

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Section 75

Date: September 4, 2024

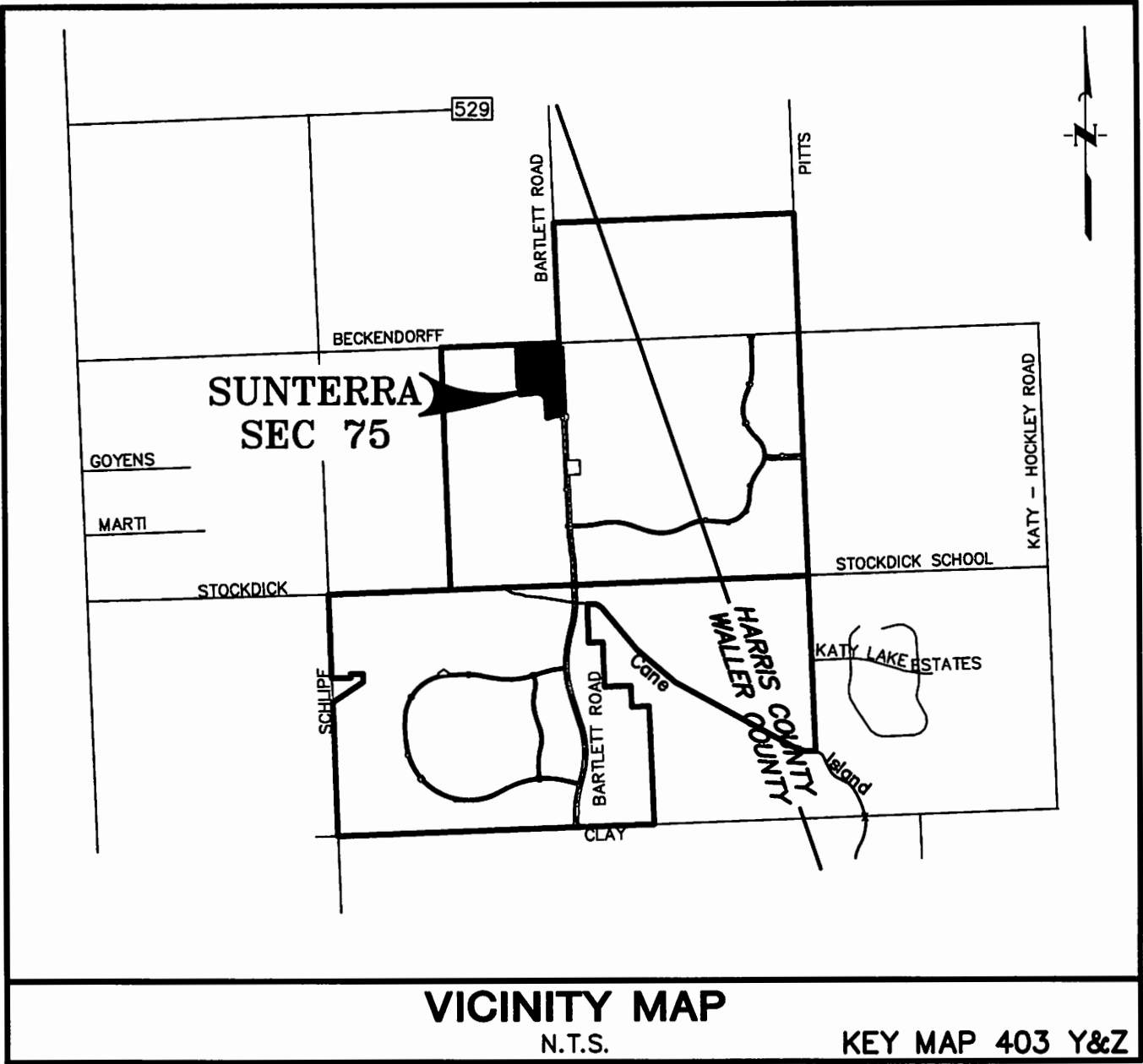
Background

Final Plat of Sunterra Section 75 Subdivision which consists of 25.54 acres will include 113 Lots, 3 Blocks and 6 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond

K:\16537\16537-0188-02 Sunterra Section 75 Water, Sanitary, Drainage and Paving Facilities\2 Design Phase\Planning\Sunterra Sec 75 - PLAT.dwg Jul 24, 2024 - 2:28pm cjs



**FINAL PLAT OF
SUNTERRA
SEC 75**

**A SUBDIVISION OF 25.54 ACRES OF LAND
OUT OF THE
FRED EULE SURVEY, A-375
WALLER COUNTY, TEXAS**

113 LOTS 6 RESERVES 3 BLOCKS
APRIL 2024

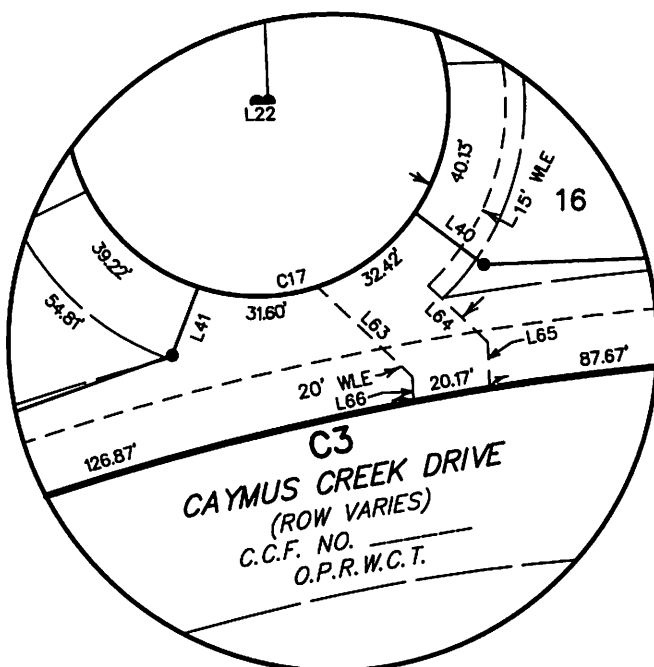
BKDD PERMIT No. 2024-60

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 75	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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South 83 degrees 58 minutes 23 seconds West, 273.00 feet;

Thence with said curve to the right, having a central angle of 89 degrees 37 minutes 26 seconds, at an arc length of 1.90 cross a south line of the residue of said called 322.56 acre tract and the north line of the residue of said called 349.96 acre tract, continuing for a total arc length of 54.75 feet, a radius of 35.00 feet, and a chord bearing South 47 degrees 09 minutes 28 seconds East, 49.33 feet to the **Place of Beginning** and containing 25.54 acres of land, more or less.



INSET DETAIL A

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000
nik@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.R.P.H.C.T. "Official Public Records of Real Property, Harris County, Texas"
- O.P.R.W.C.T. "Official Public Records, Waller County, Texas"
- O.R.W.C.T. "Official 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"

- This subdivision is proposed for single-family residential, detention and other related uses.
- The radius on all block corners is 25 feet, unless otherwise noted.
- With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by Charter Title Company, GF No. 1076601900020C AND 1076602300199, Dated April 19, 2024.
- 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.
- 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 0.99989805999.
- All bearings are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
- A minimum of ten (10) feet shall be provided between sides of residential dwellings.
- New development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- Structures built on lots in the designated flood plain shall be elevated to two (2) feet or more above the 500-year floodplain elevation, in the 100-year floodplain. Within the 500-year, these structures must be elevated to one (1) foot above the 500-year floodplain level. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.) Contact the County Engineer's office for specific information.
- No structure in this subdivision shall be occupied until connected to a public sewer system.
- No structure in this subdivision shall be occupied until connected to an individual water supply or a state - approved community water system.
- This tract lies within, Unshaded Zone "X" of the Flood Insurance Rate Map, Community NO. 480640, Map Number 48473C0375E, Panel 0375, suffix "E" dated February 18, 2009 for Waller County, Texas and incorporated areas.
- Unless otherwise indicated, the building line (B.L.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
- Single Family Residential shall mean the use of a lot with one building designed for and containing no more than two separate units with facilities for living, sleeping cooking and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of no more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.
- Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.
- Right-of-way easements for widening streets or improving drainage shall be maintained by the landowner until all street or drainage improvements are actually constructed on the property. The county has the right at any time to take possession of any street widening easement for construction, improvement or maintenance.
- The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by the Commissioners Court. The Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the public streets. The county will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets. The county assumes no responsibility for the accuracy of representations by other parties on the plat. Flood plain data, in particular, may change depending on subsequent development. The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the county. The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid 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.
- Project site is within City of Houston ETJ.
- There are no pipeline easements within the platted area.
- 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'
- All lots shall have adequate wastewater collection services.
- Areas designated as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed, and maintained under a binding agreement among the owners of property in the subdivision.
- 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.
- Tract is subject to Surface Waiver Agreement recorded under C.C.F. No. 2312084, O.P.R.W.C.T. and C.C.F. No. RP-2023-385717, O.P.R.R.P.H.C.T.
- Tract is subject to on-site sewage facility (OSSF) recorded under C.C.F. No. 2107264, O.P.R.W.C.T.
- Tract is subject to Short Form Blanket Easement recorded under C.C.F. No. 2407979, 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	35.00'	89°37'26"	54.75'	S47°09'28"E	49.33'	34.77'
C2	30.00'	90°00'00"	47.12'	S42°39'15"W	42.43'	30.00'
C3	750.00'	17°55'49"	234.71'	S78°41'21"W	233.75'	118.32'
C4	500.00'	5°57'24"	51.98'	S72°42'08"W	51.96'	26.01'
C5	25.00'	90°00'00"	39.27'	N42°39'15"E	35.36'	25.00'
C6	225.00'	46°14'39"	181.60'	N20°46'34"E	176.71'	96.07'
C7	350.00'	93°40'52"	572.26'	N49°11'11"W	510.62'	373.24'
C8	450.00'	3°40'52"	28.91'	N85°48'49"E	28.91'	14.46'
C9	750.00'	3°40'52"	48.18'	S04°11'11"E	48.18'	24.10'
C10	175.00'	90°00'00"	274.89'	S42°39'15"W	247.49'	175.00'
C11	175.00'	90°00'00"	274.89'	N47°20'45"W	247.49'	175.00'
C12	750.00'	6°43'58"	88.13'	N01°01'14"E	88.08'	44.12'
C13	25.00'	90°00'00"	39.27'	N47°20'45"W	35.36'	25.00'
C14	25.00'	90°00'00"	39.27'	S42°39'15"W	35.36'	25.00'
C15	25.00'	81°05'27"	35.38'	S01°36'21"W	32.50'	21.39'
C16	25.00'	45°02'08"	19.65'	S24°51'49"E	19.15'	10.36'
C17	50.00'	276°14'05"	241.07'	S89°15'58"E	66.76'	44.84'
C18	25.00'	51°11'43"	22.34'	N23°15'07"E	21.60'	11.98'
C19	25.00'	89°15'46"	38.95'	N39°20'31"E	35.13'	24.68'
C20	85.00'	50°37'01"	75.09'	N10°17'02"W	72.67'	40.19'
C21	50.00'	156°29'34"	136.57'	S42°39'15"W	97.90'	240.31'
C22	85.00'	50°37'01"	75.09'	S84°24'28"E	72.67'	40.19'
C23	85.00'	46°14'11"	68.59'	N82°34'08"E	66.75'	36.29'
C24	50.00'	146°24'24"	127.76'	N47°20'45"W	95.73'	165.64'
C25	85.00'	46°14'11"	68.59'	S02°44'21"W	66.75'	36.29'
C26	25.00'	90°00'00"	39.27'	S47°20'45"E	35.36'	25.00'
C27	25.00'	90°00'00"	39.27'	N42°39'15"E	35.36'	25.00'
C28	25.00'	85°31'22"	37.32'	N83°55'38"E	33.95'	23.12'
C29	25.00'	82°25'23"	35.96'	S37°13'25"E	32.94'	21.89'
C30	25.00'	48°11'23"	21.03'	S21°44'56"W	20.41'	11.18'
C31	50.00'	276°22'46"	241.19'	S87°39'15"W	66.67'	44.72'
C32	25.00'	48°11'23"	21.03'	N26°26'26"W	20.41'	11.18'
C33	25.00'	83°16'18"	36.33'	N45°34'02"E	33.22'	22.22'
C34	25.00'	90°50'34"	39.64'	S50°36'20"E	35.61'	25.37'

DATE: APRIL 2024

SCALE NTS

SHEET 1D OF 1

FINAL PLAT OF
SUNTERRA
SEC 75

OWNER/DEVELOPER:
AG EHC II (LBN) 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

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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	5.89'
L2	S69°43'26"W	12.23'
L3	N14°19'10"W	21.32'
L4	N20°07'48"W	41.27'
L5	N35°18'37"W	41.46'
L6	N46°55'00"W	41.46'
L7	N58°31'23"W	41.46'
L8	N70°07'46"W	41.46'
L9	N81°44'08"W	41.46'
L10	S86°59'56"W	42.54'
L11	S83°58'23"W	273.00'
L12	S86°09'59"W	51.11'
L13	S87°39'15"W	20.00'
L14	N02°20'45"W	95.00'
L15	N87°39'15"E	6.34'
L16	N02°20'45"W	50.00'
L17	S87°39'15"W	56.41'
L18	S87°39'15"W	178.05'
L19	N02°20'45"W	337.24'
L20	N43°53'54"E	38.50'
L21	S02°20'45"E	229.60'
L22	N87°39'15"E	3.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L23	S04°23'13"W	41.29'
L24	S02°20'45"E	161.91'
L25	N83°58'23"E	286.77'
L26	S06°01'37"E	39.71'
L27	S02°20'45"E	345.69'
L28	S47°20'45"E	50.00'
L29	S87°39'15"W	248.95'
L30	S42°39'15"W	40.00'
L31	S87°39'15"W	117.00'
L32	N47°20'45"W	14.14'
L33	N02°20'45"W	154.35'
L34	N08°28'45"E	165.56'
L35	N48°22'01"E	157.31'
L36	N13°20'18"W	163.07'
L37	N02°20'45"W	340.00'
L38	N42°39'15"E	14.14'
L39	N87°39'15"E	87.60'
L40	S53°20'34"E	22.37'
L41	N21°00'13"E	18.89'
L42	S70°25'34"W	133.23'
L43	S02°20'45"E	119.49'
L44	N87°39'15"E	121.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L45	S87°39'15"W	518.72'
L46	N86°58'43"W	184.81'
L47	S87°39'15"W	219.28'
L48	N47°20'45"W	70.71'
L49	N02°20'45"W	358.20'
L50	N42°39'15"E	14.14'
L51	N87°39'15"E	117.00'
L52	S02°20'45"E	377.28'
L53	S03°02'22"W	36.08'
L54	S51°36'06"W	27.45'
L55	S87°39'15"W	263.98'
L56	N44°50'42"W	28.71'
L57	S02°20'45"E	337.67'
L58	S87°39'15"W	104.67'
L59	S87°39'15"W	116.76'
L60	S08°23'10"W	44.74'
L61	S24°05'07"W	66.83'
L62	N64°09'48"E	17.26'
L63	N46°52'57"W	34.07'
L64	N46°52'57"W	21.30'
L65	N02°20'45"W	11.95'
L66	N02°20'45"W	6.38'

RESTRICTED RESERVE [A]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.92 AC
39,914 Sq. Ft.

RESTRICTED RESERVE [B]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.06 AC
2,826 Sq. Ft.

RESTRICTED RESERVE [C]
Restricted to Drainage &
Detention Purposes Only
2.60 AC
113,444 Sq. Ft.

RESTRICTED RESERVE [D]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.36 AC
15,751 Sq. Ft.

RESTRICTED RESERVE [E]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.06 AC
2,731 Sq. Ft.

RESTRICTED RESERVE [F]
Restricted to Compensating
Open Space Purposes Only
0.05 AC
2,267 Sq. Ft.

RESERVE TOTAL [E]
4.06 AC
176,933 Sq. Ft.



SCALE: 1" = 100'

DATE: APRIL 2024

SCALE NTS

SHEET 1E OF 1

FINAL PLAT OF
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SEC 75

OWNER/DEVELOPER:
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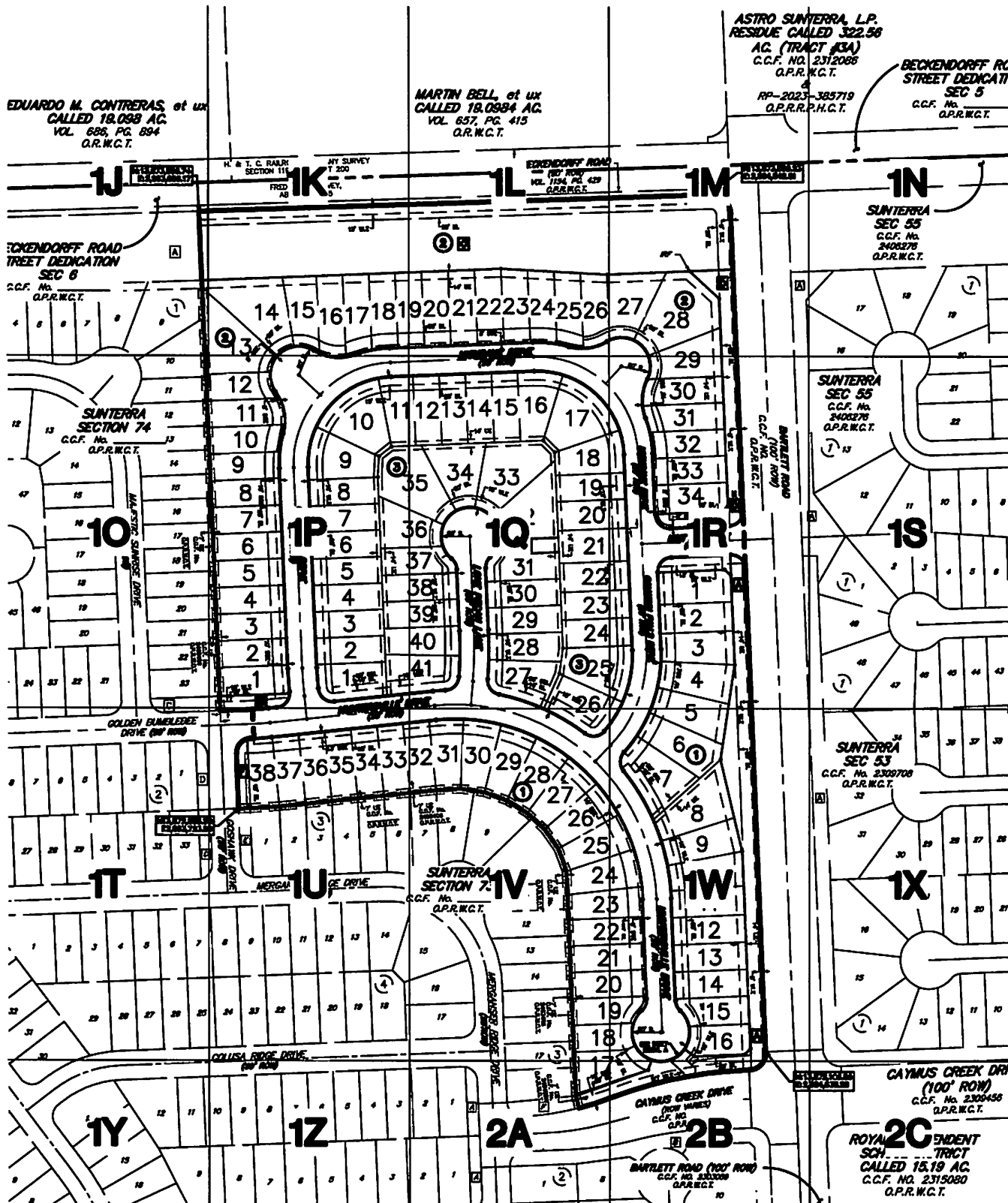


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SCALE NTS			
SHEET 1F OF 1			

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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 75, 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
Steven S. Benson
Manager

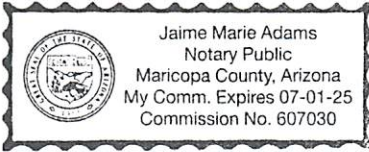
STATE OF ARIZONA §
COUNTY OF Maricopa §

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.

Jaime Marie Adams
Notary Public In and for the State of Arizona

Jaime Marie Adams
Print Name



My commission expires: 07/01/2025

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 75	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 77404 • 832.913.4000 Cjamnik@quiddity.com 77449
SCALE NTS			
SHEET 1G OF 1			

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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.

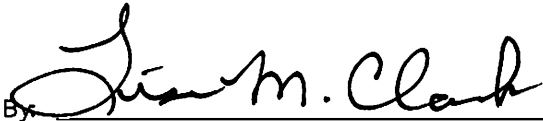
No portion of this subdivision lies within the boundaries of the 1% annual chance (100-year) flood plain as delineated on Waller County Community Panel #480640 in the Flood Insurance Rate Map No. 48473C0375E, dated 02/18/2009.

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.




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 75 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 22 21 day of may, 2024.

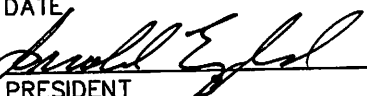
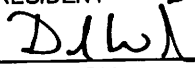
By: 
Lisa M. Clark or M. Sonny Garza
Chair Vice Chairman

By: 
Jennifer Ostlind, AICP
Secretary



BROOKSHIRE-KATY DRAINAGE DISTRICT Permit No. 2024-60

APPROVED BY THE BOARD OF SUPERVISORS ON

6-10-24
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.

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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

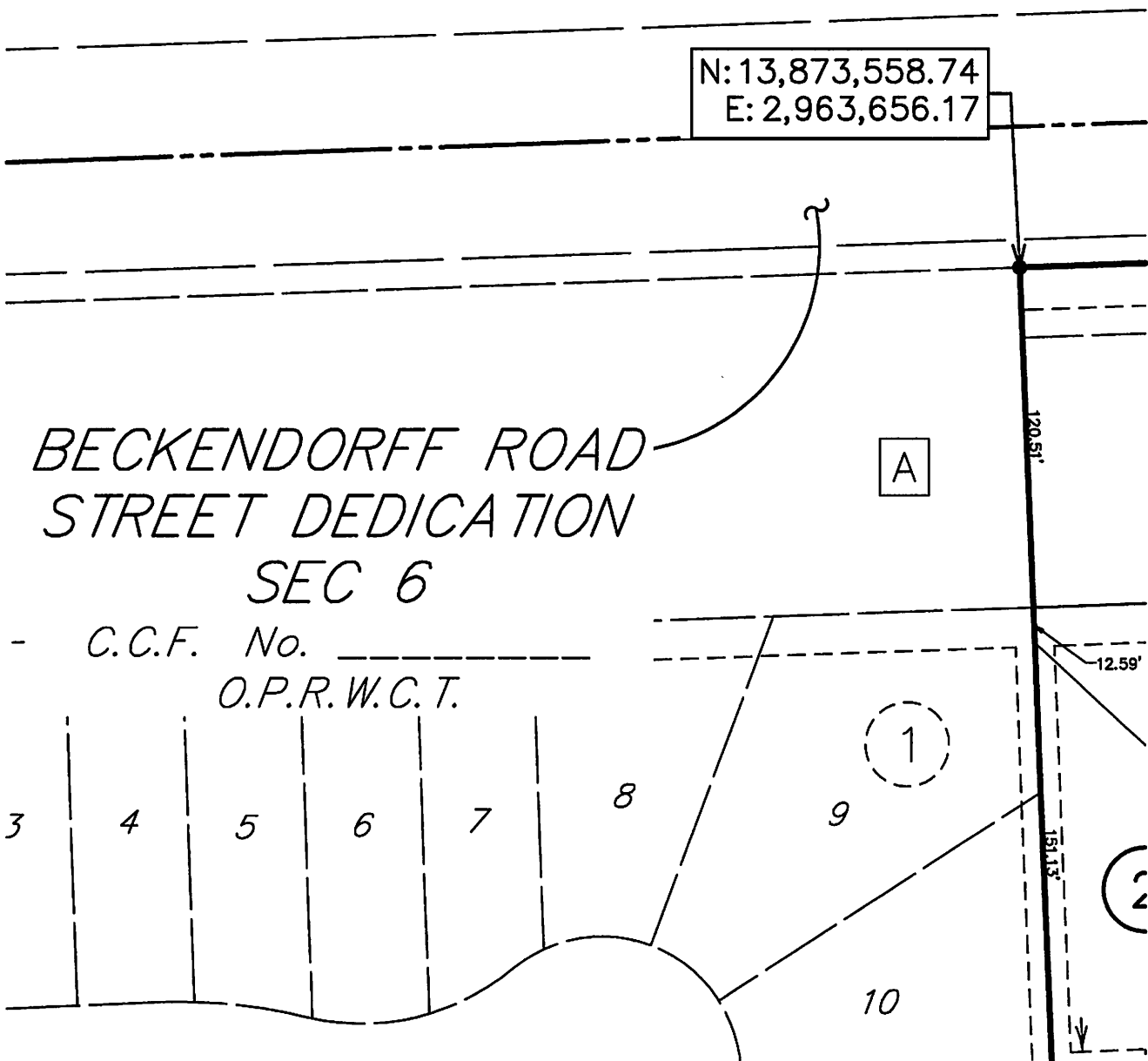
NOTE: Acceptance of the above plat by the Commissioners Court does not signify Waller County acceptance of the dedicated roads for integration into the County Road System. The developer is required to comply with Sections 5 and 6 of the current Waller County Subdivision and Development Regulations, in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

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SCALE NTS			
SHEET 11 OF 1			

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EDUARDO M. CONTRERAS, et ux
CALLED 19.098 AC.
VOL. 686, PG. 894
O.R.W.C.T.



DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 75	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 Cjarnik@quiddity.com
SCALE 1"=80'			
SHEET 1J OF 1			

BS

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$$M_C$$

FRED EULE SURVEY,
ABSTRACT 375

15' WLE

SHEET 1K OF 1

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



QUIDDITY

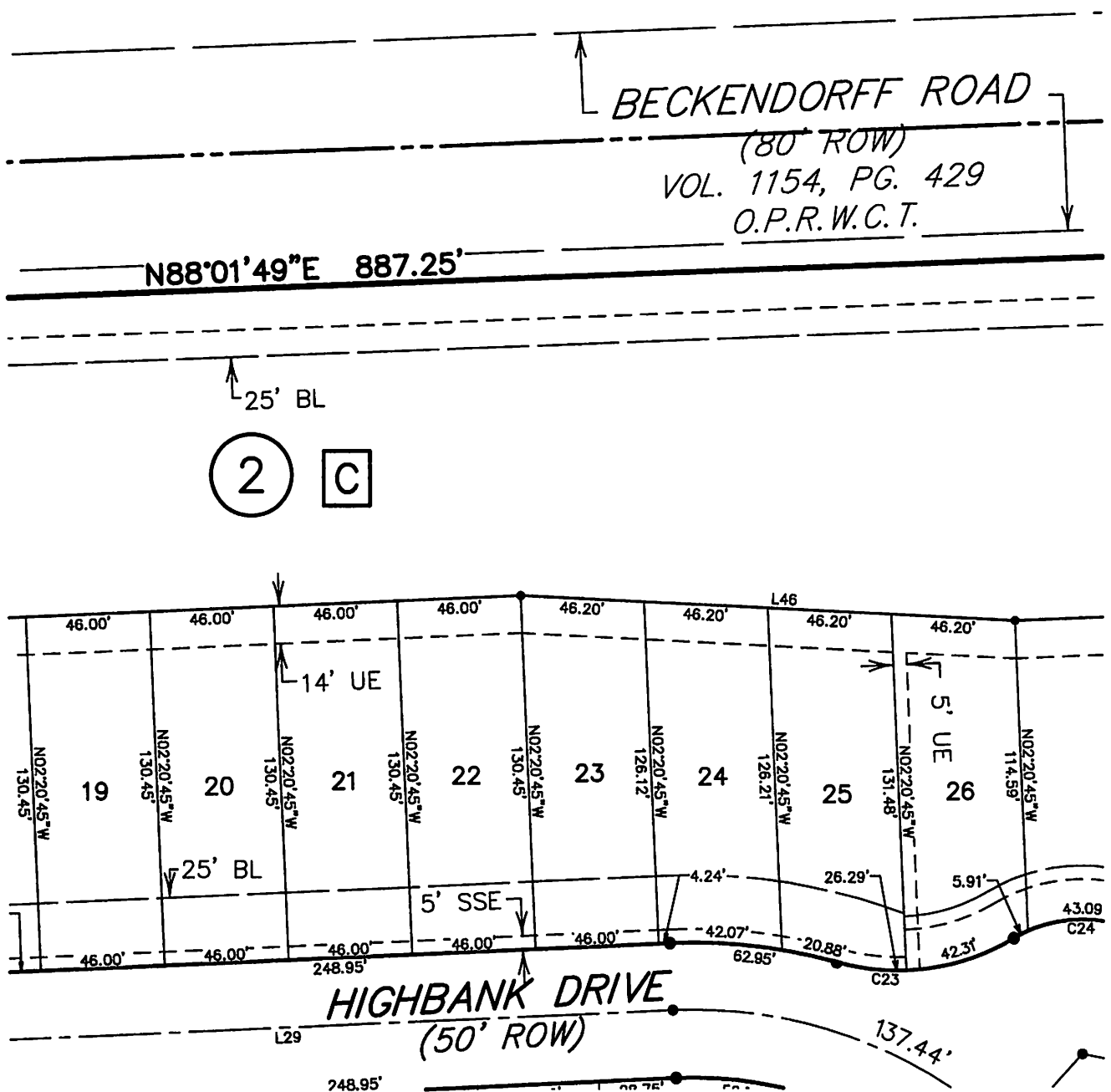
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100

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

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MARTIN BELL, et ux
CALLED 19.0984 AC.
VOL. 657, PG. 415
O.R.W.C.T.



DATE: APRIL 2024

SCALE 1"=60'

SHEET 1L OF 1

FINAL PLAT OF
SUNTERRA
SEC 75

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

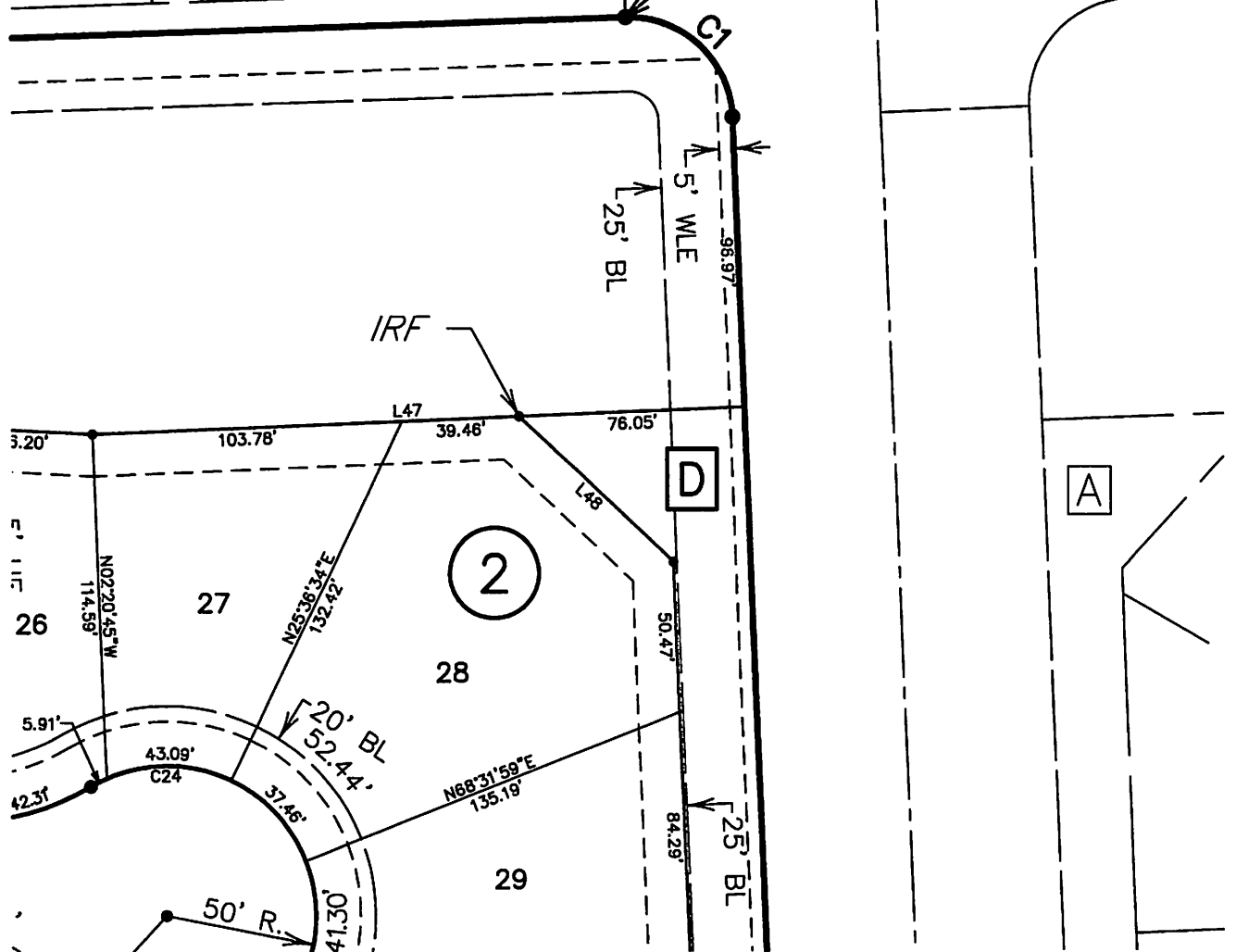
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000
CJamnik@quiddity.com

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ASTRO SUNTEF
RESIDUE CALLE
AC. (TRACT
C.C.F. NO. 23
O.P.R.W.C.
&
RP-2023-38
O.P.R.R.P.H.

ROAD
29

N:13,873,588.23
E: 2,964,542.81



DATE: APRIL 2024

SCALE 1"=80'

SHEET 1M OF 1

FINAL PLAT OF
SUNTERRA
SEC 75

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

ENGINEER/PLANNER/SURVEYOR:



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

SUNTERRA, L.P.
CALLED 322.56

TRACT #3A)

VO. 2312086

P.R.W.C.T.

&

123-385719

P.R.P.H.C.T.

BECKENDORFF ROAD
STREET DEDICATION
SEC 5

C.C.F. No. _____

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

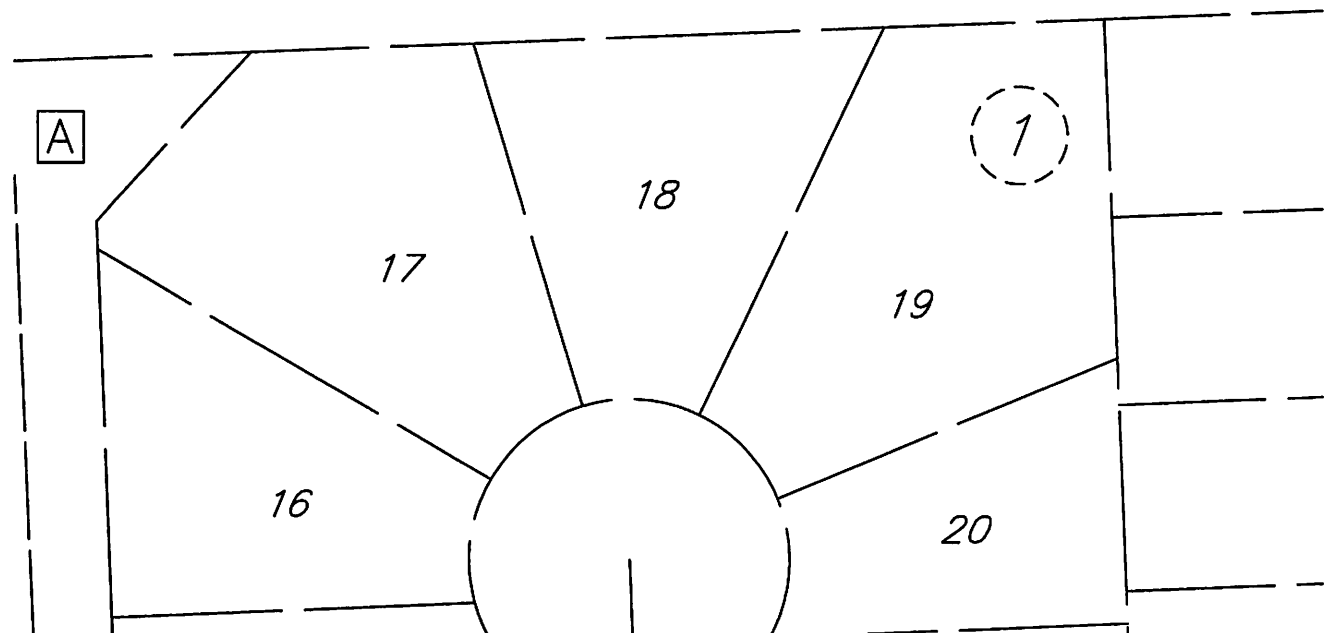
23
31

SUNTERRA
SEC 55

C.C.F. No.

2406276

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



DATE: APRIL 2024

SCALE 1"=60'

SHEET 1N OF 1

FINAL PLAT OF
SUNTERRA
SEC 75

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

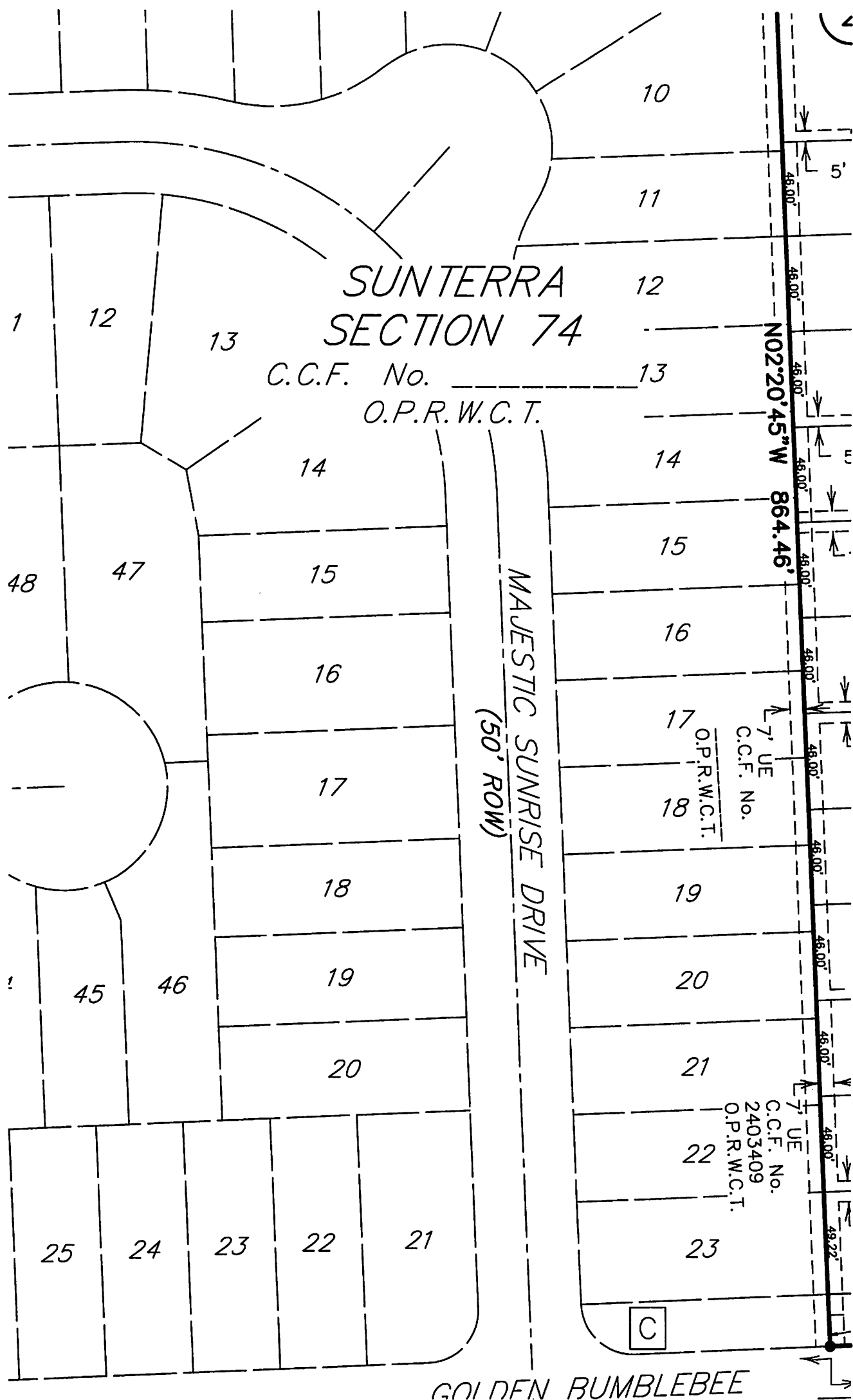
Quiddity Engineering, LLC

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2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000

Cjarnik@quiddity.com



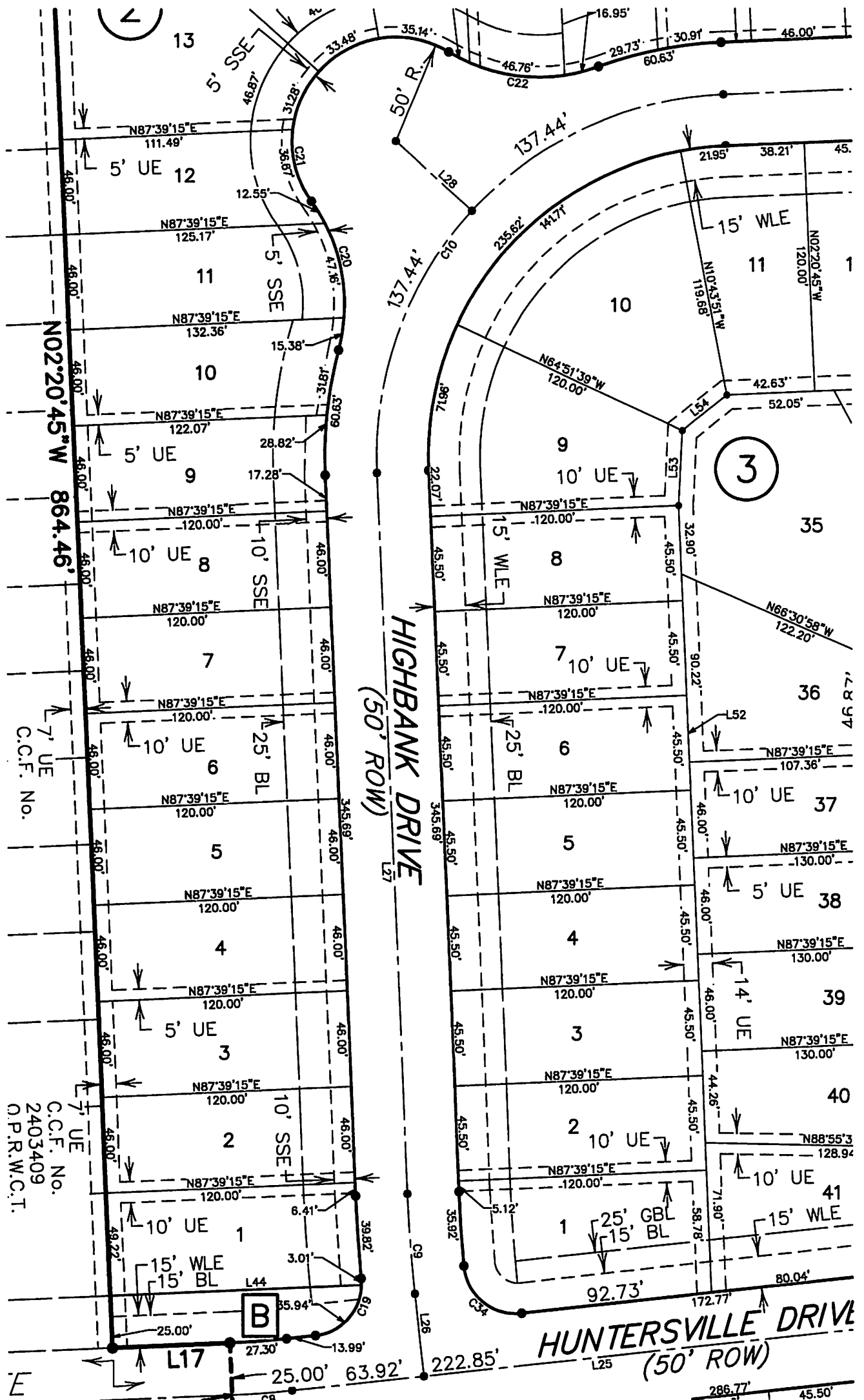
DATE: APRIL 2024

FINAL PLAT OF
SUNTERRA
SEC 75

ENGINEER/PLANNER/SURVEYOR:

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DATE: APRIL 2024

SCALE 1"=60'

SHEET 1P OF 1

FINAL PLAT OF
SUNTERRA
SEC 75

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

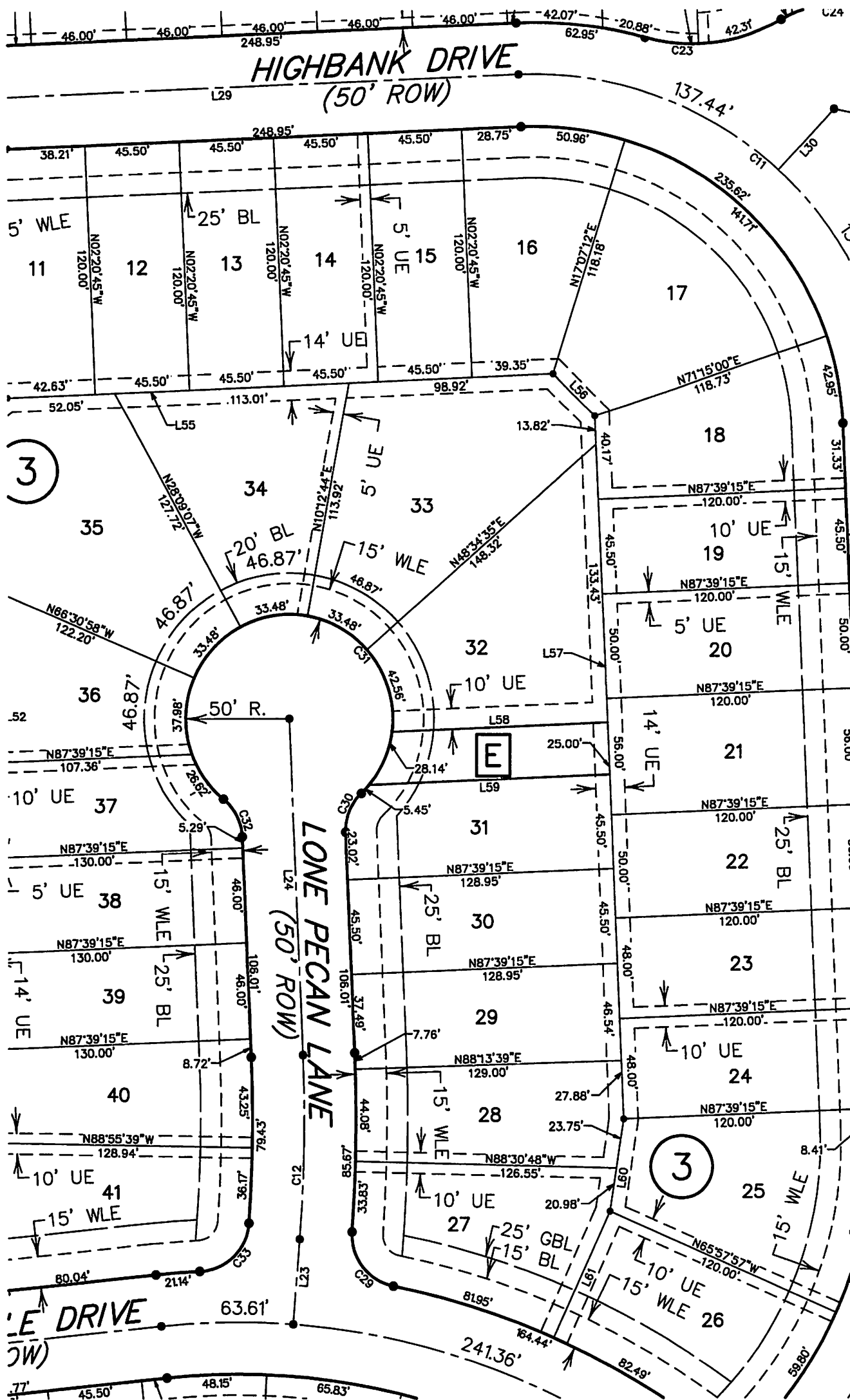
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23280 & 10046100
2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000
Cjarnik@quiddity.com

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DATE: APRIL 2024

SCALE 1"=60'

SHEET 1Q OF 1

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SCOTTSDALE, AZ 85255
(713) 783-6702

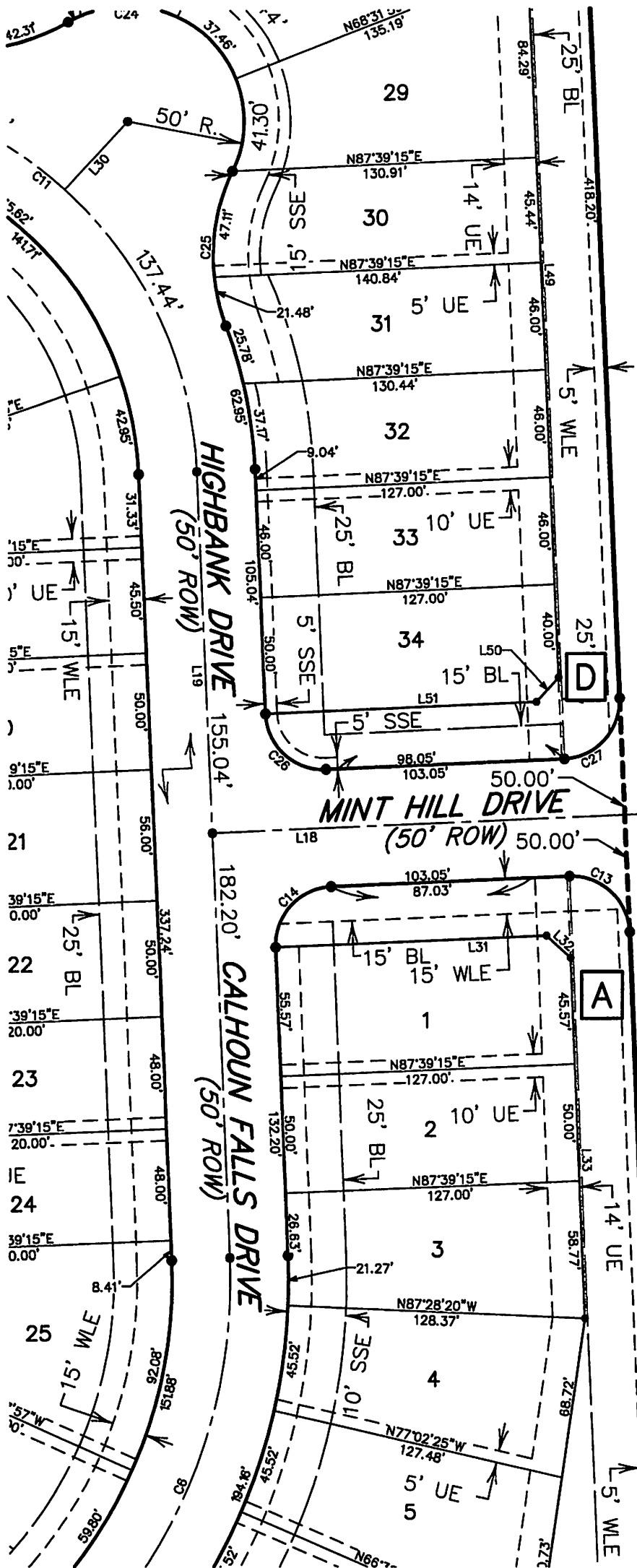
ENGINEER/PLANNER/SURVEYOR:



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

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BARTLETT ROAD
(100' ROW)
C.C.F. NO.
O.P.R.W.C.T.

S02°20'45"E 1,449.16'

DATE: APRIL 2024
SCALE 1"=80'
SHEET 1R OF 1

FINAL PLAT OF
SUNTERRA
SEC 75

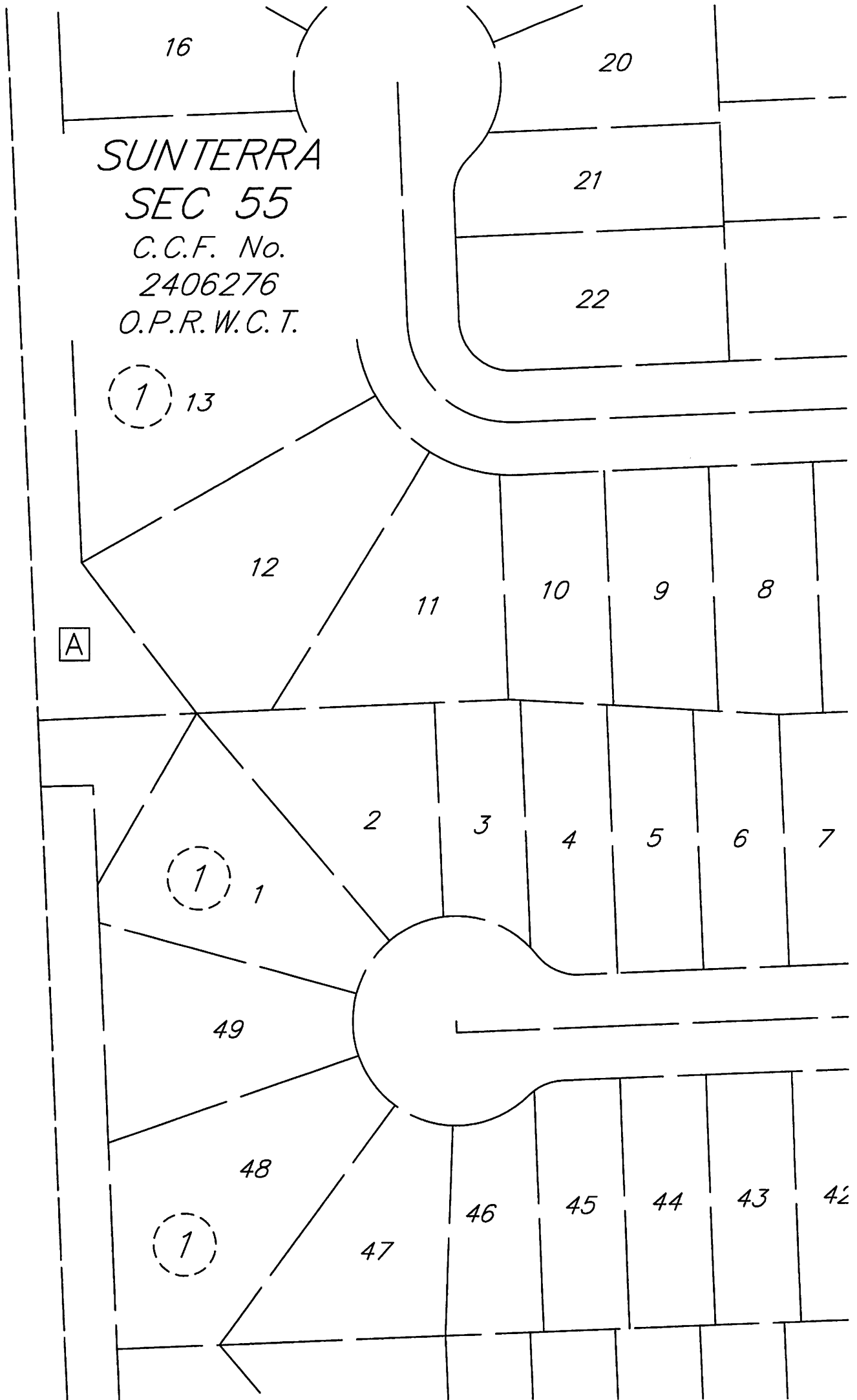
OWNER/DEVELOPER:
AG EMC II (LEN) MULTI STATE 4, LLC
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8585 E. HARTFORD DR., SUITE 118
SCOTTSDALE, AZ 85255
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SCALE 1"=60'			
SHEET 1S OF 1			

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DATE: APRIL 2024

SCALE 1"=60'

SHEET 1T OF 1

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ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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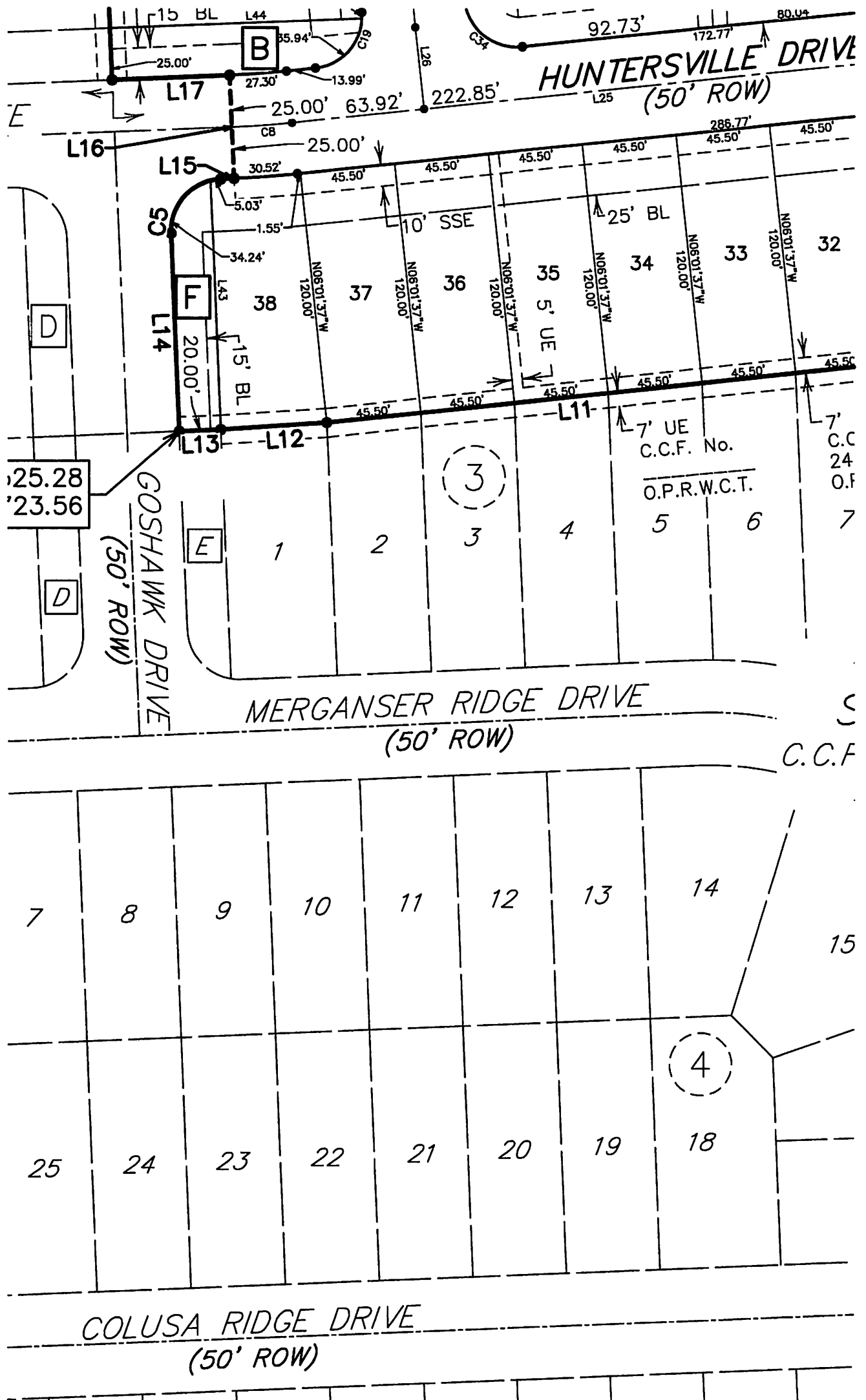
Registration Nos. F-23290 & 10046100

2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000

Cjarnik@quiddity.com

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DATE: APRIL 2024

SCALE 1"=80'

SHEET 1U OF 1

FINAL PLAT OF
SUNTERRA
SEC 75

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8585 E. HARTFORD DR., SUITE 118
SCOTTSDALE, AZ 85255
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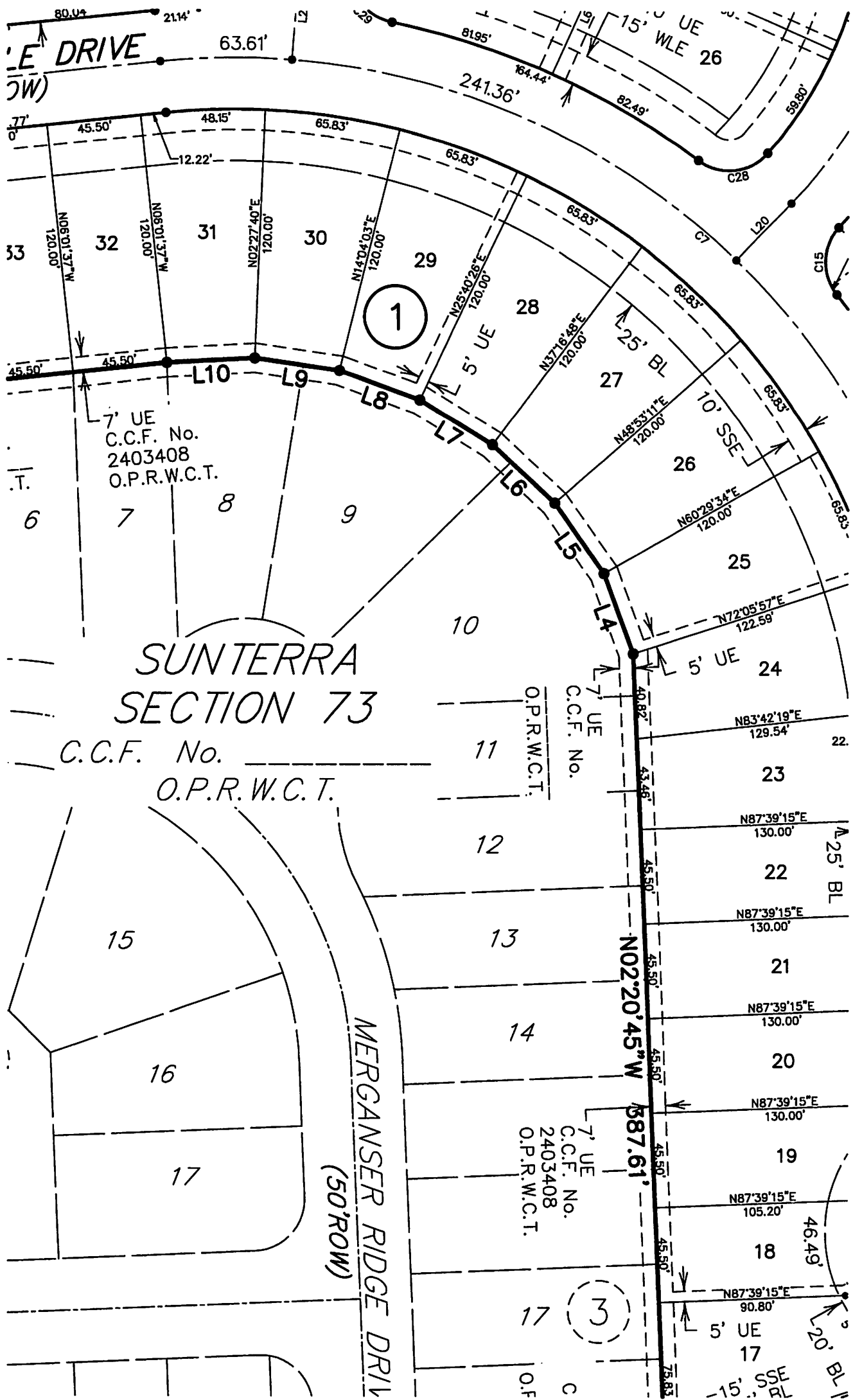


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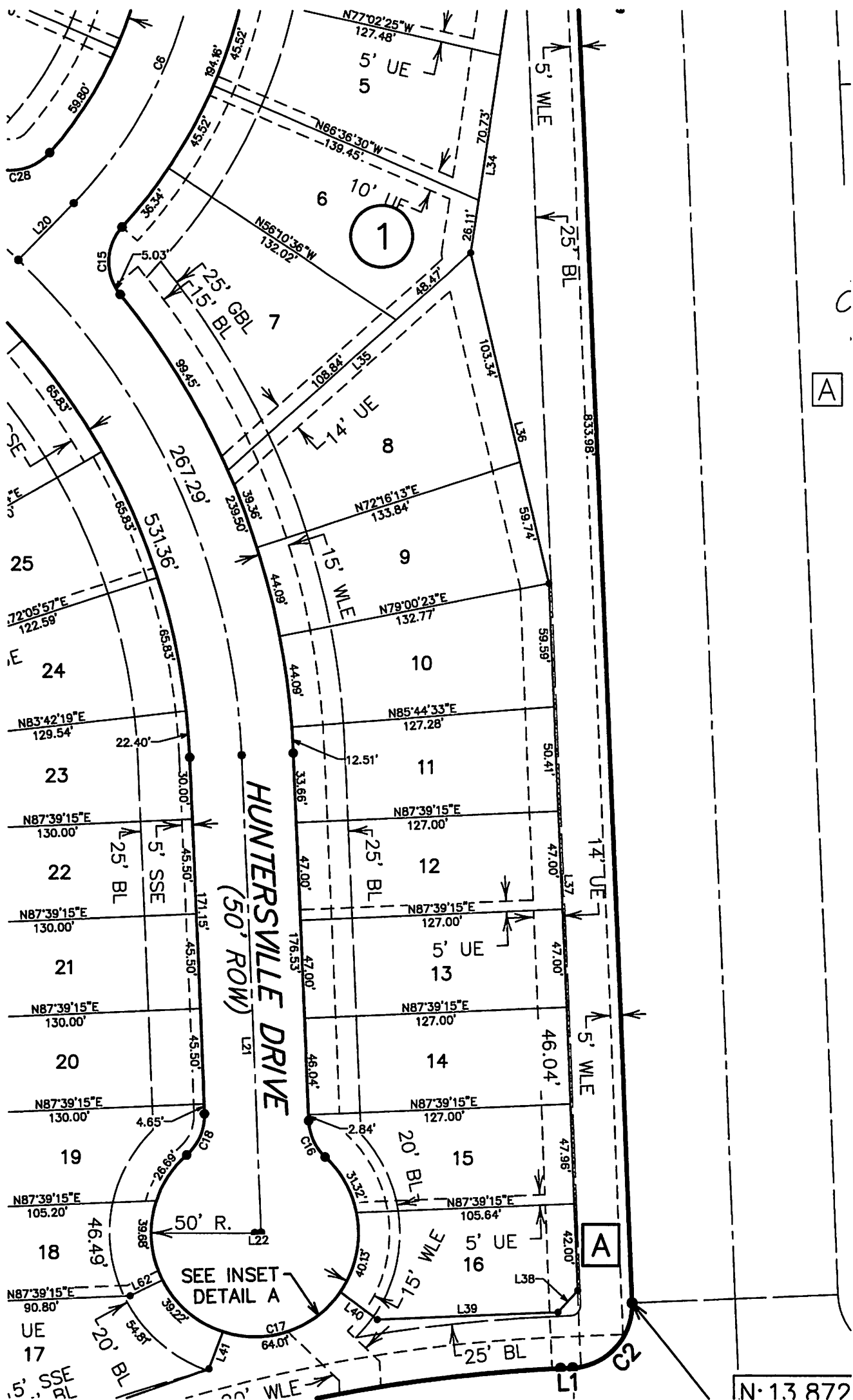
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SCALE 1"=80'			
SHEET 1V OF 1			

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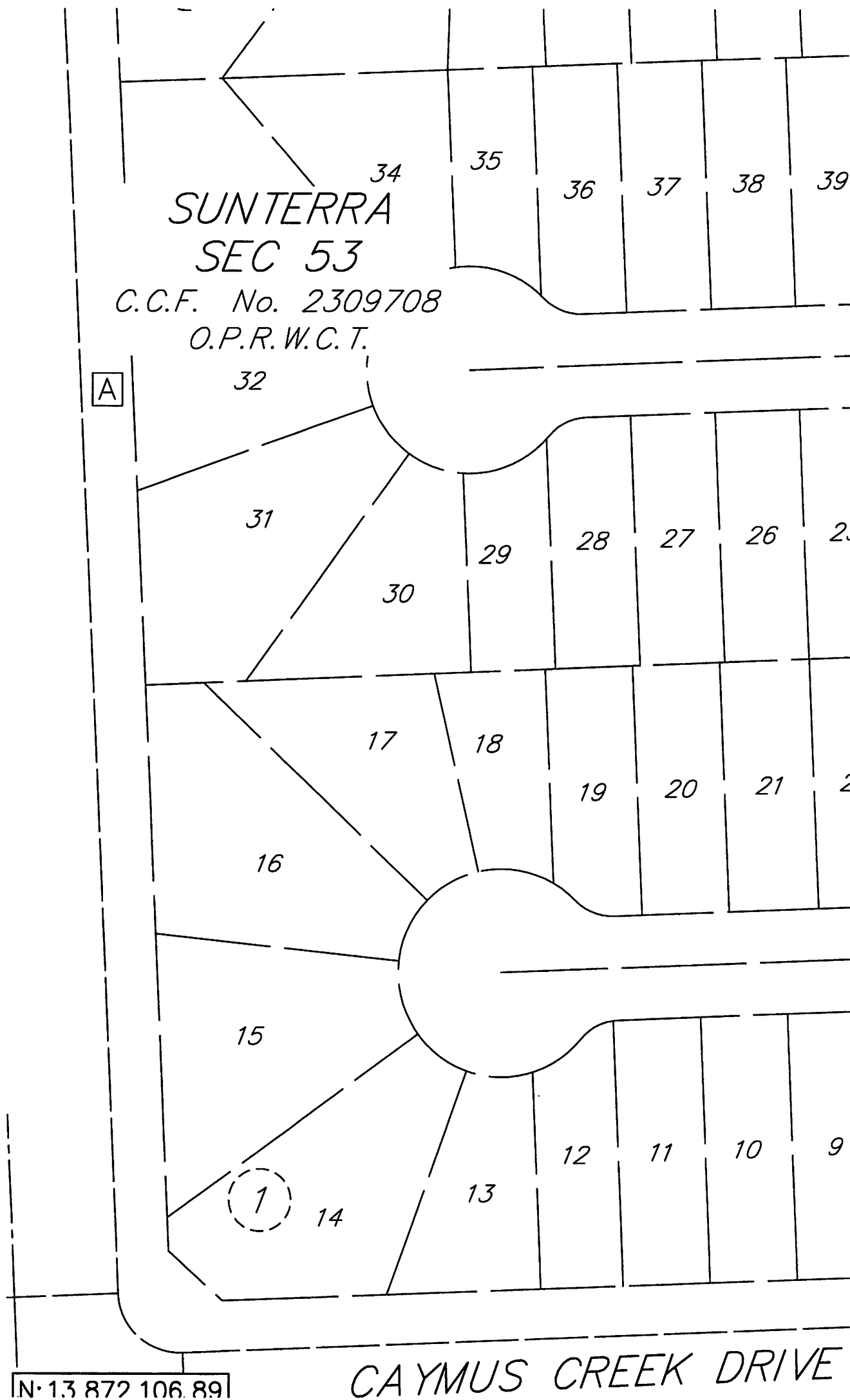
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SCALE 1"=60'			
SHEET 1W OF 1			

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SHEET 1X OF 1

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(713) 783-6702

ENGINEER/PLANNER/SURVEYOR:

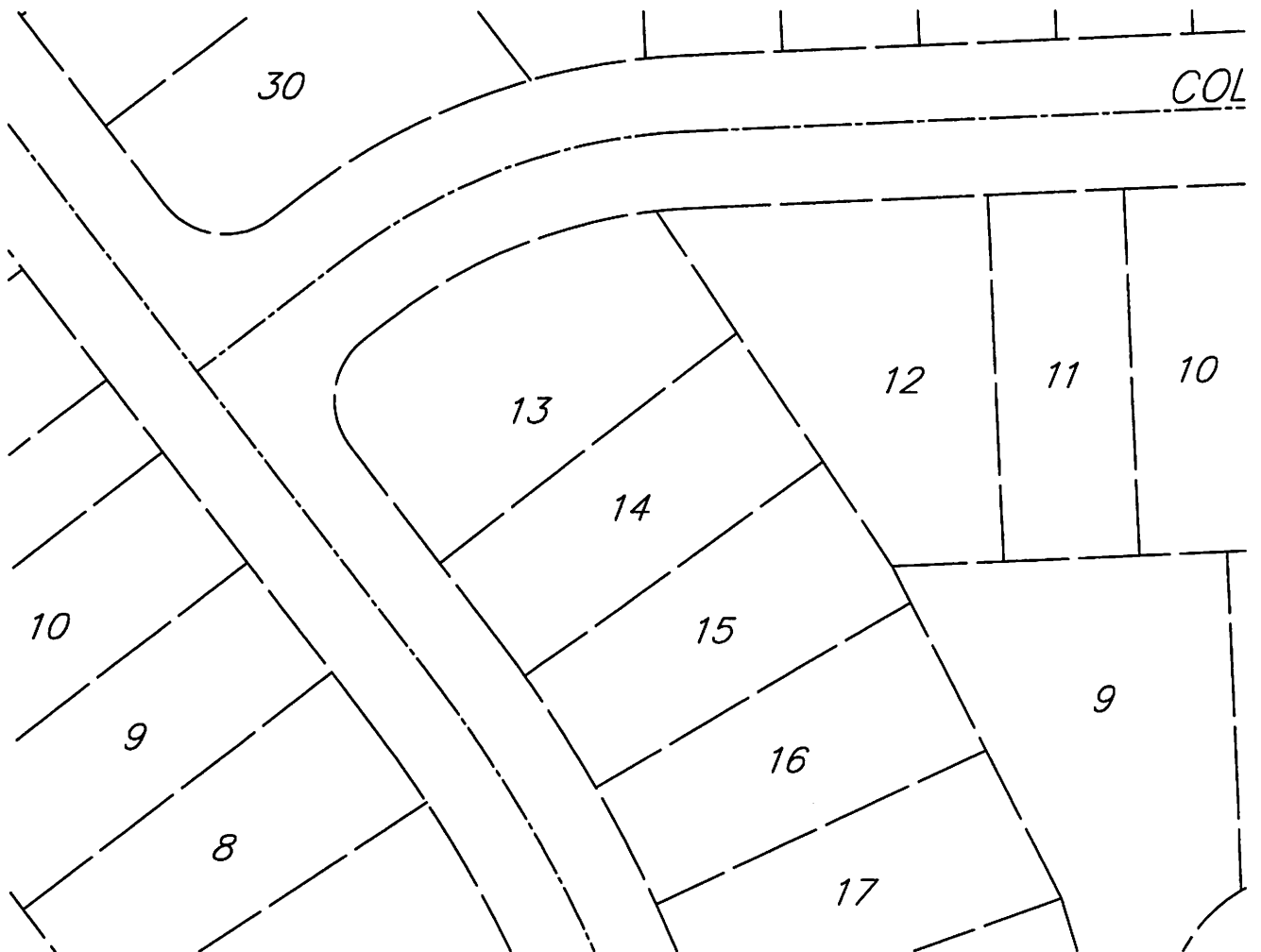


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SHEET 1Y OF 1

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SCOTTSDALE, AZ 85255
(713) 783-6702

ENGINEER/PLANNER/SURVEYOR:



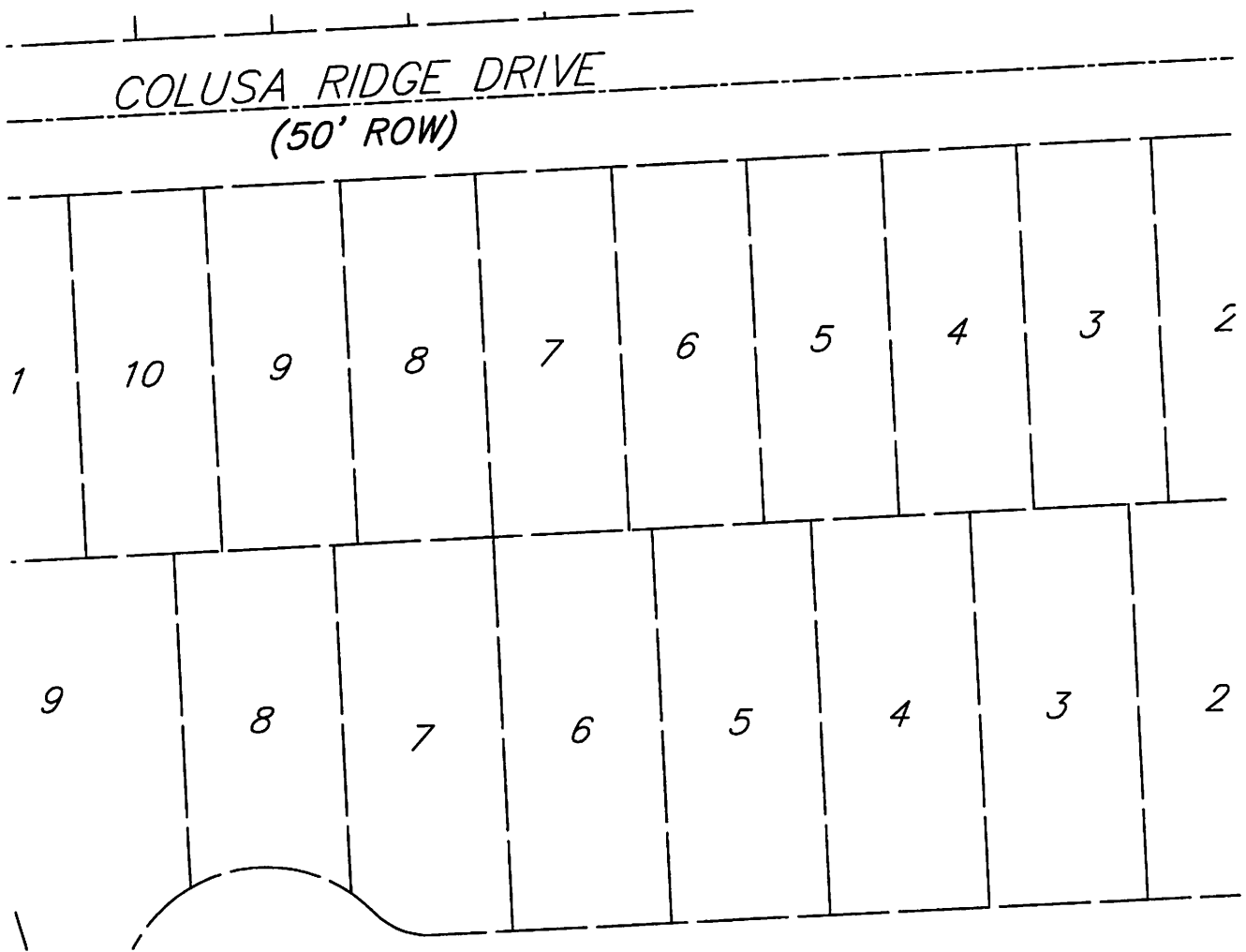
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Cjarnik@quiddity.com

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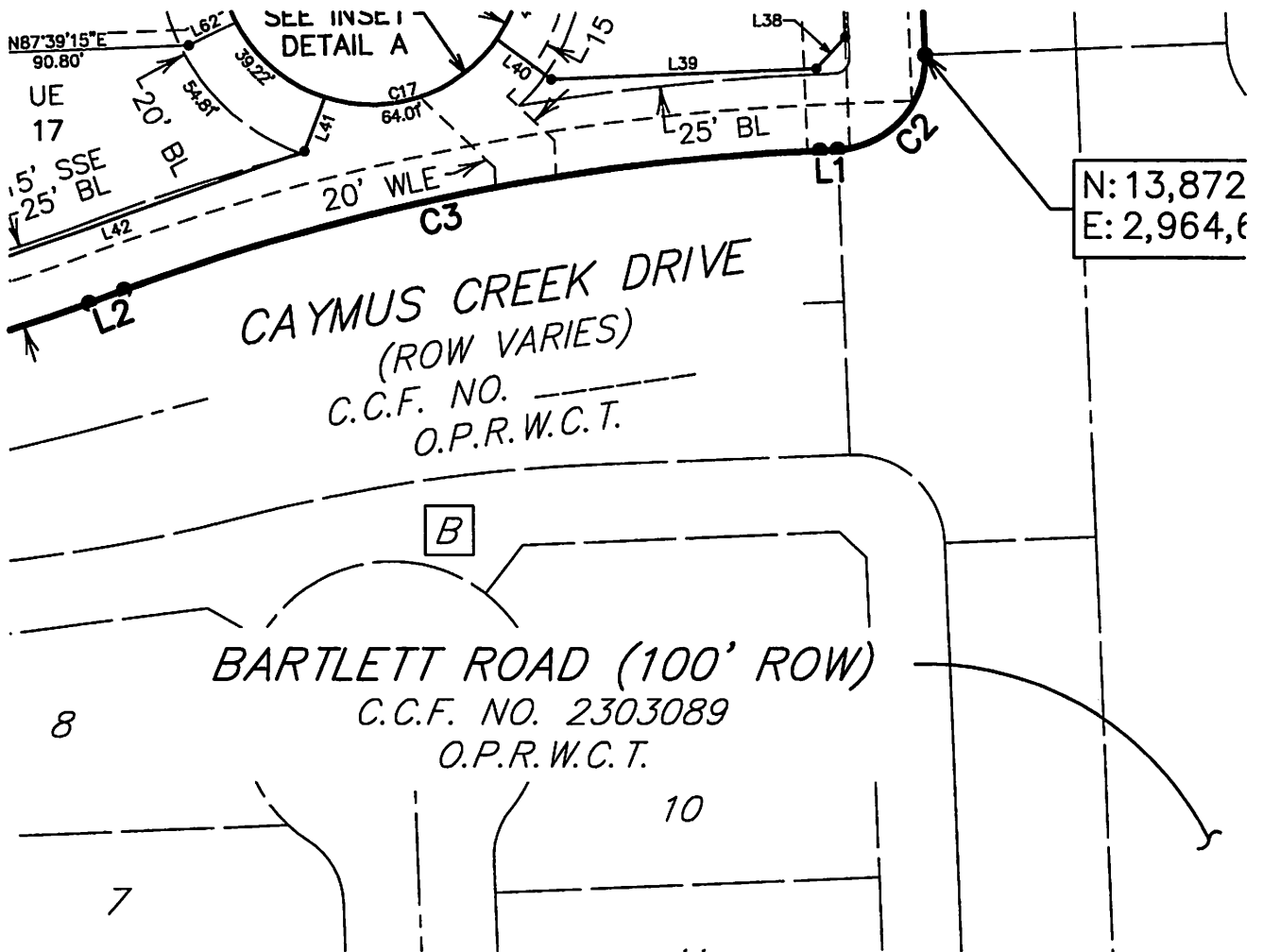
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SCALE 1"=60'			
SHEET 12 OF 1			

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SCALE 1"=60'			
SHEET 2B OF 1			

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K:\16537\16537-0188-02 Sunterra Section 75 Water, Sanitary, Drainage and Paving Facilities\2 Design Phase\planning\Sunterra Sec 75 - PLAT.dwg Aug 21, 2024 - 3:05pm cjs

N: 13,872,106.89
E: 2,964,638.29

CAYMUS CREEK DRIVE
(100' ROW)
C.C.F. No. 2309456
O.P.R.W.C.T.

ROYAL INDEPENDENT
SCHOOL DISTRICT
CALLED 15.19 AC.
C.C.F. NO. 2315080
O.P.R.W.C.T.

DATE: APRIL 2024

SCALE 1"=60'

SHEET 2C OF 1

FINAL PLAT OF
SUNTERRA
SEC 75

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:



QUIDDIT
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 • 832.91

Cjarnik@quiddity.com