

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Section 68

Date: August 21, 2024

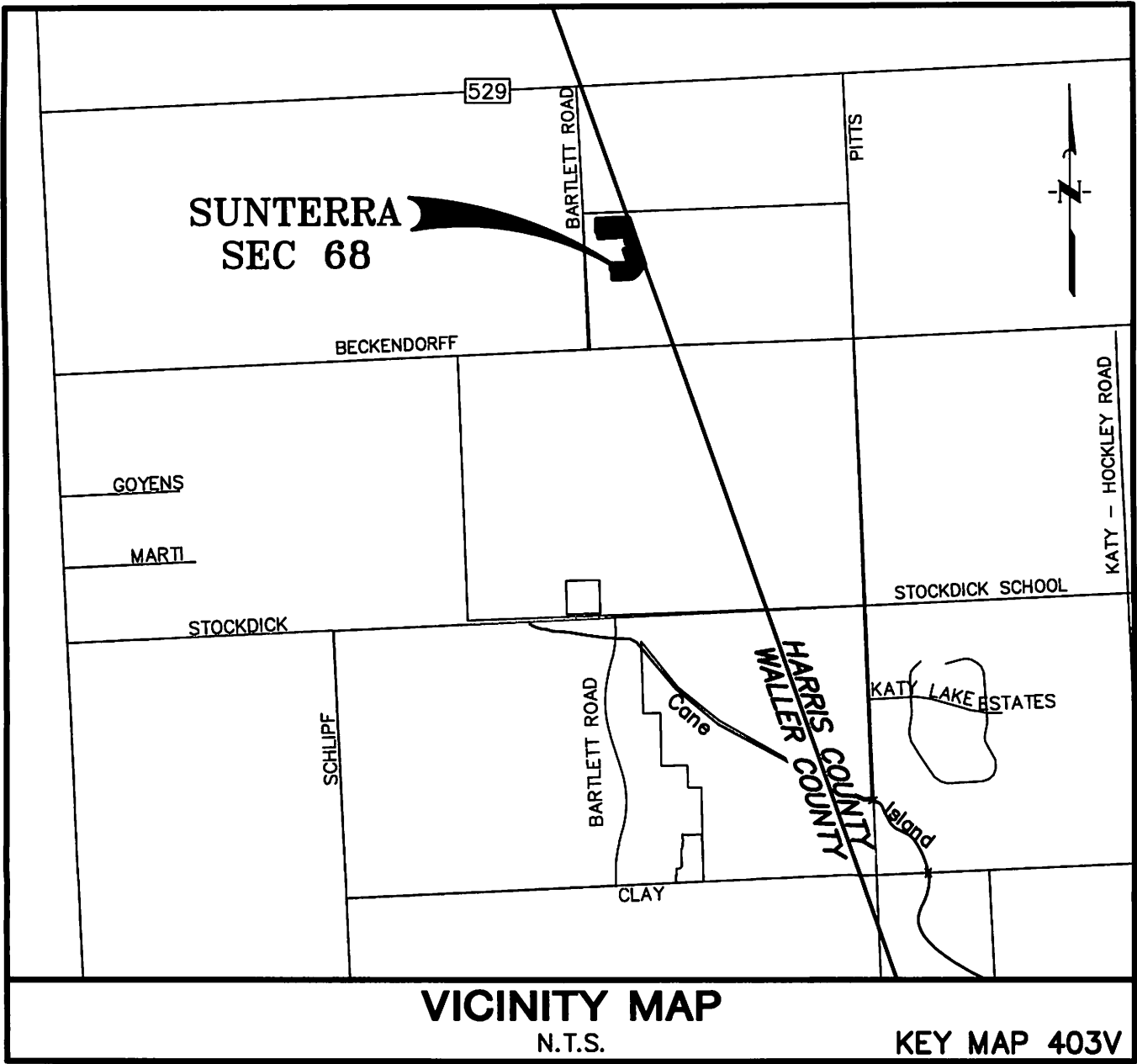
Background

Final Plat of Sunterra Section 68 Subdivision which consists of 13.12 acres will include 59 Lots, 5 Blocks and 3 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond

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**FINAL PLAT OF
SUNTERRA
SEC 68**

**A SUBDIVISION OF 13.12 ACRES OF LAND
OUT OF THE
W. I. WILLIAMSON SURVEY, A-410
WALLER COUNTY, TEXAS**

59 LOTS 3 RESERVES 5 BLOCKS

MARCH 2024

BKDD Permit No. 2023-60

DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 68	OWNER/DEVELOPER: AG EHC II (LEN) MULTI STATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	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 1A OF 1			

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STATE OF TEXAS §
COUNTY OF WALLER §

A METES & BOUNDS description of a 13.12 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 94.98 acre tract recorded under County Clerk's File Number RP-2024-13950, Waller County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Commencing at a 5/8 inch iron rod found for the northwest corner of said called 322.56 acre tract, same being the northwest corner of said W. I. Williamson Survey, Abstract 410, the southwest corner of the adjoining W. C. Pitts Survey, Abstract 411, and the southwest corner a called 0.652 acre tract recorded in Volume 1094, Page 575, Official Records, Waller County, Texas, being in the east line of a called 50 acre tract recorded in Volume 314, Page 159, Deed Records, Waller County, Texas, and the east line of the H. & T. C. Railroad Company Survey Section 119, Abstract 200;

Thence North 87 degrees 59 minutes 16 seconds East along the north line of said called 322.56 acre tract, and the north line of said W. I. Williamson Survey, Abstract 410, same being the south line of the adjoining W. C. Pitts Survey, Abstract 411, the south line of a called 0.652 acre tract recorded in Volume 1094, Page 575, Official Records, Waller County, Texas, and the south line of an adjoining called 57.3029 acre tract recorded in Volume 619, Page 220, Official Records, Waller County, Texas, 296.34 feet to the upper northwest corner and Place of Beginning of the herein described tract;

Thence North 87 degrees 59 minutes 16 seconds East along the north line of the herein described tract, same being the north line of said called 322.56 acre tract, the north line of said W. I. Williamson Survey, Abstract 410, the south line of said adjoining called 57.3029 acre tract, and the south line of said adjoining W. C. Pitts Survey, Abstract 411, 662.10 feet to the northeast corner of the herein described tract, being a point in the Harris-Waller County line;

Thence South 18 degrees 54 minutes 19 seconds East along the east line of the herein described tract, same being the Harris-Waller County line, at 64.80 feet pass an interior line of the residue of said called 322.56 acre tract, and the north line of the residue of said called 94.98 acre tract, and continuing for a total distance of 1,005.30 feet to the lower southeast corner of the herein described tract;

Thence along the lower south line of the herein described tract, same being the south line of said called 94.98 acre tract, with the following courses and distances:

- South 71 degrees 05 minutes 26 seconds West, 23.26 feet;
- South 33 degrees 07 minutes 00 seconds West, 209.87 feet;
- South 44 degrees 52 minutes 01 second West, 25.04 feet;
- South 48 degrees 48 minutes 00 seconds West, 76.62 feet;
- South 64 degrees 51 minutes 40 seconds West, 65.77 feet;
- South 80 degrees 17 minutes 30 seconds West, 32.23 feet;
- South 87 degrees 59 minutes 16 seconds West, 350.00 feet to the lower southwest corner of the herein described tract;

Thence establishing the lower west line of the herein described tract, crossing said called 94.98 acre tract with the following courses and distances:

- North 02 degrees 00 minutes 44 seconds West, 177.00 feet;
- South 87 degrees 59 minutes 16 seconds West, 1.86 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 89 degrees 48 minutes 02 seconds, an arc length of 39.18 feet, a radius of 25.00 feet, and a chord bearing North 47 degrees 06 minutes 43 seconds West, 35.29 feet;

North 02 degrees 12 minutes 42 seconds West, 95.09 feet to the lower northwest corner of the herein described tract;

Thence North 87 degrees 59 minutes 16 seconds East establishing the lower north line of the herein described tract, 324.81 feet to a reentry corner of the herein described tract;

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

- North 24 degrees 10 minutes 02 seconds East, 41.42 feet;
- North 03 degrees 52 minutes 39 seconds East, 39.86 feet;
- North 16 degrees 14 minutes 50 seconds West, 53.56 feet;
- North 18 degrees 33 minutes 55 seconds West, 171.37 feet;
- North 76 degrees 32 minutes 48 seconds East, 119.22 feet;
- North 18 degrees 54 minutes 33 seconds West, 96.97 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 63 degrees 54 minutes 33 seconds West, 35.36 feet;

North 18 degrees 54 minutes 33 seconds West, 50.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent 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 26 degrees 05 minutes 27 seconds East, 35.36;

North 18 degrees 54 minutes 33 seconds West, 94.86 feet to a reentry corner of the herein described tract;

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

- South 71 degrees 05 minutes 27 seconds West, 54.63 feet;
- South 87 degrees 59 minutes 16 seconds West, 367.56 feet;
- South 76 degrees 41 minutes 56 seconds West, 70.72 feet;

North 85 degrees 17 minutes 28 seconds West, 61.28 feet to the upper southwest corner of the herein described tract, same being an interior corner of said called 94.98 acre tract;

Thence along the upper west line of the herein described tract, same being the west line of said called 94.98 acre tract with the following courses and distances:

North 02 degrees 00 minutes 44 seconds West, 95.96 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 165 degrees 20 minutes 12 seconds, an arc length of 144.28 feet, a radius of 50.00 feet, and a chord bearing North 15 degrees 55 minutes 45 seconds West, 99.18 feet;

North 23 degrees 15 minutes 40 seconds West, 20.00 feet;

North 02 degrees 00 minutes 44 seconds West, 154.80 feet to the Place of Beginning and containing 13.12 acres of land, more or less.

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SCALE 1"=80'			
SHEET 1B OF 1			

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General Notes:

- 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 revest 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. 1076601900020C & 1076602300195, Dated March 24, 2024.
- 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 applying 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 AG EHC II (LEN) MULTI STATE 4, LLC, a Delaware Limited Liability Company, 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. Electric Distribution and Communications Facilities Easement recorded in Vol. 868, Pg. 440, O.R.W.C.T. & under C.C.F. No. 408759, O.P.R.W.C.T. is not located on subject tract.
- 25. Tract is subject to Surface Waiver Agreement recorded under C.C.F. No. 2312084, O.P.R.W.C.T. & C.C.F. No. RP-2023-385717, O.P.R.R.P.H.C.T.
- 26. Temporary Access Easement recorded under C.C.F. No. 2400571, O.P.R.W.C.T. & C.C.F. No. RP-2024-13951, O.P.R.R.P.H.C.T. is not located on subject tract.
- 27. Tract is not subject to Memorandum of Option Agreement recorded under C.C.F. No. 2400574, O.P.R.W.C.T. & C.C.F. No. RP-2024-13953, O.P.R.R.P.H.C.T.

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SCALE 1"=60'			
SHEET 1C OF 1			

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- General Notes:
- AE "Aerial Easement"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - D.R.W.C.T. "Deed Records, Waller County, Texas"
 - GBL "Garage Building Line"
 - IRF "Found 5/8-inch Iron Rod with cap stamped "Quiddity Eng. Property Corner"
 - M.R.H.C.T. "Map Records, Harris County, Texas"
 - No "Number"
 - O.P.R.R.P.H.C.T. "Official Public Records of Real Property, Harris County, Texas"
 - O.P.R.W.C.T. "Official Public Records, Waller County, Texas"
 - ROW "Right-of-Way"
 - STM SE "Storm Sewer Easement"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - UE "Utility Easement"
 - Vol __, Pg __ "Volume and Page"
 - WLE "Waterline Easement"
 - "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity Eng. Property Corner" as Per Certification"
 - ① "Block Number"
 - ↗↘ "Street Name Break"

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	89°48'02"	39.18'	N47°06'43"W	35.29'	24.91'
C2	25.00'	90°00'00"	39.27'	N63°54'33"W	35.36'	25.00'
C3	25.00'	90°00'00"	39.27'	N26°05'27"E	35.36'	25.00'
C4	50.00'	165°20'12"	144.28'	N15°55'45"W	99.18'	388.60'
C5	165.00'	54°52'16"	158.02'	N60°33'08"E	152.05'	85.66'
C6	165.00'	52°01'33"	149.82'	N07°06'13"E	144.73'	80.52'
C7	50.00'	73°06'11"	63.79'	N55°27'39"W	59.55'	37.07'
C8	300.00'	5°40'40"	29.73'	S85°08'56"W	29.72'	14.88'
C9	25.00'	50°11'28"	21.90'	S59°24'11"W	21.21'	11.71'
C10	50.00'	47°05'42"	41.10'	N57°51'18"E	39.95'	21.79'
C11	50.00'	63°54'08"	55.77'	N81°18'36"W	52.92'	31.18'
C12	25.00'	46°43'16"	20.39'	S72°43'10"E	19.83'	10.80'
C13	25.00'	90°00'00"	39.27'	N42°59'16"E	35.36'	25.00'
C14	25.00'	90°00'00"	39.27'	S47°00'44"E	35.36'	25.00'
C15	25.00'	36°53'54"	16.10'	N69°32'19"E	15.82'	8.34'
C16	50.00'	153°50'36"	134.25'	N51°59'20"W	97.41'	215.23'
C17	25.00'	43°50'31"	19.13'	S03°00'43"W	18.67'	10.06'
C18	25.00'	90°00'34"	39.27'	S63°54'50"E	35.36'	25.00'
C19	25.00'	89°59'26"	39.27'	S26°05'10"W	35.35'	25.00'
C20	25.00'	42°53'46"	18.72'	S21°24'50"W	18.28'	9.82'
C21	50.00'	121°10'22"	105.74'	N60°33'08"E	87.11'	88.69'
C22	25.00'	42°53'46"	18.72'	N80°18'34"W	18.28'	9.82'

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SCALE 1"=80'			
SHEET 1D OF 1			

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S71°05'27"W	23.26'
L2	S33°07'00"W	209.87'
L3	S44°52'01"W	25.04'
L4	S48°48'00"W	76.62'
L5	S64°51'40"W	65.77'
L6	S80°17'30"W	32.23'
L7	N02°00'44"W	177.00'
L8	S87°59'16"W	1.86'
L9	N02°12'42"W	95.09'
L10	N24°10'02"E	41.42'
L11	N03°52'39"E	39.86'
L12	N16°14'50"W	53.56'
L13	N18°33'55"W	171.37'
L14	N76°32'48"E	119.22'
L15	N18°54'33"W	96.97'
L16	N18°54'33"W	50.00'
L17	N18°54'33"W	94.86'
L18	S71°05'27"W	54.63'
L19	S76°41'56"W	70.72'
L20	N85°17'28"W	61.28'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N02°00'44"W	95.96'
L22	N23°15'40"W	20.00'
L23	N02°00'44"W	154.80'
L24	N87°59'16"E	288.21'
L25	N29°26'52"W	3.00'
L26	N33°07'00"E	36.94'
L27	N18°54'33"W	618.04'
L28	N71°04'53"E	152.14'
L29	S71°05'27"W	50.00'
L30	S39°48'59"W	3.71'
L31	N02°00'44"W	214.00'
L32	N87°59'16"E	429.97'
L33	N82°18'36"E	46.19'
L34	N62°50'56"W	129.80'
L35	N62°50'56"W	127.72'

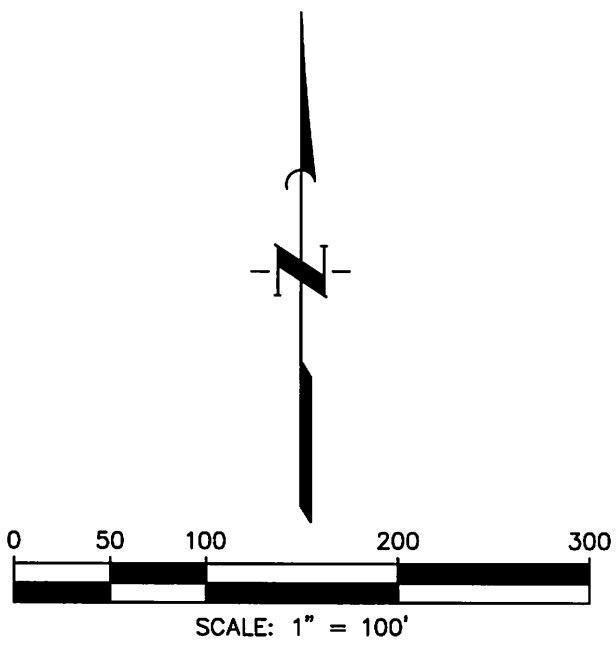
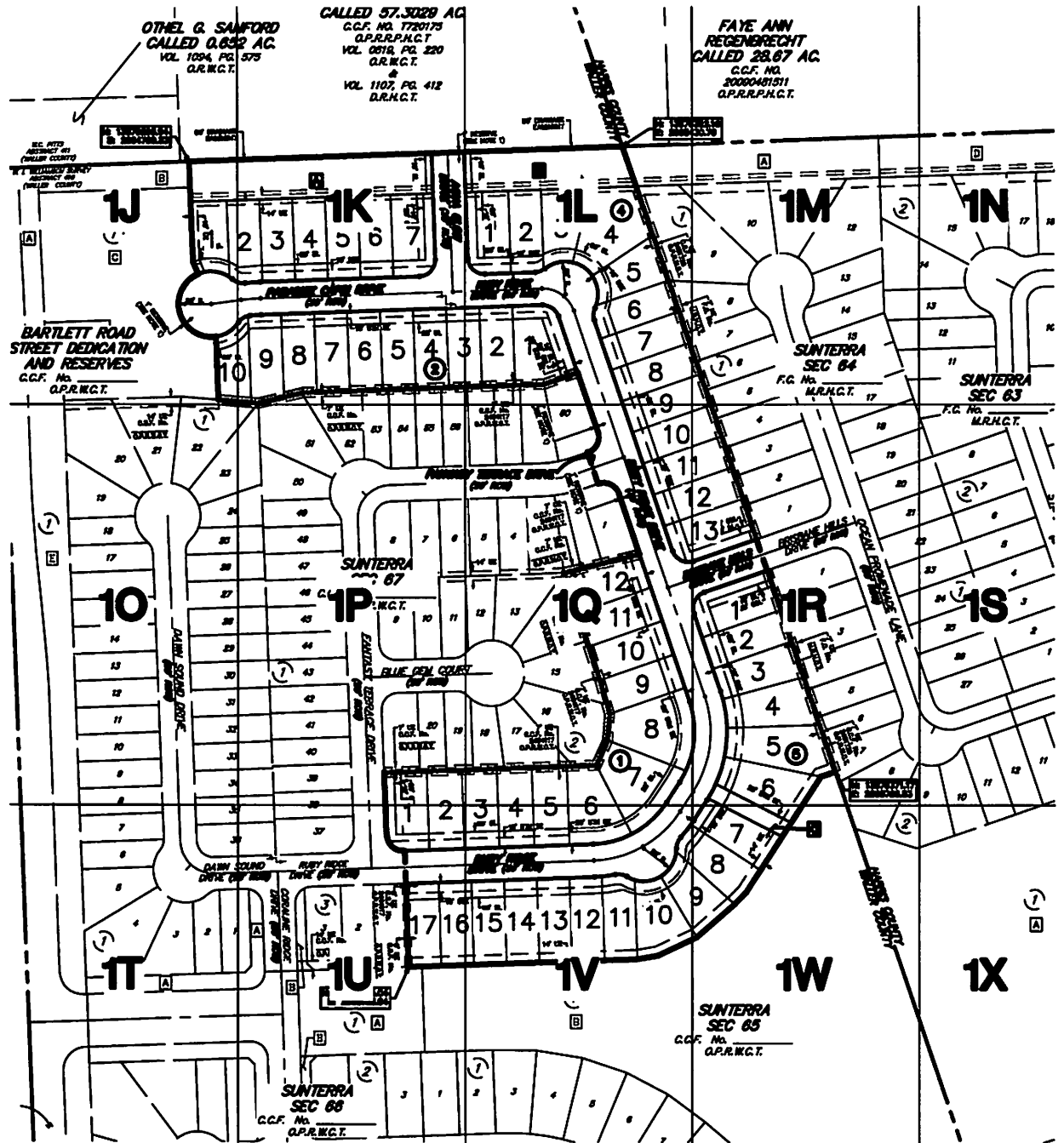
RESTRICTED RESERVE [A]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.53 AC
22,940 Sq. Ft.

RESTRICTED RESERVE [B]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.36 AC
15,582 Sq. Ft.

RESTRICTED RESERVE [C]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.07 AC
3,212 Sq. Ft.

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SCALE NTS			
SHEET 1E OF 1			

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SCALE NTS			
SHEET 1F OF 1			

STATE OF TEXAS §
COUNTY OF WALLER §

We, AG EHC II (LEN) MULTI STATE 4, LLC, a Delaware Limited Liability Company, acting by and through Steven S. Benson, Manager, being an officer of Essential housing Asset Management, LLC, an Arizona Limited Liability Company, its Authorized Agent, owner, hereinafter referred to as Owners of the 13.12 acre tract described in the above and foregoing map of Sunterra Sec 68, 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 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 AG EHC II (LEN) MULTI STATE 4, LLC, a Delaware Limited Liability Company, acting by and through Essential Housing Asset Management, LLC, an Arizona Limited Liability Company, has caused these presents to be signed by Steven S. Benson, Manager, thereunto authorize, this 27th day of March, 2024

AG EHC II (LEN) MULTI STATE 4, LLC, a Delaware Limited Liability Company

By: Essential Housing Asset Management, LLC,
an Arizona Limited Liability Company,
its Authorized Agent

By: Steven S. Benson
Steven S. Benson, Manager

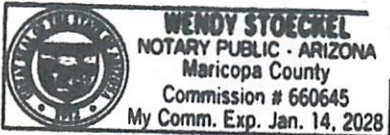
STATE OF ARIZONA §
COUNTY OF Maricopa §

BEFORE ME, the undersigned authority, on this day personally appeared Steven S. Benson, as Manager of Essential Housing Asset Management, LLC, Authorized agent of AG EHC II (LEN) MULTI STATE 4, LLC its 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

Wendy Stoeckel
Notary Public in and for the State of Arizona

Wendy Stoeckel
Print Name



My commission expires: January 14, 2028

DATE: MARCH 2024

SCALE NTS

SHEET 1G OF 1

FINAL PLAT OF
SUNTERRA
SEC 68

OWNER/DEVELOPER:
AG EHC II (LEN) MULTI STATE 4, LLC
a Delaware Limited Liability Company
c/o Essential Housing
Asset Management, LLC
8585 E. HARTFORD DR, SUITE 118
SCOTTSDALE, ARIZONA 85255
(713) 783-6702

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

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.

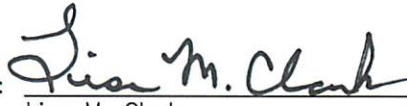
No portion of this subdivision lies within the boundaries of the 1% annual chance (100-year) flood plain as delineated on Waller County Community Panel #480640 of the Flood Insurance Rate Map No. 48473C0375E dated 2/18/2009.

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

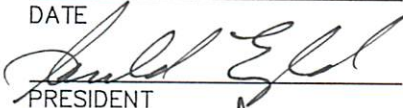
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Sunterra Sec 68 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this 24 day of April, 2024.

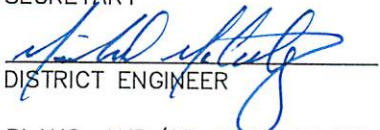
By: 
Lisa M. Clark or M. Sonny Garza
Chair Vice Chairman

By: 
Jennifer Ostlind, AICP
Secretary



BROOKSHIRE-KATY DRAINAGE DISTRICT BKDD Permit No. 2023-60
APPROVED BY THE BOARD OF SUPERVISORS ON

4-8-24
DATE

PRESIDENT

SECRETARY

DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS 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 68	OWNER/DEVELOPER: AG EHC II (LEN) MULTI STATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	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 1H OF 1			

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

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

Date

J. Ross McCall, PE
County Engineer

STATE OF TEXAS §

COUNTY OF WALLER §

I, Debbie Hollan, County Clerk in and for Waller County, Texas do hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 202_, at _____ o'clock ____M in File No. _____ of the Plat Records of said County. Witness my hand and seal of office, at Hempstead, Texas, the day and date last above written.

Debbie Hollan
Waller County, Texas

By: _____

Deputy

CERTIFICATE OF COMMISSIONERS COURT

APPROVED by the Commissioners' Court of Waller County, Texas, this _____ day of _____, 202_.

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

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

Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorff
Commissioner, Precinct 4

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

DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 68	OWNER/DEVELOPER: AG EHC II (LEN) MULTI STATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000 Cjamnik@quiddity.com
SCALE NTS			
SHEET 11 OF 1			

OTHEL G. SANFORD
CALLED 0.652,
VOL. 1094, PG. 57:
O.R.W.C.T.

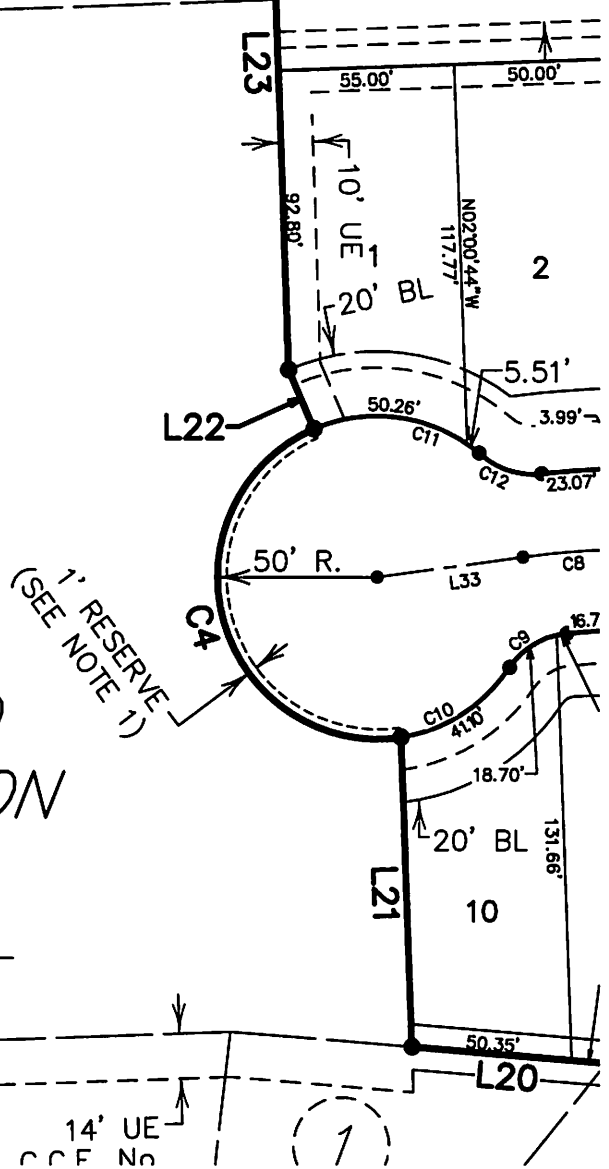
W.C. PITTS
ABSTRACT 411
(WALLER COUNTY)

N: 13876298.94
E: 2964769.33

50' DRAINAGE
EASEMENT

W. I. WILLIAMSON SURVEY
ABSTRACT 410
(WALLER COUNTY)

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

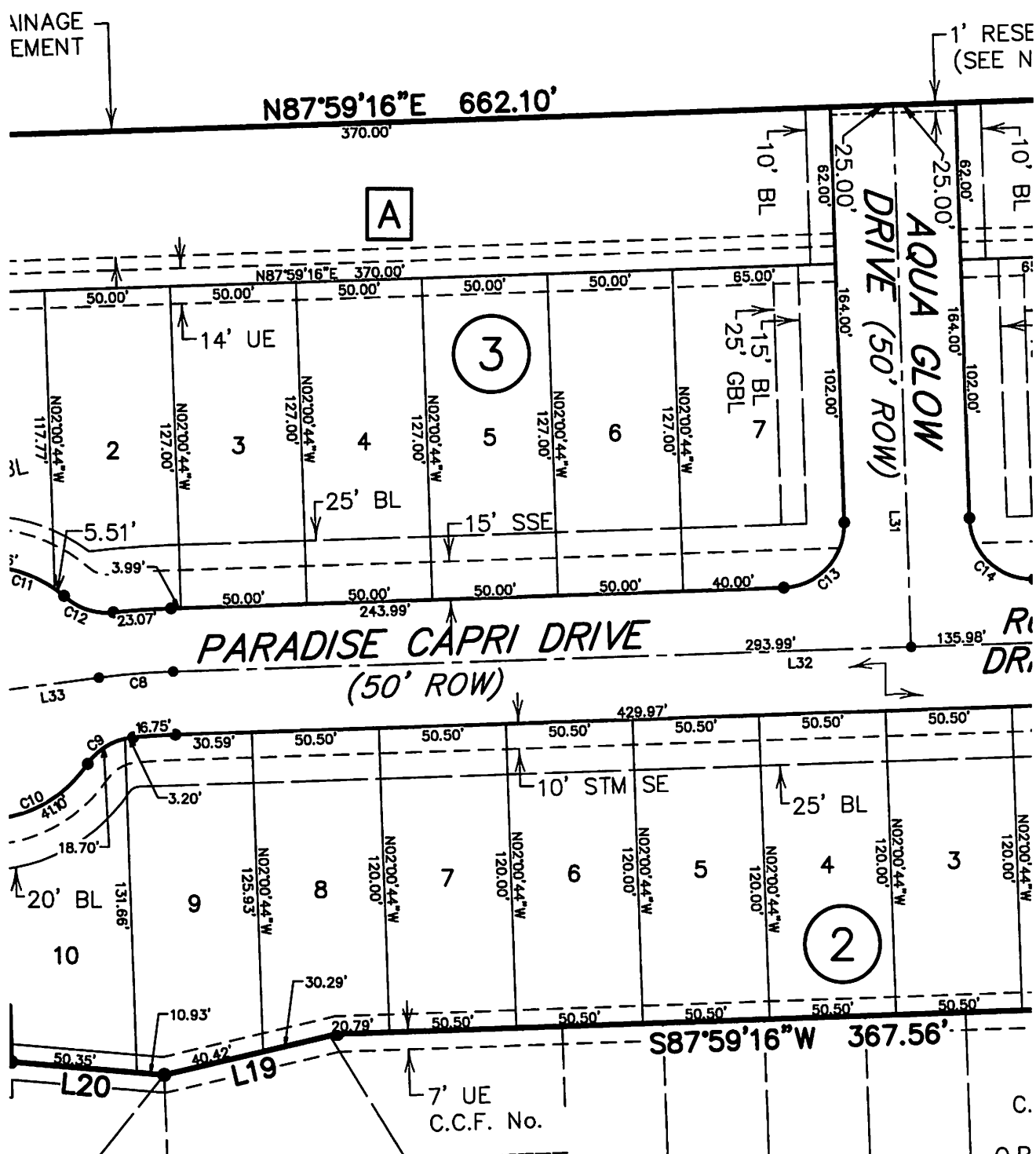


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DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 68	OWNER/DEVELOPER: AG EHC II (LEN) MULTI STATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	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 1J OF 1			

D.R.H.C.T.

C.T.



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

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$$F_{CA}$$

HARRIS COUNTY
-WALLER COUNTY

1' RESERVE
(SEE NOTE 1)

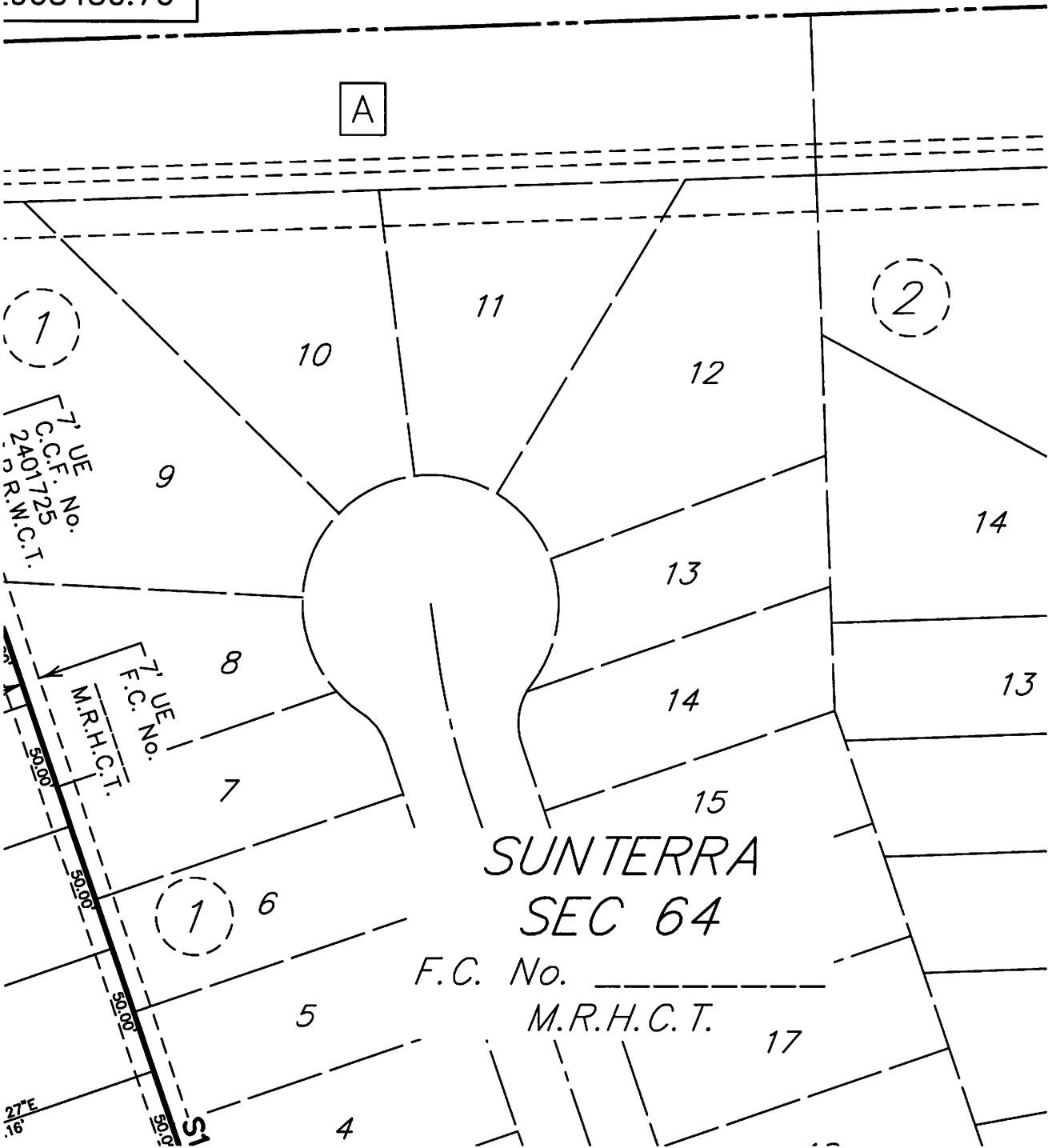


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2322 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000
Cjarnik@quiddity.com

FAYE ANN
REGENBRECHT
CALLED 28.67 AC.

C.C.F. NO.
20090481511
O.P.R.R.P.H.C.T.

3876322.18
965430.76



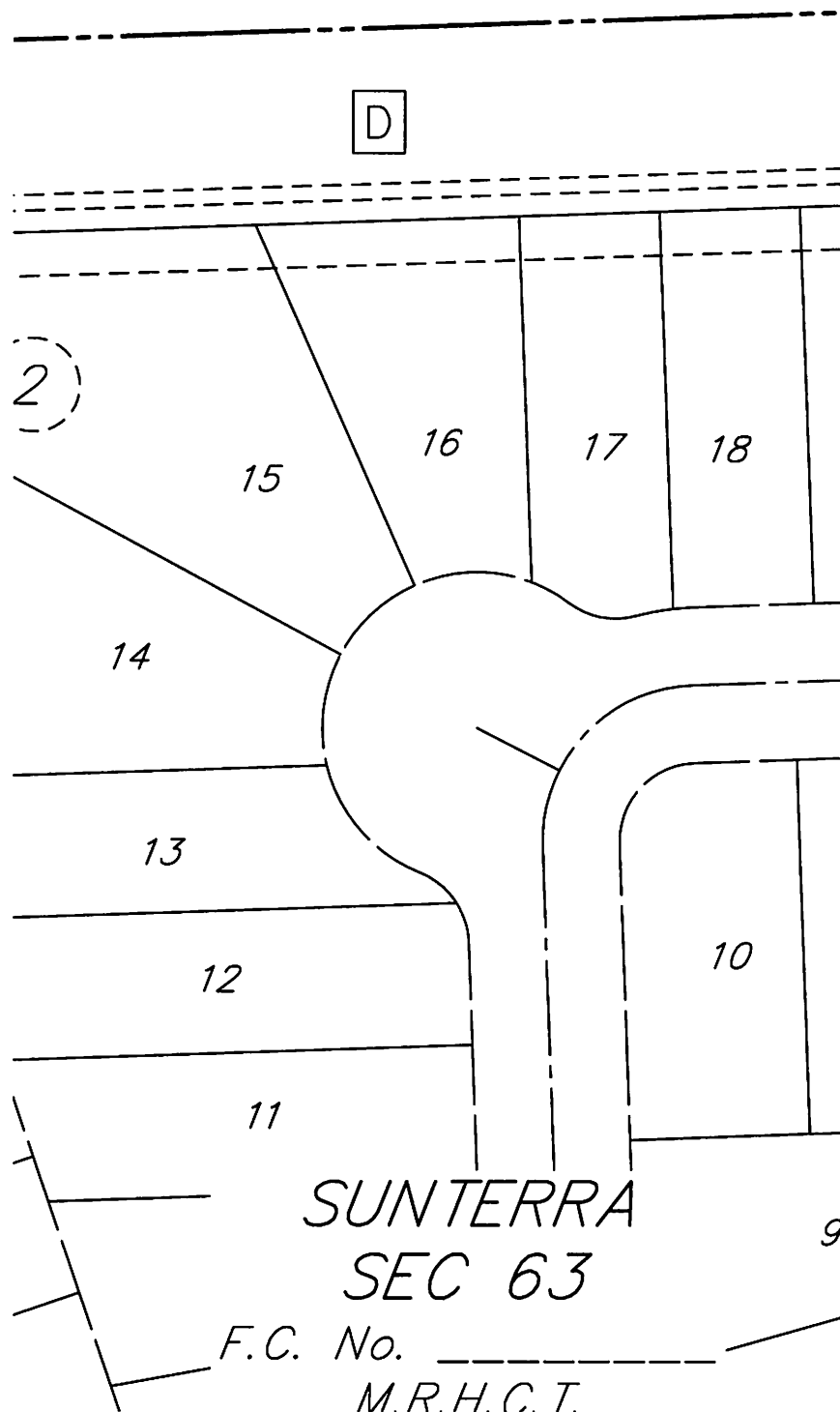
SUNTERRA
SEC 64

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

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DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 68	OWNER/DEVELOPER: AG EHC II (LEN) MULTI STATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	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 1M OF 1			

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DATE: MARCH 2024

SCALE 1"=60'

SHEET 1N OF 1

FINAL PLAT OF
SUNTERRA
SEC 68

OWNER/DEVELOPER:
AG EHC II (LEN) MULTI STATE 4, LLC
a Delaware Limited Liability Company
c/o Essential Housing
Asset Management, LLC
8585 E. HARTFORD DR, SUITE 118
SCOTTSDALE, ARIZONA 85255
(713) 783-6702

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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

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

14' UE
C.C.F. No.

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

50.35'
L20

1

E

20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35

19 18 17 16 15 14 13 12 11 10 9 8

DAWN SOUND DRIVE
(50' ROW)

DATE: MARCH 2024

SCALE 1"=80'

SHEET 10 OF 1

FINAL PLAT OF
SUNTERRA
SEC 68

OWNER/DEVELOPER:
AG EHC II (LEN) MULTI STATE 4, LLC
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c/o Essential Housing
Asset Management, LLC
8585 E. HARTFORD DR, SUITE 118
SCOTTSDALE, ARIZONA 85255
(713) 783-6702

ENGINEER/PLANNER/SURVEYOR:

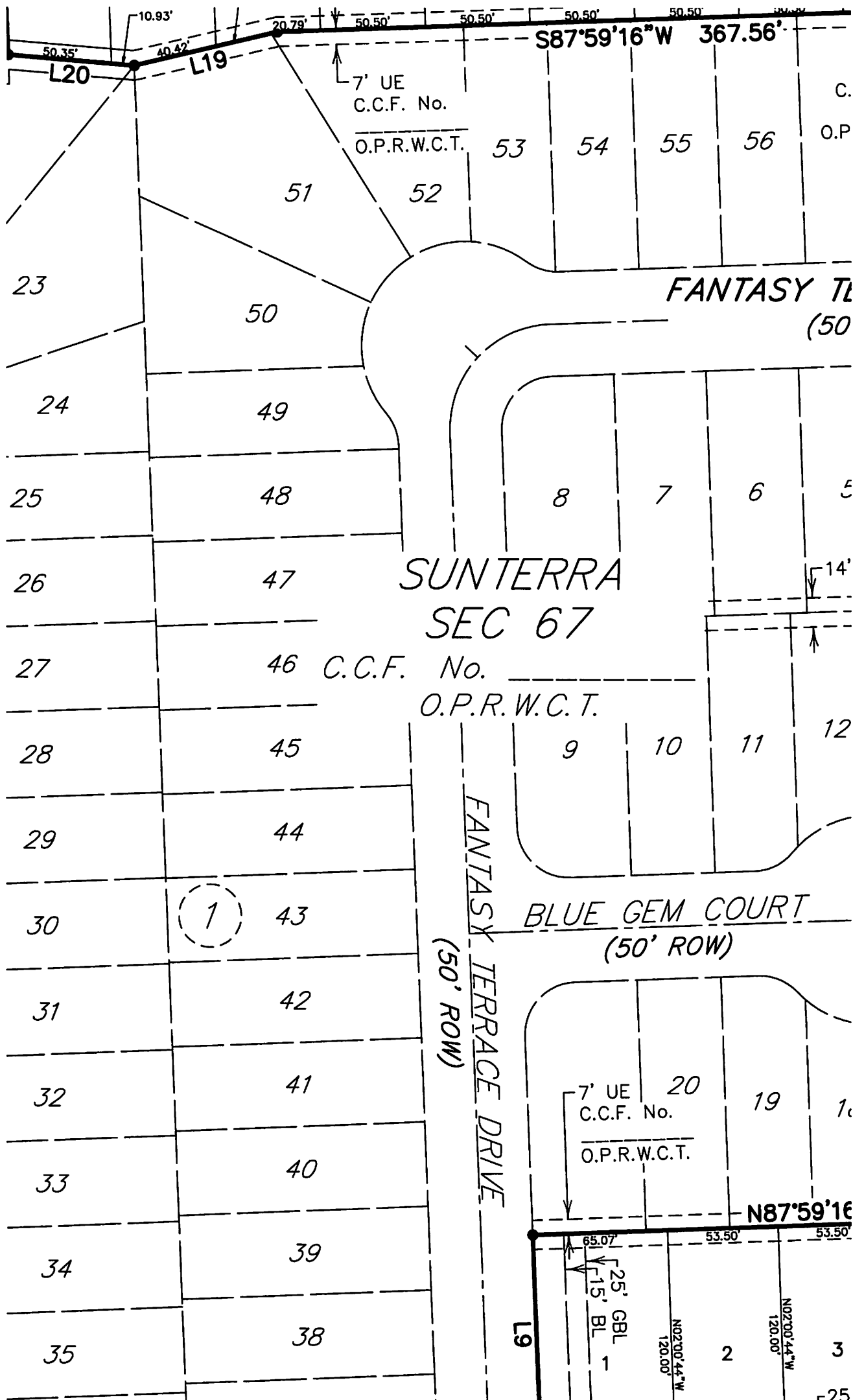


QUIDDITY

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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
Clamnik@quiddity.com

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DATE: MARCH 2024

SCALE 1"=80'

SHEET 1P OF 1

FINAL PLAT OF
SUNTERRA
SEC 68

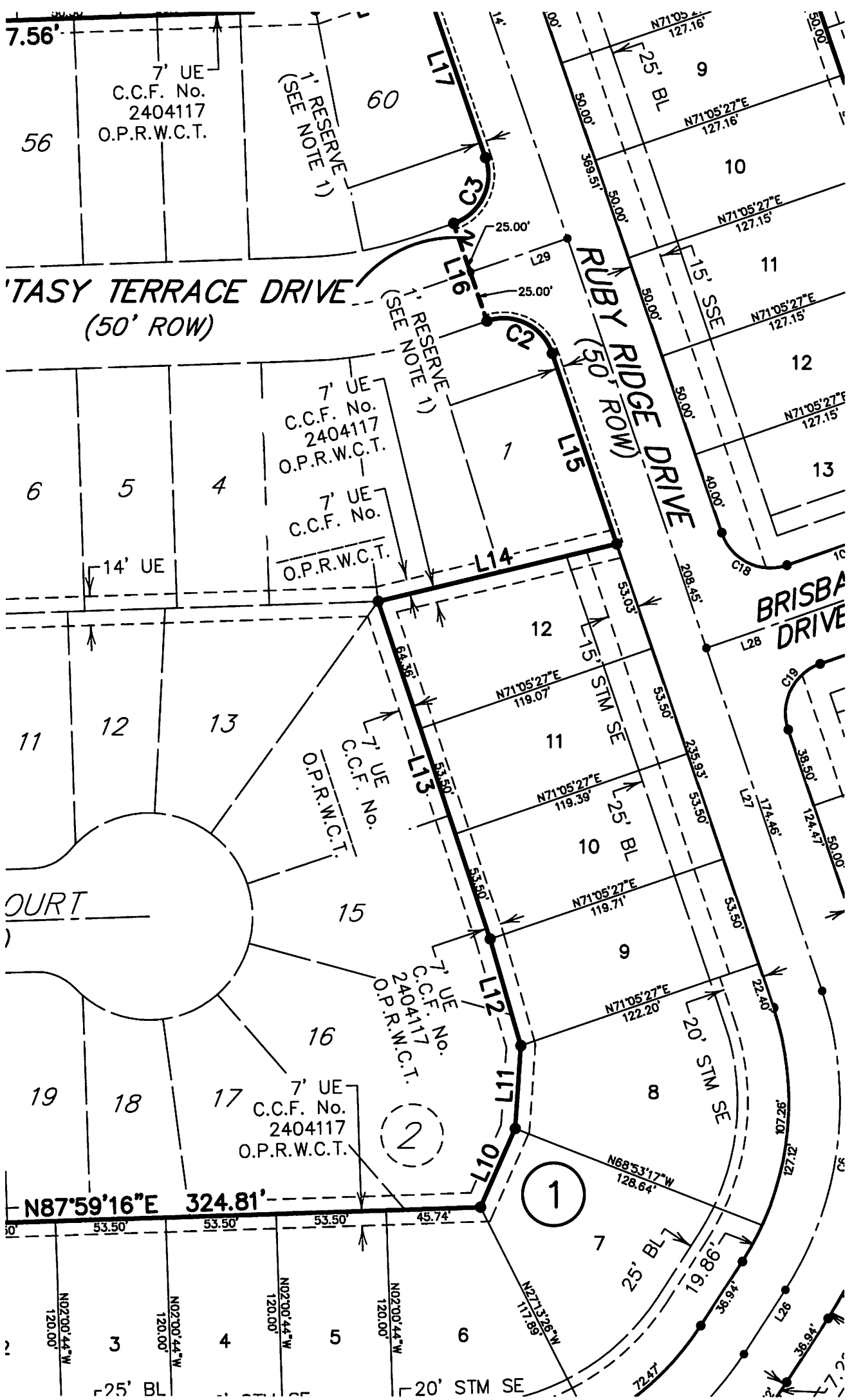
OWNER/DEVELOPER:
AG EHC II (LEN) MULTI STATE 4, LLC
a Delaware Limited Liability Company
c/o Essential Housing
Asset Management, LLC
8585 E. HARTFORD DR, SUITE 118
SCOTTSDALE, ARIZONA 85255
(713) 783-6702

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



DATE: MARCH 2024

SCALE 1"=80'

SHEET 1Q OF 1

FINAL PLAT OF
SUNTERRA
SEC 68

OWNER/DEVELOPER:
AG EHC II (LEN) MULTI STATE 4, LLC
a Delaware Limited Liability Company
c/o Essential Housing
Asset Management, LLC
8585 E. HARTFORD DR, SUITE 118
SCOTTSDALE, ARIZONA 85255
(713) 783-6702

ENGINEER/PLANNER/SURVEYOR:

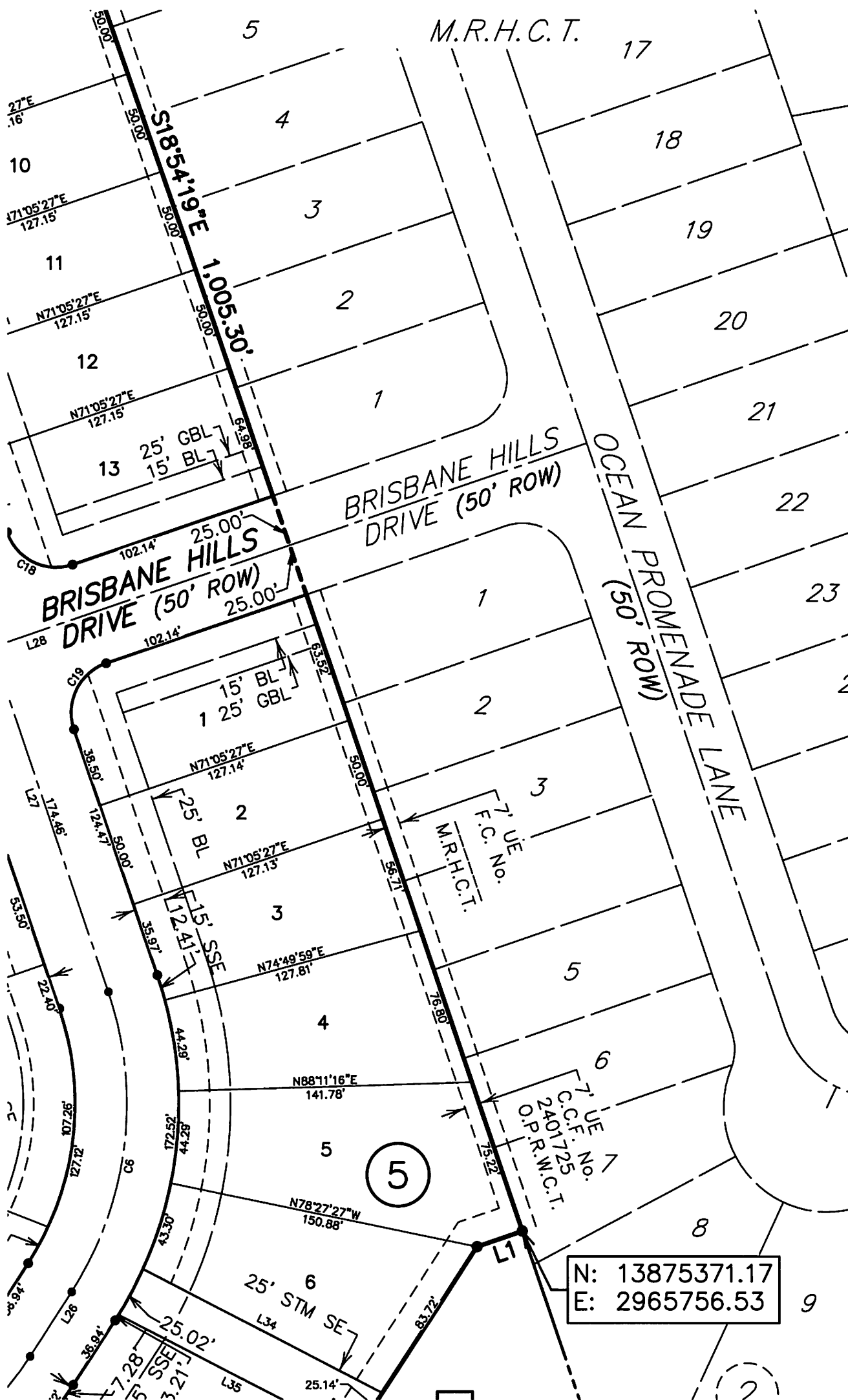


QUIDDITY

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

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E: 2965756.53

DATE: MARCH 2024

SCALE 1"=80'

SHEET 1R OF 1

FINAL PLAT OF
SUNTERRA
SEC 68

OWNER/DEVELOPER:
AG EHC II (LEN) MULTI STATE 4, LLC
a Delaware Limited Liability Company
c/o Essential Housing
Asset Management, LLC
8585 E. HARTFORD DR, SUITE 118
SCOTTSDALE, ARIZONA 85255
(713) 783-6702

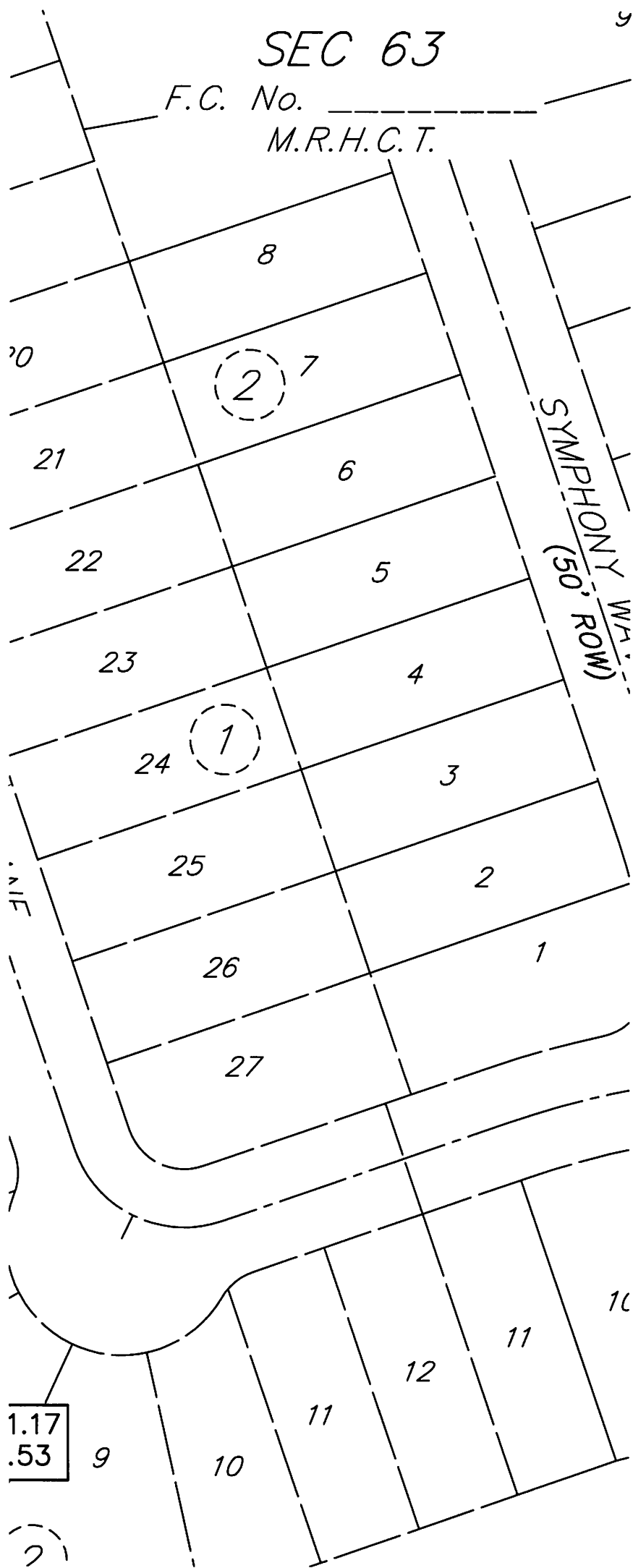
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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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
Clamnik@quiddity.com

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DATE: MARCH 2024

SCALE 1"=80'

SHEET 1S OF 1

FINAL PLAT OF
SUNTERRA
SEC 68

OWNER/DEVELOPER:
AG EHC II (LEN) MULTI STATE 4, LLC
a Delaware Limited Liability Company
c/o Essential Housing
Asset Management, LLC
8585 E. HARTFORD DR, SUITE 118
SCOTTSDALE, ARIZONA 85255
(713) 783-6702

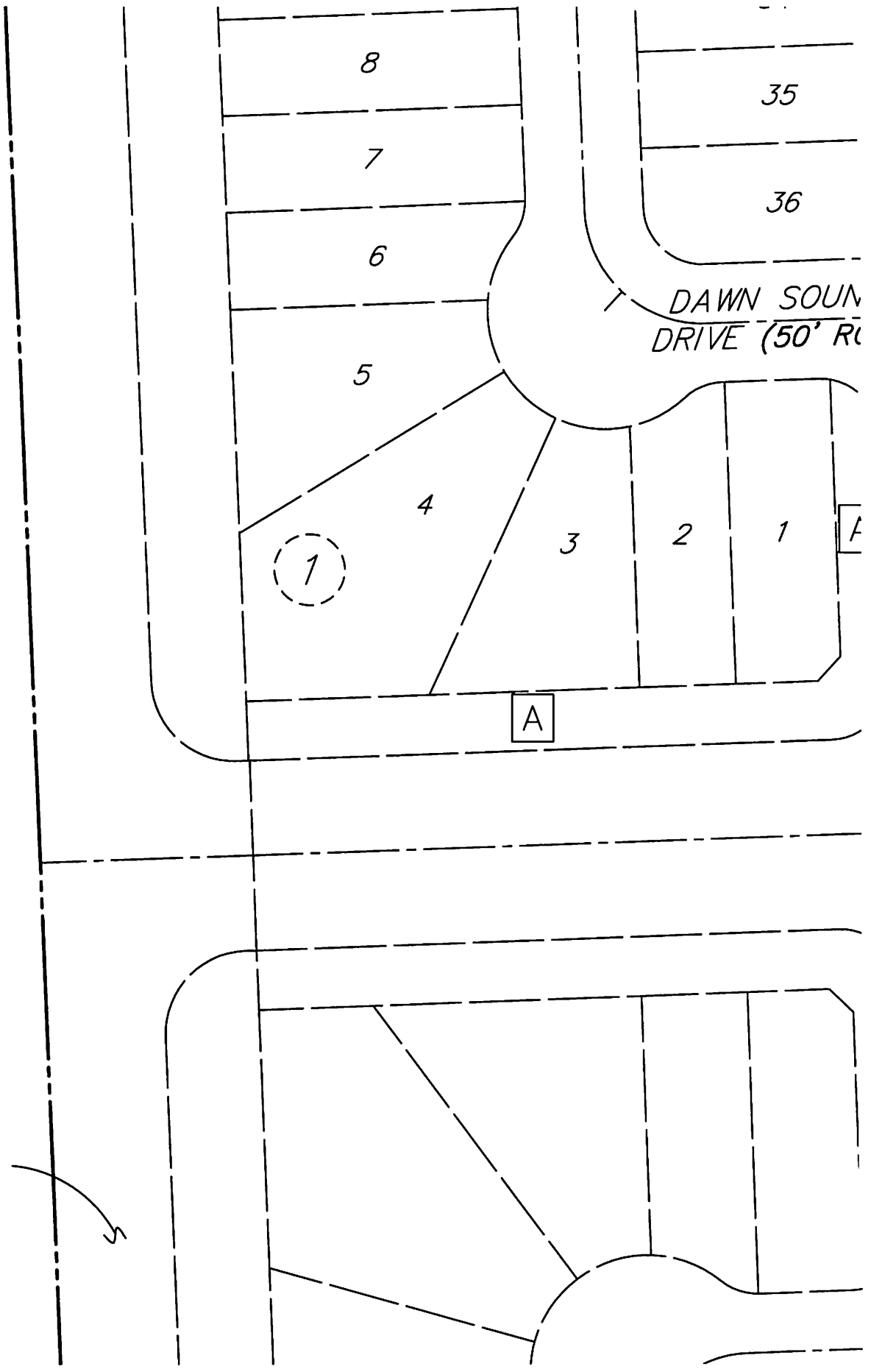
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QUIDDITY

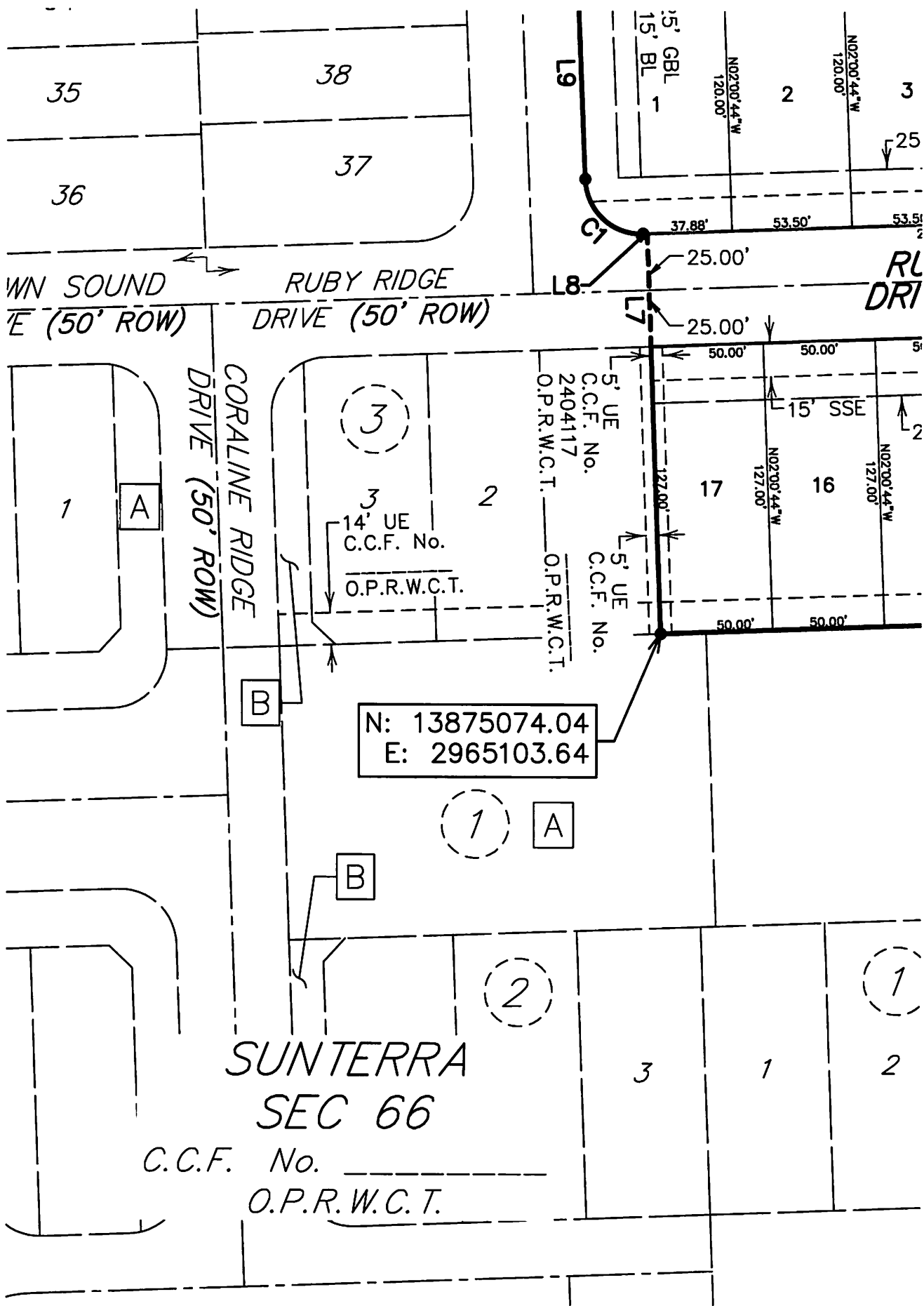
Quiddity Engineering, LLC
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2322 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000
Cjamnik@quiddity.com

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DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 68	OWNER/DEVELOPER: AG EHC II (LEN) MULTI STATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	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 1T OF 1			

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DATE: MARCH 2024

SCALE 1"=80'

SHEET 1U OF 1

FINAL PLAT OF
SUNTERRA
SEC 68

OWNER/DEVELOPER:
AG EHC II (LEN) MULTI STATE 4, LLC
a Delaware Limited Liability Company
c/o Essential Housing
Asset Management, LLC
8585 E. HARTFORD DR, SUITE 118
SCOTTSDALE, ARIZONA 85255
(713) 783-6702

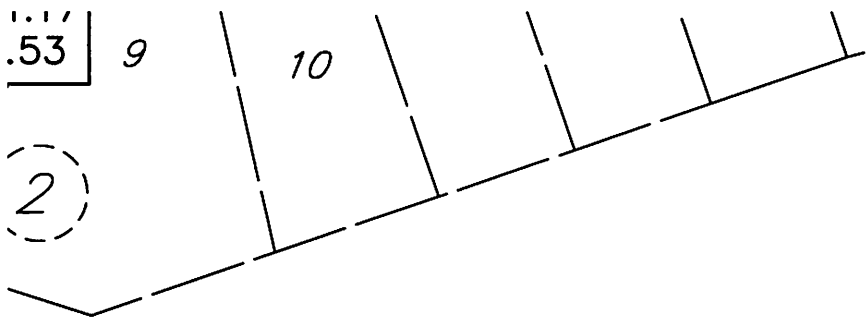
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

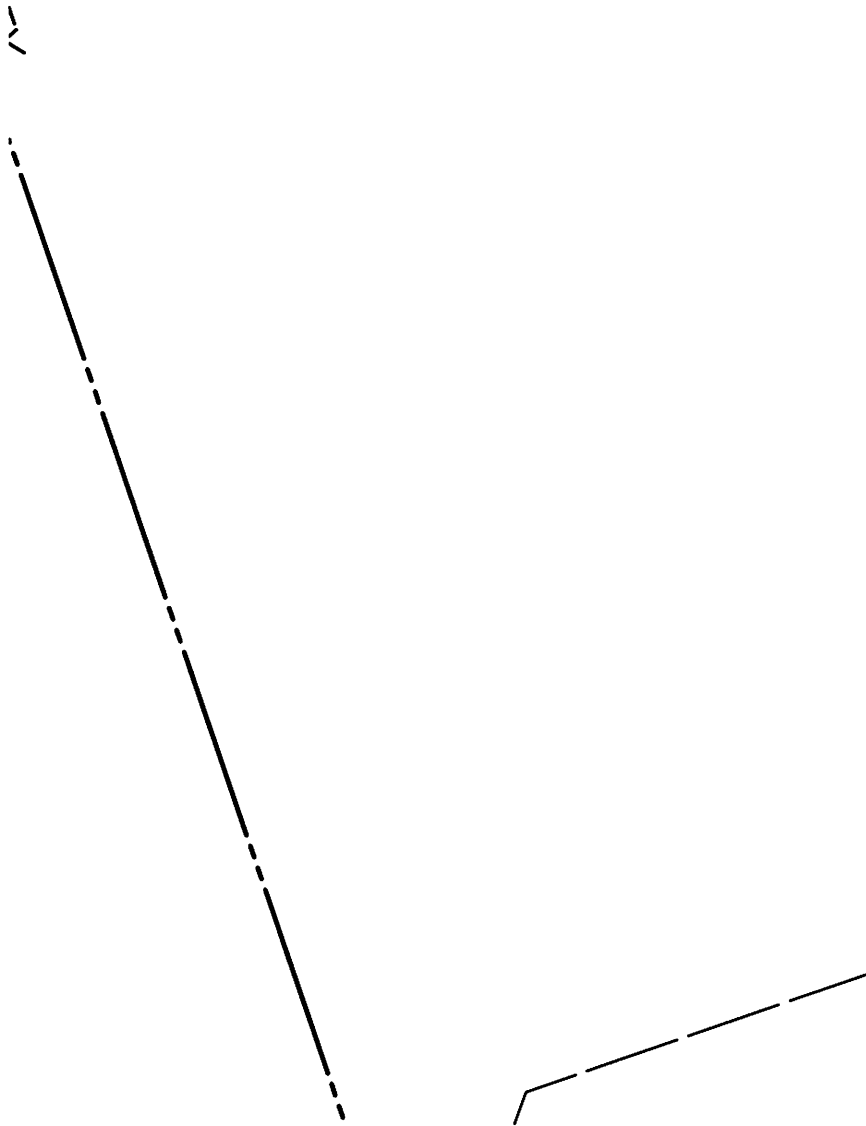
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000
Cjamnik@quiddity.com

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A



DATE: MARCH 2024

SCALE 1"=60'

SHEET 1X OF 1

FINAL PLAT OF
SUNTERRA
SEC 68

OWNER/DEVELOPER:
AG EHC II (LEN) MULTI STATE 4, LLC
a Delaware Limited Liability Company
c/o Essential Housing
Asset Management, LLC
8585 E. HARTFORD DR, SUITE 118
SCOTTSDALE, ARIZONA 85255
(713) 783-6702

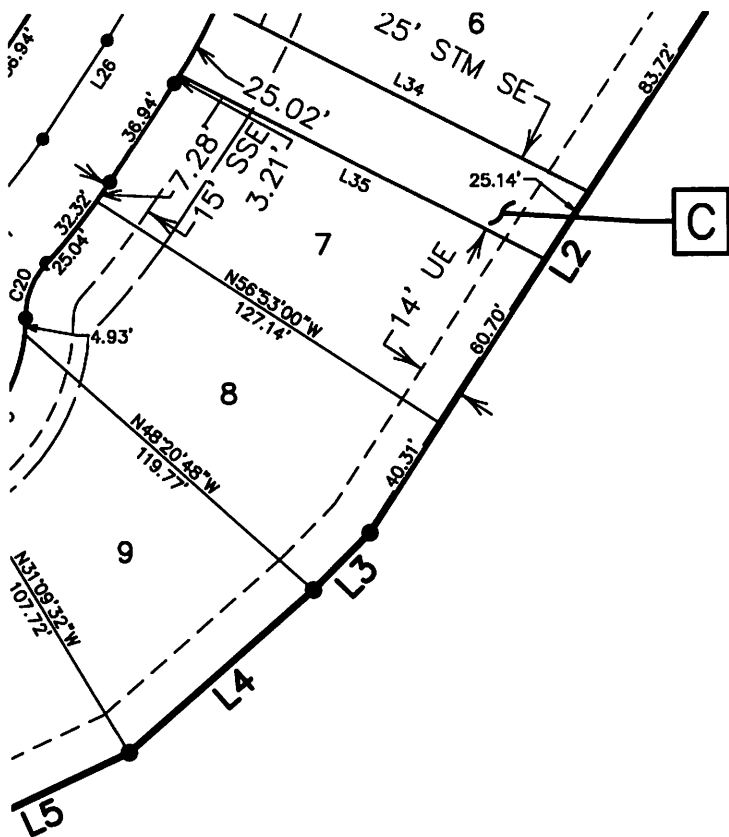
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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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: 2965756.53

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2

HARRIS COUNTY
WALLER COUNTY

SUNTERRA
SEC 65
C.C.F. No. _____
O.P.R.W.C.T.

DATE: MARCH 2024

SCALE 1"=80'

SHEET 1W OF 1

FINAL PLAT OF
SUNTERRA
SEC 68

OWNER/DEVELOPER:
AG EHC II (LEN) MULTI STATE 4, LLC
a Delaware Limited Liability Company
c/o Essential Housing
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