

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Section 67

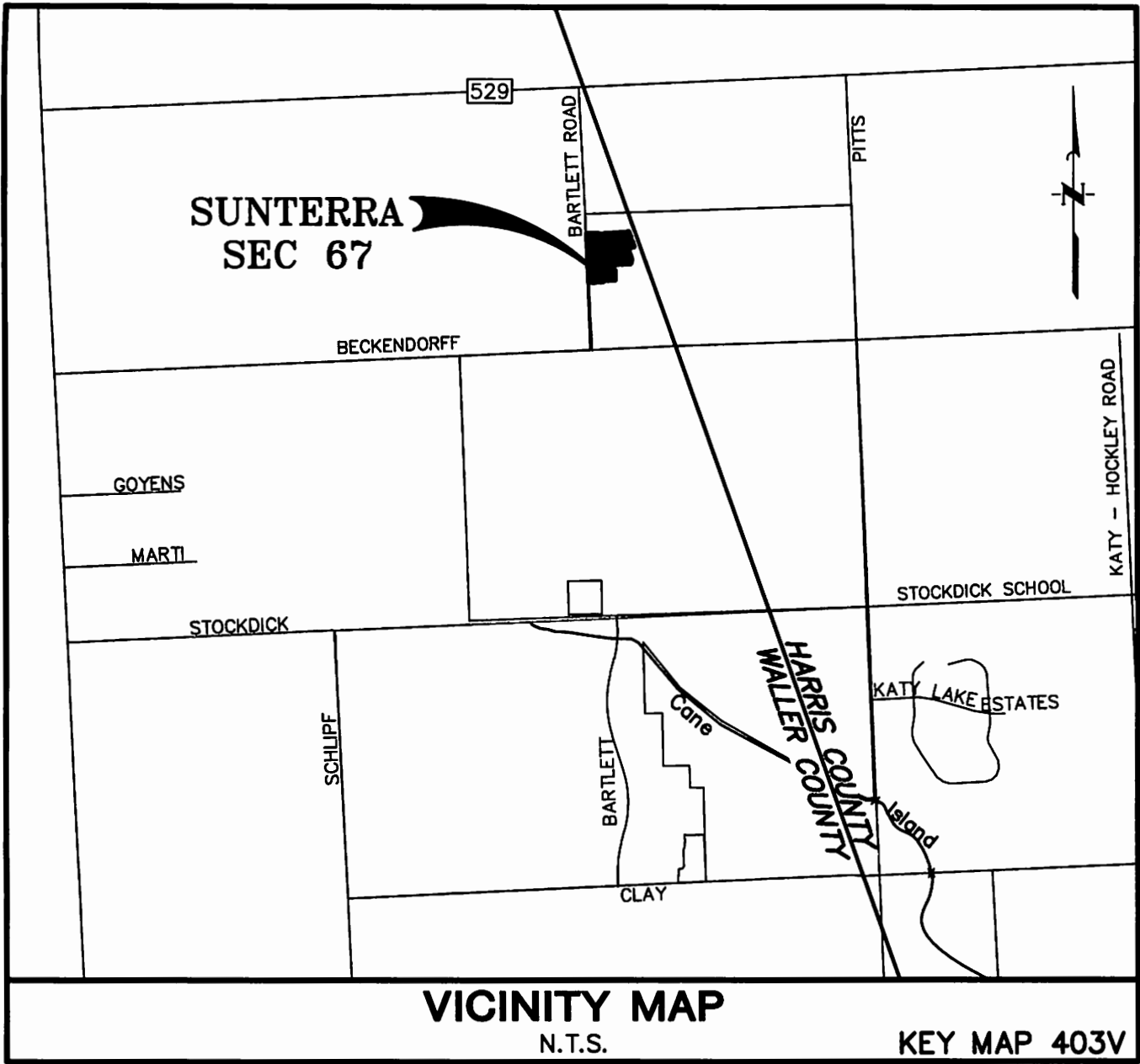
Date: August 21, 2024

Background

Final Plat of Sunterra Section 67 Subdivision which consists of 14.17 acres will include 84 Lots, 3 Blocks and 2 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



**FINAL PLAT OF
SUNTERRA
SEC 67**

**A SUBDIVISION OF 14.17 ACRES OF LAND
OUT OF THE
W. I. WILLIAMSON SURVEY, A-410
WALLER COUNTY, TEXAS**

**84 LOTS 2 RESERVES 3 BLOCKS
MARCH 2024**

BKDD Permit No. 2023-63

DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 67	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
SCALE 1"=80'			
SHEET 1A OF 1			

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STATE OF TEXAS §
COUNTY OF WALLER §

A METES & BOUNDS description of a 14.17 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, Waller County, Texas, and that certain called 94.98 acre tract recorded under County Clerk's File Number RP-2024-13950, Official Public Record of Real Property, Harris 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 with cap marked "Quiddity" found for the lower northwest corner of said called 94.98 acre tract, same being an interior corner of the residue of said called 322.56 acre tract;

Thence North 87 degrees 59 minutes 16 seconds East along the lower north line of said called 94.98 acre tract and an interior line of the residue of said called 322.56 acre tract, 25.00 feet to the northwest corner and Place of Beginning of the herein described tract;

Thence along the north line of the herein described tract, same being the lower north line of said called 94.98 acre tract and an interior line of the residue of said called 322.56 acre tract, with the following courses and distances:

North 87 degrees 59 minutes 16 seconds East, 154.58 feet;

South 85 degrees 17 minutes 28 seconds East, at 57.00 feet pass the lower northeast corner of said called 94.98 acre tract, and continue crossing said called 94.98 acre tract for a total distance of 118.28 feet;

North 76 degrees 41 minutes 56 seconds East, 70.72 feet;

North 87 degrees 59 minutes 16 seconds East, 367.56 feet;

North 71 degrees 05 minutes 27 seconds East, 54.63 feet to the northeast corner of the herein described tract;

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

South 18 degrees 54 minutes 33 seconds East, 94.86 feet to the beginning of a curve to the right;

Thence with said curve to the right, 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 26 degrees 05 minutes 27 seconds West, 35.36 feet;

South 18 degrees 54 minutes 33 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 39.27 feet, a radius of 25.00 feet, and a chord bearing South 63 degrees 54 minutes 33 seconds East, 35.36 feet;

South 18 degrees 54 minutes 33 seconds East, 96.97 feet;

South 76 degrees 32 minutes 48 seconds West, 119.22 feet;

South 18 degrees 33 minutes 55 seconds East, 171.37 feet;

South 16 degrees 14 minutes 50 seconds East, 53.56 feet;

South 03 degrees 52 minutes 39 seconds West, 39.86;

South 24 degrees 10 minutes 02 seconds West, 41.42 feet to the upper southeast corner of the herein described tract;

Thence South 87 degrees 59 minutes 16 seconds West establishing the upper south line of the herein described tract, 324.81 feet to a reentry corner of the herein described tract;

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

South 02 degrees 12 minutes 42 seconds East, 95.09 feet to the beginning of a curve to the left;

Thence with said curve to the left, 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 South 47 degrees 06 minutes 43 seconds East, 35.29 feet;

North 87 degrees 59 minutes 16 seconds East, 1.86 feet;

South 02 degrees 00 minutes 44 seconds East, 177.00 feet to the lower southeast corner of the herein described tract, being a point in the south line of said called 94.98 acre tract and an interior line of the residue of said called 322.56 acre tract;

Thence along the lower south line of the herein described tract, same being the south line of said called 94.98 acre tract and an interior line of the residue of said called 322.56 acre tract, with the following courses and distances:

South 87 degrees 59 minutes 16 seconds West, 220.00 feet to a point in a non-tangent curve to the right, being an angle point in the south line of said called 94.98 acre tract and an interior line of said called 322.56 acre tract;

Thence departing the south line of said called 94.98 acre tract and crossing the residue of said called 322.56 acre tract with said non-tangent curve to the right, 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 59 minutes 16 seconds West, 35.36 feet to a point for corner;

South 87 degrees 59 minutes 16 seconds West, 248.16 feet to the lower southwest corner of the herein described tract;

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

North 02 degrees 12 minutes 22 seconds West, at 25.00 feet pass the southwest corner of said called 94.98 acre tract, and continuing along the west line of said called 94.98 acre tract for a total distance of 877.01 feet;

North 42 degrees 53 minutes 30 seconds East crossing said called 94.98 acre tract, 35.30 feet to the Place of Beginning and containing 14.17 acres of land, more or less.

DATE: MARCH 2024

SCALE 1"=80'

SHEET 1B OF 1

FINAL PLAT OF
SUNTERRA
SEC 67

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

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 re-vest in the dedicator, his heirs, assigns or successors.
2. This subdivision is proposed for single-family residential, detention and other related uses.
3. The radius on all block corners is 25 feet, unless otherwise noted.
4. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by Charter Title Company, GF No. 107660190020C and 1076602300195 POD 7A-Tract 1, Dated February 1, 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 dividing by 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. Areas identified as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed and maintained under a binding agreement among the owners of the property in the subdivision.
25. Tract is subject to Surface Waiver Agreement recorded under C.C.F. No. 2312084, O.P.R.W.C.T.
26. Tract is subject to Memorandum of Options Agreement recorded under C.C.F. No. 2400574, O.P.R.W.C.T.
27. Electric Distribution and Communications Facilities Easement recorded in Vol. 868, Pg. 440, & C.C.F. No. 408759, O.P.R.W.C.T., is not located on subject tract.
28. Temporary Access Easement recorded under C.C.F. No. 2400571, O.P.R.W.C.T. & under C.C.F. No. RP-2024-13951, O.P.R.R.P.H.C.T., is not located on subject tract.

DATE: MARCH 2024

SCALE 1"=80'

SHEET 1C OF 1

FINAL PLAT OF
SUNTERRA
SEC 67

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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General Notes:
AC "Acres"
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""
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"

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	90°00'00"	39.27'	S26°05'27"W	35.36'	25.00'
C2	25.00'	90°00'00"	39.27'	S63°54'33"E	35.36'	25.00'
C3	25.00'	89°48'02"	39.18'	S47°06'43"E	35.29'	24.91'
C4	25.00'	90°00'00"	39.27'	S42°59'16"W	35.36'	25.00'
C5	50.00'	89°48'02"	78.37'	N47°06'43"W	70.59'	49.83'
C6	50.00'	90°11'58"	78.71'	N42°53'17"E	70.83'	50.17'
C7	200.00'	16°53'49"	58.98'	N79°32'21"E	58.77'	29.71'
C8	25.00'	90°00'00"	39.27'	N47°00'44"W	35.36'	25.00'
C9	25.00'	40°32'09"	17.69'	N67°43'11"E	17.32'	9.23'
C10	50.00'	170°52'20"	149.11'	N47°06'43"W	99.68'	626.38'
C11	25.00'	40°32'09"	17.69'	N18°03'22"E	17.32'	9.23'
C12	25.00'	48°11'23"	21.03'	N26°18'23"W	20.41'	11.18'
C13	50.00'	276°22'46"	241.19'	N87°47'18"E	66.67'	44.72'
C14	25.00'	48°11'23"	21.03'	N21°52'59"E	20.41'	11.18'
C15	25.00'	90°11'58"	39.36'	N42°53'17"E	35.42'	25.09'
C16	25.00'	38°11'46"	16.67'	N21°18'35"W	16.36'	8.66'
C17	50.00'	166°35'30"	145.38'	N42°53'17"E	99.32'	425.36'
C18	25.00'	38°11'46"	16.67'	N72°54'51"W	16.36'	8.66'
C19	25.00'	89°48'02"	39.18'	N47°06'43"W	35.29'	24.91'
C20	25.00'	48°11'23"	21.03'	N63°53'34"E	20.41'	11.18'
C21	50.00'	276°22'46"	241.19'	N02°00'44"W	66.67'	44.72'
C22	25.00'	48°11'23"	21.03'	N67°55'03"W	20.41'	11.18'
C23	25.00'	90°11'58"	39.36'	N42°53'17"E	35.42'	25.09'
C24	25.00'	90°00'00"	39.27'	N42°59'16"E	35.36'	25.00'

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DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 67	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 1D OF 1			

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LOT SIZES<5000 SF-SUBURBAN AREA		
BLOCK NO.	LOT NO.	LOT AREA
BLOCK 1	2	4,869
	6	4,831
	18	4,416
	24	4,661
	25	4,488
	26	4,920
	27	4,920
	28	4,920
	29	4,920
	30	4,920
	31	4,920
	32	4,920
	33	4,920
	34	4,920
	35	4,920
	38	4,830
	39	4,830
	40	4,830
	41	4,830
	42	4,830
	43	4,830
	44	4,830
	45	4,830
	46	4,830
	47	4,830
	48	4,830
	49	4,537
	53	4,484
	54	4,830
	55	4,830
	56	4,830
	57	4,830
	58	4,830
BLOCK 2	10	4,982
	11	4,907
	12	4,365
	18	4,250
	19	4,773
	20	4,860
TOTAL NUMBER OF LOTS<5000 SF		39
TOTAL AREA OF LOTS <5000 SF		186,903

COMPENSATING OPEN SPACE TABLE-SUBURBAN AREA

- A. TOTAL NUMBER OF LOTS<5000 SF: 39
- B. TOTAL AREA OF LOTS <5000 SF: 186,903 SF
- C. AVERAGE LOT SIZE<5000 SF (B/A): 4,792 SF
- D. COMPENSATING OPEN SPACE REQUIRED PER LOT (BASED ON C): 100.0
- E. COMPENSATING OPEN SPACE REQUIRED (A X D): 3,900 SF
- F. TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED: 9,153 SF

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SCALE 1"=60'			
SHEET 1E OF 1			

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N42°53'30"E	35.30'
L2	N87°59'16"E	154.58'
L3	S85°17'28"E	118.28'
L4	N76°41'56"E	70.72'
L5	N71°05'27"E	54.63'
L6	S18°54'33"E	94.86'
L7	S18°54'33"E	50.00'
L8	S18°54'33"E	96.97'
L9	S76°32'48"W	119.22'
L10	S18°33'55"E	171.37'
L11	S16°14'50"E	53.56'
L12	S03°52'39"W	39.86'
L13	S24°10'02"W	41.42'
L14	S02°12'42"E	95.09'
L15	N87°59'16"E	1.86'
L16	S02°00'44"E	177.00'
L17	S87°59'16"W	220.00'
L18	N02°00'44"W	152.00'
L19	N87°59'16"E	291.86'
L20	N42°53'17"E	10.71'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N02°12'42"W	495.18'
L22	N02°12'42"W	529.83'
L23	N87°59'16"E	194.66'
L24	N47°06'43"W	8.17'
L25	N87°59'16"E	232.62'
L26	N71°05'27"E	21.94'
L27	N02°00'44"W	116.49'
L28	N42°59'16"E	14.14'
L29	N87°59'16"E	243.24'
L30	N02°12'42"W	686.16'
L31	N87°59'16"E	286.20'
L32	N47°00'44"W	14.14'
L33	N02°00'44"W	114.91'

RESTRICTED RESERVE [A]
Restricted to Compensating
Open Space
Purposes Only
0.21 AC
9,153 Sq. Ft.

RESTRICTED RESERVE [B]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.04 AC
1,828 Sq. Ft.

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SCALE NTS			
SHEET 1F OF 1			

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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 14.17 acre tract described in the above and foregoing map of Sunterra Sec 67, 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

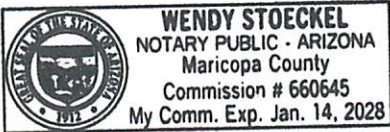
STATE OF ARIZONA §
COUNTY OF Maricopa §

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	FINAL PLAT OF SUNTERRA SEC 67	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 Cjarnnik@quiddity.com
SCALE NTS			
SHEET 1H OF 1			

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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.

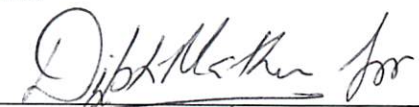
No portion of this subdivision lies within the boundaries of the 0.2% annual change (500-year) floodplain as delineated on Waller County Community Panel # 480640 of the Flood Insurance Rate Map No. 48473C0375E dated 2/18/2009.




Chris D. Kalkomey
Registered Professional Land Surveyor
Texas Registration No. 5869

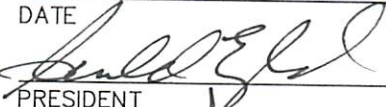
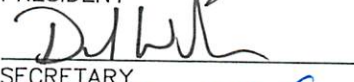
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Sunterra Sec 67 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this 24 day 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. 2023-63
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

SCALE NTS

SHEET 11 OF 1

FINAL PLAT OF
SUNTERRA
SEC 67

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

K:\16537\16537-0163-01 Sunterra Section 67 WSD&P\2 Design Phase\Planning\Sunterra Sec 67-PLAT.dwg Mar 25, 2024 - 8:13am cjs

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

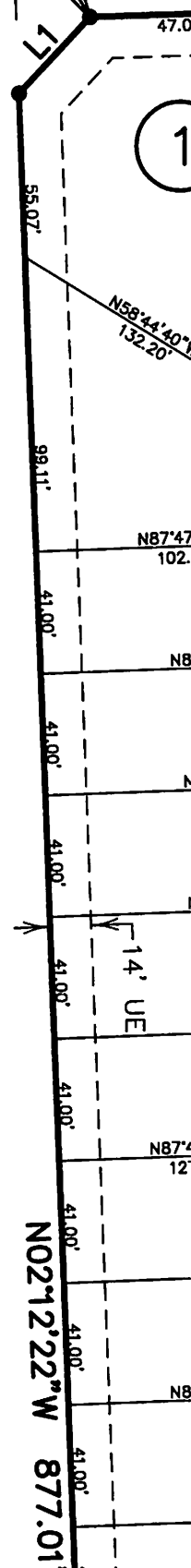
NOTE: Acceptance of the above plat by the Commissioners Court does not signify Waller County acceptance of the dedicated roads for integration into the County Road System. The developer is required to comply with Sections 5 and 6 of the current Waller County Subdivision and Development Regulations, in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

DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 67	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 Cjarnnik@quiddity.com
SCALE NTS			
SHEET 1J OF 1			

N: 13,875,933.87
E: 2,964,601.97

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

JIVFNAI RODRIGUEZ et al

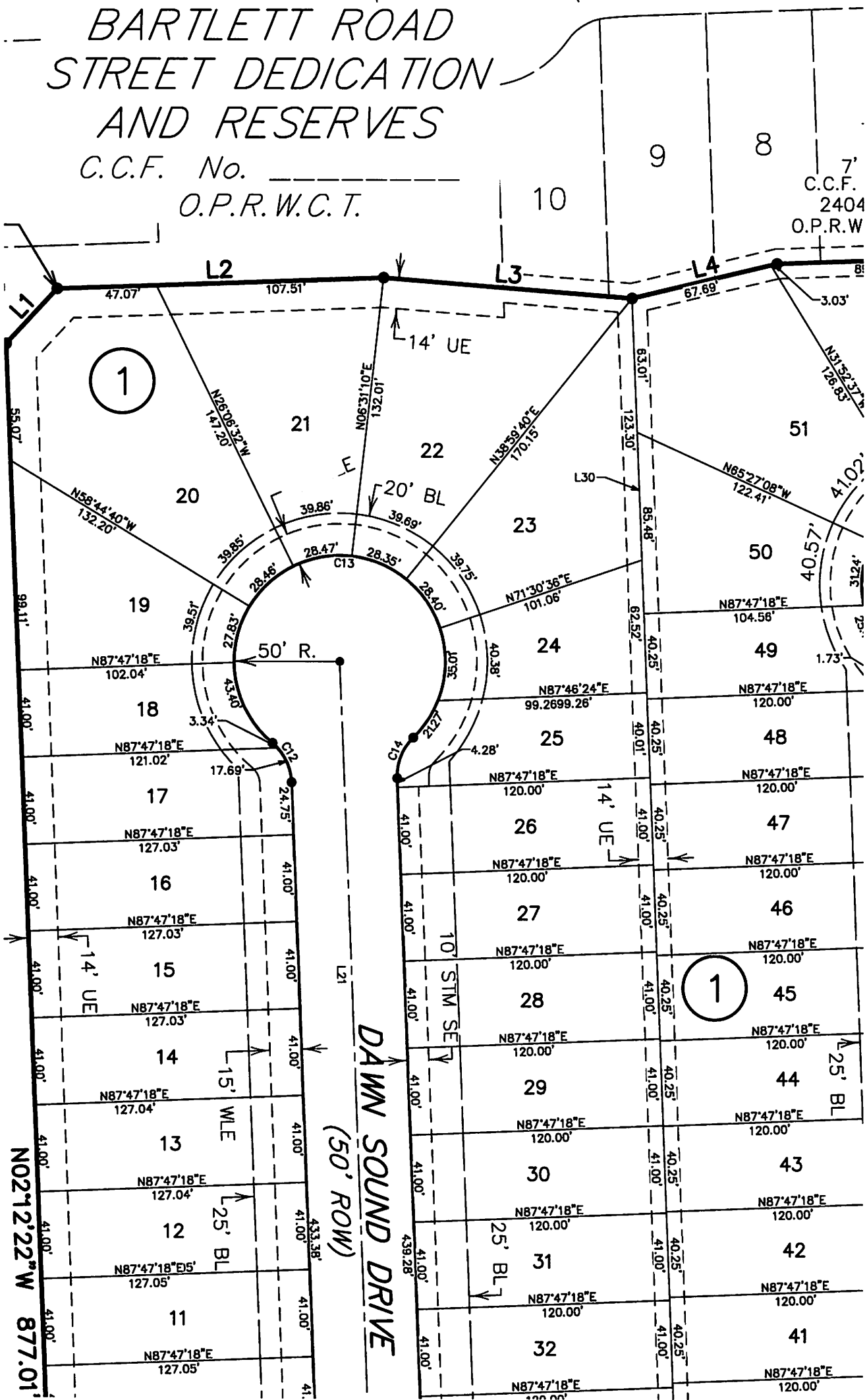


Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000
Clamnik@quiddity.com

PARADISE CAPRI DRIVE
(50' ROW)

BARTLETT ROAD
STREET DEDICATION
AND RESERVES

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



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DATE: MARCH 2024

SCALE 1"=80'

SHEET 1L OF 1

FINAL PLAT OF
SUNTERRA
SEC 67

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
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Registration Nos. F-23290 & 10046100
2322 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000
Cjarnnik@quiddity.com

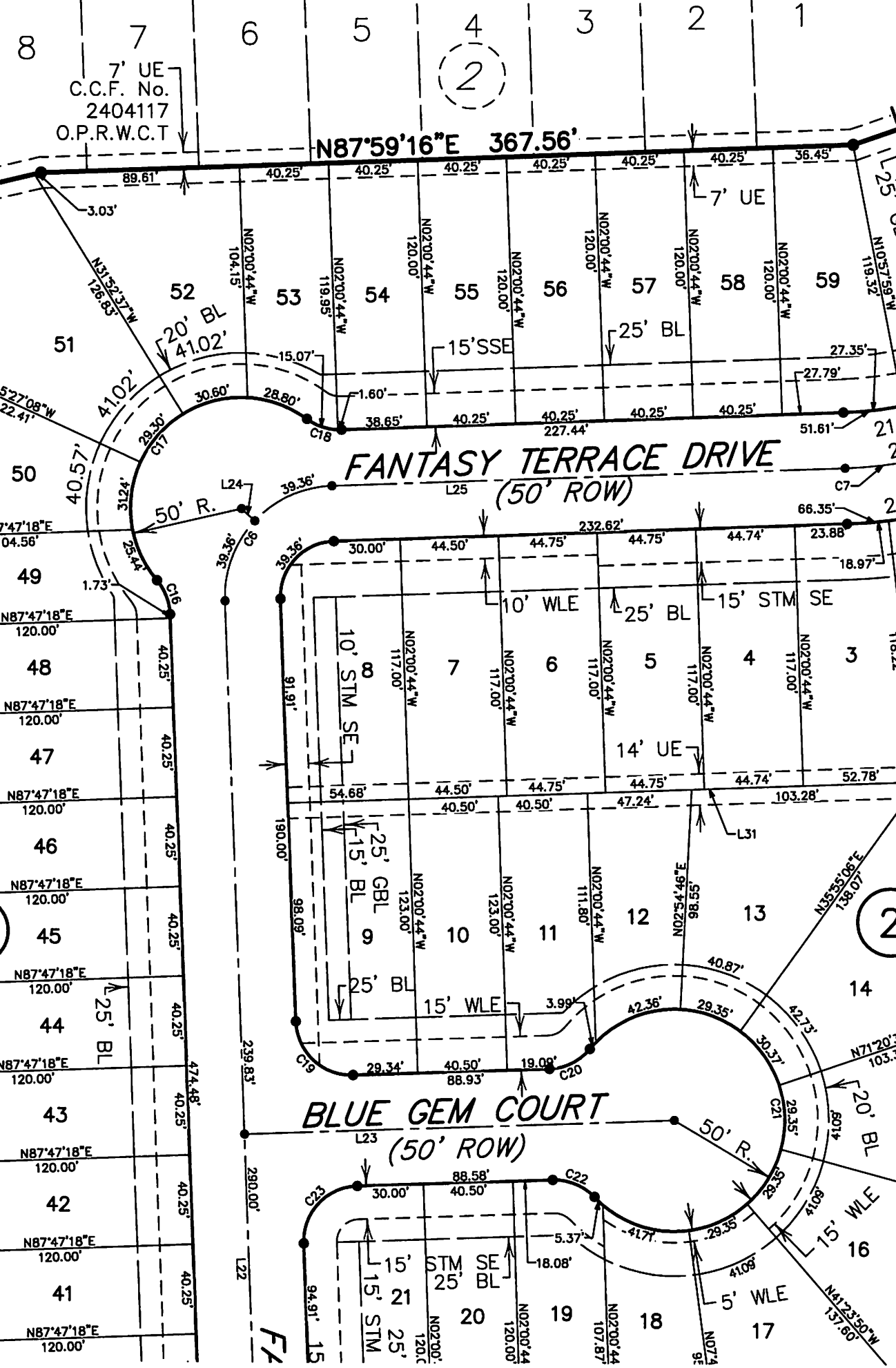
DRIVE

SUNTERRA

SEC 68

C.C.F. No.

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



DATE: MARCH 2024

SCALE 1"=60'

SHEET 1M OF 1

FINAL PLAT OF
SUNTERRA
SEC 67

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

ENGINEER/PLANNER/SURVEYOR:

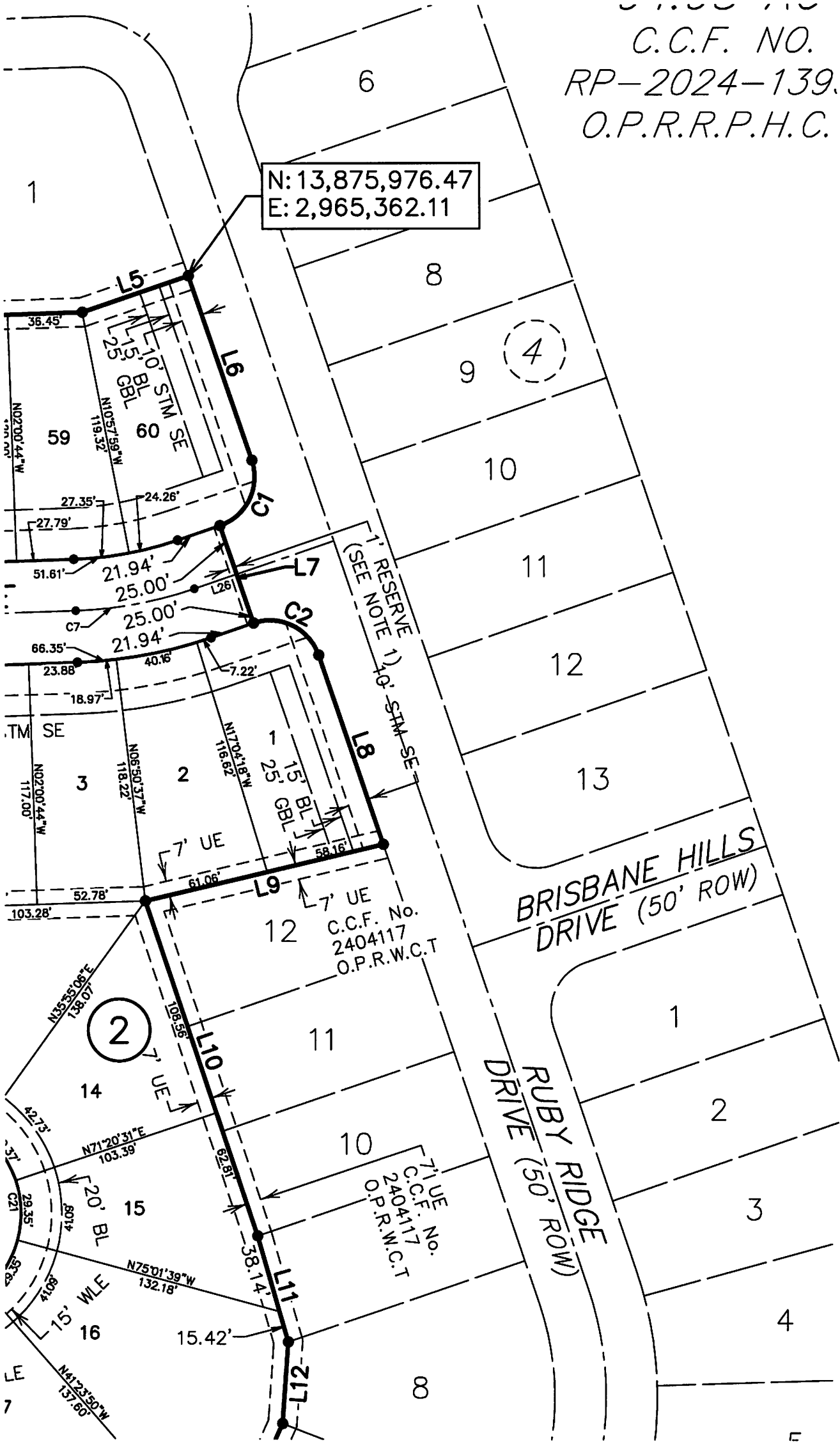


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Cjamnik@quiddity.com

C.C.F. NO.
RP-2024-139.
O.P.R.R.P.H.C.

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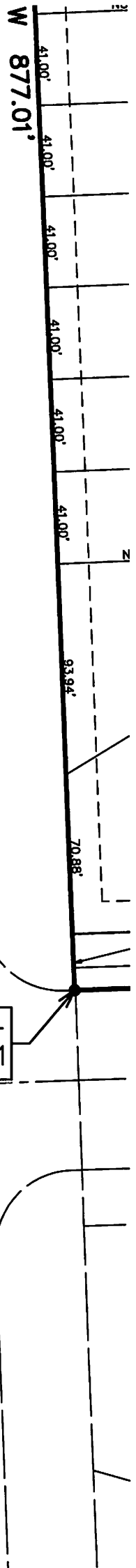


JUVENAL RODRIGUEZ, et al
CALLED 31.987 AC.

VOL. 757, PG. 834
O.R.W.C.T.

IMAM HUSAIN SMB 1422
HOUSTON, INC.
CALLED 35.3053 AC.
VOL. 994, PG. 833
O.R.W.C.T.

N: 13,875,031.74
E: 2,964,611.71



DATE: MARCH 2024

SCALE 1"=80'

SHEET 10 OF 1

FINAL PLAT OF
SUNTERRA
SEC 67

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

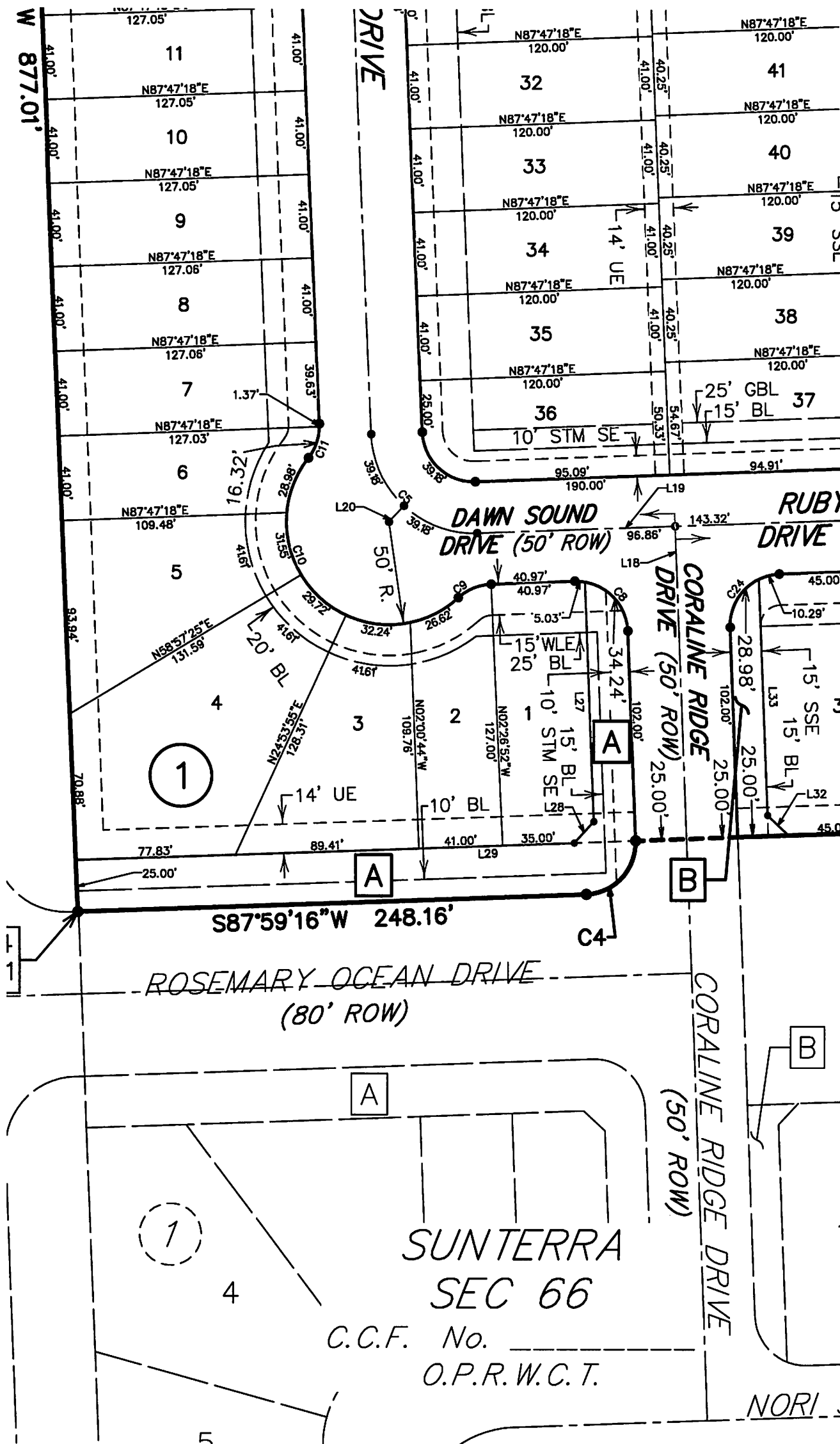
ENGINEER/PLANNER/SURVEYOR:



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Cjamnik@quiddity.com

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DATE: MARCH 2024

SCALE 1"=80'

SHEET 1P OF 1

FINAL PLAT OF
SUNTERRA
SEC 67

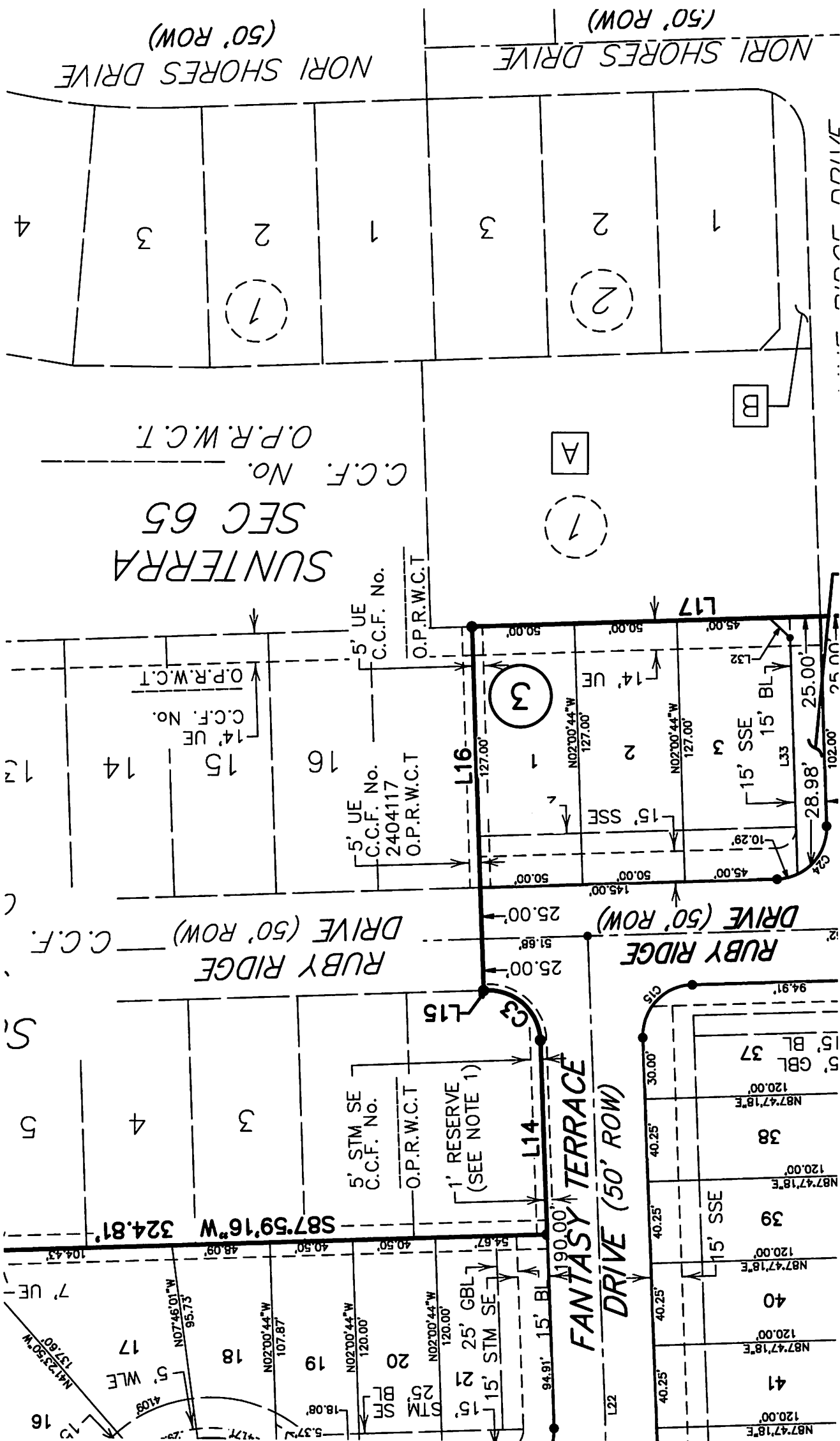
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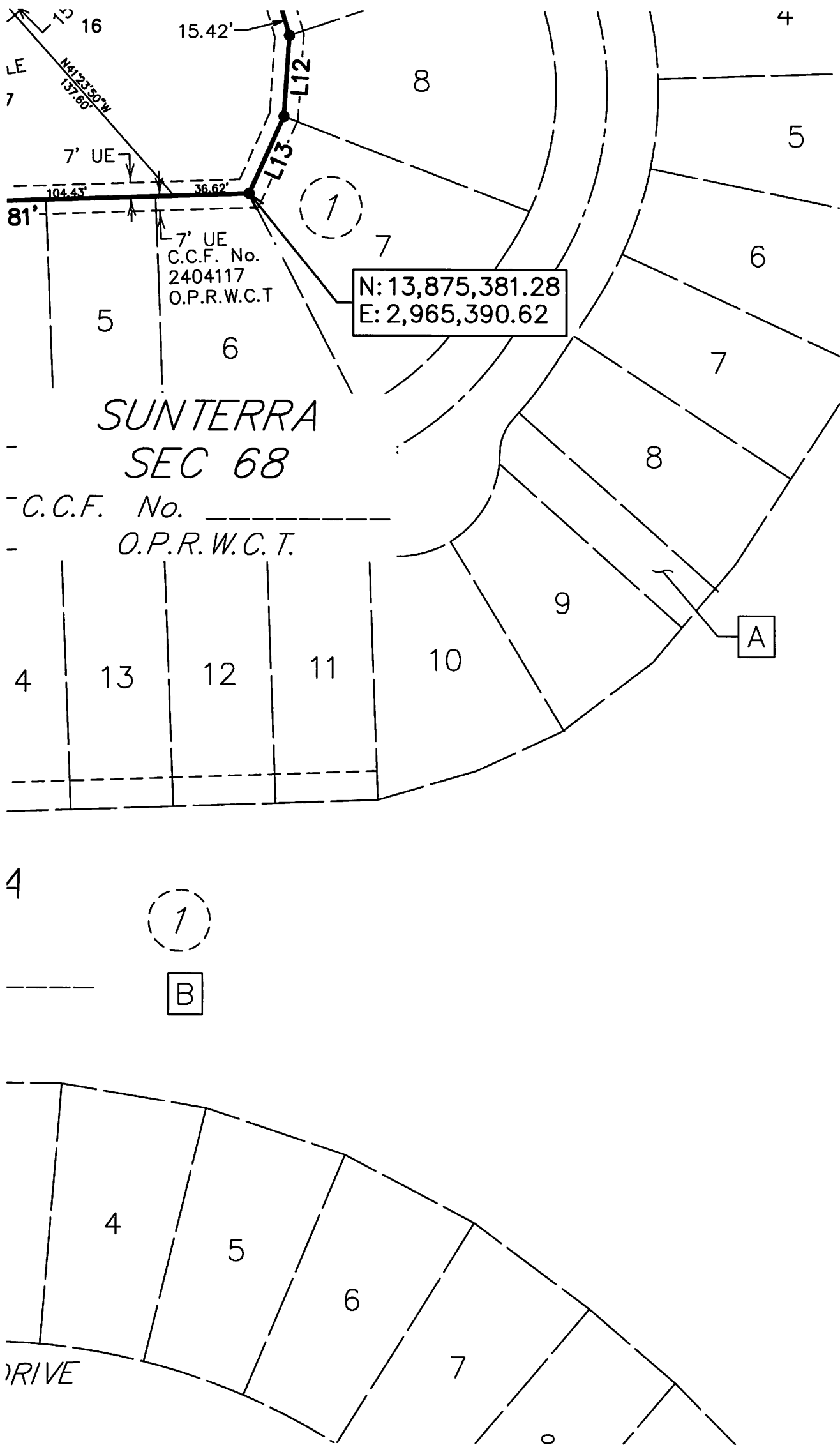


QUIDDITY

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Cjarnik@quiddity.com



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DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 67	OWNER/DEVELOPER: AG EMC 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 1R OF 1			