

WALLER COUNTY

Yancy Scott, P.E., CFM
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Section 48

Date: January 10, 2024

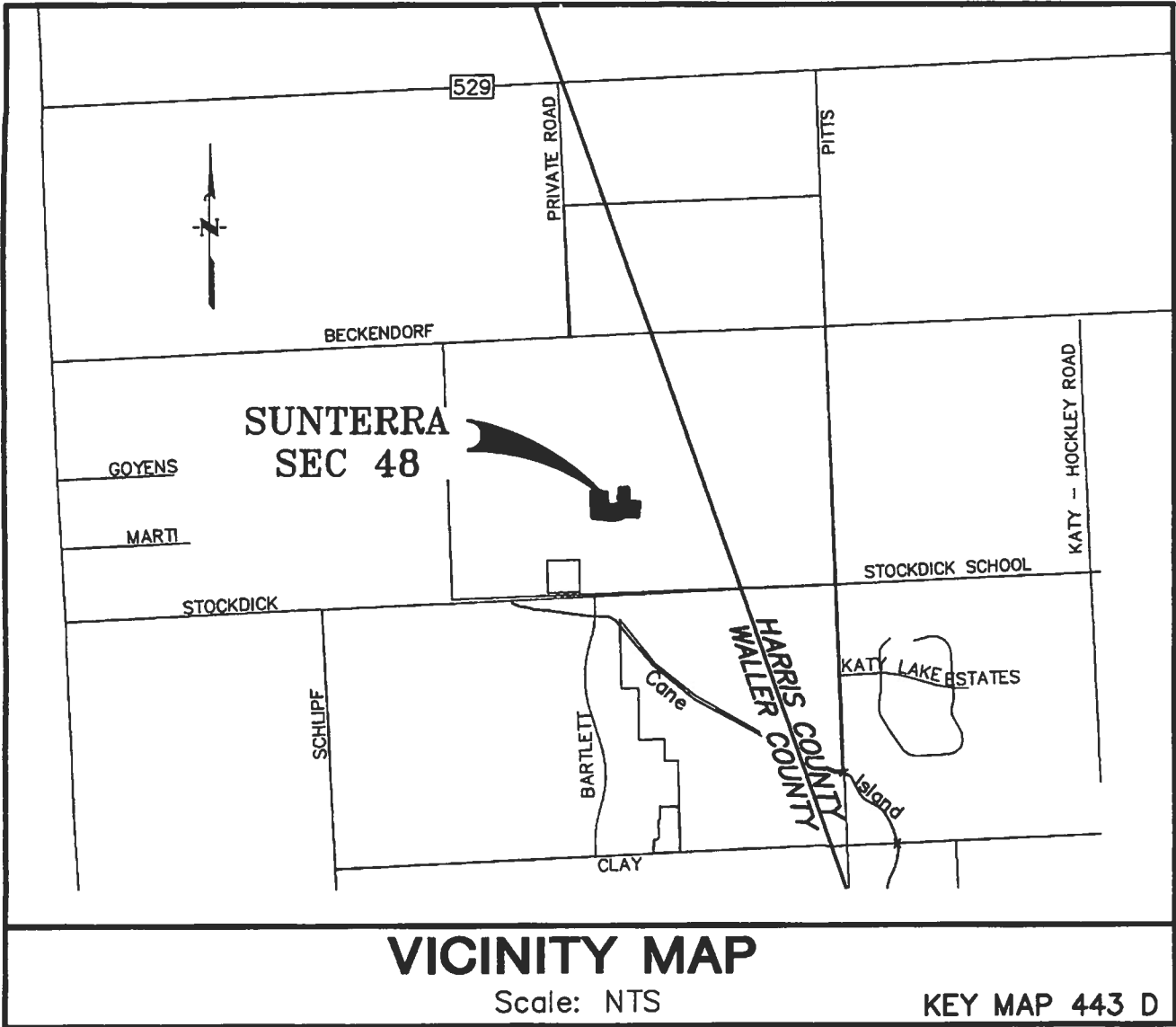
Background

Final Plat of Sunterra Section 48 Subdivision which consists of 10.49 acres will include 59 Lots, 3 Blocks and 4 Reserves in Precinct 3.

Staff Recommendation

Approve Plat

K:\16537\16537-0102-00 Sunterra Section 48 WSD&P\2 Design Phase\Planning\new Plat Sunterra Sec 48.dwg Dec 07, 2023 - 11:29am cjs



FINAL PLAT OF SUNTERRA SEC 48

A SUBDIVISION OF 10.49 ACRES OF LAND
OUT OF THE
H. & T. C. RAILROAD COMPANY SURVEY SECTION 129, A-24
WALLER COUNTY, TEXAS
59 LOTS 4 RESERVES 3 BLOCK
JULY 2023

BKDD Permit No. 2023-63

DATE: JULY 2023

SCALE NTS

SHEET 1A OF 1

FINAL PLAT OF
SUNTERRA
SEC 48

OWNER/DEVELOPER:
KB Home Lone Star, Inc.
A Texas Corporation
11314 Richmond Ave.
HOUSTON, TEXAS 77082
(281) 668-3872
dgallo@kbhome.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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

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A METES & BOUNDS description of a 10.49 acre tract of land in the H. & T. C. Railroad Company Survey, Section 129, Abstract 204, Waller County, Texas, being out of and a part of that certain called 304.68 acre tract (Exhibit 'A', Tract 3) recorded under County Clerk's File Number 2115246, Official Public Records, Waller County, Texas, the residue of that certain called 349.96 acre tract recorded under County Clerk's File Number 2203247, Official Public Records, Waller County, Texas, that certain called 39.58 acre tract recorded under County Clerk's File Number 2203289, Official Public Records, Waller County, Texas, and that certain called 20.82 acre tract recorded under County Clerk's File Number 2203295, 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 an angle point in the north line of a called 655.54 acre tract (Exhibit 'A', Dollins Tract) recorded under County Clerk's File Number 2115246, Official Public Records, Waller County, Texas, being the northwest corner of the J. W. McCutcheon Survey Section 130, Abstract 308, same being the northeast corner of the H. & T. C. Railroad Company Section 121, Abstract 201, same being an angle point in the south line of a non-contiguous portion of the residue of a called 1,263.584 acre tract recorded in Volume 449, Page 312, Deed Records, Waller County, Texas, being the southeast corner of said Abstract 375, same being the southwest corner of said Abstract 204, from which the northwest corner of Bartlett Road Street Dedication according to map or plat thereof recorded under County Clerk's File Number 2108104, Official Public Records, Waller County Texas, bears South 12 degrees 25 minutes 00 seconds East, 54.89 feet;

Thence North 02 degrees 20 minutes 45 seconds West, along the west line of said Abstract 204, being the east line of said Abstract 375, and crossing a called 10.00 acre tract recorded in Volume 200, Page 118, Deed Records, Waller County, Texas, said called 304.68 acre tract, and said non-contiguous portion of the residue of a called 1,263.584 acre tract, 1,560.56 feet to a point;

Thence North 87 degrees 39 minutes 15 seconds East, departing said line, crossing said non-contiguous portion of the residue of a called 1,263.584 acre tract and said called 349.96 acre tract, 100.00 feet to the southwest corner and Place of Beginning of the herein described tract;

Thence North 02 degrees 20 minutes 45 seconds West establishing the lower west line of the herein described tract, 579.68 feet to the lower northwest corner of the herein described tract, being a point in a non-tangent curve to the left;

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

Thence with said non-tangent curve to the left, 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;

North 87 degrees 39 minutes 15 seconds East, 97.48 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 86 degrees 01 minute 22 seconds, an arc length of 37.53 feet, a radius of 25.00 feet, and a chord bearing North 44 degrees 38 minutes 34 seconds East, 34.11 feet;

South 88 degrees 22 minutes 07 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 03 degrees 58 minutes 38 seconds, an arc length of 8.68 feet, a radius of 125.00 feet, and a chord bearing South 00 degrees 21 minutes 26 seconds East, 8.68 feet;

South 02 degrees 20 minutes 45 seconds East, 21.85 feet;

North 87 degrees 39 minutes 15 seconds East, 120.00 feet;

South 02 degrees 20 minutes 45 seconds East, 275.80 feet;

South 84 degrees 01 minute 17 seconds East, 102.53 feet;

North 86 degrees 18 minutes 11 seconds East, 76.32 feet;

North 74 degrees 33 minutes 18 seconds East, 153.92 feet;

North 02 degrees 20 minutes 45 seconds West, 85.43 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 47 degrees 20 minutes 45 seconds West, 35.36 feet;

North 02 degrees 20 minutes 45 seconds West, 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 North 42 degrees 39 minutes 15 seconds East, 35.36 feet;

North 02 degrees 20 minutes 45 seconds West, 156.40 feet to the upper northwest corner of the herein described tract;

Thence North 87 degrees 39 minutes 15 seconds East, establishing the upper north line of the herein described tract, 170.00 feet, being a point in the east line of said 20.82 acre tract, same being the west line of an adjoining called Sunterra Sec 46 recorded under County Clerk's File Number 2301020, Official Public Records, Waller County, Texas, for the northeast corner of the herein described tract;

Thence along the east line of the herein described tract, same being the east line of said called 20.82 acre tract and the west line of said called Sunterra Sec 46, with the following courses and distances:

South 02 degrees 20 minutes 45 seconds East, 317.89 feet;

South 86 degrees 43 minutes 42 seconds East, 248.23 feet;

South 05 degrees 51 minutes 26 seconds West, 98.76 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing South 50 degrees 51 minutes 26 seconds West, 35.36 feet;

South 05 degrees 51 minutes 26 seconds West, 50.00 feet to a point in a non-tangent curve to the right;

Thence with said non-tangent curve to the right, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing South 39 degrees 08 minutes 34 seconds East, 35.36 feet;

Thence South 05 degrees 51 minutes 26 seconds West, at 98.54 feet pass the southeast corner of said called 20.82 acre tract, and continue for a total distance of 100.91 feet to the southeast corner of the herein described tract;

Thence establishing the south line of the herein described tract, crossing said called 304.68 acre tract, said called 349.96 acre tract, and said called 20.82 acre tract, with the following courses and distances:

North 82 degrees 12 minutes 15 seconds West, 30.01 feet;

North 86 degrees 43 minutes 42 seconds West, 286.70 feet;

South 50 degrees 54 minutes 58 seconds West, 32.40 feet;

South 64 degrees 51 minutes 37 seconds West, 104.82 feet;

South 75 degrees 56 minutes 50 seconds West, 52.66 feet;

South 82 degrees 28 minutes 07 seconds West, 52.45 feet;

South 88 degrees 59 minutes 15 seconds West, 52.62 feet;

North 85 degrees 41 minutes 35 seconds West, 47.67 feet;

North 85 degrees 22 minutes 22 seconds West, 405.63 feet to the Place of Beginning and containing 10.49 acres of land, more or less.

DATE: JULY 2023

SCALE NTS

SHEET 18 OF 1

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SEC 48

OWNER/DEVELOPER:
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- General Notes:
- AE "Aerial Easement"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - GBL "Garage Building Line"
 - IRF "Found 5/8-Inch Iron Rod with cap stamped "Quiddity Eng. Property Corner"
 - No "Number"
 - O.P.R.R.P.H.C.T. "Official Public Records of Real Property, Harris County, Texas"
 - O.P.R.W.C.T. "Official Public Records, Waller County, Texas"
 - ROW "Right-of-Way"
 - STM SE "Storm Sewer Easement"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - UE "Utility Easement"
 - Vol _ Pg _ "Volume and Page"
 - WLE "Waterline Easement"
 - "Set 3/4-Inch Iron Rod With Cap Stamped "Quiddity Eng. Property Corner" as Per Certification"
 - ① "Block Number"
 - ↗ "Street Name Break"

- 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.
- With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by Charter Title Company, GF No. _____ Dated _____, 202__.
- 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 the representative Title Company.
- All coordinates shown are grid based on the Texas Coordinate System of 1983, South Central Zone, and may be converted to surface by dividing by the combined scale factor of 1.00010195040.
- 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, Zone "A" with no defined BFE, 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 and revised under LQMR 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. Unshaded Zone "X"; is defined as areas determined to be outside the 0.2% annual chance floodplain. 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. Zone "A" is defined as special flood hazard areas subject to inundation by the 1% annual chance flood, with no base flood elevation determined.
- 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 KB Home Lone Star Inc., A Texas Corporation, 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.
- There are no pipeline easements within the platted area.
- TBM "2081855" 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'
- Tract is subject to Grant of Easement and Surface Use Agreement recorded under C.C.F. No. 2011586, O.P.R.W.C.T. and C.C.F. No. RP-2020-565105, O.P.R.R.P.H.C.T.
- Tract is subject to Surface Waiver Agreement recorded under C.C.F. No. 2203245, O.P.R.W.C.T., and C.C.F. No. RP-2022-140209, O.P.R.R.P.H.C.T.
- All lots shall have adequate wastewater collection services.
- Areas identified as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed and maintained under a binding agreement among the owners of the property in the subdivision.
- Tract is subject to Grant of Telecommunications Easement recorded under C.C.F. No. 2213359, O.P.R.W.C.T.
- Tract is subject to Sanitary Sewer Easement recorded under C.C.F. No. 2300313, O.P.R.W.C.T.
- Tract is Subject to Detention Facilities Maintenance Agreement recorded under C.C.F. No. 2200989, O.P.R.W.C.T.

DATE: JULY 2023

SCALE NTS

SHEET 1C OF 1

FINAL PLAT OF
SUNTERRA
SEC 48

OWNER/DEVELOPER:
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A Texas Corporation
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HOUSTON, TEXAS 77082
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dgallo@kbhome.com

ENGINEER/PLANNER/SURVEYOR:



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Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	90°00'00"	39.27'	S50°51'26"W	35.36'	25.00'
C2	25.00'	90°00'00"	39.27'	S39°08'34"E	35.36'	25.00'
C3	30.00'	90°00'00"	47.12'	S47°20'45"E	42.43'	30.00'
C4	25.00'	86°01'22"	37.53'	N44°38'34"E	34.11'	23.32'
C5	125.00'	3°58'38"	8.68'	S00°21'26"E	8.68'	4.34'
C6	25.00'	90°00'00"	39.27'	N47°20'45"W	35.36'	25.00'
C7	25.00'	90°00'00"	39.27'	N42°39'15"E	35.36'	25.00'
C8	150.00'	3°58'38"	10.41'	N00°21'26"W	10.41'	5.21'
C9	50.00'	81°39'56"	71.27'	N43°10'43"W	65.39'	43.21'
C10	310.00'	54°32'27"	295.09'	N68°43'06"E	284.08'	159.80'
C11	100.00'	84°22'57"	147.28'	N44°32'13"W	134.32'	90.65'
C12	300.00'	2°35'07"	13.54'	N85°26'08"W	13.54'	6.77'
C13	25.00'	81°27'55"	35.55'	N10°12'37"E	32.63'	21.53'
C14	25.00'	62°10'03"	27.13'	S78°53'06"W	25.81'	15.07'
C15	25.00'	45°09'37"	19.70'	S73°24'31"W	19.20'	10.40'
C16	50.00'	164°57'02"	143.95'	S46°41'47"E	99.14'	378.53'
C17	25.00'	38°07'30"	16.64'	N16°43'00"E	16.33'	8.64'
C18	25.00'	90°00'00"	39.27'	N47°20'45"W	35.36'	25.00'
C19	30.00'	90°00'00"	47.12'	S42°39'15"W	42.43'	30.00'

DATE: JULY 2023	FINAL PLAT OF SUNTERRA SEC 48	OWNER/DEVELOPER: KB Home Lone Star, Inc. A Texas Corporation 11314 Richmond Ave. HOUSTON, TEXAS 77082 (281) 668-3872 dgallo@kbhome.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000 Cjarnik@quiddity.com
SCALE NTS			
SHEET 1D OF 1			

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Line Table		
Line	Bearing	Distance
L1	N87°39'15"E	170.00'
L2	S86°43'42"E	248.23'
L3	S05°51'26"W	98.76'
L4	S05°51'26"W	50.00'
L5	S05°51'26"W	100.91'
L6	N82°12'15"W	30.01'
L7	S50°54'58"W	32.40'
L8	S64°51'37"W	104.82'
L9	S75°56'50"W	52.66'
L10	S82°28'07"W	52.45'
L11	S88°59'15"W	52.62'
L12	N85°41'35"W	47.67'
L13	N87°39'15"E	97.48'
L14	S88°22'07"E	50.00'
L15	S02°20'45"E	21.85'
L16	N87°39'15"E	120.00'
L17	S84°01'17"E	102.53'
L18	N86°18'11"E	76.32'
L19	N74°33'18"E	153.92'
L20	N02°20'45"W	85.43'

Line Table		
Line	Bearing	Distance
L21	N02°20'45"W	50.00'
L22	N02°20'45"W	156.40'
L23	N87°39'15"E	177.00'
L24	N02°20'45"W	379.74'
L25	N42°13'47"E	8.42'
L26	N84°00'41"W	224.70'
L27	N86°43'42"W	195.53'
L28	S84°08'34"E	48.32'
L29	N02°20'45"W	358.68'
L30	N87°39'15"E	50.00'
L31	N02°20'45"W	120.58'
L32	S05°51'26"W	113.94'
L33	N49°33'52"E	14.46'
L34	N05°59'19"E	128.39'
L35	N05°59'19"E	128.99'
L36	N02°20'45"W	477.74'
L37	S42°39'15"W	14.14'
L38	N87°39'15"E	114.91'
L39	N02°20'45"W	121.27'

[A] RESTRICTED RESERVE "A"
Restricted to
Compensating Open Space
& Incidental Utility
Purposes Only
0.14 AC
6,197 SQ FT

[B] RESTRICTED RESERVE "B"
Restricted to
Landscape/Open Space, &
Incidental Utility
Purposes Only
0.07 AC
3,217 SQ FT

[C] RESTRICTED RESERVE "C"
Restricted to
Landscape/Open Space
& Incidental Utility
Purposes Only
0.33 AC
14,165 SQ FT

[D] RESTRICTED RESERVE "D"
Restricted to
Landscape/Open Space
& Incidental Utility
Purposes Only
0.06 AC
2,432 SQ FT

RESERVE TOTALS
0.60 AC
26,011 SQ FT

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SCALE NTS			
SHEET 1E OF 1			

LOT SIZES<5000 SF--SUBURBAN AREA

BLOCK NO.	LOT NO.	LOT AREA
BLOCK 1	1	4,920
	2	4,920
	3	4,920
	4	4,920
	5	4,920
	6	4,920
	7	4,920
	8	4,920
BLOCK 3	1	4,920
	2	4,920
	3	4,920
	4	4,920
	5	4,920
	6	4,920
	7	4,920
	8	4,920
TOTAL NUMBER OF LOTS<5000 SF		16
TOTAL AREA OF LOTS <5000 SF		78,720

COMPENSATING OPEN SPACE TABLE--SUBURBAN AREA

- A. TOTAL NUMBER OF LOTS<5000 SF: 16
- B. TOTAL AREA OF LOTS <5000 SF: 78,720 SF
- C. AVERAGE LOT SIZE<5000 SF (B/A): 4,920 SF
- D. COMPENSATING OPEN SPACE REQUIRED PER LOT (BASED ON C): 100.0
- E. COMPENSATING OPEN SPACE REQUIRED (A X D): 1,600 SF
- F. TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED: 6,197 SF RESERVE A

K:\16537\16537-0102-00 Sunterra Section 48 WSD&P\2 Design Phase\Planning\new Plat_Sunterra Sec 48.dwg Dec 07, 2023 - 11:30am cjs

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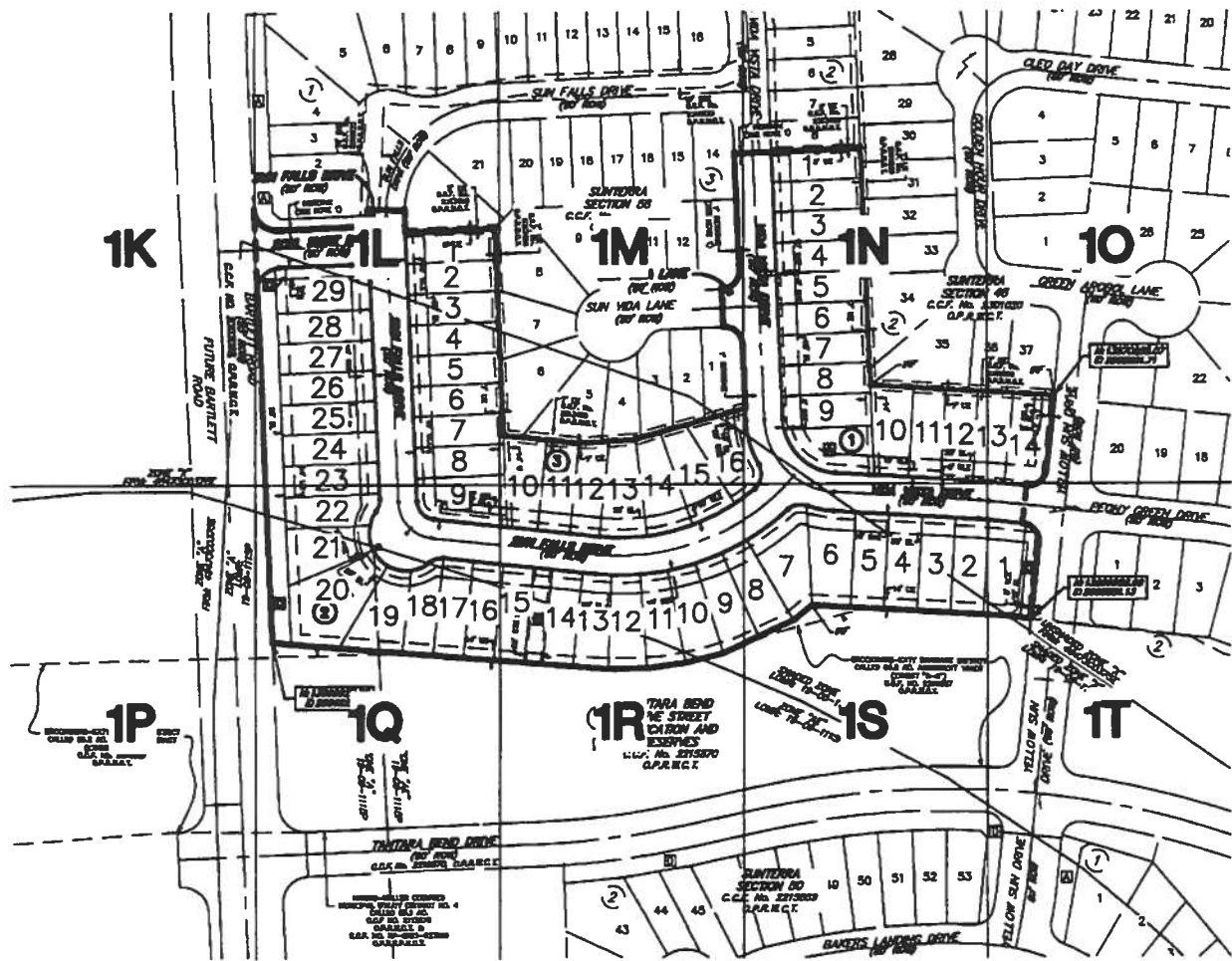
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SCALE: 1" = 100'

DATE: JULY 2023

SCALE 1" = 250'

SHEET 1G OF 1

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2322 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000

Cjarnik@quiddity.com

Certificate of Surveyor

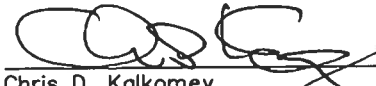
This is to certify that I, Chris D. Kalkomey, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points 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 flood plain as delineated on Waller County Community Panel #480640 of LOMR 19-06-115P dated 2/27/2020.

A 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 , dated 2/18/2009

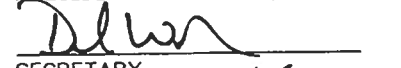



Chris D. Kalkomey
Registered Professional Land Surveyor
Texas Registration No. 5869

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2022-63 REVISED

APPROVED BY THE BOARD OF SUPERVISORS ON

6.26.23
DATE

PRESIDENT

SECRETARY

DISTRICT ENGINEER

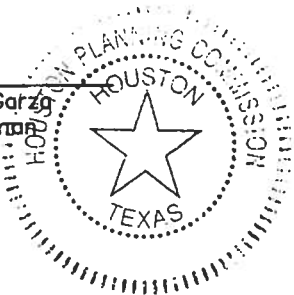
THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) 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.

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Sunterra Section 48 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 29 day of NOVEMBER, 2023.

By: 
Martha L. Stein or
Chair

M. Sonny Garza
Vice Chairman

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



DATE: JULY 2023

SCALE NTS

SHEET 1H OF 1

FINAL PLAT OF
SUNTERRA
SEC 48

OWNER/DEVELOPER:
KB Home Lone Star, Inc.
A Texas Corporation
11314 Richmond Ave.
HOUSTON, TEXAS 77082
(281) 668-3872
dgallo@kbhome.com

ENGINEER/PLANNER/SURVEYOR:
 JONES CARTER
Texas Board of Professional Engineers Registration No. 1-439
Texas Board of Professional Land Surveying Registration No. 120461-04
6330 West Loop South, Suite 150 - Bellaire, TX 77401 - 713 777 5337
Swinter@jonescarter.com

STATE OF TEXAS 5
COUNTY OF WALLER 5

We, KB Home Lone Star, Inc., A Texas Corporation acting by and through Ryan Hawkins, Director of Land Development and attested by Mark Eubanks, Vice President of Finance, owner hereinafter referred to as Owners of the 10.49 acre tract described in the above and foregoing map of Sunterra Sec 48, 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, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision Sunterra where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and to hereby make and establish and dedicated to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Waller County, by Waller County, or any citizen thereof, by injunction as follows:

- 1. That drainage of septic tanks into roads, streets, alleys or public ditches, streams, ect., either directly or indirectly is strictly prohibited.
- 2. All stock animals, horses and fowl, shall be fenced in and not allowed to run at large in the subdivision.
- 3. Drainage structures under private drives shall have a 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 KB Home Lone Star, Inc., A Texas Corporation has caused these presents to be signed by Ryan Hawkins, Director of Land Development and attested by Mark Eubanks, Vice President of Finance, thereunto, this 15th day of August 2023.

KB Home Lone Star, Inc.
A Texas Corporation
By: KB Home Lone Star, Inc.
A Texas Corporation,
Its General Partner

Ryan Hawkins
Director of Land Development

Mark Eubanks
Vice President of Finance

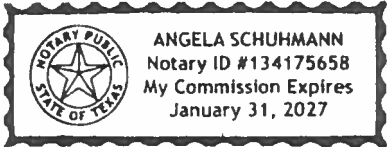
STATE OF TEXAS 5
COUNTY OF Harris 5

BEFORE ME, the undersigned authority, on this day personally appeared Ryan Hawkins, Director of Land Development and Mark Eubanks, Vice President of Finance are 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 15 day of August 2023.

Angela Schuhmann
Notary Public in and for the State of Texas

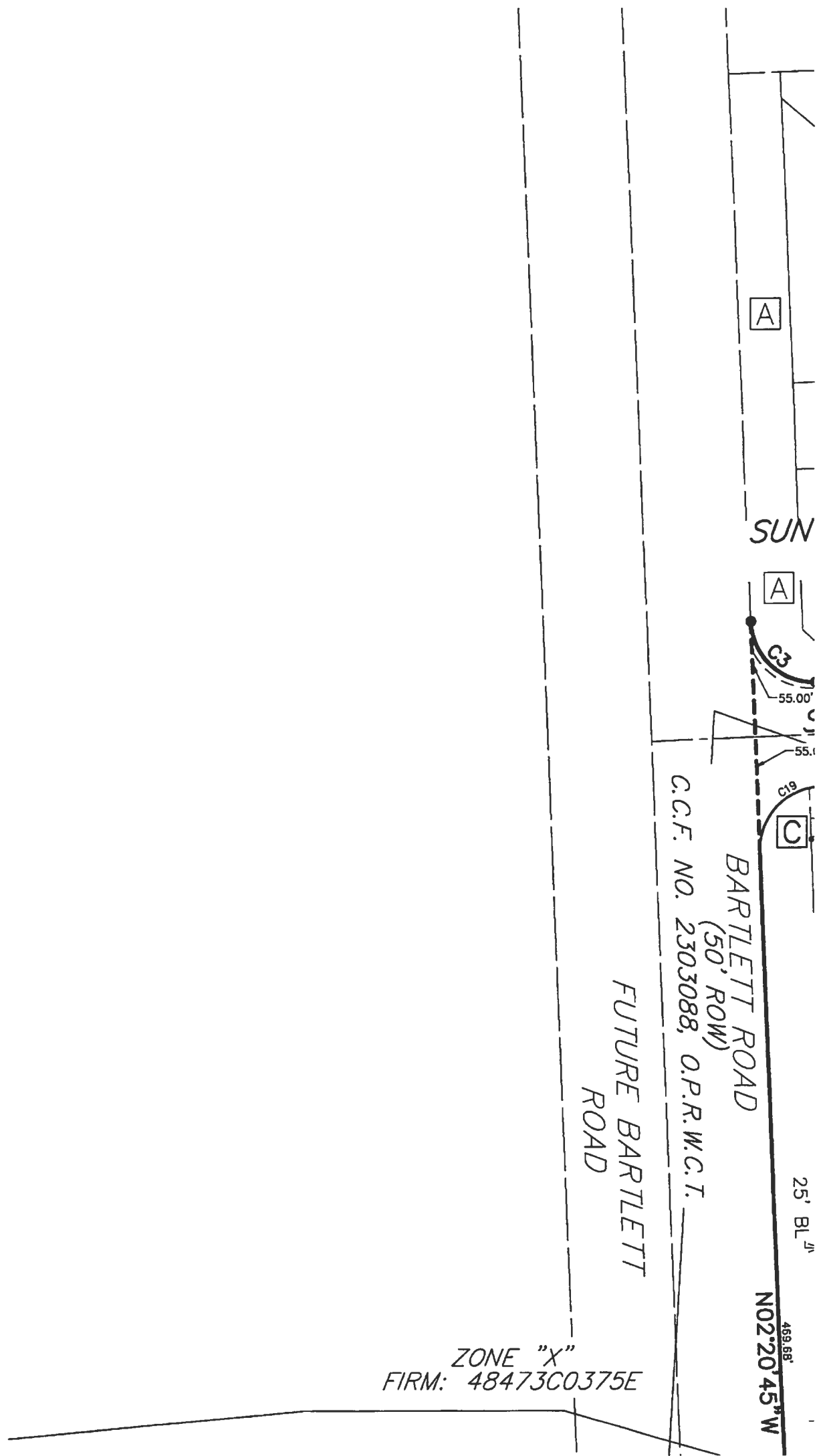
Angela Schuhmann
Print Name



My commission expires: 1/31/2027

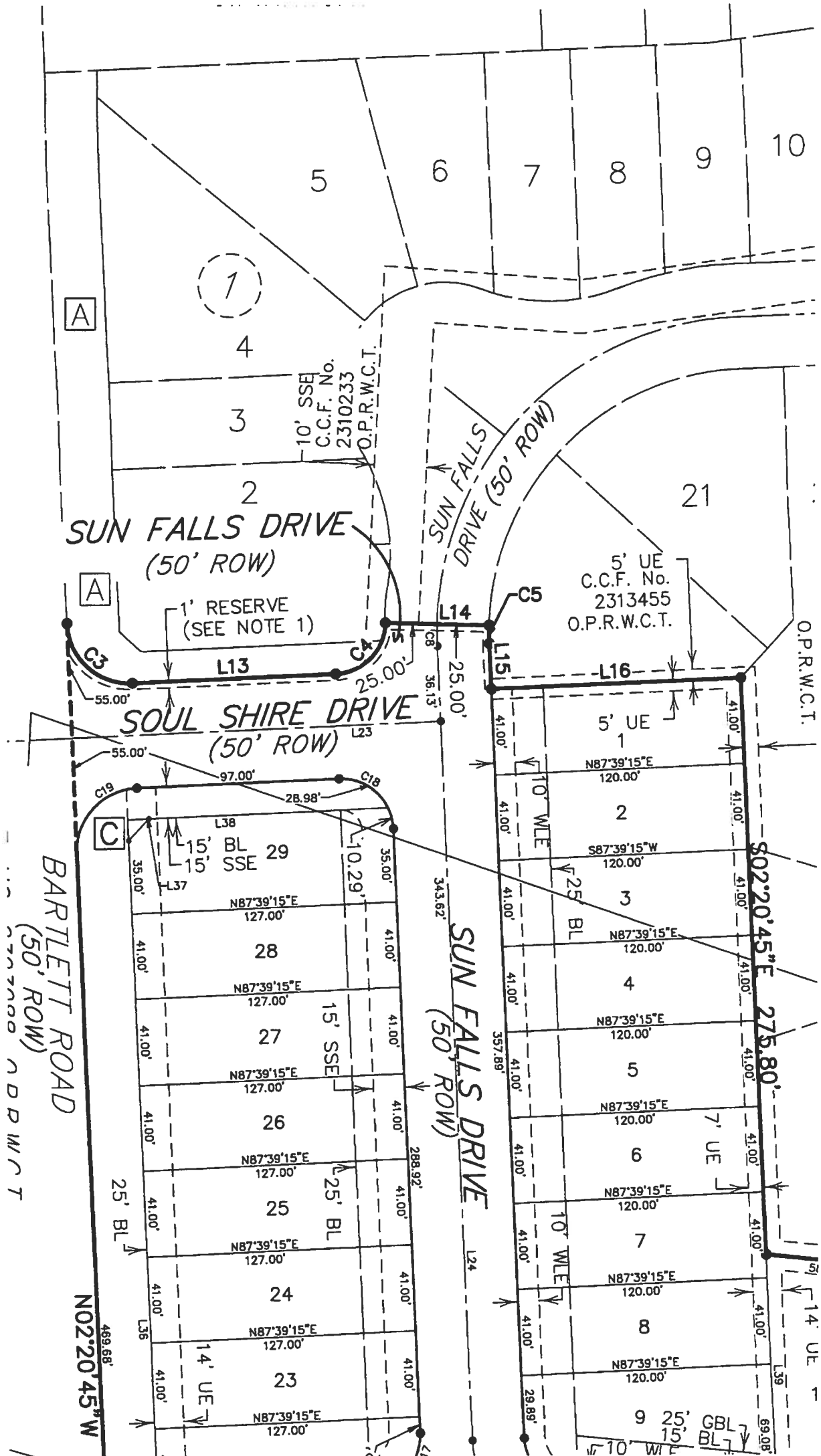
DATE: JULY 2023	FINAL PLAT OF SUNTERRA SEC 48	OWNER/DEVELOPER: KB Home Lone Star, Inc. A Texas Corporation 11314 Richmond Ave. HOUSTON, TEXAS 77082 (281) 668-3872 dgallo@kbhome.com	ENGINEER/PLANNER/SURVEYOR: JONES CARTER Texas Board of Professional Engineers Registration No. 7439 Texas Board of Professional Land Surveying Registration No. 126481-04 6112 West Loop South, Suite 100 • Dallas, TX 75240 • 214 722-5337 Swinter@jonescarter.com
SCALE NTS			
SHEET 11 OF 1			

K:\16537\16537-0102-00 Sunterra Section 48 WSD&P\2 Design Phase\Planning\new Plat_Sunterra_Sec 48.dwg Dec 07, 2023 -- 12:04pm c/s



DATE: JULY 2023	FINAL PLAT OF SUNTERRA SEC 48	OWNER/DEVELOPER: KB Home Lone Star, Inc. A Texas Corporation 11314 Richmond Ave. HOUSTON, TEXAS 77082 (281) 668-3872 dgallo@kbhome.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000 CJamnik@quiddity.com
SCALE 1"=60'			
SHEET 1K OF 1			

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DATE: JULY 2023

SCALE 1"=60'

SHEET 1L OF 1

FINAL PLAT OF
SUNTERRA
SEC 48

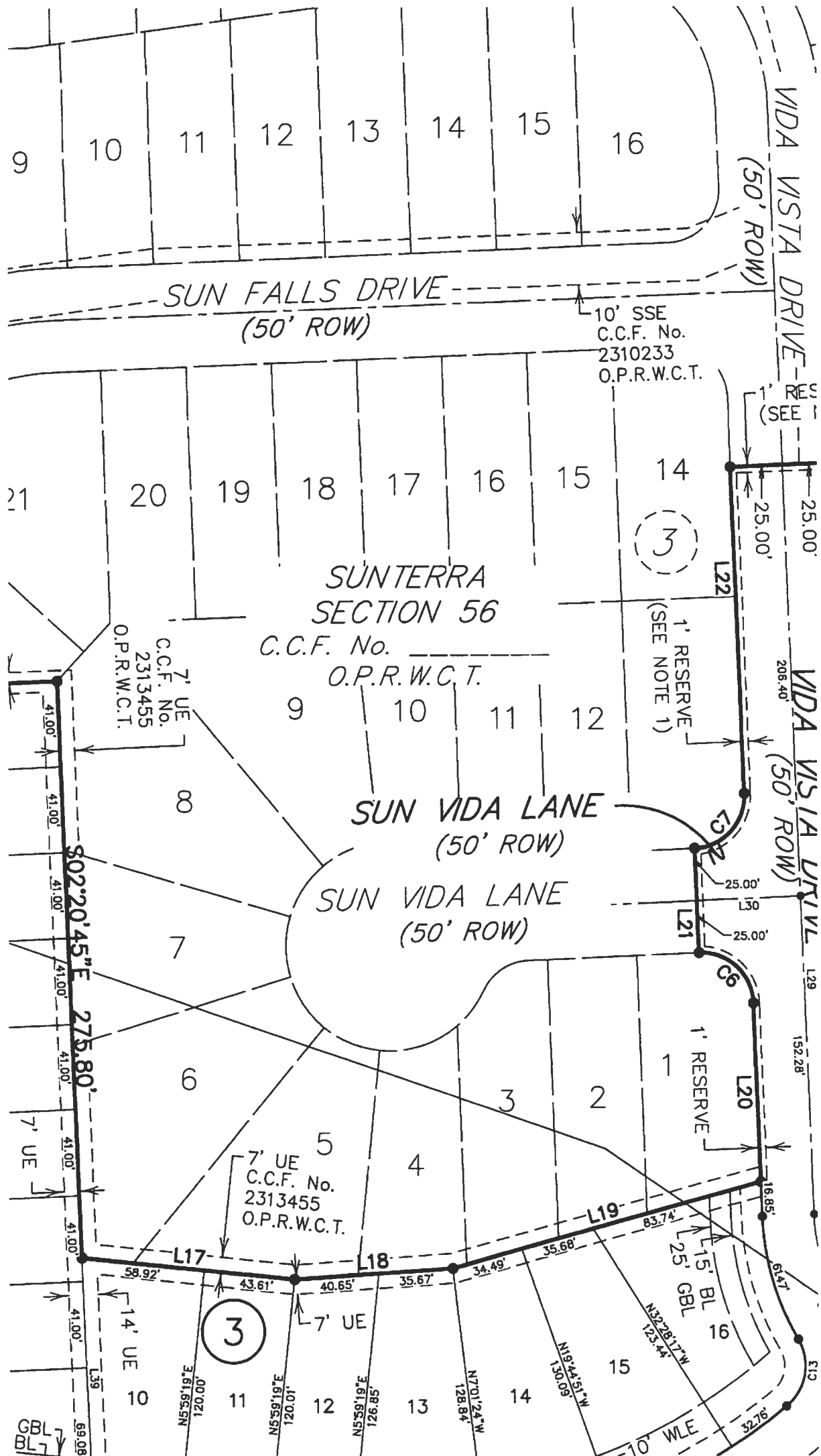
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Cjornik@quiddity.com



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DATE: JULY 2023

SCALE 1"=80'

SHEET 1M OF 1

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SEC 48

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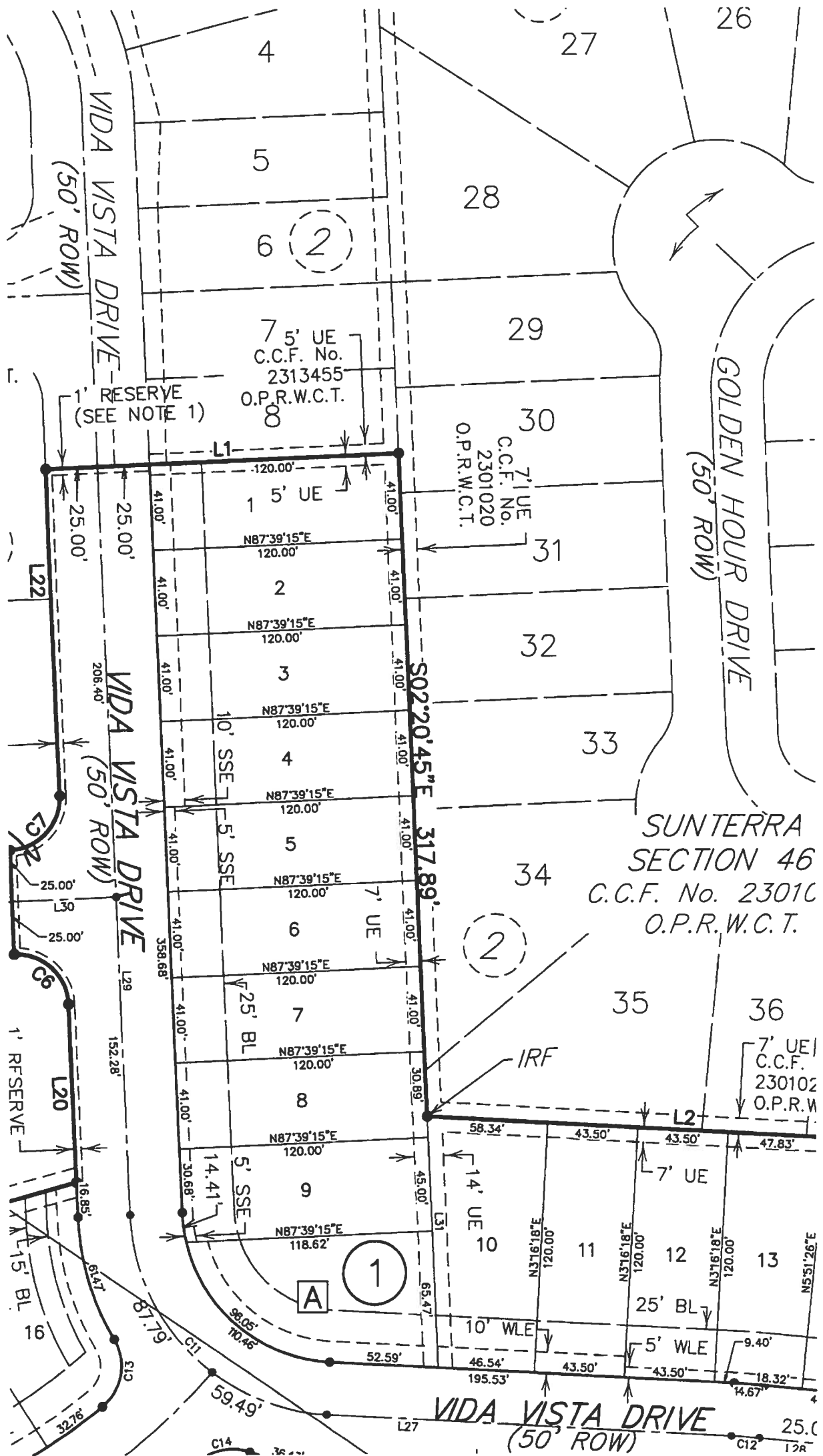
ENGINEER/PLANNER/SURVEYOR:



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DATE: JULY 2023

SCALE 1"=60'

SHEET 1N OF 1

FINAL PLAT OF
SUNTERRA
SEC 48

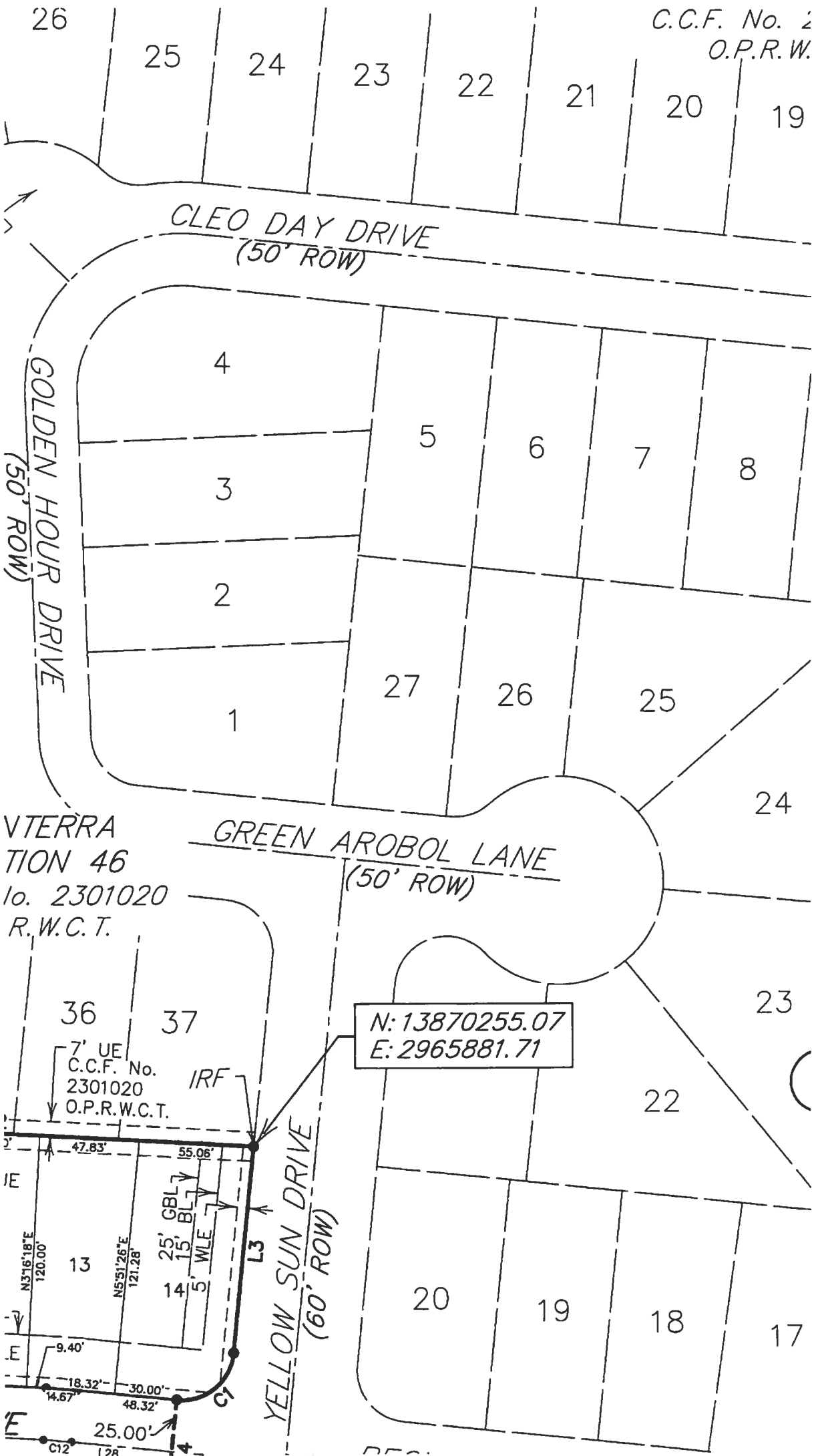
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Cjamnik@quiddity.com



DATE: JULY 2023

SCALE 1"=60'

SHEET 10 OF 1

FINAL PLAT OF
SUNTERRA
SEC 48

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Cjamnik@quiddity.com

ZONE "X"
FIRM: 48473C0375E

ZONE "A"
FIRM: 48473C0375E

ZONE "A"
LOMR:
19-06-1115P

59.68'
20'45"W 579.68'

BROOKSHIRE-KATY DRAINAGE DISTRICT
CALLED 86.2 AC. AGREEMENT TRACT
(EXHIBIT "A-2")
C.C.F. NO. 2200987
O.P.R.W.C.T.

DATE: JULY 2023

SCALE 1"=60'

SHEET 1P OF 1

FINAL PLAT OF
SUNTERRA
SEC 48

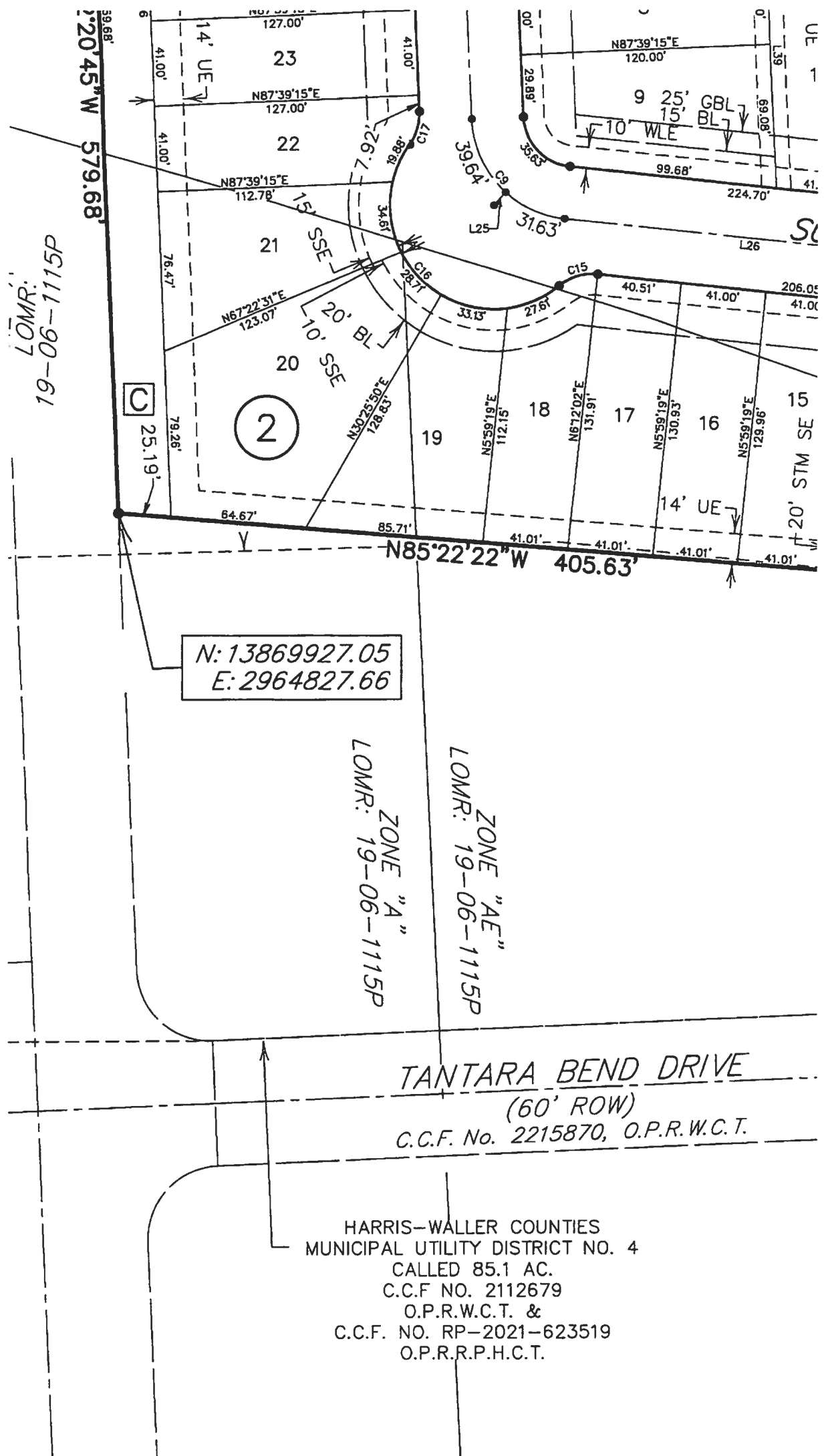
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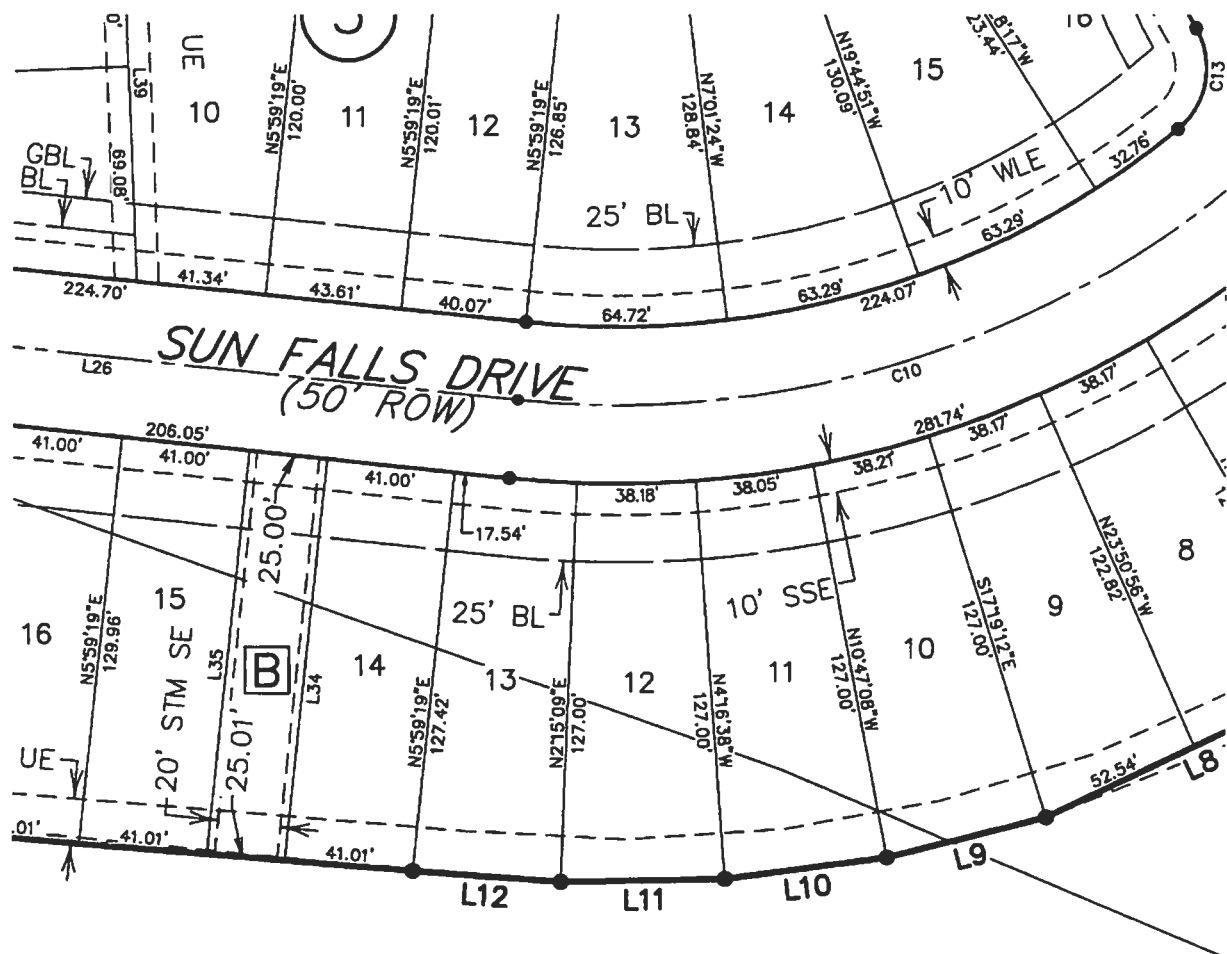
QUIDDITY

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Texas Board of Professional Engineers and Land Surveyors
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Cjornik@quiddity.com



DATE: JULY 2023

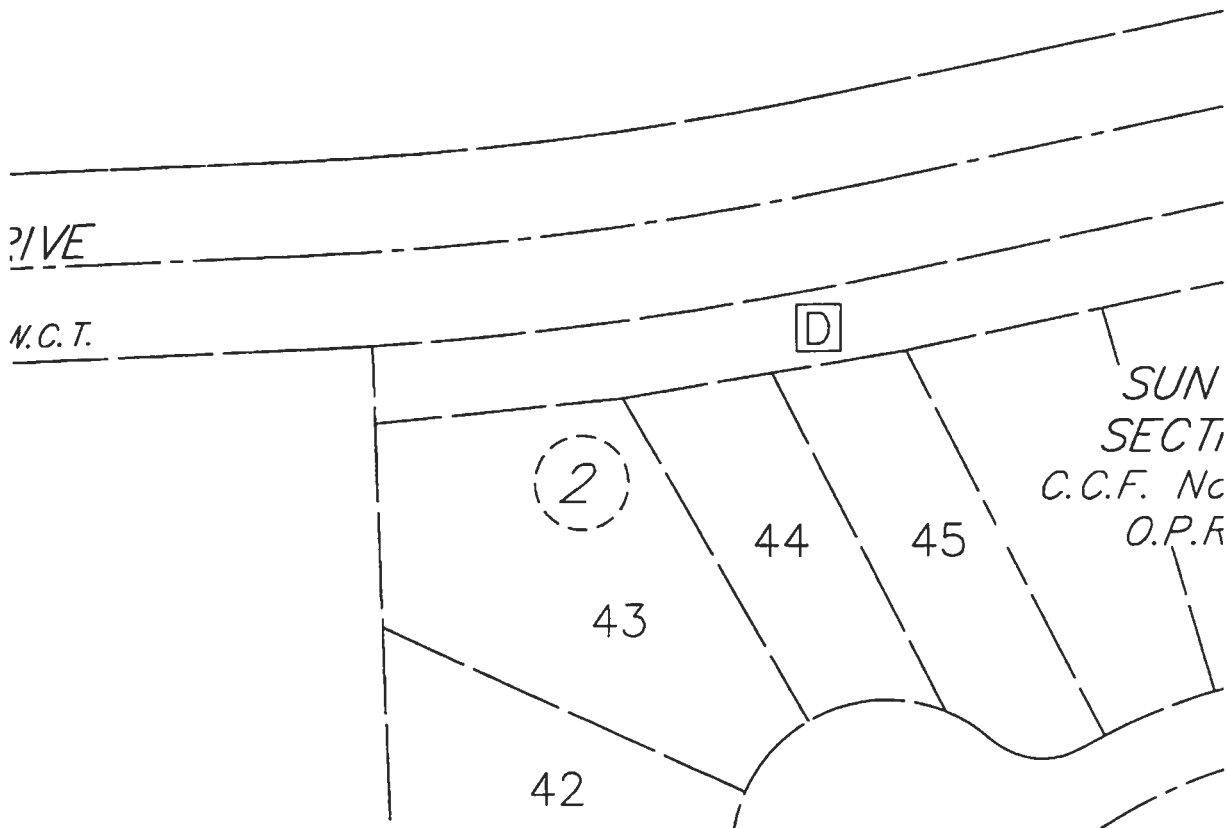
FINAL PLAT OF
SUNTERRA
SEC 48



1

A

TANTARA BEND
DRIVE STREET
DEDICATION AND
RESERVES
C.C.F. No. 2215870
O.P.R.W.C.T.



DATE: JULY 2023

SCALE 1"=80'

SHEET 1R OF 1

FINAL PLAT OF
SUNTERRA
SEC 48

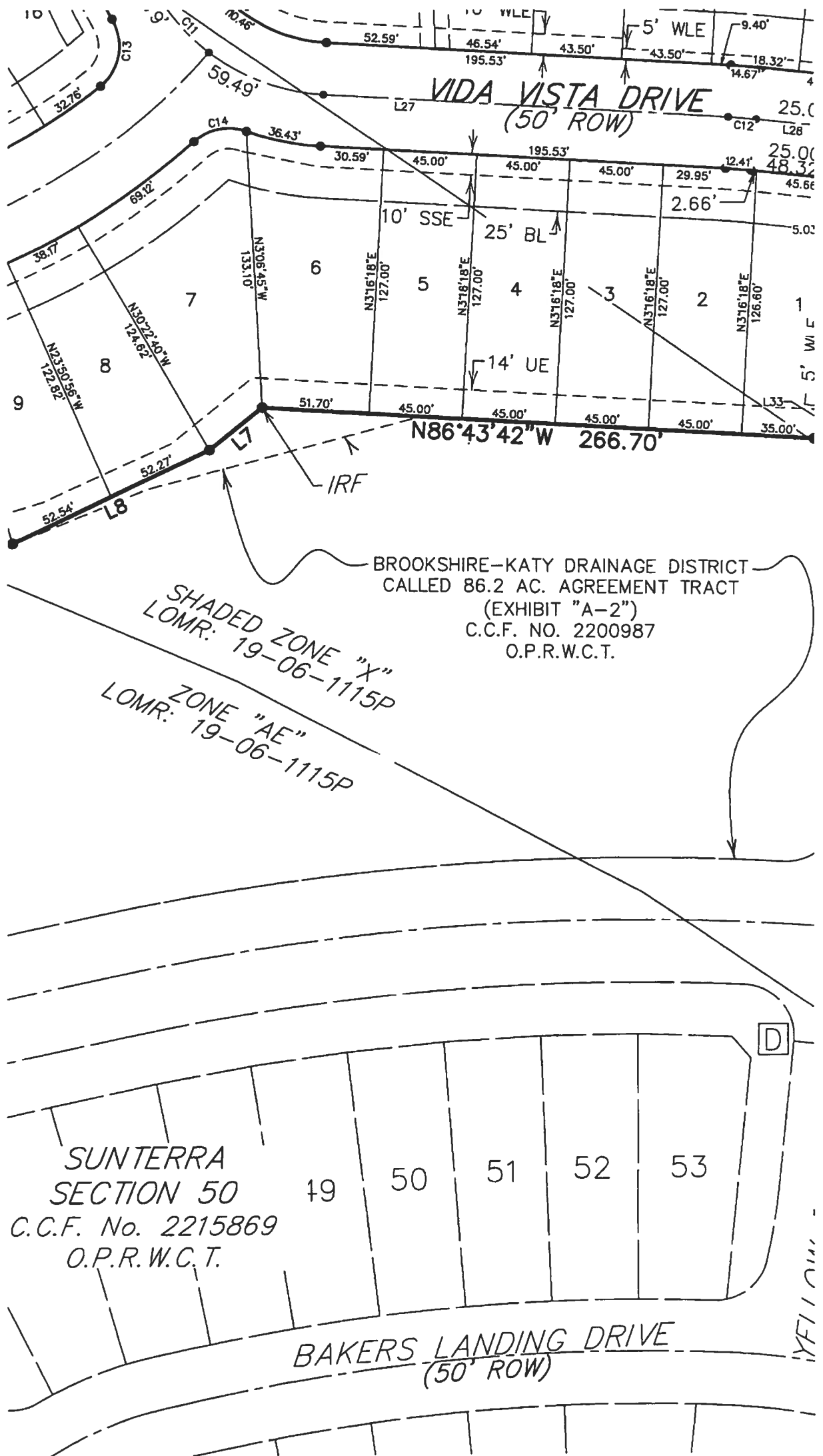
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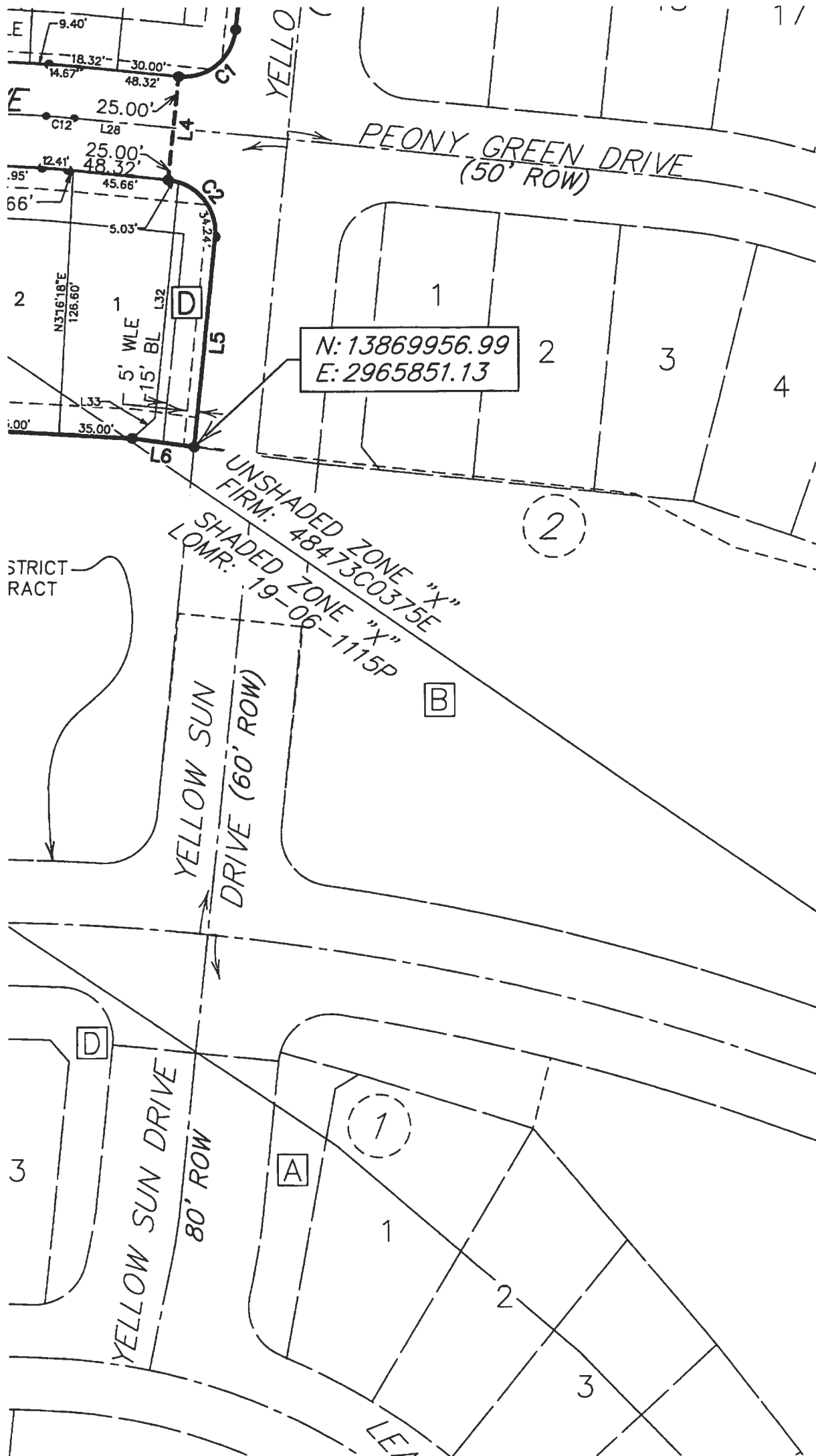


SUNTERRA
SECTION 50
C.C.F. No. 2215869
O.P.R.W.C.T.

BAKERS LANDING DRIVE
(50' ROW)

DATE: JULY 2023	FINAL PLAT OF SUNTERRA SEC 48	OWNER/DEVELOPER: KB Home Lone Star, Inc. A Texas Corporation 11314 Richmond Ave. HOUSTON, TEXAS 77082 (281) 668-3872 dgallo@kbhome.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000 Cjamnik@quiddity.com
SCALE 1"=60'			
SHEET 1S OF 1			

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SCALE 1"=80'			
SHEET 1T OF 1			