WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Section 73

Date: September 4, 2024

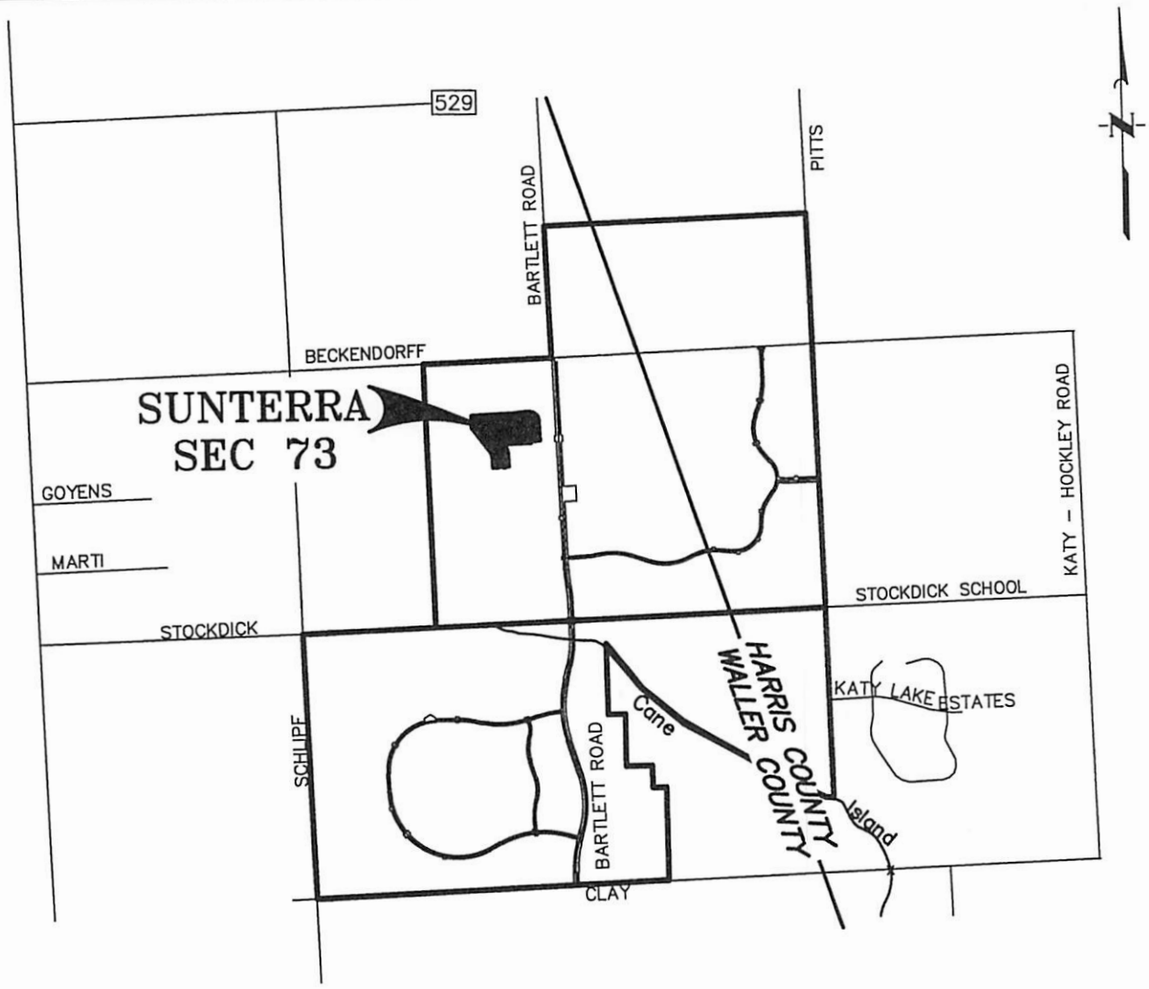
Background

Final Plat of Sunterra Section 73 Subdivision which consists of 19.87 acres will include 109 Lots, 4 Blocks and 6 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond

775 Business 290 East, Hempstead, Texas 77445 Ph: 979-826-7670 Fax: 979-826-7673



VICINITY MAP
N.T.S.

KEY MAP 403 Y&Z

FINAL PLAT OF
SUNTERRA
SEC 73

A SUBDIVISION OF 19.87 ACRES OF LAND
OUT OF THE
FRED EULE SURVEY, A-375
WALLER COUNTY, TEXAS

109 LOTS **6 RESERVES** **4 BLOCKS**

APRIL 2024

BKDD PERMIT NO. 2024-50

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 73	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC an Arizona Limited Liability Company 8585 E. HARTFORD DR., SUITE 118 SCOTTSDALE, AZ 85255 (713) 783-6702	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 NTS			
SHEET 1A OF 1			

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BS

STATE OF TEXAS §

COUNTY OF WALLER §

A **METES & BOUNDS** description of a 19.87 acre tract of land in the Fred Eule Survey, Abstract 375, Waller County, Texas, being out of and a part of that certain called 105.10 acre tract recorded under County Clerk's File Number 2400570, Official Public Records, Waller County, Texas, and the residue of that certain called 227.45 acre tract recorded under County Clerk's File Number 2312086, 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 Mag nail set with shiner for the lower northwest corner of the residue of a called 322.56 acre tract recorded under County Clerk's File Number 2312086, Official Public Records, Waller County, Texas, and the southwest corner of a called 19.0983 acre tract recorded in Volume 1181, Page 588, Official Records, Waller County, Texas, being a point in the south line of the adjoining H. & T. C. Railroad Company Survey Section 119, Abstract 200, and the north line of said Fred Eule Survey, Abstract 375;

Thence North 88 degrees 01 minute 49 seconds East along the lower north line of the residue of said called 322.56 acre tract, same being the south line of said called 19.0983 acre tract, the south line of a called 19.098 acre tract recorded in Volume 686, Page 894, Official Records, Waller County, Texas, the south line of said adjoining H. & T. C. Railroad Company Survey Section 119, Abstract 200, and the north line of said Fred Eule Survey, Abstract 375, 924.37 feet;

Thence South 01 degree 58 minutes 11 seconds East, crossing the residue of said called 322.56 acre tract, the residue of a called 349.96 acre tract recorded under County Clerk's File Number 2203247, Official Public Records, Waller County, Texas, and said called 105.10 acre tract, 1,089.33 feet to the northwest corner and **Place of Beginning** of the herein described tract, being a point in the west line of said called 105.10 acre tract, and an east line of the residue of said called 227.45 acre tract;

Thence establishing the north line of the herein described tract, crossing said called 105.10 acre tract with the following courses and distances:

North 87 degrees 39 minutes 15 seconds East, 791.13 feet;

North 86 degrees 09 minutes 59 seconds East, 51.11 feet;

North 83 degrees 58 minutes 23 seconds East, 273.00 feet;

North 86 degrees 59 minutes 56 seconds East, 42.54 feet;

South 81 degrees 44 minutes 08 seconds East, 41.46 feet;

South 70 degrees 07 minutes 46 seconds East, 41.46 feet;

South 58 degrees 31 minutes 23 seconds East, 41.46 feet;
South 46 degrees 55 minutes 00 seconds East, 41.46 feet;

South 35 degrees 18 minutes 37 seconds East, 41.46 feet;

South 20 degrees 07 minutes 48 seconds East, 41.27 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 20 minutes 45 seconds East, 387.61 feet to a point in an interior line of said called 105.10 acre tract and the residue of said called 227.45 acre tract;

South 14 degrees 19 minutes 10 seconds East crossing the residue of said called 227.45 acre tract, 21.32 feet to the upper southeast corner of the herein described tract, being a point in a non-tangent curve to the right;

Thence establishing the upper south 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 11 degrees 27 minutes 14 seconds, an arc length of 99.95 feet, a radius of 500.00 feet, and a chord bearing South 81 degrees 24 minutes 27 seconds West, 99.79 feet to the beginning of a compound curve to the right;

Thence with said compound curve to the right, having a central angle of 90 degrees 31 minutes 11 seconds, an arc length of 39.50 feet, a radius of 25.00 feet, and a chord bearing North 47 degrees 36 minutes 20 seconds West, 35.52 feet to a point in an interior line of said 105.10 acre tract and an interior line of the residue of said called 227.45 acre tract;

South 87 degrees 39 minutes 15 seconds West along the common line of said called 105.10 acre tract and the residue of said called 227.45 acre tract, 50.00 feet;

South 02 degrees 20 minutes 45 seconds East along said common line, 55.02 feet;

South 87 degrees 39 minutes 15 seconds West crossing said called 105.10 acre tract, 556.87 feet to a reentry corner of the herein described tract;

Thence establishing the lower east line of the herein described tract, crossing said called 105.10 acre tract with the following courses and distances:

South 27 degrees 07 minutes 15 seconds East, 122.07 feet;

South 16 degrees 42 minutes 51 seconds East, 79.58 feet;

South 03 degrees 32 minutes 44 seconds East, 122.10 feet;

South 01 degree 57 minutes 42 seconds East, 143.75 feet to the lower southeast corner of the herein described tract, being a point in a non-tangent curve to the right;

Thence establishing the lower south 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 09 degrees 09 minutes 31 seconds, an arc length of 59.94 feet, a radius of 375.00 feet, and a chord bearing South 83 degrees 27 minutes 33 seconds West, 59.88 feet;

South 88 degrees 02 minutes 18 seconds West, 35.31 feet to the beginning 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 North 46 degrees 57 minutes 42 seconds West, 35.36 feet;

South 88 degrees 02 minutes 18 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 43 degrees 02 minutes 18 seconds West, 35.36 feet;

South 88 degrees 02 minutes 18 seconds West, 102.00 feet to the southwest corner of the herein described tract, being a point in the west line of said called 105.10 acre tract and an east line of the residue of said called 227.45 acre tract;

Thence along the west line of the herein described tract, same being the west line of said called 105.10 acre tract and an east line of the residue of said called 227.45 acre tract with the following courses and distances:

North 01 degree 57 minutes 42 seconds West, 161.00 feet;

North 05 degrees 11 minutes 11 seconds West, 42.10 feet;

North 13 degrees 12 minutes 13 seconds West, 41.72 feet;

North 21 degrees 13 minutes 54 seconds West, 41.72 feet;

North 29 degrees 15 minutes 35 seconds West, 41.72 feet;

North 37 degrees 17 minutes 14 seconds West, 597.77 feet;

North 02 degrees 20 minutes 45 seconds West, 225.83 feet to the **Place of Beginning** and containing 19.87 acres of land, more or less.

DATE: APRIL 2024 SCALE NTS SHEET 1B OF 1	FINAL PLAT OF SUNTERRA SEC 73	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC an Arizona Limited Liability Company 8585 E. HARTFORD DR., SUITE 118 SCOTTSDALE, AZ 85255 (713) 783-6702	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

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General Notes:

AC . . . . . "Acres"
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.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. 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 Charter Title Company, GF No. 1076601900020C & 1076602300195A, Dated April 19, 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 1.00010195040.
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 Unshaded Zone "X" of the Flood Insurance Rate Map, Community No. 480640, Map Number 48473C0375E, Panel 0375, Suffix "E", dated February 18, 2009.
15. Unless otherwise indicated, the building line (B.L.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
16. 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.
17. 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.
18. 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.
19. 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 AG EHC II (LEN) MULTI STATE 4, LLC, an Arizona 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.
20. Project site is within City of Houston ETJ.
21. There are no pipeline easements within the platted area.
22. 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'
23. 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 amended under C.C.F. No. 2402081, O.P.R.W.C.T.
24. Tract is subject to Surface Waiver Agreement recorded under C.C.F. No. 2312084, O.P.R.W.C.T., and under C.C.F. No. RP-2023-385717, O.P.R.R.P.H.C.T.
25. Tract is subject to On-site Sewage Facility recorded under C.C.F. No. 2107264, O.P.R.W.C.T.
26. Tract is subject to Memorandum of Option Agreement recorded under C.C.F. No. 2400574, O.P.R.W.C.T.

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SCALE NTS			
SHEET 1C OF 1			

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CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	500.00'	11°27'14"	99.95'	S81°24'27"W	99.79'	50.14'
C2	25.00'	90°31'11"	39.50'	N47°36'20"W	35.52'	25.23'
C3	375.00'	9°09'31"	59.94'	S83°27'33"W	59.88'	30.04'
C4	25.00'	90°00'00"	39.27'	N46°57'42"W	35.36'	25.00'
C5	25.00'	90°00'00"	39.27'	S43°02'18"W	35.36'	25.00'
C6	200.00'	35°00'50"	122.22'	S70°08'50"W	120.33'	63.09'
C7	175.00'	90°00'00"	274.89'	N47°20'45"W	247.49'	175.00'
C8	225.00'	25°33'51"	100.39'	S74°52'19"W	99.56'	51.04'
C9	50.00'	99°26'59"	86.79'	S12°21'54"W	76.29'	59.01'
C10	450.00'	35°23'54"	278.02'	N19°39'38"W	273.62'	143.61'
C11	25.00'	90°00'00"	39.27'	N47°20'45"W	35.36'	25.00'
C12	25.00'	90°00'00"	39.27'	S07°38'25"W	35.36'	25.00'
C13	85.00'	26°59'12"	40.04'	N41°45'00"W	39.67'	20.40'
C14	50.00'	163°06'50"	142.34'	S26°18'48"W	98.92'	336.85'
C15	85.00'	36°02'21"	53.47'	N89°51'03"E	52.59'	27.65'
C16	25.00'	90°00'00"	39.27'	N42°39'15"E	35.36'	25.00'
C17	25.00'	90°00'00"	39.27'	S47°20'45"E	35.36'	25.00'
C18	85.00'	44°00'12"	65.28'	N77°39'45"E	63.69'	34.35'
C19	50.00'	141°03'27"	123.10'	N53°48'38"W	94.28'	141.42'
C20	85.00'	44°00'12"	65.28'	S05°17'01"E	63.69'	34.35'
C21	25.00'	90°00'00"	39.27'	S82°21'35"E	35.36'	25.00'
C22	25.00'	90°00'00"	39.27'	N42°39'15"E	35.36'	25.00'

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SCALE NTS

SHEET 1D OF 1

FINAL PLAT OF
SUNTERRA
SEC 73

OWNER/DEVELOPER:
AG EHC II (LEN) MULTI STATE 4, LLC
an Arizona Limited Liability Company
8585 E. HARTFORD DR., SUITE 118
SCOTTSDALE, AZ 85255
(713) 783-6702

ENGINEER/PLANNER/SURVEYOR:
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Texas Board of Professional Engineers and Land Surveyors
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S87°39'15"W	50.00'
L2	S02°20'45"E	55.02'
L3	S27°07'15"E	122.07'
L4	S16°42'51"E	79.58'
L5	S03°32'44"E	122.10'
L6	S01°57'42"E	143.75'
L7	S88°02'18"W	35.31'
L8	S88°02'18"W	50.00'
L9	S88°02'18"W	102.00'
L10	N01°57'42"W	161.00'
L11	N05°11'11"W	42.10'
L12	N13°12'13"W	41.72'
L13	N21°13'54"W	41.72'
L14	N29°15'35"W	41.72'
L15	N86°09'59"E	51.11'
L16	N83°58'23"E	273.00'
L17	N86°59'56"E	42.54'
L18	S81°44'08"E	41.46'
L19	S70°07'46"E	41.46'
L20	S58°31'23"E	41.46'
L21	S46°55'00"E	41.46'
L22	S35°18'37"E	41.46'
L23	S20°07'48"E	41.27'

LINE TABLE		
LINE	BEARING	DISTANCE
L24	S14°19'10"E	21.32'
L25	S02°20'45"E	204.98'
L26	N87°39'15"E	642.70'
L27	S52°38'25"W	61.49'
L28	S36°11'22"W	35.00'
L29	N87°39'15"E	702.46'
L30	N02°20'45"W	145.00'
L31	S61°12'07"E	23.00'
L32	S37°21'35"E	451.74'
L33	S01°57'42"E	140.54'
L34	S02°20'45"E	119.49'
L35	N33°39'32"W	139.98'
L36	S88°02'18"W	116.49'
L37	N46°57'42"W	14.14'
L38	N52°38'25"E	127.59'
L39	N52°38'25"E	127.55'
L40	N02°20'45"W	119.49'
L41	N02°20'45"W	119.49'
L42	S84°27'07"W	120.19'
L43	S02°20'45"E	98.98'
L44	S44°59'14"E	28.58'
L45	N87°39'15"E	618.07'
L46	S37°21'35"E	300.32'

RESTRICTED RESERVE A
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.07 AC
2,990 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.05 AC
2,267 Sq. Ft.

RESTRICTED RESERVE C
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.06 AC
2,457 Sq. Ft.

RESTRICTED RESERVE D
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.09 AC
3,827 Sq. Ft.

RESTRICTED RESERVE E
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.05 AC
2,267 Sq. Ft.

RESTRICTED RESERVE F
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.05 AC
2,267 Sq. Ft.

RESERVE TOTALS
0.37 AC
16,075 Sq. Ft.

DATE: APRIL 2024

SCALE NTS

SHEET 1E OF 1

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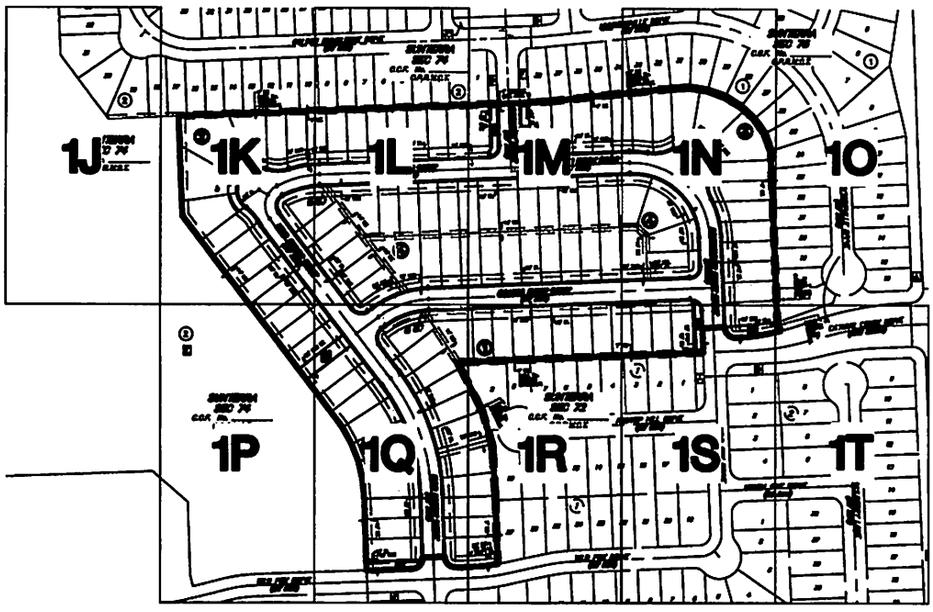

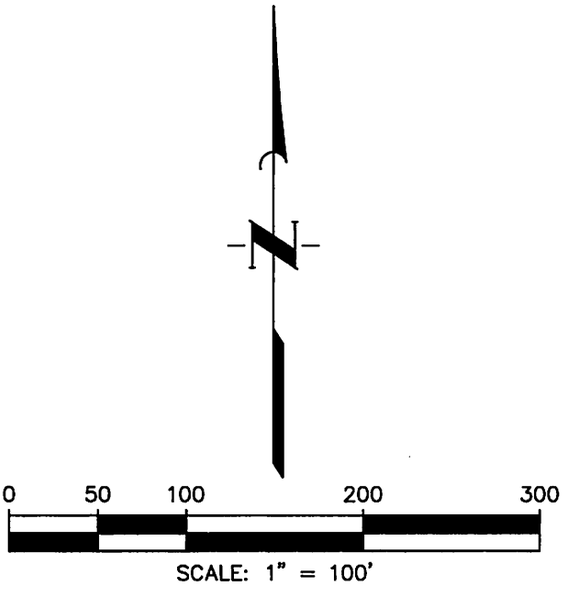

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STATE OF TEXAS §

COUNTY OF WALLER §

We, AG EHC II (LEN) MULTI STATE 4, LLC, an Arizona Limited Liability Company, acting by and through Steven S. Benson, Manager, owner hereinafter referred to as Owners of the 19.87 acre tract described in the above and foregoing map of Sunterra Sec 73, 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, 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 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 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 AG EHC II (LEN) MULTI STATE 4, LLC, an Arizona Limited Liability Company, has caused these presents to be signed by Steven S. Benson, Manager, thereunto authorize, this 7 day of May, 2024.

AG EHC II (LEN) MULTI STATE 4, LLC,
an Arizona Limited Liability Company

By: _____
Steven S. Benson
Manager

STATE OF ARIZONA §

COUNTY OF Maricopa §

BEFORE ME, the undersigned authority, on this day personally appeared Steven S. Benson, Manager, 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 7 day of May, 2024

_____
Notary Public in and for the State of Arizona

Jaime Marie Adams
Print Name

My commission expires: 07/01/2025

Jaime Marie Adams
Notary Public
Maricopa County, Arizona
My Comm. Expires 07-01-25
Commission No. 607030

DATE: APRIL 2024 SCALE NTS SHEET 1G OF 1	FINAL PLAT OF SUNTERRA SEC 73	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC an Arizona Limited Liability Company 8585 E. HARTFORD DR., SUITE 118 SCOTTSDALE, AZ 85255 (713) 783-6702	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 ~~77494~~ 77449 • 832.913.4000 Cjamnik@quiddity.com

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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 extraterritorial 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, dated 02/18/2009.

No 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 in the Flood Insurance Rate Map No. 48473C0375E, dated 02/18/2009.

STATE OF TEXAS
REGISTERED
CHRIS D. KALKOMEY
5869
PROFESSIONAL
LAND SURVEYOR

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 73 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 21, day of May, 2024.

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

By: _____
Jennifer Ostlind, AICP
Secretary

HOUSTON PLANNING COMMISSION
HOUSTON
TEXAS

BROOKSHIRE-KATY DRAINAGE DISTRICT BKDD Permit No. 2024-50

APPROVED BY THE BOARD OF SUPERVISORS ON

4-22-2024
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: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 73	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC an Arizona Limited Liability Company 8585 E. HARTFORD DR., SUITE 118 SCOTTSDALE, AZ 85255 (713) 783-6702	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~~ 77449 • 832.913.4000 Cjamnik@quiddity.com
SCALE NTS			
SHEET 1H OF 1			

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I, J. Ross McCall, PE, County Engineer of Waller County, Texas, 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, 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.

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SCALE NTS			
SHEET 11 OF 1			

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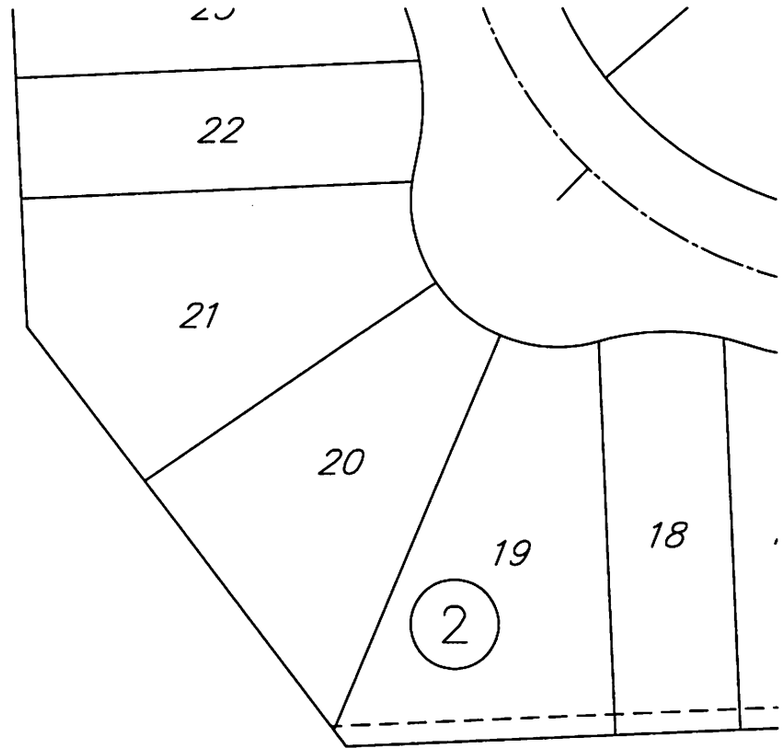

SUNTERRA
SEC 74
C.C.F. No. _____
O.P.R.W.C.T.

DATE: APRIL 2024 SCALE 1"=80' SHEET 1J OF 1	FINAL PLAT OF SUNTERRA SEC 73	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC an Arizona Limited Liability Company 8585 E. HARTFORD DR., SUITE 118 SCOTTSDALE, AZ 85255 (713) 783-6702	**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

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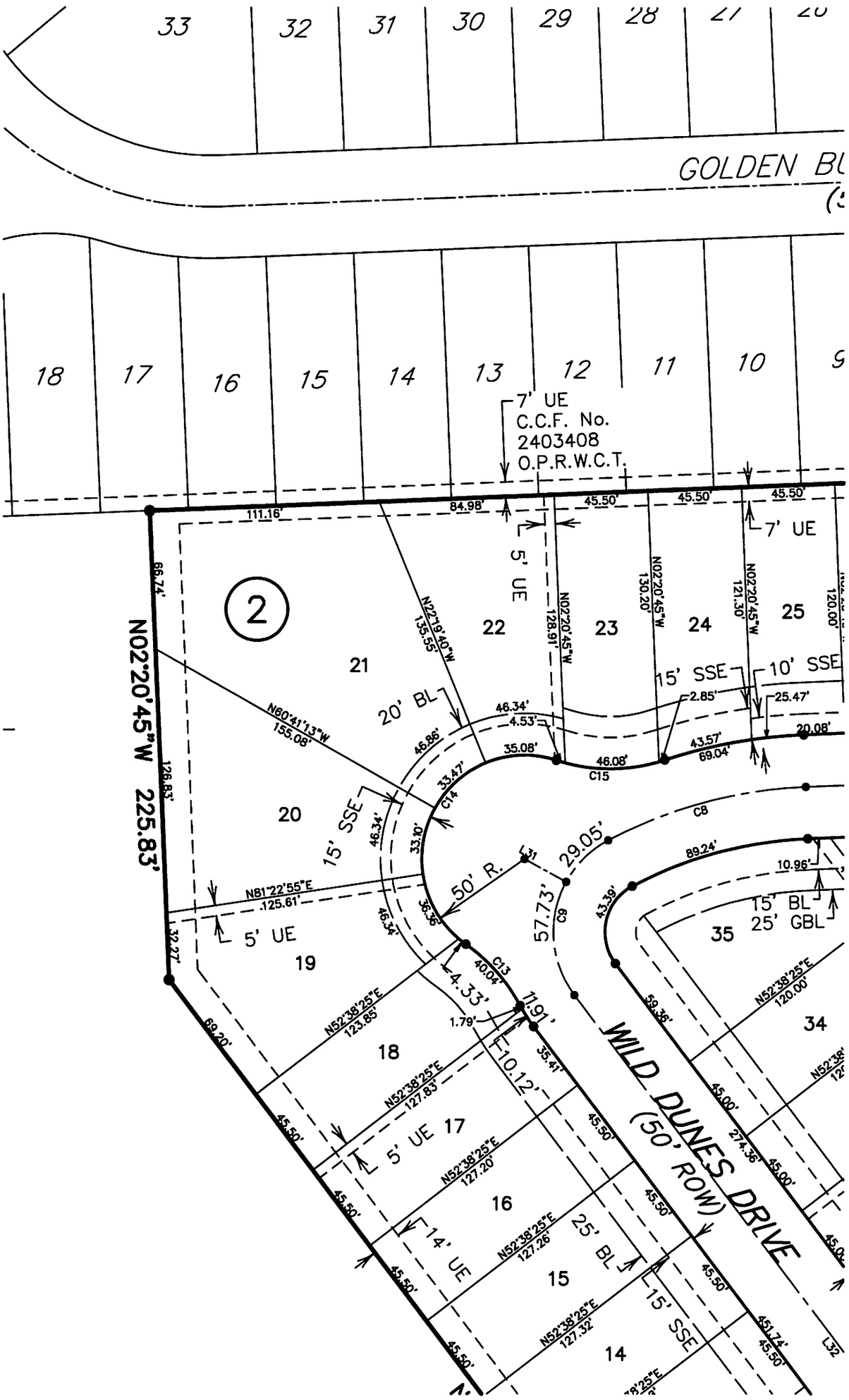

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SCALE 1"=60'			
SHEET 1K OF 1			

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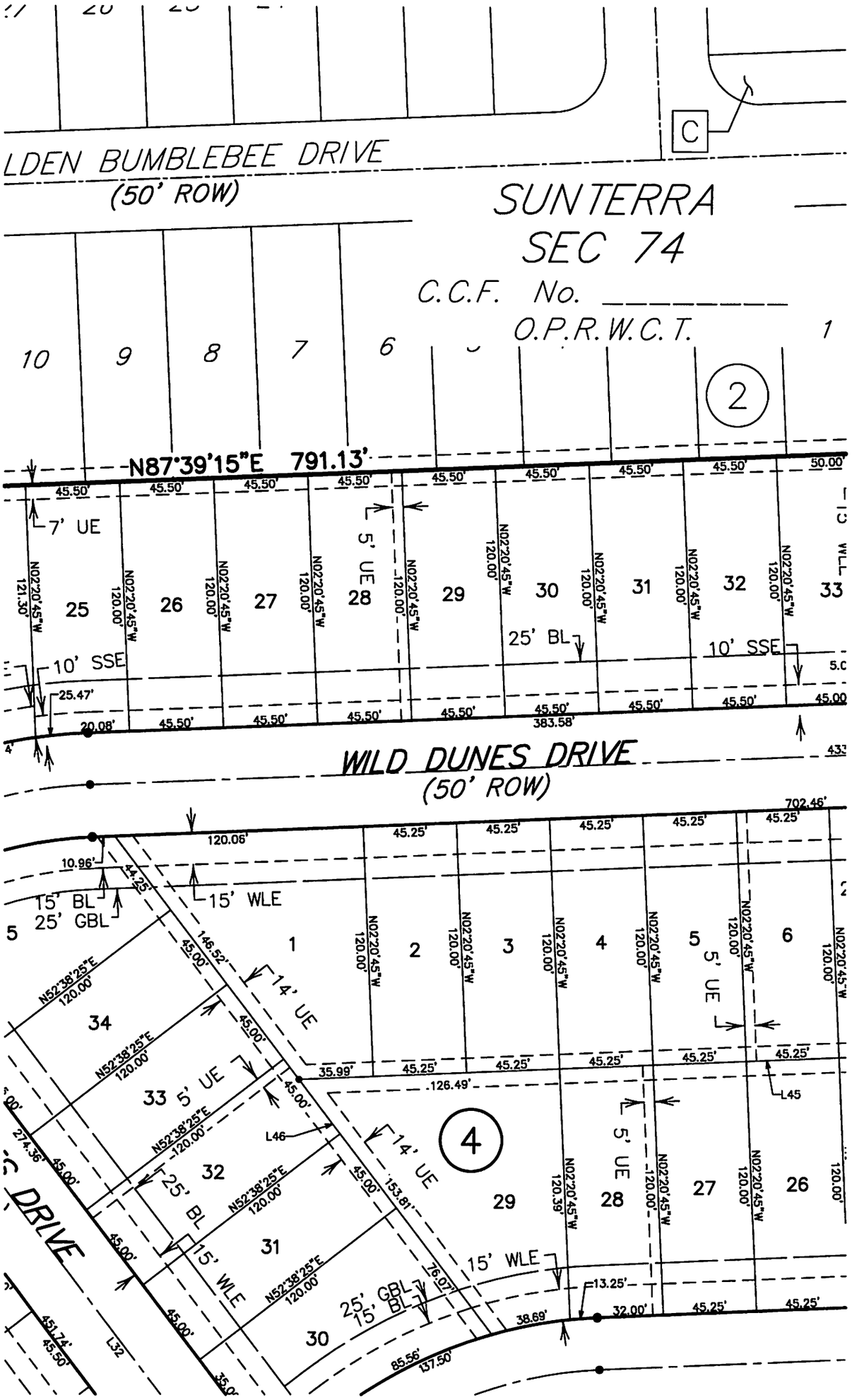

DATE: APRIL 2024 SCALE 1"=60' SHEET 1L OF 1	FINAL PLAT OF SUNTERRA SEC 73	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC an Arizona Limited Liability Company 8585 E. HARTFORD DR., SUITE 118 SCOTTSDALE, AZ 85255 (713) 783-6702	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC 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

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DATE: APRIL 2024 SCALE 1"=60' SHEET 1M OF 1	FINAL PLAT OF SUNTERRA SEC 73	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC an Arizona Limited Liability Company 8585 E. HARTFORD DR., SUITE 118 SCOTTSDALE, AZ 85255 (713) 783-6702	**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

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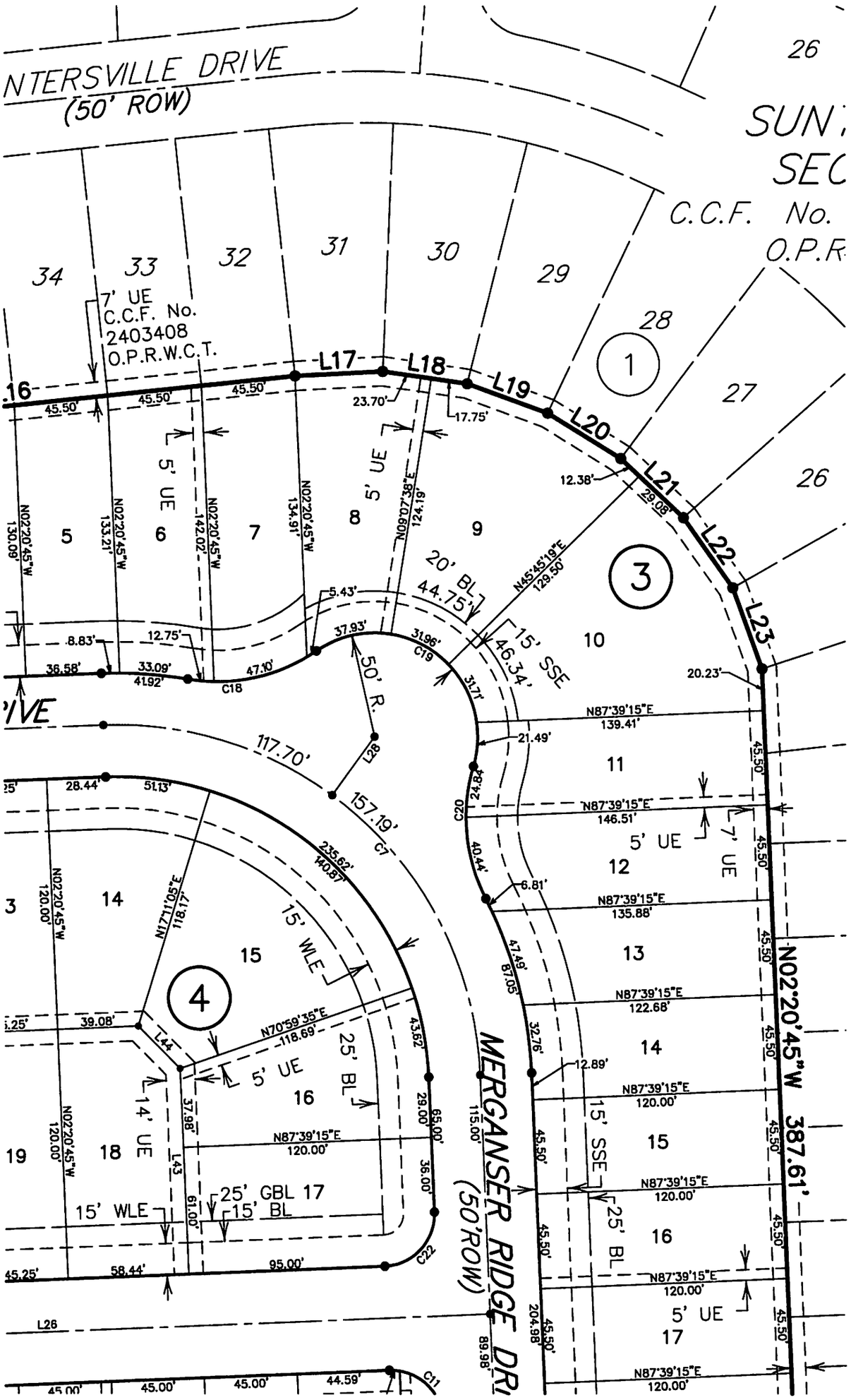

DATE: APRIL 2024 SCALE 1"=60' SHEET 1N OF 1	FINAL PLAT OF SUNTERRA SEC 73	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC an Arizona Limited Liability Company 8585 E. HARTFORD DR., SUITE 118 SCOTTSDALE, AZ 85255 (713) 783-6702	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC 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

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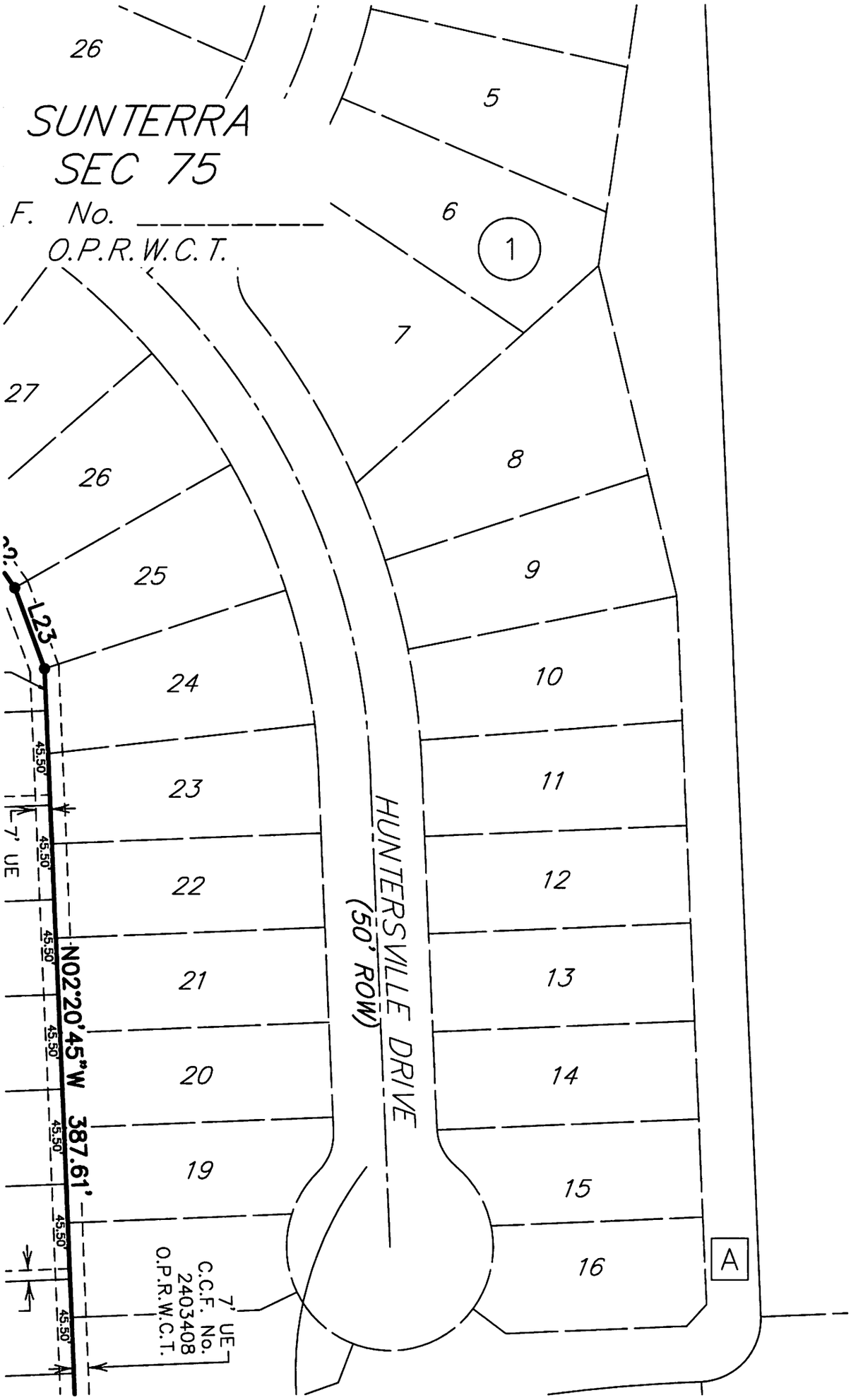

DATE: APRIL 2024 SCALE 1"=60' SHEET 10 OF 1	FINAL PLAT OF SUNTERRA SEC 73	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC an Arizona Limited Liability Company 8585 E. HARTFORD DR., SUITE 118 SCOTTSDALE, AZ 85255 (713) 783-6702	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC 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

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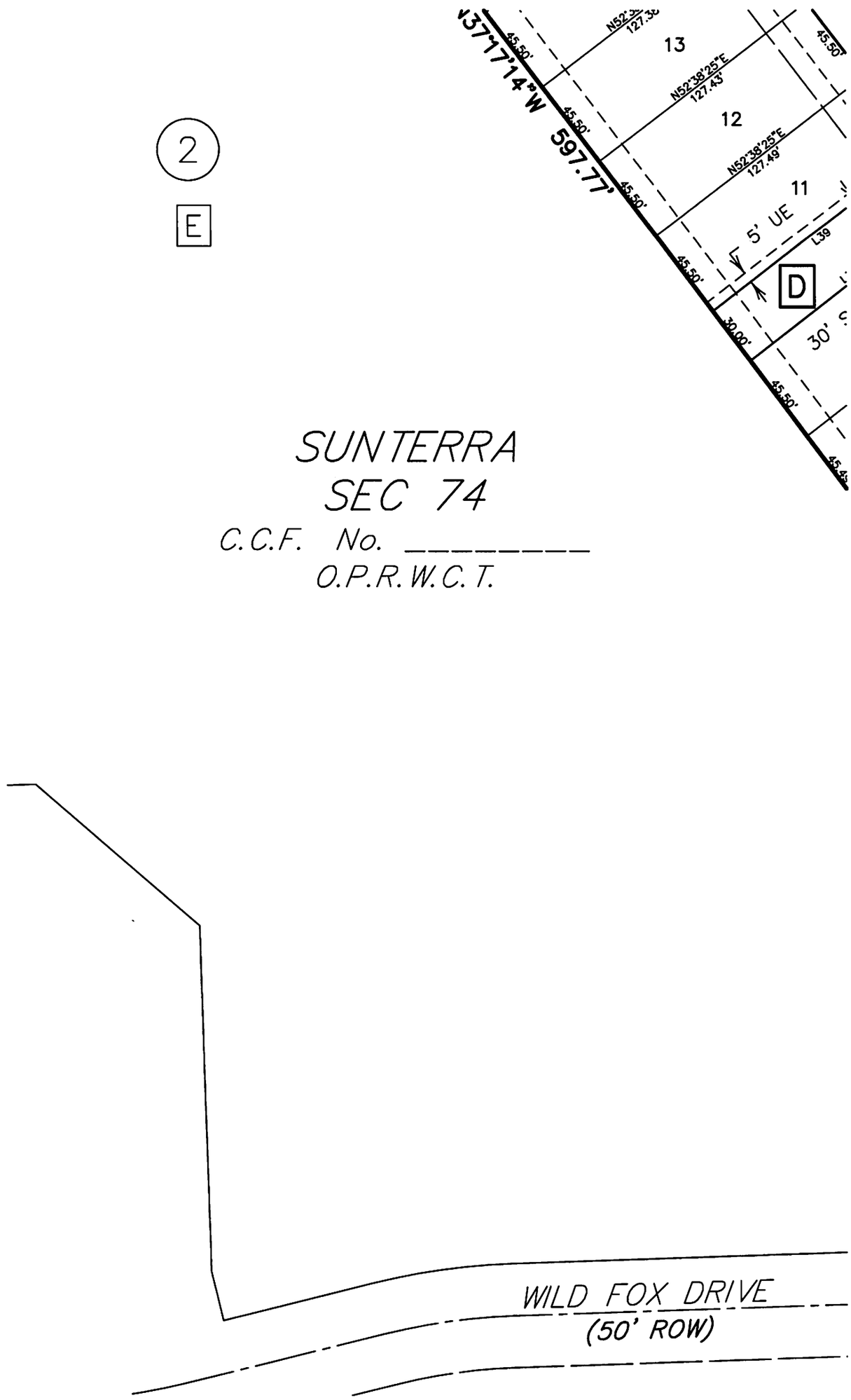

DATE: APRIL 2024 SCALE 1"=60' SHEET 1P OF 1	FINAL PLAT OF SUNTERRA SEC 73	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC an Arizona Limited Liability Company 8585 E. HARTFORD DR., SUITE 118 SCOTTSDALE, AZ 85255 (713) 783-6702	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC 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

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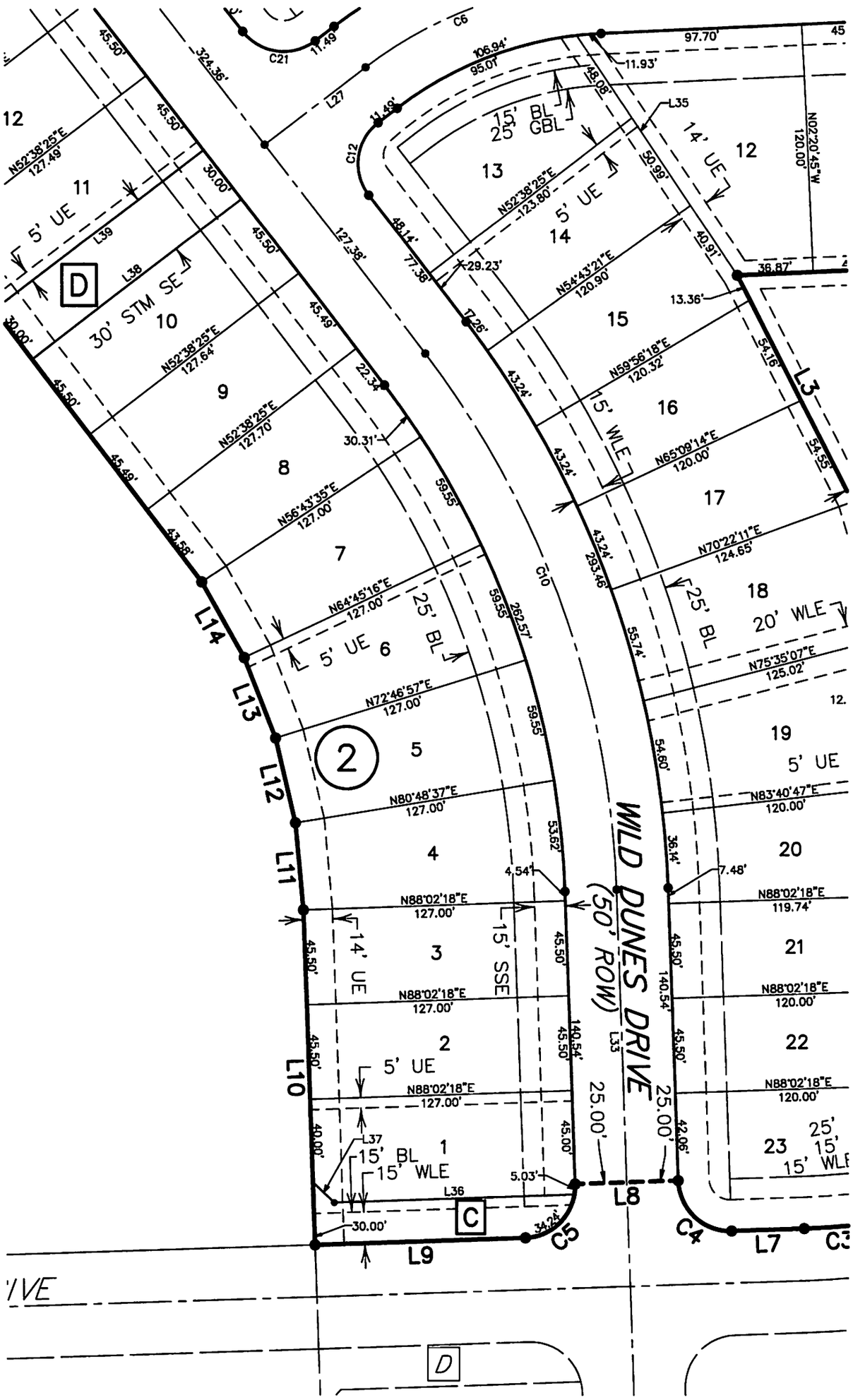

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SCALE 1"=60'			
SHEET 1Q OF 1			

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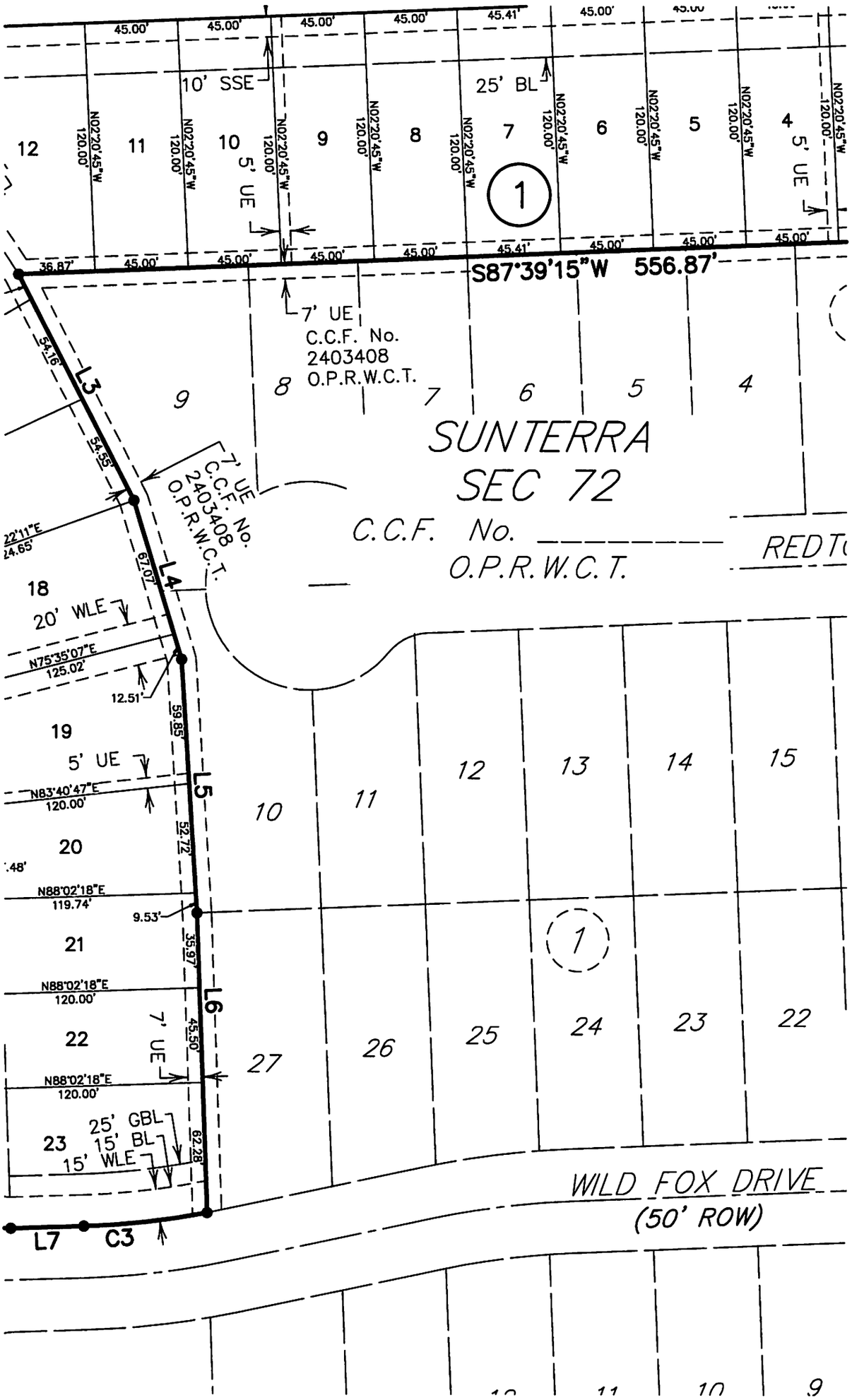

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SCALE 1"=60'			
SHEET 1R OF 1			

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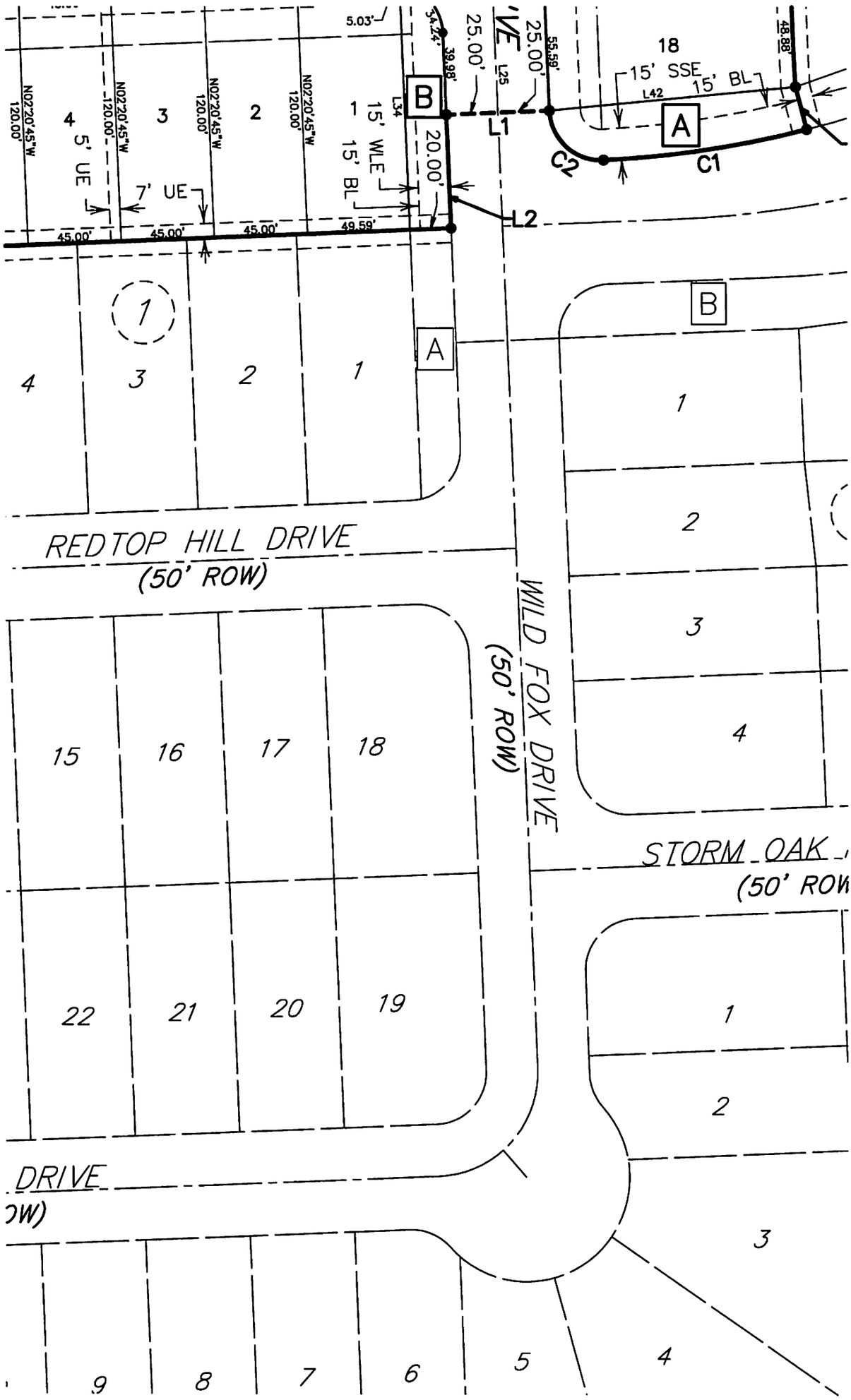

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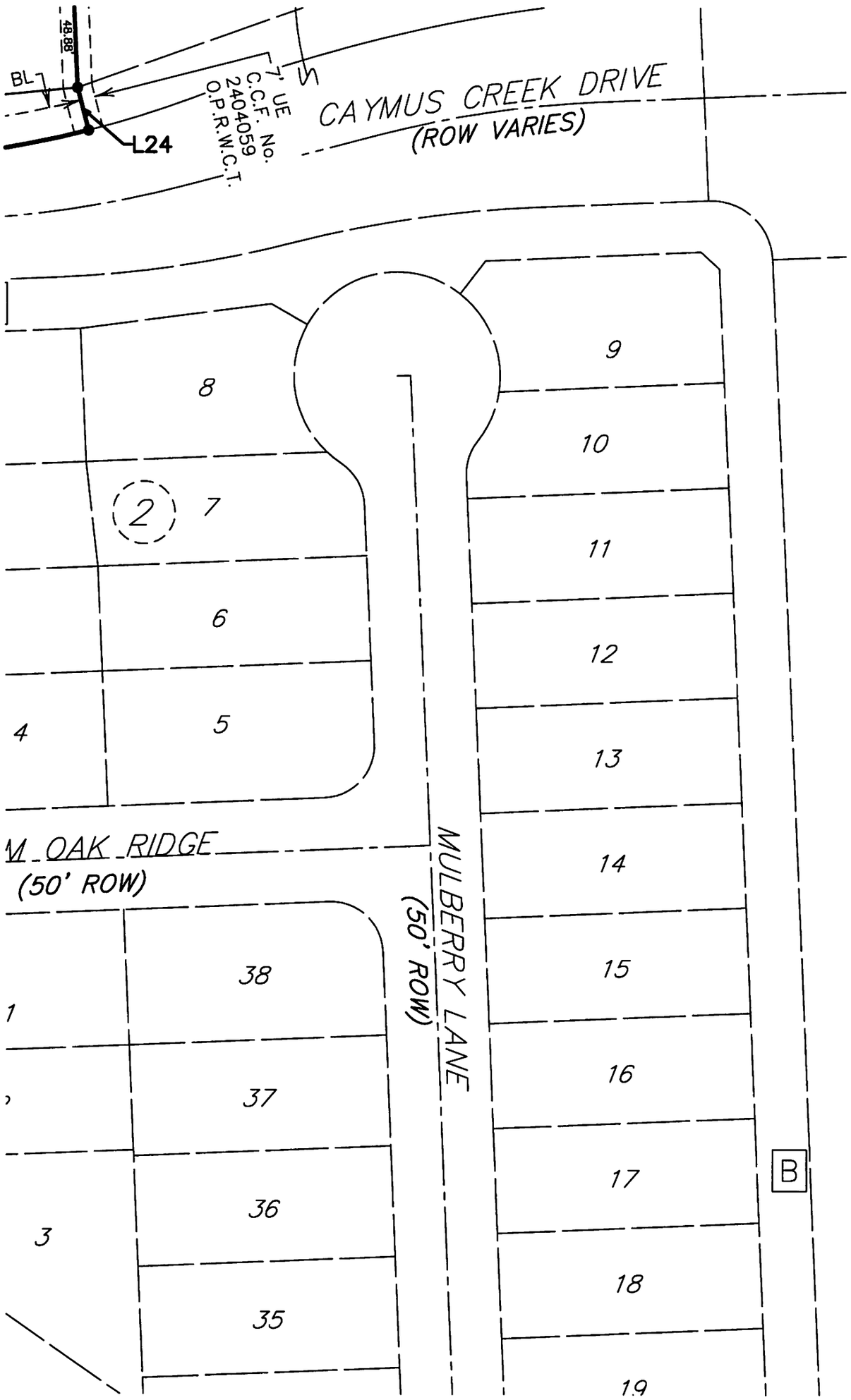

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