

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final RePlat Approval for Totoia Garcia No. 1 Warehouse

Date: July 9, 2025

Background

Final RePlat of Totoia Garcia No. 1 Warehouse which consist of 3.415 acres will include 2 Lots and 1 Block in Precinct 3.

Staff Recommendation

Approve Plat

STATE OF TEXAS
COUNTY OF WALLER

I, Casey Lee Goosby, President, of Goosby Real Estate Investments, LLC, a Texas limited liability company, owner of the property subdivided, in this plat of TOTOIA GARCIA NO. 1 WAREHOUSE, 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 and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to the grades, and bind ourselves, our heirs successors and assigns to warrant and defend the title to the land so dedicated.

We, the aforementioned, hereby dedicate to the public all easements and roads shown thereon. There is also dedicated for utilities, an aerial easement 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 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, etc., 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 net drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and one quarters (1-1/4) square feet (15" diameter reinforced concrete pipe, unless specified by the County Road Administrator, or County Engineer). Culverts and bridges must be used for all driveways and/or walks, although dip-style driveways are encouraged where appropriate.
4. Property owners will obtain Development Permits/Permit Exemptions from the County Floodplain Administrator for all development.
5. The property subdivided herein is further restricted in its use as specified in the subdivision restrictions as filed separately for record at Page _____, Volume _____, of the Dead Records of Waller County, Texas. A copy of said restrictions will be furnished by the aforesaid (Corporation Name), to the purchaser of each and every lot in the subdivision prior to culmination of each sale.
6. There are no underground pipelines within the confines of this subdivision except as shown on the above plat.
7. There shall be no sanitary sewer system or any water well constructed within 50 feet of any lot line that does not adjoin a public road.

In Testimony, hereto, the Goosby Real Estate Investments, LLC, has caused to be signed by Casey Lee Goosby, its President, and its seal, this 24 day of JUNE, 2025.

Goosby Real Estate Investments, LLC

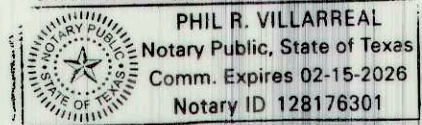
By: _____
Casey Lee Goosby, President

STATE OF TEXAS
COUNTY OF WALLER

BEFORE ME, the under signed authority, on this day personally appeared Casey Lee Goosby, President, known to me, to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24 day of JUNE, 2025.

Phil R. Villarreal
Notary Public
in and for the State of Texas
My Commission Expires 2-15-2026



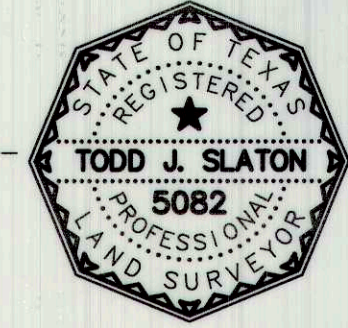
This is to certify that I Todd J. Slaton, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will 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 Panel #480640 0275 E, dated 2/18/2009.

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 0275 E, dated 2/18/2009.

Todd J. Slaton
Todd J. Slaton
Registered Professional Land Surveyor
Texas Registration No. 5082



LEGEND

AC.	ACRES
A.E.	AERIAL EASEMENT
B.L.	BUILDING LINE
C.I.R.	CAPPED IRON ROD
C.M.	CONTROLLING MONUMENT
ESMT.	EASEMENT
D.R.W.C.T.	DEED RECORDS WALLER COUNTY, TEXAS
FND.	FOUND
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WALLER COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING
S.F.	SQUARE FEET
S.S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
VOL., PG.	VOLUME, PAGE
W.L.E.	WATER LINE EASEMENT

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

APPROVED by Commissioners Court of Waller County, Texas, this _____ day of _____, 2025 A.D.

Carbett 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 then current Waller County Subdivision and Development Regulations, in this regard.

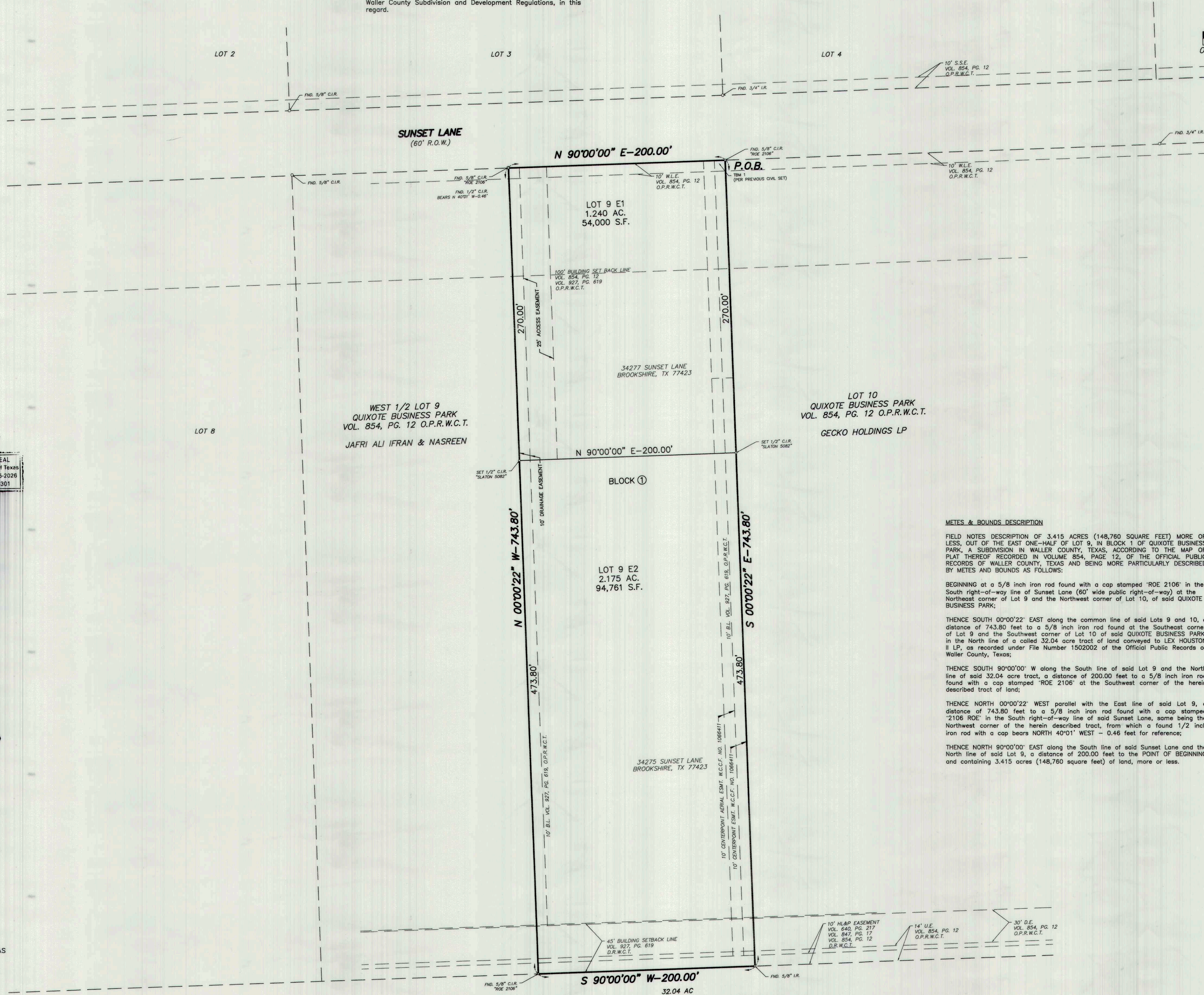
I, Debbie Hollan, Clerk of the County Court of Waller County, Texas, do hereby certify that the within instrument with the certificate of authentication was filed for registration in my office on the _____ day of _____, 2025, A.D. at _____ o'clock _____ M., in File # _____ of the Official Public Records of Waller County for said county.

Witness my hand and seal of office, at Hempstead, the day and date last above written.

Debbie Hollan

Clerk of the County Court
Waller County, Texas

By: _____
Deputy



METES & BOUNDS DESCRIPTION

FIELD NOTES DESCRIPTION OF 3.415 ACRES (148,760 SQUARE FEET) MORE OR LESS, OUT OF THE EAST ONE-HALF OF LOT 9, IN BLOCK 1 OF QUIXOTE BUSINESS PARK. A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 854, PAGE 12, OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

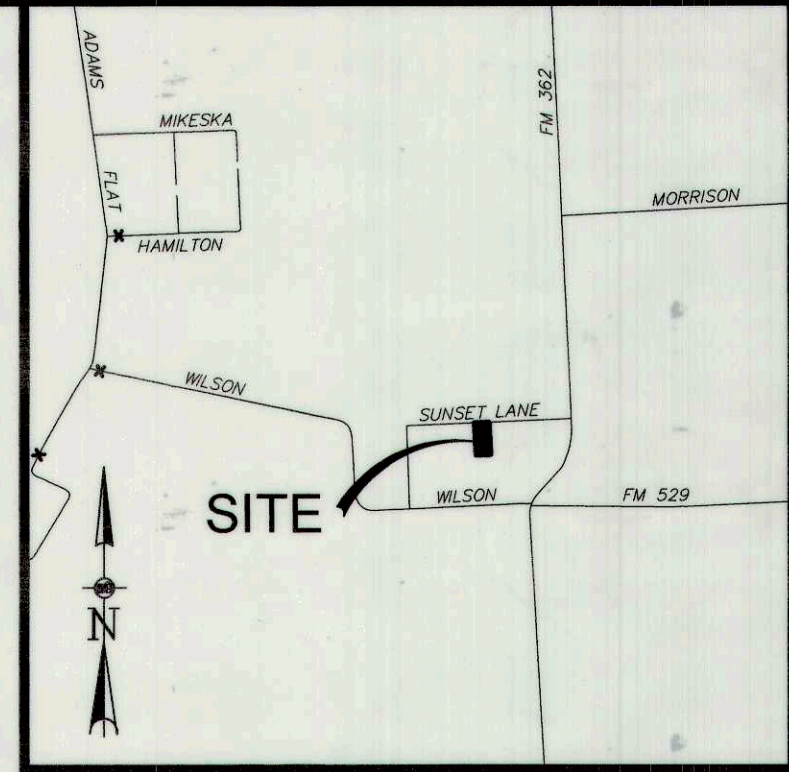
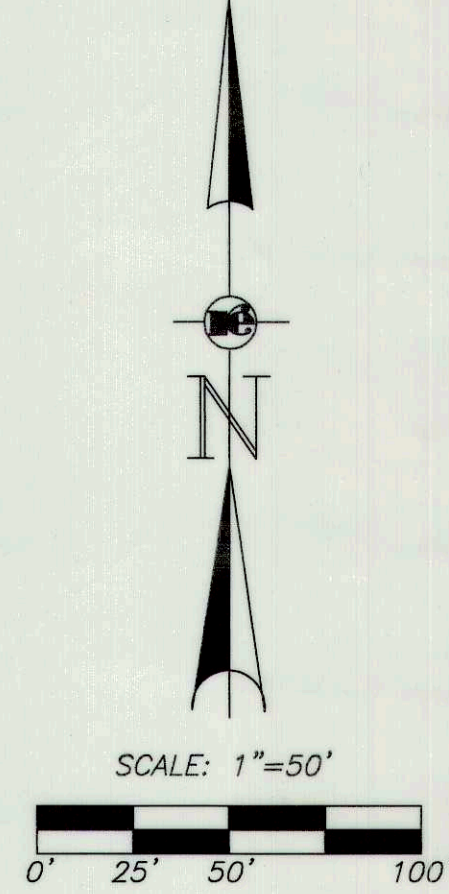
BEGINNING at a 5/8 inch iron rod found with a cap stamped "ROE 2106" in the South right-of-way line of Sunset Lane (60' wide public right-of-way) at the Northeast corner of Lot 9 and the Northwest corner of Lot 10, of said QUIXOTE BUSINESS PARK;

THENCE SOUTH 00°00'22" EAST along the common line of said Lots 9 and 10, a distance of 743.80 feet to a 5/8 inch iron rod found at the Southeast corner of Lot 9 and the Southwest corner of Lot 10 of said QUIXOTE BUSINESS PARK, in the North line of a called 32.04 acre tract of land conveyed to LEX HOUSTON II LP, as recorded under File Number 1502002 of the Official Public Records of Waller County, Texas;

THENCE SOUTH 90°00'00" W along the South line of said Lot 9 and the North line of said 32.04 acre tract, a distance of 200.00 feet to a 5/8 inch iron rod found with a cap stamped "ROE 2106" at the Southwest corner of the herein described tract of land;

THENCE NORTH 00°00'22" WEST parallel with the East line of said Lot 9, a distance of 743.80 feet to a 5/8 inch iron rod found with a cap stamped "2106 ROE" in the South right-of-way line of said Sunset Lane, same being the Northwest corner of the herein described tract, from which a found 1/2 inch iron rod with a cap bears NORTH 40°01' WEST - 0.46 feet for reference;

THENCE NORTH 90°00'00" EAST along the South line of said Sunset Lane and the North line of said Lot 9, a distance of 200.00 feet to the POINT OF BEGINNING and containing 3.415 acres (148,760 square feet) of land, more or less.



VICINITY MAP
N.T.S.

NOTES:

1. All bearings are based on the Plat of Quixote Business Park as recorded in Volume 854, Page 12, of the Waller County Map Records.
2. According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48473C0275E, revised date February 18, 2009, the subject property lies within Zone "X" (unshaded), areas determined to be outside the 0.2% annual chance floodplain.
- 100 Year Flood Elevation: 155.33'
500 Year Flood Elevation: 156.50'

"Structures built on lots in the designated Floodplain 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) above the 500-year floodplain elevation. 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."

3. This survey was performed in connection with information described in city planning letter G.F. No. 2781024-00150, dated February 18, 2025, prepared by Texas American Title Company.
4. Benchmark - Fort Bend County Monument No. FB05, Elevation 157.38', NAVD 88 Datum.

Temporary Benchmark (TBM): TBM-1: top of fire hydrant on the south side of Sunset Lane, near the common boundary line between Lot 9 & Lot 10. Elevation 187.85'.

Both Benchmark and TBM locations and elevations were obtained from client provided approved plans prepared by Water Engineers, Inc. dated 06/13/2017.

5. No pipe line or pipe line easement exist within the boundaries of this plat.

This plat is subject to a utility easement granted to CenterPoint Energy Houston Electric, LLC, filed under Volume 931, Page 228 and Volume 1220, Page 436, D.R.W.C.T. and cannot be shown hereon as it is blanket in nature.

This plat is subject to a utility easement granted to CenterPoint Energy Houston Electric, LLC, filed under Waller County Clerk's File No. 1600411, and cannot be shown hereon as it is blanket in nature.

No structure in this subdivision shall be occupied until connected to a public sewer system or to an onsite wastewater system which has been approved and permitted by Waller County Environmental Department.

Per Texas Administrative Code 285.4, FACILITY PLANNING [C] Review of subdivision or development plans. Persons proposing residential subdivisions, manufactured housing communities, multi-unit residential developments, business parks, or other similar structures that use OSSFs for sewage disposal shall submit planning materials for these developments to the permitting authority and receive approval prior to submitting an OSSF application.

9. No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.

PURPOSE OF REPLAT IS FOR
COMMERCIAL DEVELOPMENT

FINAL REPLAT OF

TOTOIA GARCIA NO. 1 WAREHOUSE

A SUBDIVISION OF 3.415 ACRES OF LAND LOCATED IN THE J.M. GARRETT SURVEY, ABSTRACT NO. 342, AND BEING A REPLAT OF THE EAST ONE-HALF (E. 1/2) OF LOT NINE (9), IN BLOCK ONE (1), OF QUIXOTE BUSINESS PARK, AS RECORDED IN VOLUME 854, PAGE 12, OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS

SCALE: 1" = 50' 2 LOTS 1 BLOCK

DATE PREPARED: MAY 6, 2025

OWNER:

GOOSBY REAL ESTATE INVESTMENTS, LLC
2503 DALLAS STREET
HOUSTON, TEXAS 77003
713-828-1639

PREPARED BY
CIVIL ENGINEERING AND LAND SURVEYING FIRM:

REKHA ENGINEERING, INC.



7676 Hillmont Street, Suite 350

Houston, Texas 77040

713-895-8080

713-895-8081

Job No.: 1223-4547

TBPLS FIRM NO. 10133800

TBPE NO. F-3712

Contact: John H. English, Sr. Vice President

jake1@pdq.net

SHEET No.
C3