

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Grange Section 2

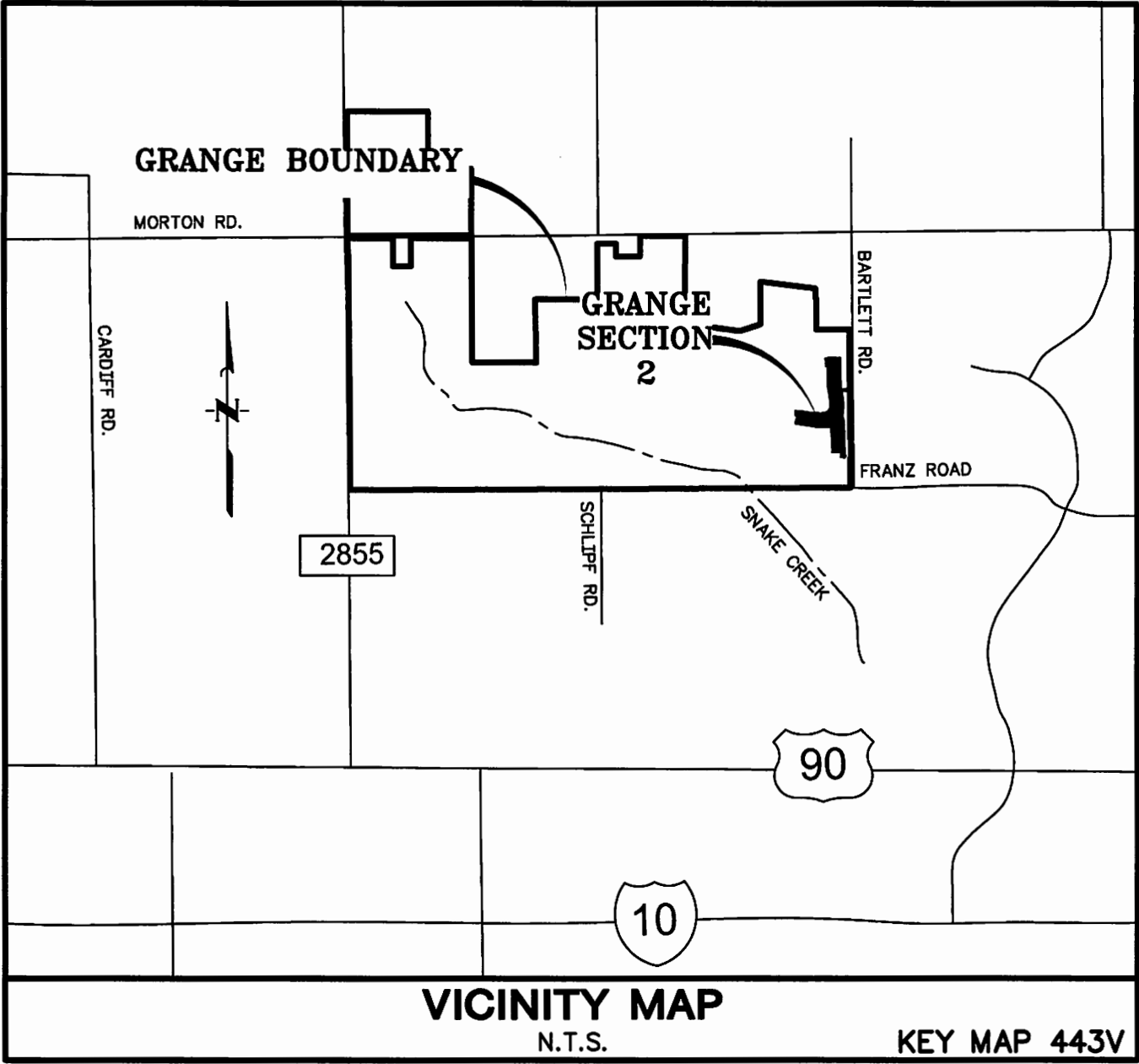
Date: September 4, 2024

Background

Final Plat of Grange Section 2 Subdivision which consists of 20.83 acres will include 101 Lots, 4 Blocks and 6 Reserves in Precinct 4.

Staff Recommendation

Approve Plat and accept Construction Bond



**FINAL PLAT OF
GRANGE
SECTION 2**

**A SUBDIVISION OF 20.83 ACRES OF LAND
OUT OF THE
H. & T. C. RAILROAD COMPANY SURVEY, SECTION 123, A-202
WALLER COUNTY, TEXAS**

101 LOTS 6 RESERVES 4 BLOCKS

JULY 2024

DATE: JULY 2024	FINAL PLAT OF GRANGE SECTION 2	OWNER/DEVELOPER: KATY 2855 DEVELOPMENT 5005 RIVERWAY, SUITE 600 HOUSTON, TEXAS 77056 281-341-8198 Jacobr@johnsondev.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjamnik@quiddity.com
SCALE NTS			
SHEET 1A OF 1			

K:\18008\18008-0018-02 Plow Tract -Section 2 Paving & Plotting\2 Design Phase\Planning\Plow Sec 2-PLAT.dwg Aug 14, 2024 - 1:47pm CKJ

STATE OF TEXAS §
COUNTY OF WALLER §

A METES & BOUNDS description of a 20.83 acre tract of land in the H. & T. C. Railroad Company Survey Section 123, Abstract 202, Waller County, Texas, being out of and a part of the residue of that certain called 482.21 acre tract recorded under County Clerk's File Number 2216140, Official Public Records, Waller County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Commencing at a 3/4 inch iron pipe found for the southeast corner of the residue of said called 482.21 acre tract, same being the southeast corner of said H. & T. C. Railroad Company Survey Section 123, Abstract 202, the northeast corner of an adjoining called 454 acre tract recorded in Volume 0553, Page 96, Official Records, Waller County, Texas, the northeast corner of the adjoining T. S. Reese Survey, Abstract 334, the southwest corner of an adjoining 80.02 acre tract recorded under County Clerk's File Number 1501213, Official Public Records, Waller County, Texas, the southwest corner of the adjoining W. I. Williamson Survey, Abstract 396, the northwest corner of an adjoining called 160.37 acre tract, recorded in Volume 1384, Page 805, Official Records, Waller County, Texas, the northwest corner of the adjoining H. & T. C. Railroad Company Survey Section 125, Abstract 203;

Thence North 02 degrees 06 minutes 07 seconds West along the east line of the residue of said called 482.21 acre tract, same being the east line of said H. & T. C. Railroad Company Survey Section 123, Abstract 202, the west line of said adjoining called 80.02 acre tract, and the west line of said adjoining W. I. Williamson Survey, Abstract 396, as located in Bartlett Road, 615.79 feet;

Thence South 87 degrees 53 minutes 53 seconds West crossing the residue of said called 482.21 acre tract, 109.96 feet to the lower southeast corner and Place of Beginning of the herein described tract;

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

- South 45 degrees 35 minutes 37 seconds West, 49.54 feet;
- North 74 degrees 55 minutes 14 seconds West, 110.80 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 17 degrees 10 minutes 56 seconds, an arc length of 83.97 feet, a radius of 280.00 feet, and a chord bearing North 06 degrees 29 minutes 18 seconds East, 83.65 feet;
- North 02 degrees 06 minutes 10 seconds West, 12.67 feet;
- South 87 degrees 53 minutes 50 seconds West, 190.43 feet to the lower southwest corner of the herein described tract;

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

- North 04 degrees 05 minutes 58 seconds East, 50.29 feet;
- North 02 degrees 06 minutes 10 seconds West, 350.00 feet;
- North 04 degrees 56 minutes 34 seconds West, 150.18 feet to 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 89 degrees 40 minutes 10 seconds West, 177.84 feet;
- South 87 degrees 40 minutes 51 seconds West, 32.81 feet;
- North 89 degrees 32 minutes 55 seconds West, 60.09 feet;
- North 86 degrees 20 minutes 20 seconds West, 60.00 feet;
- North 84 degrees 55 minutes 16 seconds West, 60.02 feet;
- North 83 degrees 24 minutes 55 seconds West, 59.71 feet;
- North 81 degrees 30 minutes 05 seconds West, 197.50 feet;
- North 83 degrees 34 minutes 14 seconds West, 114.20 feet to the upper southwest corner of the herein described tract, being a point in a non-tangent curve to the left;

Thence establishing the most westerly 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 05 degrees 20 minutes 46 seconds, an arc length of 96.11 feet, a radius of 1,030.00 feet, and a chord bearing North 02 degrees 53 minutes 25 seconds East, 96.07 feet to the beginning of a reverse curve to the right;
- Thence with said reverse curve to the right, having a central angle of 88 degrees 50 minutes 11 seconds, an arc length of 38.76 feet, a radius of 25.00 feet, and a chord bearing North 44 degrees 38 minutes 07 seconds East, 34.99 feet;
- North 00 degrees 56 minutes 48 seconds West, 60.00 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 00 degrees 11 minutes 18 seconds, an arc length of 3.39 feet, a radius of 1,030.00 feet, and a chord bearing South 88 degrees 57 minutes 33 seconds West, 3.39 feet to the beginning of a reverse curve to the right;
- Thence with said reverse curve to the right, having a central angle of 85 degrees 51 minutes 02 seconds, an arc length of 37.46 feet, a radius of 25.00 feet, and a chord bearing North 48 degrees 12 minutes 35 seconds West, 34.05 feet;
- North 05 degrees 17 minutes 04 seconds West, 106.34 feet to a reentry corner of the herein described tract;

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

- South 87 degrees 55 minutes 58 seconds East, 127.32 feet;
- South 84 degrees 23 minutes 27 seconds East, 54.39 feet;
- South 82 degrees 02 minutes 57 seconds East, 54.39 feet;
- South 80 degrees 15 minutes 22 seconds East, 54.87 feet;

DATE: JULY 2024	FINAL PLAT OF GRANGE SECTION 2	OWNER/DEVELOPER: KATY 2855 DEVELOPMENT 5005 RIVERWAY, SUITE 600 HOUSTON, TEXAS 77056 281-341-8198 Jacobr@johnsondev.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1B OF 1			

K:\16009\16009-0016-02 Plow Tract -Section 2 Paving & Platting\2 Design Phase\Planning\Plow Sec 2-PLAT.dwg Aug 14, 2024 -- 1:48pm CKJ

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South 80 degrees 05 minutes 03 seconds East, 106.14 feet;
South 81 degrees 45 minutes 03 seconds East, 49.15 feet;
South 86 degrees 44 minutes 56 seconds East, 98.21 feet;
North 88 degrees 15 minutes 13 seconds East, 49.13 feet;
North 84 degrees 41 minutes 55 seconds East, 48.40 feet;
North 62 degrees 31 minutes 23 seconds East, 89.51 feet to the lower northeast corner of the herein described tract;

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

North 26 degrees 33 minutes 57 seconds East, 89.51 feet;
North 01 degree 15 minutes 54 seconds East, 47.46 feet;
North 03 degrees 50 minutes 03 seconds West, 49.13 feet;
North 09 degrees 20 minutes 48 seconds West, 135.92 feet;
North 08 degrees 14 minutes 13 seconds West, 55.01 feet;

North 08 degrees 28 minutes 22 seconds West, 46.84 feet;
North 07 degrees 21 minutes 48 seconds West, 55.00 feet;
North 04 degrees 30 minutes 48 seconds West, 109.43 feet;
North 03 degrees 18 minutes 05 seconds West, 109.06 feet;
North 01 degree 23 minutes 54 seconds West, 109.04 feet;
North 00 degrees 45 minutes 17 seconds West, 127.07 feet;
South 87 degrees 54 minutes 23 seconds West, 30.05 feet;
North 02 degrees 05 minutes 37 seconds West, 195.00 feet to the upper northwest corner of the herein described tract;

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

North 87 degrees 54 minutes 23 seconds East, 219.04 feet;
South 87 degrees 15 minutes 36 seconds East, 128.83 feet to the upper northeast corner of the herein described tract;

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

South 02 degrees 05 minutes 37 seconds East, 543.36 feet;
South 02 degrees 06 minutes 19 seconds East, 49.88 feet;
South 05 degrees 00 minutes 04 seconds East, 63.24 feet to a reentry corner, being a point in a non-tangent curve to the right;

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

Thence with said non-tangent curve to the right, having a central angle of 05 degrees 13 minutes 49 seconds, an arc length of 94.02 feet, a radius of 1,030.00 feet, and a chord bearing North 84 degrees 17 minutes 19 seconds East, 93.99 feet to the beginning of a reverse curve to the left;
Thence with said reverse curve to the left, having a central angle of 89 degrees 04 minutes 37 seconds, an arc length of 38.87 feet, a radius of 25.00 feet, and a chord bearing North 42 degrees 21 minutes 55 seconds East, 35.07 feet to a northeast corner of the herein described tract;

Thence South 02 degrees 10 minutes 23 seconds East establishing the easterly line of the herein described tract, 110.02 feet to a southeast corner of the herein described tract, being a point in a non-tangent curve to the left;

Thence establishing an interior 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 91 degrees 01 minute 50 seconds, an arc length of 39.72 feet, a radius of 25.00 feet, and a chord bearing North 47 degrees 41 minutes 18 seconds West, 35.67 feet to the beginning of a compound curve to the left;
Thence with said compound curve to the left, having a central angle of 05 degrees 01 minute 25 seconds, an arc length of 85.05 feet, a radius of 970.00 feet, and a chord bearing South 84 degrees 17 minutes 04 seconds West, 85.02 feet to a reentry corner of the herein described tract;

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

South 09 degrees 05 minutes 19 seconds East, 194.16 feet;
South 02 degrees 06 minutes 05 seconds East, 135.53 feet;
South 05 degrees 57 minutes 32 seconds West, 197.59 feet;
South 14 degrees 10 minutes 37 seconds East, 132.14 feet;
South 02 degrees 06 minutes 32 seconds East, 736.93 feet to the Place of Beginning and containing 20.83 acres of land, more or less.

DATE: JULY 2024	FINAL PLAT OF GRANGE SECTION 2	OWNER/DEVELOPER: KATY 2855 DEVELOPMENT 5005 RIVERWAY, SUITE 600 HOUSTON, TEXAS 77056 281-341-8198 Jacobro@johnsondev.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1C OF 1			

GENERAL NOTES:

1. 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 revest in the dedicator, his heirs, assigns or successors.
2. This subdivision is proposed for single-family residential, detention and other related uses.
3. The radius on all block corners is 25 feet, unless otherwise noted.
4. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by Stewart Title, File No. 24473032433, Dated February 1, 2024.
5. 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.
6. 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 1.0001012489.
7. All bearings are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
8. A minimum of ten (10) feet shall be provided between sides of residential dwellings.
9. New development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.
10. 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.
11. 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.
12. No structure in this subdivision shall be occupied until connected to a public sewer system.
13. No structure in this subdivision shall be occupied until connected to an individual water supply or a state - approved community water system.
14. This tract lies within Shaded Zone "X" and UnShaded 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 LOMR 10-06-2439P dated July 8, 2011 for Waller County, Texas and incorporated areas. Unshaded Zone "X"; is defined as areas determined to be outside the 0.2% annual chance floodplain.
15. 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.
16. 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 Katy 2855 Development, LLC, a Texas Limited Liability Company, 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.
18. There are no pipeline easements within the platted area.
19. Elevations shown hereon are based on GPS observations taken October 12, 2022, and processed using data from CORS stations TXCM, TXLI, TXLM, TXLV, TXSO and TXWH.
20. Tract is subject to Surface Use Agreement recorded under C.C.F. NO. 2213227, O.P.R.W.C.T.
21. Tract is subject to Dry Public Utility and Aerial Easement recorded under C.C.F. NO. 2405561
22. Tract is subject to Agreement for Underground Electric Service recorded under C.C.F. No. 2408187, O.P.R.W.C.T.
23. These offsite Utility easements were recorded with the Final Plat of Grange Franz Road Extension & Model Home Park.
24. These offsite Utility easements were recorded with the Final Plat of Grange Section 1.
25. Tract is subject to Pipeline right-of-way easements recorded under Vol. 48, Pg. 287, Vol. 74, Pg. 516, Vol. 87, Pg. 246, Vol. 94, Pg. 121, Vol. 109, Pg. 320, and Vol. 124, Pg. 24, D.R.W.C.T.

DATE: JULY 2024

SCALE NTS

SHEET 1D OF 1

FINAL PLAT OF
GRANGE
SECTION 2

OWNER/DEVELOPER:
KATY 2855 DEVELOPMENT
5005 RIVERWAY, SUITE 600
HOUSTON, TEXAS 77056
281-341-8198
Jacobro@johnsondev.com



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000
Cjamnik@quiddity.com

- LEGEND:
- AC "Acres"
 - AE "Aerial Easement"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - IRF "Found 5/8-inch Iron Rod with cap stamped "Quiddity"
 - No "Number"
 - 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"

RESTRICTED RESERVE A Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.03 AC 1,387 Sq. Ft.	RESTRICTED RESERVE B Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.06 AC 2,806 Sq. Ft.
RESTRICTED RESERVE C Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.07 AC 3,214 Sq. Ft.	RESTRICTED RESERVE D Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.05 AC 2,067 Sq. Ft.
RESTRICTED RESERVE E Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.04 AC 1,872 Sq. Ft.	RESTRICTED RESERVE F Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.13 AC 5,657 Sq. Ft.

RESERVE TOTALS
0.38 AC
17,003 Sq. Ft.

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CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1,030.00'	5°13'49"	94.02'	N84°17'19"E	93.99'	47.04'
C2	25.00'	89°04'37"	38.87'	N42°21'55"E	35.07'	24.60'
C3	25.00'	91°01'50"	39.72'	N47°41'18"W	35.67'	25.45'
C4	970.00'	5°01'25"	85.05'	S84°17'04"W	85.02'	42.55'
C5	280.00'	17°10'56"	83.97'	N06°29'18"E	83.65'	42.30'
C6	1,030.00'	5°20'46"	96.11'	N02°53'25"E	96.07'	48.09'
C7	25.00'	88°50'11"	38.76'	N44°38'07"E	34.99'	24.50'
C8	1,030.00'	0°11'18"	3.39'	S88°57'33"W	3.39'	1.69'
C9	25.00'	85°51'02"	37.46'	N48°12'35"W	34.05'	23.25'
C10	300.00'	45°56'07"	240.52'	N25°04'13"W	234.13'	127.14'
C11	1,000.00'	10°51'45"	189.59'	N85°30'56"W	189.30'	95.08'
C12	1,000.00'	16°01'48"	279.78'	S88°05'57"E	278.87'	140.81'
C13	300.00'	84°23'28"	441.87'	N41°41'25"E	403.00'	271.98'
C14	1,000.00'	8°35'00"	149.81'	N04°47'49"W	149.67'	75.04'
C15	1,000.00'	6°56'03"	121.03'	S84°22'43"W	120.95'	60.59'
C16	700.00'	6°59'42"	85.46'	S05°35'28"E	85.41'	42.78'
C17	55.00'	90°00'00"	86.39'	N47°05'37"W	77.78'	55.00'
C18	25.00'	90°07'57"	39.33'	N81°43'35"W	35.40'	25.06'
C19	25.00'	22°07'57"	9.66'	N76°50'24"E	9.60'	4.89'
C20	70.00'	134°15'53"	164.04'	N47°05'37"W	129.00'	165.97'
C21	25.00'	22°07'57"	9.66'	S08°58'21"W	9.60'	4.89'
C22	25.00'	92°10'40"	40.22'	S52°59'59"E	36.02'	25.97'
C23	25.00'	90°00'00"	39.27'	S35°54'41"W	35.36'	25.00'
C24	25.00'	74°43'31"	32.61'	S02°08'20"E	30.34'	19.09'

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SCALE NTS			
SHEET 1F OF 1			

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°54'23"E	219.04'
L2	S87°15'36"E	128.83'
L3	S02°06'19"E	49.88'
L4	S05°00'04"E	63.24'
L5	S02°10'23"E	110.02'
L6	S09°05'19"E	194.16'
L7	S02°06'05"E	135.53'
L8	S05°57'32"W	197.59'
L9	S14°10'37"E	132.14'
L10	S02°06'32"E	736.93'
L11	S45°35'37"W	49.54'
L12	N74°55'14"W	110.80'
L13	N02°06'10"W	12.67'
L14	S87°53'50"W	190.43'
L15	N04°05'58"E	50.29'
L16	N04°56'34"W	150.18'
L17	S89°40'10"W	177.84'
L18	S87°40'51"W	32.81'
L19	N89°32'55"W	60.09'
L20	N86°20'20"W	60.00'
L21	N84°55'16"W	60.02'
L22	N83°24'55"W	59.71'
L23	N81°30'05"W	197.50'
L24	N83°34'14"W	114.20'
L25	N00°56'48"W	60.00'
L26	N05°17'04"W	106.34'
L27	S87°55'58"E	127.32'
L28	S84°23'27"E	54.39'
L29	S82°02'57"E	54.39'
L30	S80°15'22"E	54.87'
L31	S80°05'03"E	106.14'
L32	S81°45'03"E	49.15'
L33	S86°44'56"E	98.21'
L34	N88°15'13"E	49.13'

LINE TABLE		
LINE	BEARING	DISTANCE
L35	N84°41'55"E	48.40'
L36	N62°31'23"E	89.51'
L37	N26°33'57"E	89.51'
L38	N01°15'54"E	47.46'
L39	N03°50'03"W	49.13'
L40	N09°20'48"W	135.92'
L41	N08°14'13"W	55.01'
L42	N08°28'22"W	46.84'
L43	N07°21'48"W	55.00'
L44	N04°30'48"W	109.43'
L45	N03°18'05"W	109.06'
L46	N01°23'54"W	109.04'
L47	N00°45'17"W	127.07'
L48	S87°54'23"W	30.05'
L49	N02°05'37"W	195.00'
L50	N02°06'10"W	581.31'
L51	S80°05'03"E	141.51'
L52	N09°05'19"W	184.01'
L53	S80°54'41"W	145.42'
L54	N87°50'44"E	7.67'
L55	S02°05'37"E	380.80'
L56	N42°54'23"E	23.89'
L57	N87°54'23"E	132.41'
L58	N01°47'40"E	119.34'
L59	S01°24'26"E	127.25'
L60	N41°30'42"E	13.10'
L61	N80°54'41"E	116.33'
L62	N80°54'41"E	116.37'
L63	S43°36'13"E	16.91'
L64	S38°43'10"W	14.45'
L65	S82°26'24"W	118.87'
L66	S80°54'41"W	117.91'
L67	S54°05'19"E	14.14'
L68	N42°53'39"E	21.21'

DATE: JULY 2024

SCALE NTS

SHEET 10 OF 1

FINAL PLAT OF
GRANGE
SECTION 2

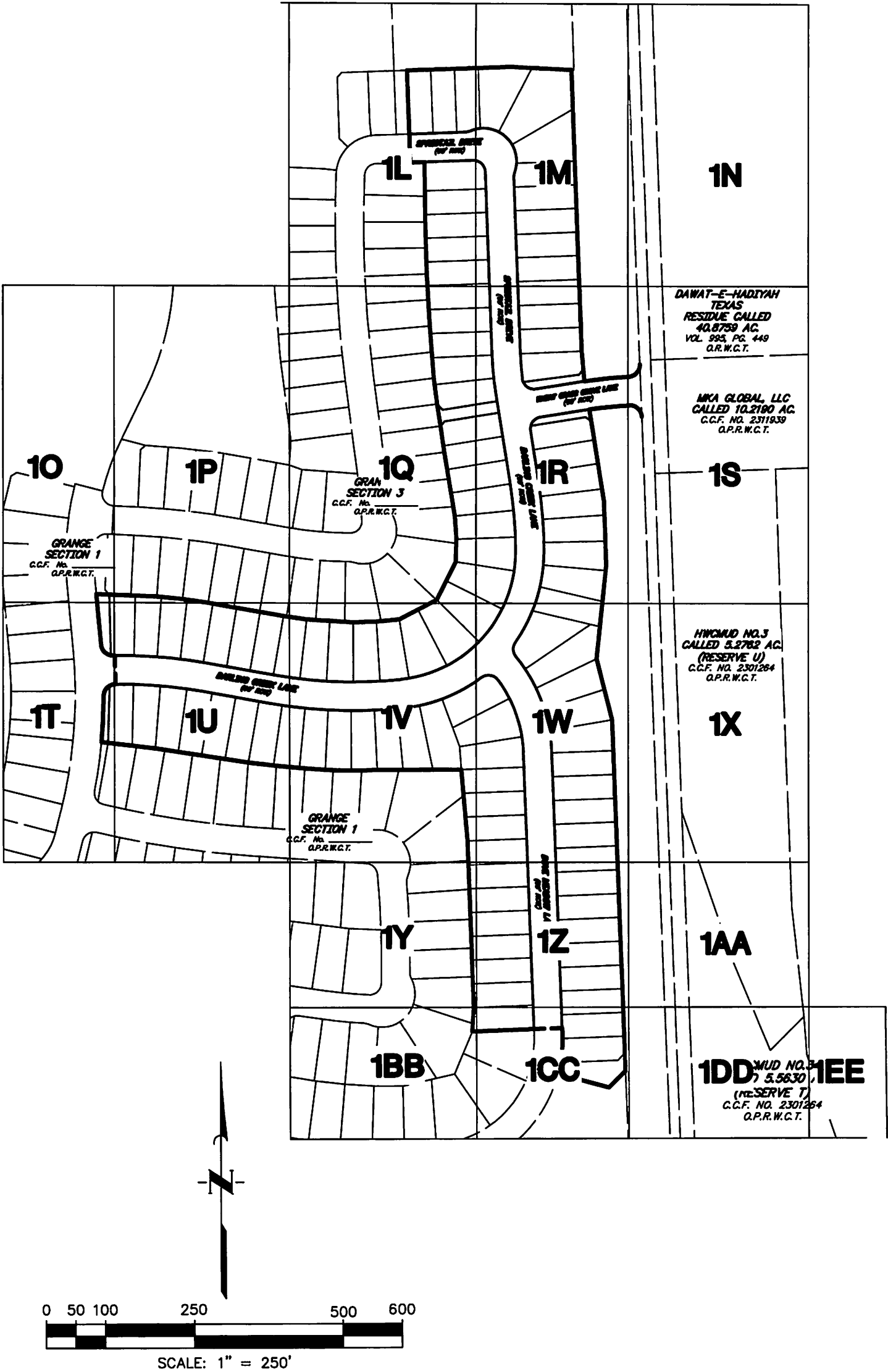
OWNER/DEVELOPER:
KATY 2855 DEVELOPMENT
5005 RIVERWAY, SUITE 600
HOUSTON, TEXAS 77056
281-341-8198
Jacobr@johnsondev.com



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000
Cjamnik@quiddity.com

K:\18009\18009-0018-02 Plow Tract -Section 2 Paving & Plotting\2 Design Phase\Planning\Plow Sec 2-PLAT.dwg Aug 14,2024 - 2:08pm CKJ



DATE: JULY 2024

SCALE 1" = 250'

SHEET 1H OF 1

FINAL PLAT OF
GRANGE
SECTION 2

OWNER/DEVELOPER:
KATY 2855 DEVELOPMENT
5005 RIVERWAY, SUITE 600
HOUSTON, TEXAS 77058
281-341-8198
Jacobr@johnsondev.com



QUIDDITY

Quiddity Engineering, LLC
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Cjarnik@quiddity.com

STATE OF TEXAS §
COUNTY OF WALLER §

We, Katy 2855 Development LLC, a Texas Limited Liability Company acting by and through Jacob W. Rice, Vice President owner of the 20.83 acre tract subdivided, in this plat of Grange Section 2, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown and dedicated to the public, the streets, all alleys, parks and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets or drainage easements to conform to the grades, and bind ourselves, out heirs successors and assigns to warrant and defend the title to 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.

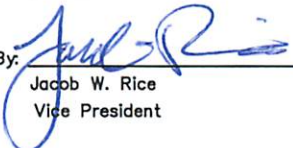
FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Grange Sec 2 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

- 1. That drainage of septic tanks into roads, streets, alleys or public ditches, streams, ect., either directly or indirectly is strictly prohibited.
- 2. All stock animals, horses and fowl, shall be fenced in and not allowed to run at large in the subdivision.
- 3. Drainage structures under private drives shall have a new drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and three quarters (1-1/4) square feet (15" diameter pipe) reinforced concrete pipe, unless specified by the County Road Administrator or County Engineer. Culverts and bridges must be used for all driveway and/or walks, although dip-style driveways are encouraged where appropriate.
- 4. Property owners will obtain Development Permits/Permit Exemptions from the County Flood Plain Administrator for all development.
- 5. There are no underground pipelines within the confines of the subdivision except as shown on the plat.
- 6. There shall be no sanitary sewer systems or any water well constructed within 50 feet of any lot line that does not adjoin with a public road.

IN TESTIMONY WHEREOF, the Katy 2855 Development LLC has caused these presents to be signed by Jacob W. Rice, Vice President thereunto authorize, this 10th day of July, 2024

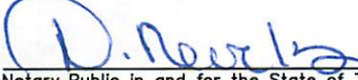
Katy 2855 Development LLC
a Texas Limited Liability Company

By: 
Jacob W. Rice
Vice President

STATE OF TEXAS §
COUNTY OF Harris §

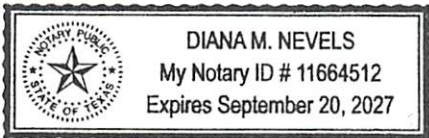
BEFORE ME, the undersigned authority, on this day personally appeared Jacob W. Rice, Vice President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10th day of July, 2024.


Notary Public in and for the State of Texas

Diana M. Nevels
Print Name

My commission expires: 9-20-2027



DATE: JULY 2024

SCALE NTS

SHEET 11 OF 1

FINAL PLAT OF
GRANGE
SEC 2

OWNER/DEVELOPER:
KATY 2855 DEDEVELOPMENT
5005 RIVERWAY, SUITE 600
HOUSTON, TEXAS 77056
281-341-8198
Jacobr@johnsondev.com



QUIDDITY

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Cjarnnik@quiddity.com

Certificate of Surveyor

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

No Portion of this subdivision lies within the boundaries of any municipality's corporate city limits, or area of extra territorial jurisdiction.

No Portion of this subdivision lies within the boundaries of the 1% annual chance (100 year) floodplain as delineated on Waller County Community No 480640, Map No. 48473C0375E, Panel 0375, suffix "E" dated February 18, 2009 and revised under LOMR 10-06-2439P, dated July 8, 2011

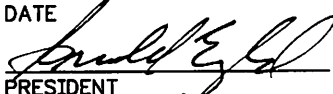
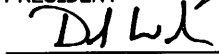
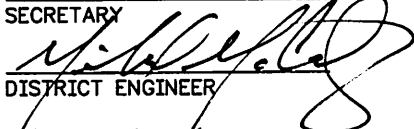
A Portion of this subdivision lies within the boundary of the 0.2% annual chance (500 year) floodplain as delineated on Waller County Community No 480640, Map No. 48473C0375E, Panel 0375, suffix "E" dated February 18, 2009 and revised under LOMR 10-06-2439P, dated July 8, 2011




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

BROOKSHIRE-KATY DRAINAGE DISTRICT Permit No. 2024-14

APPROVED BY THE BOARD OF SUPERVISORS ON

5-13-2024
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: JULY 2024	FINAL PLAT OF GRANGE SEC 2	OWNER/DEVELOPER: KATY 2855 DEDEVELOPMENT 5005 RIVERWAY, SUITE 600 HOUSTON, TEXAS 77056 281-341-8198 Jacobr@johnsondev.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjamnik@quiddity.com
SCALE NTS			
SHEET 1J OF 1			

K:\18009\18009-0016-02 Plow Tract - Section 2 Paving & Platting\2 Design Phase\Platting\Flow Sec 2-PLAT.dwg Jul 03, 2024 - 11:22am CKJ

I, J. Ross McCall, County Engineer of Waller County, Certify that the Plat of this subdivision complies with all existing rules and regulations of Waller County.

No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

Date _____ J. Ross McCall
County Engineer

STATE OF TEXAS §
COUNTY OF WALLER §

I, Debbie Hollan, County Clerk in and for Waller County, Texas do hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2024, at _____ o'clock ____M in File No. _____ of the Plat Records of said County. Witness my hand and seal of office, at Hempstead, Texas, the _____ day and date last above written.

Debbie Hollan
Waller County, Texas

By: _____
Deputy

CERTIFICATE OF COMMISSIONERS COURT

APPROVED by the Commissioners' Court of Waller County, Texas, this _____ day of _____, 2024.

Corbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 2

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.

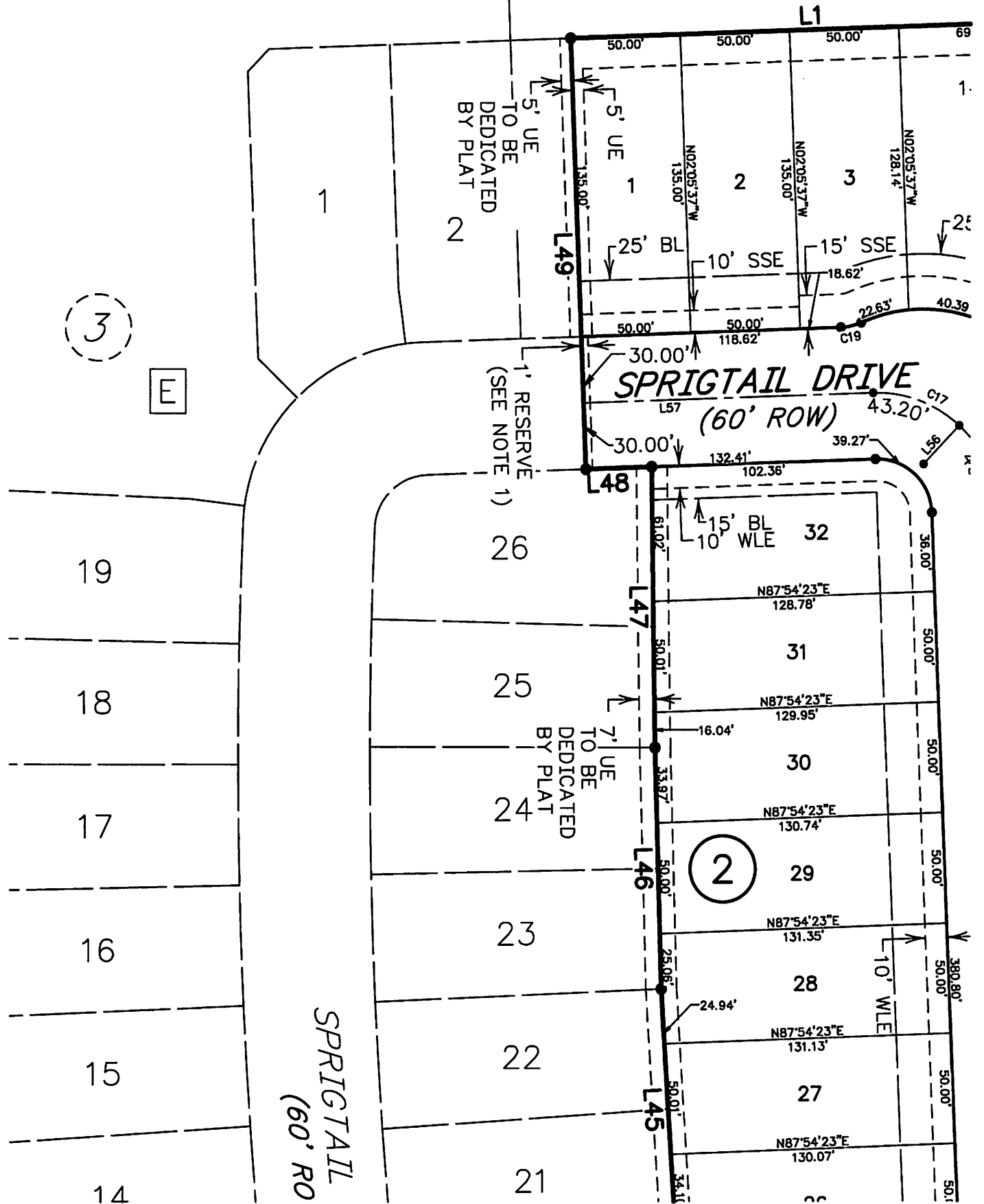
DATE: JULY 2024	FINAL PLAT OF GRANGE SECTION 2	OWNER/DEVELOPER: KATY 2855 DEVELOPMENT 5005 RIVERWAY, SUITE 600 HOUSTON, TEXAS 77056 281-341-8198 Jacobr@johnsondev.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1K OF 1			

K:\18009\18009-0016-02 Plat Tract -Section 2 Paving & Platting\2 Design Phase\Planning\Flow Sec 2-PLAT.dwg Aug 14, 2024 - 2:08pm CKJ

WALLER COUNTY WASTEW TREATMENI

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

A



DATE: JULY 2024

SCALE 1"=60'

SHEET 1L OF 1

FINAL PLAT OF
GRANGE
SECTION 2

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

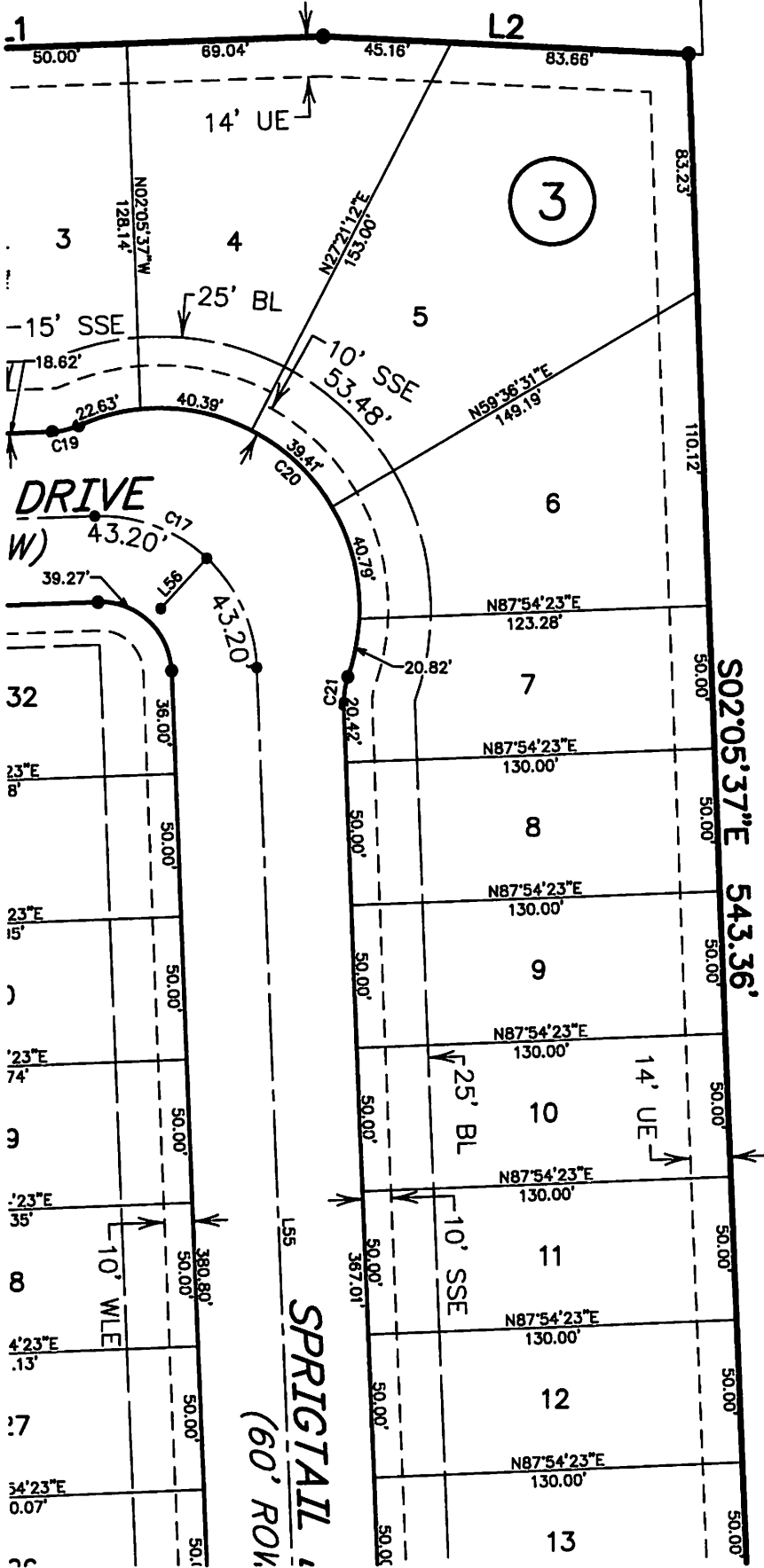


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CJamnik@quiddity.com

COUNTY MUD NO 55
WASTEWATER
TREATMENT PLANT

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



70' BKDD DRAINAGE EASEMENT
VOL. 585 PG 30
O.P.R.W.C.T.

BARTLETT
(ROW VAP)

APPROX LIMITS OF "UNSHADED"
APPROX LIMITS OF "SHADED"

K:\18009\18009-0016-02 Plat Tract - Section 2 Paving & Plotting\2 Design Phase\Planning\Flow Sec 2-PLAT.dwg Aug 14, 2024 -- 2:09pm CKJ

DATE: JULY 2024

SCALE 1"=60'

SHEET 1M OF 1

FINAL PLAT OF
GRANGE
SECTION 2

OWNER/DEVELOPER:
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QUIDDITY

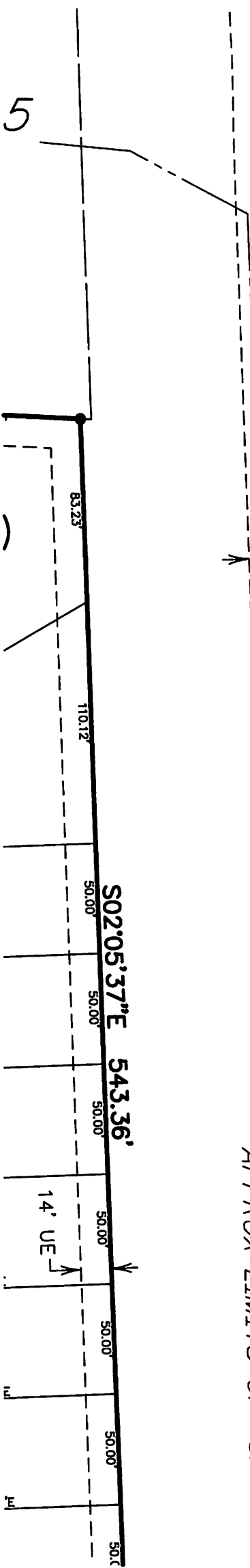
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000
Cjarnnik@quiddity.com

DAWAT-E-HADIY
RESTRIE CALLED

BARTLET
(ROW 1/1)

70' BKDD DRAINAGE EASEMENT
VOL. 585 PG 30
O.P.R.W.C.T.

APPROX LIMITS OF "UNSHADED"
APPROX LIMITS OF "SHADED"



DATE: JULY 2024

SCALE 1"=60'

SHEET 1N OF 1

FINAL PLAT OF
GRANGE
SECTION 2

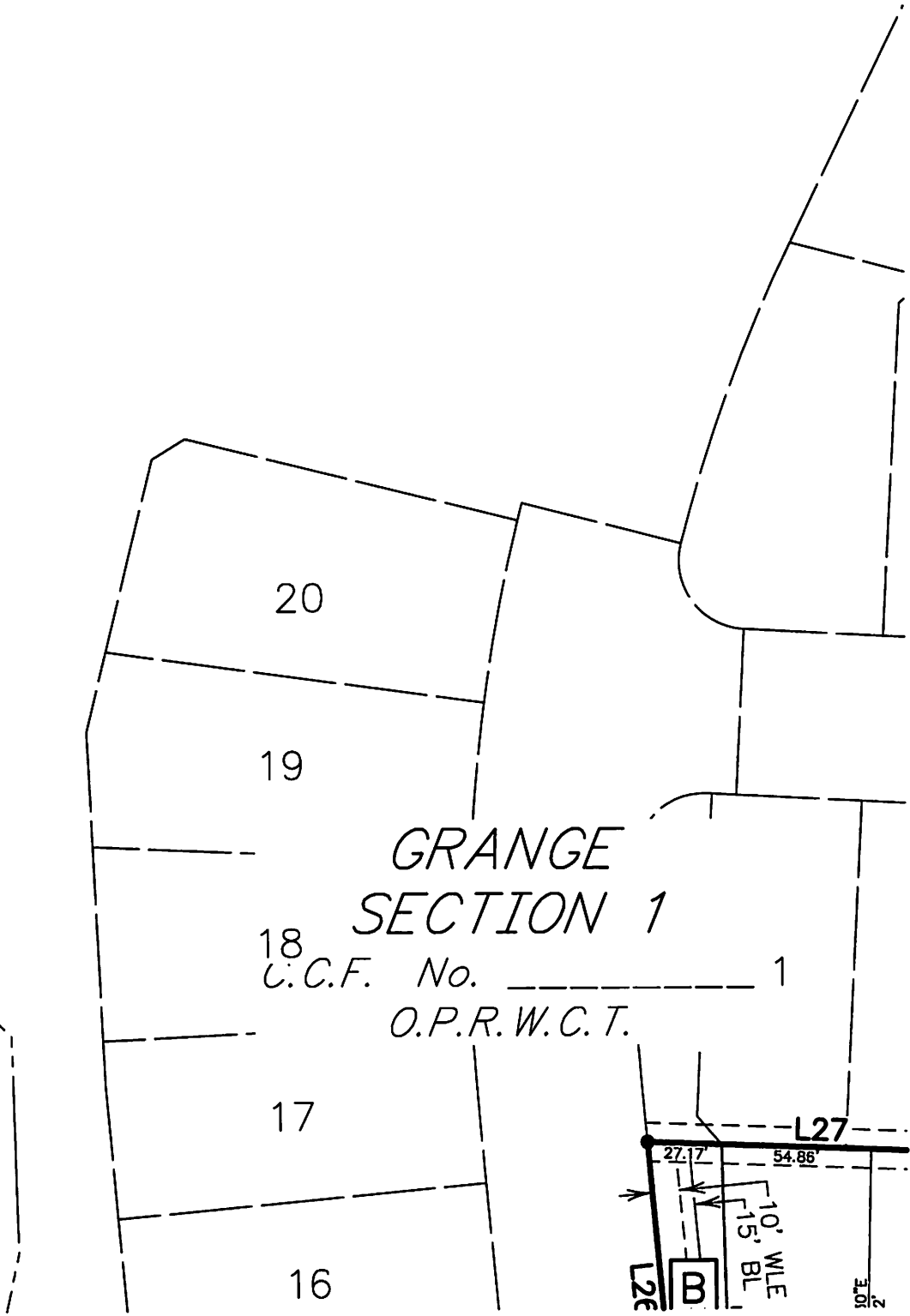
OWNER/DEVELOPER:
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APPROX LIMITS OF ZONE "X-SHADED"



K:\18009\18009-0016-02 Flow Tract -Section 2 Paving & Plotting\2 Design Phase\Planning\Flow Sec 2-PLAT.dwg Aug 14,2024 - 2:10pm CKJ

DATE: JULY 2024
SCALE 1"=60'
SHEET 10 OF 1

FINAL PLAT OF
GRANGE
SECTION 2

OWNER/DEVELOPER:
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HOUSTON, TEXAS 77056
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K:\18009\18009-0016-02 Plat Tract -Section 2 Paving & Platting\2 Design Phase\Planning\Plat Sec 2-PLAT.dwg Aug 14,2024 - 2:10pm CKJ



DATE: JULY 2024

SCALE 1"=80'

SHEET 1P OF 1

FINAL PLAT OF
GRANGE
SECTION 2

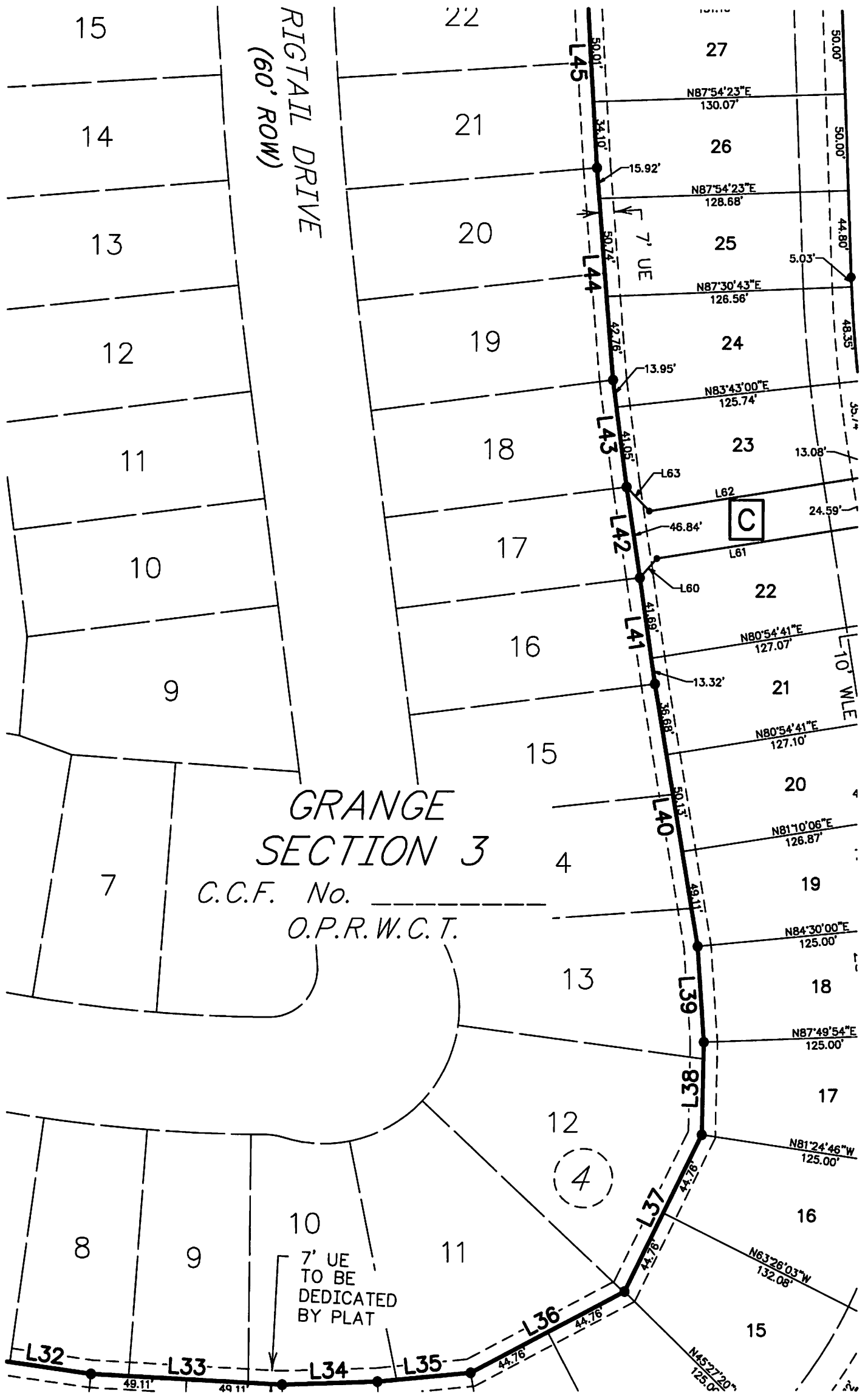
OWNER/DEVELOPER:
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DATE: JULY 2024

SCALE 1"=80'

SHEET 1Q OF 1

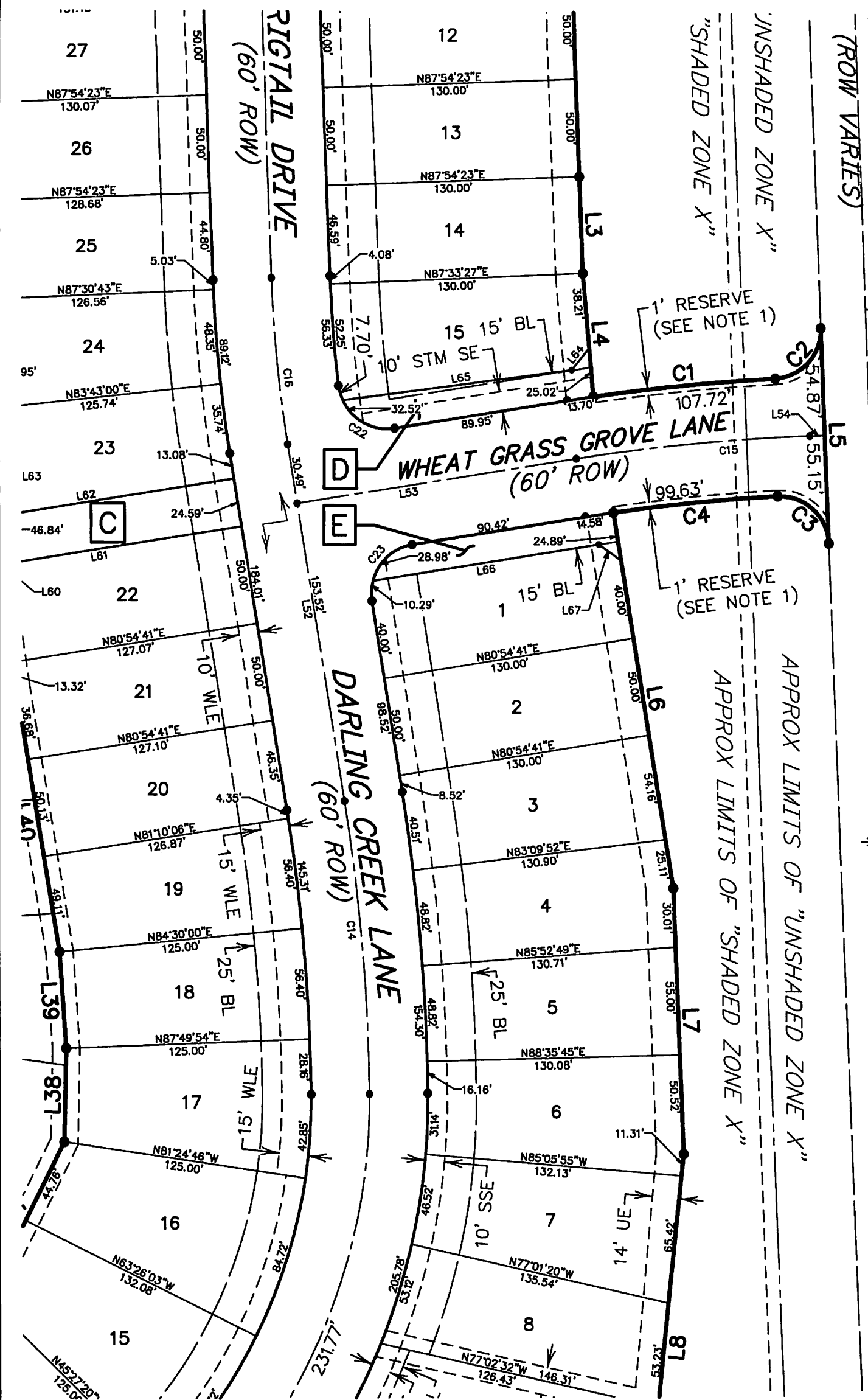
FINAL PLAT OF
GRANGE
SECTION 2

OWNER/DEVELOPER
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CJamnik@quiddity.com



DATE: JULY 2024

SCALE 1"=60'

SHEET 1R OF 1

FINAL PLAT OF
GRANGE
SECTION 2

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



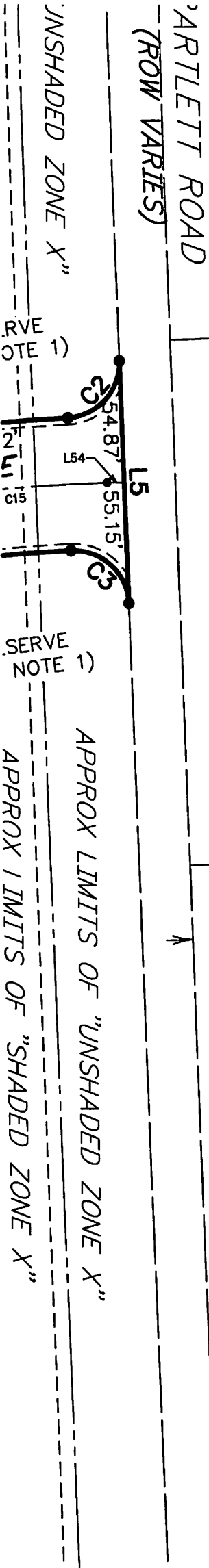
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2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000
Clamnik@quiddity.com

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

MKA GLOBAL, LLC
CALLED 10.2190 AC.
C.C.F. NO. 2311939
O.P.R.W.C.T.

EXISTING 30'
BARTLETT ROAD ROW
C.C.F. No. 2213053
O.P.R.W.C.T.



DATE: JULY 2024

SCALE 1"=60'

SHEET 1S OF 1

FINAL PLAT OF
GRANGE
SECTION 2

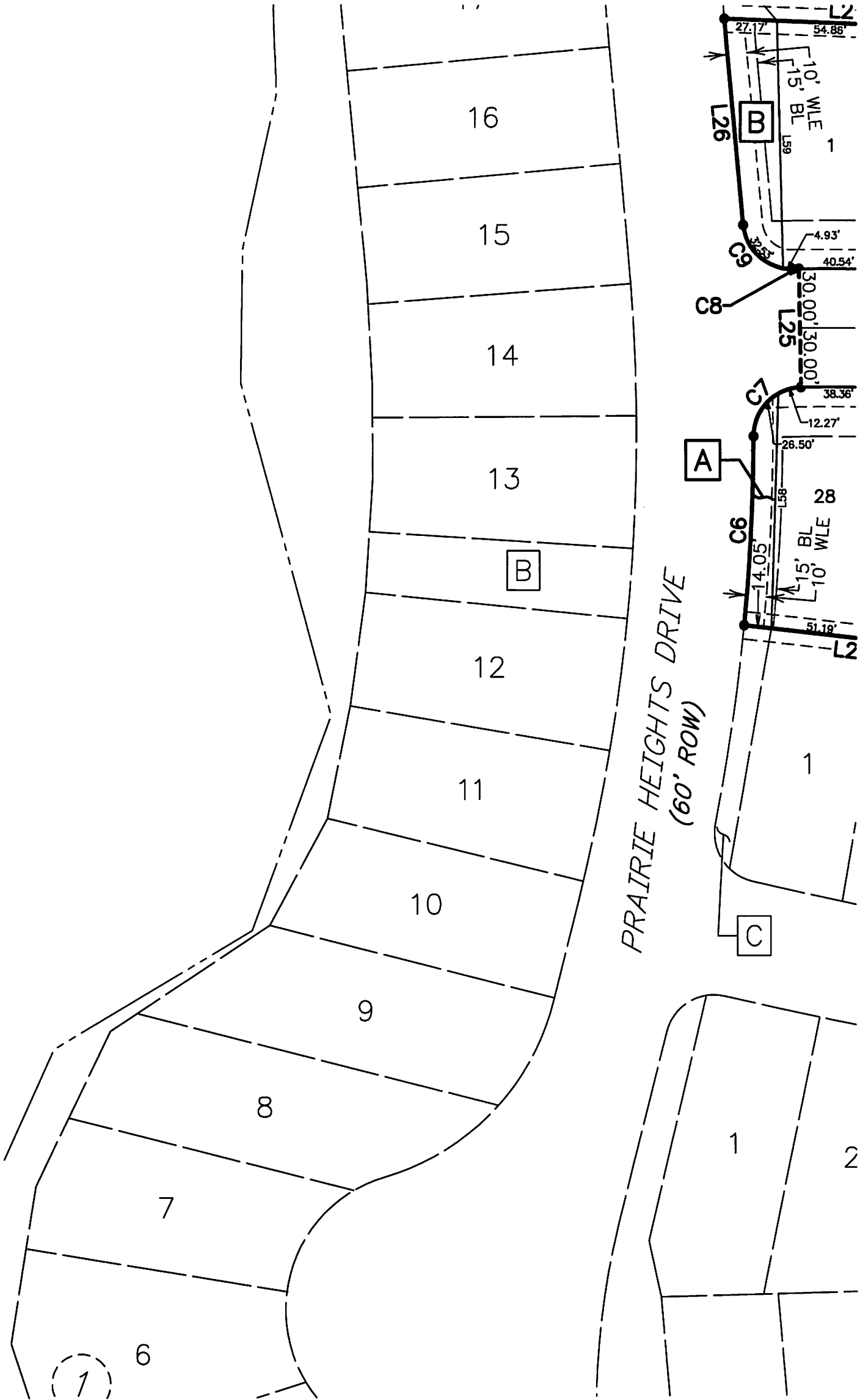
OWNER/DEVELOPER:
KATY 2855 DEVELOPMENT
5005 RIVERWAY, SUITE 600
HOUSTON, TEXAS 77056
281-341-8198
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DATE: JULY 2024

SCALE 1"=80'

SHEET 1T OF 1

FINAL PLAT OF
GRANGE
SECTION 2

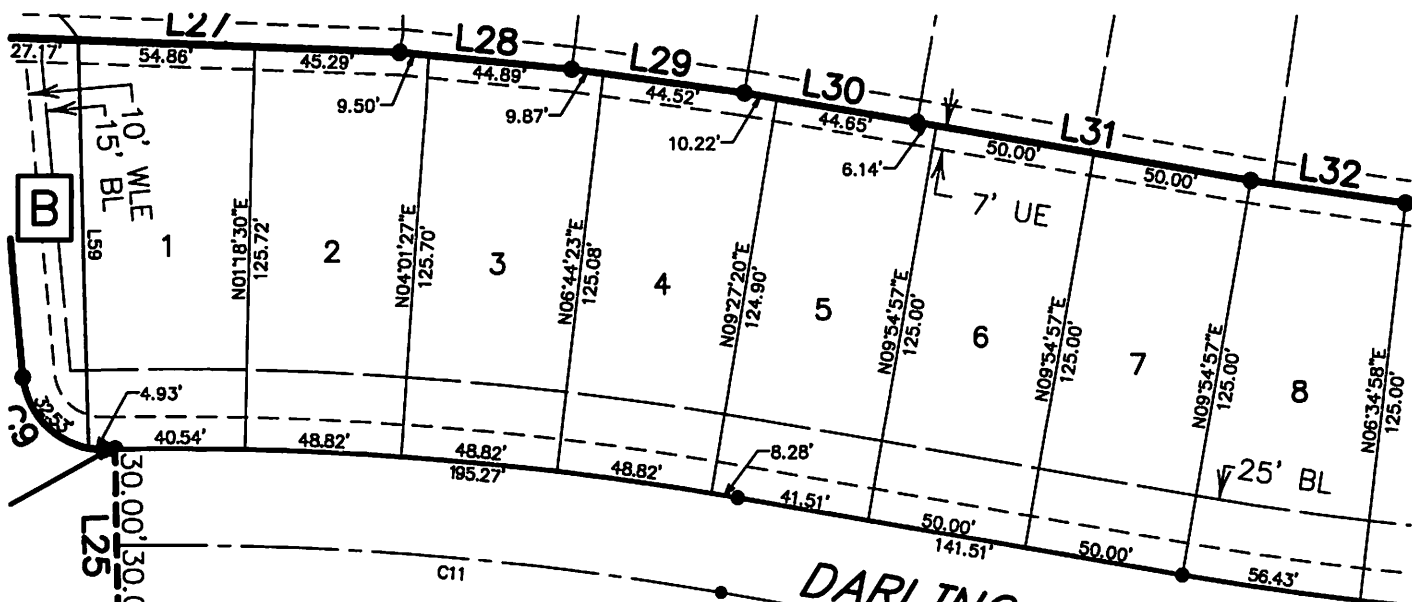
OWNER/DEVELOPER:
KATY 2855 DEVELOPMENT
5005 RIVERWAY, SUITE 600
HOUSTON, TEXAS 77056
281-341-8198
Jacobr@johnsondev.com



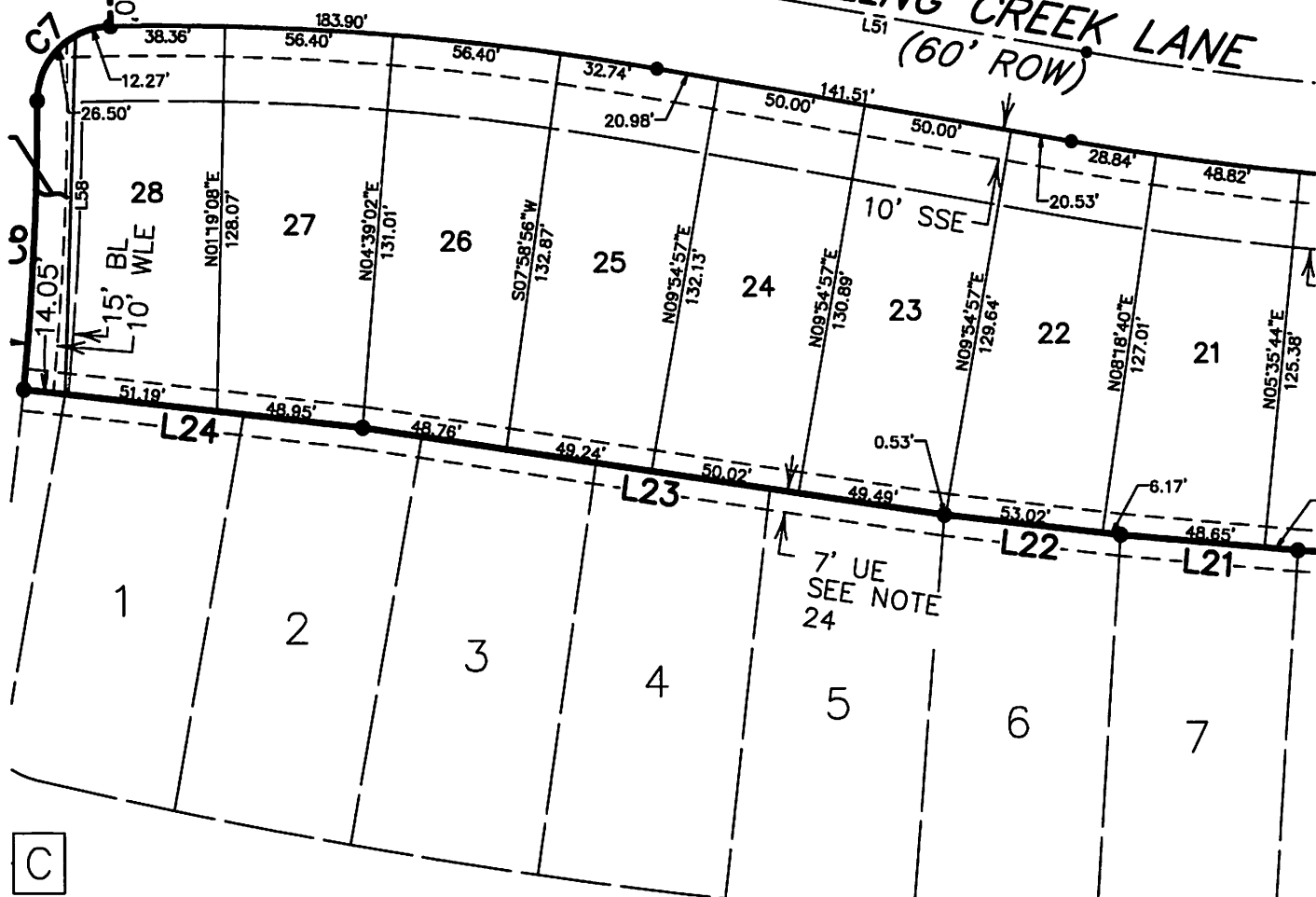
QUIDDITY

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2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000
Cjamnik@quiddity.com

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DARLING CREEK LANE
(60' ROW)



SOARING SPARROW TRAIL
(60' ROW)

G
SE

C.C.F. 1
0.

DATE: JULY 2024

SCALE 1"=80'

SHEET 1U OF 1

FINAL PLAT OF
GRANGE
SECTION 2

OWNER/DEVELOPER:
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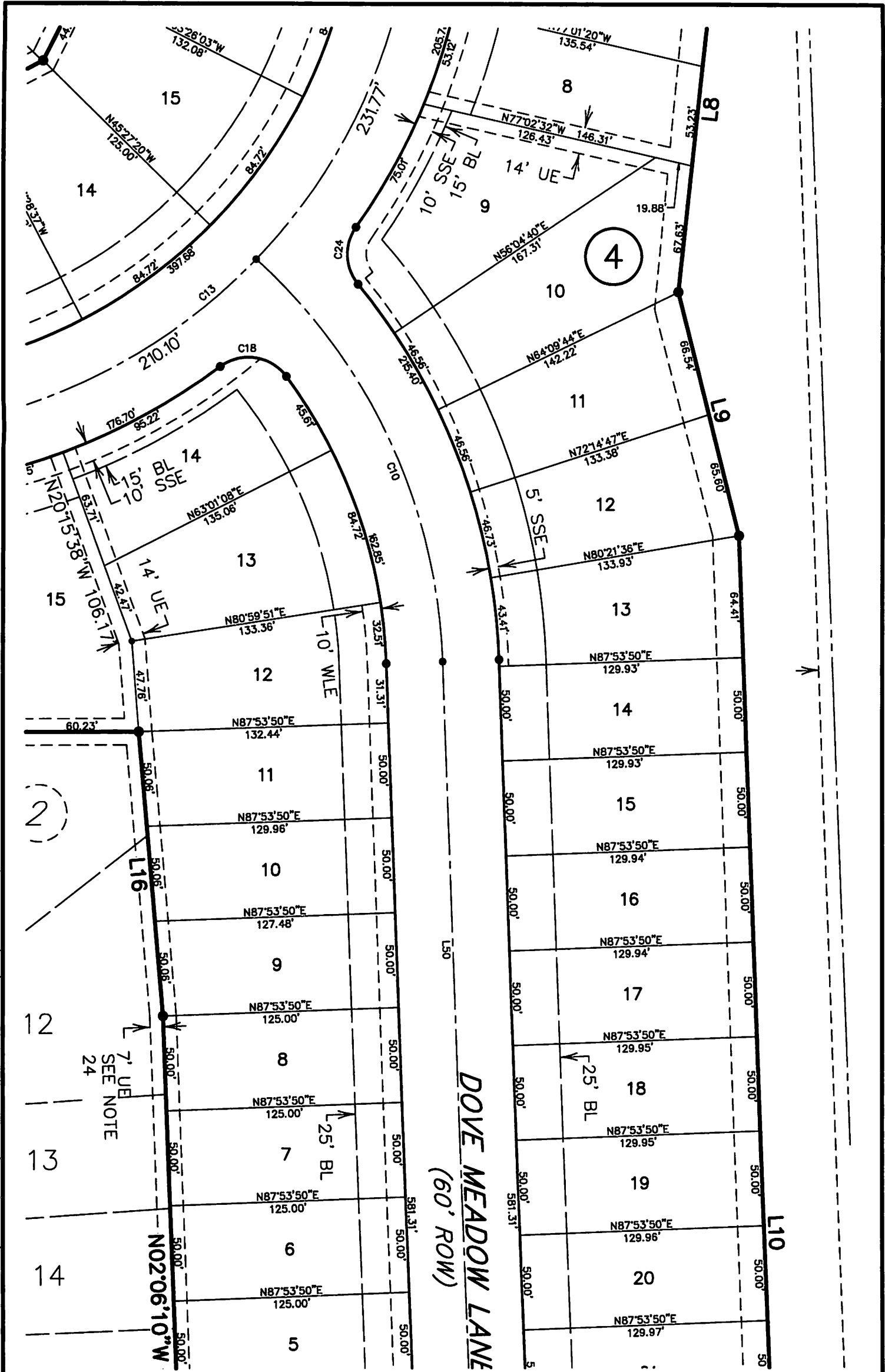


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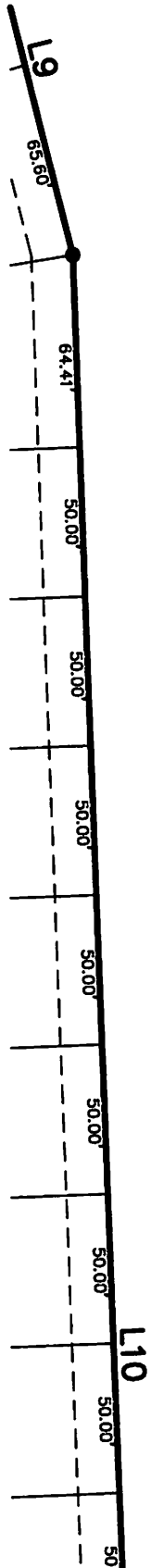
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DATE: JULY 2024	FINAL PLAT OF GRANGE SECTION 2	OWNER/DEVELOPER: KATY 2855 DEVELOPMENT 5005 RIVERWAY, SUITE 600 HOUSTON, TEXAS 77056 281-341-8198 Jacobr@johnsondev.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjammik@quiddity.com
SCALE 1"=60'			
SHEET 1W OF 1			

HWCMUD NO.3
CALLED 5.2762 AC.
(RESERVE U)
C.C.F. NO. 2301264
O.P.R.W.C.T.



70' BKDD DRAINAGE EASEMENT
VOL. 585 PG 30
O.P.R.W.C.T.

EXISTING 30'
BARTLETT ROAD ROW
C.C.F. No. 2213053
O.P.R.W.C.T.

DATE: JULY 2024

SCALE 1"=80'

SHEET 1X OF 1

FINAL PLAT OF
GRANGE
SECTION 2

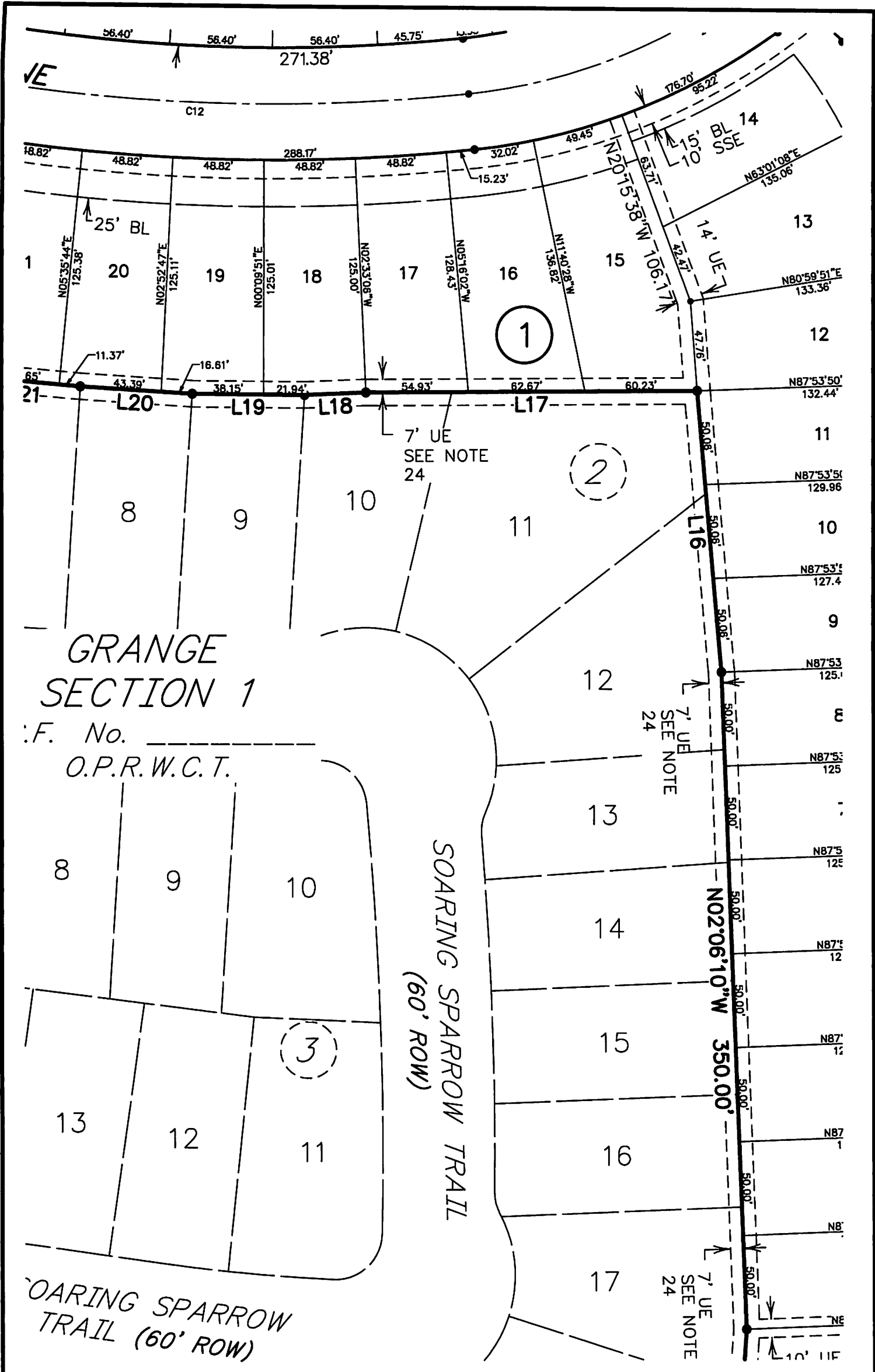
OWNER/DEVELOPER:
KATY 2855 DEVELOPMENT
5005 RIVERWAY, SUITE 600
HOUSTON, TEXAS 77056
281-341-8198
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QUIDDITY

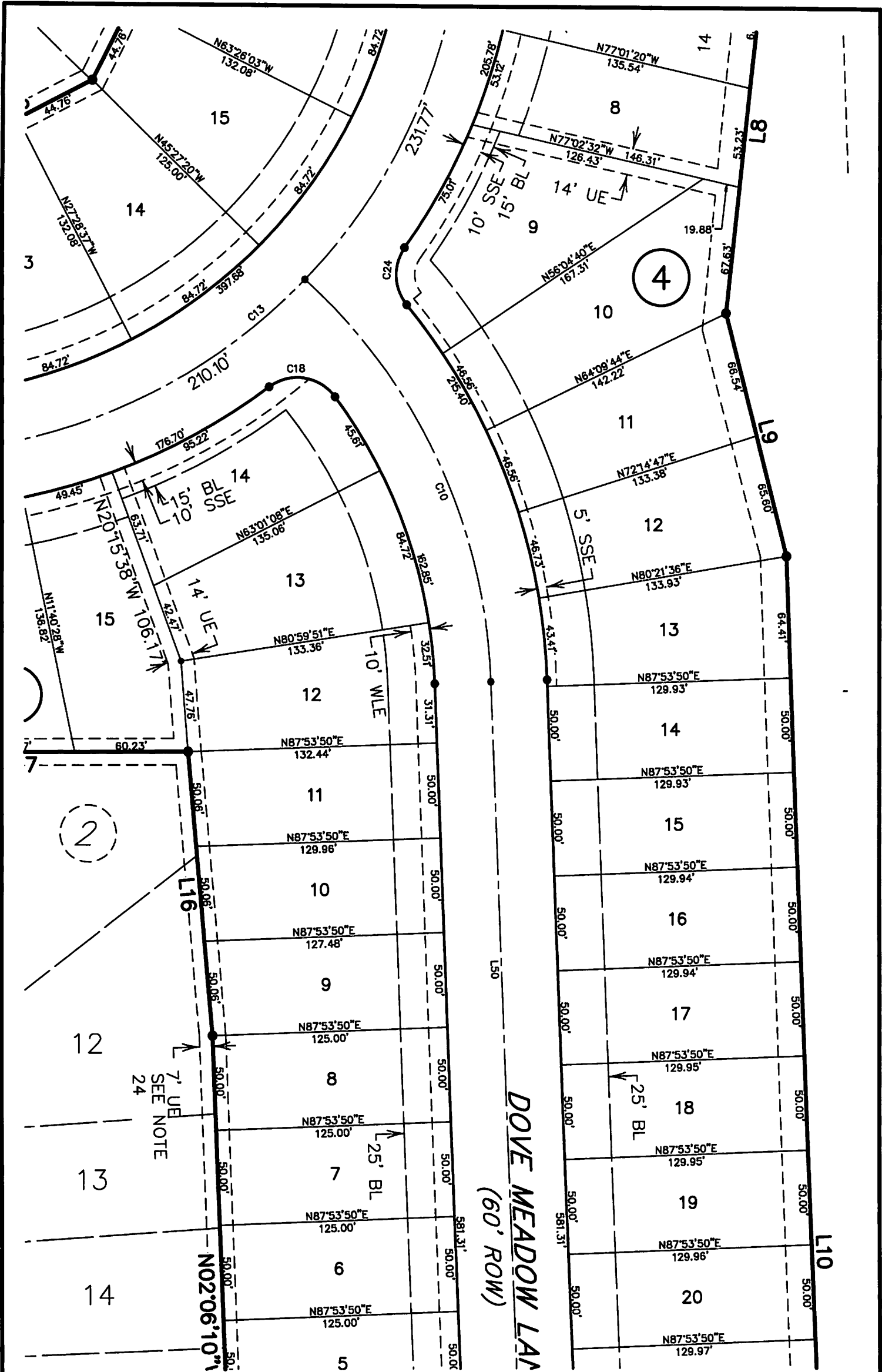
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10045100
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000
Cjamnik@quiddity.com

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DATE: JULY 2024	FINAL PLAT OF GRANGE SECTION 2	OWNER/DEVELOPER: KATY 2855 DEVELOPMENT 5005 RIVERWAY, SUITE 600 HOUSTON, TEXAS 77056 281-341-8198 Jacobr@johnsondev.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CJamnik@quiddity.com
SCALE 1"=60'			
SHEET 1Y OF 1			

K:\18009\18009-0018-02 Plat Tract - Section 2 Paving & Platting\2 Design Phase\Planning\Draw Sec 2-PLAT.dwg Aug 14, 2024 - 2:13pm CKJ



DATE: JULY 2024

SCALE 1"=60'

SHEET 12 OF 1

FINAL PLAT OF
GRANGE
SECTION 2

OWNER/DEVELOPER:
KATY 2855 DEVELOPMENT
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281-341-8198
Jacobr@johnsondev.com



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000
Cjamnik@quiddity.com

ING 30'
ETT ROAD ROW
No. 2213053
W.C.T.

*HWCMUD NO.3
CALLED 5.5630 AC.
(RESERVE T)
C.C.F. NO. 2301264
O.P.R.W.C.T.*

K:\18009\18009-0016-02 Plow Tract -Section 2 Paving & Platting\2 Design Phase\Planning\Plow Sec 2-PLAT.dwg Aug 14,2024 -- 2:14pm CKJ

DATE: JULY 2024

SCALE 1"=60'

SHEET 1EE OF 1

FINAL PLAT OF
GRANGE
SECTION 2

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



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Cjamnik@quiddity.com

70' BKDD DRAINAGE EASEMENT
-VOL. 585 PG 30
O.P.R.W.C.T.

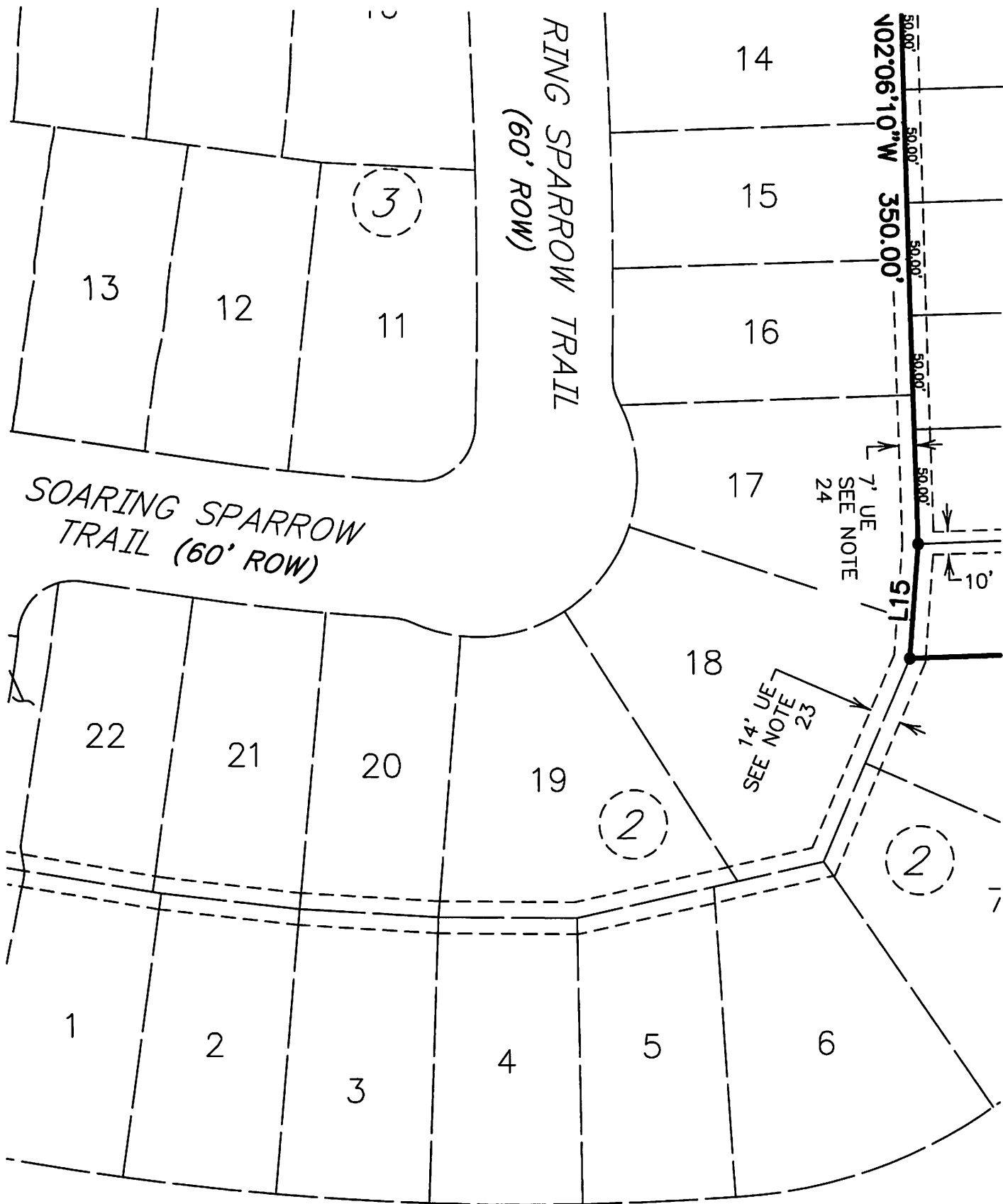
EXISTING 30'
BARTLETT ROAD RO
C.C.F. No. 2213053
O.P.R.W.C.T.

SHEET 1AA OF 1

OWNER/DEVELOPER:
KATY 2855 DEVELOPMENT
5005 RIVERWAY, SUITE 600
HOUSTON, TEXAS 77056
281-341-8198
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K:\18009\18009-016-02 Plow Tract -Section 2 Paving & Plotting\2 Design Phase\Planning\Plow Sec 2-PLAT.dwg Aug 14, 2024 - 2:13pm CKJ



GRANGE FRANZ ROAD
EXTENSION
& MODEL HOME PARK

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

FRANZ ROAD
(100' ROW)

DATE: JULY 2024

SCALE 1"=60'

SHEET 188 OF 1

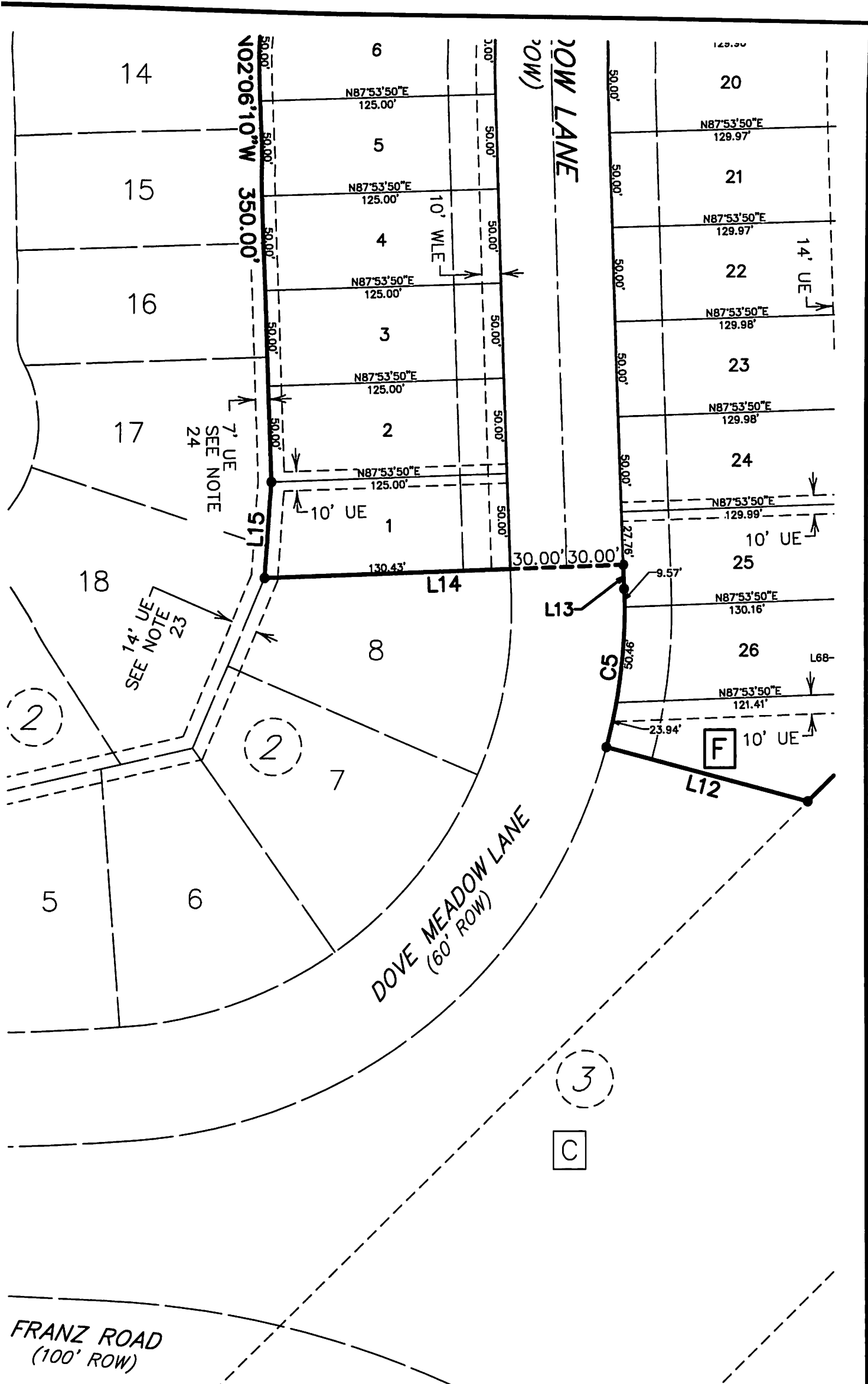
FINAL PLAT OF
GRANGE
SECTION 2

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



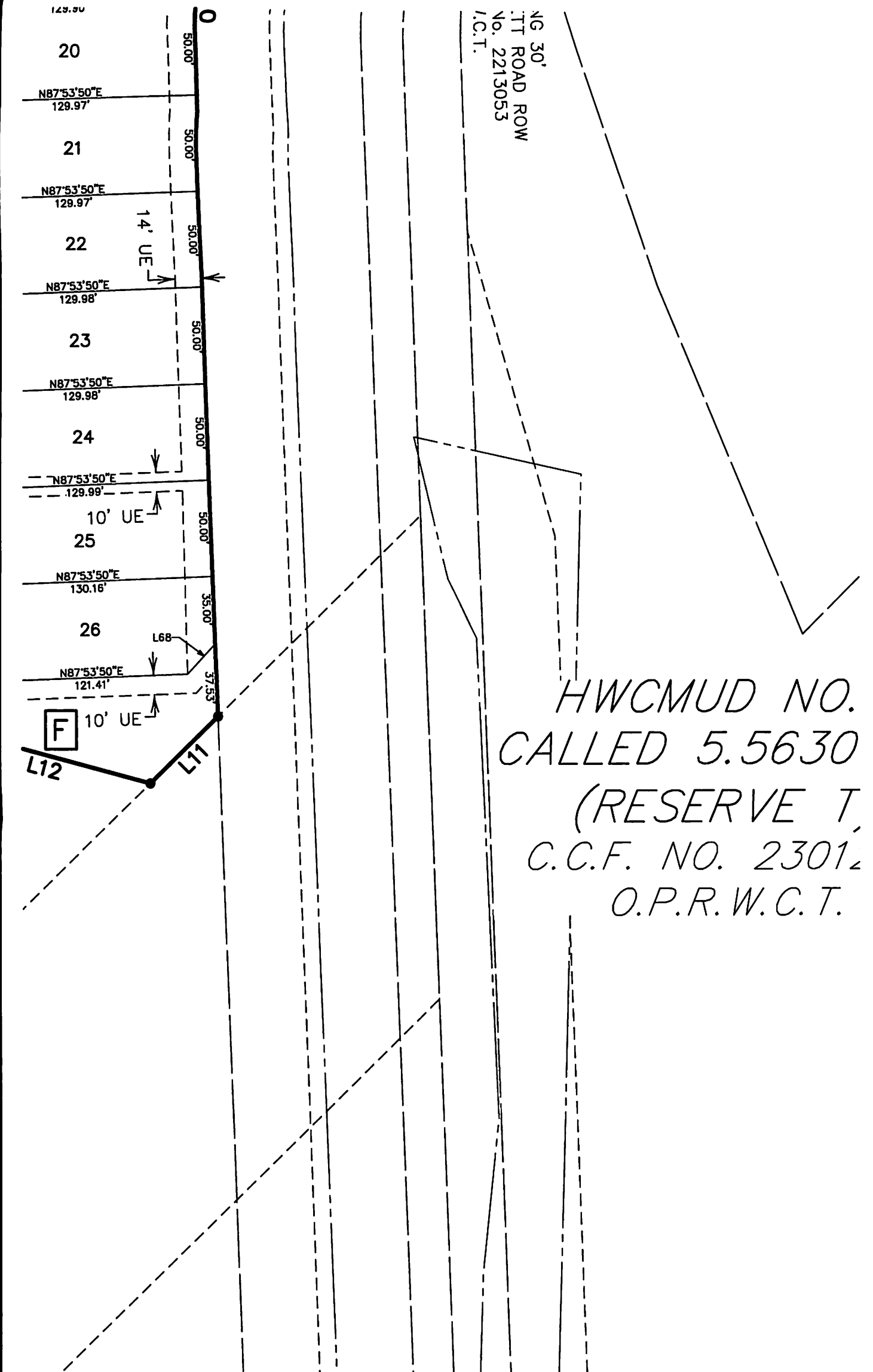
QUIDDITY

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Cjamnik@quiddity.com



DATE: JULY 2024	FINAL PLAT OF GRANGE SECTION 2	OWNER/DEVELOPER: KATY 2855 DEVELOPMENT 5005 RIVERWAY, SUITE 600 HOUSTON, TEXAS 77056 281-341-8198 Jacobra@johnsondev.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CJamnik@quiddity.com
SCALE 1"=80'			
SHEET 10C OF 1			

K:\18009\18009-0016-02 Plow Tract - Section 2 Paving & Platting\2 Design Phase\Planning\Plow Sec 2-PLAT.dwg Aug 14, 2024 - 2:14pm CKJ



DATE: JULY 2024	FINAL PLAT OF GRANGE SECTION 2	OWNER/DEVELOPER: KATY 2855 DEVELOPMENT 5005 RIVERWAY, SUITE 600 HOUSTON, TEXAS 77056 281-341-8198 Jacobr@johnsondev.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjamnik@quiddity.com
SCALE 1"=80'			
SHEET 100 OF 1			