

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Grange Section 5

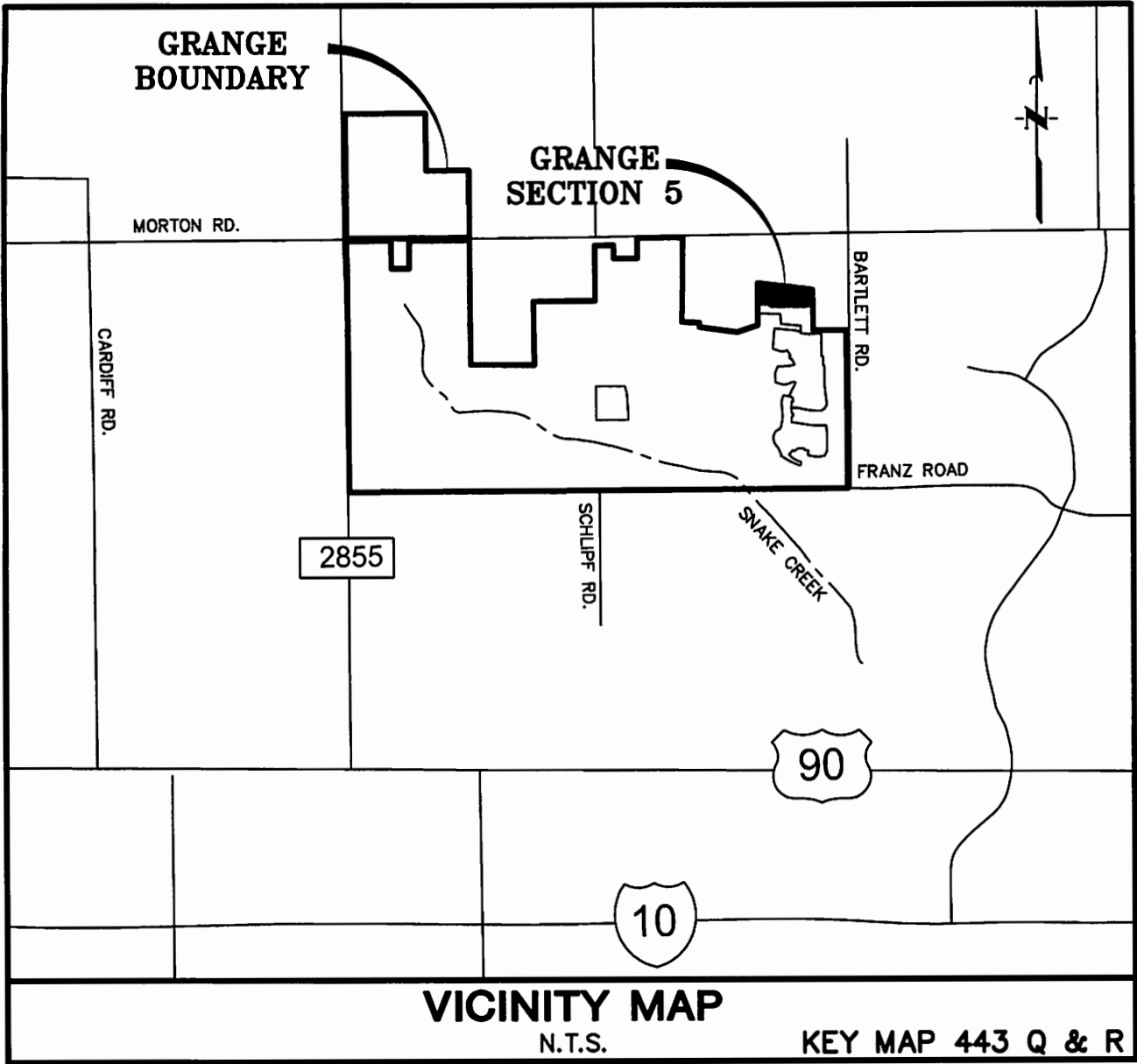
Date: February 5, 2025

Background

Final Plat of Grange Section 5 Subdivision which consists of 9.91 acres will include 33 Lots, 3 Blocks and 4 Reserve in Precinct 4.

Staff Recommendation

Approve Plat and accept Construction Bond



**FINAL PLAT OF
GRANGE
SECTION 5**

**A SUBDIVISION OF 9.91 ACRES OF LAND
OUT OF THE**

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

33 LOTS 4 RESERVES 3 BLOCKS

OCTOBER 2024

BKDD PERMIT NO. 2024-130

DATE: OCTOBER 2024

SCALE NTS

SHEET 1A OF 1

**FINAL PLAT OF
GRANGE
SECTION 5**

OWNER/DEVELOPER:
KATY 2855 DEVELOPMENT LLC
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 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000
Cjamnik@quiddity.com

K:\18008\18008-0038-01 Grange Section 5 Paving & Platting\2 Design Phase\Planning\Grange Sec 5-PLAT.dwg Nov 18, 2024 - 9:31am ahrulz

K:\18009\18009-0039-01 Grange Section 5 Paving & Platting\2 Design Phase\Planing\Grange Sec 5-PLAT.dwg Oct 31, 2024 - 9:02am dhrutz

STATE OF TEXAS §
COUNTY OF WALLER §

A METES & BOUNDS description of a 9.91 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 5/8 inch iron rod with cap marked "EHRA" found for a northeast corner of the residue of said called 482.21 acre tract, being a point in the west line of an adjoining called 4.9366 acre tract recorded in Volume 1434, Page 650, Official Records, Waller County, Texas, for the northeast corner and Place of Beginning of the herein described tract, said point being a southeast corner of the residue of a called 618 acre tract recorded in Volume 384, Page 846, Deed Records, Waller County, Texas;

Thence along the east line of the herein described tract, same being an interior line of the residue of said called 482.21 acre tract, the west and south lines of said adjoining called 4.9366 acre tract, and the west line of an adjoining called 10.00 acre tract recorded under County Clerk's File Number 1809163, Official Public Records, Waller County, Texas, with the following courses and distances:

- South 01 degree 58 minutes 26 seconds East, 203.39 feet to a 5/8 inch iron rod with cap marked "EHRA"
- North 88 degrees 00 minutes 41 seconds East, 12.83 feet to a 5/8 inch iron rod with cap marked "EHRA"
- South 02 degrees 06 minutes 07 seconds East, 107.26 feet to the southeast corner of the herein described tract;

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

- South 82 degrees 01 minute 58 seconds West, 209.89 feet;
- North 07 degrees 58 minutes 02 seconds West, 9.96 feet;
- South 82 degrees 01 minute 58 seconds West, 185.00 feet;
- North 07 degrees 58 minutes 02 seconds West, 25.66 feet;
- South 82 degrees 01 minute 58 seconds West, 125.00 feet;
- North 07 degrees 58 minutes 02 seconds West, 29.94 feet;
- South 82 degrees 01 minute 58 seconds West, 60.00 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 97 degrees 05 minutes 02 seconds, an arc length of 42.36 feet, a radius of 25.00 feet, and a chord bearing South 40 degrees 34 minutes 29 seconds West, 37.47 feet;

- South 89 degrees 07 minutes 00 seconds West, 262.84 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 91 degrees 05 minutes 09 seconds, an arc length of 39.74 feet, a radius of 25.00 feet, and a chord bearing North 45 degrees 20 minutes 25 seconds West, 35.69 feet to the beginning of a compound curve to the right;

Thence with said compound curve to the right, having a central angle of 00 degrees 40 minutes 44 seconds, an arc length of 20.97 feet, a radius of 1,770.00 feet, and a chord bearing North 00 degrees 32 minutes 31 seconds East, 20.97 feet;

- North 89 degrees 07 minutes 08 seconds West, 60.00 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 11 degrees 16 minutes 43 seconds, an arc length of 4.92 feet, a radius of 25.00 feet, and a chord bearing South 06 degrees 31 minutes 14 seconds West, 4.91 feet;

North 89 degrees 16 minutes 19 seconds West, 211.97 feet to the southwest corner of the herein described tract, being a point in an interior line of the residue of said called 482.21 acre tract, same being the east line of the residue of said adjoining 618 acre tract;

Thence North 02 degrees 04 minutes 53 seconds West along the west line of the herein described tract, same being an interior line of the residue of said called 482.21 acre tract, and the east line of the residue of said adjoining 618 acre tract, 417.56 feet to the northwest corner of the herein described tract, same being a northwest corner of the residue of said called 482.21 acre tract, being a reentry corner of the residue of said called 618 acre tract;

Thence South 84 degrees 52 minutes 14 seconds East along the north line of the herein described tract, same being a north line of the residue of said called 482.21 acre tract, and a south line of the residue of said called 618 acre tract, 755.08 feet;

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

- South 05 degrees 07 minutes 46 seconds West, 200.00 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 36 degrees 51 minutes 42 seconds, an arc length of 16.08 feet, a radius of 25.00 feet, and a chord bearing South 76 degrees 41 minutes 55 seconds West, 15.81 feet to a point for corner;
- South 84 degrees 52 minutes 14 seconds East, 110.00 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 36 degrees 52 minutes 35 seconds, an arc length of 16.09 feet, a radius of 25.00 feet, and a chord bearing North 66 degrees 26 minutes 20 seconds West, 15.81 feet;
- North 05 degrees 07 minutes 46 seconds East, 200.00 feet to a reentry corner of the herein described tract, being a point in a north line of the residue of said called 482.21 acre tract, same being a south line of the residue of said called 618 acre tract;

Thence South 84 degrees 52 minutes 14 seconds East along the north line of the herein described tract, same being a north line of the residue of said called 482.21 acre tract, and a south line of the residue of said called 618 acre tract, 329.24 feet to the Place of Beginning and containing 9.91 acres of land, more or less.

DATE: OCTOBER 2024	FINAL PLAT OF GRANGE SECTION 5	OWNER/DEVELOPER: KATY 2855 DEVELOPMENT LLC 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 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjamnik@quiddity.com
SCALE NTS			
SHEET 18 OF 1			

GENERAL NOTES:

1. One-foot reserve (1' 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 re-vest 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 October 22, 2024.
5. All easements are centered on lot lines unless otherwise shown. All 14 foot utility easements shown extend 7 feet on each side of a common lot line unless otherwise indicated.
6. All coordinates shown are grid based on the Texas Coordinate System OF 1983, South Central Zone, and may be converted to surface by dividing by the combined scale factor of 1.0001012489.
7. All bearings are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
8. A minimum of ten (10) feet shall be provided between sides of residential dwellings.
9. New development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.
10. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
11. Structures built on lots in the designated flood plain shall be elevated to two (2) feet or more above the 500-year floodplain elevation, in the 100-year floodplain. Within the 500-year, these structures must be elevated to one (1) foot above the 500-year floodplain level. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.) Contact the County Engineer's office for specific information.
12. No structure in this subdivision shall be occupied until connected to a public sewer system.
13. No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.
14. This tract lies within Unshaded 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. Unshaded Zone "X"; is defined as areas determined to be outside the 0.2% annual chance floodplain.
15. Right-of-way easements for widening streets or improving drainage shall be maintained by the landowner until all street or drainage improvements are actually constructed on the property. The county has the right at any time to take possession of any street widening easement for construction, improvement or maintenance.
16. The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by the Commissioners Court. The Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the public streets. The county will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets. The county assumes no responsibility for the accuracy of representations by other parties on the plat. Flood plain data, in particular, may change depending on subsequent development. The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the county. The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid Katy 2855 Development LLC, a Texas Limited Liability Company, to the purchaser of each and every lot in the subdivision prior to culmination of each sale include certification that the subdivider has complied with the requirements of section 232.032 and that:
 - (a)the water quality and connections to the lots meet, or will meet, the minimum state standards;
 - (b)sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
 - (c)electrical connections provided to the lot meet, or will meet, the minimum state standards; and
 - (d)gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.
17. All pipelines and pipeline easements within the platted area are shown hereon.
18. Elevations shown hereon are based on GPS observations taken October 12, 2022, and processed using data from CORS stations TXCM, TXLI, TXLM, TXLV, TXSO and TXWH
19. Tract is subject to Short Form Blanket Easement recorded under C.C.F. No. 2409377, O.P.R.W.C.T.
20. Tract is subject to Development Agreement recorded under C.C.F. No. 2408500, O.P.R.W.C.T.

K:\18008\18008-0038-01 Grange Phase\Planning\Grange Sec 5-PLAT.dwg Nov 18, 2024 - 9:35am druz

DATE: OCTOBER 2024	FINAL PLAT OF GRANGE SECTION 5	OWNER/DEVELOPER: KATY 2855 DEVELOPMENT LLC 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 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjannik@quiddity.com
SCALE NTS			
SHEET 1C OF 1			

- LEGEND:
- AC "Acres"
 - AE "Aerial Easement"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - DE "Drainage Easement"
 - IRF "Found 5/8-inch Iron Rod with cap stamped "Quiddity Eng."
 - 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"

RESTRICTED RESERVE [A]
Restricted to Drainage &
Incidental Utility
Purposes Only
0.52 AC
22,720 Sq. Ft.

RESTRICTED RESERVE [B]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
1.16 AC
50,656 Sq. Ft.

RESTRICTED RESERVE [C]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.50 AC
21,664 Sq. Ft.

RESTRICTED RESERVE [D]
Restricted to Drainage
Purposes Only
0.40 AC
17,531 Sq. Ft.

RESERVE TOTAL
2.58 AC
112,571 Sq. Ft.

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SCALE NTS			
SHEET 10 OF 1			

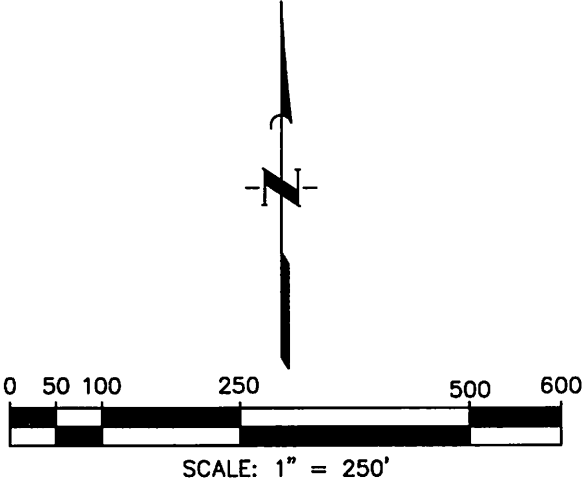
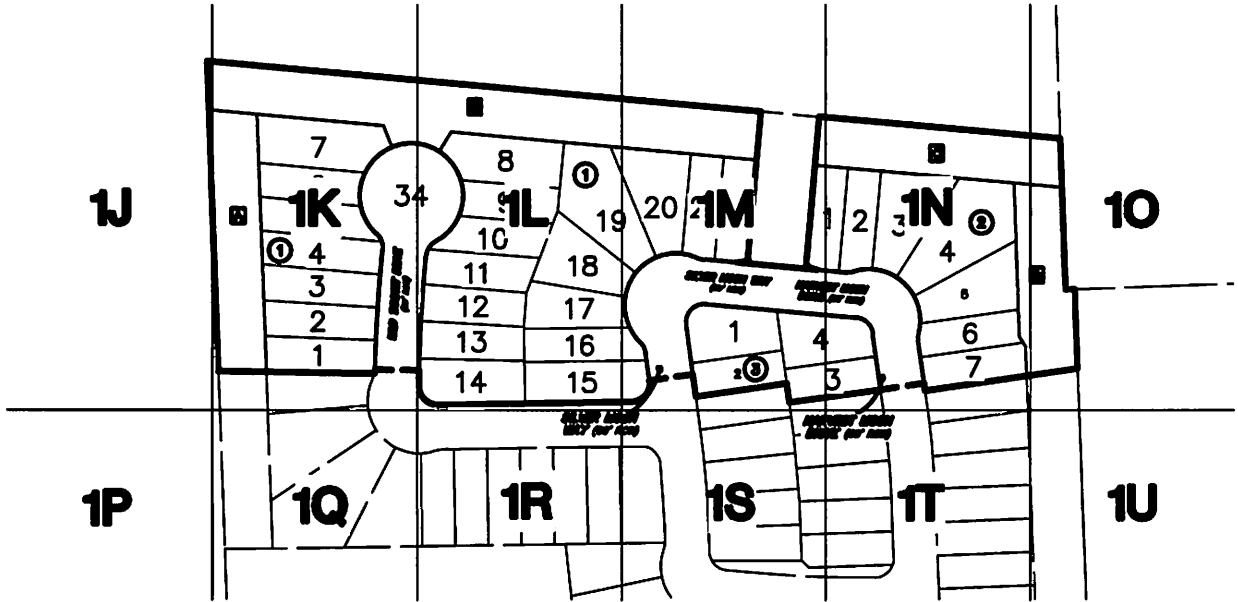
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S05°07'46"W	200.00'
L2	S84°52'14"E	110.00'
L3	N05°07'46"E	200.00'
L4	S01°58'26"E	203.39'
L5	N88°00'41"E	12.83'
L6	S02°06'07"E	107.26'
L7	S82°01'58"W	209.89'
L8	N07°58'02"W	9.96'
L9	S82°01'58"W	185.00'
L10	N07°58'02"W	25.66'
L11	S82°01'58"W	125.00'
L12	N07°58'02"W	29.94'
L13	S82°01'58"W	60.00'
L14	S89°07'00"W	262.84'
L15	N89°07'08"W	60.00'
L16	N89°16'19"W	211.97'
L17	N07°58'02"W	75.73'
L18	N43°34'52"E	26.91'

LINE TABLE		
LINE	BEARING	DISTANCE
L19	S84°52'14"E	205.34'
L20	S05°07'46"W	30.00'
L21	N58°38'18"W	9.75'
L22	N07°58'02"W	66.66'
L23	N84°52'14"W	237.16'
L24	S22°08'12"E	31.25'
L25	N32°23'43"E	31.25'
L26	S84°52'14"E	416.92'
L27	S84°52'14"E	337.34'
L28	S01°58'26"E	207.28'
L29	N31°45'24"W	16.11'
L30	N02°06'46"W	39.33'
L31	N07°58'02"W	99.01'
L32	N00°53'00"W	102.89'
L33	N03°49'52"E	46.15'
L34	N21°00'52"E	118.62'
L35	N05°32'40"E	92.29'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	36°51'42"	16.08'	S76°41'55"W	15.81'	8.33'
C2	25.00'	36°52'35"	16.09'	N66°26'20"W	15.81'	8.33'
C3	25.00'	97°05'02"	42.36'	S40°34'29"W	37.47'	28.30'
C4	25.00'	91°05'09"	39.74'	N45°20'25"W	35.69'	25.48'
C5	1,770.00'	0°40'44"	20.97'	N00°32'31"E	20.97'	10.48'
C6	25.00'	11°16'43"	4.92'	S06°31'14"W	4.91'	2.47'
C7	55.00'	76°54'13"	73.82'	N46°25'08"W	68.40'	43.67'
C8	55.00'	103°05'47"	98.97'	S43°34'52"W	86.14'	69.26'
C9	1,800.00'	7°30'47"	236.03'	S04°38'16"W	235.86'	118.19'
C10	25.00'	53°25'05"	23.31'	N20°44'37"W	22.47'	12.58'
C11	70.00'	289°13'41"	353.36'	N82°50'19"W	81.07'	49.72'
C12	25.00'	55°53'07"	24.38'	S33°49'58"W	23.43'	13.26'
C13	25.00'	37°51'49"	16.52'	N26°53'56"W	16.22'	8.57'
C14	70.00'	160°19'38"	195.88'	S34°19'58"W	137.94'	403.73'
C15	25.00'	24°06'14"	10.52'	S77°33'20"E	10.44'	5.34'
C16	25.00'	22°07'57"	9.66'	N84°03'47"E	9.60'	4.89'
C17	70.00'	121°10'06"	148.04'	N46°25'08"W	121.95'	124.15'
C18	25.00'	22°07'57"	9.66'	S03°05'57"W	9.60'	4.89'

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SCALE NTS			
SHEET 1E OF 1			



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DATE: OCTOBER 2024

SCALE 1"=80'

SHEET 1F OF 1

FINAL PLAT OF
GRANGE
SECTION 5

OWNER/DEVELOPER:
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5005 RIVERWAY, SUITE 800
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Certificate of Surveyor

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

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.

No 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.



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

BROOKSHIRE-KATY DRAINAGE DISTRICT Permit No. 2024-130

APPROVED BY THE BOARD OF SUPERVISORS ON

10.14.2024
DATE
[Signature]
PRESIDENT
[Signature]
SECRETARY
[Signature]
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 5

OWNER/DEVELOPER:
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Cjamnik@quiddity.com

STATE OF TEXAS 5
COUNTY OF WALLER 5

We, Katy 2855 Development LLC, a Texas Limited Liability Company acting by and through Jacob W. Rice, Vice President, owner of the 9.91 acre tract subdivided, in this plat of Grange Section 5, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown and dedicated to the public, the streets, all alleys, parks and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets or drainage easements to conform to the grades, and bind ourselves, our heirs successors and assigns to warrant and defend the title to the land so dedicated.

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

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

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Grange Section 5 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

FURTHER, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Waller County, by Waller County, or any citizen thereof, by injunction as follows:

- 1. That drainage of septic tanks into roads, streets, alleys or public ditches, streams, ect., either directly or indirectly is strictly prohibited.
- 2. All stock animals, horses and fowl, shall be fenced in and not allowed to run at large in the subdivision.
- 3. Drainage structures under private drives shall have a new drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and three quarters (1-1/4) square feet (15" diameter pipe) reinforced concrete pipe, unless specified by the County Road Administrator or County Engineer. Culverts and bridges must be used for all driveway and/or walks, although dip-style driveways are encouraged where appropriate.
- 4. Property owners will obtain Development Permits/Permit Exemptions from the County Flood Plain Administrator for all development.
- 5. There are no underground pipelines within the confines of the subdivision except as shown on the plat.
- 6. There shall be no sanitary sewer systems or any water well constructed within 50 feet of any lot line that does not adjoin with a public road.

IN TESTIMONY WHEREOF, the Katy 2855 Development LLC, a Texas Limited Liability Company, 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
a Texas Limited Liability Company

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

STATE OF TEXAS 5
COUNTY OF Harris 5

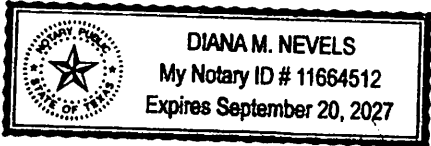
BEFORE ME, the undersigned authority, on this day personally appeared Jacob W. Rice, Vice President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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



DATE: OCTOBER 2024	FINAL PLAT OF GRANGE SEC 5	OWNER/DEVELOPER: KATY 2855 DEVELOPMENT LLC 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 Cjarnik@quiddity.com
SCALE NTS			
SHEET 1H OF 1			

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I, J. Ross McCall, County Engineer of Waller County, Certify that the Plat of this subdivision complies with all existing rules and regulations of Waller County.

No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

Date

J. Ross McCall
County Engineer

STATE OF TEXAS §

COUNTY OF WALLER §

I, Debbie Hollan, County Clerk In and for Waller County, Texas do hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 20____, 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 _____, 20____

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
SCALE NTS
SHEET 11 OF 1

FINAL PLAT OF
GRANGE
SECTION 5

OWNER/DEVELOPER:
KATY 2855 DEVELOPMENT LLC
5005 RIVERWAY, SUITE 800
HOUSTON, TEXAS 77058
281-341-8198
Jacobr@johnsondev.com



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

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N: 13,
E: 2,9

*F. GLENN BECKENDORFF
PART OF RESIDUE CALLED 618
VOL. 384, PG. 846
D.R.W.C.T.*

N: 1
E: 2

DATE: OCTOBER 2024

SCALE 1"=80'

SHEET 1J OF 1

FINAL PLAT OF
GRANGE
SECTION 5

OWNER/DEVELOPER:
KATY 2855 DEVELOPMENT LLC
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 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000
Cjammk@quiddity.com

MULTIPURPOSE
EASEMENT No. 2
C.C.F. No.
2411625
O.P.R.W.C.T.

N02°04'53"W 417.56'

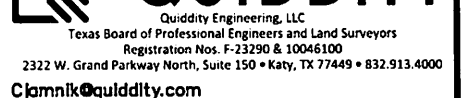
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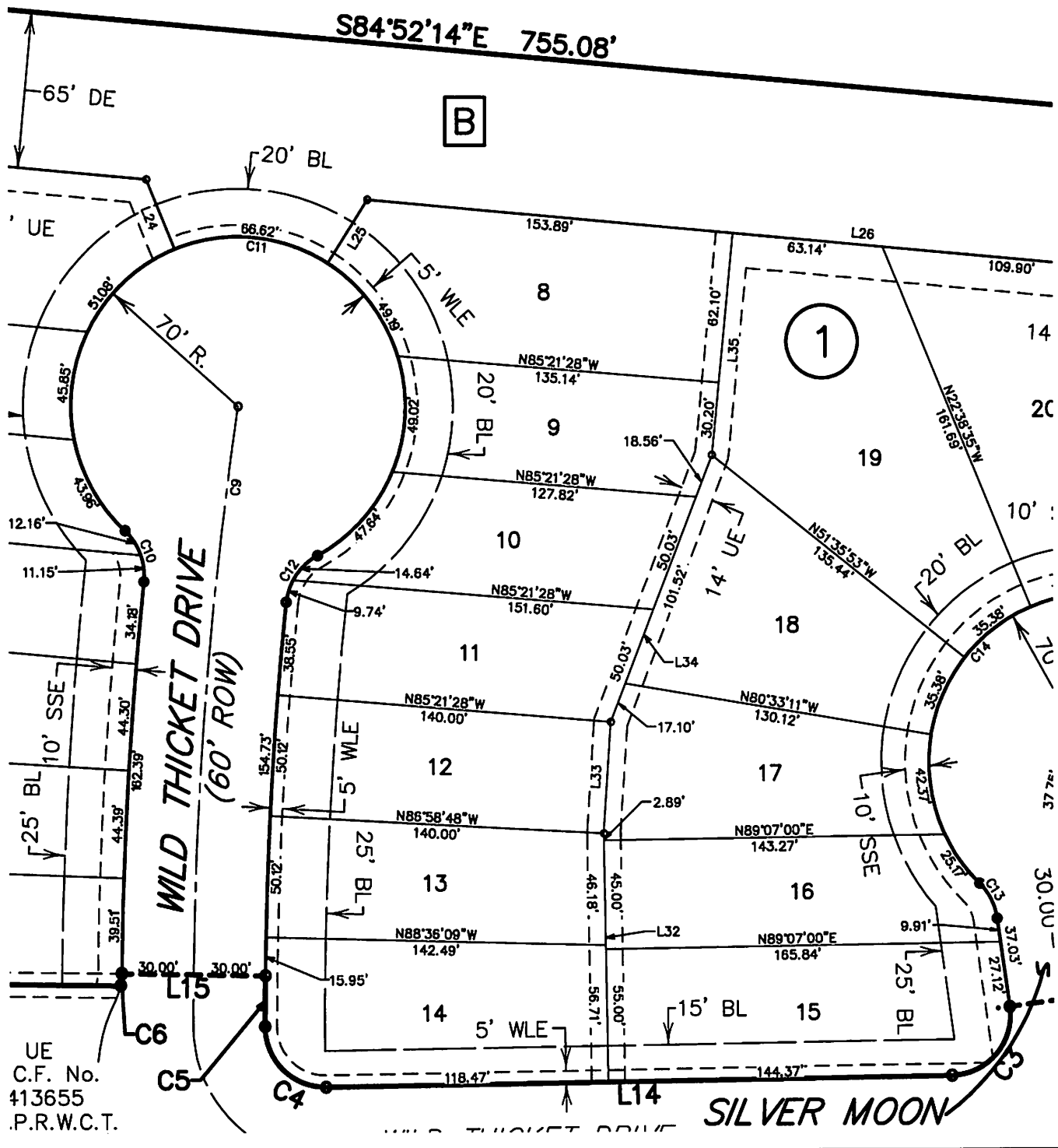
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C.C.F. No. C.C.F. No.
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O.P.R.W.C.T. O.P.R.W.C.T.

SHEET 1K OF 1

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



F. GLENN BE.
PART OF RESIDUE
VOL. 384,
D.R.W.



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DATE: OCTOBER 2024
SCALE 1"=60'
SHEET 1L OF 1

FINAL PLAT OF
GRANGE
SECTION 5

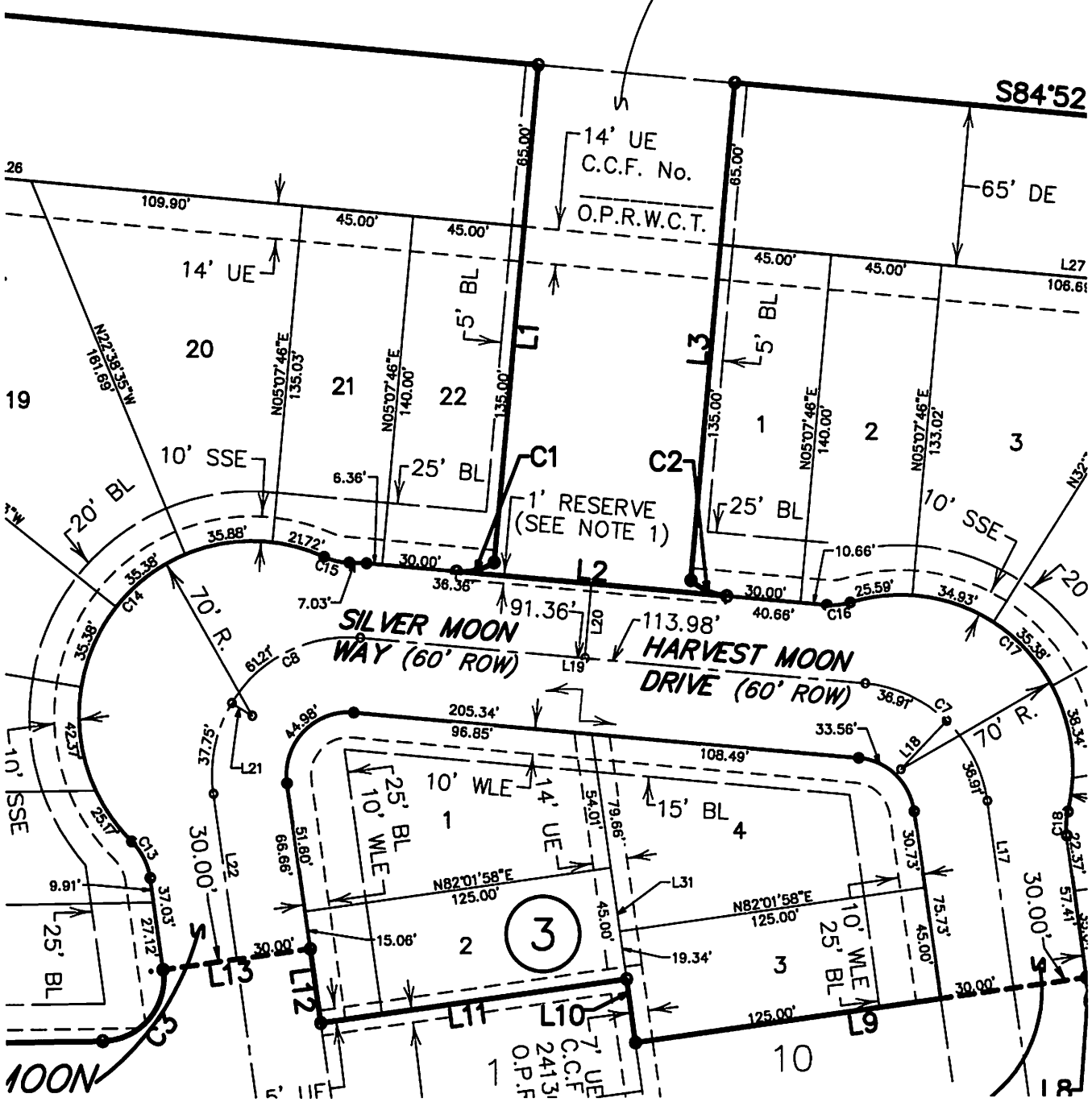
OWNER/DEVELOPER:
KATY 2855 DEVELOPMENT LLC
5005 RIVERWAY, SUITE 600
HOUSTON, TEXAS 77056
281-341-8198
Jacobr@johnsondev.com



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

ENN BECKENDORFF
RESIDUE CALLED 618 AC
VOL. 384, PG. 846
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KATY 2855 DEVE
RESIDUE CALLE
C.C.F. No.
O.P.R.W



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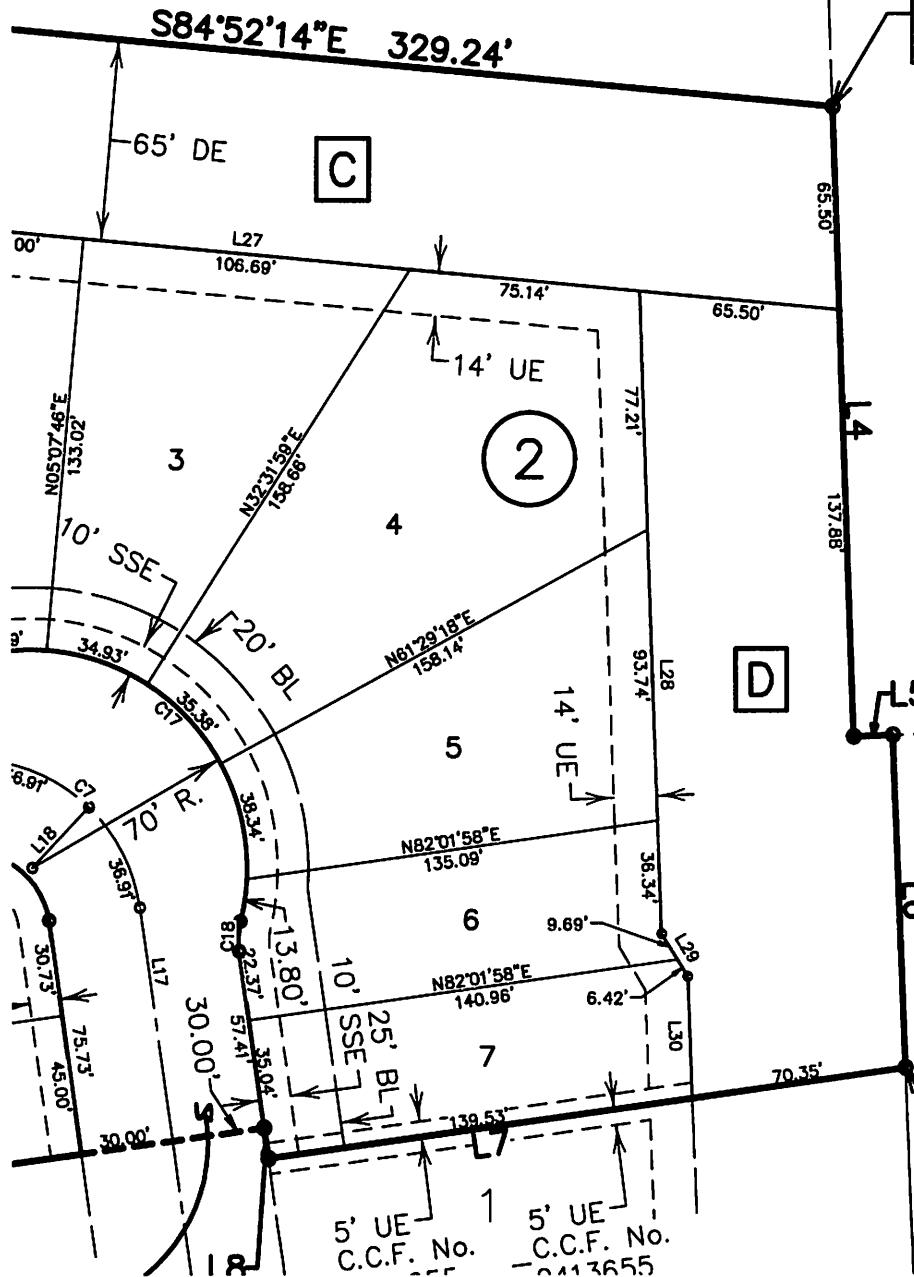
DATE: OCTOBER 2024	FINAL PLAT OF GRANGE SECTION 5	OWNER/DEVELOPER: KATY 2855 DEVELOPMENT LLC 5005 RIVERWAY, SUITE 600 HOUSTON, TEXAS 77056 281-341-8198 Jacob@johnsondev.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjannik@quiddity.com
SCALE 1"=60'			
SHEET 1M OF 1			

55 DEVELOPMENT, LLC,
 CALLED 482.21 AC
 C.C.F. No. 2216140
 O.P.R.W.C.T.

N: 13,856,666.82
 E: 2,964,478.59

ALONSC
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N: 13,856,356.84
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DATE: OCTOBER 2024

SCALE 1"=80'

SHEET 1N OF 1

FINAL PLAT OF
 GRANGE
 SECTION 5

OWNER/DEVELOPER:
 KATY 2855 DEVELOPMENT LLC
 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 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000
 Cjarnik@quiddity.com

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666.82
78.59

ALONSO MARINO, ET UX
CALLED 4.9366 AC
VOL. 1434, PG. 650
O.P.R.W.C.T.

356,356.84
34,502.36

DATE: OCTOBER 2024	FINAL PLAT OF GRANGE SECTION 5	OWNER/DEVELOPER: KATY 2855 DEVELOPMENT LLC 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 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjamnik@quiddity.com
SCALE 1"=60'			
SHEET 10 OF 1			

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DATE: OCTOBER 2024

SCALE 1"=80'

SHEET 1P OF 1

FINAL PLAT OF
GRANGE
SECTION 5

OWNER/DEVELOPER:
KATY 2855 DEVELOPMENT LLC
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 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000
Cjamnik@quiddity.com

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N: 13,856,353.66
E: 2,963,334.23

MULTIPURPOSE
EASEMENT No. 2
C.C.F. No.
2411625
O.P.R.W.C.T.

B

5' UE
C.C.F. No.
2413655
O.P.R.W.C.T.

20

5' UE
C.C.F. No.
2413655
O.P.R.W.C.T.

14' UE
C.C.F. No.
2413655
O.P.R.W.C.T.

GRANGE WA
C.C.F. No.
O.P.R.W.C.T.

DATE: OCTOBER 2024

SCALE 1"=60'

SHEET 1Q OF 1

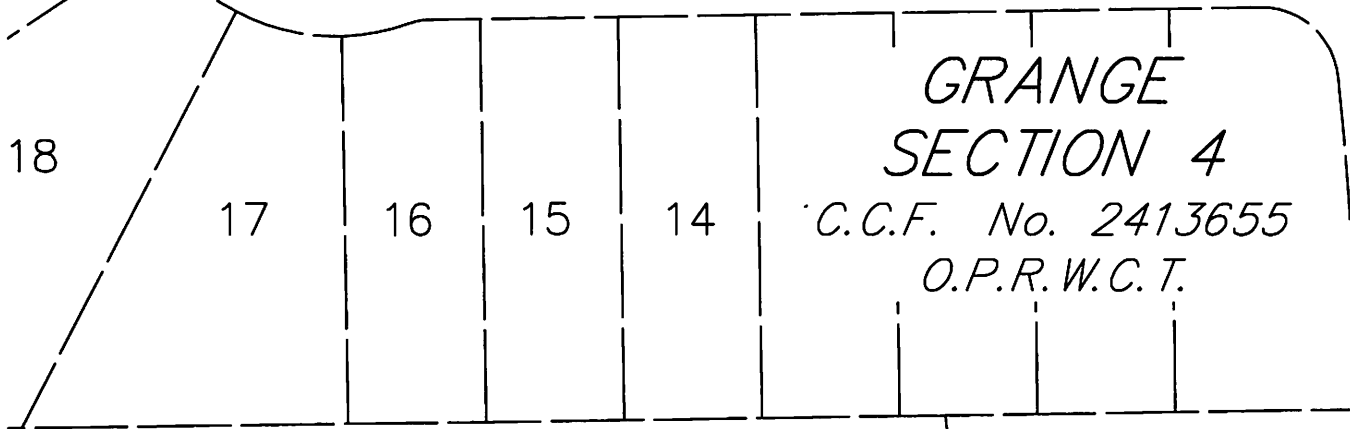
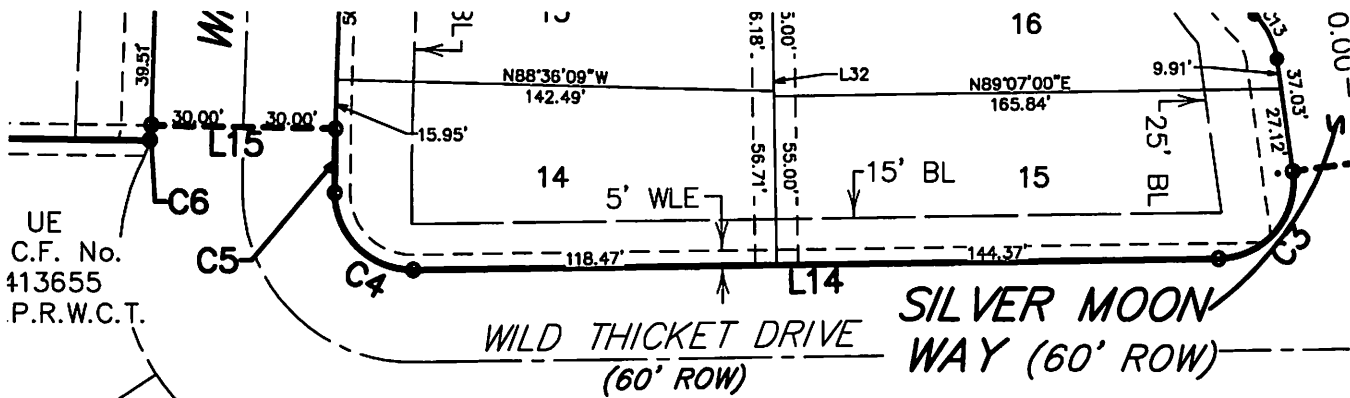
FINAL PLAT OF
GRANGE
SECTION 5

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



QUIDDITY

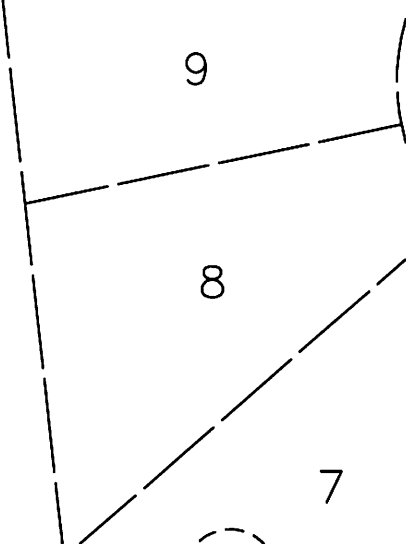
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000
Cjamnlk@quiddity.com



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A

VGE WATER PLANT
C.C.F. No. 2411780
O.P.R.W.C.T.



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DATE: OCTOBER 2024

SCALE 1"=60'

SHEET 1R OF 1

FINAL PLAT OF
GRANGE
SECTION 5

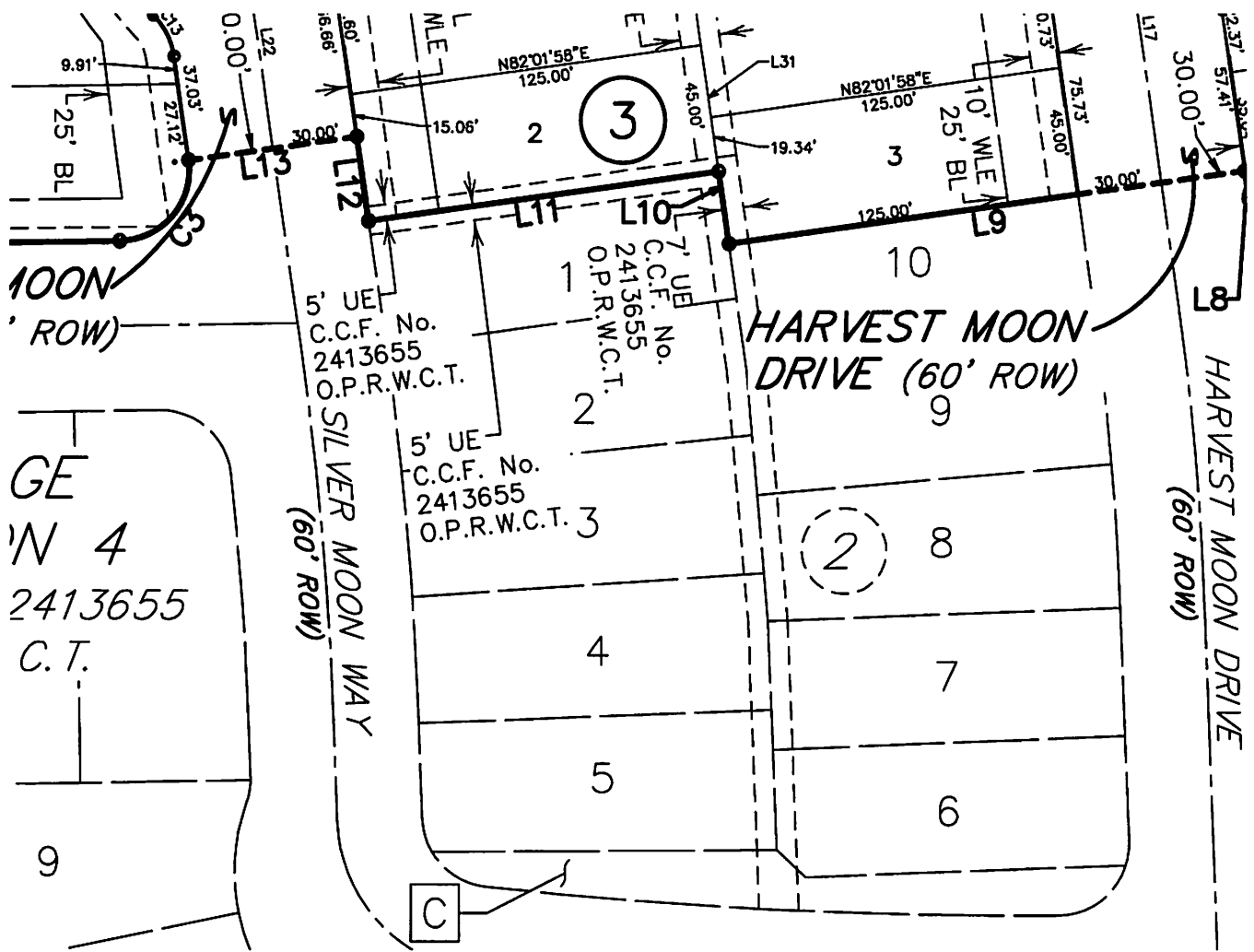
OWNER/DEVELOPER:
KATY 2855DEVELOPMENT LLC
5005 RIVERWAY, SUITE 600
HOUSTON, TEXAS 77056
281-341-8198
Jacabr@johnsondev.com



QUIDDITY

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

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DATE: OCTOBER 2024

SCALE 1"=80'

SHEET 1S OF 1

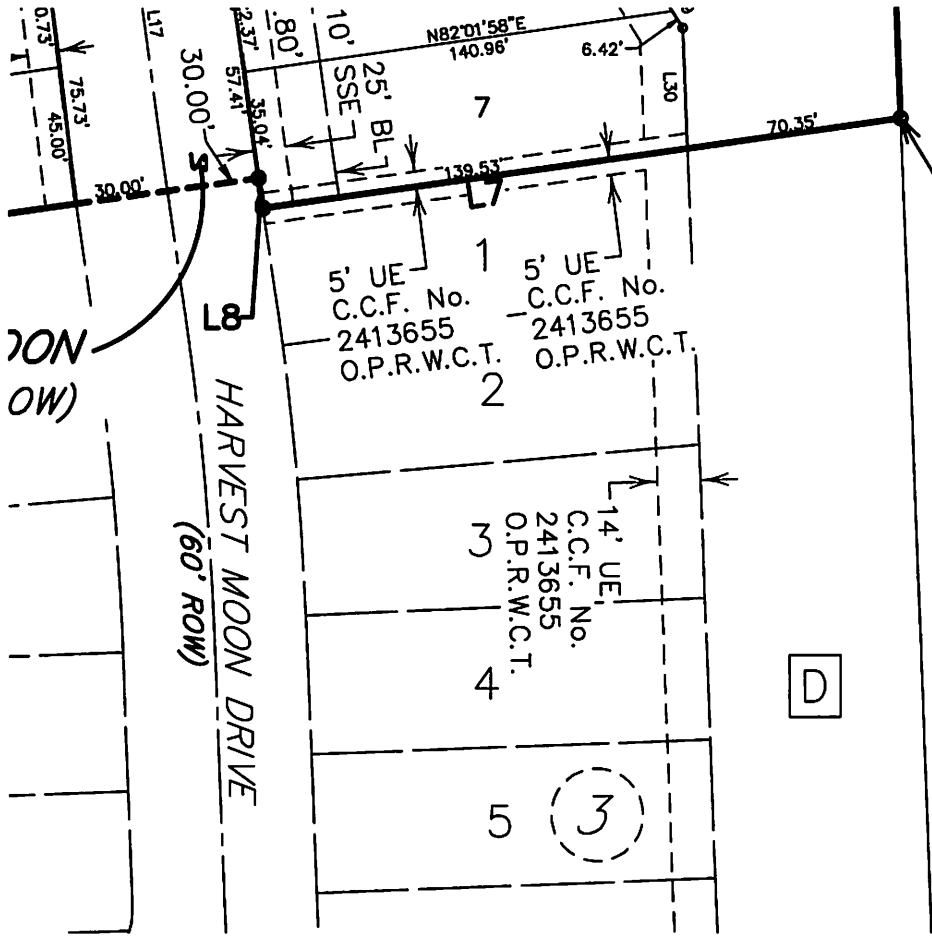
FINAL PLAT OF
GRANGE
SECTION 5

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



QUIDDITY
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Registration Nos. F-23290 & 10046100

2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000
Cjamnik@quiddity.com



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DATE: OCTOBER 2024

SCALE 1"=80'

SHEET 1T OF 1

FINAL PLAT OF
GRANGE
SECTION 5

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



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Cjamnik@quiddity.com

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*HILCORP ENERGY I, LP
CALLED 10.00 AC
C.C.F. No. 1809163
O.P.R.W.C.T.*

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DATE: OCTOBER 2024	FINAL PLAT OF GRANGE SECTION 5	OWNER/DEVELOPER: KATY 2855 DEVELOPMENT LLC 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 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CJamnik@quiddity.com
SCALE 1"=80'			
SHEET 1U OF 1			