

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval- La Segarra Water Plant

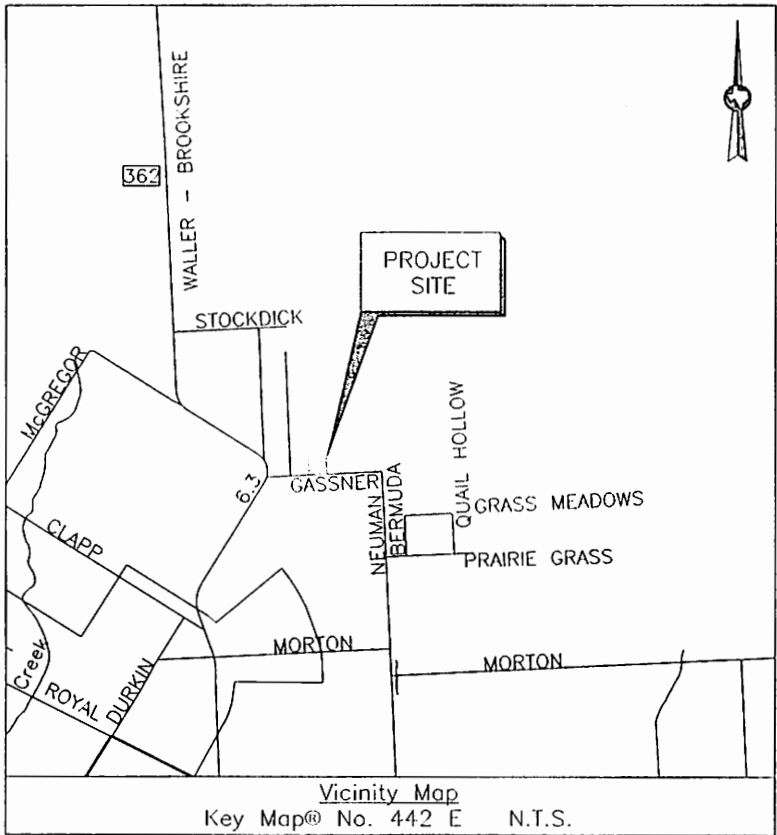
Date: July 24, 2024

Background

Final Plat of La Segarra Water Plant which consists of 1.91 acres will include 1 Block and 1 Reserve in Precinct 3.

Staff Recommendation

Approve Plat



FINAL PLAT OF
LA SEGARRA
WATER PLANT

BEING A SUBDIVISION OF 1.91 ACRES OUT OF THE J.
G. BENNETT SURVEY, ABSTRACT NO. 288
OUT OF THE H. & T. C. R.R. CO. SURVEY, SECTION 50,
WALLER COUNTY, TEXAS.

1 BLOCK 1 RESERVE

OWNER

ENCLAVE GASSNER TRACT, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
1790 HUGHES LANDING BOULEVARD, SUITE 400
THE WOODLANDS, TEXAS 77380
(210) 213-9929

May, 2024	OWNER: ENCLAVE GASSNER TRACT, LLC, A DELAWARE LIMITED LIABILITY COMPANY	FINAL PLAT OF LA SEGARRA WATER PLANT		ENGINEER/PLANNER/SURVEYOR 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 plating@ehra.team EHRA.TEAM TBPE No. F-726 TBPE L.S. No. 10092300
SHEET 1 OF 8				

STATE OF TEXAS }
COUNTY OF WALLER }

We, Enclave Gassner Tract, LLC, a Delaware limited liability company owner (or owners) of the property subdivided in the above map of the La Segarra Water Plant, 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.

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 ground, located adjacent to all utility easements and streets shown thereon.

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.

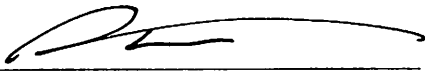
FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (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, 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 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 dipstyle driveways are encouraged where appropriate.
4. Property owners will obtain Development Permits/Permit Exemptions form 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 Deed Records of Waller County, Texas. A copy of said restrictions will be furnished by the aforesaid Enclave Gassner Tract, LLC, a Delaware limited liability company, 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.

WITNESS our hand in Waller County, Texas, this 16th day of May, 2024.

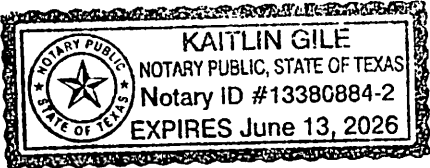
OWNER
Enclave Gassner Tract, LLC,
a Delaware limited liability company

BY: 
Alex Kamkar, Managing Member
Enclave Gassner Tract, LLC,
a Delaware limited liability company

STATE OF TEXAS }
COUNTY OF Harris }

BEFORE ME, the undersigned authority, on this day personally appeared Alex Kamkar, of Enclave Gassner Tract, LLC, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed it for the purposes and considerations set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16th day of May, 2024.




Notary Public in and for the State of Texas
My Commission expires: 6/13/26

May, 2024	OWNER: ENCLAVE GASSNER TRACT, LLC, A DELAWARE LIMITED LIABILITY COMPANY	FINAL PLAT OF LA SEGARRA WATER PLANT	 ENGINEERING THE FUTURE SINCE 1936	ENGINEER/PLANNER/SURVEYOR 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 platting@ehra.team EHRA.TEAM TBPE No. F-726 TBPE L S No. 10092300
SHEET 2 OF 8				

I, J. Ross McCall, P.E., County Engineer of Waller County, Texas, 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

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 _____, 2024, A.D. at ___ o'clock __M., in File No. _____ 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

This is to certify that I, A. Munroe Kelsay, 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 Panel No. 48473C0275E, dated February 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 No. 48473C0275E, dated February 18, 2009.

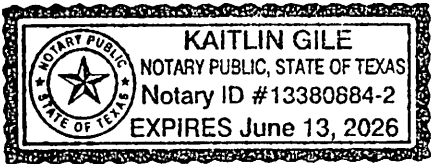


A. Munroe Kelsay
A. Munroe Kelsay
Registered Professional Land Surveyor
Texas Registration No. 5580

STATE OF TEXAS *X*
COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared A. Munroe Kelsay, 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 15th day of May, 2024.



Kaitlin Gile
Notary Public in and for the State of Texas
My Commission expires: 6/13/26

May, 2024	OWNER: ENCLAVE GASSNER TRACT, LLC, A DELAWARE LIMITED LIABILITY COMPANY	FINAL PLAT OF LA SEGARRA WATER PLANT		ENGINEER/PLANNER/SURVEYOR 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 plattling@ehra.team EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 3 OF 8				

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2023-31

APPROVED BY THE BOARD OF SUPERVISORS ON 11-27-23

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.

APPROVED by Commissioners Court of Waller County, Texas, this _____ day of _____, 2024 A.D.

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 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.

FIELD NOTES of a 1.91 acre tract of land situated in the H. & T. C. R.R. CO. Survey, Section 50, Abstract No. 288, Waller County, Texas; said 1.91 acre tract of land being out of and part of a called 198.08 acre tract of land as conveyed to Enclave Gassner Tract, LLC and recorded under Waller County Clerk's File No. (W.C.C.F. No.) 2205353; said 1.91 acre tract of land being more particularly described by metes and bounds as follows:

NOTE: All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). All distance are actual distances. Scale factor = 0.999867026871.

COMMENCING at a 5/8-inch iron rod found in a Southwest corner said 198.08 acre tract, the Southeast corner of a called 3.144 acre tract of land as conveyed to Tod S. Taylor and Karen M. Taylor and recorded in Volume 928, Page 112 of the Deed Records of Waller County, Texas and being the North right-of-way line of Gassner Lane (60 feet wide), from which a found 5/8-inch iron rod found marking the Northeast corner of said 3.144 acre tract, bears N 02°02'05" W, 627.34 feet.

THENCE S 87°49'02" W, along the South line of said 198.08 acre tract and the North right-of-way line of said Gassner Lane a distance of 1,837.92 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the POINT OF BEGINNING and the Southeast corner of this tract of land.

THENCE S 87°49'02" W, continuing along the South line of said 198.08 acre tract and the North right-of-way line of said Gassner Lane a distance of 298.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the Southeast corner of a called 43.1414 acre tract of land as conveyed to Edwin Lake and recorded in Volume 1117, Page 25 of the Waller County Deed Records and the Southwest corner of this tract of land.

THENCE N 01°56'58" W, along the East line of said 43.1414 acre tract and the West line of this tract of land a distance of 278.19 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the Northwest corner of this tract of land.

THENCE N 88°03'02" E, along the North line of this tract a distance of 298.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the Northeast corner of this tract of land.

THENCE S 01°56'58" E, along the East line of this tract a distance of 276.97 feet to the PLACE OF BEGINNING; containing within said boundaries a calculated area of 1.91 acres (82,988 sq.ft.) of land.

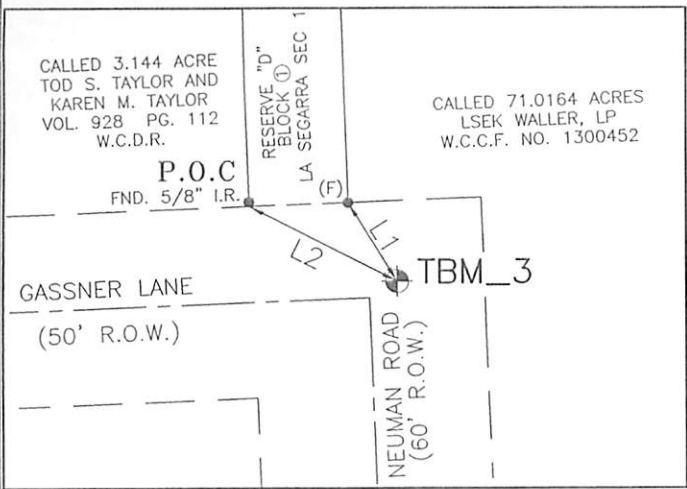
May, 2024	OWNER: ENCLAVE GASSNER TRACT, LLC, A DELAWARE LIMITED LIABILITY COMPANY	FINAL PLAT OF LA SEGARRA WATER PLANT	 ENGINEERING THE FUTURE SINCE 1936	ENGINEER/PLANNER/SURVEYOR 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 plattling@ehra.team EHRA.TEAM TBPE No. F-726 TRPFLS No. 10092300
SHEET 4 OF 8				

NOTES:

- (1) B.L. indicates Building Line
D.R.W.C.TX. indicates Deed Records of Waller County, Texas
FND. indicates Found
I.R. indicates Iron Rod
N.T.S. indicates Not To Scale
P.O.B. indicates Point of Beginning
P.O.C. indicates Point of Commencing
PG. indicates Page
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right-Of-Way
SQ.FT. indicates Square Feet
U.E. indicates Utility Easement
VOL. indicates Volume
W.C.C.F. NO. indicates Waller County Clerk's File Number
W.C.D.R. indicates Waller County Deed Records
- (2) All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
- (3) All easements extend equidistant from either side of the property and lot lines unless otherwise noted.
- (4) All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). Scale factor = 0.99990226.
- (5) Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- (6) All lot corners, reserves and block corners are set 5/8" iron rods with cap stamped "E.H.R.A. 713-784-4500" unless otherwise noted.
- (7) One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets 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 subdivision 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.
- (8) There are no pipeline or pipeline easements within the boundaries of this plat.
- (9) 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.
- (10) According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Waller County, Texas, Map No. 48473C0350E, dated February 18, 2009, the subject property appears to be within Unshaded Zone "X" defined as areas outside the 0.2% annual chance floodplain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ and Associates, Inc.
- (11) The property subdivided in the foregoing plat lies in Waller County, Waller County M.U.D. No. 45, Royal Independent School District.
- (12) A subdivision variance has been approved to allow a minimum centerline radius of 300 feet for local streets by Waller County Commissioners Court on March 23, 2022.
- (13) A subdivision variance has been approved to allow a minimum lot width of 40' by Waller County Commissioners Court on March 23, 2022.
- (14) A subdivision variance has been approved to allow 50' minimum right-of-way for curb and gutter construction on local streets.
- (15) A subdivision variance has been approved to allow a cul-de-sac right-of-way radius of 50' with a corresponding 42' pavement radius by Waller County Commissioners Court on March 23, 2022.
- (16) A subdivision variance has been approved to allow a minimum right-of-way width of 60' for curb and gutter construction with 15' of landscaping on each side of the right-of-way for collector streets by Waller County Commissioners Court on July 27, 2022.

OWNER’S RESPONSIBILITIES:

- (1) No structure in this subdivision shall be occupied until connected to a public sewer system which has been approved and permitted by Waller County Environmental Department.
- (2) No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.
- (3) In a subdivision that is not served by fire hydrants as part of a centralized water system certified by the Texas Commission on Environmental Quality as meeting minimum standards for water utility service, the Commissioners Court may require a limited fire suppression system that requires a developer to construct:
 - (a) For a subdivision of fewer than 50 houses, 2,500 gallons of storage; or
 - (b) For a subdivision of 50 or more houses, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.
- (4) 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.
- (5) The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by Commissioners Court. 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 streets. The County will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets.
- (6) The County assumes no responsibility for the accuracy of representations by other parties on the plat. Floodplain data, in particular, may change depending on subsequent development.
- (7) 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.
- (8) 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 (Corporation Name), to the purchaser of each and every lot in the subdivision prior to culmination of each sale.
- (9) 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.



CALLLED 198.08 ACRES
ENCLAVE GASSNER TRACT LLC
W.C.C.F. NO. 2205353



DETAIL
TEMPORARY BENCHMARK (TBM) 3
SCALE: 1"=50'
A 5/8" BLUE CAPPED IRON ROD
STAMPED "E.H.R.A. 713-784-4500"
ELEV.=174.14'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S31°37'40"E	24.09'
L2	S62°58'47"E	42.99'

CALLLED 3.144 ACRE
TOD S. TAYLOR AND
KAREN M. TAYLOR
VOL. 928 PG. 112
W.C.D.R.

CALLLED 198.08 ACRES
ENCLAVE GASSNER TRACT LLC
W.C.C.F. NO. 2205353

CALLLED 492.7536 ACRES
LSEK WALLER, LP
W.C.C.F. NO. 1300452

CALLLED 71.0164 ACRES
LSEK WALLER, LP
W.C.C.F. NO. 1300452

SHEET 8

1,837.92'
FND. 5/8" I.R.

P.O.C.
FND. 5/8" I.R.

N 02°02'05" W 627.34'

NEUMAN ROAD
(60' R.O.W.)
NO RECORD DOCUMENT FOUND
AS MONUMENTED AND FENCED
A COUNTY MAINTAINED ROAD

ADDRESS TABLE			
BLOCK	RESERVE	STREET	NUMBER
1	A	GASSNER LANE	33120

