

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Sunterra Section 56 Amending Plat No. 1

Date: August 6, 2025

Background

Amend Sunterra Section 56 Plat No. 1 to correct scrivener errors on lot bearings and dimensions, and to move lot lines.

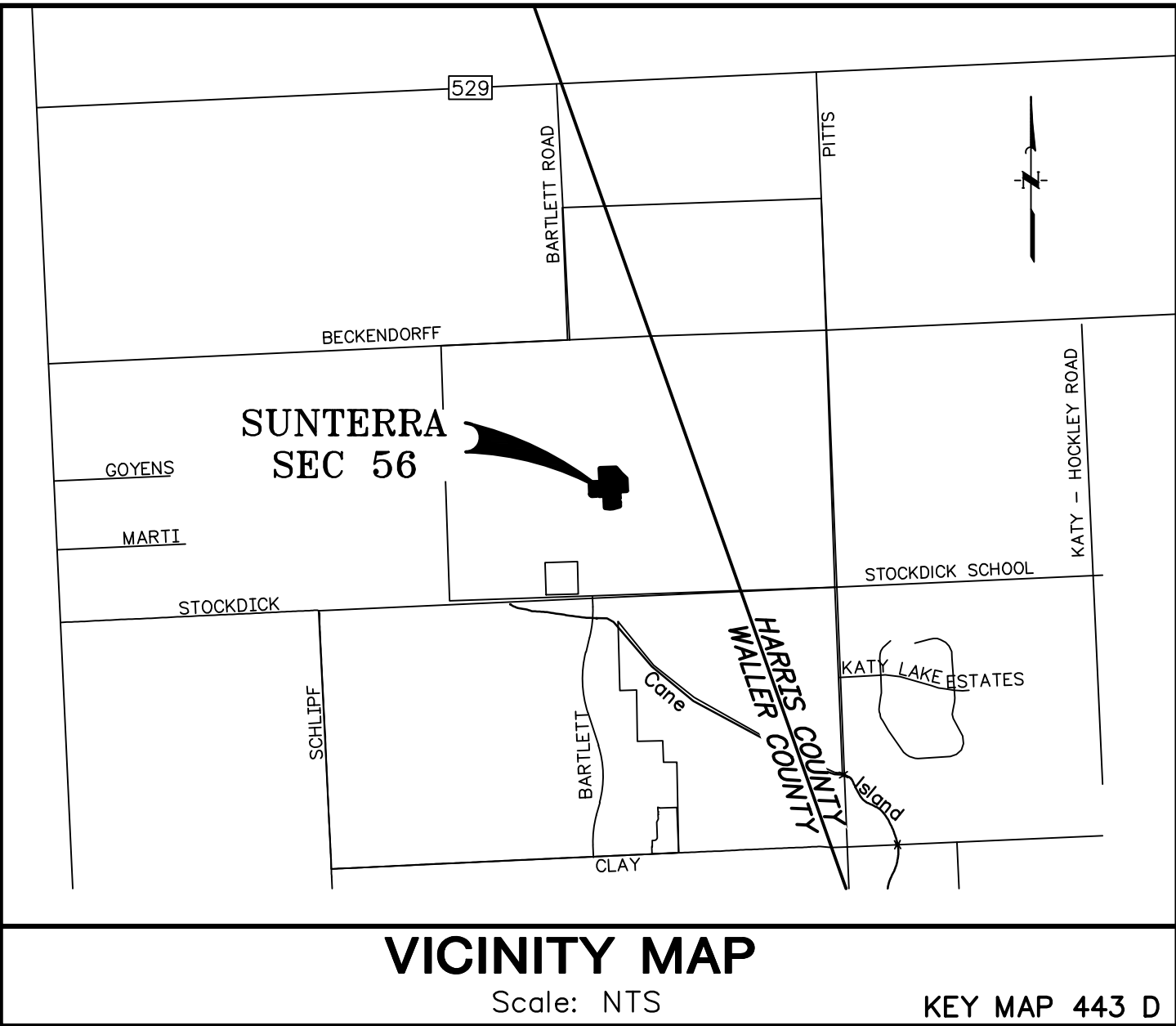
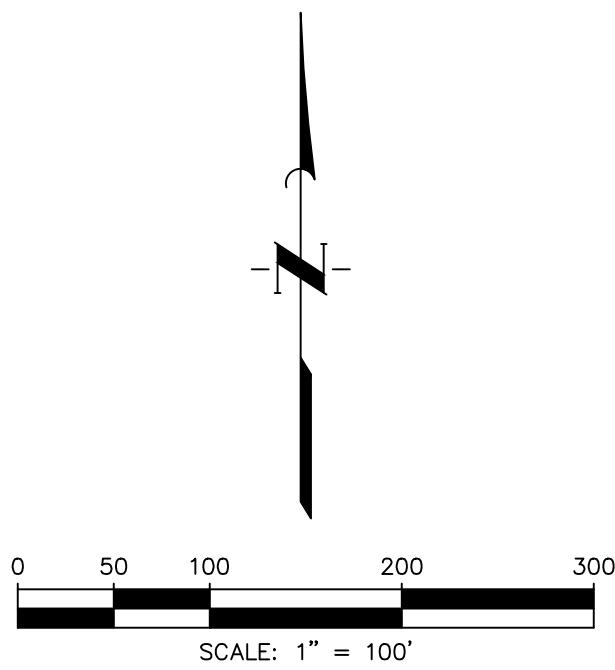
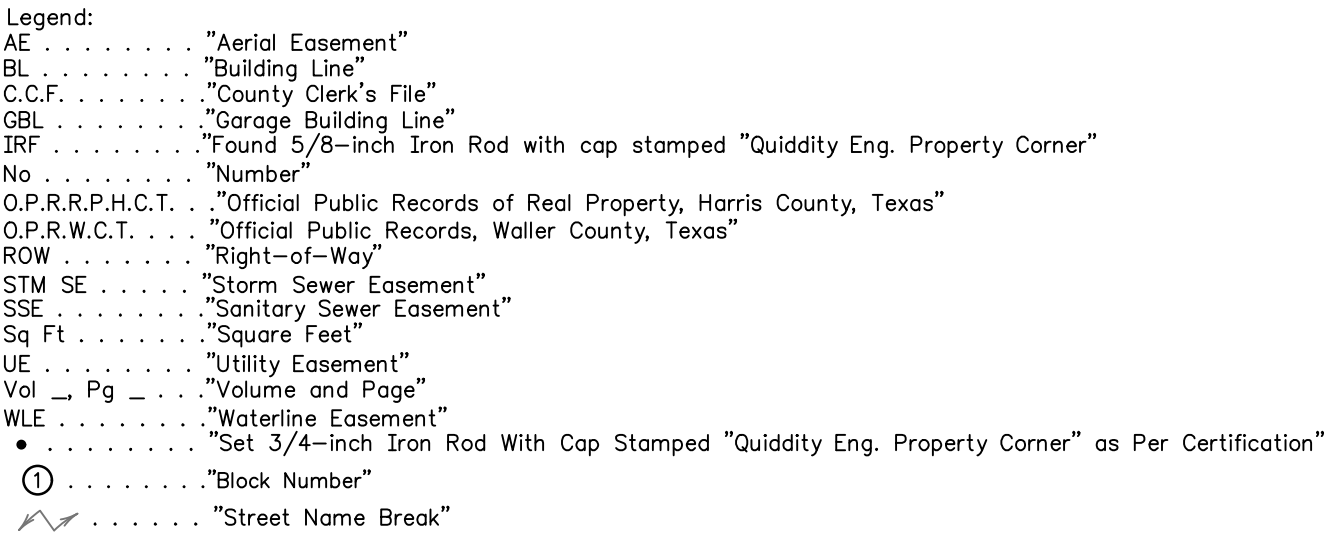
Staff Recommendation

Amending Plat No. 1

COMPENSATING OPEN SPACE TABLE-SUBURBAN AREA

A.	TOTAL NUMBER OF LOTS <5000 SF: 28
B.	TOTAL AREA OF LOTS <5000 SF: 135,655 SF
C.	AVERAGE LOT SIZE<5000 SF (B/A): 4,845 SF
D.	COMPENSATING OPEN SPACE REQUIRED PER LOT (BASED ON C): 100.0
E.	COMPENSATING OPEN SPACE REQUIRED (A X D): 2,800 SF
F.	TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED: 7,536 SF RESERVE B

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	90°00'00"	39.27"	S42°39'15"W	35.36'	25.00'
C2	25.00'	90°00'00"	39.27"	S47°20'45"E	35.36'	25.00'
C3	125.00'	3°58'38"	8.68'	N00°21'26"W	8.68'	4.34'
C4	25.00'	86°01'22"	37.53'	S44°38'34"W	34.11'	23.32'
C5	30.00'	90°00'00"	47.12'	N47°20'45"W	42.43'	30.00'
C6	150.00'	86°01'13"	225.59'	S44°43'00"W	204.93'	140.29'
C7	100.00'	47°45'24"	83.35'	N26°13'27"W	80.86'	44.27'
C8	300.00'	9°32'15"	49.94'	S44°39'58"W	49.88'	25.03'
C9	75.00'	42°05'45"	55.10'	N71°09'01"W	53.87'	28.86'
C10	95.00'	41°04'43"	68.11'	N12°33'05"W	66.66'	35.59'
C11	50.00'	143°29'07"	125.21'	S21°39'07"W	94.97'	151.56'
C12	95.00'	41°04'43"	68.11'	N89°51'18"E	66.66'	35.59'
C13	25.00'	90°08'51"	39.33'	N42°43'41"E	35.40'	25.06'
C14	25.00'	55°11'40"	24.08'	S60°12'16"W	23.16'	13.07'
C15	50.00'	275°30'21"	240.42'	S09°38'23"E	67.23'	45.41'
C16	25.00'	40°18'41"	17.59'	S72°02'33"E	17.23'	9.18'
C17	25.00'	90°00'00"	39.27"	N84°53'51"E	35.36'	25.00'
C18	25.00'	90°00'00"	39.27"	S05°06'09"E	35.36'	25.00'
C19	25.00'	89°51'09"	39.21"	N47°16'19"W	35.31'	24.94'
C20	25.00'	295°01'03"	13.02'	S77°25'14"E	12.88'	6.66'
C21	50.00'	272°04'56"	237.44'	S18°32'10"E	69.41'	48.22'
C22	25.00'	62°13'28"	27.14'	S56°32'56"W	25.83'	15.08'



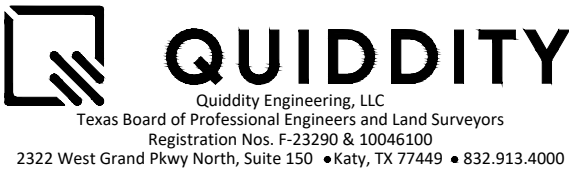
AMENDING PLAT No 1
AN AMENDING PLAT OF 1.34 ACRES OF LAND
OUT OF THE
H. & T. C. RAILROAD COMPANY SURVEY
SECTION 129, A-204

**ALSO BEING AN AMENDING PLAT OF LOTS 9-18 AND
RESERVE B OF BLOCK 1 AS RECORDED UNDER
SUNTERRA SEC 56
C.C.F. No. 2411380, O.P.R.W.C.T.
WALLER COUNTY, TEXAS**

JUNE 2025
REASON FOR AMENDING PLAT: TO CORRECT SCRIVENER ERRORS ON LOT
BEARINGS AND DIMENSIONS, AND TO MOVE LOT LINES.

OWNER/DEVELOPER:
KB Home Lone Star, Inc.
A Texas Corporation
11314 Richmond Ave.
HOUSTON, TEXAS 77082
(281) 668-3872
dgallo@kbhome.com

ENGINEER/PLANNER/SURVEYOR:



CJamnik@quiddity.com SHEET 1 OF 2