

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Grange Section 1

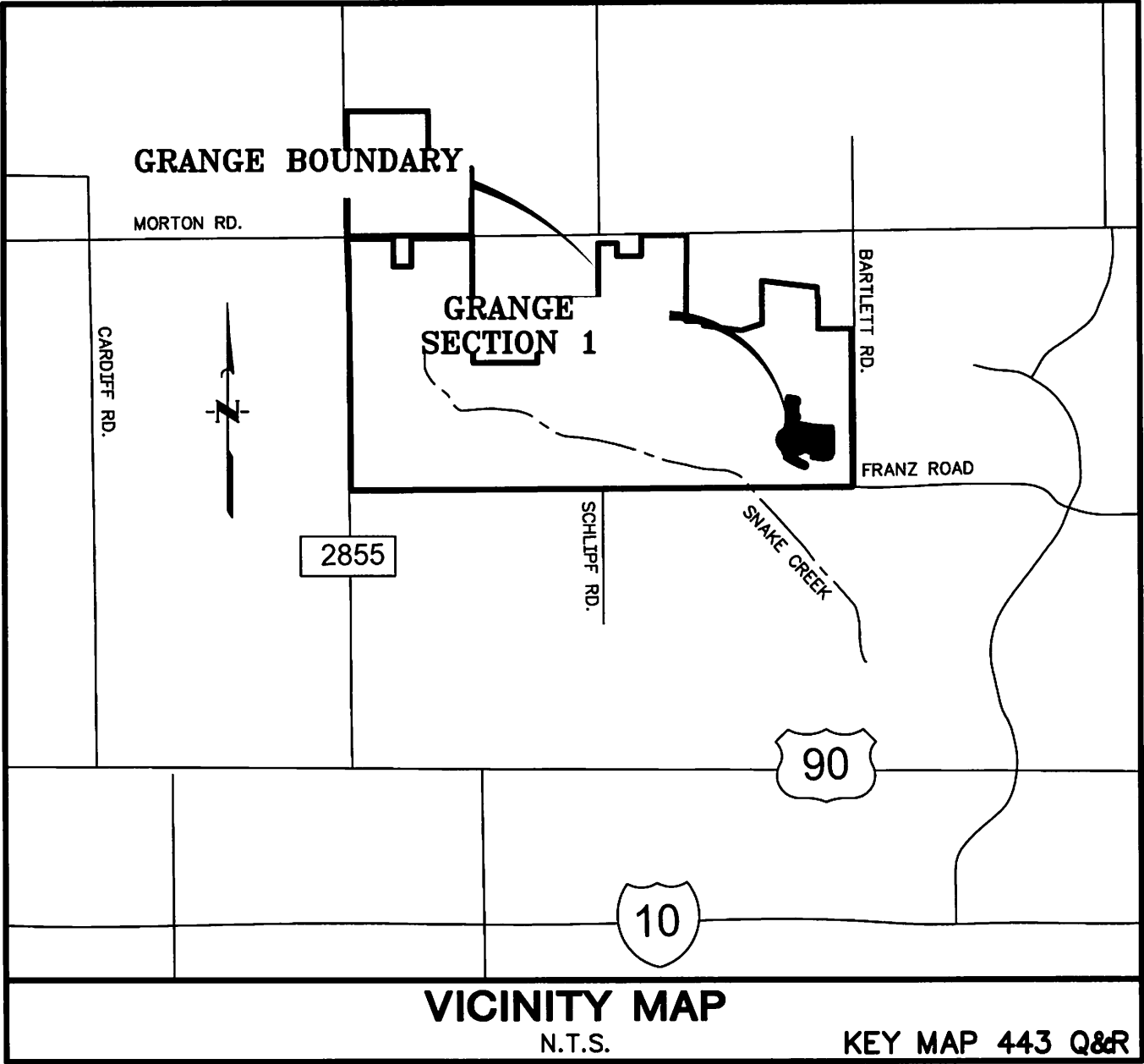
Date: September 4, 2024

Background

Final Plat of Grange Section 1 Subdivision which consists of 18.81 acres will include 62 Lots, 3 Blocks and 5 Reserves in Precinct 4.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT OF GRANGE SECTION 1

A SUBDIVISION OF 18.81 ACRES OF LAND
OUT OF THE
H. & T. C. RAILROAD COMPANY SURVEY, SECTION 123, A-202
WALLER COUNTY, TEXAS

62 LOTS 5 RESERVES 3 BLOCKS
JUNE 2024

DATE: JUNE 2024	FINAL PLAT OF GRANGE SECTION 1	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 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 CJamnik@quiddity.com
SCALE NTS			
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STATE OF TEXAS §
COUNTY OF WALLER §

A METES & BOUNDS description of a 18.81 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, 1,260.55 feet;

Thence South 87 degrees 53 minutes 53 seconds West crossing the residue of said called 482.21 acre tract, 432.41 feet to the lower northeast corner and Place of Beginning of the herein described tract;

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

- South 04 degrees 56 minutes 34 seconds East, 150.18 feet;
- South 02 degrees 06 minutes 10 seconds East, 350.00 feet;
- South 04 degrees 05 minutes 58 seconds West, 50.29 feet;
- South 23 degrees 05 minutes 56 seconds West, 96.75 feet to the southeast corner of the herein described tract;

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

- South 77 degrees 13 minutes 56 seconds West, 111.71 feet;
- North 89 degrees 36 minutes 28 seconds West, 61.23 feet;
- North 86 degrees 39 minutes 34 seconds West, 61.23 feet;
- North 83 degrees 42 minutes 40 seconds West, 61.23 feet;
- North 80 degrees 45 minutes 46 seconds West, 81.11 feet to the southwest 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 02 degrees 55 minutes 34 seconds, an arc length of 78.91 feet, a radius of 1,545.00 feet, and a chord bearing North 09 degrees 30 minutes 32 seconds East, 78.90 feet to a point for corner;
- North 08 degrees 02 minutes 45 seconds East, 21.73 feet;
- North 81 degrees 57 minutes 15 seconds West, 90.00 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 94 degrees 45 minutes 07 seconds, an arc length of 41.34 feet, a radius of 25.00 feet, and a chord bearing North 39 degrees 19 minutes 49 seconds West, 36.79 feet to the beginning of a compound curve to the left;
- Thence with said compound curve to the left, having a central angle of 07 degrees 44 minutes 30 seconds, an arc length of 117.55 feet, a radius of 870.00 feet, and a chord bearing South 89 degrees 25 minutes 23 seconds West, 117.46 feet to the beginning of a compound curve to the left;
- Thence with said compound curve to the left, having a central angle of 60 degrees 56 minutes 36 seconds, an arc length of 26.59 feet, a radius of 25.00 feet, and a chord bearing South 55 degrees 04 minutes 50 seconds West, 25.36 feet to the beginning of a reverse curve to the right;
- Thence with said reverse curve to the right, having a central angle of 92 degrees 56 minutes 18 seconds, an arc length of 113.55 feet, a radius of 70.00 feet, and a chord bearing South 71 degrees 04 minutes 41 seconds West, 101.50 feet;
- South 27 degrees 32 minutes 49 seconds West, 56.29 feet;
- South 50 degrees 18 minutes 13 seconds West, 60.00 feet to a point in a non-tangent curve to the left;

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DATE: JUNE 2024	FINAL PLAT OF GRANGE SECTION 1	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 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 CJamnik@quiddity.com
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Thence with said non-tangent curve to the left, having a central angle of 31 degrees 41 minutes 53 seconds, an arc length of 251.72 feet, a radius of 455.00 feet, and a chord bearing South 55 degrees 32 minutes 43 seconds East, 248.52 feet to the beginning of a compound curve to the left;

Thence with said compound curve to the left, having a central angle of 01 degree 59 minutes 35 seconds, an arc length of 47.83 feet, a radius of 1,375.00 feet, and a chord bearing South 72 degrees 23 minutes 27 seconds East, 47.83 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 87 degrees 08 minutes 02 seconds, an arc length of 38.02 feet, a radius of 25.00 feet, and a chord bearing South 29 degrees 49 minutes 13 seconds East, 34.46 feet;

South 13 degrees 44 minutes 48 seconds West, 26.04 feet;

South 59 degrees 53 minutes 31 seconds West, 34.67 feet to a southerly corner of the herein described tract, being a point in a non-tangent curve to the right;

Thence establishing the westerly 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 17 degrees 46 minutes 12 seconds, an arc length of 449.71 feet, a radius of 1,450.00 feet, and a chord bearing North 64 degrees 36 minutes 04 seconds West, 447.91 feet;

North 34 degrees 17 minutes 02 seconds East, 29.15 feet;

North 30 degrees 22 minutes 17 seconds West, 81.34 feet;

North 20 degrees 11 minutes 07 seconds West, 57.15 feet;

North 37 degrees 42 minutes 44 seconds West, 158.19 feet;

North 18 degrees 15 minutes 15 seconds West, 95.60 feet;

North 09 degrees 20 minutes 52 seconds East, 80.36 feet;

North 25 degrees 59 minutes 56 seconds East, 87.54 feet;

North 56 degrees 37 minutes 41 seconds East, 97.65 feet;

North 28 degrees 44 minutes 33 seconds East, 61.73 feet;

North 11 degrees 42 minutes 20 seconds East, 58.26 feet;

North 07 degrees 42 minutes 26 seconds East, 58.26 feet;

North 03 degrees 42 minutes 33 seconds East, 58.26 feet;

North 00 degrees 17 minutes 21 seconds West, 48.26 feet;

North 02 degrees 58 minutes 39 seconds West, 49.99 feet;

North 05 degrees 17 minutes 04 seconds West, 158.35 feet;

North 02 degrees 53 minutes 21 seconds West, 127.69 feet;

North 13 degrees 43 minutes 31 seconds East, 101.70 feet;

North 58 degrees 43 minutes 31 seconds East, 14.14 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:

South 76 degrees 16 minutes 29 seconds East, 125.00 feet to a point in anon-tangent curve to the right;

Thence with said non-tangent curve to the right, having a central angle of 00 degrees 35 minutes 30 seconds, an arc length of 6.51 feet, a radius of 630.00 feet, and a chord bearing North 14 degrees 01 minute 16 seconds East, 6.51 feet;

South 75 degrees 40 minutes 59 seconds East, 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 101 degrees 24 minutes 49 seconds, an arc length of 44.25 feet, a radius of 25.00 feet, and a chord bearing South 36 degrees 23 minutes 23 seconds East, 38.70 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 54 minutes 12 seconds West, 60.00 feet;

North 87 degrees 05 minutes 48 seconds West, 10.77 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 90 degrees 13 minutes 34 seconds, an arc

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length of 39.37 feet, a radius of 25.00 feet, and a chord bearing South 47 degrees 47 minutes 25 seconds West, 35.43 feet to the beginning of a compound curve to the left;

Thence with said compound curve to the left, having a central angle of 07 degrees 57 minutes 42 seconds, an arc length of 79.21 feet, a radius of 570.00 feet, and a chord bearing South 01 degree 18 minutes 13 seconds East, 79.14 feet;

South 05 degrees 17 minutes 04 seconds East, 129.90 feet to the beginning of a curve to the left;

Thence with said curve to the left, 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 South 48 degrees 12 minutes 35 seconds East, 34.05 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, 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 North 88 degrees 57 minutes 33 seconds East, 3.39 feet;

South 00 degrees 56 minutes 48 seconds East, 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 88 degrees 50 minutes 11 seconds, an arc length of 38.76 feet, a radius of 25.00 feet, and a chord bearing South 44 degrees 38 minutes 07 seconds West, 34.99 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, 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 South 02 degrees 53 minutes 25 seconds West, 96.07 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 83 degrees 34 minutes 14 seconds East, 114.20 feet;
- South 81 degrees 30 minutes 05 seconds East, 197.50 feet;
- South 83 degrees 24 minutes 55 seconds East, 59.71 feet;
- South 84 degrees 55 minutes 16 seconds East, 60.02 feet;
- South 86 degrees 20 minutes 20 seconds East, 60.00 feet;
- South 89 degrees 32 minutes 55 seconds East, 60.09 feet;
- North 87 degrees 40 minutes 51 seconds East, 32.81 feet;
- North 89 degrees 40 minutes 10 seconds East, 177.84 feet to the Place of Beginning and containing 18.81 acres of land, more or less.

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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 Steward 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" of the Flood Insurance Rate Map, Community NO. 480640, Map Number 48473C0375E, Panel 0375, suffix "E" dated February 19, 2009 and revised under LOMR 10-06-2439P dated July 8, 2011 for Waller County, Texas and incorporated areas.
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, 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.
17. There are no pipeline easements within the platted area.
18. 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
19. TBM 5000357: Being a 5/8" Iron rod with cap marked "Quiddity Eng. Control" located approximately 662 feet southeast of the northwest corner of a called 322.56 acre tract recorded under County Clerk's File Number 2312086, being a 5/8" Iron rod, also being approximately 2,712 feet northeast of the lower northeast corner of said 322.56 acre tract, being a Mag Nail set with Shiner.
Coordinates - N: 13876292.99 E: 2965134.88
Elevation: 166.85'
20. Tract is subject to Agreement for Underground Electric Service recorded under C.C.F. No. 2408187, O.P.R.W.C.T."
21. 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.
22. These offsite Utility Easements were recorded with the Final Plat of Grange Franz Road Extension & Model Home Park.

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CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	630.00'	0°35'30"	6.51'	N14°01'16"E	6.51'	3.25'
C2	25.00'	101°24'49"	44.25'	S36°23'23"E	38.70'	30.55'
C3	25.00'	90°13'34"	39.37'	S47°47'25"W	35.43'	25.10'
C4	570.00'	7°57'43"	79.21'	S01°18'13"E	79.14'	39.67'
C5	25.00'	85°51'02"	37.46'	S48°12'35"E	34.05'	23.25'
C6	1,030.00'	0°11'18"	3.39'	N88°57'33"E	3.39'	1.69'
C7	25.00'	88°50'11"	38.76'	S44°38'07"W	34.99'	24.50'
C8	1,030.00'	5°20'46"	96.11'	S02°53'25"W	96.07'	48.09'
C9	1,545.00'	2°55'34"	78.91'	N09°30'32"E	78.90'	39.46'
C10	25.00'	94°45'07"	41.34'	N39°19'49"W	36.79'	27.16'
C11	870.00'	7°44'30"	117.55'	S89°25'23"W	117.46'	58.87'
C12	25.00'	60°56'36"	26.59'	S55°04'50"W	25.36'	14.71'
C13	70.00'	92°56'18"	113.55'	S71°04'41"W	101.50'	73.69'
C14	455.00'	31°41'53"	251.72'	S55°32'43"E	248.52'	129.17'
C15	1,375.00'	1°59'35"	47.83'	S72°23'27"E	47.83'	23.92'
C16	25.00'	87°08'02"	38.02'	S29°49'13"E	34.46'	23.78'
C17	1,450.00'	17°46'12"	449.71'	N64°36'04"W	447.91'	226.68'
C18	425.00'	53°56'19"	400.10'	N12°43'37"W	385.49'	216.26'
C19	1,000.00'	19°31'36"	340.80'	N04°28'44"E	339.16'	172.07'
C20	1,000.00'	3°10'11"	55.32'	N87°28'06"E	55.32'	27.67'
C21	600.00'	19°36'05"	205.27'	N04°30'59"E	204.27'	103.65'
C22	2,000.00'	10°34'52"	369.35'	S81°02'54"E	368.83'	185.20'
C23	55.00'	81°01'52"	77.78'	S45°49'24"E	71.46'	47.00'
C24	2,000.00'	6°39'14"	232.26'	S01°58'52"E	232.13'	116.26'
C25	55.00'	91°27'12"	87.79'	S47°04'21"W	78.76'	56.41'
C26	1,030.00'	5°20'54"	96.15'	N84°31'36"W	96.11'	48.11'
C27	900.00'	17°55'09"	281.47'	S89°11'16"W	280.33'	141.90'
C28	125.00'	52°37'17"	114.80'	N38°29'29"W	110.81'	61.81'
C29	70.00'	138°59'36"	169.81'	S04°41'40"W	131.13'	187.19'
C30	125.00'	59°56'56"	130.79'	N44°13'00"E	124.90'	72.09'
C31	25.00'	88°02'56"	38.42'	S32°47'19"E	34.75'	24.16'
C32	25.00'	29°06'37"	12.70'	N79°06'21"E	12.57'	6.49'
C33	70.00'	139°14'43"	170.12'	N45°49'36"W	131.24'	188.45'
C34	25.00'	28°27'34"	12.42'	S09°33'59"W	12.29'	6.34'
C35	25.00'	28°27'34"	12.42'	S13°33'04"E	12.29'	6.34'
C36	70.00'	142°08'33"	173.66'	N43°17'26"E	132.43'	204.12'
C37	25.00'	21°10'02"	9.24'	N76°13'19"W	9.18'	4.67'
C38	25.00'	90°06'06"	39.31'	S53°05'48"W	35.39'	25.04'
C39	70.00'	195°50'04"	239.26'	S35°27'51"W	138.67'	503.35'
C40	25.00'	48°35'15"	21.20'	S70°54'44"E	20.57'	11.28'
C41	25.00'	88°57'39"	38.82'	S58°43'21"W	35.03'	24.55'

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N58°43'31"E	14.14'
L2	S76°16'29"E	125.00'
L3	S75°40'59"E	60.00'
L4	S02°54'12"W	60.00'
L5	N87°05'48"W	10.77'
L6	S05°17'04"E	129.90'
L7	S00°56'48"E	60.00'
L8	S83°34'14"E	114.20'
L9	S81°30'05"E	197.50'
L10	S83°24'55"E	59.71'
L11	S84°55'16"E	60.02'
L12	S86°20'20"E	60.00'
L13	S89°32'55"E	60.09'
L14	N87°40'51"E	32.81'
L15	N89°40'10"E	177.84'
L16	S04°56'34"E	150.18'
L17	S04°05'58"W	50.29'
L18	S23°05'56"W	96.75'
L19	S77°13'56"W	111.71'
L20	N89°36'28"W	61.23'
L21	N86°39'34"W	61.23'
L22	N83°42'40"W	61.23'
L23	N80°45'46"W	81.11'
L24	N08°02'45"E	21.73'
L25	N81°57'15"W	90.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L26	S27°32'49"W	56.29'
L27	S50°18'13"W	60.00'
L28	S13°44'48"W	26.04'
L29	S59°53'31"W	34.67'
L30	N34°17'02"E	29.15'
L31	N30°22'17"W	81.34'
L32	N20°11'07"W	57.15'
L33	N37°42'44"W	158.19'
L34	N18°15'15"W	95.60'
L35	N09°20'52"E	80.36'
L36	N25°59'56"E	87.54'
L37	N56°37'41"E	97.65'
L38	N28°44'33"E	61.73'
L39	N11°42'20"E	58.26'
L40	N07°42'26"E	58.26'
L41	N03°42'33"E	58.26'
L42	N00°17'21"W	48.26'
L43	N02°58'39"W	49.99'
L44	N05°17'04"W	158.35'
L45	N02°53'21"W	127.69'
L46	N13°43'31"E	101.70'
L47	S83°37'31"E	61.93'
L48	S14°14'32"W	155.51'
L49	N05°17'04"W	138.69'
L50	N87°05'48"W	63.45'

LINE TABLE		
LINE	BEARING	DISTANCE
L51	S75°45'28"E	17.73'
L52	S86°20'20"E	234.26'
L53	N44°00'30"E	19.57'
L54	S48°57'13"E	20.07'
L55	N81°51'09"W	114.78'
L56	N08°02'45"E	57.90'
L57	S09°46'18"E	5.00'
L58	N76°04'07"W	13.97'
L59	N08°05'42"E	116.52'
L60	N08°34'16"W	10.60'
L61	S13°27'54"W	128.19'
L62	S12°13'41"E	29.30'
L63	S88°37'46"W	117.33'
L64	N80°19'55"W	133.74'
L65	N87°24'19"W	55.71'
L66	N85°42'56"W	62.64'
L67	N86°20'20"W	60.00'
L68	N82°50'37"W	137.86'
L69	N87°30'10"W	67.77'
L70	N04°35'53"W	174.95'
L71	N75°35'54"W	35.01'
L72	S10°03'38"W	124.06'
L73	N85°21'12"W	125.11'
L74	N85°21'12"W	125.52'

RESTRICTED RESERVE [A]
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.96 AC
41,717 Sq. Ft.

RESTRICTED RESERVE [B]
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.10 AC
4,517 Sq. Ft.

RESTRICTED RESERVE [C]
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.03 AC
1,366 Sq. Ft.

RESTRICTED RESERVE [D]
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.04 AC
1,854 Sq. Ft.

RESTRICTED RESERVE [E]
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.35 AC
15,179 Sq. Ft.

RESERVE TOTALS
1.48 AC
64,633 Sq. Ft.

DATE: JUNE 2024

SCALE NTS

SHEET 1F OF 1

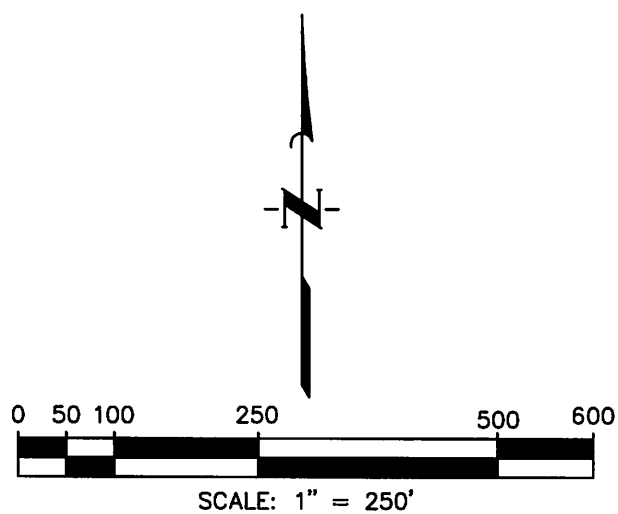
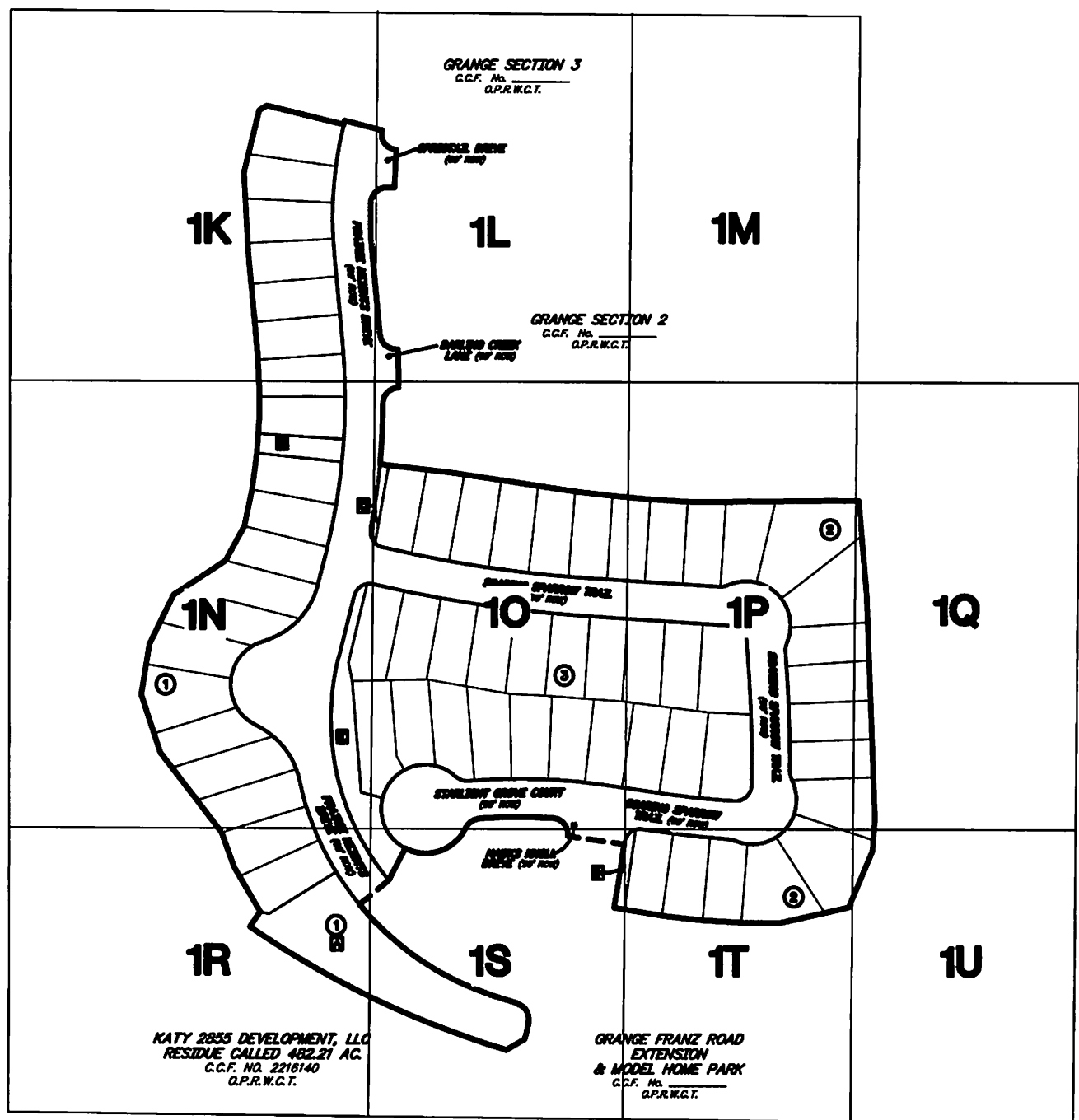
FINAL PLAT OF
GRANGE
SECTION 1

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 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000
Cjamnik@quiddity.com



DATE: JUNE 2024

SCALE 1" = 250'

SHEET 1G OF 1

FINAL PLAT OF
GRANGE
SECTION 1

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



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Cjarnik@quiddity.com

Certificate of Surveyor

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

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

A Portion of this subdivision lies within the boundaries of the 1% annual chance (100 year) 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.

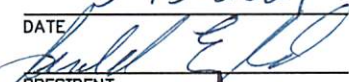
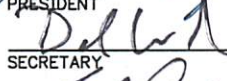
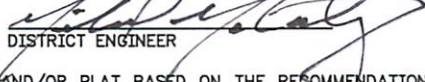
A Portion of this subdivision lies within the boundary of the 0.2% annual chance (500 year) floodplain as delineated on Waller County Community No 480640, Map No. 48473C0375E, Panel 0375, suffix "E" dated February 18, 2009 and revised under LOMR 10-06-2439P dated July 8, 2011.




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

BROOKSHIRE-KATY DRAINAGE DISTRICT BKDD Permit No. 2024-13

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: JUNE 2024

SCALE NTS

SHEET 1H OF 1

FINAL PLAT OF
GRANGE
SEC 1

OWNER/DEVELOPER:
KATY 2855 DEDEVELOPMENT
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 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000
Cjamnik@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 18.81 acre tract subdivided, in this plat of Grange Sec 1, 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, our 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 Section 1 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 Rice, Vice President thereunto authorize, this 13th day of JUNE, 2024

Katy 2855 Development LLC
a Texas Limited Liability Company

By: Jacob Rice
Jacob Rice
Vice President

STATE OF TEXAS §
COUNTY OF Harris §

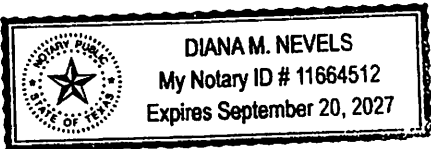
BEFORE ME, the undersigned authority, on this day personally appeared Jacob Rice, Vice President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13th day of JUNE, 2024.

Diana M. Nevels
Notary Public in and for the State of Texas

Diana M. Nevels
Print Name

My commission expires: 9-20-2027



DATE: JUNE 2024	FINAL PLAT OF GRANGE SEC 1	OWNER/DEVELOPER: KATY 2855 DEDEVELOPMENT 5005 RIVERWAY, SUITE 600 HOUSTON, TEXAS 77056 281-341-8198 Jacob@johnsondev.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000 Cjarnik@quiddity.com
SCALE NTS			
SHEET 11 OF 1			

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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 1

Walter E. Smith, P.E., RPLS
Commissioner, Precinct 2

Kendric D. Jones
Commissioner, Precinct 3

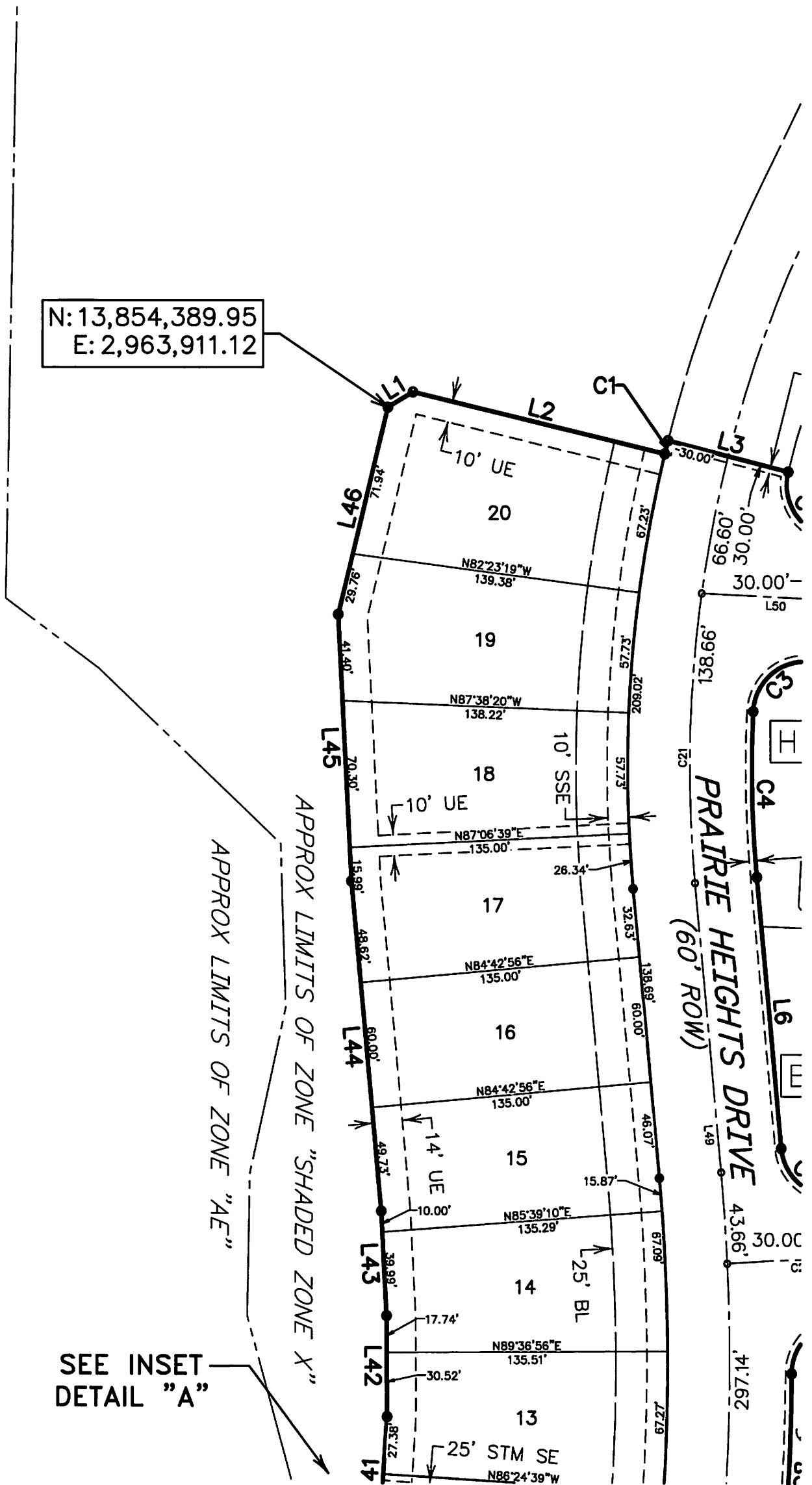
Justin Beckendorff
Commissioner, Precinct 4

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: JUNE 2024	FINAL PLAT OF GRANGE SECTION 1	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 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjamnik@quiddity.com
SCALE NTS			
SHEET 1J OF 1			

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N: 13,854,389.95
E: 2,963,911.12



DATE: JUNE 2024

SCALE 1"=80'

SHEET 1K OF 1

FINAL PLAT OF
GRANGE
SECTION 1

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



QUIDDITY

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Texas Board of Professional Engineers and Land Surveyors
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2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000
Cjamnik@quiddity.com

GRANGE SECTION 3

C.C.F. No.

O.P.R.W.C.T.

RESERVE
(SEE NOTE 1)

SPRIGTAIL DRIVE
(60' ROW)

SPRIGTAIL DRIVE
(60' ROW)

PRAIRIE HEIGHTS
(60' ROW)

-1' RESERVE
(SEE NOTE 1)

**DARLING CREEK
LANE (60' ROW)**

GRANGE SE

C.C.F. No. .

O.P.R.W

DARLING CREEK
(60' ROW)

DATE: JUNE 2024

SCALE 1"=80'

SHEET 1L OF 1

FINAL PLAT OF
GRANGE
SECTION 1

OWNER/DEVELOPER:

KATY 2855 DEVELOPMENT
5005 RIVERWAY, SUITE 600
HOUSTON, TEXAS 77056
281-341-8198
Jacob@johnsondev.com

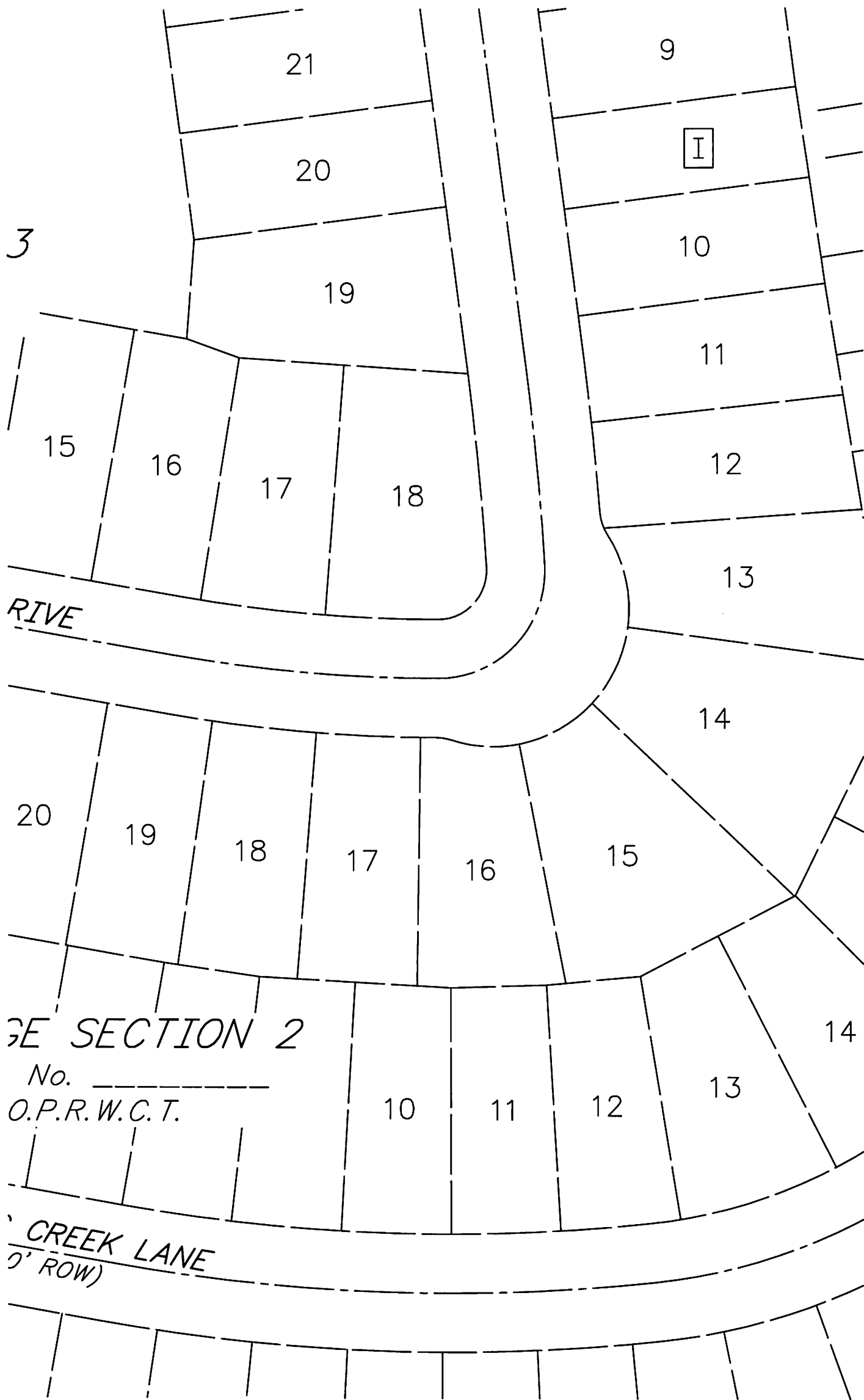


QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100

Cjamnik@quiddity.com

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SECTION 2

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

CREEK LANE
0' ROW)

DATE: JUNE 2024

SCALE 1"=80'

SHEET 1M OF 1

FINAL PLAT OF
GRANGE
SECTION 1

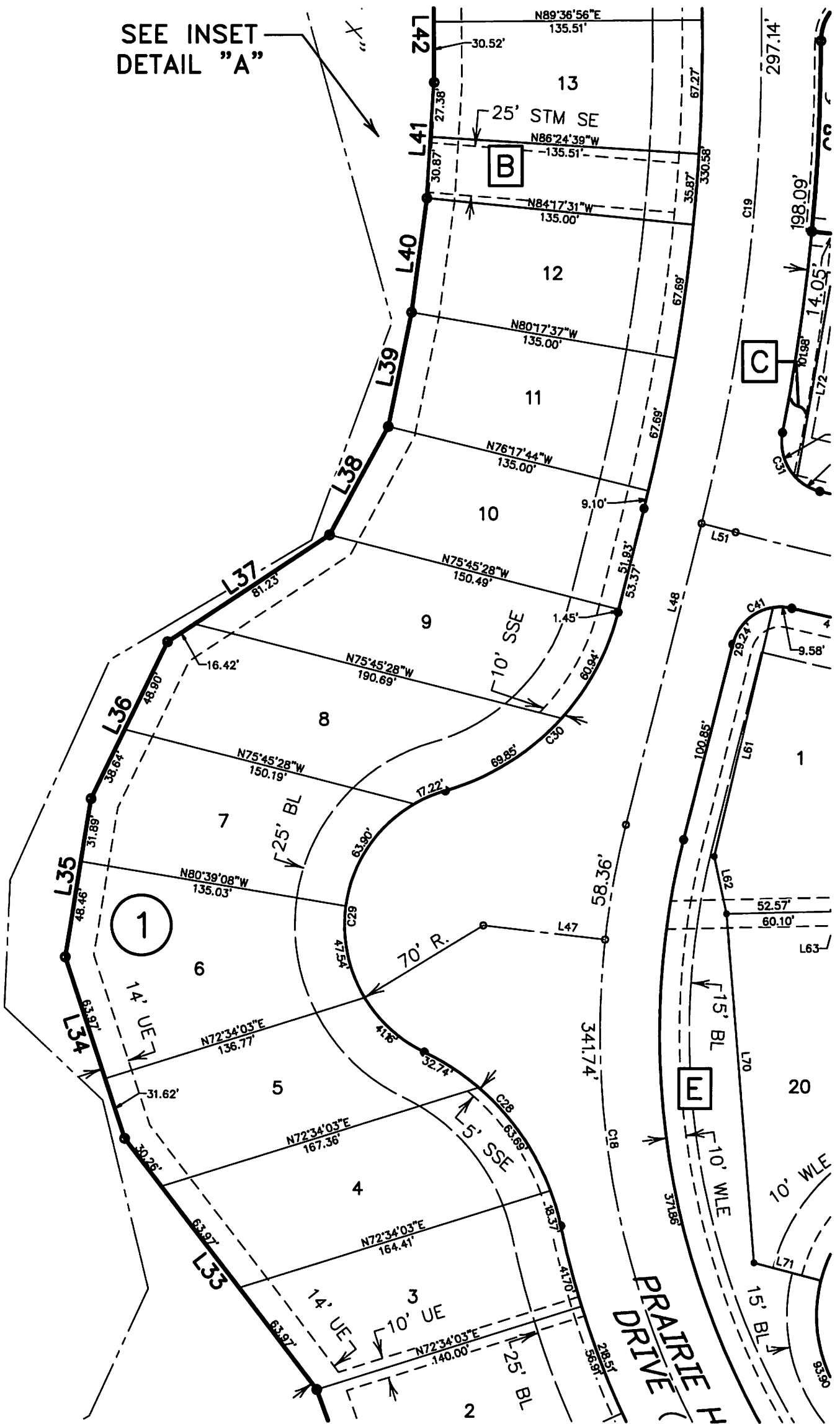
OWNER/DEVELOPER:
KATY 2855 DEVELOPMENT
5005 RIVERWAY, SUITE 600
HOUSTON, TEXAS 77056
281-341-8198
Jacobro@johnsondev.com



QUIDDITY

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2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000
Cjarnik@quiddity.com

SEE INSET
DETAIL "A"



DATE: JUNE 2024

SCALE 1"=80'

SHEET 1N OF 1

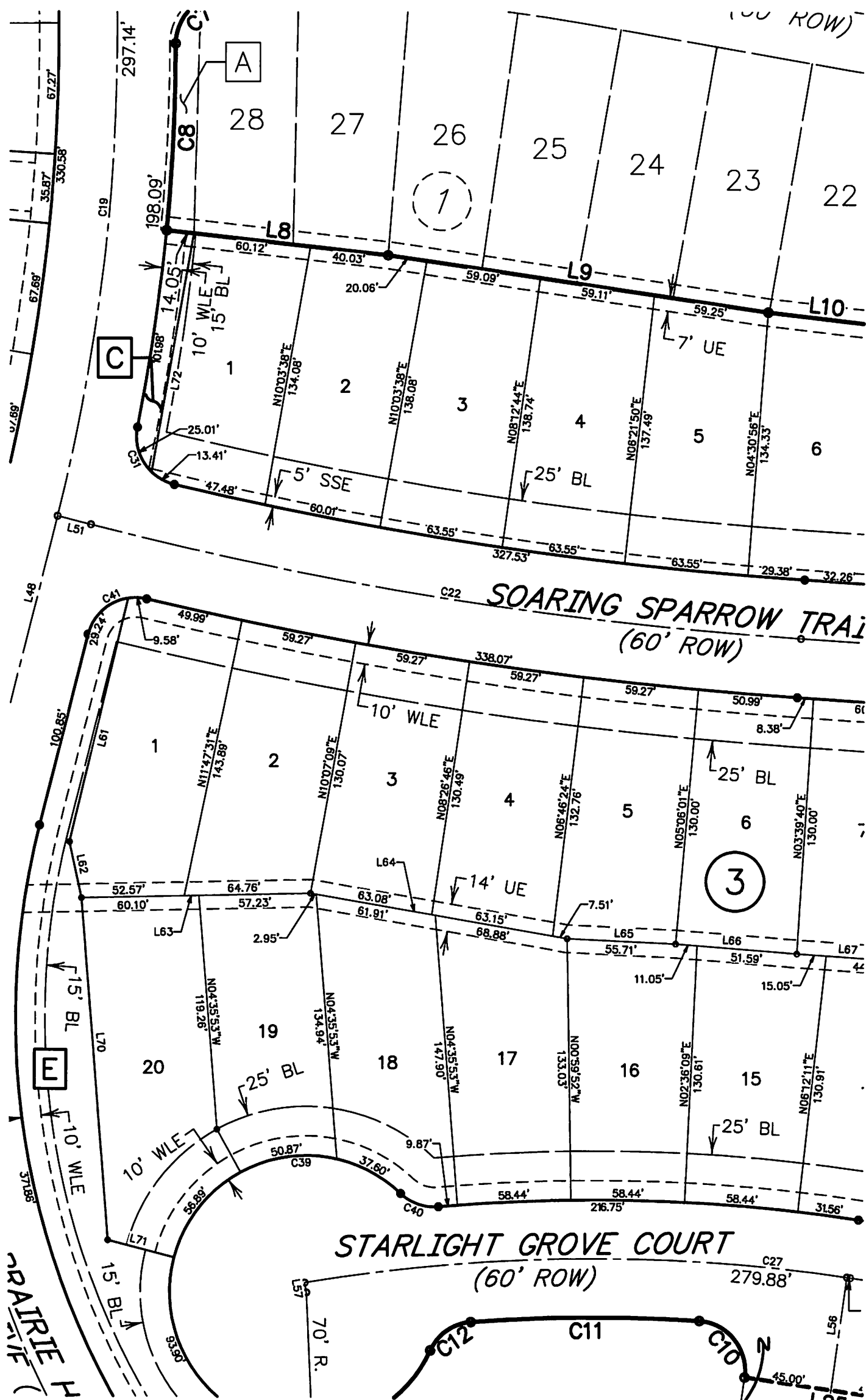
FINAL PLAT OF
GRANGE
SECTION 1

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



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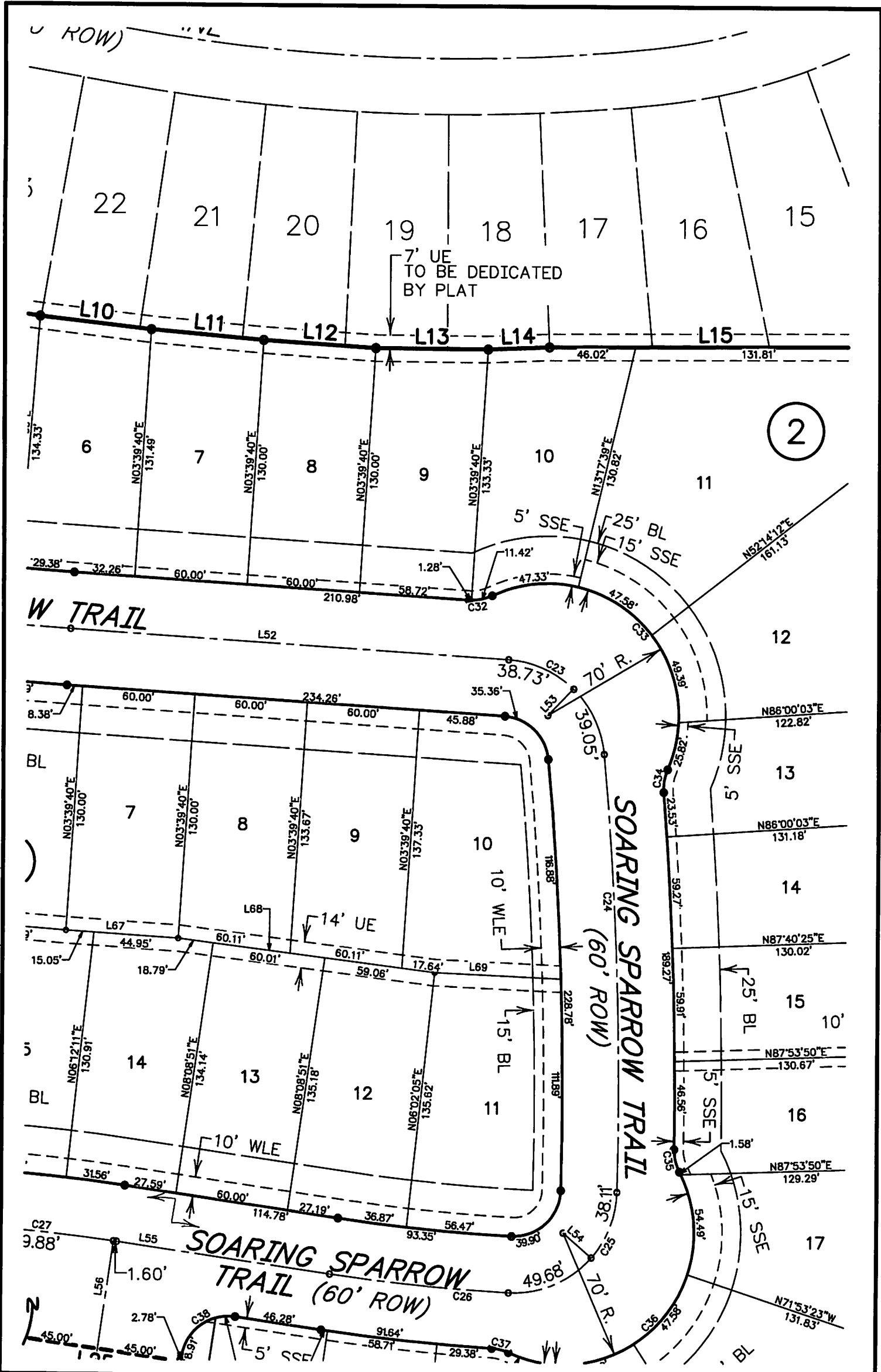


DATE: JUNE 2024



QUIDDITY

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DATE: JUNE 2024

SCALE 1"=80'

SHEET 1P OF 1

FINAL PLAT OF
GRANGE
SECTION 1

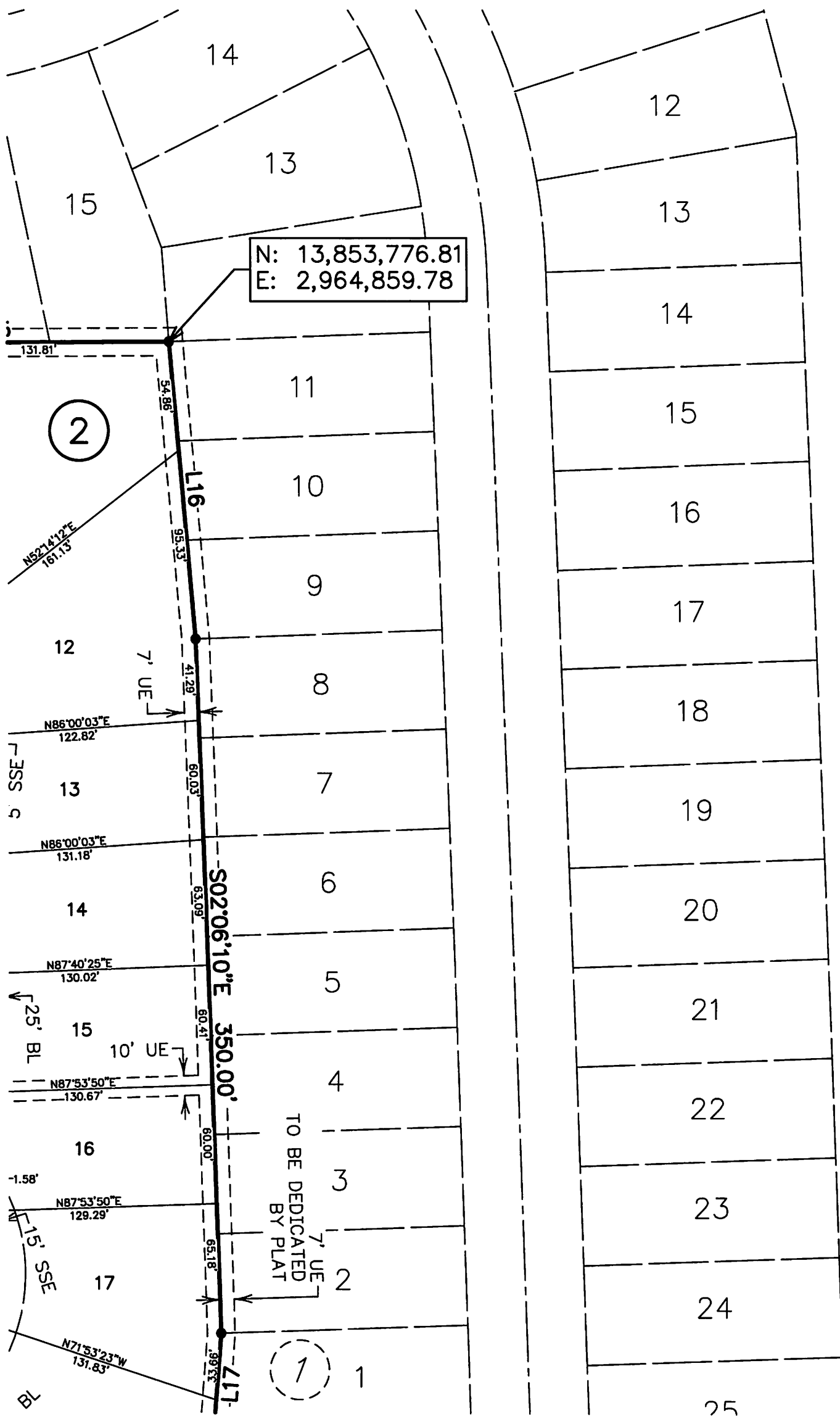
OWNER/DEVELOPER:
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CJamnik@quiddity.com

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DATE: JUNE 2024

SCALE 1"=80'

SHEET 1Q OF 1

FINAL PLAT OF
GRANGE
SECTION 1

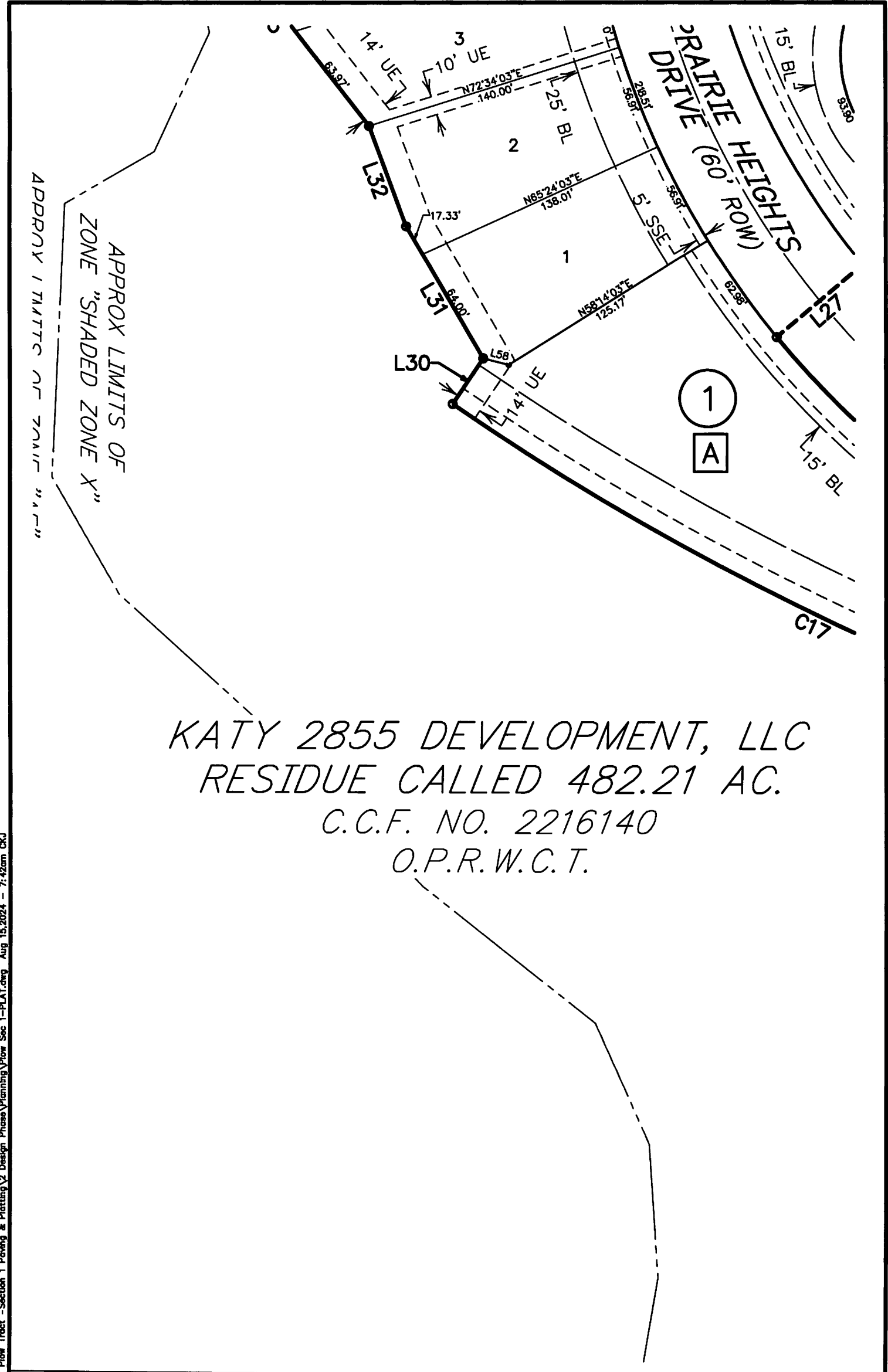
OWNER/DEVELOPER:
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HOUSTON, TEXAS 77056
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Cjarnik@quiddity.com

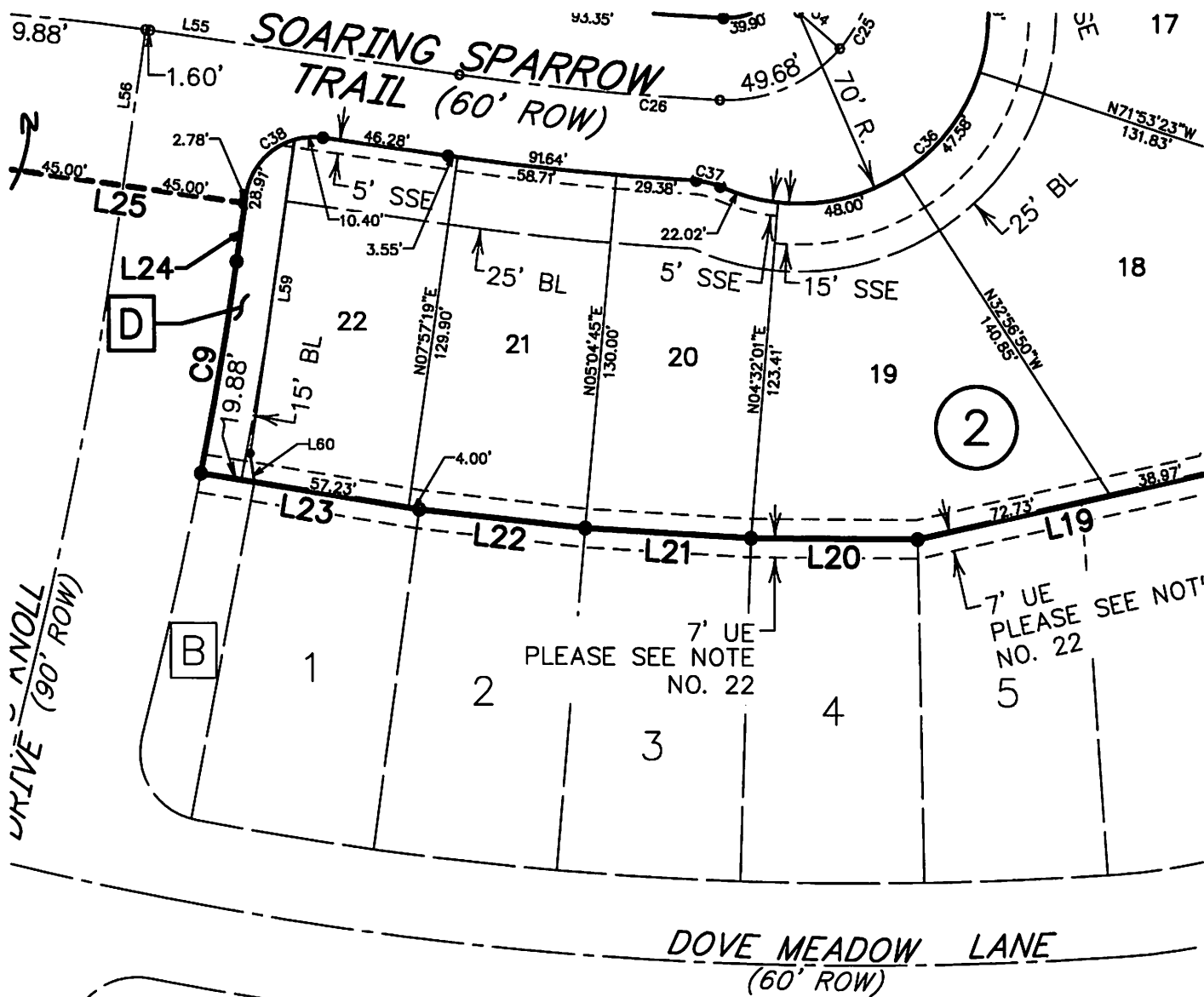
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KATY 2855 DEVELOPMENT, LLC
RESIDUE CALLED 482.21 AC.
C.C.F. NO. 2216140
O.P.R.W.C.T.

DATE: JUNE 2024	FINAL PLAT OF GRANGE SECTION 1	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 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjamnlk@quiddity.com
SCALE 1"=80'			
SHEET 1R OF 1			

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GRANGE FRANZ ROAD
EXTENSION
& MODEL HOME PARK

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

FRANZ ROAD
(100' ROW)

DATE: JUNE 2024

SCALE 1"=80'

SHEET 1T OF 1

FINAL PLAT OF
GRANGE
SECTION 1

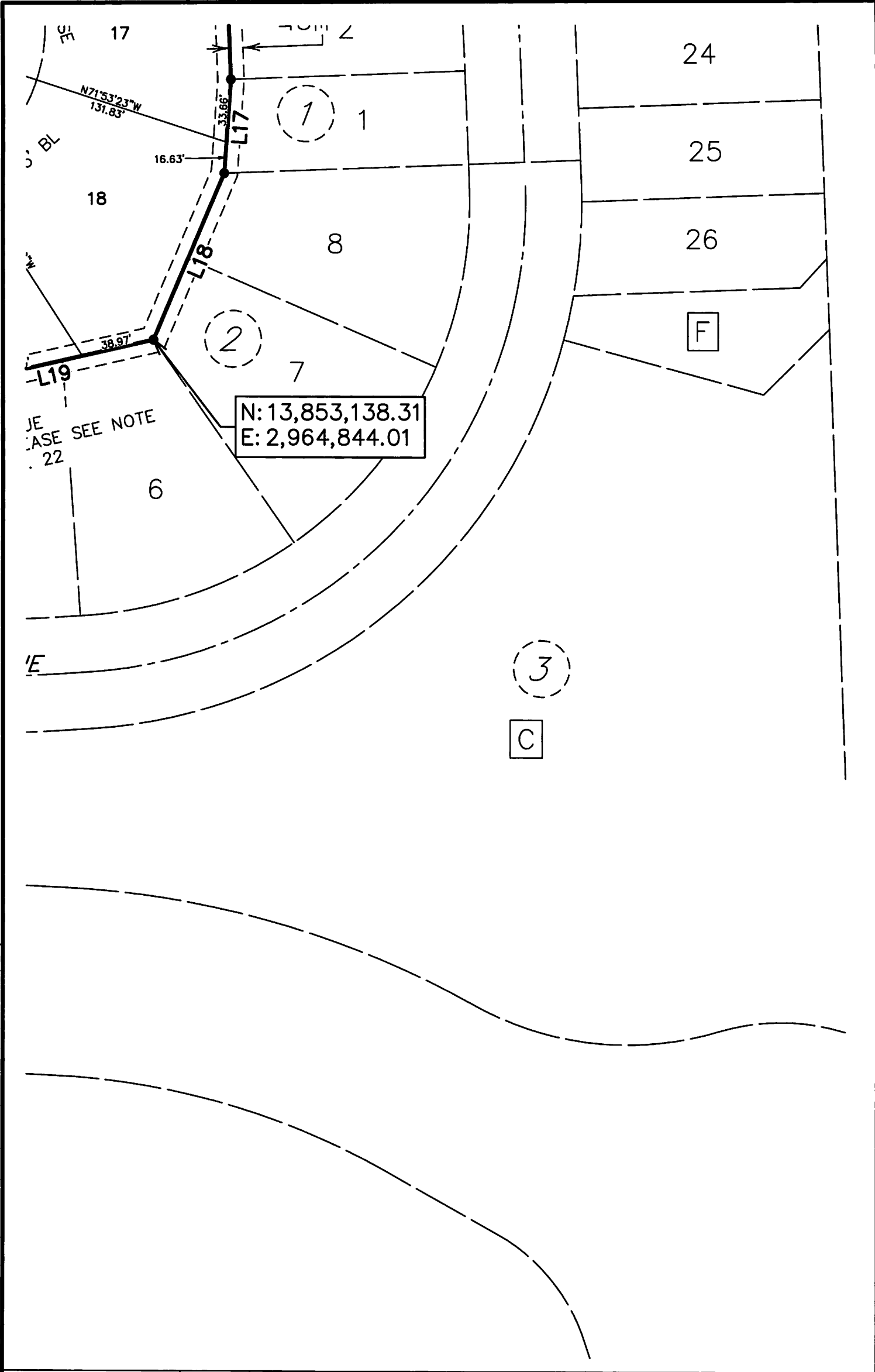
OWNER/DEVELOPER:
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5005 RIVERWAY, SUITE 600
HOUSTON, TEXAS 77056
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Cjamnik@quiddity.com

K:\18009\18009-0014-02 Plow Tract -Section 1 Paving & Platting\2 Design Phases\Planning\Plow Sec 1-PLAT.dwg Aug 15, 2024 - 7:43am CKJ



DATE: JUNE 2024	FINAL PLAT OF GRANGE SECTION 1	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 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjamnik@quiddity.com
SCALE 1"=60'			
SHEET 1U OF 1			