

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Bartlett Road Street Dedication and Reserves in Grange

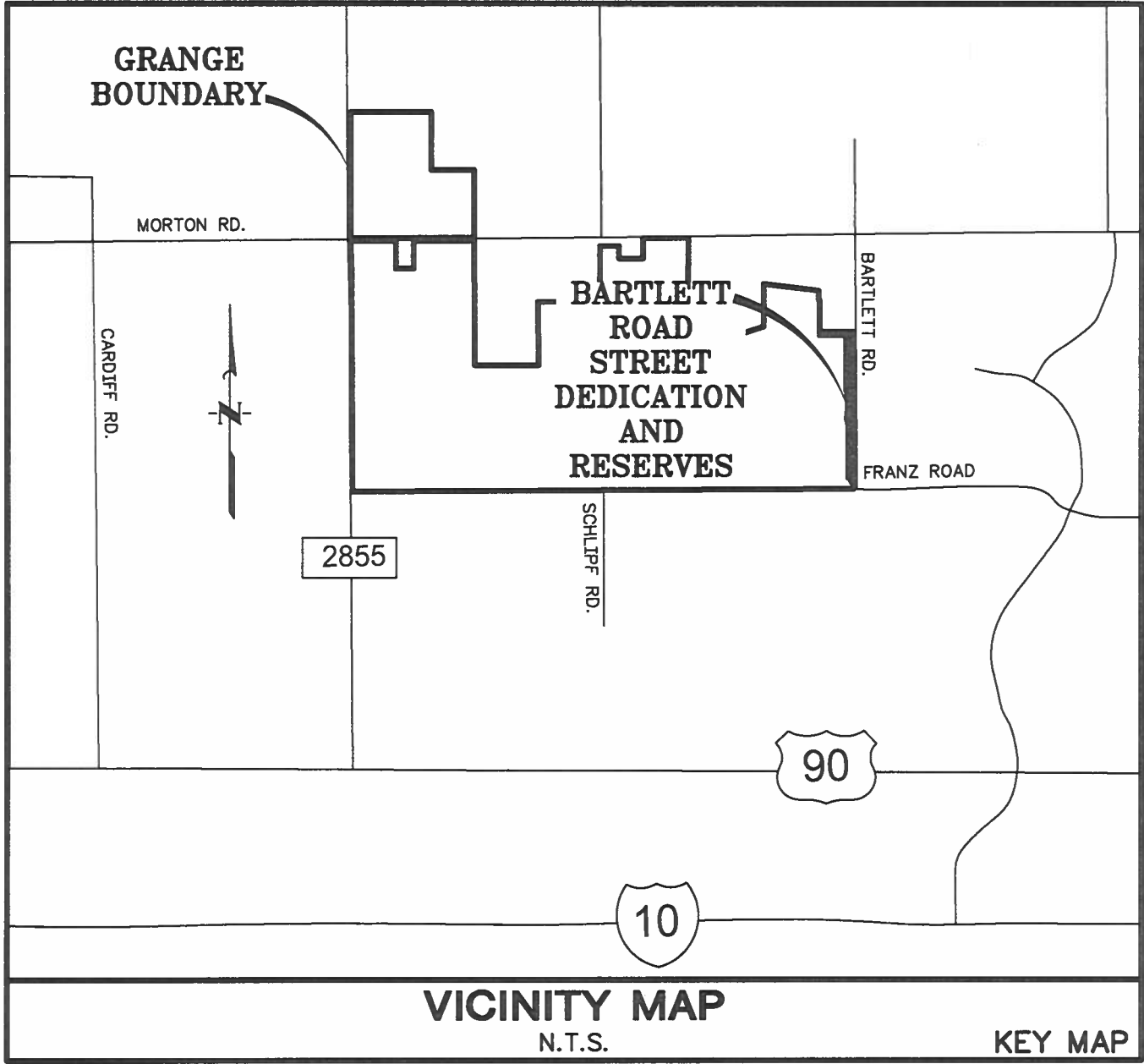
Date: February 5, 2025

Background

Final Plat of Bartlett Road Street Dedication and Reserves in Grange consists of 9.85 acres will include 2 Blocks and 2 Reserves in Precinct 4.

Staff Recommendation

Approve Plat and accept Construction Bond



**FINAL PLAT OF
BARTLETT ROAD
STREET DEDICATION AND RESERVES
IN GRANGE**

**A SUBDIVISION OF 9.85 ACRES OF LAND
OUT OF THE
H. & T. C. TRAILROAD COMPANY SURVEY, SECTION 123, A-202
WALLER COUNTY, TEXAS
2 RESERVES 2 BLOCKS
OCTOBER 2024**

DATE: OCTOBER 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION AND RESERVES IN GRANGE	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
SCALE NTS			
SHEET 1A OF 1			

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STATE OF TEXAS §
COUNTY OF WALLER §

A METES & BOUNDS description of a 9.85 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, that certain called 0.12 acre tract (Director Lot No. 1) recorded under County Clerk's File Number 2309224, Official Public Records, Waller County, Texas, and that certain called 0.11 acre tract (Director Lot No. 4) recorded under County Clerk's File Number 2402341, 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 5/8 inch iron rod found for the lower northeast corner of the residue of said called 482.21 acre tract, same being the southeast corner of an adjoining called 10.00 acre tract recorded under County Clerk's File Number 1809163, Official Public Records, Waller County, Texas, as located in existing Bartlett Road (width varies) for the northeast corner and Place of Beginning of the herein described tract, said point being in the east line of said H. & T. C. Railroad Company Survey Section 123, Abstract 202, the west line of the adjoining Fred Eule Survey, Abstract 376, Waller County, Texas, and the west line of an adjoining called 81.8452 acre tract recorded in Volume 1012, Page 543, Official Records, Waller County, Texas;

Thence South 02 degrees 06 minutes 07 seconds East along the east line of the herein described tract, same being the east line of the residue of said called 482.21 acre tract, the east line of said H. & T. C. Railroad Company Survey Section 123, Abstract 202, the west line of said adjoining Fred Eule Survey, Abstract 376, the west line of the adjoining W. I. Williamson Survey, Abstract 396, the west line of said adjoining called 81.8452 acre tract, the west line of an adjoining called 40.8759 acre tract recorded in Volume 995, Page 449, Official Records, Waller County, Texas, the west line of an adjoining called 10.2190 acre tract recorded under County Clerk's File Number 2311939, Official Public Records, Waller County, Texas, and the west line of the adjoining Cane Island Detention Ponds T and U, according to map or plat thereof recorded under County Clerk's File Number 2213053, Plat Records, Waller County, Texas, 3,214.96 feet to the southeast corner of the herein described tract, being a point in a non-tangent curve to the right, from which point a 3/4 inch iron pipe in concrete found for the southeast corner of the residue of said called 482.21 acre tract bears South 02 degrees 06 minutes 07 seconds East, 83.32 feet;

Thence establishing the lower south line of the herein described tract, crossing the residue of said called 482.21 acre tract with the following courses and distances:

Thence with said non-tangent curve to the right, 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 North 30 degrees 41 minutes 33 seconds West, 79.50 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, 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 North 41 degrees 15 minutes 19 seconds West, 113.82 feet to the lower southwest corner of the herein described tract;

Thence establishing the lower west line of the herein described tract, crossing the residue of said called 482.21 acre tract, said Director Lot No. 1, and said Director Lot No. 4, with the following courses and distances:

North 02 degrees 06 minutes 32 seconds West, 1,111.34 feet;

North 14 degrees 10 minutes 37 seconds West, 132.14 feet;

North 05 degrees 57 minutes 32 seconds East, 197.59 feet;

North 02 degrees 06 minutes 05 seconds West, 135.53 feet;

North 09 degrees 05 minutes 19 seconds West, 194.16 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 05 degrees 01 minute 25 seconds, an arc length of 85.05 feet, a radius of 970.00 feet, and a chord bearing North 84 degrees 17 minutes 04 seconds East, 85.02 feet to the beginning of a compound curve to the right;

Thence with said compound curve to the right, having a central angle of 91 degrees 01 minute 50 seconds, an arc length of 39.72 feet, a radius of 25.00 feet, and a chord bearing South 47 degrees 41 minutes 18 seconds East, 35.67 feet;

North 02 degrees 10 minutes 23 seconds West, 110.02 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 89 degrees 04 minutes 37 seconds, an arc length of 38.87 feet, a radius of 25.00 feet, and a chord bearing South 42 degrees 21 minutes 55 seconds West, 35.07 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 05 degrees 13 minutes 49 seconds, an arc length of 94.02 feet, a radius of 1,030.00 feet, and a chord bearing South 84 degrees 17 minutes 19 seconds West, 93.99 feet;

North 05 degrees 00 minutes 04 seconds West, 63.24 feet;

North 02 degrees 06 minutes 19 seconds West, 49.88 feet;

North 02 degrees 05 minutes 37 seconds West, 543.36 feet;

South 87 degrees 15 minutes 36 seconds East, 5.02 feet;

North 02 degrees 05 minutes 37 seconds West, 497.10 feet to a reentry corner of the herein described tract;

Thence South 88 degrees 00 minutes 48 seconds West establishing the upper south line of the herein described tract, 555.17 feet to the upper southwest corner of the herein described tract;

Thence North 02 degrees 06 minutes 07 seconds West establishing the upper west line of the herein described tract, 80.00 feet to the northwest corner of the herein described tract, same being a reentry corner of the residue of said called 482.21 acre tract, and the southwest corner of said adjoining called 10.00 acre tract;

Thence North 87 degrees 59 minutes 52 seconds East along the north line of the herein described tract, same being the lower north line of the residue of said called 482.21 acre tract and the south line of said adjoining called 10.00 acre tract, 694.99 feet to the Place of Beginning and containing 9.85 acres of land, more or less.

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DATE: OCTOBER 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION AND RESERVES IN GRANGE	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 Cjarnnik@quiddity.com
SCALE NTS			
SHEET 1B OF 1			

RESTRICTED RESERVE A

Restricted to Drainage
Purposes Only
5.02 AC
218,813 Sq. Ft.

RESTRICTED RESERVE B

Restricted to Drainage
Purposes Only
4.76 AC
207,563 Sq. Ft.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N02°06'07"W	80.00'
L2	N14°10'37"W	132.14'
L3	N05°57'32"E	197.59'
L4	N02°06'05"W	135.53'
L5	N09°05'19"W	194.16'
L6	N02°10'23"W	110.02'
L7	N05°00'04"W	63.24'
L8	N02°06'19"W	49.88'
L9	S87°15'36"E	5.02'
L10	N87°50'44"E	23.33'
L11	N87°53'53"E	23.40'
L12	N87°53'53"E	23.27'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	125.00'	37°05'08"	80.91'	N30°41'34"W	79.50'	41.93'
C2	117.00'	58°12'39"	118.87'	N41°15'19"W	113.82'	65.14'
C3	970.00'	5°01'25"	85.05'	N84°17'04"E	85.02'	42.55'
C4	25.00'	91°01'50"	39.72'	S47°41'18"E	35.67'	25.45'
C5	25.00'	89°04'37"	38.87'	S42°21'55"W	35.07'	24.60'
C6	1030.00'	5°13'49"	94.02'	S84°17'19"W	93.99'	47.04'

DATE: OCTOBER 2024

SCALE 1"=80'

SHEET 1C OF 1

FINAL PLAT OF
BARTLETT ROAD
STREET DEDICATION
AND RESERVES IN
GRANGE

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



QUIDDITY

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

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General Notes:

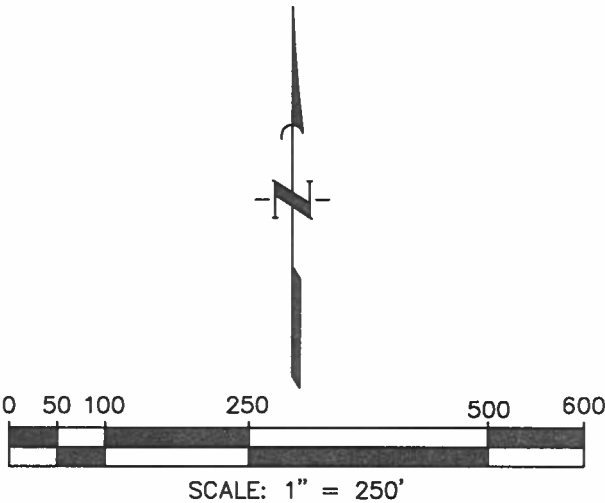
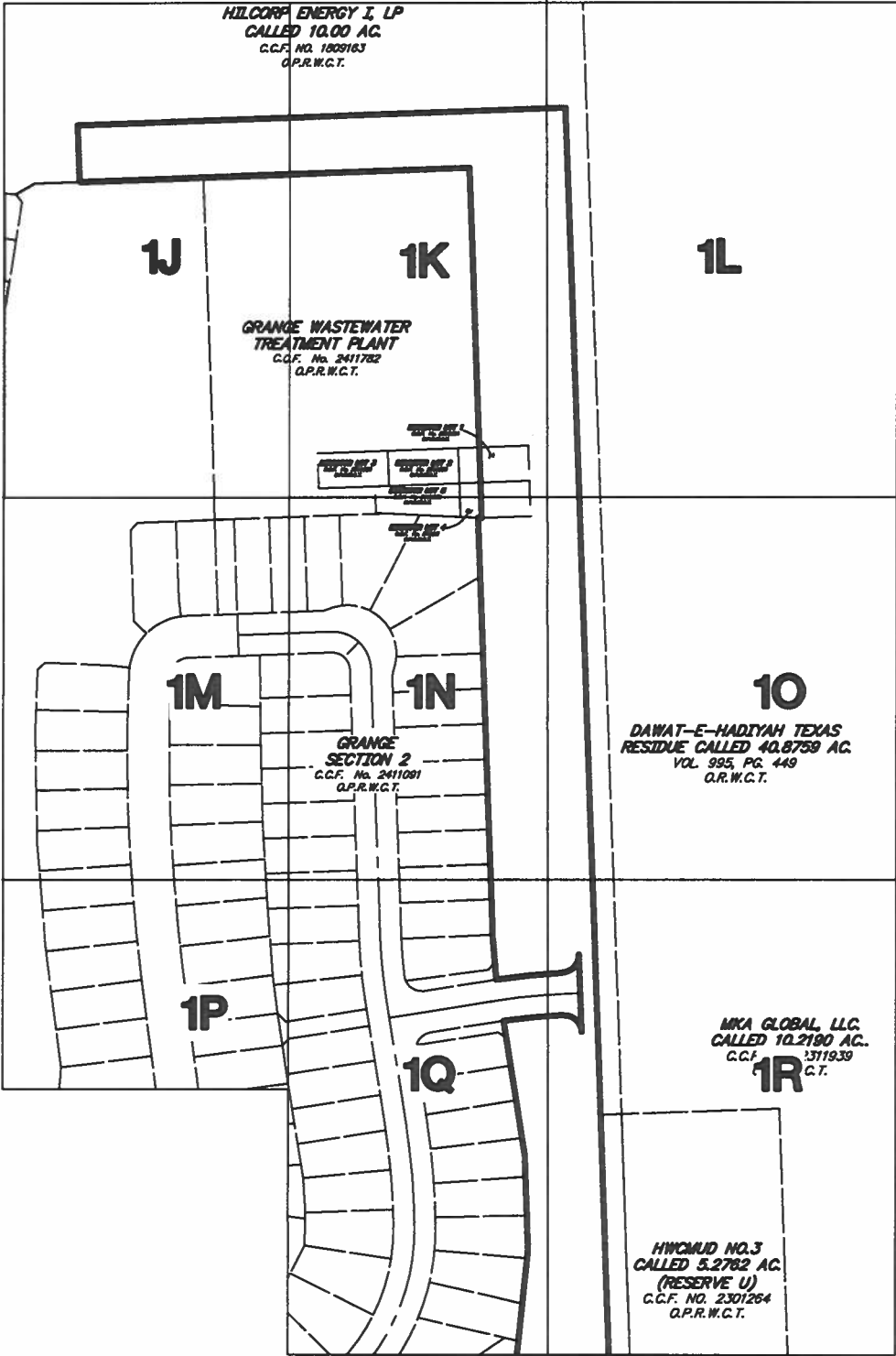
- AC "Acres"
- AE "Aerial Easement"
- BL "Building Line"
- C.C.F. "County Clerk's File"
- GBL "Garage Building Line"
- IRF "Found 5/8-inch Iron Rod with cap stamped "Quiddity""
- No "Number"
- O.P.R.W.C.T. "Official Public Records, Waller County, Texas"
- ROW "Right-of-Way"
- STM SE "Storm Sewer Easement"
- SSE "Sanitary Sewer Easement"
- Sq Ft "Square Feet"
- UE "Utility Easement"
- Vol __, Pg __ "Volume and Page"
- WLE "Waterline Easement"
- "Set 3/4-inch Iron Rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" as Per Certification"
- ① "Block Number"
- ↖ "Street Name Break"

- 1. One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of street where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
- 2. This subdivision is proposed for single-family residential, detention and other related uses.
- 3. The radius on all block corners is 25 feet, unless otherwise noted.
- 4. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by Stewart Title, File No. 24473032433, Dated February 1, 2024.
- 5. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by the representative Title Company.
- 6. All coordinates shown are grid based on the Texas Coordinate System OF 1983, South Central Zone, and may be converted to surface by dividing by the combined scale factor of 1.00012342523191.
- 7. All bearings are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
- 8. New development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.
- 9. 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.
- 10. 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.
- 11. This tract lies within UnShaded Zone "X" and Shaded Zone "X" of the Flood Insurance Rate Map, Community No. 480640, Map Number 48473C0375E, Panel 375, Suffix "E" dated February 18, 2009, for Waller County, Texas and incorporated areas, and revised under LOMR Case No. 10-06-2439P, dated July 8, 2011.s. Unshaded Zone "X"; is defined as areas determined to be outside the 0.2% annual chance floodplain.
- 12. 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.
- 13. 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 Astro Sunterra, L.P., a Delaware Limited Partnership, 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.
- 14. All pipelines and pipeline easements within the platted area are shown hereon.
- 15. 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
- 16. TBM 5000357: Being a 5/8" Iron rod with cap marked "Quiddity Eng. Control" located approximately 662 feet southeast of the northwest corner of a called 322.56 acre tract recorded under County Clerk's File Number 2312086, being a 5/8" Iron rod, also being approximately 2,712 feet northeast of the lower northeast corner of said 322.56 acre tract, being a Mag Nail set with Shiner.
Coordinates - N: 13876292.99 E: 2965134.88
Elevation: 166.85'

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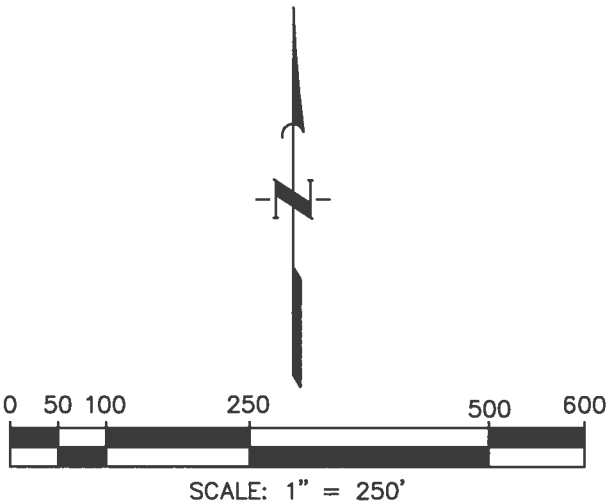
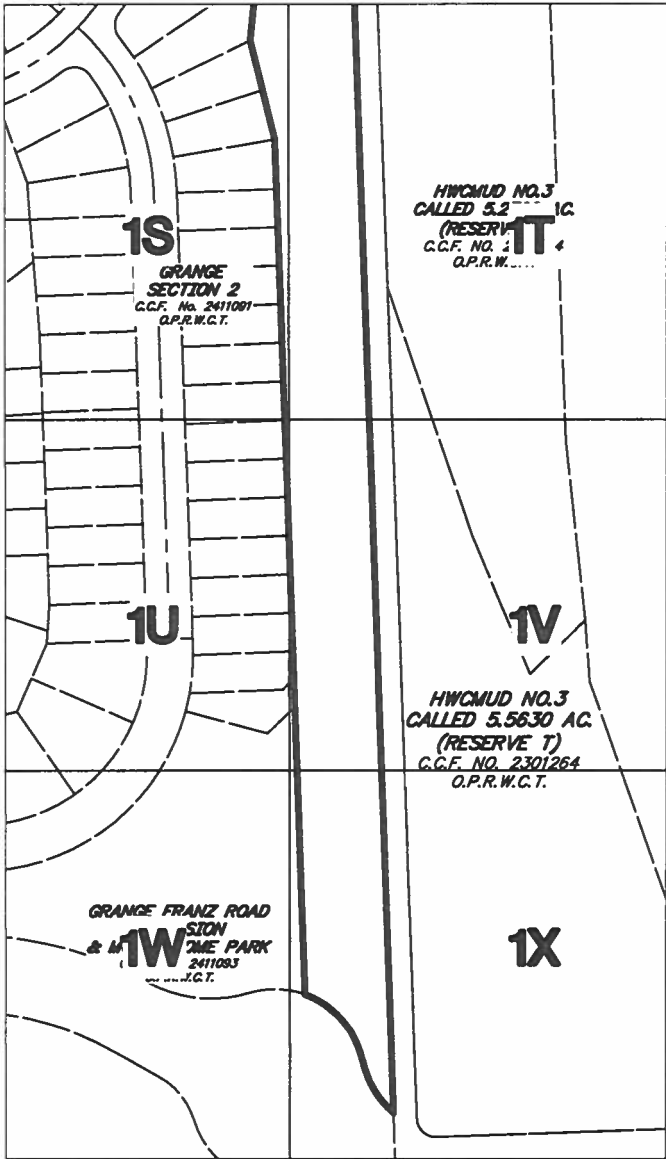
DATE: OCTOBER 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION AND RESERVES IN GRANGE	OWNER/DEVELOPER: KATY 2855 DEVELOPMENT 5005 RIVERWAY, SUITE 600 HOUSTON, TEXAS 77056 281-341-8198 Jacobr@johnsondev.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjornnik@quiddity.com
SCALE NTS			
SHEET 1D OF 1			

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SCALE 1" = 250'			
SHEET 1E OF 1			

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DATE: OCTOBER 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION AND RESERVES IN GRANGE	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
SCALE 1" = 250'			
SHEET 1F OF 1			

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. 48029C0375E, Panel 0375, suffix "E" dated February 18, 2009 and revised under LOMR 10-06-2439P dated July 8, 2011.

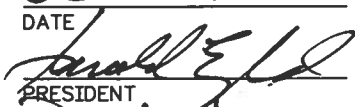
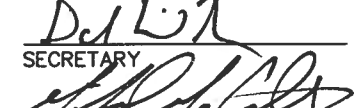
A Portion of this subdivision lies within the boundary of the 0.2% annual chance (500 year) floodplain as delineated on Waller County Community No 480640, Map No. 48029C0375E, Panel 0375, suffix "E" dated February 18, 2009 and revised under LOMR 10-06-2439P dated July 8, 2011.




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

BROOKSHIRE-KATY DRAINAGE DISTRICT Permit No. 2024-16

APPROVED BY THE BOARD OF SUPERVISORS ON

05.30.24
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.

DATE: OCTOBER 2024

SCALE NTS

SHEET 1G OF 1

FINAL PLAT OF
GRANGE
SECTION 4

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



QUIDDITY

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

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STATE OF TEXAS §

COUNTY OF WALLER §

We, Katy 2855 Development LLC, acting by and through Jacob W. Rice, Vice President, owner of the 9.85 acre tract subdivided, in this plat of Bartlett Road Street Dedication and Reserves, 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, 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 W. Rice, Vice President thereunto authorize,
this 18th day of November, 2024

Katy 2855 Development LLC

By: Jacob W. Rice
Jacob W. Rice
Vice President

STATE OF TEXAS §

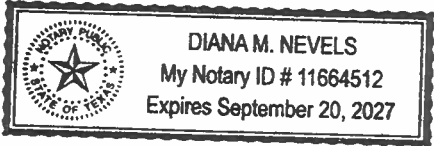
COUNTY OF WALLER §

BEFORE ME, the undersigned authority, on this day personally appeared Jacob W. 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 18th day of November, 2024

D. Nevels
Notary Public in and for the State of Texas

Diana M. Nevels
Print Name



My commission expires: 9-20-2027

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SCALE NTS			
SHEET 1H OF 1			

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.

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.

DATE: OCTOBER 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION AND RESERVES IN GRANGE	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 Cjarnnik@quiddity.com
SCALE NTS			
SHEET 11 OF 1			

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HILCORP ENE
CALLED 1C

C.C.F. NO. ;
O.P.R.W.

30' MULTIPURPOSE EASEMENT
C.C.F. NO. 2411625
O.P.R.W.C.T.

S87°59'52"W 69'

1 A

S88°00'48"W 555.17'

GRANGE W.
TREATMENT
C.C.F. No
O.P.R.

1 A

K:\18009\18009-0023-02 Bartlett Road Improvements\2 Design Phase\Planning\Bartlett -PLAT.dwg Dec 18,2024 - 1:24pm CKJ

DATE: OCTOBER 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION AND RESERVES IN GRANGE	OWNER/DEVELOPER: KATY 2855 DEVELOPMENT 5005 RIVERWAY, SUITE 600 HOUSTON, TEXAS 77056 281-341-8198 Jacobr@johnsondev.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjamnik@quiddity.com
SCALE 1"=60'			
SHEET 1J OF 1			

DRP ENERGY I, LP
LLED 10.00 AC.
C.F. NO. 1809163
O.P.R.W.C.T.

7°59'52"W 694.99'

8"W 555.17'

30' MULTIPURPOSE EASEMENT
C.C.F. NO. 2411625
O.P.R.W.C.T.

N02°05'37"W 497.10'

GRANGE WASTEWATER
TREATMENT PLANT
C.C.F. No. 2411782
O.P.R.W.C.T.

DIRECTOR LOT 1
C.C.F. No. 2309224
O.P.R.W.C.T.

DIRECTOR LOT 3
C.C.F. No. 2309228
O.P.R.W.C.T.

DIRECTOR LOT 2
C.C.F. No. 2309226
O.P.R.W.C.T.

A

DATE: OCTOBER 2024

SCALE 1"=60'

SHEET 1K OF 1

FINAL PLAT OF
BARTLETT ROAD
STREET DEDICATION
AND RESERVES IN
GRANGE

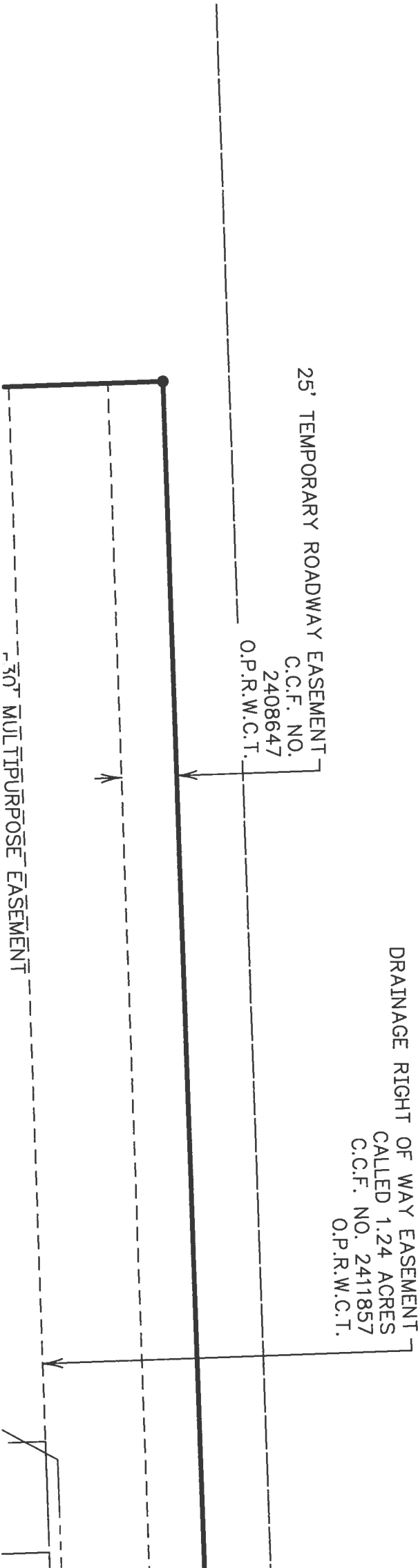
OWNER/DEVELOPER:
KATY 2855 DEVELOPMENT
5005 RIVERWAY, SUITE 600
HOUSTON, TEXAS 77056
281-341-8198
Jacobro@johnsondev.com



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
Cjornik@quiddity.com

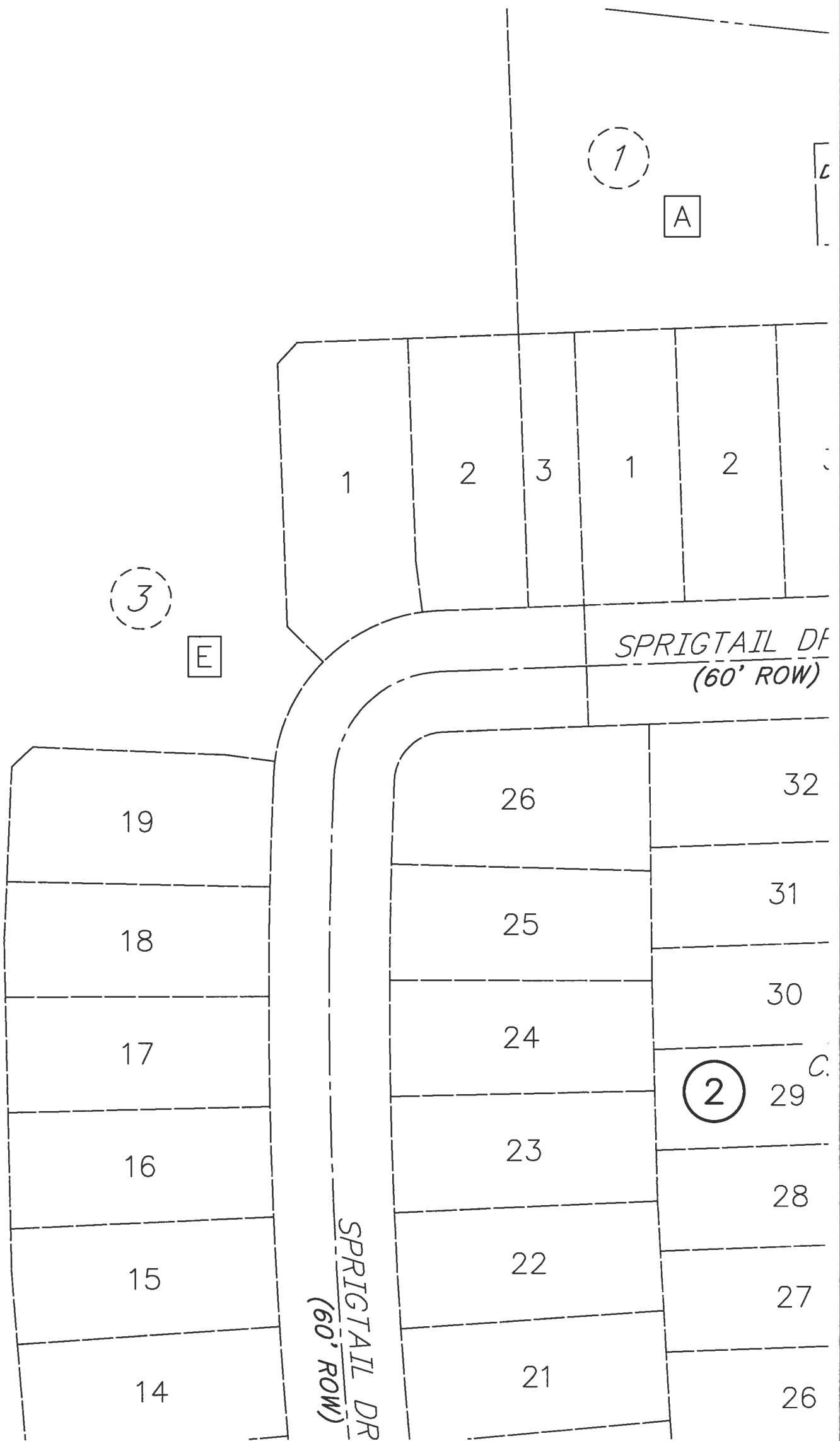
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SCALE 1"=60'			
SHEET 1L OF 1			

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DATE: OCTOBER 2024

SCALE 1"=80'

SHEET 1M OF 1

FINAL PLAT OF
BARTLETT ROAD
STREET DEDICATION
AND RESERVES IN
GRANGE

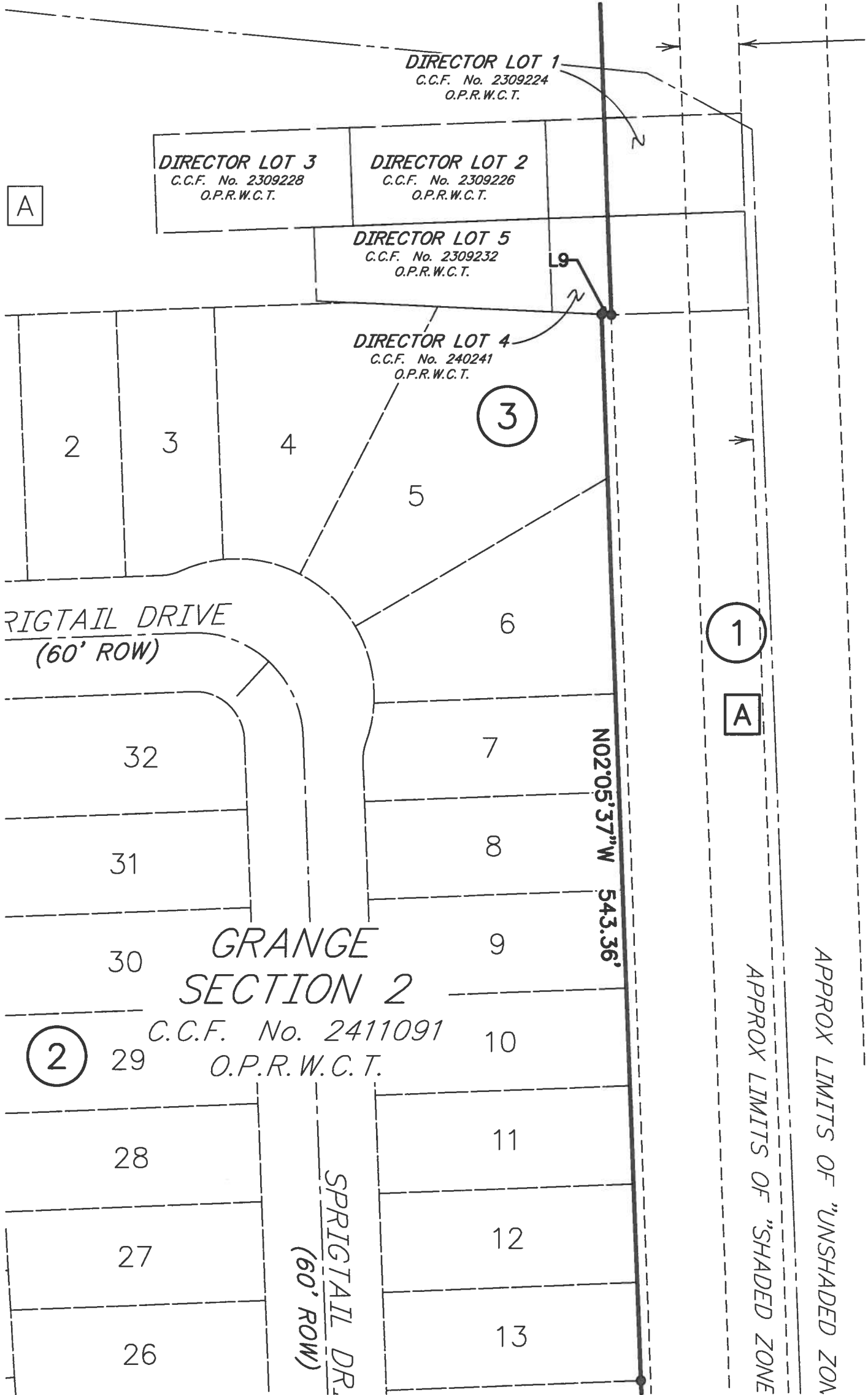
OWNER/DEVELOPER:
KATY 2855 DEVELOPMENT
5005 RIVERWAY, SUITE 600
HOUSTON, TEXAS 77056
281-341-8198
Jacobro@johnsondev.com



QUIDDITY

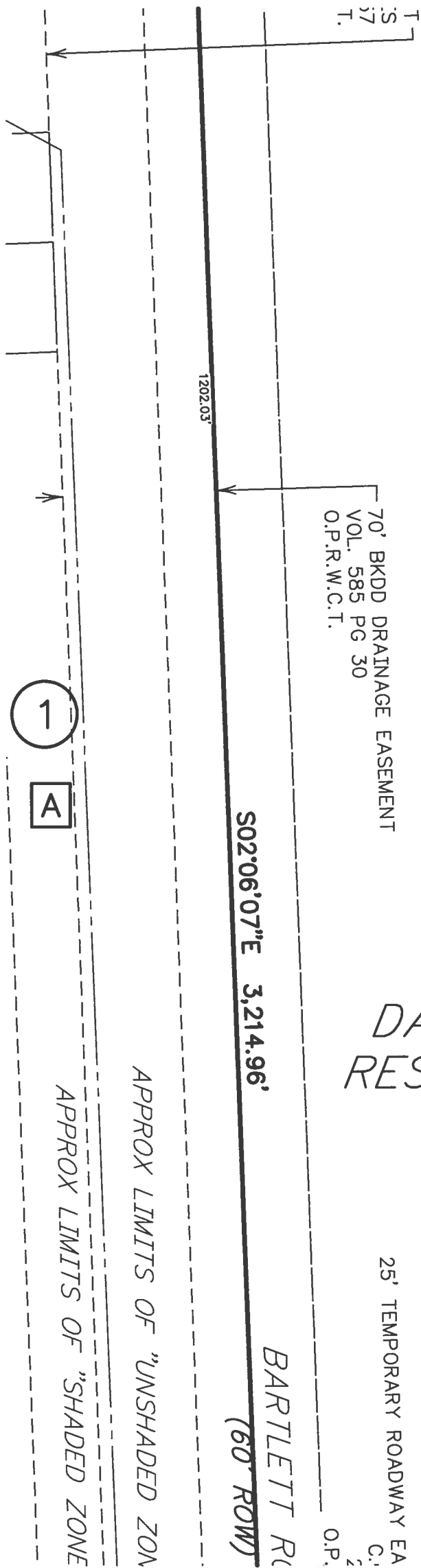
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000
Cjamnik@quiddity.com

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SCALE 1"=60'			
SHEET 1N OF 1			

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DAWAT-E-HADIYAH TEX.
RESIDUE CALLED 40.8759
VOL. 995, PG. 449
O.R.W.C.T.

DATE: OCTOBER 2024

SCALE 1"=80'

SHEET 10 OF 1

FINAL PLAT OF
BARTLETT ROAD
STREET DEDICATION
AND RESERVES IN
GRANGE

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



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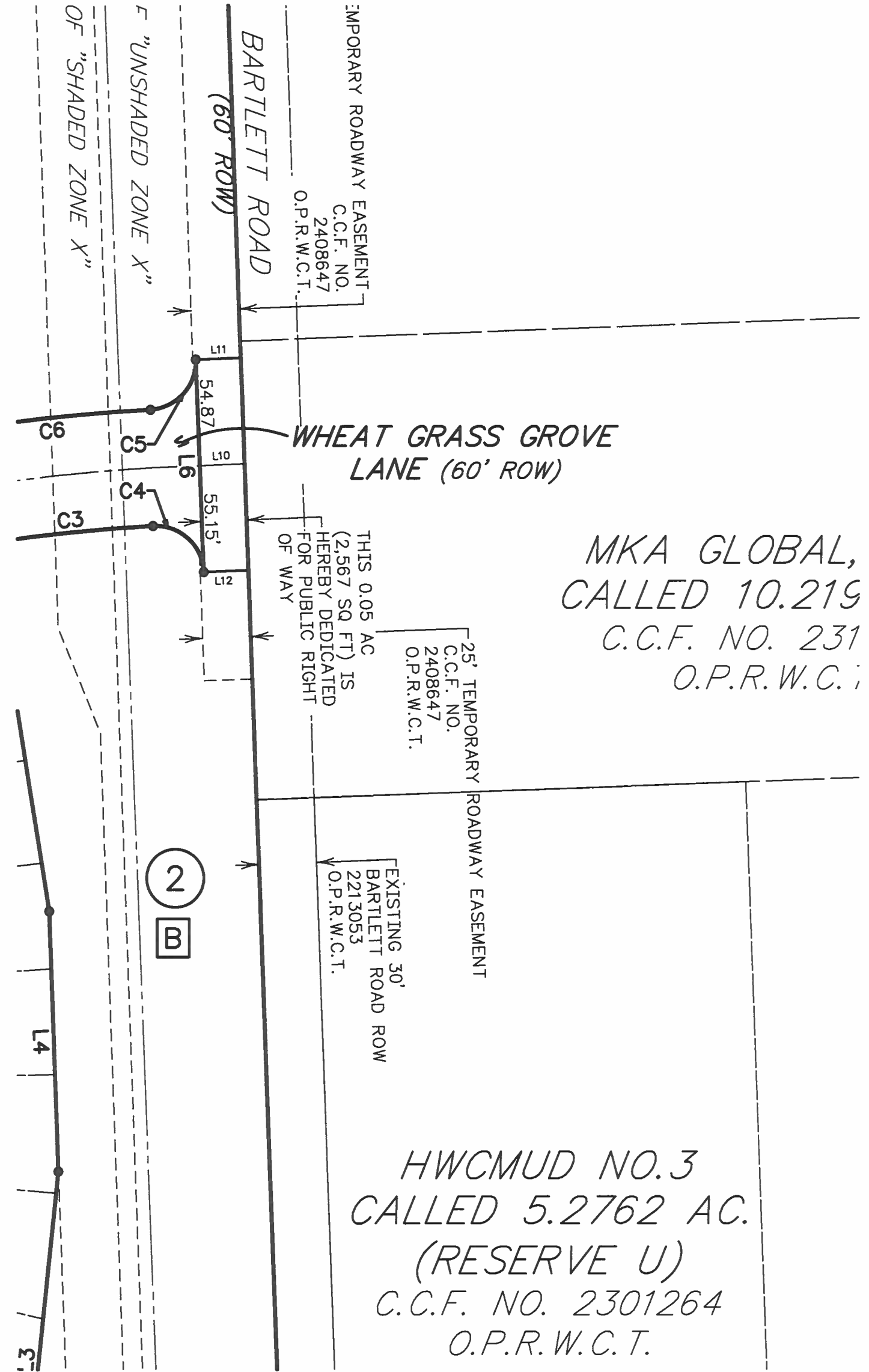
DATE: OCTOBER 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION AND RESERVES IN GRANGE	OWNER/DEVELOPER: KATY 2855 DEVELOPMENT 5005 RIVERWAY, SUITE 600 HOUSTON, TEXAS 77056 281-341-8198 Jacobr@johnsondev.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjamnik@quiddity.com
SCALE 1"=60'			
SHEET 1P OF 1			

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DATE: OCTOBER 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION AND RESERVES IN GRANGE	OWNER/DEVELOPER: KATY 2855 DEVELOPMENT 5005 RIVERWAY, SUITE 600 HOUSTON, TEXAS 77056 281-341-8198 Jacob@johnsondev.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjamnik@quiddity.com
SCALE 1"=80'			
SHEET 1Q OF 1			

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DATE: OCTOBER 2024

SCALE 1"=60'

SHEET 1R OF 1

FINAL PLAT OF
BARTLETT ROAD
STREET DEDICATION
AND RESERVES IN
GRANGE

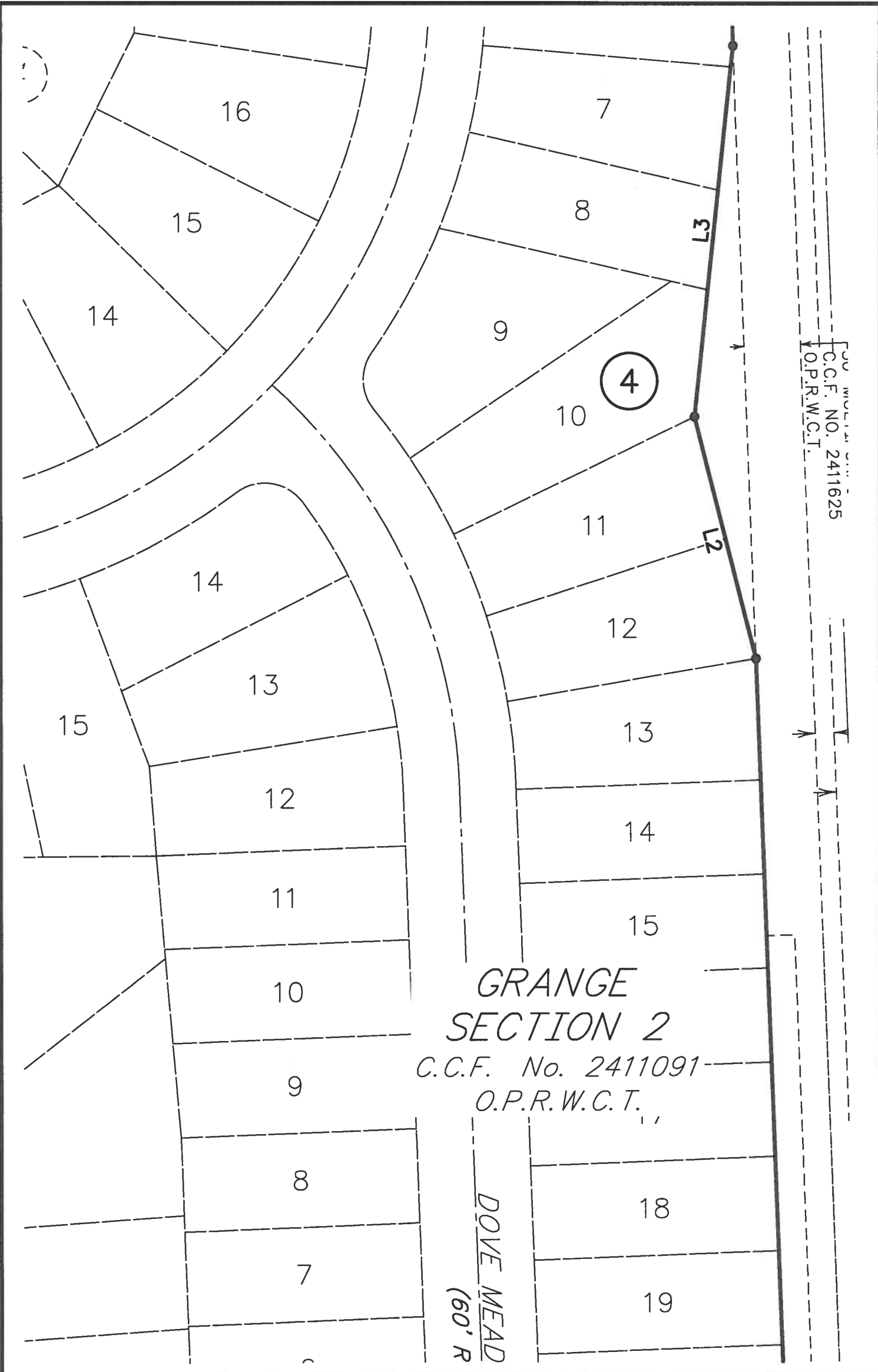
OWNER/DEVELOPER:
KATY 2855 DEVELOPMENT
5005 RIVERWAY, SUITE 600
HOUSTON, TEXAS 77056
281-341-8198
Jacobr@johnsondev.com



QUIDDITY

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Cjamnik@quiddity.com

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C.C.F. NO. 2411625
O.P.R.W.C.T.

GRANGE
SECTION 2

C.C.F. No. 2411091
O.P.R.W.C.T.

DOVE MEAD
(60' R

DATE: OCTOBER 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION AND RESERVES IN GRANGE	OWNER/DEVELOPER: KATY 2855 DEVELOPMENT 5005 RIVERWAY, SUITE 600 HOUSTON, TEXAS 77056 281-341-8198 Jacobr@johnsondev.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjamnik@quiddity.com
SCALE 1"=80'			
SHEET 1S OF 1			

HWCMUD NO.3
CALLED 5.2762 AC.
(RESERVE U)
C.C.F. NO. 2301264
O.P.R.W.C.T.

DRAINAGE RIGHT OF WAY EASEMENT
CALLED 1.24 ACRES
C.C.F. NO. 2411857
O.P.R.W.C.T.

HWCMUD NO.3
CALLED 5.2762 AC.
(RESERVE U)
C.C.F. NO. 2301264
O.P.R.W.C.T.

70' BKDD DRAINAGE EASEMENT
VOL. 585 PG 30
O.P.R.W.C.T.

EXISTING
BARTLETT
221305
O.P.R.W.

1904.57'

30' MULTIPURPOSE EASEMENT
C.C.F. NO. 2411625
O.P.R.W.C.T.



DATE: OCTOBER 2024

SCALE 1"=60'

SHEET 1T OF 1

FINAL PLAT OF
BARTLETT ROAD
STREET DEDICATION
AND RESERVES IN
GRANGE

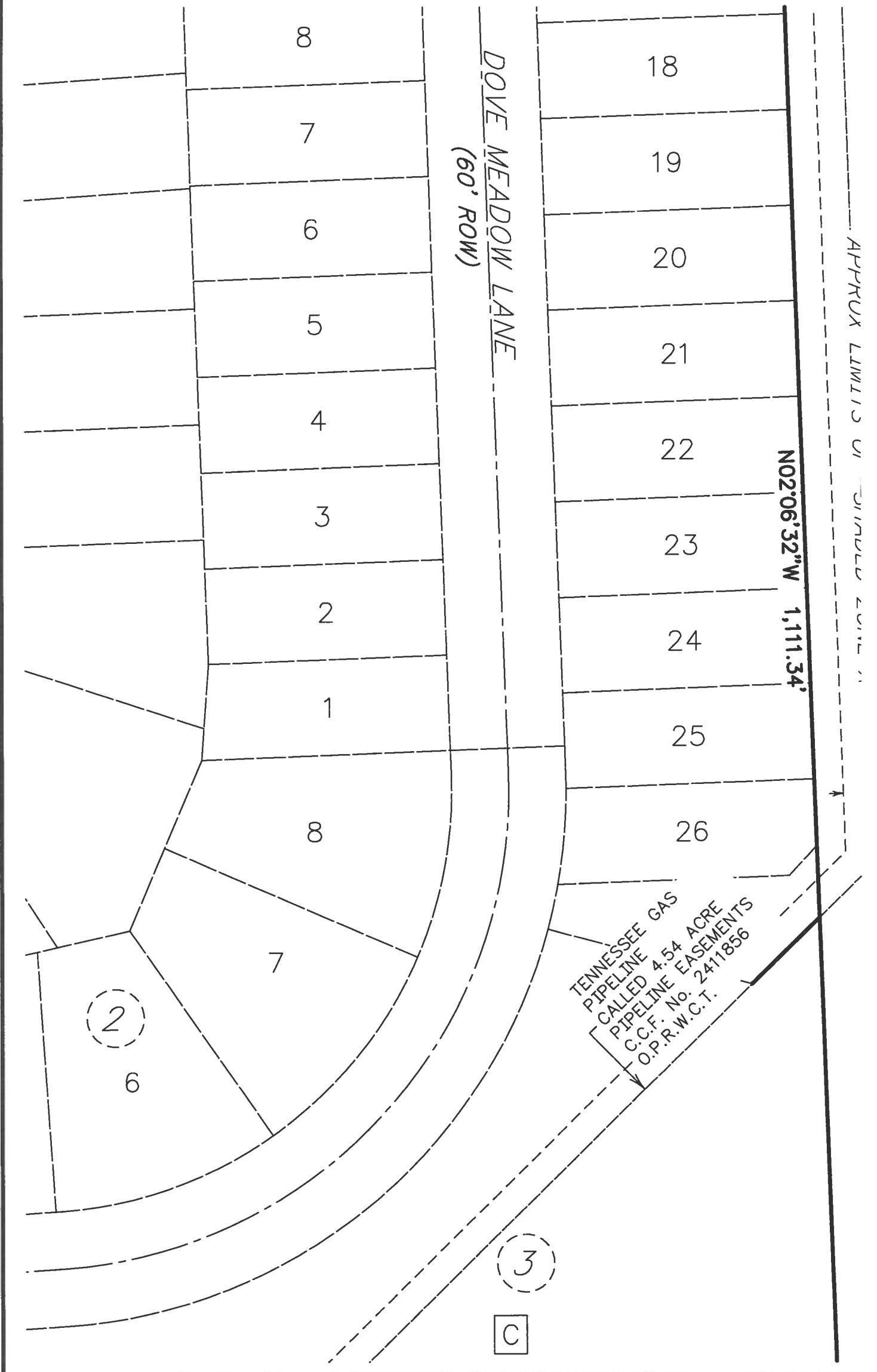
OWNER/DEVELOPER:
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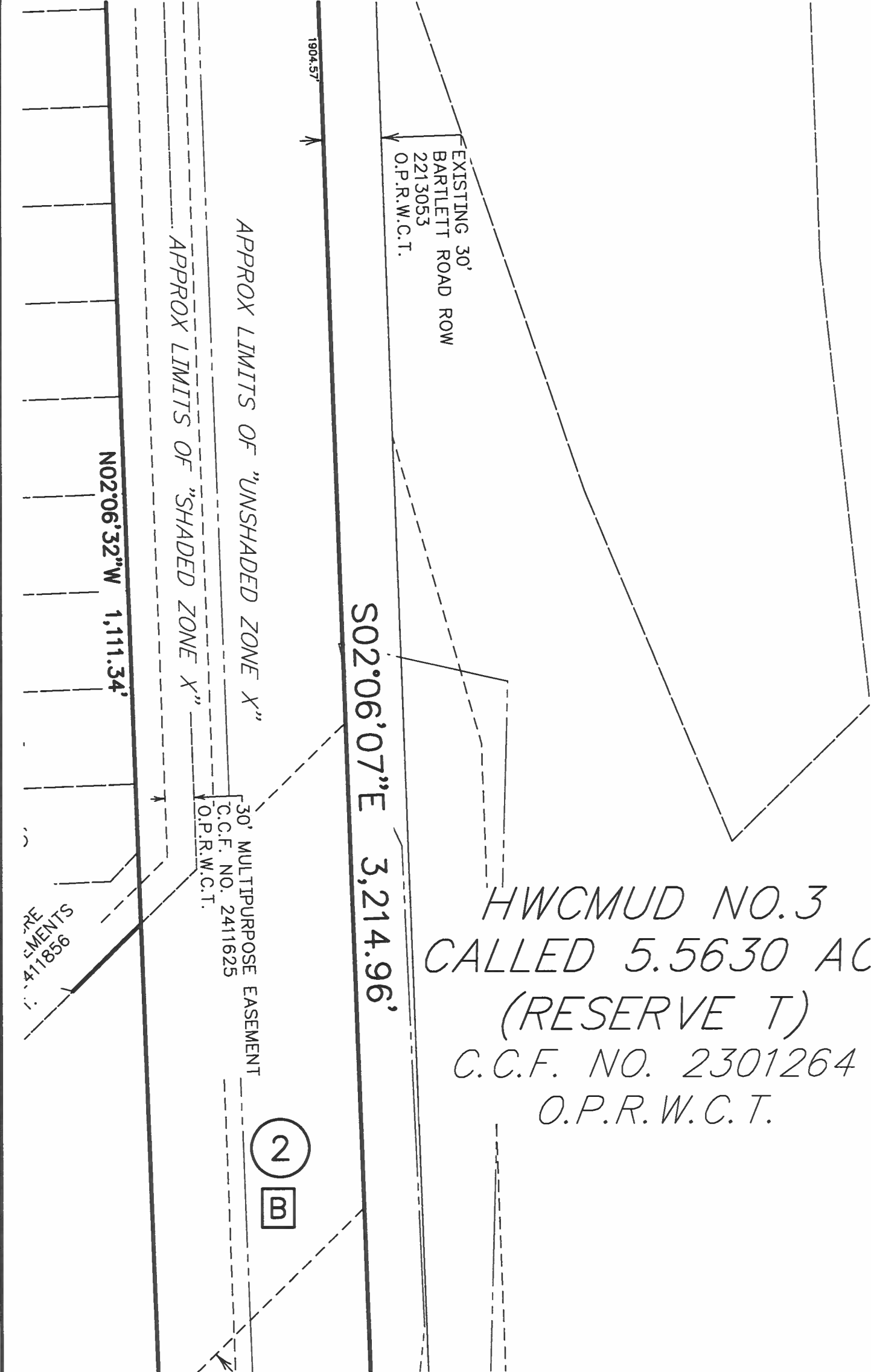
QUIDDITY
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2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000
Cjamnik@quiddity.com

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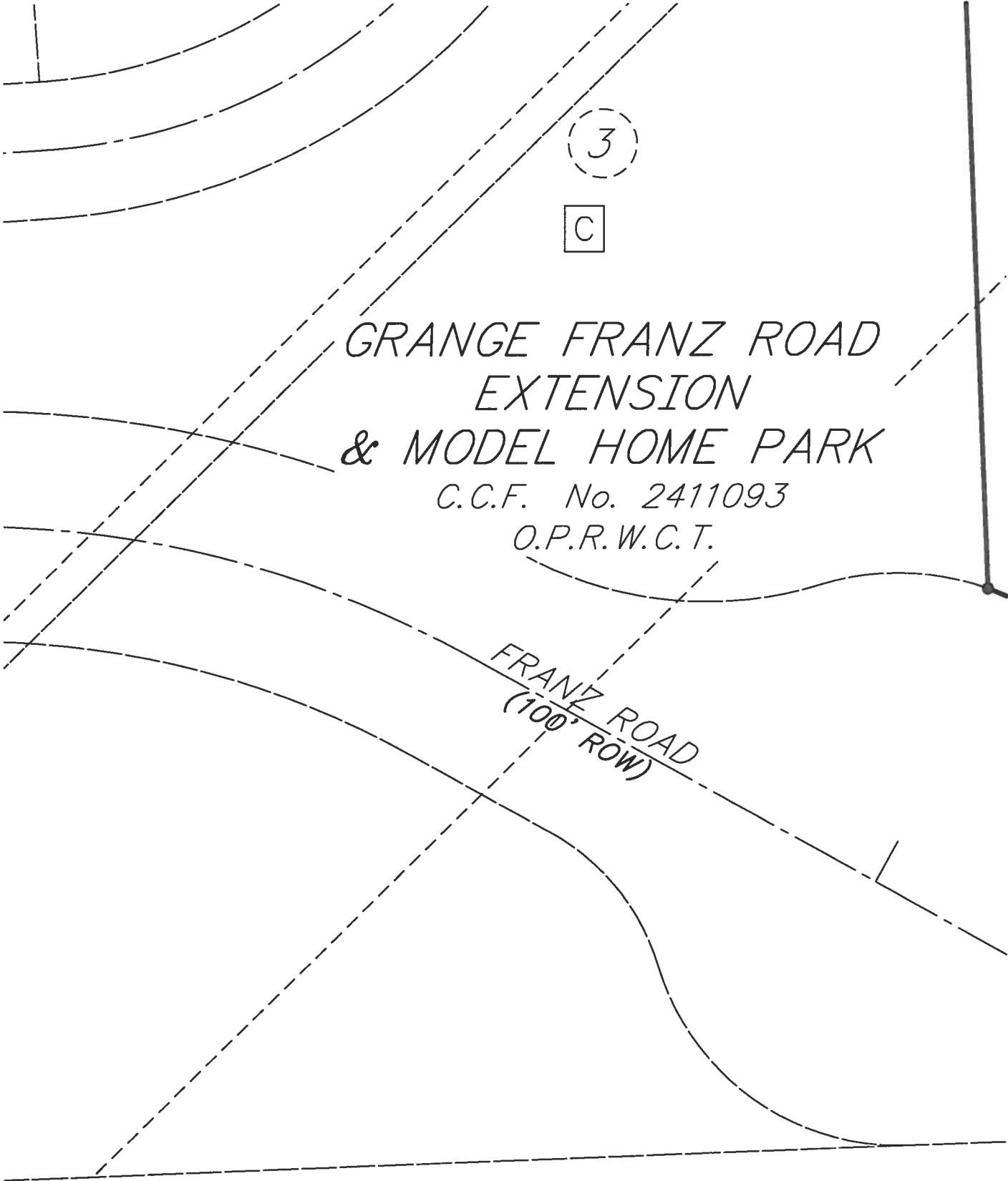
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SCALE 1"=60'			
SHEET 1U OF 1			



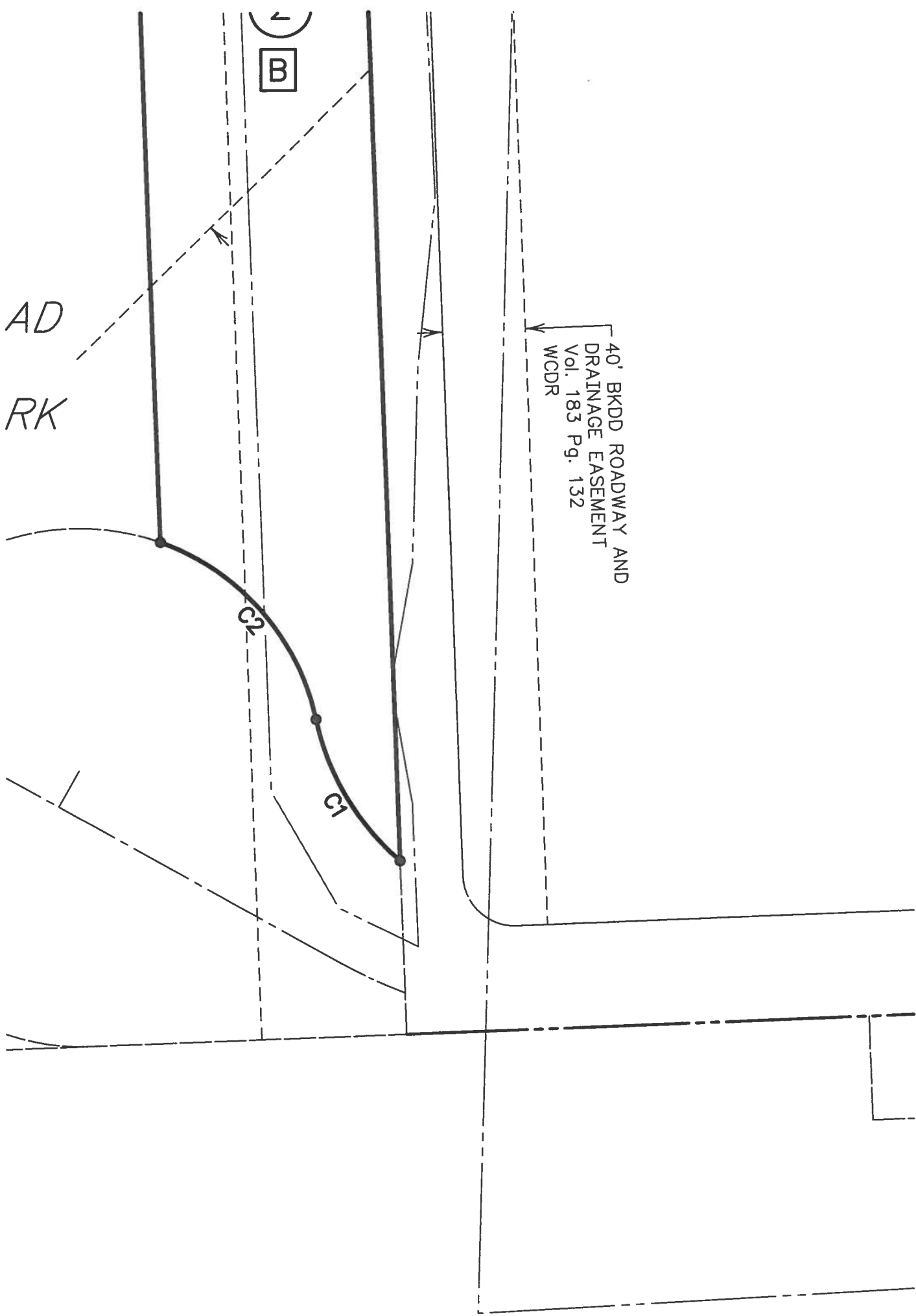
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SCALE 1"=60'			
SHEET 1V OF 1			

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DATE: OCTOBER 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION AND RESERVES IN GRANGE	OWNER/DEVELOPER: KATY 2855 DEVELOPMENT 5005 RIVERWAY, SUITE 600 HOUSTON, TEXAS 77056 281-341-8198 Jacobr@johnsondev.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjamnik@quiddity.com
SCALE 1"=80'			
SHEET 1W OF 1			



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SCALE 1"=60'			
SHEET 1X OF 1			