL. INDICATES "VOLUME"
5. PG. INDICATES "PAGE"
6. I.R. INDICATES "IRON ROD"
7. END INDICATES "FOUND"
8. R.O.W. INDICATES "RIGHT-OF-WAY"
9. ESM. INDICATES "EASEMENT"
10. TBM #1 INDICATES "TEMPORARY BENCH MARK NUMBER ONE"
11. W.C.C.F. NO. INDICATES "WALLER COUNTY CLERK'S FILE NUMBER"
12. O.P.R.P.W.C.T. INDICATES "OFFICIAL PUBLIC RECORDS OF REAL PROPERTY WALLER COUNTY TEXAS"
13. W.C.D.R. INDICATES "WALLER COUNTY DEED RECORD"
14. INDICATES "FOUND 5/8" IRON ROD WITH CAP STAMPED E.L.C. SURVEYING CO."
15. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE, AND THE PROJECT COORDINATES WERE DETERMINED WITH GPS OBSERVATIONS.
16. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBTAINED 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 FENCES ALONG THE PERMETER AND BACK-TO-BACK EASEMENTS AND LONG SIDE REAR LOT LINES ARE PERMITTED THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY CUT DOWN WOODEN POSTS AND PANELED WOODEN FENCES BACK UP BUT WILL GENERALLY NOT REPLACE WITH NEW FENCING.
17. ALL FENCING INCLUDES SIX FOOT (6') WIDE GATES IN THE SIDE FENCES OF A REAR PROPERTY OR EACH PROPERTY. SUCH GATES MUST BE LOCKABLE WITH PAD LOCKS TO WHICH THE DISTRICT HAS A MASTER KEY.
18. NO TREES OF SUBSTANTIAL SIZE (TALLER THAN THREE FEET (3') MAY BE PLANTED OR GROWN IN SUCH EASEMENTS.
19. ALL DRAINAGE EASEMENTS ARE TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
20. THIS TRACT LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 481097 MAP NO. 48470C0350E, PANEL 350, DATED 02-18-2009 WALLER COUNTY, TEXAS AND INCORPORATED AREAS. THE 1% ANNUAL CHANCE FLOOD (100-YEAR), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND PART OF THE SURVEYOR. THE LOCATION OF THE FLOOD ZONE LINES SHOWN HEREON WERE DETERMINED BY SCALING FROM SAID FIRM MAP. THE ACTUAL LOCATION AS DETERMINED BY ELEVATION CONTOURS MAY DIFFER.
21. TBM #1, SET CHISELED SQUARE ARE ON TOP OF 18" REINFORCED CONCRETE PIPE LOCATED APPROXIMATELY 49' SOUTH OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY. ELEVATION: 161.79.
22. ELEVATIONS SHOWN HEREON ARE BASED UPON REFERENCE BENCH MARK NO. AW0121, NAD83, NAVD83, 2001 ADJUSTMENT.
23. RIGHT-OF-WAY EASEMENT AS SET OUT BY INSTRUMENT RECORDED UNDER WALLER COUNTY CLERK'S FILE NO. 1403995. (NO VISIBLE EVIDENCE CROSSING SUBJECT PROPERTY).
24. RIGHT-OF-WAY EASEMENT GRANTED TO PATTON WATER SUPPLY CORPORATION, AS RECORDED IN VOLUME 310, PAGE 733 W.C.D.R. (NO VISIBLE EVIDENCE CROSSING SUBJECT PROPERTY).
25. RIGHT-OF-WAY EASEMENT GRANTED TO SAN BERNARD ELECTRIC COOPERATIVE, INC., AS RECORDED IN VOLUME 358, PAGE 569 W.C.D.R. (NO VISIBLE EVIDENCE CROSSING SUBJECT PROPERTY).
26. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM.

LEGAL DESCRIPTION:

All that certain tract or parcel containing 12.5302 acres of land situated in the Stephen Miller Survey, A-219 in Waller County, Texas, and being that same tract of land as described in a deed filed for record under Waller County Clerk's File No. 2509198 and being more particularly described by metes and bounds as follows:

COMMENTS: at a 1/2" iron rod with cap stamped RPLS 2085 (found) in the marking the intersection of the Northeast right-of-way line of F.M. 359, (100.00 feet in width), with the Southeast right-of-way line of Sugar Hill Road, (60.00 feet in width), same point marking the Westerly corner of that certain call 4.7782 acre tract of land as described in a deed filed for record in Volume 631, Page 715, (O.P.R.P.W.C.T.), and the Southerly corner of the remainder of that certain call 10.464 acre tract of land as described in a deed filed for record in Volume 631, Page 711, (O.P.R.P.W.C.T.).

THENCE N 18° 24' 33" W, a distance of 81.60 feet along the Northeast right-of-way line of said F.M. 359, the Southwest right-of-way line of said Sugar Hill Road and the Southwest line of the remainder of said 10.464 acre tract of land; to a 5/8" iron rod with South Texas Surveying cap (found) marking the intersection of the Northeast right-of-way line of said F.M. 359 with the Northwest right-of-way line of said Sugar Hill Road and the Southerly corner of said and POINT OF BEGINNING of the herein described 12.5302 acre tract of land;

THENCE continuing N 18° 24' 33" W, a distance of 1,142.19 feet along the Northeast right-of-way line of said F.M. 359 and the Southwest line of said 12.5302 acre tract of land to a 1/2" iron rod with cap stamped RPLS 2085 (found) marking the Southerly corner of that certain call 19.715 acre tract of land as described in a deed filed for record in Volume 631, Page 715, (O.P.R.P.W.C.T.), and the Westerly of the herein described 12.5302 acre tract of land;

THENCE N 76° 32' 02" E, a distance of 599.48 feet along the common line of said 19.715 acres and said 12.5302 acre tracts of land to a 5/8" iron rod with South Texas Surveying cap (found) marking the Westerly corner of that certain call 2.9899 acre tract of land as described in a deed filed for record under Waller County Clerk's File No. 2415121 and the Northerly-Northeast corner of the herein described 12.5302 acre tract of land;

THENCE S 45° 33' 07" E, a distance of 371.56 feet along the common line of said 2.9899 acre tract of land and the Easterly-Northeast corner of the herein described 12.5302 acre tract of land;

THENCE S 28° 53' 49" W, a distance of 170.00 feet along the Westerly line of said 2.9899 acre and said 12.5302 acre tracts of land to a 5/8" iron rod with South Texas Surveying cap (found) marking an interior corner of said 2.9899 acre tract of land and an interior corner of the herein described 12.5302 acre tract of land;

THENCE S 02° 45' 57" E, a distance of 70.39 feet along the common line of said 2.9899 acre tract of land and said 12.5302 acre tract of land to a 5/8" iron rod with South Texas Surveying cap (found) in the Northwest right-of-way line of said Sugar Hill Road and the Northwest line of the remainder of said 10.464 acre tract of land marking the Southerly corner of said 2.9899 acre tract of land and an interior corner of the herein described 12.5302 acre tract of land;

THENCE S 28° 54' 41" W, a distance of 448.30 feet along the Northwest right-of-way line of said Sugar Hill Road, the Northwest line of the remainder of said 10.464 acre tract of land and the Southeast line of said 12.5302 acre tract of land to the POINT OF BEGINNING and containing 12.5302 acres of land.

CELEBRATION CENTER FINAL PLAT

A SUBDIVISION OF 12.5302 ACRE TRACT,
545,816.44 SQUARE FEET,
IN THE STEPHEN MILLER SURVEY A-219
OF WALLER COUNTY, TEXAS
CONTAINING
1 RESERVE 1 BLOCK
NOVEMBER 2025

OWNER
SUGAR HILL PROPERTY LLC,
a Texas Limited Liability Company

SURVEYOR
E.L.C. SURVEYING COMPANY
FIRM NO. 10013400

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