

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Section 56

Date: September 4, 2024

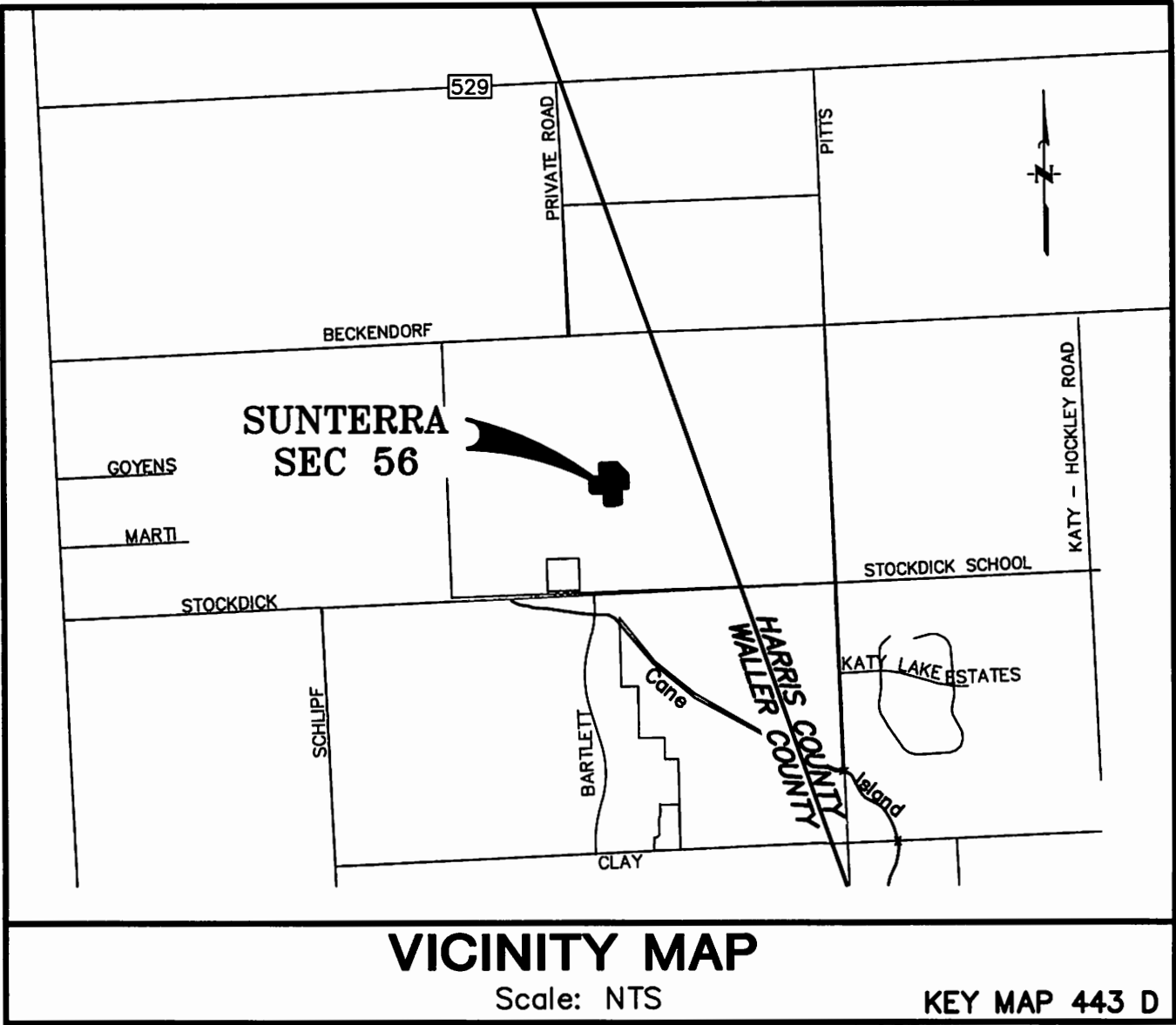
Background

Final Plat of Sunterra Section 56 Subdivision which consists of 10.82 acres will include 61 Lots, 3 Blocks and 2 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond

K:\16537\16537-0145-01 Sunterra Sec 56 Paving & Platting\2 Design Phase\Planning\Plat_Suntterra Sec 56.dwg Aug 21, 2024 - 4:11pm cjs



**FINAL PLAT OF
SUNTERRA
SEC 56**

**A SUBDIVISION OF 10.82 ACRES OF LAND OUT OF THE
H. & T. C. RAILROAD COMPANY SURVEY SECTION 129, A-204
WALLER COUNTY, TEXAS
61 LOTS 2 RESERVES 3 BLOCKS
MARCH 2024**

DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 56	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 77449 • 832.913.4000 Ckarnik@quiddity.com
SCALE NTS			
SHEET 1A OF 1			

RS

K:\16537\16537-0145-01 Sunterra Sec 56.dwg Aug 22, 2024 - 8:03am cjs

A METES & BOUNDS description of a 10.82 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 20.82 acre tract recorded under County Clerk's File Number 2203295, Official Public Records, Waller County, Texas, and the residue of that certain called 349.96 acre tract recorded under County Clerk's File Number 2203247, 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 the upper northeast corner of the adjoining called Bartlett Road Street Dedication Section 2 and Water Plant Number 2 recorded under County Clerk's File Number 2303088, Official Public Records, Waller County, Texas, same being the upper northwest corner of said called 20.82 acre tract, being the upper northwest corner and Place of Beginning of the herein described tract;

Thence North 87 degrees 53 minutes 22 seconds East along the upper north line of the herein described tract, same being the upper north line of said called 20.82 acre tract and the south line of the residue of an adjoining called 349.96 acre tract recorded under County Clerk's File Number 2203247, Official Public Records, Waller County, Texas, 362.07 feet to the northeast corner of the herein described tract, same being the northeast corner of said called 20.82 acre tract, and a reentry corner of an adjoining called Sunterra Section 46 recorded under County Clerk's File Number 2301020, Official Public Records, Waller County, Texas;

Thence along the east line of the herein described tract, same being a portion of the east line of said called 20.82 acre tract, and a portion of the west line of said adjoining called Sunterra Section 46, with the following course and distances:

South 40 degrees 38 minutes 17 seconds East, 174.42 feet;

South 46 degrees 30 minutes 28 seconds East, 157.19 feet;

South 02 degrees 20 minutes 45 seconds East, 275.62 feet;

South 87 degrees 39 minutes 15 seconds West, crossing said called 20.82 acre tract, 170.00 feet;

South 02 degrees 20 minutes 45 seconds East, 156.40 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 42 degrees 39 minutes 15 seconds West, 35.36 feet;

South 02 degrees 20 minutes 45 seconds East, 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 47 degrees 20 minutes 45 seconds East, 35.36 feet;

South 02 degrees 20 minutes 45 seconds East, 85.43 feet to a point for the lower southeast corner of the herein described tract;

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

South 74 degrees 33 minutes 18 seconds West, 153.92 feet;

South 86 degrees 18 minutes 11 seconds West, 76.32 feet;

North 84 degrees 01 minute 17 seconds West, 102.53 feet to a point for the lower southwest corner of the herein described tract;

Thence North 02 degrees 20 minutes 45 seconds West along the lower west line of the herein described tract, 275.80 feet to a point for a reentry corner of the herein described tract;

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

South 87 degrees 39 minutes 15 seconds West, 120.00 feet;

North 02 degrees 20 minutes 45 seconds West, 21.85 feet to the beginning of a curve to the right;

Thence with said curve to the right, 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 North 00 degrees 21 minutes 26 seconds West, 8.68 feet;

North 88 degrees 22 minutes 07 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 86 degrees 01 minute 22 seconds, an arc length of 37.53 feet, a radius of 25.00 feet, and a chord bearing South 44 degrees 38 minutes 34 seconds West, 34.11 feet;

South 87 degrees 39 minutes 15 seconds West, 97.48 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 47.12 feet, a radius of 30.00 feet, and a chord bearing North 47 degrees 20 minutes 45 seconds West, 42.43 feet to a point for the upper southwest corner of the herein described tract, being in the east line of said adjoining Bartlett Road Street Dedication Section 2 and Water Plant Number 2;

Thence along the west line of the herein described tract, being a common line of said called 20.82 acre tract and said adjoining called Bartlett Road Street Dedication Section 2 and Water Plant Number 2 with the following courses and distances:

North 02 degrees 20 minutes 45 seconds West, 262.60 feet;

North 87 degrees 39 minutes 15 seconds East, 240.00 feet;

North 02 degrees 20 minutes 45 seconds West, 311.31 feet to the Place of Beginning and containing 10.82 acres of land, more or less.

DATE: MARCH 2024

SCALE NTS

SHEET 1B OF 1

FINAL PLAT OF
SUNTERRA
SEC 56

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 77449 • 832.913.4000
CJamnik@quiddity.com

Handwritten signature

K:\16537\16537-0145-01 Sunterra Sec 56 Paving & Platting\2 Design Phase\Planning\Plat_Sunterra Sec 56.dwg Aug 22, 2024 - 8:07am cjs

- 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"
 - 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"

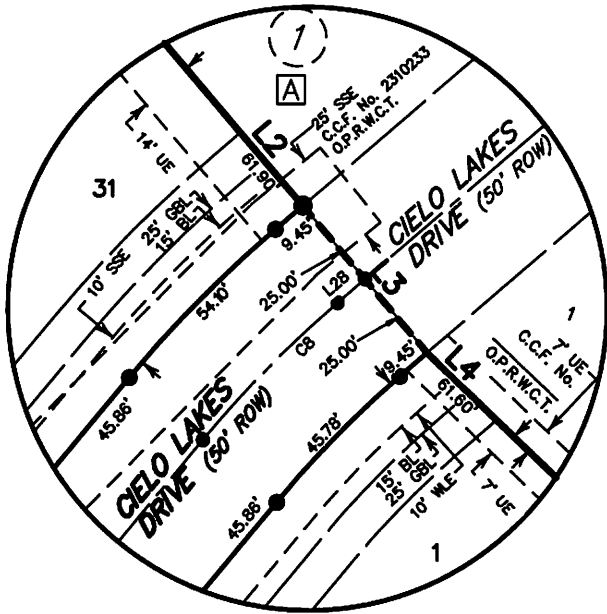
1. This subdivision is proposed for single-family residential, detention and other related uses.
2. The radius on all block corners is 25 feet, unless otherwise noted.
3. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by Charter Title Company, CF No. 107660190020a AND 1076602100270, Dated January 3, 2024.
4. 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.
5. All coordinates shown are grid based on the Texas Coordinate System, South Central Zone, and may be converted to surface by dividing by the combined scale factor of 0.99989805999.
6. All bearings are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
7. A minimum of ten (10) feet shall be provided between sides of residential dwellings.
8. New development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.
9. 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.
10. 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.
11. No structure in this subdivision shall be occupied until connected to a public sewer system.
12. No structure in this subdivision shall be occupied until connected to an individual water supply or a state - approved community water system.
13. This tract lies within Unshaded Zone "X" of the Flood Insurance Rate Map, Community No. 480540, Map Number 48473C0375E, Panel 0375, suffix "E" dated February 18, 2009 and revised under LOMR 22-06-2777P dated November 20, 2023.
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. 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.
16. 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.
17. 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.
18. 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.
19. Project site is within City of Houston ETJ.
20. There are no pipeline easements within the platted area.
21. TBM "2081865" being a cut square in the north curb of the south lane of Stockdick Road being +/- 463' East of the Intersection of Stockdick Road and Bartlett Road, being +/- 119' east of a Storm Sewer Manhole, and being +/- 34' North of a Sanitary Manhole. Elevation = 163.71'
22. 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.
23. 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.
24. All lots shall have adequate wastewater collection services.
25. Tract is subject to Storm Sewer Easement Recorded under C.C.F. No. 2310233 O.P.R.W.C.T.
26. Areas designated as compensating open space shall be restricted for the use of owners of the 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 property in the subdivision.
27. Tract is subject to Waiver Agreement recorded under C.C.F. No. 2207180, O.P.R.W.C.T.
28. Tract is subject to Sanitary Control Easement recorded under C.C.F. No. 2212421, O.P.R.W.C.T.
29. Tract is subject to Telecommunications Easement recorded under C.C.F. No. 2213359, O.P.R.W.C.T.
30. Tract is subject to Temporary Construction Easement recorded under C.C.F. No. 2305313, O.P.R.W.C.T.
31. Tract is subject to Utility Easement recorded under C.C.F. No. 2309402, O.P.R.W.C.T.

DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 56	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 77449 • 832.913.4000 Cjarnik@quiddity.com
SCALE NTS			
SHEET 1C OF 1			

BS

K:\16537\16537-0145-01 Sunterra Sec 56 Paving & Platting\2 Design Phase\Planning\Plot_Sunterra Sec 56.dwg Aug 22, 2024 -- 8:08am cjs

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	90°00'00"	39.27'	S42°39'15"W	35.36'	25.00'
C2	25.00'	90°00'00"	39.27'	S47°20'45"E	35.36'	25.00'
C3	125.00'	3°58'38"	8.68'	N00°21'26"W	8.68'	4.34'
C4	25.00'	86°01'22"	37.53'	S44°38'34"W	34.11'	23.32'
C5	30.00'	90°00'00"	47.12'	N47°20'45"W	42.43'	30.00'
C6	150.00'	86°10'13"	225.59'	S44°43'00"W	204.93'	140.29'
C7	100.00'	47°45'24"	83.35'	N26°13'27"W	80.96'	44.27'
C8	300.00'	9°32'15"	49.94'	S44°39'58"W	49.88'	25.03'
C9	75.00'	42°05'45"	55.10'	N71°09'01"W	53.87'	28.86'
C10	95.00'	41°04'43"	68.11'	N12°33'05"W	66.66'	35.59'
C11	50.00'	143°29'07"	125.21'	S38°39'07"W	94.97'	151.56'
C12	95.00'	41°04'43"	68.11'	N89°51'18"E	66.66'	35.59'
C13	25.00'	90°08'51"	39.33'	N42°43'41"E	35.40'	25.06'
C14	25.00'	55°11'40"	24.08'	S60°12'16"W	23.16'	13.07'
C15	50.00'	275°30'21"	240.42'	S09°38'23"E	67.23'	45.41'
C16	25.00'	40°18'41"	17.59'	S72°02'33"E	17.23'	9.18'
C17	25.00'	90°00'00"	39.27'	N84°53'51"E	35.36'	25.00'
C18	25.00'	90°00'00"	39.27'	S05°06'09"E	35.36'	25.00'
C19	25.00'	89°51'09"	39.21'	N47°16'19"W	35.31'	24.94'
C20	25.00'	29°51'03"	13.02'	S77°25'14"E	12.88'	6.66'
C21	50.00'	272°04'56"	237.44'	S18°32'10"E	69.41'	48.22'
C22	25.00'	62°13'28"	27.14'	S56°32'56"W	25.83'	15.08'



SCALE: 1" = 50'

INSET DETAIL A

DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 56	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 77449 • 832.913.4000 Cjammik@quiddity.com
SCALE NTS			
SHEET 1D OF 1			

80

K:\16537\16537-0145-01 Sunterra Sec 56 Paving & Platting\2 Design Phase\Planning\Plat_Sunterra Sec 56.dwg Aug 21, 2024 - 4:14pm cjs

Line Table		
Line	Bearing	Distance
L1	N87°53'22"E	362.07'
L2	S40°40'03"E	124.42'
L3	S40°33'54"E	50.00'
L4	S46°30'28"E	157.19'
L5	S02°20'45"E	275.62'
L6	S87°39'15"W	170.00'
L7	S02°20'45"E	156.40'
L8	S02°20'45"E	50.00'
L9	S02°20'45"E	85.43'
L10	S74°33'18"W	153.92'
L11	S86°18'11"W	76.32'
L12	N84°01'17"W	102.53'
L13	N02°20'45"W	275.80'
L14	S87°39'15"W	120.00'
L15	N02°20'45"W	21.85'
L16	N88°22'07"W	50.00'
L17	S87°39'15"W	97.48'
L18	N02°20'45"W	262.60'
L19	N87°39'15"E	240.00'
L20	N02°20'45"W	311.31'

Line Table		
Line	Bearing	Distance
L21	S51°20'53"E	36.82'
L22	N87°48'06"E	347.28'
L23	N87°39'15"E	148.58'
L24	N02°20'45"W	15.05'
L25	N02°20'45"W	172.71'
L26	S50°06'09"E	159.74'
L27	N39°53'51"E	95.86'
L28	N49°26'06"E	9.45'
L29	N87°48'06"E	163.38'
L30	N02°11'54"W	7.19'
L31	N87°39'15"E	115.39'
L32	N47°20'45"W	14.14'
L33	N02°20'45"W	267.60'
L34	N87°39'15"E	80.56'
L35	N82°04'45"E	135.82'
L36	N87°47'42"E	169.35'
L37	S87°39'15"W	20.42'
L38	N42°30'47"E	37.80'
L39	N87°48'06"E	301.00'

[A] RESTRICTED RESERVE "A"
Restricted to
Landscape/Open Space
& Incidental Utility
Purposes Only
0.21 AC
8,957 SQ FT

[B] RESTRICTED RESERVE "B"
Restricted to
Landscape/Open Space,
Compensating Open Space &
Incidental Utility
Purposes Only
0.17 AC
7,536 SQ FT

RESERVE TOTALS
0.38 AC
16,493 SQ FT

DATE: MARCH 2024

SCALE NTS

SHEET 1E OF 1

FINAL PLAT OF
SUNTERRA
SEC 56

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 77449 • 832.913.4000
CJamnik@quiddity.com

BS

K:\16537\16537-0145-01 Sunterra Sec 56 Paving & Platting\2 Design Phase\Planning\Plot_Sunterra Sec 56.dwg Aug 21, 2024 - 4:14pm cjs

LOT SIZES<5000 SF--SUBURBAN AREA

BLOCK NO.	LOT NO.	LOT AREA
BLOCK 1	3	4,695
	7	4,905
	8	4,735
	9	4,437
	10	4,535
	11	4,701
	12	4,867
	13	4,950
	14	4,950
	15	4,950
	17	4,881
	21	4,211
	24	4,471
	25	4,942
BLOCK 2	5	4,920
	6	4,943
	7	4,920
	8	4,920
BLOCK 3	4	4,920
	10	4,920
	11	4,920
	12	4,920
	15	4,920
	16	4,920
	17	4,920
	18	4,920
	19	4,920
	20	4,920
TOTAL NUMBER OF LOTS<5000 SF		28
TOTAL AREA OF LOTS <5000 SF		135,080

COMPENSATING OPEN SPACE TABLE--SUBURBAN AREA

- A. TOTAL NUMBER OF LOTS<5000 SF: 28
- B. TOTAL AREA OF LOTS <5000 SF: 135,080 SF
- C. AVERAGE LOT SIZE<5000 SF (B/A): 4,824 SF
- D. COMPENSATING OPEN SPACE REQUIRED PER LOT (BASED ON C): 100.0
- E. COMPENSATING OPEN SPACE REQUIRED (A X D): 2,800 SF
- F. TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED: 7536 SF RESERVE B

DATE: MARCH 2024
SCALE NTS
SHEET 1F OF 1

FINAL PLAT OF
SUNTERRA
SEC 56

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

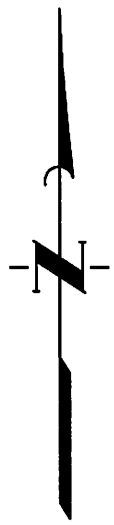
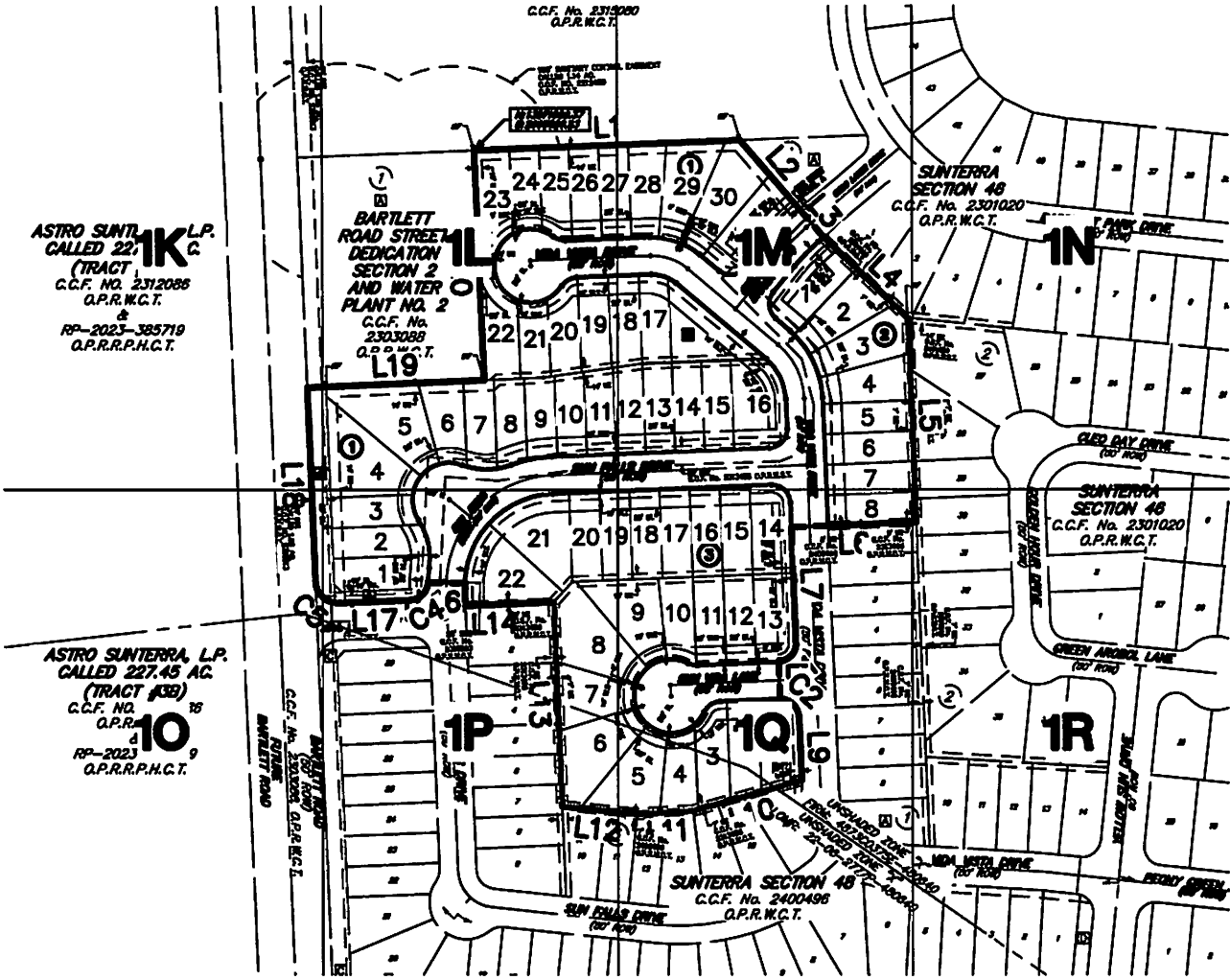
ENGINEER/PLANNER/SURVEYOR:



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 77449 • 832.913.4000
CJamnik@quiddity.com

BS



SCALE: 1" = 100'

K:\16537\16537-0145-01 Sunterra Sec 56 Paving & Platting\2 Design Phase\Planning\Plat_Suntterra Sec 56.dwg Aug 21, 2024 - 4:16pm cis

DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 56	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 77449 • 832.913.4000 CJamnik@quiddity.com
SCALE 1" = 250'			
SHEET 16 OF 1			

85

Certificate of Surveyor
This is to certify that I, Chris D Kalkomey, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me.

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

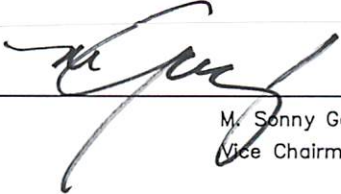
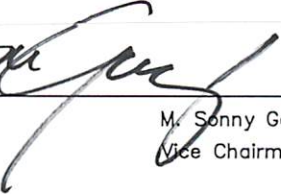
No portion of this subdivision lies within the boundaries of the 1% annual chance (100-year) flood plain as delineated on Waller County Community Panel #480640 in the Flood Insurance Rate Map No. 48473C0375E, and in LOMR 22-06-2777P dated 11/20/2023.

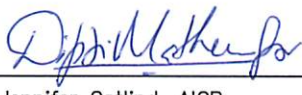
A portion of this subdivision lies within the boundaries of the 0.2% annual chance (500-year) flood plain as delineated on Waller County Community Panel #480640 in the Flood Insurance Rate Map No. 48473C0375E, and in LOMR 22-06-2777P dated 11/20/2023.




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

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Sunterra Sec 56 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 1 day of may, 2024.

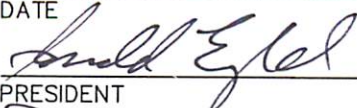
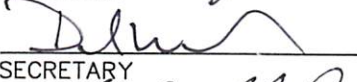
By:  or 
Lisa M. Clark or M. Sonny Garza
~~Chair~~ Vice Chairman

By: 
Jennifer Ostlind, AICP
Secretary



BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-02

APPROVED BY THE BOARD OF SUPERVISORS ON 5-30-2024

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: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 56	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 77452 • 832.913.4000 Cjarnik@quiddity.com 77441
SCALE NTS			
SHEET 1H OF 1			

K:\16537\16537-0145-01 Sunterra Sec 56 Paving & Platting\2 Design Phase\Planning\Plat_Sunterra Sec 56.dwg Mar 07, 2024 - 4:29pm cjs

K:\16537\16537-0145-01 Sunterra Sec 56 Paving & Platting\2 Design Phase\Planning\Plat_Sunterra Sec 56.dwg Mar 07, 2024 - 4:04pm c:\

STATE OF TEXAS §
COUNTY OF WALLER §

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 10.82 acre tract described in the above and foregoing map of Sunterra Sec 56, 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.

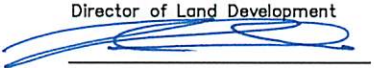
IN TESTIMONY WHEREOF, the KB Home Lone Star, Inc., A Texas Corporation has caused these presents to be signed by Ryan Hawkins, Director of Land Development and attested by Mark Eubanks, Vice President of Finance, thereunto, this 14th day of MARCH, 2024

KB Home Lone Star, Inc.
A Texas Corporation

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

Its General Partner

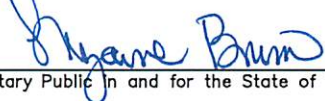

Ryan Hawkins
Director of Land Development


Mark Eubanks
Vice President of Finance

STATE OF TEXAS §
COUNTY OF WALLER §

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 14th day of MARCH, 2024


Notary Public in and for the State of Texas

SUZANNE BRANN
Print Name

My commission expires: 9-30-2024



DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 56	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 Cjarnnik@quiddity.com <u>77449</u>
SCALE NTS			
SHEET 11 OF 1			

83

I, 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 Ross McCall, PE
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 , 202, 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 , 202.

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

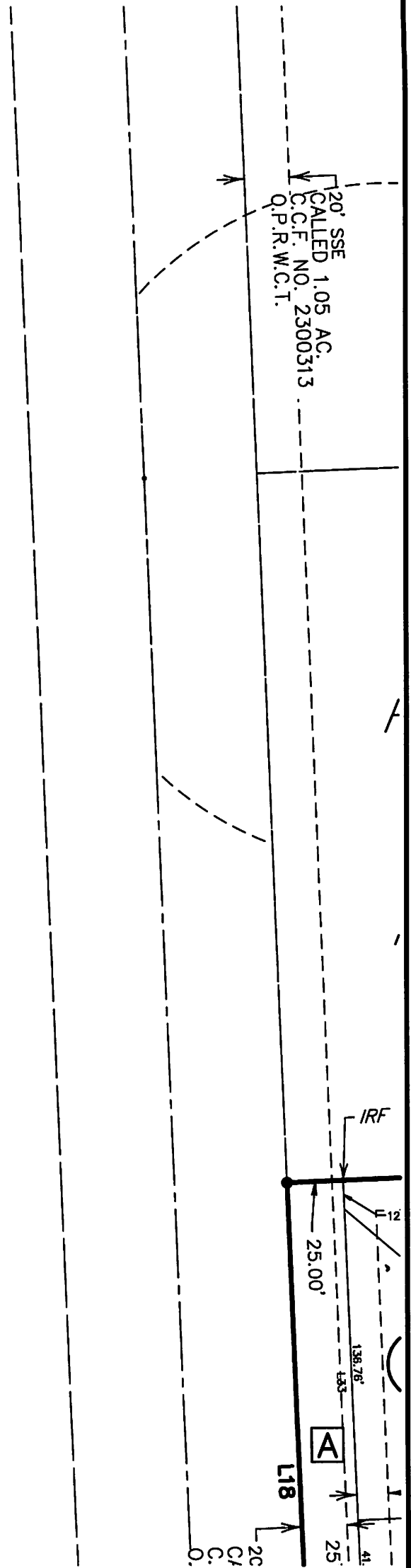
NOTE: Acceptance of the above plat by the Commissioners Court does not signify Waller County acceptance of the dedicated roads for integration into the County Road System. The developer is required to comply with Sections 5 and 6 of the current Waller County Subdivision and Development Regulations, in this regard.

DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 56	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 77457 • 832.913.4000 CJamnik@quiddity.com 77449
SCALE NTS			
SHEET 1J OF 1			

K:\16537\16537-0145-01_Sunterra Sec 56_Paving & Platting\2_Design Phase\Planning\Plat_Sunterra Sec 56.dwg Mar 07, 2024 - 4:04pm cjs

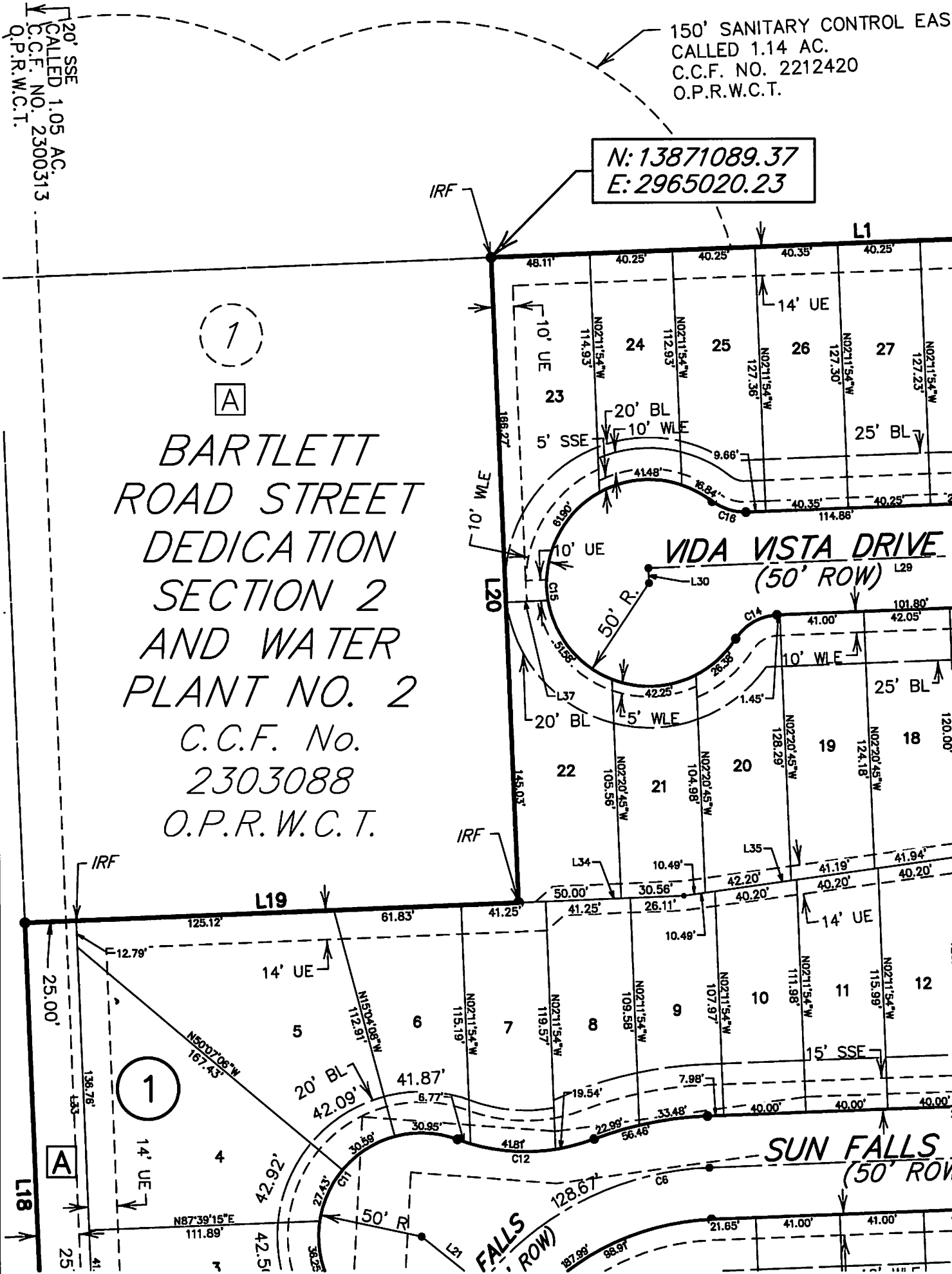
85

\\16537\16537-0145-01 Sunterra Sec 56 Paving & Platting\2 Design Phase\Planning\Plat_Sunterra Sec 56.dwg Aug 21, 2024 - 4:14pm cis



DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 56	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 77449 • 832.913.4000 CJamnik@quiddity.com
SCALE 1"=80'			
SHEET 1K OF 1			

C.C.F. No. 2315080
O.P.R.W.C.T.

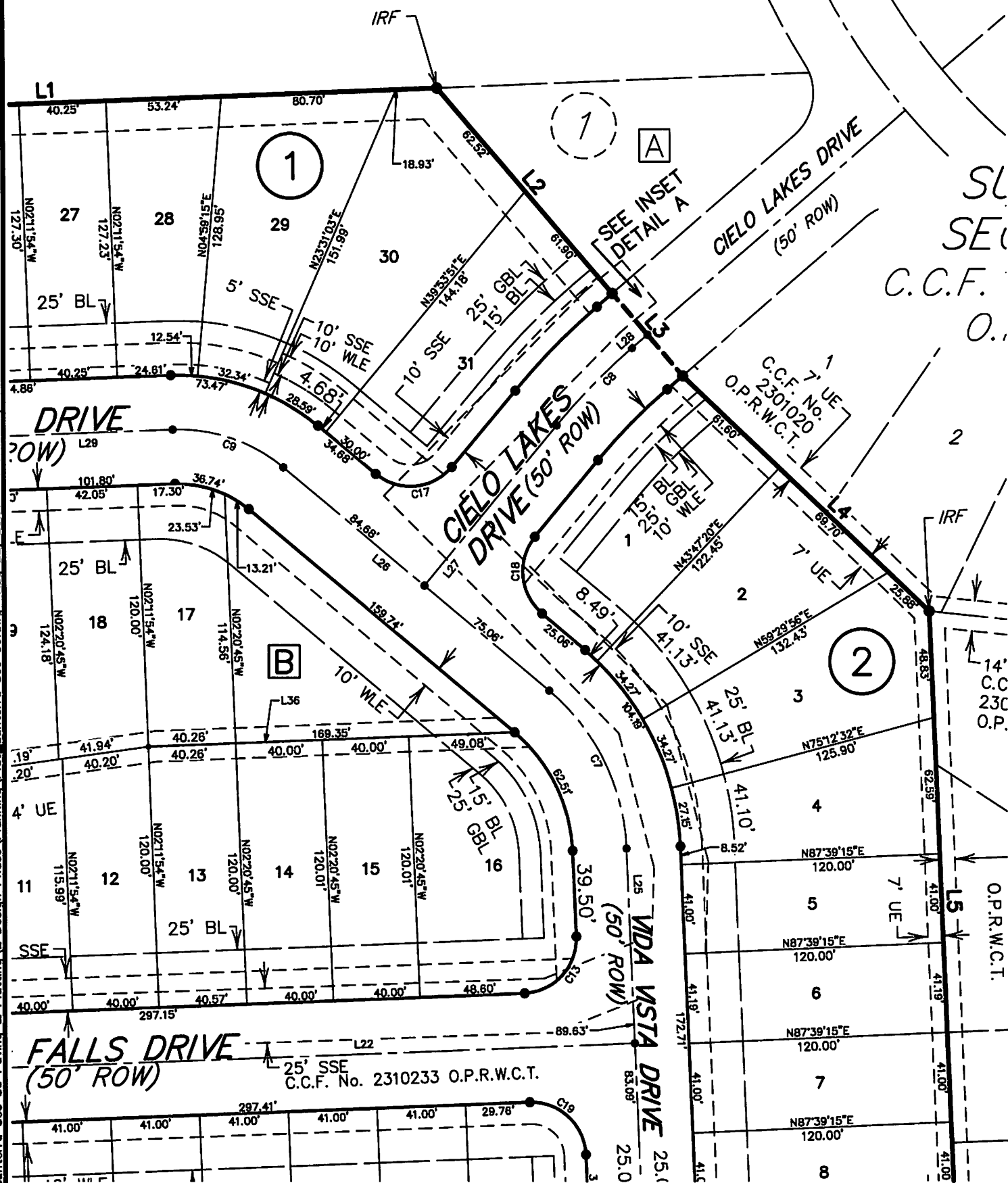


DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 56	OWNER/DEVELOPER: KB Home Lone Star, Inc. A Texas Corporation 11314 Richmond Ave. HOUSTON, TEXAS 77082 (281) 668-3872 dgallo@kbhome.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 CJamnik@quiddity.com
SCALE 1"=80'			
SHEET 1L OF 1			

K:\6537\16537-0145-01 Sunterra Sec 56 Paving & Platting\2 Design Phase\Planning\Plat_Suntarra Sec 56.dwg Aug 21, 2024 - 4:15pm cjs

85

420



DATE: MARCH 2024

SCALE 1"=60'

SHEET 1M OF 1

**FINAL PLAT OF
SUNTERRA
SEC 56**

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

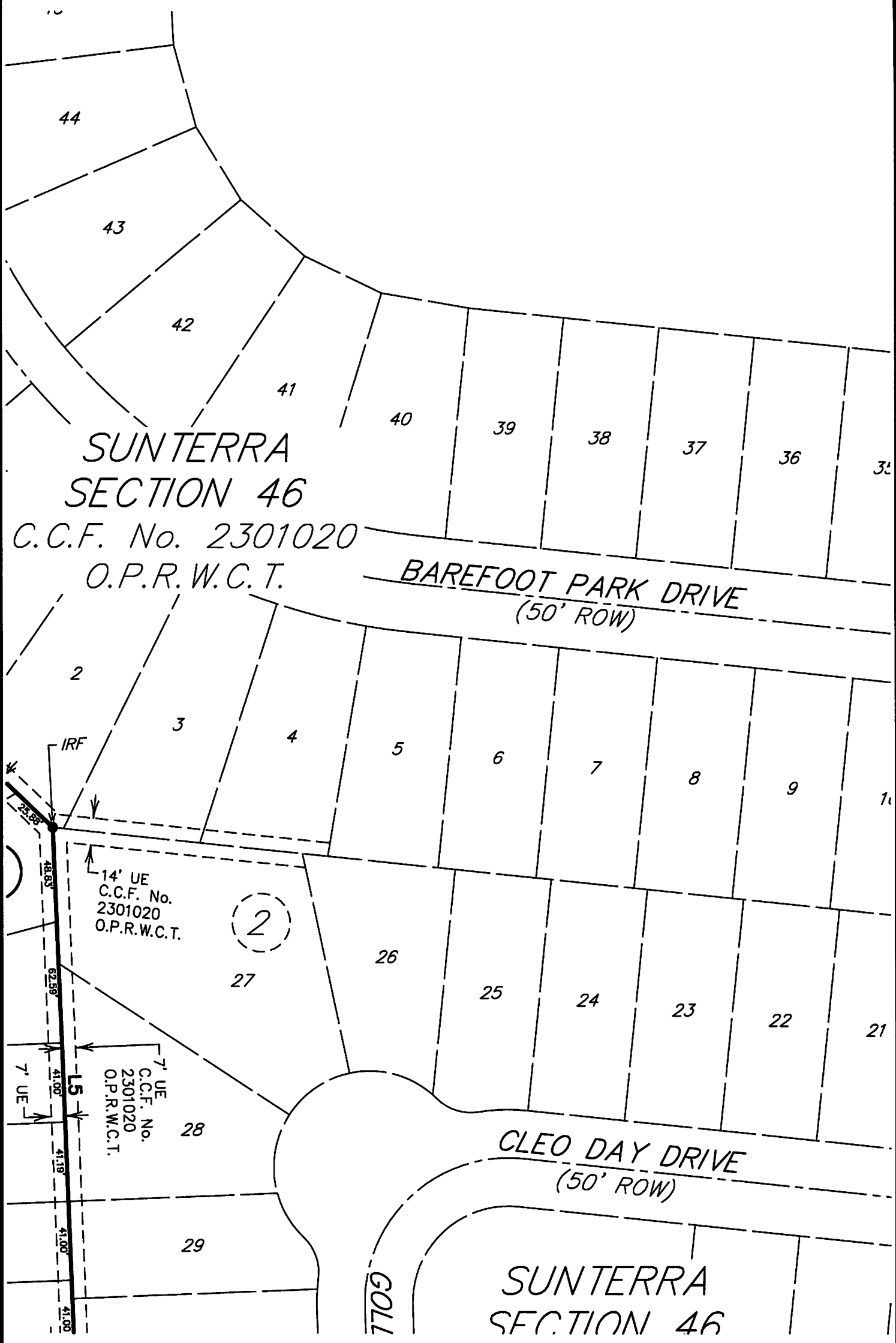
ENGINEER/PLANNER/SURVEYOR:



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 77449 • 832.913.4000
Cjarnik@quiddity.com

K:\16537\16537-0145-01 Sunterra Sec 56 Paving & Platting\2 Design Phase\Planning\Plat Sunterra Sec 56.dwg Aug 21, 2024 - 4:17pm cjs



DATE: MARCH 2024

SCALE 1"=80'

SHEET 1N OF 1

FINAL PLAT OF
SUNTERRA
SEC 56

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

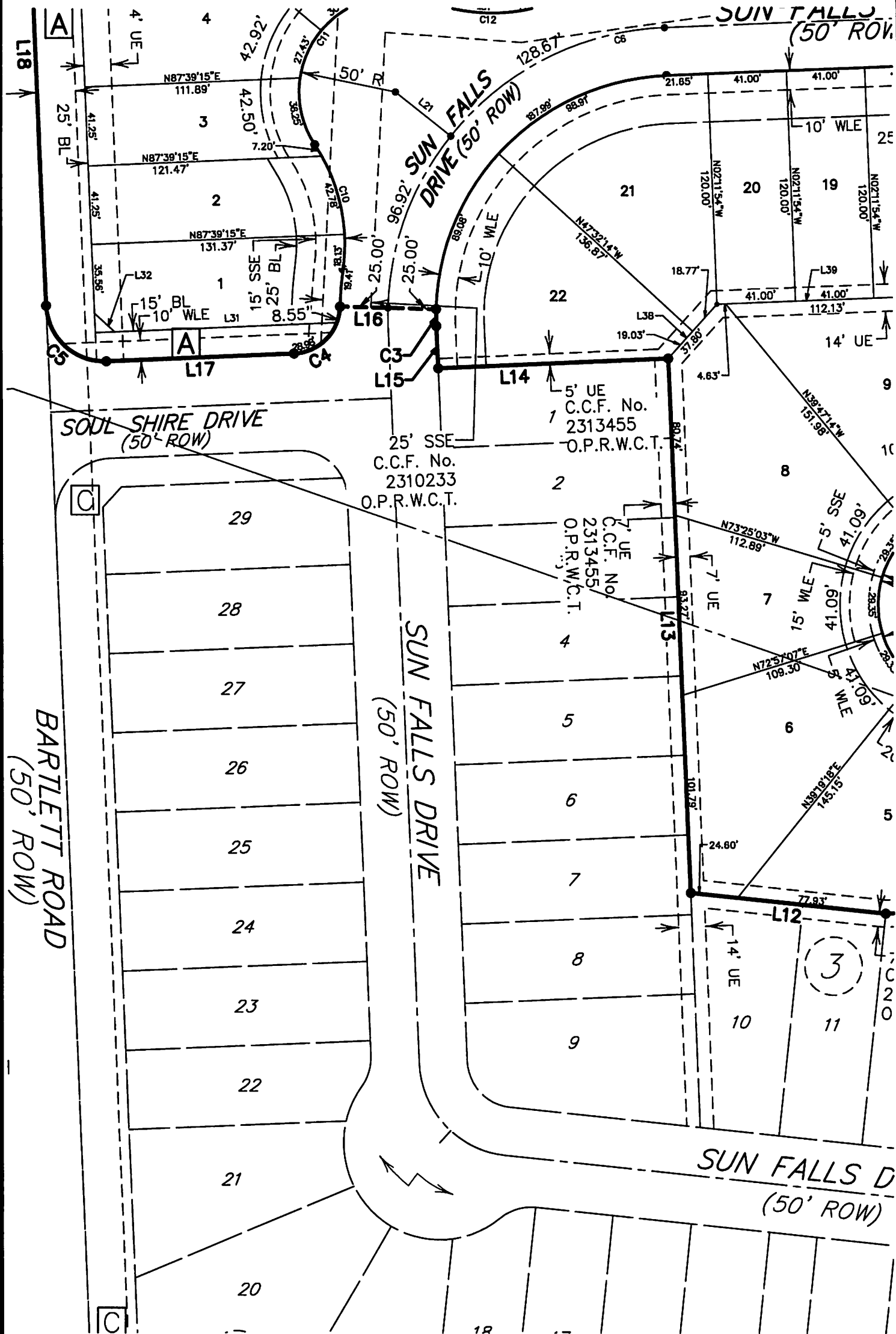
ENGINEER/PLANNER/SURVEYOR:

 **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 77449 • 832.913.4000
CJamnik@quiddity.com

85

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

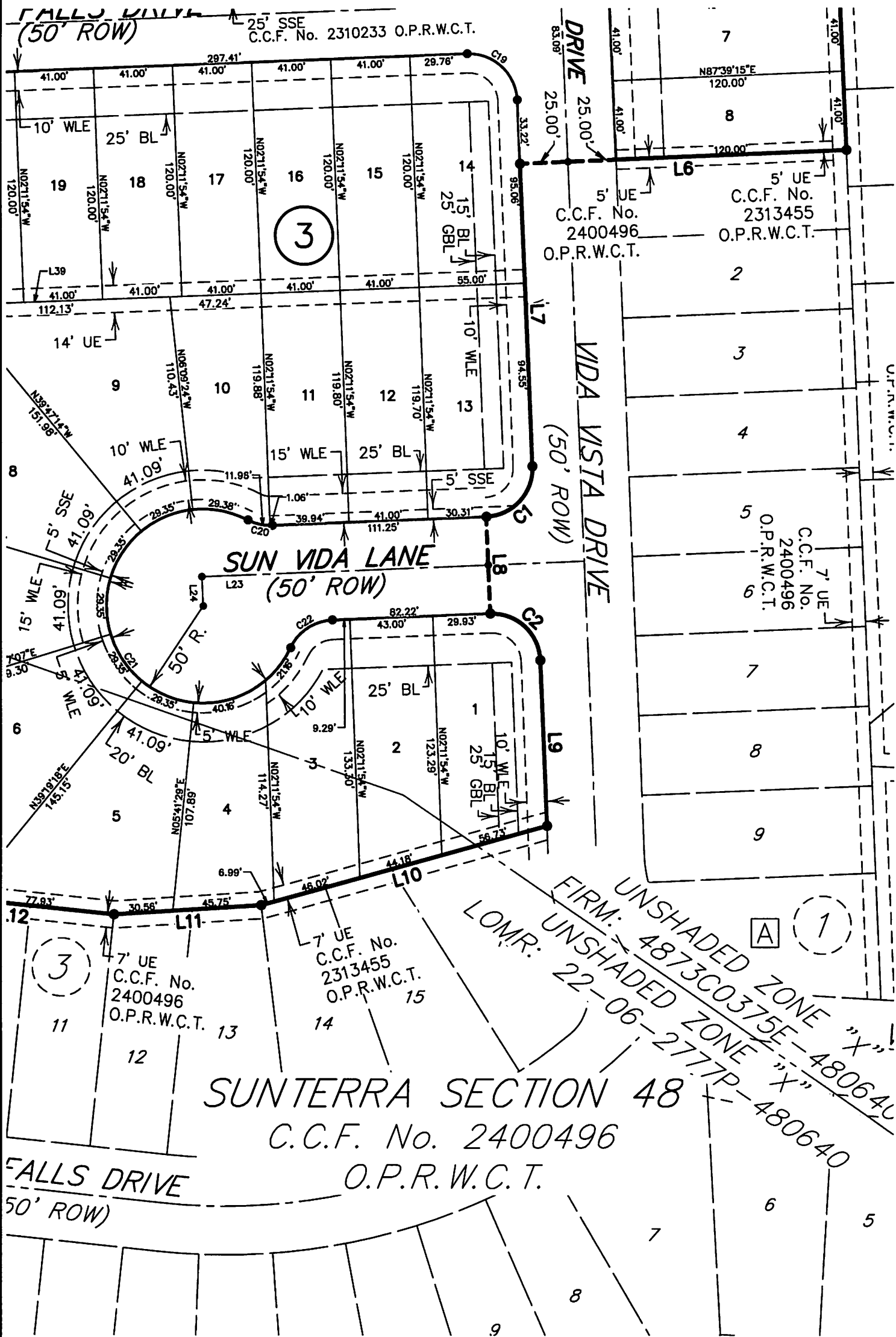
K:\16537\16537-0145-01 Sunterra Sec 56 Paving & Platting\2 Design Phase\Planning\Plat_Sunterra Sec 56.dwg Aug 21, 2024 -- 4:17pm cjs



DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 56	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 77449 • 832.913.4000 Cjarnik@quiddity.com
SCALE 1"=60'			
SHEET 1P OF 1			

47

K: 16537\16537-0145-01 Sunterra Sec 56 Paving & Platting\2 Design Phase\Planning\Plat_Sunterra Sec 56.dwg Aug 22, 2024 - 8:05am cjs



DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 56	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 77449 • 832.913.4000 CJamnik@quiddity.com
SCALE 1"=80'			
SHEET 1Q OF 1			

PS

DATE: MARCH 2024

SCALE 1"=60'

SHEET 1R OF 1

FINAL PLAT OF
SUNTERRA
SEC 56

OWNER/DEVELOPER
KB Home Lone Star, Inc.
A Texas Corporation
11314 Richmond Ave.
HOUSTON, TEXAS 77082
(281) 668-3872
dgillock@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 77449 • 832.913.4000
cjohnnik@quiddity.com

