

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Estates on Stockdick Section 1

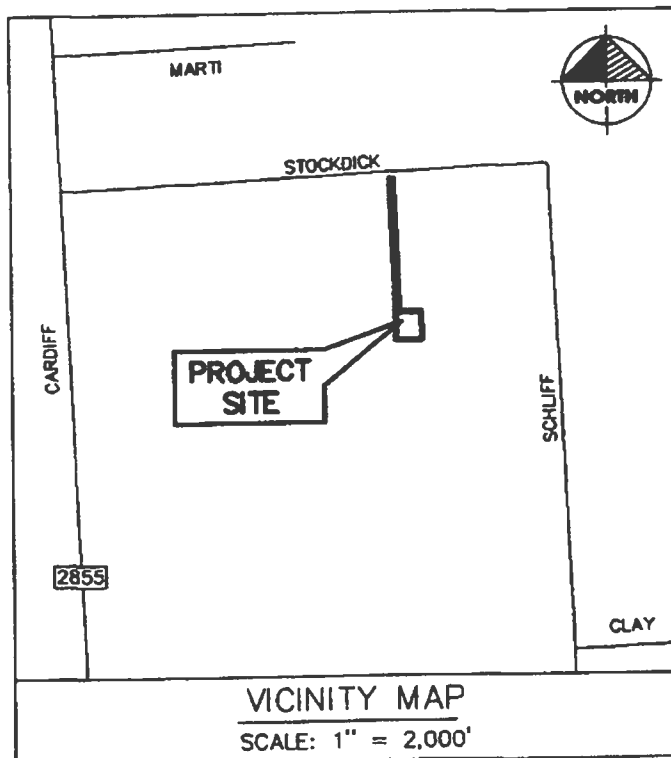
Date: January 24, 2024

Background

Final Plat of Estates on Stockdick Section 1 which consists of 2.895 acres will include 1 Lot and 1 Block in Precinct 3.

Staff Recommendation

Approve Plat



FINAL PLAT OF
ESTATES ON STOCKDICK SEC 1

A SUBDIVISION OF 2.895 AC. / 126,096 SQ. FT.,
 SITUATED IN THE
 H & TC RR CO. SURVEY, ABSTRACT NO. 373,
 WALLER COUNTY, TEXAS.

1 BLOCK 1 LOT

PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

JULY 2023

Owners

Jorge L. Diaz & Annge C. Ramos,

29425 Stockdick Road
 Katy, TX 77493

Phone: (832) 462-3519

Email: jorgediaz@hotmail.com

Surveyor



9964 NORHILL HEIGHTS LN. | BROOKSHIRE, TX 77423 | 281.434.0046
 RISA REGISTRATION NO. 10194414 | PKELSRPKLANDSERVICES.COM

Prepared By

BEACON
 LAND SERVICES

1304 Langham Creek Drive, Suite 410
 Houston, TX 77084
 Phone: (346) 701-5706
 Project No. 5417

STATE OF TEXAS
COUNTY OF WALLER

WE, Jorge L. Diaz and Annge C. Ramos, owners of the property subdivided in the plat of ESTATES ON STOCKDICK SEC 1, make subdivision of the property, according to the lines, streets, lots, alleys, parks, building lines and easement as shown, and dedicate to the public, the streets, alleys, parks and easements shown, forever, and waive all claims for damages occasioned by the establishment of grades, as approved for the streets and drainage easements indicated, 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.

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

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

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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

1. That drainage of septic tanks into roads, streets, alleys, or public ditches, streams, 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 83 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 pipe) 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 Flood Plain Administrator for all development.
5. There are no underground pipelines within the confines of this subdivision except as shown on the above plat.
6. 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.

WITNESS OUR hands in the City of Waller, Waller County, Texas, this 27

day of July, 2023.

By:

Jorge L. Diaz
Jorge L. Diaz
Owner

By:

Annge C. Ramos
Annge C. Ramos
Owner

STATE OF

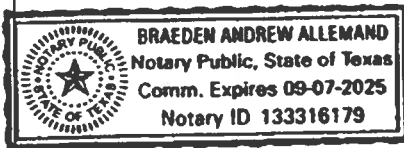
Texas

COUNTY OF

Harris

BEFORE ME, the undersigned authority, on this day personally appeared Jorge L. Diaz and Annge C. Ramos, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed it for the purposes and consideration set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 24th day of July, 2023 A.D.



Braeden Allemant
Notary Public in and for
The State of Texas
Printed Name of Notary / Expires
9-7-2025

SURVEYOR'S CERTIFICATION
STATE OF TEXAS

This is to certify that I Ronald Patrick Kell, 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.



Ronald Patrick Kell
Registered Professional Land Surveyor
State of Texas No. 6424

7/24/23
Date

LEGAL DESCRIPTION:

A TRACT OR PARCEL CONTAINING 2.895 ACRES OR 126,096 SQUARE FEET OF LAND SITUATED IN THE H&TC RR COMPANY SURVEY, ABSTRACT NO. 373, WALLER COUNTY, TEXAS, BEING A PORTION OF A CALLED 10,000 ACRE TRACT CONVEYED TO JERONIMO DIAZ AS RECORDED UNDER VOLUME (VOL.) 1149, PAGE (PG.) 677, OFFICIAL PUBLIC RECORDS WALLER COUNTY (O.P.R.W.C.) TEXAS, WITH SAID 2.895 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A PK NAIL FOUND ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF STOCKDICK ROAD, MARKING THE NORTHEAST CORNER OF A CALLED 10,000 ACRE TRACT CONVEYED TO BENITO IGNACIO HERNANDEZ AT AL AS RECORDED UNDER VOL. 1149, PG. 690, O.P.R.W.C., THE NORTHWEST CORNER OF SAID 10,000 ACRE TRACT (DIAZ) AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 53 MIN. 19 SEC. EAST, ALONG THE SOUTH R.O.W. LINE OF SAID STOCKDICK ROAD, A DISTANCE OF 30.01 FEET TO A PK NAIL FOUND MARKING THE NORTHWEST CORNER OF A CALLED 10,000 ACRE TRACT CONVEYED TO JERONIMO DIAZ, ET UX, AS RECORDED UNDER VOL. 848, PG. 330, WALLER COUNTY DEED RECORDS (W.C.D.R.), THE NORTHEAST CORNER OF SAID 10,000 ACRE TRACT (DIAZ) AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 06 MIN. 45 SEC. EAST, ALONG THE COMMON LINE OF SAID 10,000 ACRE TRACT (DIAZ) AND SAID 10,000 ACRE TRACT (DIAZ ET UX), A DISTANCE OF 1,445.36 FEET TO A CAPPED 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 10,000 ACRE TRACT (DIAZ ET UX) AN INTERIOR CORNER OF SAID 10,000 ACRE TRACT (DIAZ) AND AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 53 MIN. 58 SEC. EAST, CONTINUING ALONG THE COMMON LINE OF SAID 10,000 ACRE TRACT (DIAZ) AND SAID 10,000 ACRE TRACT (DIAZ ET UX), A DISTANCE OF 237.07 FEET TO A CAPPED 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF A CALLED 15,500 ACRES CONVEYED TO SHERYL M. PINE, ET AL AS RECORDED UNDER VOL. 1299, PG. 722, O.P.R.W.C., A NORTHEAST CORNER OF SAID 10,000 ACRES TRACT (DIAZ) AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 06 MIN. 35 SEC. EAST, ALONG THE COMMON LINE OF SAID 15,500 ACRES AND SAID 10,000 ACRES TRACT (DIAZ), A DISTANCE OF 307.85 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "RPK LAND SERVICES LLC" SET MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 89 DEG. 19 MIN. 58 SEC. WEST, OVER AND ACROSS SAID 10,000 ACRE TRACT (DIAZ), A DISTANCE OF 282.53 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "RPK LAND SERVICES LLC" SET ON THE EAST LINE OF SAID 10,000 ACRE TRACT (HERNANDEZ, ET AL), MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 00 DEG. 49 MIN. 55 SEC. EAST, ALONG THE COMMON LINE OF SAID 10,000 ACRE TRACT (HERNANDEZ, ET AL) AND SAID 10,000 ACRE TRACT (DIAZ), A DISTANCE OF 294.60 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "RPK LAND SERVICES LLC" SET MARKING AN ANGLE POINT OF SAID 10,000 ACRE TRACT (HERNANDEZ, ET AL) AND SAID 10,000 ACRE TRACT (DIAZ) AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 06 MIN. 45 SEC. WEST, CONTINUING ALONG SAID COMMON LINE OF SAID 10,000 ACRE TRACT (HERNANDEZ, ET AL) AND SAID 10,000 ACRE TRACT (DIAZ) A DISTANCE OF 1,445.35 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.895 ACRES OR 126,096 SQUARE FEET OF LAND.

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of ESTATES ON STOCKDICK SEC 1 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this

1 day of August, 2023.

By: Martha L. Stein
Martha L. Stein
Chair

By: M. Sonny Garza
M. Sonny Garza
Vice Chair

By: H. Rodriguez
Margaret Wallace Brown, AICP, CNIA
Secretary



J. Ross McCall, P.E., 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, P.E., County Engineer

APPROVED by Commissioners Court of Waller County, Texas, this ____ day of _____, 20__ A.D.

Judge Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

Walter E. Smith, P.E., R.P.L.S.
Commissioner, Precinct 2

Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorf
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 Holan, 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 _____, 20____, A.D. at _____ o'clock ____M., in File # _____ of the Official Public Records for said county.

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

By: _____
Debbie Holan
Clerk of the County Court
Waller County, Texas

By: _____
Deputy

GENERAL NOTES

1) Abbreviations, unless otherwise stated, are as follows:

- B.L. - Building Line
D.E. - Drainage Easement
DOC - Document
ESMT. - Easement
FND - Found
IP - Iron Pipe
IR - Iron Rod
UP - Right Pole
NO. - Number
PG. - Page
P.O.B. - Point of Beginning
—Flower Line
PP - Flower Pole
R.O.W. - Right-of-Way
SQ.FT. - Square Feet
U.E. - Utility Easement
VOL. - Volume
W.C.C.F. - Waller County Clerk's File
W.C.D.R. - Waller County Deed Records
W.C.M.R. - Waller County Map Records

- 2) The bearings and grid coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83) and may be brought to the surface by applying the following combined scale factor - 0.999053140.
- 3) 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 lot 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 wood fences back up, but generally will not replace with new fencing.
- 4) Unless otherwise indicated, the building lines (B.L.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
- 5) Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.

- 6) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.
- 7) Surveyor did not abstract subject property. This survey was prepared with information contained in City Planning Letter GF No. 7910-21-3813 of Title Houston Holdings, effective date May 16, 2022, and is subject to the limitations of that commitment.
- 8) According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 48201C0585M for Waller County, Texas, Effective Date November 15, 2019, the subject property appears to lie within Unshaded Zone "X". This determination was done by graphically plotting and is approximate only and does not guarantee that the subject property will be free from flooding or flood damage. On occasion, floods can and will occur and flood heights may be increased by man-made or natural causes. This flood note shall not create liability on the part of Beacon Land Services or its surveyor.
- 9) Structures built on lots in the designated Flood Plain shall be elevated 18 inches above the Base Flood Elevation. No building 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.
- 10) No pipe line or pipe line easement exist within the boundaries of this plat.
- 11) 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.
- 12) No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.
- 13) Elevations and contour lines shown hereon are based on NGS Monument AW5500, being a stainless steel rod without sleeve located 3.8 miles west from Katy along US Highway 90 from the junction of Pin Oak Road in Katy, 64.0' south of the centerline of the highway, 36.0' west of the centerline of Peterson Road, 26.0' south-southwest of the west end of a 32" pipe culvert, 13.0' feet south of a fence corner and a power pole, 2.0' north-northeast of a guy anchor, 2.0' east of a fence. Published Elevation = 155.65' NAVD 1988.
- 14) Temporary Benchmark "A", shown hereon, is a found PK Nail in the right-of-way for Stockdick Road, being the northeast corner of a called 10.00 acre tract conveyed to Manuel J. Chacon-Hernandez. Elevation = 165.91' NAVD 1988, 2001 Adjusted. X = 2,957,172.45 (GRID), Y = 13,868,106.57 (GRID).
- 15) Project is within the City of Houston ETJ.
- 16) Blanket Easement granted to CenterPoint Energy Houston Electric, LLC., as recorded under County Clerk's File No. 904906 (Blanket in Nature, not plottable)

LINE TABLE

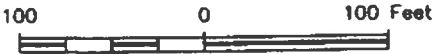
LINE	BEARING	DISTANCE
L1	N 87°53'19" E	30.01'
L2	N 87°54'18" E	30.01'

ADDRESS CHART

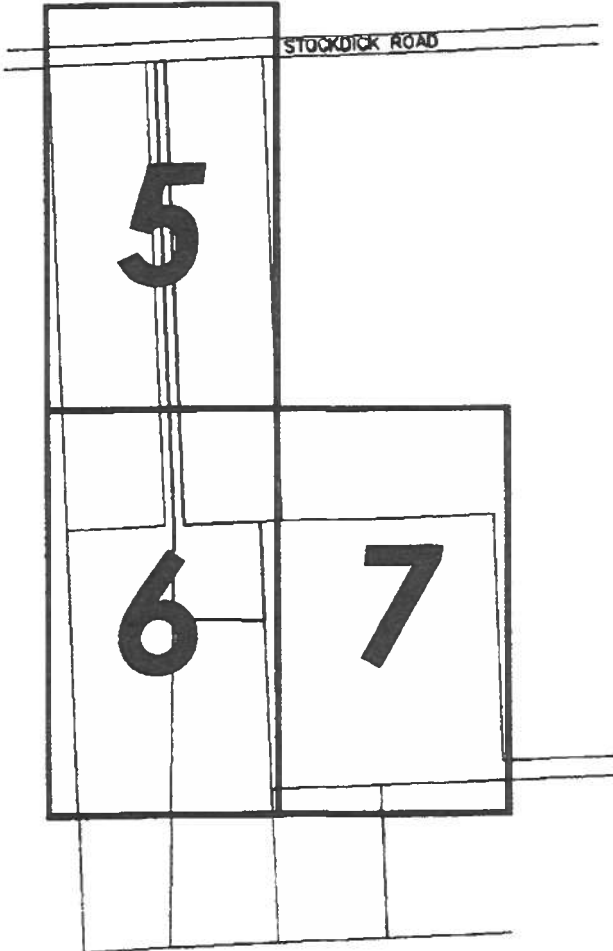
RESERVE "A"	934 JORDAN RANCH BLVD
-------------	-----------------------



GRAPHIC SCALE: 1" = 100'



SHEET INDEX



MINERO HOLDINGS LLC
CALLED 148.00 ACRES
MINERO HOLDINGS LLC
W.C.C.F. No. 1909497, W.C.D.R.

STOCKDICK ROAD

(60' R.O.W.)

VOL. 91, PG. 551, W.C.D.R.

FND. PK NAIL L1

600 SQ. FT. ARE HEREBY
DEDICATED TO THE PUBLIC FOR
RIGHT-OF-WAY PURPOSES

FND. PK NAIL
X: 2,957,202.49 (GRID)
Y: 13,868,107.59 (GRID)

CALLED 10.000 ACRES
MANUEL J. CHACON-HERNANDEZ, ET UX
W.C.C.F. No. 1401634, W.C.D.R.

DIAZ JERONIMO ELIAS
CALLED 10.000 ACRES
JERONIMO ELIAS DIAZ, ET UX
VOL. 848, PG. 330, W.C.D.R.

N 02°06'45" W 1,445.35'

S 02°06'45" E 1,445.36'

30' ACCESS ESMT.
W.C.C.F. No. 2103737, W.C.D.R.

MATCHLINE SHEET 5
MATCHLINE SHEET 6

MATCHLINE SHEET 5
MATCHLINE SHEET 6

CHACON MANUEL J & DEYSI A
CALLED 10.000 ACRES
MANUEL J. CHACON-HERNANDEZ, ET UX
W.C.C.F. No. 1401634, W.C.D.R.

DIAZ JERONIMO ELIAS
CALLED 10.000 ACRES
JERONIMO ELIAS DIAZ, ET UX
VOL. 848, PG. 330, W.C.D.R.

FND. 5/8" IR
X: 2,957,492.68 (GRID)
Y: 13,866,671.90 (GRID)

N 87°53'58" E
237.07'

SET CAPPED 5/8" IR
"RPK LAND SERVICES LLC"

FND. 5/8" IR

N 00°49'55" E
294.60'

LOT 1
2.881 AC. / 125,496 SQ. FT.

29420 Far Away Lane,
Katy, TX 77493

30' ACCESS ESMT.
W.C.C.F. No. 2103737,
W.C.D.R.

S 02°06'35" E 307.85'

SET CAPPED 5/8" IR
"RPK LAND SERVICES LLC"
X: 2,957,221.51 (GRID)
Y: 13,866,367.55 (GRID)

N 89°19'58" W
282.53'

SET CAPPED 5/8" IR
"RPK LAND SERVICES LLC"
X: 2,957,504.02 (GRID)
Y: 13,866,364.26 (GRID)

HERNANDEZ BENITO IGNACIO
CALLED 10.000 ACRES
BENITO IGNACIO HERNANDEZ, ET AL
VOL. 1149, PG. 690, W.C.D.R.

DIAZ RUBEN & GONZALEZ MARIA
CONCEPCION
CALLED 15.500 ACRES
SHERYL M. PINE, ET AL
VOL. 1299, PG. 722, W.C.D.R.

MATCHLINE SHEET 7
MATCHLINE SHEET 6

DIAZ JERONIMO ELIAS
CALLED 11.815 ACRES
PEDRO G & MARIA L SILVA
VOL. 941, PG. 197, W.C.D.R.

DI LANDHOLDINGS LLC
CALLED 15.500 ACRES
SHERYL M. PINE, ET AL
VOL. 1299, PG. 722, W.C.D.R.

MATCHLINE SHEET 7
MATCHLINE SHEET 6

CALLED 3.688 ACRES
FREDRICK THOMAS APPLEBY, IV
AND AMBER APPLEBY
INST. No. 2001429, W.C.D.R.