

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: General Land Plan of Marigold

Date: July 24, 2024

Background

Plat Name: Marigold General Plan

Applicant: Meta Planning + Design

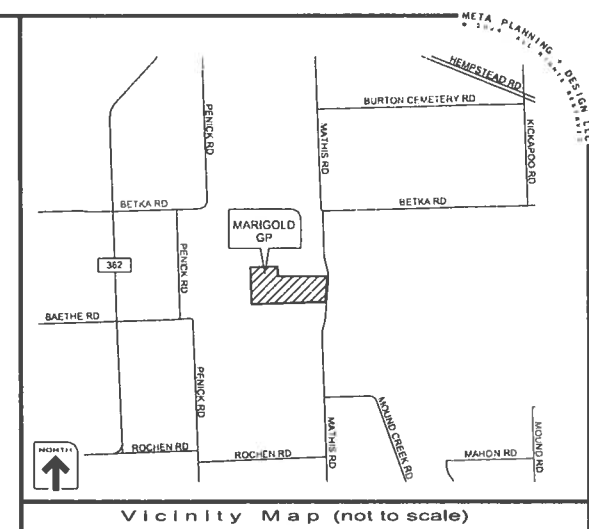
Owner: K.B. Homes

Location: North of Roehen Road, East of Penick Road, West of Mathis Road

Description: A 149.1 Acres tract of land out of the Peter B. Norton Survey in Waller County.

Staff Recommendation

Approve

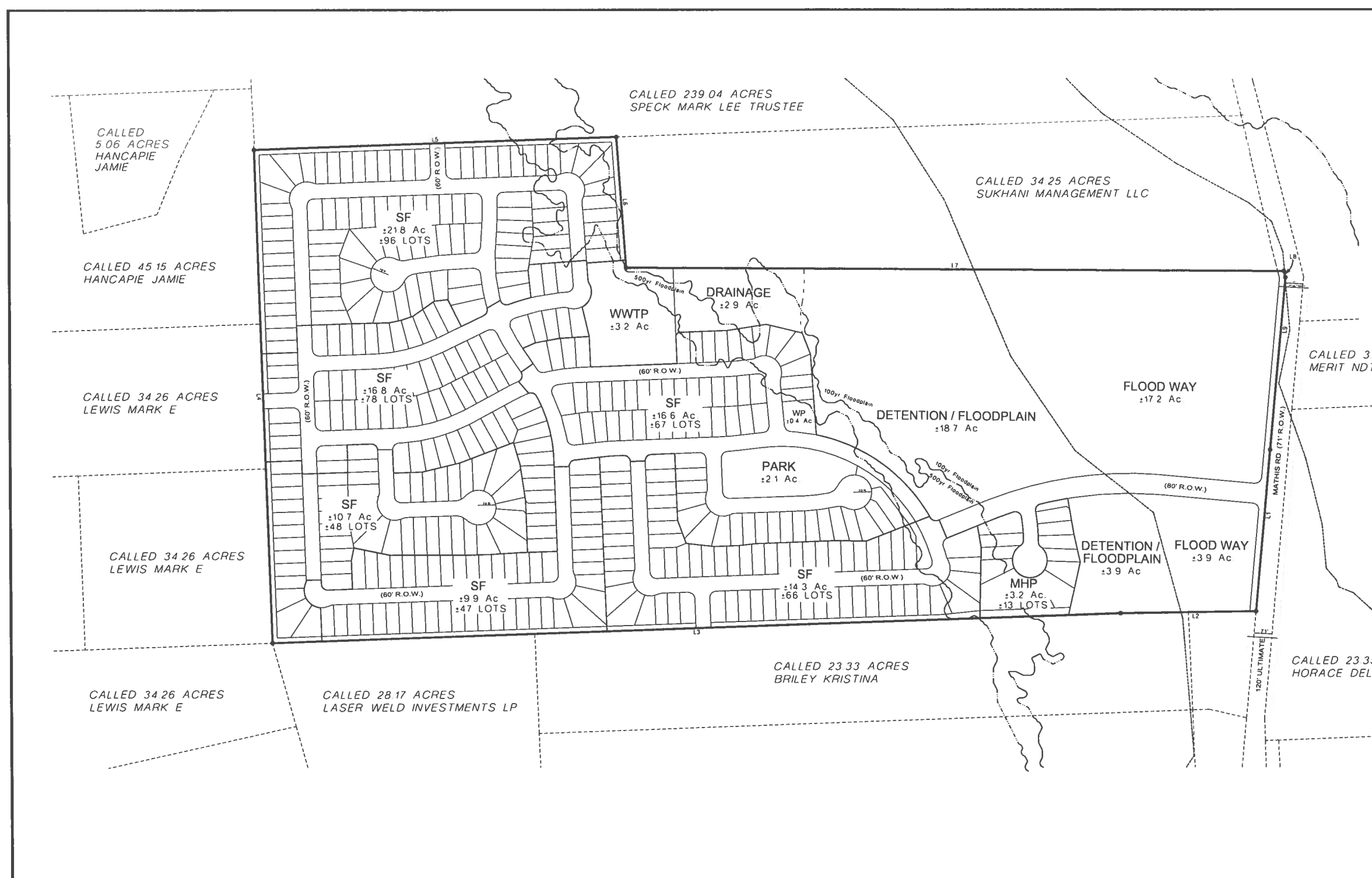


LINE	DISTANCE	BEARING
L1	651'	S 050°35' W
L2	544'	N 89°12'10" E
L3	3397'	S 88°01'17" W
L4	1980'	N 01°54'06" W
L5	1449'	N 88°00'44" E
L6	525'	S 04°07'43" E
L7	2633'	S 89°39'24" E
L8	26'	N 141°3'51" W
L9	694'	S 051°3'14" W

A GENERAL PLAN OF

MARIGOLD

BEING 149.1± ACRES OF LAND
OUT OF THE
PETER B. NORTON SURVEY, A-231
WALLER COUNTY, TEXAS
OWNER/DEVELOPER:
K.B. HONES
11514 RICHMOND AVE
HOUSTON, TEXAS 77025
(281) 668-3829
ENGINEER/SURVEYOR:
A&S ENGINEERING
ANDREW JOHNSON
10377 STELLA LINK ROAD
HOUSTON, TEXAS 77025
(713) 942-2737
PLANNER:
META
PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422
JUNE 17, 2024
MTA-87004



LAND USE SUMMARY ESTIMATED	
LOT TYPE	LOT COUNT
50s	~416 LOTS

LOT PROJECTIONS AND PHASING MAY BE ADJUSTED BASED ON PREVAILING MARKET CONDITIONS

- GENERAL NOTE
- 1) CURRENT STREET PATTERNS AND LOT CONFIGURATIONS ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO SLIGHT CHANGES AS EACH SECTION IS PLATTED AT THE PRELIMINARY LEVEL
 - 2) ALL CURRENT SUBDIVISION REGULATIONS ARE BEING FOLLOWED

DISCLAIMER AND LIMITED WARRANTY
THIS GENERAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE WALLER COUNTY SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAN WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE WALLER COUNTY PLANNING & ZONING COMMISSION AND / OR CITY - COUNCIL. THIS GENERAL PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC, NOR ANY OF ITS OFFICERS OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES.