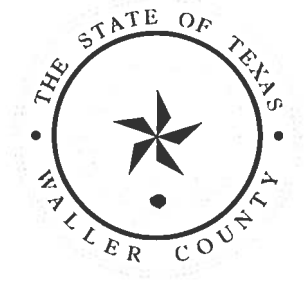


WALLER COUNTY

Yancy Scott, P.E., CFM
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final RePlat Approval for Sunterra Shores Drive Street Dedication Section 4 & Lift Station No.1 Partial Replat No.1

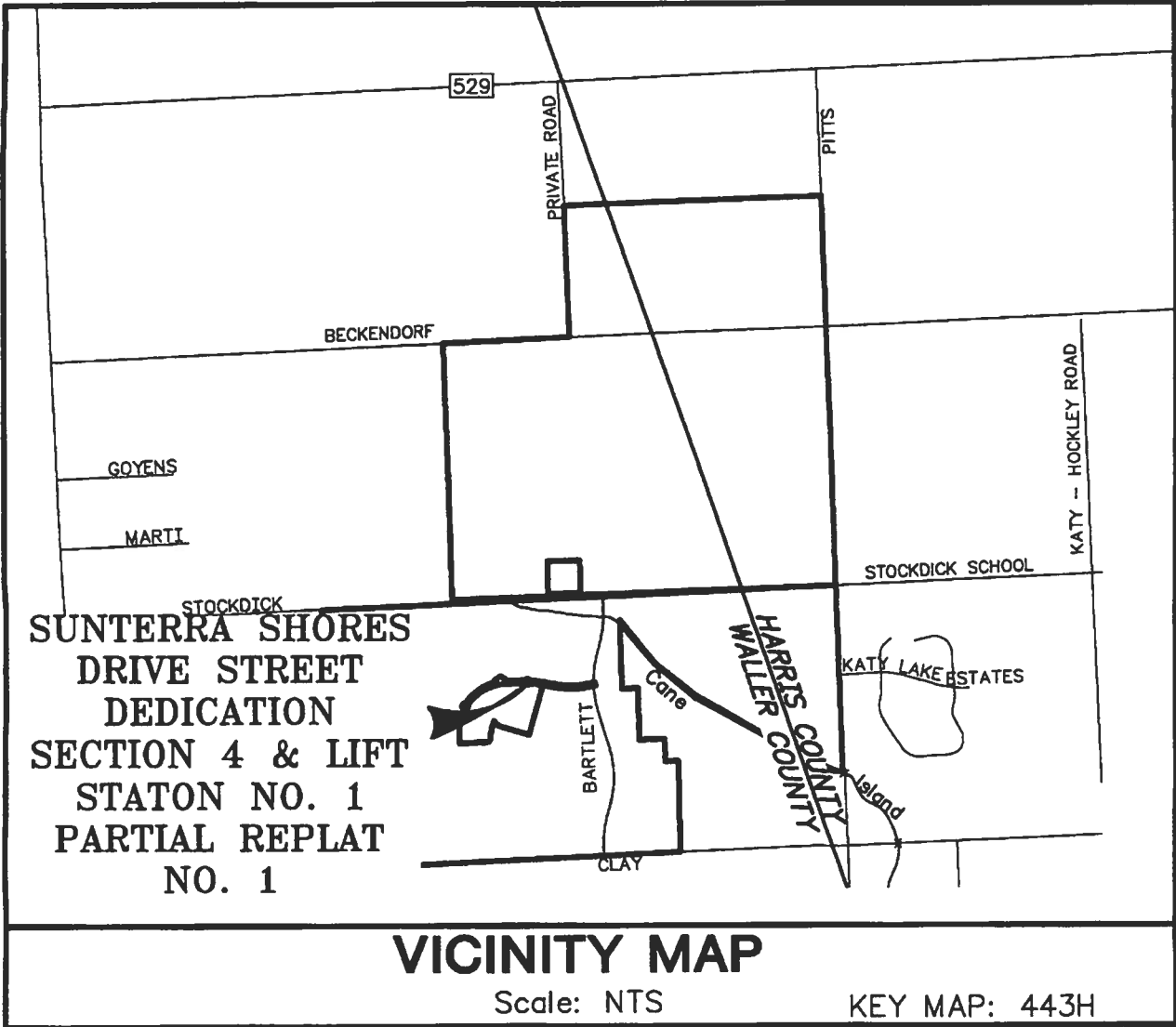
Date January 10, 2024

Background

Final RePlat of Sunterra Shores Drive Street Dedication Section 4 & Lift Station No. 1 Partial Replat No. 1 street name change Sunray Beach Drive to Malibu Glen Drive in Precinct 3.

Staff Recommendation

Approve Plat



VICINITY MAP

Scale: NTS

KEY MAP: 443H

**SUNTERRA SHORES
DRIVE STREET
DEDICATION SECTION 4
& LIFT STATION NO. 1
PARTIAL REPLAT NO 1**

A SUBDIVISION OF 0.04 ACRE OF LAND
BEING A REPLAT OF A PORTION OF RIGHT-OF-WAY OF "SUNRAY BEACH
DRIVE", SUNTERRA SHORES DRIVE STREET DEDICATION SECTION 4 &
LIFT STATION NO 1 RECORDED UNDER C.C.F. NO. 2113487, O.P.R.W.C.T.
OUT OF THE
H & T. C. RAILROAD COMPANY SURVEY SECTION 121, A-201
WALLER COUNTY, TEXAS
JANUARY 2023

REASON FOR REPLAT: TO CHANGE STREET NAME
"SUNRAY BEACH DRIVE" TO "MALIBU GLEN DRIVE"

BKDD Permit No. 2021-35 REVISED

DATE: JANUARY 2023	SUNTERRA SHORES STREET DEDICATION AND LIFT STATION NO 1 PARTIAL REPLAT NO. 1	OWNER/DEVELOPER: ASTRO SUNTERRA, LP a Delaware Limited Partnership 2450 Fondren Road, Suite 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sabryant@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1229 Corporate Drive Rosenberg, Texas 77471 281.942.2031
SCALE NTS			
SHEET 1A OF 1			
Cjamnik@quiddity.com			

A METES & BOUNDS description of an 0.04 acre strip of land in the H. & T. C. Railroad Company Survey Section 121, Abstract 201, Waller County, Texas, being over, through and across Sunterra Shores Drive Street Dedication Section 4 & Lift Station No. 1, according to map or plat thereof recorded under County Clerk's File Number 2113487, 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 ¾ inch iron rod with cap marked "Jones|Carter" found for the middle southwest corner of said Sunterra Shores Drive Street Dedication Section 4 & Lift Station No. 1, same being the beginning of a 25-foot radius transition from Sunray Beach Drive (50-foot wide) to Sunterra Shores Drive (60-foot wide) for the southwest corner and Place of Beginning of the herein described tract, and being in a non-tangent curve to the left;

Thence along said non-tangent curve to the left, the west line of the herein described tract, and the southerly line of said Sunterra Shores Drive Street Dedication 4 & Lift Station No. 1, having a central angle of 91 degrees 53 minutes 59 seconds, an arc length of 40.10 feet, a radius of 25.00 feet, and a chord bearing North 45 degrees 27 minutes 14 seconds West, 35.94 feet to a ¾ inch iron rod with cap marked "Jones|Carter" found for the northwest corner of the herein described tract, same being the end of said 25-foot radius transition;

Thence establishing the northerly line of the herein described tract, crossing said Sunterra Shores Drive Street Dedication 4 & Lift Station No. 1, at the following courses and distances:

North 88 degrees 35 minutes 47 seconds East, 6.33 feet to a point at the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 04 degrees 04 minutes 01 second, an arc length of 95.47 feet, a radius of 1,345.00 feet, and a chord bearing South 89 degrees 22 minutes 12 seconds East, 95.45 feet to a ¾ inch iron rod with cap marked "Jones|Carter" found for the northeast corner of the herein described tract, same being the beginning of a 25-foot radius transition from said Sunterra Shores Drive to said Sunray Beach Drive, being in the southerly line of said Sunterra Shores Drive Street Dedication 4 & Lift Station No. 1, and being in a non-tangent curve to the left;

Thence along said non-tangent curve to the left, the east line of the herein described tract, and the southerly line of said Sunterra Shores Drive Street Dedication 4 & Lift Station No. 1, having a central angle of 92 degrees 10 minutes 49 seconds, an arc length of 40.22 feet, a radius of 25.00 feet, and a chord bearing South 46 degrees 34 minutes 24 seconds West, 36.02 feet to a ¾ inch iron rod with cap marked "Jones|Carter" found for the southeast corner of the herein described tract, same being the end of said 25-foot radius transition;

Thence North 89 degrees 29 minutes 13 seconds West along the south line of the herein described tract, being the southerly line of said Sunterra Shores Drive Street Dedication 4 & Lift Station No. 1, crossing said Sunray Beach Drive, 50.00 feet to the Place of Beginning and containing 0.04 acre of land, more or less.

Line Table		
Line	Bearing	Distance
L1	N88°35'47"E	6.33'
L2	N89°29'13"W	50.00'
L3	S00°29'46"W	25.95'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1345.00'	4°04'01"	95.47'	S89°22'12"E	95.45'	47.76'
C2	25.00'	92°10'49"	40.22'	S46°34'24"W	36.02'	25.97'
C3	25.00'	91°53'59"	40.10'	N45°27'14"W	35.94'	25.84'

DATE: JANUARY 2023	SUNTERRA SHORES STREET DEDICATION AND LIFT STATION NO 1 PARTIAL REPLAT NO. 1	OWNER/DEVELOPER: ASTRO SUNTERRA, LP a Delaware Limited Partnership 2450 Fondren Road, Suite 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@iandtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1229 Corporate Drive Houston, Texas 77471 281.342.2033 Cjamnik@quiddity.com
SCALE NTS			
SHEET 18 OF 1			

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General Notes:

- AE "Aerial Easement"
- BL "Building Line"
- C.C.F. "County Clerk's File"
- D.R.H.C.T. "Deed Records, Harris County, Texas"
- GBL "Garage Building Line"
- No "Number"
- O.P.R.W.C.T. "Official Public 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"
- WLE "Waterline Easement"
- "Set 3/4-Inch Iron Rod With Cap Stamped
"Jones|Carter" as Per Certification"
- ① "Block Number"
- ~ "Street Name Break"

- 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.
- This subdivision is proposed for single-family residential, detention, and other related uses.
- The radius on all block corners is 25 feet, unless otherwise noted.
- 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.
- With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by Charter Title Company, GF No. 1076601800196A, Dated March 13, 2022.
- All coordinates shown are grid based on the Texas Coordinate System of 1983, South Central Zone, and may be converted to surface by applying by the combined scale factor of 0.99989805999.
- All bearings are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
- A minimum of ten (10) feet shall be provided between sides of residential dwellings.
- New development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.
- 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.
- 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.
- No structure in this subdivision shall be occupied until connected to a public sewer system.
- No structure in this subdivision shall be occupied until connected to an individual water supply or a state - approved community water system.
- This tract lies within Zone "AE" with defined BFE, and Zone "X Shaded" of the Flood Insurance Rate Map, Community No. 480640, Map Number 48473C0375E, Panel 0375, suffix "E" dated February 18, 2009 and revised under LOMR 19-06-1115P dated April 27, 2020 for Waller County, Texas and incorporated areas. Zone AE; Is defined as special flood hazard areas subject to inundation by the 1% annual chance flood event (100-year flood) with Base Flood Elevations determined. Shaded Zone X; Is defined as areas of the 0.2% annual chance flood (500-year flood); areas of 1% annual chance flood (100-year flood) with average depths of less than one foot or with drainage areas less than one square mile.
- 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.
- 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.
- 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.
- 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.
- 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 Astro Sunterra, L.P., a Delaware Limited Partnership, 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.
- Project site is within City of Houston ETJ.
- No pipeline or pipeline easement exist within the boundaries of this plat.
- 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 Schlupf Road, and +/- 3,601' West of the intersection of Clay Road and Pitts Road. Elevation = 159.03' (NAVD88, 2001 Adjustment).
- All lots shall have adequate wastewater collection service.
- Tract is subject to Declaration of Covenants, Conditions, and Restrictions recorded under C.C.F. NOS. 2100543, 2108796, 2109155, 2110496, 2112608, 2113020, and 2115251, O.P.R.W.C.T.
- Tract is subject to Grant of Easement and Surface Use Agreement recorded under C.C.F. NOS. 1910726 and 2007577, O.P.R.W.C.T.
- Tract is subject to Agreement for Underground Electric Service recorded under C.C.F. NO. 2202206, O.P.R.W.C.T.
- Tract is subject to Detention Facilities Maintenance Agreement recorded under C.C.F. NOS. 2009285, 2200987, 2200988, 2200989, 2200990, and 2202918, O.P.R.W.C.T.

DATE: JANUARY 2023

SCALE NTS

SHEET 1C OF 1

SUNTERRA
SHORES STREET
DEDICATION AND LIFT
STATION NO 1
PARTIAL REPLAT NO. 1

OWNER/DEVELOPER:

ASTRO SUNTERRA, LP
a Delaware Limited Partnership
2450 Fondren Road, Suite 210
HOUSTON, TEXAS 77063
(713) 783-6702
Sobryant@andtejas.com

ENGINEER/PLANNER/SURVEYOR:

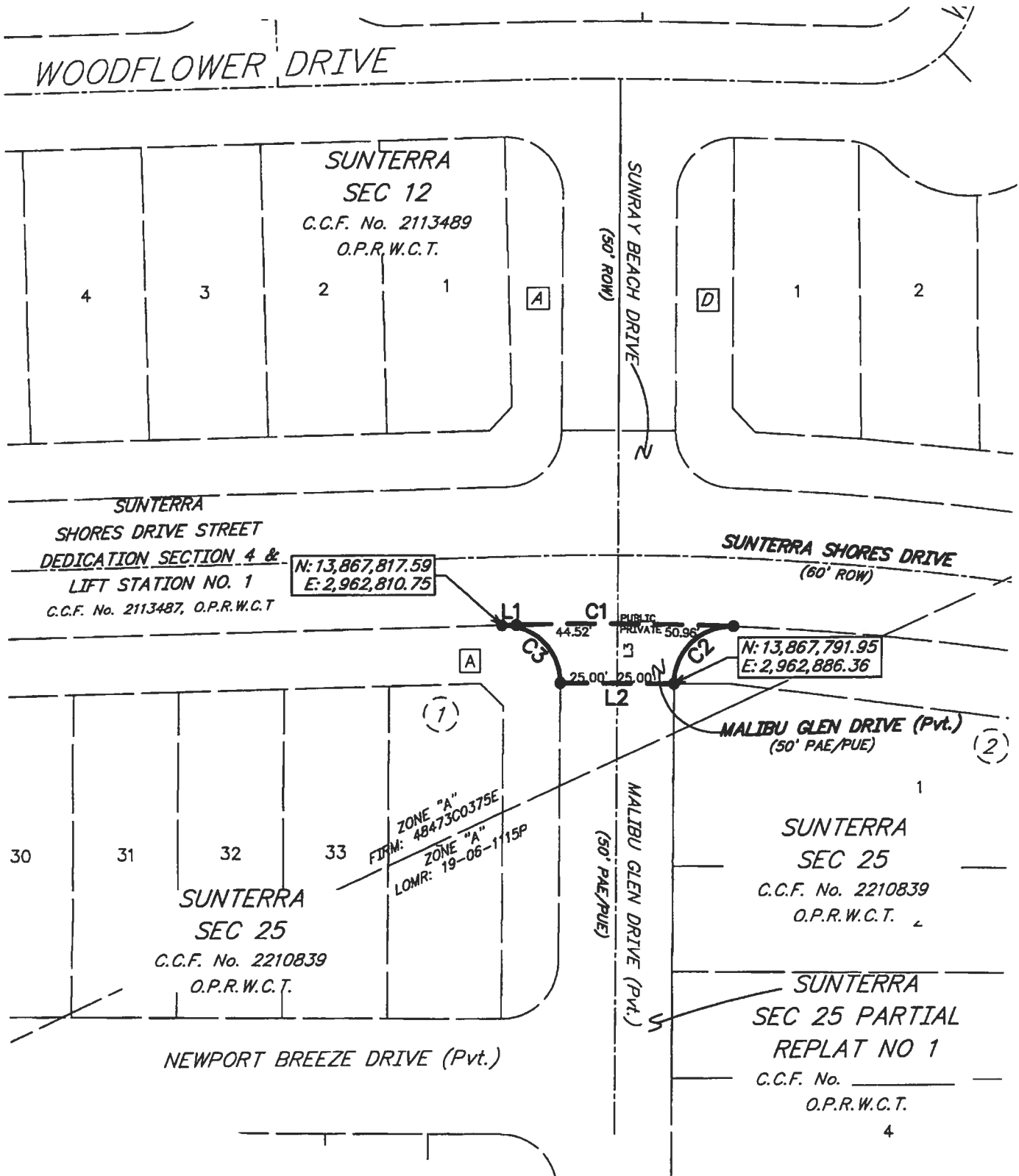


QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration No. F-73290 & 10046100
1229 Corporate Drive Rosenberg, Texas 77471 281.342.2033

Cjarnnik@quiddity.com

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DATE: JANUARY 2023

SCALE NTS

SHEET 1D OF 1

SUNTERRA
SHORES STREET
DEDICATION AND LIFT
STATION NO 1
PARTIAL REPLAT NO. 1

OWNER/DEVELOPER:
ASTRO SUNTERRA, LP
a Delaware Limited Partnership
2450 Fondren Road, Suite 210
HOUSTON, TEXAS 77063
(713) 783-6702
Sobryant@landtejas.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 1006100
1229 Corporate Drive, Rosenberg, Texas 77471 281.342.2033

Cjarnik@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.

A portion of this subdivision lies within the boundaries of any municipality's corporate city limits, or area of extra territorial jurisdiction.

A 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 dated 2/18/2009. Revised under LOMR 19-06-1115P dated 4/27/2020.

A portion of this subdivision lies within the boundaries of the 0.2% annual chance (500 year) flood plain as delineated on Waller County Community Panel #480640 dated 2/18/2009. Revised under LOMR 19-06-1115P dated 4/27/2020.


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



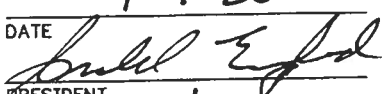
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Sunterra Shores Drive Street Dedication Section 4 and Lift Station No. 1 Partial Replat No. 1 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this 25 day of AUGUST, 2023.

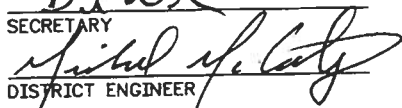
By: 
Martha L. Stein or M. Sonny Garza
Title Chair Vice Chairman

By: 
Margaret Wallace Brown, AICP, GNU-A
Secretary



BROOKSHIRE- KATY DRAINAGE DISTRICT Permit No. ~~2021-87~~ REVISED

2021-35
1-9-23
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: JANUARY 2023	SUNTERRA SHORES STREET DEDICATION AND LIFT STATION NO 1 PARTIAL REPLAT NO. 1	OWNER/DEVELOPER: ASTRO SUNTERRA, LP a Delaware Limited Partnership 2450 Fondren Road, Suite 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. 1-23290 & 10046100 61229 Corporate Drive Rosenberg, Texas 77471 281 342 2033 Cjamnik@quiddity.com
SCALE NTS			
SHEET 1E OF 1			

K:\16537\16537-0025-00 Sunterra Collector A Segment 4A\2 Design Phase\Platting\Replat\Plat_Collector A Seq 4.dwg Jan 20, 2023 - 9:41am CKJ

STATE OF TEXAS §
COUNTY OF WALLER §

We, Astro Sunterra L.P., a Delaware Limited Partnership acting by and through Melanie Ohi, Authorized Signer, owner hereinafter referred to as Owners of the 0.04 acre tract described in the above and foregoing map of Sunterra Shores Drive Street Dedication Section 4 and Lift Station No. 1 Partial Replat No. 1, 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.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

IN TESTIMONY WHEREOF, the Astro Sunterra L.P., a Delaware Limited Partnership has caused these presents to be signed by Melanie Ohi, Authorized Signer, thereunto, this 20th day of January 2023.

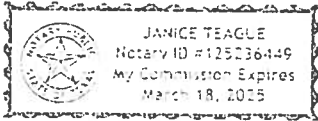
Astro Sunterra L.P.,
a Delaware Limited Partnership
By: Melanie Ohi
Melanie Ohi, Authorized Signer

STATE OF TEXAS §
COUNTY OF HARRIS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20th day of January 2023.

Janice Teague
Notary Public in and for the State of Texas
Janice Teague
Print Name
My commission expires: 03/18/2025



DATE: JANUARY 2023	SUNTERRA SHORES STREET DEDICATION AND LIFT STATION NO 1 PARTIAL REPLAT NO. 1	OWNER/DEVELOPER: ASTRO SUNTERRA, LP a Delaware Limited Partnership 2450 Fondren Road, Suite 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas State of Professional Engineers and Land Surveyors Registration Nos. 7023702 & 10096109 6122th Corporate Drive, Houston, Texas 77057 282.842.7013 Cjamnik@quiddity.com
SCALE NTS			
SHEET 1F OF 1			

Cjamnik@quiddity.com