

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

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

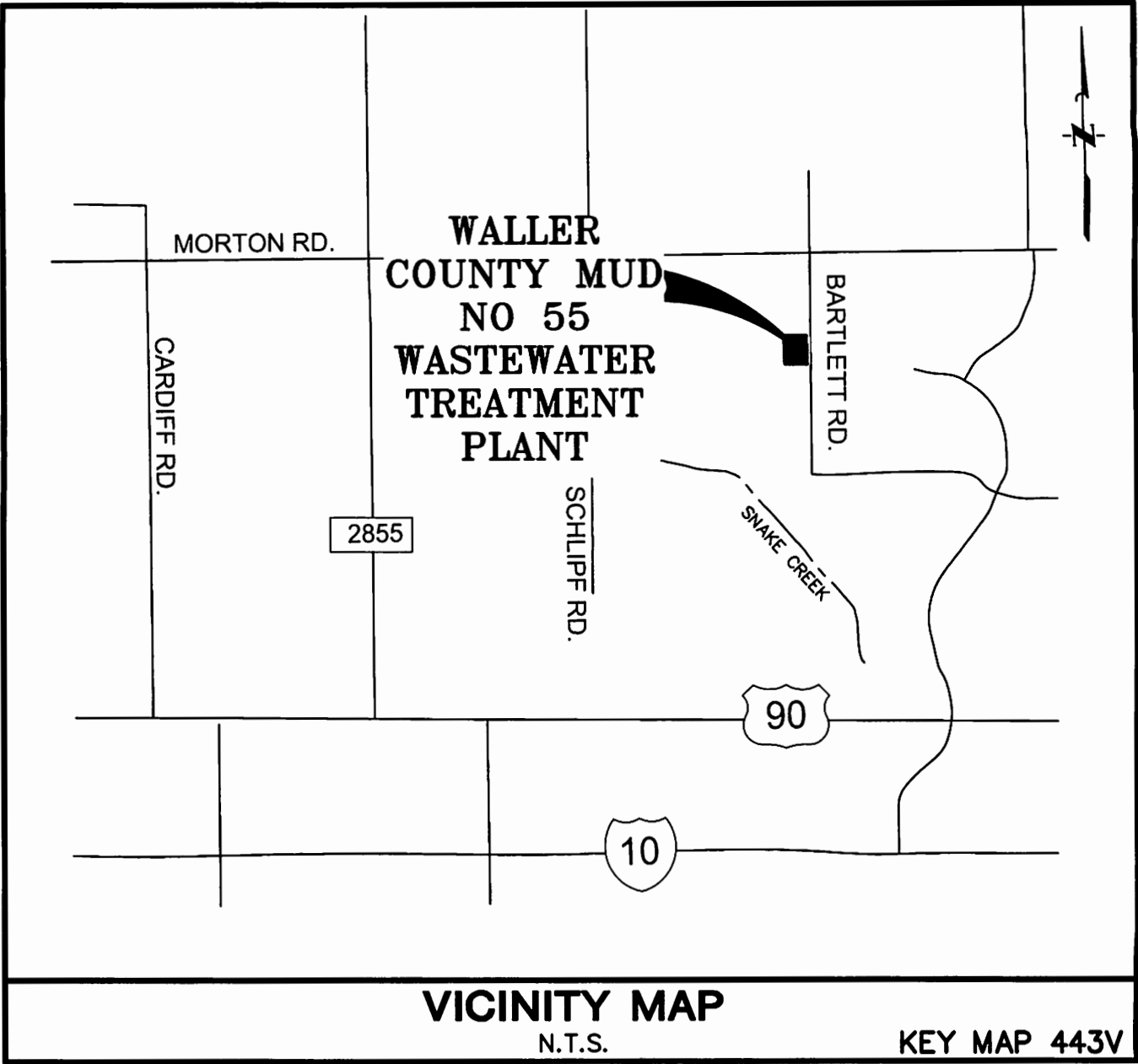
Date: September 18, 2024

Background

Final Plat of Grange WasteWater Treatment Plant No. 1 which consists of 4.26 acres will include 1 Block and 1 Reserve in Precinct 4.

Staff Recommendation

Approve Plat



**FINAL PLAT OF
GRANGE
WASTEWATER
TREATMENT PLANT**

**A SUBDIVISION OF 4.26 ACRES OF LAND
OUT OF THE H. & T. C. R. R. CO. SURVEY, SECTION 123, A-202
WALLER COUNTY, TEXAS
1 RESERVE 1 BLOCK
JUNE 2024**

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 77449 • 832.913.4000 Cjamnik@quiddity.com
SCALE NTS			
SHEET 1A OF 1			

K:\17281\17281-0019-00 Plow Tract - Wastewater Treatment Plant\2 Design Phase\Planning\Flow WWTP-PLAT.dwg Aug 23,2024 - 10:24am CKJ

STATE OF TEXAS §
COUNTY OF WALLER §

A METES & BOUNDS description of a 4.26 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.

Commencing at a 5/8-inch iron rod found for the southeast corner of a called 10.00 acre tract recorded under County Clerk's File Number 1809163, Official Public Records, Waller County, Texas, and the northeast corner of the residue of said called 481.21 acre tract, as located in Bartlett Road, from which a 5/8-inch iron rod with cap marked "EHRA" found for the southwest corner of said called 10.00 acre tract and an interior corner of the residue of said called 481.21 acre tract, bears South 87 degrees 59 minutes 52 seconds West, 694.99 feet;

Thence South 02 degrees 07 minutes 52 seconds East along the east line of the residue of said called 481.21 acre tract, same being the east line of said H. & T. C. Railroad Company Survey Section 123, Abstract 202, the west line of a called 81.8452 acre tract recorded in Volume 1012, Page 543, Official Records, Waller County, Texas, and the west line of the adjoining Fred Eule Survey, Abstract 376, Waller County, Texas, as located in Bartlett Road, 79.92 feet;

Thence South 87 degrees 54 minutes 10 seconds West, crossing the residue of said called 481.21 acre tract, 139.86 feet to the northeast corner and Place of Beginning of the herein described tract;

Thence South 02 degrees 05 minutes 37 seconds East establishing the east line of the herein described tract, 497.10 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 87 degrees 15 minutes 36 seconds West, 133.85 feet;

South 87 degrees 54 minutes 23 seconds West, 246.63 feet to the southwest corner of the herein described tract;

Thence North 02 degrees 05 minutes 27 seconds West establishing the west line of the herein described tract, 486.53 feet to the northwest corner of the herein described tract;

Thence North 88 degrees 00 minutes 48 seconds East establishing the north line of the herein described tract, 379.98 feet to the Place of Beginning and containing 4.26 acres of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°00'48"E	379.98'
L2	S02°05'37"E	497.10'
L3	N87°15'36"W	133.85'
L4	S87°54'23"W	246.67'
L5	N02°05'12"W	486.53'

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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 Jacob@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 1B OF 1			

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"
- ROW "Right-of-Way"
- Sq Ft "Square Feet"
- UE "Utility Easement"
- Vol __ Pg __ . . . "Volume and Page"
- "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity" as Per Certification"
- ① "Block Number"

General Notes:

1. The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, NAD 83 (grid) based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 1.0001012489.
2. 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.
3. Site plans shall be submitted to Waller County and any other applicable jurisdiction for review and approval.
4. Development Permits and all other applicable permits shall be obtained from Waller County prior to beginning construction.
5. The drainage system for this subdivision is designed in accordance with the Brookshire-Katy Drainage Criteria Manual which allows street ponding with intense rainfall events.
6. All property to drain into the drainage easements only through an approved drainage structure.
7. All drainage easements to be kept clear of fences, buildings, vegetations, and other obstructions to the operation and maintenance of drainage facility.
8. This tract lies within UnShaded Zone "X" and Shaded 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 10-06-2739P 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 (500-year flood). Shaded Zone "X"; is defined as areas of 0.2% annual chance flood (500-year flood); areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. 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.
9. 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.
10. Contours shown hereon are NAVD88 datum (2001 Adjustment).
11. Project site is within the City of Houston ETJ.
12. Elevations shown hereon are based on TSARP Monument 190105, being located along Pitts Road, approximately 1,485 feet north of the intersection of Pitts Road and Clay Road. Benchmark is west of Pitts Road and north of Cane Island Branch, on the north high bank of Cane Island Branch between the end of a guardrail and an existing fence running north-south.
Elevation = 156.48' (NAVD88, 2001 Adjustment).
13. TBM '7523" being a set cotton picker spindle. Located in the South edge of asphalt of Clay Road, being +/- 6,946' East of the intersection of Clay Road and Schlipf Road, and +/- 3,601' West of the intersection of Clay Road and Pitts Road. Elevation = 159.03' (NAVD88, 2001 Adjustment).
14. All pipelines and pipeline easements that exist within the boundaries of this plat are shown hereon..
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. Tract is subject to Grant of Easement and Surface Use Agreement recorded under C.C.F. No. 1910725, O.P.R.W.C.T.
17. 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.
18. Multiple fee ownerships exist within the platted area.
19. Tract is subject to Agreement for Underground Electric Service recorded under C.C.F. No. 2408187, O.P.R.W.C.T."
20. 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:\7281\7281-0019-00 Plow Tract - Wastewater Treatment Plant\2 Design Phase\Planning\Flow WWP-PLAT.dwg Aug 23,2024 - 10:25am CkL

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 Jacob@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 1C OF 1			

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
Jacob Rice
Vice President

STATE OF TEXAS §
COUNTY OF Harris §

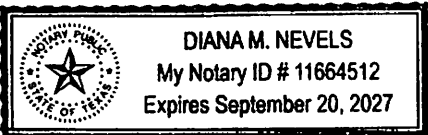
BEFORE ME, the undersigned authority, on this day personally appeared Jacob Rice, Vice President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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

SCALE NTS

SHEET 1E OF 1

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

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.

A 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.



[Signature]

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

BROOKSHIRE-KATY DRAINAGE DISTRICT BKDD Permit No. 2024-18

APPROVED BY THE BOARD OF SUPERVISORS ON

5-6-2024
DATE
[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.

K:\17281\17281-0019-00 Flow Tract - Wastewater Treatment Plant\2 Design Phase\Planning\FLOW WWT-PLAT.dwg Jul 03,2024 - 9:43am CKJ

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SCALE NTS			
SHEET 1F 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

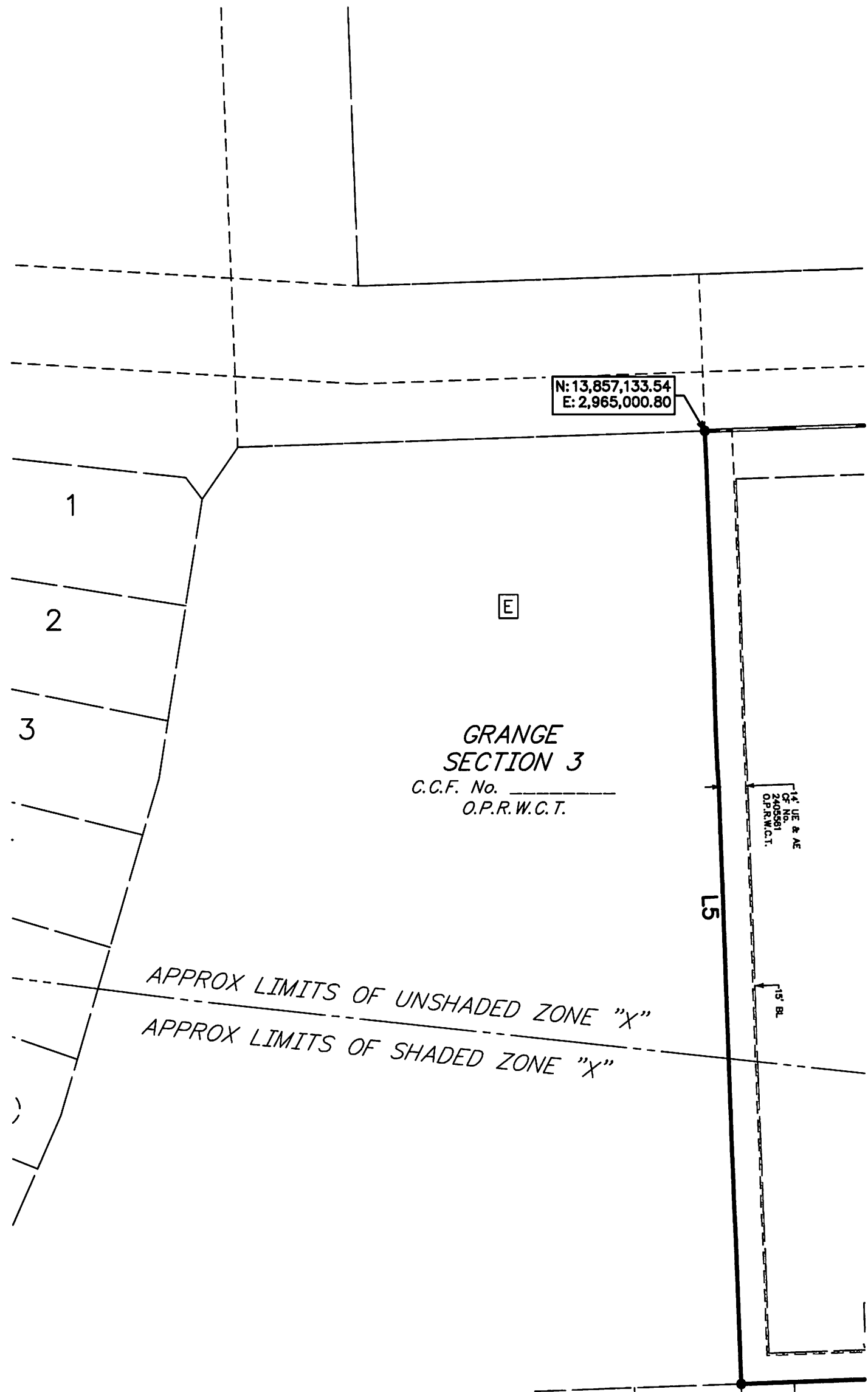
Kendric D. Jones
Commissioner, Precinct 3

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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DATE: JUNE 2024

SCALE 1"=60'

SHEET 1H OF 1

FINAL PLAT OF
GRANGE
WASTEWATER
TREATMENT
PLANT

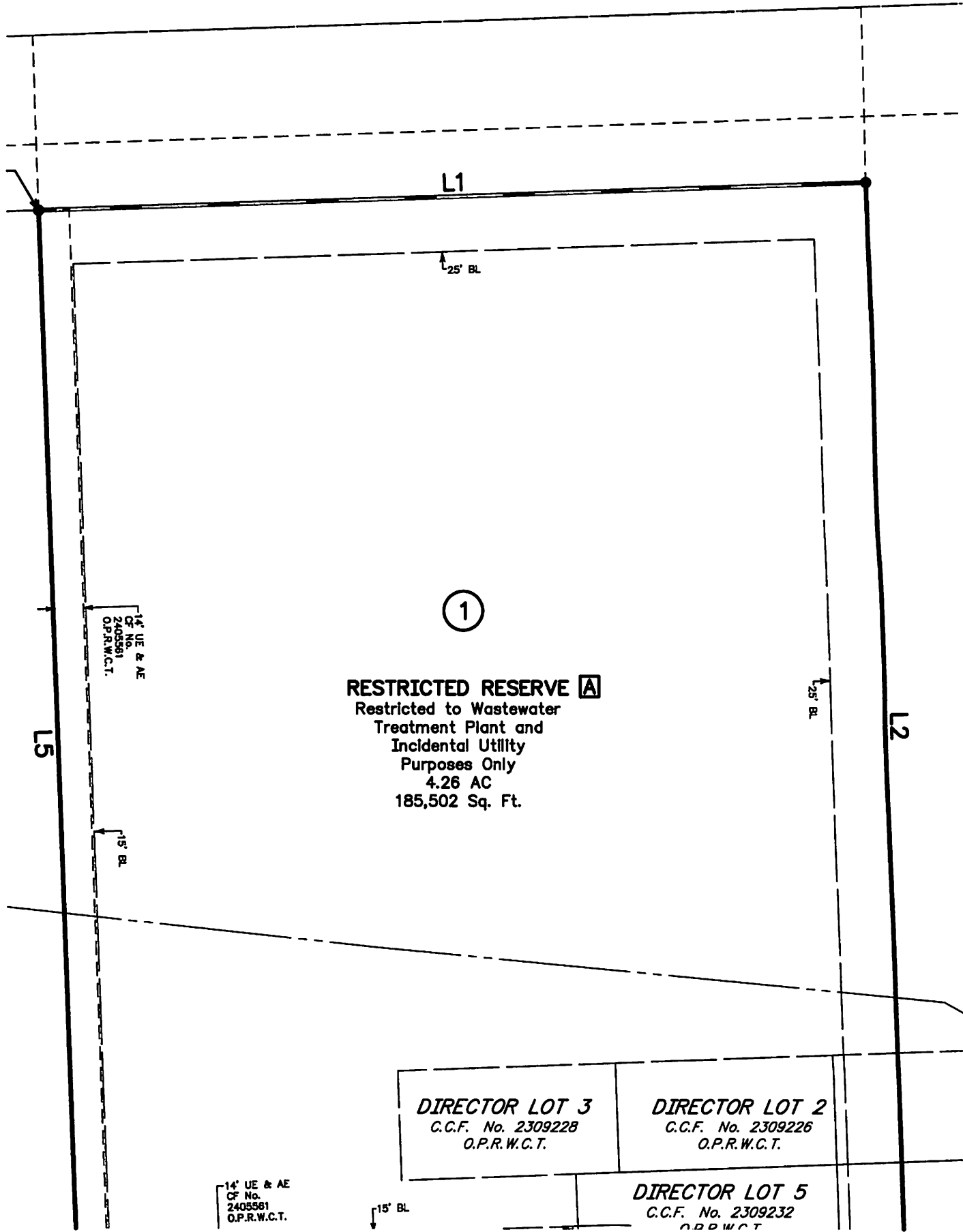
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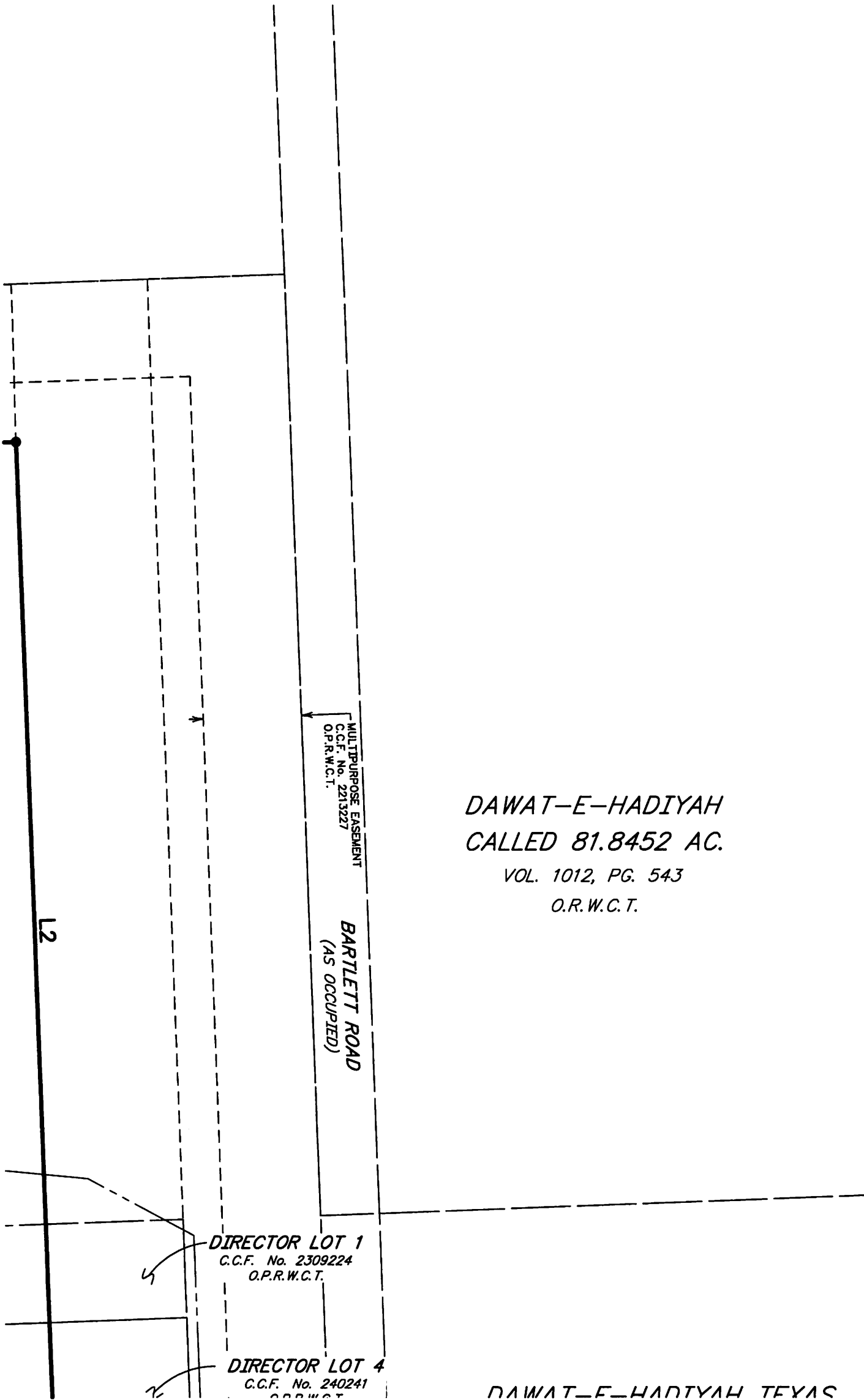
HILCORP ENERGY I, LP
CALLED 10.00 AC.
C.C.F. NO. 1809163
O.P.R.W.C.T.



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SCALE 1"=80'			
SHEET 11 OF 1			

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DAWAT-E-HADIYAH
CALLED 81.8452 AC.
VOL. 1012, PG. 543
O.R.W.C.T.

DAWAT-E-HADIYAH TEXAS

DATE: JUNE 2024

SCALE 1"=80'

SHEET 1J OF 1

FINAL PLAT OF
GRANGE
WASTEWATER
TREATMENT
PLANT

OWNER/DEVELOPER:
KATY 2855 DEVELOPMENT
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Jacobr@johnsondev.com

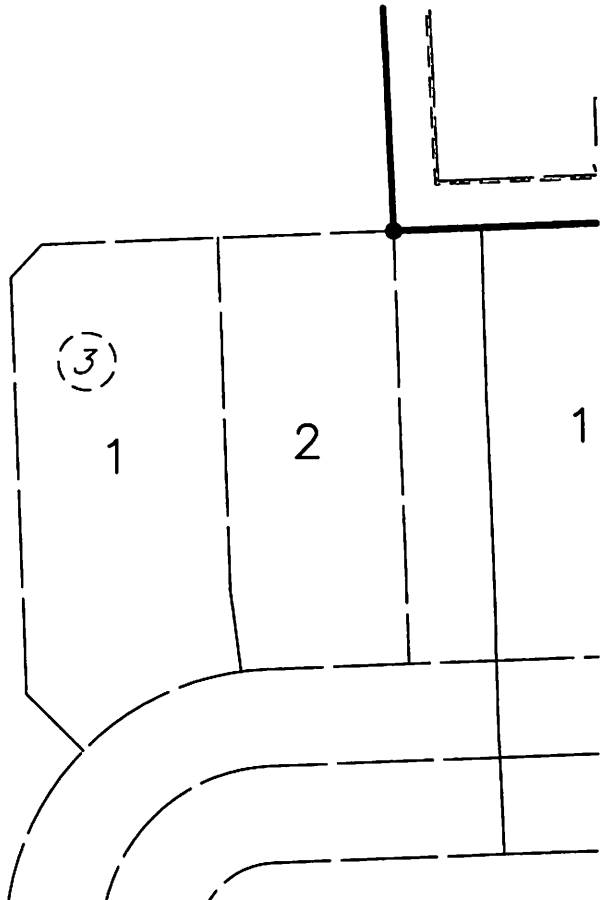


QUIDDITY

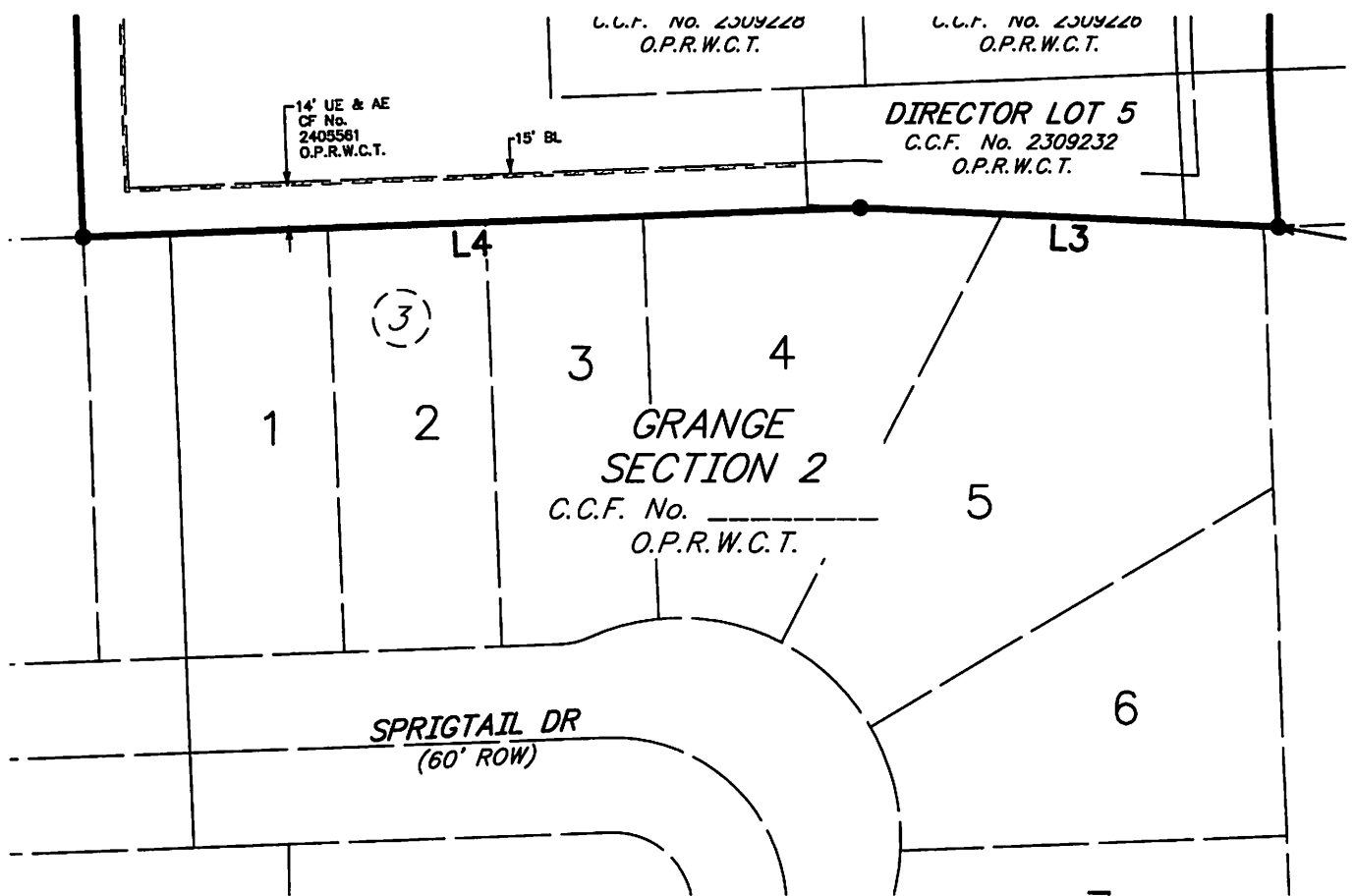
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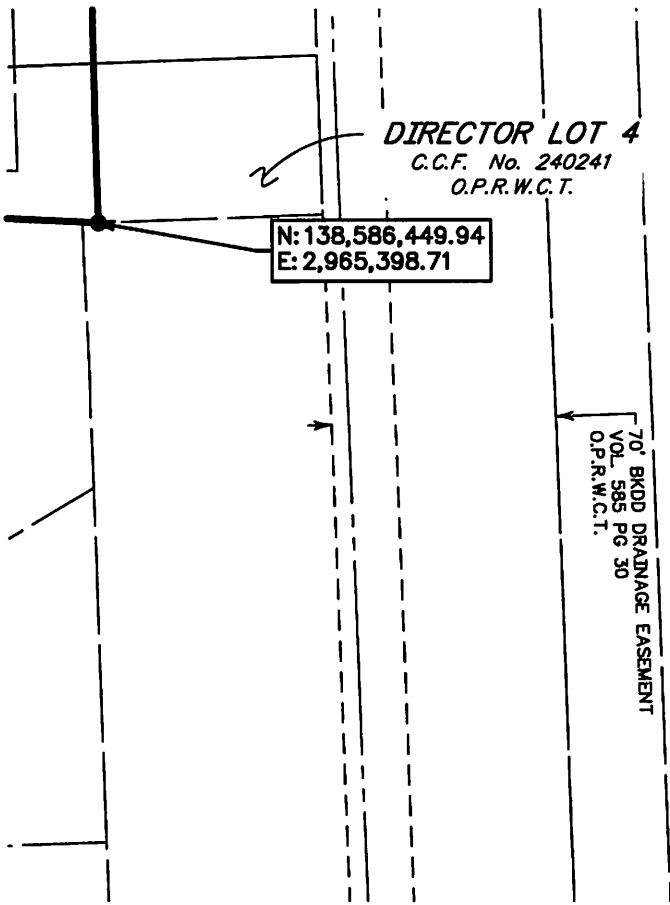
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ONE "X-SHADED"



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SCALE 1"=80'			
SHEET 1K OF 1			





DAWAT-E-HADIYAH TEXAS
RESIDUE CALLED 40.8759 AC.
VOL. 995, PG. 449
O.R.W.C.T.

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SCALE 1"=80'			
SHEET 1M OF 1			