

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Caymus Creek Drive Street Dedication

Date: August 21, 2024

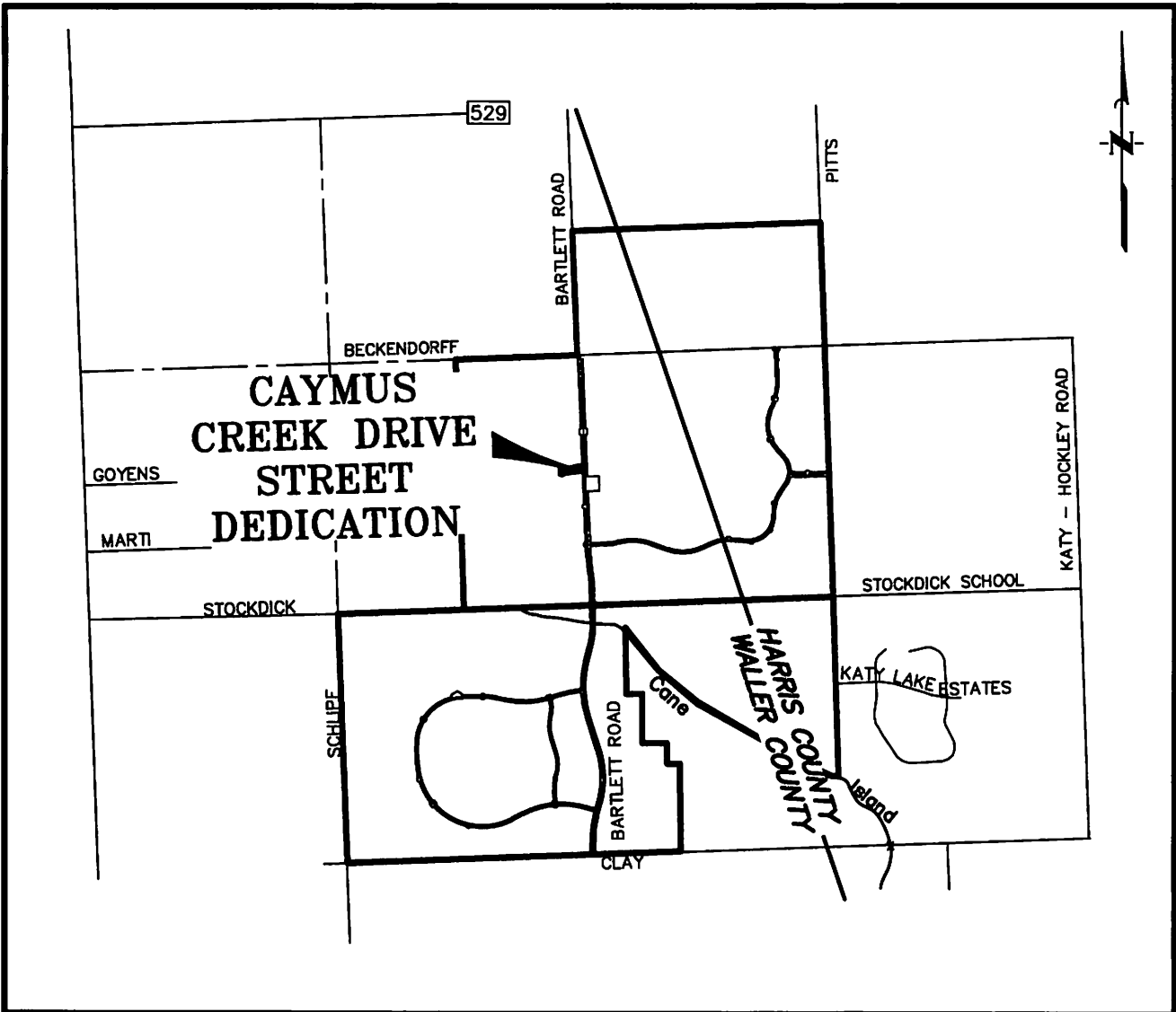
Background

Final Plat of Caymus Creek Drive Street Dedication Subdivision which consists of 0.92 acres in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond

K:\18537\18537-0179-02 Sunterra Collector F Segment 2 Water, Sanitary, Drainage and Paving Facilities\2 Design Phase\Planning\CAYMUS CREEK STD - PLAT.dwg Jul 25,2024 - 3:11pm v1



VICINITY MAP
N.T.S.

KEY MAP 403 Z

**FINAL PLAT OF
CAYMUS CREEK
DRIVE
STREET DEDICATION**

**A SUBDIVISION OF 0.92 ACRES OF LAND
OUT OF THE
FRED EULE SURVEY A-375
WALLER COUNTY, TEXAS**

APRIL 2024

BKDD PERMIT NO. 2024-52

DATE: APRIL 2024	FINAL PLAT OF CAYMUS CREEK STREET DEDICATION	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-33190 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000
SCALE NTS			
SHEET 1A OF 1			

STATE OF TEXAS §
COUNTY OF WALLER §

A METES & BOUNDS description of a 0.92 acre tract of land in the Fred Eule Survey, Abstract 375, Waller County, Texas, being out of and a part of the residue of that certain called 227.45 acre tract (Tract #3B) 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.

Beginning at a point in the west right-of-way line of Bartlett Road Street Dedication Sec 3 recorded under County Clerk's File Number 2303089, Official Public Records, Waller County, Texas, for the northeast corner and Place of Beginning for the herein described tract, being an interior corner of the residue of said called 227.45 acre tract;

Thence South 02 degrees 20 minutes 45 seconds East, along the west right-of-way line for Bartlett Road (100-foot wide), being an east line of the residue of said called 227.45 acre tract, 100.00 feet to the southeast corner of the herein described tract;

Thence establishing the south line of the herein described tract, crossing the residue of said called 227.45 acre tract, with the following courses and distances:

South 87 degrees 48 minutes 07 seconds West, 83.79 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 12 degrees 18 minutes 39 seconds, an arc length of 118.17 feet, a radius of 550.00 feet, and a chord bearing South 81 degrees 38 minutes 47 seconds West, 117.95 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 12 degrees 09 minutes 47 seconds, an arc length of 116.76 feet, a radius of 550.00 feet, and a chord bearing South 81 degrees 34 minutes 21 seconds West, 116.54 feet;

South 87 degrees 39 minutes 15 seconds West, 81.07 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 South 42 degrees 39 minutes 15 seconds West, 35.36 feet to a point in an interior line of an adjoining called 105.10 acre tract recorded under County Clerk's File Number 2400570, Official Public Records, Waller County, Texas and a south line of the residue of said called 227.45 acre tract;

South 87 degrees 39 minutes 15 seconds West along said common line, 50.00 feet to the southwest corner of the herein described tract, being a reentry corner of said called 105.10 acre tract and an interior corner of the residue of said called 227.45 acre tract;

Thence North 02 degrees 20 minutes 45 seconds West, along the west line of the herein described tract, same being an interior line of said called 105.10 acre tract and an interior line of the residue of said called 227.45 acre tract, 110.02 feet to the northwest corner of the herein described tract, same being a reentry corner of said called 105.10 acre tract and an interior corner of the residue of said called 227.45 acre tract;

Thence North 87 degrees 39 minutes 15 seconds East along an interior line of said called 105.10 acre tract and a north line of the residue of said called 227.45 acre tract, 50.00 feet to a point in a non-tangent curve to the left;

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

Thence with said non-tangent curve to the left, having a central angle of 90 degrees 31 minutes 11 seconds, an arc length of 39.50 feet, a radius of 25.00 feet, and a chord bearing South 47 degrees 36 minutes 20 seconds East, 35.52 feet to the beginning of a compound curve to the left

Thence with said compound curve to the left, having a central angle of 17 degrees 24 minutes 38 seconds, an arc length of 151.94 feet, a radius of 500.00 feet, and a chord bearing North 78 degrees 25 minutes 45 seconds East, 151.35 feet;

North 69 degrees 43 minutes 26 seconds East, 12.23 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 17 degrees 55 minutes 49 seconds, an arc length of 234.71 feet, a radius of 750.00 feet, and a chord bearing North 78 degrees 41 minutes 21 seconds East, 233.75 feet;

North 87 degrees 39 minutes 15 seconds East, 5.89 feet to the Place of Beginning and containing 0.92 acres of land, more or less.

K:\16537\16537-0176-02 Sunterra Collector F Segment 2 Water, Sanitary, Drainage and Paving Facilities\2 Design Phase\Planning\CAYMUS CREEK STD - PLAT.dwg Jul 25, 2024 - 3:12pm M

DATE: APRIL 2024	FINAL PLAT OF CAYMUS CREEK STREET DEDICATION	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-8702 Sobryant@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-21290 & 10046100 2322 West Grand Parkway North, Suite 150 • Dallas, TX 75249 • 832.913.4000
SCALE NTS			
SHEET 1B OF 1			

LEGEND

- AC "Acres"
- AE "Aerial Easement"
- BL "Building Line"
- C.C.F. "County Clerk's File"
- 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"
- Sq Ft "Square Feet"
- UE "Utility Easement"
- VOL. __ PG. __ "Volume and Page"
- "Set 3/4-inch Iron with cap Stamped "QUIDDITY ENG. PROPERTY CORNER" as Per Certification"

GENERAL NOTES

1. A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
3. The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, State Plane Grid Coordinates based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 1.00010195040.
4. Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
5. Site plans shall be submitted to Waller County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Waller County prior to beginning construction.
6. The drainage system for this subdivision is designed in accordance with the Katy Brookshire Drainage Criteria Manual which allows street ponding with intense rainfall events.
7. All property to drain into the drainage easements only through an approved drainage structure.
8. All drainage easements to be kept clear of fences, buildings, vegetations, and other obstructions to the operation and maintenance of drainage facility.
9. 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.
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. Project site is located within City of Houston ETJ.
12. Elevations shown hereon are based on TSARP Monument 190105, being located along Pitts Road, approximately 1,485 feet north of the intersection of Pitts Road and Clay Road. Benchmark is west of Pitts Road and north of Cane Island Branch, on the north high bank of Cane Island Branch between the end of a guardrail and an existing fence running north-south. Elevation = 156.48' (NAVD88, 2001 Adjustment).
13. TBM '7523" being a set cotton picker spindle. Located in the South edge of asphalt of Clay Road, being +/- 6,946' East of the intersection of Clay Road and Schlipf Road, and +/- 3,601' West of the intersection of Clay Road and Pitts Road. Elevation = 159.03' (NAVD88, 2001 Adjustment).
14. There are no pipeline easements within the platted area.
15. This plat was prepared from information furnished by Charter Title, Order G.F. No. 1076601900020C Effective Date April 22, 2024. The Surveyor has not abstracted the above property.

K:\16537\16537-0179-02 Sunterra Collector F Segment 2 Water, Sanitary, Drainage and Paving Facilities\2 Design Phase\Planning\CAYMUS CREEK STD - PLAT.dwg Jul 25, 2024 - 3:13pm M

DATE: APRIL 2024	FINAL PLAT OF CAYMUS CREEK STREET DEDICATION	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000
SCALE 1"=80'			
SHEET 1C OF 1			

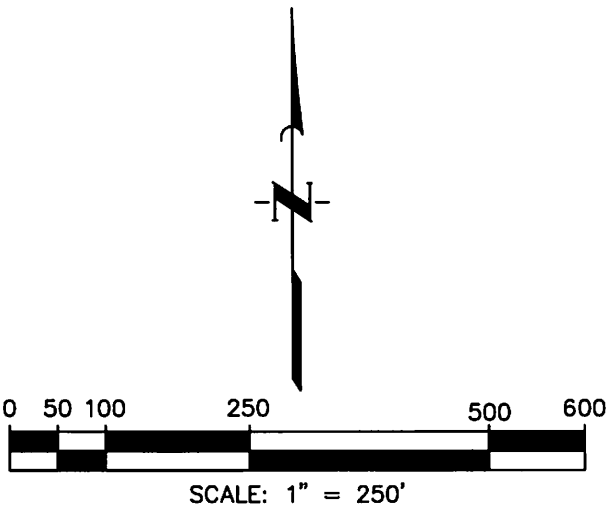
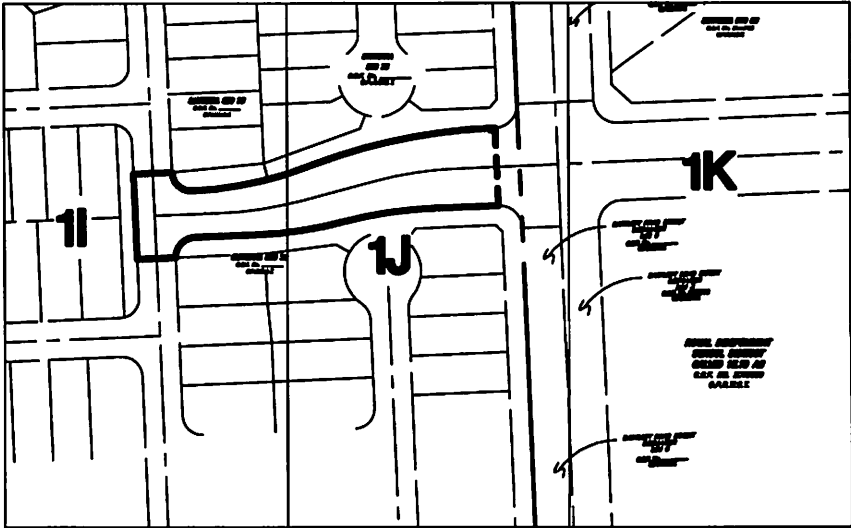
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°39'15"E	50.00'
L2	N69°43'26"E	12.23'
L3	N87°39'15"E	5.89'
L4	S02°20'45"E	100.00'
L5	S87°48'07"W	83.79'
L6	S87°39'15"W	81.07'
L7	S87°39'15"W	50.00'
L8	N02°20'45"W	110.02'
L9	N87°39'15"E	51.88'
L10	N75°17'24"E	99.39'
L11	N87°39'15"E	84.95'
L12	N02°20'45"W	110.02'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	90°31'11"	39.50'	S47°36'20"E	35.52'	25.23'
C2	500.00'	17°24'38"	151.94'	N78°25'45"E	151.35'	76.56'
C3	750.00'	17°55'49"	234.71'	S78°41'21"W	233.75'	118.32'
C4	550.00'	12°18'39"	118.17'	S81°38'47"W	117.95'	59.32'
C5	550.00'	12°09'47"	116.76'	S81°34'21"W	116.54'	58.60'
C6	25.00'	90°00'00"	39.27'	S42°39'15"W	35.36'	25.00'
C7	500.00'	12°21'51"	107.90'	N81°28'19"E	107.69'	54.16'
C8	500.00'	12°21'51"	107.90'	N81°28'19"E	107.69'	54.16'

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SCALE NTS			
SHEET 1D OF 1			

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DATE: APRIL 2024
SCALE 1" = 250'
SHEET 1E OF 1

FINAL PLAT OF
CAYMUS CREEK
STREET
DEDICATION

OWNER/DEVELOPER:
Astro Sunterra L.P.
a Delaware Limited Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702
Sobryant@landtejas.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & L0046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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



[Signature]
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 Caymus Creek Drive Street Dedication 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 15 day of May, 2024.

By: *[Signature]*
Lisa M. Clark or M. Sonny Garza
Chair Vice Chairman

By: *[Signature]*
Jennifer Ostlind, AICP
Secretary



BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-52

APPROVED BY THE BOARD OF SUPERVISORS ON

4-22-2024
DATE
[Signature]
ARNOLD ENGLAND, PRESIDENT
[Signature]
DAVID WELCH, SECRETARY
[Signature]
ROD PINNICO, PE, PMP, CFM, 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 1F OF 1			

K:\16537\16537-0179-02 Sunterra Collector F Segment 2 Water, Sanitary, Drainage and Paving Facilities\2 Design Phase\Planning\CAYMUS CREEK STD - PLAT.dwg May 06, 2024 - 1:23pm rvl

STATE OF TEXAS §
COUNTY OF WALLER §

We, Astro Sunterra, L.P., a Delaware Limited Partnership, acting by and through Brian Stidham, Authorized Signer, owner hereinafter referred to as Owners of the 0.92 acre tract described in the above and foregoing map of Caymus Creek Drive Street Dedication, 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, 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 Astro Sunterra, L.P., a Delaware Limited Partnership, has caused these presents to be signed by Brian Stidham, Authorized Signer, thereunto authorize, this 26 day of April, 2024.

Astro Sunterra, L.P.,
a Delaware Limited Partnership

By: Astro Sunterra GP LLC
a Delaware Limited Liability Company,
Its General Partner
By: Brian Stidham
Authorized Signer

STATE OF TEXAS §
COUNTY OF WALLER §

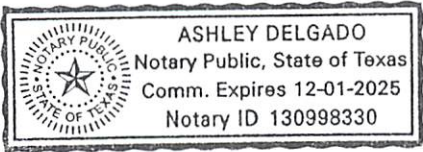
BEFORE ME, the undersigned authority, on this day personally appeared Brian Stidham, Authorized Signer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 26 day of April, 2024.

Ashley Delgado
Notary Public in and for the State of Texas

Ashley Delgado
Print Name

My commission expires: 12-1-25



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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

SCALE NTS

SHEET 1H OF 1

FINAL PLAT OF
CAYMUS CREEK
STREET
DEDICATION

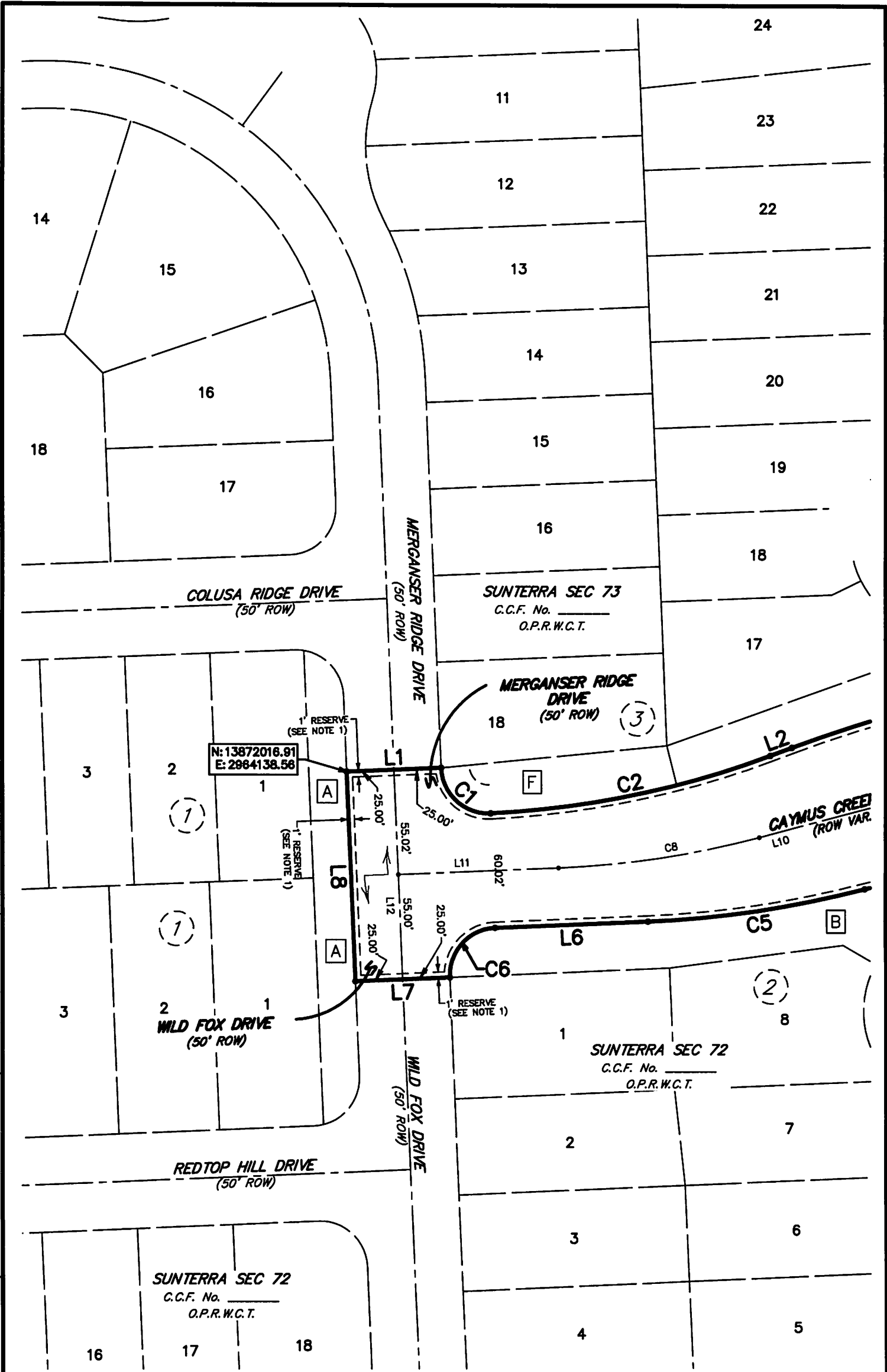
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HOUSTON, TEXAS 77063
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Sobryant@landtejas.com

ENGINEER/PLANNER/SURVEYOR:

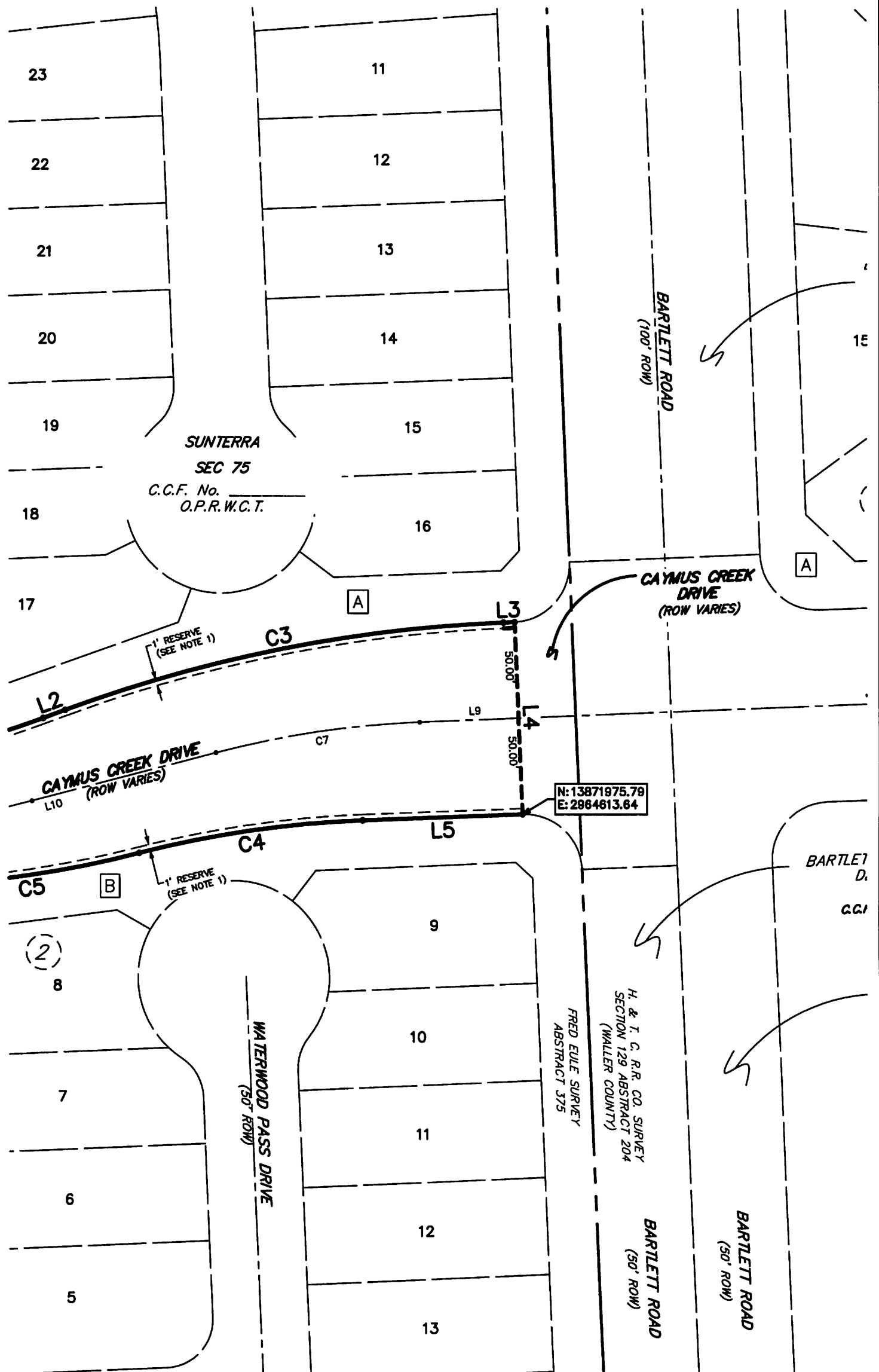


QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
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2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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SCALE 1"=60'			
SHEET 11 OF 1			



DATE: APRIL 2024

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DEDICATION**

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a Delaware Limited Partnership
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(713) 783-6702
Sobryant@landtejas.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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