

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Section 71

Date: August 21, 2024

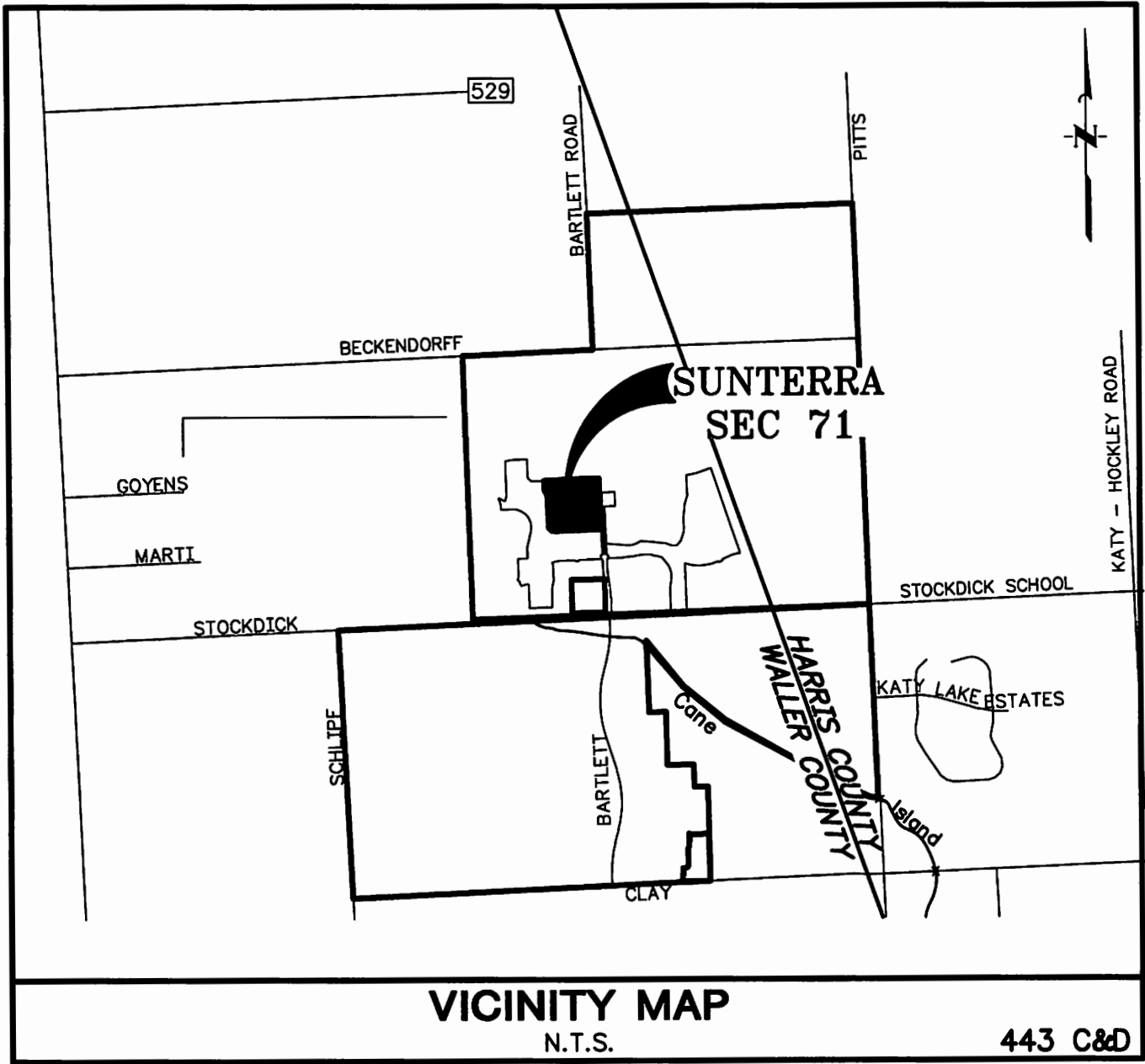
Background

Final Plat of Sunterra Section 71 Subdivision which consists of 20.29 acres will include 95 Lots, 3 Blocks and 4 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond

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FINAL PLAT OF SUNTERRA SEC 71

A SUBDIVISION OF 20.29 ACRES OF LAND OUT OF THE
FRED EULE SURVEY, A-375
WALLER COUNTY, TEXAS
95 LOTS 4 RESERVES 3 BLOCKS
APRIL 2024

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 71	OWNER/DEVELOPER: AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartford Dr. Suite 118 Scottsdale, AZ 85255 cnewton@ennar.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832-913-8000 cjamnik@quiddity.com
SCALE NTS			
SHEET 1A OF 1			

STATE OF TEXAS §
COUNTY OF WALLER §

A METES & BOUNDS description of 20.29 acre tract of land in the Fred Eule Survey, Abstract 375, Waller County, Texas, being out of and a part of that certain called 227.45 acre tract recorded under County Clerk's File Number 2312086, Official Public Records, Waller County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Commencing at the northwest corner of Bartlett Road Street Dedication Sec 2 and Water Plant No. 2, according to map or plat thereof recorded under County Clerk's File Number 2303088, Official Public Records, Waller County, Texas, and the southwest corner of Bartlett Road Street Dedication Sec 3, according to map of plat thereof recorded under County Clerk's File Number 2303089, Official Public Records, Waller County, Texas, being in the east line of said 227.45 acre tract and the west line of the residue of a called 349.96 acre tract recorded under County Clerk's File Number 2203247, Official Public Records, Waller County, Texas;

Thence North 89 degrees 03 minutes 47 seconds West, crossing said called 227.45 acre tract, 50.08 feet to a point in the east line of said Fred Eule Survey, Abstract 375, and the west line of the adjoining H. & T. C. Railroad Company Survey Section 129, Abstract 204, Waller County, Texas, for the northeast corner and Place of Beginning of the herein described tract;

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

South 02 degrees 20 minutes 45 seconds East, at 325.40 pass the northwest corner of an adjoining called 0.98 acre tract recorded under County Clerk's File Number 2312086, Official Public Records, Waller County, Texas, and continue for a total of 576.78 feet to the beginning of a curve to the right;

Thence with said curve to the right, departing the west line of said adjoining 0.98 acre tract and crossing said 227.45 acre tract, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 47.12 feet, a radius of 30.00 feet, and a chord bearing South 42 degrees 39 minutes 15 seconds West, 42.43 feet;

South 02 degrees 20 minutes 45 seconds East, 50.00 feet to a point in a non-tangent curve to the right;

Thence with said non-tangent curve to the right, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 47.12 feet, a radius of 30.00 feet, and a chord bearing South 47 degrees 20 minutes 45 seconds East, 42.43 feet to a point in the east line of said 227.45 acre tract and west line of said adjoining 0.98 acre tract;

South 02 degrees 20 minutes 45 seconds East, 240.25 feet to the southeast corner of the herein described tract;

Thence South 87 degrees 39 minutes 15 seconds West establishing the south line of the herein described tract, crossing said called 227.45 acre tract, 885.85 feet to the southwest corner of the herein described tract;

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

North 47 degrees 39 minutes 44 seconds West, 83.78 feet;
North 02 degrees 20 minutes 45 seconds West, 593.07 feet;
North 27 degrees 08 minutes 57 seconds West, 120.32 feet;
North 02 degrees 11 minutes 54 seconds West, 158.83 feet to the northwest corner of the herein described tract;

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

North 87 degrees 39 minutes 15 seconds East, 19.30 feet;
North 60 degrees 20 minutes 14 seconds East, 15.25 feet;
North 87 degrees 39 minutes 15 seconds East, 962.62 feet to the Place of Beginning and containing 20.29 acres of land, more or less.

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DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 71	OWNER/DEVELOPER: AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartford Dr. Suite 118 Scottsdale, AZ 85255 cnewton@ennar.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 cjamnik@quiddity.com
SCALE NTS			
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, Dated October 27, 2023.
5. All easements are centered on lot lines unless otherwise shown. All 14 foot utility easements shown extend 7 feet on each side of a common lot line unless otherwise indicated.
6. 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, based upon GPS observations.
9. A minimum of ten (10) feet shall be provided between sides of residential dwellings.
10. New development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.
11. 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.
12. 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.
13. No structure in this subdivision shall be occupied until connected to a public sewer system.
14. No structure in this subdivision shall be occupied until connected to an individual water supply or a state - approved community water system.
15. This tract lies within Unshaded Zone "X" of the Flood Insurance Rate Map, Community NO. 480640, Map Number 48473C0375E, Panel 0375, suffix "E" dated February 18, 2009 and revised under LOMR 22-06-2777P dated November 20, 2023 for Waller County, Texas and incorporated areas.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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) MULTISTATE 4, LLC, 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. There are no pipeline easements within the platted area.
23. TBM "2081865" being a cut square in the north curb of the south lane of Stockdick Road being +/- 463' East of the intersection of Stockdick Road and Bartlett Road, being being +/- 119' east of a Storm Sewer Manhole, and being +/- 34' North of a Sanitary Manhole. Elevation = 163.71'
24. All lots shall have adequate wastewater collection services.
25. Tract is subject to Drainage Easement recorded in C.C.F. No. 2112679. O.P.R.W.C.T.
26. Tract is subject to Surface Waiver Agreement recorded in C.C.F. No. 2312084, O.P.R.W.C.T. and C.C.F. No. 2402081, O.P.R.W.C.T.
27. Tract is subject to Grant of Easement and Surface Use Agreement recorded in C.C.F. No. 2402081, O.P.R.W.C.T. and C.C.F. No. 2402081, O.P.R.W.C.T.
28. Tract is subject to on-site sewage facility, recorded in C.C.F. No. 2107264, O.P.R.W.C.T.

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SCALE 1"=60'			
SHEET 1C OF 1			

- General Notes:
- AC "Acres"
 - AE "Aerial Easement"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - GBL "Garage Building Line"
 - IRF "Found 5/8-inch Iron Rod with cap stamped "Quiddity""
 - No "Number"
 - 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"

RESTRICTED RESERVE A
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.25 AC
11,103 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.09 AC
3,810 Sq. Ft.

RESTRICTED RESERVE C
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.41 AC
18,068 Sq. Ft.

RESTRICTED RESERVE D
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.04 AC
1,630 Sq. Ft.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°20'45"E	50.00'
L2	N47°39'44"W	83.78'
L3	N27°08'57"W	120.32'
L4	N02°11'54"W	158.83'
L5	N87°39'15"E	19.30'
L6	N60°20'14"E	15.25'
L7	N87°39'15"E	148.05'
L8	S02°20'45"E	530.02'
L9	N47°20'45"W	10.00'
L10	N87°39'15"E	515.37'
L11	N42°39'15"E	10.00'
L12	S02°20'45"E	422.56'
L13	S18°10'12"E	69.60'
L14	N87°39'15"E	324.79'
L15	N02°20'45"W	351.25'
L16	N20°07'13"E	13.13'
L17	N87°39'15"E	255.58'

LINE TABLE		
LINE	BEARING	DISTANCE
L18	S42°39'15"W	10.00'
L19	N87°39'15"E	116.49'
L20	S47°20'45"E	14.14'
L21	S02°20'45"E	180.25'
L22	N42°39'15"E	84.85'
L23	N02°20'45"W	127.00'
L24	N02°20'45"W	127.00'
L25	N08°51'12"W	244.58'
L26	S02°20'45"E	60.00'
L27	S02°20'45"E	576.78'
L28	N42°39'15"E	14.14'
L29	N87°39'15"E	116.49'
L30	S87°39'15"W	122.96'
L31	N87°39'15"E	124.84'
L32	S02°20'45"E	460.02'
L33	N87°39'15"E	445.37'
L34	S02°20'45"E	397.02'

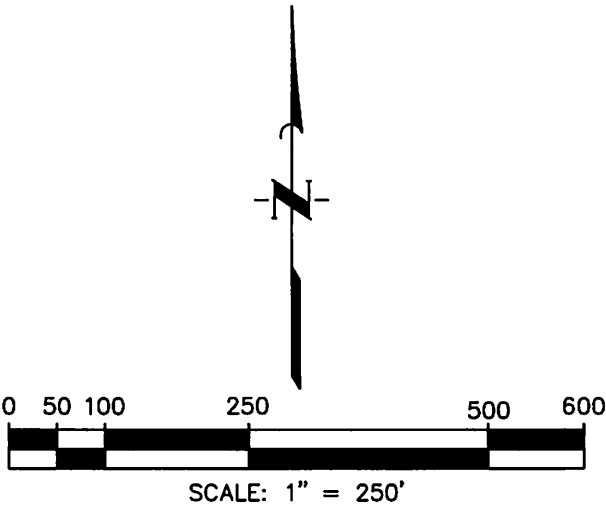
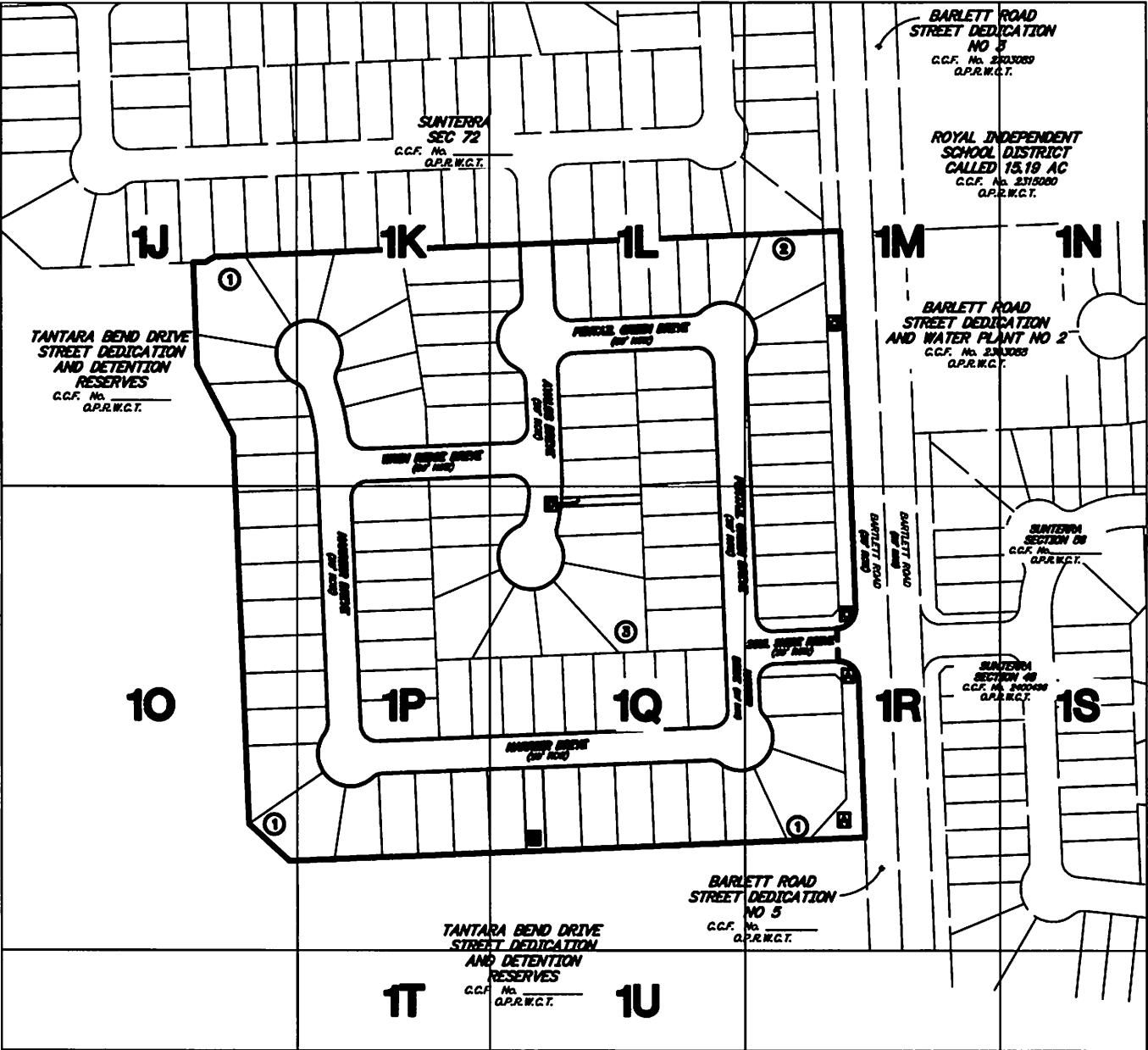
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CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	30.00'	90°00'00"	47.12'	S42°39'15"W	42.43'	30.00'
C2	30.00'	90°00'00"	47.12'	S47°20'45"E	42.43'	30.00'
C3	50.00'	90°00'00"	78.54'	N42°39'15"E	70.71'	50.00'
C4	50.00'	90°00'00"	78.54'	S47°20'45"E	70.71'	50.00'
C5	300.00'	15°49'27"	82.86'	N10°15'29"W	82.59'	41.69'
C6	300.00'	22°27'58"	117.63'	N08°53'14"E	116.88'	59.58'
C7	50.00'	90°00'00"	78.54'	N47°20'45"W	70.71'	50.00'
C8	25.00'	90°00'00"	39.27'	S42°39'15"W	35.36'	25.00'
C9	25.00'	39°51'25"	17.39'	S22°16'27"E	17.04'	9.06'
C10	50.00'	169°42'49"	148.10'	N42°39'15"E	99.60'	555.51'
C11	25.00'	39°51'25"	17.39'	N72°25'03"W	17.04'	9.06'
C12	25.00'	39°51'25"	17.39'	S67°43'33"W	17.04'	9.06'
C13	50.00'	169°42'49"	148.10'	S47°20'45"E	99.60'	555.51'
C14	25.00'	39°51'25"	17.39'	N17°34'57"E	17.04'	9.06'
C15	25.00'	48°11'23"	21.03'	N42°15'54"W	20.41'	11.18'
C16	50.00'	276°22'46"	241.19'	S71°49'48"W	66.67'	44.72'
C17	25.00'	48°11'23"	21.03'	S05°55'29"W	20.41'	11.18'
C18	25.00'	85°59'29"	37.52'	S49°21'00"E	34.10'	23.31'
C19	25.00'	90°00'00"	39.27'	N42°39'15"E	35.36'	25.00'
C20	25.00'	62°10'55"	27.13'	N33°26'12"W	25.82'	15.08'
C21	50.00'	124°21'49"	108.53'	S02°20'45"E	88.44'	94.76'
C22	25.00'	62°10'55"	27.13'	N28°44'42"E	25.82'	15.08'
C23	25.00'	90°00'00"	39.27'	S47°20'45"E	35.36'	25.00'
C24	25.00'	39°51'25"	17.39'	N67°43'33"E	17.04'	9.06'
C25	50.00'	169°42'49"	148.10'	N47°20'45"W	99.60'	555.51'
C26	25.00'	39°51'25"	17.39'	S17°34'57"W	17.04'	9.06'
C27	25.00'	90°00'00"	39.27'	S47°20'45"E	35.36'	25.00'
C28	25.00'	90°00'00"	39.27'	S42°39'15"W	35.36'	25.00'
C29	25.00'	96°08'35"	41.95'	N44°16'28"W	37.20'	27.84'
C30	25.00'	53°59'23"	23.56'	N37°57'56"E	22.70'	12.74'
C31	50.00'	275°58'34"	240.83'	S73°01'40"E	66.93'	45.04'
C32	25.00'	43°42'18"	19.07'	S09°09'48"E	18.61'	10.03'
C33	25.00'	90°00'00"	39.27'	S42°39'15"W	35.36'	25.00'

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SCALE NTS			
SHEET 1E OF 1			

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DATE: APRIL 2024

SCALE 1" = 250'

SHEET 1F OF 1

FINAL PLAT OF
SUNTERRA
SEC 71

OWNER/DEVELOPER:
AG EHC II (LEN) MULTISTATE 4, LLC
a Delaware Limited Liability Company
c/o Essential Housing Asset
Management, LLC
8585 E. Hartford Dr. Suite 118
Scottsdale, AZ 85255
cnewton@ennar.com

ENGINEER/PLANNER/SURVEYOR:



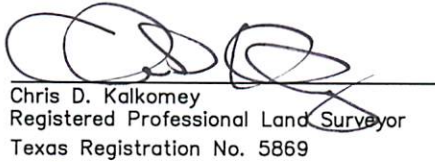
QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
cjamnik@quiddity.com

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



By: Lisa M. Clark or
Lisa M. Clark
Chair

By: Dipti Walker for
Jennifer Westlund, AICP
Secretary



APPROVED BY THE BOARD OF SUPERVISORS ON

5-08-2024
DATE
L. E. D.
PRESIDENT
D. W. H.
SECRETARY
S. P. A.
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 1H OF 1			

COUNTY OF WALLER

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, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision Sunterra where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and to hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

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 c/o Essential Housing Asset Management, LLC has caused these presents to be signed by Steven S. Benson, Manager, thereunto authorized, this 7 day of May, 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 9 day personally appeared Steven S. Benson, 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.

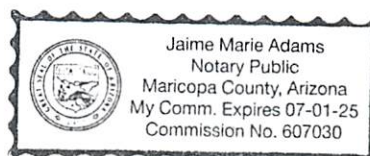
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7 day of May, 2024

Notary Public in and for the State of Texas *Arizona*

Jaime Marie Adams

Print Name

My commission expires: 07/01/2025



DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 71	OWNER/DEVELOPER: AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartford Dr. Suite 118 Scottsdale, AZ 85255	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 & 10048100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE NTS			
SHEET 1G OF 1			

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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
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. 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

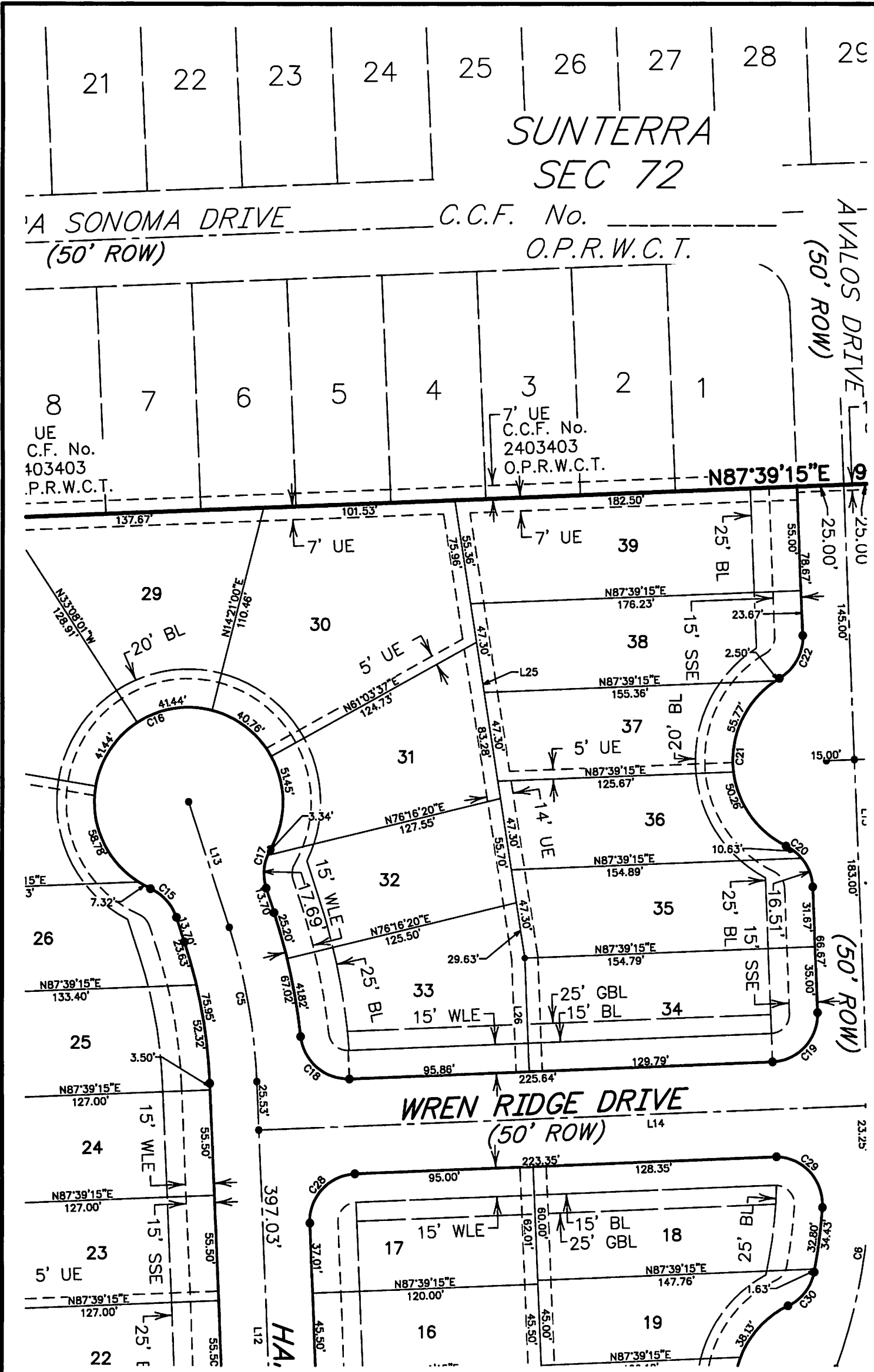
Justin Beckendorff

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.

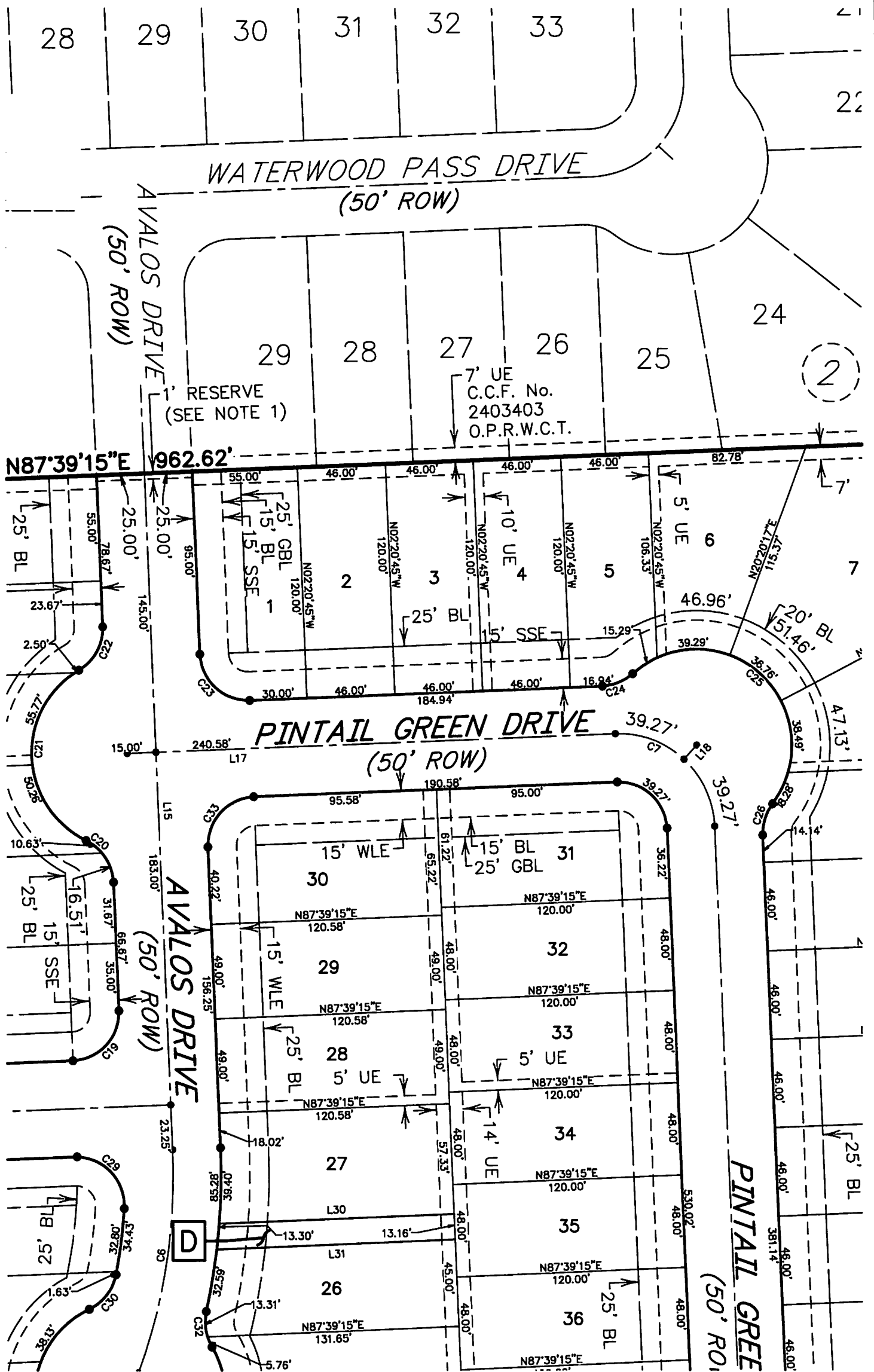
DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 71	OWNER/DEVELOPER: AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartford Dr. Suite 118 Scottsdale, AZ 85255 cnewton@ennar.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. E-23290 & L0046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832-913-4000 cjamnik@quiddity.com
SCALE NTS			
SHEET 11 OF 1			

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DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 71	OWNER/DEVELOPER: AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartford Dr. Suite 118 Scottsdale, AZ 85255 cnewton@ennar.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2312 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 cjamnik@quiddity.com
SCALE 1"=80'			
SHEET 1K OF 1			

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DATE: APRIL 2024

SCALE 1"=80'

SHEET 1L OF 1

FINAL PLAT OF
SUNTERRA
SEC 71

OWNER/DEVELOPER:
AG EHC II (LEN) MULTISTATE 4, LLC
a Delaware Limited Liability Company
c/o Essential Housing Asset
Management, LLC
8585 E. Hartford Dr. Suite 118
Scottsdale, AZ 85255
cnewton@ennar.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F 23290 & 10046102
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
cjamnik@quiddity.com

BARTLETT ROAD
(50' ROW)

BARLETT ROAD
STREET DEDICATION
AND WATER PLAN
C.C.F. No. 23030
O.P.R.W.C.T.

1 A

A diagram of a square divided into four regions labeled 1, 3, 4, and 5. Region 1 is a dashed circle in the top-right. Region 3 is a dashed rectangle on the left. Region 4 is a dashed triangle in the bottom-right. Region 5 is the remaining area. A box labeled 'A' is on the left edge.

The map displays a series of land parcels, primarily rectangular, arranged vertically. Parcel numbers 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15 are labeled within their respective areas. To the left of these parcels, there are additional areas labeled 22, 23, and 24. A dashed circle containing the number '2' is located near parcel 7. Another solid circle containing the number '2' is located near parcel 8.

Key boundary measurements and bearings include:

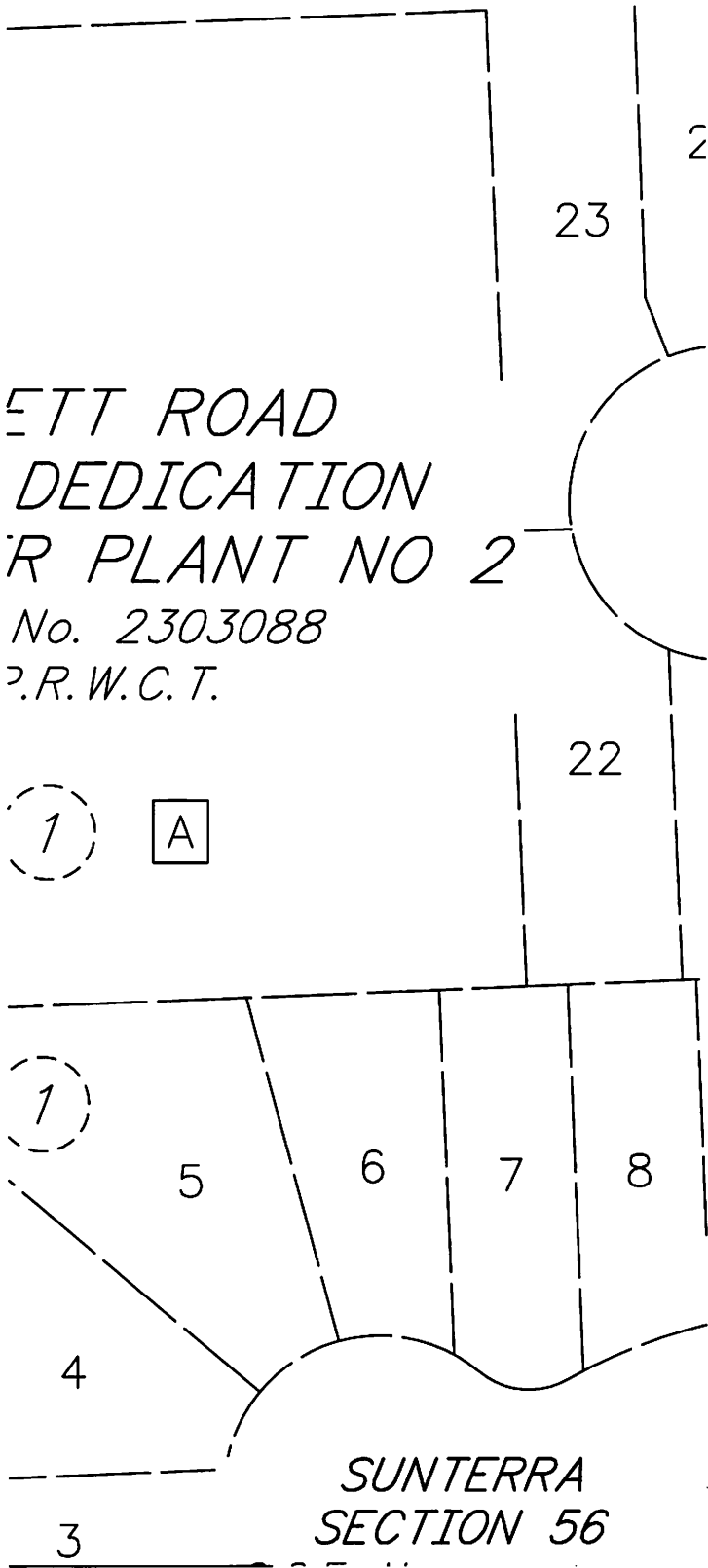
- Parcel 6:** North boundary is 82.78'. East boundary is 95.80'. South boundary is 77.50'. West boundary is 26.05'.
- Parcel 7:** North boundary is 7'. East boundary is 15'. South boundary is 5'. West boundary is 15' WLE.
- Parcel 8:** North boundary is 20' BL. East boundary is 5'. South boundary is 47.13'. West boundary is 38.49'.
- Parcel 9:** North boundary is 14.14'. East boundary is 46.00'. South boundary is 46.00'. West boundary is 46.00'.
- Parcel 10:** North boundary is 46.00'. East boundary is 46.00'. South boundary is 46.00'. West boundary is 46.00'.
- Parcel 11:** North boundary is 46.00'. East boundary is 46.00'. South boundary is 46.00'. West boundary is 46.00'.
- Parcel 12:** North boundary is 46.00'. East boundary is 46.00'. South boundary is 46.00'. West boundary is 46.00'.
- Parcel 13:** North boundary is 46.00'. East boundary is 46.00'. South boundary is 46.00'. West boundary is 46.00'.
- Parcel 14:** North boundary is 46.00'. East boundary is 46.00'. South boundary is 46.00'. West boundary is 46.00'.
- Parcel 15:** North boundary is 46.00'. East boundary is 46.00'. South boundary is 46.00'. West boundary is 46.00'.

Other notable features include:

- PINTAIL CREEK (50' RO):** Located at the bottom left of the map.
- S02°20'45"E 576.78':** A long boundary line running horizontally across the middle of the map.
- Utility Easements (UE):** Labeled as 7' UE, 5' UE, and 14' UE.
- Well Locations (WLE):** Labeled as 15' WLE and 15' WLE.
- Bearings and Distances:** Various bearings such as N20°20'17"E, N62°27'36"E, and N87°39'15"E are provided along with distances like 115.37', 126.35', and 127.00'.

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos.: 23290 & 10046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
cjornik@quiddity.com

AL INDEPENDENT
HOOL DISTRICT
ILLED 15.19 AC
C.F. No. 2315080
O.P.R.W.C.T.



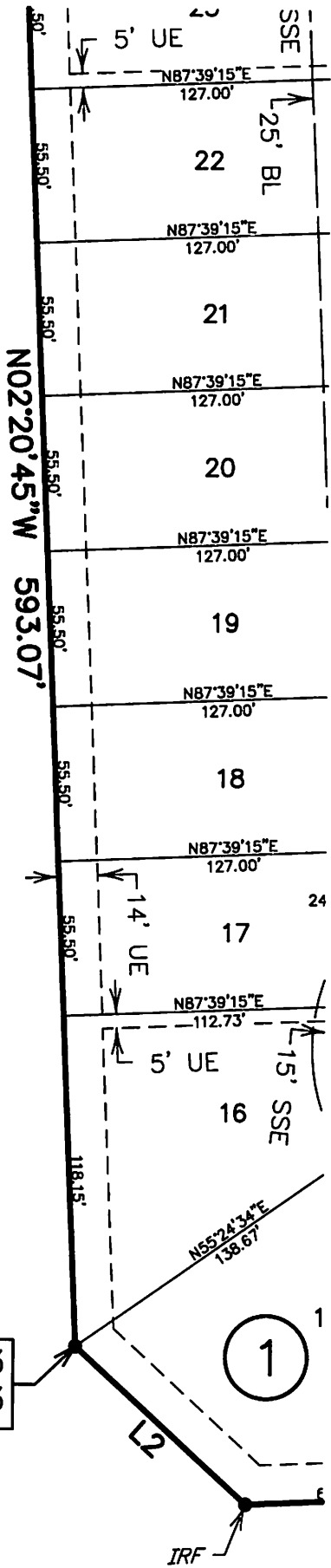
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DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 71	OWNER/DEVELOPER: AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartford Dr. Suite 118 Scottsdale, AZ 85255 cnewton@ennar.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F 22290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000 cjamnik@quiddity.com
SCALE 1"=80'			
SHEET 1N OF 1			

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E: 2963771.43



DATE: APRIL 2024

SCALE 1"=60'

SHEET 10 OF 1

FINAL PLAT OF
SUNTERRA
SEC 71

OWNER/DEVELOPER:
AG EHC II (LEN) MULTISTATE 4, LLC
a Delaware Limited Liability Company
c/o Essential Housing Asset
Management, LLC
8585 E. Hartford Dr. Suite 118
Scottsdale, AZ 85255
cnewton@ennar.com

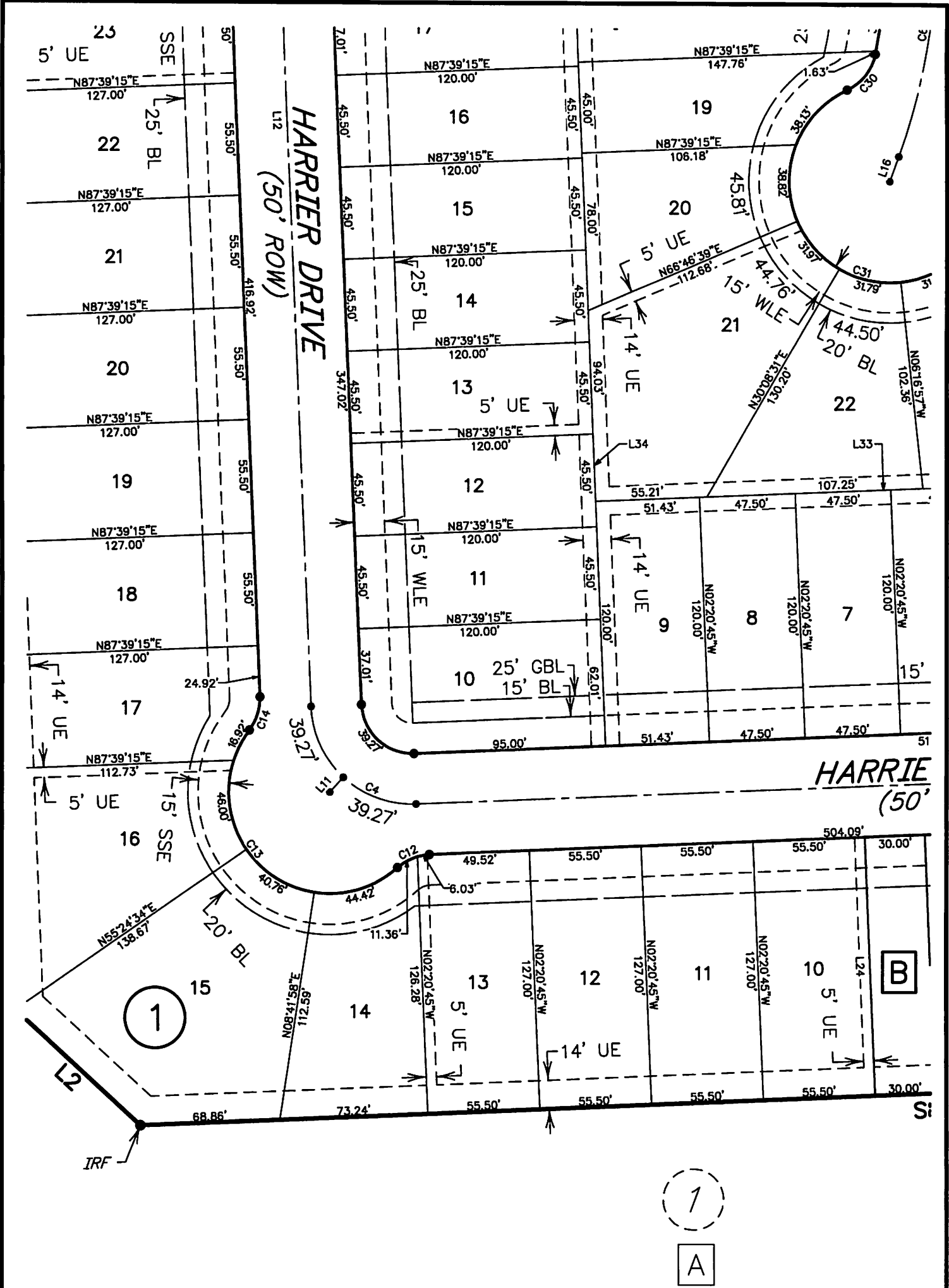
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

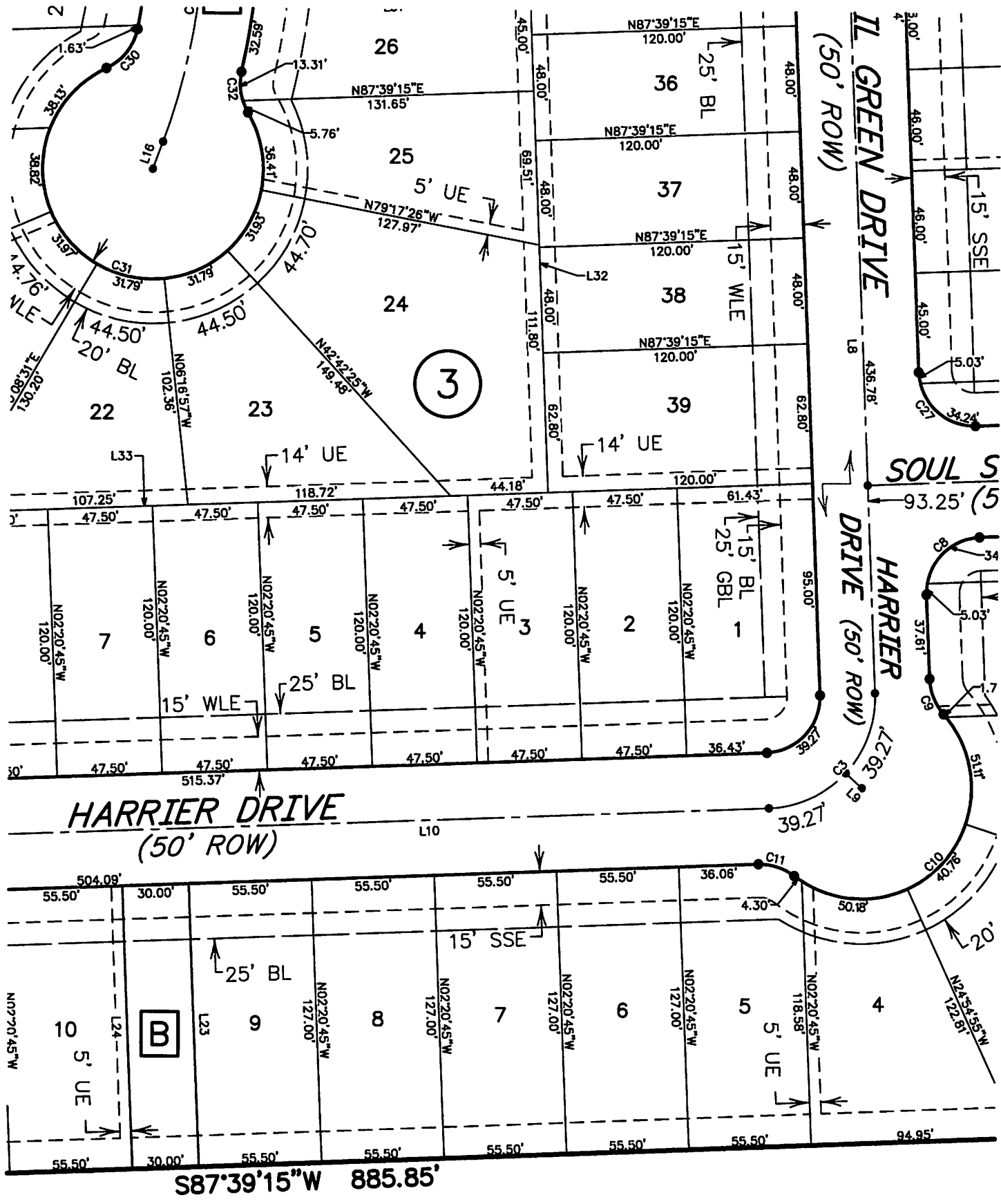
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. 623290 & 10046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
cjamnik@quiddity.com

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TANTARA BEND DRIVE STREET DEDICATION AND DETENTION

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 71	OWNER/DEVELOPER: AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartford Dr. Suite 118 Scottsdale, AZ 85255 cnewton@ennar.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 cjamnik@quiddity.com
SCALE 1"=80'			
SHEET 1P OF 1			



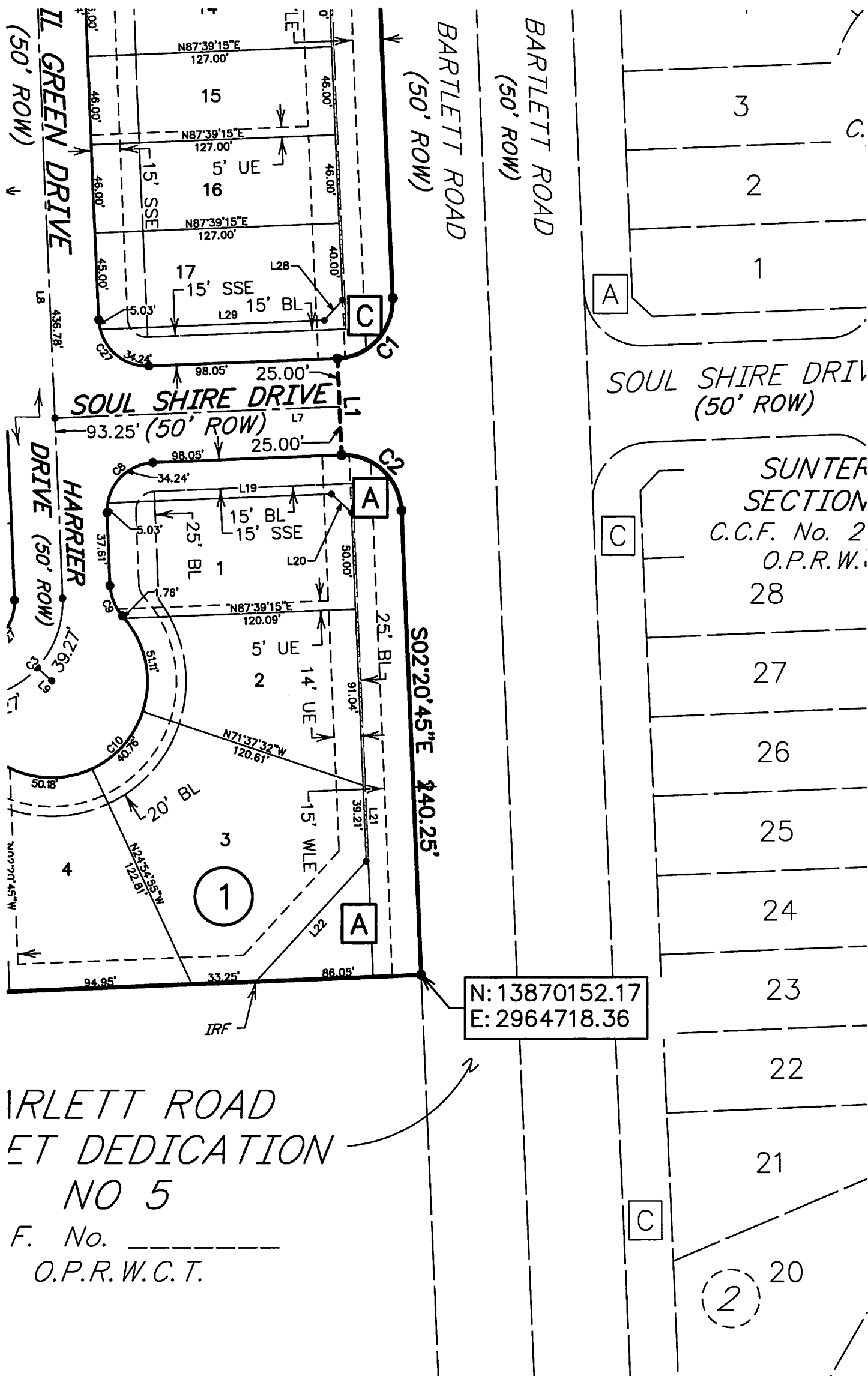
BARLETT,
STREET DEDICATION
NO 5
C.C.F. No. _____
O.P.R.W.C

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DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 71	OWNER/DEVELOPER: AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartford Dr. Suite 118 Scottsdale, AZ 85255 cnewton@ennar.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-23790 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 cjamnik@quiddity.com
SCALE 1"=60'			
SHEET 1Q OF 1			

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DATE: APRIL 2024

SCALE 1"=60'

SHEET 1R OF 1

FINAL PLAT OF
SUNTERRA
SEC 71

OWNER/DEVELOPER:
AG EHC II (LEN) MULTISTATE 4, LLC
a Delaware Limited Liability Company
c/o Essential Housing Asset
Management, LLC
8585 E. Hartford Dr. Suite 118
Scottsdale, AZ 85255
cnewton@ennar.com

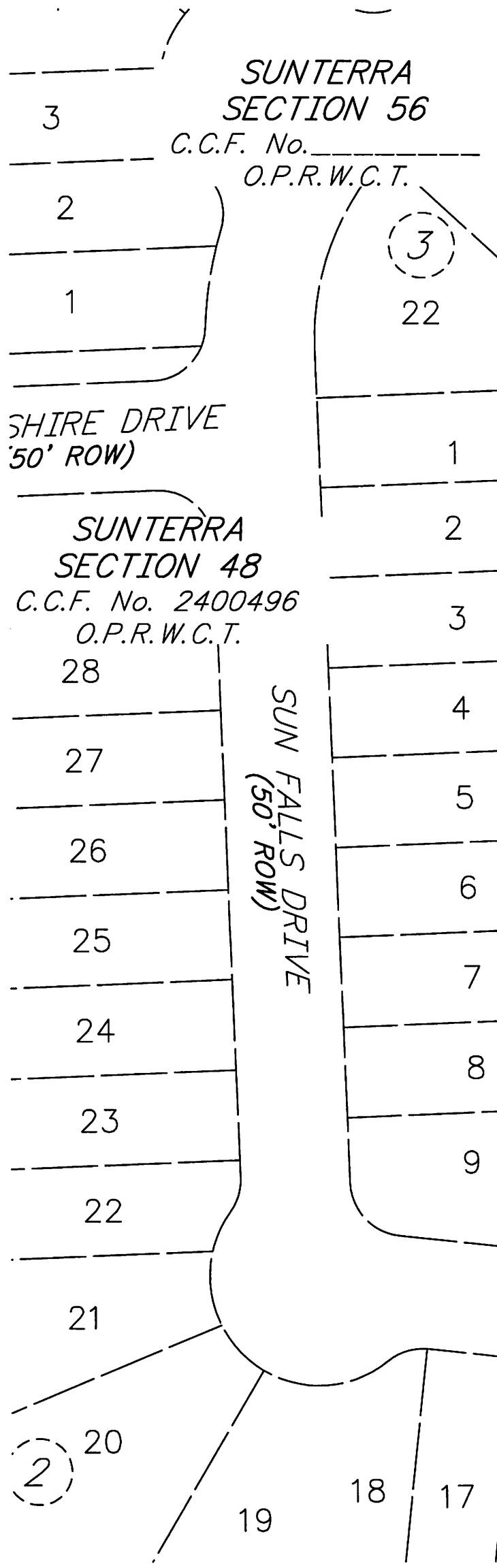
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & S0046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
cjamnik@quiddity.com

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DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 71	OWNER/DEVELOPER: AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartford Dr. Suite 118 Scottsdale, AZ 85255 cnewton@ennar.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 cjamnik@quiddity.com
SCALE 1"=60'			
SHEET 1S OF 1			



TANTARA BEND DRIVE
STREET DEDICATION
AND DETENTION
RESERVES

C.C.F. No. _____
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SCALE 1"=60'			
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NO 5
C.C.F. No. ____
O.P.R.W.C

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SCALE 1"=80'			
SHEET 1U OF 1			