

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Grange Water Treatment Plant No. 1

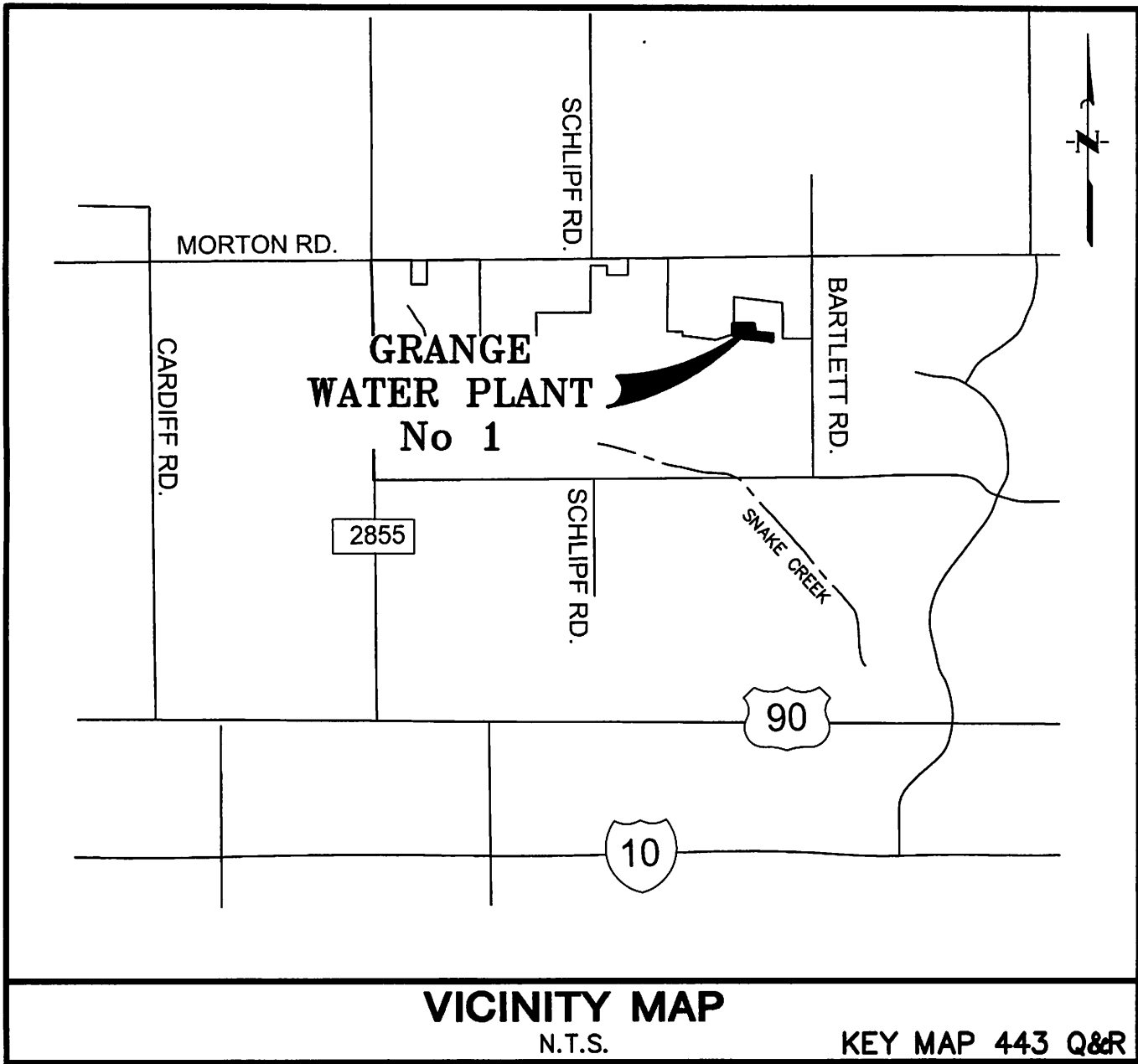
Date: September 18, 2024

Background

Final Plat of Grange Water Treatment Plant No. 1 which consists of 4.43 acres will include 1 Block and 1 Reserve in Precinct 4.

Staff Recommendation

Approve Plat



**FINAL PLAT OF
GRANGE
WATER PLANT No 1**

**A SUBDIVISION OF 4.43 ACRES OF LAND
OUT OF THE
H. & T. C. RAILROAD COMPANY SURVEY
SECTION 123, A-202
WALLER COUNTY, TEXAS**

1 RESERVE

1 BLOCK

JUNE 2024

DATE: JUNE 2024	FINAL PLAT OF GRANGE WATER PLANT NO 1	OWNER/DEVELOPER: KATY 2855 DEVELOPMENT a Texas Limited Liability Company 5005 RIVERWAY, SUITE 600 HOUSTON, TEXAS 77056 281-341-8198 Jacobr@johnsondev.com	 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 77449 • 832.913.4000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1A OF 1			

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STATE OF TEXAS §
COUNTY OF WALLER §

A METES & BOUNDS description of a 4.43 acre tract of land in the H. & T. C. Railroad Company Survey Section 123, Abstract 202, Waller County, Texas, being out of and a part of the residue of that certain called 482.21 acre tract recorded under County Clerk's File Number 2216140, 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 1/2-inch iron pipe with cap marked "Kalkomey Survey" found for a interior corner of the residue of said called 482.21 acre tract, same being a southeast corner of the residue of a called 618 acre tract recorded in Volume 384, Page 846, Deed Records, Waller County, Texas, for the southwest corner and Place of Beginning of the herein described tract, from which a 1/2-inch iron pipe with cap marked "Kalkomey Survey" found for the south corner of the residue of said adjoining called 618 acre tract, being an angle point in a north line of the residue of said called 481.21 acre tract, bears South 70 degrees 19 minutes 33 seconds West, 458.35 feet;

Thence North 02 degrees 04 minutes 53 seconds West along the west line of the herein described tract, same being an interior line of the residue of said called 481.21 acre tract and an east line of the residue of said adjoining called 618 acre tract, 240.92 feet to the upper northwest corner of the herein described tract;

Thence North 89 degrees 07 minutes 00 seconds East establishing the upper north line of the herein described tract, crossing the residue of said called 481.21 acre tract, 462.55 feet to the upper northeast corner of the herein described tract;

Thence South 06 degrees 19 minutes 01 second East establishing the upper east line of the herein described tract, 217.32 feet to the lower northwest corner of the herein described tract;

Thence South 86 degrees 37 minutes 12 seconds East establishing the lower north line of the herein described tract, 431.23 feet to the lower northeast corner of the herein described tract, being a point in a non-tangent curve to the right;

Thence with said non-tangent curve to the right, having a central angle of 06 degrees 34 minutes 51 seconds, an arc length of 134.38 feet, a radius of 1,170.00 feet, and a chord bearing South 01 degrees 52 minutes 01 second West, 134.31 feet to the southeast corner of the herein described tract;

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

- North 84 degrees 50 minutes 33 seconds West, 15.09 feet;
- North 34 degrees 09 minutes 02 seconds West, 14.10 feet;
- North 79 degrees 20 minutes 23 seconds West, 99.54 feet;
- North 86 degrees 37 minutes 12 seconds West, 726.05 feet;
- North 47 degrees 24 minutes 11 seconds West, 79.08 feet to the Place of Beginning and containing 4.43 acres of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N84°50'33"W	15.09'
L2	N34°09'02"W	14.10'
L3	N79°20'23"W	99.54'
L4	N47°24'11"W	79.08'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1,170.00'	6°34'51"	134.38'	S01°52'01"W	134.31'	67.26'

DATE: JUNE 2024

SCALE NTS

SHEET 1B OF 1

FINAL PLAT OF
GRANGE
WATER PLANT
NO 1

OWNER/DEVELOPER:
KATY 2855 DEVELOPMENT
a Texas Limited Liability Company
5005 RIVERWAY, SUITE 600
HOUSTON, TEXAS 77056
281-341-8198
Jacobr@johnsondev.com



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 77449 • 832.913.4000

CJamnik@quiddity.com

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BS

Legend:

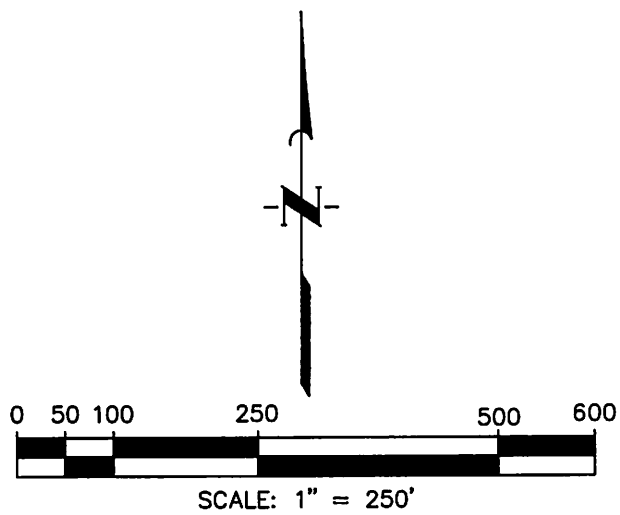
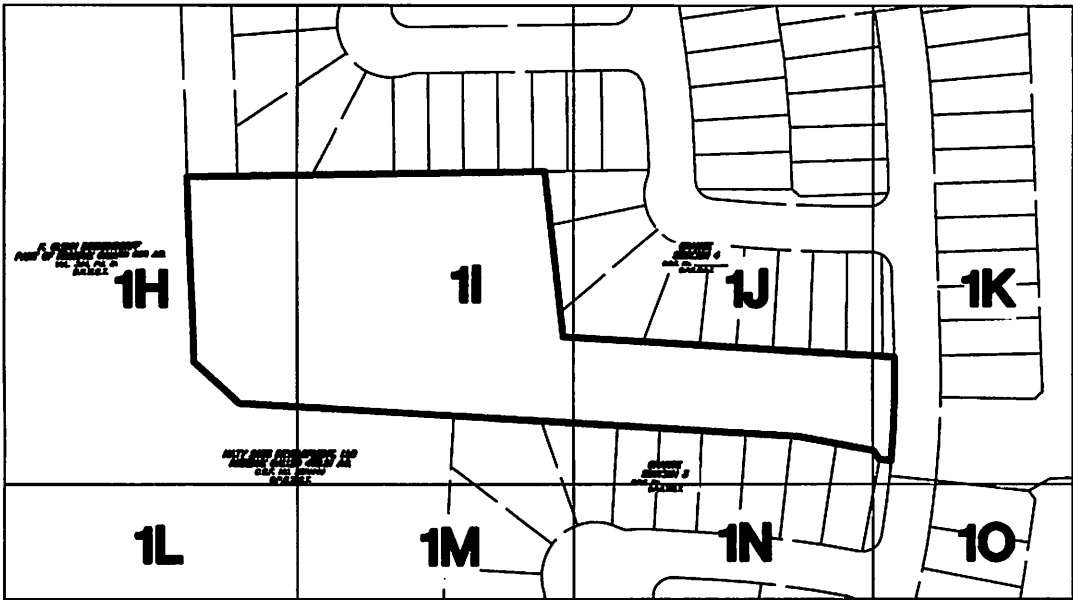
- AC "Acres"
- AE "Aerial Easement"
- C.C.F. "County Clerk's File"
- BL "Building Line"
- No "Number"
- O.P.R.W.C.T. . . . "Official Public Records, Waller County, Texas"
- O.R.W.C.T. "Official Records, Waller County, Texas"
- O.P.R.R.P.H.C.T. . "Official Public Records of Real Property, Harris County, Texas"
- ROW "Right-of-Way"
- SSE "Sanitary Sewer Easement"
- Sq Ft "Square Feet"
- UE "Utility Easement"
- Vol — Pg — . . . "Volume and Page"
- "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity Eng. Property Corner" as Per Certification"
- ① "Block Number"

General Notes:

1. This subdivision is proposed for single-family residential, detention and other related uses.
2. The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 1.00012342523191.
3. Elevations shown hereon are based on GPS observations taken October 12, 2022, and processed using data from CORS stations TXCM, TXLI, TXLM, TXLV, TXSO and TXWH.
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.
6. Development Permits and all other applicable permits shall be obtained from Waller County prior to beginning construction.
7. The drainage system for this subdivision is designed in accordance with the Brookshire-Katy Drainage District Criteria Manual.
8. All property to drain into the drainage easements only through an approved drainage structure.
9. All drainage easements to be kept clear of fences, buildings, vegetations, and other obstructions to the operation and maintenance of drainage facility.
10. 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, This tract also lies within LOMR 10-06-2439P dated July 8, 2011. for Waller County, Texas and incorporated areas. Unshaded Zone "X", is defined as areas determined to be outside the 0.2% annual chance floodplain.
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. Project site is within the City of Houston ETJ.
13. All pipelines and pipeline easements that exist within the boundaries of this plat are shown hereon.
14. 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.
15. Elevations shown hereon are based on GPS observations taken October 12, 2022, and processed using data from CORS stations TXCM, TXLI, TXLM, TXLV, TXSO and TXWH
16. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by Stewart Title, File No. 24473032433, Dated February 1, 2024.
17. Tract is subject to Sanitary Control Easement recorded under C.C.F. NO. 231248.
18. Tract is subject to Agreement for Underground Electric Service recorded under C.C.F. No. 2408187, O.P.R.W.C.T."
19. Tract is subject to Pipeline right-of-way easements recorded under Vol. 48, Pg. 287, Vol. 74, Pg. 516, Vol. 87, Pg. 246, Vol. 94, Pg. 121, Vol. 109, Pg. 320, and Vol. 124, Pg. 24, D.R.W.C.T.

K:\17281\17281-00 Water Plant No.1 - Phase 1\2 Design Phase\Planning\Plat WP No.1 - PLAT.dwg Aug 22,2024 - 2:07pm CKJ

DATE: JUNE 2024	FINAL PLAT OF GRANGE WATER PLANT NO 1	OWNER/DEVELOPER: KATY 2855 DEVELOPMENT a Texas Limited Liability Company 5005 RIVERWAY, SUITE 600 HOUSTON, TEXAS 77056 281-341-8198 Jacobr@johnsondev.com	 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 77449 • 832.913.4000 CJamnik@quiddity.com
SCALE 1"=60'			
SHEET 1C OF 1			



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DATE: JUNE 2024	FINAL PLAT OF GRANGE WATER PLANT NO 1	OWNER/DEVELOPER: KATY 2855 DEVELOPMENT a Texas Limited Liability Company 5005 RIVERWAY, SUITE 600 HOUSTON, TEXAS 77056 281-341-8198 Jacobro@johnsondev.com	 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 77449 • 832.913.4000 CJamnik@quiddity.com
SCALE 1" = 250'			
SHEET 1D 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.

No 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 No 480640, Map No. 48473C0375E, Panel 0375, suffix "E" dated February 18, 2009 and revised under LOMR 10-06-2439P dated July 8, 2011.

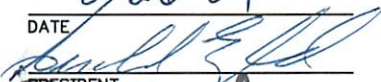
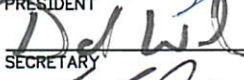
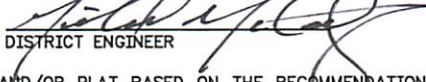
No Portion of this subdivision lies within the boundary of the 0.2% annual chance (500 year) floodplain as delineated on Waller County Community No 480640, Map No. 48473C0375E, Panel 0375, suffix "E" dated February 18, 2009 and revised under LOMR 10-06-2439P dated July 8, 2011.




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

BROOKSHIRE-KATY DRAINAGE DISTRICT BKDD Permit No. 2024-19

APPROVED BY THE BOARD OF SUPERVISORS ON

2-26-24
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.

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DATE: JUNE 2024	FINAL PLAT OF GRANGE WATER PLANT NO 1	OWNER/DEVELOPER: KATY 2855 DEVELOPMENT 5005 RIVERWAY, SUITE 600 HOUSTON, TEXAS 77056 281-341-8198 Jacobro@johnsondev.com	 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 77449 • 832.913.4000 Cjamnik@quiddity.com
SCALE NTS			
SHEET 1 OF 1			

K:\17281\17281-0019-00 Flow Tract - Wastewater Treatment Plant\2 Design Phase\Planning\Flow WWT-PLAT.dwg Jun 07,2024 - 11:01am CKJ

STATE OF TEXAS
COUNTY OF WALLER

We, KATY 2855 DEVELOPMENT LLC, acting by and through Jacob Rice, Vice President, Owner hereinafter referred to as Owners of the 4.26 acre tract described in the above and foregoing map of GRANGE WASTEWATER TREATMENT PLANT 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, KATY 2855 DEVELOPMENT, LLC has caused these presents to be signed by Jacob Rice, Vice President, thereunto authorize, this 13TH day of JUNE, 2024.

KATY 2855 DEVELOPMENT LLC
By: Jacob Rice
Vice President

STATE OF TEXAS §
COUNTY OF Harris §

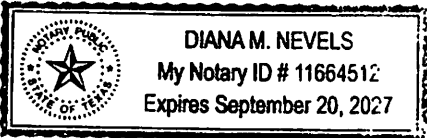
BEFORE ME, the undersigned authority, on this day personally appeared Jacob Rice, Vice President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13th day of June, 2024.

Diana M. Nevels
Notary Public in and for the State of Texas

Diana M Nevels
Print Name

My commission expires: 9-20-2027



DATE: JUNE 2024	FINAL PLAT OF GRANGE WASTEWATER TREATMENT PLANT	OWNER/DEVELOPER: KATY 2855 DEVELOPMENT 5005 RIVERWAY, SUITE 600 HOUSTON, TEXAS 77056 281-341-8198 JacobR@johnsondev.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000 Cjamnik@quiddity.com
SCALE NTS			
SHEET 1 OF 1			

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

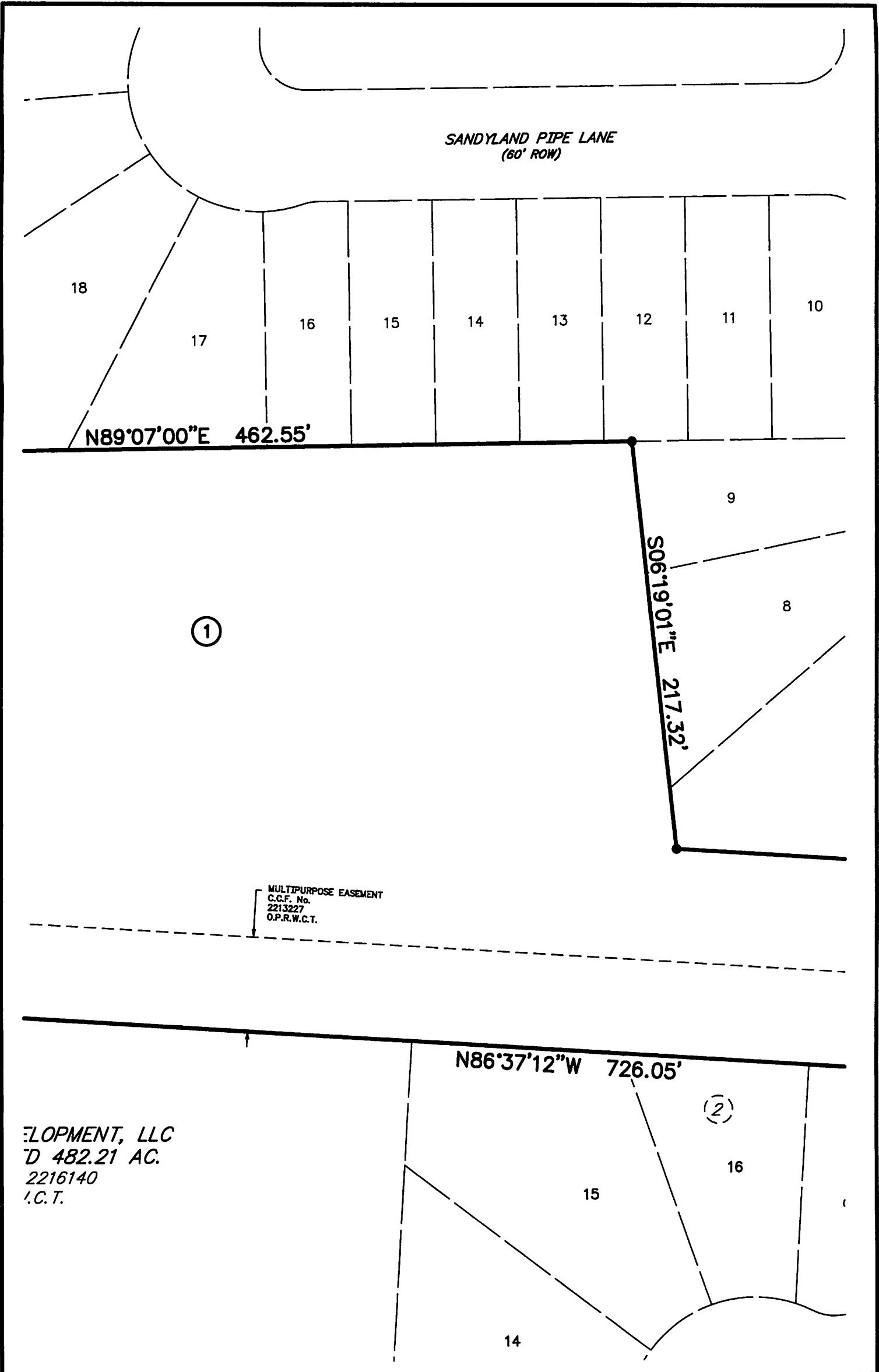
Justin Beckendorff
Commissioner, Precinct 4

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.

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SHEET 1G OF 1			

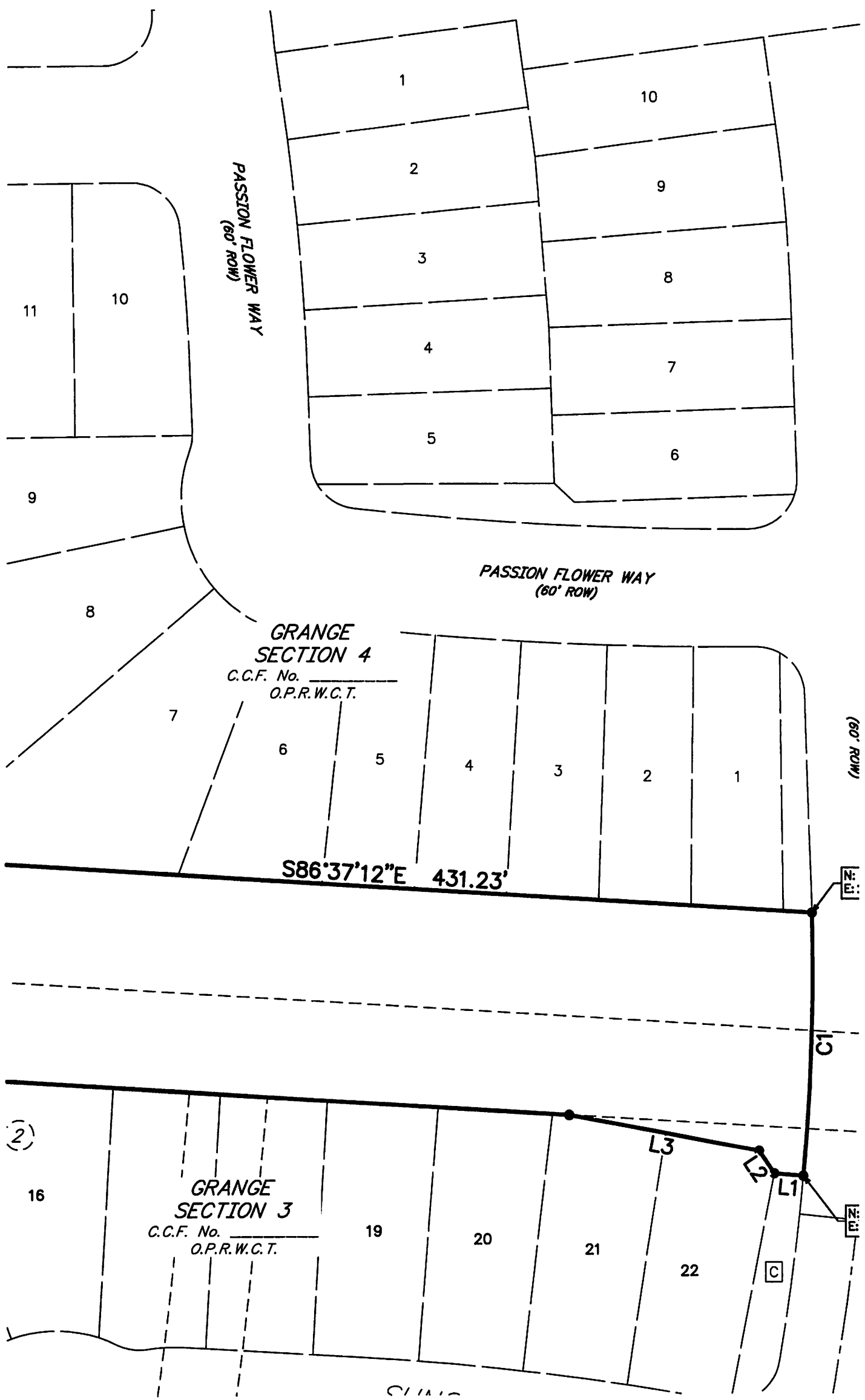
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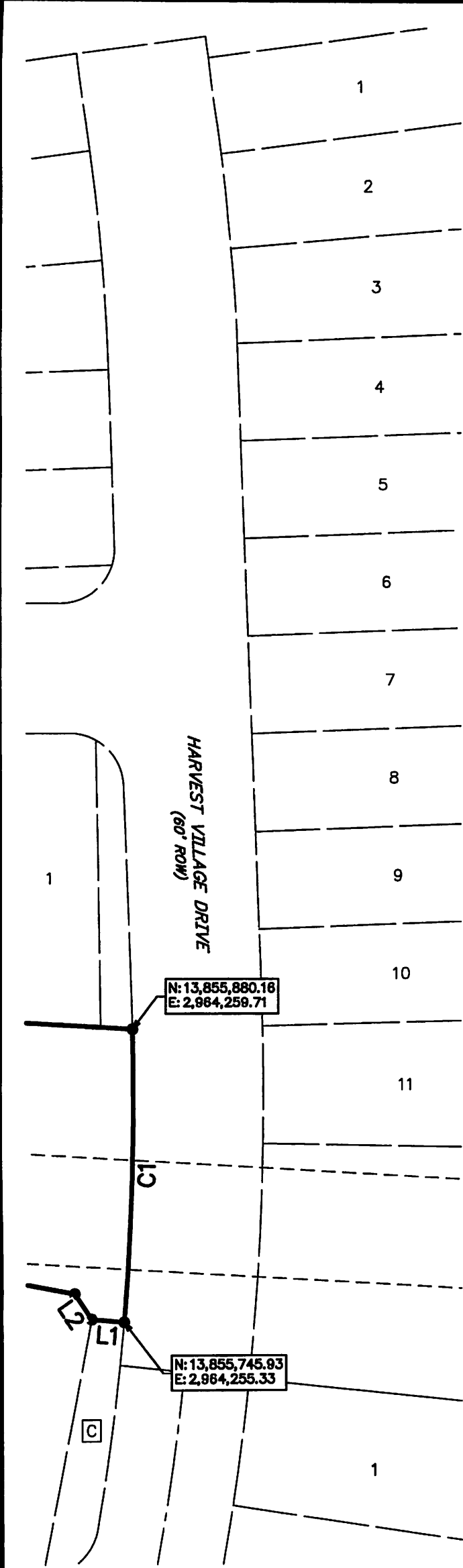
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SCALE 1"=80'			
SHEET 1I OF 1			

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SCALE 1"=60'			
SHEET 1K OF 1			

KATY 2855 DEVELOPMENT, LL
RESIDUE CALLED 482.21 AC.
C.C.F. NO. 2216140
O.P.R.W.C.T.

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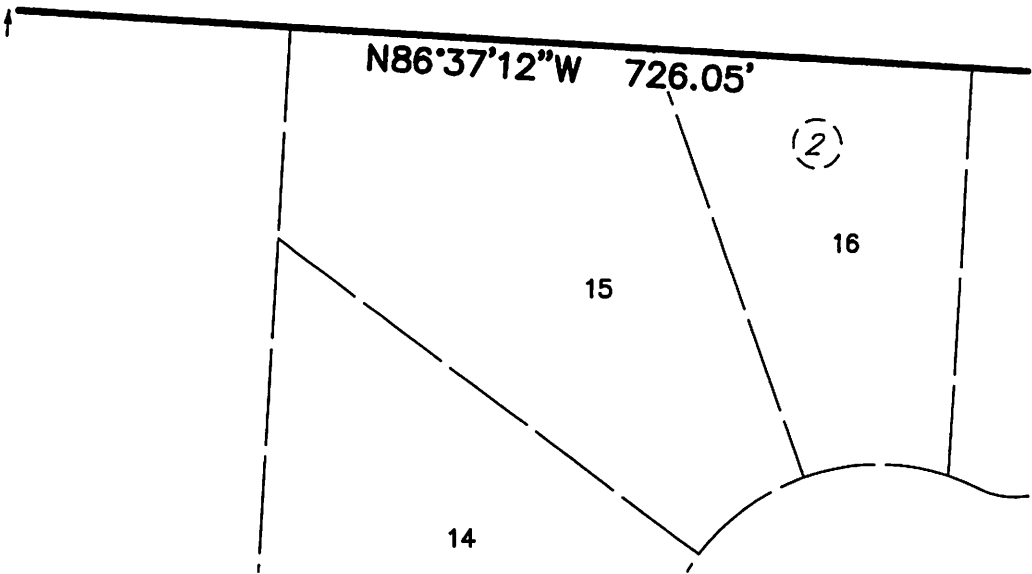
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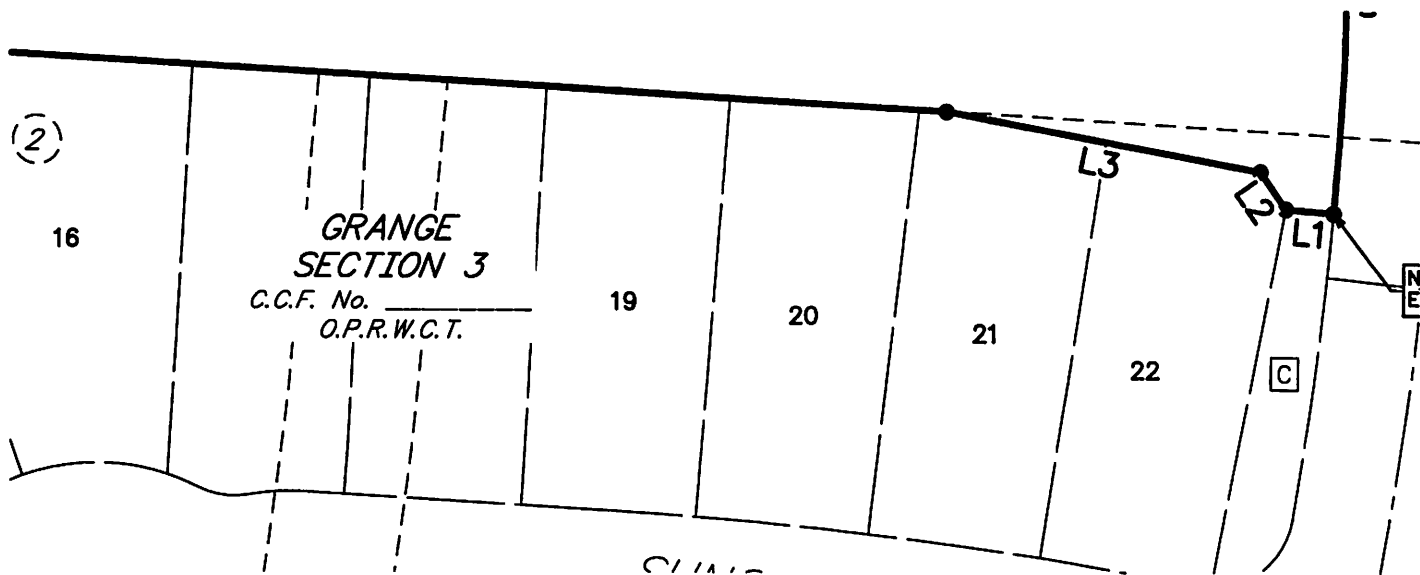
ELOPMENT, LLC
ED 482.21 AC.
2216140
V.C.T.



K:\17281\17281-0021-00 Water Plant No.1 - Phase 1\2 Design Phase\Planning\Flow WP No.1 - PLAT.dwg Aug 22,2024 - 2:10pm CKJ

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SCALE 1"=80'			
SHEET 1M OF 1			

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DATE: JUNE 2024

SCALE 1"=80'

SHEET 1N OF 1

FINAL PLAT OF
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WATER PLANT
NO 1

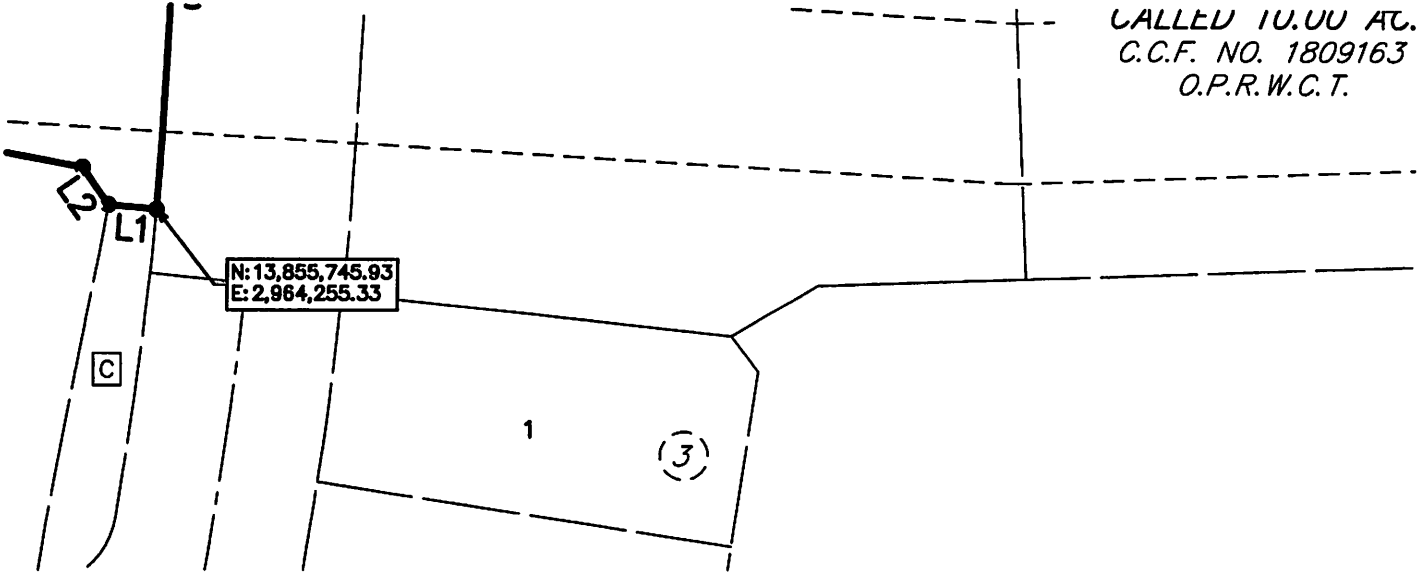
OWNER/DEVELOPER:
KATY 2855 DEVELOPMENT
a Texas Limited Liability Company
5005 RIVERWAY, SUITE 600
HOUSTON, TEXAS 77056
281-341-8198
Jacobr@johnsondev.com



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 77449 • 832.913.4000
Cjarnik@quiddity.com

CALLED 10.00 AC.
C.C.F. NO. 1809163
O.P.R.W.C.T.



K:\17281\17281-0021-00 Water Plant No.1 - Phase 1\2 Design Phase\Plat\Flow WP No.1 - PLAT.dwg Aug 22,2024 - 2:11pm CKJ

DATE: JUNE 2024	FINAL PLAT OF GRANGE WATER PLANT NO 1	OWNER/DEVELOPER: KATY 2855 DEVELOPMENT a Texas Limited Liability Company 5005 RIVERWAY, SUITE 600 HOUSTON, TEXAS 77056 281-341-8198 Jacobro@johnsondev.com	 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 77449 • 832.913.4000 Cjamnik@quiddity.com
SCALE 1"=80'			
SHEET 10 OF 1			