

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Section 72

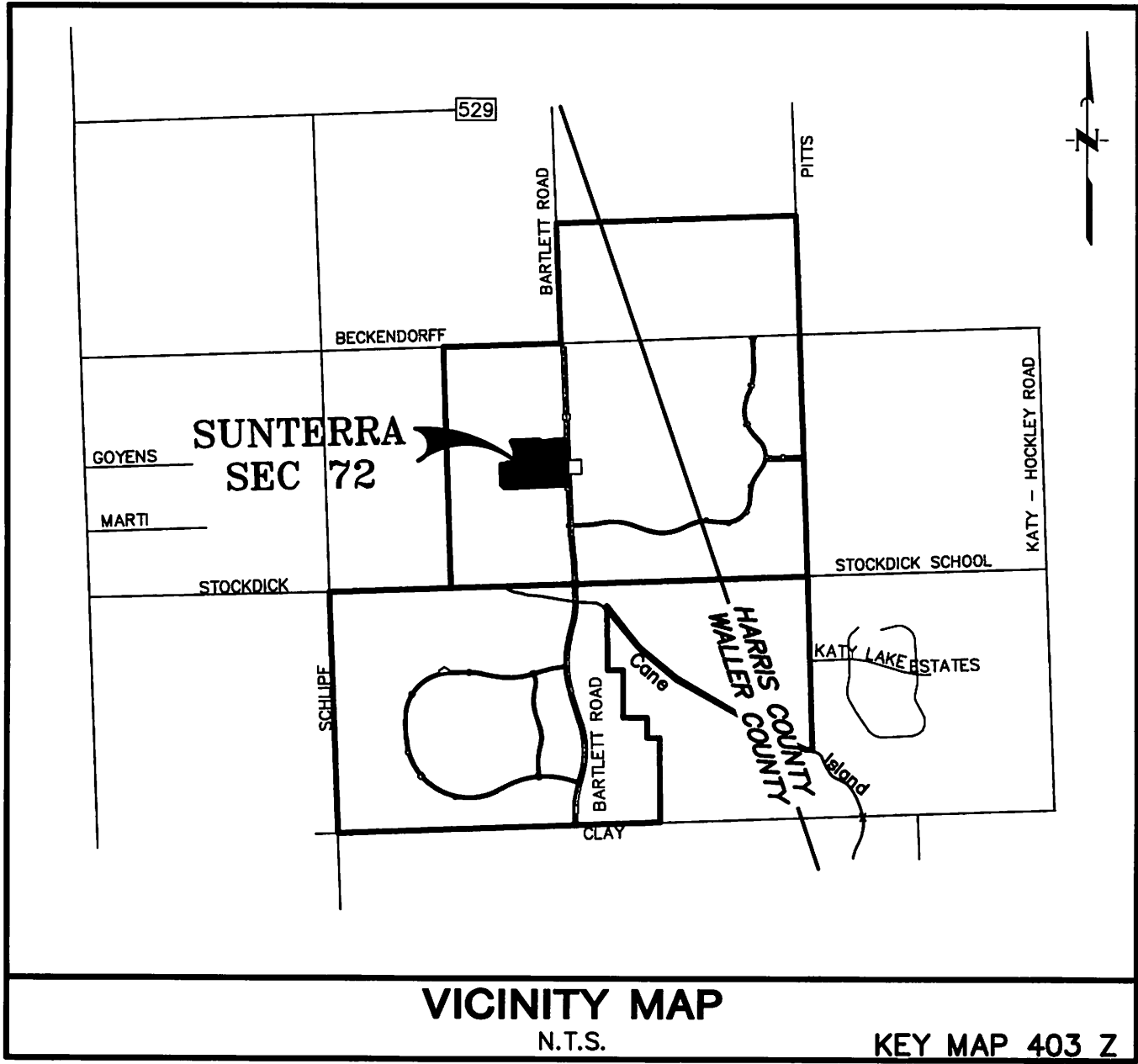
Date: August 21, 2024

Background

Final Plat of Sunterra Section 72 Subdivision which consists of 23.52 acres will include 112 Lots, 4 Blocks and 3 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT OF SUNTERRA SEC 72

A SUBDIVISION OF 23.52 ACRES OF LAND OUT OF THE
FRED EULE SURVEY, A-376
WALLER COUNTY, TEXAS
112 LOTS 3 RESERVES 4 BLOCKS
APRIL 2024

BKDD PERMIT NO. 2024-61

DATE: APRIL 2024

SCALE NTS

SHEET 1A OF 1

FINAL PLAT OF
SUNTERRA
SEC 72

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-73290 & 30046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

STATE OF TEXAS §
COUNTY OF WALLER §

A METES & BOUNDS description of 23.52 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 recorded under County Clerk's File Number 2312086, Official Public Records, Waller County, Texas, and that certain called 105.10 acre tract recorded under County Clerk's File Number 2400570, 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, same being the southwest corner of the adjoining Bartlett Road Street Dedication Sec 3 according to map or plat thereof recorded under County Clerk's File Number 2303089, Official Public Records, Waller County, Texas, and being in the east line of the residue of said called 227.45 acre tract;

Thence North 89 degrees 03 minutes 47 seconds West, crossing the residue of 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 southeast corner and Place of Beginning 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 and said called 105.10 acre tract, with the following courses and distances:

- South 87 degrees 39 minutes 15 seconds West at 26.05 feet cross an interior line of the residue of said called 227.45 acre tract and the east line of said called 105.10 acre tract, and continue crossing said called 105.10 acre tract for a total distances of 962.62 feet;
- South 60 degrees 20 minutes 14 seconds West, 15.25 feet;
- South 87 degrees 39 minutes 15 seconds West, at 19.30 feet pass an interior corner of said called 105.10 acre tract, and continue along an upper south line of said called 105.10 acre tract for a total distance of 251.33 feet to the southwest corner of the herein described tract;

Thence along the lower west line of the herein described tract, same being the west line of said called 105.10 acre tract with the following courses and distances:

- North 47 degrees 09 minutes 13 seconds West, 84.57 feet;
- North 01 degree 57 minutes 42 seconds West, 395.54 feet to the lower northwest corner of the herein described tract;

Thence establishing the lower north line of the herein described tract, crossing said called 105.10 acre tract with the following courses and distances:

- North 88 degrees 02 minutes 18 seconds East, 102.00 feet to the beginning of a curve to the left;
- Thence with said curve to the left, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing North 43 degrees 02 minutes 18 seconds East, 35.36 feet;
- North 88 degrees 02 minutes 18 seconds East, 50.00 feet to a point in a non-tangent curve to the left;
- Thence with said non-tangent curve to the left, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing South 46 degrees 57 minutes 42 seconds East, 35.36 feet;
- North 88 degrees 02 minutes 18 seconds East, 35.31 feet to the beginning of a curve to the left;
- Thence with said curve to the left, having a central angle of 09 degrees 09 minutes 31 seconds, an arc length of 59.94 feet, a radius of 375.00 feet, and a chord bearing North 83 degrees 27 minutes 33 seconds East, 59.88 feet to a reentry corner of the herein described tract;

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 72	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 Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE 1"=80' SCALE NTS			
SHEET 1B OF 1			

K:\16537\16537-0165-02 Sunterra Section 72 Water, Sanitary, Drainage and Paving Facilities\2 Design Phase\Suntterra Sec 72 - PLAT.dwg Jul 26, 2024 - 8:12am rvl

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

- North 01 degree 57 minutes 42 seconds West, 143.75 feet;
- North 03 degrees 32 minutes 44 seconds West, 122.10 feet;
- North 16 degrees 42 minutes 51 seconds West, 79.58 feet;
- North 27 degrees 07 minutes 15 seconds West, 122.07 feet to the upper 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, 556.87 feet to a point in an interior east line of said called 105.10 acre tract and an interior west line of the residue of said called 227.45 acre tract;
- South 02 degrees 20 minutes 45 seconds East along the common line of said called 105.10 acre tract and the residue of said called 227.45 acre tract, 55.00 feet;
- North 87 degrees 39 minutes 15 seconds East, 50.00 feet to a point in a non-tangent curve to the right;
- Thence departing said common line and crossing the residue of said called 227.45 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 North 42 degrees 39 minutes 15 seconds East, 35.36 feet;
- North 87 degrees 39 minutes 15 seconds East, 81.07 feet to the beginning of a curve to the left;
- Thence with said curve to the left, 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 North 81 degrees 34 minutes 21 seconds East, 116.54 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 18 minutes 39 seconds, an arc length of 118.17 feet, a radius of 550.00 feet, and a chord bearing North 81 degrees 38 minutes 47 seconds East, 117.95 feet;
- North 87 degrees 48 minutes 07 seconds East, 83.79 feet to a point in a non-tangent curve to the right, being in the east line of the residue of said called 227.45 acre tract and the west line of said adjoining Bartlett Road Street Dedication Sec 3;

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 the northeast corner of the herein described tract, being in the east line of said Fred Eule Survey, Abstract 375 and the west line of said adjoining H. & T. C. Railroad Company Survey Section 129, Abstract 204;

Thence South 02 degrees 20 minutes 45 seconds East along the east line of the herein described tract, same being the east line of said Fred Eule Survey, Abstract 375, the west line of said adjoining H. & T. C. Railroad Company Survey Section 129, Abstract 204, crossing the residue of said called 227.45 acre tract, 869.53 feet to the Place of Beginning and containing 23.52 acres of land, more or less.

K:\16537\16537-0185-02 Sunterra Section 72 Water, Sanitary, Drainage and Paving Facilities\2 Design Phase\Planning\Sunterra Sec 72 - PLAT.dwg Jul 28, 2024 - 8:13am rvl

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 72	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 Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE 1"=60'			
SHEET 1B2 OF 1			

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 April 10, 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. 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, 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.
- 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. All lots are restricted to single family residential uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas, which may be amended from time to time.
- 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) Multistate 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 pipelines or pipeline easements within the platted area.
- 22. All lots shall have adequate wastewater collection services.
- 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 +/- 119' east of a Storm Sewer Manhole, and being +/- 34' North of a Sanitary Manhole. Elevation = 163.71'

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SCALE NTS			
SHEET 1C OF 1			

Legend

- AC "Acre"
- AE. "Aerial Easement"
- BL. "Building Line"
- DE "Drainage Easement"
- Esmt "Easement"
- C.C.F. "County Clerk's File"
- FND "Found 5/8 " iron rod with cap stamped "Quiddity Eng. Property Corner"
- GBL "Garage Building Line"
- I.R.F. "Found 5/8" iron rod with cap stamped "Quiddity Eng. Proeprty Corner"
- No "Number"
- O.P.R.W.C.T. . . "Official Public Records, Waller County, Texas"
- ROW "Right-of-Way"
- Sq Ft "Square Feet"
- SSE "Sanitary Sewer Easement"
- STM SE "Storm Sewer Easement"
- UE "Utility Easement"
- UVE "Unobstructed Visibility Easement"
- WLE "Waterline Easement"
- ① "Block Number"
- "Set 3/4-inch iron rod with Cap Stamped "Quiddity Eng. Property Corner" as Per Certification
- ↵ "Street name break"

RESTRICTED RESERVE [A]
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.06 AC
2,467 Sq. Ft.

RESTRICTED RESERVE [B]
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.79 AC
34,271 Sq. Ft.

RESTRICTED RESERVE [C]
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.06 AC
2,457 Sq. Ft.

RESERVE TOTAL
0.91 AC
39,195 Sq. Ft.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°39'15"E	50.00'
L2	N87°39'15"E	81.07'
L3	N87°48'07"E	83.79'
L4	S02°20'45"E	869.53'
L5	S87°39'15"W	962.62'
L6	S60°20'14"W	15.25'
L7	S87°39'15"W	251.33'
L8	N47°09'13"W	84.57'
L9	N01°57'42"W	395.54'
L10	N88°02'18"E	102.00'
L11	N88°02'18"E	50.00'
L12	N88°02'18"E	35.31'
L13	N01°57'42"W	143.75'
L14	N03°32'44"W	122.10'
L15	N16°42'51"W	79.58'
L16	N27°07'15"W	122.07'
L17	N87°39'15"E	556.87'
L18	S02°20'45"E	55.00'
L19	N02°20'45"W	350.00'
L20	N87°39'15"E	447.94'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N41°35'15"W	17.22'
L22	N87°39'15"E	283.73'
L23	S77°59'31"W	100.00'
L24	S88°02'18"W	237.31'
L25	S01°57'42"E	277.18'
L26	N42°50'47"E	10.00'
L27	N87°39'15"E	856.10'
L28	N02°20'45"W	145.00'
L29	N47°20'45"W	10.00'
L30	S02°20'45"E	626.13'
L31	N87°39'15"E	6.50'
L32	N87°39'15"E	300.00'
L33	S02°20'45"E	129.49'
L34	N87°47'51"E	21.51'
L35	N87°39'15"E	483.41'
L36	N87°36'27"E	116.50'
L37	N82°38'33"E	93.02'
L38	S02°20'45"E	64.09'
L39	S06°18'38"E	50.62'
L40	S02°20'45"E	115.50'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	S60°17'47"E	20.00'
L42	S37°53'23"W	20.00'
L43	N87°39'15"E	104.72'
L44	S47°16'19"E	12.12'
L45	S02°20'45"E	865.99'
L46	S02°20'45"E	17.11'
L47	N43°02'18"E	14.14'
L48	N88°02'18"E	116.49'
L49	S88°02'18"W	124.16'
L50	S78°49'58"W	52.42'
L51	N87°39'15"E	729.56'
L52	S02°20'45"E	280.06'

DATE: APRIL 2024

SCALE NTS

SHEET 1D OF 1

FINAL PLAT OF
SUNTERRA
SEC 72

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K:\16537\16537-0165-02 Sunterra Section 72 Water, Sanitary, Drainage and Paving Facilities\2 Design Phase\Planning\Sunterra Sec 72 - PLAT.dwg Jul 26, 2024 -- 8:19am TWT

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	90°00'00"	39.27'	N42°39'15"E	35.36'	25.00'
C2	550.00'	12°09'47"	116.76'	N81°34'21"E	116.54'	58.60'
C3	550.00'	12°18'39"	118.17'	N81°38'47"E	117.95'	59.32'
C4	30.00'	90°00'00"	47.12'	S47°20'45"E	42.43'	30.00'
C5	25.00'	90°00'00"	39.27'	N43°02'18"E	35.36'	25.00'
C6	25.00'	90°00'00"	39.27'	S46°57'42"E	35.36'	25.00'
C7	375.00'	9°09'31"	59.94'	N83°27'33"E	59.88'	30.04'
C8	50.00'	90°00'00"	78.54'	N42°39'15"E	70.71'	50.00'
C9	400.00'	9°39'44"	67.46'	S82°49'23"W	67.38'	33.81'
C10	400.00'	10°02'48"	70.14'	N83°00'54"E	70.05'	35.16'
C11	50.00'	90°23'03"	78.88'	S47°09'13"E	70.95'	50.34'
C12	50.00'	90°00'00"	78.54'	N42°39'15"E	70.71'	50.00'
C13	25.00'	90°00'00"	39.27'	N42°39'15"E	35.36'	25.00'
C14	25.00'	48°11'23"	21.03'	S68°15'04"E	20.41'	11.18'
C15	50.00'	276°22'46"	241.19'	S02°20'45"E	66.67'	44.72'
C16	25.00'	48°11'23"	21.03'	S63°33'34"W	20.41'	11.18'
C17	25.00'	90°00'00"	39.27'	N47°20'45"W	35.36'	25.00'
C18	25.00'	90°00'00"	39.27'	N46°57'42"W	35.36'	25.00'
C19	25.00'	39°41'12"	17.32'	N17°52'54"E	16.97'	9.02'
C20	50.00'	169°45'27"	148.14'	S47°09'13"E	99.60'	557.91'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C21	25.00'	39°41'12"	17.32'	S67°48'39"W	16.97'	9.02'
C22	25.00'	90°00'00"	39.27'	N47°20'45"W	35.36'	25.00'
C23	25.00'	90°00'00"	39.27'	S42°39'15"W	35.36'	25.00'
C24	25.00'	39°51'25"	17.39'	N72°25'03"W	17.04'	9.06'
C25	50.00'	169°42'49"	148.10'	N42°39'15"E	99.60'	555.51'
C26	25.00'	39°51'25"	17.39'	S22°16'27"E	17.04'	9.06'
C27	25.00'	41°07'12"	17.94'	S18°12'51"W	17.56'	9.38'
C28	50.00'	275°40'10"	240.57'	S80°56'22"W	67.13'	45.28'
C29	25.00'	54°32'58"	23.80'	N29°37'14"W	22.91'	12.89'
C30	25.00'	90°00'00"	39.27'	N42°39'15"E	35.36'	25.00'
C31	25.00'	90°00'00"	39.27'	S47°20'45"E	35.36'	25.00'
C32	25.00'	90°00'00"	39.27'	S42°39'15"W	35.36'	25.00'
C33	25.00'	90°00'00"	39.27'	N47°20'45"W	35.36'	25.00'
C34	25.00'	90°00'00"	39.27'	S43°02'18"W	35.36'	25.00'
C35	25.00'	50°16'00"	21.93'	N67°12'45"W	21.24'	11.73'
C36	50.00'	180°14'11"	157.29'	N47°48'10"E	100.00'	24245.50'
C37	25.00'	39°58'10"	17.44'	S22°19'50"E	17.09'	9.09'

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SCALE 1"=80'			
SHEET 1E OF 1			

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) floodplain 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 Sunterra Sec 72 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 21 day of may, 2024

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

By *[Signature]*
Jennifer Ostlind, AICP
Secretary



BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-61

APPROVED BY THE BOARD OF SUPERVISORS ON

DATE 5-30-2024
[Signature]
PRESIDENT
[Signature]
SECRETARY
[Signature]
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: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 72	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 Nos. F-23290 & 10045100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE NTS			
SHEET 1F OF 1			

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STATE OF TEXAS §
COUNTY OF WALLER §

We, AG EHC II (LEN) MULTISTATE 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 23.52 acre tract described in the above and foregoing map of SUNTERRA SEC 72, 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 in 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 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 net 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) MULTISTATE 4, LLC, a Delaware Limited Liability Company, acting by and through Essential Housing Asset Management, LLC, an Arizona Limited Liability Company, its Authorized Agent, has caused these presents to be signed by Steven S. Benson, Manager, thereunto authorized, this 7 day of May, 2024

AG EHC II (LEN) MULTISTATE 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, Manager

STATE OF ARIZONA §
COUNTY OF Maricopa §

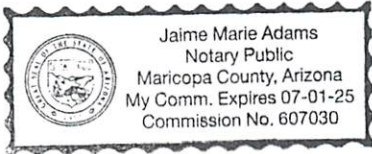
BEFORE ME, the undersigned authority, on this day personally appeared Steven S. Benson, Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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


Notary Public in and for the State of Arizona

Print Name

My commission expires: 07/01/2025



DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 72	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-232790 & L0046100 2322 West Grand Parkway North, Suite 150 - Katy, TX 77449 832.913.4000
SCALE NTS			
SHEET 1G OF 1			

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

J. Ross McCall
County Engineer

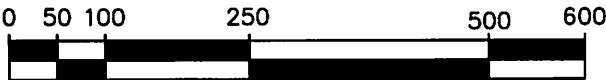
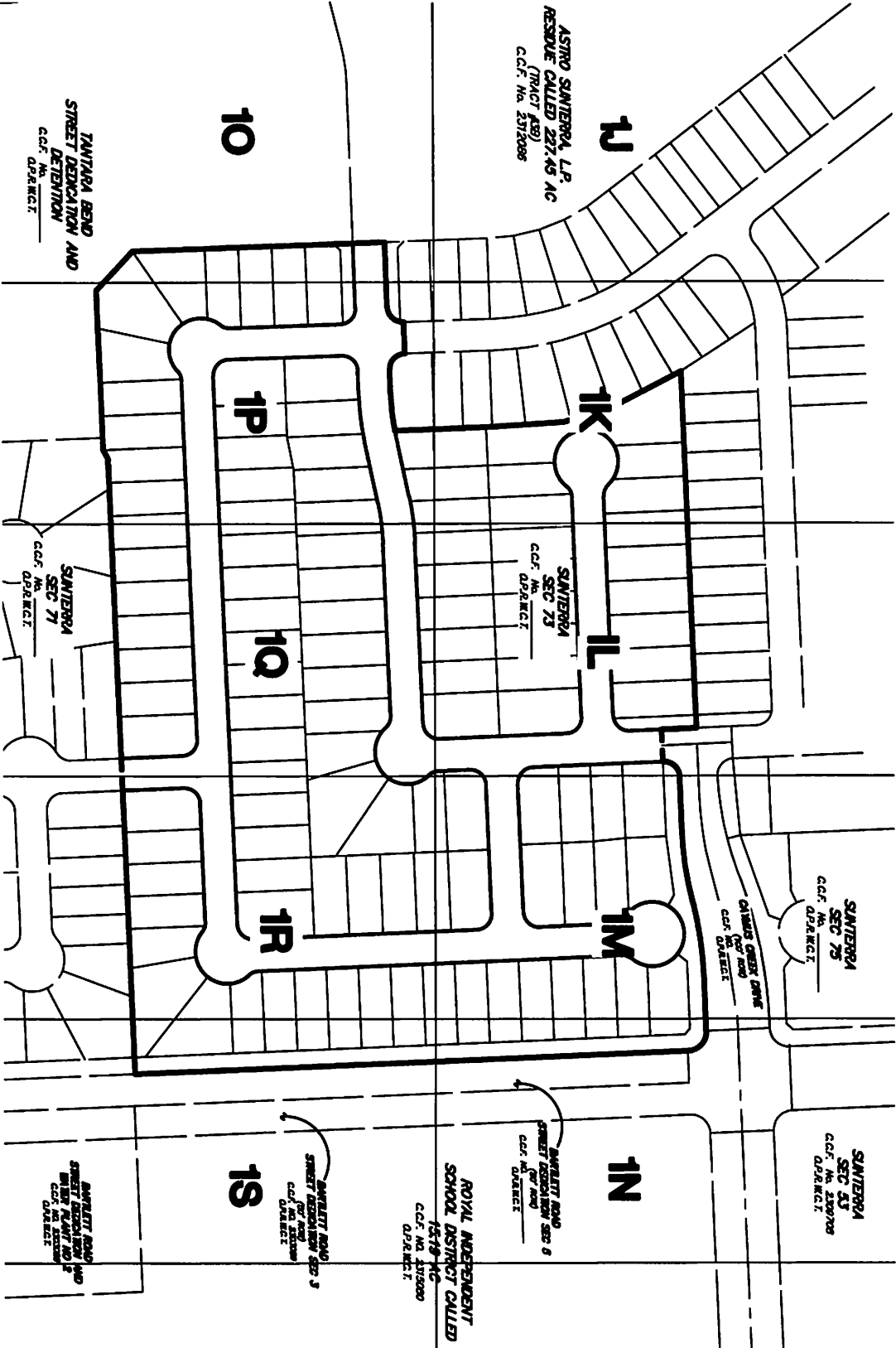
COUNTY OF WALLER §

Debbie Hollan
Waller County, Texas

APPROVED by the Commissioners' Court of Waller County, Texas, this _____ day of _____, 2024.

Justin Beckendorff
Commissioner, Precinct 4

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E-23290 & 10046100
3332 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000



SCALE: 1" = 250'

DATE: APRIL 2024

SCALE 1"=80'

SHEET 11 OF 1

FINAL PLAT OF
SUNTERRA
SEC 72

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

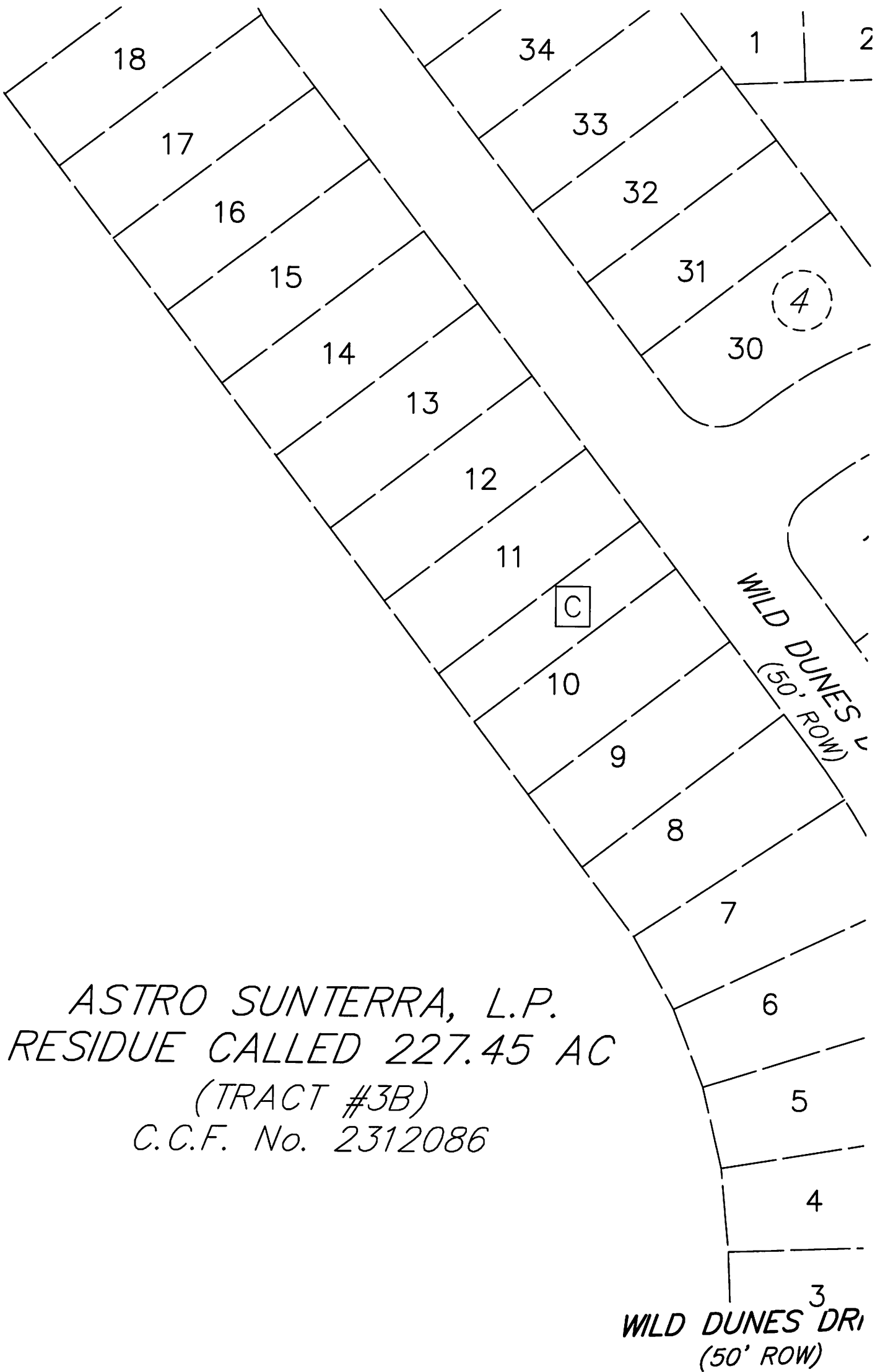
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E-23290 & 10046100
1322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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ASTRO SUNTERRA, L.P.
RESIDUE CALLED 227.45 AC
(TRACT #3B)
C.C.F. No. 2312086

N:13871423.89

DATE: APRIL 2024

SCALE 1"=60'

SHEET 1J OF 1

FINAL PLAT OF
SUNTERRA
SEC 72

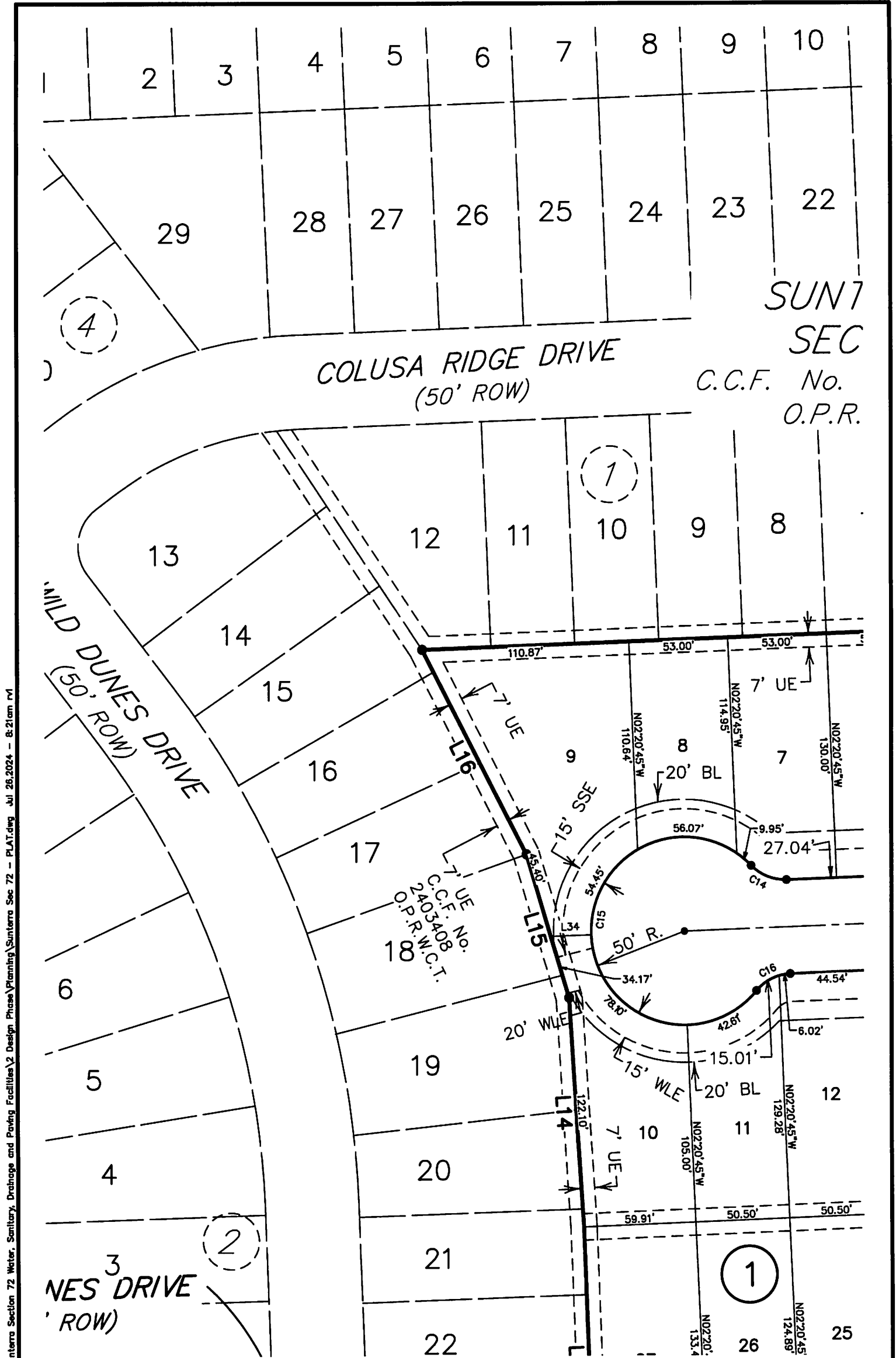
OWNER/DEVELOPER:
AG EHC II (LEN) MULTISTATE 4, LLC
a Delaware Limited Liability Company
c/o Essential Housing Asset
Management, LLC
8585 E. Hartford Dr. Suite 118
Scottsdale, AZ 85255

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. 123290 & 10046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

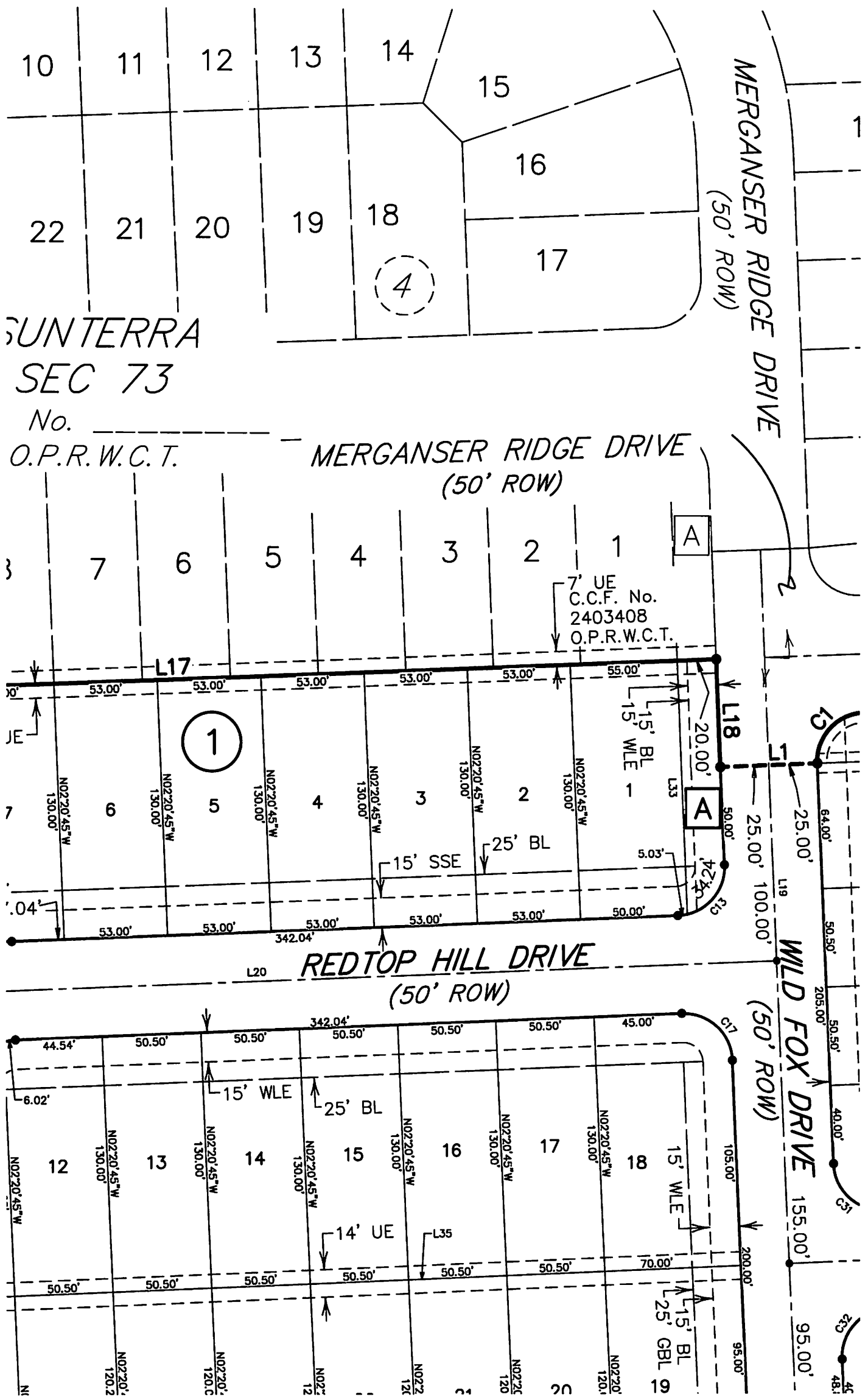


DATE: APRIL 2024



QUIDDITY

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DATE: APRIL 2024

SCALE 1"=60'

SHEET 1L OF 1

FINAL PLAT OF
SUNTERRA
SEC 72

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

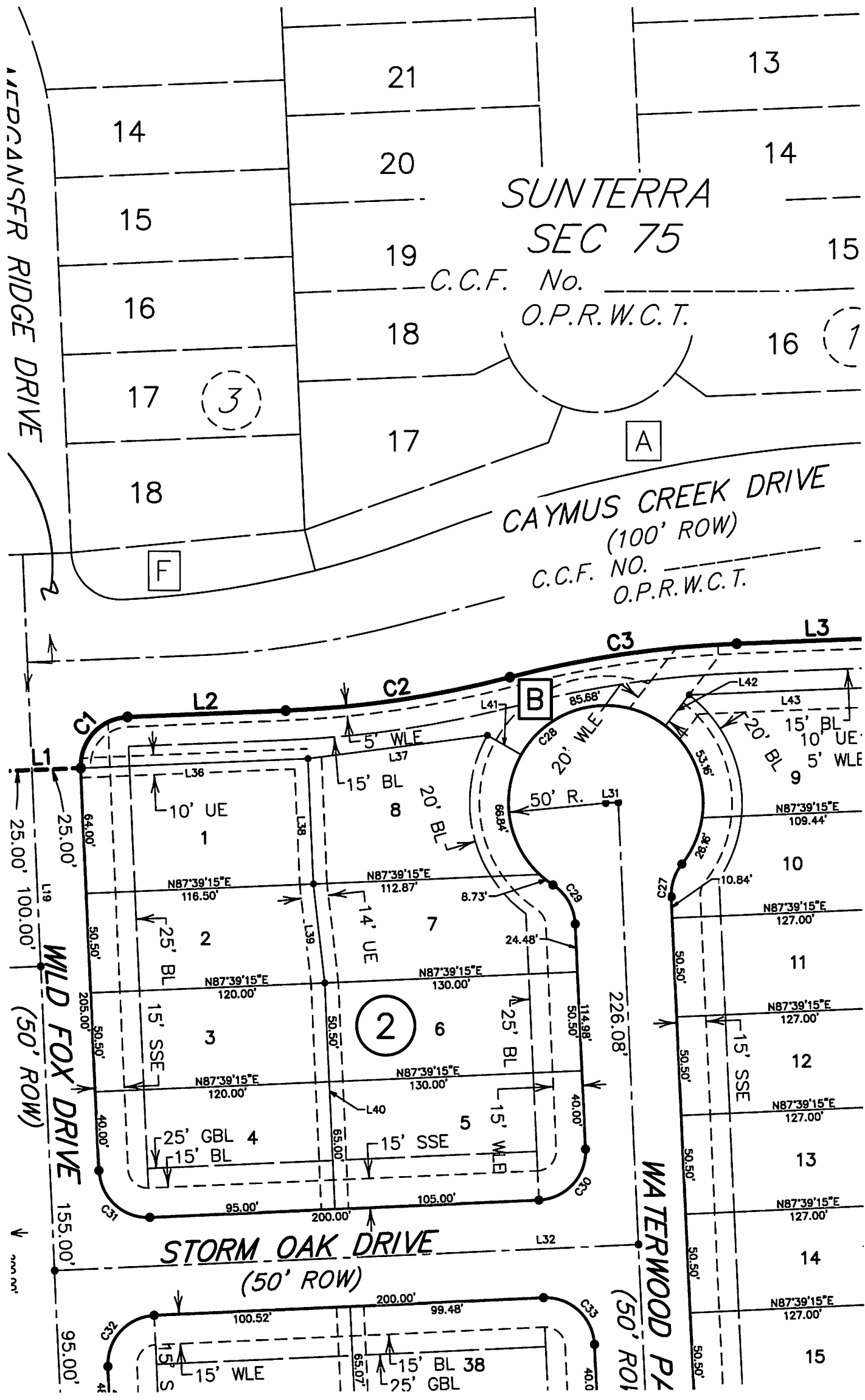
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

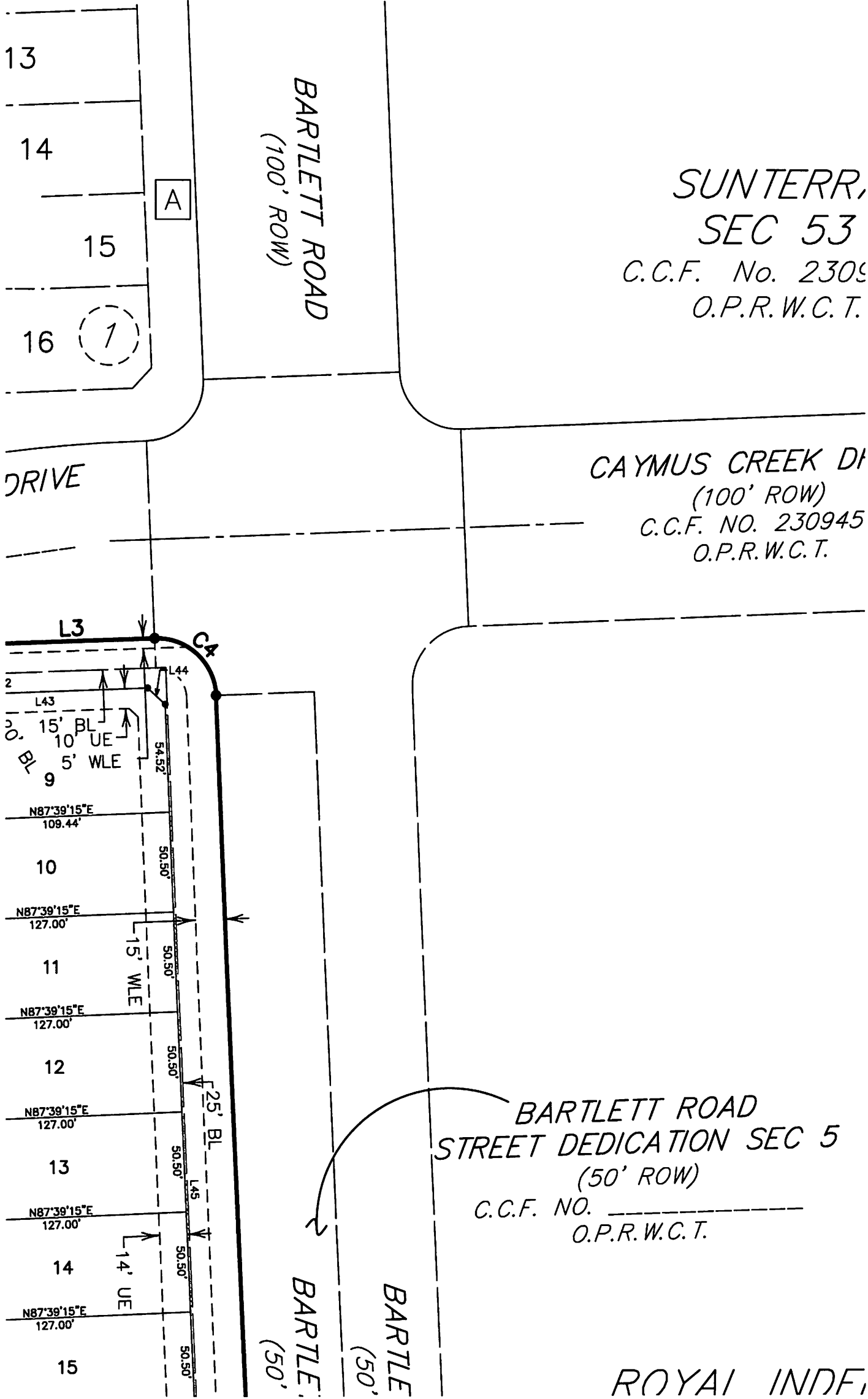
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23790 & 10046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 72	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 Nos. F-2290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000
SCALE 1"=60'			
SHEET 1M OF 1			

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DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 72	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 Nos. F-23790 & 10046100 2322 West Grand Parkway North, Suite 150 Dallas, TX 77449 832.913.4000
SCALE 1"=80'			
SHEET 1N OF 1			

SUNTERRA
SEC 53
No. 2309708
D.P.R.W.C.T.

5 CREEK DRIVE
(100' ROW)
NO. 2309456
D.P.R.W.C.T.

2AD
IN SEC 5

ALL INFORMATION IS UNCLASSIFIED

DATE: APRIL 2024

SCALE 1"=60'

SHEET 10 OF 1

FINAL PLAT OF
SUNTERRA
SEC 72

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

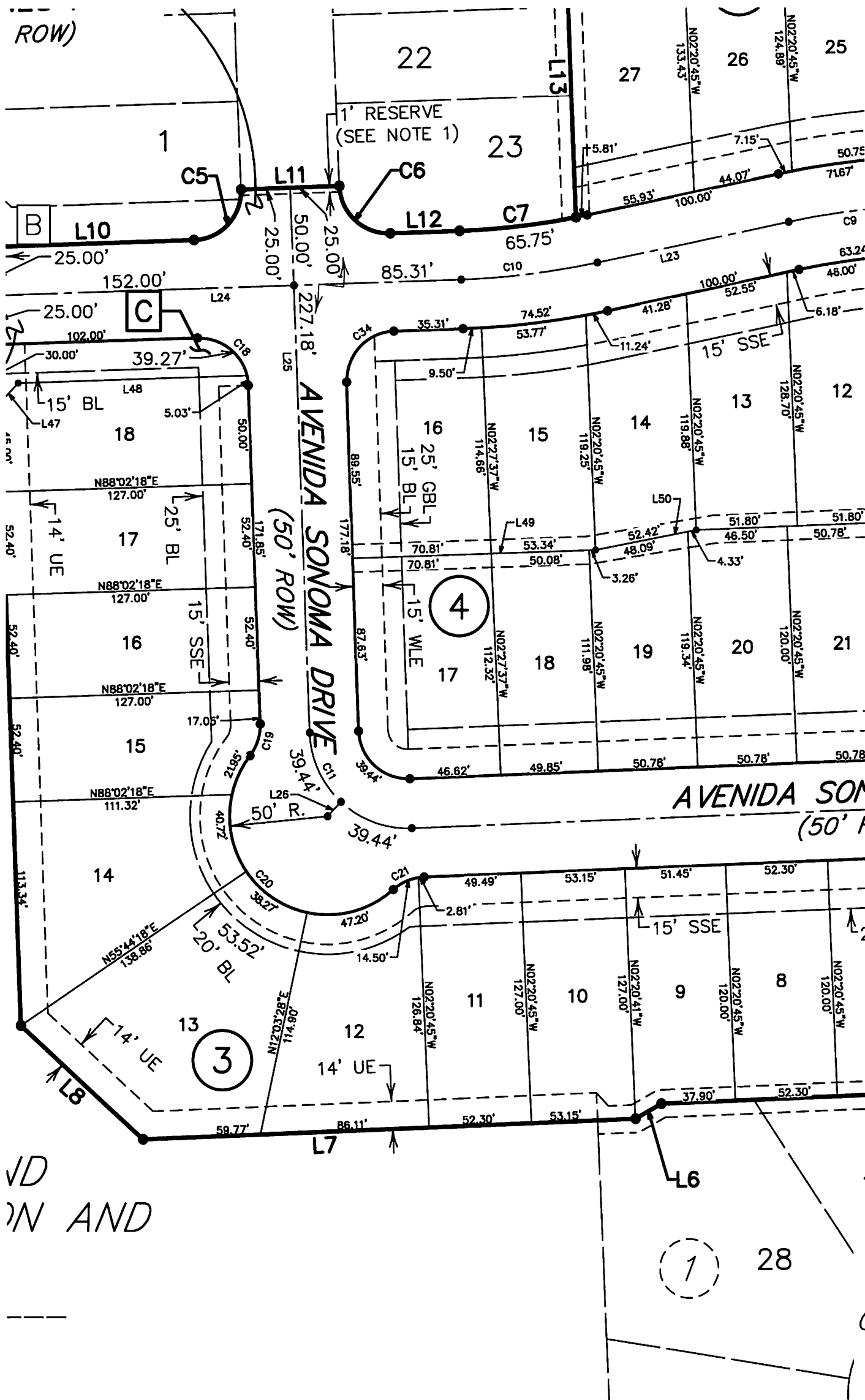
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. P-23290 & L20046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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DATE: APRIL 2024

SCALE 1"=60'

SHEET 1Q OF 1

FINAL PLAT OF
SUNTERRA
SEC 72

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

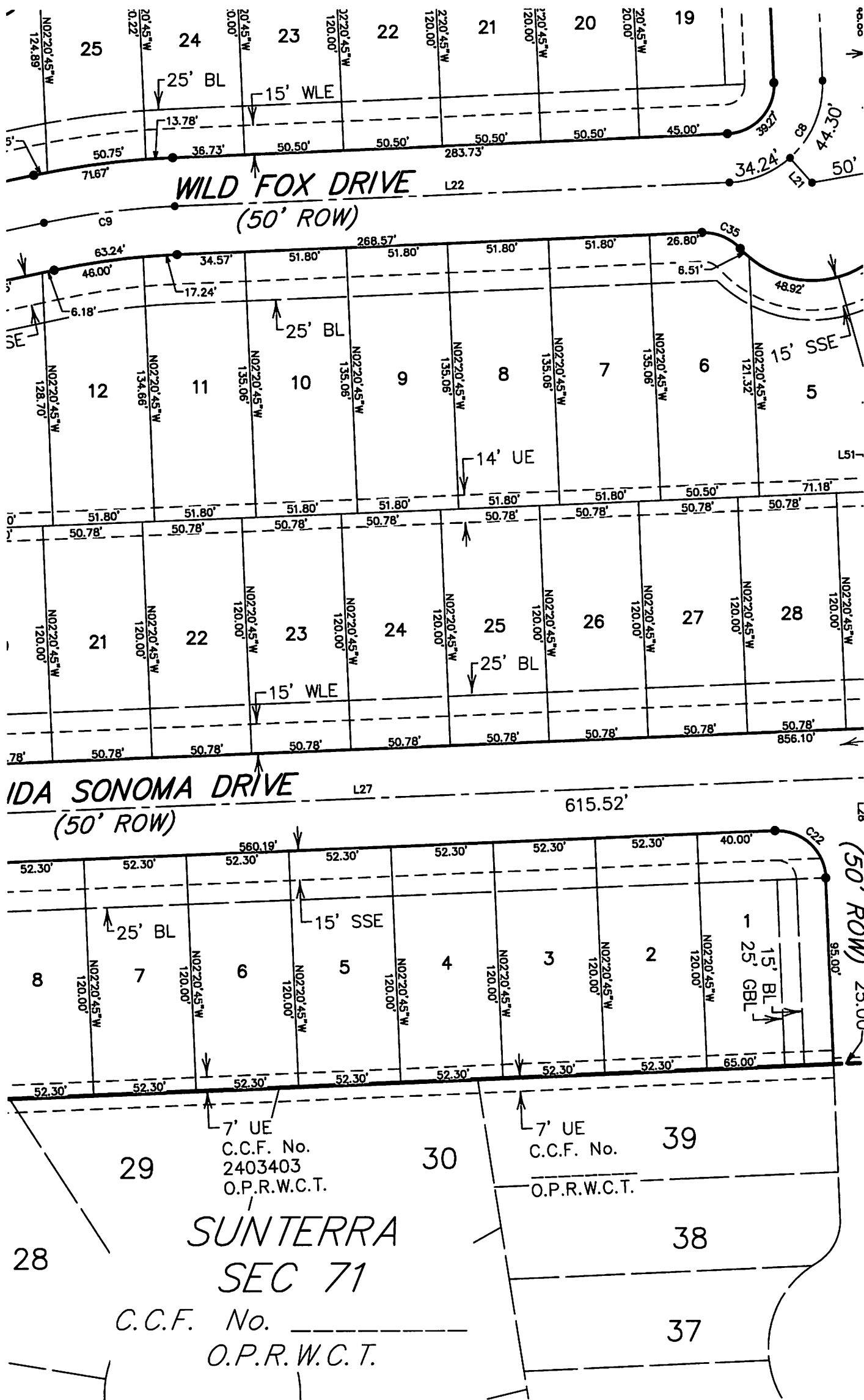
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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

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DATE: APRIL 2024

SCALE 1"=80'

SHEET 1R OF 1

FINAL PLAT OF
SUNTERRA
SEC 72

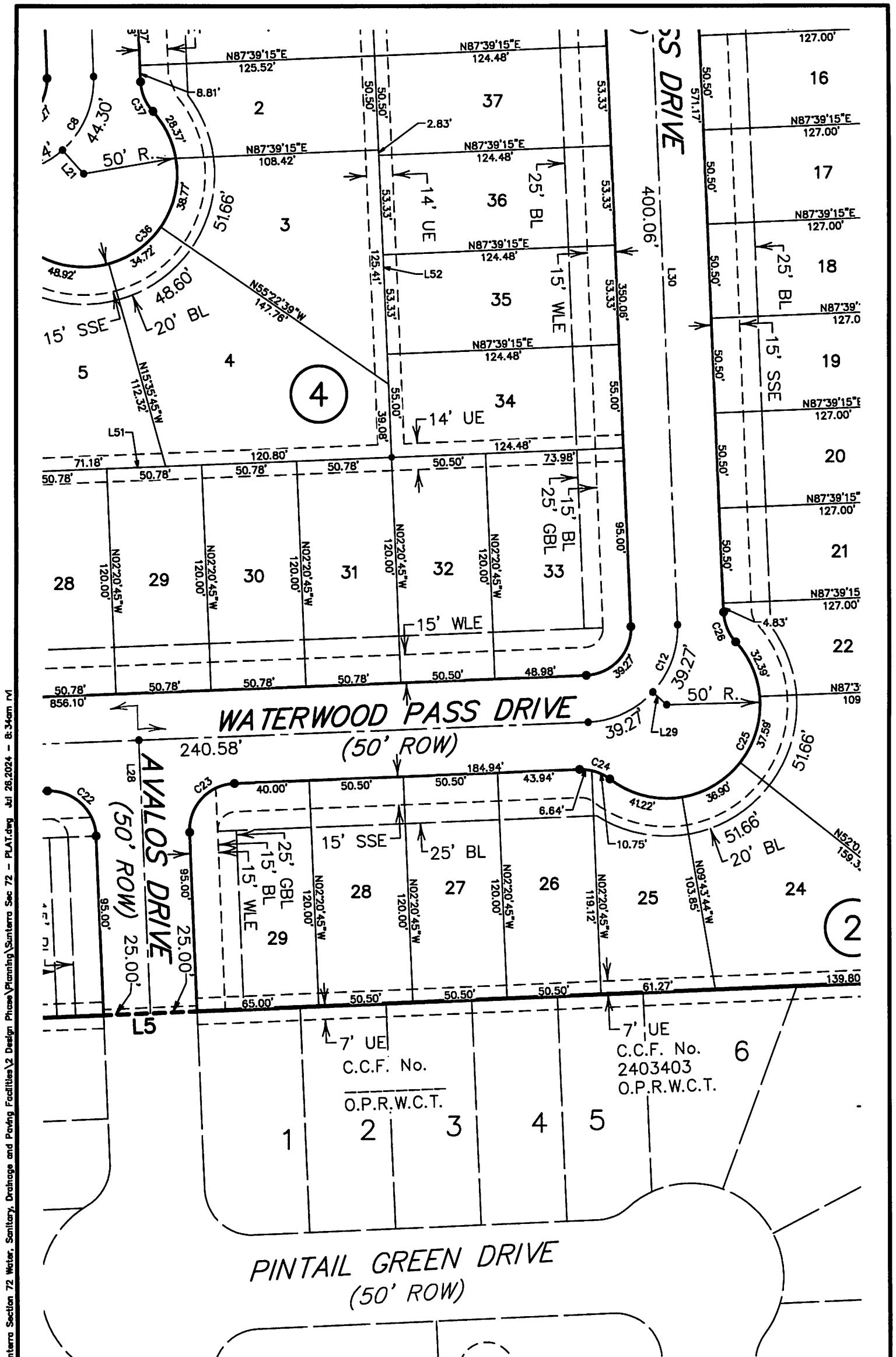
OWNER/DEVELOPER:
AG EHC II (LEN) MULTISTATE 4, LLC
a Delaware Limited Liability Company
c/o Essential Housing Asset
Management, LLC
8585 E. Hartford Dr. Suite 118
Scottsdale, AZ 85255

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E-23290 & 10046100
2327 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000



DATE: APRIL 2024



QUIDDITY

C.C.F. NO.
O.P.R. 11

*BARTLETT ROAD
STREET DEDICATION .
(50' ROW)
C.C.F. NO. 2303089
O.P.R.W.C.T.*

*BARTLETT ROAL
STREET DEDICATION
WATER PLANT NC
C.C.F. NO. 230308c
O.P.R.W.C.T.*

N: 13871078.33
E: 2964680.43

DATE: APRIL 2024

SCALE 1"=80'

SHEET 1T OF 1

FINAL PLAT OF
SUNTERRA
SEC 72

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

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Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E-23290 & 10046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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13.19 AL
C.F. NO. 2315080
O.P.R.W.C.T.

ETT ROAD
ICATION SEC 3
' ROW)
'O. 2303089
R.W.C.T.

ETT ROAD
DICATION AND
PLANT NO 2
IO. 2303088
.R.W.C.T.

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SCALE 1"=60'			
SHEET 1U OF 1			