

# WALLER COUNTY

J. Ross McCall, P.E.  
County Engineer



## MEMORANDUM

**To:** Honorable Commissioners' Court

**Item:** Final Plat Approval-Grange Franz Road Extension and Model Home Park

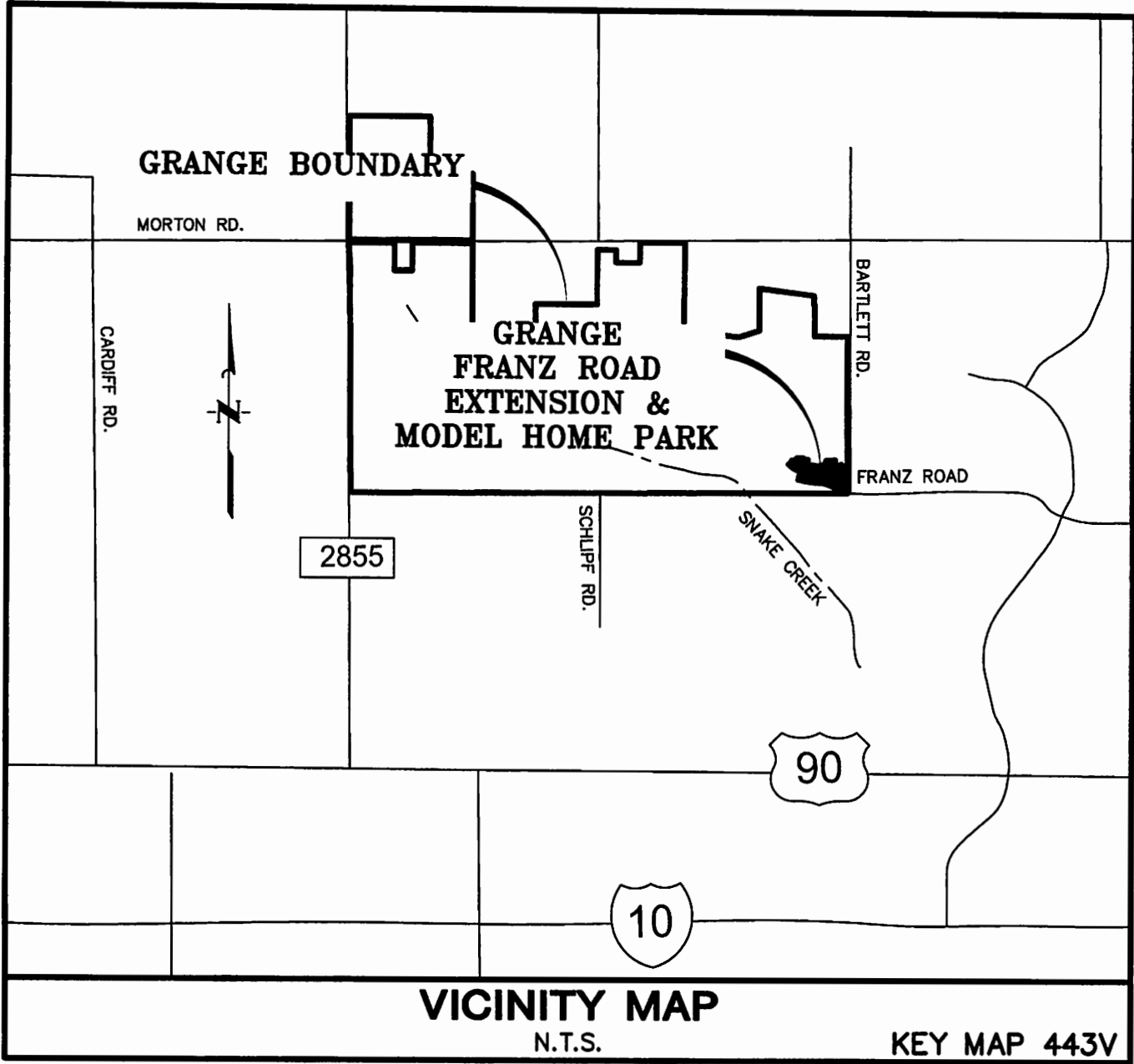
**Date:** September 4, 2024

### **Background**

Final Plat of Grange Franz Road Extension and Model Home Park Subdivision which consists of 11.07 acres will include 8 Lots, 4 Block and 4 Reserve in Precinct 4.

### **Staff Recommendation**

Approve Plat and accept Construction Bond



**FINAL PLAT OF  
GRANGE  
FRANZ ROAD  
EXTENSION &  
MODEL HOME PARK**

**A SUBDIVISION OF 11.07 ACRES OF LAND  
OUT OF THE**

**H. & T. C. RAILROAD COMPANY SURVEY SECTION 123, A-202  
WALLER COUNTY, TEXAS**

**8 LOTS                      4 RESERVES                      4 BLOCKS**

**JUNE 2024**

**BKDD PERMIT NO. 2023-56**

|                 |                                                                   |                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                |
|-----------------|-------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: JUNE 2024 | FINAL PLAT OF<br>GRANGE FRANZ<br>ROAD EXTENSION<br>AND MODEL PARK | OWNER/DEVELOPER:<br>KATY 2855 DEVELOPMENT<br>5005 RIVERWAY, SUITE 600<br>HOUSTON, TEXAS 77058<br>281-341-8198<br>Jacobr@johnsondev.com |  <b>QUIDDITY</b><br><small>Quiddity Engineering, LLC<br/>Texas Board of Professional Engineers and Land Surveyors<br/>Registration Nos. F-23290 &amp; 10046100<br/>2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000<br/>Cjamnlk@quiddity.com</small> |
| SCALE NTS       |                                                                   |                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                |
| SHEET 1A OF 1   |                                                                   |                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                |

K:\18009\18009-0012-01 Franz Road Extension Segment 2\2 Design Phase\Planning\Franz Rd Ext 2 and Model - PLAT.dwg Aug 14, 2024 - 3:48pm cjs

BS

STATE OF TEXAS           §  
COUNTY OF WALLER       §

A METES & BOUNDS description of a 11.07 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.

Beginning 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, and the northwest corner of the adjoining H. & T. C. Railroad Company Survey Section 125, Abstract 203, for the southeast corner and Place of Beginning of the herein described tract;

Thence along the south line of the herein described tract, being a portion of the south line of the residue of said called 482.21 acre tract and the north line of said adjoining called 454 acre tract, with the following courses and distances:

South 87 degrees 54 minutes 48 seconds West, 153.45 feet to the beginning of a curve to the right;

Thence departing the common line of the residue of said called 482.21 acre tract and said adjoining called 454 acre tract, crossing the residue of said called 482.21 acre tract with said curve to the right, having a central angle of 75 degrees 21 minutes 12 seconds, an arc length of 144.67 feet, a radius of 110.00 feet, and a chord bearing North 54 degrees 24 minutes 36 seconds West, 134.47 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 44 degrees 13 minutes 43 seconds, an arc length of 77.19 feet, a radius of 100.00 feet, and a chord bearing North 38 degrees 50 minutes 52 seconds West, 75.29 feet;

North 60 degrees 57 minutes 43 seconds West, 69.53 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 26 degrees 19 minutes 35 seconds, an arc length of 183.79 feet, a radius of 400.00 feet, and a chord bearing North 74 degrees 07 minutes 31 seconds West, 182.18 feet;

North 87 degrees 17 minutes 18 seconds West, 153.09 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 13 degrees 48 minutes 08 seconds, an arc length of 373.39 feet, a radius of 1,550.00 feet, and a chord bearing North 80 degrees 23 minutes 14 seconds West, 372.48 feet to the southwest corner of the herein described tract;

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

North 16 degrees 30 minutes 50 seconds East, 100.00 feet;

North 59 degrees 53 minutes 31 seconds East, 34.67 feet;

North 13 degrees 44 minutes 48 seconds East, 26.04 feet to the beginning of a curve to the left;

Thence with said curve to the left, 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 North 29 degrees 49 minutes 13 seconds West, 34.46 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, 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 North 72 degrees 23 minutes 27 seconds West, 47.83 feet to the beginning of a compound curve to the right;

Thence with said compound curve to the right, 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 North 55 degrees 32 minutes 43 seconds West, 248.52 feet;

North 50 degrees 18 minutes 13 seconds East, 60.00 feet;

North 27 degrees 32 minutes 49 seconds East, 56.29 feet to the northwest corner of the herein described tract, being a point in a non-tangent curve to the left;

K:\18009\18009-0012-01 Franz Road Extension Segment 2\2 Design Phase\Planning\Franz Rd Ext 2 and Model - PLAT.dwg Aug 14, 2024 - 3:48pm cjs

|                 |                                                                   |                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                             |
|-----------------|-------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: JUNE 2024 | FINAL PLAT OF<br>GRANGE FRANZ<br>ROAD EXTENSION<br>AND MODEL PARK | OWNER/DEVELOPER:<br>KATY 2855 DEVELOPMENT<br>5005 RIVERWAY, SUITE 600<br>HOUSTON, TEXAS 77056<br>281-341-8198<br>Jacobrc@johnsondev.com |  <div>QUIDDITY</div> <div>Quiddity Engineering, LLC<br/>Texas Board of Professional Engineers and Land Surveyors<br/>Registration Nos. F-23290 &amp; 10046100<br/>2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000<br/>Cjamnik@quiddity.com</div> |
| SCALE NTS       |                                                                   |                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                             |
| SHEET 1B OF 1   |                                                                   |                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                             |

BS

Thence establishing the north 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 92 degrees 56 minutes 18 seconds, an arc length of 113.55 feet, a radius of 70.00 feet, and a chord bearing North 71 degrees 04 minutes 41 seconds East, 101.50 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, 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 North 55 degrees 04 minutes 50 seconds East, 25.36 feet to the beginning of a compound curve to the right;

Thence with said compound curve to the right, 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 North 89 degrees 25 minutes 23 seconds East, 117.46 feet to the beginning of a compound curve to the right;

Thence with said compound curve to the right, 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 South 39 degrees 19 minutes 49 seconds East, 36.79 feet;

South 81 degrees 57 minutes 15 seconds East, 90.00 feet;

South 08 degrees 02 minutes 45 seconds West, 21.73 feet to the beginning of a curve to the right;

Thence with said curve to the right, 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 South 09 degrees 30 minutes 32 seconds West, 78.90 feet;

South 80 degrees 45 minutes 46 seconds East, 81.11 feet;

South 83 degrees 42 minutes 40 seconds East, 61.23 feet;

South 86 degrees 39 minutes 34 seconds East, 61.23 feet;

South 89 degrees 36 minutes 28 seconds East, 61.23 feet;

North 77 degrees 13 minutes 56 seconds East, 111.71 feet;

North 23 degrees 05 minutes 56 seconds East, 96.75 feet;

North 87 degrees 53 minutes 50 seconds East, 190.43 feet;

South 02 degrees 06 minutes 10 seconds East, 12.67 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 17 degrees 10 minutes 56 seconds, an arc length of 83.97 feet, a radius of 280.00 feet, and a chord bearing South 06 degrees 29 minutes 18 seconds West, 83.65 feet;

South 74 degrees 55 minutes 14 seconds East, 110.80 feet;

North 45 degrees 35 minutes 37 seconds East, 49.54 feet to the northeast corner of the herein described tract;

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

South 02 degrees 06 minutes 32 seconds East, 374.40 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 58 degrees 12 minutes 39 seconds, an arc length of 118.87 feet, a radius of 117.00 feet, and a chord bearing South 41 degrees 15 minutes 19 seconds East, 113.82 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 37 degrees 05 minutes 08 seconds, an arc length of 80.91 feet, a radius of 125.00 feet, and a chord bearing South 30 degrees 41 minutes 33 seconds East, 79.50 feet to a point in 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, for the northeast corner of the herein described tract, as located in Bartlett Road;

Thence South 02 degrees 06 minutes 07 seconds East 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, 83.32 feet to the Place of Beginning and containing 11.07 acres of land, more or less.

K:\18009\18009-0012-01 Franz Road Extension Segment 2\2 Design Phase\Planning\Franz Rd Ext 2 and Model - PLAT.dwg Aug 14, 2024 - 3:50pm cjp

DATE: JUNE 2024

SCALE 1"=80'

SHEET 1C OF 1

FINAL PLAT OF  
GRANGE FRANZ  
ROAD EXTENSION  
AND MODEL PARK

OWNER/DEVELOPER:  
KATY 2855 DEVELOPMENT  
5005 RIVERWAY, SUITE 800  
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

88

Legend:

- AC . . . . . "Acres"
- AE . . . . . "Aerial Easement"
- C.C.F. . . . . "County Clerk's File"
- BL . . . . . "Building Line"
- No . . . . . "Number"
- O.P.R.W.C.T. . . . "Official Public Records, Waller County, Texas"
- O.R.W.C.T. . . . . "Official Records, Waller County, Texas"
- O.P.R.R.P.H.C.T. . "Official Public Records of Real Property, Harris 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"
- . . . . . "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity Eng. Property Corner" as Per Certification"
- ① . . . . . "Block Number"
- ↗ . . . . . "Street Break"

General Notes:

1. A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and re-vest in the dedicator, his heirs, assigns or successors.
2. The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 1.0001012489.
3. 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.
4. Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
5. Site plans shall be submitted to Waller County and any other applicable jurisdiction for review and approval.
6. Development Permits and all other applicable permits shall be obtained from Waller County prior to beginning construction.
7. The drainage system for this subdivision is designed in accordance with the Brookshire-Katy Drainage Criteria Manual which allows street ponding with intense rainfall events.
8. All property to drain into the drainage easements only through an approved drainage structure.
9. All drainage easements to be kept clear of fences, buildings, vegetations, and other obstructions to the operation and maintenance of drainage facility.
10. 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 18, 2009, This tract also lies within LOMR 10-06-2439P dated July 8, 2011 for Waller County, Texas and incorporated areas. Shaded Zone "X" is defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
11. 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.
12. No pipeline or pipeline easement exist within the boundaries of this plat.
13. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by Steward Title, File No. 24473032433-CPL1, Dated July 02, 2024.
14. Tract is subject to pipeline right-of-way easement recorded in Vol. 48, Pg. 287; Vol. 74, Pg. 516; Vol. 87, Pg. 246; Vol. 94, Pg. 121; Vol. 109, Pg. 320; Vol. 124, Pg. 74; Vol. 152, Pg. 204; Vol. 373, Pg. 669; Vol. 446, Pg. 34; Vol. 553, Pg. 742; and Vol. 554, Pg. 827, D.R.W.C.T.
15. Tract is subject to pipeline right-of-way easement recorded under Vol. 268, Pg. 718, D.R.W.C.T., affected by Bill of Sale and Assignment recorded in Vol. 523, Pg. 576, and Vol. 524, Pg. 305, and release of easement recorded under C.C.F. No. 2211946, O.P.R.W.C.T.
16. Tract is subject to Easement, Right of Way and/or Agreement recorded in Vol. 585, Pg. 30; Vol. 717, Pg. 180; Vol. 717, Pg. 183, O.P.R.W.C.T.
17. Tract is subject to all terms, conditions, and provisions of that certain Grant of Easement and Surface Use Agreement recorded under C.C.F. No. 2213227, O.P.R.W.C.T.
18. These offsite Utility Easements were recorded with the Final Plat of Grange Section 1
19. These offsite Utility Easements were recorded with the Final Plat of Grange Section 2

K:\18009\18009-0012-01 Franz Road Extension Segment 2\2 Design Phase\Planning\Franz Rd Ext 2 and Model - PLAT.dwg Aug 14, 2024 - 3:51pm cjb

|                 |                                                                   |                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                             |
|-----------------|-------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: JUNE 2024 | FINAL PLAT OF<br>GRANGE FRANZ<br>ROAD EXTENSION<br>AND MODEL PARK | OWNER/DEVELOPER:<br>KATY 2855 DEVELOPMENT<br>5005 RIVERWAY, SUITE 600<br>HOUSTON, TEXAS 77056<br>281-341-8198<br>Jacobr@johnsondev.com |  <div>QUIDDITY</div> <div>Quiddity Engineering, LLC<br/>Texas Board of Professional Engineers and Land Surveyors<br/>Registration Nos. F-23290 &amp; 10046100<br/>2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000<br/>Cjamnlk@quiddity.com</div> |
| SCALE NTS       |                                                                   |                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                             |
| SHEET 1D OF 1   |                                                                   |                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                             |

B3

**RESTRICTED RESERVE [A]**  
Restricted to Open Space,  
Landscape, Incidental Utility  
Purposes Only  
1.02 AC  
44,524 Sq Ft

**RESTRICTED RESERVE [B]**  
Restricted to Open Space,  
Landscape, Incidental Utility  
Purposes Only  
0.06 AC  
2,558 Sq Ft

**RESTRICTED RESERVE [C]**  
Restricted to Open Space,  
Landscape, Incidental Utility  
Purposes Only  
2.90 AC  
126,449 Sq Ft

**RESERVE TOTAL**  
3.98 AC  
173,531 Sq Ft

| CURVE TABLE |           |             |            |               |              |         |
|-------------|-----------|-------------|------------|---------------|--------------|---------|
| CURVE       | RADIUS    | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
| C1          | 280.00'   | 17°10'56"   | 83.97'     | S06°29'18"W   | 83.65'       | 42.30'  |
| C2          | 117.00'   | 58°12'39"   | 118.87'    | S41°15'20"E   | 113.82'      | 65.14'  |
| C3          | 125.00'   | 37°05'08"   | 80.91'     | S30°41'33"E   | 79.50'       | 41.93'  |
| C4          | 110.00'   | 75°21'12"   | 144.67'    | N54°24'36"W   | 134.47'      | 84.95'  |
| C5          | 100.00'   | 44°13'43"   | 77.19'     | N38°50'52"W   | 75.29'       | 40.63'  |
| C6          | 400.00'   | 26°19'35"   | 183.79'    | N74°07'31"W   | 182.18'      | 93.55'  |
| C7          | 1,550.00' | 13°48'08"   | 373.39'    | N80°23'14"W   | 372.48'      | 187.60' |
| C8          | 25.00'    | 87°08'02"   | 38.02'     | N29°49'13"W   | 34.46'       | 23.78'  |
| C9          | 1,375.00' | 1°59'35"    | 47.83'     | N72°23'27"W   | 47.83'       | 23.92'  |
| C10         | 455.00'   | 31°41'53"   | 251.72'    | N55°32'43"W   | 248.52'      | 129.17' |
| C11         | 70.00'    | 92°56'18"   | 113.55'    | N71°04'41"E   | 101.50'      | 73.69'  |
| C12         | 25.00'    | 60°56'36"   | 26.59'     | NS55°04'50"E  | 25.36'       | 14.71'  |
| C13         | 870.00'   | 7°44'30"    | 117.55'    | N89°25'23"E   | 117.46'      | 58.87'  |
| C14         | 25.00'    | 94°45'07"   | 41.34'     | S39°19'49"E   | 36.79'       | 27.16'  |
| C15         | 1,545.00' | 2°55'34"    | 78.91'     | S09°30'32"W   | 78.90'       | 39.46'  |
| C16         | 250.00'   | 8°09'53"    | 35.62'     | N65°02'39"W   | 35.59'       | 17.84'  |
| C17         | 450.00'   | 26°19'35"   | 206.77'    | N74°07'31"W   | 204.95'      | 105.24' |
| C18         | 1,500.00' | 13°48'08"   | 361.34'    | N80°23'14"W   | 360.47'      | 181.55' |
| C19         | 1,345.00' | 22°48'46"   | 535.52'    | N82°48'03"W   | 531.99'      | 271.36' |
| C20         | 425.00'   | 31°41'53"   | 235.12'    | N55°32'43"W   | 232.14'      | 120.66' |
| C21         | 1,500.00' | 5°42'04"    | 149.25'    | N10°53'46"E   | 149.19'      | 74.69'  |
| C22         | 250.00'   | 87°53'44"   | 383.52'    | N41°50'42"E   | 347.00'      | 240.98' |
| C23         | 117.00'   | 36°25'03"   | 74.37'     | N88°34'10"    | 73.12'       | 38.49'  |
| C24         | 170.00'   | 45°41'55"   | 135.59'    | N83°55'44"W   | 132.02'      | 71.63'  |
| C25         | 25.00'    | 87°08'02"   | 38.02'     | N57°18'49"E   | 34.46'       | 23.78'  |
| C26         | 25.00'    | 93°06'38"   | 40.63'     | N32°48'31"W   | 36.30'       | 26.40'  |
| C27         | 25.00'    | 93°06'38"   | 40.63'     | N60°18'07"E   | 36.30'       | 26.40'  |

K:\18008\18008-0012-01 Frenz Road Extension Segment 2\2 Design Phase\Planning\Frenz Rd Ext 2 and Model - PLAT.dwg Aug 14, 2024 - 3:52pm cjs

|                 |                                                                   |                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                             |
|-----------------|-------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: JUNE 2024 | FINAL PLAT OF<br>GRANGE FRANZ<br>ROAD EXTENSION<br>AND MODEL PARK | OWNER/DEVELOPER:<br>KATY 2855 DEVELOPMENT<br>5005 RIVERWAY, SUITE 600<br>HOUSTON, TEXAS 77056<br>281-341-8198<br>Jacobro@johnsondev.com | <br><b>QUIDDITY</b><br>Quiddity Engineering, LLC<br>Texas Board of Professional Engineers and Land Surveyors<br>Registration Nos. F-23290 & 10046100<br>2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000<br>Cjarniko@quiddity.com |
| SCALE NTS       |                                                                   |                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                             |
| SHEET 1E OF 1   |                                                                   |                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                             |

80

K:\18009\18009-0012-01 Franz Road Extension Segment 2\2 Design Phase\Planning\Franz Rd Ext 2 and Model - PLAT.dwg Aug 14, 2024 - 3:52pm cjp

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | N87°53'50"E | 190.43'  |
| L2         | S02°06'10"E | 12.67'   |
| L3         | S74°55'14"E | 110.80'  |
| L4         | N45°35'37"E | 49.54'   |
| L5         | S02°06'32"E | 374.40'  |
| L6         | S02°06'07"E | 83.32'   |
| L7         | S87°54'48"W | 153.45'  |
| L8         | N60°57'43"W | 69.53'   |
| L9         | N87°17'18"W | 153.09'  |
| L10        | N16°30'50"E | 100.00'  |
| L11        | N59°53'31"E | 34.67'   |
| L12        | N13°44'48"E | 26.04'   |
| L13        | N50°18'13"E | 60.00'   |
| L14        | N27°32'49"E | 56.29'   |
| L15        | S81°57'15"E | 90.00'   |
| L16        | S08°02'45"W | 21.73'   |
| L17        | S80°45'46"E | 81.11'   |
| L18        | S83°42'40"E | 61.23'   |
| L19        | S86°39'34"E | 61.23'   |
| L20        | S89°36'28"E | 61.23'   |
| L21        | N77°13'56"E | 111.71'  |
| L22        | N23°05'56"E | 96.75'   |
| L23        | N60°57'43"W | 358.51'  |
| L24        | N29°02'17"E | 19.97'   |
| L25        | N87°17'18"W | 153.09'  |
| L26        | N13°44'48"E | 235.31'  |
| L27        | N08°02'45"E | 21.73'   |
| L28        | N02°06'10"W | 12.67'   |
| L29        | N32°23'55"W | 34.67'   |
| L30        | N10°42'41"E | 124.94'  |

DATE: JUNE 2024

SCALE NTS

SHEET 1F OF 1

FINAL PLAT OF  
GRANGE FRANZ  
ROAD EXTENSION  
AND MODEL PARK

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



QUIDDITY

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

Handwritten initials or signature.



Certificate of Surveyor

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

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

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

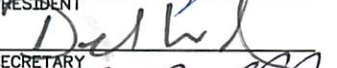
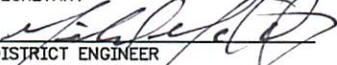
A Portion of this subdivision lies within the boundary of the 0.2% annual chance (500 year) floodplain as delineated on Waller County Community No 480640, Map No. 48473C0375E, Panel 0375, suffix "E" dated February 18, 2009 and revised under LOMR 10-06-2439P dated July 8, 2011.



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

BROOKSHIRE-KATY DRAINAGE DISTRICT BKDD Permit No. 2024-62

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 | FINAL PLAT OF<br>GRANGE FRANZ<br>ROAD EXTENSION<br>AND MODEL PARK | OWNER/DEVELOPER:<br>KATY 2855 DEVELOPMENT<br>5005 RIVERWAY, SUITE 600<br>HOUSTON, TEXAS 77056<br>281-341-8198<br>Jacobro@johnsondev.com |  <b>QUIDDITY</b><br>Quiddity Engineering, LLC<br>Texas Board of Professional Engineers and Land Surveyors<br>Registration Nos. F-23290 & 10046100<br>2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000<br>Cjamnik@quiddity.com |
| SCALE NTS       |                                                                   |                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                         |
| SHEET 1H OF 1   |                                                                   |                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                         |

K:\18009\18009-0012-01 Franz Road Extension Segment 2\2 Design Phase\Planning\Franz Rd Ext 2 and Model - PLAT.dwg Jul 03,2024 - 9:39am CKJ

BS

K:\18008\18008-0012-01 Franz Road Extension Segment 2\2 Design Phase\Planning\Franz Rd Ext 2 and Model - PLAT.dwg Jun 07,2024 - 7:12am CJK

STATE OF TEXAS        §  
COUNTY OF WALLER    §

We, Katy 2855 Development LLC, acting by and through Jacob Rice, Vice President owner of the 11.07 acre tract subdivided, in this plat of Grange Franz Road Extension & Model Home Park, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown and dedicated to the public, the streets, all alleys, parks and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets or drainage easements to conform to the grades, and bind ourselves, out heirs successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Grange Franz Road Extension & Model Home Park 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.

We, the aforementioned, hereby dedicated to the public all easements and roads shown thereon. There is also dedicated for utilities, an aerial easements five (5) feet wide taken from a plane twenty (20) feet above the ground, located adjacent to all utility easement and streets shown thereon.

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 13<sup>TH</sup> day of JUNE, 2024

Katy 2855 Development LLC

By Jacob Rice  
Jacob Rice  
Vice President

STATE OF TEXAS        §  
COUNTY OF Harris    §

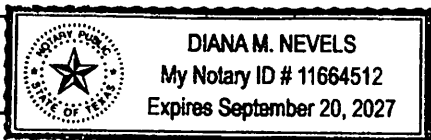
BEFORE ME, the undersigned authority, on this day personally appeared Jacob Rice, Vice President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13<sup>th</sup> 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<br>GRANGE FRANZ<br>ROAD EXTENSION<br>AND MODEL PARK | OWNER/DEVELOPER:<br>KATY 2855 DEVELOPMENT<br>5005 RIVERWAY, SUITE 600<br>HOUSTON, TEXAS 77056<br>281-341-8198<br>JacobR@johnsondev.com | <br><b>QUIDDITY</b><br>Quiddity Engineering, LLC<br>Texas Board of Professional Engineers and Land Surveyors<br>Registration Nos. F-23290 & 10046100<br>2322 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000<br>CJamnik@quiddity.com      77449 |
| SCALE NTS       |                                                                   |                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                       |
| SHEET 1I OF 1   |                                                                   |                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                       |

BS

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

SCALE NTS

SHEET 1J OF 1

FINAL PLAT OF  
GRANGE FRANZ  
ROAD EXTENSION  
AND MODEL PARK

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

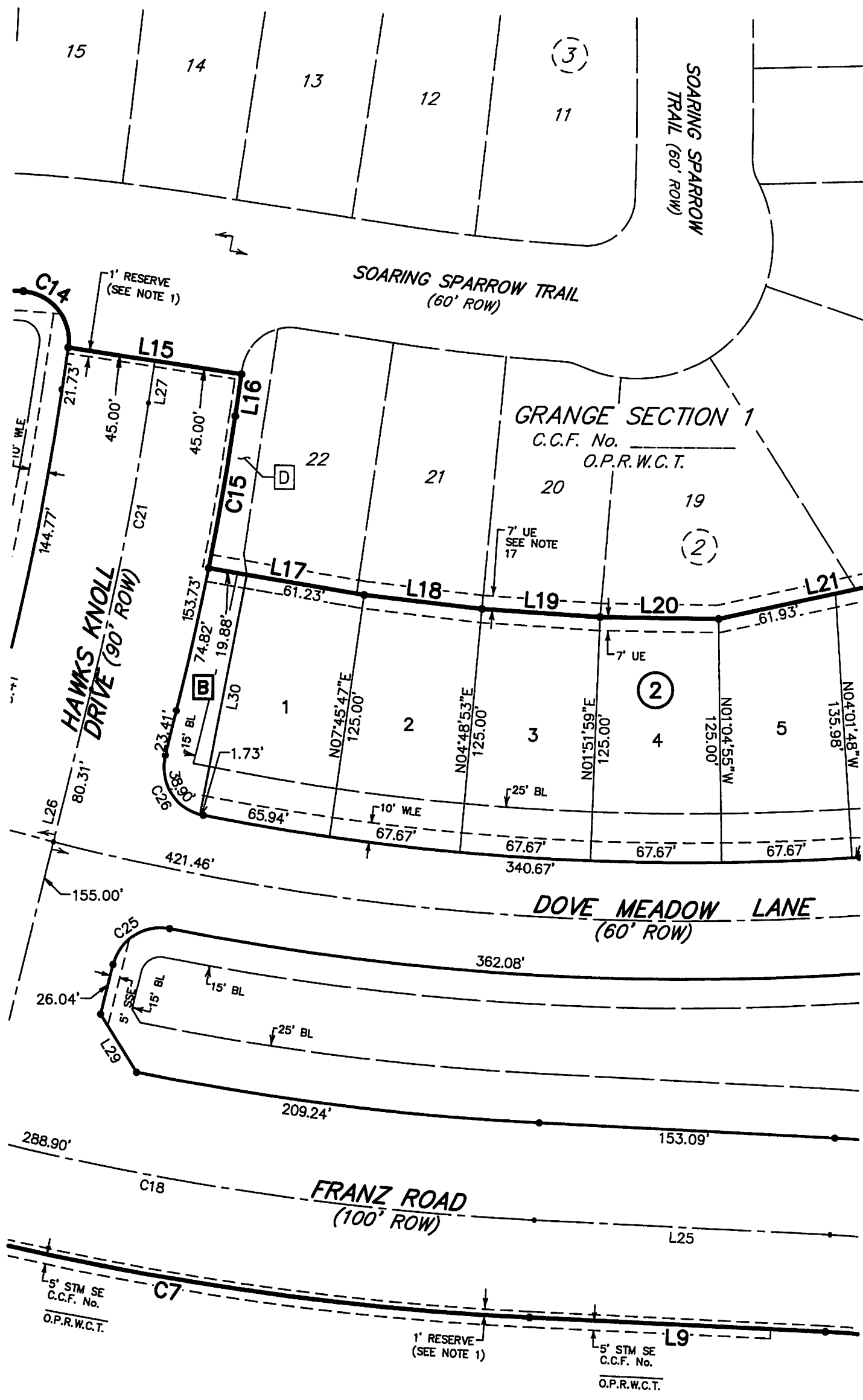


QUIDDITY

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



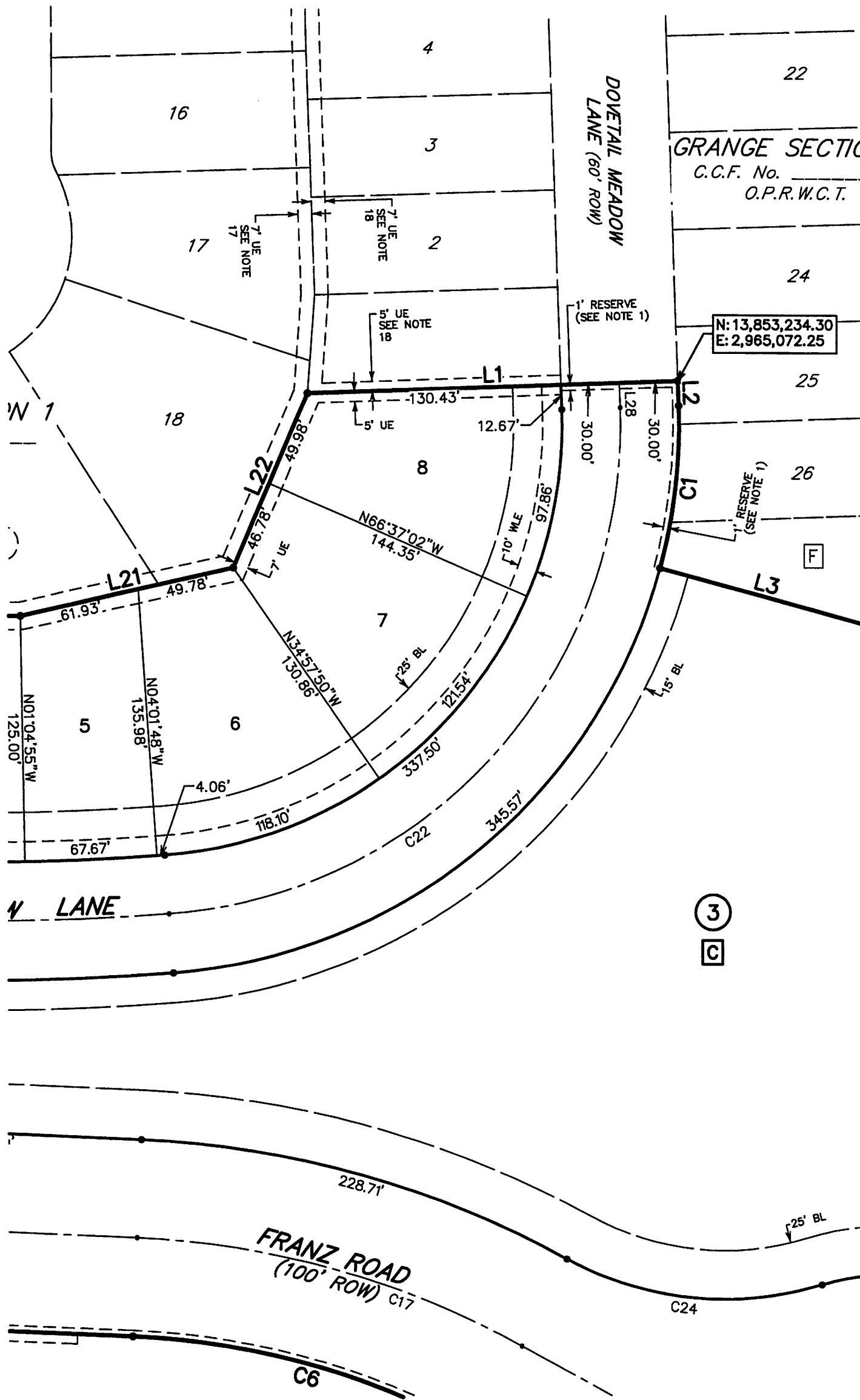
K:\18009\18009-0012-01 Franz Road Extension Segment 2\2 Design Phase\Planning\Franz Rd Ext 2 and Model - PLAT.dwg Aug 14, 2024 - 3:53pm cjs



|                 |                                                                   |                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                             |
|-----------------|-------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: JUNE 2024 | FINAL PLAT OF<br>GRANGE FRANZ<br>ROAD EXTENSION<br>AND MODEL PARK | OWNER/DEVELOPER:<br>KATY 2855 DEVELOPMENT<br>5005 RIVERWAY, SUITE 600<br>HOUSTON, TEXAS 77056<br>281-341-8198<br>Jacobr@johnsondev.com | <div> <b>QUIDDITY</b><br/>Quiddity Engineering, LLC<br/>Texas Board of Professional Engineers and Land Surveyors<br/>Registration Nos. F-23290 &amp; 10046100<br/>2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000<br/>CJamnik@quiddity.com</div> |
| SCALE 1"=60'    |                                                                   |                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                             |
| SHEET 1L OF 1   |                                                                   |                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                             |

89

K:\18009\18009-0012-01 Franz Road Extension Segment 2\2 Design Phase\Planning\Franz Rd Ext 2 and Model - PLAT.dwg Aug 14, 2024 - 3:53pm cjs



DATE: JUNE 2024

SCALE 1"=80'

SHEET 1M OF 1

FINAL PLAT OF  
GRANGE FRANZ  
ROAD EXTENSION  
AND MODEL PARK

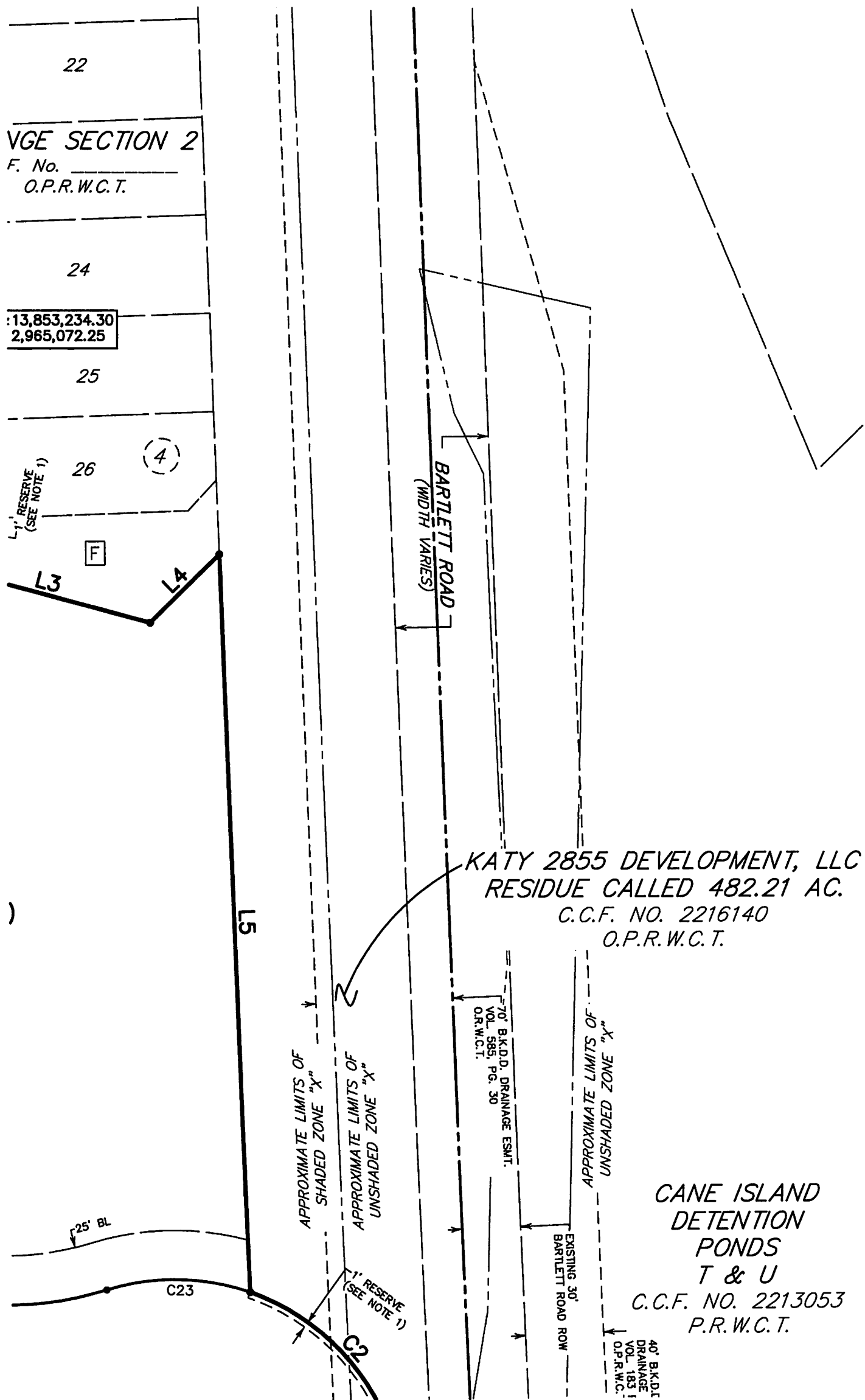
OWNER/DEVELOPER:  
KATY 2855 DEVELOPMENT  
5005 RIVERWAY, SUITE 600  
HOUSTON, TEXAS 77056  
281-341-8198  
Jacobr@johnsondev.com



**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

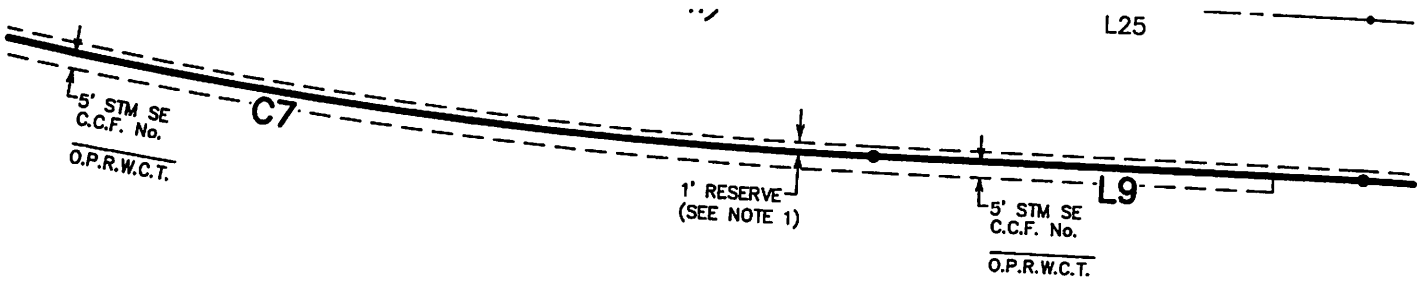
85

K:\18009\18009-0012-01 Franz Road Extension Segment 2\2 Design Phase\Planning\Franz Rd Ext 2 and Model - PLAT.dwg Aug 14, 2024 - 3:54pm cjs

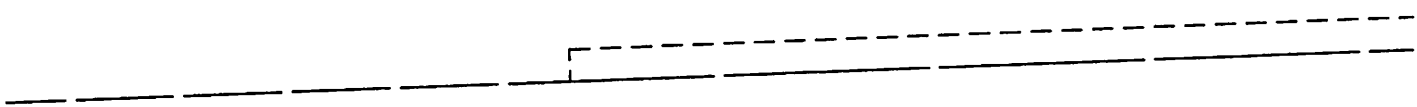


**QUIDDITY**

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



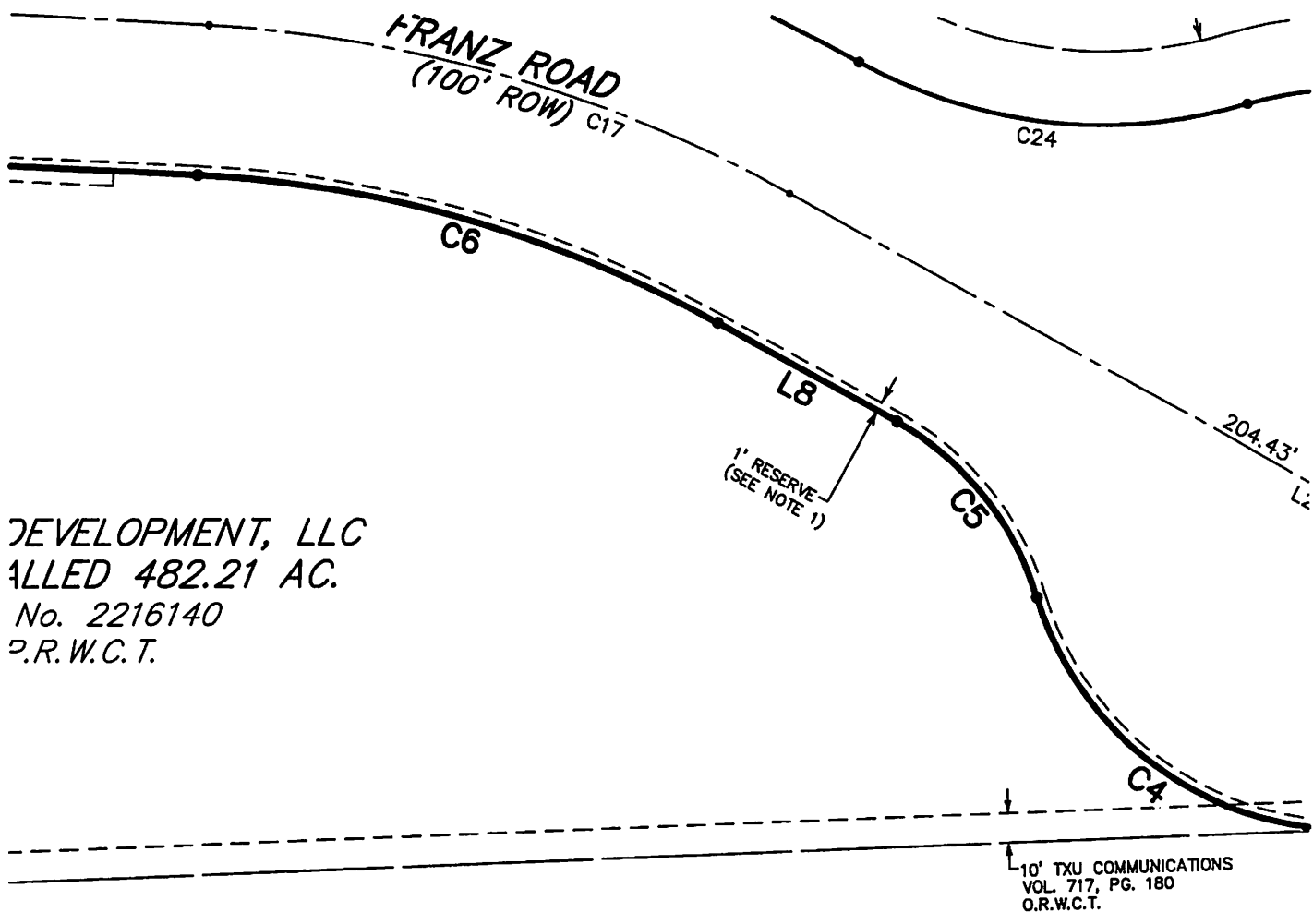
KATY 2855 DEVELOPMEN  
RESIDUE CALLED 482.2  
C.C.F. No. 2216140  
O.P.R.W.C.T.



K:\18009\18009-0012-01 Franz Road Extension Segment 2\2 Design Phase\Planning\Franz Rd Ext 2 and Model - PLAT.dwg Aug 14, 2024 - 3:54pm cjs

|                 |                                                                   |                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                |
|-----------------|-------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: JUNE 2024 | FINAL PLAT OF<br>GRANGE FRANZ<br>ROAD EXTENSION<br>AND MODEL PARK | OWNER/DEVELOPER:<br>KATY 2855 DEVELOPMENT<br>5005 RIVERWAY, SUITE 600<br>HOUSTON, TEXAS 77056<br>281-341-8198<br>Jacobr@johnsondev.com |  <b>QUIDDITY</b><br><small>Quiddity Engineering, LLC<br/>Texas Board of Professional Engineers and Land Surveyors<br/>Registration Nos. F-23290 &amp; 10046100<br/>2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000<br/>Cjamnik@quiddity.com</small> |
| SCALE 1"=60'    |                                                                   |                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                |
| SHEET 10 OF 1   |                                                                   |                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                |

87



KATY 2855 DEVELOPMENT, LLC  
CALLED 482.21 AC.  
No. 2216140  
O.R.W.C.T.

R & Y INTERESTS, LTD.  
CALLED 454 ACRES  
VOL. 0553, PG. 96  
O.R.W.C.T.

K:\18008\18008-0012-01 Franz Road Extension Segment 2\2 Design Phase\Planning\Franz Rd Ext 2 and Model - PLAT.dwg Aug 14, 2024 - 3:54pm cja

|                 |                                                                   |                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                         |
|-----------------|-------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: JUNE 2024 | FINAL PLAT OF<br>GRANGE FRANZ<br>ROAD EXTENSION<br>AND MODEL PARK | OWNER/DEVELOPER:<br>KATY 2855 DEVELOPMENT<br>5005 RIVERWAY, SUITE 600<br>HOUSTON, TEXAS 77056<br>281-341-8198<br>Jacobro@johnsondev.com |  <b>QUIDDITY</b><br>Quiddity Engineering, LLC<br>Texas Board of Professional Engineers and Land Surveyors<br>Registration Nos. F-23290 & 10046100<br>2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000<br>Cjamnik@quiddity.com |
| SCALE 1"=80'    |                                                                   |                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                         |
| SHEET 1P OF 1   |                                                                   |                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                         |

887

PONDS  
T & U  
C.C.F. NO. 2213053  
P.R.W.C.T.

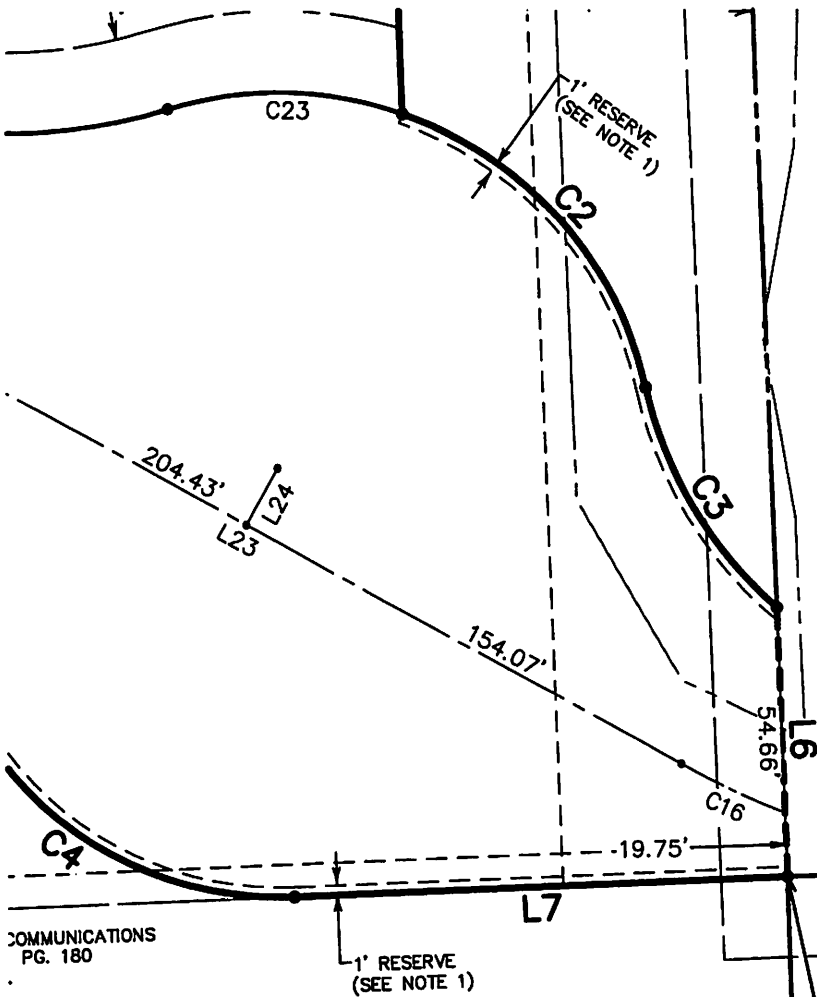
40' B.K.D.D. ROADWAY  
DRAINAGE EASEMENT  
VOL. 185 PG 132  
O.P.R.W.C.T.

EXISTING 30'  
BARTLETT ROAD ROW

FRANZ ROAD  
(100' WIDE)  
C.C.F. NO. 2213053  
& 2207573  
O.P.R.W.C.T.

N: 13,852,533.09  
E: 2,965,338.08

CANE ISLAND  
DETENTION  
PONDS  
Q, R & S  
C.C.F. NO. 2207573  
P.R.W.C.T.



TD.  
S

DATE: JUNE 2024

SCALE 1"=80'

SHEET 1Q OF 1

FINAL PLAT OF  
GRANGE FRANZ  
ROAD EXTENSION  
AND MODEL PARK

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