NOTICE OF MEETING
WALLER COUNTY, TEXAS
REGULAR SESSION

Wednesday, August 21, 2024 at 9:00 AM

Waller County Joe Kuciemba Annex, Hempstead, Texas

AGENDA

NOTICE is hereby given that the Commissioners Court of Waller County, Texas, will meet at the date and time listed above at its meeting place at:

CALL TO ORDER

1. Approval of Agenda.

Waller County Joe Kuciemba Annex
425 FM 1488
Hempstead, Texas 77445

Said meeting will be a regular meeting for the purpose of transacting the business of the County and to **consider and take possible action on any of the agenda items listed below:**

PUBLIC COMMENT

CONSENT AGENDA

Items identified within the Consent Agenda are of a routine nature and will be passed with one vote without being discussed separately. If a member of the court or public requests that a particular item be discussed, that agenda item will be pulled from the Consent Agenda and discussed as part of the regular agenda at the appropriate time. One vote will approve the remaining items on the Consent Agenda.

2. Approval of Minutes.

3. Request by County Treasurer for Approval of Payroll Disbursements.

4. Request by County Treasurer to approve disbursement of funds for Retiree Insurance Premiums.

5. Request by County Treasurer for approval of Monthly Report.

6. Request by County Auditor to approve 2024 budget adjustments and departmental line-item transfers.

7. Request by County Auditor to approve official documents and all monthly reports.

Requests to approve payments

8. Request to approve payments on the following:

$10,400.00 for invoice #1376 to Fort Bend Medical Examiner from line item 125-423-540702 [Autopsy].

9. $1,125.00 for invoice dated August 5, 2024 to Schmidt Funeral Home from line item 125-423-540705 [Transport to Morgue].

10. $7,022.40 for invoice #313584 to CivicPlus from line item 115-426-545512 [Co. Clerk Records Management & Preservation Fund].

11. $1,987.38 for invoice #38 to King Architectural Consulting Services from line item 604-604-545405 [Professional Services].

12. Request by County Auditor to Approve and/or Ratify Accounts Payable.

13. Request by County Engineer to approve a Permit to construct within the right of way of Lakeside Dr., Robinhood Ln., Friar Tuck Dr., King Arthur Ct., Sherwood Green Dr., Sir Lancelot Cir., Castle Ln., Shoreline Rd., Forest Cir., Shady Oak Dr., Winding Way., River Run, Silver Springs Rd., and Ridgeview Rd. for a placement of Fiber Optic Lines by AT & T - Millenium Geospatial. 24.UP.026.

14. Request by County Engineer to approve a Permit to construct within the right of way of Joseph Rd., Greenbriar Dr., Walnut Hill Dr., Hickory Hill Dr., Live Oak Dr., Sweetgum Dr., W Pinewood Dr., Hickory Dr., Holly Dr., N Pinewood Dr., and Hillcrest Dr. for a placement of Fiber Optic Lines by AT & T - Millenium Geospatial. 24.UP.026.

15. Request by County Engineer to approve a Permit to construct a Utility in the County right of way on Morton Rd. and Pitts Rd. for Tennessee Gas Pipeline to excavate and replace 30" pipeline.

16. Request by County Engineer to approve the Final Plat of Courtney Estates in Precinct 2.

17. Request by County Engineer to approve the Final Partial Replat of Blinka Estates No.1 in Precinct 3.

18. Request by County Engineer to approve the Final Plat of Sunterra Section 67 and accept the Construction Bond in Precinct 3.

19. Request by County Engineer to approve the Final Plat of Sunterra Section 68 and accept the Construction Bond in Precinct 3.

20. Request by County Engineer to approve the Final Plat of Sunterra Section 69 and accept the Construction Bond in Precinct 3.

21. Request by County Engineer to approve the Final Plat of Sunterra Section 71 and accept the Construction Bond in Precinct 3.

22. Request by County Engineer to approve the Final Plat of Sunterra Section 72 and accept the Construction Bond in Precinct 3.

23. Request by County Engineer to approve the Final Plat of Bartlett Road Street Dedication Section 4 and accept the Construction Bond in Precinct 3.

24. Request by County Engineer to approve the Final Plat of Bartlett Road Street Dedication Section 5 and accept the Construction Bond in Precinct 3.

25. Request by County Engineer to approve the Final Plat of Caymus Creek Drive Street Dedication and accept the Construction Bond in Precinct 3.

26. Request by County Engineer to approve the Amendment of Plat No.1, for Houston Oaks Section 6 in Precinct 2.

27. Request by County Engineer to approve the Final Plat of Arborwood Estates and accept the Construction Bond in Precinct 2.

28. Request by County Engineer to approve the Final Plat of Tantara Bend Drive Street Dedication and Detention Reserves and accept the Construction Bond in Precinct 3.

29. Request by County Engineer for approval of advertisement to seek bids for ARPA - Funded Seal Coating Road Projects (08/2024). Funds to be paid from line item 125-401-544100 [Bid Notices and Printing].

COUNTY JUDGE

30. Approve appropriate action regarding the 2024 tax rate.

31. Approve action to set salaries, expenses, and other allowances of all elected county and precinct officers.

32. Approve authorization for the County Judge to publish the Notice of Salary Increases for Elected Officials in the Katy Times, Waller Times, and The Waller County Express and on the County website. Funds to be paid from line item 125-401-544100 [Bid Notices & Printing].

33. Approve authorization for the County Judge to publish the Notice of 2024 Tax Year Proposed Tax Rate for Waller County in the Katy Times, Waller Times, The Waller County Express, and on the County website. Funds to be paid from line item 125-401-544100 [Bid Notices & Printing].

34. Approve authorization for the County Judge to publish the Notice of Budget Hearing in the Katy Times, Waller Times, The Waller County Express, and on the County website. Funds to be paid from line item 125-401-544100 [Bid Notices & Printing].

COUNTY ENGINEER

35. Approve Task Order #1 to Cobb Fendley & Associates for traffic impact analysis review, not to exceed $100,000.00, in accordance with Traffic Specific Engineering Services Master Contract dated May 29, 2024. Funds to be paid from line item 110-530-545800 [Prof Consult/Flood Mgmt].

36. Approve purchase of a new tractor with shredder and claw grappler utilizing the State Cooperative Program - SOURCEWELL - Vendor Lansdowne Moody Company in the amount of $64,820.82. Funds to be paid from line item 110-530-581100 [Construction Equipment].

37. Approve purchase of a 2024 Crew Cab Dodge Pick-Up (for sign division) utilizing the State Cooperative Program - BUYBOARD #723-23 from Grapevine DCJ in the amount of $80,704.00. Funds to be paid from line item 110-530-581100 [Construction Equipment].

38. Approve purchase of (6) 2024 Crew Cab Dodge Pick-Ups utilizing the State Cooperative Program - BUYBOARD #724-23 from Grapevine DCJ in the amount of $282,796.00. Funds to be paid from line item 110-530-581100 [Construction Equipment].

39. Approve purchase of a 2024 Crew Cab Dodge Pick-Up (for shop service truck) utilizing the State Cooperative Program - BUYBOARD #724-23 from Grapevine DCJ in the amount of $81,189.00. Funds to be paid from line item 110-530-581100 [Construction Equipment].

40. Approve the authorization for County Engineer to enter into negotiations with IEA, Inc., for design services related to the emergency bridge repair on Riley Road Bridge at Birch Creek Draw in Precinct 2.

SHERIFF

41. Ratify action previously taken by the Court on agenda item #23 of the August 7, 2024 Commissioners Court meeting awarding bid for Sheriff's Office fleet vehicle associated with Resolicited RFP #240626-30 to Sames Auto Group for the amount of $50,500.00.

42. Approve payment of $50,500.00 to Sames Automotive Group, LLC for a 2024 Chevrolet Silverado pursuant to RFP #240626-30. Funding to be paid from line item 125-600-581400 [Vehicle].

43. Approve purchase of eight (8) 2024 Chevrolet Tahoe PPV 2WD vehicles for a total of $388,800.00 from Caldwell Country Chevrolet pursuant to BuyBoard Contract No. 724-23. Funding to be paid from the following line items:

    $291,400.00 from 192-489-581814 [Federal Forfeiture Equipment] and $97,400.00 from 125-600-581400 [Vehicle].

TAX ASSESSOR-COLLECTOR

44. Approve authorization for the County Judge to sign a resale deed for the private tax resale of property currently held in trust by Waller County pursuant to Section 34.05(h)(2) of the Texas Tax Code.

ELECTIONS

45. Approve Order by the County Judge for the 2024 General Election in Waller County.

46. Approve addition of two Early Voting Locations for the 2024 General Election.

COUNTY CLERK

47. Approve Xerox Lease Agreement for copier located in the County Clerk's Records Room in the amount of $138.62 per month for 48 months. Funds to be paid from line item 125-403-545510 [Equipment Rent/Lease].

48. Accept quote from Revolution Data Systems, Choice Partners Contract #21/031KN-53 for scanning project of Waller County Deed Records from 1837 to 1993 in the amount of $532,685.30. Funds to be paid from line item 115-426-545512 [Co Clerk Records Management & Preservation Fund].

TREASURER

49. Review and approve list of departmental take home vehicles.

GRANT MANAGER

50. Accept FY24 Formula Grant Award in the amount of $45,868.00 from the Texas Indigent Defense Commission (TIDC) and authorize County Judge to execute the required TIDC Grant Resolution.

51. Authorize the County Judge to execute Amendment No. 4 relative to the Brazos River Watershed Study associated with Texas Water Development Board's Flood Infrastructure Grant (TWDB Commitment No. G1001319).

52. Authorize the County Judge to execute Amendment No. 4 relative to the Spring Creek Watershed Study associated with Texas Water Development Board's Flood Infrastructure Grant (TWDB Commitment No. G1001333).

53. Re-approve purchase of one (1) 2023 Ford F-150 Crew 4X4 for Constable, Precinct 4 from Silsbee Ford pursuant to TIPS Contract. Funding to be paid from line item 241-595-561209 [ARPA Miscellaneous].

COMMISSIONER, PRECINCT 4

54. Publicly open proposals received for the purchase of an airboat and trailer pursuant to RFP #240724-53.

COMMISSIONER, PRECINCT 3

55. Discuss and take action to approve proposed site development of county land in Sunterra.

COMMISSIONER, PRECINCT 2

56. Discuss and take action on Mathews Park Donation Agreement.

57. Discuss and take action on survey services required for Mathews Park acquisition and authorize County Judge to sign necessary documents.

DIRECTOR OF FACILITIES

58. Approve the Design-Build Change order form #004 for the County to be credited in the amount of ($4,360.56) for the Waller County Swing Space.

MISCELLANEOUS

59. Approve payment of $20,000.00 to Waller County Historical Museum from line item 125-539-547236 [County Museum] as allocated in the 2024 Budget.

60. Approve payment of $15,000.00 to Waller County Historical Society from line item 125-538-568400 [Miscellaneous] as allocated in the 2024 Budget.

61. Approve payment of $12,362.68 for Invoice # 6215 to Randle Law Office from line item 125-411-540300 [Legal] for General Matters.

62. Discuss contract negotiations related to the design of precinct buildings for Precincts 2 and 3.

63. Approve deliberation of business and financial issues in executive session based on determination and recommendation from the District Attorney's Office that deliberation in an open meeting regarding business and financial issues related to the purchase, exchange, lease, or value of real properties would have a detrimental effect on the position of the County in negotiations with third persons.

64. Approve deliberation of business and financial issues in executive session based on determination and recommendation from the District Attorney’s Office that deliberation in an open meeting regarding business and financial issues related to contract negotiations for it would have a detrimental effect on the position of the County in negotiations with third persons.

EXECUTIVE SESSION

65. Consultation with District Attorney and outside counsel pursuant to Government Code Section 551.071.

66. Deliberate business and financial issues related to the purchase, exchange, lease or value of real properties pursuant to Government Code Sections 551.072 and 551.0725.

67. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.

68. Reconvene in Open Session to take any action necessary on matters discussed in Executive Session.

ADJOURN MEETING

NOTICE

The County Commissioners Court of Waller County reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberation about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 Personnel Matters, 551.076 (Deliberations about Security Devices) and 551.086 (Economic Development).

MINUTES

WALLER COUNTY COMMISSIONERS COURT
REGULAR SESSION
WEDNESDAY – AUGUST 7, 2024

BE IT REMEMBERED that the Honorable Commissioner's Court of Waller County, Texas, met in **REGULAR SESSION** on Wednesday, the 7th day of August 2024 at its meeting place at the Waller County Joe Kuciemba Annex, Hempstead, Texas.

CALL TO ORDER

The meeting was called to order by Waller County Judge Trey Duhon at 9:07 a.m. with the following members of the Court present to-wit:

Carbett "Trey" J. Duhon III, County Judge
John A. Amsler, Commissioner Precinct 1
Walter Smith, Commissioner Precinct 2
Kendric D. Jones, Commissioner Precinct 3
Justin Beckendorff, Commissioner Precinct 4
Debbie Hollan, County Clerk

Delivery of Invocation by: Commissioner Amsler
Pledge to the American Flag and Texas Flag led by: Commissioner Beckendorff

Commissioner Smith made motion to approve agenda, seconded by Commissioner Beckendorff.
Motion carried by 5-0 vote.

Judge Trey Duhon	*– Yes*	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
		Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

PUBLIC COMMENT

1. Brian Cantrell – Fire Marshal

CONSENT AGENDA

Items identified within the Consent Agenda are of a routine nature and will be passed with one vote without being discussed separately. If a member of the court or public requests that a particular item be discussed, that agenda item will be pulled from the Consent Agenda and discussed as part of the regular agenda at the appropriate time. One vote will approve the remaining items on the Consent Agenda.

2. Approval of Minutes – July 24, 2024 Regular Session
3. Request by County Treasurer for approval of Payroll disbursements.
4. Request by County Auditor to approve 2024 budget adjustments and departmental line-item transfers.

5. Request by County Tax Assessor-Collector to approve refunds in excess of $500.00 in accordance with Article 31.11 State Property Tax Code.

6. Request to approve payments on the following:
   $7,500.00 for Invoice # 08883 to Brazos Valley Council of Governments from line item #125-525-546900 [BVCOG].

7. $69,076.25 for Invoice #100-24-020 to DRC Emergency Services from line Item #110-530-569311 [DR-4781] for County debris removal associated with Texas Severe Storms, Straight-Line Winds, Tornadoes, and Flooding (DR-4781).

8. Request by County Auditor to Approve and / or Ratify Accounts Payable.

9. Request by County Engineer for approval of a Permit to Construct Utility in Waller County Right of Way of Rock Island Rd. for a guy wire 4' on county right of way.

10. Request by County Engineer to approve the application for Replat of Katy ISD Elementary No. 48 to revise Crystal Vista Drive south extension, Sunterra Shores Drive Street Dedication Section 2, by Katy Elementary School District. The revision will abandon the south extension of Crystal Vista Drive to allow the Katy Independent School District Elementary School No. 48 main entrance and exit driveway direct access to Sunterra Shores Drive and authorize the Road and Bridge Department to issue a public notice in the Katy Times, for three consecutive weeks, establishing a public hearing during the regular session of Commissioners' Court on September 4, 2024.

11. Request by County Engineer to approve a Permit to Construct Utility in the right of way of Jordan Ranch Blvd by CenterPoint Energy Gas for a 2" Main and a 2" SVC.

12. Request by County Engineer to approve a Permit to Construct Utility in the right of way of Wilson Rd by Comcast of Houston for a 40' Aerial Fiber Cable.

13. Request by County Engineer to use the online auctioning service of GovDeals.com to sell the surplus, used equipment, and miscellaneous supplies for the Road and Bridge Department.

14. Request by County Engineer to approve Final Acceptance of Sunterra Section 50 and accept the roads for County Maintenance.

Motion to approve Consent Agenda made by Commissioner Jones, seconded by Commissioner Smith.
Motion carried by 5-0 vote.

Judge Trey Duhon	*– Yes*	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
		Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

Advanced to Agenda item #16

COUNTY JUDGE

16. Accept the Certification of the 2024 Waller County Appraisal Roll as required under Property Tax Code 26.04(b).

    Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.
    Motion carried by 5-0 vote.

Judge Trey Duhon – Yes	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

AUDITOR

17. **Presentation** by Lewis Crain from the audit firm of Rutledge, Crain & Company, PC of the fiscal year 2023 Waller County Financial Audit Report.
    No action required.

18. Approve the fiscal year 2023 Waller County Financial Audit Report.

    Motion made by Commissioner Jones, seconded by Commissioner Smith.
    Motion carried by 5-0 vote.

Judge Trey Duhon – Yes	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

19. Approve the following debt payments due August 15, 2024:
    (a) WC General Obligation Bonds, Series 2017 totaling $108,700.00, to Amegy Bank.
    (b) WC General Obligation Bonds, Series 2018 totaling $433,378.00, payable to Amegy Bank.
    (c) WC Tax Notes, Series 2020 totaling $710,114.00, payable to JP Morgan Chase.
    (d) WC Tax Notes, Series 2022 totaling $65,794.00, payable to Regions Equipment Finance Corp.
    (e) WC Certificates of Obligation, Series 2022 totaling $74,350.00, payable to Amegy Bank.
    (f) WC Certificates of Obligation, Series 2023 totaling $610,500.00, payable to Amegy Bank.
    Total of $2,002,836.00 to be paid from the following budget line items:
    $695,000.00 from 515-635-575000 (Principal)
    $1,307,836.00 from 515-635-576000 (Interest)

    Motion made by Commissioner Smith, seconded by Commissioner Jones.
    Motion carried by 5-0 vote.

Judge Trey Duhon – Yes	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

JUSTICE OF THE PEACE, PRECINCT 2

20. **Spread** upon the minutes for Judge Woolley being honored with the Judge of the Year award by the Justices of the Peace and Constables Association of Texas at the annual conference in Fort Worth. *No action required.*

21. **Spread** upon the minutes for the installation of Judge Woolley as the Second Vice-President of the Justices of the Peace and Constables Association of Texas at the annual conference in Fort Worth. *No action required.*

COUNTY ENGINEER

22. Approve Advertisement of RFQ for Engineering and Design Professional Services to be published in the Waller County Express relative to the 2023 Mobility Bond. Funds to be paid from line item 125-401-544100 [Bid Notices and Printing].

    Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.
    Motion carried by 5-0 vote.

Judge Trey Duhon – Yes	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

SHERIFF

23. **Award** bid for Sheriff's Office fleet vehicle associated with Resolicited RFP #240626-30.

    Brooke presented recommendation to Court to accept Sames Auto Group for the amount of $50,500.00. Court took a vote but no motion had been made. (Action for this item is ratified on the 8/21/2024 Commissioners Court)
    5-0 vote.

Judge Trey Duhon – Yes	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

EXTENSION OFFICE

24. Approve Lease Agreement with Xerox for one (1) C8145H2 Copier. Funds to be paid from line item 125-540-581813 [Copier/Printer].

    Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.
    Motion carried by 5-0 vote.

Judge Trey Duhon – Yes	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

IT

25. Approve Agreement pursuant to Texas DIR Contract DIR-CPO-5092 with Designs That Compute d/b/a Visionality for Courtroom Audio Services at the Joe Kuciemba Annex.Total Cost of $45,629.23 to be paid from line item 125-600-583500 [Capital Outlay - Computers, Software, Equipment].

    Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.
    Motion carried by 5-0 vote.

Judge Trey Duhon – Yes	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

GRANT MANAGER

26. Approve purchase of two (2) 2024 Chevrolet Tahoe PPV 2WD vehicles for Constable, Precinct 3 from Caldwell Country Chevrolet pursuant to BuyBoard Contract No. 724-23. Funding to be paid from line item 241-595-561209 [ARPA Miscellaneous].
    (no backup submitted)

    Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.

    Commissioner Beckendorff made motion to approve purchase of two (2) 2024 Chevrolet Tahoe PPV 2WD vehicles in the amount of $104,700.00 for Constable, Precinct 3 from Caldwell Country Chevrolet pursuant to BuyBoard Contract No. 724-23. Funding to be paid from line item 241-595-561209 [ARPA Miscellaneous], seconded by Commissioner Jones.
    Amendment carried by 5-0 vote.

Judge Trey Duhon – Yes	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

Amended Motion carried by 5-0 vote.

Judge Trey Duhon	*– Yes*	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
		Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

27. Approve purchase of one (1) 2024 Chevrolet Tahoe PPV 2WD vehicle in the amount of $52,800 for Constable, Precinct 4 from Caldwell Country Chevrolet pursuant to BuyBoard Contract No. 724-23. Funding to be paid from line item 241-595-561209 [ARPA Miscellaneous].

    Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.
    Motion carried by 5-0 vote.

Judge Trey Duhon	*– Yes*	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
		Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

28. Approve purchase of one (1) 2024 Ford F-150 Crew 4X4 in the amount of $46,872.75 for Constable, Precinct 4 from Silsbee Ford pursuant to TIPS USA Contract No. 210907 Automobiles. Funding to be paid from line item 241-595-561209 [ARPA Miscellaneous].

    Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.
    Motion carried by 5-0 vote.

Judge Trey Duhon	*– Yes*	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
		Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

29. ~~Approve advertisement of RFP for fleet vehicles for Constables, Precinct 3 and 4 to be published in the Waller County Express. Funds to be paid from line item 125-401-544100 [Bid Notices and Printing]~~. **Item WITHDRAWN.**

30. Approve advertisement of RFP for fleet vehicle upfitting and installation for Constables, Precinct 3 and 4 to be published in the Waller County Express. Funds to be paid from line item 125-401- 544100 [Bid Notices and Printing].

    Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.
    Motion carried by 5-0 vote.

Judge Trey Duhon	*– Yes*	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
		Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

31. Approve subrecipient agreement between the County and the Houston-Galveston Area Council (H-GAC) relative to the H-GAC Solid Waste Management Grant. Total grant award is $97,364.00.

    Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.
    Motion carried by 5-0 vote.

Judge Trey Duhon	*– Yes*	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
		Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

FIRE MARSHAL

32. Approve purchase and agreement with ESO Software. Funds to be paid from line item 132-509-568400 [Miscellaneous].

    Motion made by Commissioner Jones, seconded by Commissioner Beckendorff
    Motion carried by 5-0 vote.

Judge Trey Duhon	*– Yes*	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
		Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

COMMISSIONER, PRECINCT 3

33. Discuss the creation of a Tax Increment Reinvestment Zone in Precinct 3.
    No action required.

34. Discuss proposed site development of county land in Sunterra.
No action required.

TREASURER

35. Approve 2024.10 Salary Order amendment effective 08/18/24.

Motion made by Commissioner Smith, seconded by Commissioner Beckendorff.
Motion carried by 5-0 vote.

Judge Trey Duhon – Yes	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

DIRECTOR OF FACILITIES

36. **Update** on Courthouse Project. *No action required.*

37. Approve Payment of $1,223,950.99 for Application #21 to Sedalco, Inc. to be paid from the following line items:
$33,026.91 - 604-604-545045 [Professional Services].
$1,190,924.08 - 604-604-581000 [Bldg. Purch, Const, or Improv].

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.
Motion carried by 5-0 vote.

Judge Trey Duhon – Yes	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

38. **Update** on Annex and Justice Center Modular Buildings. *No action required.*

39. Approve payment of $17,823.63 for Invoice #5 to Sedalco. Funds to be paid from line item 125-600-581620 [Justice Center Modular Building Design Fees].

Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.
Motion carried by 5-0 vote.

Judge Trey Duhon – Yes	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

MISCELLANEOUS

40. Approve the Waller County 2025 Holiday Schedule.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.
Motion carried by 5-0 vote.

Judge Trey Duhon – Yes	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

41. Approve Texas Department of Motor Vehicles Imposition of Optional Fees for Calendar Year (CY) 2025 for Waller County.

Motion made by Commissioner Smith, seconded by Commissioner Jones.
Motion carried by 5-0 vote.

Judge Trey Duhon – Yes	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

42. Ratify submission to the Texas Comptroller of Public Accounts for the Unclaimed Property Capital Credits.

Motion made by Commissioner Smith, seconded by Commissioner Jones.
Motion carried by 5-0 vote.

Judge Trey Duhon – Yes	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

Returned to Agenda Item #15

COUNTY JUDGE

15. Approve an Order to authorize the issuance and sale of "Waller County, Texas General Obligation Bonds, Series 2024"; levying a tax in payment thereof; approving an official statement and the execution of a purchase contract; and enacting other provisions relating to the issuance of said bonds, with such terms of financing as presented by the County's financial advisor.

    Commissioner Beckendorff moved to award the bonds to BOK Financials Securities, Inc. per the terms discussed, seconded by Commissioner Smith.
    Motion carried by 5-0 vote.

Judge Trey Duhon – Yes	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

Advanced to Agenda Items #45 - #50

45. Approve deliberation of business and financial issues in executive session based on determination and recommendation from the District Attorney's Office that deliberation in an open meeting regarding business and financial issues related to the purchase, exchange, lease, or value of real properties would have a detrimental effect on the position of the County in negotiations with third persons.

    Motion made by Commissioner Jones, seconded by Commissioner Beckendorff
    Motion carried by 5-0 vote.

Judge Trey Duhon – Yes	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

46. Approve deliberation of business and financial issues in executive session based on determination and recommendation from the District Attorney’s Office that deliberation in an open meeting regarding business and financial issues related to contract negotiations for it would have a detrimental effect on the position of the County in negotiations with third persons.

    Motion made by Commissioner Jones, seconded by Commissioner Beckendorff
    Motion carried by 5-0 vote.

Judge Trey Duhon – Yes	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

EXECUTIVE SESSION

47. Consultation with District Attorney and outside counsel, including consultation with outside counsel regarding procurement and ethics compliance pursuant to Government Code Section 551.071.
48. Deliberate business and financial issues related to the purchase, exchange, lease or value of real properties pursuant to Government Code Sections 551.072 and 551.0725.
49. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.

    Court convened to Executive Session at 11:03 a.m.
    Court reconvened from Executive Session at 1:12 p.m.

50. Reconvene in Open Session to take any action necessary on matters discussed in Executive Session.

Returned to Agenda Items #43 and #44

43. Approve Real Estate Contract for the purchase of property in Hempstead, Texas (property ID 7628) and authorize County Judge to sign closing documents.
(no backup submitted)

Judge Duhon made motion to approve the Real Estate Contract for the purchase of property in Hempstead, Texas (property ID 7628) with Jason and Heather McCue as the sellers as heirs of the Estate and/or Administrators and authorize the County Judge to sign closing documents, seconded by Commissioner Beckendorff
Motion carried by 5-0 vote.

Judge Trey Duhon – Yes	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

44. ~~Discuss and take action to acquire certain land along Adams Flat Road in Precinct 3~~.
Item WITHDRAWN.

ADJOURN MEETING

Motion to **adjourn** meeting by Commissioner Amsler, seconded by Commissioner Jones.
Motion carried by 4-0 vote.

Judge Trey Duhon – Yes	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Absent*	*Commissioner Beckendorff*	*– Yes*

Meeting was **ADJOURNED** at 1:14 p.m.

I **ATTEST** that the above proceedings are the true and correct minutes taken in my capacity as Ex-Officio for the Commissioners' Court of Waller County.

_____
Debbie Hollan
Waller County Clerk

APPROVED this the 21st day of August 2024.

_____
Carbett "Trey" J. Duhon, III
County Judge

Waller County, TX

Payable Register

Payable Detail by Vendor Name

Packet: APPKT02694 - 08/31/2024 RET INS

Payable # / Payable Description	Payable Type / Bank Code	Post Date	Payable Date	Due Date	Discount Date / On Hold	Amount	Tax	Shipping	Discount	Total
Vendor: 18425 - AMWINS GROUP BENEFITS									**Vendor Total:**	**20,700.00**
Sep 2024	Invoice	9/1/2024	9/1/2024	9/1/2024	9/1/2024	20,700.00	0.00	0.00	0.00	20,700.00
County Portion Sep 2024	APBNK - APBNK				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
County Portion Sep 2024	N/A	0.00	0.00	20,700.00	0.00	0.00	0.00	20,700.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
125-685-520303	Health Insurance		20,700.00	100.00%

Vendor: 07548 - TAC HEBP									**Vendor Total:**	**23,060.46**
Sep 2024 County	Invoice	9/1/2024	9/1/2024	9/1/2024	9/1/2024	16,313.28	0.00	0.00	0.00	16,313.28
BCBS Co Portion Ret Prem Sep 2024	APBNK - APBNK				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
BCBS Co Portion Ret Prem Sep 2024	N/A	0.00	0.00	16,313.28	0.00	0.00	0.00	16,313.28

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
125-685-520303	Health Insurance		16,313.28	100.00%

Sep 2024 Retiree	Invoice	9/1/2024	9/1/2024	9/1/2024	9/1/2024	6,747.18	0.00	0.00	0.00	6,747.18
BCBS Retiree Payment Sep 2024	APBNK - APBNK				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
BCBS Retiree Payment Sep 2024	N/A	0.00	0.00	6,747.18	0.00	0.00	0.00	6,747.18

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
999-203-111200	Medical Insurance		6,747.18	100.00%

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	3	43,760.46	0.00	0.00	0.00	43,760.46	0.00	43,760.46
	Grand Total:	**43,760.46**	**0.00**	**0.00**	**0.00**	**43,760.46**	**0.00**	**43,760.46**

Account Summary

Account	Name		Amount
125-685-520303	Health Insurance		37,013.28
		Total:	**37,013.28**

Account	Name		Amount
999-203-111200	Medical Insurance		6,747.18
		Total:	**6,747.18**

Monthly Report of Joan Sargent, Waller County Treasurer
JULY 2024

THE STATE OF TEXAS
COUNTY OF WALLER

AFFIDAVIT

Pursuant to LGC 114.026, I, Joan Sargent, Waller County Treasurer do hereby submit The Treasurer's Monthly Report. This report includes, but is not limited to, money received and disbursed, debts due to and owed by the County, and other financial proceedings in the Treasurer's Office. The Treasurer's Books agree with the Auditor's General Ledger and the Bank Statements have been reconciled.

All investments are in compliance with both the Public Funds Investment Act and the Waller County Investment Policy. The investment strategy is passive, which maintains a liquid cash flow and safety of the investment as priorties. As your Treasurer, I keep a watchful eye to ensure that the "return of our principal" takes precedent over the "return on our principal". {GC 2256.023}

Therefore, Joan Sargent, County Treasurer of Waller County, Texas, who being fully sworn, upon oath says that the whithin and foregoing report is true and correct to the best of her knowledge.

Filing with accompanying vouchers this **21st day of August, 2024**

Page 1 General Operating Account Funds report of money received and disbursed
Page 2 Special Funds report of money received and disbursed
Page 3 Investment Portfolio by fund
Page 4 Long Term Debt
Attachment A Unpaid claims

Joan Sargent
Joan Sargent, CIO, CCT
Waller County Treasurer

Commissioners' Court having reviewed the Treasurer's Report as presented, having taken reasonable steps to ensure its accuracy and based upon presentations of the Treasurer's Office approve the report, subject to the county auditor's review and request that it be filed with the official minutes of this meeting. {LGC 114.026(c)}

In addition, the below signatures affirm that the Treasurer's Report complies with statues as referenced. {LGC 114.026(d)}

The affidavit must state the amount of the cash and other assets that are in the custody of the County Treasurer at the time of the examination. {LGC 114.026(d)} $111,742,627.32 Month Ending Balance

Commissioners' Court Approval:

Carbett "Trey" J. Duhon III
Waller County Judge

John A. Amsler
Commissioner, Precinct 1

Walter E. Smith
Commissioner, Precinct 2

Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorff
Commissioner, Precinct 4

ATTEST:

Debbie Hollan, County Clerk

Date

Monthly Report of Joan Sargent, Waller County Treasurer
JULY 2024

General Operating Account

Fund	Beginning Balance	Total Received	Total Disbursed	Adjust-ments	Account Balances	TexPool Investments	TX Class Investments	Total Fund Balance
101 Voter Reg/Chapter 19	$5,944.64	$5.48	$0.00	$0.00	$5,950.12	$0.00	$0.00	**$5,950.12**
108 Elections	$1,443.62	$1.34	$0.00	$0.00	$1,444.96	$227,571.47	$0.00	**$229,016.43**
110 Road & Bridge	$4,338,030.34	$499,913.16	$766,268.60	$0.00	$4,071,674.90	$0.00	$7,849,407.50	**$11,921,082.40**
111 Law Library	$11,672.60	$2,246.10	$533.00	$0.00	$13,385.70	$231,328.39	$0.00	**$244,714.09**
112 Title IV Juv. Justice	$560.48	$0.52	$0.00	$0.00	$561.00	$97,079.84	$0.00	**$97,640.84**
113 DC Recs. Pres.	$905.90	$150.66	$0.00	$0.00	$1,056.56	$25,173.30	$0.00	**$26,229.86**
114 County RMPF	$12,477.90	$1,998.98	$0.00	$0.00	$14,476.88	$111,807.96	$0.00	**$126,284.84**
115 CC Recs. Pres.	$34,155.02	$15,111.56	$0.00	$0.00	$49,266.58	$670,063.20	$0.00	**$719,329.78**
116 CC Preservation	$1,457.26	$225.55	$0.00	$0.00	$1,682.81	$33,305.49	$0.00	**$34,988.30**
117 Crthse. Security	$13,847.33	$2,898.19	$0.00	$0.00	$16,745.52	$215,167.79	$0.00	**$231,913.31**
118 Graffiti	$50.12	$23.39	$0.00	$0.00	$73.51	$847.75	$0.00	**$921.26**
119 JP Technology	$3,892.59	$1,221.84	$600.00	$0.00	$4,514.43	$71,281.28	$0.00	**$75,795.71**
120 DC/Child Abuse Prev	$119.50	$2.58	$0.00	$0.00	$122.08	$1,583.98	$0.00	**$1,706.06**
121 Family Protection	$2.72	$0.00	$0.00	$0.00	$2.72	$40,754.87	$0.00	**$40,757.59**
122 Guardianship	$1,471.26	$571.88	$0.00	$0.00	$2,043.14	$59,932.75	$0.00	**$61,975.89**
123 Justice Crt. Sec.	$141.08	$24.49	$0.00	$0.00	$165.57	$25,011.69	$0.00	**$25,177.26**
124 CC-Technology	$220.68	$53.23	$0.00	$0.00	$273.91	$8,132.52	$0.00	**$8,406.43**
125 General	$2,131,884.53	$3,043,887.54	$2,785,398.38	$687.73	$2,391,061.42	$24,794,589.08	$40,883,543.07	**$68,069,193.57**
126 DC-Technology	$126.59	$23.73	$0.00	$0.00	$150.32	$4,158.83	$0.00	**$4,309.15**
127 CC-RPD	$9.96	$0.01	$0.00	$0.00	$9.97	$37,369.46	$0.00	**$37,379.43**
128 DC-RPD	$165.53	$0.15	$0.00	$0.00	$165.68	$29,939.28	$0.00	**$30,104.96**
129 DA Pretrial Div. Fee	$1,741.54	$3,650.56	$4,793.05	$0.00	$599.05	$93,789.18	$0.00	**$94,388.23**
131 Juv. Case Manager	$1,399.25	$44.04	$0.00	$0.00	$1,443.29	$0.00	$0.00	**$1,443.29**
132 Fire Marshal Fund	$91,433.36	$83.02	$1,450.37	$0.00	$90,066.01	$0.00	$0.00	**$90,066.01**
135 Court Facility	$47,891.51	$1,321.81	$0.00	$0.00	$49,213.32	$0.00	$0.00	**$49,213.32**
137 Justice Crt. Support	$67,180.83	$2,113.88	$0.00	$0.00	$69,294.71	$0.00	$0.00	**$69,294.71**
181 Available School	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$780,216.26	**$780,216.26**
186 Ogg Trust	$19,954.94	$18.41	$0.00	$0.00	$19,973.35	$0.00	$0.00	**$19,973.35**
191 Narcotic Program	$10.69	$0.00	$0.00	$0.00	$10.69	$0.00	$0.00	**$10.69**
192 Federal Forfeiture	$423,329.90	$0.00	$41,465.06	$0.00	$381,864.84	$0.00	$0.00	**$381,864.84**
212 SCAAP-Federal Rev.	$106,950.73	$0.00	$0.00	$0.00	$106,950.73	$0.00	$0.00	**$106,950.73**
228 CJD-VOCA #4254701	-$9,609.40	$4,084.83	$5,106.04	$0.00	-$10,630.61	$0.00	$0.00	**-$10,630.61**
234 STEP CMV-00029	-$18,698.87	$0.00	$3,135.24	$0.00	-$21,834.11	$0.00	$0.00	**-$21,834.11**
235 STEP COMP-00094	-$13,363.87	$0.00	$2,451.83	$0.00	-$15,815.70	$0.00	$0.00	**-$15,815.70**
241 ARPA Grant	$3,795,195.77	$0.00	$145,958.76	$0.00	$3,649,237.01	$0.00	$0.00	**$3,649,237.01**
243 HSGP Radio Grant	-$29,267.38	$0.00	$0.00	$0.00	-$29,267.38	$0.00	$0.00	**-$29,267.38**
244 LHMPP Grant	-$59,098.00	$0.00	$0.00	$0.00	-$59,098.00	$0.00	$0.00	**-$59,098.00**
307 SAVNS Grant#1446517	-$4,507.60	$0.00	$0.00	$0.00	-$4,507.60	$0.00	$0.00	**-$4,507.60**
311 Formula Grant	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
318 TJJD-A	$73,145.27	$0.00	$40,228.63	$0.00	$32,916.64	$0.00	$0.00	**$32,916.64**
323 BAGP Grant #4824901	-$33,300.00	$33,300.00	$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
413 SETH Grant	$50,000.00	$0.00	$0.00	$0.00	$50,000.00	$0.00	$0.00	**$50,000.00**
515 Debt Service	$0.00	$134,361.81	$400.00	$0.00	$133,961.81	$0.00	$2,429,923.07	**$2,563,884.88**
602 Tax Notes, Series 2020	$918.06	$0.84	$0.00	$0.00	$918.90	$0.00	$0.00	**$918.90**
603 Tax Notes, Series 2022	$653.47	$0.61	$0.00	$0.00	$654.08	$0.00	$0.00	**$654.08**
604 Co. Courthouse Project	$0.00	$3,102,388.52	$3,102,388.52	$0.00	$0.00	$0.00	$21,301,415.88	**$21,301,415.88**
999 Payroll	$511,524.81	$2,496,835.72	$2,495,706.19	$0.00	$512,654.34	$0.00	$0.00	**$512,654.34**
Totals	**$11,582,064.66**	**$9,346,564.43**	**$9,395,883.67**	**$687.73**	**$11,533,433.15**	**$26,778,888.11**	**$73,244,505.78**	**$111,556,827.04**
				Plus Outstanding Checks	$146,242.88			
				Treasurer's Bank Balance	**$11,679,676.03**			
				PB Statement Balance	$11,679,676.03			
				Reconciled Bank Balance	**$11,679,676.03**			

Monthly Report of Joan Sargent, Waller County Treasurer
JULY 2024

Miscellaneous Accounts

Fund	Beginning Balance	Total Received	Total Disbursed	Adjust-ments	Account Balances	TexPool Investments	TX Class Investments	Total Fund Balance
188 Dismuke Estate	$0.00	$0.00	$0.00	$0.00	**$0.00**	$72,457.24	$0.00	**$72,457.24**
				Bank Statement Balance	$0.00			
189 Hospital Trust	$0.00	$0.00	$0.00	$0.00	**$0.00**	$3,350.49	$0.00	**$3,350.49**
				Bank Statement Balance	$0.00			
238 GLO Buyout/Acq Grant	$49.01	$45,788.47	$45,780.00	$0.00	**$57.48**	$0.00	$0.00	**$57.48**
				Add Outstanding Checks	$0.00			
				Bank Statement Balance	$57.48			
239 GLO Infrastructure Grant	$269.48	$0.17	$0.00	$0.00	**$269.65**	$0.00	$0.00	**$269.65**
				Add Outstanding Checks	$0.00			
				Bank Statement Balance	$269.65			
801 JP1 Report Acct	$18,035.06	$25,254.67	$20,205.65	$0.00	**$23,084.08**	$0.00	$0.00	**$23,084.08**
				Bank Statement Balance	$23,084.08			
802 JP2 Report Acct	$3,995.38	$11,517.56	$11,157.80	$0.00	**$4,355.14**	$0.00	$0.00	**$4,355.14**
				Bank Statement Balance	$4,355.14			
803 JP3 Report Acct	$14,912.92	$11,513.72	$13,239.90	$0.00	**$13,186.74**	$0.00	$0.00	**$13,186.74**
				Bank Statement Balance	$13,186.74			
804 JP4 Report Acct	$8,955.73	$39,017.48	$33,131.47	$0.00	**$14,841.74**	$0.00	$0.00	**$14,841.74**
				Bank Statement Balance	$14,841.74			
805 DC E-Filing	$2,474.38	$8,681.52	$4,430.00	$0.00	**$6,725.90**	$0.00	$0.00	**$6,725.90**
				Bank Statement Balance	$6,725.90			
807 CC Recording Fee	$7,789.35	$46,374.95	$48,398.00	$0.00	**$5,766.30**	$0.00	$0.00	**$5,766.30**
				Bank Statement Balance	$5,766.30			
808 CC Credit Card	$2,388.67	$8,430.72	$9,367.50	$0.00	**$1,451.89**	$0.00	$0.00	**$1,451.89**
				Bank Statement Balance	$1,451.89			
810 CC E-Filing	$12,409.83	$7,716.07	$9,103.00	$0.00	**$11,022.90**	$0.00	$0.00	**$11,022.90**
				Bank Statement Balance	$11,022.90			
811 DC Credit Card	$931.73	$8,335.67	$3,912.63	$0.00	**$5,354.77**	$0.00	$0.00	**$5,354.77**
				Bank Statement Balance	$5,354.77			
812 R&B Credit Card	$27,824.33	$75,729.06	$96,676.65	$0.00	**$6,876.74**	$0.00	$0.00	**$6,876.74**
				Bank Statement Balance	$6,876.74			
814 FM Credit Card	$1,183.35	$4,822.44	$0.00	$0.00	**$6,005.79**	$0.00	$0.00	**$6,005.79**
				Bank Statement Balance	$6,005.79			
815 Environmental Cr Card	$5,292.04	$9,827.82	$6,835.00	$0.00	**$8,284.86**	$0.00	$0.00	**$8,284.86**
				Bank Statement Balance	$8,284.86			
816 JP1 Efile	$993.97	$430.52	$693.00	$0.00	**$731.49**	$0.00	$0.00	**$731.49**
				Bank Statement Balance	$731.49			
817 JP2 Efile	$99.71	$1,312.15	$535.00	$0.00	**$876.86**	$0.00	$0.00	**$876.86**
				Bank Statement Balance	$876.86			
818 JP3 Efile	$168.11	$465.10	$498.00	$0.00	**$135.21**	$0.00	$0.00	**$135.21**
				Bank Statement Balance	$135.21			
819 JP4 Efile	$624.02	$1,085.05	$1,017.00	$0.00	**$692.07**	$0.00	$0.00	**$692.07**
				Bank Statement Balance	$692.07			
820 Treasurer Credit Card	$387.45	$4,323.09	$4,437.60	$0.00	**$272.94**	$0.00	$0.00	**$272.94**
				Bank Statement Balance	$272.94			

WALLER COUNTY
INVESTMENT PORTFOLIO FOR MONTH ENDING
JULY 2024

ACTIVITY

FINANCIAL INSTRUMENT AND INVESTED FUND	PURCHASE PRICE	MTD YIELD	BEGINNING BALANCE	TRANSFERS	MTD INTEREST	ENDING BALANCE
TEXAS CLASS INVESTMENTS						
125-General	$42,687,932.55	5.4278%	$42,687,932.55	($2,000,000.00)	$195,610.52	$40,883,543.07
110-R&B	$7,813,277.32	5.4278%	$7,813,277.32	$0.00	$36,130.18	$7,849,407.50
515-Debt Service	$2,418,738.33	5.4278%	$2,418,738.33	$0.00	$11,184.74	$2,429,923.07
181-Permanent School	$776,624.99	5.4278%	$776,624.99	$0.00	$3,591.27	$780,216.26
604-Co Courthouse Project	$24,294,235.15	5.4278%	$24,294,235.15	($3,102,388.52)	$109,569.25	$21,301,415.88
TEXPOOL INVESTMENTS						
108-Elections	$226,548.32	5.3173%	$226,548.32	$0.00	$1,023.15	$227,571.47
111-Law Library	$230,288.42	5.3173%	$230,288.42	$0.00	$1,039.97	$231,328.39
112-Title IV Juvenile Justice	$96,643.41	5.3173%	$96,643.41	$0.00	$436.43	$97,079.84
113-RPF District Clerk	$25,060.14	5.3173%	$25,060.14	$0.00	$113.16	$25,173.30
114-County RMPF	$111,305.27	5.3173%	$111,305.27	$0.00	$502.69	$111,807.96
115-RPF County Clerk	$667,050.75	5.3173%	$667,050.75	$0.00	$3,012.45	$670,063.20
116-CC Preservation	$33,155.75	5.3173%	$33,155.75	$0.00	$149.74	$33,305.49
117-Courthouse Security	$214,200.45	5.3173%	$214,200.45	$0.00	$967.34	$215,167.79
118-Graffiti	$844.03	5.3173%	$844.03	$0.00	$3.72	$847.75
119-JP Technology	$70,960.82	5.3173%	$70,960.82	$0.00	$320.46	$71,281.28
120-DC Child Abuse Prev.	$1,576.85	5.3173%	$1,576.85	$0.00	$7.13	$1,583.98
121-Family Protect Fee	$40,571.66	5.3173%	$40,571.66	$0.00	$183.21	$40,754.87
122-Guardianship	$59,663.35	5.3173%	$59,663.35	$0.00	$269.40	$59,932.75
123-Justice Court Security	$24,899.22	5.3173%	$24,899.22	$0.00	$112.47	$25,011.69
124-CC Technology	$8,095.94	5.3173%	$8,095.94	$0.00	$36.58	$8,132.52
125-General	$24,683,118.78	5.3173%	$24,683,118.78	$0.00	$111,470.30	$24,794,589.08
126-DC Technology	$4,140.23	5.3173%	$4,140.23	$0.00	$18.60	$4,158.83
127-CC RP Digitizing	$37,201.49	5.3173%	$37,201.49	$0.00	$167.97	$37,369.46
128-DC RP Digitizing	$29,804.68	5.3173%	$29,804.68	$0.00	$134.60	$29,939.28
129-DA Pretrial Diversion	$93,367.50	5.3173%	$93,367.50	$0.00	$421.68	$93,789.18
188-Dismuke	$72,131.51	5.3173%	$72,131.51	$0.00	$325.73	$72,457.24
189-Hospital	$3,335.36	5.3173%	$3,335.36	$0.00	$15.13	$3,350.49
TOTALS	**$104,724,772.27**		**$104,724,772.27**	**($5,102,388.52)**	**$476,817.87**	**$100,099,201.62**

STATISTICS

1. THIS PORTFOLIO IS IN COMPLIANCE WITH THE WALLER COUNTY INVESTMENT POLICY AND APPLICABLE LAW.
2. CURRENT INVESTMENTS ARE AVAILABLE SAME OR NEXT DAY TO MAXIMIZE OPERATING FUNDS.
3. AS A COMPARATIVE BENCHMARK THE AVERAGE 90 DAY T-BILL RATE THIS MONTH 5.20%
4. THE TOTAL AMOUNT OF INVESTED DOLLARS FOR MONTH END: $100,099,201.62
5. PROSPERITY BANK PLEDGED COLLATERAL MARKET VALUE: $64,872,440.78
THIS AMOUNT WAS ADEQUATE TO SECURE ALL DEPOSITS AT PROSPERITY BANK.
6. TexPool Rated: AAAm by Standard & Poor's.
7. Texas CLASS Rated: AAAm by Standard & Poor's.
8. THIS REPORT IS PROVIDED ON A MONTHLY BASIS EXCEEDING THE PUBLIC FUNDS INVESTMENT ACT AND WALLER COUNTY INVESTMENT POLICY REQUIREMENTS TO KEEP THE COMMISSIONERS' COURT FULLY INFORMED.

WALLER COUNTY, TEXAS

Summary of Debt

Prepared by Alan Younts, Waller County Auditor

Total Capital Leases

Year	Principal	Interest
2024	$0.00	$0.00
2025	$0.00	$0.00
2026	$0.00	$0.00
2027	$0.00	$0.00
2028	$0.00	$0.00
2029-2033	$0.00	$0.00
2034-2038	$0.00	$0.00
2039-2043	$0.00	$0.00
	$0.00	$0.00

Total Bonds

Year	Principal	Interest
2024	$4,085,000.00	$2,679,200.76
2025	$4,235,000.00	$2,534,241.01
2026	$4,390,000.00	$2,375,519.76
2027	$4,560,000.00	$2,209,879.01
2028	$4,035,000.00	$2,036,175.01
2029-2033	$18,310,000.00	$7,907,912.55
2034-2038	$21,020,000.00	$4,174,646.60
2039-2043	$10,630,000.00	$1,100,575.00
	$71,265,000.00	$25,018,149.70

Treasurer's Record of Unpaid Claims	As of	7/31/2024	
Vendors	Date Registered	Reg #	Amount Registered
WALLER COUNTY PAINT & BODY SHOP & STORAGE	03/28/23	3109	$ 7.00
QUILL CORPORATION	04/18/23	3675	$ 132.06
MUSTANG CAT	05/30/23	4623	$ (689.44)
SPARKLIGHT	07/05/23	5416	$ (322.29)
VERIZON	07/10/23	5541	$ (13.48)
TURNER PIERCE AND FULTZ INC.	08/01/23	6062	$ 323.77
VERIZON	08/15/23	6470	$ (37.99)
VERIZON	09/11/23	7137	$ (37.99)
JOHNSTONE SUPPLY	09/18/23	7288	$ (234.99)
RICOH USA, INC.	09/26/23	7478	$ 260.24
VERIZON	10/11/23	7779	$ 994.42
VERIZON	10/11/23	7780	$ (37.99)
ODP BUSINESS SOLUTIONS, LLC	10/17/23	8015	$ 81.96
THOMSON REUTERS - WEST PAYMENT CENTER	11/20/23	8487	$ 451.00
VERIZON	11/27/23	8775	$ (37.99)
PERDUE, BRANDON, FIELDER, COLLINS & MOTT, LLP	11/27/23	8843	$ 1,651.15
VERIZON	12/14/23	9365	$ 37.99
NAPA AUTO PARTS	01/11/24	9982	$ 170.88
QUADIENT FINANCE USA, INC.	01/12/24	10031	$ 176.00
VERIZON	01/12/24	10032	$ (37.99)
WALLER COUNTY PAINT & BODY SHOP & STORAGE	01/22/24	10156	$ 7.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	01/22/24	10157	$ 7.00
SPARKLIGHT	01/22/24	10176	$ 219.89
HOMETOWN HARDWARE	01/22/24	10186	$ 202.32
NAPA AUTO PARTS	01/26/24	10292	$ 20.34
NAPA AUTO PARTS	01/26/24	10294	$ 49.75
AT&T	02/02/24	10471	$ 1,466.30
REPUBLIC SERVICES #853	02/13/24	10860	$ 1,926.45
VERIZON	02/13/24	10884	$ (37.99)
INTERSTATE BILLING SERVICE, INC.	02/14/24	10922	$ 974.47
SPARKLIGHT	02/15/24	10996	$ 210.98
INNOVATIVE COMMUNICATION SYSTEMS	02/23/24	11190	$ 437.50
AT&T	02/28/24	11314	$ 1,466.30
BECKENDORFF, JUSTIN	03/07/24	11503	$ 203.05
VERIZON	03/20/24	11816	$ (37.99)
INNOVATIVE COMMUNICATION SYSTEMS	03/21/24	11869	$ 87.50
INNOVATIVE COMMUNICATION SYSTEMS	03/21/24	11870	$ 87.50
INNOVATIVE COMMUNICATION SYSTEMS	03/21/24	11872	$ 262.50
AT&T	03/27/24	12068	$ 1,466.30
BROOKSHIRE M.W.D.	04/08/24	12377	$ 67.58
AMEGY BANK	04/10/24	12506	$ 300.00
KING RANCH AG & TURF	04/11/24	12554	$ (16.00)
THE HOME DEPOT	04/12/24	12588	$ 169.00
QUADIENT, INC.	04/16/24	12648	$ 154.85
VERIZON	04/22/24	12761	$ (37.99)
THOMSON REUTERS - WEST PAYMENT CENTER	04/24/24	12849	$ 1,504.00
THOMSON REUTERS - WEST PAYMENT CENTER	04/24/24	12850	$ 211.00
LOW VOLTAGE SECURITY SOLUTIONS LLC	04/24/24	12863	$ 839.40
LIMITED SALES, EXCISE, AND USE TAX	04/29/24	12916	$ 196.40
AT&T	04/29/24	12917	$ (789.88)
HOUSTON COPIER CONNECTION	05/01/24	12983	$ 414.76
HOUSTON COPIER CONNECTION	05/01/24	12995	$ 72.71
INNOVATIVE COMMUNICATION SYSTEMS	05/07/24	13128	$ 87.50
INNOVATIVE COMMUNICATION SYSTEMS	05/07/24	13129	$ 87.50
INNOVATIVE COMMUNICATION SYSTEMS	05/07/24	13130	$ 87.50
INNOVATIVE COMMUNICATION SYSTEMS	05/07/24	13131	$ 87.50
INNOVATIVE COMMUNICATION SYSTEMS	05/07/24	13133	$ 87.50
INNOVATIVE COMMUNICATION SYSTEMS	05/07/24	13134	$ 87.50
INNOVATIVE COMMUNICATION SYSTEMS	05/07/24	13137	$ 87.50
INNOVATIVE COMMUNICATION SYSTEMS	05/15/24	13331	$ 87.50
HIGH SIERRA ELECTRONICS, INC.	05/20/24	13479	$ 1,795.00
INNOVATIVE COMMUNICATION SYSTEMS	05/20/24	13492	$ 87.50
INNOVATIVE COMMUNICATION SYSTEMS	05/20/24	13493	$ 87.50
INNOVATIVE COMMUNICATION SYSTEMS	05/20/24	13494	$ 87.50
INNOVATIVE COMMUNICATION SYSTEMS	05/20/24	13495	$ 87.50
INNOVATIVE COMMUNICATION SYSTEMS	05/22/24	13555	$ 87.50
INNOVATIVE COMMUNICATION SYSTEMS	05/22/24	13556	$ 87.50
GALLS, LLC	06/03/24	13763	$ 585.99
ASCO EQUIPMENT	06/03/24	13766	$ 22,095.50
THE RANDLE LAW OFFICE	06/06/24	13912	$ 9,015.79
INNOVATIVE COMMUNICATION SYSTEMS	06/11/24	14000	$ 439.50
SEDALCO, INC.	06/12/24	14067	$ 6,583.00
STEPHENS & FLOWERS FUNERALS AND CREMATIONS	06/14/24	14142	$ 1,750.00
BICKERSTAFF HEALTH DELGADO ACOSTA LLP	06/14/24	14146	$ 115.00

Treasurer's Record of Unpaid Claims	As of	7/31/2024	
Vendors	Date Registered	Reg #	Amount Registered
GRAPEVINE DCJ, LLC	06/17/24	14201	$ 125,572.00
ROADSAFE TRAFFIC SYSTEMS	06/17/24	14203	$ 1,000.00
HOMETOWN HARDWARE	06/18/24	14275	$ 134.92
SCHMIDT FUNERAL HOME	06/18/24	14277	$ 1,125.00
ROCA CLEANING SERVICES	06/26/24	14391	$ 600.00
PITNEY BOWES INC	06/26/24	14414	$ 156.75
MAGNOLIA FUNERAL HOME, INC.	06/27/24	14439	$ 695.00
EDMONDS INSURANCE AGENCY	06/27/24	14448	$ 100.00
HD SUPPLY	06/27/24	14450	$ 468.43
HD SUPPLY	06/27/24	14451	$ 321.94
HD SUPPLY	06/27/24	14452	$ 830.80
JOHNSTONE SUPPLY	06/27/24	14457	$ 1,770.06
ODP BUSINESS SOLUTIONS, LLC	07/01/24	14503	$ 192.39
ODP BUSINESS SOLUTIONS, LLC	07/01/24	14504	$ 369.72
EASON, CHRISTY	07/02/24	14532	$ 84.98
EASON, CHRISTY	07/02/24	14533	$ 920.34
EASON, CHRISTY	07/02/24	14534	$ 171.96
FORT BEND MEDICAL EXAMINER	07/02/24	14536	$ 5,200.00
REPUBLIC SERVICES #473	07/02/24	14547	$ 306.80
THE WALLER COUNTY EXPRESS	07/02/24	14549	$ 100.00
CLAY'S MORTUARY & CREMATIONS	07/02/24	14556	$ 1,375.00
PEGASUS CHEVROLET LLC	07/02/24	14558	$ 54,268.75
AT&T	07/02/24	14559	$ (195.01)
PRECISION UTILITY LLC	07/03/24	14583	$ 400.00
HOMETOWN HARDWARE	07/10/24	14609	$ 133.47
HOMETOWN HARDWARE	07/10/24	14610	$ 56.53
HOMETOWN HARDWARE	07/10/24	14611	$ 143.55
ENTEC PEST MANAGEMENT, INC.	07/10/24	14612	$ 125.00
ENTEC PEST MANAGEMENT, INC.	07/10/24	14613	$ 75.00
ENTEC PEST MANAGEMENT, INC.	07/10/24	14614	$ 175.00
ENTEC PEST MANAGEMENT, INC.	07/10/24	14615	$ 190.00
ENTEC PEST MANAGEMENT, INC.	07/10/24	14616	$ 90.00
ENTEC PEST MANAGEMENT, INC.	07/10/24	14617	$ 125.00
ENTEC PEST MANAGEMENT, INC.	07/10/24	14618	$ 285.00
TAC SECURITY	07/10/24	14621	$ 177.50
HOMETOWN HARDWARE	07/10/24	14644	$ 17.77
HOMETOWN HARDWARE	07/10/24	14645	$ 51.78
HOMETOWN HARDWARE	07/10/24	14646	$ (16.00)
HOMETOWN HARDWARE	07/10/24	14647	$ 305.84
BRAZOS VALLEY COUNCIL OF GOVERNMENTS	07/10/24	14654	$ 7,500.00
KIMBALL MIDWEST	07/10/24	14657	$ 129.43
INNOVATIVE COMMUNICATION SYSTEMS	07/10/24	14659	$ 369.02
ODP BUSINESS SOLUTIONS, LLC	07/10/24	14661	$ 135.40
ODP BUSINESS SOLUTIONS, LLC	07/10/24	14662	$ 11.99
THE RANDLE LAW OFFICE	07/10/24	14668	$ 11,423.39
THE HISTORIC MENGER HOTEL	07/10/24	14669	$ 845.20
CLEVELAND ASPHALT PRODUCTS, INC.	07/10/24	14674	$ 5,997.91
ROBERT ALMONTE LLC	07/10/24	14683	$ 495.00
BRADSHAW, TIFFANY	07/10/24	14685	$ 350.00
KING ARCHITECTURAL CONSULTING SERVICES PLLC	07/10/24	14689	$ 1,989.54
RICOH USA, INC.	07/10/24	14694	$ 41.80
RICOH USA, INC.	07/10/24	14695	$ 605.94
RICOH USA, INC.	07/10/24	14696	$ 59.00
ROCA CLEANING SERVICES	07/10/24	14697	$ 750.00
ROCA CLEANING SERVICES	07/10/24	14698	$ 300.00
DELL MARKETING L.P.	07/11/24	14707	$ 9,352.26
DELL MARKETING L.P.	07/11/24	14708	$ 6,115.98
THOMSON REUTERS- WEST	07/11/24	14726	$ 1,996.66
AIR-TECH BRAZOS VALLEY AC & HEATING SERVICE INC	07/11/24	14730	$ 280.00
THOMPSON CONSULTING SERVICES, LLC	07/12/24	14773	$ 38,853.13
LOWES	07/12/24	14778	$ 1,099.73
LOW VOLTAGE SECURITY SOLUTIONS LLC	07/12/24	14786	$ 839.40
THE HOME DEPOT	07/12/24	14790	$ 1,560.76
AT&T-CWO	07/12/24	14793	$ 47,228.98
JARVIS TIRE AND WHEEL, LLC	07/12/24	14794	$ 652.10
A&A GRAPHIC SUPPLY CORP.	07/12/24	14795	$ 617.50
MOFFITT SERVICES	07/12/24	14796	$ 4,000.00
MUSTANG CAT	07/12/24	14797	$ (10.17)
SIRCHIE ACQUISITION COMPANY, LLC	07/12/24	14798	$ 3,759.87
QUADIENT LEASING USA, INC.	07/12/24	14799	$ 74.13
RAY ALLEN MANUFACTURING	07/12/24	14800	$ 202.95
JARVIS TIRE AND WHEEL, LLC	07/12/24	14801	$ 3,609.36
BUCKEYE CLEANING CENTER	07/12/24	14802	$ 2,807.10
IMPACT PROMOTIONAL SERVICES, LLC	07/12/24	14803	$ 188.25

Treasurer's Record of Unpaid Claims	As of	7/31/2024	
Vendors	Date Registered	Reg #	Amount Registered
VERIZON CONNECT NWF, INC.	07/12/24	14804	$ 793.31
C&G WHOLESALE	07/12/24	14805	$ 7,869.94
LANSDOWNE-MOODY CO., INC	07/12/24	14806	$ 206.62
JOHNSTONE SUPPLY	07/12/24	14807	$ 350.91
SMARSH, INC.	07/15/24	14808	$ 29.80
QUIDDITY ENGINEERING, LLC	07/15/24	14809	$ 5,167.50
UNITED AG & TURF	07/15/24	14810	$ 39.50
O'REILLY AUTO PARTS	07/15/24	14811	$ 406.46
O'REILLY AUTO PARTS	07/15/24	14812	$ 298.91
APPEL FORD MERCURY	07/15/24	14813	$ 1,236.78
CELLEBRITE, INC.	07/15/24	14814	$ 2,448.00
INTELEPEER HOLDINGS, INC.	07/15/24	14815	$ 1,458.22
LEXISNEXIS	07/15/24	14816	$ 101.75
LEXISNEXIS	07/15/24	14817	$ 53.50
LAW OFFICE OF ROBERT CARDENAS	07/15/24	14818	$ 1,500.00
HOMETOWN HARDWARE	07/15/24	14819	$ 11.99
HOMETOWN HARDWARE	07/15/24	14820	$ 69.99
WALLER COUNTY PAINT & BODY SHOP & STORAGE	07/15/24	14821	$ 85.00
JAIME, SYLVESTER R.	07/15/24	14822	$ 900.00
INTERSTATE BILLING SERVICE, INC.	07/15/24	14823	$ 92.28
INTERSTATE BILLING SERVICE, INC.	07/15/24	14824	$ 1,065.86
CLEVELAND ASPHALT PRODCUTS, INC.	07/15/24	14825	$ 13,502.86
DOGGETT MACHINERY SERVICES	07/15/24	14826	$ 9,361.68
AMBASSADOR SERVICES LLC	07/15/24	14827	$ 1,952.01
RAMIREZ, ROBERTO	07/15/24	14828	$ 568.34
IMPACT PROMOTIONAL SERVICES, LLC	07/15/24	14829	$ 232.33
ASCO EQUIPMENT	07/15/24	14831	$ 1,645.68
ASCO EQUIPMENT	07/15/24	14832	$ (453.39)
PINNACLE MEDICAL MANAGEMENT	07/15/24	14833	$ 530.00
NAPA AUTO PARTS	07/16/24	14834	$ 333.14
NAPA AUTO PARTS	07/16/24	14835	$ 30.23
NAPA AUTO PARTS	07/16/24	14836	$ 363.34
NAPA AUTO PARTS	07/16/24	14837	$ 35.92
NAPA AUTO PARTS	07/16/24	14838	$ 97.17
NAPA AUTO PARTS	07/16/24	14839	$ 151.13
NAPA AUTO PARTS	07/16/24	14840	$ 219.58
NAPA AUTO PARTS	07/16/24	14841	$ 193.70
NAPA AUTO PARTS	07/16/24	14842	$ 35.16
NAPA AUTO PARTS	07/16/24	14843	$ 77.54
INGRAM, GERALD	07/16/24	14845	$ 175.00
O'REILLY AUTO PARTS	07/16/24	14846	$ 113.78
O'REILLY AUTO PARTS	07/16/24	14847	$ 36.34
O'REILLY AUTO PARTS	07/16/24	14848	$ 32.74
O'REILLY AUTO PARTS	07/16/24	14849	$ 44.97
O'REILLY AUTO PARTS	07/16/24	14850	$ 100.68
O'REILLY AUTO PARTS	07/16/24	14851	$ 8.83
O'REILLY AUTO PARTS	07/16/24	14852	$ 15.98
O'REILLY AUTO PARTS	07/16/24	14853	$ 50.46
O'REILLY AUTO PARTS	07/16/24	14854	$ 368.62
O'REILLY AUTO PARTS	07/16/24	14855	$ 24.54
O'REILLY AUTO PARTS	07/16/24	14856	$ 27.97
O'REILLY AUTO PARTS	07/16/24	14857	$ 13.99
HOMETOWN HARDWARE	07/16/24	14858	$ 200.95
INGRAM LIBRARY SERVICES	07/16/24	14859	$ 11.20
APPEL FORD MERCURY	07/16/24	14860	$ 617.07
APPEL FORD MERCURY	07/16/24	14861	$ 265.38
APPEL FORD MERCURY	07/16/24	14862	$ 303.38
JARVIS TIRE AND WHEEL LLC	07/16/24	14863	$ 355.32
JARVIS TIRE AND WHEEL LLC	07/16/24	14864	$ 1,804.80
JARVIS TIRE AND WHEEL LLC	07/16/24	14865	$ 1,481.76
TOSHIBA FINANCIAL SERVICES	07/16/24	14866	$ 186.16
KIMBALL MIDWEST	07/16/24	14870	$ 1,289.20
WALLER PAINT & BODY SHOP & STORAGE	07/16/24	14872	$ 7,470.57
TEXAS STAR TRANSPORT, LLC	07/16/24	14873	$ 3,042.08
TEXAS STAR TRANSPORT, LLC	07/16/24	14874	$ 3,214.39
TEXAS STAR TRANSPORT, LLC	07/16/24	14875	$ 3,248.27
TEXAS STAR TRANSPORT, LLC	07/16/24	14876	$ 1,517.99
TEXAS STAR TRANSPORT, LLC	07/16/24	14877	$ 1,556.72
TEXAS STAR TRANSPORT, LLC	07/16/24	14878	$ 3,235.13
TEXAS STAR TRANSPORT, LLC	07/16/24	14879	$ 3,254.64
TEXAS STAR TRANSPORT, LLC	07/16/24	14880	$ 814.05
TEXAS DRAINAGE	07/16/24	14883	$ 31,008.00
TEXAS GIS FORM	07/16/24	14884	$ 400.00
HOMEWOOD SUITES BY HILTON MCALLEN	07/16/24	14891	$ 527.82

Treasurer's Record of Unpaid Claims	As of	7/31/2024	
Vendors	Date Registered	Reg #	Amount Registered
TCOLE	07/16/24	14892	$ 275.00
HOMETOWN HARDWARE	07/16/24	14900	$ 49.99
HOMETOWN HARDWARE	07/16/24	14901	$ 50.95
FORT BEND SENIORS	07/17/24	14910	$ 40,000.00
RITE OF PASSAGE-INC	07/17/24	14911	$ 8,250.00
AMERICAN FIRE SYSTEMS INC.	07/17/24	14912	$ 995.00
AMERICAN FIRE SYSTEMS INC.	07/17/24	14913	$ 3,850.00
HOMETOWN HARDWARE	07/17/24	14914	$ 219.80
NETPROTEC LLC	07/17/24	14915	$ 600.00
WILLIAMS, LACONYA	07/17/24	14916	$ 100.00
ON YOUR WAY STORAGE, LLC	07/18/24	14919	$ 249.00
EDMONDS INSURANCE AGENCY	07/18/24	14921	$ 95.56
COP STOP	07/18/24	14922	$ 307.50
STEINHAUSER'S	07/18/24	14923	$ 79.99
QUILL CORPORATION	07/18/24	14924	$ 42.91
QUILL CORPORATION	07/18/24	14925	$ 52.19
VICTORY SUPPLY	07/18/24	14926	$ 1,186.56
OFFICRMAKERS, INC.	07/18/24	14927	$ 1,049.76
HOMETOWN HARDWARE	07/18/24	14928	$ 5.99
MCNEESE PSYCHOLOGICAL SERVICES, PLLC	07/18/24	14930	$ 1,500.00
RAVEN MECHANICAL, LP	07/18/24	14931	$ 1,044.00
AT&T	07/18/24	14932	$ 43.56
MUNDY, SHEILA	07/18/24	14933	$ 75.00
HARDY, CHARLESTON	07/18/24	14934	$ 6.50
HARDY, CHARLESTON	07/18/24	14935	$ 40.49
TEXAS COLLEGE OF PROBATE JUDGES	07/18/24	14936	$ 450.00
MENGER HOTEL	07/18/24	14937	$ 418.47
WALLER COUNTY DISTRICT ATTORNEY'S OFFICE	07/18/24	14938	$ 312.75
TEXAS A&M ENGINEERING EXTENSION SERVICE	07/18/24	14939	$ 299.00
LOCAL LP-GAS INC.	07/18/24	14940	$ 48.00
DISA INC.	07/22/24	14941	$ 314.47
TRACK GROUP INC.	07/22/24	14942	$ 241.50
XEROX CORPORATION	07/22/24	14943	$ 313.11
XEROX CORPORATION	07/22/24	14944	$ 206.66
XEROX CORPORATION	07/22/24	14945	$ 263.05
XEROX CORPORATION	07/22/24	14946	$ 200.07
XEROX CORPORATION	07/22/24	14947	$ 284.16
XEROX CORPORATION	07/22/24	14948	$ 172.65
XEROX CORPORATION	07/22/24	14949	$ 274.14
XEROX CORPORATION	07/22/24	14950	$ 181.97
XEROX CORPORATION	07/22/24	14951	$ 182.95
XEROX CORPORATION	07/22/24	14952	$ 175.81
XEROX CORPORATION	07/22/24	14953	$ 192.11
XEROX CORPORATION	07/22/24	14954	$ 237.01
XEROX CORPORATION	07/22/24	14955	$ 361.34
XEROX CORPORATION	07/22/24	14956	$ 148.35
SAN BERNARD ELECTRIC CO-OP	07/22/24	14957	$ 2,371.20
SAN BERNARD ELECTRIC CO-OP	07/22/24	14958	$ 396.94
SAN BERNARD ELECTRIC CO-OP	07/22/24	14959	$ 481.23
SAN BERNARD ELECTRIC CO-OP	07/22/24	14960	$ 219.88
SAN BERNARD ELECTRIC CO-OP	07/22/24	14961	$ 222.26
SAN BERNARD ELECTRIC CO-OP	07/22/24	14962	$ 409.64
SAN BERNARD ELECTRIC CO-OP	07/22/24	14963	$ 405.65
SAN BERNARD ELECTRIC CO-OP	07/22/24	14964	$ 17,048.82
ENTERPRISE FM TRUST	07/22/24	14965	$ 75,978.57
DEPARTMENT OF INFORMATION RESOURCES	07/22/24	14966	$ 452.92
SARGENT, JOAN	07/22/24	14967	$ 310.08
DUHON, TREY	07/22/24	14968	$ 561.72
PEAN, ROBIN	07/22/24	14969	$ 40.58
ANGELO, VALERIE	07/22/24	14970	$ 29.99
HILTON GARDEN INN SAN ANTONIO	07/22/24	14971	$ 510.63
PERDUE, BRANDON, FIELDER, COLLINS, & MOTT LLP	07/22/24	14972	$ 1,060.09
HOMETOWN HARDWARE	07/22/24	14973	$ 35.97
AGUILAR, ALFONSO	07/22/24	14974	$ 200.00
WE BRAND IT PROMOTIONS	07/22/24	14975	$ 139.00
WALLER COUNTY ASPHALT, INC.	07/22/24	14976	$ 6,332.55
WALLER COUNTY ASPHALT, INC.	07/22/24	14977	$ 13,513.50
TEXAS STAR TRANSPORT, LLC	07/22/24	14978	$ 3,204.63
TEXAS STAR TRANSPORT, LLC	07/22/24	14979	$ 3,263.51
TEXAS STAR TRANSPORT, LLC	07/22/24	14980	$ 2,287.81
TEXAS STAR TRANSPORT, LLC	07/22/24	14981	$ 3,057.32
TEXAS STAR TRANSPORT, LLC	07/22/24	14982	$ 3,032.61
TEXAS STAR TRANSPORT, LLC	07/22/24	14983	$ 3,254.95
TEXAS STAR TRANSPORT, LLC	07/22/24	14984	$ 3,253.10

Treasurer's Record of Unpaid Claims	As of	7/31/2024	
Vendors	Date Registered	Reg #	Amount Registered
HOMETOWN HARDWARE	07/22/24	14985	$ 572.15
ARROW-MAGNOLIA INTERNATIONAL, INC.	07/22/24	14986	$ 227.35
UNITED AG&TURF	07/22/24	14987	$ 137.97
ALSCO, INC.	07/22/24	14988	$ 330.02
CAVAZOS, ANDRES	07/22/24	14989	$ 100.00
KENNEDY, KENDRICK	07/22/24	14990	$ 100.00
SAMES MOTOR COMPANY	07/22/24	14991	$ 162,967.50
MARTINEZ, ALMA	07/22/24	14992	$ 1,000.00
MILLER, MANDY	07/22/24	14993	$ 7,325.00
DRC EMERGENCY SERVICES	07/22/24	14994	$ 69,076.25
PETROLEUM TRADERS CORPORTION	07/22/24	14995	$ 19,940.11
HD SUPPLY	07/22/24	14996	$ (24.54)
HD SUPPLY	07/22/24	14997	$ (63.32)
HD SUPPLY	07/22/24	14998	$ (35.70)
ALSCO	07/22/24	14999	$ 55.00
SPARKLIGHT	07/22/24	15000	$ 460.93
SPARKLIGHT	07/22/24	15001	$ 170.57
HOMETOWN HARDWARE	07/22/24	15002	$ 2.58
ZAVALA, IRMA	07/22/24	15003	$ 545.00
HILTON GARDEN INN SAN ANTONIO	07/22/24	15004	$ 510.63
K&H PORTABLE TOILETS, INC.	07/22/24	15005	$ 125.00
DERRYBERRY'S L.P.	07/22/24	15006	$ 1,155.00
ODP BUSINESS SOLUTIONS, LLC	07/22/24	15007	$ 160.74
ODP BUSINESS SOLUTIONS, LLC	07/22/24	15008	$ 26.99
ODP BUSINESS SOLUTIONS, LLC	07/22/24	15009	$ 389.14
ODP BUSINESS SOLUTIONS, LLC	07/22/24	15010	$ 243.40
ODP BUSINESS SOLUTIONS, LLC	07/22/24	15011	$ 111.74
ODP BUSINESS SOLUTIONS, LLC	07/22/24	15012	$ 28.19
ODP BUSINESS SOLUTIONS, LLC	07/22/24	15013	$ 294.18
ODP BUSINESS SOLUTIONS, LLC	07/22/24	15014	$ 329.99
ODP BUSINESS SOLUTIONS, LLC	07/22/24	15015	$ 52.79
ODP BUSINESS SOLUTIONS, LLC	07/22/24	15016	$ 52.79
ODP BUSINESS SOLUTIONS, LLC	07/22/24	15017	$ 130.92
ODP BUSINESS SOLUTIONS, LLC	07/22/24	15018	$ 10.79
ODP BUSINESS SOLUTIONS, LLC	07/22/24	15019	$ 118.22
ODP BUSINESS SOLUTIONS, LLC	07/22/24	15020	$ 127.52
ODP BUSINESS SOLUTIONS, LLC	07/22/24	15021	$ 91.03
ODP BUSINESS SOLUTIONS, LLC	07/22/24	15022	$ 293.22
ODP BUSINESS SOLUTIONS, LLC	07/22/24	15023	$ 187.14
ODP BUSINESS SOLUTIONS, LLC	07/22/24	15024	$ 34.99
ODP BUSINESS SOLUTIONS, LLC	07/22/24	15025	$ 78.79
ODP BUSINESS SOLUTIONS, LLC	07/22/24	15026	$ 45.29
BOTEA, BRENDA	07/22/24	15027	$ 100.00
SCY IMAGING INC	07/22/24	15028	$ 150.00
INNOVATIVE COMMUNICATION SYSTEMS	07/22/24	15029	$ 100.00
QUADIENT FINANCE USA, INC.	07/22/24	15030	$ 88.66
ROCA CLEANING SERVICES	07/24/24	15031	$ 300.00
ROCA CLEANING SERVICES	07/24/24	15032	$ 450.00
TEXAS STAR TRANSPORT, LLC	07/24/24	15033	$ 3,217.43
TEXAS STAR TRANSPORT, LLC	07/24/24	15034	$ 3,035.05
TEXAS STAR TRANSPORT, LLC	07/24/24	15035	$ 3,244.30
TEXAS STAR TRANSPORT, LLC	07/24/24	15036	$ 1,644.87
NAPA AUTO PARTS	07/24/24	15037	$ 9.99
NAPA AUTO PARTS	07/24/24	15038	$ 649.00
NAPA AUTO PARTS	07/24/24	15039	$ 5,455.52
NAPA AUTO PARTS	07/24/24	15040	$ 186.43
NAPA AUTO PARTS	07/24/24	15041	$ 18.20
NAPA AUTO PARTS	07/24/24	15042	$ 189.87
HOMETOWN HARDWARE	07/24/24	15043	$ 24.99
HOMETOWN HARDWARE	07/24/24	15044	$ 183.42
TRINITY SERVICES GROUP, INC.	07/24/24	15045	$ 79.48
TRINITY SERVICES GROUP, INC.	07/24/24	15046	$ 4,616.68
STEINHAUSER'S	07/24/24	15047	$ 42.99
KATY PRINTERS	07/24/24	15048	$ 169.70
KATY PRINTERS	07/24/24	15049	$ 216.90
KATY PRINTERS	07/24/24	15050	$ 145.80
O'REILLY AUTO PARTS	07/24/24	15051	$ (22.00)
A&A GRAPHIC SUPPLY CORP.	07/24/24	15052	$ 472.50
XEROX CORPORATION	07/24/24	15053	$ 198.96
UTILITY ASSOCIATES INC	07/24/24	15054	$ 25,327.62
AUSTIN COUNTY GLASS	07/24/24	15055	$ 346.46
WALLER COUNTY PAINT & BODY SHOP & STORAGE	07/24/24	15056	$ 687.99
FORD, RUSSELL	07/24/24	15057	$ 32.16
FORD, RUSSELL	07/24/24	15058	$ 64.32

Treasurer's Record of Unpaid Claims	As of	7/31/2024	
Vendors	Date Registered	Reg #	Amount Registered
FORD, RUSSELL	07/24/24	15059	$ 49.58
FORD, RUSSELL	07/24/24	15060	$ 60.30
FORD, RUSSELL	07/24/24	15061	$ 96.48
VERIZON	07/24/24	15062	$ 200.01
VERIZON	07/24/24	15063	$ 648.08
VERIZON	07/24/24	15064	$ 299.00
TEXAS DEPARTMENT OF STATE HEALTH SERVICES	07/24/24	15065	$ 263.52
HALFF	07/24/24	15066	$ 23,339.00
DUHON, TREY	07/24/24	15067	$ 69.39
5M LEGACY PROPERTIES, LLC	07/24/24	15068	$ 3,575.00
HOMETOWN HARDWARE	07/24/24	15069	$ 202.81
HOMETOWN HARDWARE	07/24/24	15070	$ 118.10
HOMETOWN HARDWARE	07/24/24	15071	$ 59.99
HOMETOWN HARDWARE	07/24/24	15072	$ 187.95
PINEDA, MOISES	07/24/24	15073	$ 24.35
ODP BUSINESS SOLUTIONS, LLC	07/24/24	15074	$ 37.19
SAN BERNARD CO-OP	07/24/24	15075	$ 697.20
XEROX CORPORATION	07/24/24	15076	$ 326.62
XEROX CORPORATION	07/24/24	15077	$ 443.70
PYKA, KENNETH	07/26/24	15078	$ 304.00
MARINO, BRENDA	07/26/24	15079	$ 72.35
MARINO, BRENDA	07/26/24	15080	$ 57.88
MARINO, BRENDA	07/26/24	15081	$ 57.88
MARINO, BRENDA	07/26/24	15082	$ 57.88
FORD, RUSSELL	07/26/24	15083	$ 268.60
ENTEC PEST MANAGEMENT, INC.	07/26/24	15084	$ 140.00
ENTEC PEST MANAGEMENT, INC.	07/26/24	15085	$ 125.00
ENTEC PEST MANAGEMENT, INC.	07/26/24	15086	$ 430.00
ENTEC PEST MANAGEMENT, INC.	07/26/24	15087	$ 135.00
WALLER COUNTY TRACTOR LLC.	07/26/24	15088	$ 581.50
BECKENDORFF, JUSTIN	07/26/24	15090	$ 46.90
RICOH USA, INC.	07/26/24	15091	$ 130.12
DIRECTV	07/26/24	15092	$ 171.23
CORRECTIONAL REHABILITATION SERVICES, LLC	07/26/24	15093	$ 3,500.00
MARKHAM INVESTIGATIONS LLC	07/26/24	15094	$ 500.00
SCREAMING TEE'S 2	07/26/24	15095	$ 320.00
CITY OF PRAIRIE VIEW	07/26/24	15096	$ 51.45
DIRECT ENERGY BUSINESS, LLC	07/26/24	15097	$ 172.56
DIRECT ENERGY BUSINESS, LLC	07/26/24	15098	$ 512.48
DIRECT ENERGY BUSINESS, LLC	07/26/24	15099	$ 140.02
AMAZON	07/26/24	15100	$ 259.13
BULLETPOINT MOUNTING SOLUTIONS	07/26/24	15101	$ 390.95
DELL MARKETING L.P.	07/26/24	15102	$ 2,712.42
CITIBANK, N.A.	07/26/24	15103	$ 4,542.81
ALSCO, INC.	07/26/24	15104	$ 342.86
STEINHAUSER'S	07/29/24	15105	$ 10.85
STEINHAUSER'S	07/29/24	15106	$ 5.74
PCN STRATEGIES, INC.	07/29/24	15107	$ 2,029.43
PCN STRATEGIES, INC.	07/29/24	15108	$ 25,350.85
UTILITY ASSOCIATES INC	07/29/24	15109	$ 74,294.84
QUILL CORPORATION	07/29/24	15110	$ 569.59
WALLER COUNTY DISTRICT ATTORNEY'S OFFICE	07/29/24	15111	$ 107.45
WALLER COUNTY DISTRICT ATTORNEY'S OFFICE	07/29/24	15112	$ 64.30
COLLIER EQUINE VET SERVICE, PA	07/29/24	15113	$ 90.00
VICTORY SUPPLY	07/29/24	15114	$ 2,016.00
VICTORY SUPPLY	07/29/24	15115	$ 224.40
HOLLOMAN, ROBERT	07/29/24	15116	$ 536.00
MUNDY, SHEILA	07/29/24	15117	$ 42.88
CHANEY, GARY	07/29/24	15118	$ 161.55
CANTRELL, BRIAN	07/29/24	15119	$ 159.90
SOUTH TEXAS CJCA	07/29/24	15120	$ 250.00
AMERICAN FIRE SYSTEMS, INC.	07/29/24	15121	$ 1,945.00
AMERICAN FIRE SYSTEMS, INC.	07/29/24	15122	$ 1,645.00
H2O PARTNERS INC.	07/29/24	15123	$ 27,690.00
WELLS FARGO VENDOR FINANCIAL SERVICES, LLC	07/29/24	15124	$ (176.43)
TRINICOM COMMUNICATIONS, LLC	07/29/24	15125	$ 131.97
TRINICOM COMMUNICATIONS, LLC	07/29/24	15126	$ 45.68
TRINICOM COMMUNICATIONS, LLC	07/29/24	15127	$ 243.44
PRECISION PRINTING	07/29/24	15128	$ 38.00
PRECISION PRINTING	07/29/24	15129	$ 20.01
PRECISION PRINTING	07/29/24	15130	$ 51.61
PRECISION PRINTING	07/29/24	15131	$ 100.11
BECKENDORFF, JUSTIN	07/29/24	15132	$ 46.90
ZAVALA, IRMA	07/29/24	15133	$ 545.00

Treasurer's Record of Unpaid Claims	As of	7/31/2024	
Vendors	Date Registered	Reg #	Amount Registered
O'REILLY AUTO PARTS	07/29/24	15134	$ 163.16
O'REILLY AUTO PARTS	07/29/24	15135	$ 18.99
O'REILLY AUTO PARTS	07/29/24	15136	$ 14.99
O'REILLY AUTO PARTS	07/29/24	15137	$ 147.87
O'REILLY AUTO PARTS	07/29/24	15138	$ 6.48
O'REILLY AUTO PARTS	07/29/24	15139	$ 39.10
O'REILLY AUTO PARTS	07/29/24	15140	$ 7.52
O'REILLY AUTO PARTS	07/29/24	15141	$ 13.41
O'REILLY AUTO PARTS	07/29/24	15142	$ 24.38
O'REILLY AUTO PARTS	07/29/24	15143	$ 106.00
O'REILLY AUTO PARTS	07/29/24	15144	$ 9.18
O'REILLY AUTO PARTS	07/29/24	15145	$ 75.99
O'REILLY AUTO PARTS	07/29/24	15146	$ 146.98
O'REILLY AUTO PARTS	07/29/24	15147	$ 70.40
O'REILLY AUTO PARTS	07/29/24	15148	$ (70.40)
WALLER COUNTY PAINT & BODY SHOP & STORAGE	07/29/24	15149	$ 697.54
WALLER COUNTY PAINT & BODY SHOP & STORAGE	07/29/24	15150	$ 7.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	07/29/24	15151	$ 70.08
NAPA AUTO PARTS	07/30/24	15152	$ 69.02
NAPA AUTO PARTS	07/30/24	15153	$ 40.94
NAPA AUTO PARTS	07/30/24	15154	$ 40.94
NAPA AUTO PARTS	07/30/24	15155	$ 142.19
NAPA AUTO PARTS	07/30/24	15156	$ 437.22
NAPA AUTO PARTS	07/30/24	15157	$ 275.09
NAPA AUTO PARTS	07/30/24	15158	$ 48.00
NAPA AUTO PARTS	07/30/24	15159	$ 125.88
NAPA AUTO PARTS	07/30/24	15160	$ 65.94
NAPA AUTO PARTS	07/30/24	15161	$ 118.86
NAPA AUTO PARTS	07/30/24	15162	$ 151.13
NAPA AUTO PARTS	07/30/24	15163	$ 75.17
NAPA AUTO PARTS	07/30/24	15164	$ 34.46
NAPA AUTO PARTS	07/30/24	15165	$ 40.94
WALLER COUNTY PAINT & BODY SHOP & STORAGE	07/30/24	15166	$ 95.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	07/30/24	15167	$ 154.00
VERIZON	07/30/24	15168	$ 1,034.67
STEINHAUSER'S	07/30/24	15169	$ 52.49
TRINITY SERVICES GROUP, INC.	07/30/24	15170	$ 1,106.65
TRINITY SERVICES GROUP, INC.	07/30/24	15171	$ 4,537.97
HOMETOWN HARDWARE	07/30/24	15172	$ 207.95
HOMETOWN HARDWARE	07/30/24	15173	$ 46.76
WALLER COUNTY PAINT & BODY SHOP & STORAGE	07/30/24	15174	$ 7.00
AGUILAR, ALFONSO	07/30/24	15175	$ 400.00
CAPITAL ONE	07/30/24	15176	$ 886.57
ROYZ WINDOW TINT	07/30/24	15177	$ 148.00
ROYZ WINDOW TINT	07/30/24	15178	$ 148.00
ROYZ WINDOW TINT	07/30/24	15179	$ 49.00
ROYZ WINDOW TINT	07/30/24	15180	$ 99.00
ROYZ WINDOW TINT	07/30/24	15181	$ 99.00
ROYZ WINDOW TINT	07/30/24	15182	$ 418.00
ROYZ WINDOW TINT	07/30/24	15183	$ 418.00
ROYZ WINDOW TINT	07/30/24	15184	$ 418.00
ROYZ WINDOW TINT	07/30/24	15185	$ 418.00
ROYZ WINDOW TINT	07/30/24	15186	$ 418.00
ROYZ WINDOW TINT	07/30/24	15187	$ 418.00
APPEL FORD MERCURY	07/30/24	15188	$ 1,022.68
APPEL FORD MERCURY	07/30/24	15189	$ 298.98
APPEL FORD MERCURY	07/30/24	15190	$ 135.49
APPEL FORD MERCURY	07/30/24	15191	$ 284.85
ULINE SHIPPING SUPPLY SPECIALISTS	07/30/24	15192	$ 233.91
KERN, ROBERT	07/30/24	15193	$ 281.57
ANTHONY, DELISHIA	07/30/24	15194	$ 302.84
CANON FINANCIAL SERVICES, INC.	07/30/24	15195	$ 570.26
BUCKEYE CLEANING CENTER	07/30/24	15196	$ 795.55
INNOVATIVE COMMUNICATION SYSTEMS	07/30/24	15197	$ 262.50
SPEEDTECH LIGHTS INC	07/30/24	15198	$ 1,848.24
TEXAS ASSOCIATION OF COUNTIES	07/30/24	15199	$ 275.00
QUILL CORPORATION	07/30/24	15200	$ 105.05
QUILL CORPORATION	07/30/24	15201	$ 43.76
QUILL CORPORATION	07/30/24	15202	$ 67.98
QUILL CORPORATION	07/30/24	15203	$ 138.03
MARCH, MATTHEW	07/30/24	15204	$ 50.25
MARCH, MATTHEW	07/30/24	15205	$ 1,464.88
MARCH, MATTHEW	07/30/24	15206	$ 42.21
GET-U-GOIN RV SERVICE, LLC.	07/30/24	15207	$ 19,238.25

Treasurer's Record of Unpaid Claims	As of	7/31/2024	
Vendors	Date Registered	Reg #	Amount Registered
KIMBALL MIDWEST	07/30/24	15208	$ 3,763.42
DIRECT ENERGY BUSINESS, LLC	07/30/24	15209	$ 31.97
LANSDOWNE-MOODY CO., INC	07/30/24	15210	$ 1,092.84
CONSOLIDATED COMMUNICATIONS	07/30/24	15211	$ 58.70
LAROCHE	07/30/24	15212	$ 27.78
CHASE	07/30/24	15213	$ 710,113.75
ASCO EQUIPMENT	07/30/24	15214	$ 1,550.60
AT&T	07/30/24	15215	$ 3,846.19
TEXAS A&M ENGINEERING EXTENSION SERVICE	07/30/24	15216	$ 252.00
UNITED AG & TURF	07/30/24	15217	$ 228.24
BROOKSHIRE HARDWARE	07/30/24	15218	$ 853.18
BROOKSHIRE HARDWARE	07/30/24	15219	$ 127.32
ENTEC PEST MANAGEMENT, INC.	07/30/24	15220	$ 425.00
MUSTANG CAT	07/30/24	15221	$ 136.56
MUSTANG CAT	07/30/24	15222	$ 265.73
FORT BEND HYDRAULICS	07/30/24	15223	$ 680.00
INTERSTATE BILLING SERVICE, INC.	07/30/24	15224	$ 20.84
INTERSTATE BILLING SERVICE, INC.	07/30/24	15225	$ 456.83
JOHNSTONE SUPPLY	07/30/24	15226	$ 313.34
TEXAS STAR TRANSPORT, LLC	07/31/24	15227	$ 1,640.60
TEXAS STAR TRANSPORT, LLC	07/31/24	15228	$ 1,291.79
TEXAS STAR TRANSPORT, LLC	07/31/24	15229	$ 797.27
TEXAS STAR TRANSPORT, LLC	07/31/24	15230	$ 1,269.57
TEXAS STAR TRANSPORT, LLC	07/31/24	15231	$ 3,200.97
TEXAS STAR TRANSPORT, LLC	07/31/24	15232	$ 3,034.13
TEXAS STAR TRANSPORT, LLC	07/31/24	15233	$ 2,993.28
TEXAS STAR TRANSPORT, LLC	07/31/24	15234	$ 2,451.90
TEXAS STAR TRANSPORT, LLC	07/31/24	15235	$ 3,014.92
TEXAS STAR TRANSPORT, LLC	07/31/24	15236	$ 3,206.76
TEXAS STAR TRANSPORT, LLC	07/31/24	15237	$ 3,220.51
TEXAS STAR TRANSPORT, LLC	07/31/24	15238	$ 3,217.13
TEXAS STAR TRANSPORT, LLC	07/31/24	15239	$ 2,249.06
TEXAS STAR TRANSPORT, LLC	07/31/24	15240	$ 3,252.52
TEXAS STAR TRANSPORT, LLC	07/31/24	15241	$ 2,262.50
TEXAS STAR TRANSPORT, LLC	07/31/24	15242	$ 3,123.20
TEXAS STAR TRANSPORT, LLC	07/31/24	15243	$ 2,567.93
TEXAS STAR TRANSPORT, LLC	07/31/24	15244	$ 2,591.66
TEXAS STAR TRANSPORT, LLC	07/31/24	15245	$ 2,563.38
TEXAS STAR TRANSPORT, LLC	07/31/24	15246	$ 2,626.51
TEXAS STAR TRANSPORT, LLC	07/31/24	15247	$ 2,519.96
TEXAS STAR TRANSPORT, LLC	07/31/24	15248	$ 2,576.51
TEXAS STAR TRANSPORT, LLC	07/31/24	15249	$ 2,578.03
TEXAS STAR TRANSPORT, LLC	07/31/24	15250	$ 2,576.01
TEXAS STAR TRANSPORT, LLC	07/31/24	15251	$ 2,520.95
NAPA AUTO PARTS	07/31/24	15252	$ 14.12
NAPA AUTO PARTS	07/31/24	15253	$ 265.83
NAPA AUTO PARTS	07/31/24	15254	$ 28.24
NAPA AUTO PARTS	07/31/24	15255	$ 105.66
NAPA AUTO PARTS	07/31/24	15256	$ 591.10
NAPA AUTO PARTS	07/31/24	15257	$ 120.00
NAPA AUTO PARTS	07/31/24	15258	$ 354.80
NAPA AUTO PARTS	07/31/24	15259	$ 207.48
NAPA AUTO PARTS	07/31/24	15260	$ 173.66
HOMETOWN HARDWARE	07/31/24	15261	$ 3.49
HOMETOWN HARDWARE	07/31/24	15262	$ 5.99
HOMETOWN HARDWARE	07/31/24	15263	$ 53.92
HOMETOWN HARDWARE	07/31/24	15264	$ 104.97
HOMETOWN HARDWARE	07/31/24	15265	$ 35.15
HOMETOWN HARDWARE	07/31/24	15266	$ 11.95
HOMETOWN HARDWARE	07/31/24	15267	$ 15.99
O'REILLY AUTO PARTS	07/31/24	15268	$ 45.99
O'REILLY AUTO PARTS	07/31/24	15269	$ 69.68
O'REILLY AUTO PARTS	07/31/24	15270	$ 65.74
O'REILLY AUTO PARTS	07/31/24	15271	$ 51.76
O'REILLY AUTO PARTS	07/31/24	15272	$ 254.34
WALLER COUNTY PAINT & BODY SHOP & STORAGE	07/31/24	15273	$ 513.50
WALLER COUNTY PAINT & BODY SHOP & STORAGE	07/31/24	15274	$ 7.00
AT&T MOBILITY	07/31/24	15275	$ 365.65
TRU BY HILTON	07/31/24	15276	$ 150.61
VOYAGER FLEET YSTEMS, INC.	07/31/24	15277	$ 49,807.96
XEROX CORPORATION	07/31/24	15278	$ 69.22
XEROX CORPORATION	07/31/24	15279	$ 178.23
KELLY, EVERETT	07/31/24	15280	$ 249.90
ALSCO, INC.	07/31/24	15281	$ 339.28

Treasurer's Record of Unpaid Claims	As of	7/31/2024	
Vendors	Date Registered	Reg #	Amount Registered
TOMPKINS, ANTHONY	07/31/24	15282	$ 81.17
RUTLEDGE CRAIN & COMPANY, PC	07/31/24	15283	$ 29,375.00
FRANK, MICHAEL	07/31/24	15284	$ 523.94
EDMONDS INSURANCE AGENCY	07/31/24	15285	$ 1,155.00
MASTERS ADVANCED REMEDIATIONS SERVICES	07/31/24	15286	$ 49,437.85
WILEY, ROBYN	07/31/24	15287	$ 160.00
RODRIGUEZ, SORAYA	07/31/24	15288	$ 385.00
BUCKEYE CLEANING CENTER	07/31/24	15289	$ 1,986.70
WALLER COUNTY PAINT & BODY SHOP & STORAGE	07/31/24	15290	$ 7.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	07/31/24	15291	$ 7.00
TOTAL UNPAID			**$ 2,209,188.97**

MONTHLY REPORT DUE TO COMMISSIONER'S COURT JULY 2024	
OFFICE	**DATE RECEIVED**
ANIMAL CONTROL	8/8/24
AUDITOR	8/5/24
CONSTABLE PCT#1	N/A
CONSTABLE PCT#2	7/31/24
CONSTABLE PCT#3	June report; 7/17 --- July report; N/A
CONSTABLE PCT#4	June report; 7/22 --- July report;8/8
COUNTY CLERK	8/5/24
DISTRICT CLERK	8/1/24
ENVIRONMENTAL	7/3-7/11-7/18-7/25
FIRE MARSHALL	8/7/24
JP#1	7/25-8/1-8/1-8/1
JP#2	7/18-8/1
JP#3	7/17-8/2-8/2-8/2
JP#4	7/9-7/15-8/5
LIBRARY - HEMPSTEAD	8/5/24
LIBRARY- BROOKSHIRE	8/5/24
RECYCLE CENTER	June report; 7/15 --- July report; 8/7
ROAD AND BRIDGE	7/12-7/22-8/1
SHERIFF	8/8/24
TAX OFFICE	8/5/24

INVOICE

Fort Bend Medical Examiner
3840 Bamore Road
Rosenberg, TX 77471

kelley.large@fortbendcountytx.gov
+1 (832) 471-4011

Bill to
Judge Trey Duhon
Waller County Judge
836 Austin Street, Suite 203
Hempstead, TX 77445

Ship to
Judge Trey Duhon
Waller County Judge
836 Austin Street, Suite 203
Hempstead, TX 77445

Registration # 015333
Joan Sargent Waller Co. Treasurer
Deputy MC Date 08/01/24

AUG1'24PM2:02TREASURER

Invoice details
Invoice no.: 1376
Terms: Net 30
Invoice date: 08/01/2024
Due date: 08/31/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.	05/29/2024	**Autopsy**	Full Autopsy Case# 24-01345WL . ordered by Judge Ted Krenek	1	$2,600.00	$2,600.00
2.	06/05/2024	**Autopsy**	Full Autopsy Case# 24-01398WL ordered by Judge Ted Krenek	1	$2,600.00	$2,600.00
3.	06/10/2024	**Autopsy**	Full Autopsy Case# 24-01451WL ordered by Judge Marian Jackson	1	$2,600.00	$2,600.00
4.	06/18/2024	**Autopsy**	Full Autopsy Case# 24-01542WL ordered by Judge Ted Krenek	1	$2,600.00	$2,600.00

AUG1'24PM11:50AUDITOR

Total **$10,400.00**

AUG1'24PM4:17AUDITOR

Registration # 0153133
Joan Sargent-Waller Co. Treasurer
Deputy _____ Date _____

Schmidt Funeral Home

819 Waller Avenue, P.O. Box 248, Brookshire, TX 77423 - 281-934-2424
12029 Hwy. 36 South, P.O. Box 610, Bellville, TX 77418 - 979-865-2424

INVOICE
August 5, 2024

Bill To:
Waller County Treasurer
836 Austin Street, #316
Hempstead, TX 77445

Registration # 015406
Joan Sargent Waller Co. Treasurer
Deputy MK Date 08/01/24

Quantity	Item	Units	Description	Discount %	Taxable	Unit Price	Total
1			One Man First Call - per Judge Ted Krenek				425.00
1			Body Bag– Regular				200.00
			Transported to Ft. Bend Co. ME				500.00
						Balance Due	$ 1125.00

Thank You,

Donna Schmidt Fricke
Schmidt Funeral Home
Brookshire, TX

CIVICPLUS

Invoice

Updated Remittance Address:
(FOR PAYMENTS ONLY)
CivicPlus LLC
PO Box 737311
Dallas TX 75373-7311

#313584
10/12/2024
PO #

Bill To

Waller County
836 Austin Street
Suite 316
Hempstead Texas 77445

TOTAL DUE

$7,022.40

Due Date: 11/11/2024

Terms	Due Date	PO #	Approving Authority
Net 30	11/11/2024		

Qty	Item	Start Date	End Date
1	Municode Meetings Ultimate Annual	10/12/2024	10/11/2025
1	Municode Meetings Hub Stand Alone Purchase	10/12/2024	10/11/2025
1	Municode Meetings Email Notifications	10/12/2024	10/11/2025

Total	$6,600.00
Tax	$422.40
Due	**$7,022.40**

Registration # 015433
Joan Sargent Waller Co Treasurer
Deputy mp Date 08/01/24

AUG 7 '24 PM 3:29 AUDITOR

AUG 8 '24 PM 3:10 TREASURER

Please submit payment via ACH using the details below. Please send notification of ACH transmission via email to accounting@civicplus.com.

Bank Name	Account Name	Account Number	Routing Number
JPMorgan Chase	CivicPlus LLC	[redacted]	[redacted]

King Architectural Consulting Servi
817-992-3120
142 Northchase Dr.
Willow Park, TX 76087

KING
Architectural Consulting Services PLLC

Billed To
Danny Rothe
Waller County
836 Austin Street
Hempstead, TX 77445

Date of Issue
07/31/2024

Due Date
09/06/2024

Invoice Number
0000038

Reference
Bus. Node - New CH
Pay App #21 & 506
Upgrades-Modular
Bldg Pay app #5

Amount Due (USD)
$1,987.38

Description	Rate	Qty	Line Total
Third Party Architectural Services 10 hour trip to WC on July 30th, 2024 for observation/review of Court-house Pay App #21 and Modular Bldgs Design services pay app #5. Plus 1 hour for pay app review in office.	$150.00	11	$1,650.00
Travel Expense, Mileage trip to Waller County - observation	$0.585	412	$241.02
Insurance Reimbursable	$82.42	1	$82.42
Travel Expense, lunch	$13.94	1	$13.94

Subtotal	1,987.38
Tax	0.00
Total	1,987.38
Amount Paid	0.00
Amount Due (USD)	$1,987.38

Notes
The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the practices of per-

sons registrered as architects in Texas. TDLR address: PO Box 12157, Austin, TX 78711. 800-803-9202.

Terms

Thank you!

HISCOX
encourage courage®

Payment schedule
King Architectural Consulting Services PLLC

Below is your monthly payment schedule. Hiscox will collect funds automatically on the dates listed. You will not receive any further billing statements unless you make a change to your policy, so it is important to keep this document for future reference.

Upcoming payment schedule

You will be charged the amounts listed below on the following dates:

- September 7, 2023 $82.38
- October 7, 2023 $82.42
- November 7, 2023 $82.42
- December 7, 2023 $82.42
- January 7, 2024 $82.42
- February 7, 2024 $82.42
- March 7, 2024 $82.42
- April 7, 2024 $82.42
- May 7, 2024 $82.42
- June 7, 2024 $82.42
- July 7, 2024 $82.42
- August 7, 2024 $82.42 INVOICE #38

To ensure your business remains protected, your coverage will automatically renew with the same payment method and frequency listed above. You will receive a new payment schedule and updated policy documents at least 45 days before renewal.

Underwritten by Hiscox Insurance Company Inc., 104 South Michigan Avenue, Suite 600, Chicago, IL 60603, as administered by Hiscox Inc., a licensed insurance producer in all states and DC. In California, Hiscox Inc. does business as Hiscox Insurance Agency (License no.: 0F09668). This information is provided to assist you in understanding how renewals work and does not modify the terms and conditions of any current or future Insurance policy, nor does it imply that any claims is covered. Coverage is subject to underwriting, terms conditions, and limits of the policy.

LUNCH:
TRIP TO WALLER COUNTY
7.30.24
MK

McAlister's Deli
1006 University Dr. East
College Station, TX 77840
(979) 846-6000

73

Host: Cashier 3	07/30/2024
73	12:38 PM
	30075

Order Type: Dine-In

Memphian	9.99
Sea Salt Chips	
Tea	2.89
Unsweet Tea	
Subtotal	12.88
Total Tax	1.06
Dine-In Total	**13.94**
VISA-FP	13.94
Auth [redacted]	

Hungry for more? We are hiring!
Text SWEETTEA to 27000 to Apply!

409037284085

****
Get rewarded! Scan the barcode in our
new app to earn points for this visit!
****
--- Check Closed ---

PERMIT TO CONSTRUCT UTILITY
IN WALLER COUNTY RIGHT-OF-WAY

ROAD: SEE ATTACHED ROAD LIST (14)

DATE: **08/07/2024**

To: A T & T
[Millenium Geospatial]
2676 Noel Dr.
Green Bay, WI 54311

Permit # 24.UP.024

The location on the right-of-way of your proposed buried line as shown by the accompanying notice dated **09/02/2024** is approved.

Your attention is directed to Art. 1436A (for power lines) and Art. 1416 (for communication lines) Vernon's Annotated Texas Civil Statutes with particular attention to the following provisions:

1. The Court Commission may designate the place along the right-of-way where such lines shall be constructed.
2. Emplacement of buried lines shall be a minimum of 36 inches below the flow line of the existing ditch. For installations parallel to the right-of-way, the utility shall be located within three (3) feet of the edge of the right-of-way, unless otherwise approved by the County.
3. All placement of lines beneath roadways and asphalt or concrete paved driveways shall be jacked or bored. No open cut will be allowed within five feet of the edge of roadways or such driveways. Open cuts on unpaved driveways shall be performed only with a trenching machine and shall not be excavated. In such cases the trench shall be backfilled and compacted. The driveway surface shall be restored to its original condition. Any variance to these requirements shall have the Commissioners' Court approval.
4. All buried water lines shall be marked thoroughly with detectable tracer wire. All other lines shall be marked thoroughly with detectable underground warning tape. Public to be safe-guarded by use of construction signs and barricades. Identification markers shall be placed along right-of-way lines, that is readily identifiable, indicating name of Company, type of line and emergency contact number.
5. Restore roads to their original condition. Trench is to be back-tracked, dragged, graded and filled as necessary to minimize erosion and sedimentation resulting from the proposed installation. Ditches are to be left clear for drainage.
6. The Court Commission may require the owner to relocate this line, for valid reasons under the law by giving thirty (30) days written notice.

The contractor must notify the County Engineer at (979) 826-7670, forty-eight (48) hours prior to starting construction of the line in order that we may have a representative present. An inspection of the line installation is required prior to backfilling the excavation to confirm proper cover depth.

SPECIAL PROVISIONS:

WALLER COUNTY COMMISSIONERS' COURT

_____
Carbett "Trey" J. Duhon III, County Judge

It is ORDERED by the Court on motion by Commissioner _____, duly seconded by Commissioner _____, that the above and foregoing request be and the same is hereby approved, with _____ members present voting in favor and _____ members present voting opposed. The County Engineer is authorized to comply with the above requests.

_____
Date

_____
Debbie Hollan, County Clerk

_____
Deputy

24.UP.026

BACKGROUND DOCUMENT-A02R4H8-DA1227PA

(11)

AT&T will be placing fiber optic cables along the following roads in Waller County to serve with fiber optic service:

Joseph Rd

Greenbriar Dr

Walnut Hill Dr

Hickory Hill Dr

Live Oak Dr

Sweetgum Dr

W Pinewood Dr

Hickory Dr

Holly Dr

N Pinewood Dr

Hillcrest Dr

24.UP.026

NOTICE OF PROPOSED UTILITY WORK
IN WALLER COUNTY RIGHT-OF-WAY

Formal notice is hereby given that AT&T (utility contractor) proposes to place a fiber optic, pedestals and handholes within the right-of-way of See Attached Background Doc (street) as follows:

Provide details for location, length, construction method, design (i.e. the dimensions from ROW line, edge of curb or pavement), etc.

Place 23,539' of fiber optic cable in 2" innerduct, 47 terminals, 3 handholes along with 2,845' of drop conduit and 36 drop pedestals

The _____ will be constructed and maintained on the road right-of-way as directed by Waller County Road & Bridge in accordance with governing laws. Our firm further understands that the County considers proper traffic control measures as those complying with applicable portions of the Texas Manual on Uniform Traffic Control Devices required for adoption by the "Transportation Code" (Ch 251).

The location and description of the proposed work and appurtenances is more fully shown by a PDF drawing and traffic control attached to this notice.

Construction is proposed to begin on or after the 2nd day of September, 2024.

Firm: Millennium Geospatial
By: Craig Wantlet
Signature: Cpt. W c/o AT&T
Title: OSP Engineer

Address: 2876 Noel Dr
Green Bay, WI 54311
Phone: 920-606-6287
Email: craig.wantlet@millenniumgeospatial.com

APPROVAL

This application is hereby approved subject to the following understandings and restrictions.

It is expressly understood that the said Waller County does not hereby imply to grant any right, claim, title or easement in or upon this County Road; and it is further understood that in the future, should Waller County, for any reason, need to work, improve, relocate, widen, increase, add to, decrease, or in any manner change the structure of this road or right-of-way, this line, if affected, will be moved at the direction of the Waller County Engineer or Road Administrator with thirty (30) days written notice.

This installation work shall not damage any part of the roadway and adequate provisions shall be made to cause a minimum of inconvenience to traffic and adjacent property owners. Permit shall be effective upon acceptance date of Formal Notice presentation in Commissioners Court, for a duration of one (1) year, with the opportunity of a six (6) month extension after a written request is sent and approved by the County Engineer.

APPROVED BY WALLER COUNTY ROAD & BRIDGE DEPT.

County Engineer or Road Administrator

8-5-2024
Date

Traffic Controls Required: (Y) N
Traffic Controls Reviewed By: RJDG
Bond: Y N Bond Amount ($): —
Floodplain Dev. Permit Required: Y (N)
Permit #: _____ Precinct #: 2
R&B Inspector: ROBERT J. GOODSPEED

24.UP.026

BACKGROUND DOCUMENT-A02R4H8-DA1227PA

(11)

AT&T will be placing fiber optic cables along the following roads in Waller County to serve with fiber optic service:

- Joseph Rd
- Greenbriar Dr
- Walnut Hill Dr
- Hickory Hill Dr
- Live Oak Dr
- Sweetgum Dr
- W Pinewood Dr
- Hickory Dr
- Holly Dr
- N Pinewood Dr
- Hillcrest Dr

29.UP.026

WALLER COUNTY PERMIT

CAUTION! BURIED GAS, ELECTRIC, & CATV IN ROUTE, LOCATE.

ALL BURIED FIBER CABLES PLACED ON THIS PROJECT ARE BORED @ 36" DEEP AND PLACED IN INNERDUCT UNLESS SPECIFICALLY NOTED OTHERWISE.

1 PROPOSED 2" INNERDUCT EQUIPPED WITH FIBER OPTICS

2 PROPOSED 2" INNERDUCT EQUIPPED WITH FIBER OPTICS

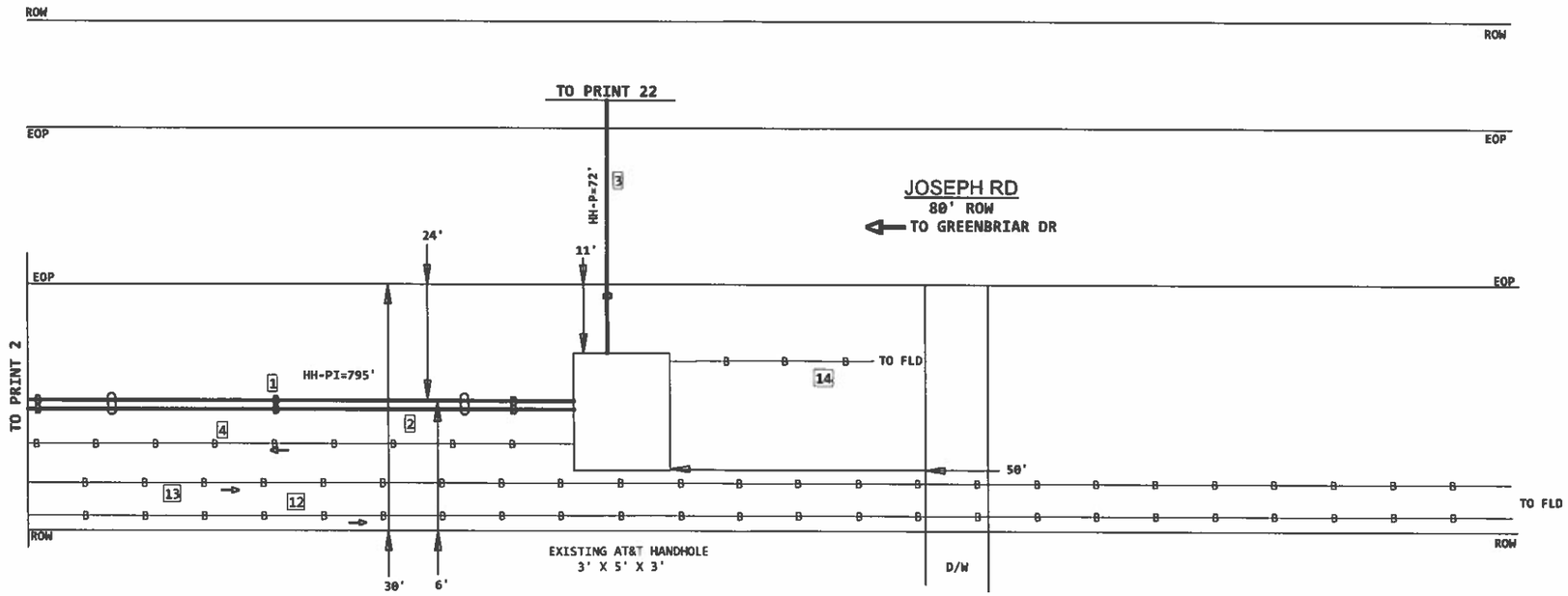
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4 EXISTING FIBER

12 EXISTING COPPER

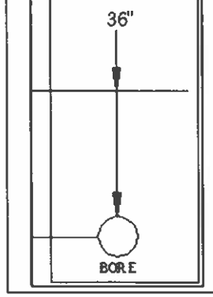
13 EXISTING COPPER

14 EXISTING FIBER



24586

TYPICAL BORE DETAIL



A02R4H8
PRINT 01 OF 22

RJM

WALLER COUNTY PERMIT

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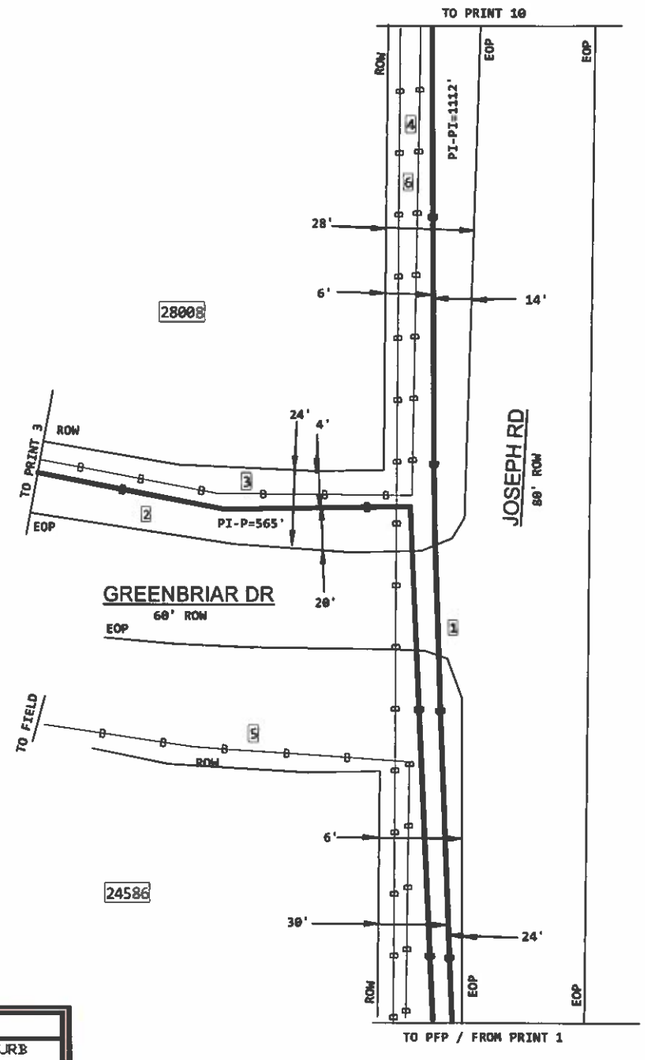
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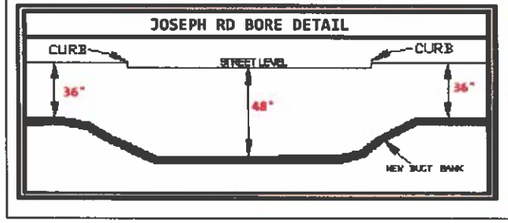
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4 EXISTING COPPER

5 EXISTING COPPER

6 EXISTING FIBER





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PRINT 02 OF 22

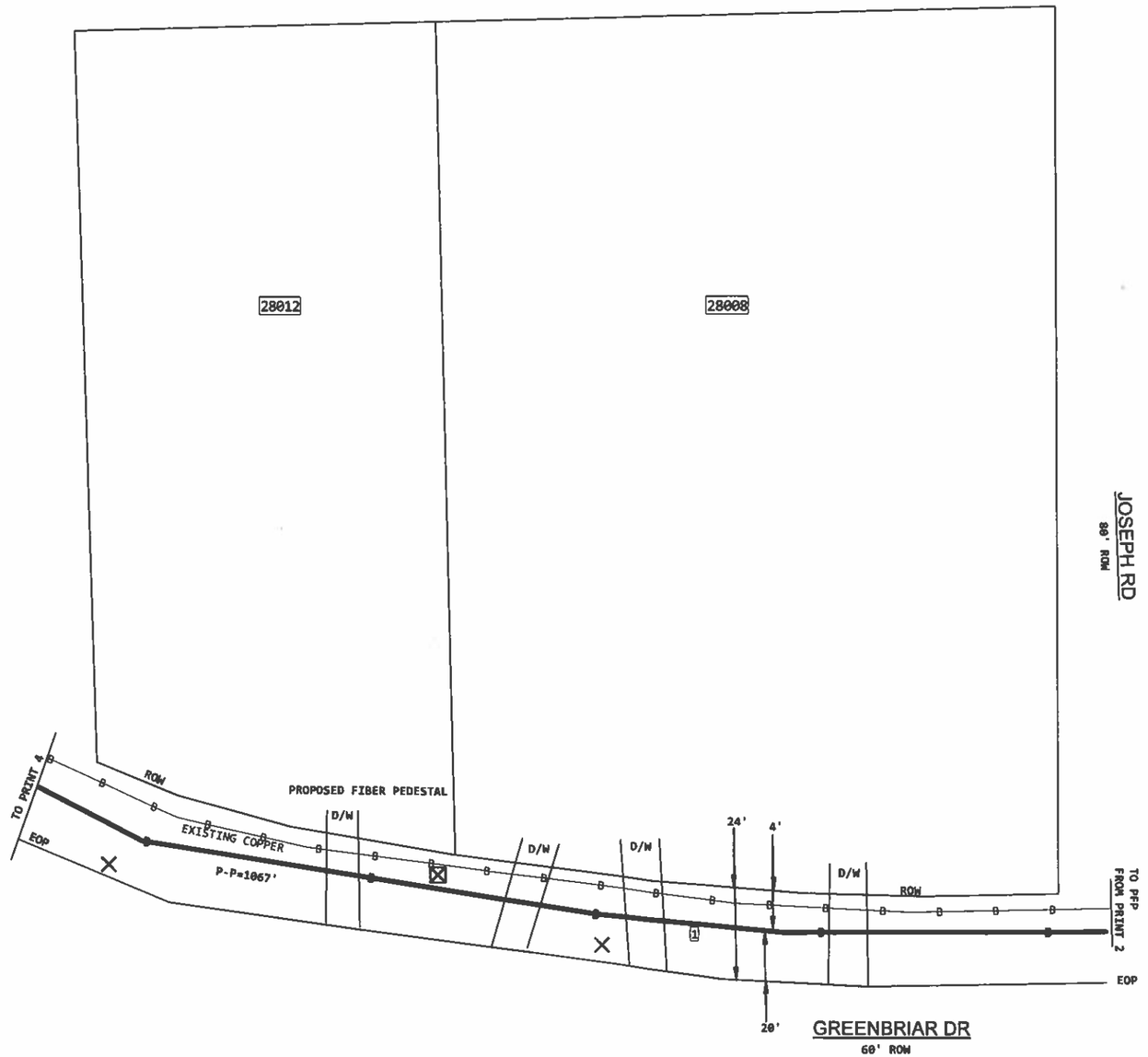
R014

WALLER COUNTY PERMIT

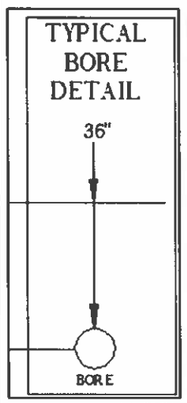
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TYPICAL BORE DETAIL



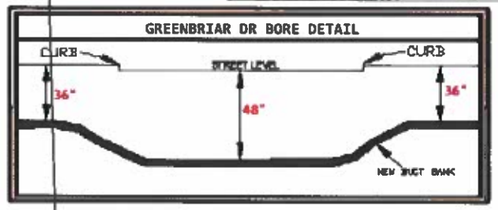
A02R4H8
PRINT 03 OF 22

RJK

WALLER COUNTY PERMIT

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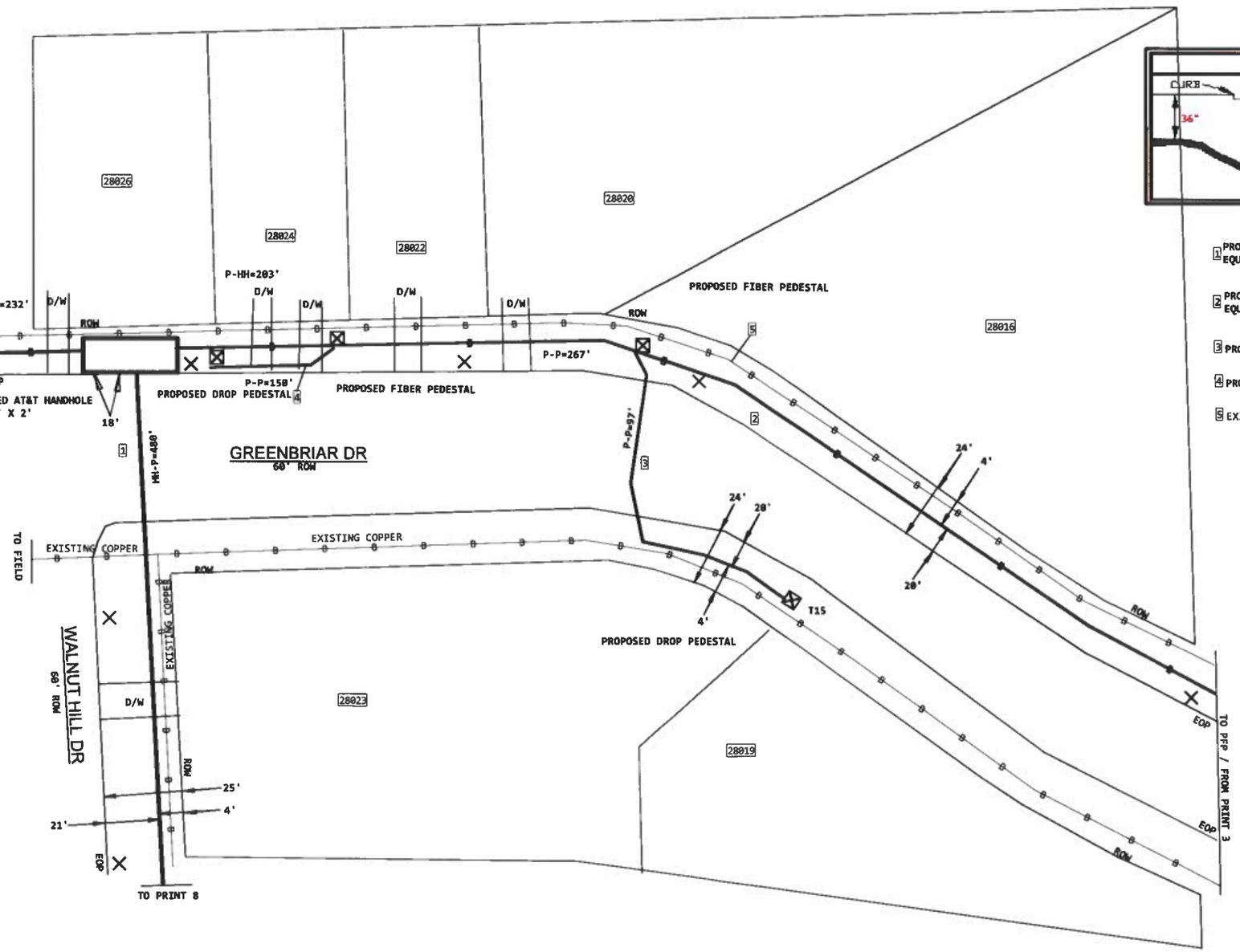
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3 PROPOSED 1.25" DROP INNERDUCT

4 PROPOSED 1.25" DROP INNERDUCT

5 EXISTING COPPER



A02R4H8
PRINT 04 OF 22

WALLER COUNTY PERMIT

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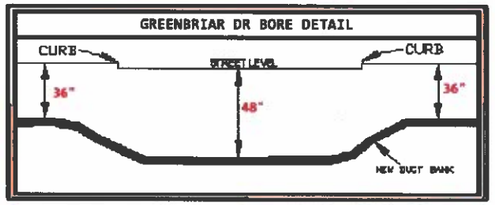
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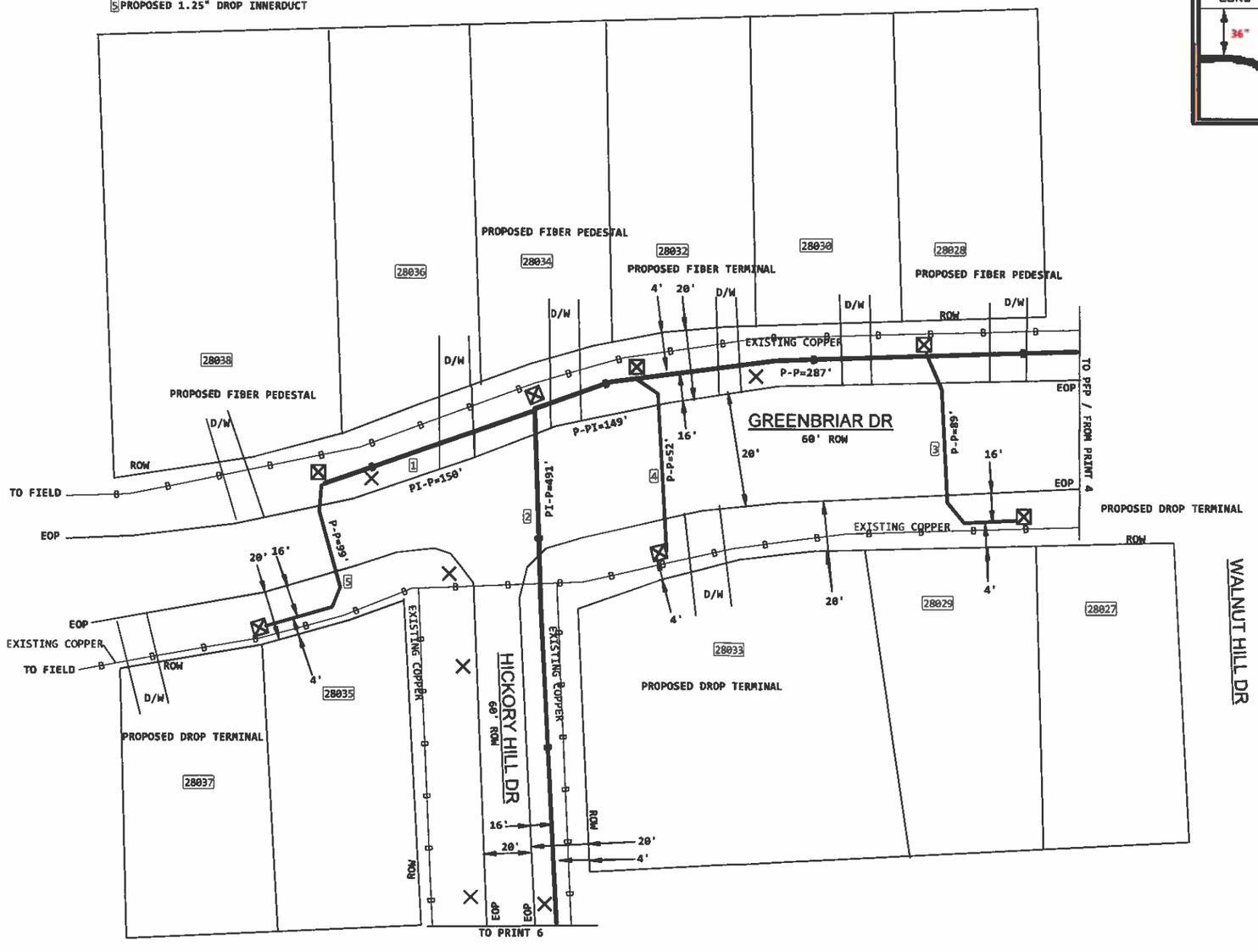
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RSK

WALLER COUNTY PERMIT

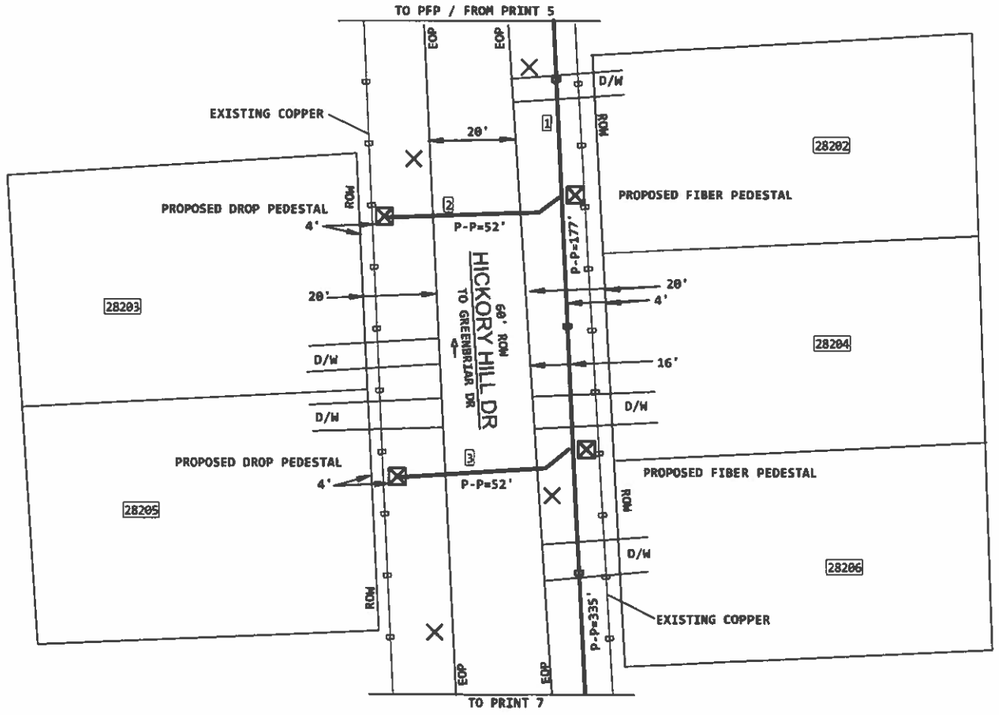
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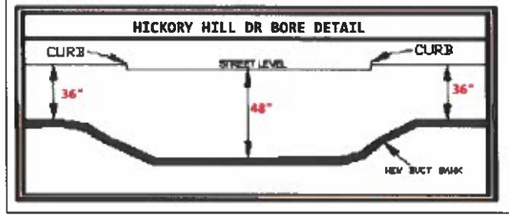
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A02R4H8
PRINT 06 OF 22

RJK

WALLER COUNTY PERMIT

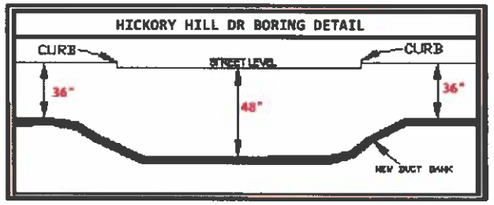
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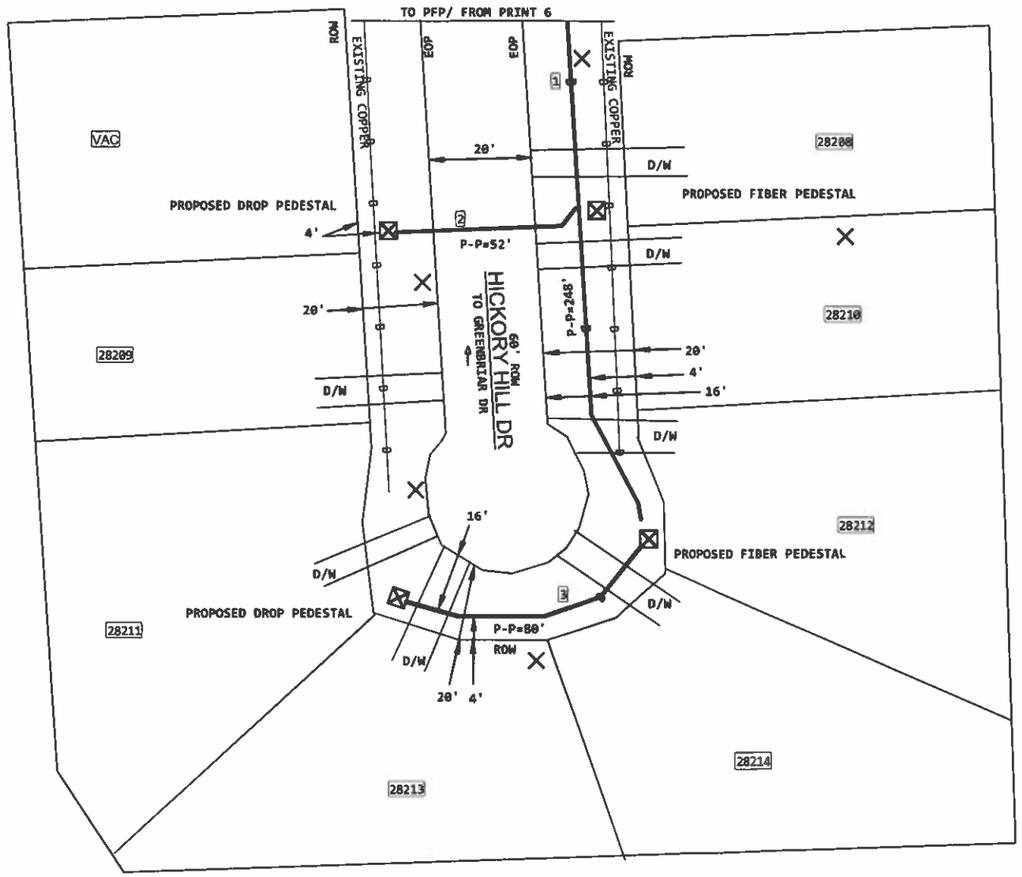
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PRINT 07 OF 22

RJR

WALLER COUNTY PERMIT

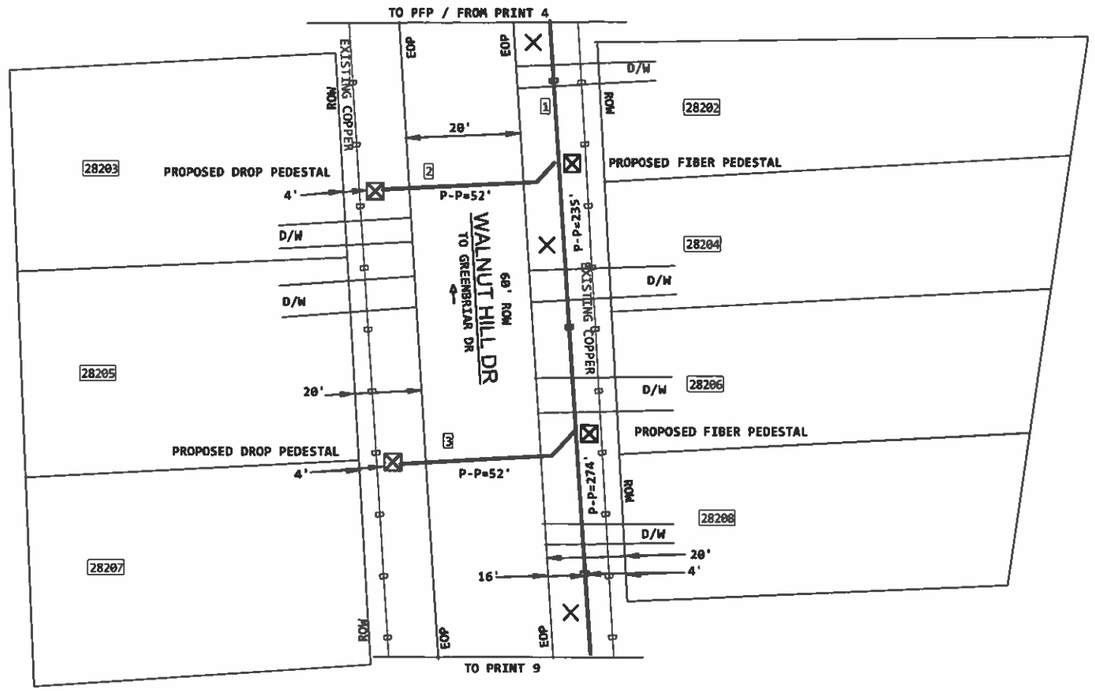
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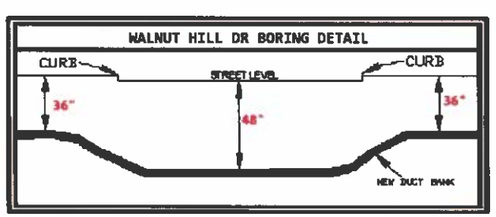
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3 PROPOSED 1.25" DROP INNERDUCT





A02R4H8
PRINT 08 OF 22

R+G

WALLER COUNTY PERMIT

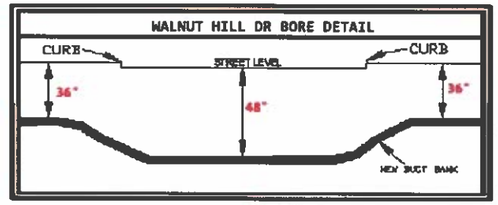
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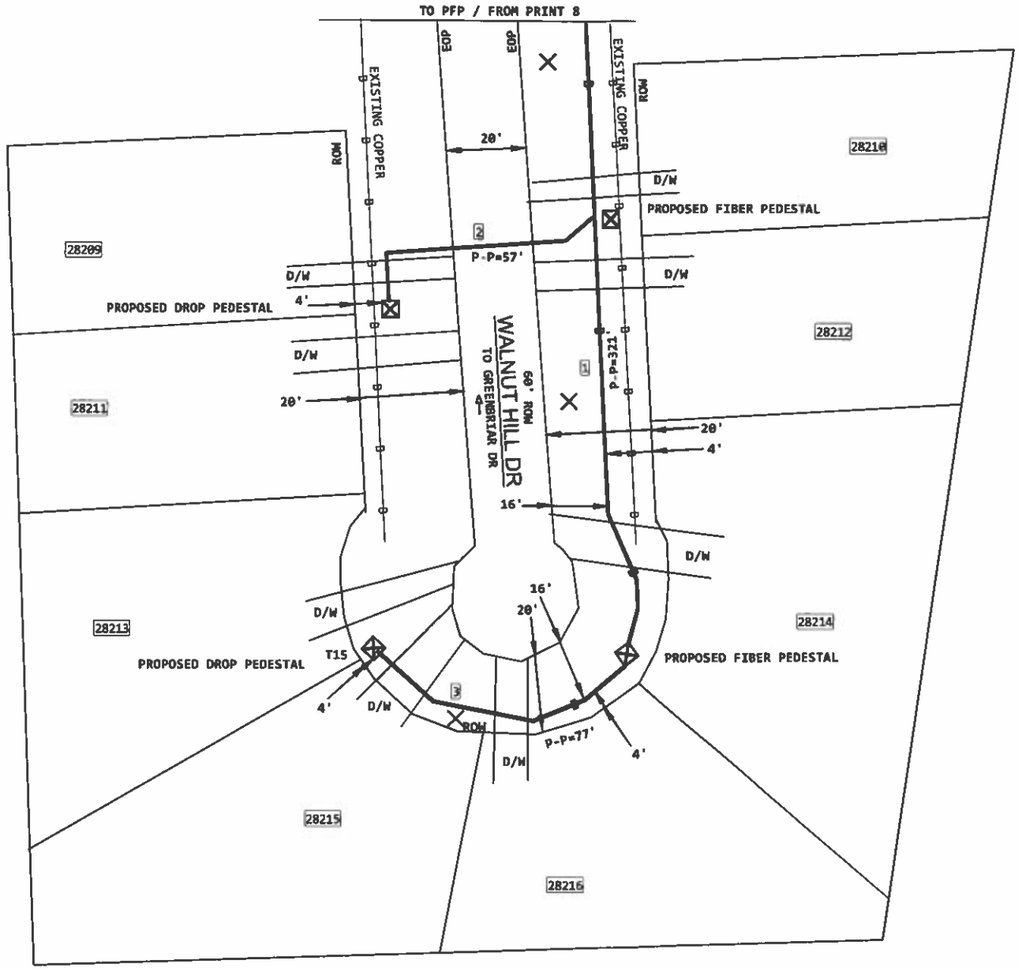
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PRINT 09 OF 22

WALLER COUNTY PERMIT

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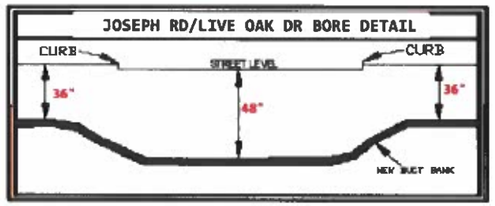
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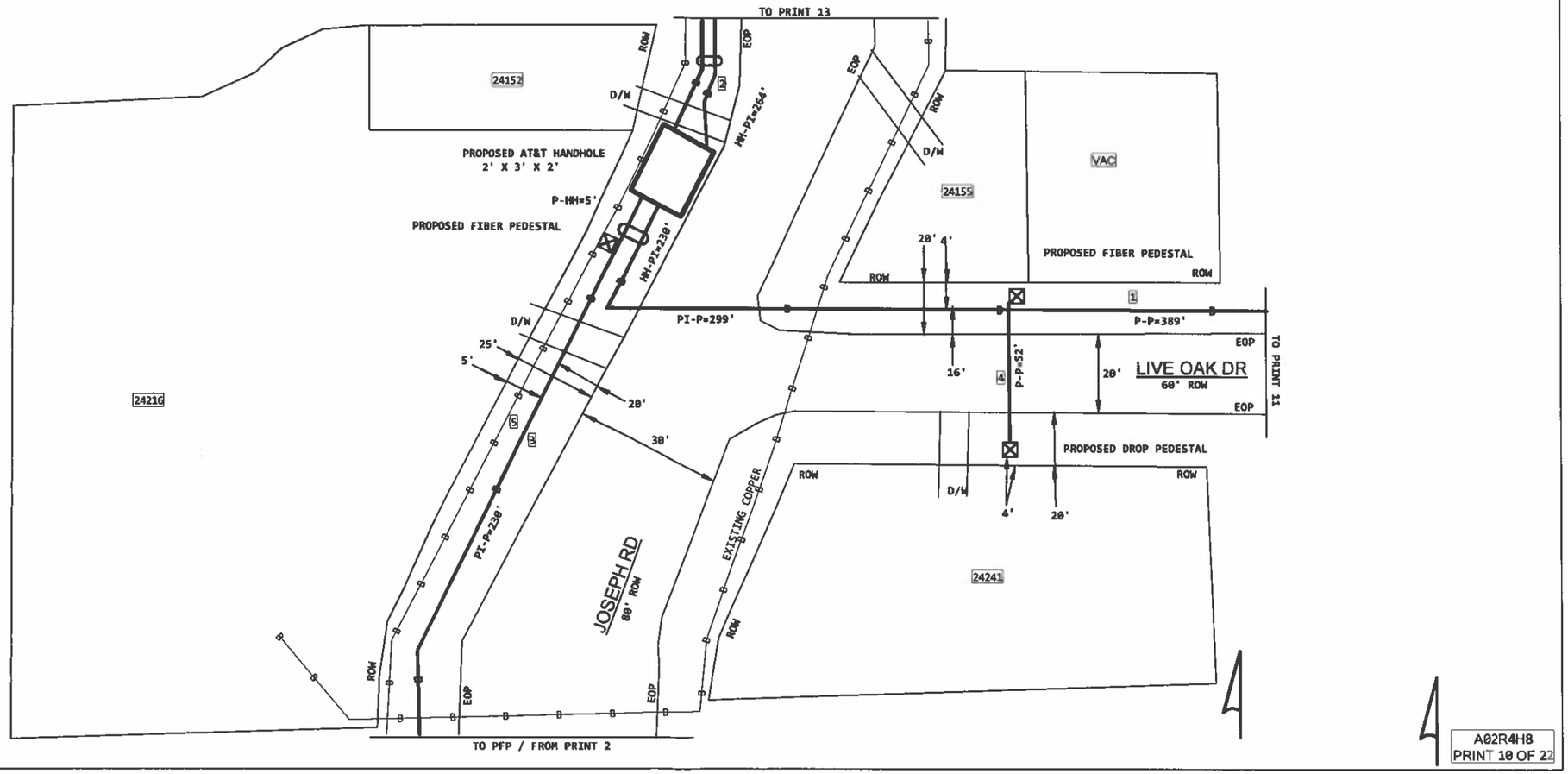
2 PROPOSED 2" INNERDUCT EQUIPPED WITH FIBER OPTICS

3 PROPOSED 2" INNERDUCT EQUIPPED WITH FIBER OPTICS

4 PROPOSED 1.25" DROP INNERDUCT

5 EXISTING FIBER





A02R4H8
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WALLER COUNTY PERMIT

1 PROPOSED 2" INNERDUCT EQUIPPED WITH FIBER OPTICS

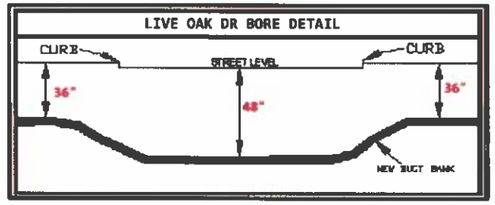
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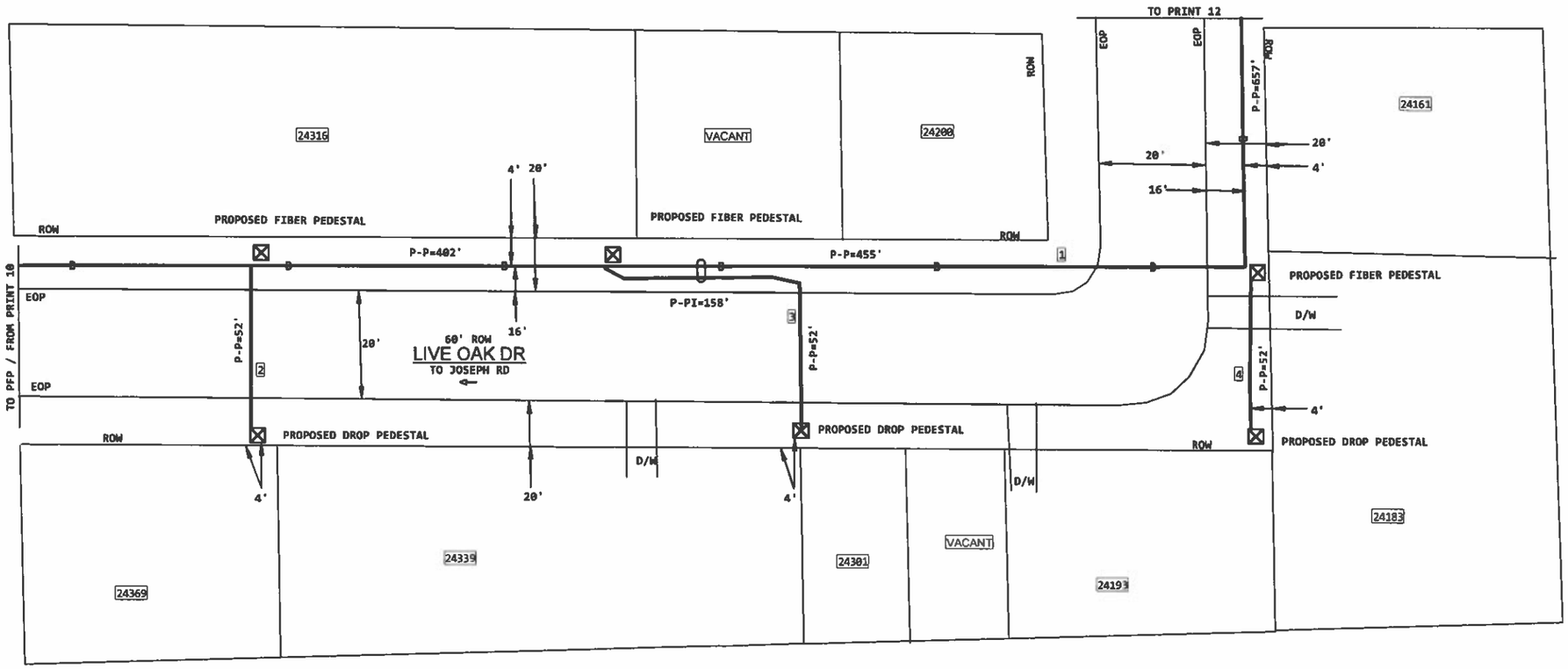
3 PROPOSED 1.25" DROP INNERDUCT

4 PROPOSED 1.25" DROP INNERDUCT

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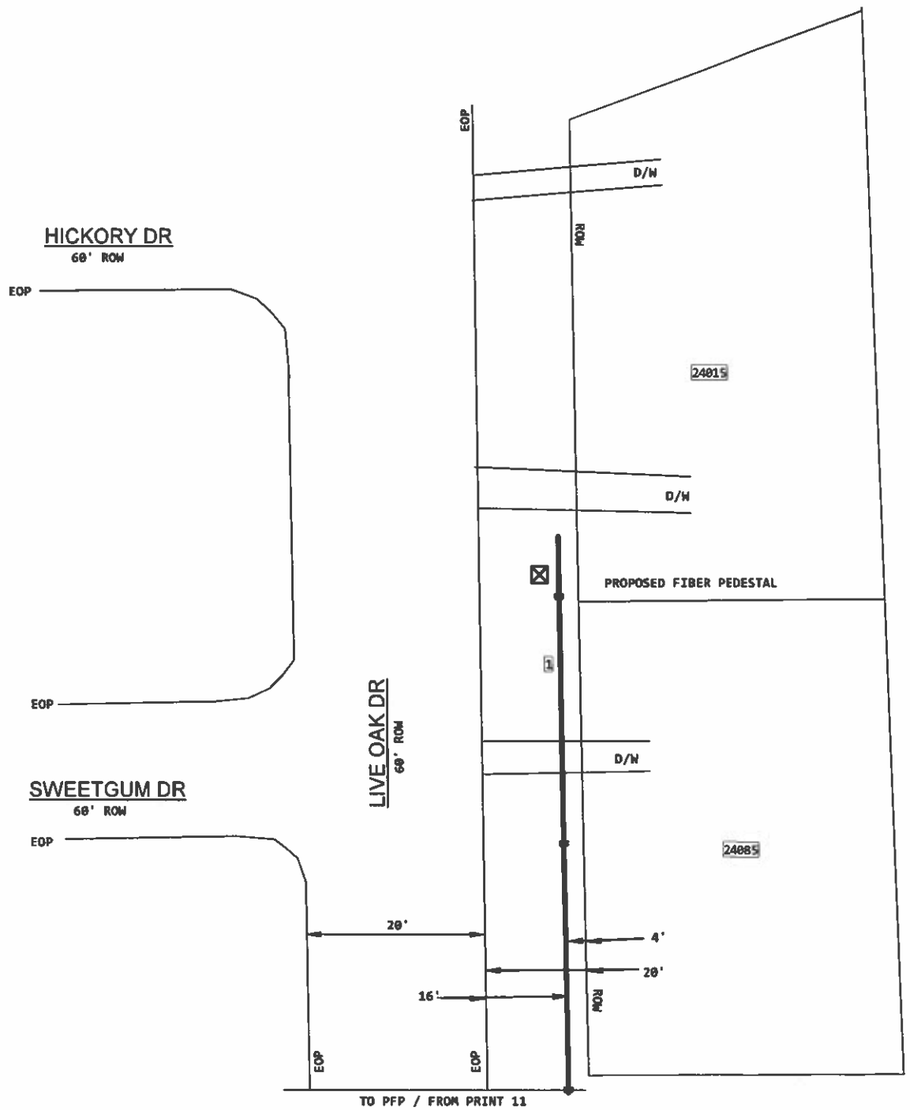
A02R4H8
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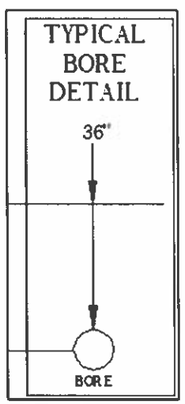
WALLER COUNTY PERMIT

1 PROPOSED 2" INNERDUCT
EQUIPPED WITH FIBER OPTICS

CAUTION! BURIED GAS, ELECTRIC, & CATV IN ROUTE, LOCATE.

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RSPG

WALLER COUNTY PERMIT

1 PROPOSED 2" INNERDUCT EQUIPPED WITH FIBER OPTICS

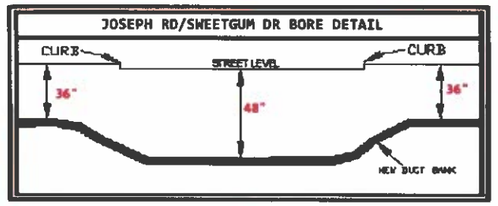
2 PROPOSED 1.25" DROP INNERDUCT

3 PROPOSED 1.25" DROP INNERDUCT

4 PROPOSED 1.25" DROP INNERDUCT

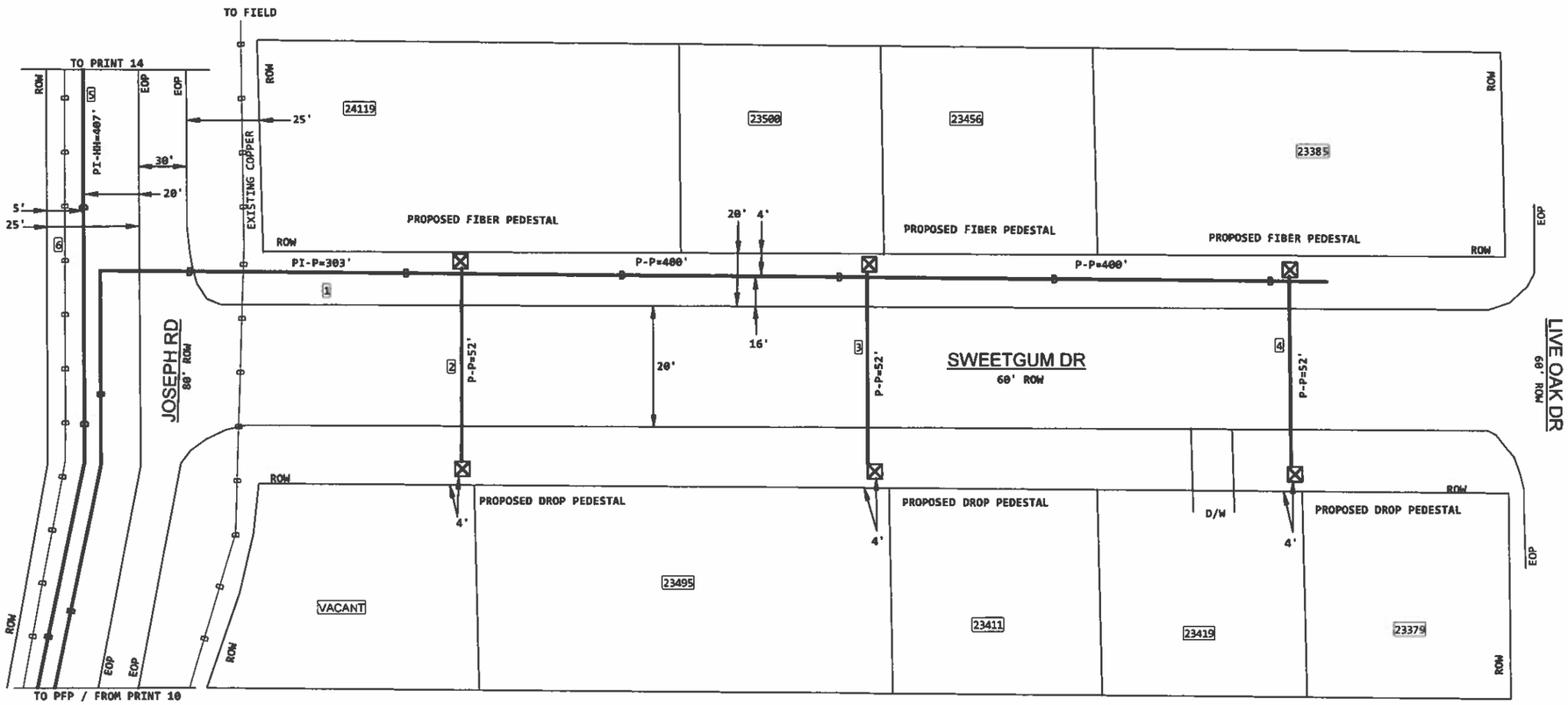
5 PROPOSED 2" INNERDUCT EQUIPPED WITH FIBER OPTICS

6 EXISTING FIBER CABLE



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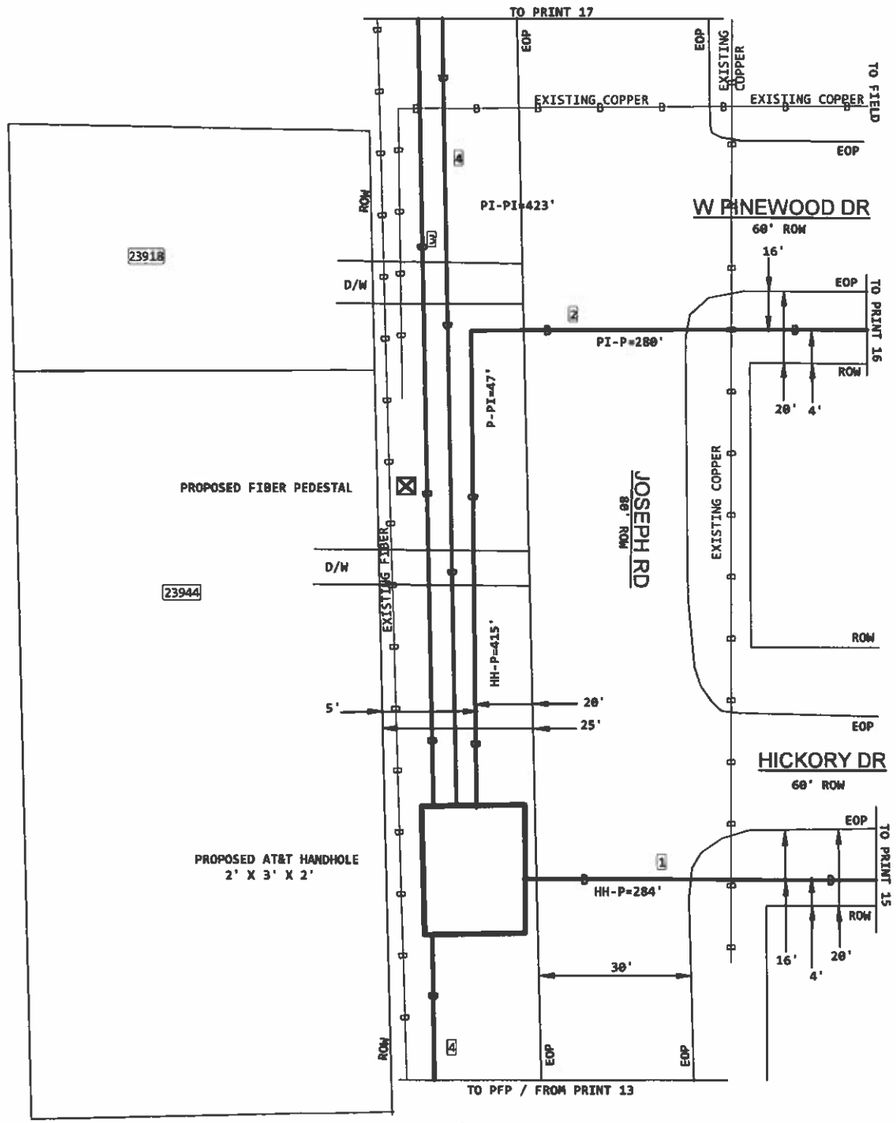


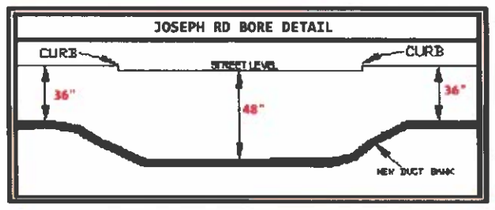
WALLER COUNTY PERMIT

1. NEW PROPOSED 2" INNERDUCT EQUIPPED WITH FIBER OPTICS
2. NEW PROPOSED 2" INNERDUCT EQUIPPED WITH FIBER OPTICS
3. NEW PROPOSED 2" INNERDUCT EQUIPPED WITH FIBER OPTICS
4. NEW PROPOSED 2" INNERDUCT EQUIPPED WITH FIBER OPTICS

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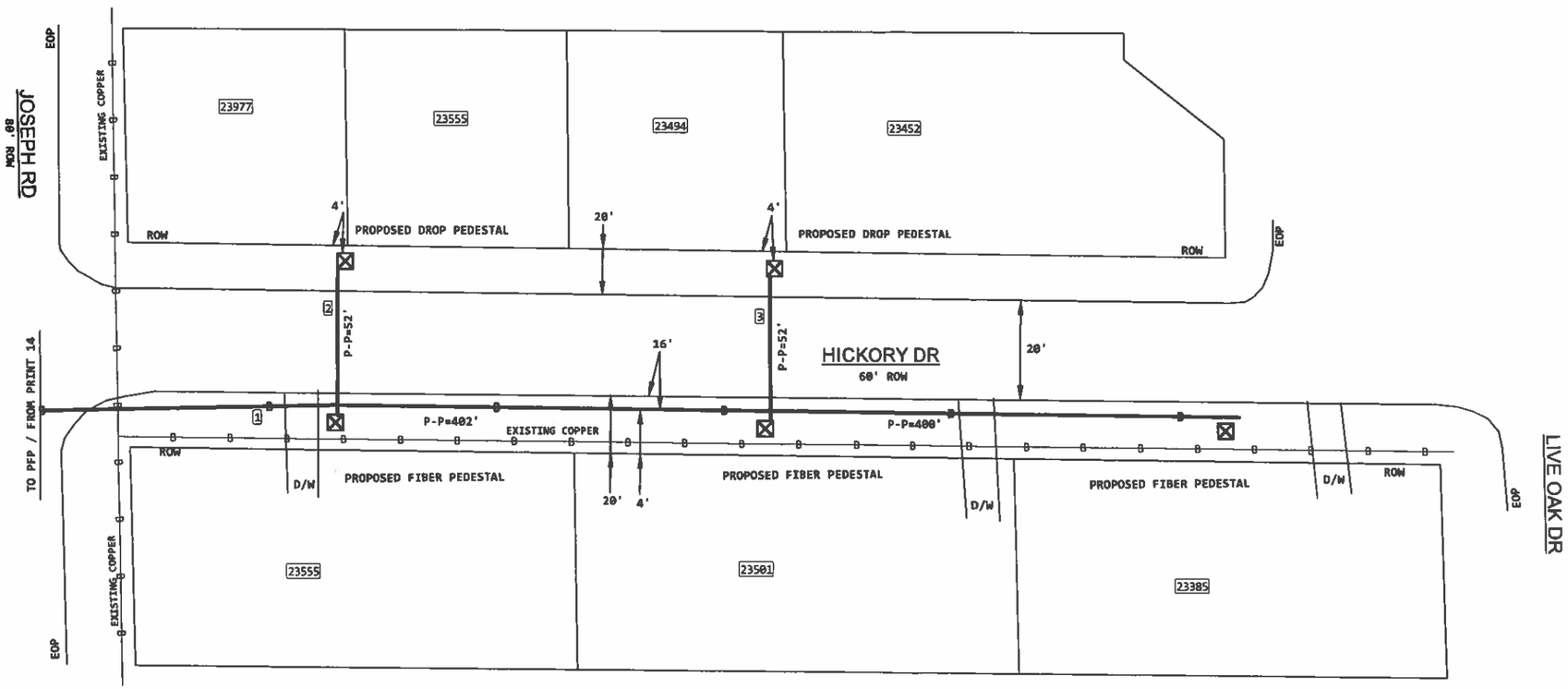
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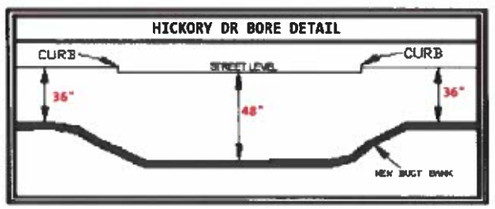
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[1] PROPOSED 2" INNERDUCT EQUIPPED WITH FIBER OPTICS

[2] PROPOSED 1.25" DROP INNERDUCT

[3] PROPOSED 1.25" DROP INNERDUCT





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WALLER COUNTY PERMIT

1 PROPOSED 2" INNERDUCT EQUIPPED WITH FIBER OPTICS

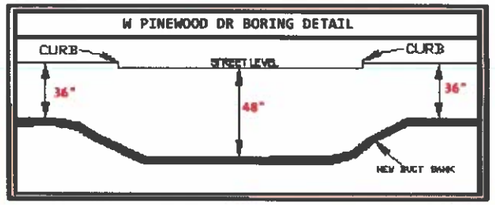
2 PROPOSED 1.25" DROP INNERDUCT

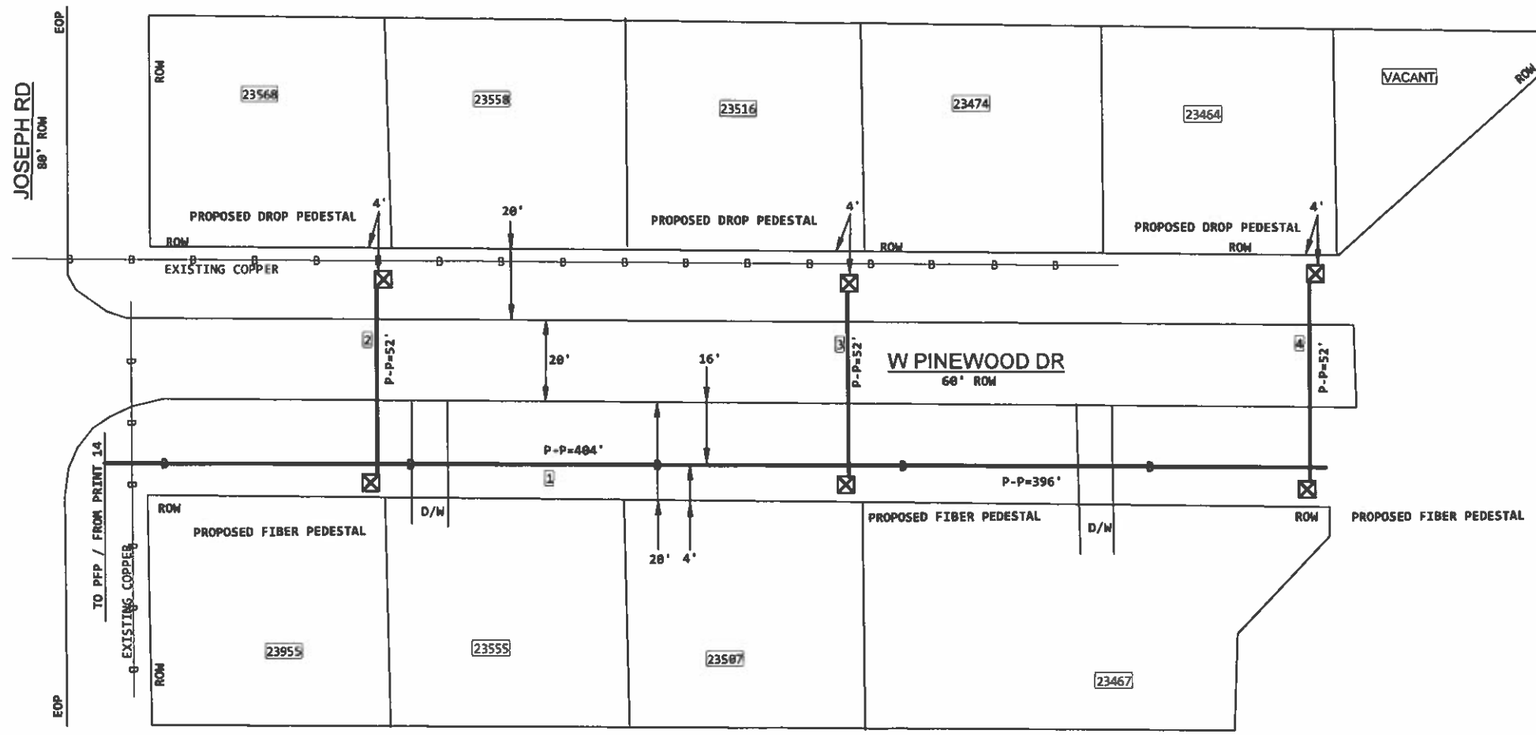
3 PROPOSED 1.25" DROP INNERDUCT

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1 PROPOSED 2" INNERDUCT EQUIPPED WITH FIBER OPTICS

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3 PROPOSED 2" INNERDUCT EQUIPPED WITH FIBER OPTICS

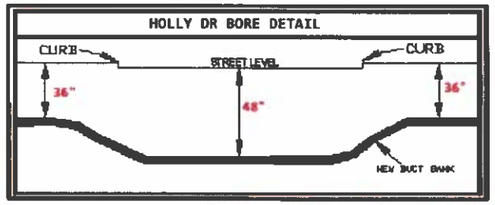
4 PROPOSED 1.25" DROP INNERDUCT

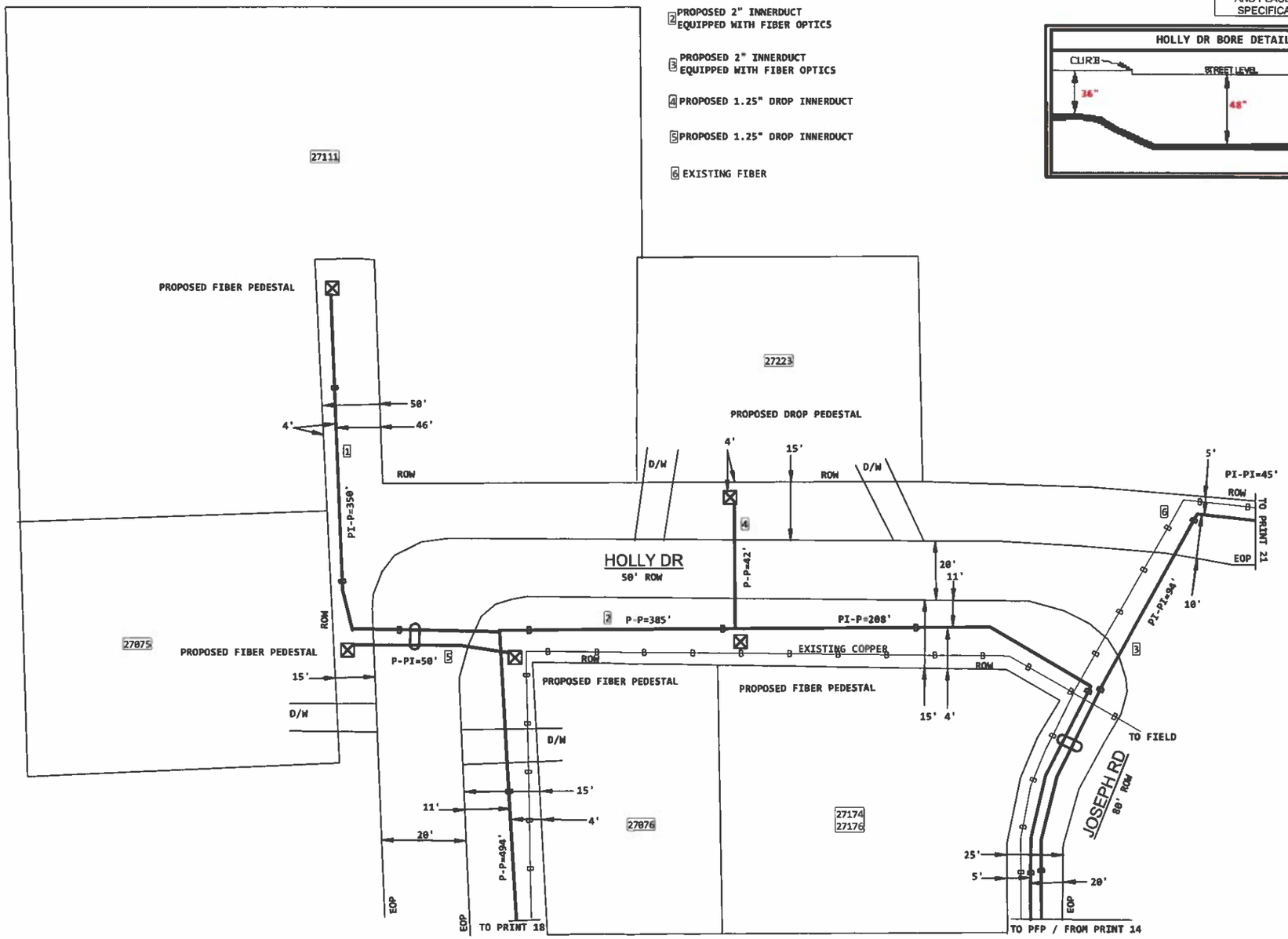
5 PROPOSED 1.25" DROP INNERDUCT

6 EXISTING FIBER

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A02R4H8
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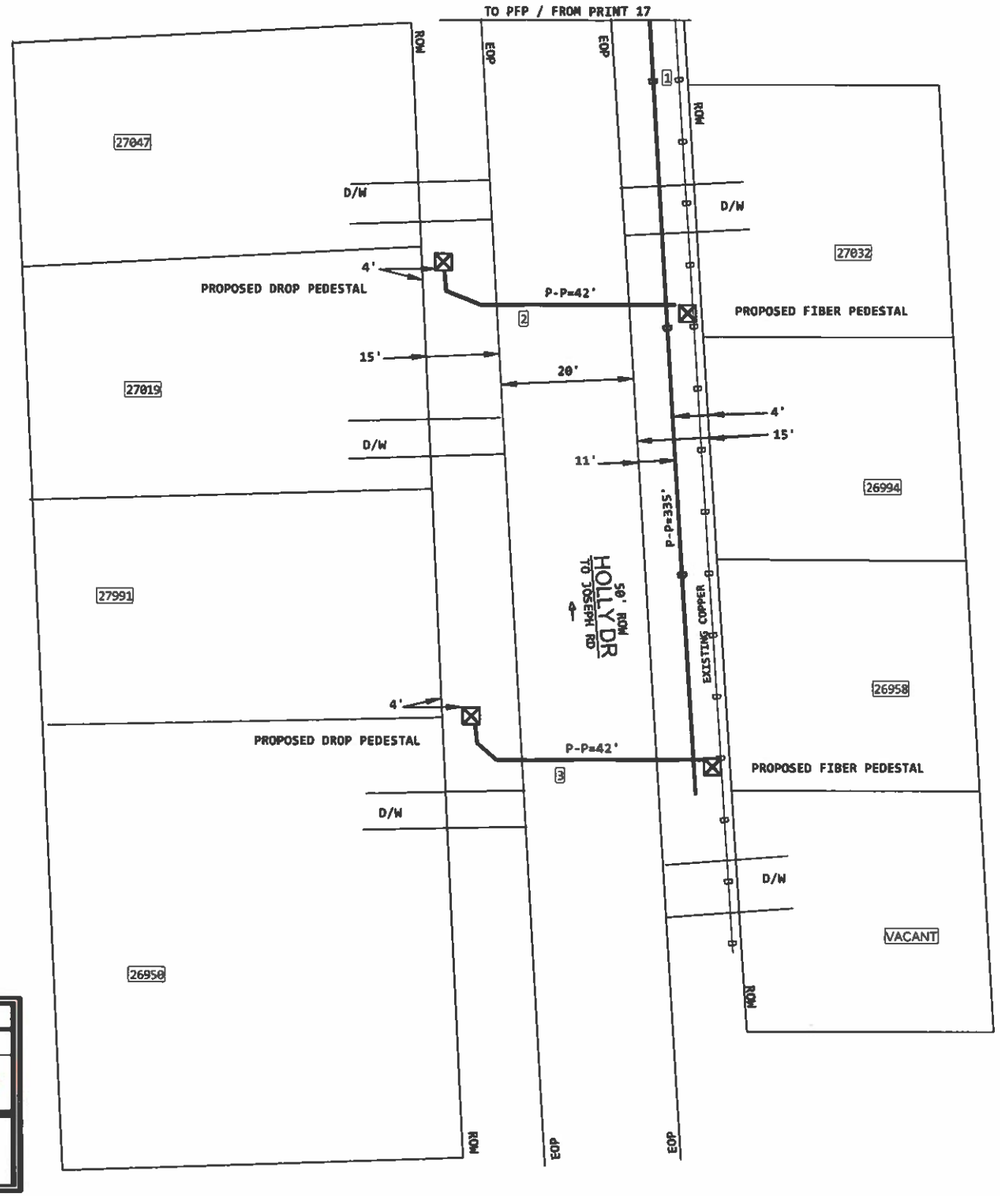
1 PROPOSED 2" INNERDUCT EQUIPPED WITH FIBER OPTICS

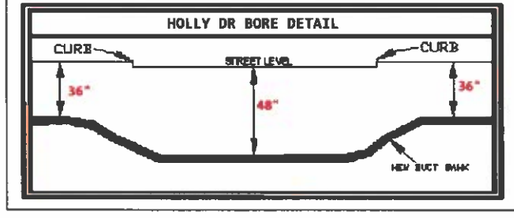
2 PROPOSED 1.25" DROP INNERDUCT

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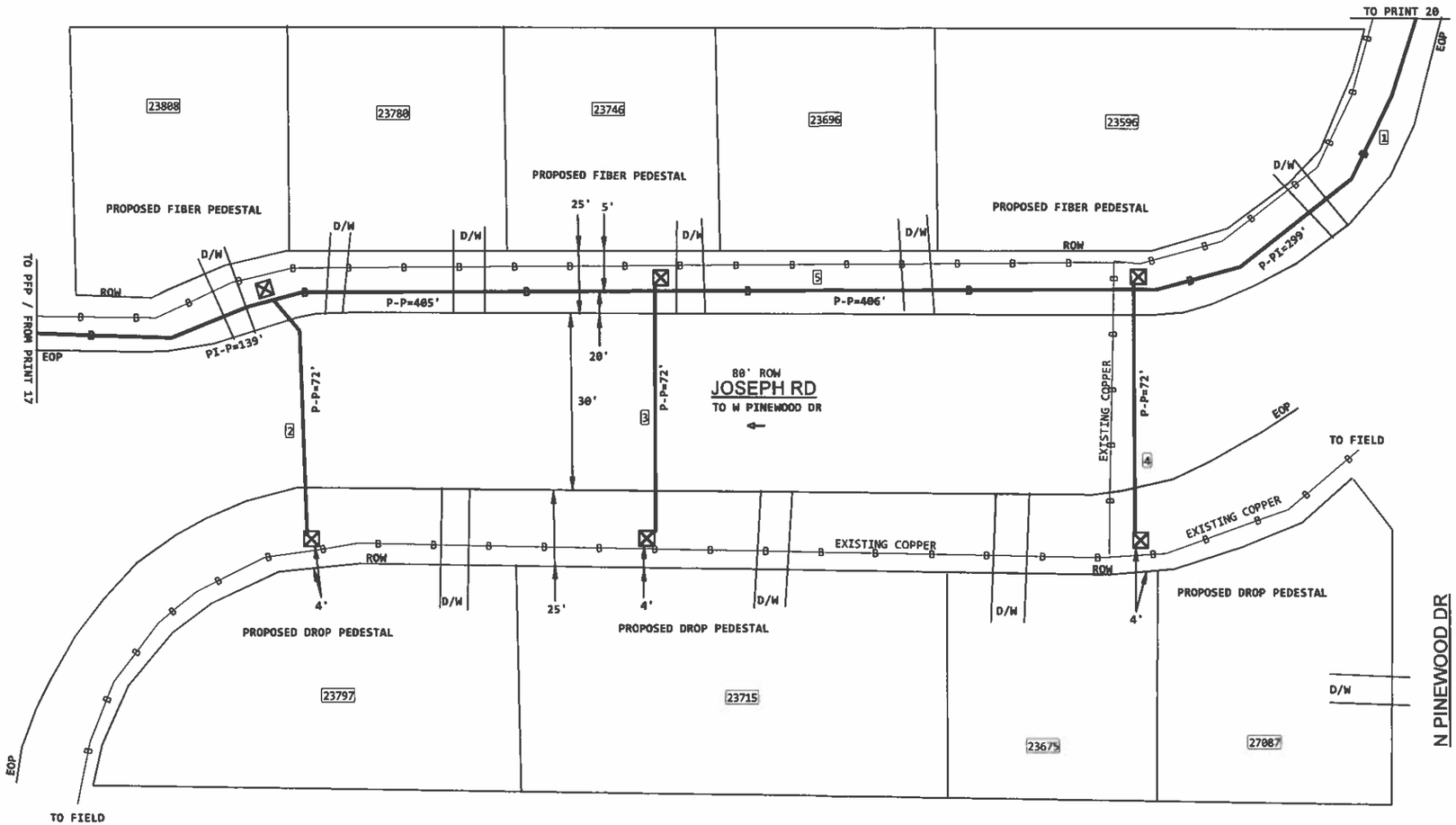


A02R4H8
PRINT 18 OF 22

WALLER COUNTY PERMIT

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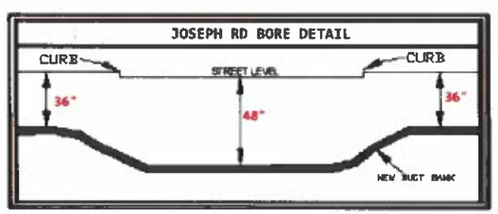
1 PROPOSED 2" INNERDUCT EQUIPPED WITH FIBER OPTICS

2 PROPOSED 1.25" DROP INNERDUCT

3 PROPOSED 1.25" DROP INNERDUCT

4 PROPOSED 1.25" DROP INNERDUCT

5 EXISTING FIBER



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PRINT 19 OF 22

WALLER COUNTY PERMIT

1 PROPOSED 2" INNERDUCT EQUIPPED WITH FIBER OPTICS

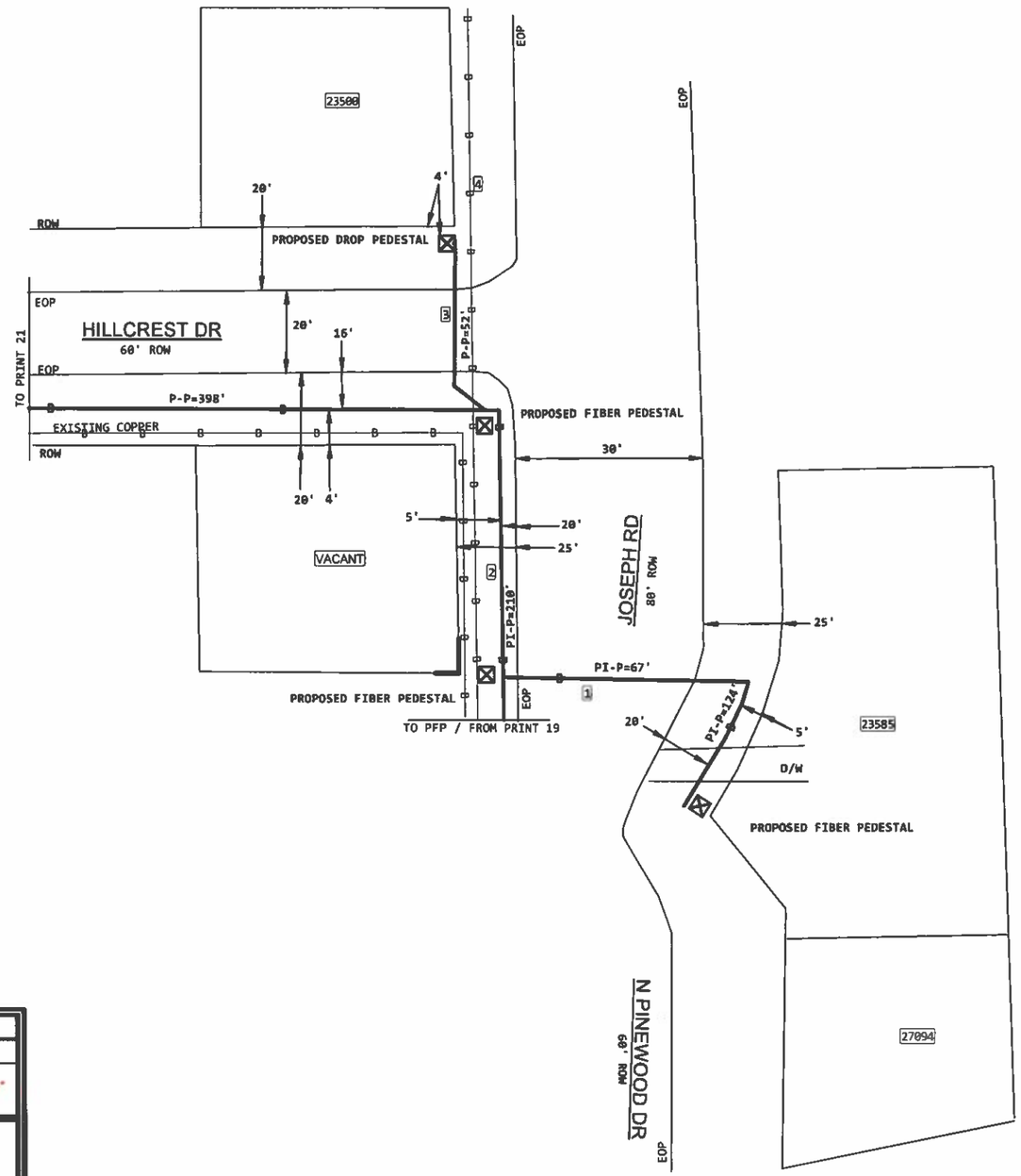
2 PROPOSED 2" INNERDUCT EQUIPPED WITH FIBER OPTICS

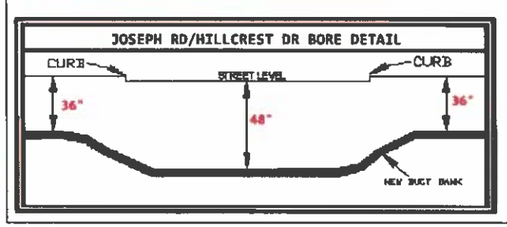
3 PROPOSED 1.25" DRIP INNERDUCT

4 EXISTING FIBER

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RTM

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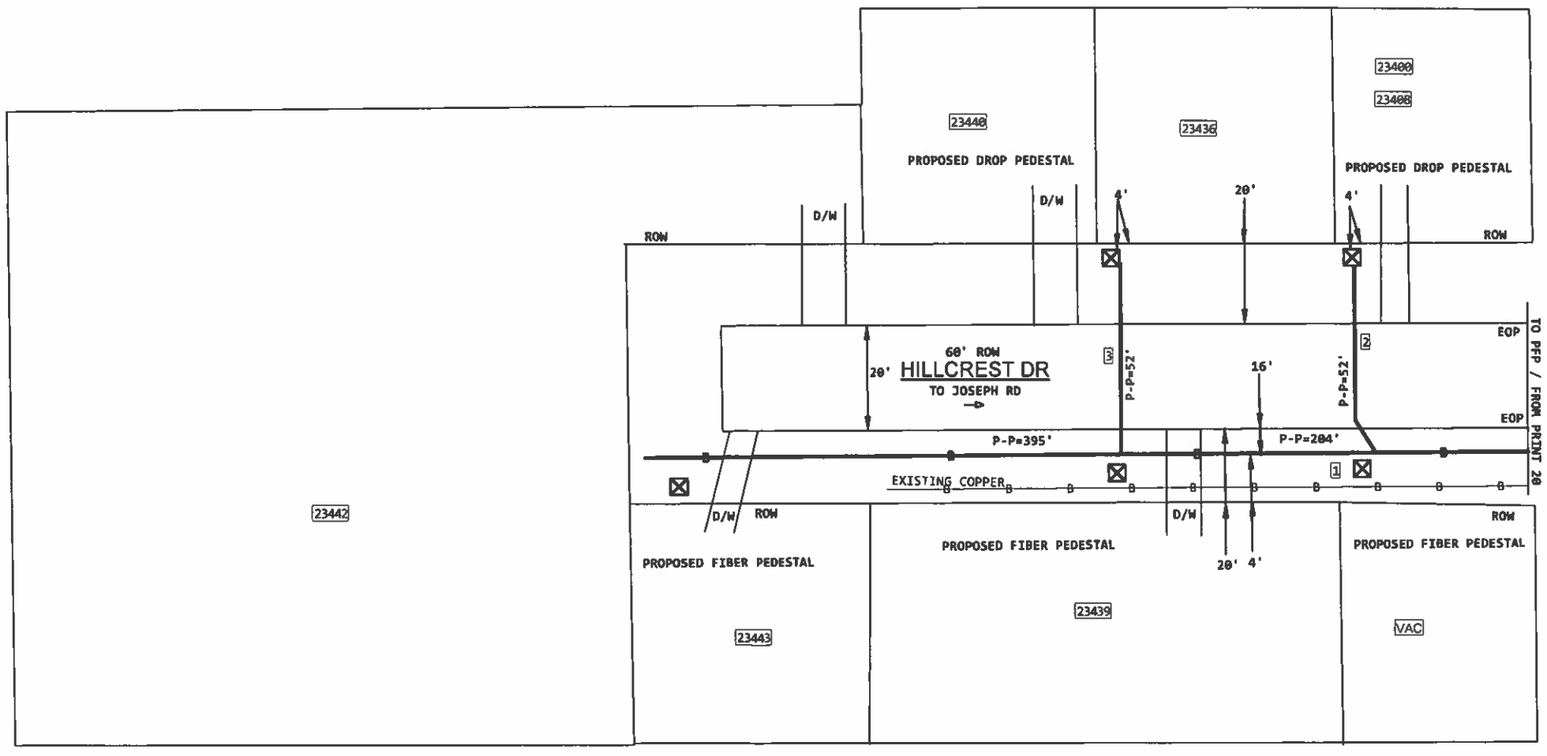
1 PROPOSED 2" INNERDUCT
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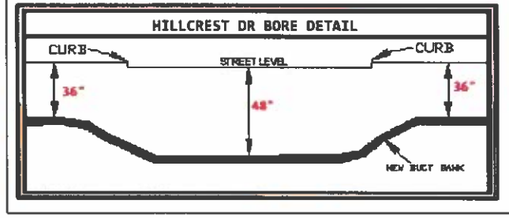
2 PROPOSED 1.25" DROP INNERDUCT

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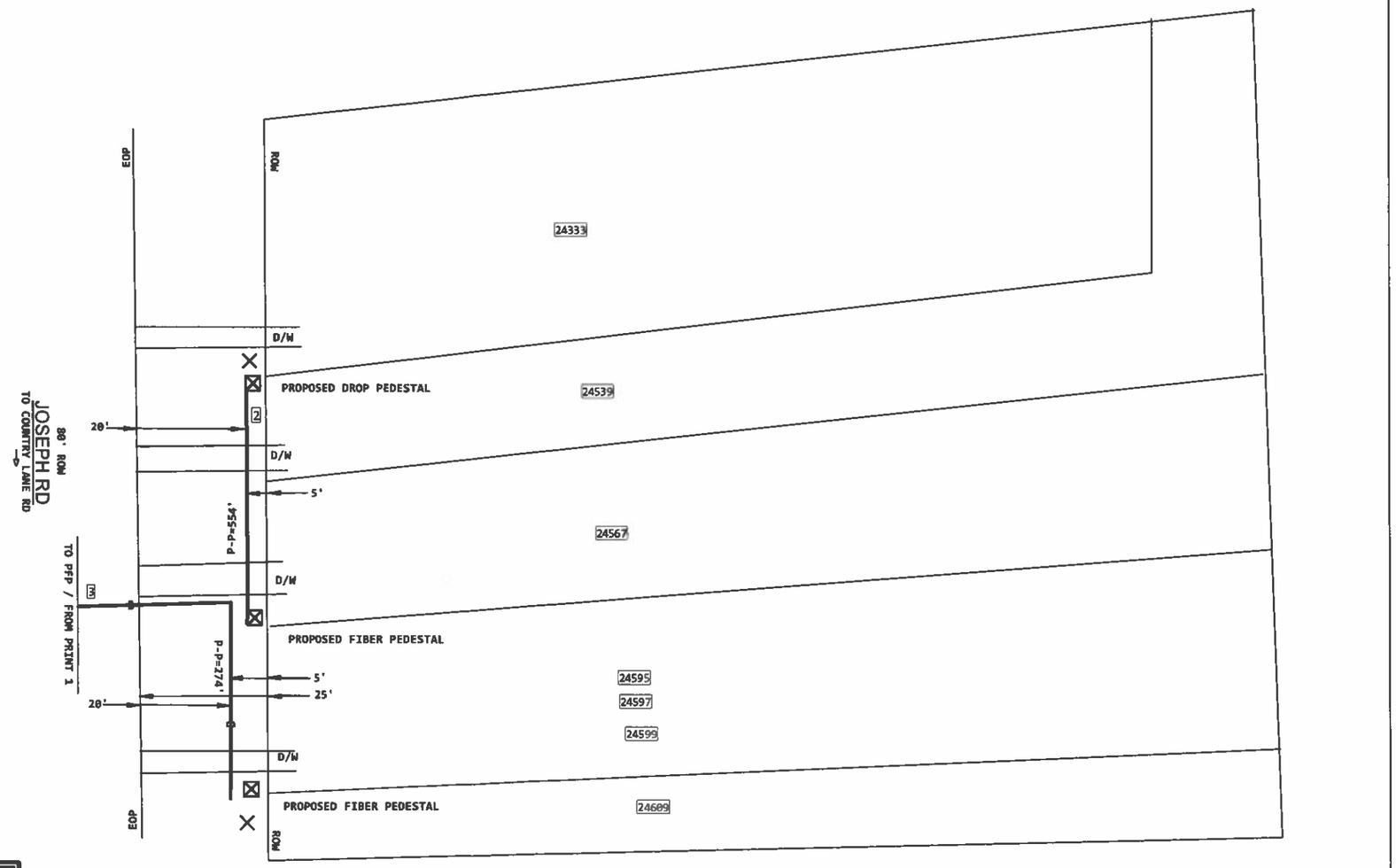
WALLER COUNTY PERMIT

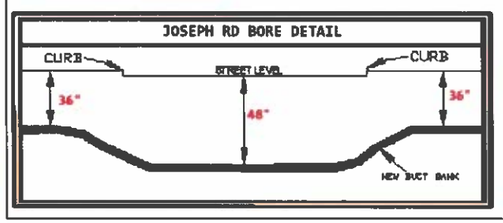
1 PROPOSED 2" INNERDUCT
EQUIPPED WITH FIBER OPTICS

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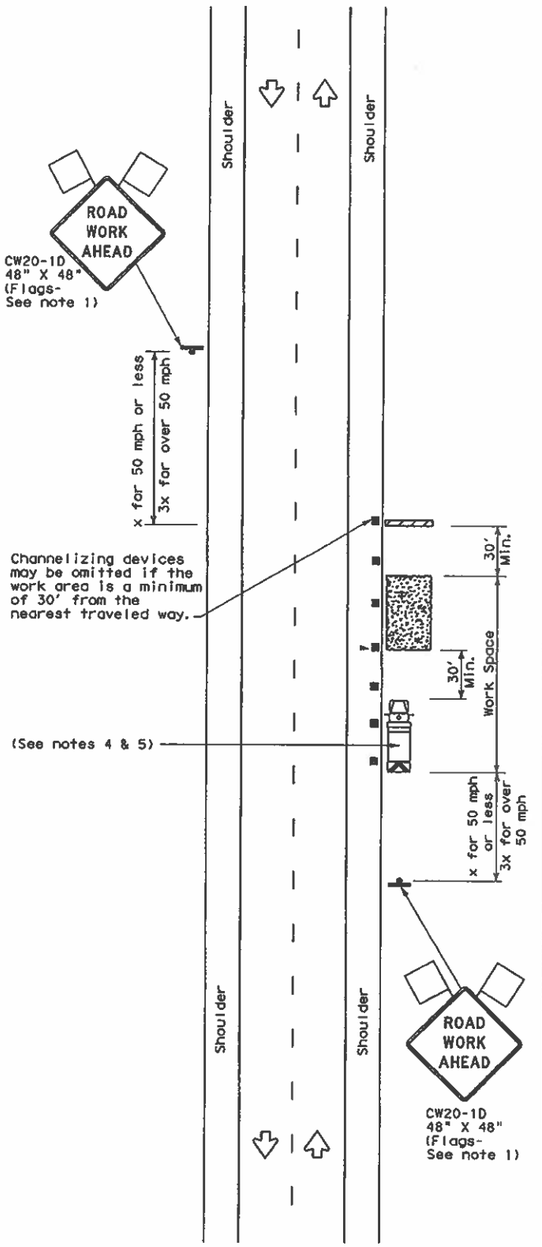


A02R4H8
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RJK

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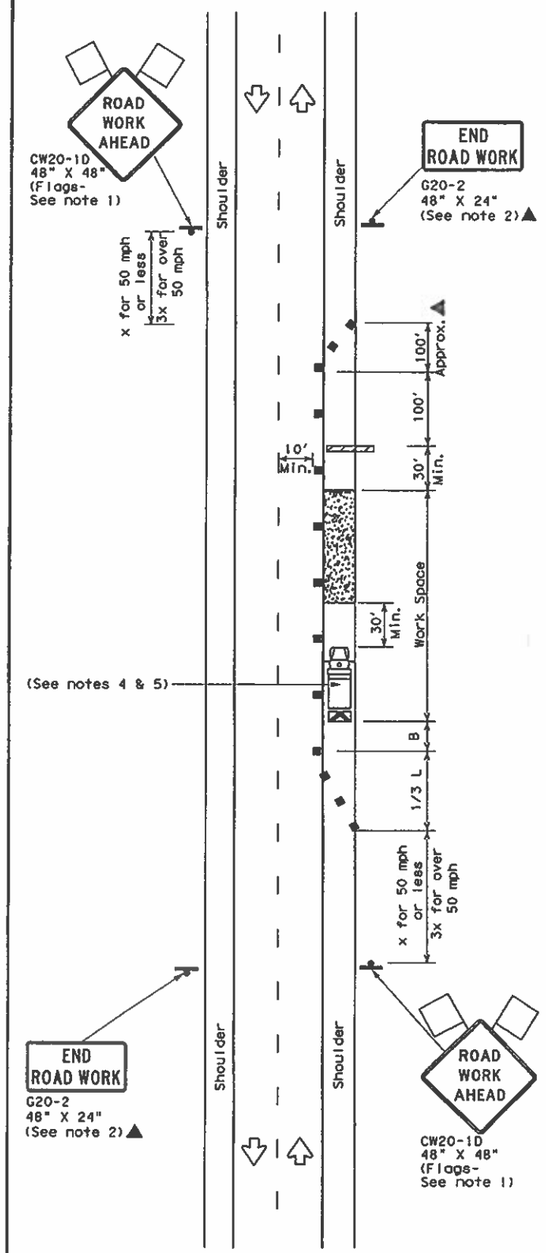
DATE:
FILE:



TCP (2-1a)

WORK SPACE NEAR SHOULDER

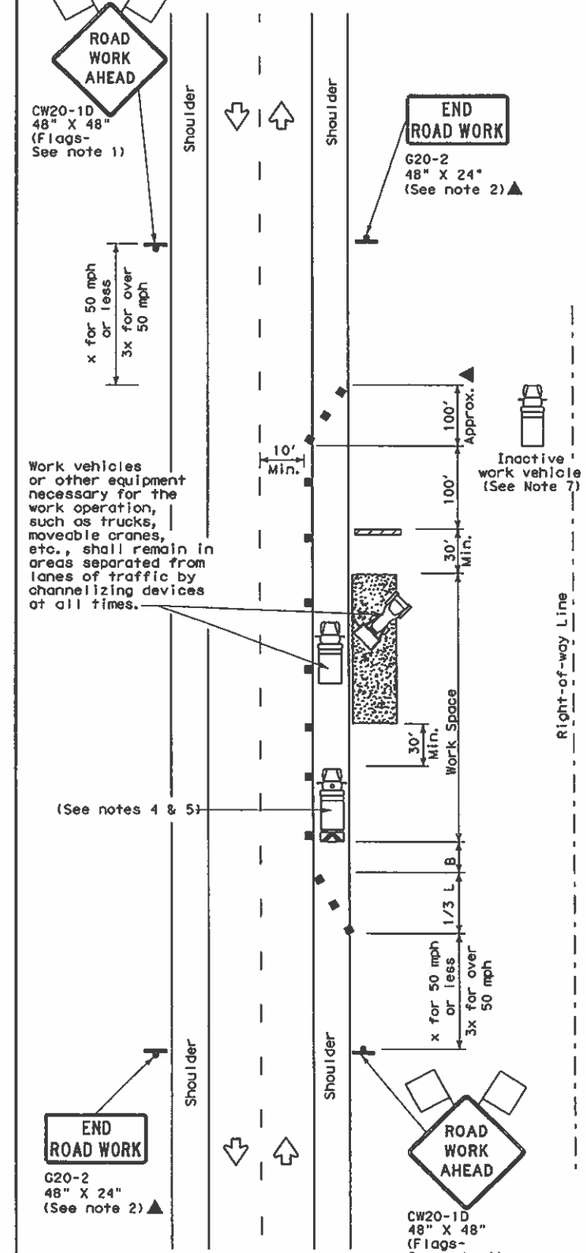
Conventional Roads



TCP (2-1b)

WORK SPACE ON SHOULDER

Conventional Roads



TCP (2-1c)

WORK VEHICLES ON SHOULDER

Conventional Roads

LEGEND			
	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board		Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths ** 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channelizing Devices On a Taper	On a Tangent	Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"
30	$L=\frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45	L=WS	450'	495'	540'	45'	90'	320'	195'
50		500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* Conventional Roads Only

** Taper lengths have been rounded off.
L=Length of Taper(FT) W=Width of Offset(FT) S=Posted Speed(MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓	✓	✓

GENERAL NOTES

1. Flags attached to signs where shown, are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated in the plans, or for routine maintenance work, when approved by the Engineer.
3. Stockpiled material should be placed a minimum of 30 feet from nearest traveled way.
4. Shadow Vehicle with TMA and high intensity rotating, flashing, oscillating or strobe lights. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
5. Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect a wider work space.
6. See TCP(5-1) for shoulder work on divided highways, expressways and freeways.
7. Inactive work vehicles or other equipment should be parked near the right-of-way line and not parked on the paved shoulder.
8. CW21-5 "SHOULDER WORK" signs may be used in place of CW21-1D "ROAD WORK AHEAD" signs for shoulder work on conventional roadways.

For construction or maintenance contract work, specific project requirements for shadow vehicles can be found in the project GENERAL NOTES for Item 502, Barricades, Signs and Traffic Handling.

Texas Department of Transportation
Traffic Operations Division

TRAFFIC CONTROL PLAN CONVENTIONAL ROAD SHOULDER WORK

TCP(2-1)-12

©TxDOT December 1985

REVISIONS		CONT	SECT	JOB	HIGHWAY
2-94	2-12				
8-95					
1-97		DIST	COUNTY		SHEET NO.
4-98					

CK: TXDOT DW: TXDOT CK: TXDOT

161

PERMIT TO CONSTRUCT UTILITY
IN WALLER COUNTY RIGHT-OF-WAY

ROAD: SEE ATTACHED ROAD LIST (11)

DATE: **08/07/2024**

To: A T & T
[Millenium Geospatial]
2676 Noel Dr.
Green Bay, WI 54311

Permit # 24.UP.026

The location on the right-of-way of your proposed buried line as shown by the accompanying notice dated **09/02/2024** is approved.

Your attention is directed to Art. 1436A (for power lines) and Art. 1416 (for communication lines) Vernon's Annotated Texas Civil Statutes with particular attention to the following provisions:

1. The Court Commission may designate the place along the right-of-way where such lines shall be constructed.
2. Emplacement of buried lines shall be a minimum of 36 inches below the flow line of the existing ditch. For installations parallel to the right-of-way, the utility shall be located within three (3) feet of the edge of the right-of-way, unless otherwise approved by the County.
3. All placement of lines beneath roadways and asphalt or concrete paved driveways shall be jacked or bored. No open cut will be allowed within five feet of the edge of roadways or such driveways. Open cuts on unpaved driveways shall be performed only with a trenching machine and shall not be excavated. In such cases the trench shall be backfilled and compacted. The driveway surface shall be restored to its original condition. Any variance to these requirements shall have the Commissioners' Court approval.
4. All buried water lines shall be marked thoroughly with detectable tracer wire. All other lines shall be marked thoroughly with detectable underground warning tape. Public to be safe-guarded by use of construction signs and barricades. Identification markers shall be placed along right-of-way lines, that is readily identifiable, indicating name of Company, type of line and emergency contact number.
5. Restore roads to their original condition. Trench is to be back-tracked, dragged, graded and filled as necessary to minimize erosion and sedimentation resulting from the proposed installation. Ditches are to be left clear for drainage.
6. The Court Commission may require the owner to relocate this line, for valid reasons under the law by giving thirty (30) days written notice.

The contractor must notify the County Engineer at (979) 826-7670, forty-eight (48) hours prior to starting construction of the line in order that we may have a representative present. An inspection of the line installation is required prior to backfilling the excavation to confirm proper cover depth.

SPECIAL PROVISIONS:

WALLER COUNTY COMMISSIONERS' COURT

_____
Carbett "Trey" J. Duhon III, County Judge

It is ORDERED by the Court on motion by Commissioner _____, duly seconded by Commissioner _____, that the above and foregoing request be and the same is hereby approved, with _____ members present voting in favor and _____ members present voting opposed. The County Engineer is authorized to comply with the above requests.

_____
Date

_____
Debbie Hollan, County Clerk

_____
Deputy

24.UP.024

(+)

ROW Affected

1. Lakeside Dr
2. Robinhood Ln
3. Friar Tuck Dr
4. King Arthur Ct
5. Sherwood Green Dr
6. Sir Lancelot Cir
7. Castle Ln
8. Shoreline Rd
9. Forest Cir
10. Shady Oak Dr
11. Winding Way
12. River Run
13. Silver Springs Rd
14. Ridge View Rd

24.UP.024

NOTICE OF PROPOSED UTILITY WORK IN WALLER COUNTY RIGHT-OF-WAY

Formal notice is hereby given that AT&T (utility contractor) proposes to place a NEW FIBER OPTIC CABLE within the right-of-way of SEE ATTACHMENT (street) as follows:

Provide details for location, length, construction method, design (i.e. the dimensions from ROW line, edge of curb or pavement), etc.

PROJECT WILL PLACE NEW FIBER OPTIC SERVICE IN THE LAKESIDE ESTATES, CLEAR FOREST SUBDIVISIONS

The NEW FIBER OPTIC CABLE will be constructed and maintained on the road right-of-way as directed by Waller County Road & Bridge in accordance with governing laws. Our firm further understands that the County considers proper traffic control measures as those complying with applicable portions of the Texas Manual on Uniform Traffic Control Devices required for adoption by the "Transportation Code" (Ch 251).

The location and description of the proposed work and appurtenances is more fully shown by a PDF drawing and traffic control attached to this notice.

Construction is proposed to begin on or after the 1ST day of AUGUST, 20 24.

Firm: MILLENNIUM GEOSPATIAL Address: 2676 NOEL DR. GREEN BAY, WI 54311

By: MATTHEW GAUGER

Signature: MATTHEW GAUGER Phone: 920-415-1677

Title: DESIGN ENGINEER Email: MATTHEW.GAUGER@MILLENNIMGEOSPATIAL.COM

APPROVAL

This application is hereby approved subject to the following understandings and restrictions.

It is expressly understood that the said Waller County does not hereby imply to grant any right, claim, title or easement in or upon this County Road; and it is further understood that in the future, should Waller County, for any reason, need to work, improve, relocate, widen, increase, add to, decrease, or in any manner change the structure of this road or right-of-way, this line, if affected, will be moved at the direction of the Waller County Engineer or Road Administrator with thirty (30) days written notice.

This installation work shall not damage any part of the roadway and adequate provisions shall be made to cause a minimum of inconvenience to traffic and adjacent property owners. Permit shall be effective upon acceptance date of Formal Notice presentation in Commissioners Court, for a duration of one (1) year, with the opportunity of a six (6) month extension after a written request is sent and approved by the County Engineer.

APPROVED BY WALLER COUNTY ROAD & BRIDGE DEPT.

County Engineer or Road Administrator

8-5-2024

Date

Traffic Controls Required: (Y) N

Traffic Controls Reviewed By: RVG

Bond: Y (N) Bond Amount ($): —

Floodplain Dev. Permit Required: Y (N)

Permit #: _____ Precinct #: 2

R&B Inspector: ROBERT J. GOODSPEED

24.UP.024

(14)

ROW Affected

1. Lakeside Dr
2. Robinhood Ln
3. Friar Tuck Dr
4. King Arthur Ct
5. Sherwood Green Dr
6. Sir Lancelot Cir
7. Castle Ln
8. Shoreline Rd
9. Forest Cir
10. Shady Oak Dr
11. Winding Way
12. River Run
13. Silver Springs Rd
14. Ridge View Rd

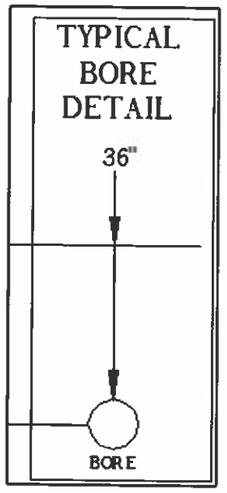
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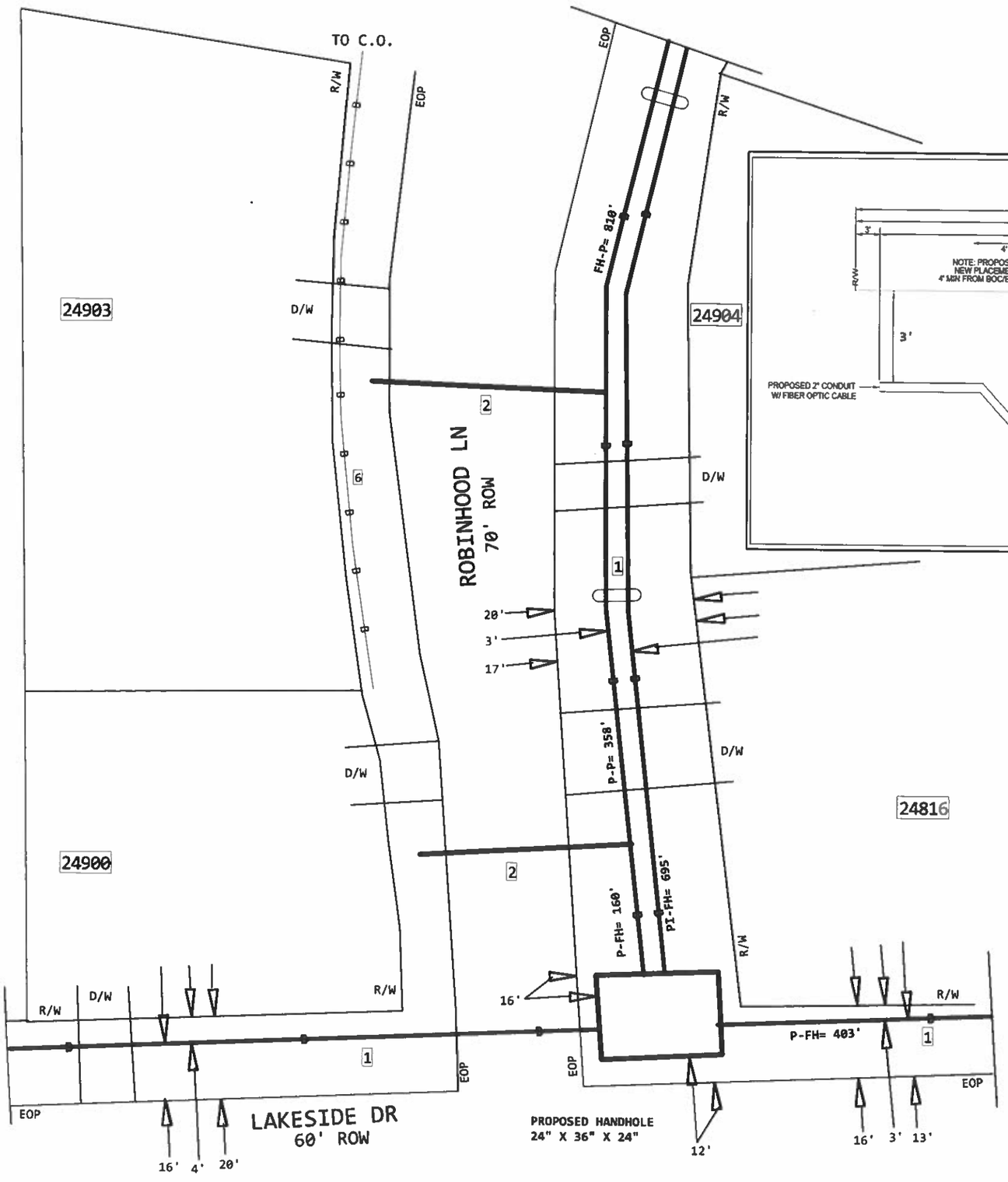
CAUTION!! BURIED GAS, ELECTRIC CATV IN ROUTE. LOCATI

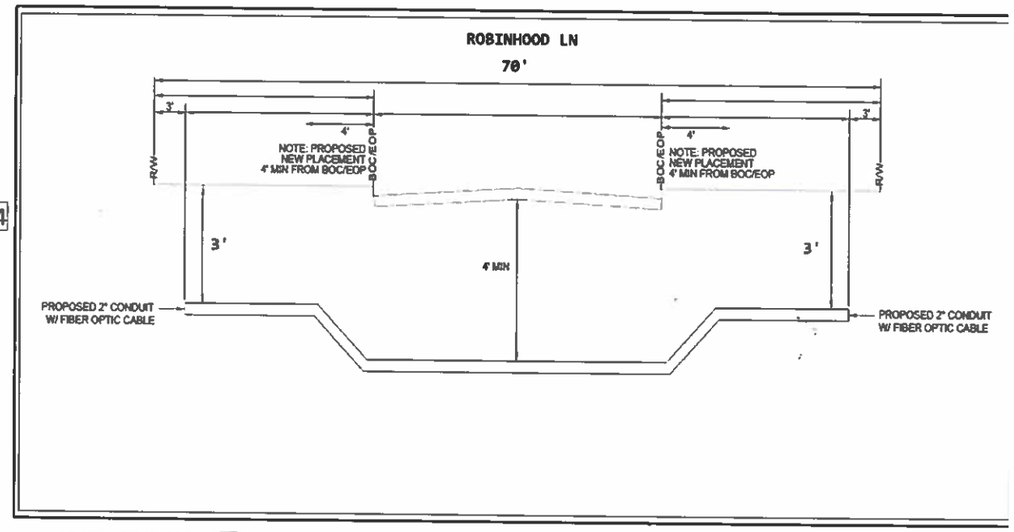
ALL FIBER CABLES PLACED ON THI PROJECT ARE BORED @ 36" DEEP AND PLACED IN INNERDUCT UNLES SPECIFICALLY NOTED OTHERWISE

1 PROPOSED AT&T 2" INNERDUCT E/W FIBER OPTICS

2 PROPOSED AT&T 1.25" INNERDUCT E/W FIBER OPTICS







PROJECT: A02QKSD
PRINT 1 OF 29

WALLER PERMIT PRINT

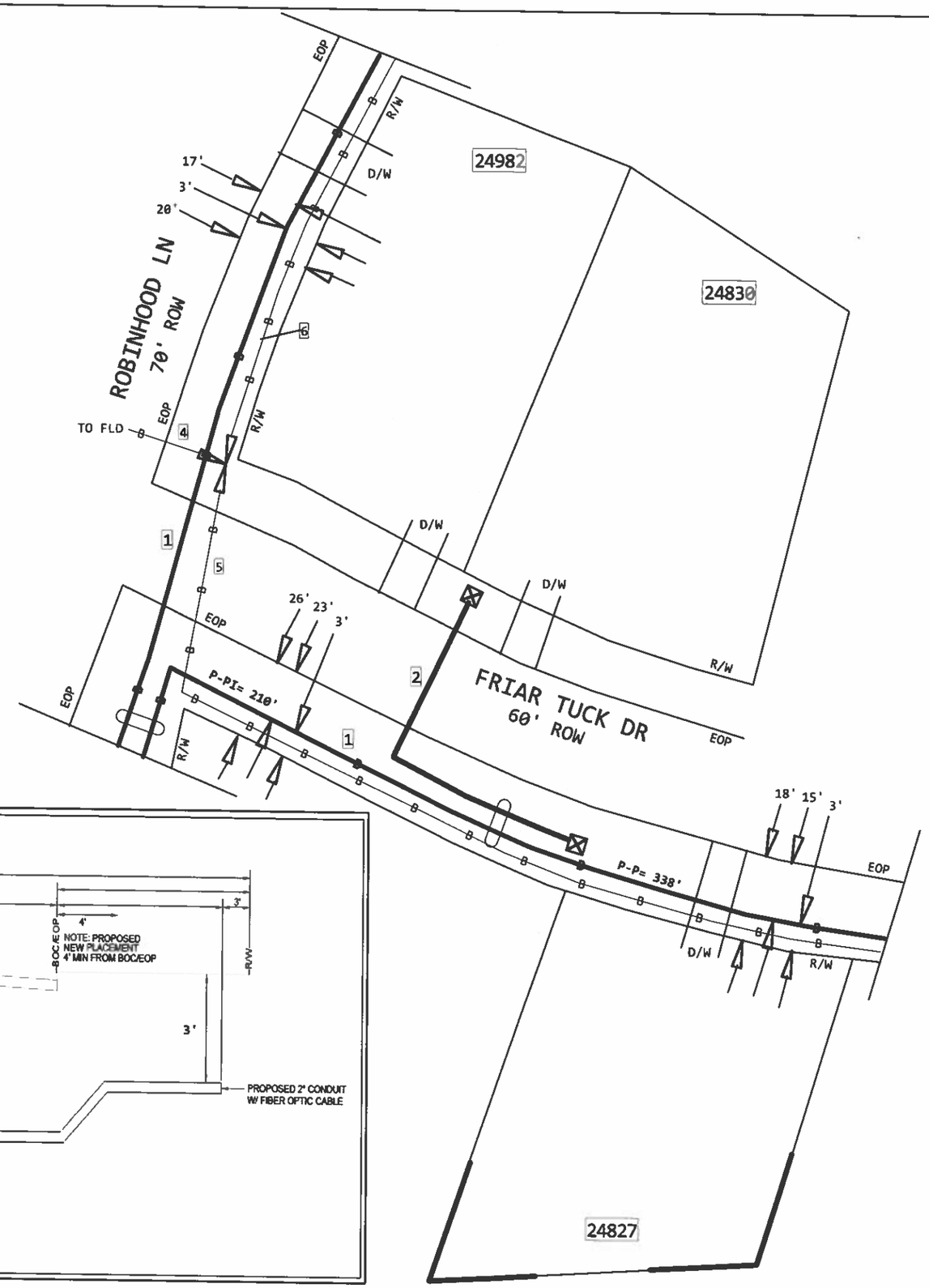
1 PROPOSED AT&T 2" INNERDUCT
E/W FIBER OPTICS

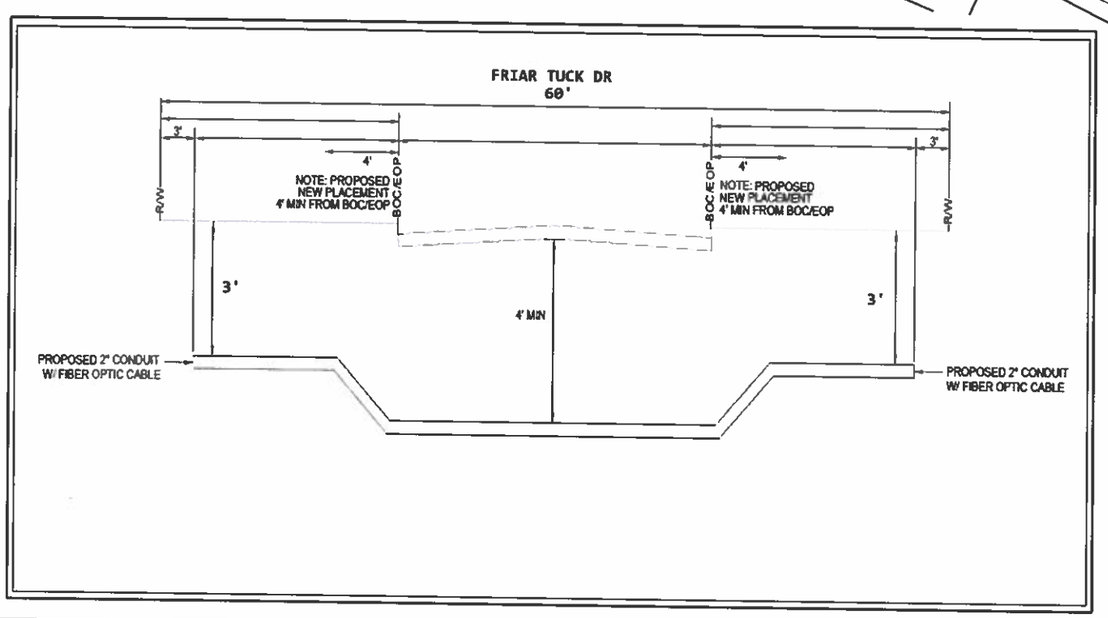
2 PROPOSED AT&T 1.25" INNERDUCT
E/W FIBER OPTICS

4 (1978) 45C 517'
ALAW-50

5 (1985) 45C 1056'
AFAW-25

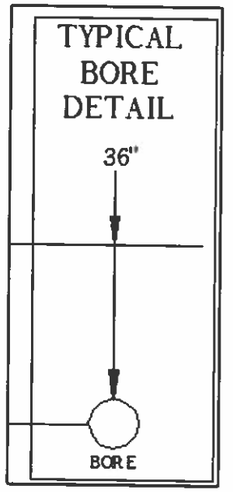
6 (1978) 45C 1067'
ALAW-50





CAUTION!! BURIED GAS, ELECTRIC
CATV IN ROUTE. LOCAT

ALL FIBER CABLES PLACED ON THI
PROJECT ARE BORED @ 36" DEEP
AND PLACED IN INNERDUCT UNLES
SPECIFICALLY NOTED OTHERWISE



PROJECT: A02QKSD
PRINT 2 OF 29

WALLER PERMIT PRINT

PRINT 3

CAUTION!! BURIED GAS, ELECTRIC CATV IN ROUTE. LOCATI

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1 PROPOSED AT&T 2" INNERDUCT E/W FIBER OPTICS

2 PROPOSED AT&T 1.25" INNERDUCT E/W FIBER OPTICS

3 (1985) 45C 1056' AFAW-25

TYPICAL BORE DETAIL

36"

BORE

VACANT NO ADDRESS

24790

24752

24750

R/W

EOP

TO ROBINHOOD LN

FRIAR TUCK DR
60' ROW

18' 15' 3'

D/W

EOP

R/W

P-P= 335'

24807

24765

24755

FRIAR TUCK DR
60'

NOTE: PROPOSED NEW PLACEMENT 4' MIN FROM BOC/EOP

3'

4' MIN

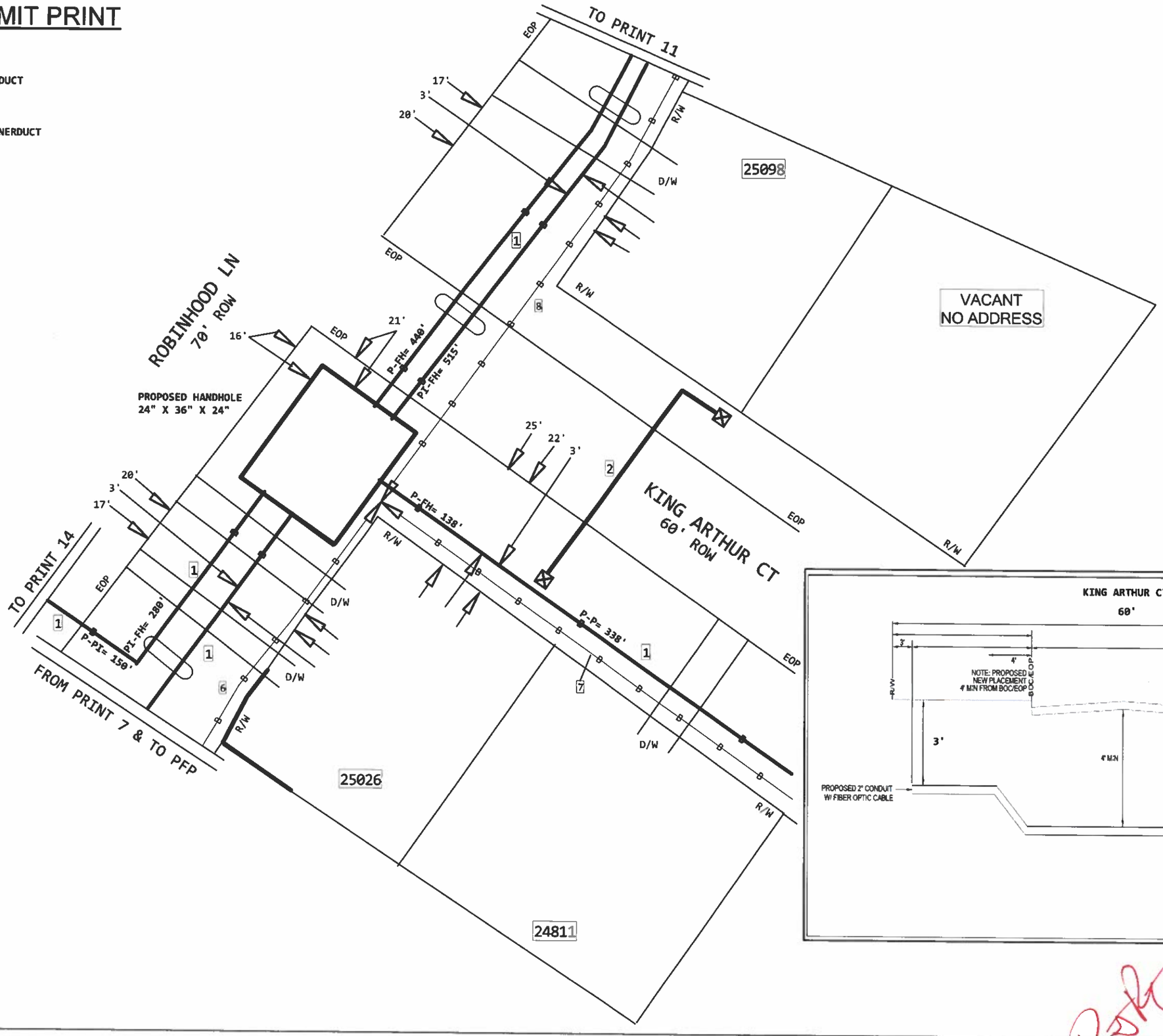
PROPOSED 2" CONDUIT W/ FIBER OPTIC CABLE

PROJECT: A02QKSI
PRINT 3 OF 29

WALLER PERMIT PRINT

1 PROPOSED AT&T 2" INNERDUCT
E/W FIBER OPTICS

2 PROPOSED AT&T 1.25" INNERDUCT
E/W FIBER OPTICS



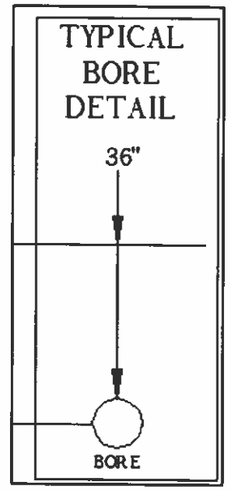
6 (1978) 45C 1067'
ALAW-50

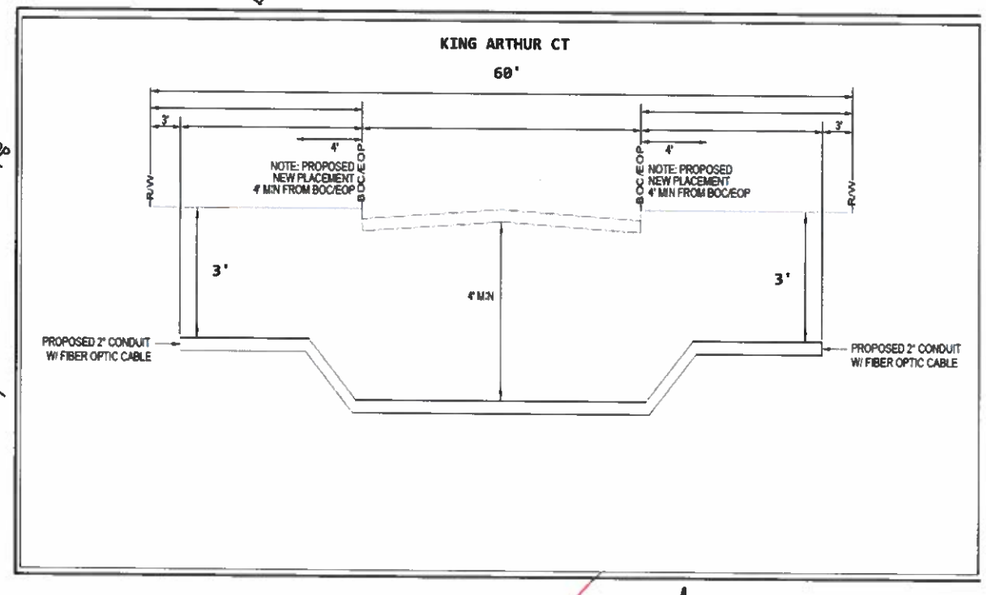
7 (1977) 45C 177'
ALAW-25

8 (1977) 45C 1696'
ALAW-50

CAUTION!! BURIED GAS, ELECTRIC CATV IN ROUTE. LOCATE

ALL FIBER CABLES PLACED ON THIS PROJECT ARE BORED @ 36" DEEP AND PLACED IN INNERDUCT UNLESS SPECIFICALLY NOTED OTHERWISE



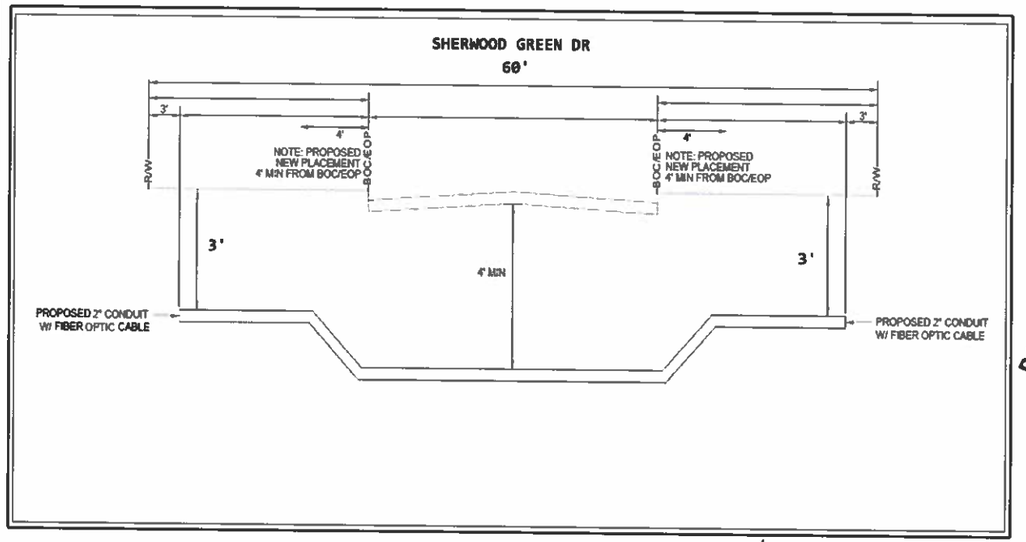


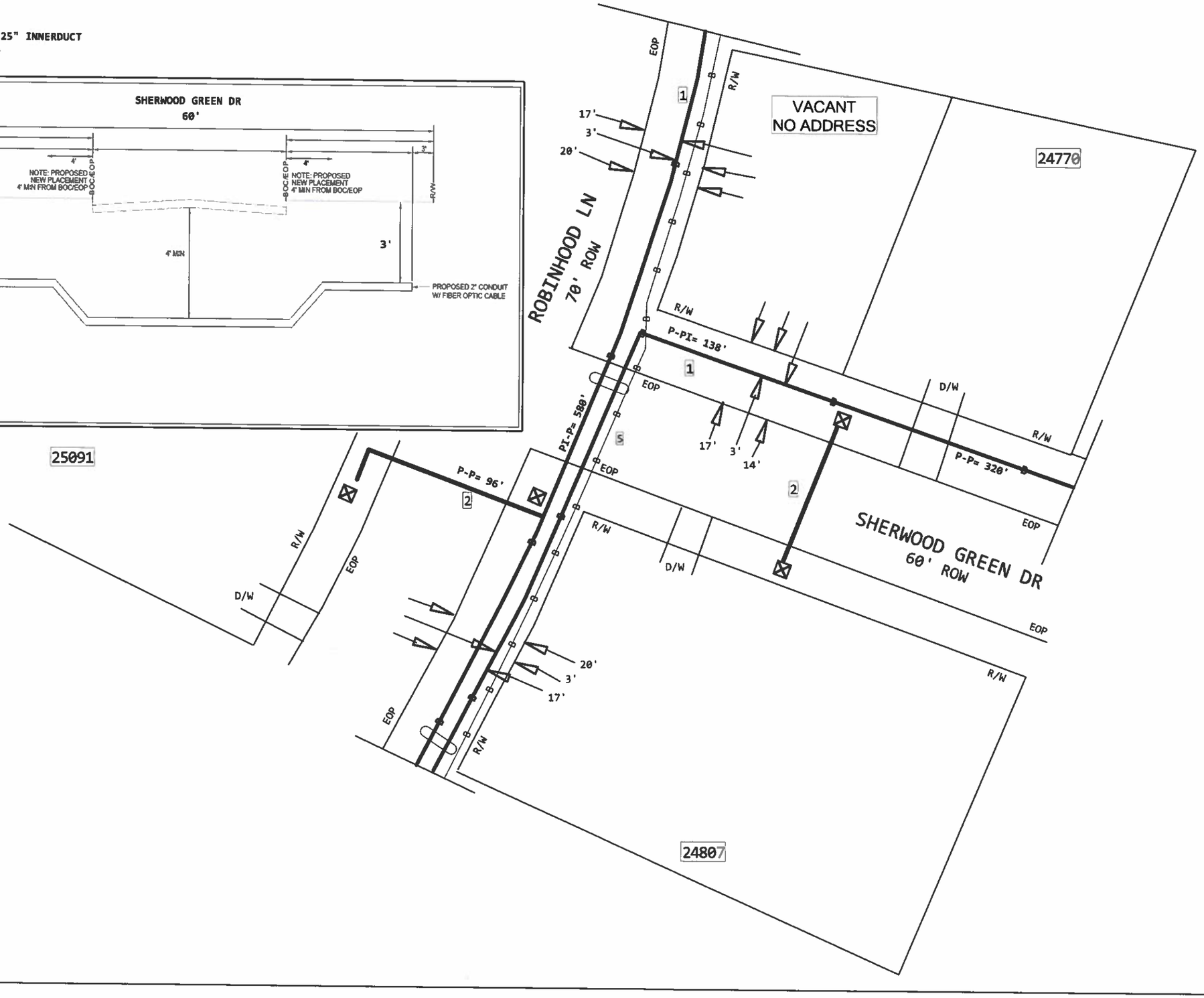
PROJECT: A02QKSD
PRINT 4 OF 29

WALLER PERMIT PRINT

1 PROPOSED AT&T 2" INNERDUCT
E/W FIBER OPTICS

2 PROPOSED AT&T 1.25" INNERDUCT
E/W FIBER OPTICS

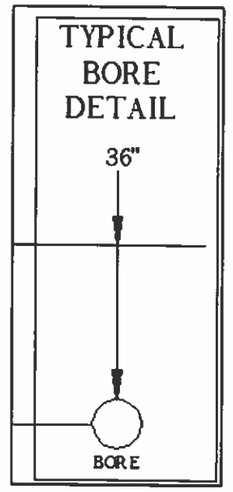




5 (1977) 45C 1696'
ALAW-50

CAUTION!! BURIED GAS, ELECTRIC CATV IN ROUTE. LOCATE

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PROJECT: A02QKSD
PRINT 5 OF 29

WALLER PERMIT PRINT

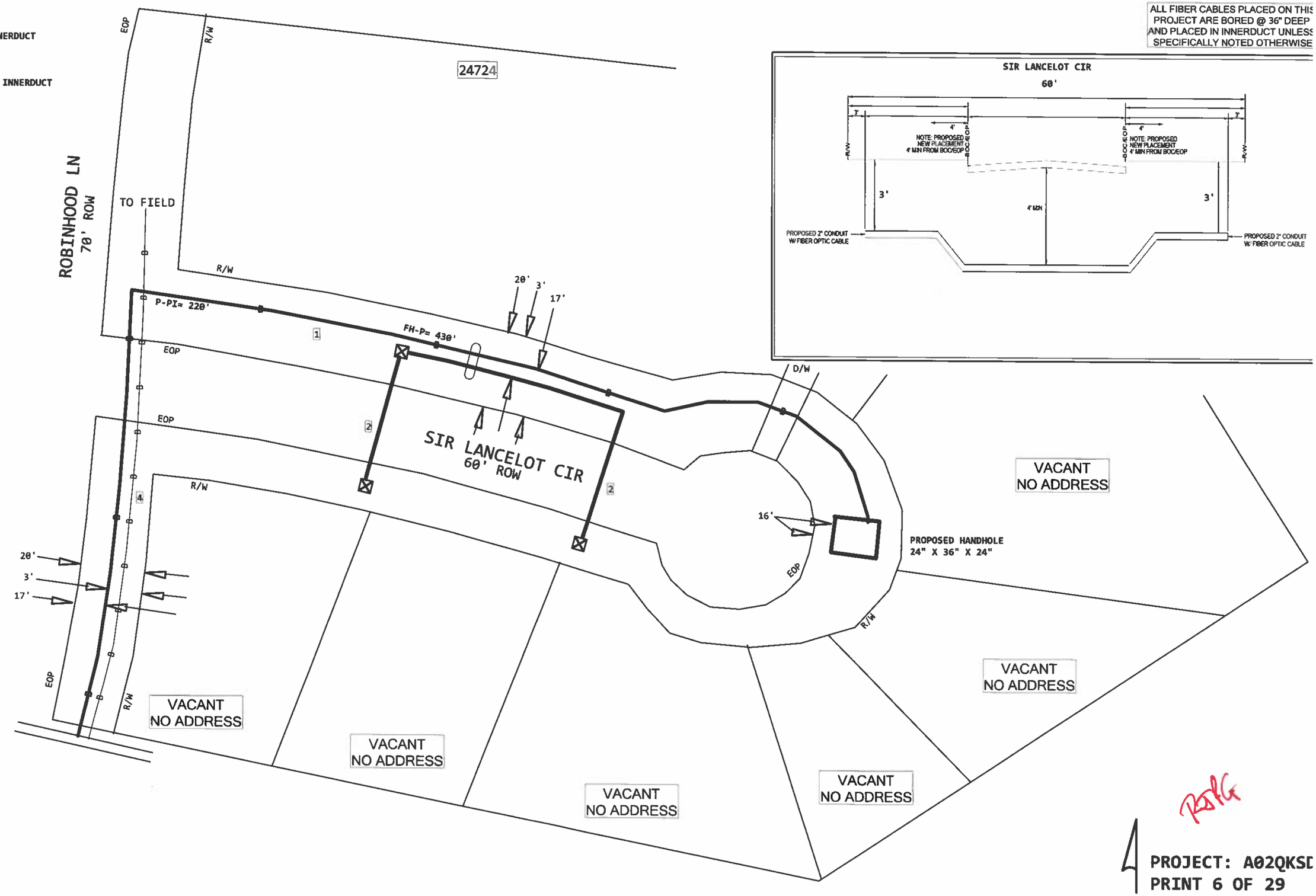
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1 PROPOSED AT&T 2" INNERDUCT E/W FIBER OPTICS

2 PROPOSED AT&T 1.25" INNERDUCT E/W FIBER OPTICS

4 (1977) 45C 1696' ALAW-50



PROJECT: A02QKSD
PRINT 6 OF 29

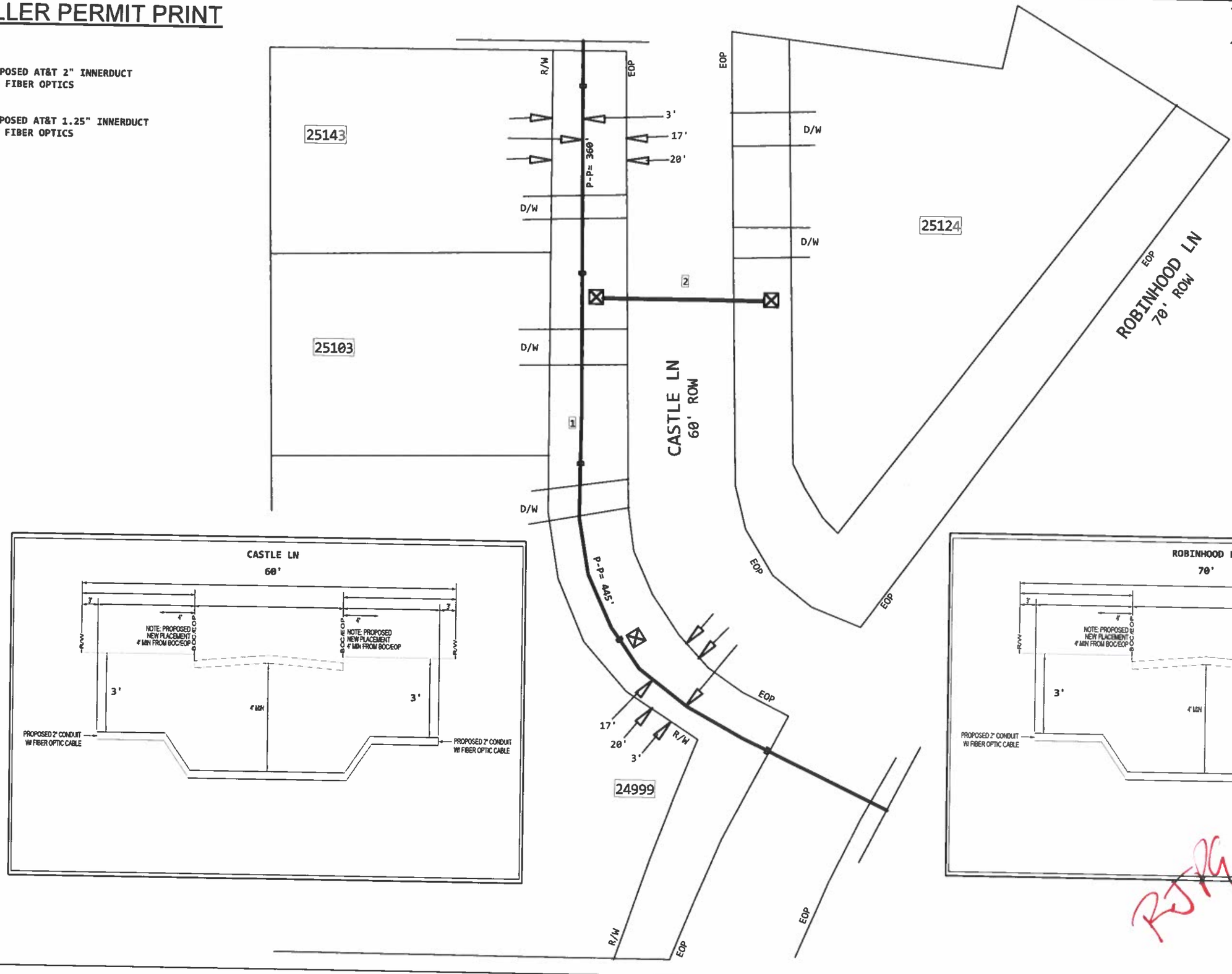
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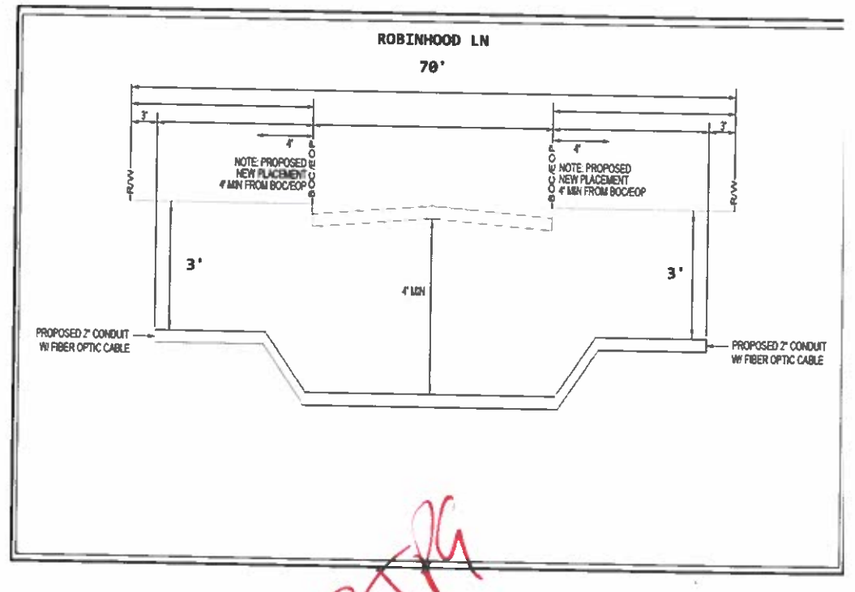
1 PROPOSED AT&T 2" INNERDUCT E/W FIBER OPTICS

2 PROPOSED AT&T 1.25" INNERDUCT E/W FIBER OPTICS

CAUTION!! BURIED GAS, ELECTRIC CATV IN ROUTE. LOCAT

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PROJECT: A02QKSD
PRINT 7 OF 29

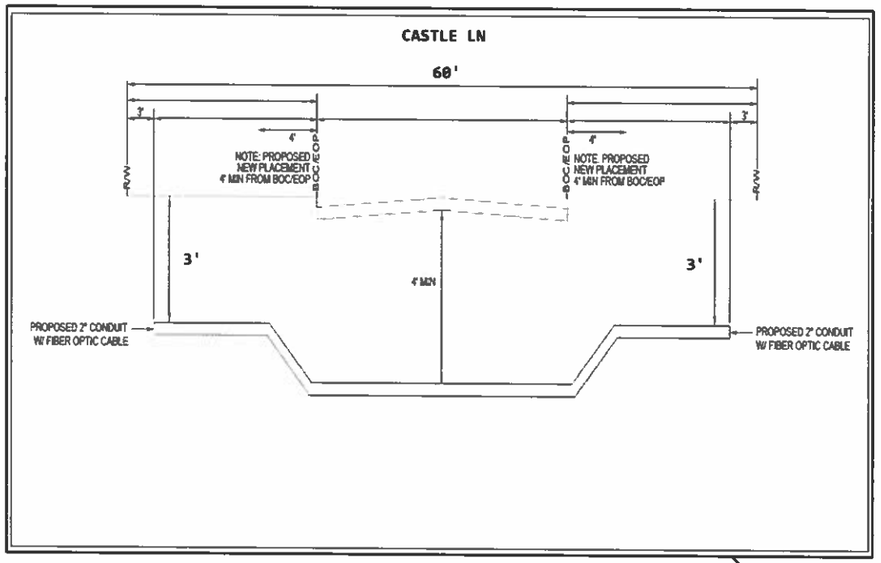
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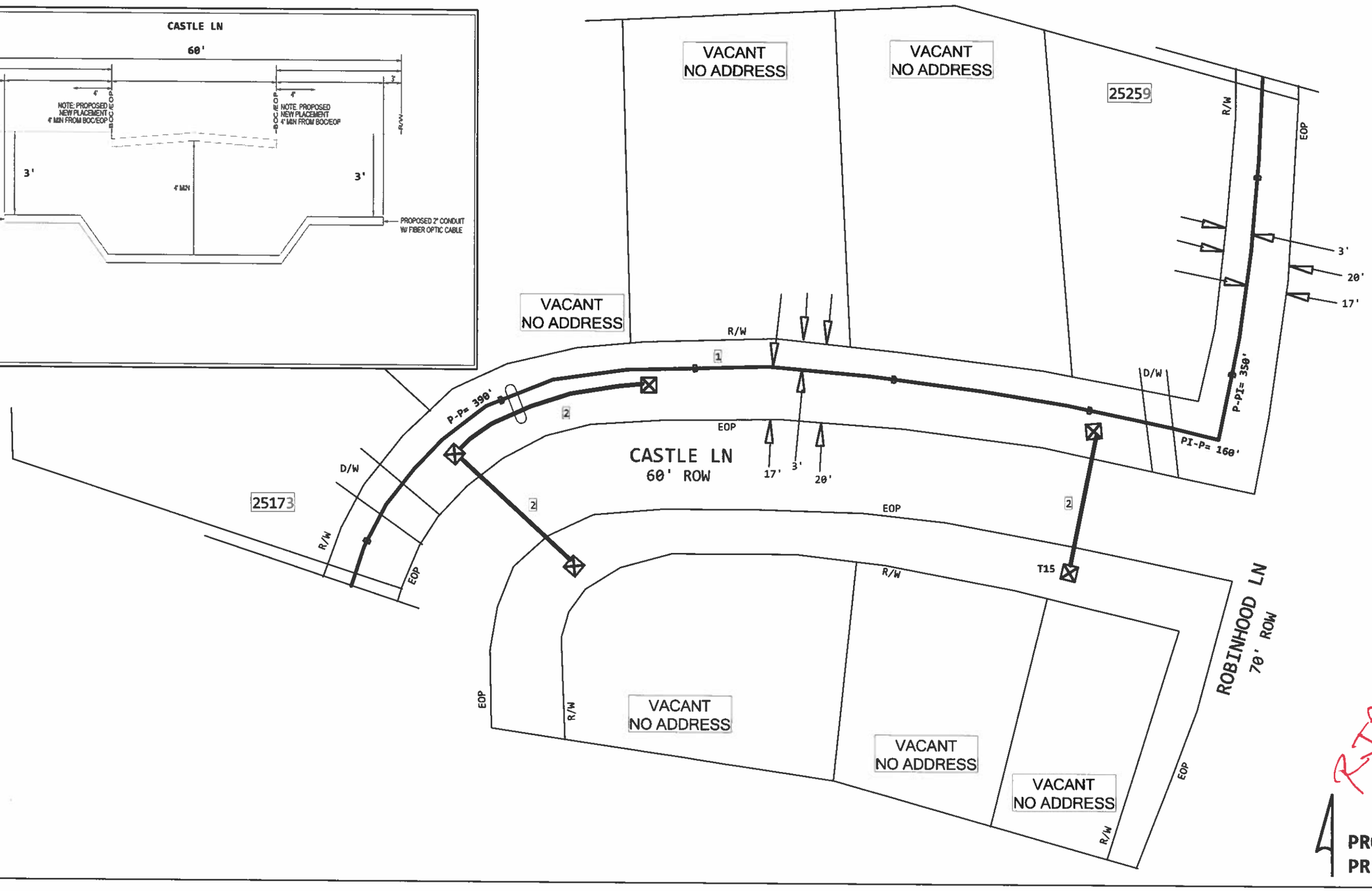
CAUTION!! BURIED GAS, ELECTRIC CATV IN ROUTE. LOCATE

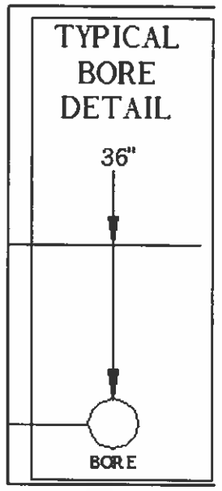
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1 PROPOSED AT&T 2" INNERDUCT
E/W FIBER OPTICS

2 PROPOSED AT&T 1.25" INNERDUCT
E/W FIBER OPTICS







RJPK

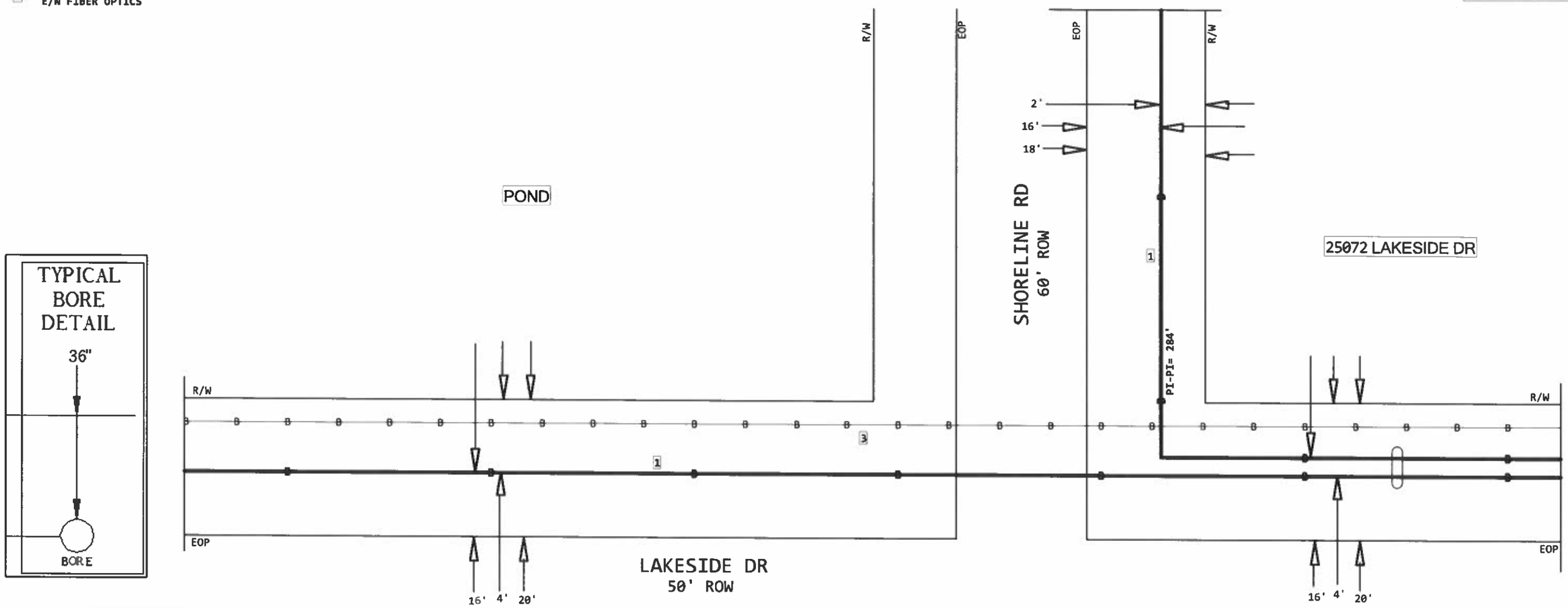
PROJECT: A02QKSD
PRINT 8 OF 29

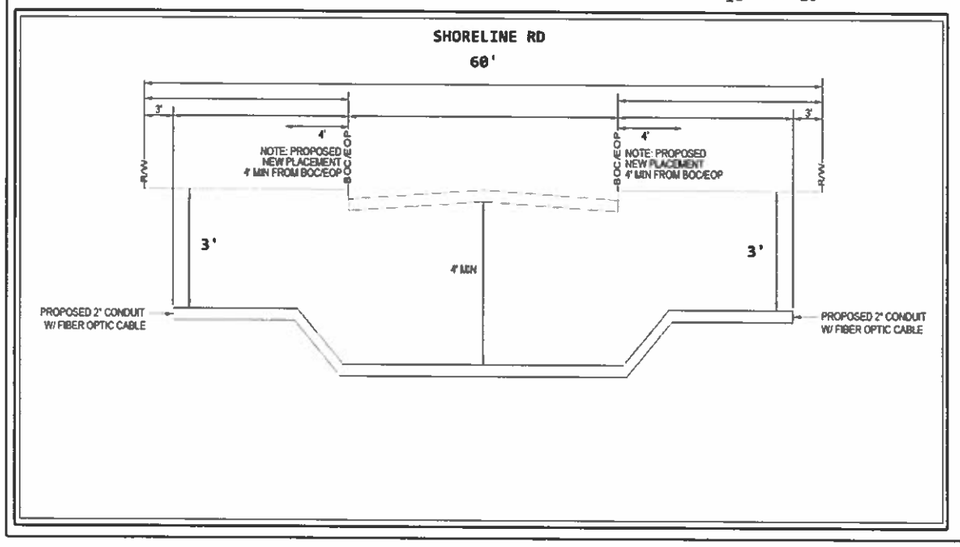
WALLER PERMIT PRINT

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1 PROPOSED AT&T 2" INNERDUCT E/W FIBER OPTICS





R3/4

PROJECT:
PRINT 9 OF 29

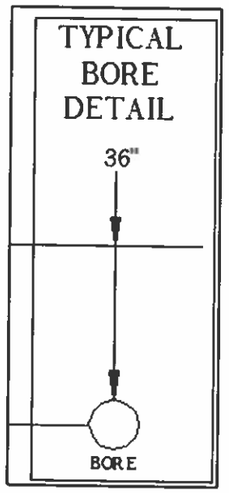
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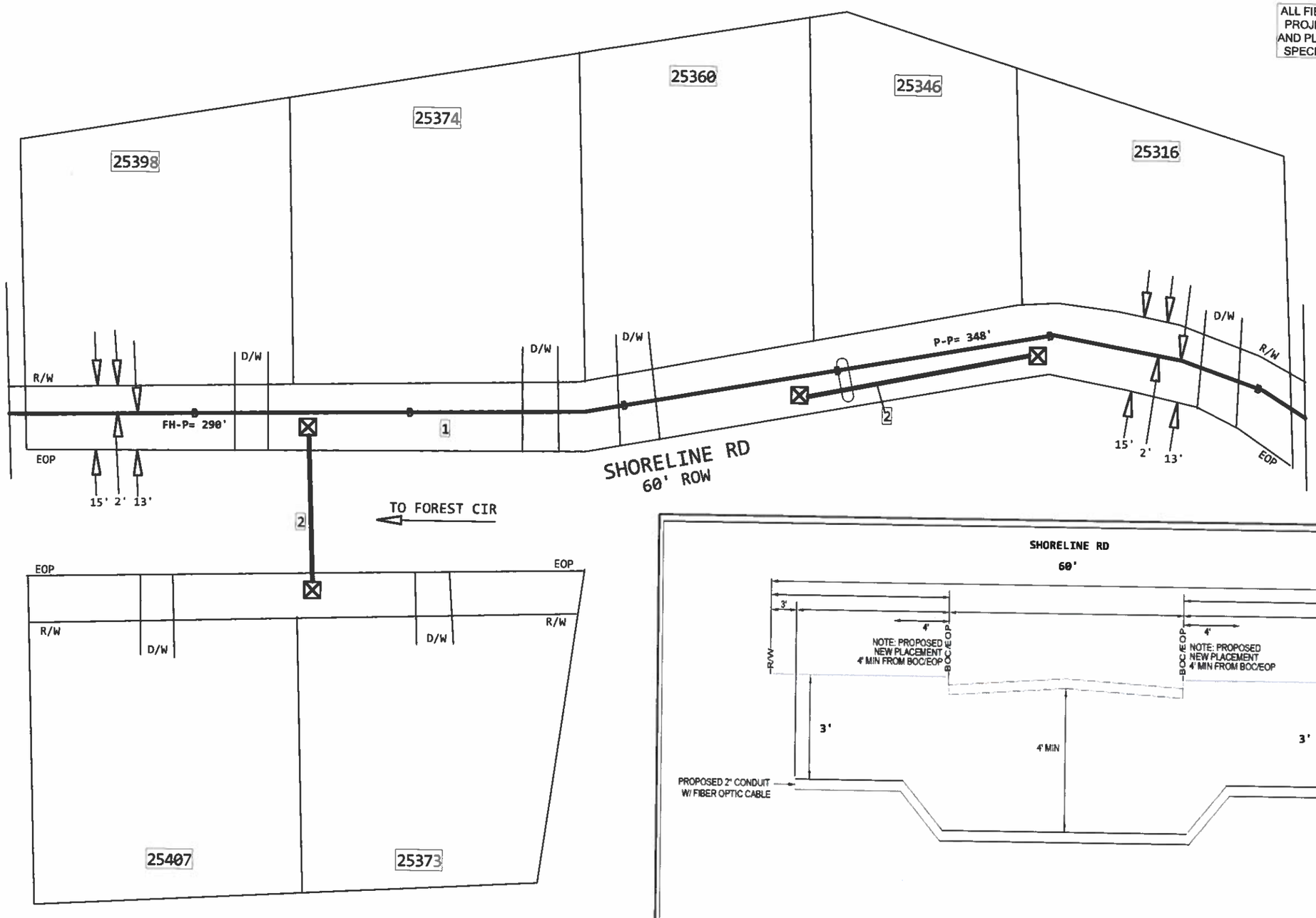
CAUTION!! BURIED GAS, ELECTRIC CATV IN ROUTE. LOCAT

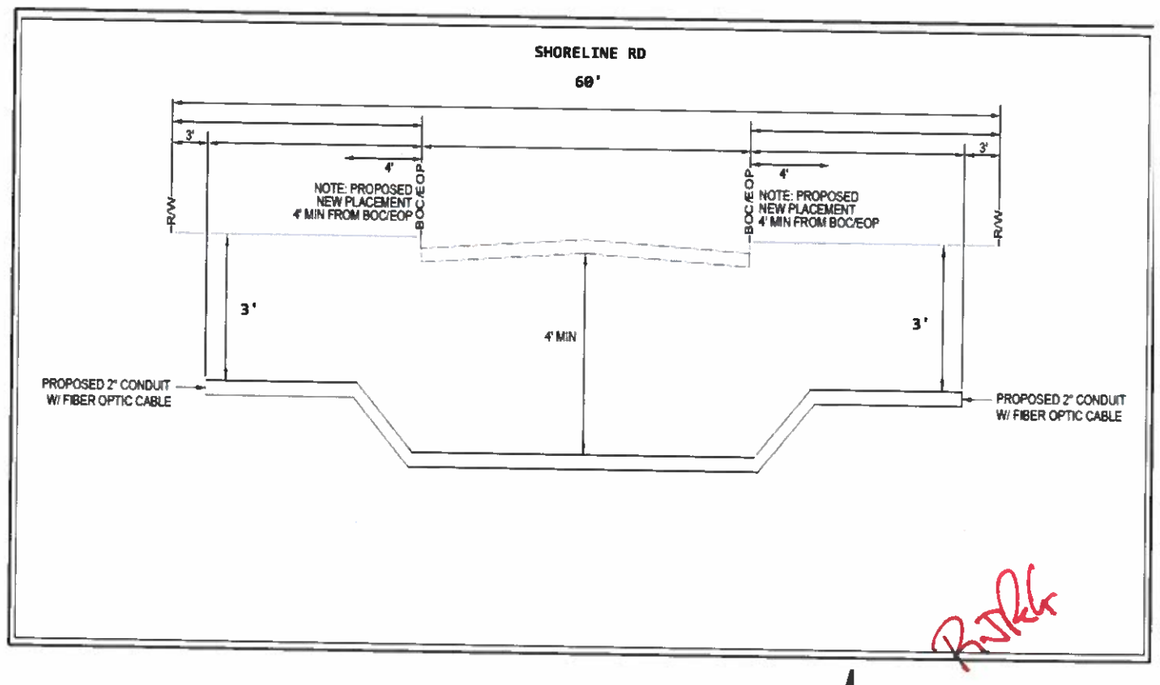
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1 PROPOSED AT&T 2" INNERDUCT E/W FIBER OPTICS

2 PROPOSED AT&T 1.25" INNERDUCT E/W FIBER OPTICS







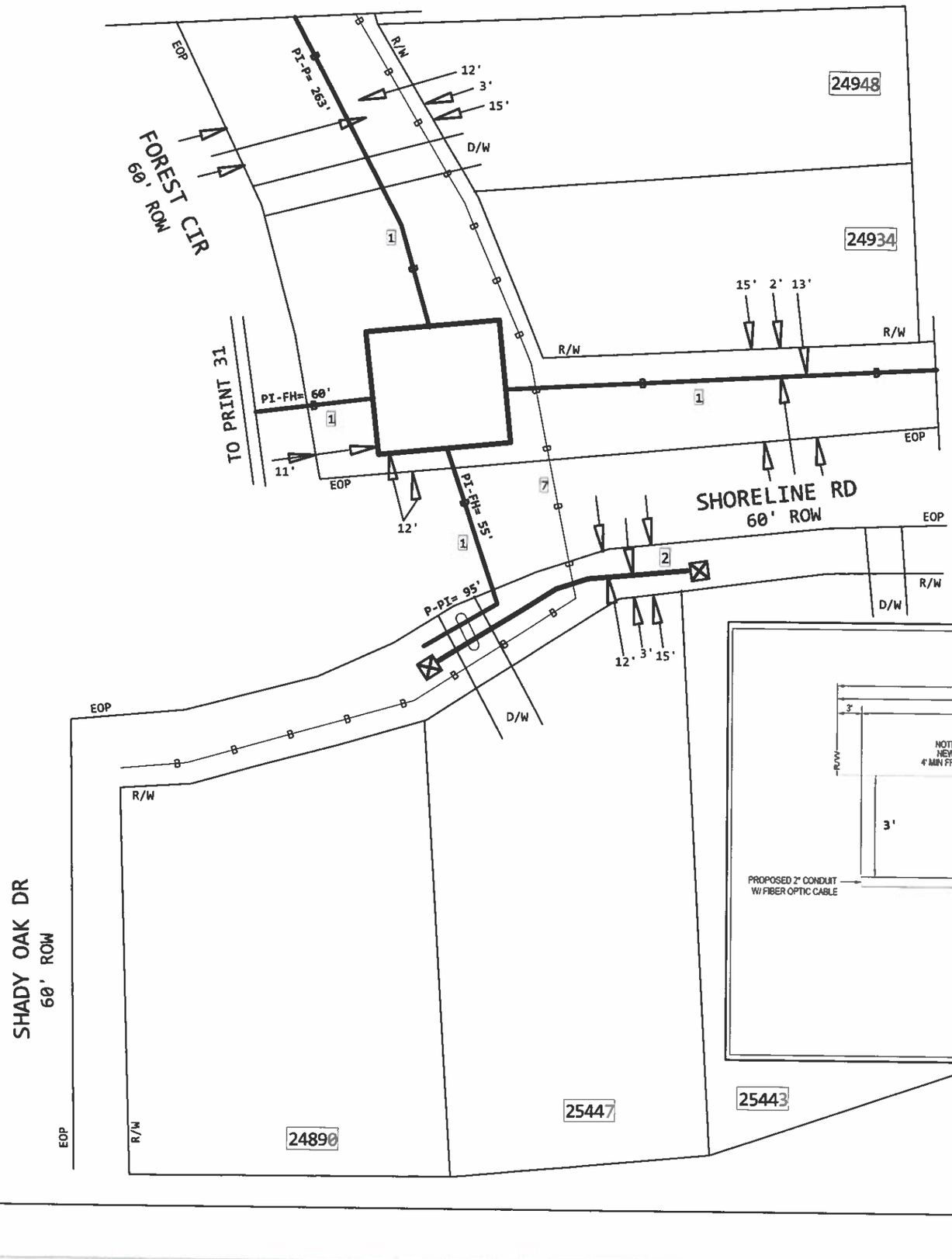
PROJECT: A02QKSD
PRINT 10 OF 29

WALLER PERMIT PRINT

1 PROPOSED AT&T 2" INNERDUCT
E/W FIBER OPTICS

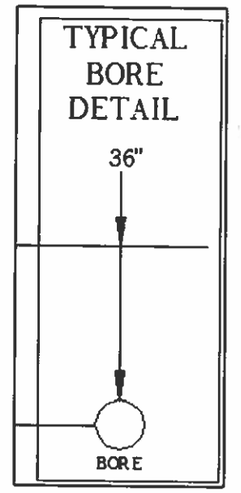
2 PROPOSED AT&T 1.25" INNERDUCT
E/W FIBER OPTICS

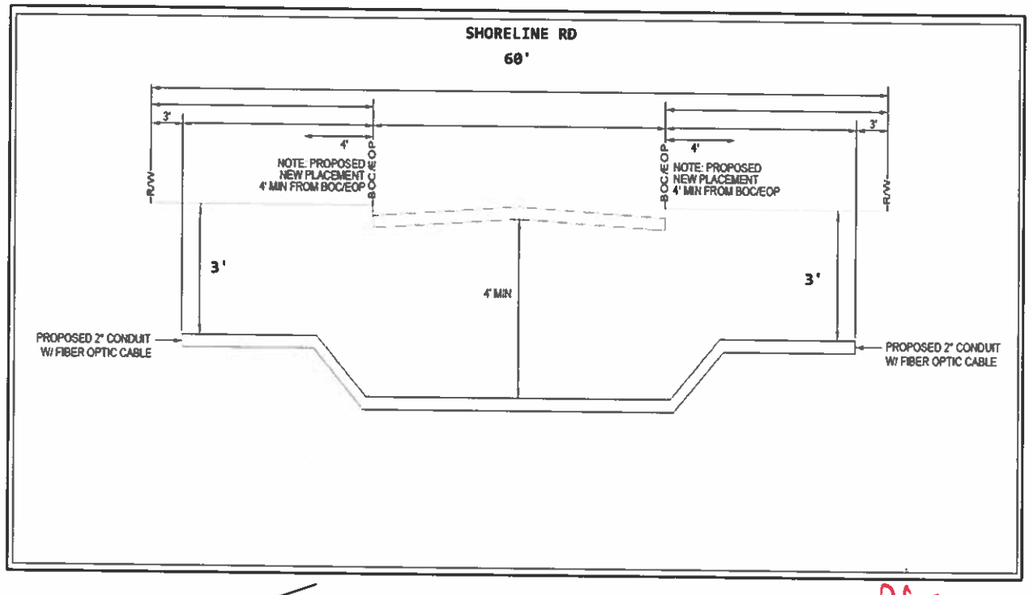
7 (1997) 45C 815'
ANAW-300



CAUTION!! BURIED GAS, ELECTRIC CATV IN ROUTE. LOCATE

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PROJECT: A02QKSD
PRINT 11 OF 29

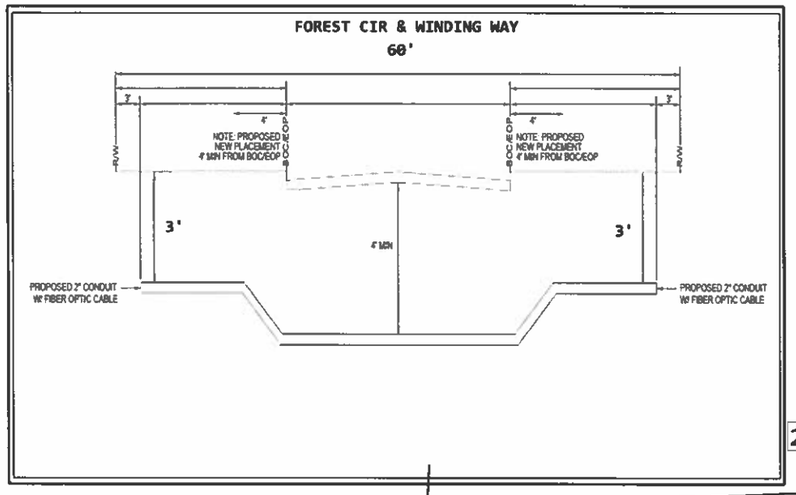
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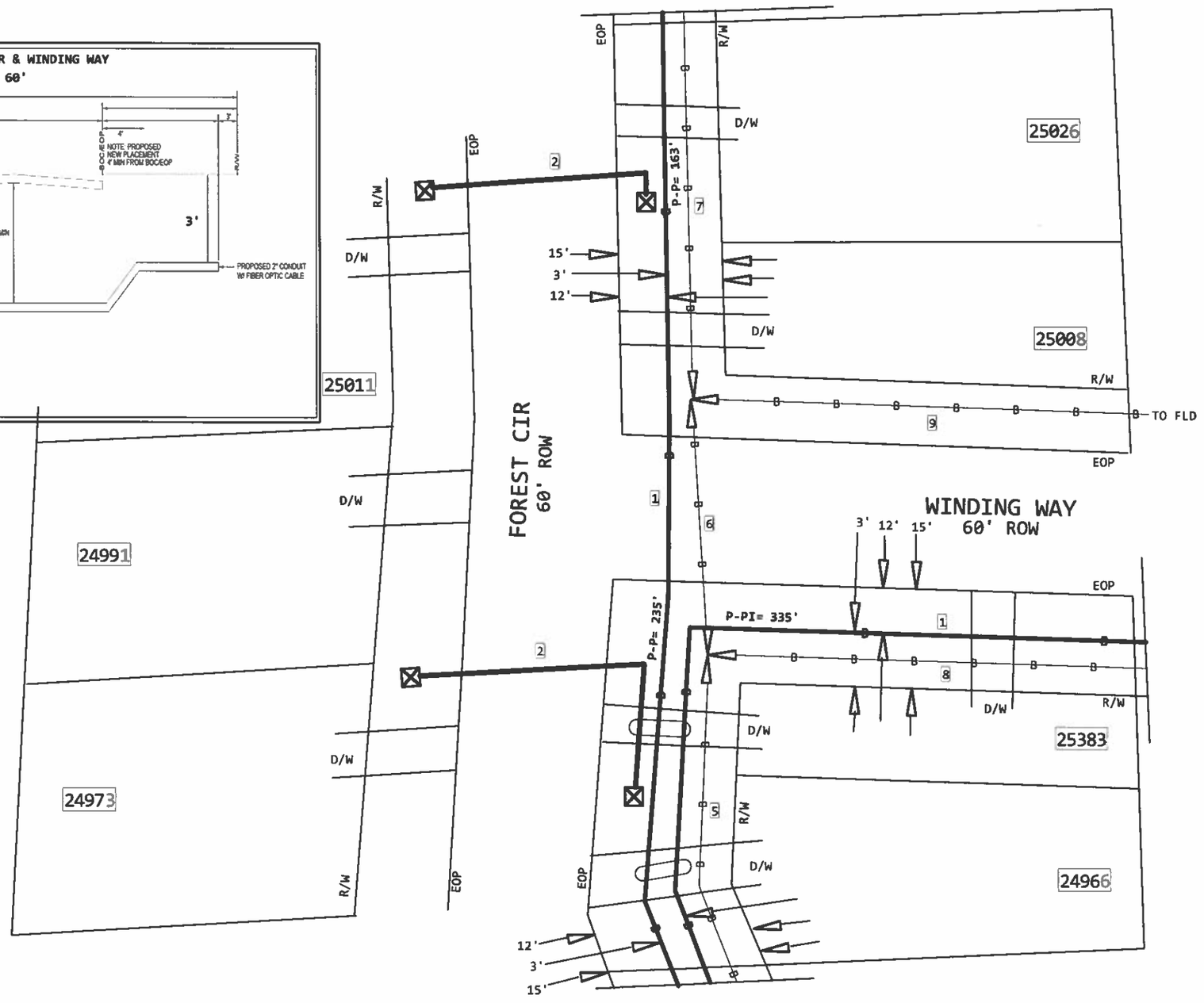
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2 PROPOSED AT&T 1.25" INNERDUCT E/W FIBER OPTICS





5 (1997) 45C 815' ANAW-300

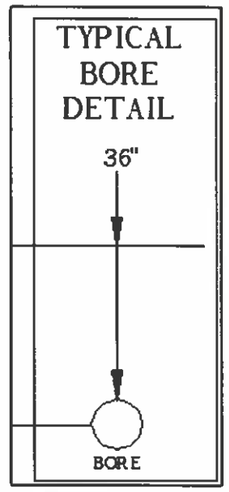
6 (1999) 45C 45' ANMW-300

7 (1999) 45C 389' ANMW-300

8 (2000) 45C 992' ANAW-25

9 (2000) 45C 992' ANAW-25

TYPICAL BORE DETAIL



PROJECT: A02QKSI
PRINT 12 OF 29

WALLER PERMIT PRINT

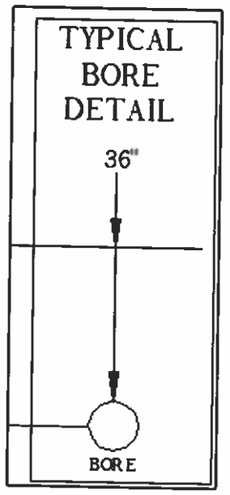
PRINT 20
3

1 PROPOSED AT&T 2" INNERDUCT
E/W FIBER OPTICS

2 PROPOSED AT&T 1.25" INNERDUCT
E/W FIBER OPTICS

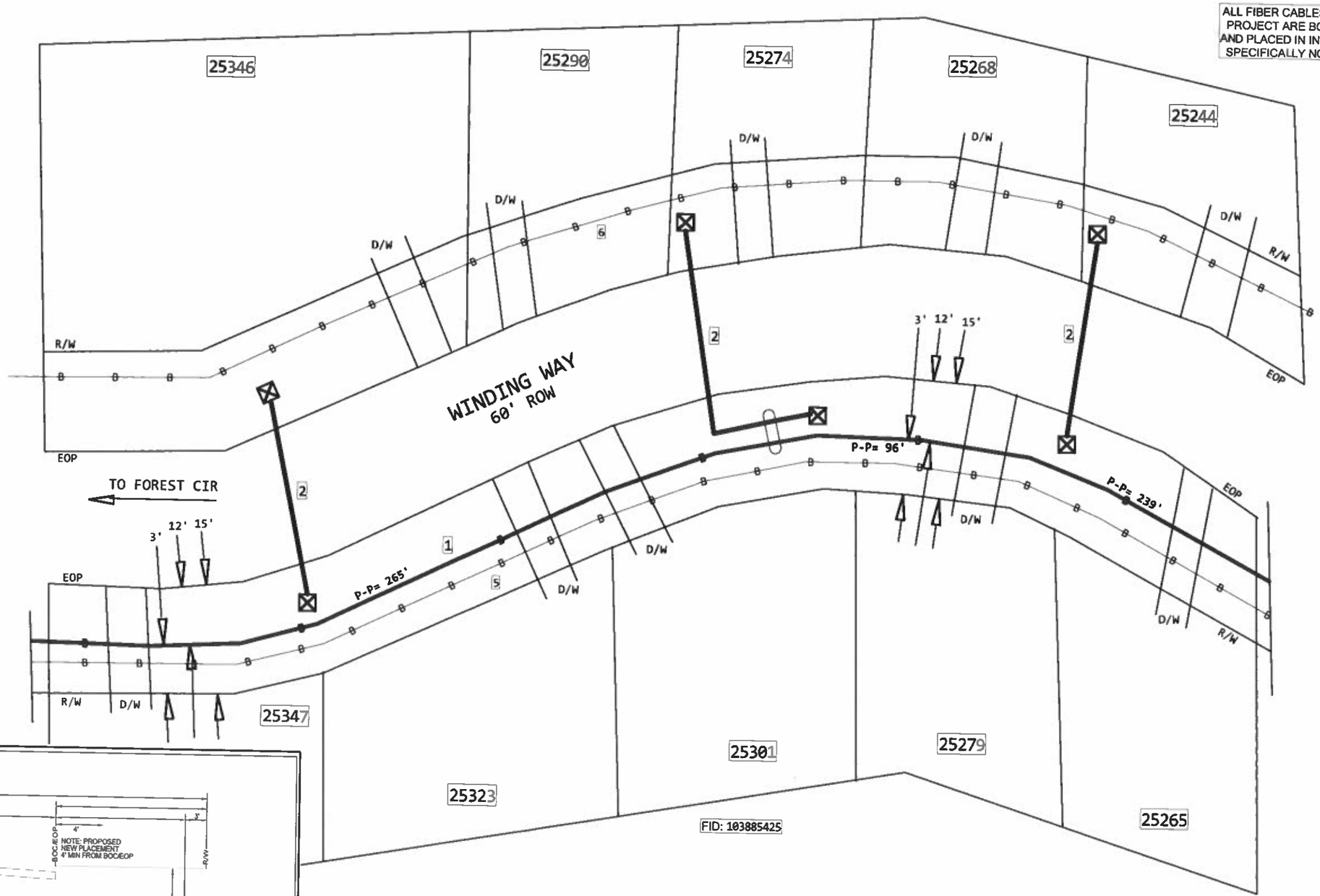
5 (2000) 45C 992'
ANAW-25

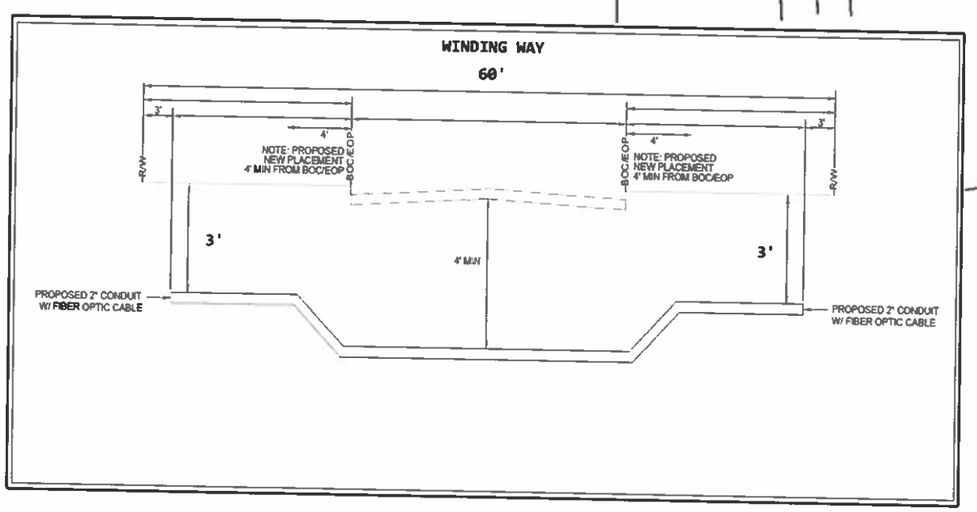
6 (2000) 45C 992'
ANAW-25



CAUTION!! BURIED GAS, ELECTRIC
CATV IN ROUTE. LOCAT

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AND PLACED IN INNERDUCT UNLES
SPECIFICALLY NOTED OTHERWISI





RJHG

PROJECT: A02QKSD
PRINT 13 OF 29

WALLER PERMIT PRINT

CAUTION!! BURIED GAS, ELECTRIC & CATV IN ROUTE. LOCATE

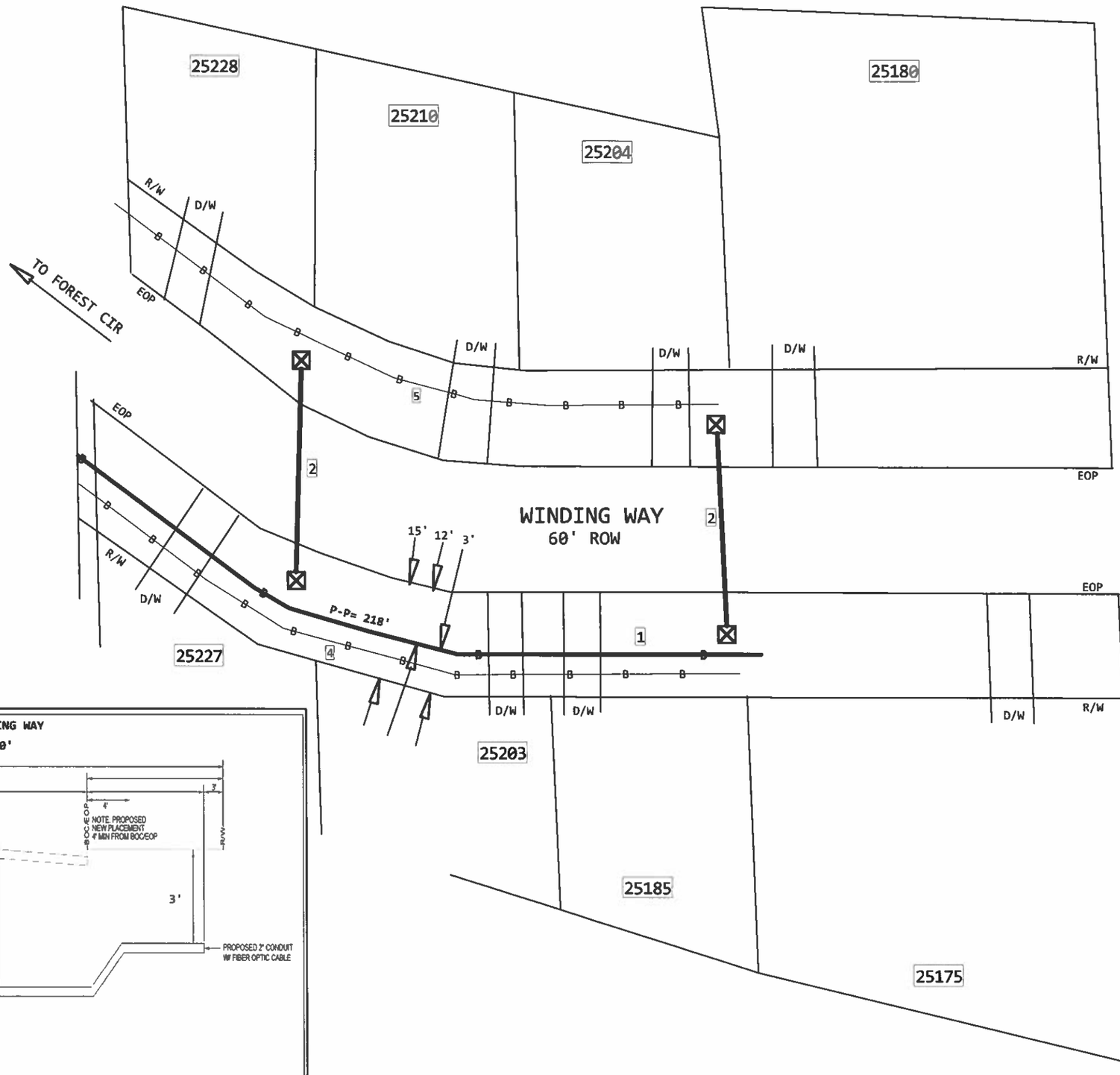
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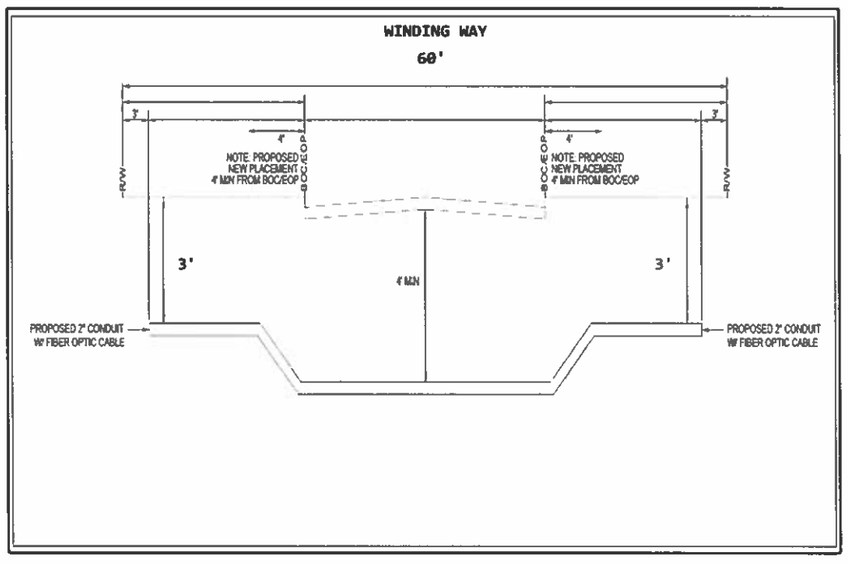
1 PROPOSED AT&T 2" INNERDUCT E/W FIBER OPTICS

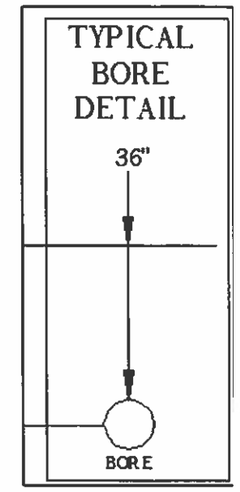
2 PROPOSED AT&T 1.25" INNERDUCT E/W FIBER OPTICS

4 (2000) 45C 992' ANAW-25

5 (2000) 45C 992' ANAW-25







PROJECT: A02QKSD
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CAUTION!! BURIED GAS, ELECTRIC CATV IN ROUTE. LOCATE

ALL FIBER CABLES PLACED ON THIS PROJECT ARE BORED @ 36" DEEP AND PLACED IN INNERDUCT UNLESS SPECIFICALLY NOTED OTHERWISE

1 PROPOSED AT&T 2" INNERDUCT E/W FIBER OPTICS

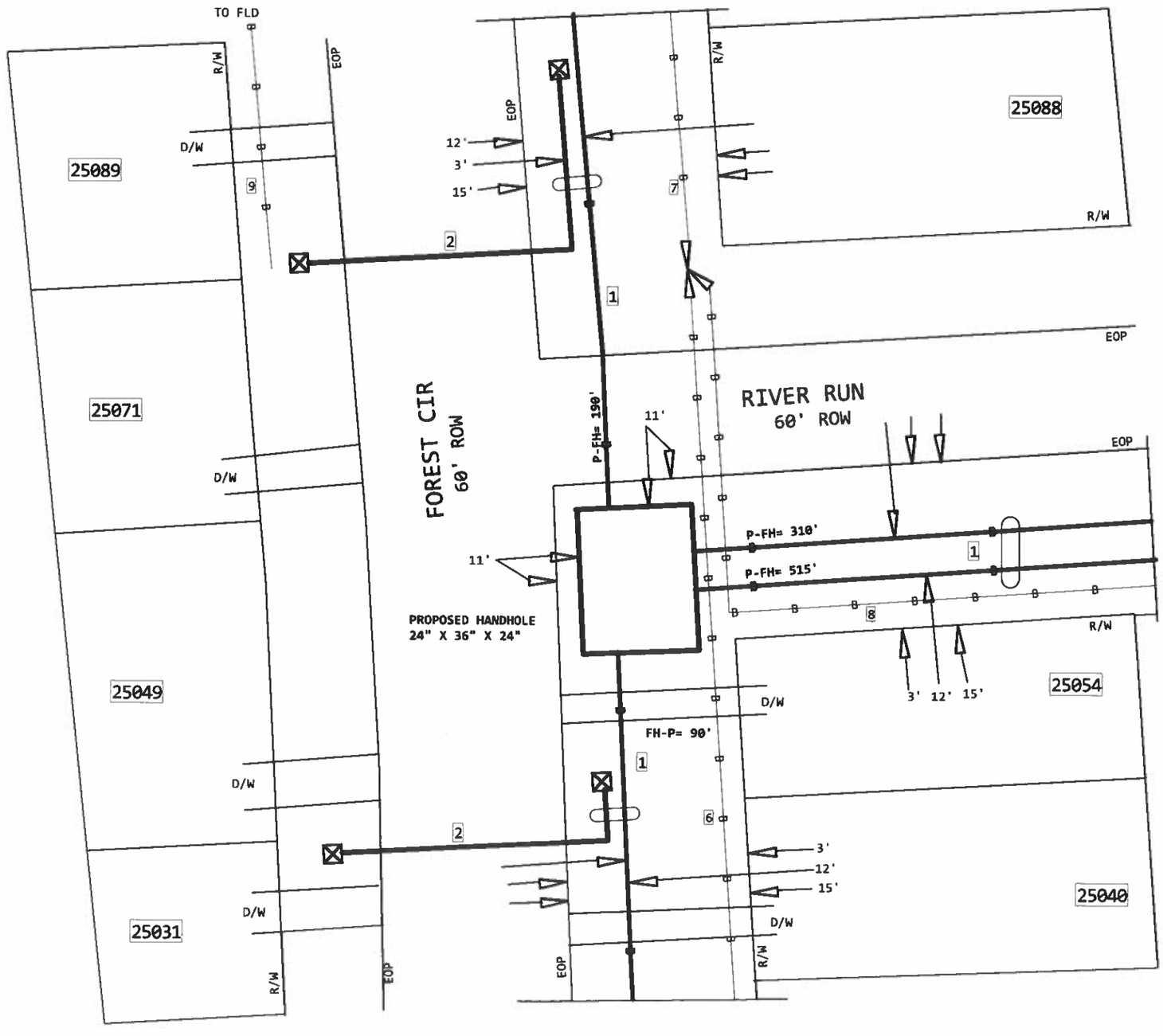
2 PROPOSED AT&T 1.25" INNERDUCT E/W FIBER OPTICS

6 (1999) 45C 389' ANMW-300

7 (1971) 45C 748' BHAH-50

8 (1975) 45C 280' AJAW-50

9 (1978) 45C 581' ALMW-25



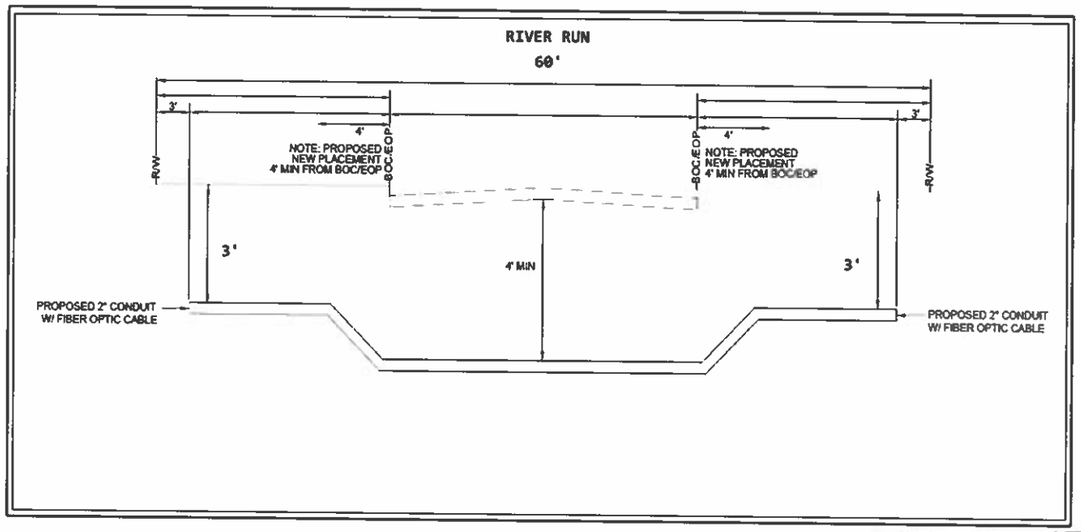
PROJECT: A02QKSI
PRINT 15 OF 29

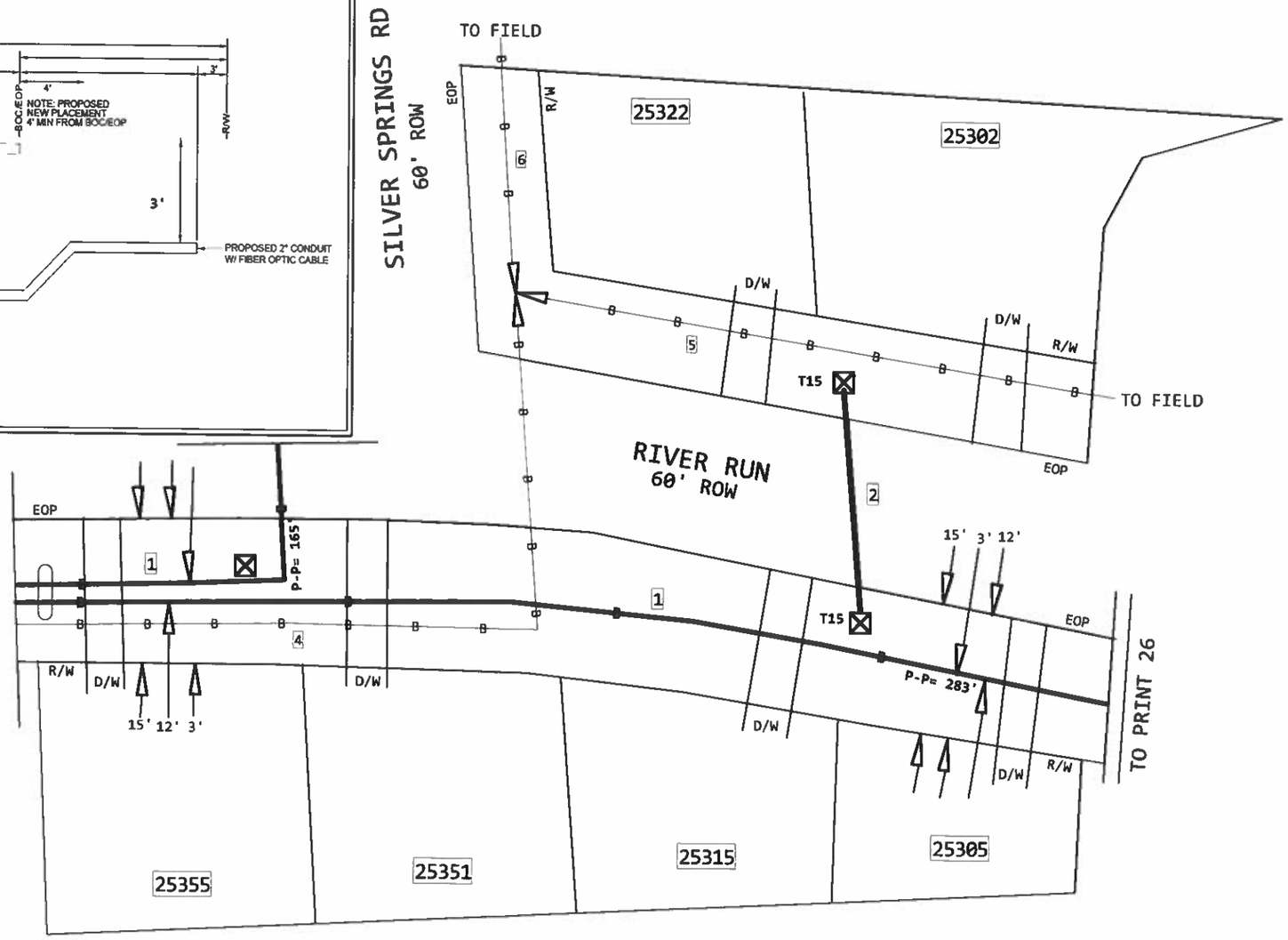
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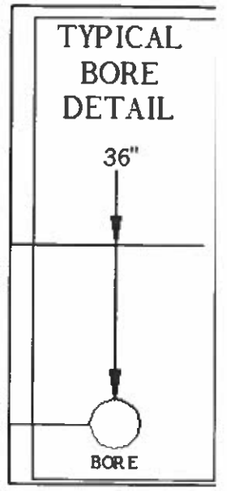
1. PROPOSED AT&T 2" INNERDUCT E/W FIBER OPTICS
2. PROPOSED AT&T 1.25" INNERDUCT E/W FIBER OPTICS
4. (1975) 45C 280' AJAW-50
5. (1975) 45C 745' AJAW-25
6. (1971) 45C 766' BHBH-25

CAUTION!! BURIED GAS, ELECTRIC & CATV IN ROUTE. LOCATE

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RJPG

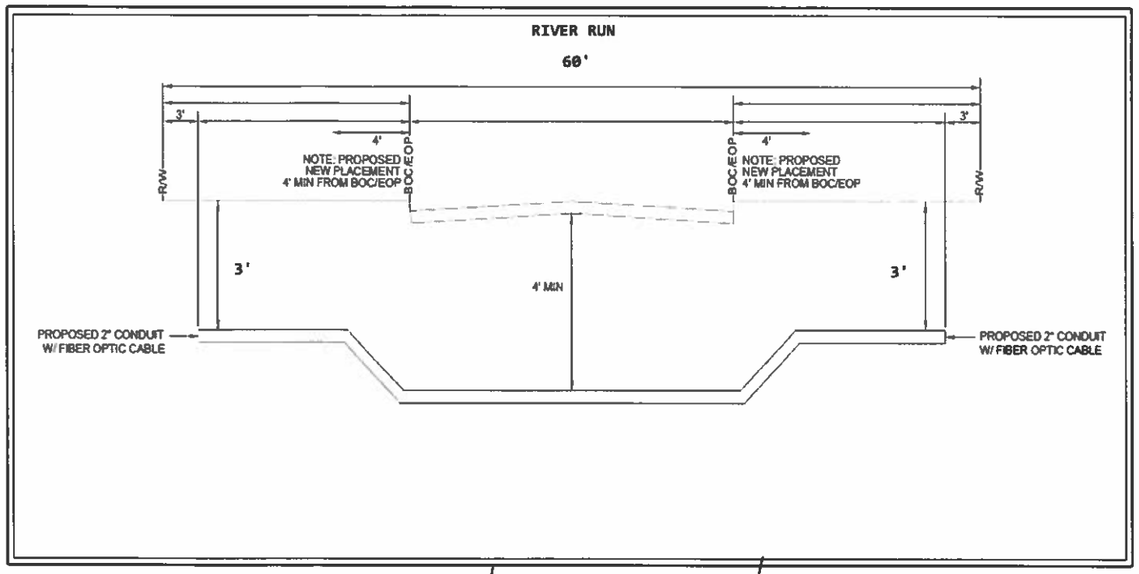
PROJECT: A02QKSD
PRINT 16 OF 29

WALLER PERMIT PRINT

1 PROPOSED AT&T 2" INNERDUCT
E/W FIBER OPTICS

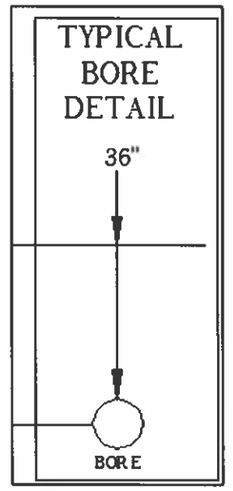
2 PROPOSED AT&T 1.25" INNERDUCT
E/W FIBER OPTICS

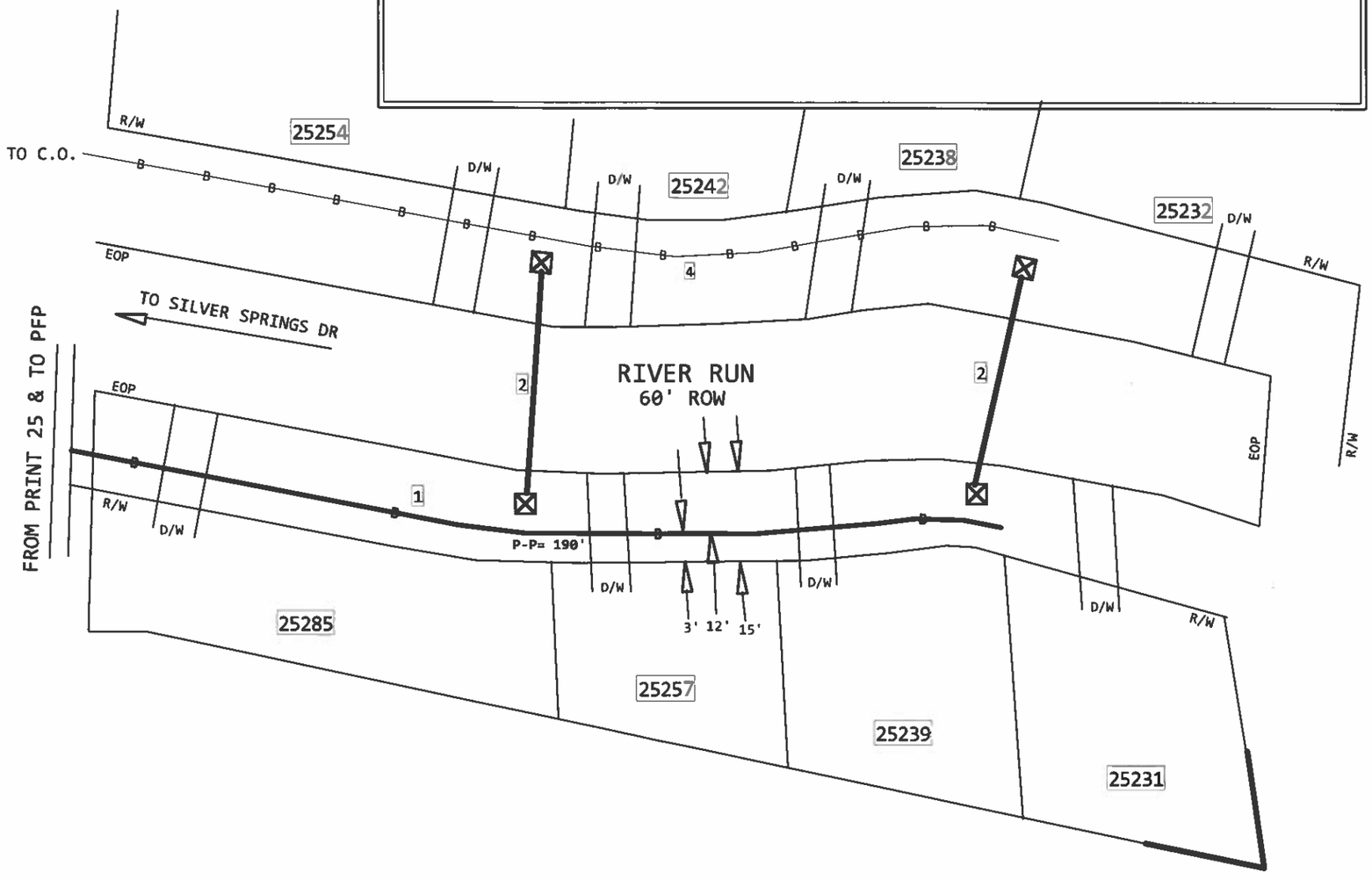
4 (1975) 45C 745'
AJAW-25



CAUTION!! BURIED GAS, ELECTRIC & CATV IN ROUTE. LOCATE

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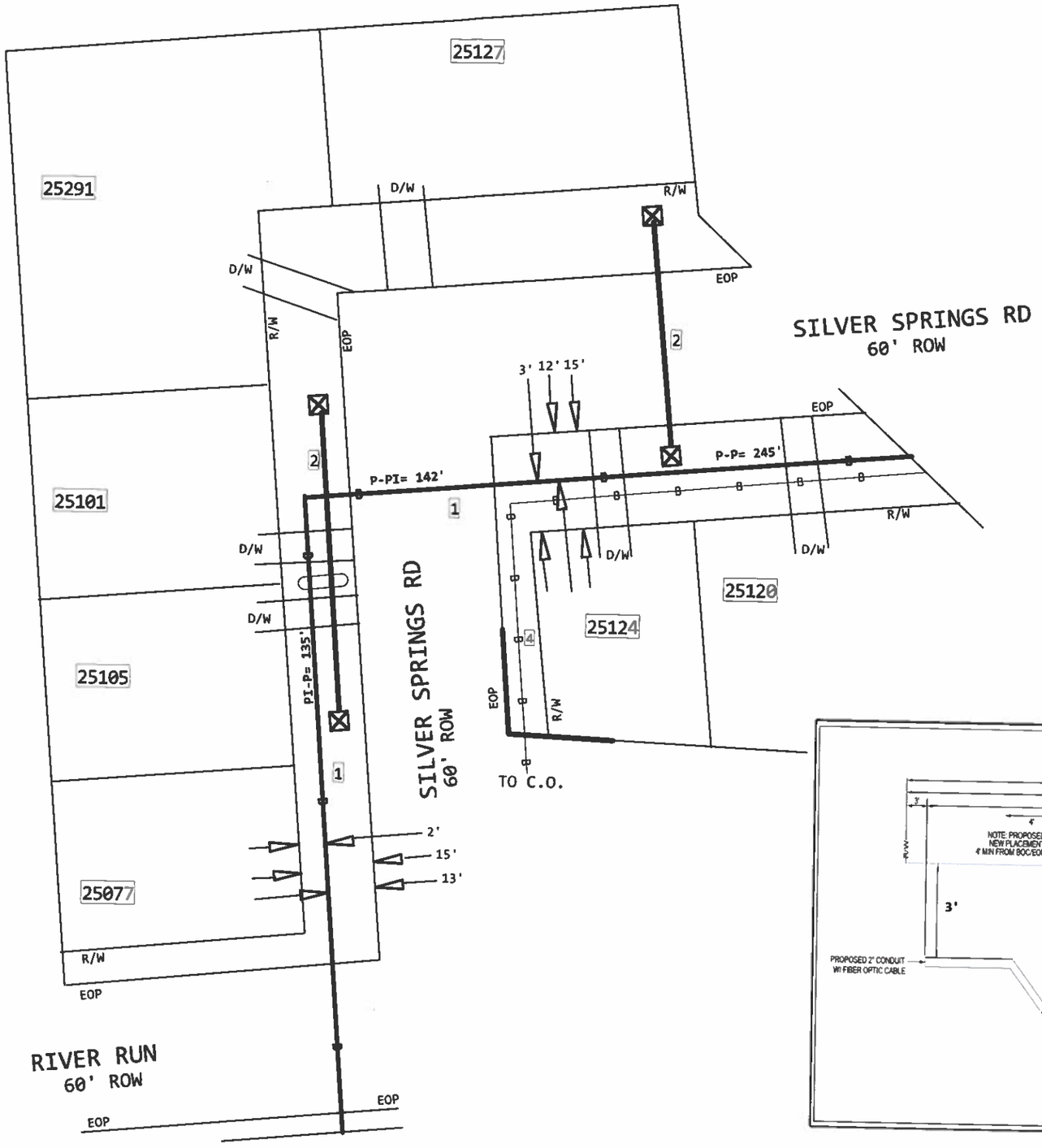
PROJECT: A02QKSI
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1 PROPOSED AT&T 2" INNERDUCT
E/W FIBER OPTICS

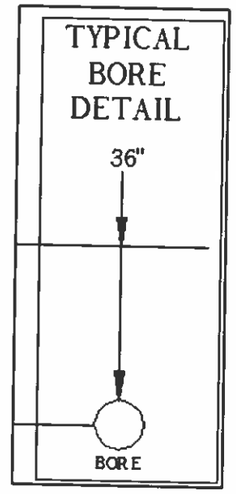
2 PROPOSED AT&T 1.25" INNERDUCT
E/W FIBER OPTICS

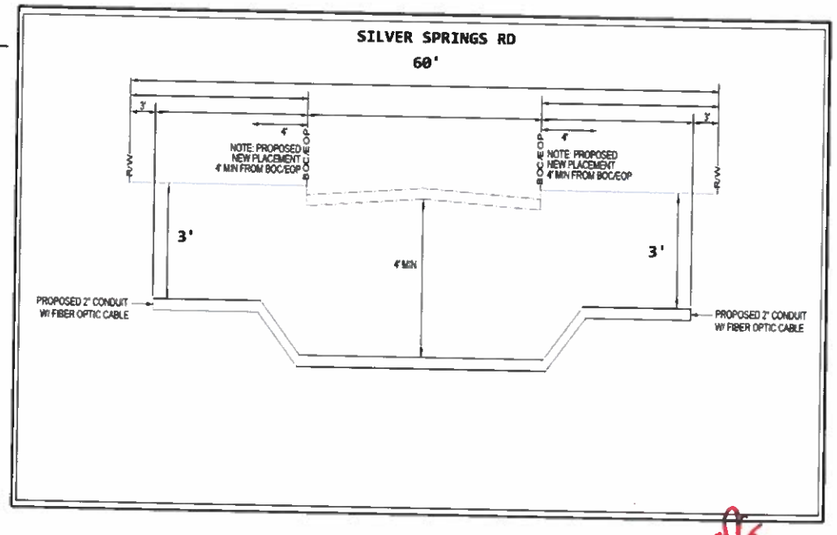
4 (1971) 45C 766'
BH8H-25



CAUTION!! BURIED GAS, ELECTRIC CATV IN ROUTE. LOCAT

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PROJECT: A02QKSD
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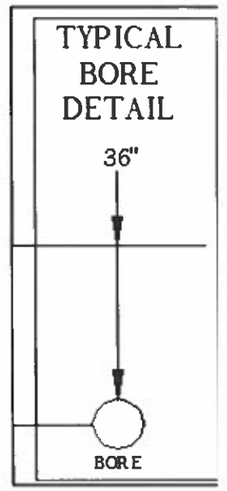
1 PROPOSED AT&T 2" INNERDUCT
E/W FIBER OPTICS

2 PROPOSED AT&T 1.25" INNERDUCT
E/W FIBER OPTICS

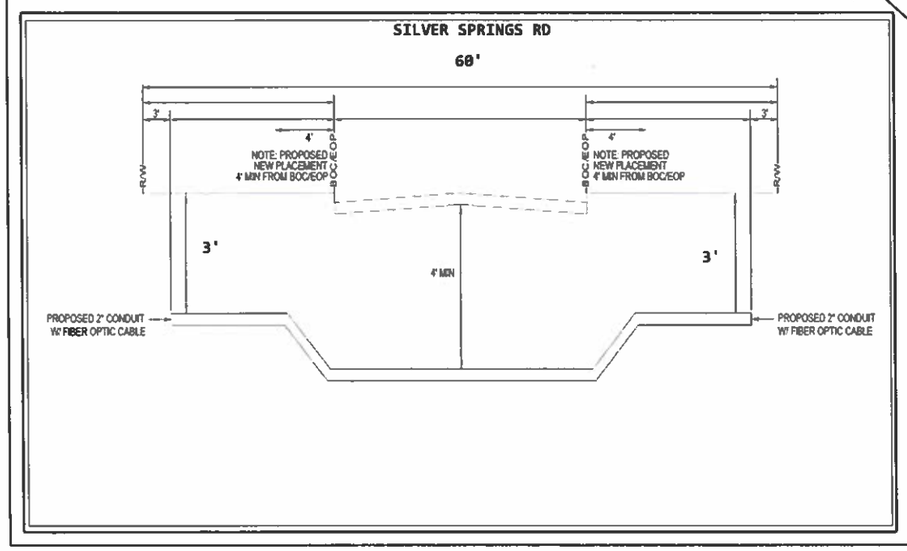
6 (1971) 45C 766'
BHBH-25

CAUTION!! BURIED GAS, ELECTRIC & CATV IN ROUTE. LOCATE

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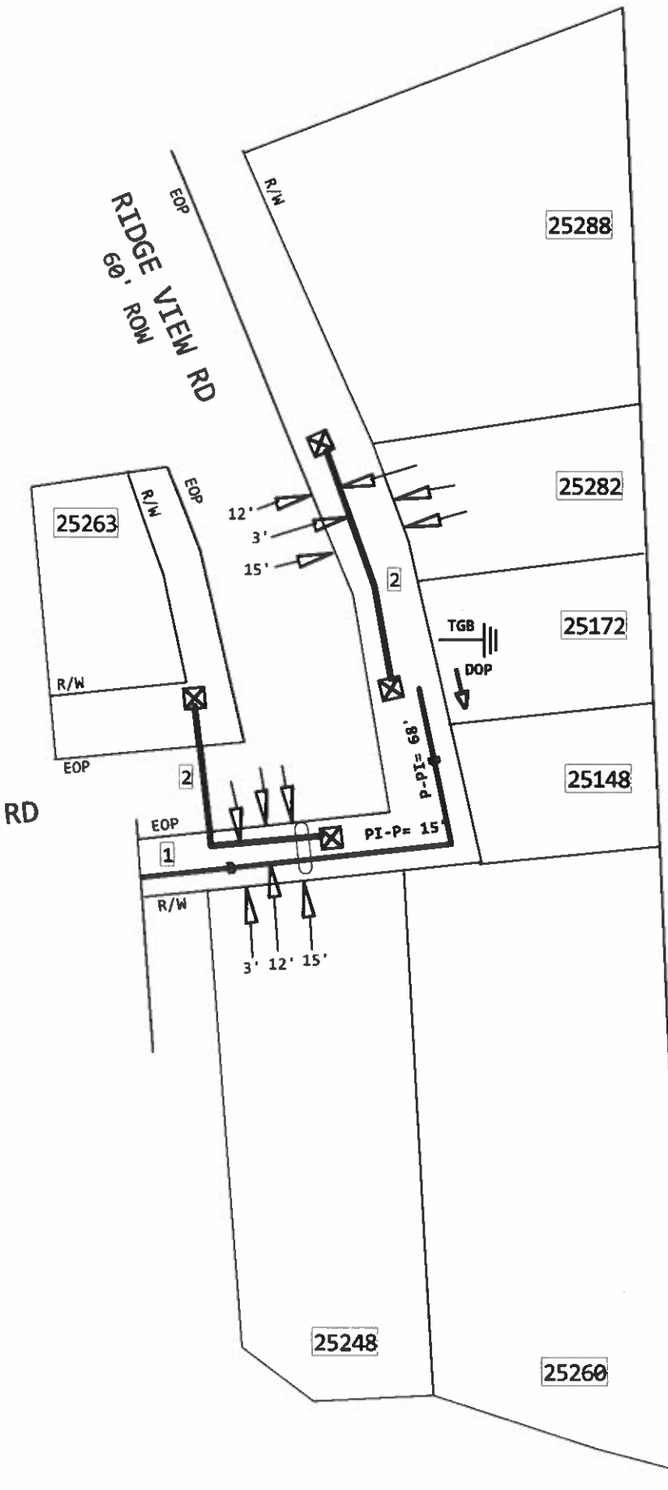


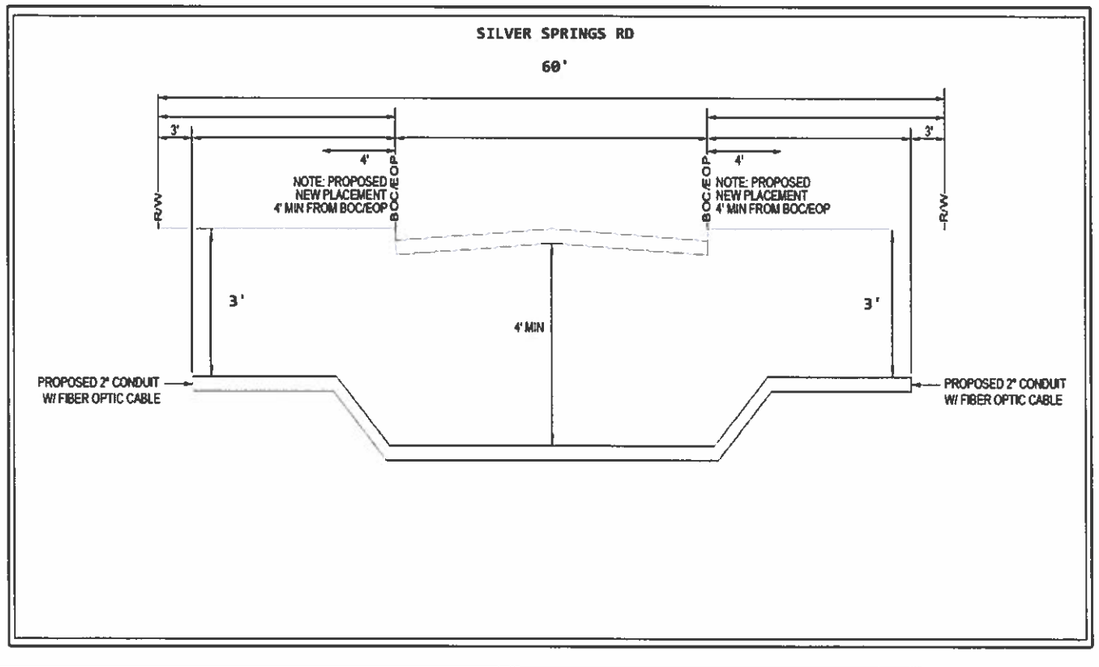
PROJECT: A02QKS
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WALLER PERMIT PRINT

1 PROPOSED AT&T 2" INNERDUCT
E/W FIBER OPTICS

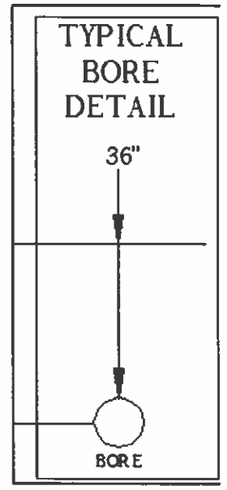
2 PROPOSED AT&T 1.25" INNERDUCT
E/W FIBER OPTICS





CAUTION!! BURIED GAS, ELECTRIC & CATV IN ROUTE. LOCATE

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PROJECT: A02QKS
PRINT 20 OF 29

WALLER PERMIT PRINT

CAUTION!! BURIED GAS, ELECTRIC & CATV IN ROUTE. LOCATE

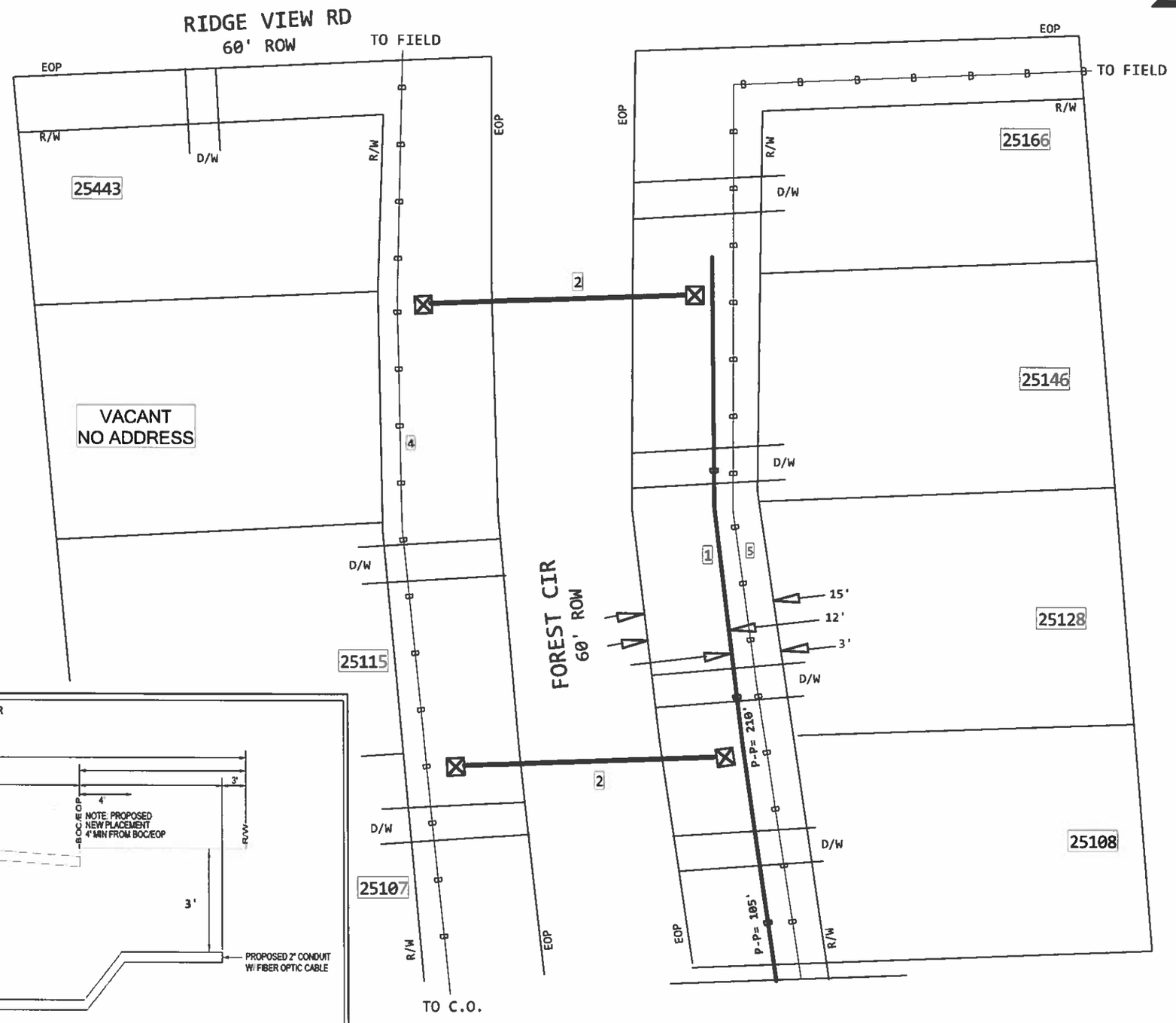
ALL FIBER CABLES PLACED ON THIS PROJECT ARE BORED @ 36" DEEP AND PLACED IN INNERDUCT UNLESS SPECIFICALLY NOTED OTHERWISE

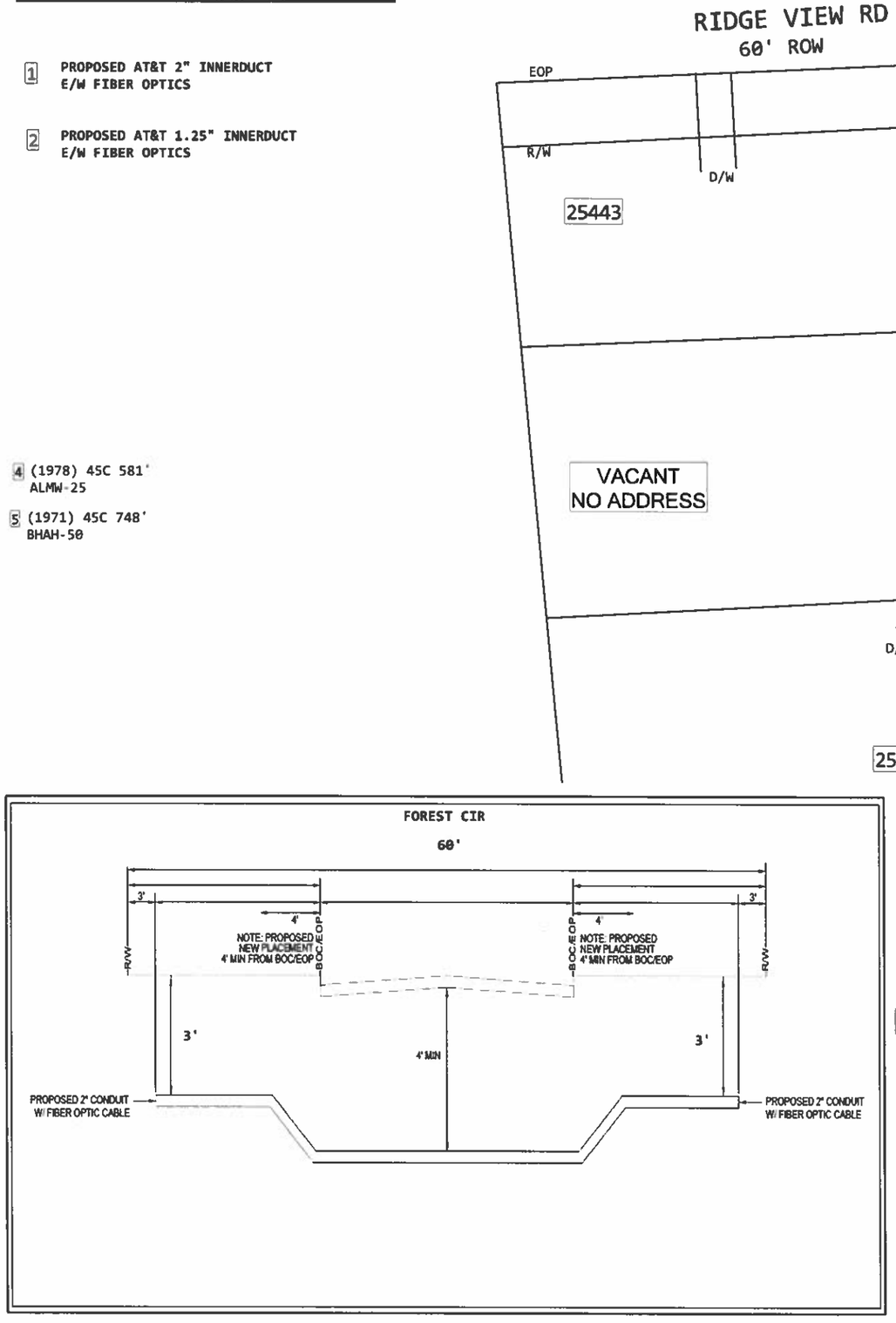
1 PROPOSED AT&T 2" INNERDUCT E/W FIBER OPTICS

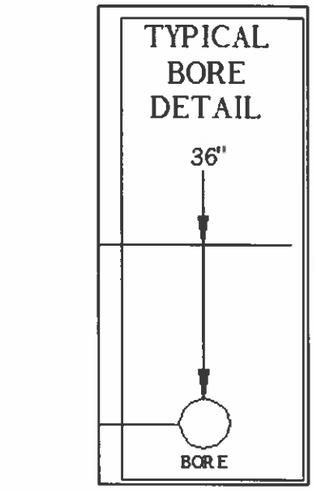
2 PROPOSED AT&T 1.25" INNERDUCT E/W FIBER OPTICS

4 (1978) 45C 581' ALMW-25

5 (1971) 45C 748' BHAH-50







PROJECT: A02QKSI
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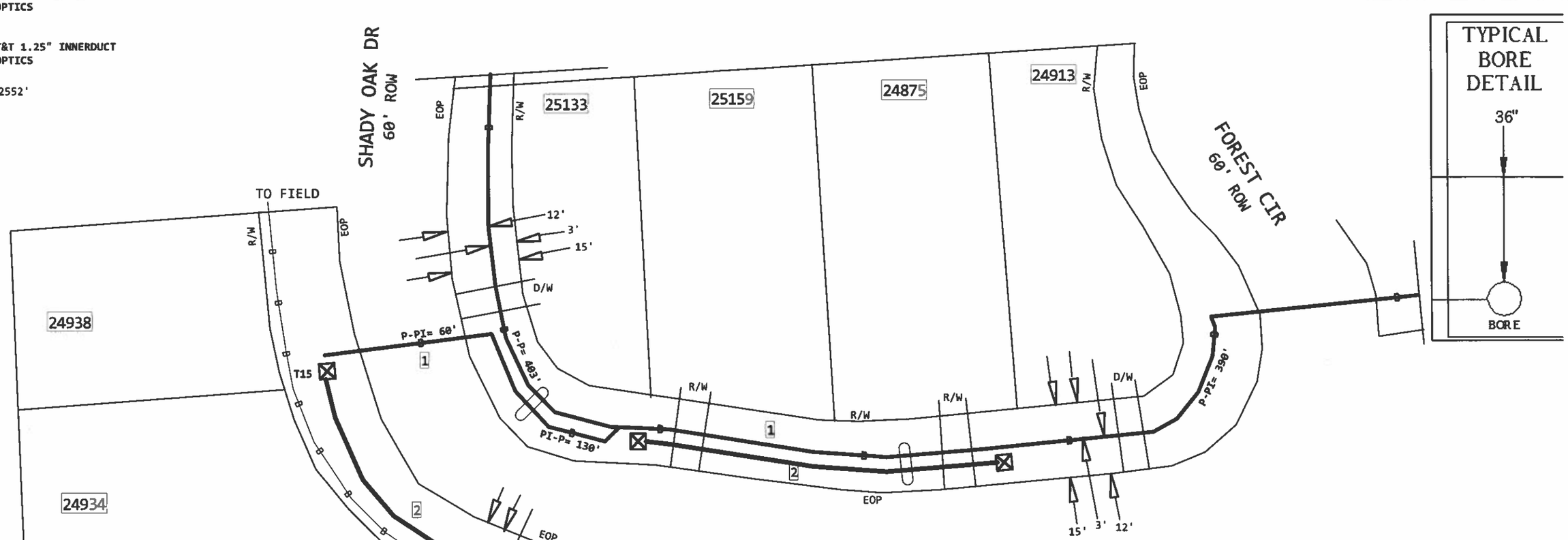
CAUTION!! BURIED GAS, ELECTRIC & CATV IN ROUTE. LOCATE

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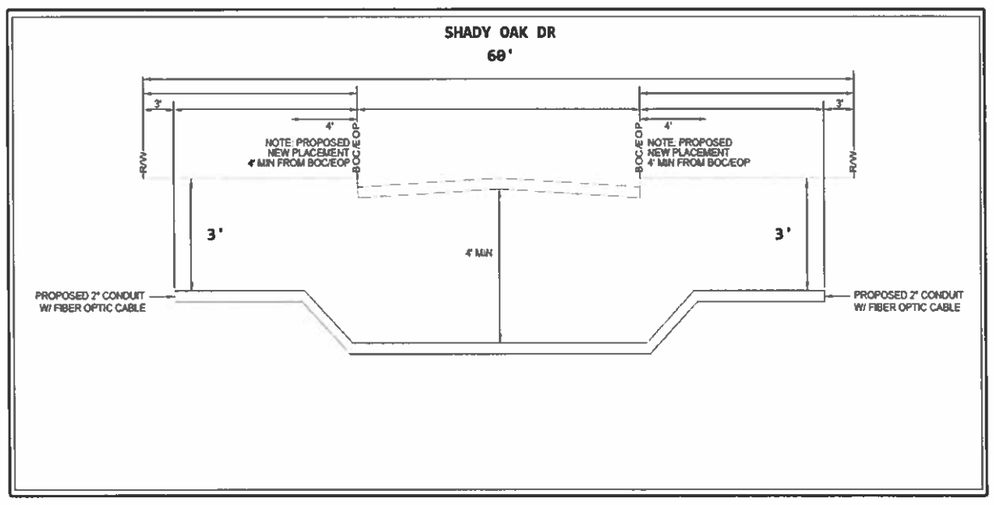
1 PROPOSED AT&T 2" INNERDUCT E/W FIBER OPTICS

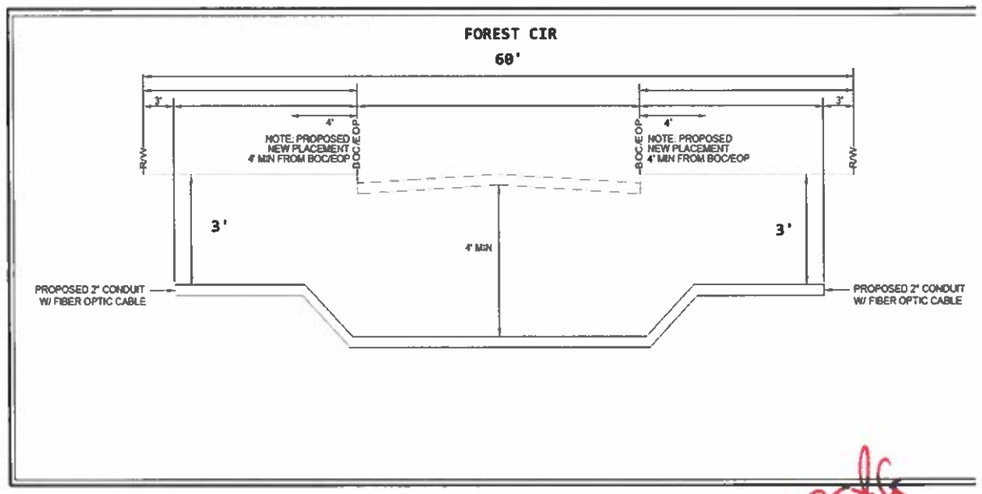
2 PROPOSED AT&T 1.25" INNERDUCT E/W FIBER OPTICS

5 (1972) 45C 2552' BHBH-300



TYPICAL BORE DETAIL





PROJECT: A02QKS
PRINT 22 OF 29

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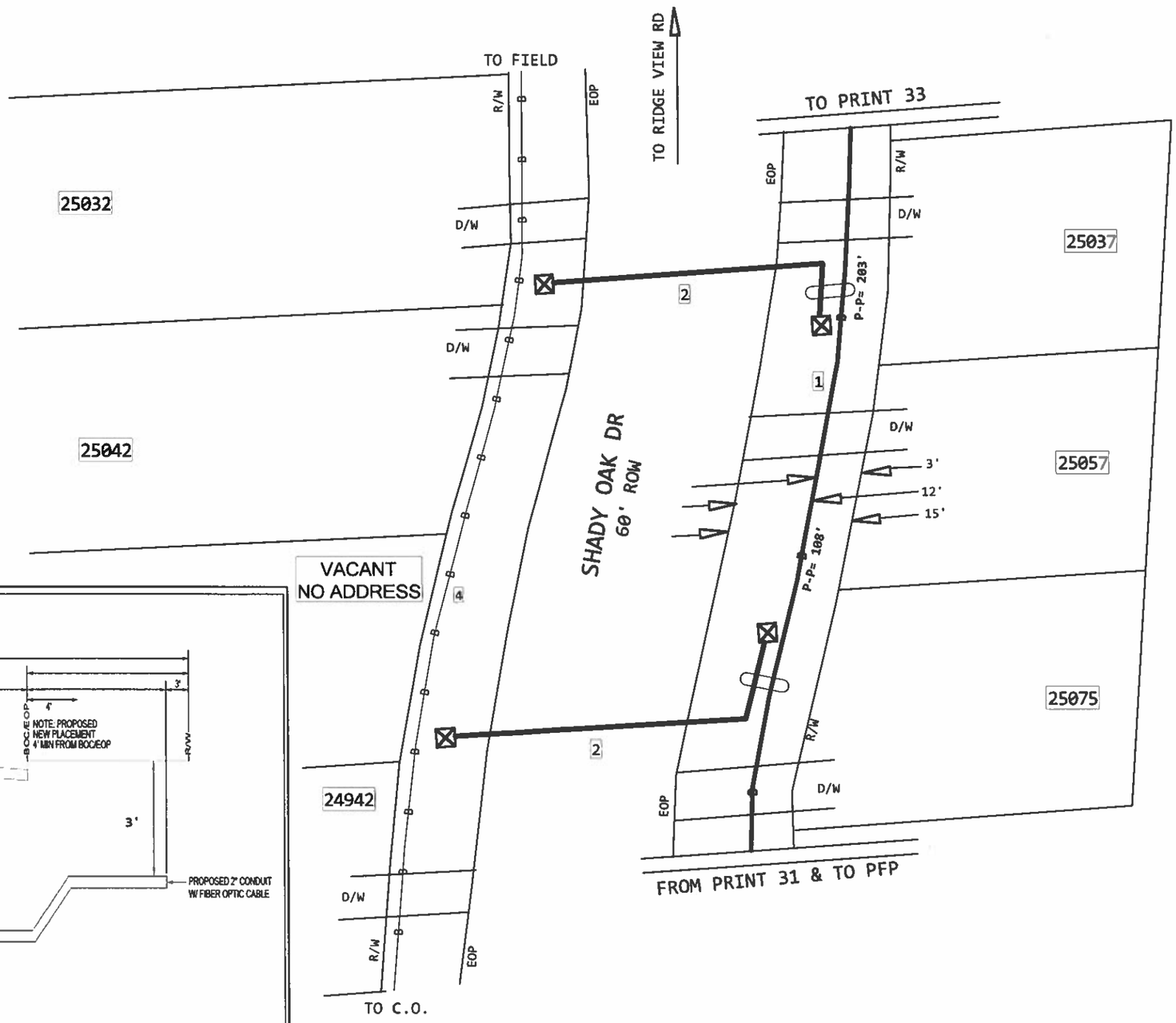
CAUTION!! BURIED GAS, ELECTRIC & CATV IN ROUTE. LOCATE

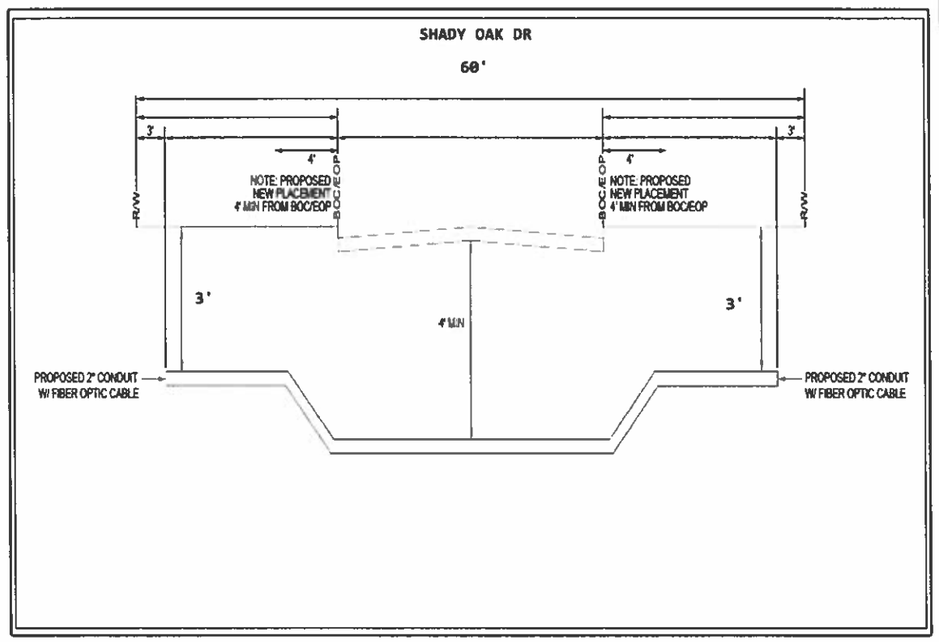
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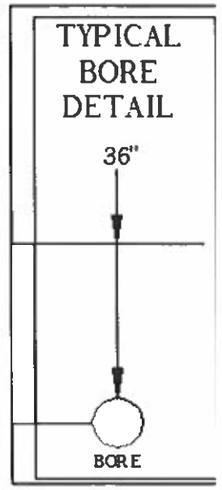
1 PROPOSED AT&T 2" INNERDUCT E/W FIBER OPTICS

2 PROPOSED AT&T 1.25" INNERDUCT E/W FIBER OPTICS

4 (1972) 45C 2552' BHBH-300







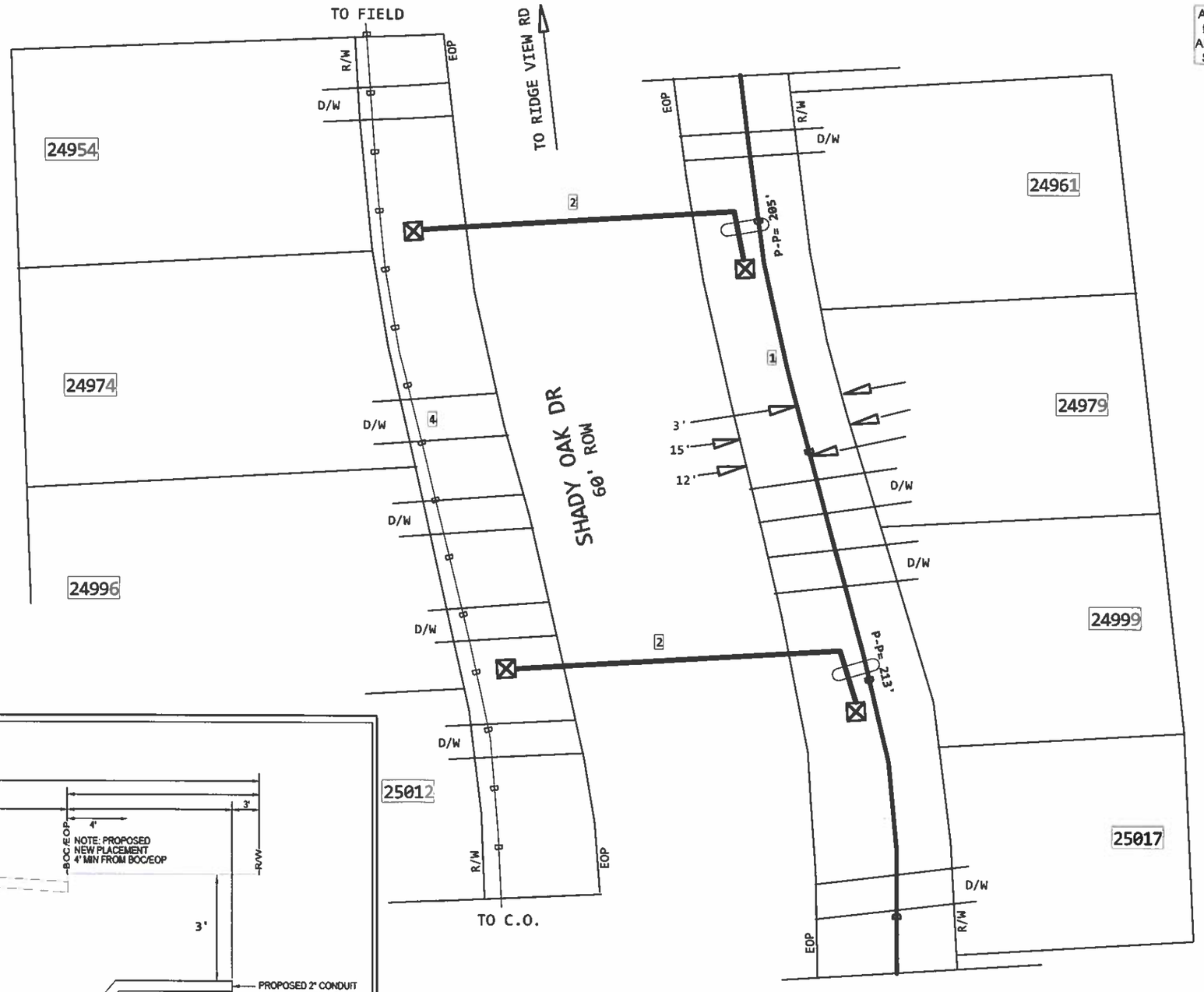
PROJECT: A02QKS
PRINT 23 OF 29

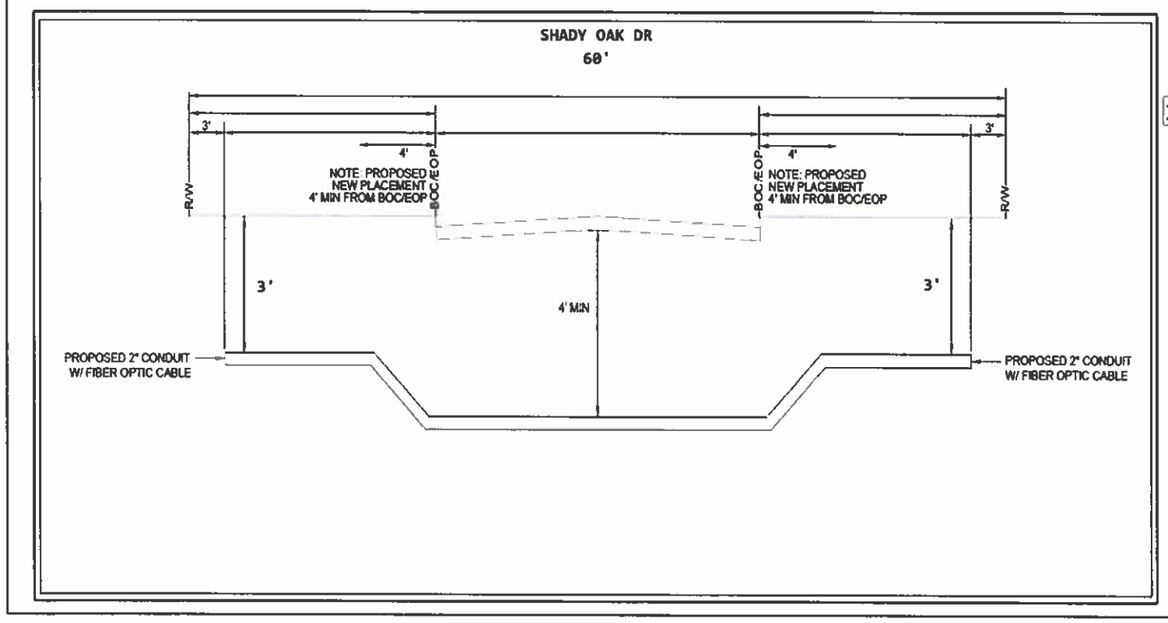
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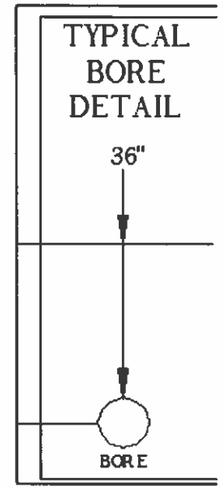
1 PROPOSED AT&T 2" INNERDUCT
E/W FIBER OPTICS

2 PROPOSED AT&T 1.25" INNERDUCT
E/W FIBER OPTICS

4 (1972) 45C 2552'
BHBH-300







CAUTION!! BURIED GAS, ELECTRIC
CATV IN ROUTE. LOCAT

ALL FIBER CABLES PLACED ON TH
PROJECT ARE BORED @ 36" DEEP
AND PLACED IN INNERDUCT UNLES
SPECIFICALLY NOTED OTHERWIS

PROJECT: A02QK
PRINT 24 OF 29

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1 PROPOSED AT&T 2" INNERDUCT E/W FIBER OPTICS

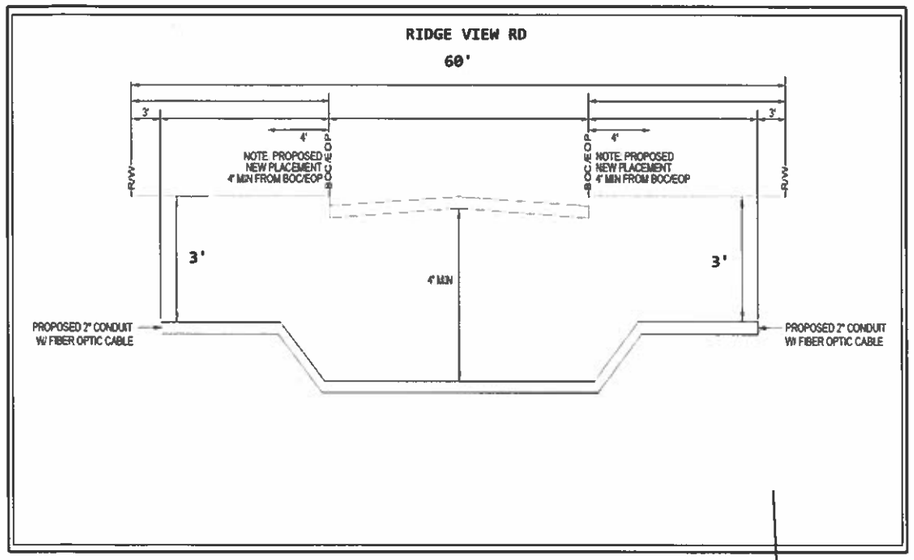
2 PROPOSED AT&T 1.25" INNERDUCT E/W FIBER OPTICS

6 (1972) 45C 2552' 8HBH-300

7 (1978) 45C 352' ALAW-25

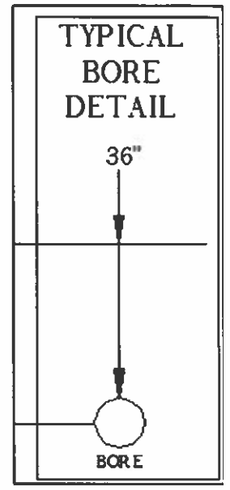
8 (1978) 45C 581' ALMW-25

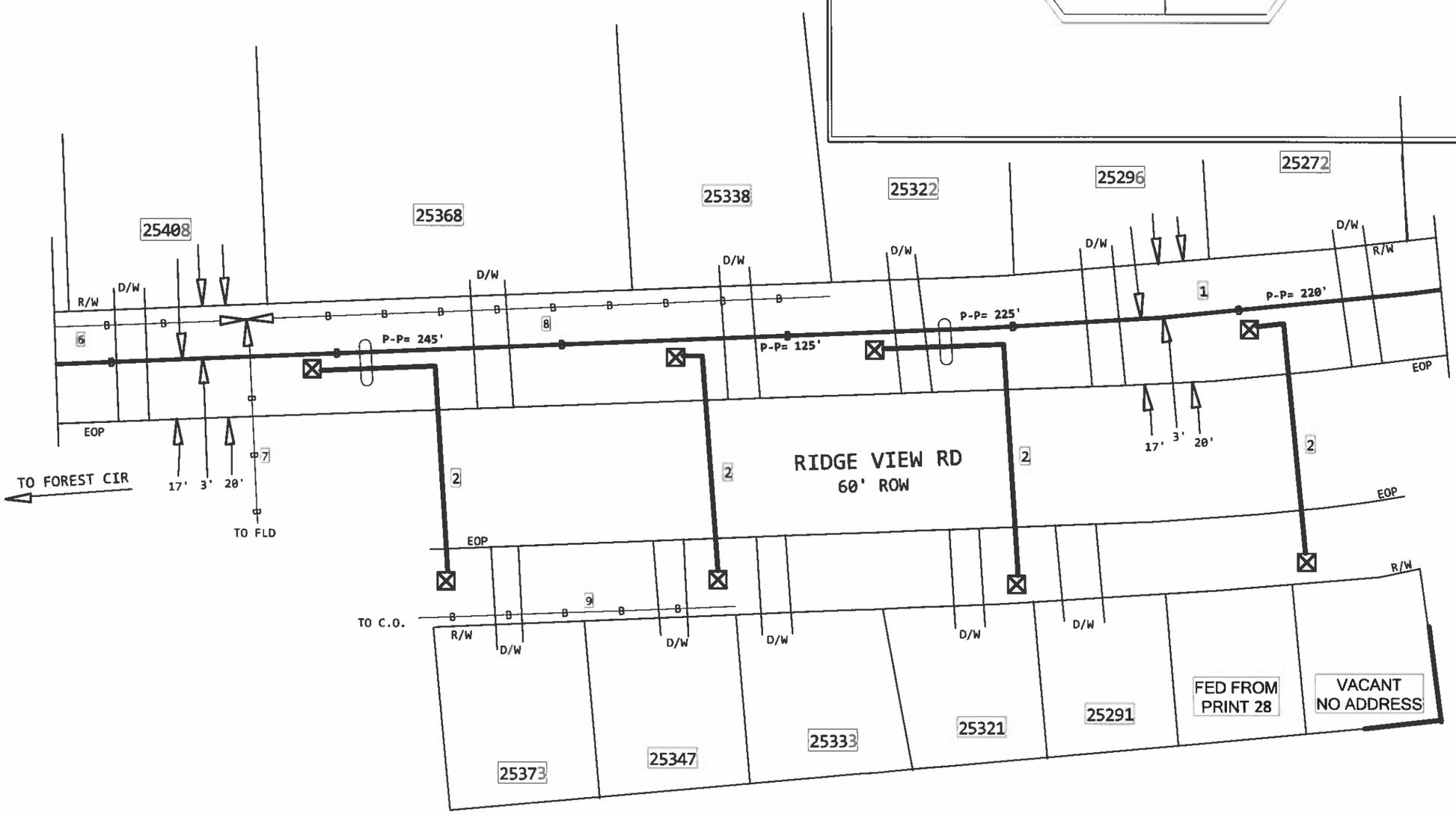
9 (1971) 45C 748' BHAH-50



CAUTION!! BURIED GAS, ELECTRIC & CATV IN ROUTE. LOCATE

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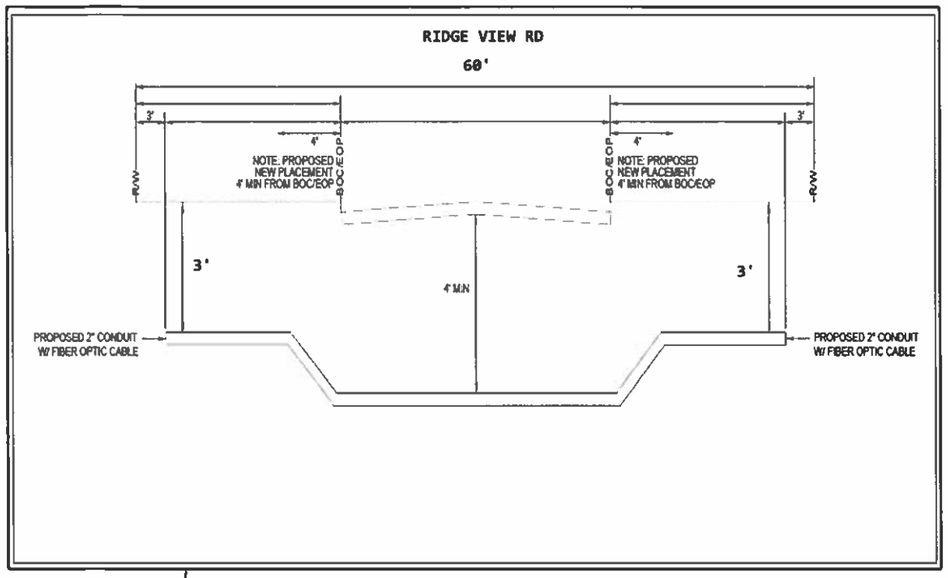
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PROJECT: A02QKS
PRINT 27 OF 29

WALLER PERMIT PRINT

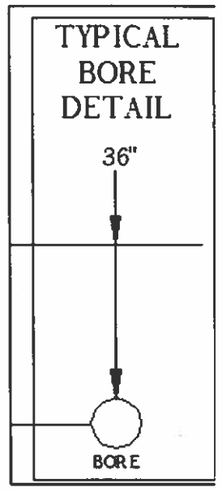
1 PROPOSED AT&T 2" INNERDUCT
E/W FIBER OPTICS

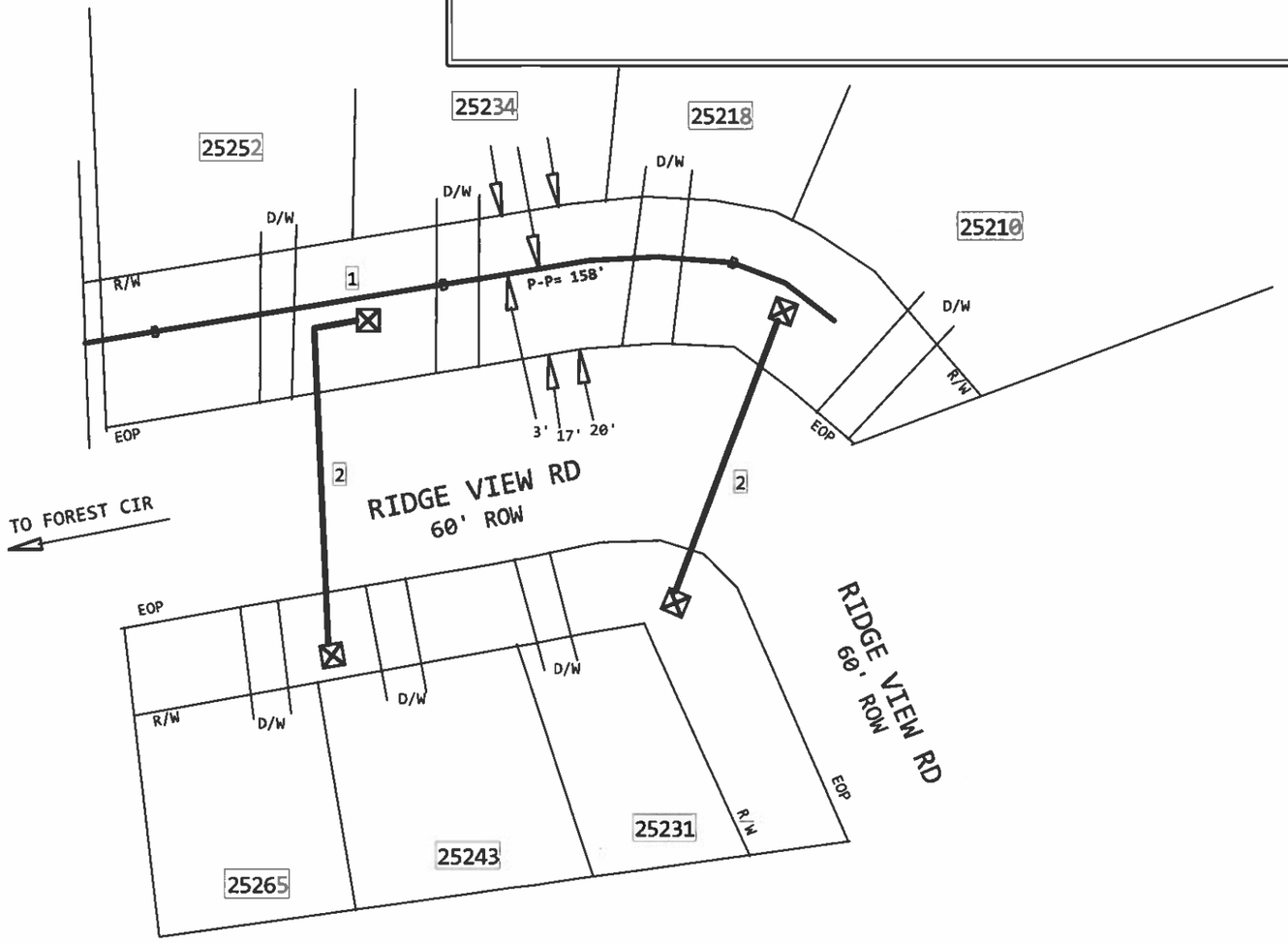
2 PROPOSED AT&T 1.25" INNERDUCT
E/W FIBER OPTICS



CAUTION!! BURIED GAS, ELECTRIC & CATV IN ROUTE. LOCATE

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RJSP

PROJECT: A02QKS
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1 PROPOSED AT&T 2" INNERDUCT
E/W FIBER OPTICS

3 (1974) 45C 426'
AJAW-100

4 (1971) 45C 1421'
BHAH-50

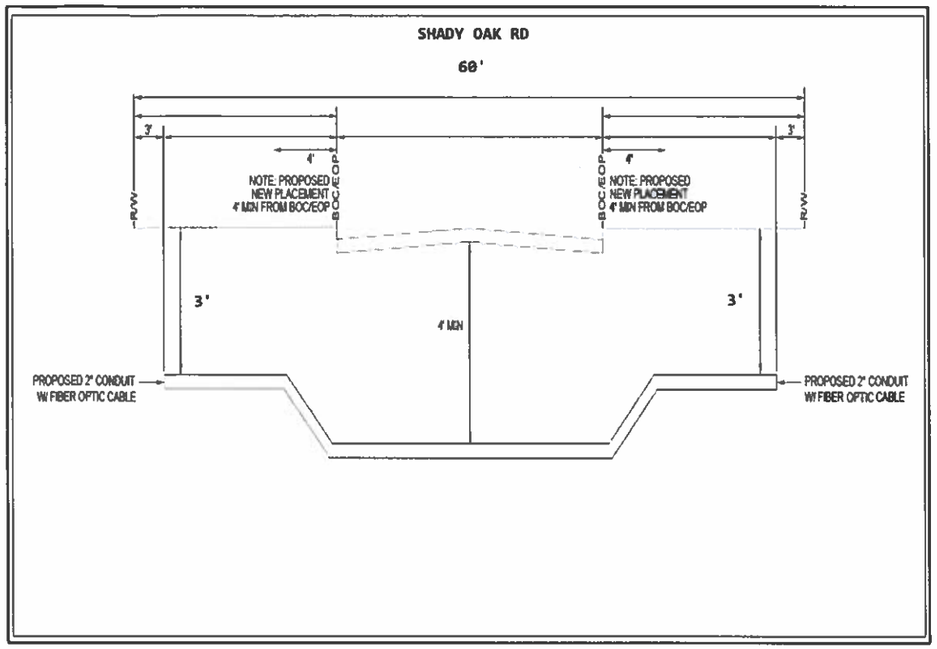
5 (1997) 45C 454'
ANAW-400

6 (1997) 45C 488'
ANAW-400

7 (1997) 45C 168'
ANAW-200

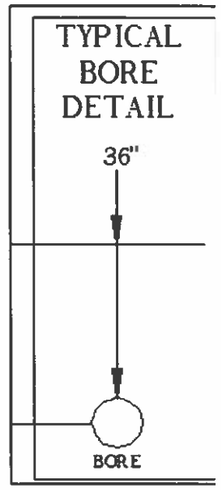
8 (1968) 45C 981'
BHBA-16

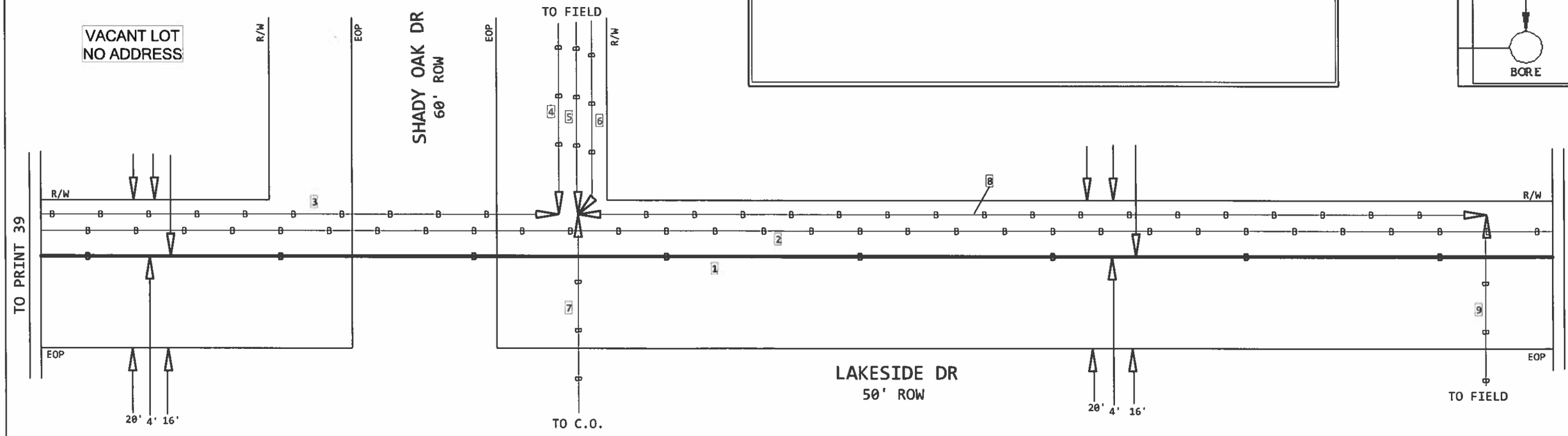
9 (1985) 45C 209'
AFAW-50



CAUTION!! BURIED GAS, ELECTRIC & CATV IN ROUTE. LOCATE

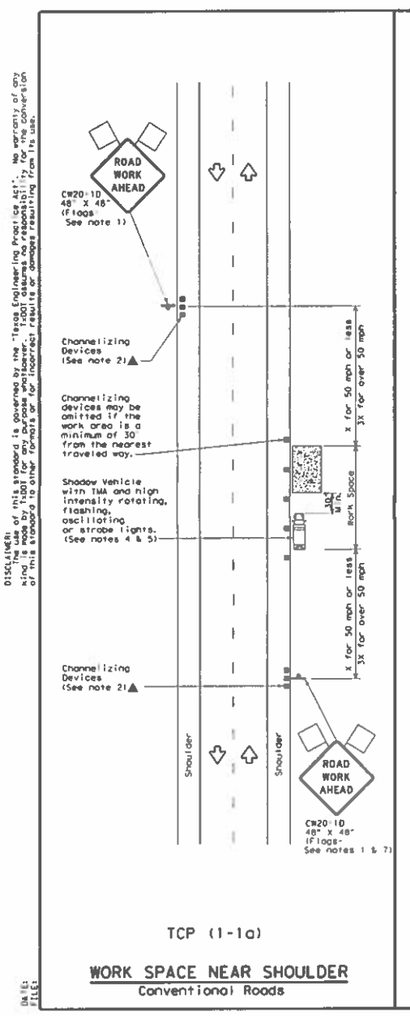
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PROJECT: A02QKS
PRINT 29 OF 29

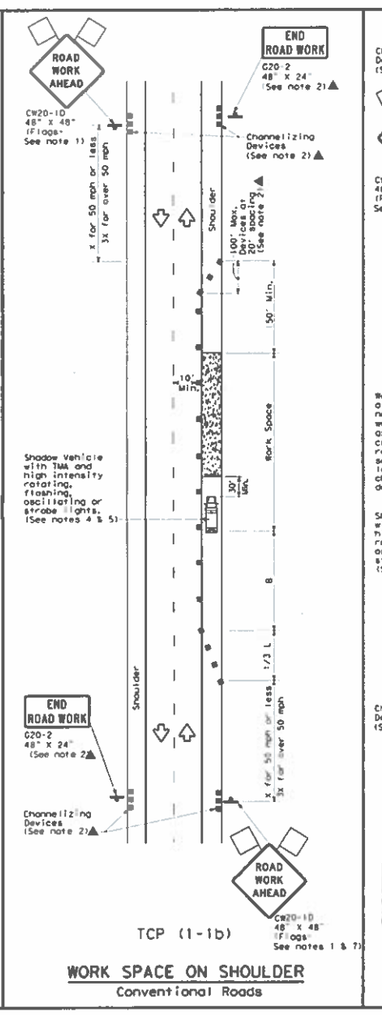
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TCP (1-1a)

WORK SPACE NEAR SHOULDER

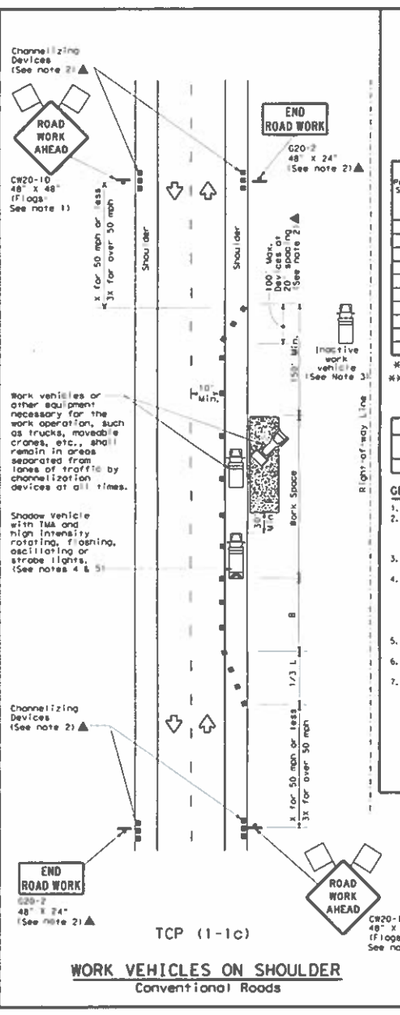
Conventional Roads



TCP (1-1b)

WORK SPACE ON SHOULDER

Conventional Roads



TCP (1-1c)

WORK VEHICLES ON SHOULDER

Conventional Roads

LEGEND			
	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board	M	Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths ** 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channelizing Devices On a Taper	On a Tangent	Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"
30	$L=\frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45	L=WS	450'	495'	540'	45'	90	320	195'
50		500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500	295'
60		600'	660'	720'	60'	120	600'	350'
65		650'	715'	780	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800	475'
75		750'	825'	900'	75'	150'	900	540'

* Conventional Roads Only

** Taper lengths have been rounded off.
L=Length of Taper(FT) W=Width of Offset(FT) S=Posted Speed(MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

GENERAL NOTES

1. Flags attached to signs where shown are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
3. Inactive work vehicles or other equipment should be parked near the right-of-way line and not parked on the paved shoulder.
4. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
5. Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.
6. See TCP(5-1) for shoulder work on divided highways, expressways and freeways.
7. CW21-5 "SHOULDER WORK" signs may be used in place of CW20-1D "ROAD WORK AHEAD" signs for shoulder work on conventional roadways.

Texas Department of Transportation — Traffic Operations Division Standard

TRAFFIC CONTROL PLAN CONVENTIONAL ROAD SHOULDER WORK

TCP(1-1)-18

FILE: tcp1-1-18.dgn — DN: — CK: — DW: — CK:
1-00T December 1985 — CONT — SECT — JOB — HIGHWAY
REVISIONS
2-94 4-98
8-95 2-12
1-97 2-18
DIST — COUNTY — SHEET NO.

PERMIT TO CONSTRUCT UTILITY IN WALLER COUNTY RIGHT-OF-WAY

ROAD: **Morton Rd & Pitts Rd.**

DATE: **08/07/2024**

To: Tennessee Gas Pipeline LLC
[Kinder Morgan and Subcontractors]
1001 Louisiana St, Suite 1000
Houston, TX 77002

Permit # 24.UP.027

The location on the right-of-way of your proposed buried line as shown by the accompanying notice dated **08/21/2024** is approved.

Your attention is directed to Art. 1436A (for power lines) and Art. 1416 (for communication lines) Vernon's Annotated Texas Civil Statutes with particular attention to the following provisions:

1. The Court Commission may designate the place along the right-of-way where such lines shall be constructed.
2. Emplacement of buried lines shall be a minimum of 36 inches below the flow line of the existing ditch. For installations parallel to the right-of-way, the utility shall be located within three (3) feet of the edge of the right-of-way, unless otherwise approved by the County.
3. All placement of lines beneath roadways and asphalt or concrete paved driveways shall be jacked or bored. No open cut will be allowed within five feet of the edge of roadways or such driveways. Open cuts on unpaved driveways shall be performed only with a trenching machine and shall not be excavated. In such cases the trench shall be backfilled and compacted. The driveway surface shall be restored to its original condition. Any variance to these requirements shall have the Commissioners' Court approval.
4. All buried water lines shall be marked thoroughly with detectable tracer wire. All other lines shall be marked thoroughly with detectable underground warning tape. Public to be safe-guarded by use of construction signs and barricades. Identification markers shall be placed along right-of-way lines, that is readily identifiable, indicating name of Company, type of line and emergency contact number.
5. Restore roads to their original condition. Trench is to be back-tracked, dragged, graded and filled as necessary to minimize erosion and sedimentation resulting from the proposed installation. Ditches are to be left clear for drainage.
6. The Court Commission may require the owner to relocate this line, for valid reasons under the law by giving thirty (30) days written notice.

The contractor must notify the County Engineer at (979) 826-7670, forty-eight (48) hours prior to starting construction of the line in order that we may have a representative present. An inspection of the line installation is required prior to backfilling the excavation to confirm proper cover depth.

SPECIAL PROVISIONS:

WALLER COUNTY COMMISSIONERS' COURT

_____

Carbett "Trey" J. Duhon III, County Judge

It is ORDERED by the Court on motion by Commissioner _____, duly seconded by Commissioner _____, that the above and foregoing request be and the same is hereby approved, with _____ members present voting in favor and _____ members present voting opposed. The County Engineer is authorized to comply with the above requests.

_____

Date

_____

Debbie Hollan, County Clerk

_____

Deputy

24.UT221

Item 15.

NOTICE OF PROPOSED UTILITY WORK IN WALLER COUNTY RIGHT-OF-WAY

Formal notice is hereby given that Tennessee Gas Pipeline LLC. (utility contractor) proposes to place a Pipeline Excavation within the right-of-way of Morton rd. and Pitts rd. (street) as follows:

Provide details for location, length, construction method, design (i.e. the dimensions from ROW line, edge of curb or pavement), etc.

Excavate appoximately 20' wide by 50' long to expose the existing utility 30" pipeline. Plan will require excacation within the bar ditch of Morton rd. and Pitts rd. to cut out and replace pipe. No excavation within the roadway. Equipment and Materials will staged on the southside of Morton Rd. and east of Pitts rd.

The excavation and pipe replacement will be constructed and maintained on the road right-of-way as directed by Waller County Road & Bridge in accordance with governing laws. Our firm further understands that the County considers proper traffic control measures as those complying with applicable portions of the Texas Manual on Uniform Traffic Control Devices required for adoption by the "Transportation Code" (Ch 251).

The location and description of the proposed work and appurtenances is more fully shown by a PDF drawing and traffic control attached to this notice.

Construction is proposed to begin on or after the 21 day of August, 2024.

Firm: Tennessee Gas Pipeline LLC.
Address: 1001 Louisiana st. Suite 1000
Houston TX 77002

By: Kinder Morgan and Subcontractors
Signature: Christopher Brisco
Phone: 832-581-9271

Title: Project Manager
Email: Chris_brisco@kindermorgan.com

APPROVAL

This application is hereby approved subject to the following understandings and restrictions.

It is expressly understood that the said Waller County does not hereby imply to grant any right, claim, title or easement in or upon this County Road; and it is further understood that in the future, should Waller County, for any reason, need to work, improve, relocate, widen, increase, add to, decrease, or in any manner change the structure of this road or right-of-way, this line, if affected, will be moved at the direction of the Waller County Engineer or Road Administrator with thirty (30) days written notice.

This installation work shall not damage any part of the roadway and adequate provisions shall be made to cause a minimum of inconvenience to traffic and adjacent property owners. Permit shall be effective upon acceptance date of Formal Notice presentation in Commissioners Court, for a duration of one (1) year, with the opportunity of a six (6) month extension after a written request is sent and approved by the County Engineer.

APPROVED BY WALLER COUNTY ROAD & BRIDGE DEPT.

County Engineer or Road Administrator

8-6-24
Date

Traffic Controls Required: (Y) N
Traffic Controls Reviewed By: RJP
Bond: Y N Bond Amount ($): —
Floodplain Dev. Permit Required: Y (N)
Permit #: 4 Precinct #: 4
R&B Inspector: ROBERT J.P. GOODSPEED

Tennessee Gas Pipeline Company, L.L.C.
a Kinder Morgan company

NOTICE OF PROPOSED UTILITY WORK IN WALLER COUNTY RIGHT-OF-WAY

RE: TENNESSEE GAS PIPELINE COMPANY, L.l.C.

SCOPE OF WORK

The purpose of this project is to replace a section of the TGP 100-3 pipeline that has been identified with an anomaly. The plan will require excavation within the bar ditch of the road(s) in order to cut and make the tie-in for pipe replacement. No excavation will take place within the roadway. Equipment and materials would be staged on the south side of Morton Rd along the permanent TGP easement and no excavation performed on this side. The project and excavation site is located off Morton Road @ Pitts Road with GPS coordinates as follows: 29. 816641, -95.840253 in Waller County, TX.


Dig 51
Legend
51
Pitts Rd
29°49'0.46"N, 95°50'24.34"W
20' Wide
29°49'0.19"N, 95°50'24.33"W
50' Long
29°48'59.82"N, 95°50'25.16"W
51
29°48'59.82"N, 95°50'24.80"W
Morton Rd
Morton Rd
Morton Rd
20' Wide
Pitts Rd
Google Earth
Image Landsat / Copernicus
N
100 ft

Troy Traffic Control Guide

The traffic control guide for this project will include drawings 6H-13 for TA-13 out of the National MUTCD (2011 Edition – Revision 2). These programs are designed to ease the flow of the traffic on county roads, in neighborhoods and on state highways. As always, these are references and special conditions apply to each scenario and road. Refer to your training, your Training Coordinator or Safe Operations Field Coordinator.

Notes for Figure 6H-13—Typical Application 13
Temporary Road Closure

Support

1. Conditions represented are a planned closure not exceeding 20 minutes during the daytime

Standard:

2. A flagger or uniformed law enforcement officer shall be used for this application. The flagger, if used for this application, shall follow the procedures provided in Sections 6E.07 and 6E.08.

Guidance

3. *The uniformed law enforcement officer, if used for this application, should follow the procedures provided in Sections 6E.07 and 6E.08.*

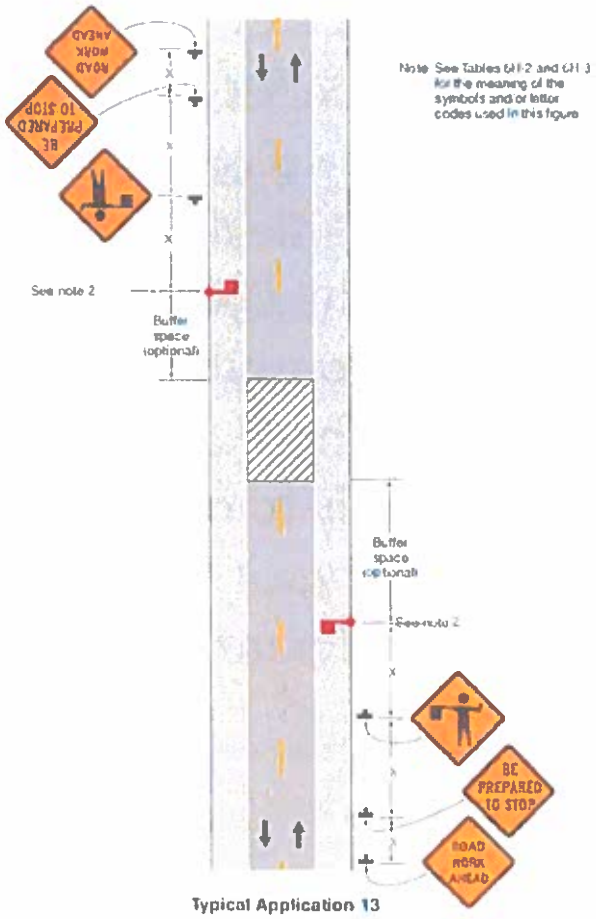
Standard:

4. A BE PREPARED TO STOP sign shall be located before the Flagger symbol sign.

Support

5. Additional requirements for the location of flagger stations are contained in section 6E.08.

Figure 6H-13. Temporary Road Closure (TA-13)



Typical Application 13

Tables used in MUTCD

Guidance

When a single flagger is used, the flagger should be stationed on the shoulder opposite the spot lane closure or work space, or in a position where good visibility and traffic control can be maintained at all times.

Section 6E.08 Flagger Stations

Standard:

Flagger stations shall be located such that approaching road users will have sufficient distance to stop at an intended stopping point.

Option

The distances shown in Table 6E-1, which provides information regarding the stopping sight distance as a function of speed, may be used for the location of a flagger station. These distances may be increased for downgrades and other conditions that affect stopping distance.

Guidance

Flagger stations should be located such that an errant vehicle has additional space to stop without entering the work space. The flagger should identify an escape route that can be used to avoid being struck by an errant vehicle.

Standard:

Except in emergency situations, flagger stations shall be preceded by an advance warning sign or signal. Except in emergency situations, flagger stations shall be illuminated at night.

Table 6E-1. Stopping Sight Distance as a Function of Speed

Speed*	Distance
20 mph	115 feet
25 mph	155 feet
30 mph	200 feet
35 mph	250 feet
40 mph	305 feet
45 mph	360 feet
50 mph	425 feet
55 mph	495 feet
60 mph	570 feet
65 mph	645 feet
70 mph	730 feet
75 mph	820 feet
80 mph	910 feet

* Posted speed, off-peak 85th-percentile speed prior to work starting, or the anticipated operating speed

Table 6H-3 Suggested Advance Warning Sign Spacing

Road Classification	Posted Speed (MPH)	Sign Spacing* (Feet)
Conventional Highway	25	100
	30	120
	35	160
	40	240
	45	320
	50	400
	55	500
	60**	600
	65**	700
	70**	800
	75**	900
	80**	1000
Expressway or Freeway	All Speeds	See Typical Applications**

* Distance between signs should be increased to have 1500 feet advance warning. (See Section 6H.04 [illegible])

** Distance between signs should be increased to have 1/2 mile or more advance warning. (See Section 6H.04 [illegible])

Section 6E.07 Flagger Procedures

Support

01 The use of paddles and flags by flaggers is illustrated in Figure 6E-3

Standard:

02 **Flaggers shall use a STOP/SLOW paddle, a flag, or an Automated Flagger Assistance Device (AFAD) to control road users approaching a TTC zone. The use of hand movements alone without a paddle, flag, or AFAD to control road users shall be prohibited except for law enforcement personnel or emergency responders at incident scenes as described in Section 6I.01.**

03 **The following methods of signaling with paddles shall be used:**

- **A. To stop road users, the flagger shall face road users and aim the STOP paddle face toward road users in a stationary position with the arm extended horizontally away from the body. The free arm shall be held with the palm of the hand above shoulder level toward approaching traffic.**
- **B. To direct stopped road users to proceed, the flagger shall face road users with the SLOW paddle face aimed toward road users in a stationary position with the arm extended horizontally away from the body. The flagger shall motion with the free hand for road users to proceed.**
- **C. To alert or slow traffic, the flagger shall face road users with the SLOW paddle face aimed toward road users in a stationary position with the arm extended horizontally away from the body.**

Option

04 To further alert or slow traffic, the flagger holding the SLOW paddle face toward road users may motion up and down with the free hand, palm down

Standard:

05 **The following methods of signaling with a flag shall be used:**

- **A. To stop road users, the flagger shall face road users and extend the flag staff horizontally across the road users' lane in a stationary position so that the full area of the flag is visibly hanging below the staff. The free arm shall be held with the palm of the hand above shoulder level toward approaching traffic.**
- **B. To direct stopped road users to proceed, the flagger shall face road users with the flag and arm lowered from the view of the road users, and shall motion with the free hand for road users to proceed. Flags shall not be used to signal road users to proceed.**
- **C. To alert or slow traffic, the flagger shall face road users and slowly wave the flag in a sweeping motion of the extended arm from shoulder level to straight down without raising the arm above a horizontal position. The flagger shall keep the free hand down.**

Guidance

06 *The flagger should stand either on the shoulder adjacent to the road user being controlled or in the closed lane prior to stopping road users. A flagger should only stand in the lane being used by moving road users after road users have stopped. The flagger should be clearly visible to the first approaching road user at all times. The flagger also should be visible to other road users. The flagger should be stationed sufficiently in advance of the workers to warn them (for example, with audible warning devices such as horns or whistles) of approaching danger by out-of-control vehicles. The flagger should stand alone, away from other workers, work vehicles or equipment.*

Option

07 At spot lane closures where adequate sight distance is available for the reasonably safe handling of traffic, the use of one flagger may be sufficient.

Guidance

08 *When a single flagger is used, the flagger should be stationed on the shoulder opposite the spot lane closure or work space, or in a position where good visibility and traffic control can be maintained at all times.*

Section 6E.08 Flagger Stations

Standard:

01 **Flagger stations shall be located such that approaching road users will have sufficient distance to stop at an intended stopping point.**

Option

02 The distances shown in Table 6E-1, which provides information regarding the stopping sight distance as a function of speed, may be used for the location of a flagger station. These distances may be increased for downgrades and other conditions that affect stopping distance.

Guidance

03 *Flagger stations should be located such that an errant vehicle has additional space to stop without entering the work space. The flagger should identify an escape route that can be used to avoid being struck by an errant vehicle.*

Standard:

04 **Except in emergency situations, flagger stations shall be preceded by an advance warning sign or signs. Except in emergency situations, flagger stations shall be illuminated at night.**

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Courtney Estates

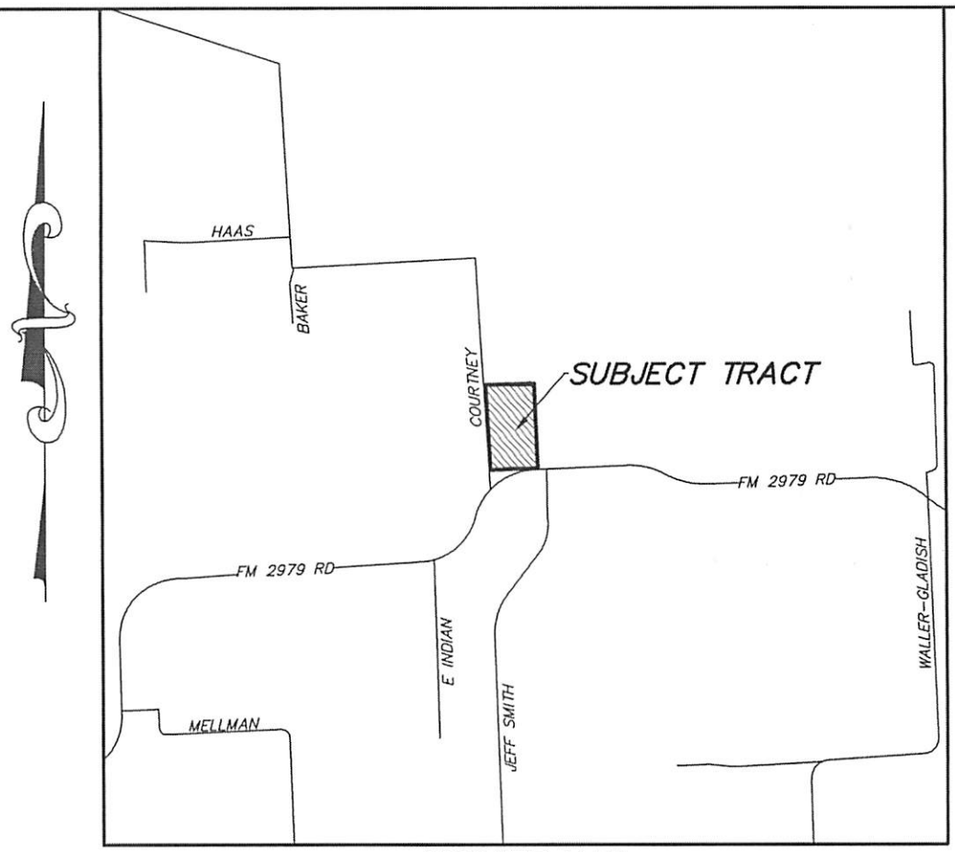
Date: August 21, 2024

Background

Final Plat of Courtney Estates which consists of 24.988 acres will include 4 Lots, 1 Block in Precinct 2.

Staff Recommendation

Approve Plat



VICINITY MAP
SCALE: 1" = 1/2 MILE

Final
PLAT OF

COURTNEY ESTATES

A SUBDIVISION OF 24.988 ACRES OF LAND
LOCATED IN THE
JOHN BAKER SURVEY, A-71
WALLER COUNTY, TEXAS

LOTS: 4 RESERVES: 0 BLOCKS: 1

SCALE: 1"=60' DATE: JANUARY, 2024

OWNERS:

W5 TEXAS INVESTMENTS, L.L.C.
19802 INDIGO LAKE DRIVE
MAGNOLIA, TEXAS 77355
713-858-7323

ST2 INVESTMENTS LLC
6243 FM 244
ANDERSON, TEXAS 77830
979-574-1857

SURVEYOR:

GBI PARTNERS
4724 VISTA ROAD
PASADENA, TX 77505
PHONE: 281-499-4539
TBPELS FIRM #10130300
GBISurvey@GBISurvey.com
www.GBISurvey.com

General Notes:

1. This subdivision plat was prepared with the benefit of a Commitment for Title Insurance, GF No. 2360177HE, issued by National Investors Title Insurance Company on June 22, 2023 (effective June 11, 2023).

2. According to FEMA Flood Insurance Rate Map (FIRM) No. 48473C0075E, map revised February 18, 2009, the surveyed tract lies in Zone X (unshaded).

3. Bearings are referenced to the Texas Coordinate System of 1983 (NAD83), South Central Zone, based on GPS observations. Distances are surface values and may be converted to grid by applying the combined adjustment factor 0.999972019720.

4. The lots created by this subdivision plat are proposed for residential use.

5. 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.

6. Contours shown hereon are scaled from the USGS 7.5 minute quadrangle map named "Waller NW Quadrangle (2022)" and have not been field verified.

APPROVED by Commissioners Court of Waller County, Texas, this

____ day of _____, 20___ A.D.

_____
Carbett "Trey" J. Duhon III
County Judge

_____
John A. Amsler
Commissioner, Precinct 1

_____
Walter E. Smith, P.E., RPLS
Commissioner, Precinct 2

_____
Kendrick D. Jones
Commissioner, Precinct 3

_____
Justin Beckendorff
Commissioner, Precinct 4

STATE OF TEXAS }
COUNTY OF WALLER }

We, G. Alan Wright, Manager of W5 Texas Investments L.L.C. and Beau Skinner, Manager of ST2 Investments, L.L.C., owners of the property subdivided, in this plat of Courtney Estates, 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 and drainage easements dedicated, or occasioned by the alternation 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 the ground, located adjacent to all utility easement and streets shown thereon.

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 dip–style driveways are encouraged where appropriate.

4. Property owners will obtain Development Permits/Permit Exemptions from 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 (Corporation Name), 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.

In Testimony, hereto, the (Name of Company), has caused to be signed by (Name of President), its President, attested by its Secretary, (Name of Secretary), and its seal, this _____ day of _____, 20___.

_____
W5 Texas Investments, L.L.C.
By: G. Alan Wright
Manager

_____
ST2 Investments, L.L.C.
By: Beau Skinner
Manager

STATE OF TEXAS }
COUNTY OF Harris }

BEFORE ME, the under signed authority, on this day personally appeared G. Alan Wright, Manager of W5 Texas Investments L.L.C., known to me, to be the persons whose names are subscribed to the foregoing instruments, and acknowledged to me that the same was the act of the corporation, for the purposes and considerations expressed, and in the capacities stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS

27 DAY OF June 2024.

_____
Notary Public
In and for Harris County, Texas

SHANNAN STEPHENS
Notary ID #129421213
My Commission Expires
July 30, 2025

STATE OF TEXAS }
COUNTY OF Harris }

BEFORE ME, the under signed authority, on this day personally appeared Beau Skinner, Manager of ST2 Investments L.L.C., known to me, to be the persons whose names are subscribed to the foregoing instruments, and acknowledged to me that the same was the act of the corporation, for the purposes and considerations expressed, and in the capacities stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS

27 DAY OF June 2024.

_____
Notary Public
In and for Harris County, Texas

SHANNAN STEPHENS
Notary ID #129421213
My Commission Expires
July 30, 2025

This is to certify that I, Kyle A. Kacal, 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 FEMA Flood Insurance Rate Map (FIRM) No. 48473C0075E, map revised February 18, 2009.

NO Portion of this subdivision lies within the boundaries of the 0.2% annual chance (500 year) floodplain as delineated FEMA Flood Insurance Rate Map (FIRM) No. 48473C0075E, map revised February 18, 2009.



_____
Kyle A. Kacal
Registered Professional Land Surveyor
Texas Registration No. 6652

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 ____ 20_____, A.D. at _____ o'clock_____. M, in File # _____ 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

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.

_____
J. Ross McCall, PE
County Engineer

FIELD NOTES FOR 24.988 ACRES

Being a tract containing 24.988 acres of land situated in the John Baker Survey, Abstract 71, in Waller County, Texas: Said 24.988 acres being a call 24.987 acre tract recorded in the name of W5 Texas Investments, L.L.C. and ST2 Investments LLC under Instrument No. 2307850 of the Official Public Records of Waller County, Texas (O.P.R.W.C.); Said 24.988 acres being more particularly described by metes and bounds as follows (bearings are referenced to the Texas Coordinate System, South Central Zone, NAD 83, based on GPS observations):

BEGINNING at a 1–inch iron pipe found at the southeast corner of said 24.987 acre tract, the southwest corner of a call 26.28 acre tract of land recorded in the name of Ronney O. Nichols and Tracey L. Nichols under Instrument No. 1700752 of the O.P.R.W.C. and being on the north right–of–way (R.O.W.) line of F.M. 2979;

THENCE, with said north R.O.W. line, the following two (2) courses:

1. South 87 degrees 32 minutes 45 seconds West, a distance of 82.34 feet to a concrete monument found at a point of curvature to the left;

2. 137.83 feet along the arc of said curve, having a radius of 1,004.68 feet, a central angle of 07 degrees 51 minutes 37 seconds, and a chord which bears South 83 degrees 22 minutes 31 seconds West, a distance of 137.72 feet to the most easterly southeast corner of a call 1.183 acre tract of land recorded in the name of Thomas Joseph Robbins under Instrument No. 941990 of the O.P.R.W.C.;

THENCE, with the east line of said 1.183 acre tract, North 24 degrees 48 minutes 08 seconds West, at a distance of 0.81 feet pass a fence post found, and continuing for a total distance of 17.06 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at the northeast corner of said 1.183 acre tract;

THENCE, with the north line of said 1.183 acre tract, the following six (6) courses:

1. South 88 degrees 05 minutes 29 seconds West, a distance of 138.76 feet to a 5/8 inch capped iron rod stamped "RPLS 4509" found;

2. North 88 degrees 59 minutes 29 seconds West, a distance of 46.35 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;

3. South 86 degrees 26 minutes 14 seconds West, a distance of 88.08 feet to a 5/8 inch capped iron rod stamped "RPLS 4509" found;

4. South 84 degrees 37 minutes 33 seconds West, a distance of 36.40 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;

5. South 86 degrees 23 minutes 57 seconds West, a distance of 147.71 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;

6. South 85 degrees 42 minutes 54 seconds West, a distance of 59.15 feet to a 1–inch iron pipe found at the northwest corner of said 1.183 acre tract and being on the apparent east R.O.W. line of Courtney Road (70–foot occupied width);

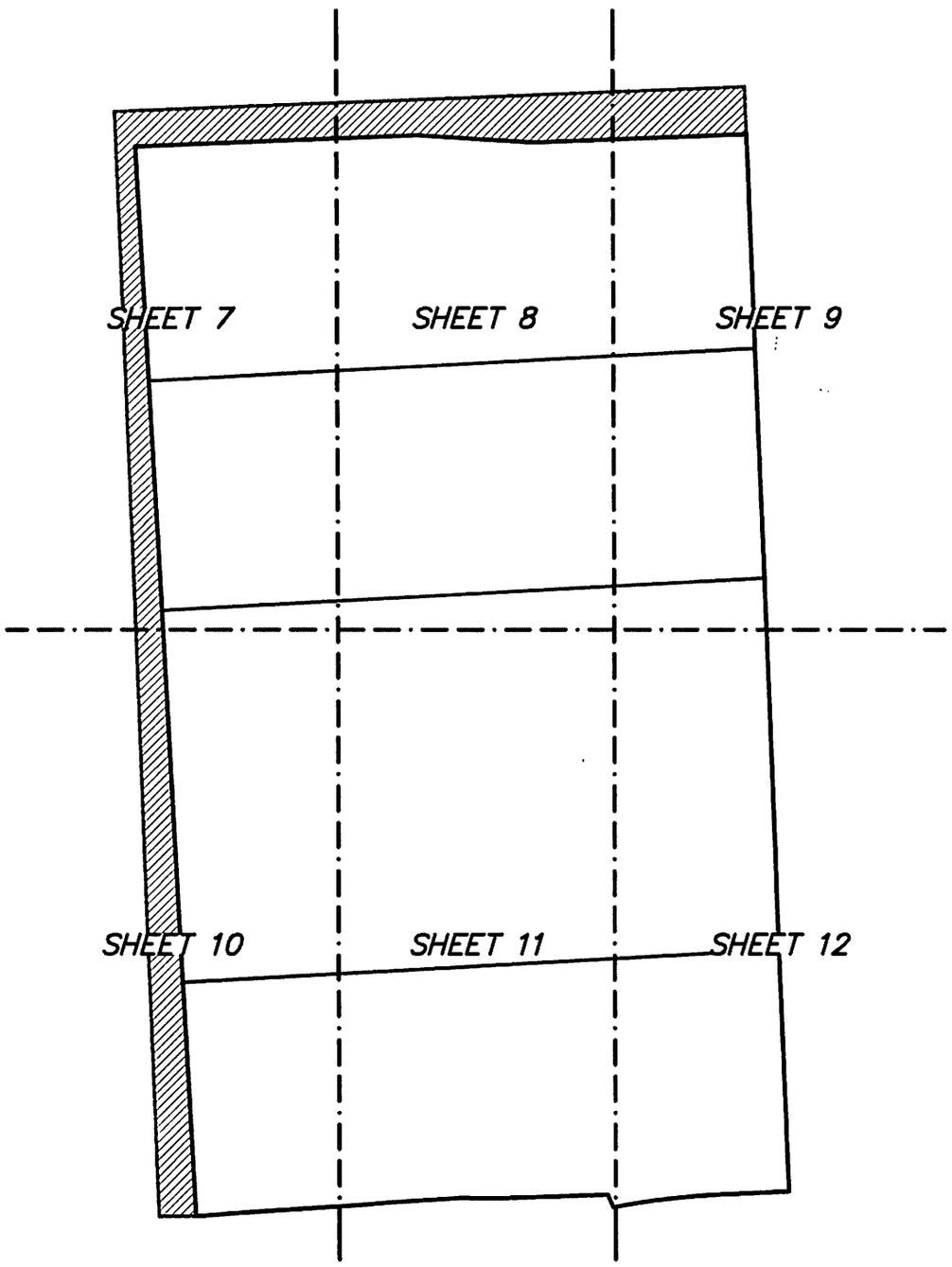
THENCE, through and across Courtney Road and with the south line of said 24.987 acre tract, South 89 degrees 12 minutes 59 seconds West, a distance of 46.20 feet to the southwest corner of said 24.978 acre tract and the common line between said John Baker Survey and the W.E. Baker Survey, Abstract 70, Waller County, Texas;

THENCE, with said common survey line and the west line of said 24.987 acre tract, North 02 degrees 08 minutes 16 seconds West, a distance of 1,382.42 feet to the northwest corner of said 24.987 acre tract, northwest corner of said John Baker Survey, the southwest corner of a call 59 acre tract of land recorded in the name of Goodwin Living Trust under Instrument No. 941049 of the O.P.R.W.C. and the southwest corner of the Dudley J. White Survey, Abstract No. 66, Waller County, Texas;

THENCE, with the common line between said John Baker and Dudley J. White Surveys, the south line of said 59 acre tract, and the south line of a call 35.336 acre tract of land, styled as "Part I", recorded in the name of Terrie Lenert under Volume 295, Page 852 of the Waller County Deed Records (W.C.D.R.), North 87 degrees 45 minutes 03 seconds East, at a distance of 23.37 feet pass a 1–inch iron pipe found for reference on the aforesaid east R.O.W. line of Courtney Road, at a distance of 413.38 feet pass the northwest corner of a call 0.5168 acre right–of–way easement recorded in Volume 300, Page 328 of the W.C.D.R. from which point a 1–inch iron pipe found bears North 46 degrees 30 minutes 23 seconds West, a distance of 0.84 feet, at a distance of 643.50 feet pass a point from which a concrete monument found bears South 02 degrees 14 minutes 57 seconds East, a distance of 2.28 feet, and continuing for a total distance of 788.61 feet to a concrete monument found at the northeast corner of said 24.987 acre tract and the northwest corner of aforesaid 26.28 acre tract;

THENCE, with the west line of said 26.28 acre tract, South 02 degrees 08 minutes 16 seconds East, a distance of 1,382.42 feet to the POINT OF BEGINNING and containing 24.988 acres of land.

SHEET INDEX



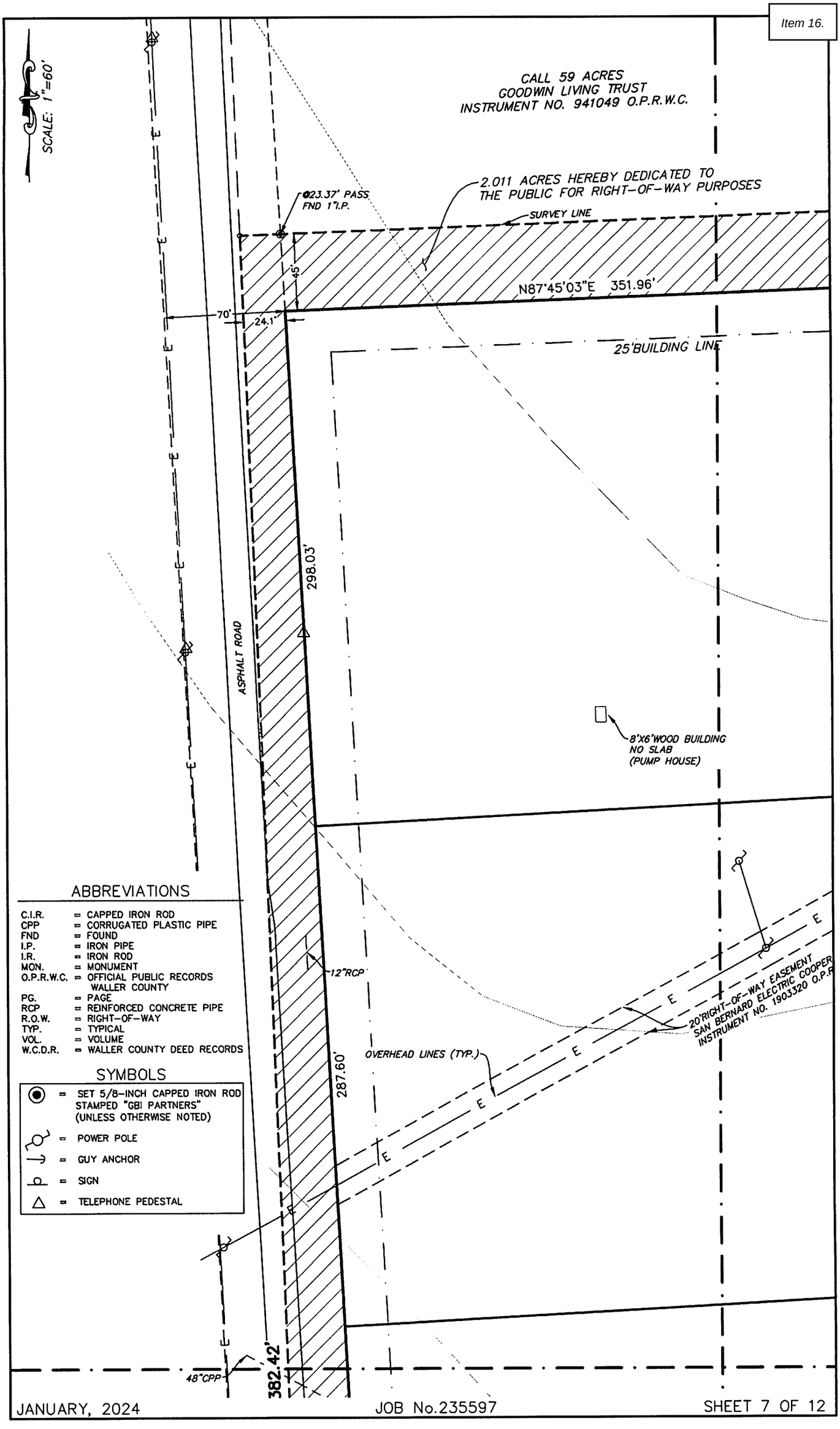


GRAPHIC SCALE



(IN US SURVEY FEET)

1 inch = 200 ft.

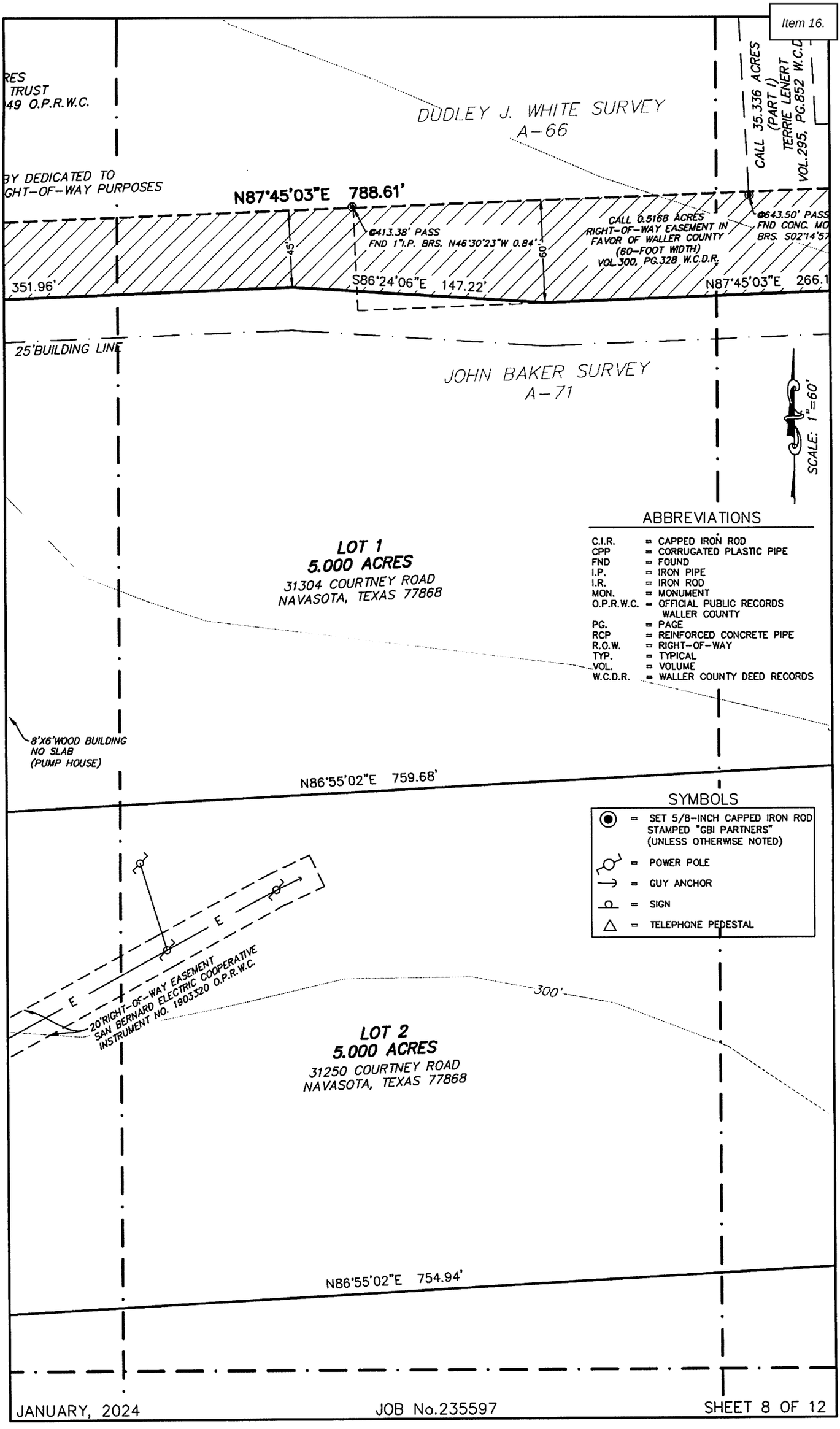


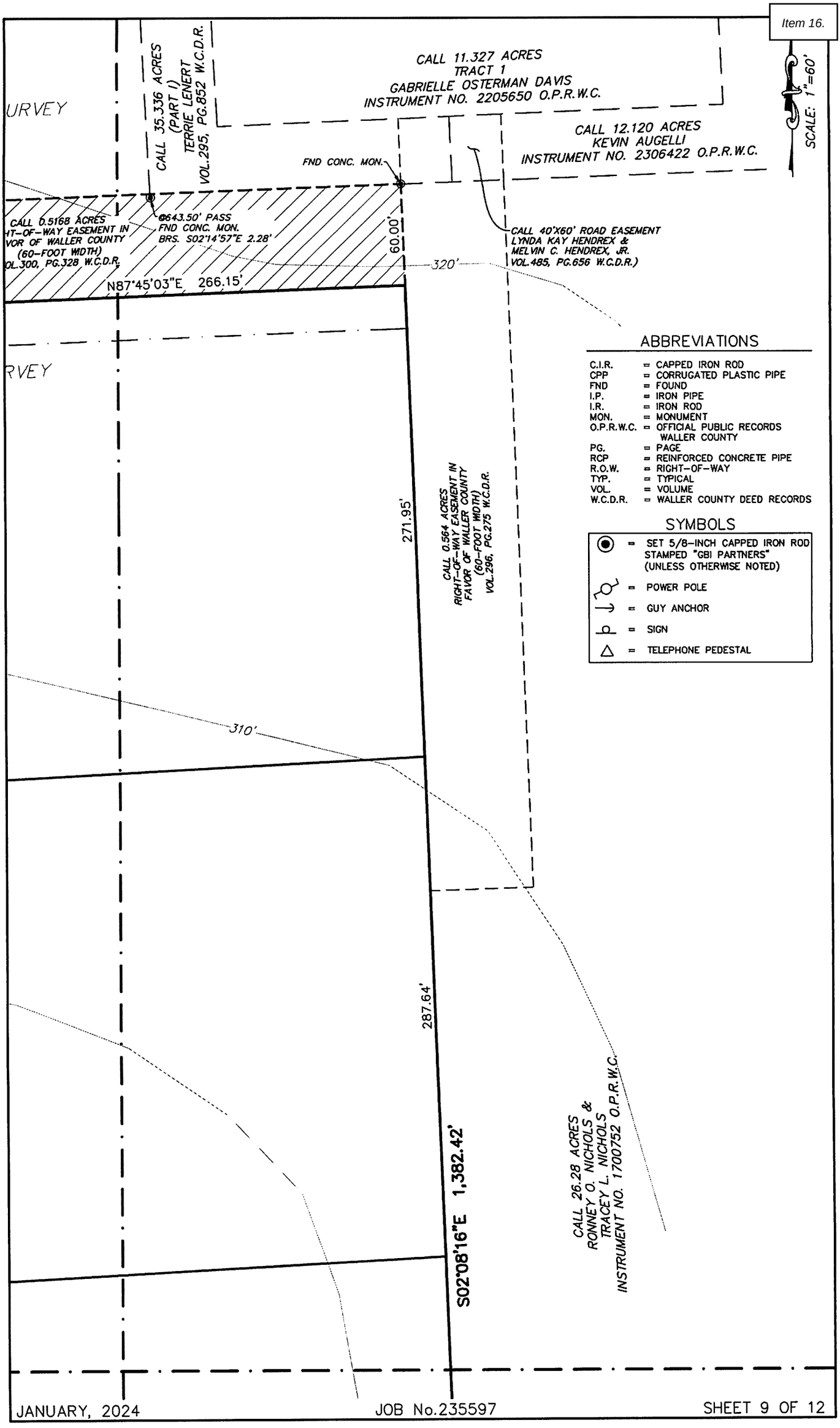
ABBREVIATIONS

C.I.R.	=	CAPPED IRON ROD
CPP	=	CORRUGATED PLASTIC PIPE
FND	=	FOUND
I.P.	=	IRON PIPE
I.R.	=	IRON ROD
MON.	=	MONUMENT
O.P.R.W.C.	=	OFFICIAL PUBLIC RECORDS WALLER COUNTY
PG.	=	PAGE
RCP	=	REINFORCED CONCRETE PIPE
R.O.W.	=	RIGHT-OF-WAY
TYP.	=	TYPICAL
VOL.	=	VOLUME
W.C.D.R.	=	WALLER COUNTY DEED RECORDS

SYMBOLS

- = SET 5/8-INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" (UNLESS OTHERWISE NOTED)
- = POWER POLE
- = GUY ANCHOR
- = SIGN
- = TELEPHONE PEDESTAL


RES
TRUST
49 O.P.R.W.C.
DUDLEY J. WHITE SURVEY
A-66
CALL 35.336 ACRES
(PART I)
TERRIE LENERT
VOL.295, PG.852 W.C.D
BY DEDICATED TO
GHT-OF-WAY PURPOSES
N87°45'03"E 788.61'
@413.38' PASS
FND 1"I.P. BRS. N46°30'23"W 0.84'
CALL 0.5168 ACRES
RIGHT-OF-WAY EASEMENT IN
FAVOR OF WALLER COUNTY
(60-FOOT WIDTH)
VOL.300, PG.328 W.C.D.R.
@643.50' PASS
FND CONC. MO
BRS. S02°14'57
45'
60'
351.96'
S86°24'06"E 147.22'
N87°45'03"E 266.1
25'BUILDING LINE
JOHN BAKER SURVEY
A-71
SCALE: 1"=60'
LOT 1
5.000 ACRES
31304 COURTNEY ROAD
NAVASOTA, TEXAS 77868
ABBREVIATIONS
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TYP. = TYPICAL
VOL. = VOLUME
W.C.D.R. = WALLER COUNTY DEED RECORDS
8'X6'WOOD BUILDING
NO SLAB
(PUMP HOUSE)
N86°55'02"E 759.68'
SYMBOLS
= SET 5/8-INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" (UNLESS OTHERWISE NOTED)
= POWER POLE
= GUY ANCHOR
= SIGN
= TELEPHONE PEDESTAL
E
E
20'RIGHT-OF-WAY EASEMENT
SAN BERNARD ELECTRIC COOPERATIVE
INSTRUMENT NO. 1903320 O.P.R.W.C.
300'
LOT 2
5.000 ACRES
31250 COURTNEY ROAD
NAVASOTA, TEXAS 77868
N86°55'02"E 754.94'

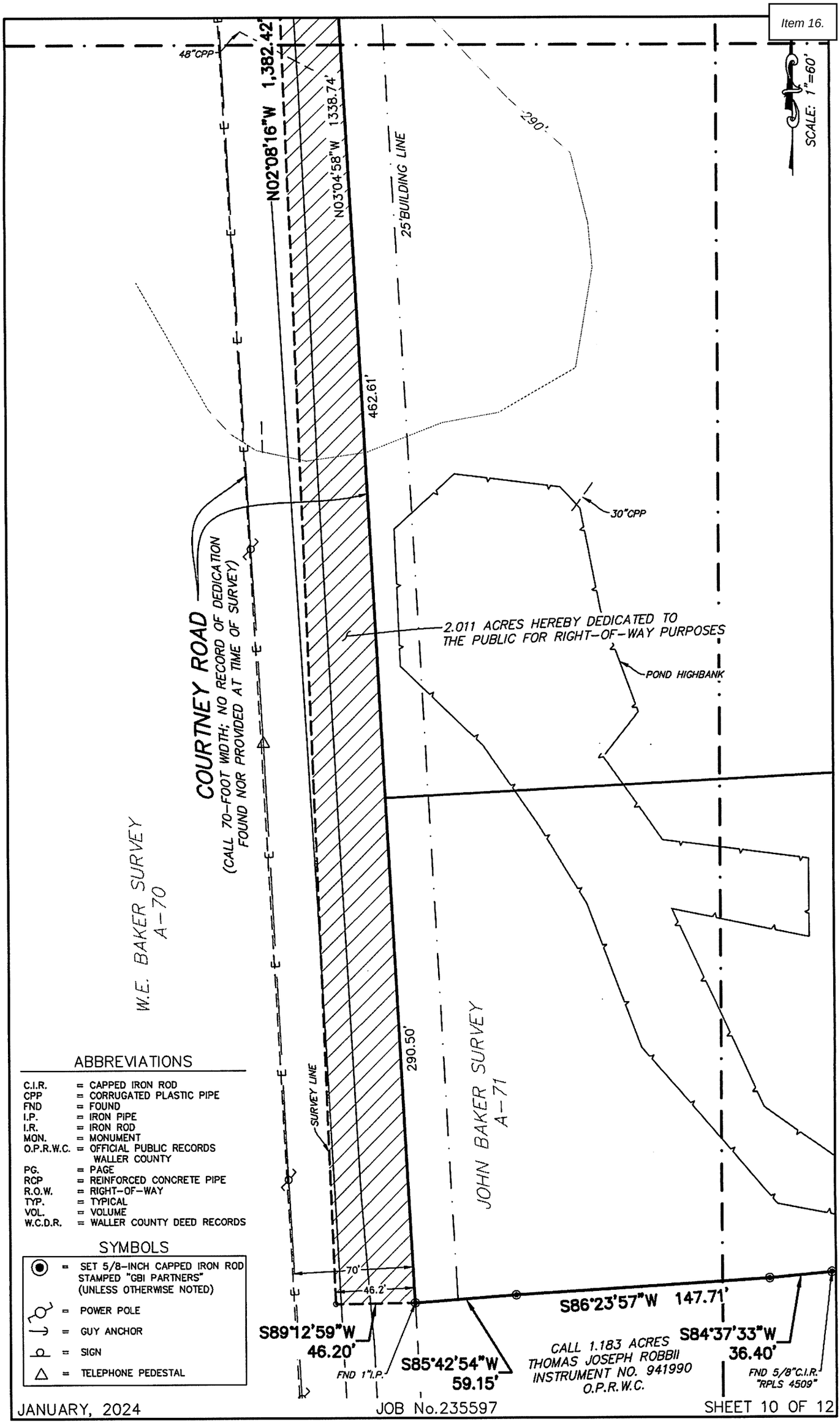


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- = SIGN
- = TELEPHONE PEDESTAL

SCALE: 1"=60'

LOT 3
7.977 ACRES
31174 COURTNEY ROAD
NAVASOTA, TEXAS 77868

30"CPP

DICATED TO
OF-WAY PURPOSES

POND HIGHBANK

N86°55'02"E 747.31'

LOT 4
5.000 ACRES
31104 COURTNEY ROAD
NAVASOAT, TEXAS 77868

24"CPP

FND 5/8"C.I.R.
"RPLS 4509"

@0.81' PASS
FND FENCE POST

S88°05'29"W 138.76'

N24°48'08"W
17.06'

S86°26'14"W
88.08'

N88°59'29"W
46.35'

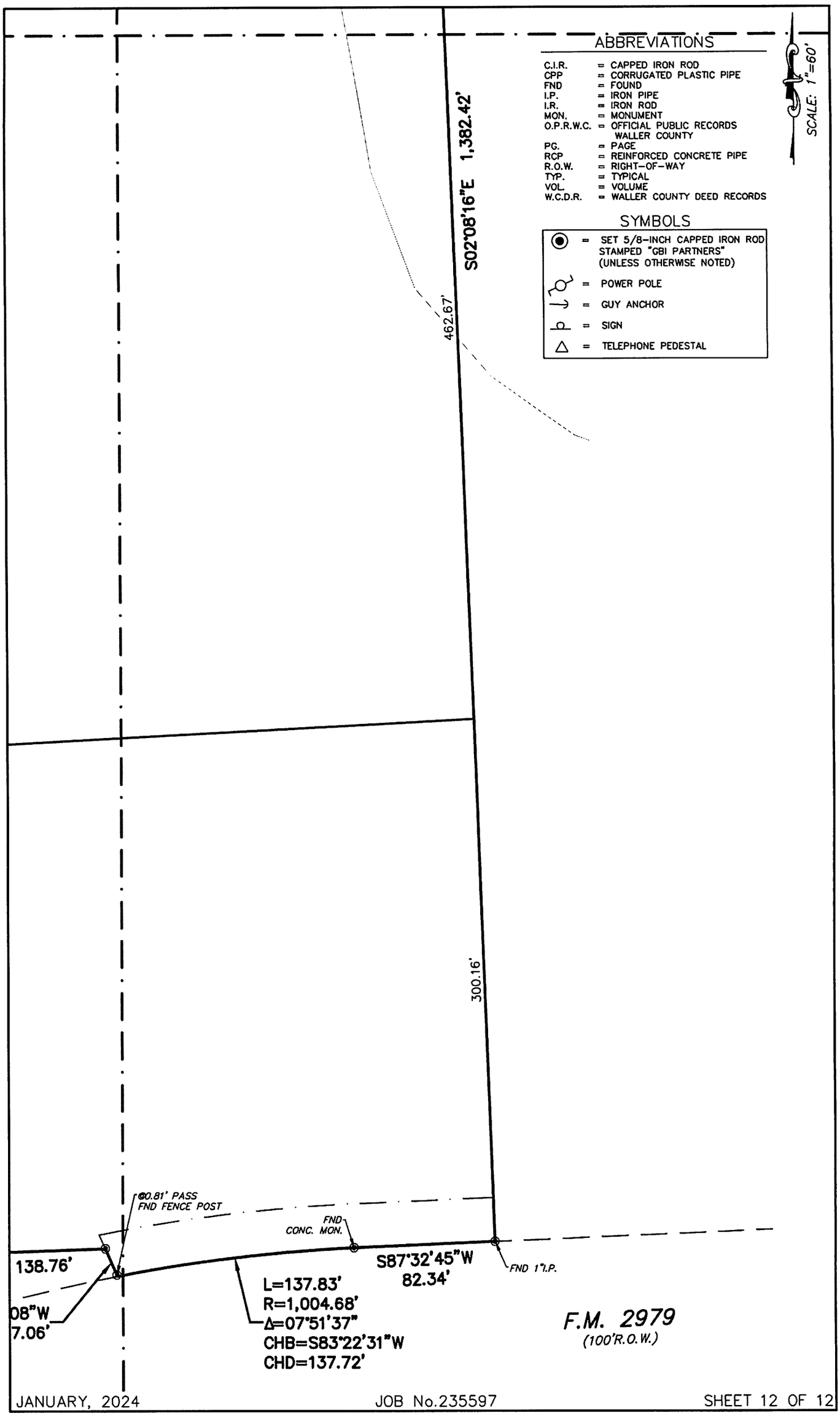
S84°37'33"W
36.40'

FND 5/8"C.I.R.
"RPLS 4509"

'57"W 147.71'

33 ACRES
EPH ROBBII
NO. 941990
R.W.C.

JANUARY, 2024 JOB No.235597 SHEET 11 OF 12


ABBREVIATIONS
C.I.R. = CAPPED IRON ROD
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W.C.D.R. = WALLER COUNTY DEED RECORDS
SCALE: 1"=60'
SYMBOLS
= SET 5/8-INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" (UNLESS OTHERWISE NOTED)
= POWER POLE
= GUY ANCHOR
= SIGN
= TELEPHONE PEDESTAL
S02°08'16"E 1,382.42'
462.67'
300.16'
@0.81' PASS FND FENCE POST
FND CONC. MON.
138.76'
S87°32'45"W 82.34'
FND 1"I.P.
08"W 7.06'
L=137.83'
R=1,004.68'
Δ=07°51'37"
CHB=S83°22'31"W
CHD=137.72'
F.M. 2979
(100'R.O.W.)
JANUARY, 2024
JOB No.235597
SHEET 12 OF 12

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final RePlat Approval for Blinka Estates Partial Replat No. 1

Date: August 21, 2024

Background

Final Replat of Blinka Estates Partial Replat No. 1 which consists of 5.499 acres will include 3 Lots and 1 Block in Precinct 3.

Staff Recommendation

Approve Plat

Metes and Bounds

5.499 Acres
All of Lots 8 and 9 of BLINKA ESTATES, Justo Liendo Survey, Abstract Number 41, Waller County, Texas

Being a 5.499 acre tract of land situated in the Justo Liendo Survey, Abstract Number 41, of Waller County, Texas, and being all of Lots 8 and 9 of BLINKA ESTATES, a subdivision according to the map or plat thereof recorded in Volume 413, Page 786, of the Real Property Records of Waller County, Texas; said 5.499 acres being more particularly described as follows with all bearings based on Texas State Plane Coordinates, South Central Zone 4204 (NAD83);

BEGINNING at a 1/2 inch iron rod in PVC pipe, found for the Northeast corner of the herein described tract, common with the Northwest corner of a called 5.0096 acres as described in deed recorded in Clerk's File Number 2310189, of said Real Property Records, same being in the South line of a called 24.936 acres as described in deed recorded in Clerk's File Number 1303813, of said Real Property Records, and proceeding:

THENCE S 01°54'15" E, along the East line of the herein described tract, common with the West line of the 5.0096 acres, at a distance of 441.83 feet, passing an iron rod with survey cap, found for reference in the North line of Blinka Circle, and continuing a distance of 471.83 feet in all, to a Pk nail, set for the Southeast corner of the herein described tract, common with the Southwest corner of the 5.0096 acres, the Northwest corner of Lot 1 of BLINKA ESTATES and the Northeast corner of Lot 2 of BLINKA ESTATES, same being in the centerline of Blinka Circle;

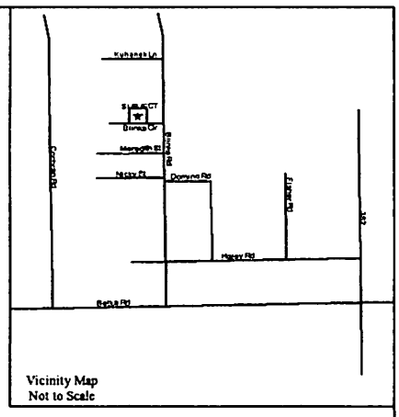
THENCE S 87°42'55" W, along the South line of the herein described tract, common with the North line of said Lot 2, the North line of Lot 3 of BLINKA ESTATES, and the centerline of Blinka Circle, a distance of 507.70 feet, to a Pk nail, found for the Southwest corner of the herein described tract, common with the Northwest corner of said Lot 3, the Northeast corner of Lot 4 of BLINKA ESTATES, and the Southeast corner of Lot 7 of BLINKA ESTATES;

THENCE N 01°54'15" W, along the West line of the herein described tract, common with the East line of said Lot 7, at a distance of 30.00 feet, passing a 1/2 inch iron rod, found for reference in the North line of Blinka Circle, and continuing a distance of 471.76 feet in all, to a 1/2 inch iron rod in PVC pipe, found for the Northwest corner of the herein described tract, common with the Northeast corner of said Lot 7, same being in the South line of said 24.936 acres;

THENCE N 87°42'25" E, along the North line of the herein described tract, common with the South line of said 24.936 acres, a distance of 3507.70 feet, back to the POINT OF BEGINNING and containing 5.499 acres of land .

Steven L. Crews, Registered Professional Land Surveyor, Number 4141

STATE OF TEXAS
STEVEN L CREWS
4141
REGISTERED
LAND SURVEYOR



Vicinity Map
Not to Scale

1 M R W C T indicates Map Records of Waller County, Texas
2 D R W C T indicates Deed Records of Waller County, Texas
3 R P R W C T indicates Real Property Records of Waller County, Texas
4 FC NO indicates Film Code Number
5 CF NO indicates Clerk's File Number
6 PAE indicates Private Access Easement
7 PUE indicates Public Utility Easement
8 U E indicates Utility Easement
9 D E indicates Drainage Easement
10 No pipe line or pipe line easement exist within the boundaries of this plat
11 Elevation of BM is based on GPS observation
12 BM a PK nail set on center line of Blinka Circle between new Lots 2 and 3, Block 1 with a elevation of 258.32 feet
13 Basis of Bearings: The coordinates shown hereon are Texas South Central Zone no 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale 0.99993027645

Final

PARTIAL REPLAT NO. 1 OF BLINKA ESTATES

Being a 5.499 acre tract of land situated in the Justo Liendo Survey, Abstract Number 41, of Waller County, Texas, being all of Lots 8 and 9 of BLINKA ESTATES, according to the map or plat thereof recorded in Volume 413, Page 786, of the Real Property Records of Waller County, Texas.

3 LOTS - 1 BLOCK
Reason for Replatting - To divide two lots into three lots

Surveyor:
C & C SURVEYING INC.
Firm Number 10009400
33300 Egypt Lane, Suite F200 Magnolia, Texas 77354
Office: 281-356-5172
survey@ccsurveying.com
www.ccsurveying.com

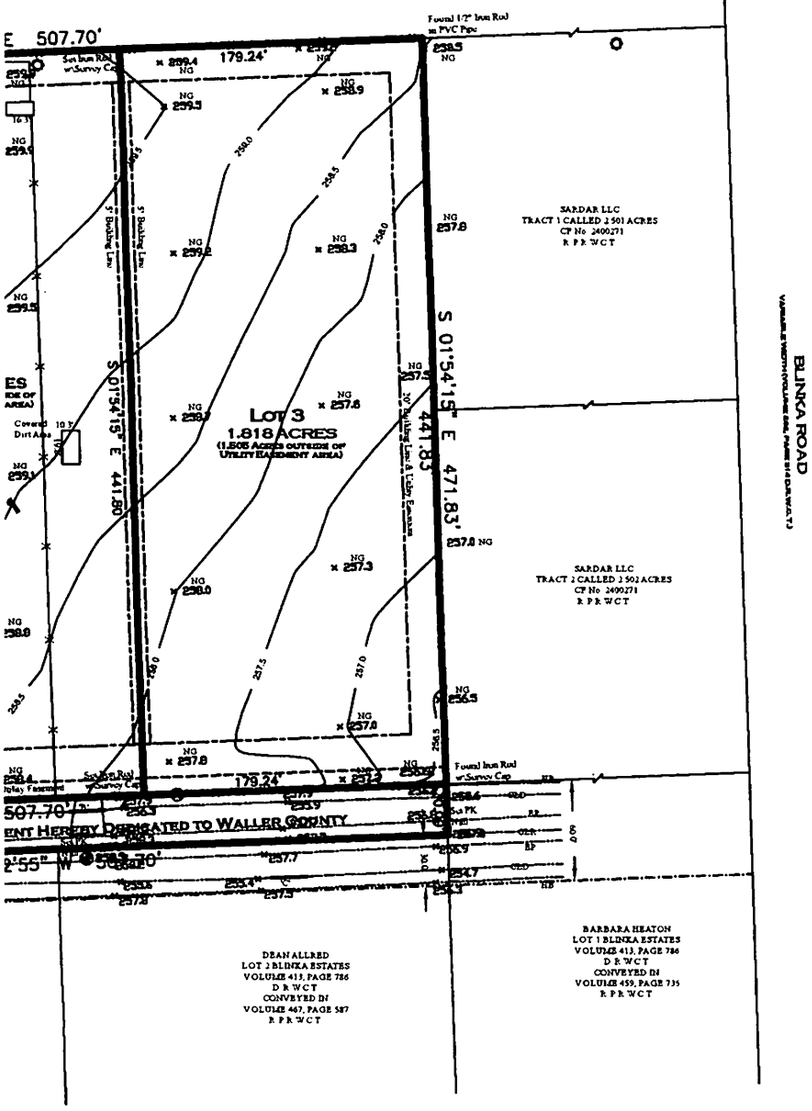
Owner/Developer:
WINNING CONSTRUCTION, LLC
17440 FM 529 #103
Houston, Texas 77095
Phone: 832-567-6142

April 2024
Sheet 1 of 2
24-0030

NG NATURAL GROUND
HB HIGH BANK
EP EDGE PAVEMENT
CLD CENTERLINE DITCH
CLR CENTERLINE ROAD

N
W E
S

0 50 100
Scale: 1" = 50'



Final

PARTIAL REPLAT NO. 1 OF BLINKA ESTATES

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33300 Egypt Lane, Suite F200 Magnolia, Texas 77354
Office: 281-356-5172
survey@ccsurveying.com
www.ccsurveying.com

Owner/Developer:
WINNING CONSTRUCTION, LLC
17440 FM 529 #103
Houston, Texas 77095
Phone: 832-567-6142

April 2024
Sheet 2 of 2
24-0026

STATE OF TEXAS

COUNTY OF WALLER

We, Winning Construction, LLC, acting by and through Trang Nguyen, sole manager, owners of the property subdivided in the above map of the PARTIAL REPLAT NO. 1 OF BLINKA ESTATES, 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.

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

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 three quarters (1-3/4) 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.

IN TESTIMONY WHEREOF, Winning Construction, LLC, has caused these presents to be signed by Trang Nguyen, sole manager, thereunto authorized, on this 22 day of July, 2024

Winning Construction, LLC

By:_____
Trang Nguyen, sole manager

STATE OF TX

COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared Trang Nguyen, sole manager of Winning Construction, LLC, known to me to be the person, whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed it for the purposes and consideration set forth and as the act and deed of said company.

Given under my hand and seal of office, this 22 day of July, 2024

_____
Notary Public in and For the State of Texas

My commission expires: 05-12-27

SKY PHAM
Notary Public, State of Texas
Comm. Expires 05-12-2027
Notary ID 134356356

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

_____
Carbett J. (Trey) 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

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 ___ 20___A.D. at _____ o'clock_____. m, in File # _____ 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 Steven L. Crews, 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 pipe line or pipe line easement exist within the boundaries of this plat.

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 nor the 0.2% annual chance (500 year) floodplain as delineated on Waller County Community Panel #48473C0165F, dated 5/16/2019.

Steven L. Crews
Surveyor

TX Registration No. 4141

STATE OF TEXAS
STEVEN L. CREWS
4141
REGISTERED
LAND SURVEYOR

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, P.E.
County Engineer

No structure in this subdivision shall be occupied until connected to a public sewer system or to an on-site wastewater system which has been approved and permitted by Waller County Environmental Department.

Per Texas Administrative Code 285.4, FACILITY PLANNING[C] Review of subdivision or development plans. Persons proposing residential subdivisions, manufactured housing communities, multi-unit residential developments, business parks, or other similar structures that use OSSFs for sewage disposal shall submit planning materials for these developments to the permitting authority and receive approval prior to submitting an OSSF application.

No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.

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:

For a subdivision of fewer than 50 houses, 2,500 gallons of storage; or For a subdivision of 50 or more houses, 2,500 gallons of storage with a centralized water systemor 5,000 gallons of storage. from the District of the development plans, and a copy of said approval shall be submitted to the County Engineer as a requirement of final plat approval.

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CULVERTS

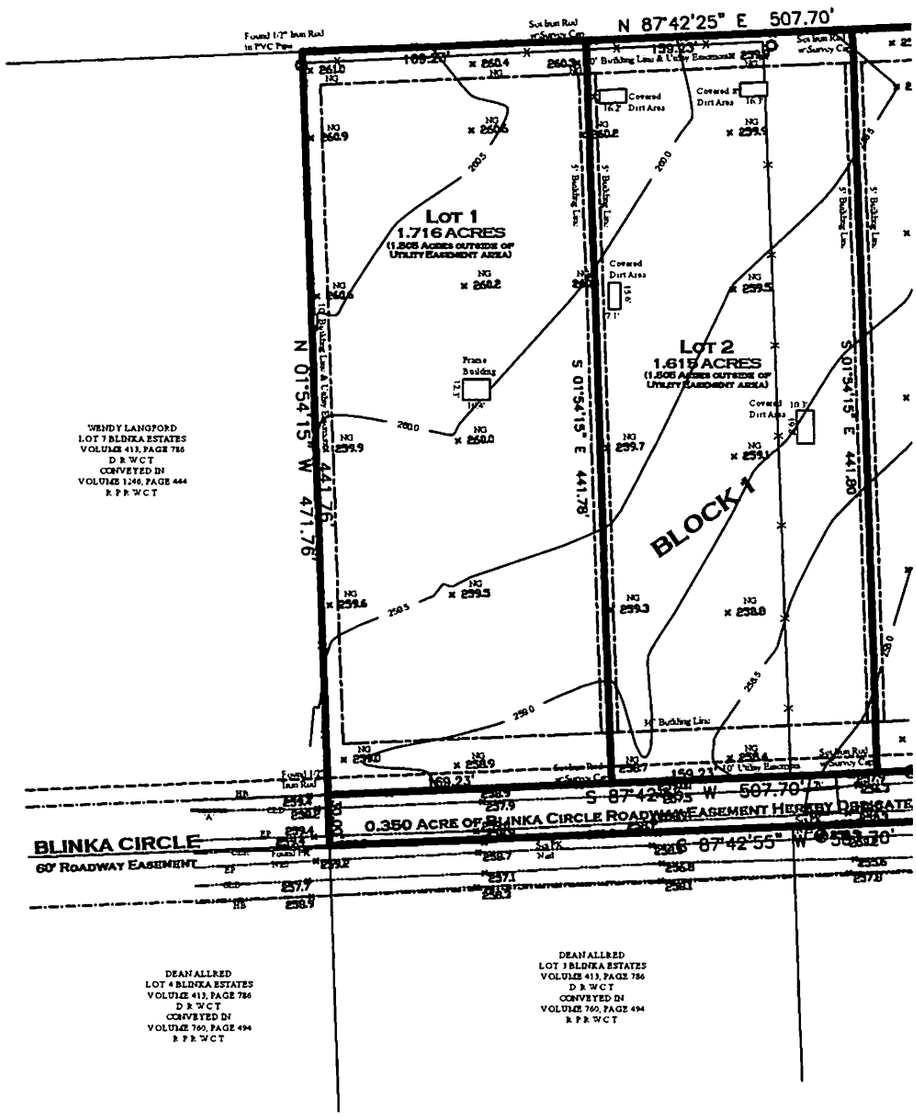
'A'
WESTERLY FLOWLINE 12" RCP = 257 35'
EASTERLY FLOWLINE 12" RCP = 257 30'

'B'
WESTERLY FLOWLINE 12" RCP = 256 25'
EASTERLY FLOWLINE 12" RCP = 256 20'

'C'
WESTERLY FLOWLINE 12" RCP = 255 25'
EASTERLY FLOWLINE 12" RCP = 255 03'

POWER POLE
TELEPHONE PEDESTAL
TBM
WIRE FENCE

ROBERT AND PAULA IVY
CALLED 24 936 ACRES
CF No 1303613
R P R W C T



WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Section 67

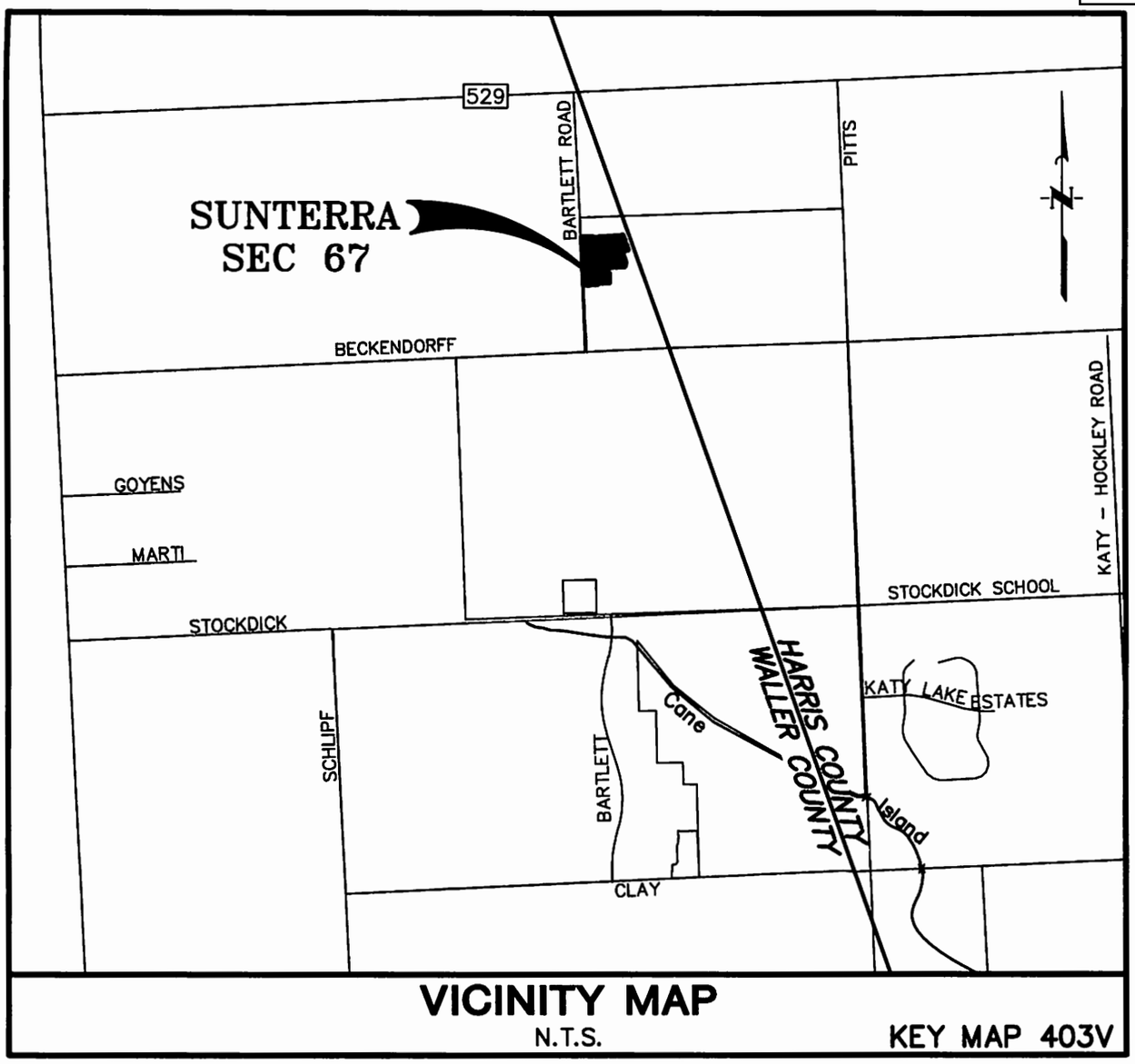
Date: August 21, 2024

Background

Final Plat of Sunterra Section 67 Subdivision which consists of 14.17 acres will include 84 Lots, 3 Blocks and 2 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



VICINITY MAP
N.T.S.
KEY MAP 403V

FINAL PLAT OF SUNTERRA SEC 67

A SUBDIVISION OF 14.17 ACRES OF LAND OUT OF THE W. I. WILLIAMSON SURVEY, A-410

WALLER COUNTY, TEXAS

84 LOTS **2 RESERVES** **3 BLOCKS**

MARCH 2024

BKDD Permit No. 2023-63

DATE: MARCH 2024 SCALE 1"=60' SHEET 1A OF 1	FINAL PLAT OF SUNTERRA SEC 67	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	**ENGINEER/PLANNER/SURVEYOR:** 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 77401 • 832.913.4000 Cjamnik@quiddity.com

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BS

STATE OF TEXAS §

COUNTY OF WALLER §

A METES & BOUNDS description of a 14.17 acre tract of land in the W. I. Williamson Survey, Abstract 410, Waller County, Texas, being out of and a part of the residue of that certain called 322.56 acre tract recorded under County Clerk's File Number 2312086, Waller County, Texas, and that certain called 94.98 acre tract recorded under County Clerk's File Number RP-2024-13950, Official Public Record of Real Property, Harris County, Texas with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Commencing at a 5/8 inch iron rod with cap marked "Quiddity" found for the lower northwest corner of said called 94.98 acre tract, same being an interior corner of the residue of said called 322.56 acre tract;

Thence North 87 degrees 59 minutes 16 seconds East along the lower north line of said called 94.98 acre tract and an interior line of the residue of said called 322.56 acre tract, 25.00 feet to the northwest corner and Place of Beginning of the herein described tract;

Thence along the north line of the herein described tract, same being the lower north line of said called 94.98 acre tract and an interior line of the residue of said called 322.56 acre tract, with the following courses and distances:

North 87 degrees 59 minutes 16 seconds East, 154.58 feet;

South 85 degrees 17 minutes 28 seconds East, at 57.00 feet pass the lower northeast corner of said called 94.98 acre tract, and continue crossing said called 94.98 acre tract for a total distance of 118.28 feet;

North 76 degrees 41 minutes 56 seconds East, 70.72 feet;

North 87 degrees 59 minutes 16 seconds East, 367.56 feet;

North 71 degrees 05 minutes 27 seconds East, 54.63 feet to the northeast corner of the herein described tract;

Thence establishing the upper east line of the herein described tract with the following courses and distances:

South 18 degrees 54 minutes 33 seconds East, 94.86 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing South 26 degrees 05 minutes 27 seconds West, 35.36 feet;

South 18 degrees 54 minutes 33 seconds East, 50.00 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 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing South 63 degrees 54 minutes 33 seconds East, 35.36 feet;

South 18 degrees 54 minutes 33 seconds East, 96.97 feet;

South 76 degrees 32 minutes 48 seconds West, 119.22 feet;

South 18 degrees 33 minutes 55 seconds East, 171.37 feet;

South 16 degrees 14 minutes 50 seconds East, 53.56 feet;

South 03 degrees 52 minutes 39 seconds West, 39.86;

South 24 degrees 10 minutes 02 seconds West, 41.42 feet to the upper southeast corner of the herein described tract;

Thence South 87 degrees 59 minutes 16 seconds West establishing the upper south line of the herein described tract, 324.81 feet to a reentry corner of the herein described tract;

Thence establishing the lower east line of the herein described tract with the following courses and distances:

South 02 degrees 12 minutes 42 seconds East, 95.09 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 89 degrees 48 minutes 02 seconds, an arc length of 39.18 feet, a radius of 25.00 feet, and a chord bearing South 47 degrees 06 minutes 43 seconds East, 35.29 feet;

North 87 degrees 59 minutes 16 seconds East, 1.86 feet;

South 02 degrees 00 minutes 44 seconds East, 177.00 feet to the lower southeast corner of the herein described tract, being a point in the south line of said called 94.98 acre tract and an interior line of the residue of said called 322.56 acre tract;

Thence along the lower south line of the herein described tract, same being the south line of said called 94.98 acre tract and an interior line of the residue of said called 322.56 acre tract, with the following courses and distances:

South 87 degrees 59 minutes 16 seconds West, 220.00 feet to a point in a non-tangent curve to the right, being an angle point in the south line of said called 94.98 acre tract and an interior line of said called 322.56 acre tract;

Thence departing the south line of said called 94.98 acre tract and crossing the residue of said called 322.56 acre tract with said non-tangent curve to the right, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing South 42 degrees 59 minutes 16 seconds West, 35.36 feet to a point for corner;

South 87 degrees 59 minutes 16 seconds West, 248.16 feet to the lower southwest corner of the herein described tract;

Thence establishing the west line of the herein described tract with the following courses and distances:

North 02 degrees 12 minutes 22 seconds West, at 25.00 feet pass the southwest corner of said called 94.98 acre tract, and continuing along the west line of said called 94.98 acre tract for a total distance of 877.01 feet;

North 42 degrees 53 minutes 30 seconds East crossing said called 94.98 acre tract, 35.30 feet to the Place of Beginning and containing 14.17 acres of land, more or less.

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DATE: MARCH 2024 SCALE 1"=60' SHEET 1B OF 1	FINAL PLAT OF SUNTERRA SEC 67	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	**ENGINEER/PLANNER/SURVEYOR:** 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 77401 • 832.913.4000 Cjamnik@quiddity.com

General Notes:

1. One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between th 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 revest 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 Charter Title Company, GF No. 107660190020C and 1076602300195 POD 7A-Tract 1, Dated February 1, 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 1.00010195040.
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 0375, Suffix "E", dated February 18, 2009.
15. Unless otherwise indicated, the building line (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.
16. Single Family Residential shall mean the use of a lot with one building designed for and containing no 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 no more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.
17. 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.
18. 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.
19. 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 AG EHC II (LEN) MULTI STATE 4, LLC, a Delaware 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.
20. Project site is within City of Houston ETJ.
21. There are no pipeline easements within the platted area.
22. TBM 5000357: Being a 5/8" Iron rod with cap marked "Quiddity Eng. Control" located approximately 662 feet southeast of the northwest corner of a called 322.56 acre tract recorded under County Clerk's File Number 2312086, being a 5/8" Iron rod, also being approximately 2,712 feet northeast of the lower northeast corner of said 322.56 acre tract, being a Mag Nail set with Shiner. Coordinates - N: 13876292.99 E: 2965134.88 Elevation: 166.85'
23. All lots shall have adequate wastewater collection services.
24. Areas identified as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed and maintained under a binding agreement among the owners of the property in the subdivision.
25. Tract is subject to Surface Waiver Agreement recorded under C.C.F. No. 2312084, O.P.R.W.C.T.
26. Tract is subject to Memorandum of Options Agreement recorded under C.C.F. No. 2400574, O.P.R.W.C.T.
27. Electric Distribution and Communications Facilities Easement recorded in Vol. 868, Pg. 440, & C.C.F. No. 408759, O.P.R.W.C.T., is not located on subject tract.
28. Temporary Access Easement recorded under C.C.F. No. 2400571, O.P.R.W.C.T. & under C.C.F. No. RP-2024-13951, O.P.R.R.P.H.C.T., is not located on subject tract.

DATE: MARCH 2024 SCALE 1"=60' SHEET 1C OF 1	FINAL PLAT OF SUNTERRA SEC 67	**OWNER/DEVELOPER:** **AG EHC II (LEN) MULTI STATE 4, LLC** **a Delaware Limited Liability Company** **c/o Essential Housing** **Asset Management, LLC** 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	**ENGINEER/PLANNER/SURVEYOR:** 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 77401 • 832.913.4000 Cjamnik@quiddity.com

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General Notes:
AC . . . . . "Acres"
AE . . . . . "Aerial Easement"
BL . . . . . "Building Line"
C.C.F. . . . . "County Clerk's File"
D.R.W.C.T. . . . . "Deed Records, Waller County, Texas"
GBL . . . . . "Garage Building Line"
IRF . . . . . "Found 5/8–inch Iron Rod with cap stamped "Quiddity Eng. Property Corner""
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"

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	90°00'00"	39.27'	S26°05'27"W	35.36'	25.00'
C2	25.00'	90°00'00"	39.27'	S63°54'33"E	35.36'	25.00'
C3	25.00'	89°48'02"	39.18'	S47°06'43"E	35.29'	24.91'
C4	25.00'	90°00'00"	39.27'	S42°59'16"W	35.36'	25.00'
C5	50.00'	89°48'02"	78.37'	N47°06'43"W	70.59'	49.83'
C6	50.00'	90°11'58"	78.71'	N42°53'17"E	70.83'	50.17'
C7	200.00'	16°53'49"	58.98'	N79°32'21"E	58.77'	29.71'
C8	25.00'	90°00'00"	39.27'	N47°00'44"W	35.36'	25.00'
C9	25.00'	40°32'09"	17.69'	N67°43'11"E	17.32'	9.23'
C10	50.00'	170°52'20"	149.11'	N47°06'43"W	99.68'	626.38'
C11	25.00'	40°32'09"	17.69'	N18°03'22"E	17.32'	9.23'
C12	25.00'	48°11'23"	21.03'	N26°18'23"W	20.41'	11.18'
C13	50.00'	276°22'46"	241.19'	N87°47'18"E	66.67'	44.72'
C14	25.00'	48°11'23"	21.03'	N21°52'59"E	20.41'	11.18'
C15	25.00'	90°11'58"	39.36'	N42°53'17"E	35.42'	25.09'
C16	25.00'	38°11'46"	16.67'	N21°18'35"W	16.36'	8.66'
C17	50.00'	166°35'30"	145.38'	N42°53'17"E	99.32'	425.36'
C18	25.00'	38°11'46"	16.67'	N72°54'51"W	16.36'	8.66'
C19	25.00'	89°48'02"	39.18'	N47°06'43"W	35.29'	24.91'
C20	25.00'	48°11'23"	21.03'	N63°53'34"E	20.41'	11.18'
C21	50.00'	276°22'46"	241.19'	N02°00'44"W	66.67'	44.72'
C22	25.00'	48°11'23"	21.03'	N67°55'03"W	20.41'	11.18'
C23	25.00'	90°11'58"	39.36'	N42°53'17"E	35.42'	25.09'
C24	25.00'	90°00'00"	39.27'	N42°59'16"E	35.36'	25.00'

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DATE: MARCH 2024
SCALE 1"=60'
SHEET 1D OF 1

FINAL PLAT OF
SUNTERRA
SEC 67

OWNER/DEVELOPER:
AG EHC II (LEN) MULTI STATE 4, LLC
a Delaware Limited Liability Company
c/o Essential Housing
Asset Management, LLC
8585 E. HARTFORD DR, SUITE 118
SCOTTSDALE, ARIZONA 85255
(713) 783-6702

ENGINEER/PLANNER/SURVEYOR:
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Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
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2322 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000
Cjamnik@quiddity.com

LOT SIZES<5000 SF–SUBURBAN AREA		
BLOCK NO.	LOT NO.	LOT AREA
BLOCK 1	2	4,869
	6	4,831
	18	4,416
	24	4,661
	25	4,488
	26	4,920
	27	4,920
	28	4,920
	29	4,920
	30	4,920
	31	4,920
	32	4,920
	33	4,920
	34	4,920
	35	4,920
	38	4,830
	39	4,830
	40	4,830
	41	4,830
	42	4,830
	43	4,830
	44	4,830
	45	4,830
	46	4,830
	47	4,830
	48	4,830
	49	4,537
	53	4,484
	54	4,830
	55	4,830
	56	4,830
	57	4,830
	58	4,830
BLOCK 2	10	4,982
	11	4,907
	12	4,365
	18	4,250
	19	4,773
	20	4,860
TOTAL NUMBER OF LOTS<5000 SF	39	
TOTAL AREA OF LOTS <5000 SF		186,903

COMPENSATING OPEN SPACE TABLE–SUBURBAN AREA

A. TOTAL NUMBER OF LOTS<5000 SF: 39
B. TOTAL AREA OF LOTS <5000 SF: 186,903 SF
C. AVERAGE LOT SIZE<5000 SF (B/A): 4,792 SF
D. COMPENSATING OPEN SPACE REQUIRED PER LOT (BASED ON C): 100.0
E. COMPENSATING OPEN SPACE REQUIRED (A X D): 3,900 SF
F. TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED: 9,153 SF

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DATE: MARCH 2024
SCALE 1"=60'
SHEET 1E OF 1

FINAL PLAT OF
SUNTERRA
SEC 67

OWNER/DEVELOPER:
AG EHC II (LEN) MULTI STATE 4, LLC
a Delaware Limited Liability Company
c/o Essential Housing
Asset Management, LLC
8585 E. HARTFORD DR, SUITE 118
SCOTTSDALE, ARIZONA 85255
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2322 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N42°53'30"E	35.30'
L2	N87°59'16"E	154.58'
L3	S85°17'28"E	118.28'
L4	N76°41'56"E	70.72'
L5	N71°05'27"E	54.63'
L6	S18°54'33"E	94.86'
L7	S18°54'33"E	50.00'
L8	S18°54'33"E	96.97'
L9	S76°32'48"W	119.22'
L10	S18°33'55"E	171.37'
L11	S16°14'50"E	53.56'
L12	S03°52'39"W	39.86'
L13	S24°10'02"W	41.42'
L14	S02°12'42"E	95.09'
L15	N87°59'16"E	1.86'
L16	S02°00'44"E	177.00'
L17	S87°59'16"W	220.00'
L18	N02°00'44"W	152.00'
L19	N87°59'16"E	291.86'
L20	N42°53'17"E	10.71'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N02°12'42"W	495.18'
L22	N02°12'42"W	529.83'
L23	N87°59'16"E	194.66'
L24	N47°06'43"W	8.17'
L25	N87°59'16"E	232.62'
L26	N71°05'27"E	21.94'
L27	N02°00'44"W	116.49'
L28	N42°59'16"E	14.14'
L29	N87°59'16"E	243.24'
L30	N02°12'42"W	686.16'
L31	N87°59'16"E	286.20'
L32	N47°00'44"W	14.14'
L33	N02°00'44"W	114.91'

RESTRICTED RESERVE [A]
Restricted to Compensating Open Space Purposes Only
0.21 AC
9,153 Sq. Ft.

RESTRICTED RESERVE [B]
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.04 AC
1,828 Sq. Ft.

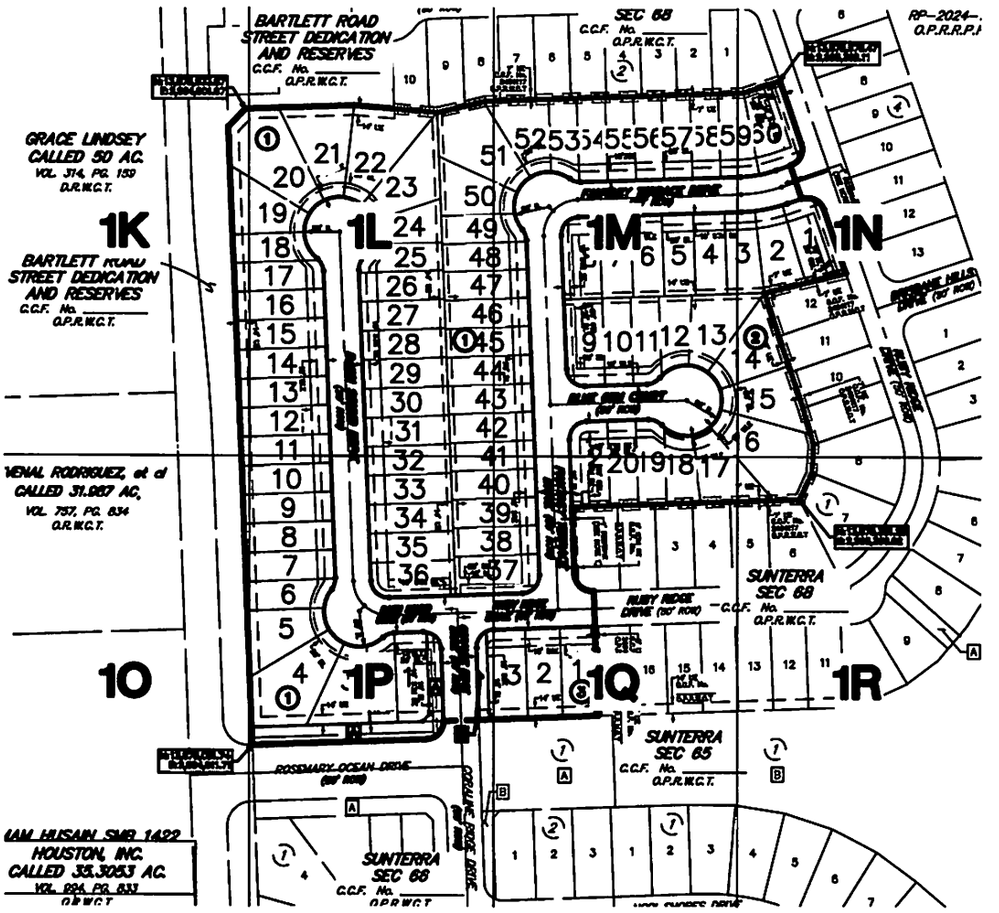
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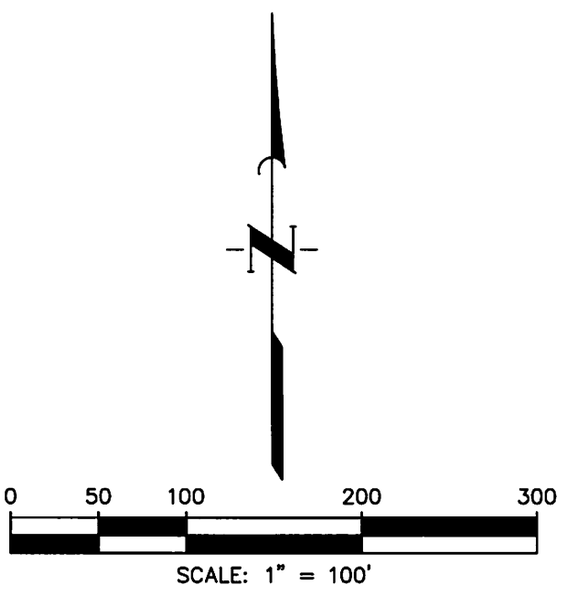
DATE: MARCH 2024
SCALE NTS
SHEET 1F OF 1

FINAL PLAT OF
SUNTERRA
SEC 67

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DATE: MARCH 2024 SCALE NTS SHEET 1G OF 1	FINAL PLAT OF SUNTERRA SEC 67	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	**ENGINEER/PLANNER/SURVEYOR:** 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 77401 • 832.913.4000 Cjamnik@quiddity.com

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STATE OF TEXAS §

COUNTY OF WALLER §

We, AG EHC II (LEN) MULTI STATE 4, LLC, a Delaware Limited Liability Company, acting by and through Steven S. Benson, Manager, being an officer of Essential Housing Asset Management, LLC, an Arizona Limited Liability Company, its Authorized Agent, owner, hereinafter referred to as Owners of the 14.17 acre tract described in the above and foregoing map of Sunterra Sec 67, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on 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, 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 AG EHC II (LEN) MULTI STATE 4, LLC, a Delaware Limited Liability Company, acting by and through Essential Housing Asset Management, LLC, an Arizona Limited Liability Company, has caused these presents to be signed by Steven S. Benson, Manager, thereunto authorize, this 27th day of March, 2024

AG EHC II (LEN) MULTI STATE 4, LLC, a Delaware Limited Liability Company

By: Essential Housing Asset Management, LLC,
an Arizona Limited Liability Company,
its Authorized Agent

By: Steven S. Benson
Steven S. Benson, Manager

STATE OF ARIZONA §

COUNTY OF Maricopa §

BEFORE ME, the undersigned authority, on this day personally appeared Steven S. Benson, as Manager of Essential Housing Asset Management, LLC, Authorized agent of AG EHC II (LEN) MULTI STATE 4, LLC its Manager, 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 27th day of March, 2024

Wendy Stoeckel
Notary Public in and for the State of Arizona

Wendy Stoeckel
Print Name

WENDY STOECKEL
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission # 660645
My Comm. Exp. Jan. 14, 2028

My commission expires: January 14, 2028

DATE: MARCH 2024 SCALE NTS SHEET 1H OF 1	FINAL PLAT OF SUNTERRA SEC 67	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: 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 77401 • 832.913.4000 Cjamnik@quiddity.com

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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.

A 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) flood plain as delineated on Waller County Community Panel #480640 of the Flood Insurance Rate Map No. 48473C0375E dated 2/18/2009.

No portion of this subdivision lies within the boundaries of the 0.2% annual change (500–year) floodplain as delineated on Waller County Community Panel # 480640 of the Flood Insurance Rate Map No. 48473C0375E dated 2/18/2009.

STATE OF TEXAS
REGISTERED
CHRIS D. KALKOMEY
5869
PROFESSIONAL
LAND SURVEYOR

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

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Sunterra Sec 67 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 24, day of APRIL, 2024.

By: _____
Lisa M. Clark
Chair

or

M. Sonny Garza
Vice Chairman

By: _____
Jennifer Ostlind, AICP
Secretary

HOUSTON PLANNING COMMISSION
HOUSTON
TEXAS

BROOKSHIRE–KATY DRAINAGE DISTRICT BKDD Permit No. 2023–63

APPROVED BY THE BOARD OF SUPERVISORS ON

4-8-24
DATE

PRESIDENT

SECRETARY

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: MARCH 2024 SCALE NTS SHEET 11 OF 1	FINAL PLAT OF SUNTERRA SEC 67	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783–6702	ENGINEER/PLANNER/SURVEYOR: 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 77401 • 832.913.4000 Cjamnik@quiddity.com

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I, J. Ross McCall, 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, PE
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 _____, 202_, 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 _____, 202_.

_____
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

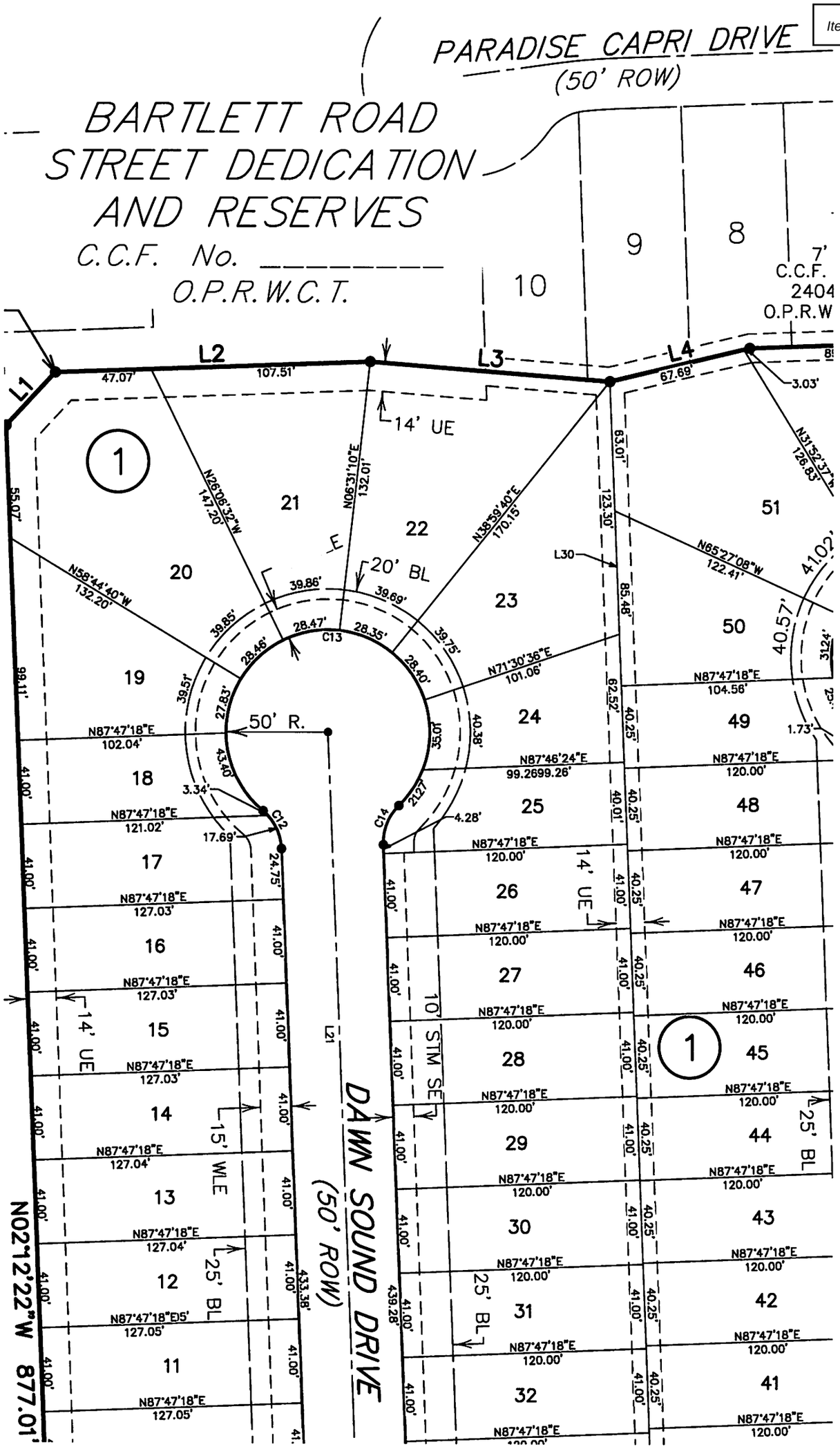
NOTE: Acceptance of the above plat by the Commissioners Court does not signify Waller County acceptance of the dedicated roads for integration into the County Road System. The developer is required to comply with Sections 5 and 6 of the current Waller County Subdivision and Development Regulations, in this regard.

DATE: MARCH 2024 SCALE NTS SHEET 1J OF 1	FINAL PLAT OF SUNTERRA SEC 67	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: 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 77401 • 832.913.4000 Cjamnik@quiddity.com

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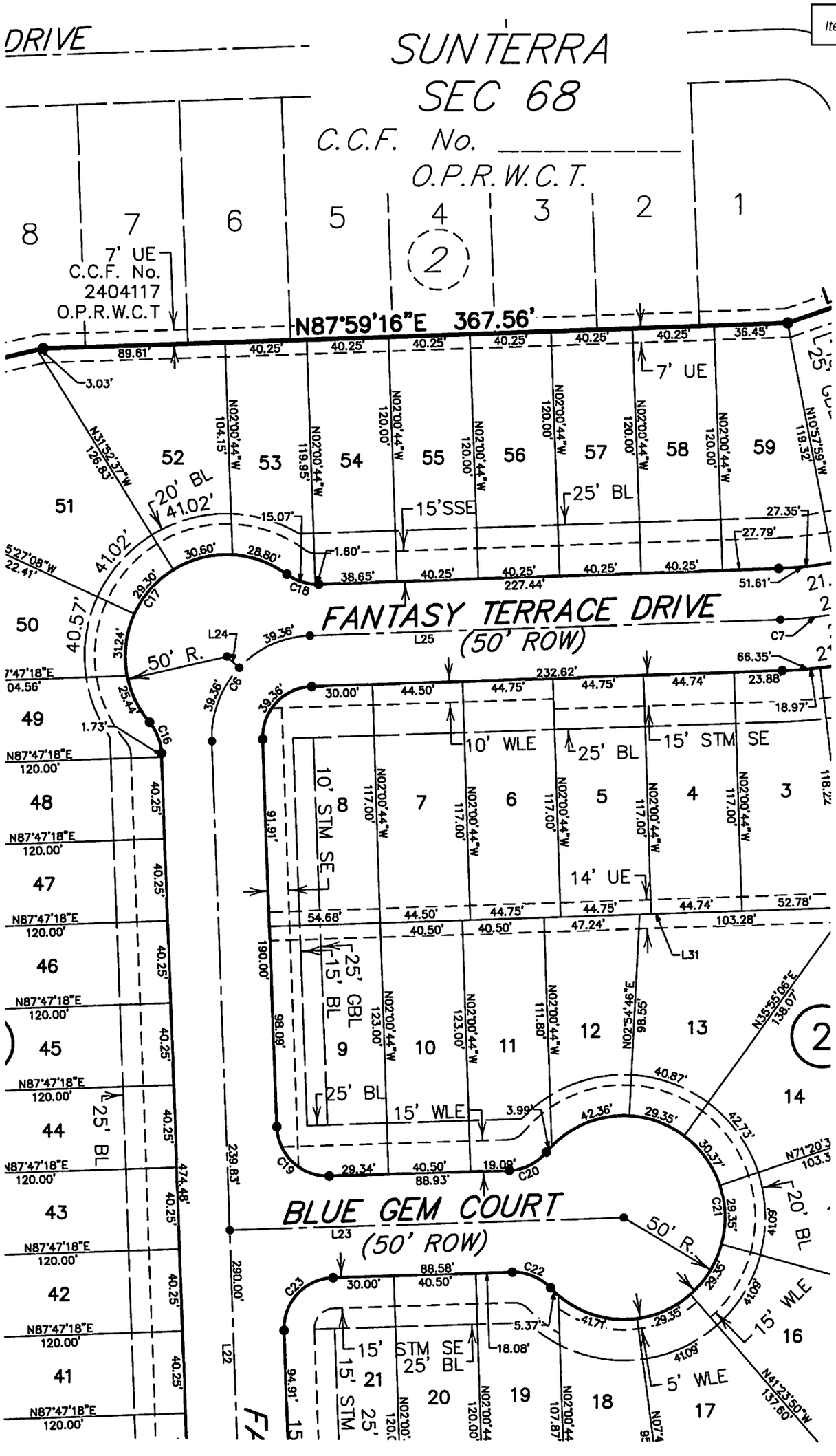
DATE: MARCH 2024 SCALE 1"=60' SHEET 1K OF 1	FINAL PLAT OF SUNTERRA SEC 67	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	**ENGINEER/PLANNER/SURVEYOR:** 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 77401 • 832.913.4000 Cjamnik@quiddity.com

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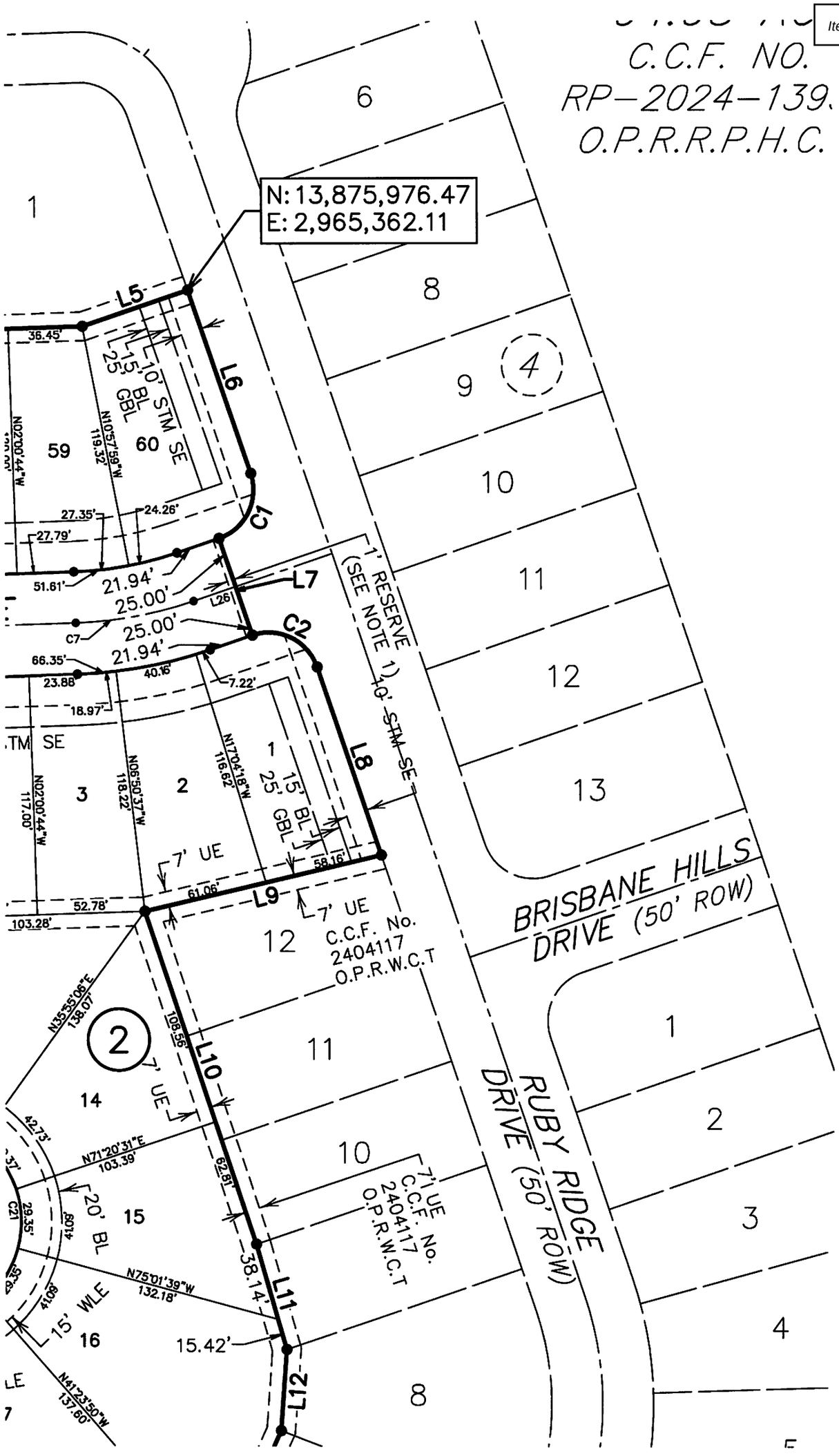
DATE: MARCH 2024 SCALE 1"=60' SHEET 1L OF 1	FINAL PLAT OF SUNTERRA SEC 67	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	**ENGINEER/PLANNER/SURVEYOR:** 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 77401 • 832.913.4000 Cjamnik@quiddity.com

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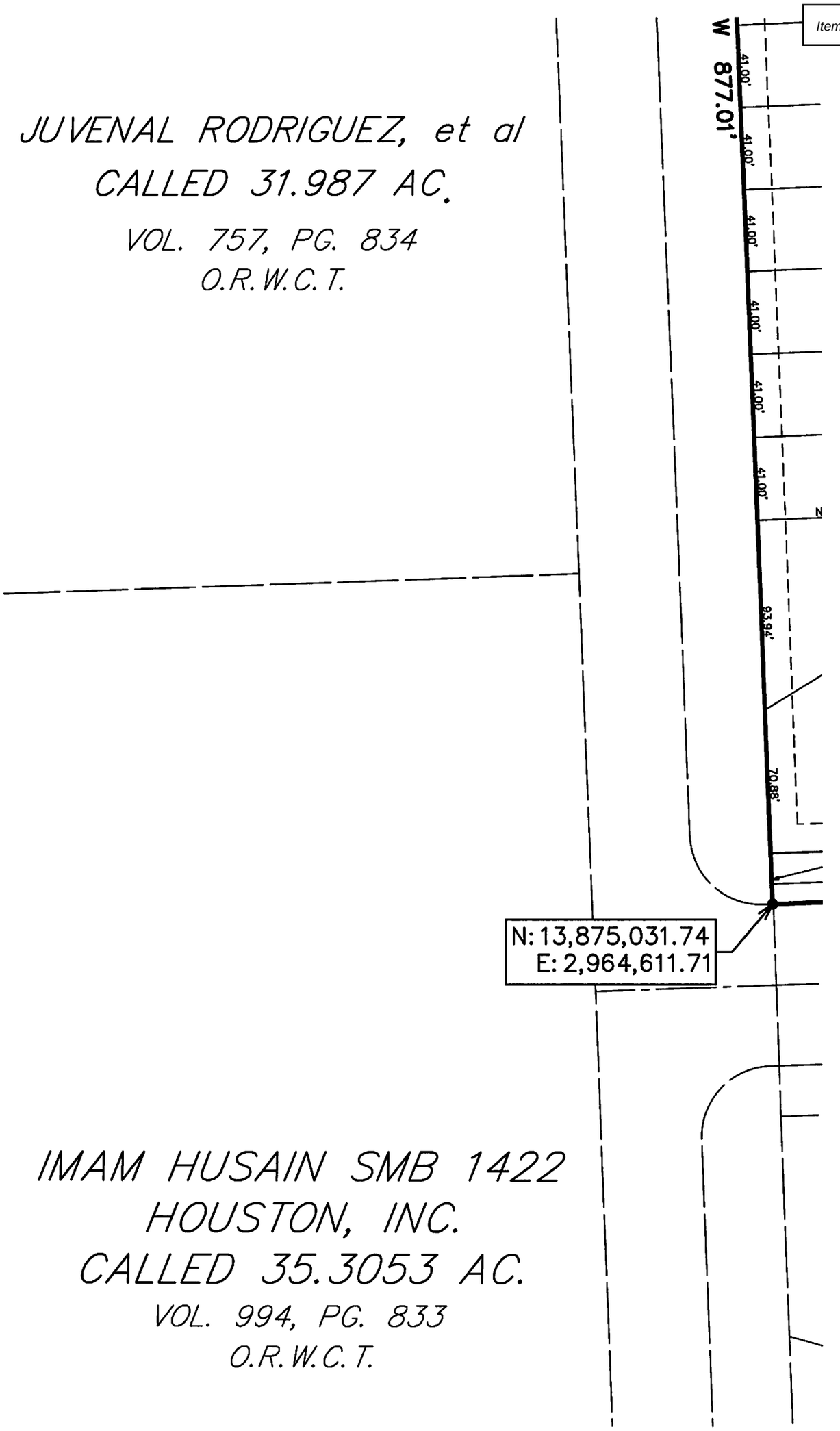
DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 67	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702
SCALE 1"=60'		**ENGINEER/PLANNER/SURVEYOR:** 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 77401 • 832.913.4000 Cjamnik@quiddity.com
SHEET 1M OF 1		

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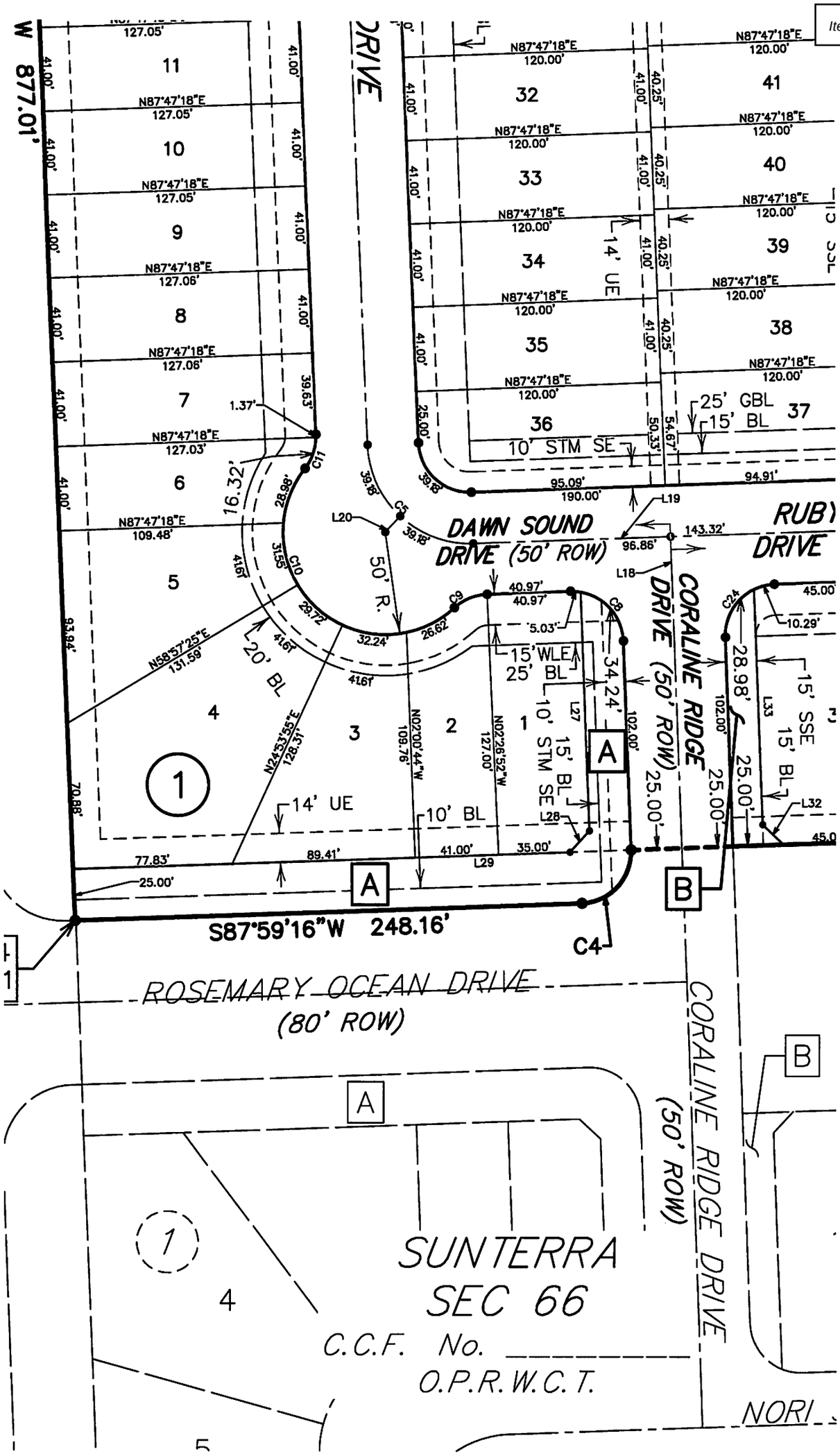
DATE: MARCH 2024 SCALE 1"=60' SHEET 1N OF 1	FINAL PLAT OF SUNTERRA SEC 67	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	**ENGINEER/PLANNER/SURVEYOR:** 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 77401 • 832.913.4000 Cjamnik@quiddity.com

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DATE: MARCH 2024 SCALE 1"=60' SHEET 10 OF 1	FINAL PLAT OF SUNTERRA SEC 67	**OWNER/DEVELOPER:** **AG EHC II (LEN) MULTI STATE 4, LLC** **a Delaware Limited Liability Company** **c/o Essential Housing** **Asset Management, LLC** 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	**ENGINEER/PLANNER/SURVEYOR:** 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 77401 • 832.913.4000 Cjamnik@quiddity.com

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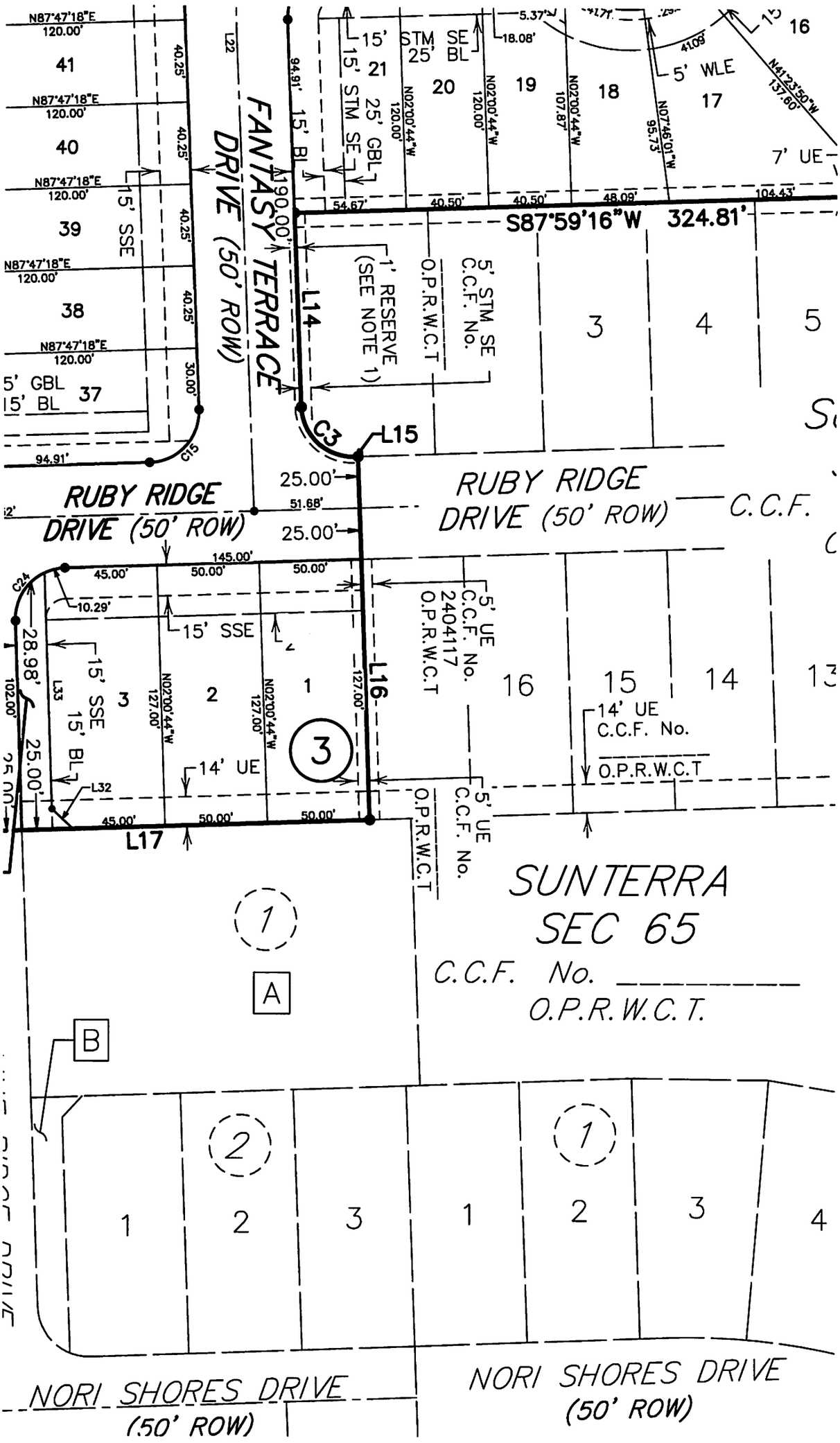
DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 67	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702
SCALE 1"=80'		
SHEET 1P OF 1		

ENGINEER/PLANNER/SURVEYOR:

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 77401 • 832.913.4000
Cjamnik@quiddity.com

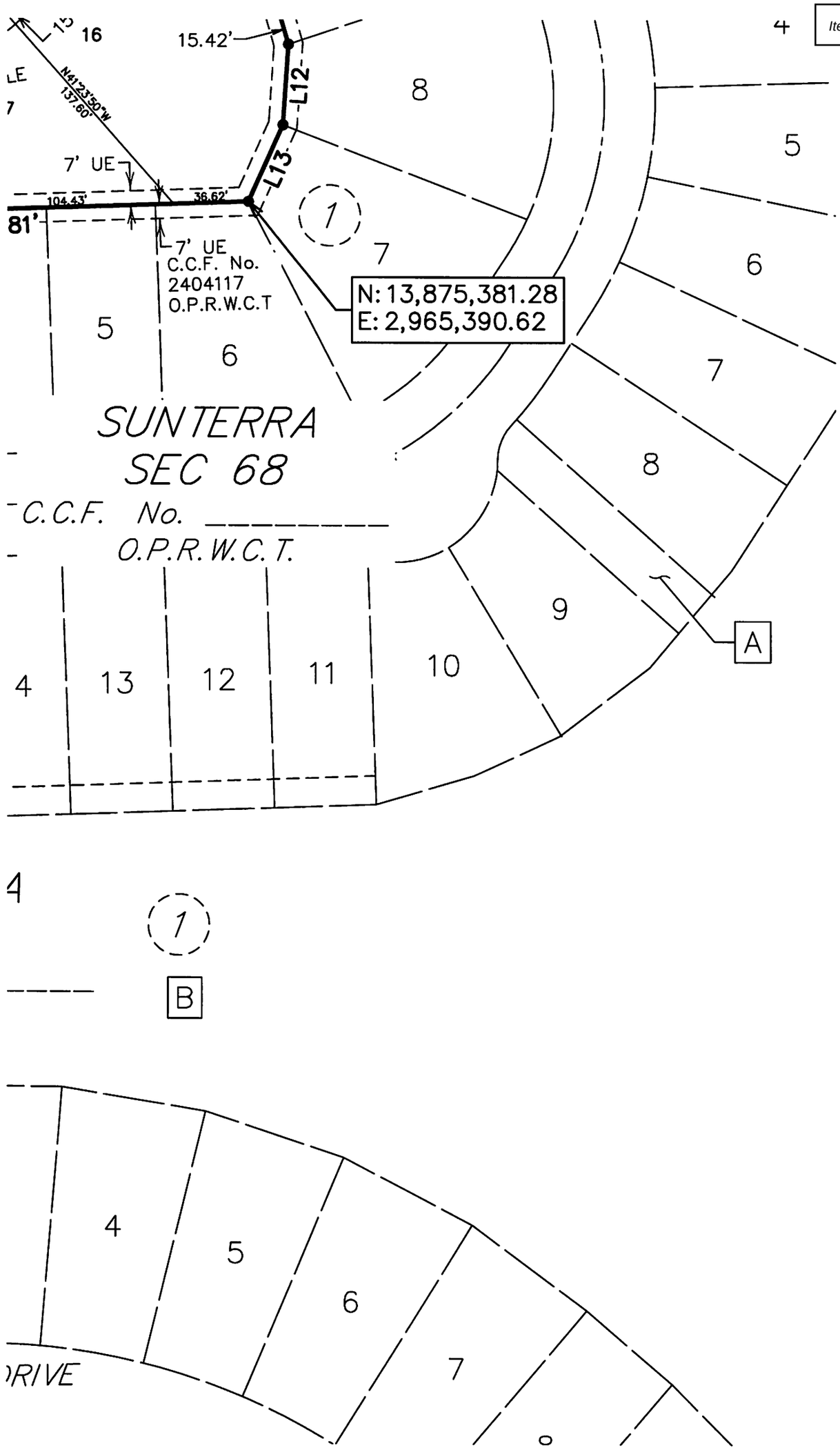
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DATE: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 67	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	**ENGINEER/PLANNER/SURVEYOR:** 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 77401 • 832.913.4000 Cjamnik@quiddity.com
SCALE 1"=60'			
OF 1			

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Item 18.



DATE: MARCH 2024 SCALE 1"=60' SHEET 1R OF 1	FINAL PLAT OF SUNTERRA SEC 67	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	**ENGINEER/PLANNER/SURVEYOR:** 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 77401 • 832.913.4000 Cjamnik@quiddity.com

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WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Section 68

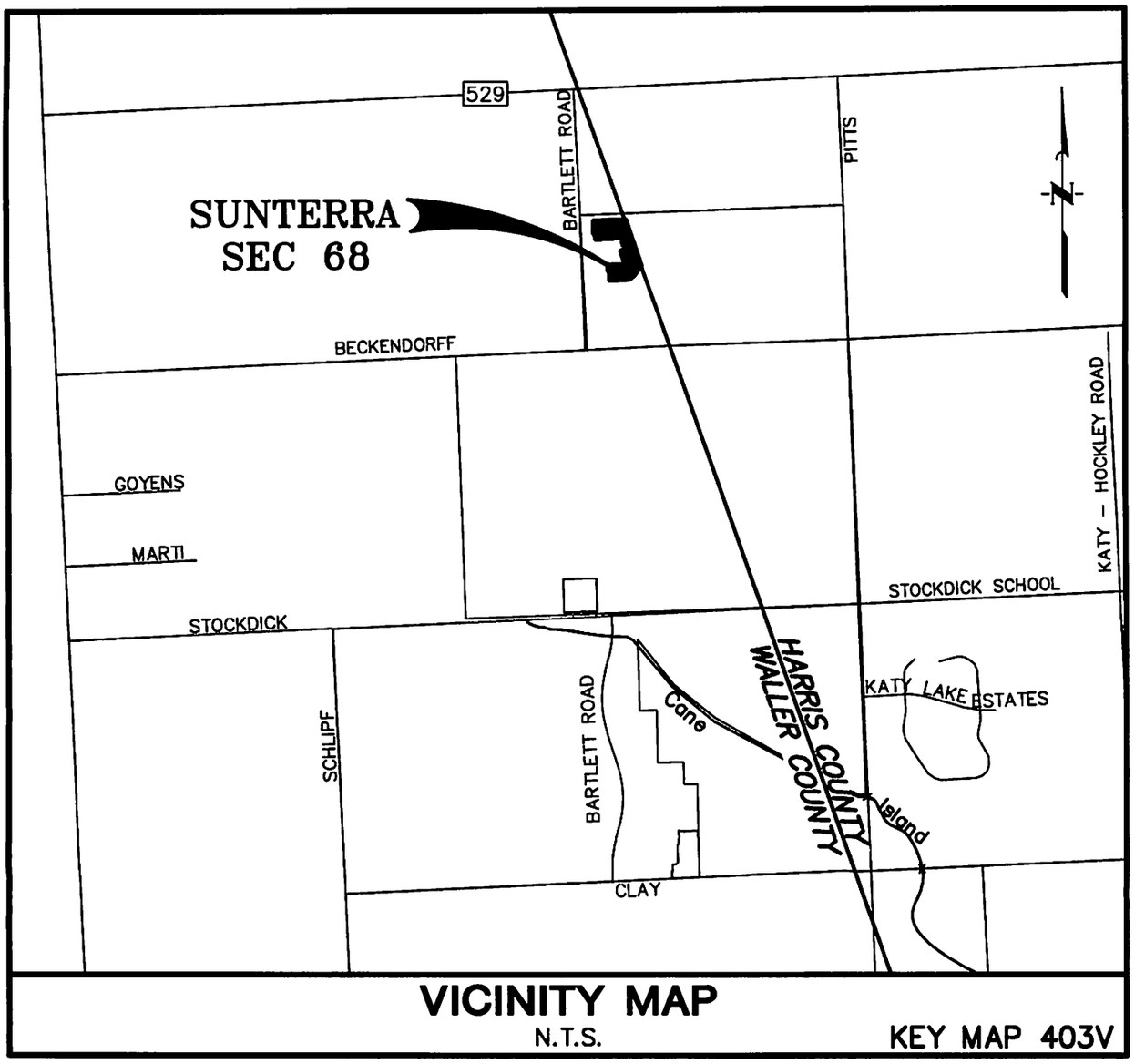
Date: August 21, 2024

Background

Final Plat of Sunterra Section 68 Subdivision which consists of 13.12 acres will include 59 Lots, 5 Blocks and 3 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



VICINITY MAP
N.T.S.
KEY MAP 403V

FINAL PLAT OF
SUNTERRA
SEC 68

A SUBDIVISION OF 13.12 ACRES OF LAND
OUT OF THE
W. I. WILLIAMSON SURVEY, A-410
WALLER COUNTY, TEXAS

59 LOTS **3 RESERVES** **5 BLOCKS**

MARCH 2024

BKDD Permit No. 2023-60

DATE: MARCH 2024 SCALE 1"=60' SHEET 1A OF 1	FINAL PLAT OF SUNTERRA SEC 68	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	**ENGINEER/PLANNER/SURVEYOR:** 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 77401 • 832.913.4000 Cjamnik@quiddity.com

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BS

STATE OF TEXAS §

COUNTY OF WALLER §

A METES & BOUNDS description of a 13.12 acre tract of land in the W. I. Williamson Survey, Abstract 410, Waller County, Texas, being out of and a part of the residue of that certain called 322.56 acre tract recorded under County Clerk's File Number 2312086, Official Public Records, Waller County, Texas and that certain called 94.98 acre tract recorded under County Clerk's File Number RP-2024-13950, Waller County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Commencing at a 5/8 inch iron rod found for the northwest corner of said called 322.56 acre tract, same being the northwest corner of said W. I. Williamson Survey, Abstract 410, the southwest corner of the adjoining W. C. Pitts Survey, Abstract 411, and the southwest corner a called 0.652 acre tract recorded in Volume 1094, Page 575, Official Records, Waller County, Texas, being in the east line of a called 50 acre tract recorded in Volume 314, Page 159, Deed Records, Waller County, Texas, and the east line of the H. & T. C. Railroad Company Survey Section 119, Abstract 200;

Thence North 87 degrees 59 minutes 16 seconds East along the north line of said called 322.56 acre tract, and the north line of said W. I. Williamson Survey, Abstract 410, same being the south line of the adjoining W. C. Pitts Survey, Abstract 411, the south line of a called 0.652 acre tract recorded in Volume 1094, Page 575, Official Records, Waller County, Texas, and the south line of an adjoining called 57.3029 acre tract recorded in Volume 619, Page 220, Official Records, Waller County, Texas, 296.34 feet to the upper northwest corner and Place of Beginning of the herein described tract;

Thence North 87 degrees 59 minutes 16 seconds East along the north line of the herein described tract, same being the north line of said called 322.56 acre tract, the north line of said W. I. Williamson Survey, Abstract 410, the south line of said adjoining called 57.3029 acre tract, and the south line of said adjoining W. C. Pitts Survey, Abstract 411, 662.10 feet to the northeast corner of the herein described tract, being a point in the Harris-Waller County line;

Thence South 18 degrees 54 minutes 19 seconds East along the east line of the herein described tract, same being the Harris-Waller County line, at 64.80 feet pass an interior line of the residue of said called 322.56 acre tract, and the north line of the residue of said called 94.98 acre tract, and continuing for a total distance of 1,005.30 feet to the lower southeast corner of the herein described tract;

Thence along the lower south line of the herein described tract, same being the south line of said called 94.98 acre tract, with the following courses and distances:

South 71 degrees 05 minutes 26 seconds West, 23.26 feet;

South 33 degrees 07 minutes 00 seconds West, 209.87 feet;

South 44 degrees 52 minutes 01 second West, 25.04 feet;

South 48 degrees 48 minutes 00 seconds West, 76.62 feet;

South 64 degrees 51 minutes 40 seconds West, 65.77 feet;

South 80 degrees 17 minutes 30 seconds West, 32.23 feet;

South 87 degrees 59 minutes 16 seconds West, 350.00 feet to the lower southwest corner of the herein described tract;

Thence establishing the lower west line of the herein described tract, crossing said called 94.98 acre tract with the following courses and distances:

North 02 degrees 00 minutes 44 seconds West, 177.00 feet;

South 87 degrees 59 minutes 16 seconds West, 1.86 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 89 degrees 48 minutes 02 seconds, an arc length of 39.18 feet, a radius of 25.00 feet, and a chord bearing North 47 degrees 06 minutes 43 seconds West, 35.29 feet;

North 02 degrees 12 minutes 42 seconds West, 95.09 feet to the lower northwest corner of the herein described tract;

Thence North 87 degrees 59 minutes 16 seconds East establishing the lower north line of the herein described tract, 324.81 feet to a reentry corner of the herein described tract;

Thence establishing the middle west line of the herein described tract with the following courses and distances:

North 24 degrees 10 minutes 02 seconds East, 41.42 feet;

North 03 degrees 52 minutes 39 seconds East, 39.86 feet;

North 16 degrees 14 minutes 50 seconds West, 53.56 feet;

North 18 degrees 33 minutes 55 seconds West, 171.37 feet;

North 76 degrees 32 minutes 48 seconds East, 119.22 feet;

North 18 degrees 54 minutes 33 seconds West, 96.97 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing North 63 degrees 54 minutes 33 seconds West, 35.36 feet;

North 18 degrees 54 minutes 33 seconds West, 50.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing North 26 degrees 05 minutes 27 seconds East, 35.36;

North 18 degrees 54 minutes 33 seconds West, 94.86 feet to a reentry corner of the herein described tract;

Thence establishing the upper south line of the herein described tract with the following courses and distances:

South 71 degrees 05 minutes 27 seconds West, 54.63 feet;

South 87 degrees 59 minutes 16 seconds West, 367.56 feet;

South 76 degrees 41 minutes 56 seconds West, 70.72 feet;

North 85 degrees 17 minutes 28 seconds West, 61.28 feet to the upper southwest corner of the herein described tract, same being an interior corner of said called 94.98 acre tract;

Thence along the upper west line of the herein described tract, same being the west line of said called 94.98 acre tract with the following courses and distances:

North 02 degrees 00 minutes 44 seconds West, 95.96 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 165 degrees 20 minutes 12 seconds, an arc length of 144.28 feet, a radius of 50.00 feet, and a chord bearing North 15 degrees 55 minutes 45 seconds West, 99.18 feet;

North 23 degrees 15 minutes 40 seconds West, 20.00 feet;

North 02 degrees 00 minutes 44 seconds West, 154.80 feet to the Place of Beginning and containing 13.12 acres of land, more or less.

DATE: MARCH 2024 SCALE 1"=60' SHEET 1B OF 1	FINAL PLAT OF SUNTERRA SEC 68	**OWNER/DEVELOPER:** **AG EHC II (LEN) MULTI STATE 4, LLC** **a Delaware Limited Liability Company** **c/o Essential Housing** **Asset Management, LLC** 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	**ENGINEER/PLANNER/SURVEYOR:** 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 77401 • 832.913.4000 Cjamnik@quiddity.com

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General Notes:

1. One–foot 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 revest 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 Charter Title Company, GF No. 1076601900020C & 1076602300195, Dated March 24, 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 applying the combined scale factor of 1.00010195040.
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 0375, suffix 'E" dated February 18, 2009.
15. Unless otherwise indicated, the building line (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.
16. Single Family Residential shall mean the use of a lot with one building designed for and containing no 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 no more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.
17. 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.
18. 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.
19. 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 AG EHC II (LEN) MULTI STATE 4, LLC, a Delaware 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.
20. Project site is within City of Houston ETJ.
21. There are no pipeline easements within the platted area.
22. TBM 5000357: Being a 5/8" Iron rod with cap marked "Quiddity Eng. Control" located approximately 662 feet southeast of the northwest corner of a called 322.56 acre tract recorded under County Clerk's File Number 2312086, being a 5/8" Iron rod, also being approximately 2,712 feet northeast of the lower northeast corner of said 322.56 acre tract, being a Mag Nail set with Shiner. Coordinates – N: 13876292.99 E: 2965134.88 Elevation: 166.85'
23. All lots shall have adequate wastewater collection services.
24. Electric Distribution and Communications Facilities Easement recorded in Vol. 868, Pg. 440, O.R.W.C.T. & under C.C.F. No. 408759, O.P.R.W.C.T. is not located on subject tract.
25. Tract is subject to Surface Waiver Agreement recorded under C.C.F. No. 2312084, O.P.R.W.C.T. & C.C.F. No. RP–2023–385717, O.P.R.R.P.H.C.T.
26. Temporary Access Easement recorded under C.C.F. No. 2400571, O.P.R.W.C.T. & C.C.F. No. RP–2024–13951, O.P.R.R.P.H.C.T. is not located on subject tract.
27. Tract is not subject to Memorandum of Option Agreement recorded under C.C.F. No. 2400574, O.P.R.W.C.T. & C.C.F. No. RP–2024–13953, O.P.R.R.P.H.C.T.

DATE: MARCH 2024 SCALE 1"=60' SHEET 1C OF 1	FINAL PLAT OF SUNTERRA SEC 68	**OWNER/DEVELOPER:** **AG EHC II (LEN) MULTI STATE 4, LLC** **a Delaware Limited Liability Company** **c/o Essential Housing** **Asset Management, LLC** 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783–6702	**ENGINEER/PLANNER/SURVEYOR:** 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 77401 • 832.913.4000 Cjamnik@quiddity.com

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General Notes:
AE . . . . . "Aerial Easement"
BL . . . . . "Building Line"
C.C.F. . . . . ."County Clerk's File"
D.R.W.C.T. . . . . "Deed Records, Waller County, Texas"
GBL . . . . . ."Garage Building Line"
IRF . . . . . ."Found 5/8–inch Iron Rod with cap stamped "'Quiddity Eng. Property Corner"
M.R.H.C.T. . . . . "Map Records, Harris County, Texas"
No . . . . . "Number"
O.P.R.R.P.H.C.T. . ."Official Public Records of Real Property, Harris County, Texas"
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"

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	89°48'02"	39.18'	N47°06'43"W	35.29'	24.91'
C2	25.00'	90°00'00"	39.27'	N63°54'33"W	35.36'	25.00'
C3	25.00'	90°00'00"	39.27'	N26°05'27"E	35.36'	25.00'
C4	50.00'	165°20'12"	144.28'	N15°55'45"W	99.18'	388.60'
C5	165.00'	54°52'16"	158.02'	N60°33'08"E	152.05'	85.66'
C6	165.00'	52°01'33"	149.82'	N07°06'13"E	144.73'	80.52'
C7	50.00'	73°06'11"	63.79'	N55°27'39"W	59.55'	37.07'
C8	300.00'	5°40'40"	29.73'	S85°08'56"W	29.72'	14.88'
C9	25.00'	50°11'28"	21.90'	S59°24'11"W	21.21'	11.71'
C10	50.00'	47°05'42"	41.10'	N57°51'18"E	39.95'	21.79'
C11	50.00'	63°54'08"	55.77'	N81°18'36"W	52.92'	31.18'
C12	25.00'	46°43'16"	20.39'	S72°43'10"E	19.83'	10.80'
C13	25.00'	90°00'00"	39.27'	N42°59'16"E	35.36'	25.00'
C14	25.00'	90°00'00"	39.27'	S47°00'44"E	35.36'	25.00'
C15	25.00'	36°53'54"	16.10'	N69°32'19"E	15.82'	8.34'
C16	50.00'	153°50'36"	134.25'	N51°59'20"W	97.41'	215.23'
C17	25.00'	43°50'31"	19.13'	S03°00'43"W	18.67'	10.06'
C18	25.00'	90°00'34"	39.27'	S63°54'50"E	35.36'	25.00'
C19	25.00'	89°59'26"	39.27'	S26°05'10"W	35.35'	25.00'
C20	25.00'	42°53'46"	18.72'	S21°24'50"W	18.28'	9.82'
C21	50.00'	121°10'22"	105.74'	N60°33'08"E	87.11'	88.69'
C22	25.00'	42°53'46"	18.72'	N80°18'34"W	18.28'	9.82'

DATE: MARCH 2024

SCALE 1"=60'

SHEET 1D OF 1

FINAL PLAT OF
SUNTERRA
SEC 68

OWNER/DEVELOPER:
AG EHC II (LEN) MULTI STATE 4, LLC
a Delaware Limited Liability Company
c/o Essential Housing
Asset Management, LLC
8585 E. HARTFORD DR, SUITE 118
SCOTTSDALE, ARIZONA 85255
(713) 783–6702

ENGINEER/PLANNER/SURVEYOR:
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 77401 • 832.913.4000
Cjamnik@quiddity.com

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S71°05'27"W	23.26'
L2	S33°07'00"W	209.87'
L3	S44°52'01"W	25.04'
L4	S48°48'00"W	76.62'
L5	S64°51'40"W	65.77'
L6	S80°17'30"W	32.23'
L7	N02°00'44"W	177.00'
L8	S87°59'16"W	1.86'
L9	N02°12'42"W	95.09'
L10	N24°10'02"E	41.42'
L11	N03°52'39"E	39.86'
L12	N16°14'50"W	53.56'
L13	N18°33'55"W	171.37'
L14	N76°32'48"E	119.22'
L15	N18°54'33"W	96.97'
L16	N18°54'33"W	50.00'
L17	N18°54'33"W	94.86'
L18	S71°05'27"W	54.63'
L19	S76°41'56"W	70.72'
L20	N85°17'28"W	61.28'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N02°00'44"W	95.96'
L22	N23°15'40"W	20.00'
L23	N02°00'44"W	154.80'
L24	N87°59'16"E	288.21'
L25	N29°26'52"W	3.00'
L26	N33°07'00"E	36.94'
L27	N18°54'33"W	618.04'
L28	N71°04'53"E	152.14'
L29	S71°05'27"W	50.00'
L30	S39°48'59"W	3.71'
L31	N02°00'44"W	214.00'
L32	N87°59'16"E	429.97'
L33	N82°18'36"E	46.19'
L34	N62°50'56"W	129.80'
L35	N62°50'56"W	127.72'

RESTRICTED RESERVE A
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.53 AC
22,940 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.36 AC
15,582 Sq. Ft.

RESTRICTED RESERVE C
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.07 AC
3,212 Sq. Ft.

DATE: MARCH 2024

SCALE NTS

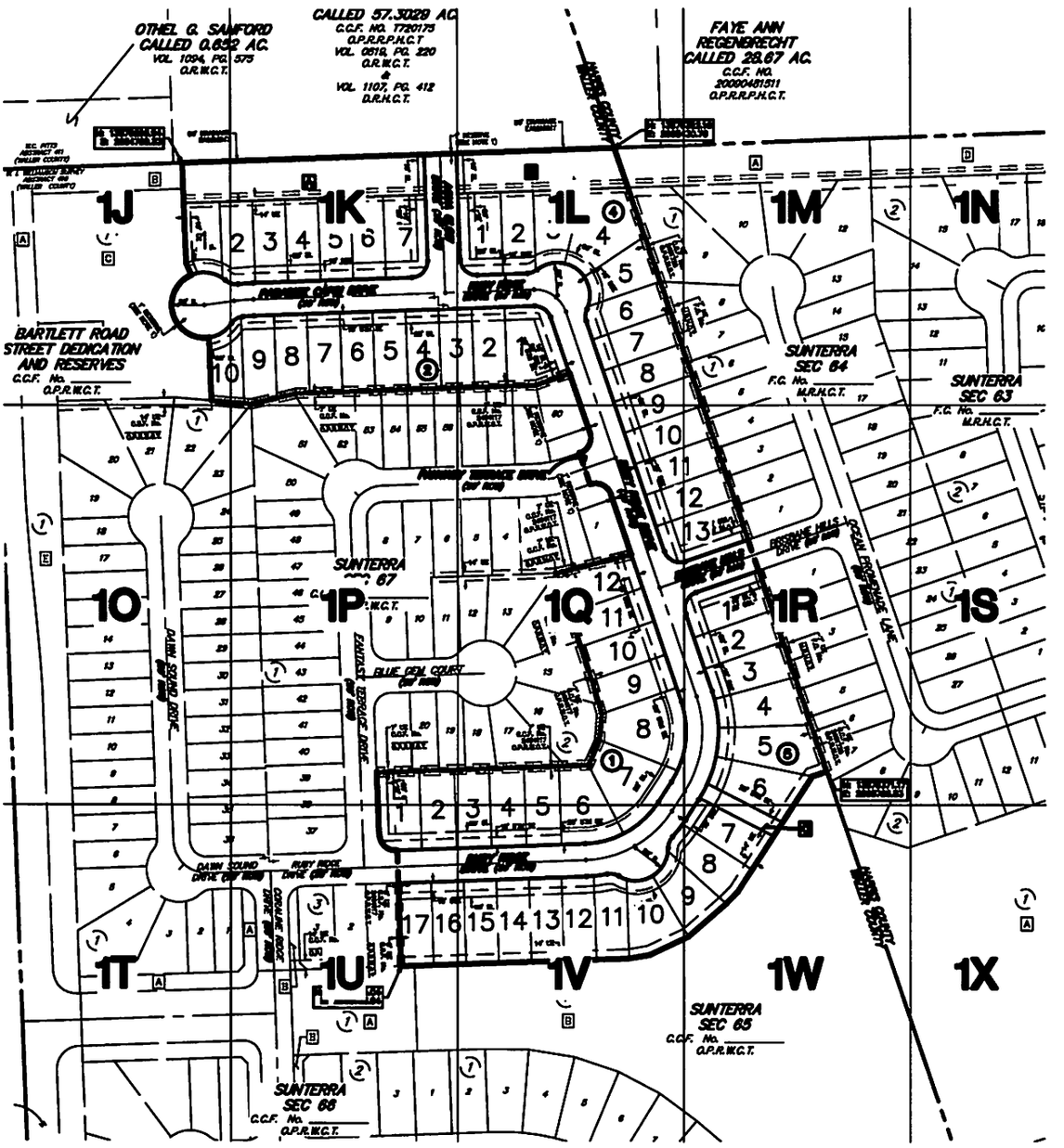
SHEET 1E OF 1

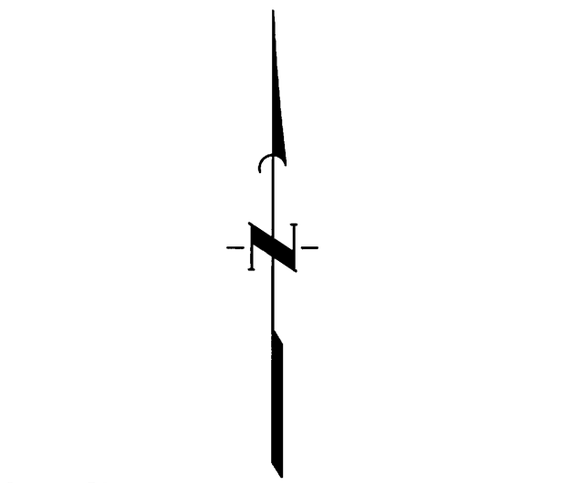
FINAL PLAT OF
SUNTERRA
SEC 68

OWNER/DEVELOPER:
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a Delaware Limited Liability Company
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SCALE: 1" = 100'

DATE: MARCH 2024 SCALE NTS SHEET 1F OF 1	FINAL PLAT OF SUNTERRA SEC 68	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: 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 77401 • 832.913.4000 Cjamnik@quiddity.com

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STATE OF TEXAS §

COUNTY OF WALLER §

We, AG EHC II (LEN) MULTI STATE 4, LLC, a Delaware Limited Liability Company, acting by and through Steven S. Benson, Manager, being an officer of Essential housing Asset Management, LLC, an Arizona Limited Liability Company, its Authorized Agent, owner, hereinafter referred to as Owners of the 13.12 acre tract described in the above and foregoing map of Sunterra Sec 68, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on 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, 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 AG EHC II (LEN) MULTI STATE 4, LLC, a Delaware Limited Liability Company, acting by and through Essential Housing Asset Management, LLC, an Arizona Limited Liability Company, has caused these presents to be signed by Steven S. Benson, Manager, thereunto authorize, this 27th day of March, 2024

AG EHC II (LEN) MULTI STATE 4, LLC, a Delaware Limited Liability Company

By: Essential Housing Asset Management, LLC,
an Arizona Limited Liability Company,
its Authorized Agent

By: Steven S. Benson

Steven S. Benson, Manager

STATE OF ARIZONA §

COUNTY OF Maricopa §

BEFORE ME, the undersigned authority, on this day personally appeared Steven S. Benson, as Manager of Essential Housing Asset Management, LLC, Authorized agent of AG EHC II (LEN) MULTI STATE 4, LLC its Manager, 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 27th day of March, 2024

Wendy Stoeckel

Notary Public in and for the State of Arizona

Wendy Stoeckel

Print Name

WENDY STOECKEL
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission # 660645
My Comm. Exp. Jan. 14, 2028

My commission expires: January 14, 2028

DATE: MARCH 2024 SCALE NTS SHEET 1G OF 1	FINAL PLAT OF SUNTERRA SEC 68	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783–6702	ENGINEER/PLANNER/SURVEYOR: 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 77401 • 832.913.4000 Cjamnik@quiddity.com

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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.

A 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) flood plain as delineated on Waller County Community Panel #480640 of the Flood Insurance Rate Map No. 48473C0375E dated 2/18/2009.

No portion of this subdivision lies within the boundaries of the 0.2% annual change (500–year) floodplain as delineated on Waller County Community Panel #480640 of the Flood Insurance Rate Map No. 48473C0375E dated 2/18/2009.



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

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Sunterra Sec 68 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 24, day of April, 2024.

By: Lisa M. Clark
Lisa M. Clark
Chair

or

M. Sonny Garza
Vice Chairman

By: Dijo Mathew for
Jennifer Ostlind, AICP
Secretary



BROOKSHIRE–KATY DRAINAGE DISTRICT BKDD Permit No. 2023–60

APPROVED BY THE BOARD OF SUPERVISORS ON

4-8-24
DATE

PRESIDENT

SECRETARY

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: MARCH 2024 SCALE NTS SHEET 1H OF 1	FINAL PLAT OF SUNTERRA SEC 68	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783–6702	ENGINEER/PLANNER/SURVEYOR: 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 77401 • 832.913.4000 Cjamnik@quiddity.com

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I, J. Ross McCall, 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, PE
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 _____, 202_, 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 _____, 202_.

_____
Carbett "Trey" J. Duhon III
County Judge

_____
John A. Amsler
Commissioner, Precinct 1

_____
Walter E, Smith, P.E., RPLS
Commissioner, Precinct 2

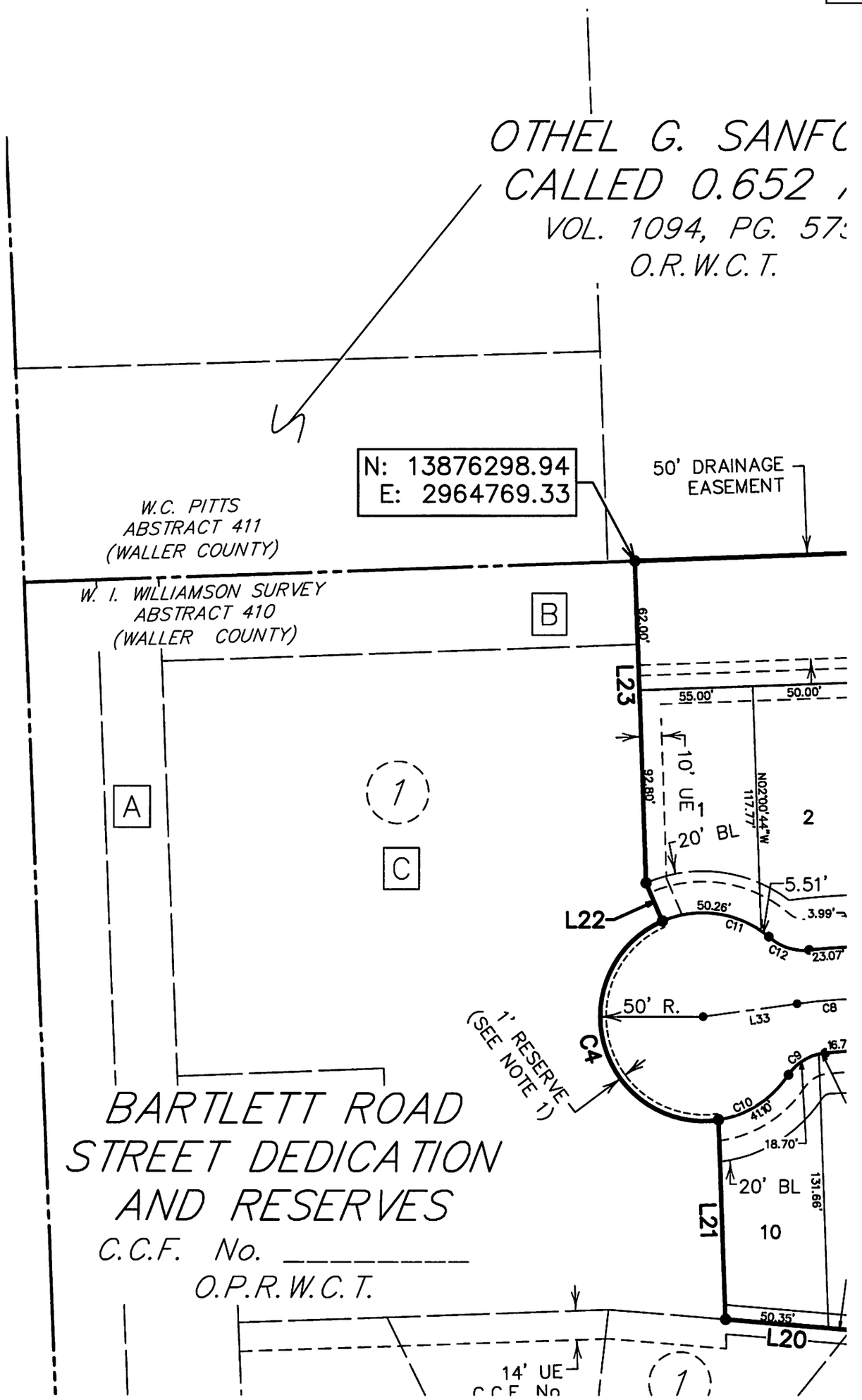
_____
Kendric D. Jones
Commissioner, Precinct 3

_____
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: MARCH 2024	FINAL PLAT OF SUNTERRA SEC 68	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: 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 77401 • 832.913.4000 Cjamnik@quiddity.com
SCALE NTS			
SHEET 11 OF 1			

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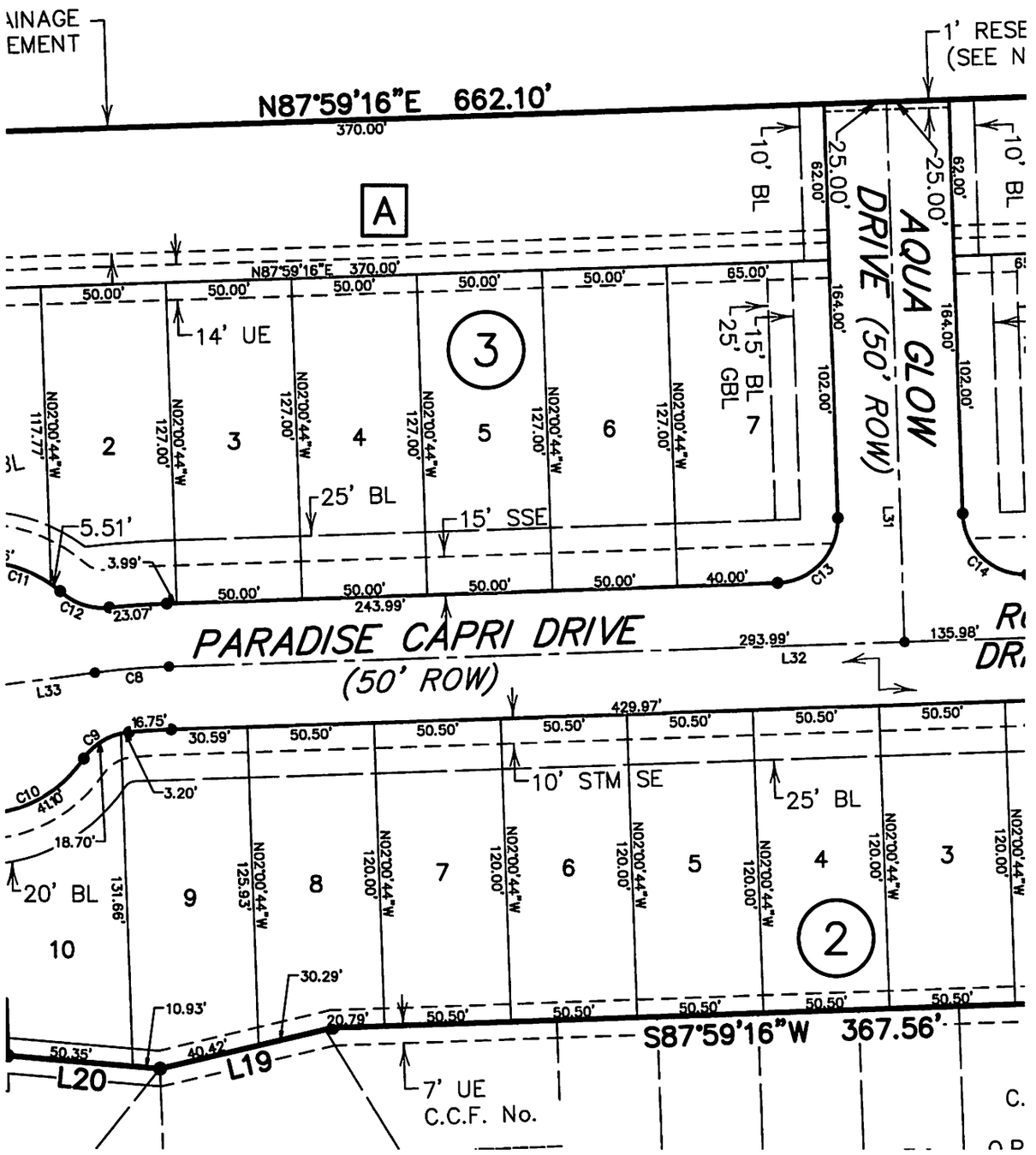


DATE: MARCH 2024 SCALE 1"=60' SHEET 1J OF 1	FINAL PLAT OF SUNTERRA SEC 68	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	**ENGINEER/PLANNER/SURVEYOR:** 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 77401 • 832.913.4000 Cjamnik@quiddity.com

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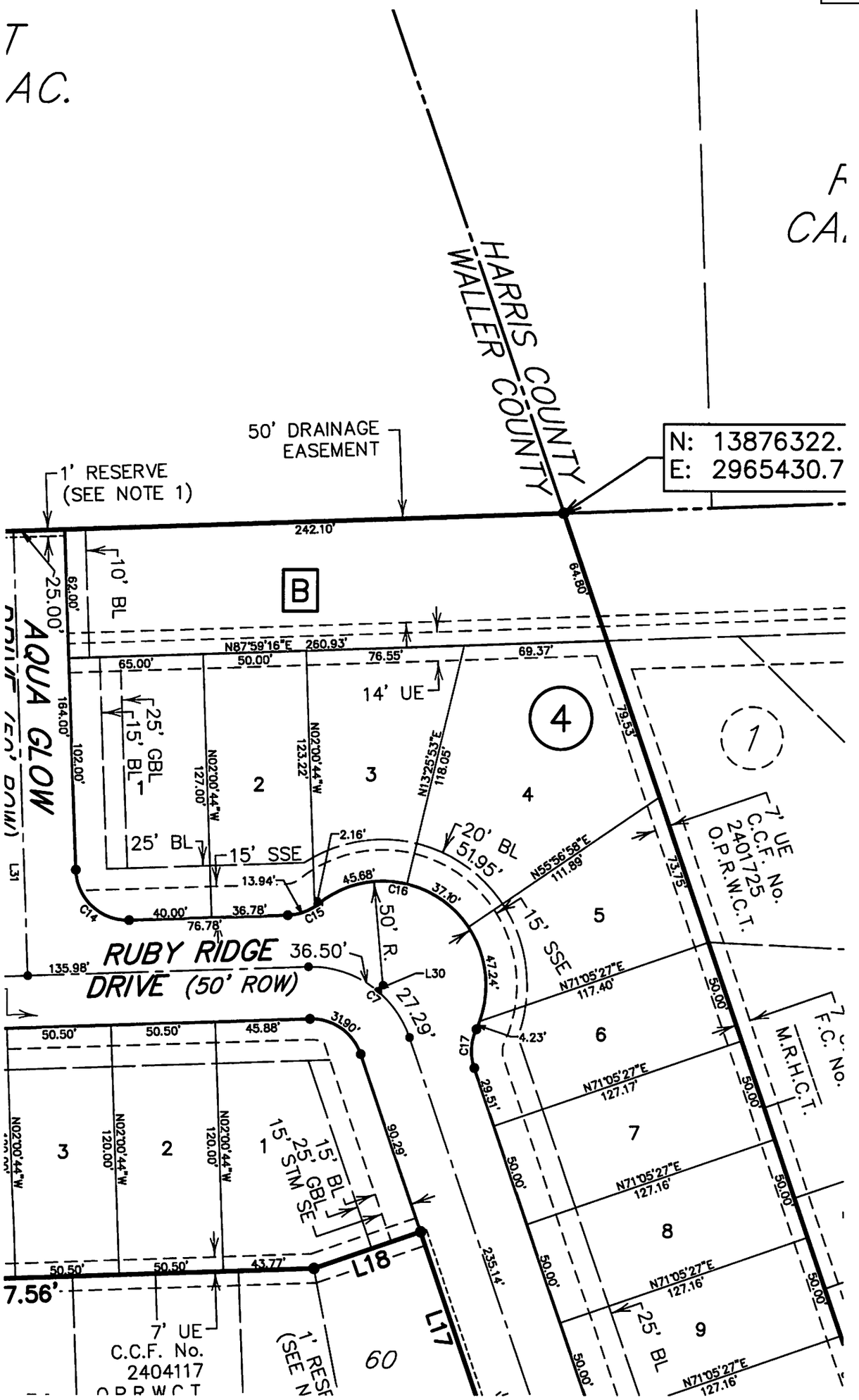
FARID R. BAKHT
CALLED 57.3029 AC.
C.C.F. NO. T720175
O.P.R.R.P.H.C.T
VOL. 0619, PG. 220
O.R.W.C.T.
&
VOL. 1107, PG. 412
D.R.H.C.T.

SANFORD
652 AC.
PG. 575
C.T.



DATE: MARCH 2024 SCALE 1"=60' SHEET 1K OF 1	FINAL PLAT OF SUNTERRA SEC 68	**OWNER/DEVELOPER:** **AG EHC II (LEN) MULTI STATE 4, LLC** **a Delaware Limited Liability Company** **c/o Essential Housing** **Asset Management, LLC** 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	**ENGINEER/PLANNER/SURVEYOR:** 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 77401 • 832.913.4000 Cjamnik@quiddity.com

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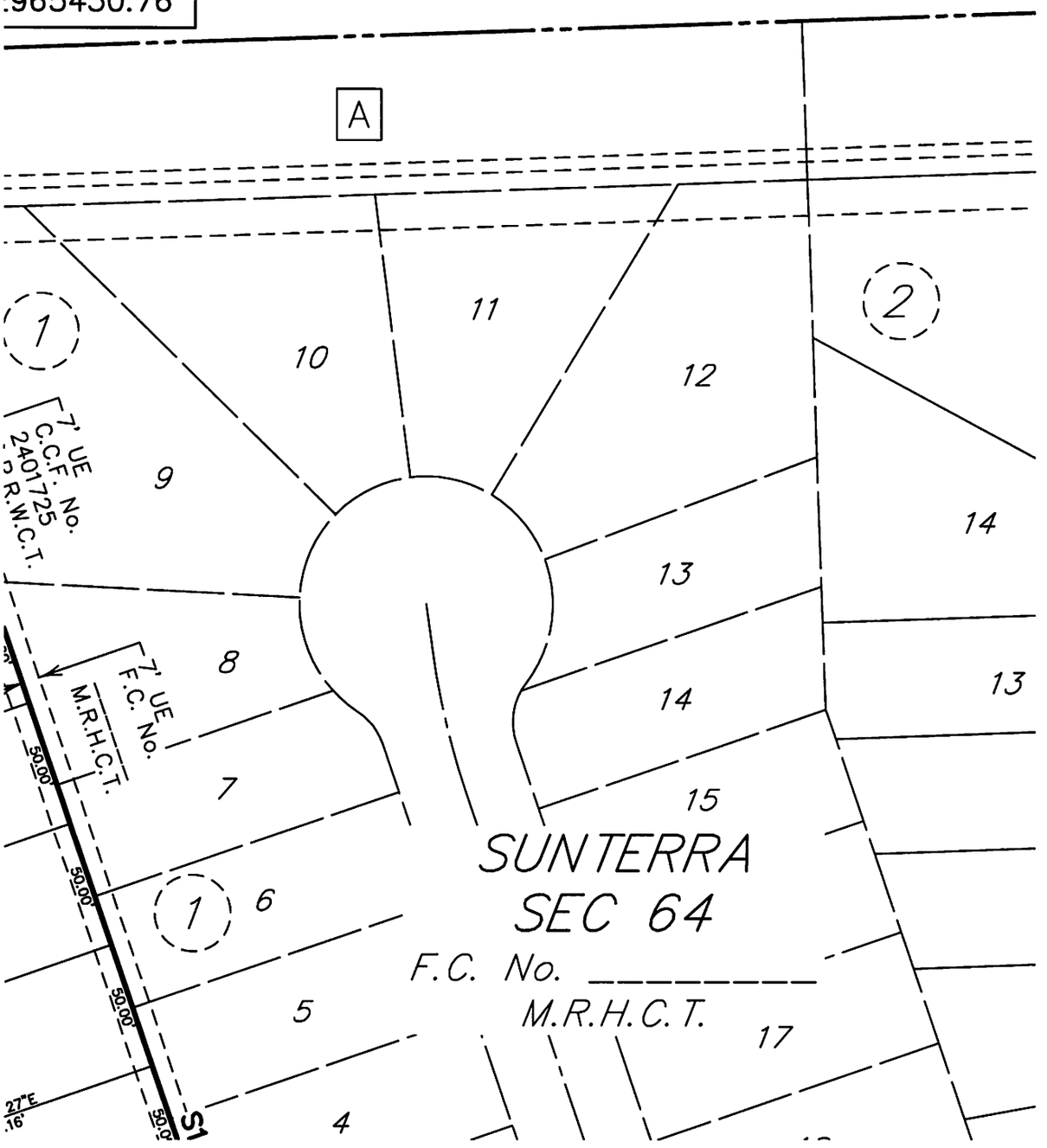


DATE: MARCH 2024 SCALE 1"=60' SHEET 1L OF 1	FINAL PLAT OF SUNTERRA SEC 68	**OWNER/DEVELOPER:** **AG EHC II (LEN) MULTI STATE 4, LLC** **a Delaware Limited Liability Company** **c/o Essential Housing** **Asset Management, LLC** 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	**ENGINEER/PLANNER/SURVEYOR:** 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 77401 • 832.913.4000 Cjamnik@quiddity.com

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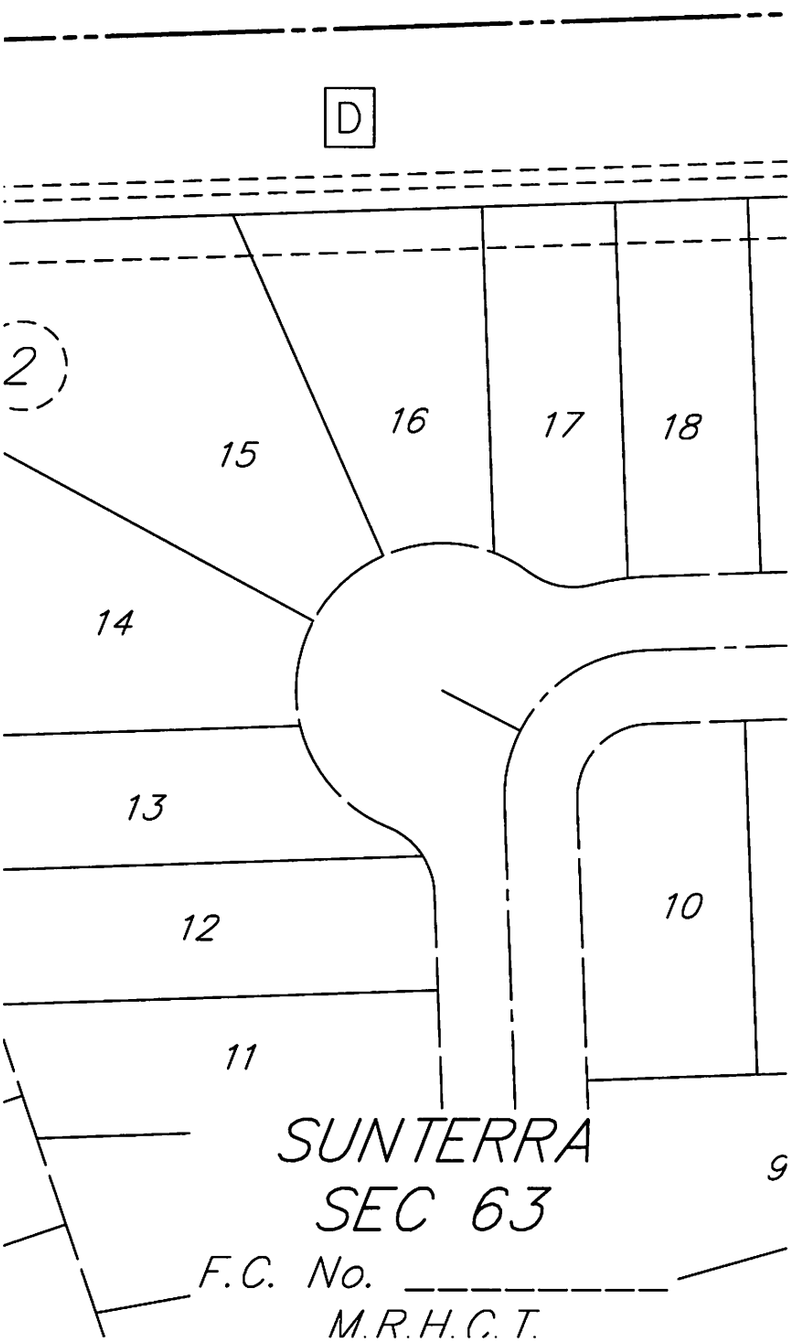
FAYE ANN
REGENBRECHT
CALLED 28.67 AC.
C.C.F. NO.
20090481511
O.P.R.R.P.H.C.T.

3876322.18
965430.76



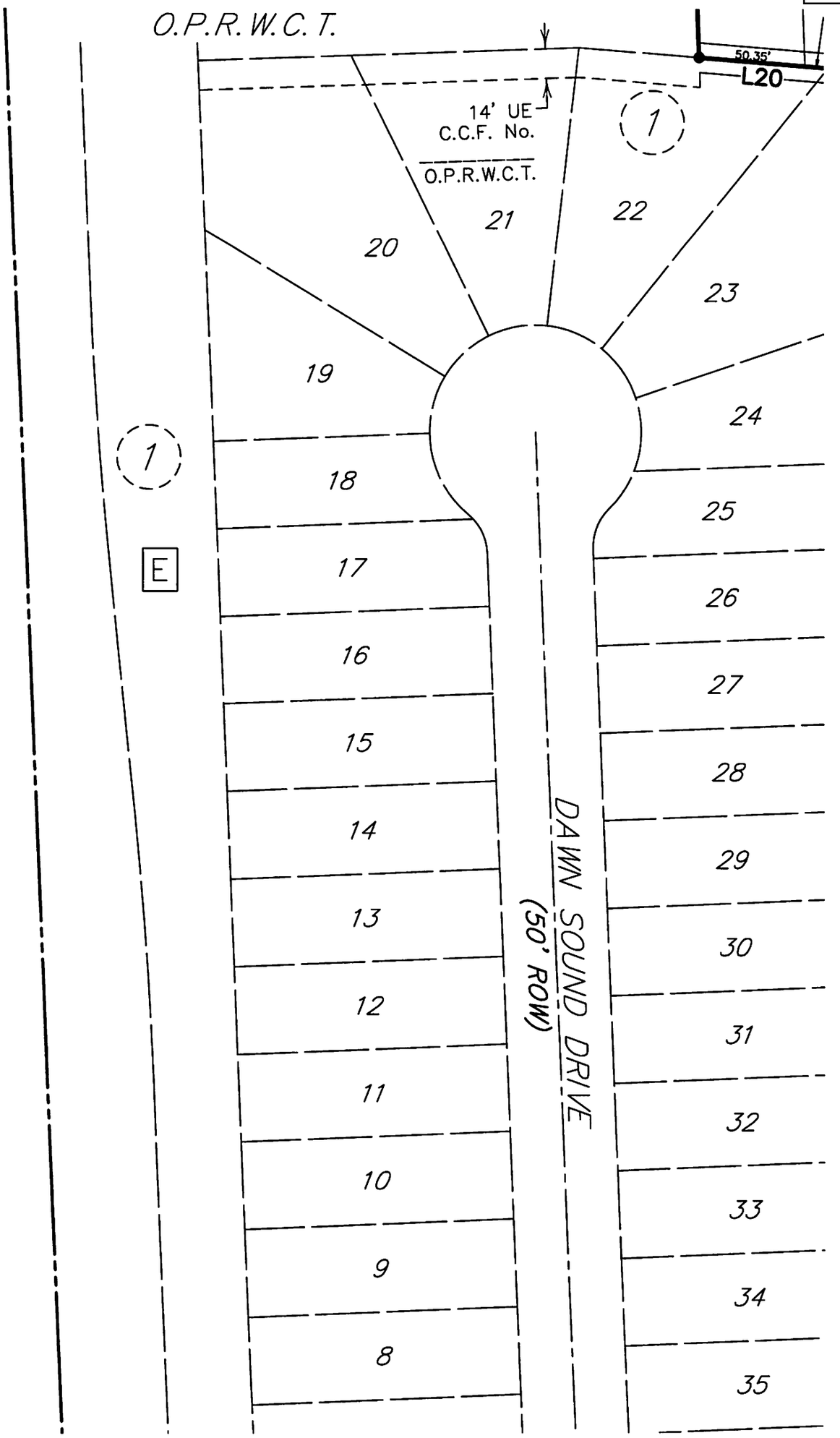
DATE: MARCH 2024 SCALE 1"=60' SHEET 1M OF 1	FINAL PLAT OF SUNTERRA SEC 68	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	**ENGINEER/PLANNER/SURVEYOR:** 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 77401 • 832.913.4000 Cjamnik@quiddity.com

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DATE: MARCH 2024 SCALE 1"=60' SHEET 1N OF 1	FINAL PLAT OF SUNTERRA SEC 68	**OWNER/DEVELOPER:** **AG EHC II (LEN) MULTI STATE 4, LLC** **a Delaware Limited Liability Company** **c/o Essential Housing** **Asset Management, LLC** 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	**ENGINEER/PLANNER/SURVEYOR:** 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 77401 • 832.913.4000 Cjamnik@quiddity.com

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DATE: MARCH 2024

SCALE 1"=60'

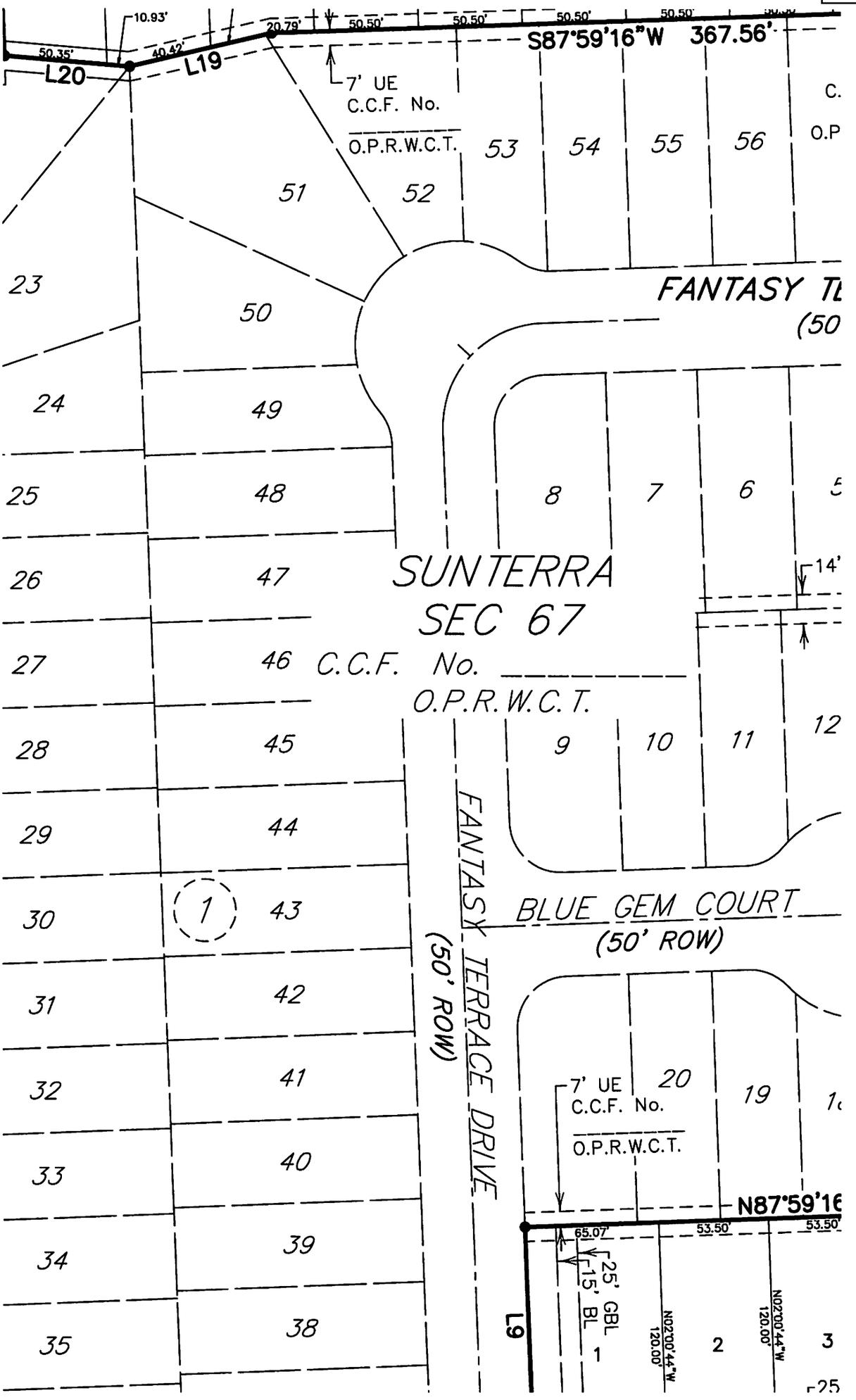
SHEET 10 OF 1

FINAL PLAT OF
SUNTERRA
SEC 68

OWNER/DEVELOPER:
AG EHC II (LEN) MULTI STATE 4, LLC
a Delaware Limited Liability Company
c/o Essential Housing
Asset Management, LLC
8585 E. HARTFORD DR, SUITE 118
SCOTTSDALE, ARIZONA 85255
(713) 783-6702

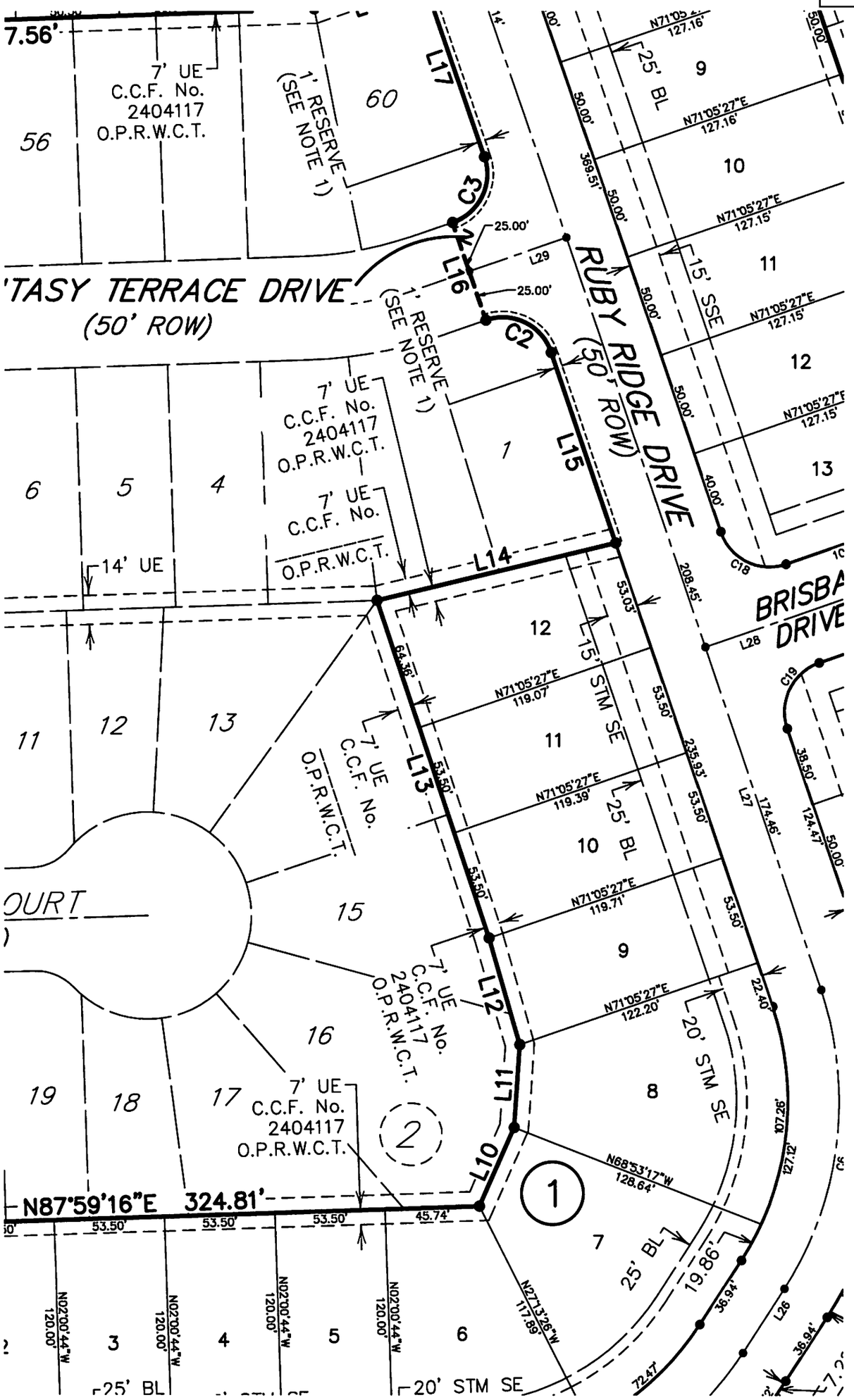
ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000
Cjamnik@quiddity.com

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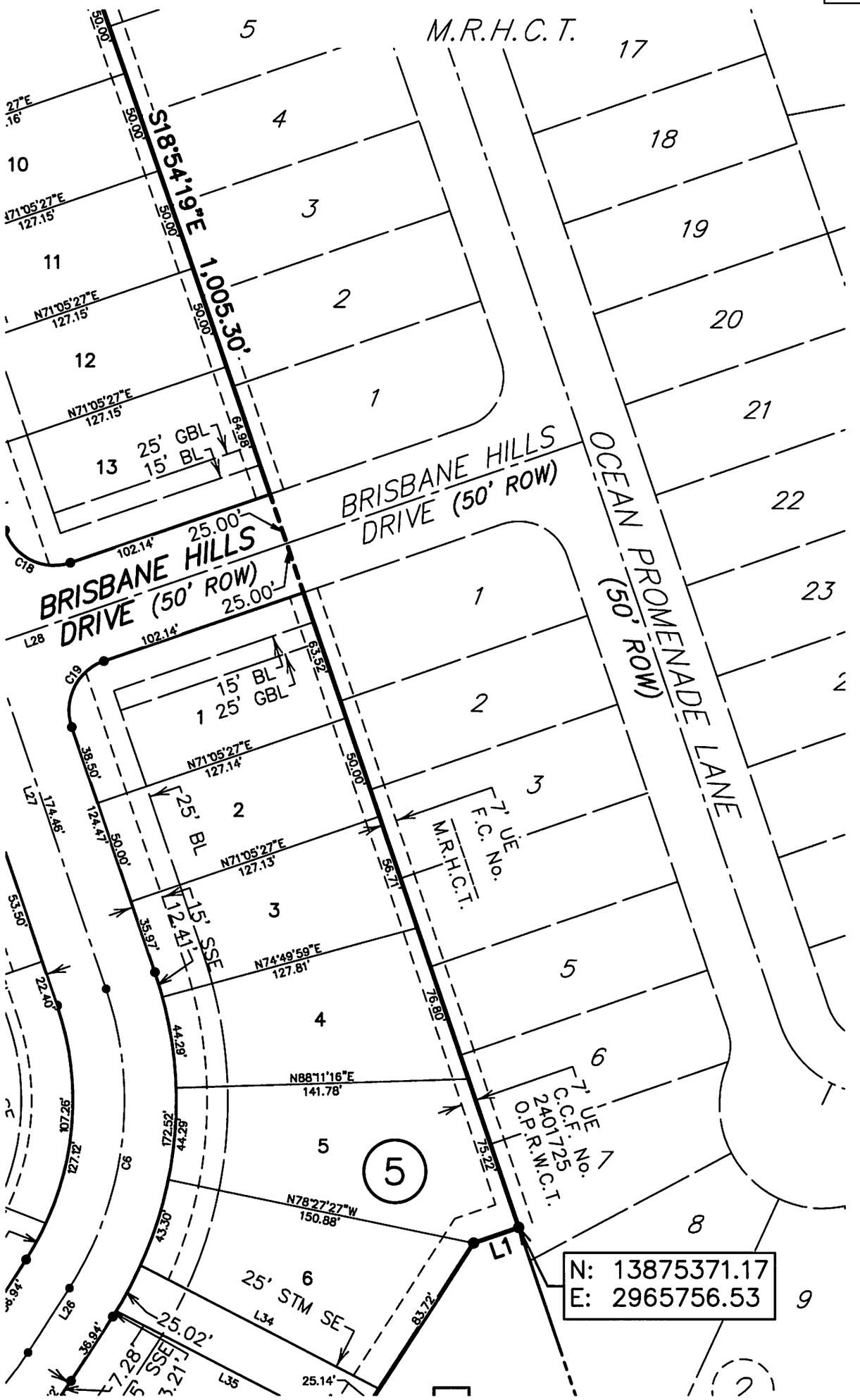
DATE: MARCH 2024 SCALE 1"=60' SHEET 1P OF 1	FINAL PLAT OF SUNTERRA SEC 68	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	**ENGINEER/PLANNER/SURVEYOR:** 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 77401 • 832.913.4000 Cjamnik@quiddity.com

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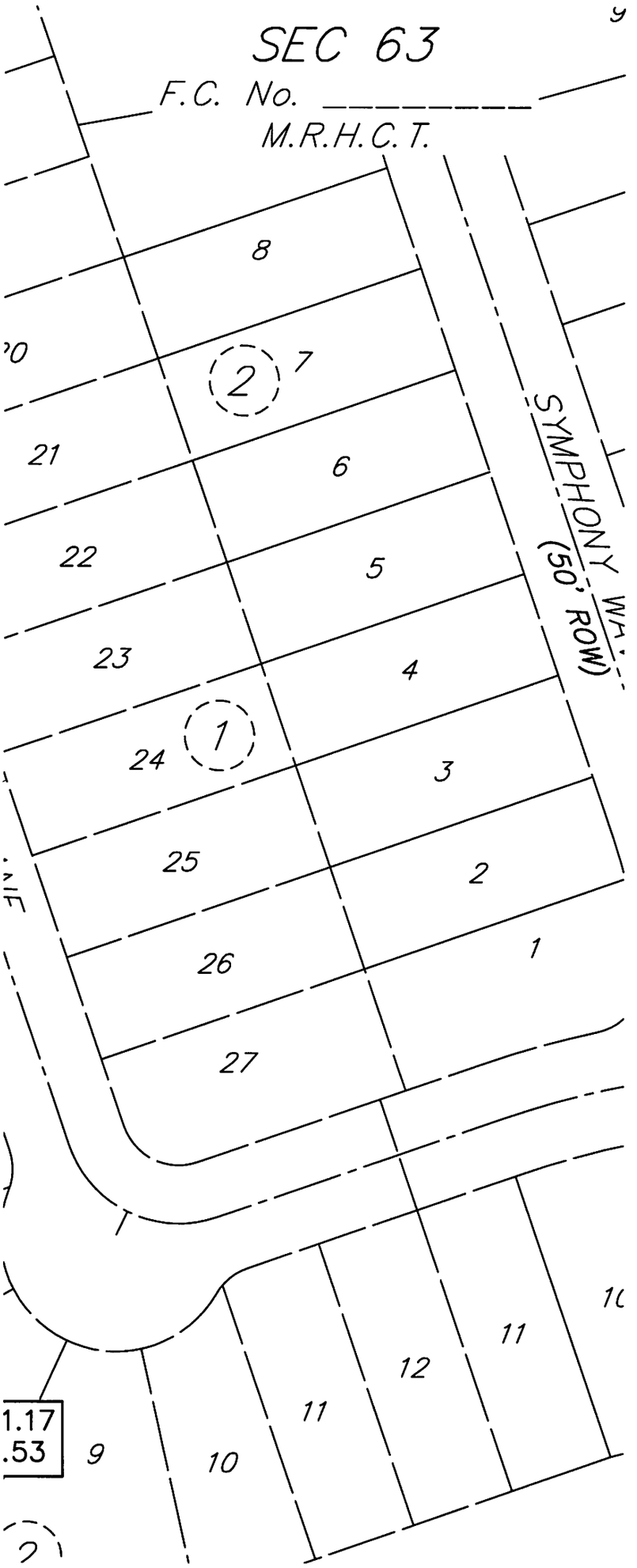
DATE: MARCH 2024 SCALE 1"=60' SHEET 1Q OF 1	FINAL PLAT OF SUNTERRA SEC 68	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	**ENGINEER/PLANNER/SURVEYOR:** 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 77401 • 832.913.4000 Cjamnik@quiddity.com

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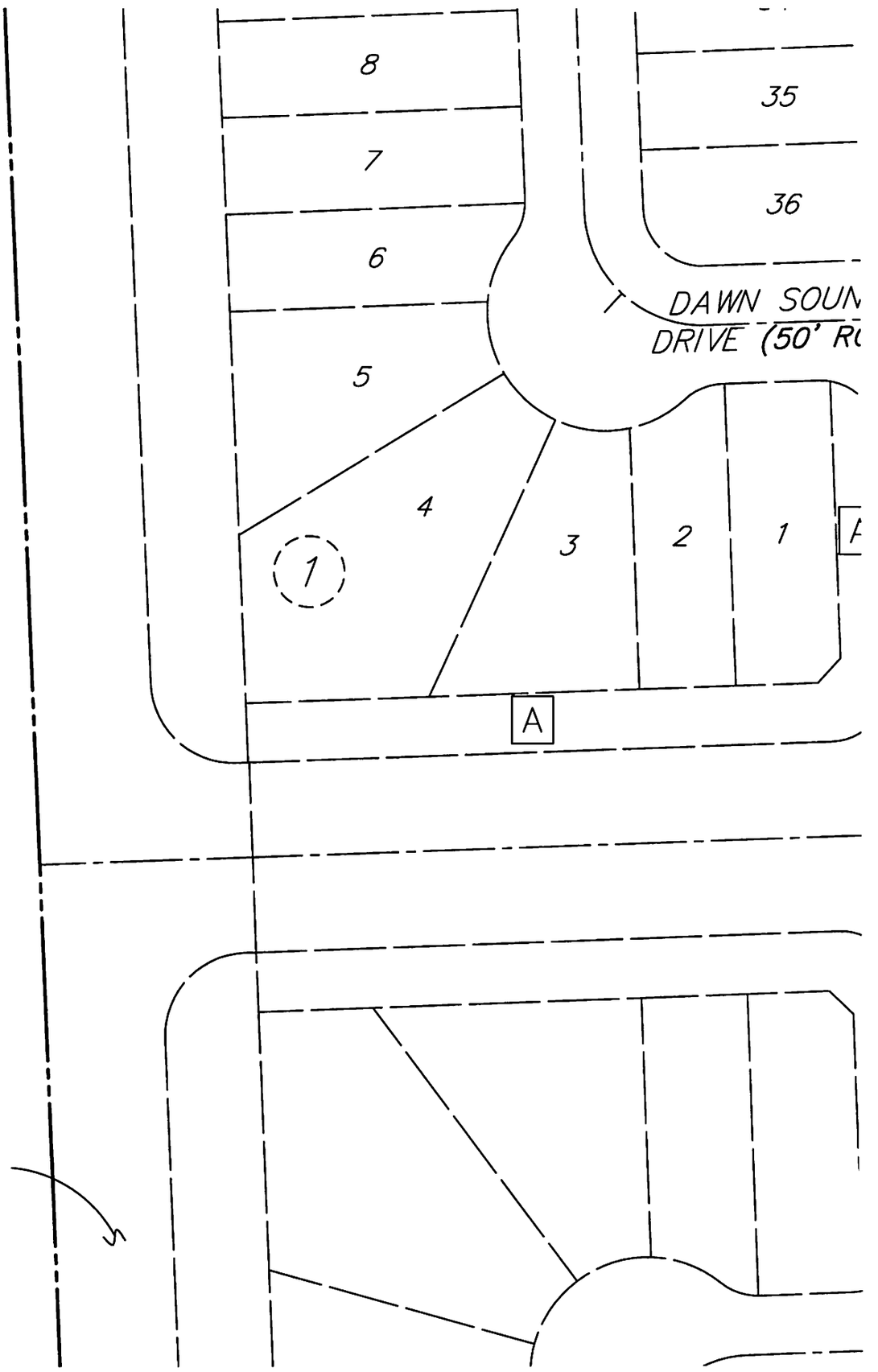
DATE: MARCH 2024 SCALE 1"=60' SHEET 1R OF 1	FINAL PLAT OF SUNTERRA SEC 68	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	**ENGINEER/PLANNER/SURVEYOR:** 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 77401 • 832.913.4000 Cjamnik@quiddity.com

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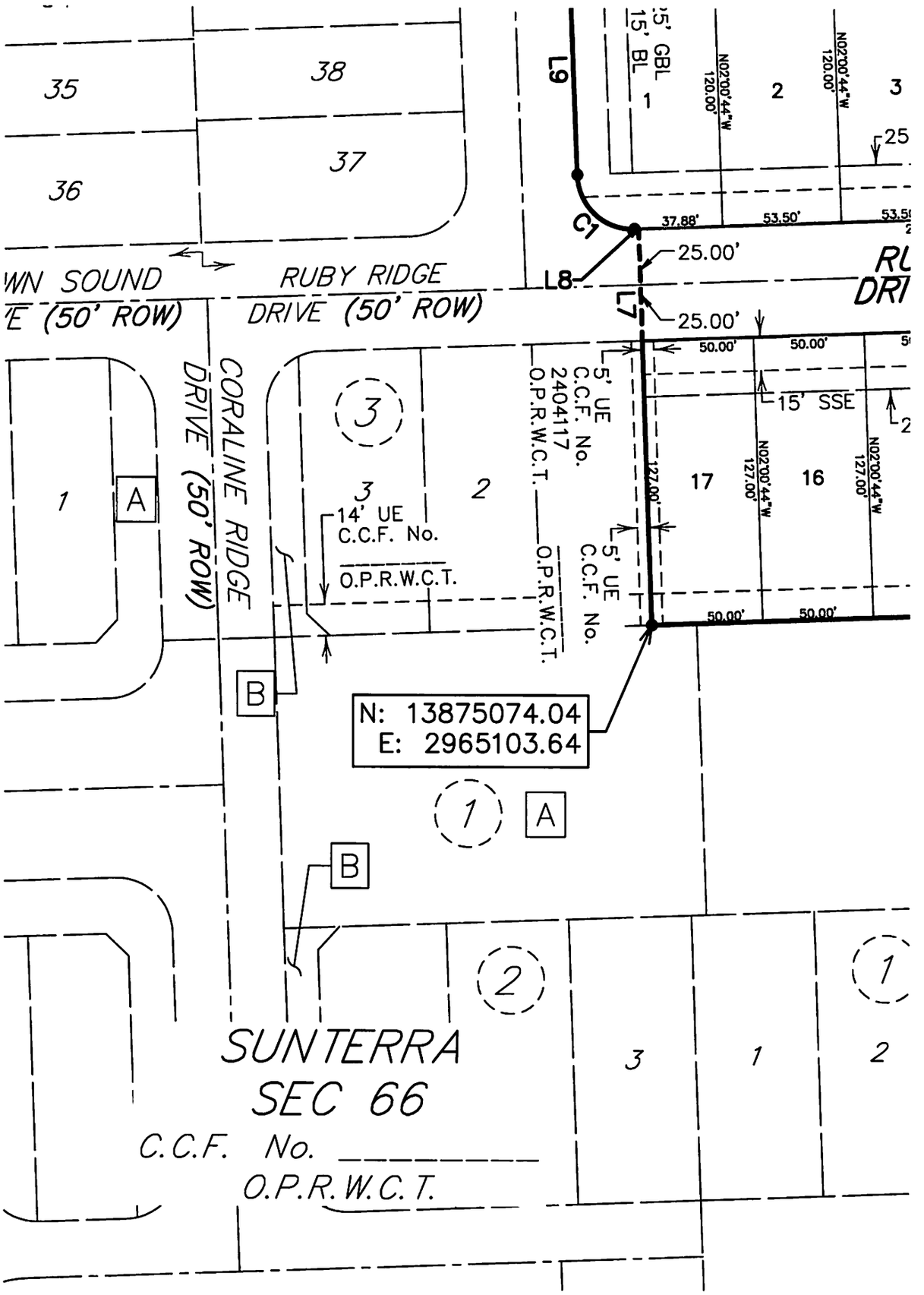
DATE: MARCH 2024 SCALE 1"=60' SHEET 1S OF 1	FINAL PLAT OF SUNTERRA SEC 68	**OWNER/DEVELOPER:** **AG EHC II (LEN) MULTI STATE 4, LLC** **a Delaware Limited Liability Company** **c/o Essential Housing** **Asset Management, LLC** 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	**ENGINEER/PLANNER/SURVEYOR:** 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 77401 • 832.913.4000 Cjamnik@quiddity.com

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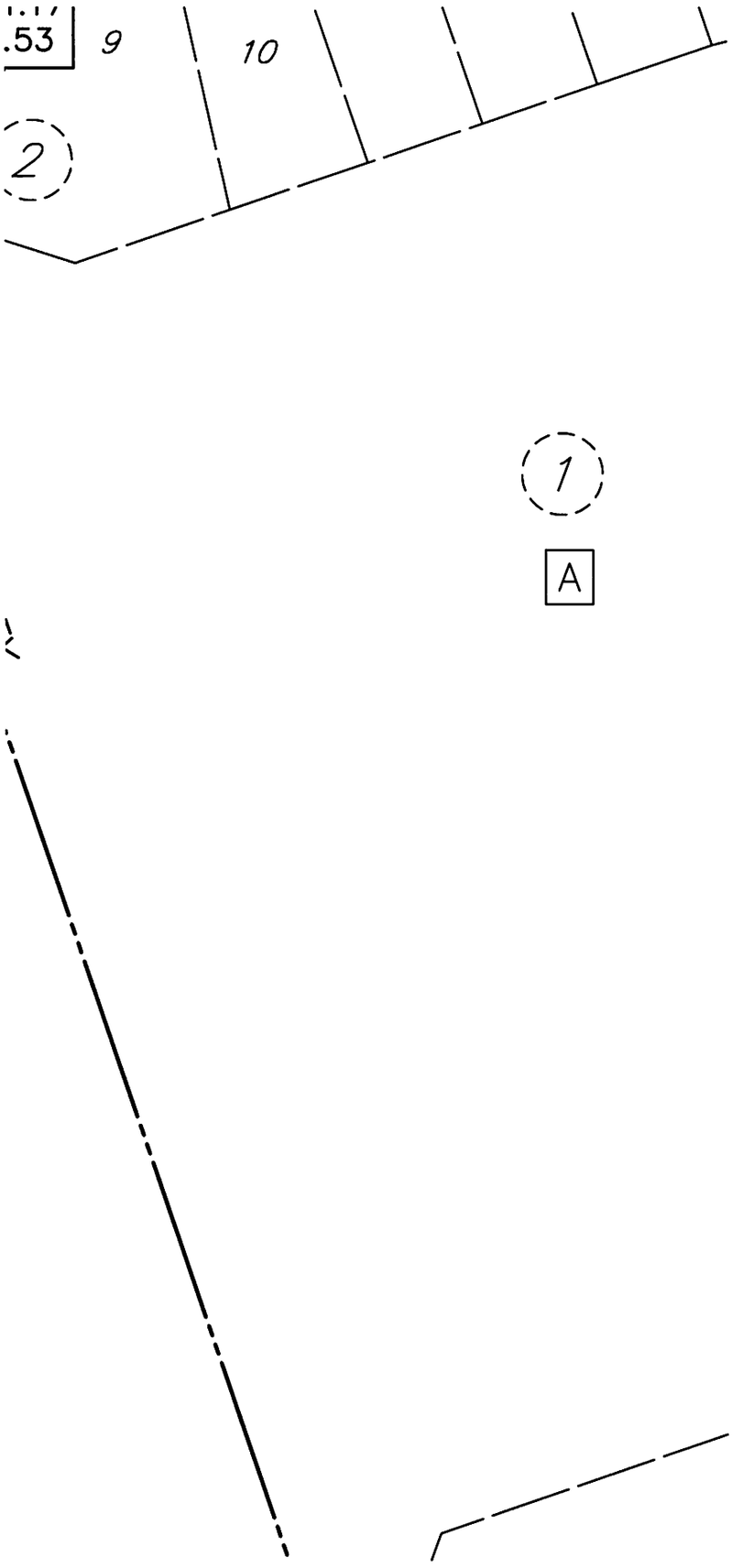
DATE: MARCH 2024 SCALE 1"=60' SHEET 1T OF 1	FINAL PLAT OF SUNTERRA SEC 68	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	**ENGINEER/PLANNER/SURVEYOR:** 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 77401 • 832.913.4000 Cjamnik@quiddity.com

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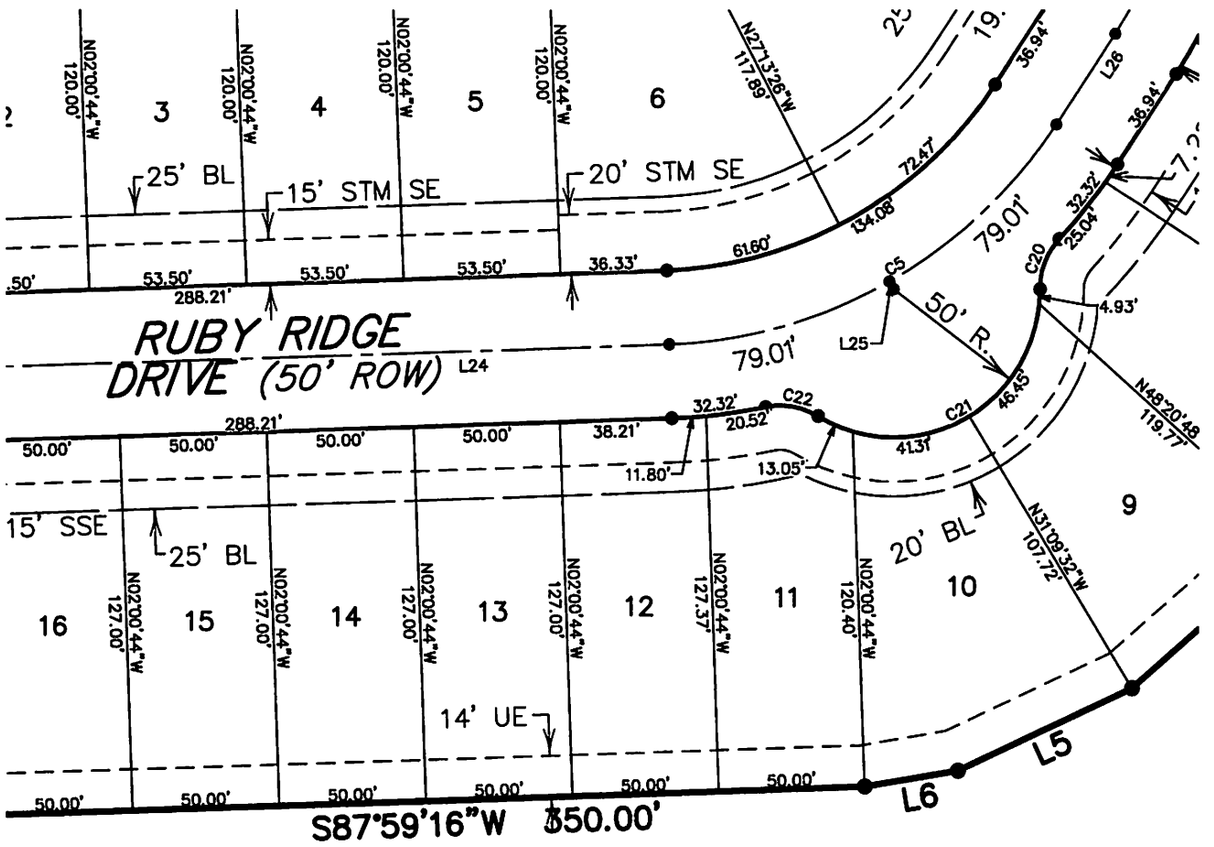
DATE: MARCH 2024 SCALE 1"=60' SHEET 1U OF 1	FINAL PLAT OF SUNTERRA SEC 68	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	**ENGINEER/PLANNER/SURVEYOR:** 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 77401 • 832.913.4000 Cjamnik@quiddity.com

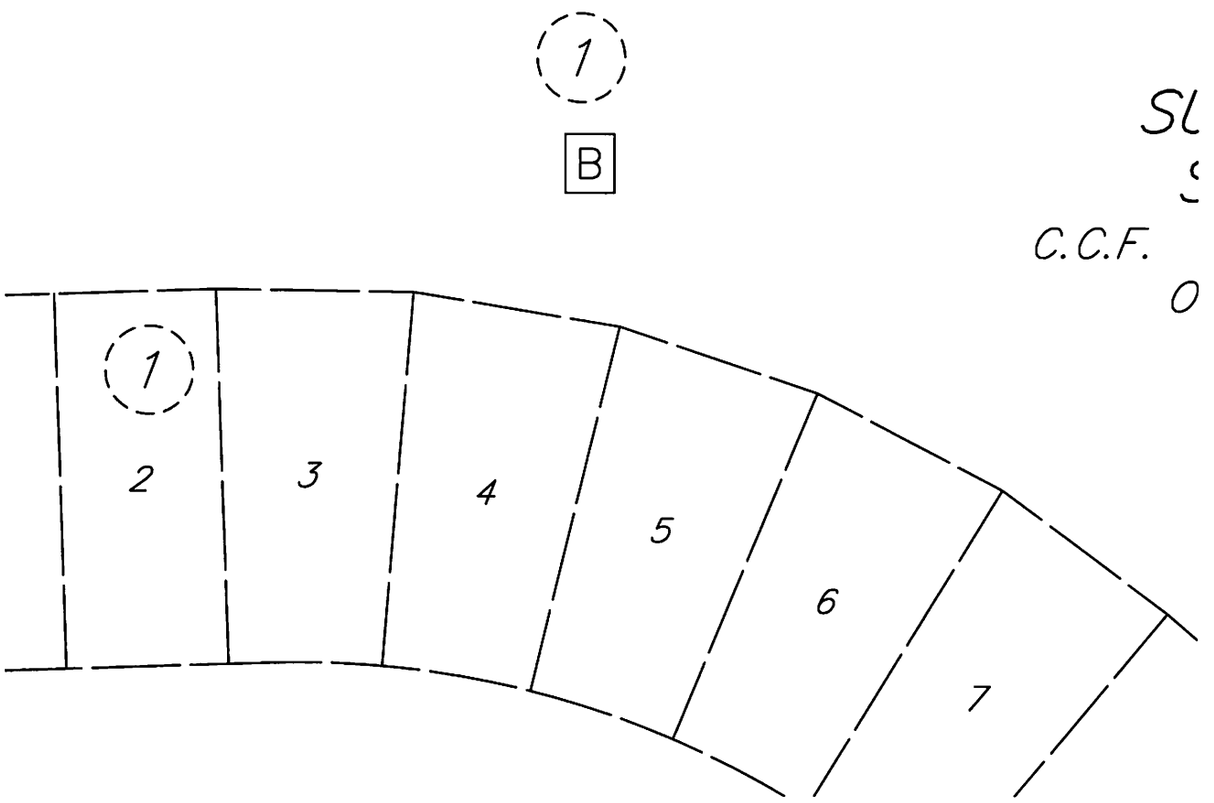
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DATE: MARCH 2024 SCALE 1"=60' SHEET 1X OF 1	FINAL PLAT OF SUNTERRA SEC 68	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	**ENGINEER/PLANNER/SURVEYOR:** 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 77401 • 832.913.4000 Cjamnik@quiddity.com

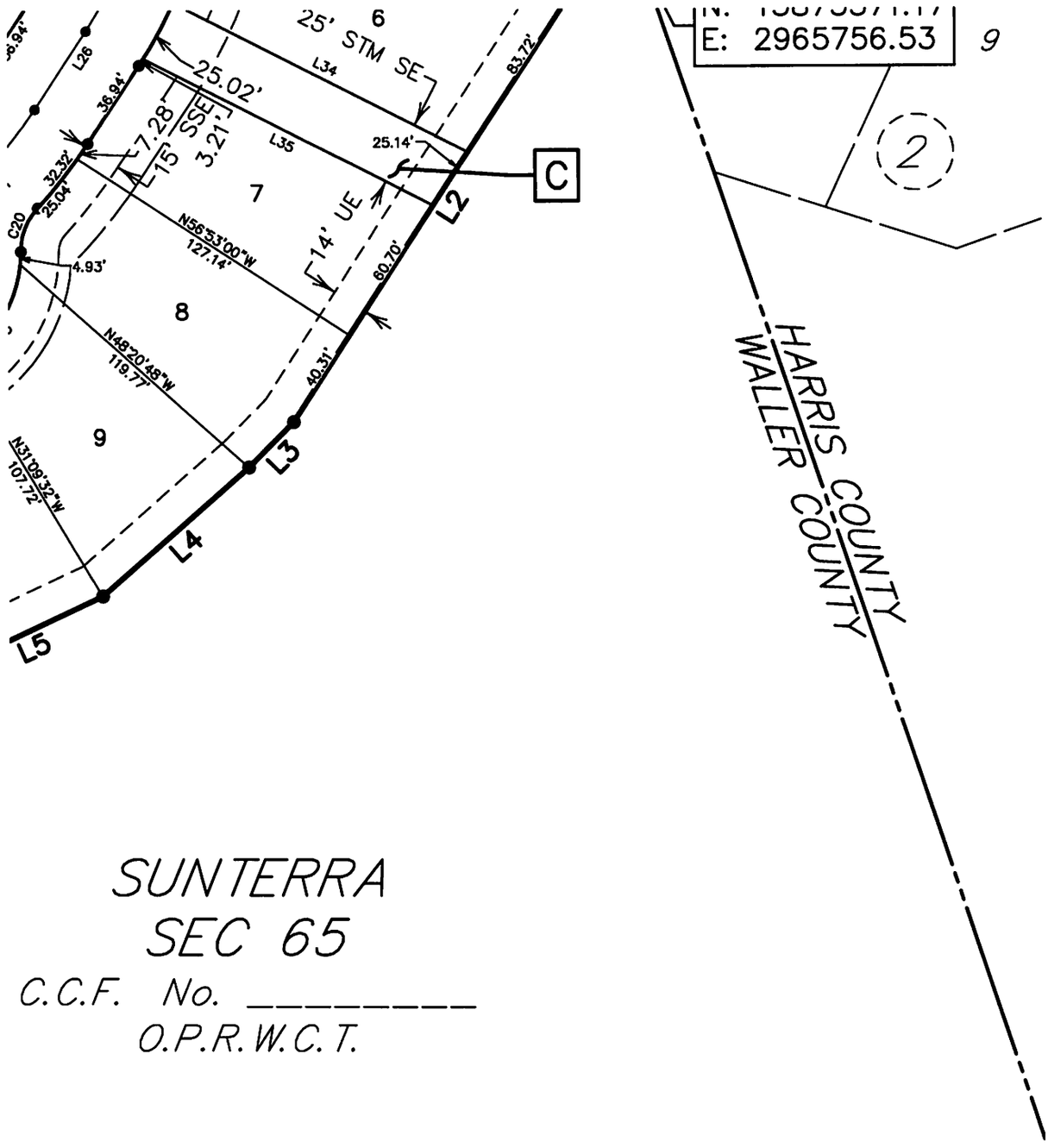
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DATE: MARCH 2024 SCALE 1"=60' SHEET 1V OF 1	FINAL PLAT OF SUNTERRA SEC 68	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	**ENGINEER/PLANNER/SURVEYOR:** 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 77401 • 832.913.4000 Cjamnik@quiddity.com

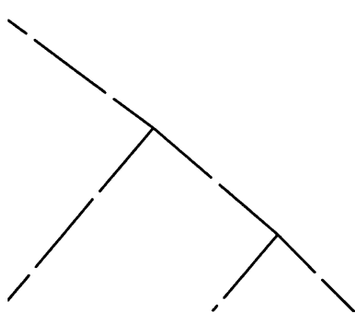
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SUNTERRA
SEC 65

C.C.F. No. _____

O.P.R.W.C.T.



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DATE: MARCH 2024 SCALE 1"=80' SHEET 1W OF 1	FINAL PLAT OF SUNTERRA SEC 68	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTI STATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. HARTFORD DR, SUITE 118 SCOTTSDALE, ARIZONA 85255 (713) 783-6702	**ENGINEER/PLANNER/SURVEYOR:** 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 77401 • 832.913.4000 Cjamnik@quiddity.com

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Section 69

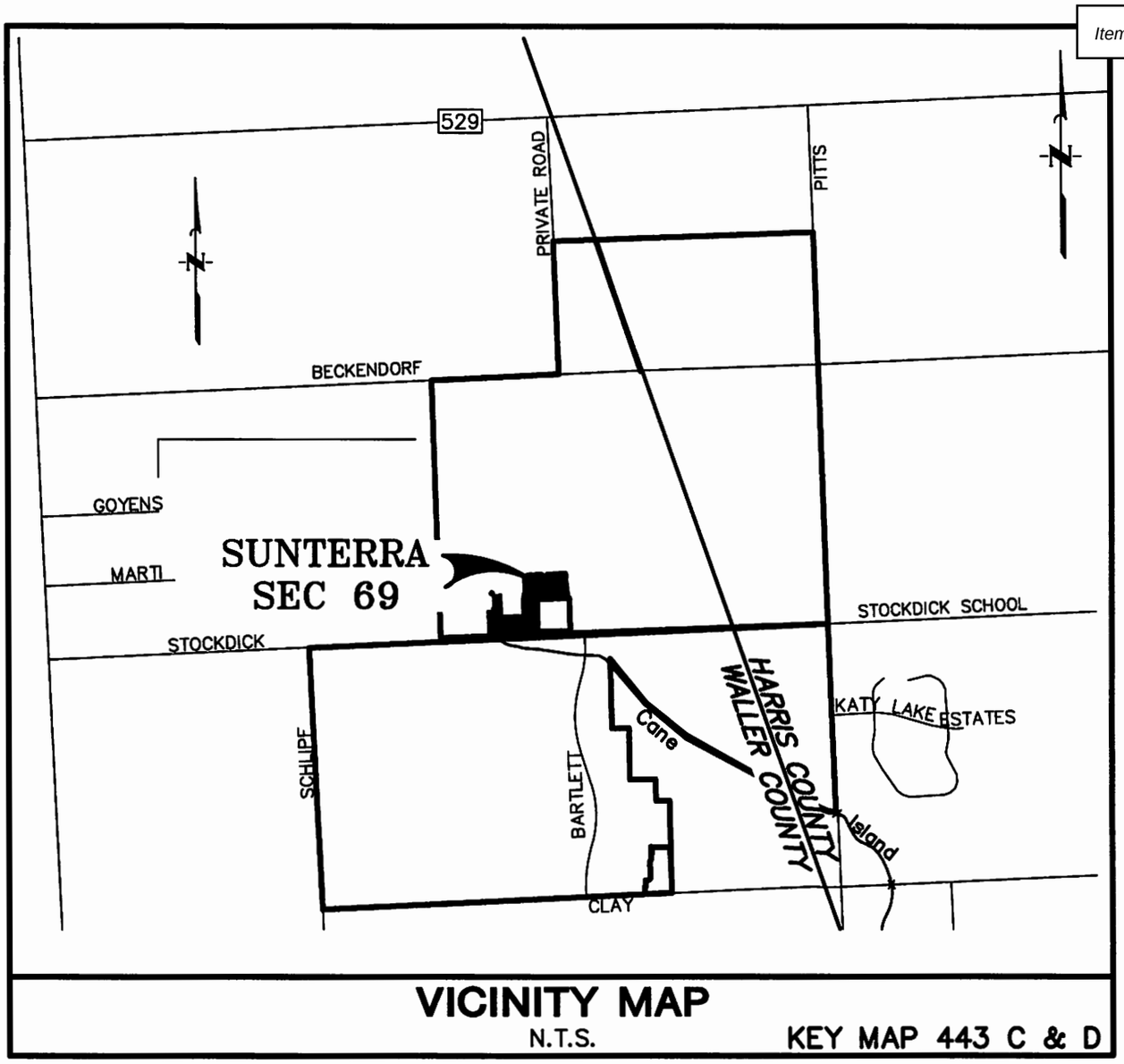
Date: August 21, 2024

Background

Final Plat of Sunterra Section 69 Subdivision which consists of 24.19 acres will include 99 Lots, 4 Blocks and 6 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



VICINITY MAP
N.T.S. KEY MAP 443 C & D

FINAL PLAT OF
SUNTERRA
SEC 69

A SUBDIVISION OF 24.19 ACRES OF LAND
OUT OF THE
FRED EULE SURVEY, A-375 AND THE
H. & T. C. RAILROAD COMPANY SURVEY SECTION 129, A-204
WALLER COUNTY, TEXAS
99 LOTS 6 RESERVES 4 BLOCKS

APRIL 2024

BKDD PERMIT NO. 2024–54

DATE: APRIL 2024 SCALE NTS SHEET 1A OF 1	FINAL PLAT OF SUNTERRA SEC 69	**OWNER/DEVELOPER:** D.R. HORTON– TEXAS, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd CONROE, TEXAS 77384 (281) 269–6832	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

K:\16537\16537-0182-02 Sunterra Section 69 Water, Sanitary, Drainage and Paving Facilities\2 Design Phase\Planning\Sunterra Sec 69– PLAT.dwg Jul 25,2024 – 4:04pm rv1

BS

STATE OF TEXAS §

COUNTY OF WALLER §

A METES & BOUNDS description of a 24.19 acre tract of land in the H. & T. C. Railroad Company Survey Section 129, Abstract 204, and the Fred Eule Survey, Abstract 375, Waller County, Texas, being all of that certain called 0.29 acre tract, and being out of and a part of the residue of that certain called 56.20 acre tract recorded under County Clerk's File Number 2312086, Official Public Records, Waller County, Texas, the residue of that certain called 304.68 acre tract recorded under County Clerk's File Number 2115246, Official Public Records, Waller County, Texas, and that certain called 39.40 acre tract recorded under County Clerk's File Number 2400397, Official Public Records, Waller County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Commencing at the northwest corner of a called 12.28 acre tract recorded under County Clerk's File Number 2211623, Official Public Records, Waller County, Texas, being a point in the east right-of-way line of the adjoining Bartlett Road Street Dedication Sec 2 & Water Plant No. 2 (100-foot wide) recorded under County Clerk's File Number 2303088, Official Public Records, Waller County, Texas;

Thence South 87 degrees 39 minutes 15 seconds West, crossing Bartlett Road, 100.00 feet to a point in the west right-of-way line of said adjoining Bartlett Road (100-foot wide), being in the west line of said Abstract 204 and the east line of said Abstract 375, for the northeast corner and Place of Beginning of the herein described tract;

Thence along the east line of the herein described tract, same being the east line of said called 0.29 acre tract, and the west right-of-way line of said adjoining Bartlett Road (100-foot wide), with the following courses and distances:

South 02 degrees 20 minutes 45 seconds East, 190.00 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 07 degrees 27 minutes 53 seconds, an arc length of 267.08 feet, a radius of 2,050.00 feet, and a chord bearing South 06 degrees 04 minutes 41 seconds East, 266.89 feet;

South 09 degrees 48 minutes 38 seconds East, 100.01 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 07 degrees 47 minutes 19 seconds, an arc length of 265.08 feet, a radius of 1,950.00 feet, and a chord bearing South 05 degrees 54 minutes 58 seconds East, 264.87 feet to a point for corner;

South 02 degrees 01 minute 19 seconds East, 316.51 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 90 degrees 03 minutes 14 seconds, an arc length of 55.01 feet, a radius of 35.00 feet, and a chord bearing South 43 degrees 00 minutes 15 seconds West, 49.52 feet to the southeast corner of the herein described tract;

Thence establishing the south line of the herein described tract with the following courses and distances:

South 88 degrees 29 minutes 07 seconds West crossing the residue of said called 56.20 acre tract, 1.31 feet to a southwest corner for the herein described tract, being the southeast corner of an adjoining called 10.00 acre tract recorded in Volume 200, Page 118, Deed Records, Waller County, Texas;

North 01 degree 30 minutes 53 seconds West along the common line of the residue of said called 56.20 acre tract and said adjoining called 10.00 acre tract, 660.27 feet to an interior corner for the herein described tract, same being the northeast corner of said adjoining 10.00 acre tract;

South 88 degrees 29 minutes 07 seconds West continuing along said common line, at 18.11 feet pass the upper southeast corner of said called 39.40 acre tract, and continue along the upper south line of said called 39.40 acre tract and the north line of said adjoining called 10.00 acre tract for a total distance of 660.00 feet to an interior corner for the herein described tract, same being an interior corner of said called 39.40 acre tract and the northwest corner of said adjoining 10.00 acre tract;

South 01 degree 30 minutes 53 seconds East continuing along an interior line of said called 39.40 acre tract and the west line of said adjoining called 10.00 acre tract, at 611.97 feet pass the lower southeast corner of said called 39.40 acre tract, continuing along an interior line of the residue of said called 56.20 acre tract and the west line of said adjoining called 10.00 acre tract, at 660.27 feet pass the southwest corner of said adjoining called 10.00 acre tract, and continue for a total distance of 660.30 feet to a corner for the herein described tract, being a point in a non-tangent curve to the left;

Thence crossing the residue of said called 56.20 acre tract with said non-tangent curve to the left, having a central angle of 00 degrees 16 minutes 06 seconds, an arc length of 9.60 feet, a radius of 2,050.00 feet, and a chord bearing South 88 degrees 04 minutes 59 seconds West, 9.60 feet;

South 87 degrees 56 minutes 40 seconds West crossing said called 56.20 acre tract, 432.95 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 90 degrees 32 minutes 27 seconds, an arc length of 47.41 feet, a radius of 30.00 feet, and a chord bearing North 46 degrees 47 minutes 06 seconds West, 42.63 feet;

South 88 degrees 29 minutes 07 seconds West, 60.00 feet;

South 01 degree 30 minutes 53 seconds East, 1.13 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 89 degrees 27 minutes 33 seconds, an arc length of 46.84 feet, a radius of 30.00 feet, and a chord bearing South 43 degrees 12 minutes 54 seconds West, 42.23 feet;

South 87 degrees 56 minutes 40 seconds West, 449.94 feet to the southwest corner of the herein described tract;

Thence establishing the west line of the herein described tract, crossing the residue of said called 56.20 acre tract and said called 39.40 acre tract with the following courses and distances:

North 01 degree 57 minutes 42 seconds West at 49.17 feet pass the south line of said called 39.40 acre tract and an interior line of the residue of said called 56.20 acre tract, continuing for a total distance of 460.26 feet;

North 88 degrees 02 minutes 18 seconds East, 95.00 feet;

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 69	**OWNER/DEVELOPER:** D.R. HORTON– TEXAS, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd CONROE, TEXAS 77384 (281) 269–6832	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE NTS			
SHEET 1B OF 1			

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North 01 degree 57 minutes 42 seconds West, 50.00 feet to a point in a non–tangent curve to the left;

Thence with said non–tangent curve to the left, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing North 43 degrees 02 minutes 18 seconds East, 35.36 feet;

North 01 degree 57 minutes 42 seconds West, 172.59 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 24 degrees 58 minutes 40 seconds, at an arc length of 44.24 feet pass an angle point in the north line of said called 39.40 acre tract, continuing along the north line of said called 39.40 acre tract for a total arc length of 61.03 feet, a radius of 140.00 feet, and a chord bearing North 14 degrees 27 minutes 02 seconds West, 60.55 feet to the beginning of a compound curve to the left

Thence with said compound curve to the left, having a central angle of 95 degrees 31 minutes 56 seconds, an arc length of 41.68 feet, a radius of 25.00 feet, and a chord bearing North 74 degrees 42 minutes 20 seconds West, 37.02 feet;

North 32 degrees 28 minutes 18 seconds West, 50.00 feet to a point in a non–tangent curve to the left;

Thence with said non–tangent curve to the left, having a central angle of 27 degrees 03 minutes 41 seconds, an arc length of 70.85 feet, a radius of 150.00 feet, and a chord bearing North 43 degrees 59 minutes 51 seconds East, 70.19 feet to the northwest corner of the herein described tract;

Thence establishing the northerly lines of the herein described tract with the following courses and distances:

South 59 degrees 31 minutes 59 seconds East, 50.00 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 00 degrees 37 minutes 25 seconds, an arc length of 2.18 feet, a radius of 200.00 feet, and a chord bearing South 30 degrees 46 minutes 44 seconds West, 2.18 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 66 degrees 52 minutes 49 seconds, an arc length of 29.18 feet, a radius of 25.00 feet, and a chord bearing South 02 degrees 20 minutes 58 seconds East, 27.55 feet to the beginning of a reverse curve to the right

Thence with said reverse curve to the right, having a central angle of 16 degrees 11 minutes 03 seconds, an arc length of 53.67 feet, a radius of 190.00 feet, and a chord bearing South 27 degrees 41 minutes 52 seconds East, 53.49 feet to a point in the north line of said called 39.40 acre tract;

North 75 degrees 42 minutes 58 seconds East, 120.28 feet;

South 68 degrees 39 minutes 55 seconds East, 20.07 feet;

South 01 degree 57 minutes 42 seconds East, 425.13 feet;

North 88 degrees 29 minutes 07 seconds East, 414.26 feet;

North 01 degree 30 minutes 46 seconds West, 263.31 feet;

North 02 degrees 18 minutes 47 seconds East, 62.86 feet;

North 06 degrees 16 minutes 19 seconds East, 60.19 feet;

North 11 degrees 06 minutes 13 seconds East, 99.46 feet;

North 04 degrees 08 minutes 24 seconds East, 46.08 feet;

North 02 degrees 20 minutes 45 seconds West, 239.20 feet to a reentry corner of said called 39.40 acre tract, being an interior corner of the residue of said called 56.20 acre tract;

North 23 degrees 10 minutes 09 seconds West crossing the residue of said called 56.20 acre tract, 48.20 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 20 degrees 49 minutes 24 seconds, an arc length of 134.47 feet, a radius of 370.00 feet, and a chord bearing North 77 degrees 14 minutes 33 seconds East, 133.73 feet;

North 87 degrees 39 minutes 15 seconds East, 272.61 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 47.12 feet, a radius of 30.00 feet, and a chord bearing South 47 degrees 20 minutes 45 seconds East, 42.43 feet;

North 87 degrees 39 minutes 15 seconds East along the north line of said called 39.40 acre tract and an interior line of said called 56.20 acre tract, 50.00 feet to a point in a non–tangent curve to the right;

Thence crossing the residue of said called 56.20 acre tract with said non–tangent curve to the right, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 47.12 feet, a radius of 30.00 feet, and a chord bearing North 42 degrees 39 minutes 15 seconds East, 42.43 feet;

North 87 degrees 39 minutes 15 seconds East, at 342.67 feet pass the northwest corner of said called 0.29 acre tract, at 370.11 feet cross the common line of the residue of said called 304.68 acre tract and the residue of said called 0.29 acre tract, and continuing for a total distance of 376.99 feet to the beginning of a curve to the right, being a point in the west right–of–way line of said Bartlett Road (100–foot wide);

Thence with said curve to the right, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 47.12 feet, a radius of 30.00 feet, and a chord bearing South 47 degrees 20 minutes 45 seconds East, 42.43 feet to the Place of Beginning, and containing 24.19 acres of land, more or less.

DATE: APRIL 2024 SCALE 1"=60' SHEET 1B2 OF 1	FINAL PLAT OF SUNTERRA SEC 69	**OWNER/DEVELOPER:** D.R. HORTON– TEXAS, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd CONROE, TEXAS 77384 (281) 269–6832	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000

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General Notes

1. One–foot 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 revest in the dedicator, his heirs, assigns or successors.
2. This subdivision is proposed for single–family residential 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 Charter Title Company, GF No. 1076601900020C, Dated May 5, 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, South Central Zone, and may be converted to surface by applying by the combined scale factor of 1.0010195040.
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 0375, Suffix "E", dated February 18, 2009, and revised under LOMR 22–06–2777P, dated November 20, 2023 for Waller County, Texas and incorporated areas.
15. Unless otherwise indicated, the building line (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.
16. All lots are restricted to single family residential uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas, which may be amended from time to time.
17. 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.
18. 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 D.R. Horton– Texas, LTD. a Texas Limited Partnership, 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.
19. Project site is within City of Houston ETJ.
20. There are pipeline easements within the platted area.
21. TBM "2081865" being a cut square in the north curb of the south lane of Stockdick Road being +/– 463' East of the intersection of Stockdick Road and Bartlett Road, being being+/– 119' east of a Storm Sewer Manhole, and being +/– 34' North of a Sanitary Manhole. Elevation = 163.71'
22. All lots shall have adequate wastewater collection services.
23. Tract is subject to Surface Waiver Agreement recorded under C.C.F. No. 2312084, O.P.R.W.C.T.
24. Tract is subject to an On–Site Sewer Facility recorded under C.C.F. No. 2107264, O.P.R.W.C.T.
25. Tract is subject to Easement and Surface Use Agreement recorded under C.C.F. No. 2402081, O.P.R.W.C.T.

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 69	**OWNER/DEVELOPER:** D.R. HORTON– TEXAS, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd CONROE, TEXAS 77384 (281) 269–6832	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE NTS			
SHEET 1C OF 1			

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RESTRICTED RESERVE A
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.37 AC
15,907 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.27 AC
11,768 Sq. Ft.

RESTRICTED RESERVE C
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
1.00 AC
43,384 Sq. Ft.

RESTRICTED RESERVE D
Restricted to Open Space, Landscape, and Pipeline Purposes Only
0.59 AC
25,912 Sq. Ft.

RESTRICTED RESERVE E
Restricted to Open Space, Landscape, and Pipeline Purposes Only
0.60 AC
26,287 Sq. Ft.

RESTRICTED RESERVE F
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.17 AC
7,496 Sq. Ft.

RESTRICTED TOTAL
3.00 AC
130,754 Sq. Ft.

Legend

AC . . . . . "Acre"
BL. . . . . "Building Line"
DE . . . . . "Drainage Easement"
Esmt . . . . . ."Easement"
C.C.F . . . . . ."County Clerk's File"
F.C . . . . . "Film Code"
GBL . . . . . ."Garage Building Line"
I.R.F . . . . . ."Found 5/8" iron rod (with cap stamped "Quiddity Eng."Property Corner")
No . . . . . "Number"
O.P.R.W.C.T. . . "Official Public Records, Waller County, Texas"
ROW . . . . . "Right-of-Way"
Sq Ft . . . . . ."Square Feet"
SSE . . . . . ."Sanitary Sewer Easement"
STM SE . . . . . ."Storm Sewer Easement"
UE . . . . . "Utility Easement"
VOL. PG. . . . . "Volume and Page"
WLE . . . . . ."Waterline Easement"
(1) . . . . . ."Block Number"
● . . . . . .Set 3/4-inch iron rod (with Cap Stamped "Quiddity Eng. Property Corner")
. . . . . Street Name Break

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DATE: APRIL 2024 SCALE NTS SHEET 1D OF 1	FINAL PLAT OF SUNTERRA SEC 69	**OWNER/DEVELOPER:** D.R. HORTON- TEXAS, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd CONROE, TEXAS 77384 (281) 269-6832	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°20'45"E	190.00'
L2	S09°48'38"E	100.01'
L3	S88°29'07"W	1.31'
L4	S88°29'07"W	60.00'
L5	S01°30'53"E	1.13'
L6	N88°02'18"E	95.00'
L7	S01°57'42"E	50.00'
L8	N01°57'42"W	172.59'
L9	S32°28'18"E	50.00'
L10	S59°31'59"E	50.00'
L11	N75°42'58"E	120.28'
L12	S68°39'55"E	20.07'
L13	N02°18'47"E	62.86'
L14	N06°16'19"E	60.19'
L15	N11°06'13"E	99.46'
L16	N04°08'24"E	46.08'
L17	N02°20'45"W	239.20'
L18	N23°10'09"W	48.20'
L19	N87°39'15"E	272.61'

LINE TABLE		
LINE	BEARING	DISTANCE
L20	N87°39'15"E	50.00'
L21	N87°39'15"E	376.99'
L22	N47°10'18"W	2.86'
L23	S01°57'42"E	451.01'
L24	S88°02'18"W	50.00'
L25	N88°29'07"E	617.46'
L26	N01°30'53"W	172.97'
L27	N46°30'53"W	7.00'
L28	S01°30'53"E	363.22'
L29	N11°06'13"E	100.42'
L30	N02°20'45"W	100.00'
L31	N87°39'15"E	480.00'
L32	S42°39'15"W	5.00'
L33	N02°20'45"W	107.35'
L34	N47°20'45"W	10.00'
L35	N87°39'15"E	190.00'
L36	N42°39'15"E	7.00'
L37	N02°20'45"W	299.35'
L38	S46°30'53"E	14.14'

LINE TABLE		
LINE	BEARING	DISTANCE
L39	S43°29'07"W	14.14'
L40	N88°29'07"E	127.00'
L41	N37°07'36"E	46.32'
L42	S76°35'56"W	67.69'
L43	S87°21'20"W	94.07'
L44	N47°20'45"W	14.14'
L45	N02°20'45"W	116.49'
L46	N02°20'45"W	116.50'
L47	N42°39'15"E	14.14'
L48	N47°20'45"W	83.63'
L49	N10°22'57"E	101.34'
L50	N07°42'41"E	71.61'
L51	N02°20'45"W	165.00'
L52	N46°45'37"W	12.23'
L53	N01°30'53"W	118.87'
L54	N01°30'53"W	119.72'
L55	N43°14'17"E	12.48'
L56	N02°20'45"W	125.00'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	2,050.00'	7°27'53"	267.08'	S06°04'41"E	266.89'	133.73'
C2	1,950.00'	7°47'19"	265.08'	S05°54'58"E	264.87'	132.74'
C3	35.00'	90°02'58"	55.01'	S43°00'15"W	49.52'	35.03'
C4	2,050.00'	0°16'06"	9.60'	S88°04 59"W	9.60'	4.80'
C5	30.00'	90°32'27"	47.41'	N46°47'06"W	42.63'	30.28'
C6	30.00'	89°27'33"	46.84'	S43°12'54"W	42.23'	29.72'
C7	25.00'	90°00'00"	39.27'	N43°02'18"E	35.36'	25.00'
C8	140.00'	24°58'40"	61.03'	N14°27'02"W	60.55'	31.01'
C9	25.00'	95°31'56"	41.68'	N74°42'20"W	37.02'	27.54'
C10	150.00'	90°03'14"	70.85'	N43°59'51"E	70.19'	36.10'
C11	200.00'	0°37'25"	2.18'	S88°04'59"W	2.18'	1.09'
C12	25.00'	66°52'49"	29.18'	S02°20'58"E	27.55'	16.51'
C13	190.00'	16°11'03"	53.67'	S27°41'52"E	53.49'	27.01'
C14	370.00'	20°49'24"	134.47'	N77°14'33"E	133.73'	67.99'
C15	30.00'	24°58'40"	47.12'	S47°20'45"E	42.43'	30.00'
C16	30.00'	90°00'00"	47.12'	N42°39'15"E	42.43'	30.00'
C17	30.00'	90°00'00"	47.12'	S47°20'45"E	42.43'	30.00'
C18	175.00'	27°03'41"	82.65'	N43°59'51"E	81.89'	42.11'
C19	165.00'	45°12'37"	130.20'	N24°34'00"W	126.84'	68.70'
C20	50.00'	89°33'11"	78.15'	S46°44'17"E	70.43'	49.61'

DATE: APRIL 2024

SCALE NTS

SHEET 1E OF 1

FINAL PLAT OF
SUNTERRA
SEC 69

OWNER/DEVELOPER:
D.R. HORTON– TEXAS, LTD.
a Texas Limited Partnership
400 Carriage Hills Blvd
CONROE, TEXAS 77384
(281) 269–6832

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23190 & 10046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C21	50.00'	90°00'00"	78.54'	N43°29'07"E	70.71'	50.00'
C22	350.00'	12°37'06"	77.08'	S04°47'40"W	76.93'	38.70'
C23	350.00'	13°26'59"	82.16'	N04°22'44"E	81.97'	41.27'
C24	50.00'	90°00'00"	78.54'	S42°39'15"W	70.71'	50.00'
C25	50.00'	90°00'00"	78.54'	N47°20'45"W	70.71'	50.00'
C26	50.00'	90°00'00"	78.54'	N42°39'15"E	70.71'	50.00'
C27	50.00'	90°00'00"	78.54'	S47°20'45"E	70.71'	50.00'
C28	25.00'	30°27'58"	13.29'	N17°34'44"W	13.14'	6.81'
C29	50.00'	150°55'56"	131.71'	S42°39'15"W	96.80'	192.87'
C30	25.00'	30°27'58"	13.29'	S77°06'46"E	13.14'	6.81'
C31	25.00'	90°00'00"	39.27'	N42°39'15"E	35.36'	25.00'
C32	25.00'	90°00'00"	39.27'	S47°20'45"E	35.36'	25.00'
C33	25.00'	35°26'01"	15.46'	N69°56'15"E	15.22'	7.99'
C34	50.00'	160°52'02"	140.38'	N47°20'45"W	98.61'	296.67'
C35	25.00'	35°26'01"	15.46'	S15°22'15"W	15.22'	7.99'
C36	25.00'	39°51'25"	17.39'	S22°16'27"E	17.04'	9.06'
C37	50.00'	169°42'49"	148.10'	N42°39'15"E	99.60'	555.51'
C38	25.00'	39°51'25"	17.39'	N72°25'03"W	17.04'	9.06'
C39	25.00'	37°15'24"	16.26'	S69°01'33"W	15.97'	8.43'
C40	50.00'	164°30'48"	143.56'	S47°20'45"E	99.09'	367.71'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C41	25.00'	37°15'24"	16.26'	N16°16'57"E	15.97'	8.43'
C42	25.00'	90°00'00"	39.27'	N47°20'45"W	35.36'	25.00'
C43	25.00'	37°15'24"	16.26'	S20°08'34"E	15.97'	8.43'
C44	50.00'	164°30'48"	143.56'	N43°29'07"E	99.09'	367.71'
C45	25.00'	37°15'24"	16.26'	N72°53'11"W	15.97'	8.43'
C46	25.00'	90°00'00"	39.27'	S43°29'07"W	35.36'	25.00'
C47	25.00'	90°00'00"	39.27'	N46°30'53"W	35.36'	25.00'
C48	25.00'	36°57'05"	16.12'	S70°00'35"W	15.85'	8.35'
C49	50.00'	148°01'11"	129.17'	S54°27'22"E	96.13'	174.48'
C50	25.00'	21°30'55"	9.39'	N08°47'46"E	9.33'	4.75'
C51	25.00'	90°00'00"	39.27'	N46°57'42"W	35.36'	25.00'
C52	25.00'	90°00'00"	39.27'	S42°39'15"W	35.36'	25.00'

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DATE: APRIL 2024

SCALE 1"=60'

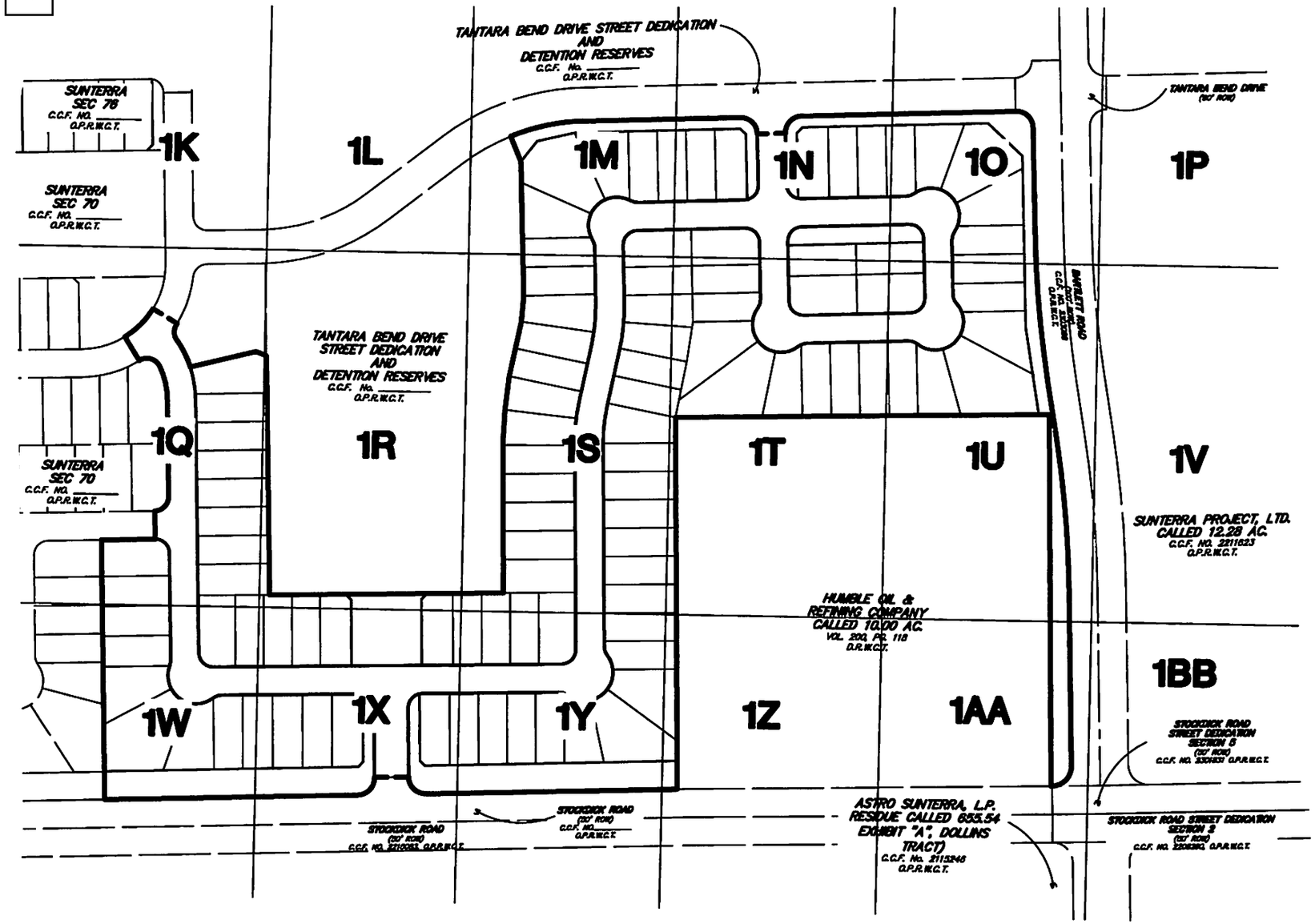
SHEET 1F OF 1

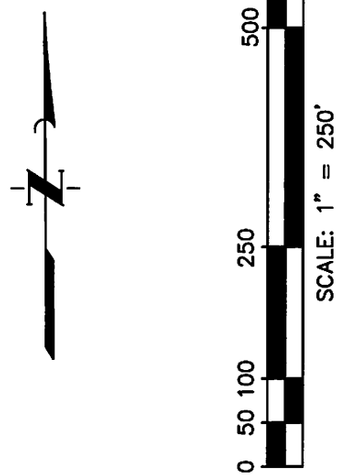
FINAL PLAT OF
SUNTERRA
SEC 69

OWNER/DEVELOPER:
D.R. HORTON– TEXAS, LTD.
a Texas Limited Partnership
400 Carriage Hills Blvd
CONROE, TEXAS 77384
(281) 269–6832

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2323 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

Item 20.





ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration #: F-23965 & LSC-10194
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

OWNER/DEVELOPER:
D.R. HORTON– TEXAS, LTD.
a Texas Limited Partnership
400 Carriage Hills Blvd
CONROE, TEXAS 77384
(281) 269–6832

FINAL PLAT OF
SUNTERRA
SEC 69

DATE: APRIL 2024

SCALE 1" = 250'

SHEET 1G OF 1

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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.

A 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) flood plain as delineated on Waller County Community Panel #480640 of the Flood Insurance Rate Map No. 48473C0375E, dated 2/18/2009, and revised in LOMR 22–06–2777P, dated 11/20/2023 for Waller County, Texas and incorporated areas.

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 #480640 of the flood Insurance rate map No. 48473C0375E, dated 2/18/2009, and revised in LOMR 22–06–2777P, dated 11/20/2023 for Waller County, Texas and incorporated areas.

STATE OF TEXAS
REGISTERED
CHRIS D. KALKOMEY
5869
PROFESSIONAL
LAND SURVEYOR

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

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Sunterra Sec 69 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 21, day of May, 2024

By: Lisa M. Clark
Lisa M. Clark — Chair
or
M. Sonny Garza — Vice Chairman

By: Diyadi Mathew for
Jennifer Ostlind, AICP
Secretary

HOUSTON PLANNING COMMISSION
HOUSTON
TEXAS

BROOKSHIRE–KATY DRAINAGE DISTRICT PERMIT NO. 2024–54

APPROVED BY THE BOARD OF SUPERVISORS ON 5-13-2024
DATE

PRESIDENT

SECRETARY

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: APRIL 2024 SCALE NTS SHEET 1 OF 1	FINAL PLAT OF SUNTERRA SEC 69	**OWNER/DEVELOPER:** **D.R. HORTON– TEXAS, LTD.** **a Texas Limited Partnership** 400 Carriage Hills Blvd CONROE, TEXAS 77384 (281) 269–6832	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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STATE OF TEXAS §

COUNTY OF WALLER §

We, D.R. Horton – Texas, Ltd., a Texas Limited Partnership, acting by and through Chad Estes, Land Development Manager, being an officer of D.R. Horton Inc., a Delaware Corporation, it's Authorized Agent, owner hereinafter referred to as Owners of the 24.19 acre tract described in the above and foregoing map of SUNTERRA SEC 69, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on 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 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, 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, D.R. Horton – Texas, Ltd., a Texas Limited Partnership, acting by and through D.R. Horton Inc., a Delaware Corporation, it's Authorized Agent has caused these presents to be signed by Chad Estes, Land Development Manager, thereunto authorized,

this 13th day of May, 2024

D.R. Horton – Texas, Ltd.,
a Texas Limited Partnership

By: D.R. Horton Inc., a Delaware Corporation, Its Authorized Agent.

By: _____
Chad Estes
Land Development Manager

STATE OF TEXAS §

COUNTY OF Montgomery §

BEFORE ME, the undersigned authority, on this day personally appeared Chad Estes, Land Development Manager, 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 13th day of May, 2024

Lacy Groschke
Notary Public in and for the State of Texas

Lacy Groschke
Print Name

My commission expires: 10/11/2026

LACY DAWN GROSCHKE NOTARY PUBLIC STATE OF TEXAS ID 134010571 EXP. 10-11-2026

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 69	**OWNER/DEVELOPER:** D.R. HORTON– TEXAS, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd CONROE, TEXAS 77384 (281) 269–6832	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE NTS			
SHEET 11 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 _____, 2024, 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 _____, 2024.

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

Walter E. Smith, P.E., RPLS
Commissioner, Precinct 2

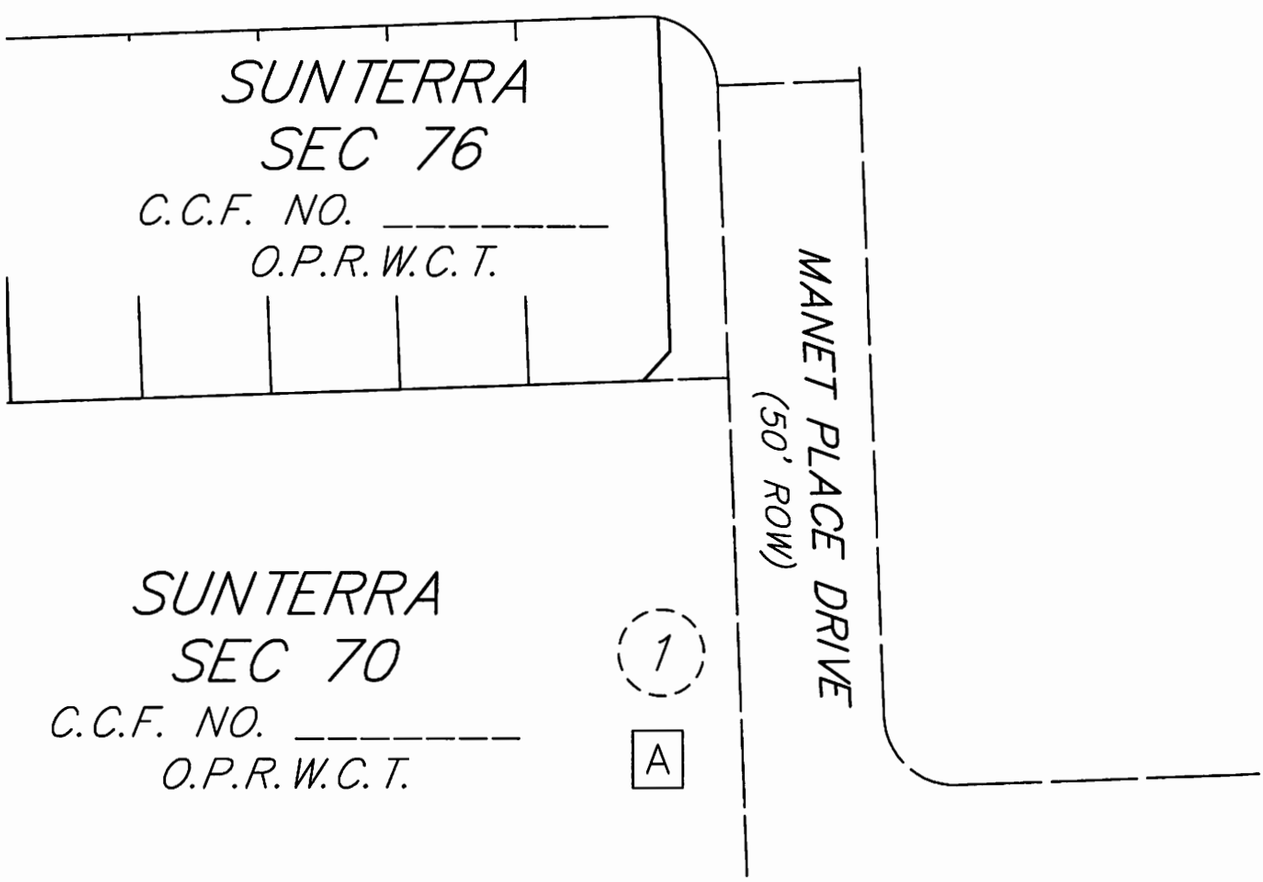
Kendric D. Jones
Commissioner, Precinct 3

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: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 69	**OWNER/DEVELOPER:** D.R. HORTON– TEXAS, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd CONROE, TEXAS 77384 (281) 269–6832	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 3322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE NTS			
SHEET 1J OF 1			

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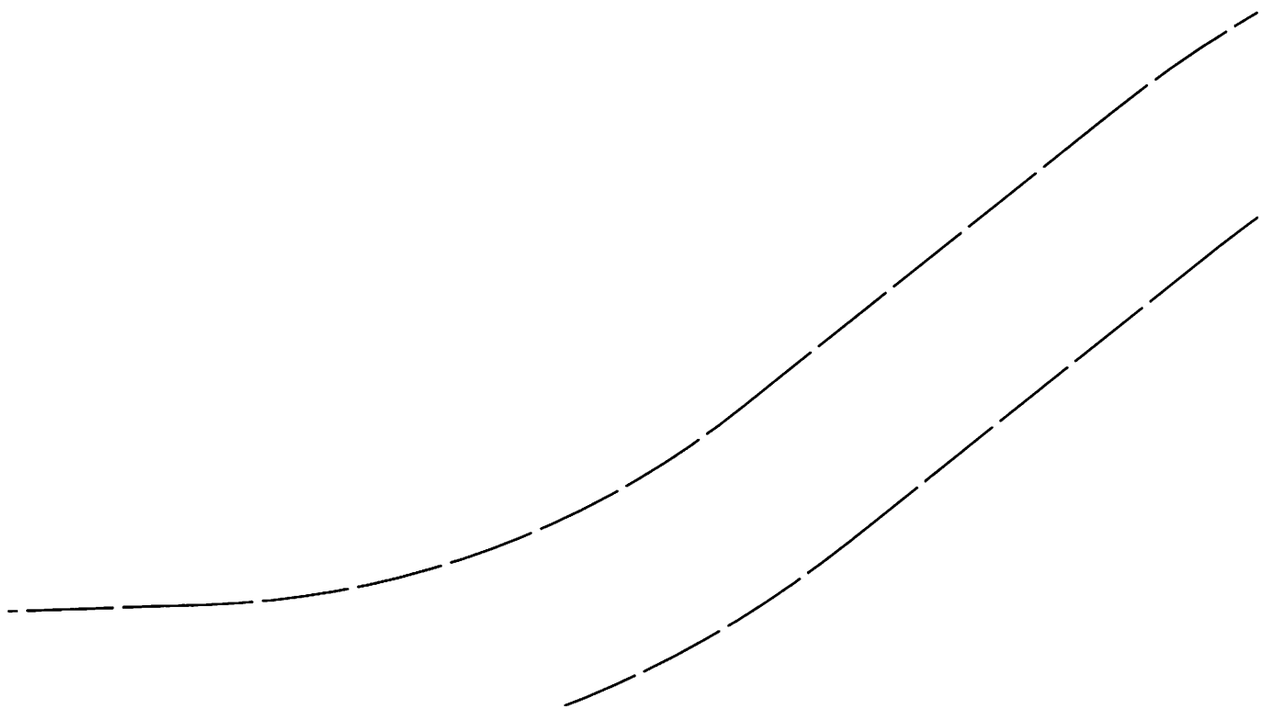
DATE: APRIL 2024 SCALE 1"=60' SHEET 1K OF 1	FINAL PLAT OF SUNTERRA SEC 69	**OWNER/DEVELOPER:** D.R. HORTON– TEXAS, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd CONROE, TEXAS 77384 (281) 269–6832	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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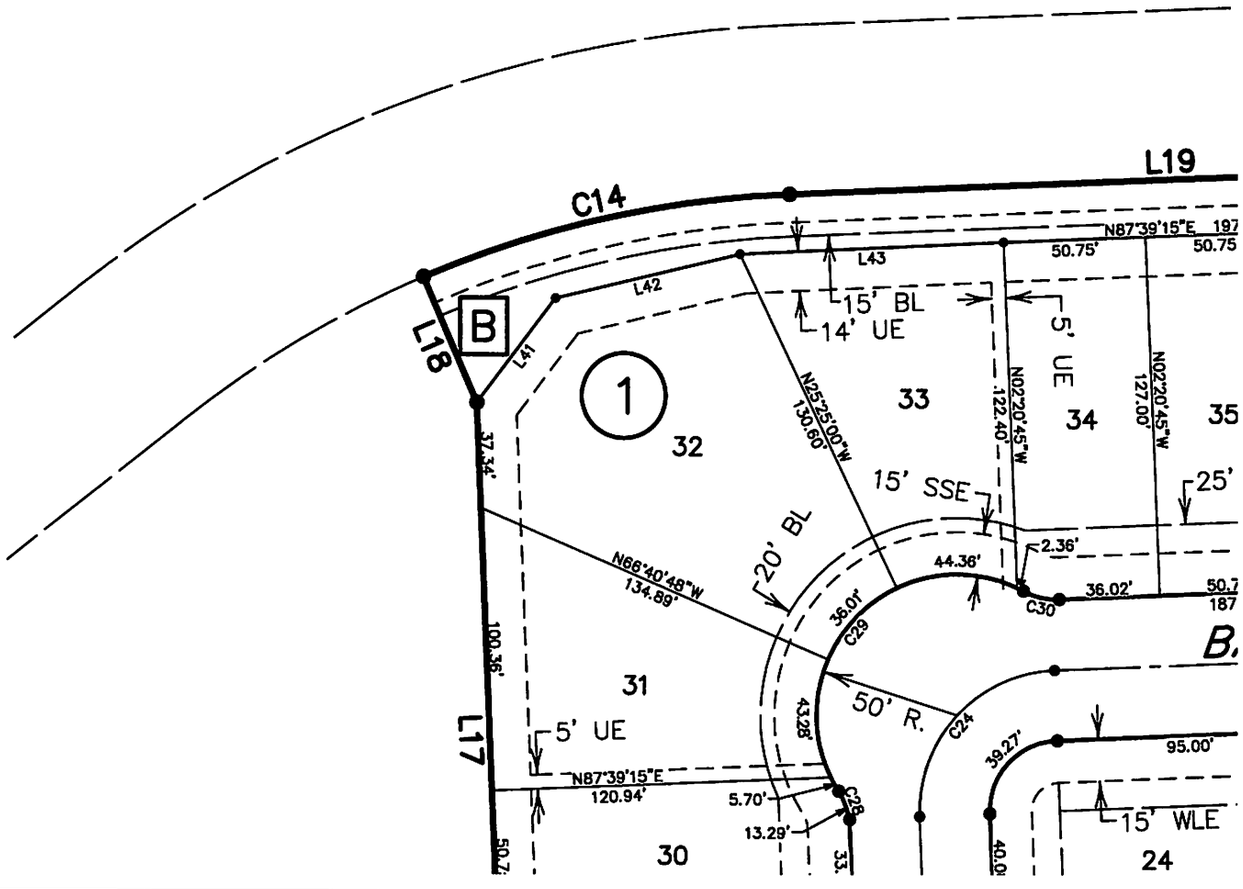
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DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 69	**OWNER/DEVELOPER:** D.R. HORTON– TEXAS, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd CONROE, TEXAS 77384 (281) 269–6832	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000
SCALE 1"=60'			
SHEET 1L OF 1			

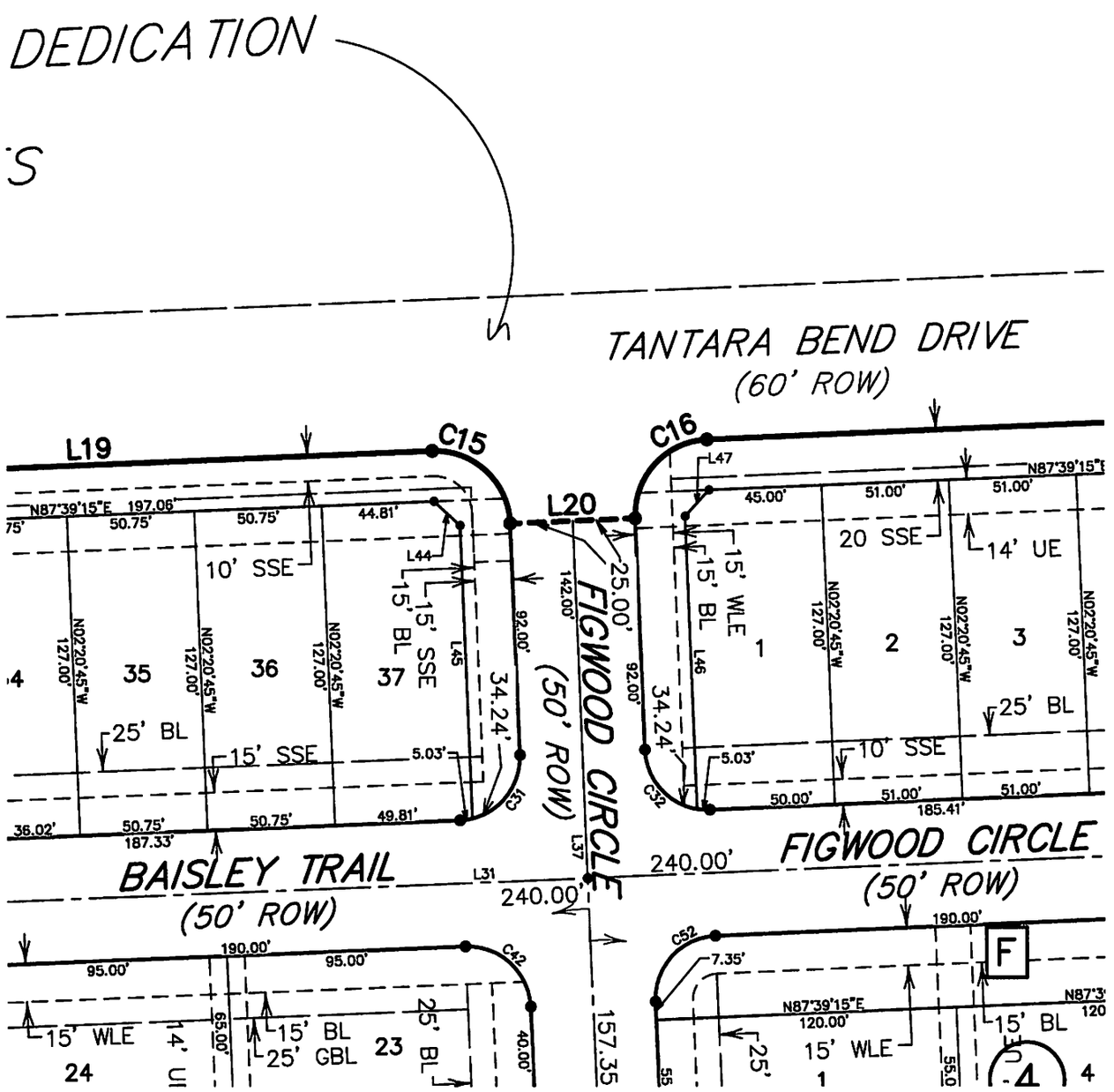
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TANTARA BEND DRIVE STREET DEDIC
AND
DETENTION RESERVES
C.C.F. No. _____
O.P.R.W.C.T.



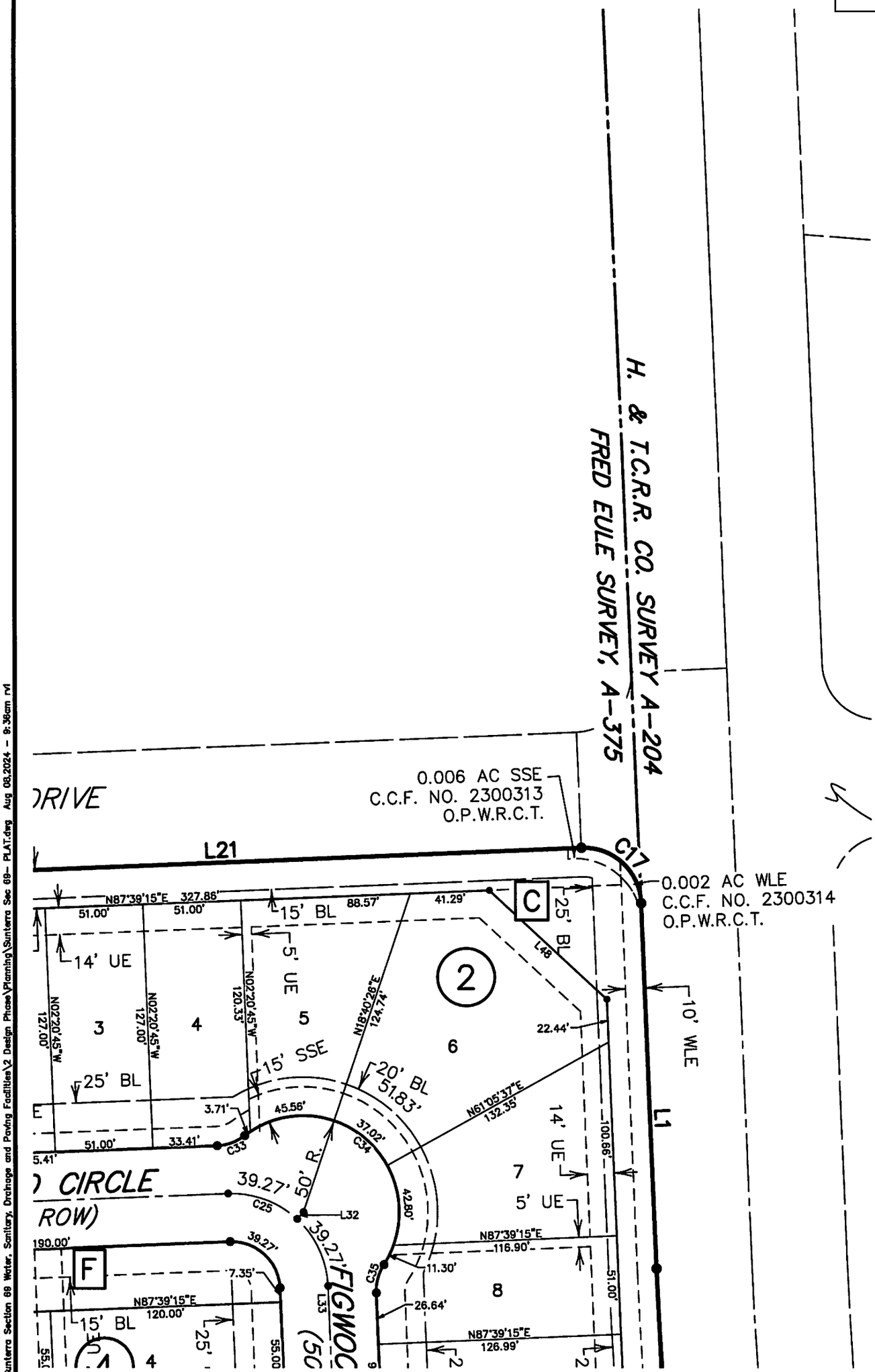
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SCALE 1"=60'			
SHEET 1M OF 1			

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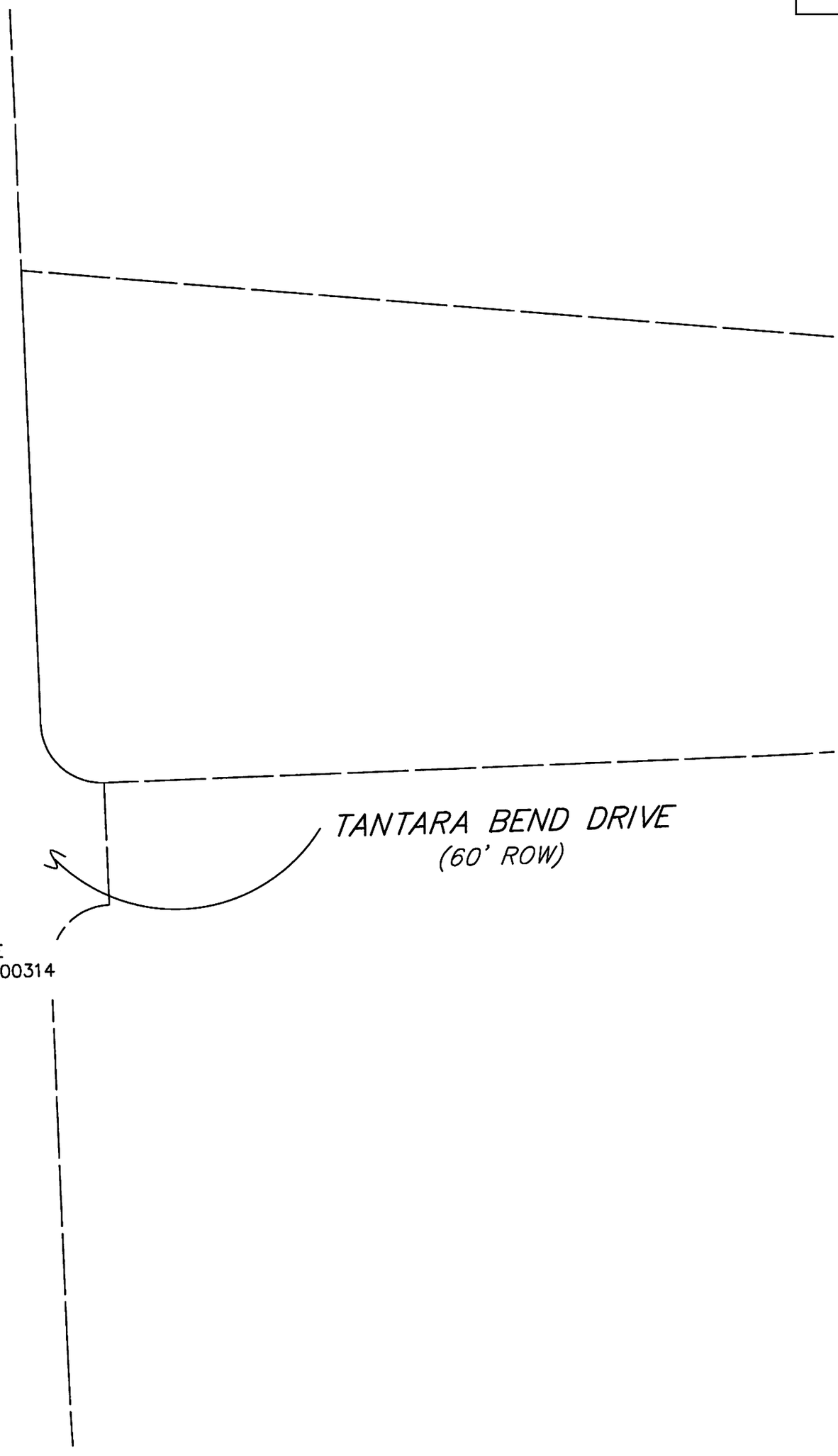
DATE: APRIL 2024 SCALE 1"=60' SHEET 1N OF 1	FINAL PLAT OF SUNTERRA SEC 69	**OWNER/DEVELOPER:** D.R. HORTON– TEXAS, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd CONROE, TEXAS 77384 (281) 269–6832	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-32290 & LD046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000

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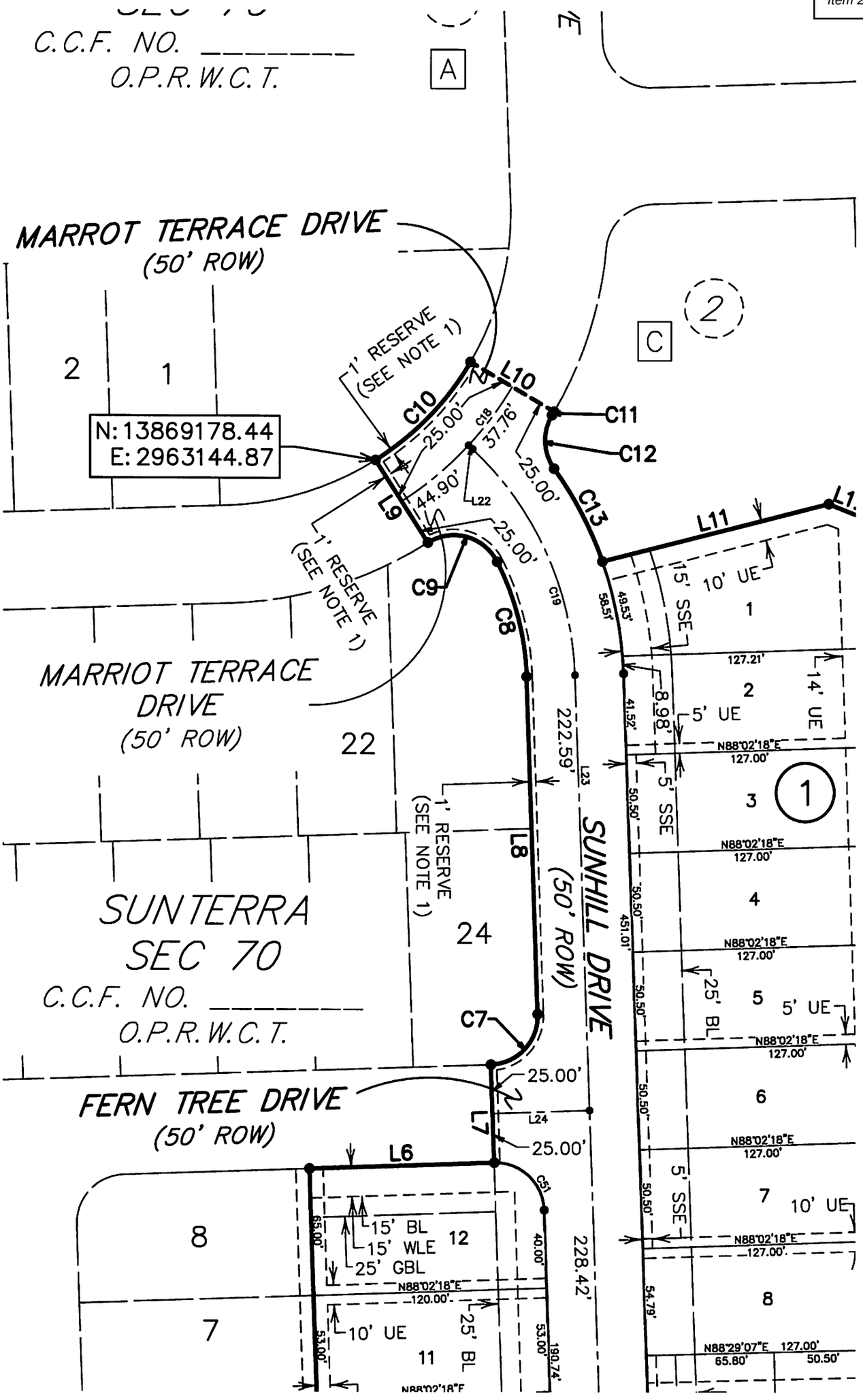
DATE: APRIL 2024 SCALE 1"=60' SHEET 10 OF 1	FINAL PLAT OF SUNTERRA SEC 69	**OWNER/DEVELOPER:** D.R. HORTON– TEXAS, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd CONROE, TEXAS 77384 (281) 269–6832	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000

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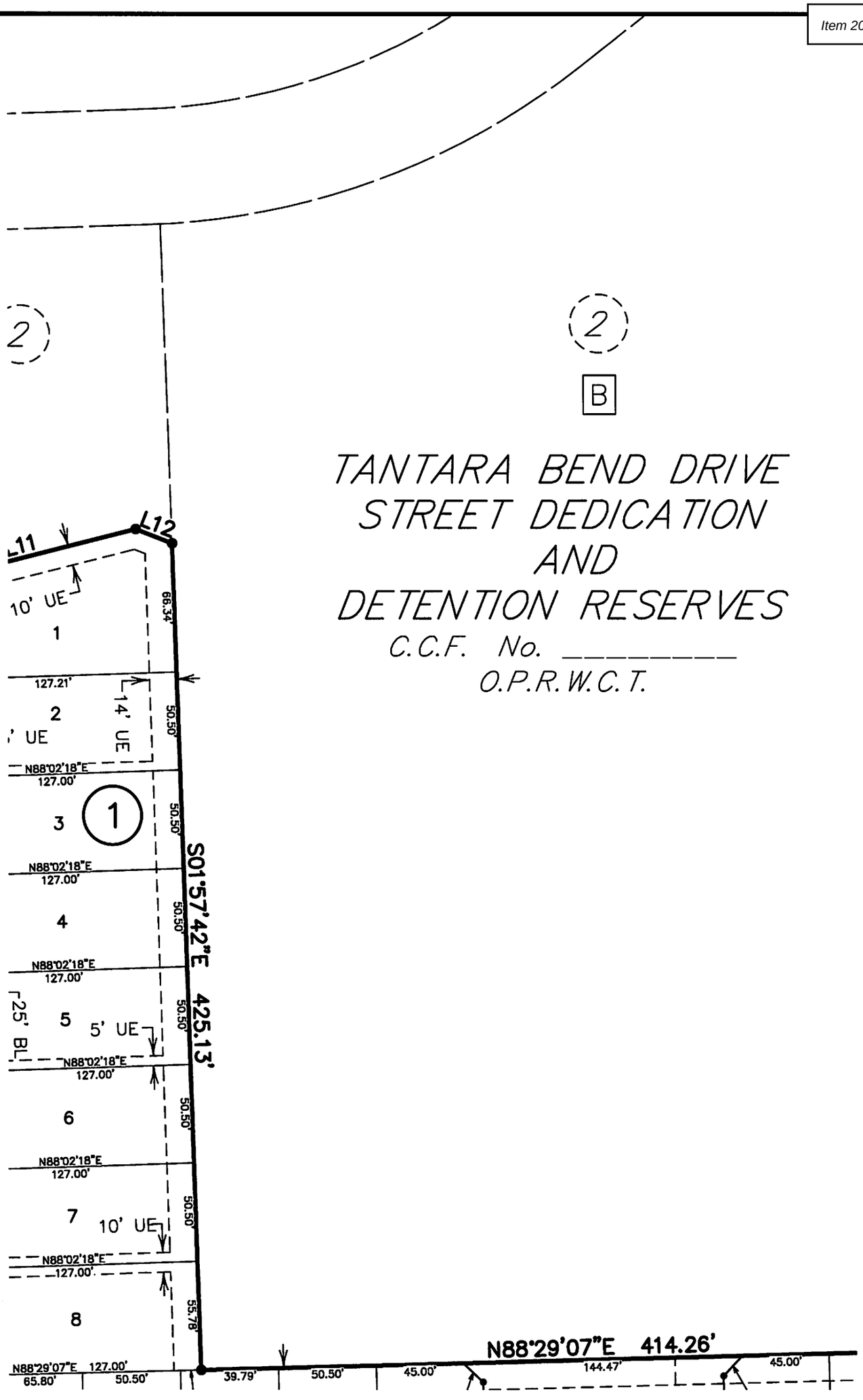
DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 69	**OWNER/DEVELOPER:** **D.R. HORTON– TEXAS, LTD.** **a Texas Limited Partnership** 400 Carriage Hills Blvd CONROE, TEXAS 77384 (281) 269–6832	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000
SCALE 1"=60'			
SHEET 1P OF 1			

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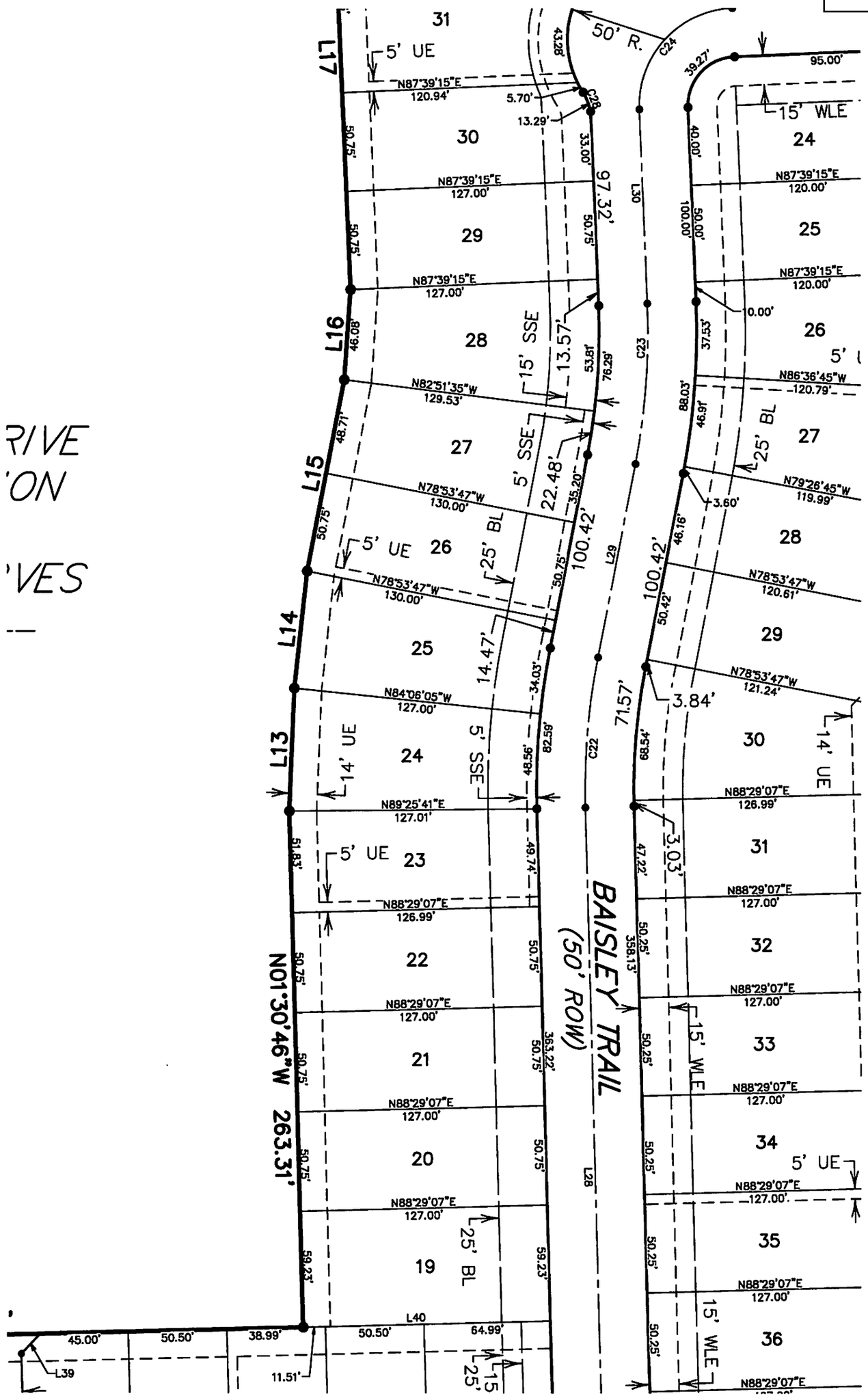
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SCALE 1"=60'			
SHEET 1Q OF 1			

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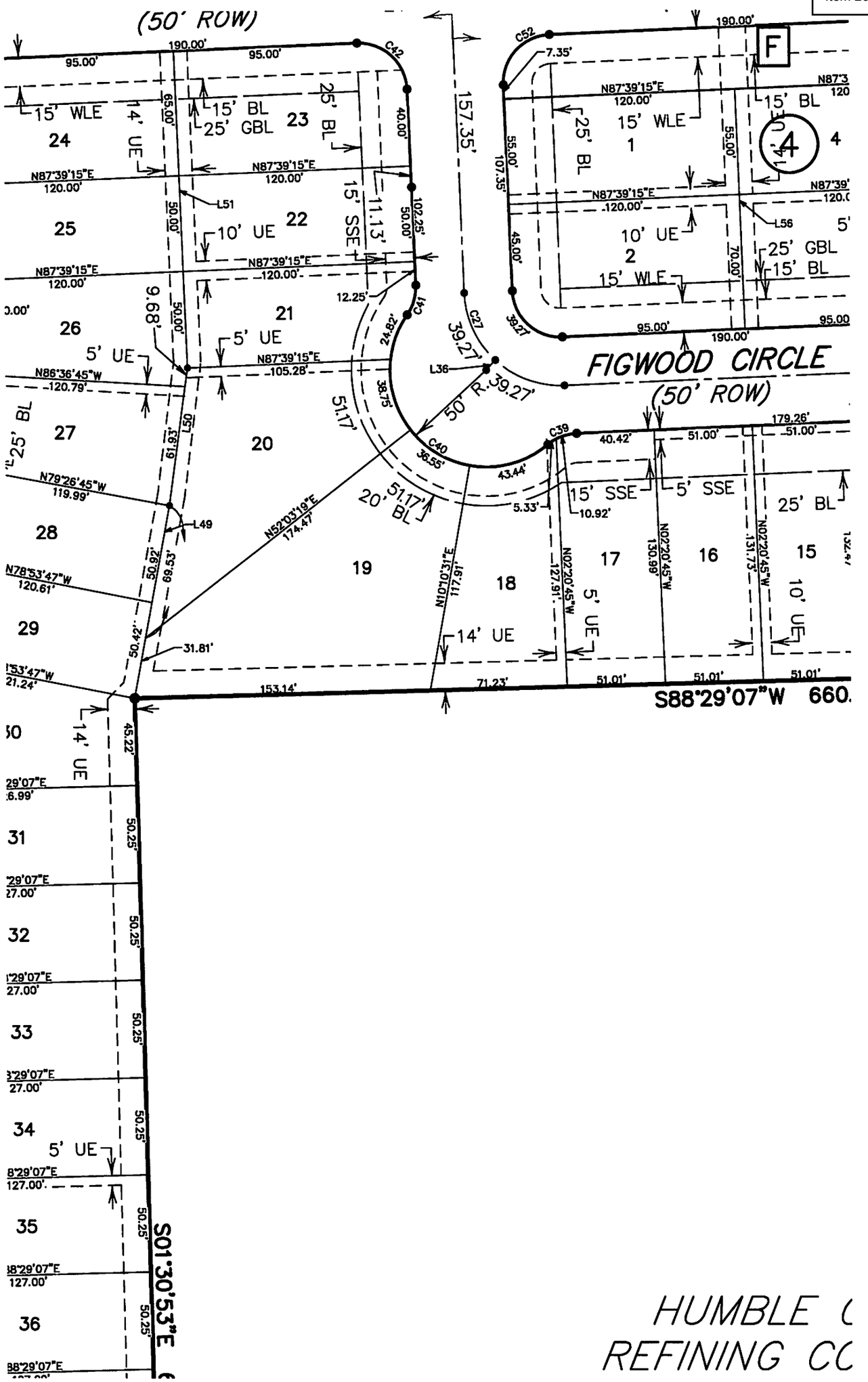
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SCALE 1"=60'			
SHEET 1R OF 1			

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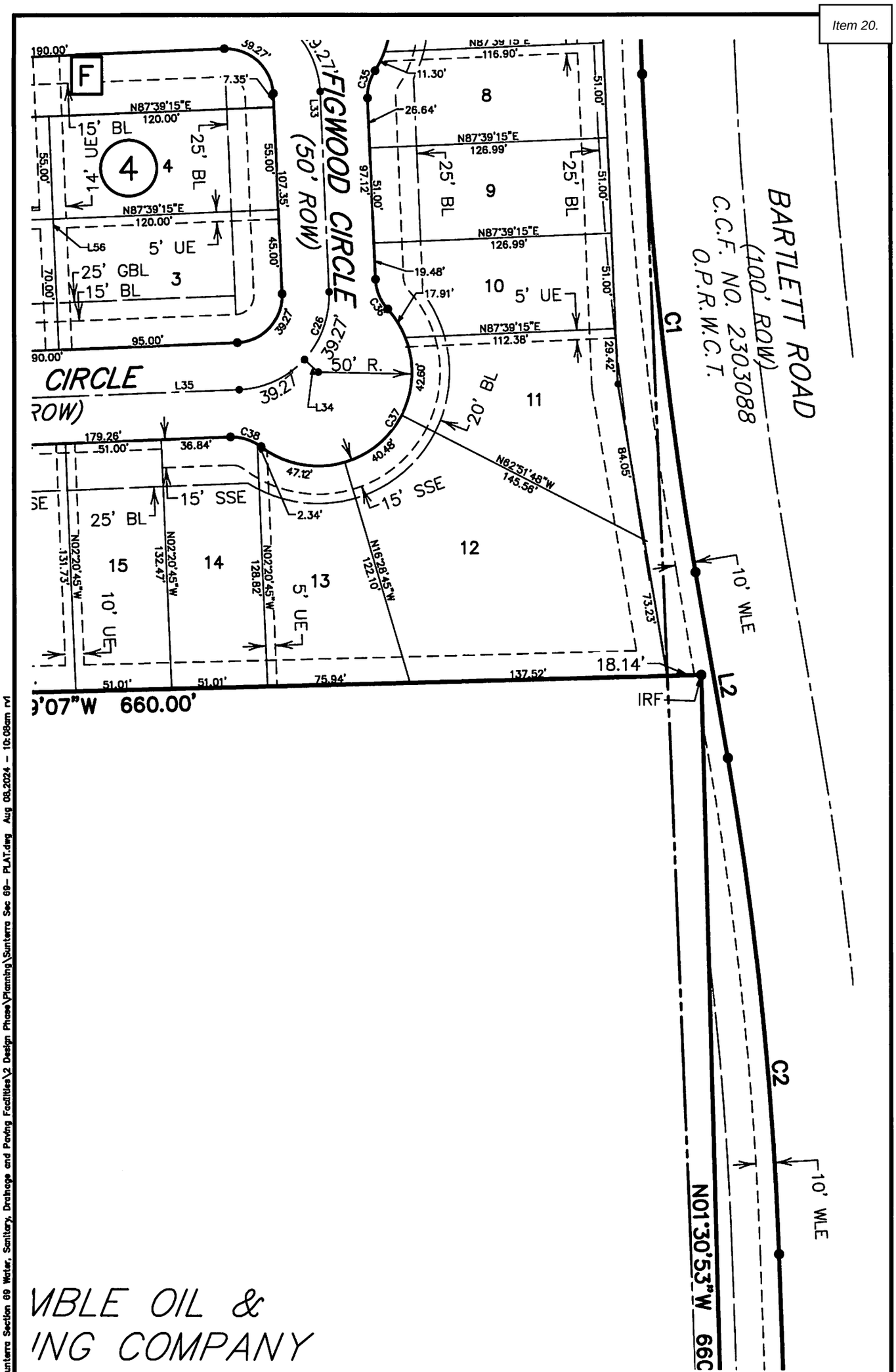
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SCALE 1"=60'			
SHEET 1S OF 1			

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DATE: APRIL 2024 SCALE 1"=60' SHEET 1T OF 1	FINAL PLAT OF SUNTERRA SEC 69	**OWNER/DEVELOPER:** D.R. HORTON– TEXAS, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd CONROE, TEXAS 77384 (281) 269–6832	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23190 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000

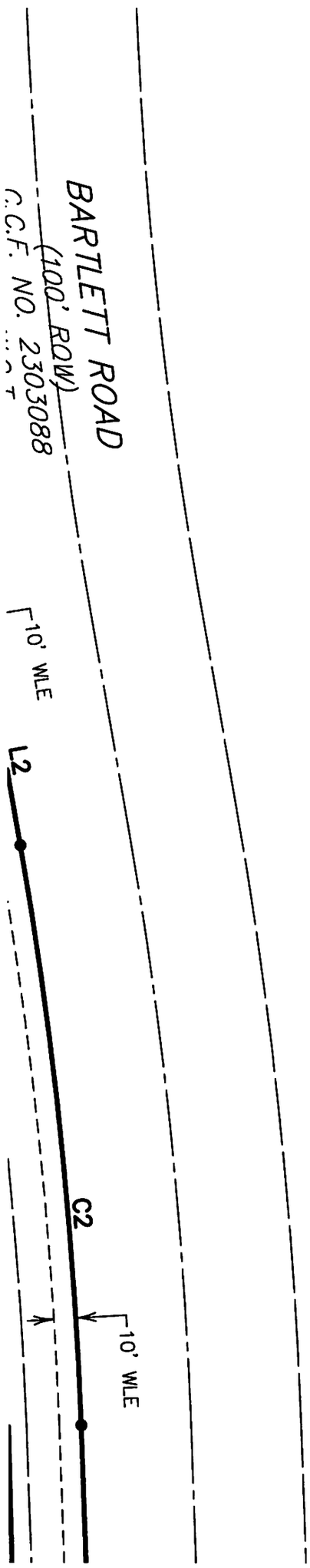
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ING COMPANY

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 69	**OWNER/DEVELOPER:** D.R. HORTON– TEXAS, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd CONROE, TEXAS 77384 (281) 269–6832	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000
SCALE 1"=80'			
SHEET 1U OF 1			

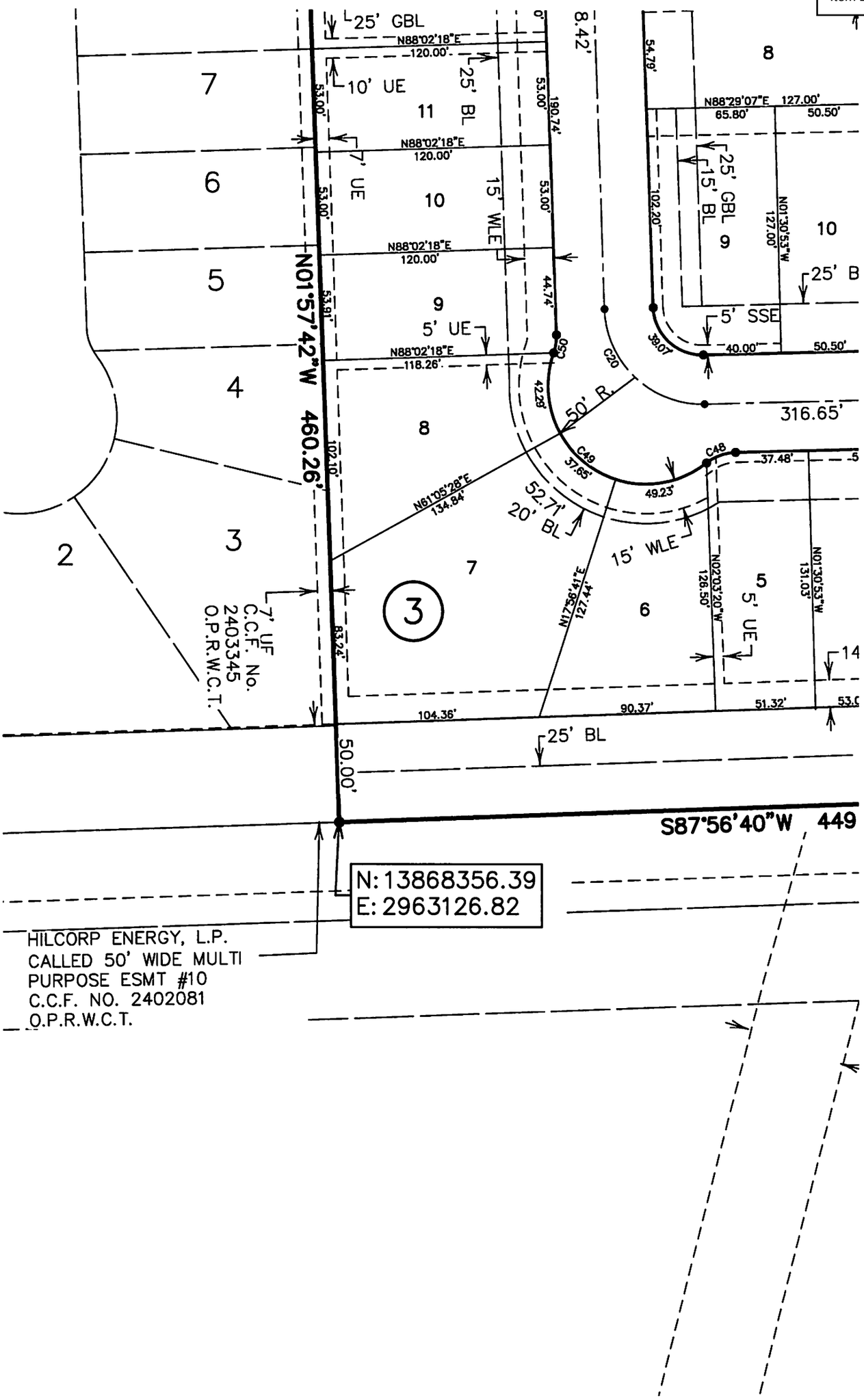
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SUNTERRA PROJECT, LTD.
CALLED 12.28 AC.
C.C.F. NO. 2211623
O.P.R.W.C.T.

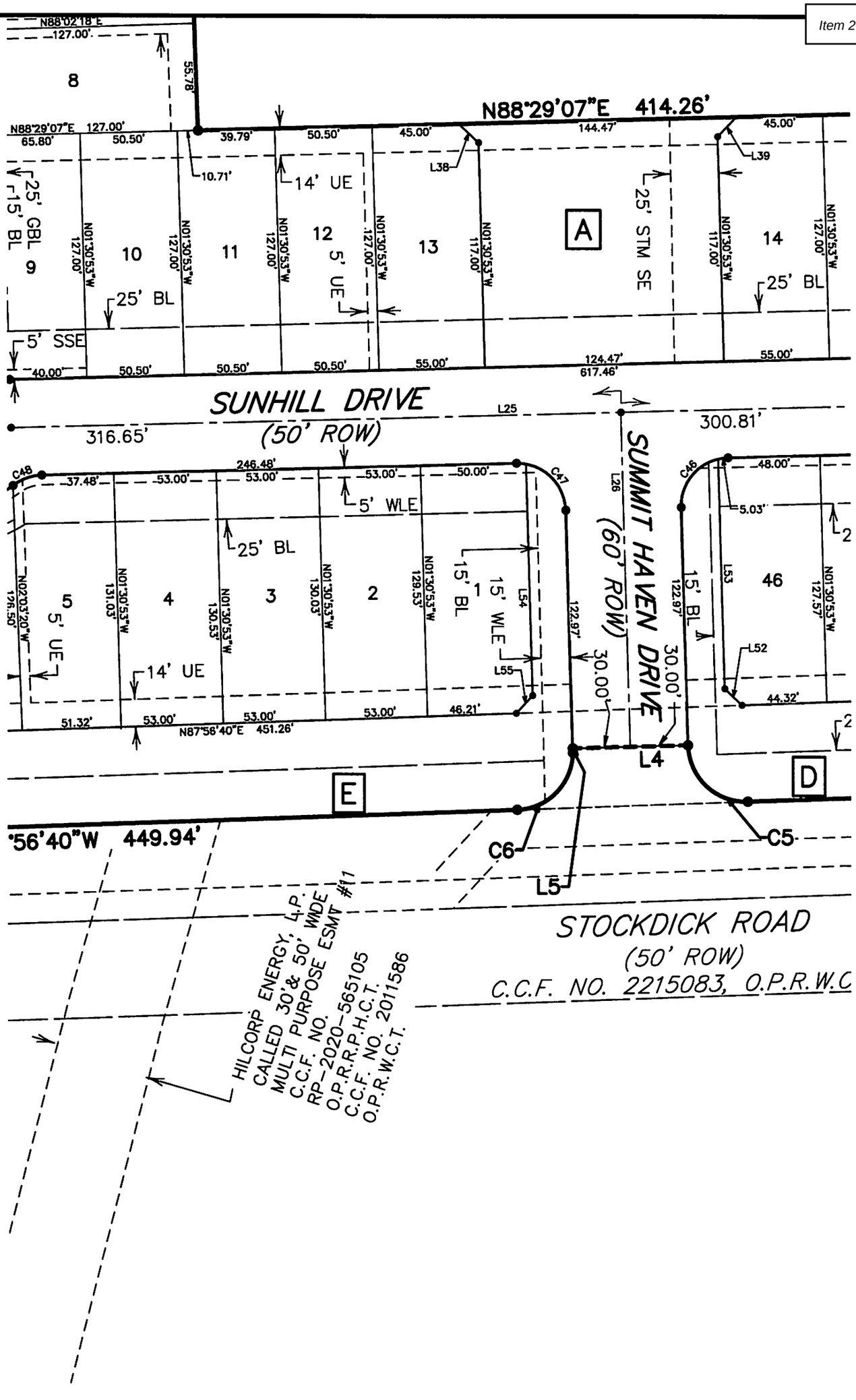
DATE: APRIL 2024 SCALE 1"=60' SHEET 1V OF 1	FINAL PLAT OF SUNTERRA SEC 69	**OWNER/DEVELOPER:** D.R. HORTON– TEXAS, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd CONROE, TEXAS 77384 (281) 269–6832	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000

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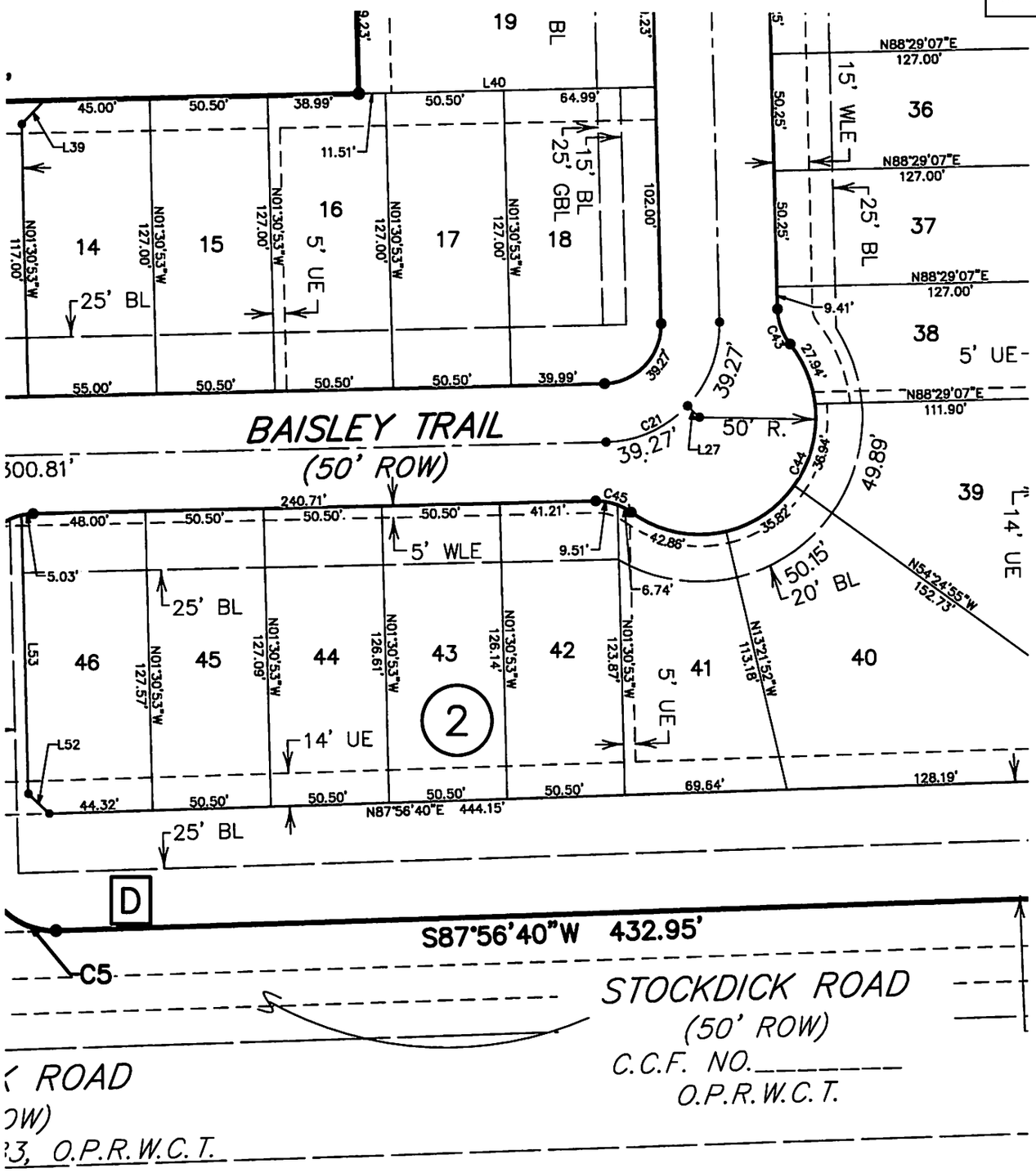
DATE: APRIL 2024 SCALE 1"=60' SHEET 1W OF 1	FINAL PLAT OF SUNTERRA SEC 69	**OWNER/DEVELOPER:** D.R. HORTON– TEXAS, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd CONROE, TEXAS 77384 (281) 269–6832	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000

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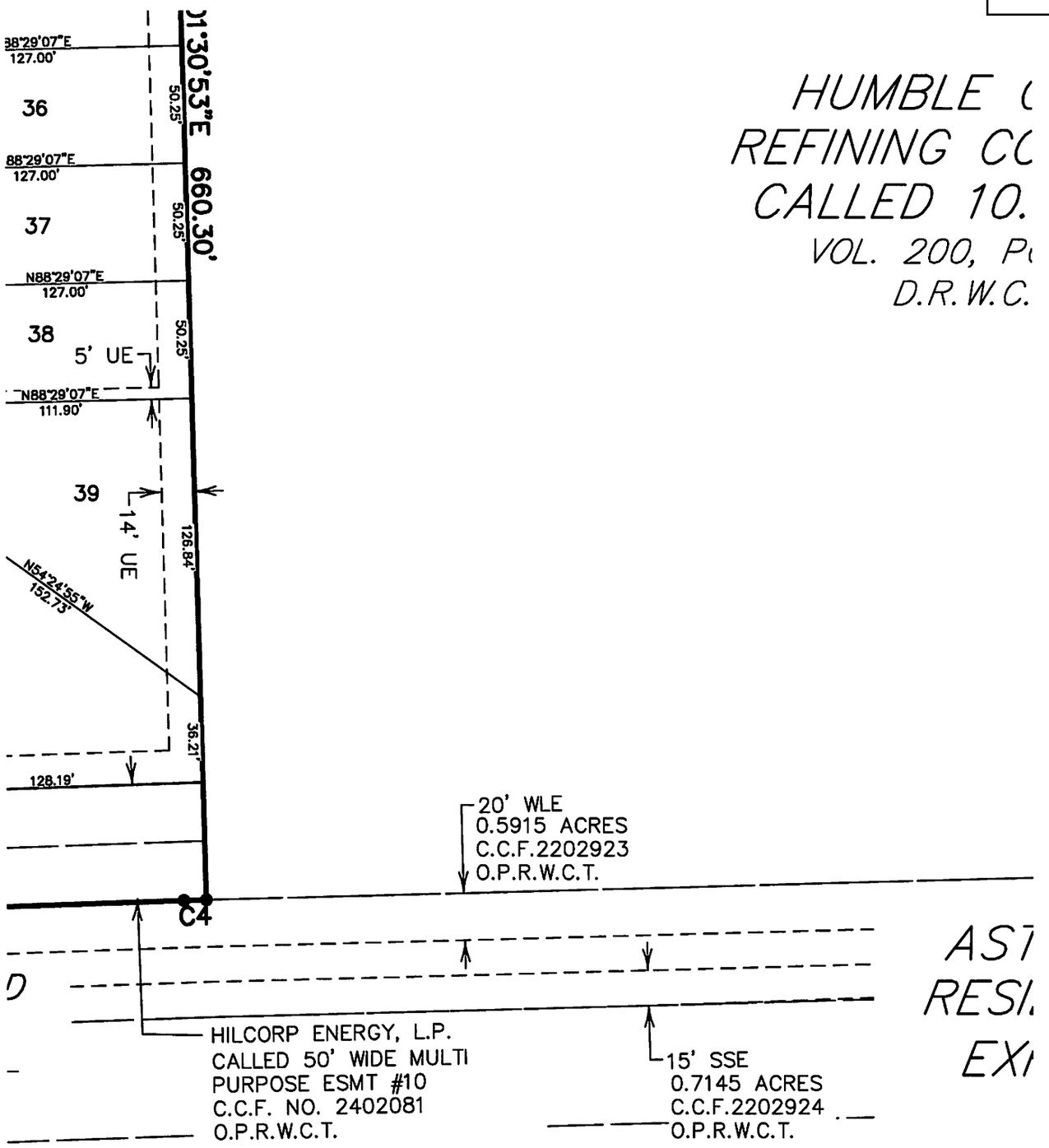
DATE: APRIL 2024 SCALE 1"=80' SHEET 1X OF 1	FINAL PLAT OF SUNTERRA SEC 69	**OWNER/DEVELOPER:** D.R. HORTON– TEXAS, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd CONROE, TEXAS 77384 (281) 269–6832	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 3332 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000

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DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 69	**OWNER/DEVELOPER:** D.R. HORTON– TEXAS, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd CONROE, TEXAS 77384 (281) 269–6832	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000
SCALE 1"=60'			
SHEET 1Y OF 1			

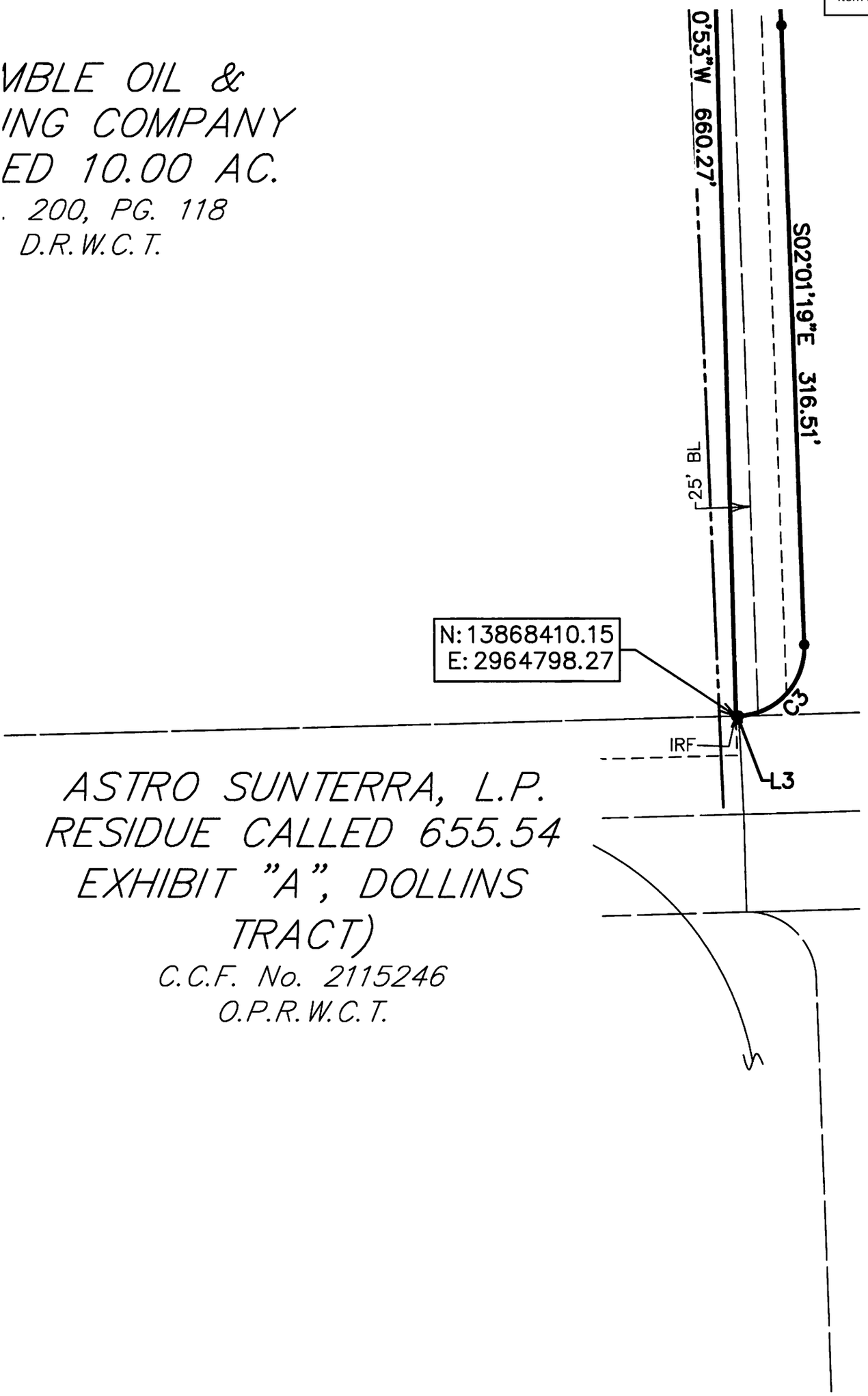
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DATE: APRIL 2024 SCALE 1"=60' SHEET 1Z OF 1	FINAL PLAT OF SUNTERRA SEC 69	**OWNER/DEVELOPER:** D.R. HORTON– TEXAS, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd CONROE, TEXAS 77384 (281) 269–6832	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000

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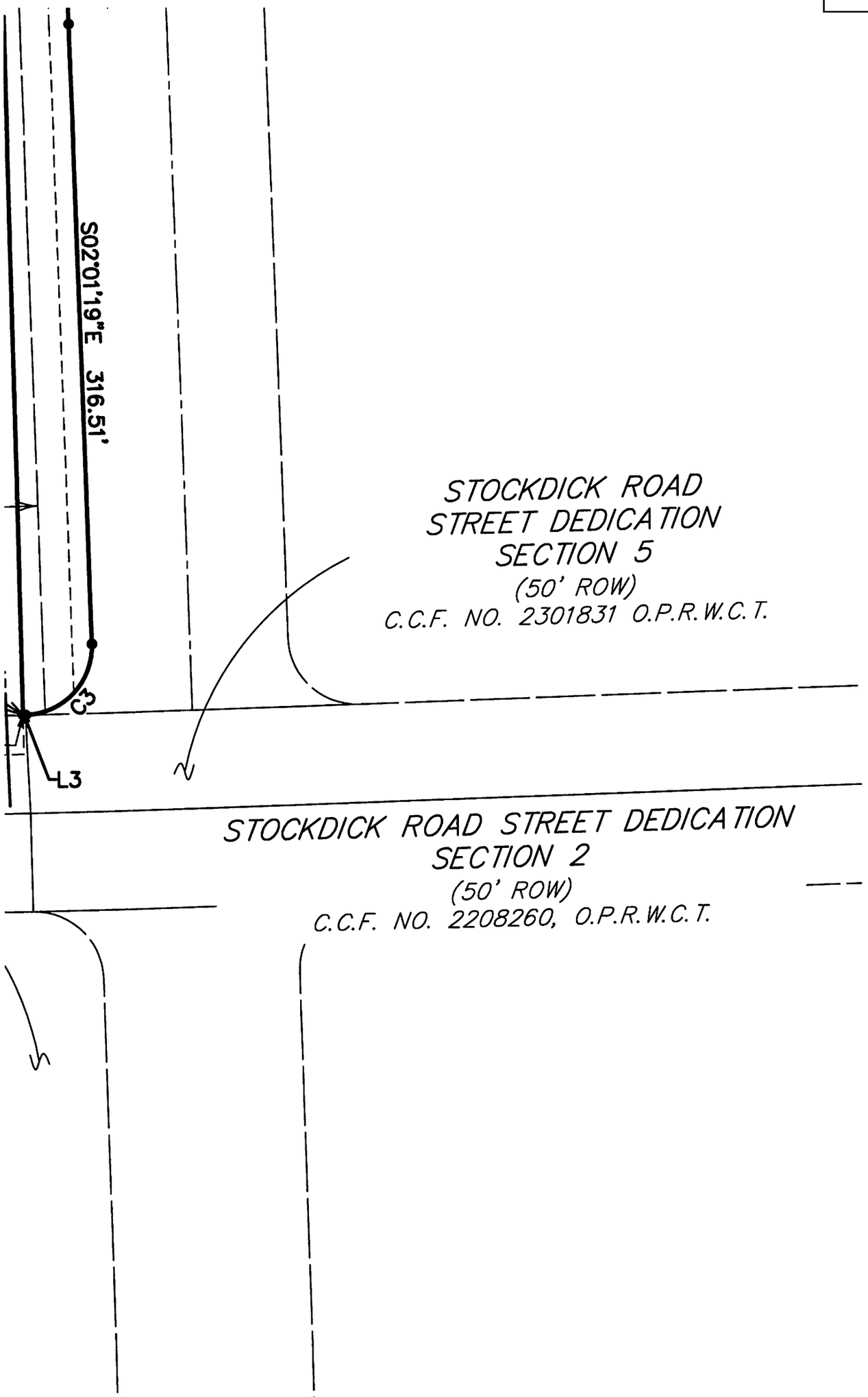
VIBLE OIL &
ING COMPANY
ED 10.00 AC.
. 200, PG. 118
D.R.W.C.T.



ASTRO SUNTERRA, L.P.
RESIDUE CALLED 655.54
EXHIBIT "A", DOLLINS
TRACT)
C.C.F. No. 2115246
O.P.R.W.C.T.

DATE: APRIL 2024 SCALE 1"=60' SHEET 1AA OF 1	FINAL PLAT OF SUNTERRA SEC 69	**OWNER/DEVELOPER:** D.R. HORTON– TEXAS, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd CONROE, TEXAS 77384 (281) 269–6832	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000

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DATE: APRIL 2024 SCALE 1"=60' SHEET 1BB OF 1	FINAL PLAT OF SUNTERRA SEC 69	**OWNER/DEVELOPER:** **D.R. HORTON– TEXAS, LTD.** **a Texas Limited Partnership** 400 Carriage Hills Blvd CONROE, TEXAS 77384 (281) 269–6832	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-13290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Section 71

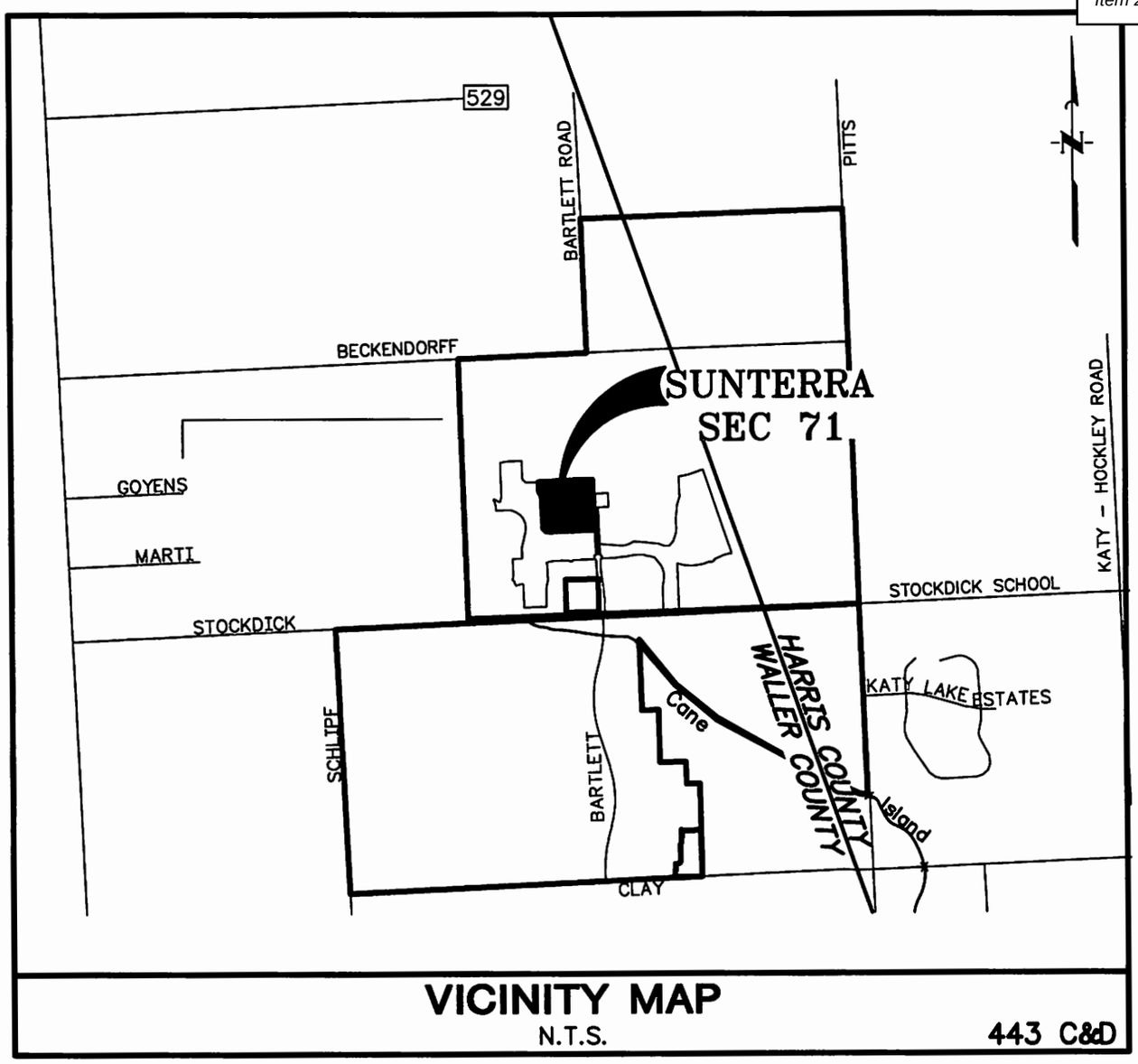
Date: August 21, 2024

Background

Final Plat of Sunterra Section 71 Subdivision which consists of 20.29 acres will include 95 Lots, 3 Blocks and 4 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



VICINITY MAP
N.T.S.
443 C&D

FINAL PLAT OF SUNTERRA SEC 71

A SUBDIVISION OF 20.29 ACRES OF LAND OUT OF THE FRED EULE SURVEY, A-375 WALLER COUNTY, TEXAS

95 LOTS 4 RESERVES 3 BLOCKS

APRIL 2024

DATE: APRIL 2024 SCALE NTS SHEET 1A OF 1	FINAL PLAT OF SUNTERRA SEC 71	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255 cnewton@lennar.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000 cjamnik@quiddity.com

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BS

STATE OF TEXAS §

COUNTY OF WALLER §

A METES & BOUNDS description of 20.29 acre tract of land in the Fred Eule Survey, Abstract 375, Waller County, Texas, being out of and a part of that certain called 227.45 acre tract recorded under County Clerk's File Number 2312086, Official Public Records, Waller County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Commencing at the northwest corner of Bartlett Road Street Dedication Sec 2 and Water Plant No. 2, according to map or plat thereof recorded under County Clerk's File Number 2303088, Official Public Records, Waller County, Texas, and the southwest corner of Bartlett Road Street Dedication Sec 3, according to map of plat thereof recorded under County Clerk's File Number 2303089, Official Public Records, Waller County, Texas, being in the east line of said 227.45 acre tract and the west line of the residue of a called 349.96 acre tract recorded under County Clerk's File Number 2203247, Official Public Records, Waller County, Texas;

Thence North 89 degrees 03 minutes 47 seconds West, crossing said called 227.45 acre tract, 50.08 feet to a point in the east line of said Fred Eule Survey, Abstract 375, and the west line of the adjoining H. & T. C. Railroad Company Survey Section 129, Abstract 204, Waller County, Texas, for the northeast corner and Place of Beginning of the herein described tract;

Thence establishing the east line of the herein described tract with the following courses and distances:

South 02 degrees 20 minutes 45 seconds East, at 325.40 pass the northwest corner of an adjoining called 0.98 acre tract recorded under County Clerk's File Number 2312086, Official Public Records, Waller County, Texas, and continue for a total of 576.78 feet to the beginning of a curve to the right;

Thence with said curve to the right, departing the west line of said adjoining 0.98 acre tract and crossing said 227.45 acre tract, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 47.12 feet, a radius of 30.00 feet, and a chord bearing South 42 degrees 39 minutes 15 seconds West, 42.43 feet;

South 02 degrees 20 minutes 45 seconds East, 50.00 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 90 degrees 00 minutes 00 seconds, an arc length of 47.12 feet, a radius of 30.00 feet, and a chord bearing South 47 degrees 20 minutes 45 seconds East, 42.43 feet to a point in the east line of said 227.45 acre tract and west line of said adjoining 0.98 acre tract;

South 02 degrees 20 minutes 45 seconds East, 240.25 feet to the southeast corner of the herein described tract;

Thence South 87 degrees 39 minutes 15 seconds West establishing the south line of the herein described tract, crossing said called 227.45 acre tract, 885.85 feet to the southwest corner of the herein described tract;

Thence establishing the west line of the herein described tract with the following courses and distances:

North 47 degrees 39 minutes 44 seconds West, 83.78 feet;

North 02 degrees 20 minutes 45 seconds West, 593.07 feet;

North 27 degrees 08 minutes 57 seconds West, 120.32 feet;

North 02 degrees 11 minutes 54 seconds West, 158.83 feet to the northwest corner of the herein described tract;

Thence establishing the north line of the herein described tract with the following courses and distances:

North 87 degrees 39 minutes 15 seconds East, 19.30 feet;

North 60 degrees 20 minutes 14 seconds East, 15.25 feet;

North 87 degrees 39 minutes 15 seconds East, 962.62 feet to the Place of Beginning and containing 20.29 acres of land, more or less.

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 71	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255 cnewton@lennar.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-13190 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000 cjamnik@quiddity.com
SCALE NTS			
SHEET 1B OF 1			

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General Notes

1. One–foot 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 revest 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 Charter Title Company, GF No. 1076601900020C, Dated October 27, 2023.
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. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by the representative Title Company.
7. 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 0.99989805999.
8. All bearings are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
9. A minimum of ten (10) feet shall be provided between sides of residential dwellings.
10. New development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.
11. 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.
12. 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.
13. No structure in this subdivision shall be occupied until connected to a public sewer system.
14. No structure in this subdivision shall be occupied until connected to an individual water supply or a state – approved community water system.
15. This tract lies within Unshaded Zone "X" of the Flood Insurance Rate Map, Community NO. 480640, Map Number 48473C0375E, Panel 0375, suffix 'E" dated February 18, 2009 and revised under LOMR 22–06–2777P dated November 20, 2023 for Waller County, Texas and incorporated areas.
16. Unless otherwise indicated, the building line (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.
17. Single Family Residential shall mean the use of a lot with one building designed for and containing no 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 no more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.
18. 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.
19. 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.
20. 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 AG EHC II (LEN) MULTISTATE 4, LLC, 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.
21. Project site is within City of Houston ETJ.
22. There are no pipeline easements within the platted area.
23. TBM "2081865" being a cut square in the north curb of the south lane of Stockdick Road being +/– 463' East of the intersection of Stockdick Road and Bartlett Road, being being+/– 119' east of a Storm Sewer Manhole, and being +/– 34' North of a Sanitary Manhole. Elevation = 163.71'
24. All lots shall have adequate wastewater collection services.
25. Tract is subject to Drainage Easement recorded in C.C.F. No. 2112679. O.P.R.W.C.T.
26. Tract is subject to Surface Waiver Agreement recorded in C.C.F. No. 2312084, O.P.R.W.C.T. and C.C.F. No. 2402081, O.P.R.W.C.T.
27. Tract is subject to Grant of Easement and Surface Use Agreement recorded in C.C.F. No. 2402081, O.P.R.W.C.T. and C.C.F. No. 2402081, O.P.R.W.C.T.
28. Tract is subject to on–site sewage facility, recorded in C.C.F. No. 2107264, O.P.R.W.C.T.

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 71	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255 cnewton@lennar.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000 cjamnik@quiddity.com
SCALE 1"=60'			
SHEET 1C OF 1			

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General Notes:
AC . . . . . "Acres"
AE . . . . . "Aerial Easement"
BL . . . . . "Building Line"
C.C.F. . . . . "County Clerk's File"
GBL . . . . . "Garage Building Line"
IRF . . . . . "Found 5/8-inch Iron Rod with cap stamped "Quiddity""
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 Open Space,
Landscape, Incidental
Utility Purposes Only
0.25 AC
11,103 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.09 AC
3,810 Sq. Ft.

RESTRICTED RESERVE C
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.41 AC
18,068 Sq. Ft.

RESTRICTED RESERVE D
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.04 AC
1,630 Sq. Ft.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S02°20'45"E	50.00'
L2	N47°39'44"W	83.78'
L3	N27°08'57"W	120.32'
L4	N02°11'54"W	158.83'
L5	N87°39'15"E	19.30'
L6	N60°20'14"E	15.25'
L7	N87°39'15"E	148.05'
L8	S02°20'45"E	530.02'
L9	N47°20'45"W	10.00'
L10	N87°39'15"E	515.37'
L11	N42°39'15"E	10.00'
L12	S02°20'45"E	422.56'
L13	S18°10'12"E	69.60'
L14	N87°39'15"E	324.79'
L15	N02°20'45"W	351.25'
L16	N20°07'13"E	13.13'
L17	N87°39'15"E	255.58'

LINE TABLE

LINE	BEARING	DISTANCE
L18	S42°39'15"W	10.00'
L19	N87°39'15"E	116.49'
L20	S47°20'45"E	14.14'
L21	S02°20'45"E	180.25'
L22	N42°39'15"E	84.85'
L23	N02°20'45"W	127.00'
L24	N02°20'45"W	127.00'
L25	N08°51'12"W	244.58'
L26	S02°20'45"E	60.00'
L27	S02°20'45"E	576.78'
L28	N42°39'15"E	14.14'
L29	N87°39'15"E	116.49'
L30	S87°39'15"W	122.96'
L31	N87°39'15"E	124.84'
L32	S02°20'45"E	460.02'
L33	N87°39'15"E	445.37'
L34	S02°20'45"E	397.02'

DATE: APRIL 2024
SCALE NTS
SHEET 1D OF 1

FINAL PLAT OF
SUNTERRA
SEC 71

OWNER/DEVELOPER:
AG EHC II (LEN) MULTISTATE 4, LLC
a Delaware Limited Liability Company
c/o Essential Housing Asset Management, LLC
8585 E. Hartfod Dr. Suite 118
Scottsdale, AZ 85255
cnewton@lennar.com

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 100461-00
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
cjamnik@quiddity.com

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CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	30.00'	90°00'00"	47.12'	S42°39'15"W	42.43'	30.00'
C2	30.00'	90°00'00"	47.12'	S47°20'45"E	42.43'	30.00'
C3	50.00'	90°00'00"	78.54'	N42°39'15"E	70.71'	50.00'
C4	50.00'	90°00'00"	78.54'	S47°20'45"E	70.71'	50.00'
C5	300.00'	15°49'27"	82.86'	N10°15'29"W	82.59'	41.69'
C6	300.00'	22°27'58"	117.63'	N08°53'14"E	116.88'	59.58'
C7	50.00'	90°00'00"	78.54'	N47°20'45"W	70.71'	50.00'
C8	25.00'	90°00'00"	39.27'	S42°39'15"W	35.36'	25.00'
C9	25.00'	39°51'25"	17.39'	S22°16'27"E	17.04'	9.06'
C10	50.00'	169°42'49"	148.10'	N42°39'15"E	99.60'	555.51'
C11	25.00'	39°51'25"	17.39'	N72°25'03"W	17.04'	9.06'
C12	25.00'	39°51'25"	17.39'	S67°43'33"W	17.04'	9.06'
C13	50.00'	169°42'49"	148.10'	S47°20'45"E	99.60'	555.51'
C14	25.00'	39°51'25"	17.39'	N17°34'57"E	17.04'	9.06'
C15	25.00'	48°11'23"	21.03'	N42°15'54"W	20.41'	11.18'
C16	50.00'	276°22'46"	241.19'	S71°49'48"W	66.67'	44.72'
C17	25.00'	48°11'23"	21.03'	S05°55'29"W	20.41'	11.18'
C18	25.00'	85°59'29"	37.52'	S49°21'00"E	34.10'	23.31'
C19	25.00'	90°00'00"	39.27'	N42°39'15"E	35.36'	25.00'
C20	25.00'	62°10'55"	27.13'	N33°26'12"W	25.82'	15.08'
C21	50.00'	124°21'49"	108.53'	S02°20'45"E	88.44'	94.76'
C22	25.00'	62°10'55"	27.13'	N28°44'42"E	25.82'	15.08'
C23	25.00'	90°00'00"	39.27'	S47°20'45"E	35.36'	25.00'
C24	25.00'	39°51'25"	17.39'	N67°43'33"E	17.04'	9.06'
C25	50.00'	169°42'49"	148.10'	N47°20'45"W	99.60'	555.51'
C26	25.00'	39°51'25"	17.39'	S17°34'57"W	17.04'	9.06'
C27	25.00'	90°00'00"	39.27'	S47°20'45"E	35.36'	25.00'
C28	25.00'	90°00'00"	39.27'	S42°39'15"W	35.36'	25.00'
C29	25.00'	96°08'35"	41.95'	N44°16'28"W	37.20'	27.84'
C30	25.00'	53°59'23"	23.56'	N37°57'56"E	22.70'	12.74'
C31	50.00'	275°58'34"	240.83'	S73°01'40"E	66.93'	45.04'
C32	25.00'	43°42'18"	19.07'	S09°09'48"E	18.61'	10.03'
C33	25.00'	90°00'00"	39.27'	S42°39'15"W	35.36'	25.00'

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DATE: APRIL 2024

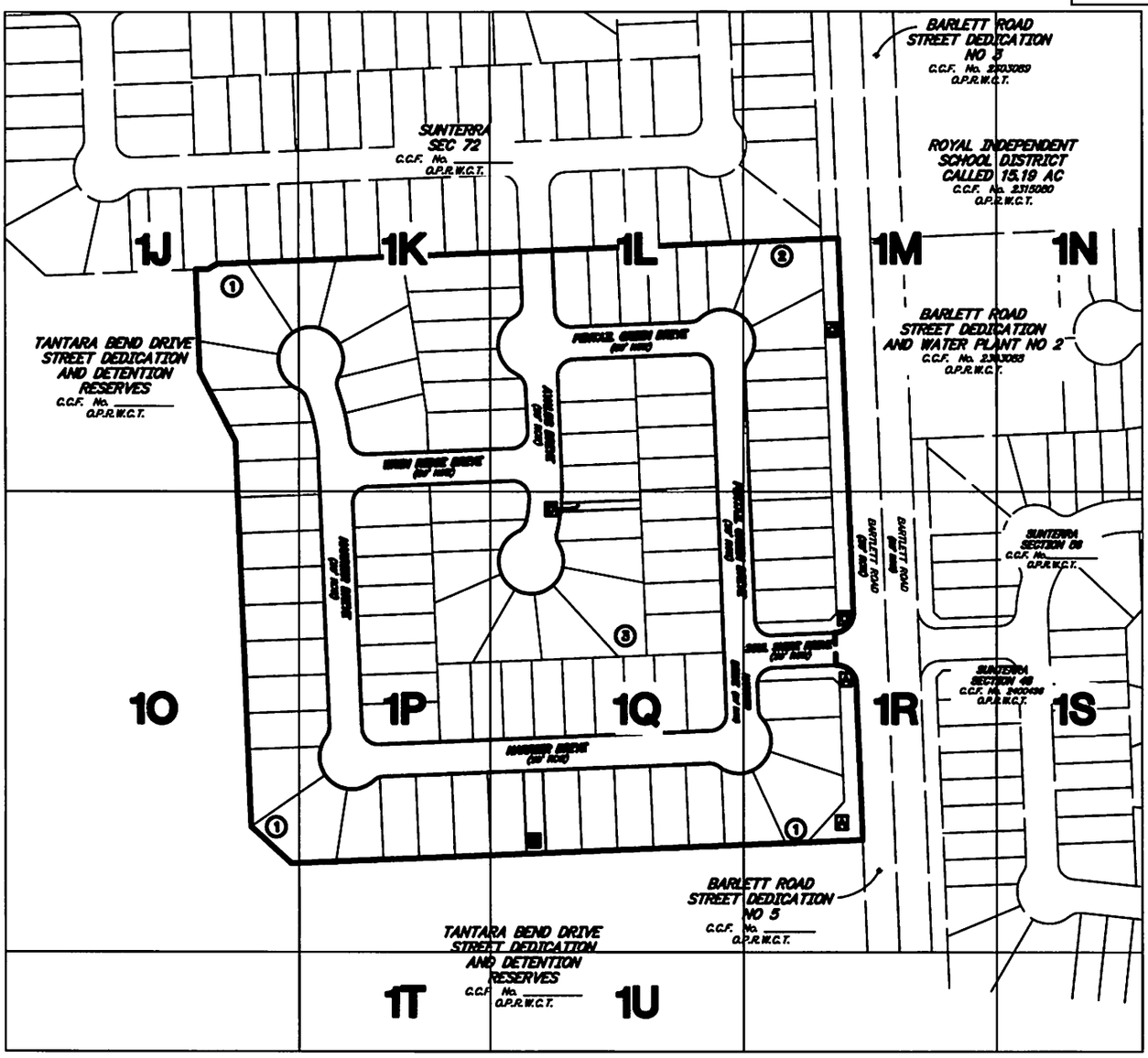
SCALE NTS

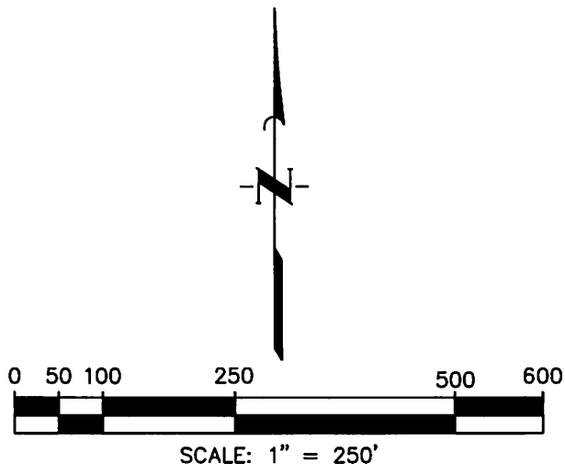
SHEET 1E OF 1

FINAL PLAT OF
SUNTERRA
SEC 71

OWNER/DEVELOPER:
AG EHC II (LEN) MULTISTATE 4, LLC
a Delaware Limited Liability Company
c/o Essential Housing Asset Management, LLC
8585 E. Hartfod Dr. Suite 118
Scottsdale, AZ 85255
cnewton@lennar.com

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000
cjamnik@quiddity.com





DATE: APRIL 2024 SCALE 1" = 250' SHEET 1F OF 1	FINAL PLAT OF SUNTERRA SEC 71	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255 cnewton@lennar.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000 cjamnik@quiddity.com

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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.

A 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 #480640 of the Flood Insurance Rate Map No. 48473C0375E, dated 2/18/2009.

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 #480640 of the Flood Insurance Rate Map No. 48473C0375E, dated 2/18/2009.



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

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Sunterra Sec 71 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 21, day of May, 2024.

By: _____
Lisa M. Clark — Chair
or
M. Sonny Garza — Vice Chairman

By: _____ for
Jennifer Ostlind, AICP
Secretary



BROOKSHIRE–KATY DRAINAGE DISTRICT PERMIT NO. 2024–53

APPROVED BY THE BOARD OF SUPERVISORS ON

5-08-2024
DATE

PRESIDENT

SECRETARY

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: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 71	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255 cnewton@lennar.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 cjamnik@quiddity.com
SCALE NTS			
SHEET 1H OF 1			

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STATE OF TEXAS

COUNTY OF WALLER

We, AG EHC II (LEN) MULTI STATE 4, LLC, a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC, acting by and through Steven S. Benson, Manager, owner hereinafter referred to as Owners of the 20.29 acre tract described in the above and foregoing map of Sunterra Sec 71, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on 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, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision Sunterra where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and to hereby make and establish and dedicate to the use of the public utilities forever 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 AG EHC II (LEN) MULTI STATE 4, LLC, a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC has caused these presents to be signed by Steven S. Benson, Manager, thereunto authorized, this 7 day of May, 2024

AG EHC II (LEN) Multi State 4, LLC,
a Delaware Limited Liability Company

By: Essential Housing Asset Management, LLC,
an Arizona Limited Liability Company,
its Authorized Agent

By: Steven S Benson
Steven S. Benson, Manager

STATE OF ARIZONA §

COUNTY OF Maricopa §

BEFORE ME, the undersigned authority, on this day personally appeared Steven S. Benson, Manager, 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 7 day of May, 2024.

Jaime Marie Adams
Notary Public in and for the State of ~~Texas~~ Arizona

Jaime Marie Adams
Print Name

My commission expires: 07/01/2025

Jaime Marie Adams
Notary Public
Maricopa County, Arizona
My Comm. Expires 07-01-25
Commission No. 607030

DATE: APRIL 2024 SCALE NTS SHEET 1G OF 1	FINAL PLAT OF SUNTERRA SEC 71	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & LO046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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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 _____ , 2024, 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 _____, 2024.

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

Walter E. Smith, P.E., RPLS
Commissioner, Precinct 2

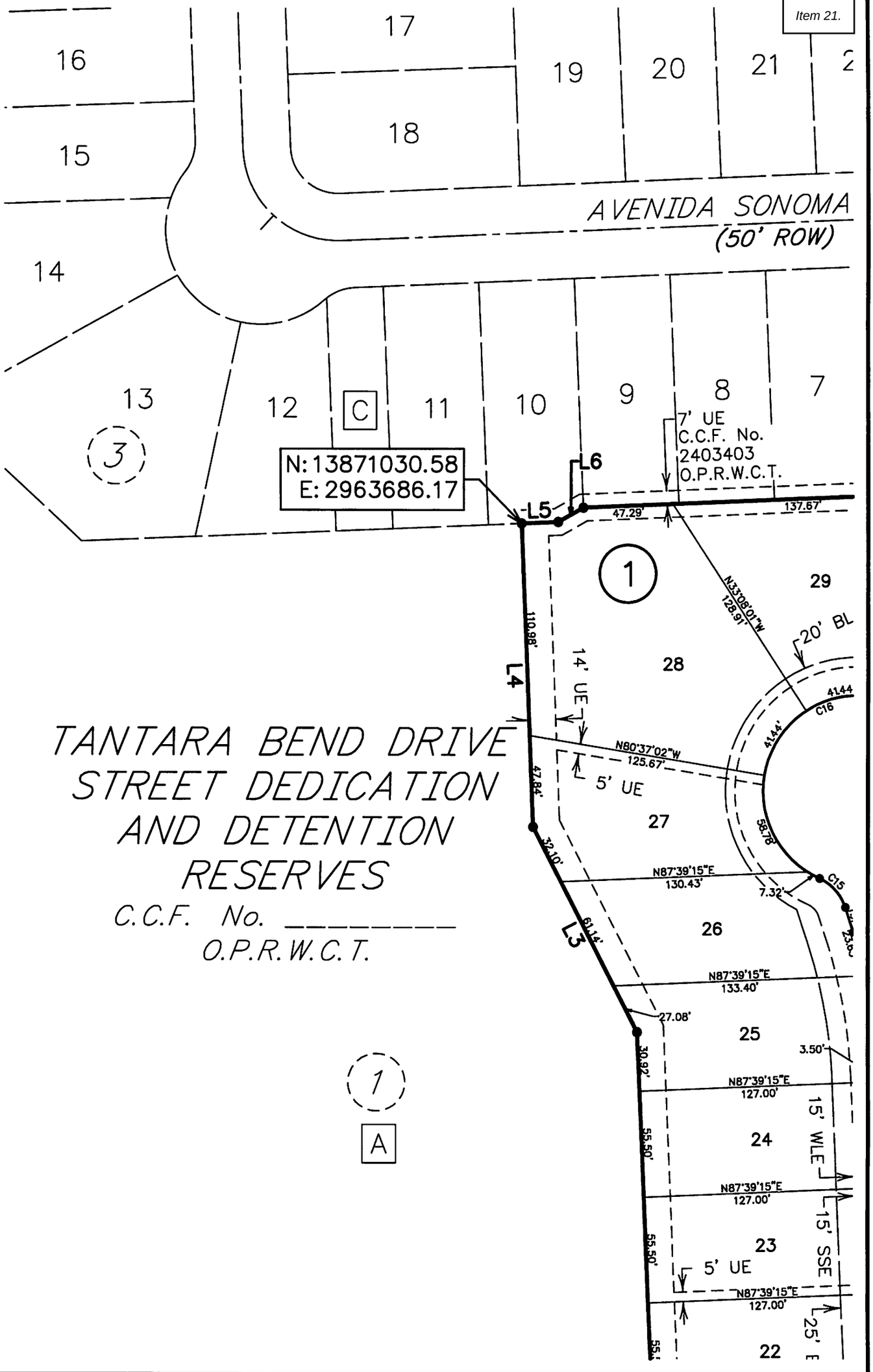
Kendric D. Jones
Commissioner, Precinct 3

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: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 71	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255 cnewton@lennar.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23790 & LD0461001 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 cjamnik@quiddity.com
SCALE NTS			
SHEET 11 OF 1			

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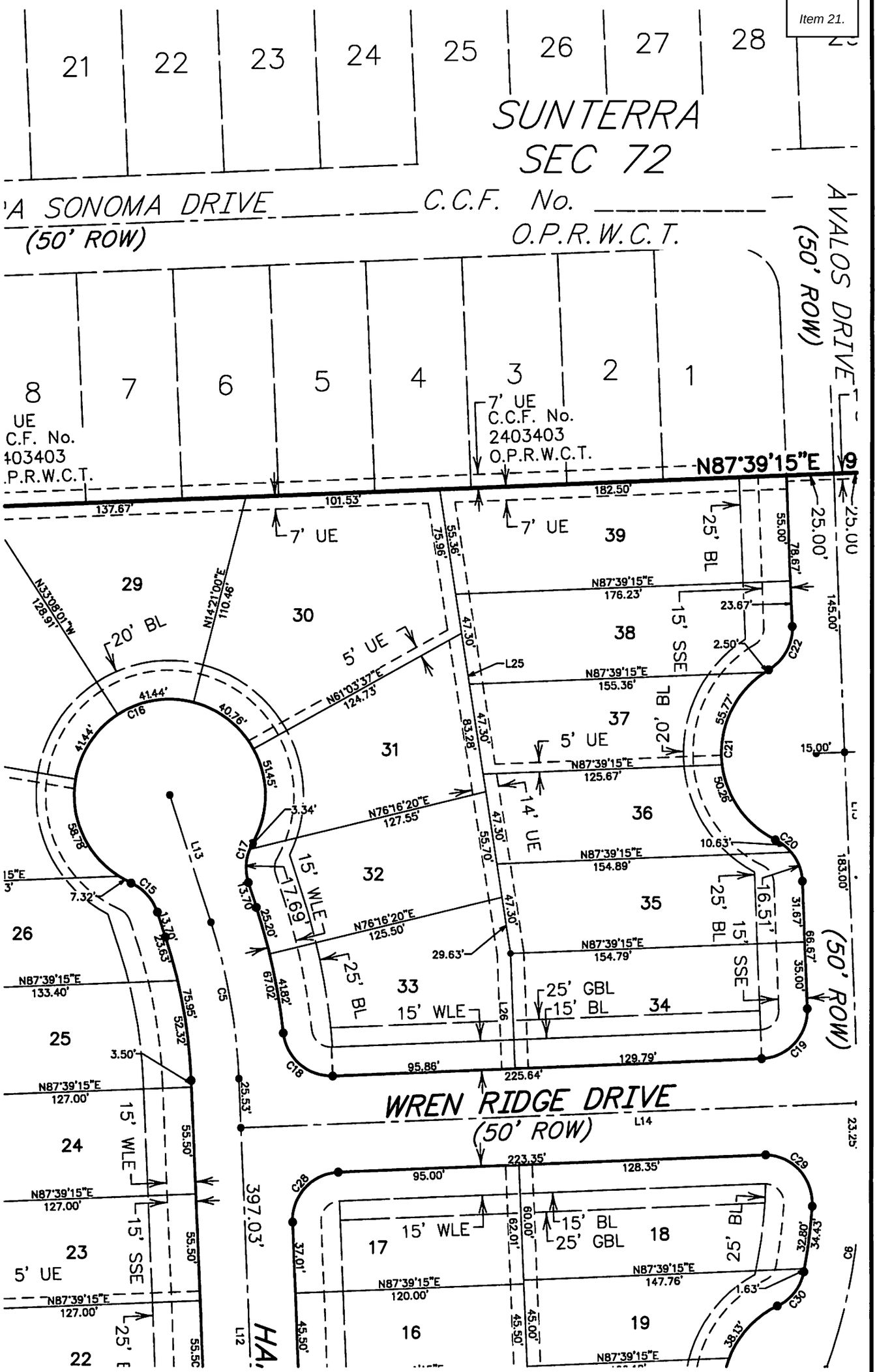
TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES

C.C.F. No. _____

O.P.R.W.C.T.

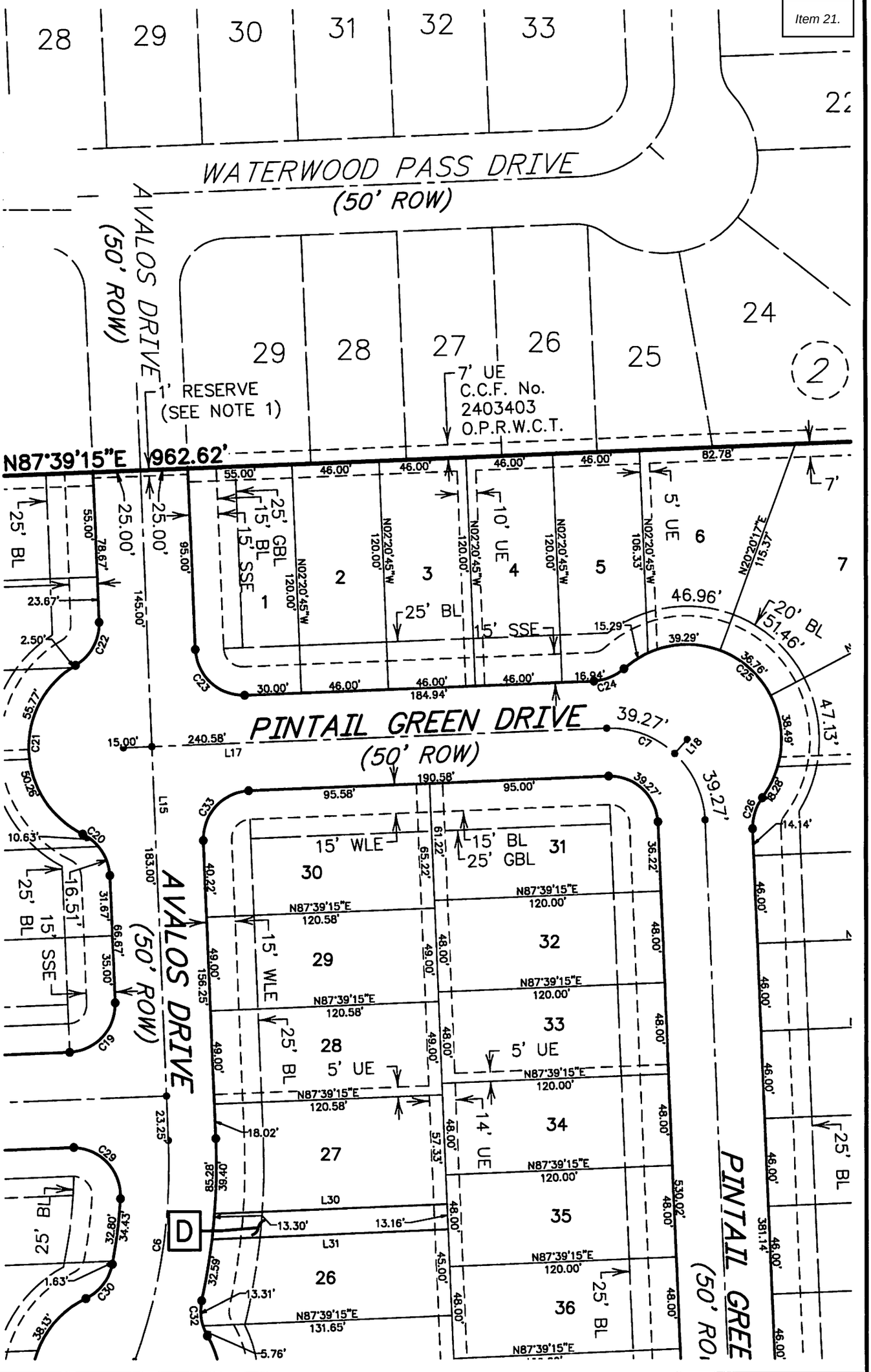
DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 71	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255 cnewton@lennar.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 cjamnik@quiddity.com
SCALE 1"=60'			
SHEET 1J OF 1			

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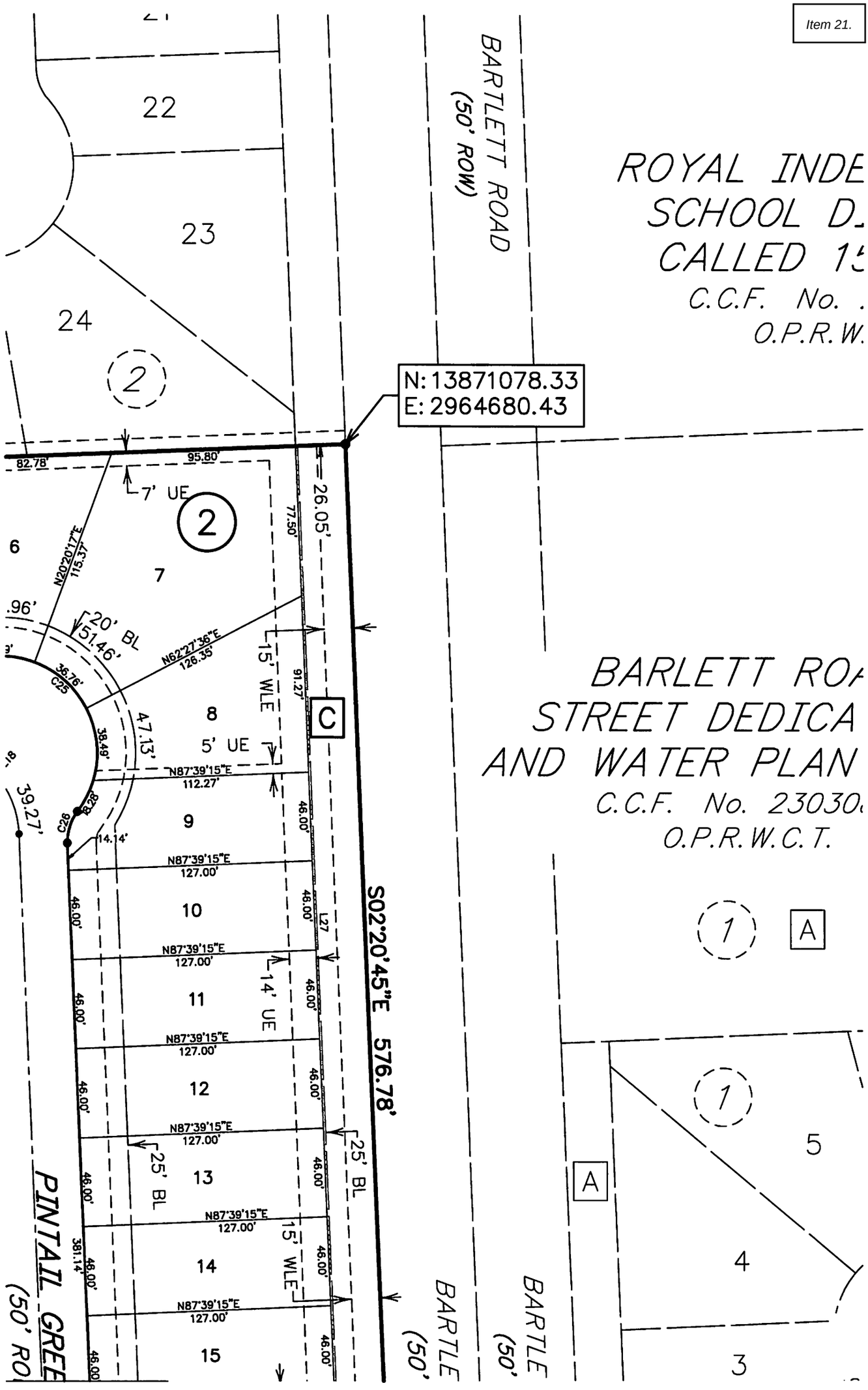
DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 71	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255 cnewton@lennar.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 cjamnik@quiddity.com
SCALE 1"=60'			
SHEET 1K OF 1			

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DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 71	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255 cnewton@lennar.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 cjamnik@quiddity.com
SCALE 1"=60'			
SHEET 1L OF 1			

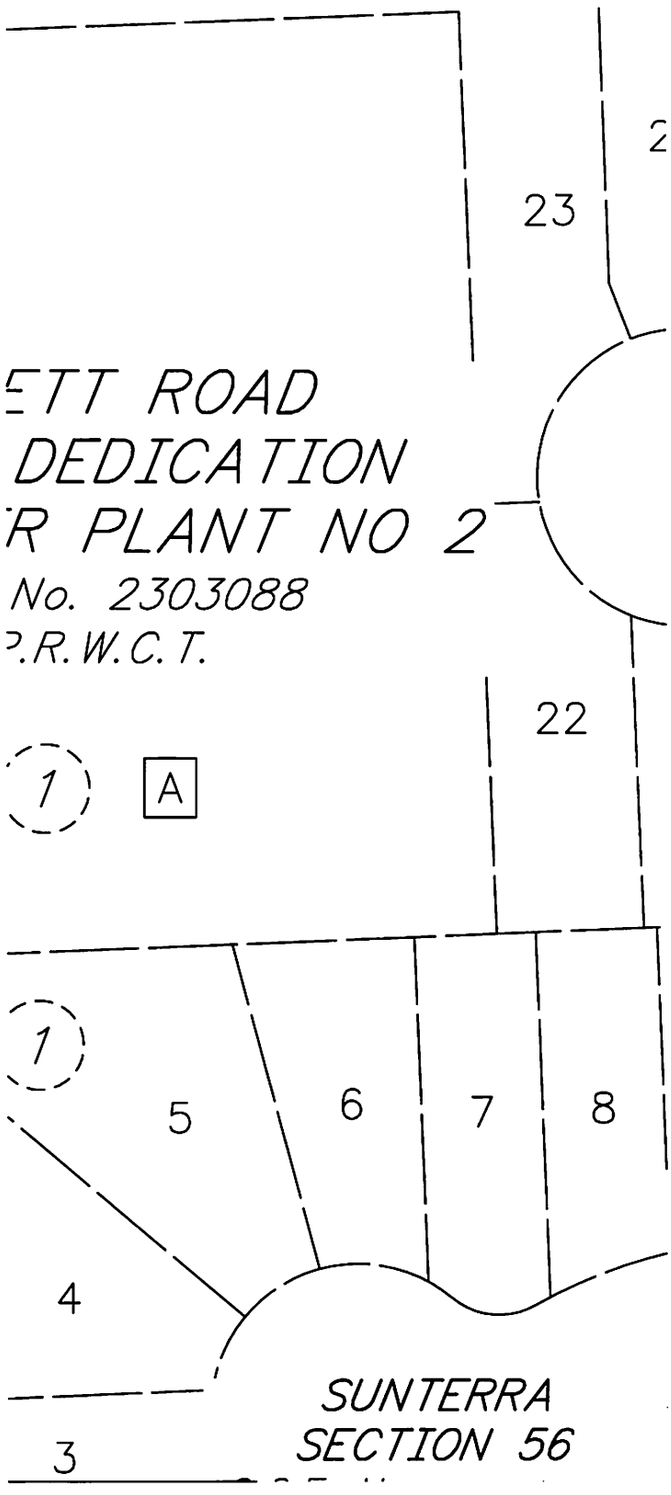
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DATE: APRIL 2024 SCALE 1"=80' SHEET 1M OF 1	FINAL PLAT OF SUNTERRA SEC 71	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255 cnewton@lennar.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 cjamnik@quiddity.com

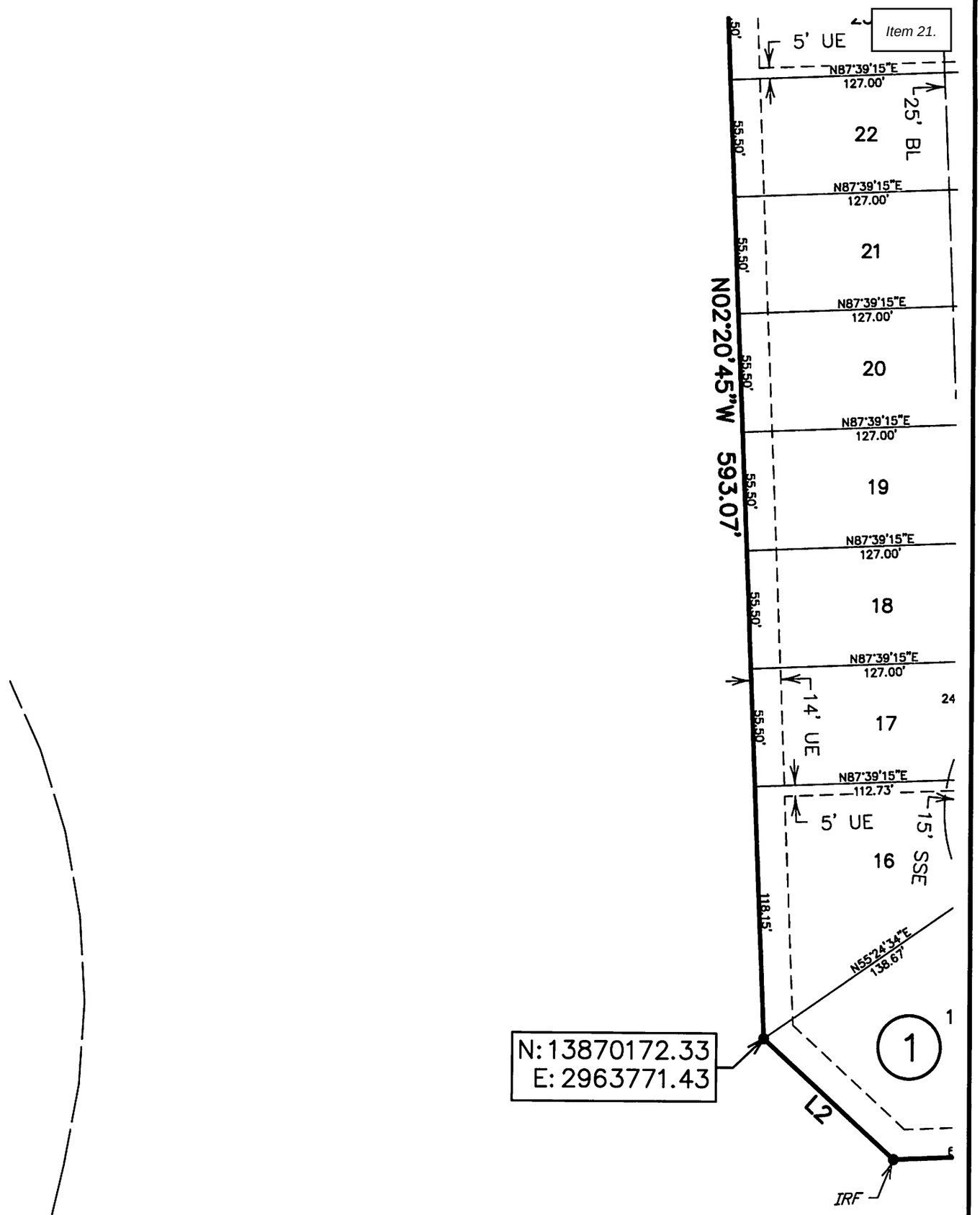
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'AL INDEPENDENT
HOOL DISTRICT
ILLED 15.19 AC
:.C.F. No. 2315080
O.P.R.W.C.T.



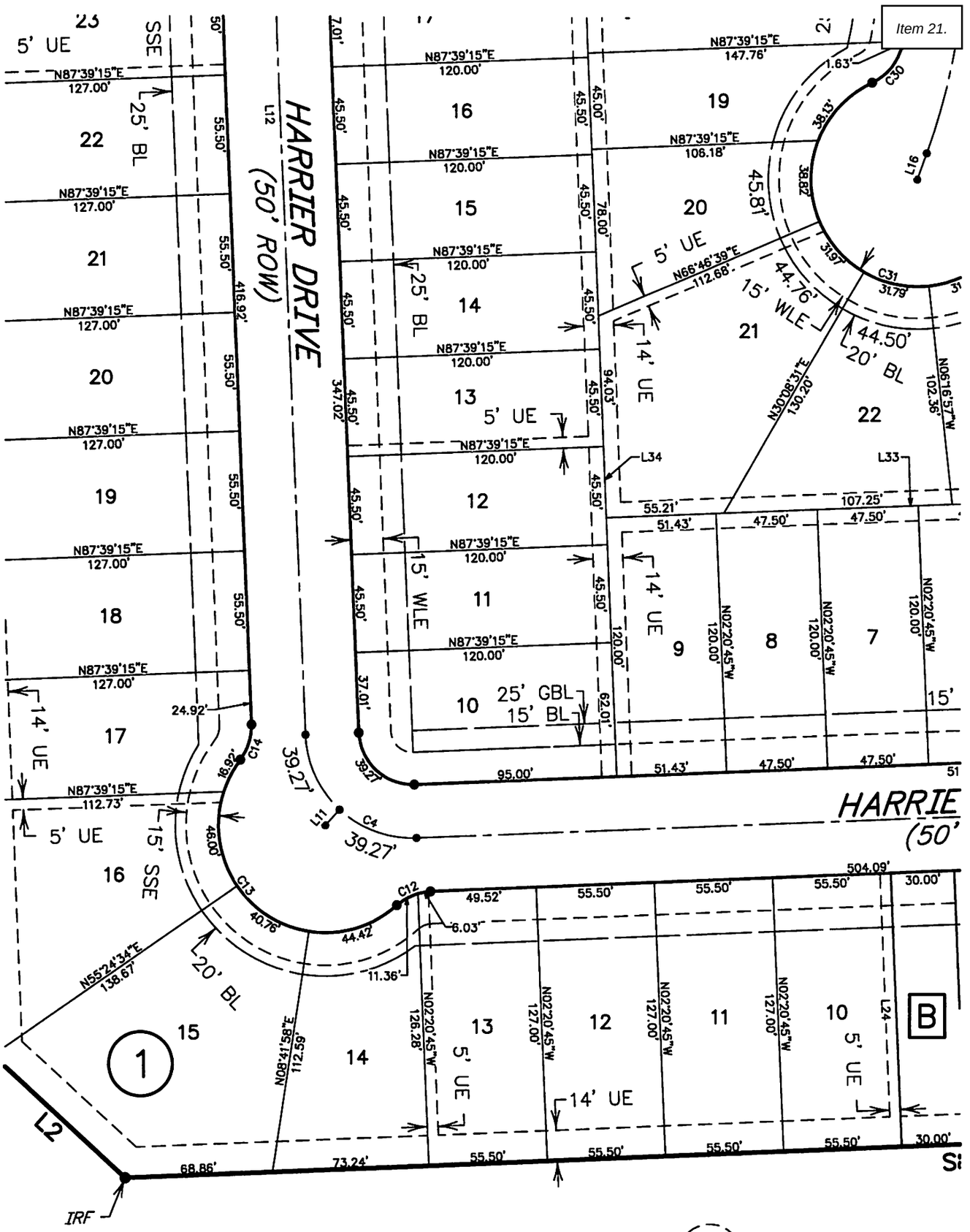
DATE: APRIL 2024 SCALE 1"=60' SHEET 1N OF 1	FINAL PLAT OF SUNTERRA SEC 71	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255 cnewton@lennar.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 cjamnik@quiddity.com

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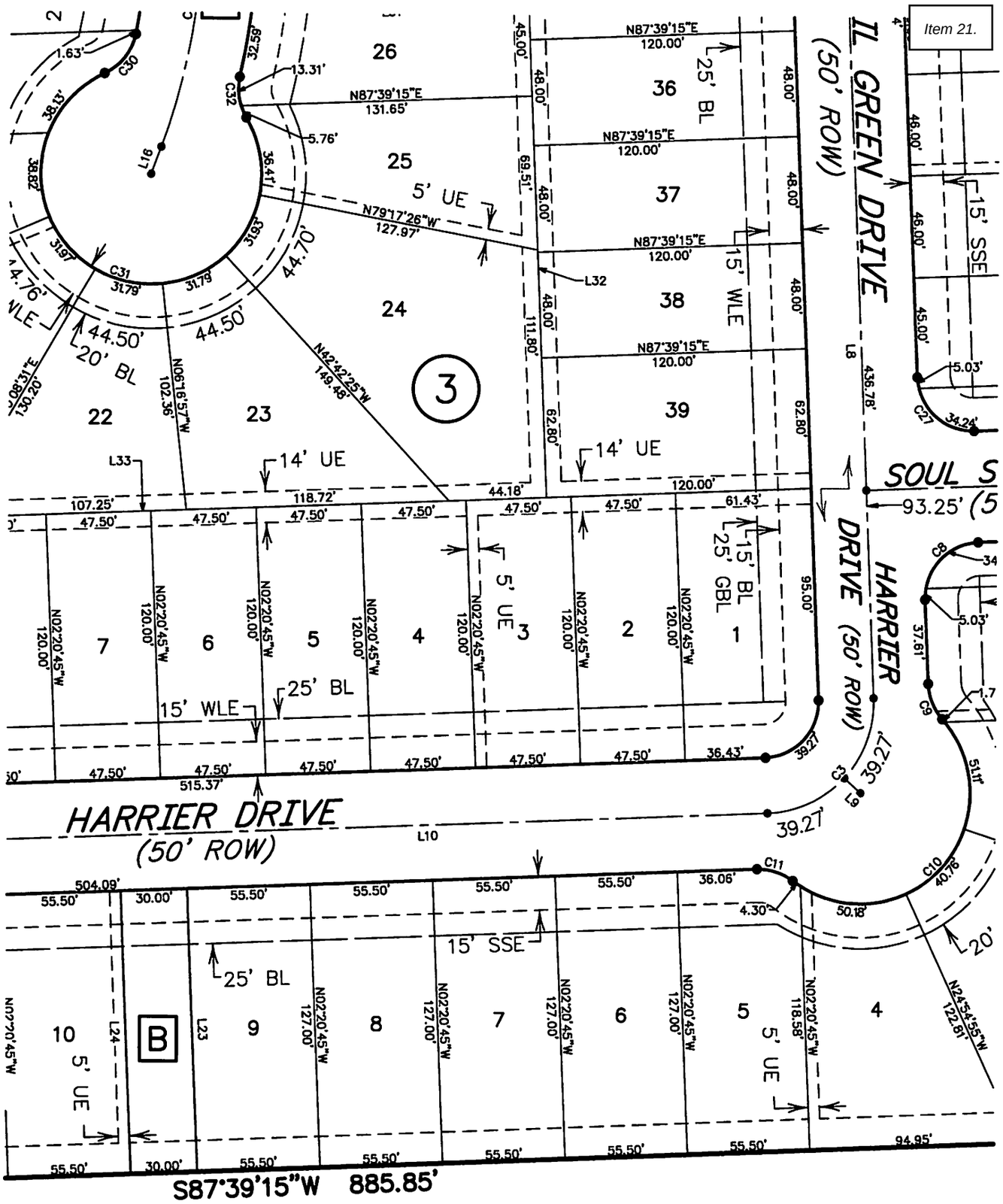
DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 71	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255 cnewton@lennar.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West 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: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 71	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255 cnewton@lennar.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000 cjamnik@quiddity.com
SCALE 1"=60'			
SHEET 1P OF 1			

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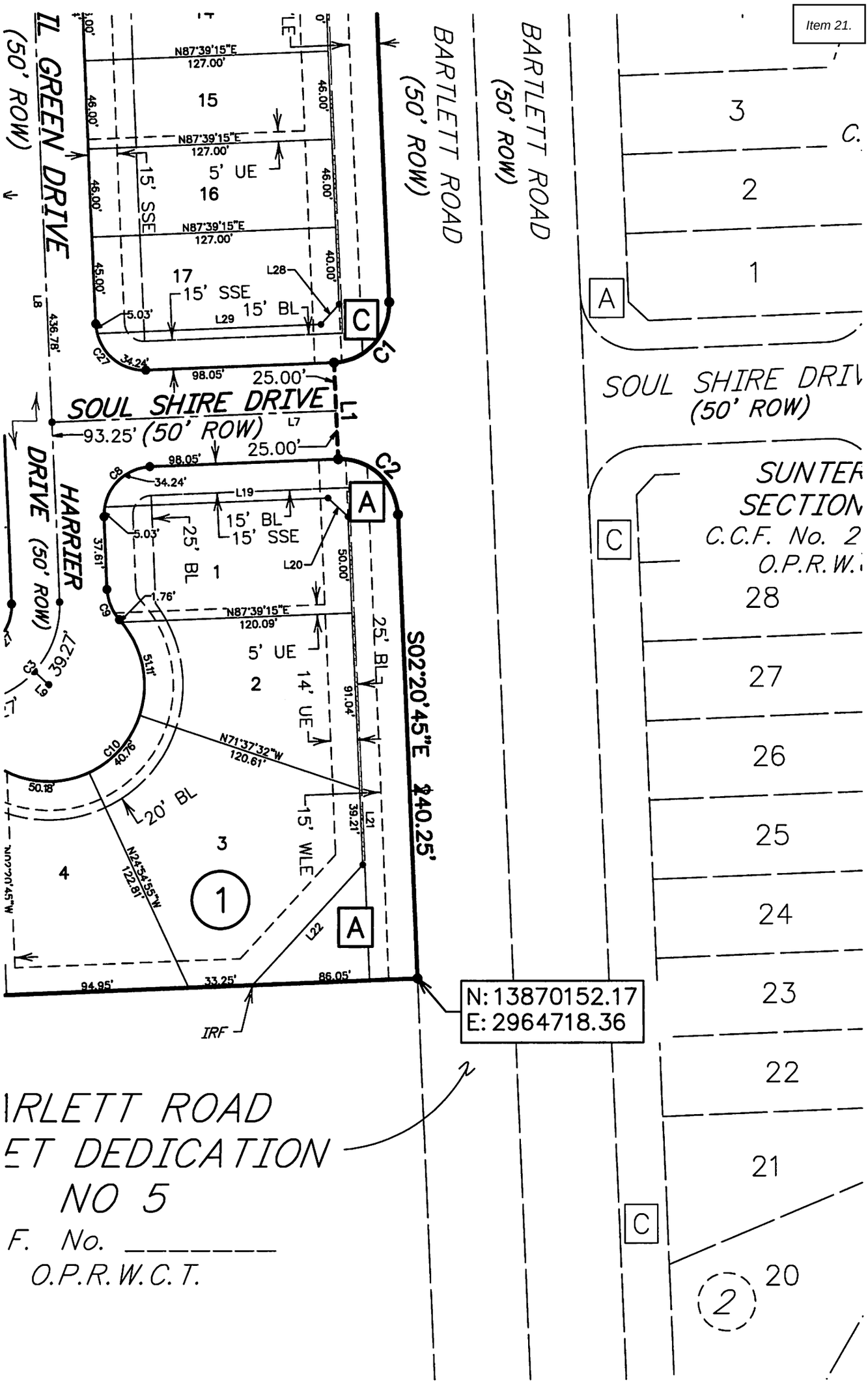
BARLETT ,
STREET DEDi
NO 5

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

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DATE: APRIL 2024 SCALE 1"=60' SHEET 10 OF 1	FINAL PLAT OF SUNTERRA SEC 71	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255 cnewton@lennar.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000 cjamnik@quiddity.com

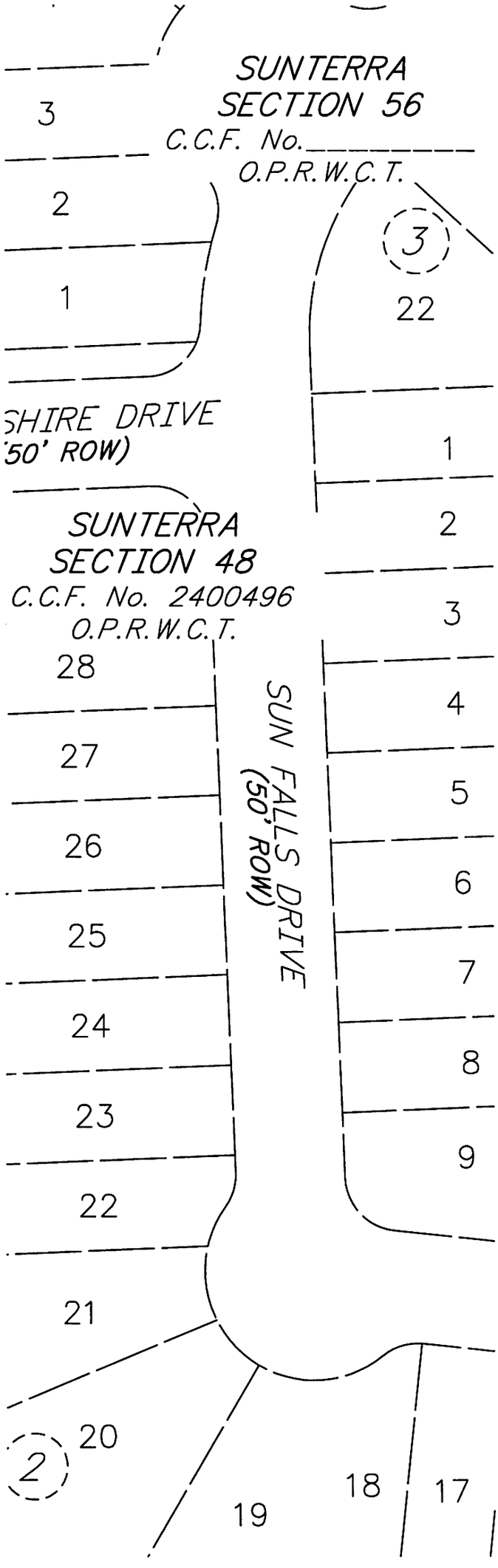
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NO 5
F. No. _____
O.P.R.W.C.T.

DATE: APRIL 2024 SCALE 1"=60' SHEET 1R OF 1	FINAL PLAT OF SUNTERRA SEC 71	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255 cnewton@lennar.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000 cjamnik@quiddity.com

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DATE: APRIL 2024 SCALE 1"=60' SHEET 1S OF 1	FINAL PLAT OF SUNTERRA SEC 71	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255 cnewton@lennar.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000 cjamnik@quiddity.com

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TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES

C.C.F. No. _____

O.P.R.W.C.T.

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DATE: APRIL 2024

SCALE 1"=60'

SHEET 1T OF 1

FINAL PLAT OF
SUNTERRA
SEC 71

OWNER/DEVELOPER:
AG EHC II (LEN) MULTISTATE 4, LLC
a Delaware Limited Liability Company
c/o Essential Housing Asset Management, LLC
8585 E. Hartfod Dr. Suite 118
Scottsdale, AZ 85255
cnewton@lennar.com

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
cjamnik@quiddity.com

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

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 71	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255 cnewton@lennar.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046102 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000 cjamnik@quiddity.com
SCALE 1"=60'			
SHEET 1U OF 1			

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WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Section 72

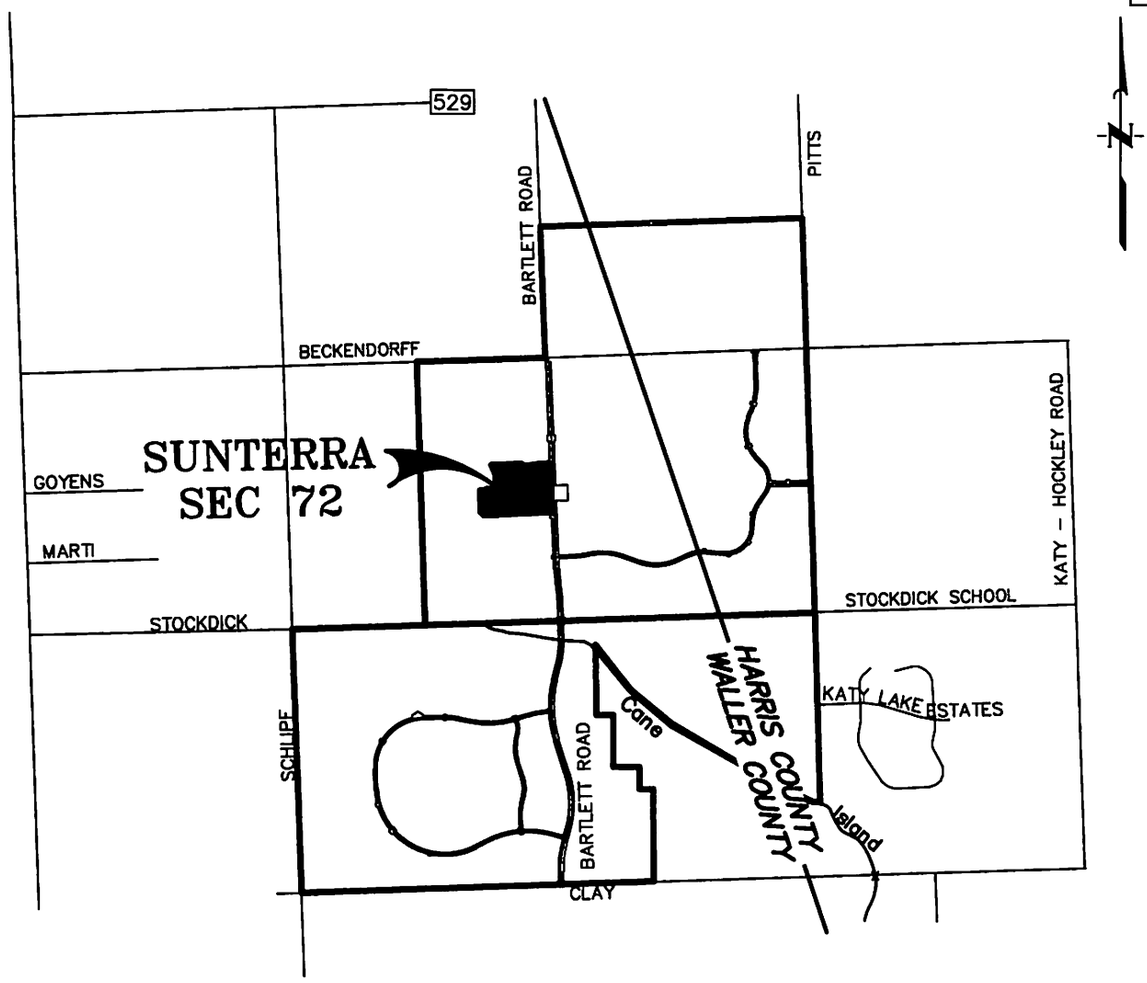
Date: August 21, 2024

Background

Final Plat of Sunterra Section 72 Subdivision which consists of 23.52 acres will include 112 Lots, 4 Blocks and 3 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



VICINITY MAP

N.T.S.

KEY MAP 403 Z

FINAL PLAT OF
SUNTERRA
SEC 72

A SUBDIVISION OF 23.52 ACRES OF LAND OUT OF THE FRED EULE SURVEY, A-375
WALLER COUNTY, TEXAS
112 LOTS 3 RESERVES 4 BLOCKS
APRIL 2024

BKDD PERMIT NO. 2024-61

DATE: APRIL 2024 SCALE NTS SHEET 1A OF 1	FINAL PLAT OF SUNTERRA SEC 72	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2323 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000

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BS

STATE OF TEXAS §

COUNTY OF WALLER §

A METES & BOUNDS description of 23.52 tract of land in the Fred Eule Survey, Abstract 375, Waller County, Texas, being out of and a part of the residue of that certain called 227.45 acre tract recorded under County Clerk's File Number 2312086, Official Public Records, Waller County, Texas, and that certain called 105.10 acre tract recorded under County Clerk's File Number 2400570, Official Public Records, Waller County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Commencing at the northwest corner of Bartlett Road Street Dedication Sec 2 and Water Plant No. 2 according to map or plat thereof recorded under County Clerk's File Number 2303088, Official Public Records, Waller County, Texas, same being the southwest corner of the adjoining Bartlett Road Street Dedication Sec 3 according to map or plat thereof recorded under County Clerk's File Number 2303089, Official Public Records, Waller County, Texas, and being in the east line of the residue of said called 227.45 acre tract;

Thence North 89 degrees 03 minutes 47 seconds West, crossing the residue of said called 227.45 acre tract, 50.08 feet to a point in the east line of said Fred Eule Survey, Abstract 375 and the west line of the adjoining H. & T. C. Railroad Company Survey Section 129, Abstract 204, Waller County, Texas, for the southeast corner and Place of Beginning of the herein described tract;

Thence establishing the south line of the herein described tract, crossing the residue of said called 227.45 acre tract and said called 105.10 acre tract, with the following courses and distances:

South 87 degrees 39 minutes 15 seconds West at 26.05 feet cross an interior line of the residue of said called 227.45 acre tract and the east line of said called 105.10 acre tract, and continue crossing said called 105.10 acre tract for a total distances of 962.62 feet;

South 60 degrees 20 minutes 14 seconds West, 15.25 feet;

South 87 degrees 39 minutes 15 seconds West, at 19.30 feet pass an interior corner of said called 105.10 acre tract, and continue along an upper south line of said called 105.10 acre tract for a total distance of 251.33 feet to the southwest corner of the herein described tract;

Thence along the lower west line of the herein described tract, same being the west line of said called 105.10 acre tract with the following courses and distances:

North 47 degrees 09 minutes 13 seconds West, 84.57 feet;

North 01 degree 57 minutes 42 seconds West, 395.54 feet to the lower northwest corner of the herein described tract;

Thence establishing the lower north line of the herein described tract, crossing said called 105.10 acre tract with the following courses and distances:

North 88 degrees 02 minutes 18 seconds East, 102.00 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing North 43 degrees 02 minutes 18 seconds East, 35.36 feet;

North 88 degrees 02 minutes 18 seconds East, 50.00 feet to a point in a non–tangent curve to the left;

Thence with said non–tangent curve to the left, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing South 46 degrees 57 minutes 42 seconds East, 35.36 feet;

North 88 degrees 02 minutes 18 seconds East, 35.31 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 09 degrees 09 minutes 31 seconds, an arc length of 59.94 feet, a radius of 375.00 feet, and a chord bearing North 83 degrees 27 minutes 33 seconds East, 59.88 feet to a reentry corner of the herein described tract;

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SCALE 1"=60' SCALE NTS			
SHEET 1B OF 1			

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Thence establishing the upper west line of the herein described tract with the following courses and distances:

North 01 degree 57 minutes 42 seconds West, 143.75 feet;

North 03 degrees 32 minutes 44 seconds West, 122.10 feet;

North 16 degrees 42 minutes 51 seconds West, 79.58 feet;

North 27 degrees 07 minutes 15 seconds West, 122.07 feet to the upper northwest corner of the herein described tract;

Thence establishing the north line of the herein described tract with the following courses and distances:

North 87 degrees 39 minutes 15 seconds East, 556.87 feet to a point in an interior east line of said called 105.10 acre tract and an interior west line of the residue of said called 227.45 acre tract;

South 02 degrees 20 minutes 45 seconds East along the common line of said called 105.10 acre tract and the residue of said called 227.45 acre tract, 55.00 feet;

North 87 degrees 39 minutes 15 seconds East, 50.00 feet to a point in a non–tangent curve to the right;

Thence departing said common line and crossing the residue of said called 227.45 acre tract with said non–tangent curve to the right, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing North 42 degrees 39 minutes 15 seconds East, 35.36 feet;

North 87 degrees 39 minutes 15 seconds East, 81.07 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 12 degrees 09 minutes 47 seconds, an arc length of 116.76 feet, a radius of 550.00 feet, and a chord bearing North 81 degrees 34 minutes 21 seconds East, 116.54 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 12 degrees 18 minutes 39 seconds, an arc length of 118.17 feet, a radius of 550.00 feet, and a chord bearing North 81 degrees 38 minutes 47 seconds East, 117.95 feet;

North 87 degrees 48 minutes 07 seconds East, 83.79 feet to a point in a non–tangent curve to the right, being in the east line of the residue of said called 227.45 acre tract and the west line of said adjoining Bartlett Road Street Dedication Sec 3;

Thence with said non–tangent curve to the right, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 47.12 feet, a radius of 30.00 feet, and a chord bearing South 47 degrees 20 minutes 45 seconds East, 42.43 feet the northeast corner of the herein described tract, being in the east line of said Fred Eule Survey, Abstract 375 and the west line of said adjoining H. & T. C. Railroad Company Survey Section 129, Abstract 204;

Thence South 02 degrees 20 minutes 45 seconds East along the east line of the herein described tract, same being the east line of said Fred Eule Survey, Abstract 375, the west line of said adjoining H. & T. C. Railroad Company Survey Section 129, Abstract 204, crossing the residue of said called 227.45 acre tract, 869.53 feet to the Place of Beginning and containing 23.52 acres of land, more or less.

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DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 72	OWNER/DEVELOPER: AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000
SCALE 1"=60'			
SHEET 1B2 OF 1			

General Notes

1. One–foot 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 revest 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 Charter Title Company, GF No. 1076601900020C, Dated April 10, 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. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by the representative Title Company.
7. All coordinates shown are grid based on the Texas Coordinate System, South Central Zone, and may be converted to surface by dividing by the combined scale factor of 0.99989805999.
8. All bearings are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
9. A minimum of ten (10) feet shall be provided between sides of residential dwellings.
10. New development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.
11. 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.
12. 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.
13. No structure in this subdivision shall be occupied until connected to a public sewer system.
14. No structure in this subdivision shall be occupied until connected to an individual water supply or a state – approved community water system.
15. This tract lies within Unshaded Zone "X" of the Flood Insurance Rate Map, Community NO. 480640, Map Number 48473C0375E, Panel 0375, suffix 'E" dated February 18, 2009.
16. Unless otherwise indicated, the building line (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.
17. All lots are restricted to single family residential uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas, which may be amended from time to time.
18. 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.
19. 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 AG EHC II, (LEN) Multistate 4, LLC, a Delaware 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.
20. Project site is within City of Houston ETJ.
21. There are no pipelines or pipeline easements within the platted area.
22. All lots shall have adequate wastewater collection services.
23. TBM "2081865" being a cut square in the north curb of the south lane of Stockdick Road being +/– 463' East of the intersection of Stockdick Road and Bartlett Road, being+/– 119' east of a Storm Sewer Manhole, and being +/– 34' North of a Sanitary Manhole. Elevation = 163.71'

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 72	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2327 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000
SCALE NTS			
SHEET 1C OF 1			

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Legend

AC . . . . . ."Acre"
AE. . . . . "Aerial Easement"
BL. . . . . "Building Line"
DE . . . . . ."Drainage Easement"
Esmt . . . . . ."Easement"
C.C.F . . . . . ."County Clerk's File"
FND . . . . . ."Found 5/8 " iron rod with cap stamped "Quiddity Eng. Property Corner"
GBL . . . . . ."Garage Building Line"
I.R.F . . . . . ."Found 5/8" iron rod with cap stamped "Quiddity Eng. Proeprty Corner"
No . . . . . "Number"
O.P.R.W.C.T. . . "Official Public Records, Waller County, Texas"
ROW . . . . . "Right-of-Way"
Sq Ft . . . . . ."Square Feet"
SSE . . . . . ."Sanitary Sewer Easement"
STM SE . . . . . ."Storm Sewer Easement"
UE . . . . . "Utility Easement"
UVE . . . . . "Unobstructed Visibility Easement"
WLE . . . . . ."Waterline Easement"
① . . . . . ."Block Number"
● . . . . . "Set 3/4-inch iron rod with Cap Stamped "Quiddity Eng. Property Corner" as Per Certification
. . . . . ."Street name break"

RESTRICTED RESERVE [A]
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.06 AC
2,467 Sq. Ft.

RESTRICTED RESERVE [B]
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.79 AC
34,271 Sq. Ft.

RESTRICTED RESERVE [C]
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.06 AC
2,457 Sq. Ft.

RESERVE TOTAL
0.91 AC
39,195 Sq. Ft.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N87°39'15"E	50.00'
L2	N87°39'15"E	81.07'
L3	N87°48'07"E	83.79'
L4	S02°20'45"E	869.53'
L5	S87°39'15"W	962.62'
L6	S60°20'14"W	15.25'
L7	S87°39'15"W	251.33'
L8	N47°09'13"W	84.57'
L9	N01°57'42"W	395.54'
L10	N88°02'18"E	102.00'
L11	N88°02'18"E	50.00'
L12	N88°02'18"E	35.31'
L13	N01°57'42"W	143.75'
L14	N03°32'44"W	122.10'
L15	N16°42'51"W	79.58'
L16	N27°07'15"W	122.07'
L17	N87°39'15"E	556.87'
L18	S02°20'45"E	55.00'
L19	N02°20'45"W	350.00'
L20	N87°39'15"E	447.94'

LINE TABLE

LINE	BEARING	DISTANCE
L21	N41°35'15"W	17.22'
L22	N87°39'15"E	283.73'
L23	S77°59'31"W	100.00'
L24	S88°02'18"W	237.31'
L25	S01°57'42"E	277.18'
L26	N42°50'47"E	10.00'
L27	N87°39'15"E	856.10'
L28	N02°20'45"W	145.00'
L29	N47°20'45"W	10.00'
L30	S02°20'45"E	626.13'
L31	N87°39'15"E	6.50'
L32	N87°39'15"E	300.00'
L33	S02°20'45"E	129.49'
L34	N87°47'51"E	21.51'
L35	N87°39'15"E	483.41'
L36	N87°36'27"E	116.50'
L37	N82°38'33"E	93.02'
L38	S02°20'45"E	64.09'
L39	S06°18'38"E	50.62'
L40	S02°20'45"E	115.50'

LINE TABLE

LINE	BEARING	DISTANCE
L41	S60°17'47"E	20.00'
L42	S37°53'23"W	20.00'
L43	N87°39'15"E	104.72'
L44	S47°16'19"E	12.12'
L45	S02°20'45"E	865.99'
L46	S02°20'45"E	17.11'
L47	N43°02'18"E	14.14'
L48	N88°02'18"E	116.49'
L49	S88°02'18"W	124.16'
L50	S78°49'58"W	52.42'
L51	N87°39'15"E	729.56'
L52	S02°20'45"E	280.06'

DATE: APRIL 2024
SCALE NTS
SHEET 1D OF 1

FINAL PLAT OF SUNTERRA SEC 72

OWNER/DEVELOPER:
AG EHC II (LEN) MULTISTATE 4, LLC
a Delaware Limited Liability Company
c/o Essential Housing Asset Management, LLC
8585 E. Hartfod Dr. Suite 118
Scottsdale, AZ 85255

ENGINEER/PLANNER/SURVEYOR:
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Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-21290 & 10046100
3322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	90°00'00"	39.27'	N42°39'15"E	35.36'	25.00'
C2	550.00'	12°09'47"	116.76'	N81°34'21"E	116.54'	58.60'
C3	550.00'	12°18'39"	118.17'	N81°38'47"E	117.95'	59.32'
C4	30.00'	90°00'00"	47.12'	S47°20'45"E	42.43'	30.00'
C5	25.00'	90°00'00"	39.27'	N43°02'18"E	35.36'	25.00'
C6	25.00'	90°00'00"	39.27'	S46°57'42"E	35.36'	25.00'
C7	375.00'	9°09'31"	59.94'	N83°27'33"E	59.88'	30.04'
C8	50.00'	90°00'00"	78.54'	N42°39'15"E	70.71'	50.00'
C9	400.00'	9°39'44"	67.46'	S82°49'23"W	67.38'	33.81'
C10	400.00'	10°02'48"	70.14'	N83°00'54"E	70.05'	35.16'
C11	50.00'	90°23'03"	78.88'	S47°09'13"E	70.95'	50.34'
C12	50.00'	90°00'00"	78.54'	N42°39'15"E	70.71'	50.00'
C13	25.00'	90°00'00"	39.27'	N42°39'15"E	35.36'	25.00'
C14	25.00'	48°11'23"	21.03'	S68°15'04"E	20.41'	11.18'
C15	50.00'	276°22'46"	241.19'	S02°20'45"E	66.67'	44.72'
C16	25.00'	48°11'23"	21.03'	S63°33'34"W	20.41'	11.18'
C17	25.00'	90°00'00"	39.27'	N47°20'45"W	35.36'	25.00'
C18	25.00'	90°00'00"	39.27'	N46°57'42"W	35.36'	25.00'
C19	25.00'	39°41'12"	17.32'	N17°52'54"E	16.97'	9.02'
C20	50.00'	169°45'27"	148.14'	S47°09'13"E	99.60'	557.91'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C21	25.00'	39°41'12"	17.32'	S67°48'39"W	16.97'	9.02'
C22	25.00'	90°00'00"	39.27'	N47°20'45"W	35.36'	25.00'
C23	25.00'	90°00'00"	39.27'	S42°39'15"W	35.36'	25.00'
C24	25.00'	39°51'25"	17.39'	N72°25'03"W	17.04'	9.06'
C25	50.00'	169°42'49"	148.10'	N42°39'15"E	99.60'	555.51'
C26	25.00'	39°51'25"	17.39'	S22°16'27"E	17.04'	9.06'
C27	25.00'	41°07'12"	17.94'	S18°12'51"W	17.56'	9.38'
C28	50.00'	275°40'10"	240.57'	S80°56'22"W	67.13'	45.28'
C29	25.00'	54°32'58"	23.80'	N29°37'14"W	22.91'	12.89'
C30	25.00'	90°00'00"	39.27'	N42°39'15"E	35.36'	25.00'
C31	25.00'	90°00'00"	39.27'	S47°20'45"E	35.36'	25.00'
C32	25.00'	90°00'00"	39.27'	S42°39'15"W	35.36'	25.00'
C33	25.00'	90°00'00"	39.27'	N47°20'45"W	35.36'	25.00'
C34	25.00'	90°00'00"	39.27'	S43°02'18"W	35.36'	25.00'
C35	25.00'	50°16'00"	21.93'	N67°12'45"W	21.24'	11.73'
C36	50.00'	180°14'11"	157.29'	N47°48'10"E	100.00'	24245.50'
C37	25.00'	39°58'10"	17.44'	S22°19'50"E	17.09'	9.09'

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DATE: APRIL 2024

SCALE 1"=60'

SHEET 1E OF 1

FINAL PLAT OF SUNTERRA SEC 72

OWNER/DEVELOPER:
AG EHC II (LEN) MULTISTATE 4, LLC
a Delaware Limited Liability Company
c/o Essential Housing Asset Management, LLC
8585 E. Hartfod Dr. Suite 118
Scottsdale, AZ 85255

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F 23790 & 10046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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.

A 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 #480640 of the Flood Insurance Rate Map No. 48473C0375E, dated 2/18/2009.

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 #480640 of the Flood Insurance Rate Map No. 48473C0375E, dated 2/18/2009.

STATE OF TEXAS
REGISTERED
CHRIS D. KALKOMEY
5869
PROFESSIONAL
LAND SURVEYOR

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

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Sunterra Sec 72 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 21, day of May, 2024

By: _____
Lisa M. Clark
Chair

or

M. Sonny Garza
Vice Chairman

By: _____ for
Jennifer Ostlind, AICP
Secretary

HOUSTON PLANNING COMMISSION
HOUSTON
TEXAS

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-61

APPROVED BY THE BOARD OF SUPERVISORS ON 5-30-2024
DATE

PRESIDENT

SECRETARY

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: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 72	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE NTS			
SHEET 1F OF 1			

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STATE OF TEXAS §

COUNTY OF WALLER §

We, AG EHC II (LEN) MULTISTATE 4, LLC, a Delaware Limited Liability Company, acting by and through Steven S. Benson, Manager, being an officer of Essential Housing Asset Managment, LLC, an Arizona Limited Liabilty Company, its Authorized Agent, owner, hereinafter referred to as Owners of the 23.52 acre tract described in the above and foregoing map of SUNTERRA SEC 72, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on 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 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, 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 net 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 AG EHC II (LEN) MULTISTATE 4, LLC, a Delaware Limited Liability Company, acting by and through Essential Housing Asset Management, LLC, an Arizona Limited Liability Company, its Authorized Agent, has caused these presents to be signed by Steven S. Benson, Manager, thereunto authorized, this 7 day of May, 2024

AG EHC II (LEN) MULTISTATE 4, LLC, a Delaware Limited Liability Company

By: Essential Housing Asset Management, LLC,
an Arizona Limited Liability Company,
its Authorized Agent

By: _____
Steven S. Benson, Manager

STATE OF ARIZONA §

COUNTY OF Maricopa §

BEFORE ME, the undersigned authority, on this day personally appeared Steven S. Benson, Manager, 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 7 day of May, 2024.

_____
Notary Public in and for the State of ~~Texas~~ Arizona

Jaime Marie Adams
Print Name

My commission expires: 07/01/2025

Jaime Marie Adams
Notary Public
Maricopa County, Arizona
My Comm. Expires 07-01-25
Commission No. 607030

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 72	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE NTS			
SHEET 1G 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 _____, 2024, 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 _____, 2024.

_____
Carbett "Trey" J. Duhon III
County Judge

_____
John A. Amsler
Commissioner, Precinct 1

_____
Walter E. Smith, P.E., RPLS
Commissioner, Precinct 2

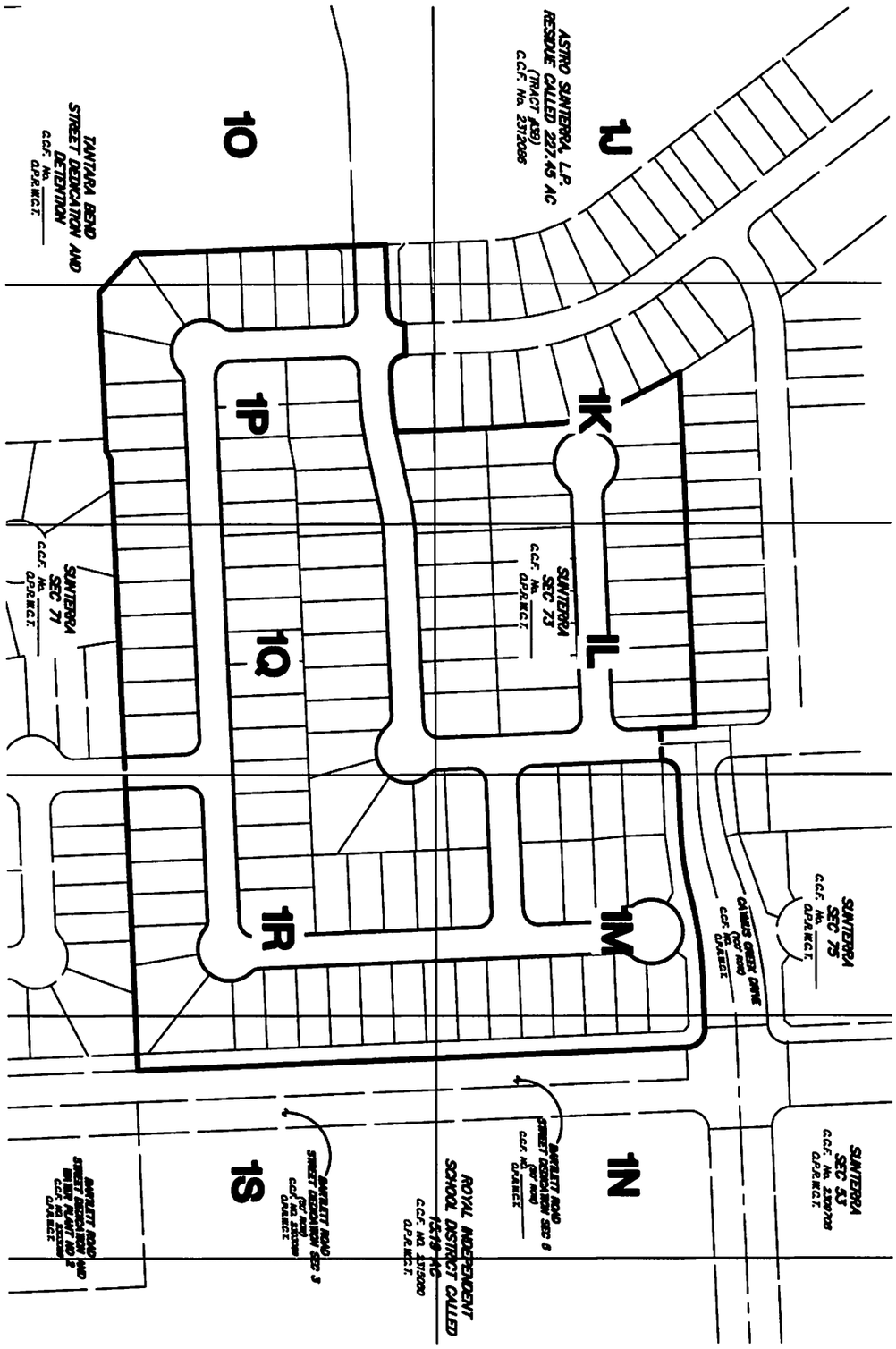
_____
Kendric D. Jones
Commissioner, Precinct 3

_____
Justin Beckendorff
Commissioner, Precinct 4

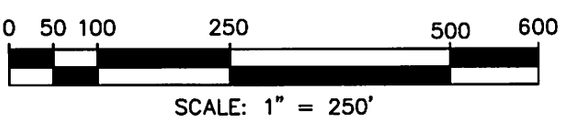
NOTE: Acceptance of the above plat by the Commissioners Court does not signify Waller County acceptance of the dedicated roads for integration into the County Road System. The developer is required to comply with Sections 5 and 6 of the current Waller County Subdivision and Development Regulations, in this regard.

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 72	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 3322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000
SCALE 1"=60'			
SHEET 1H OF 1			

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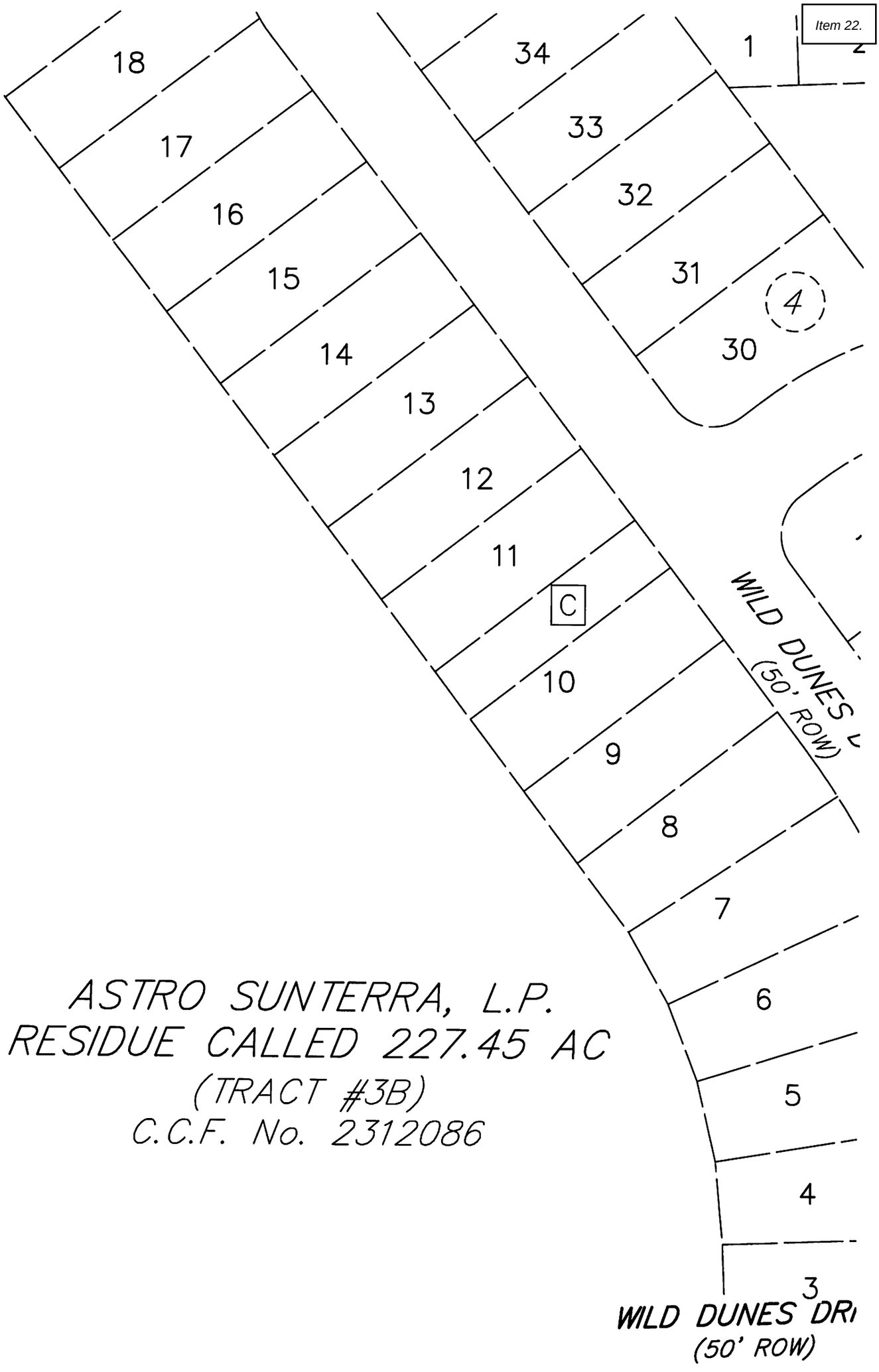




SCALE: 1" = 250'

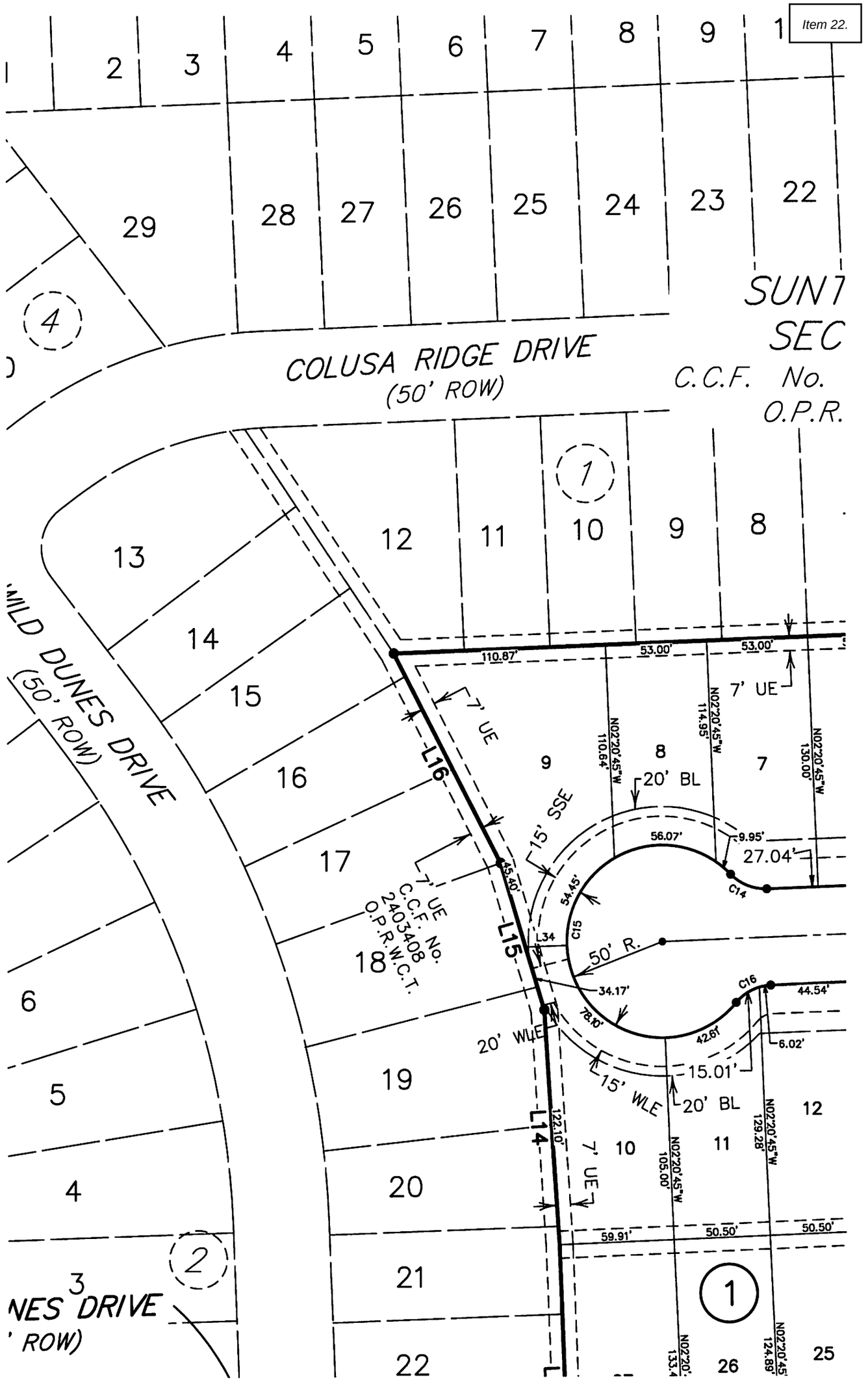
DATE: APRIL 2024 SCALE 1"=60' SHEET 11 OF 1	FINAL PLAT OF SUNTERRA SEC 72	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registrazion No. F-21790 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000

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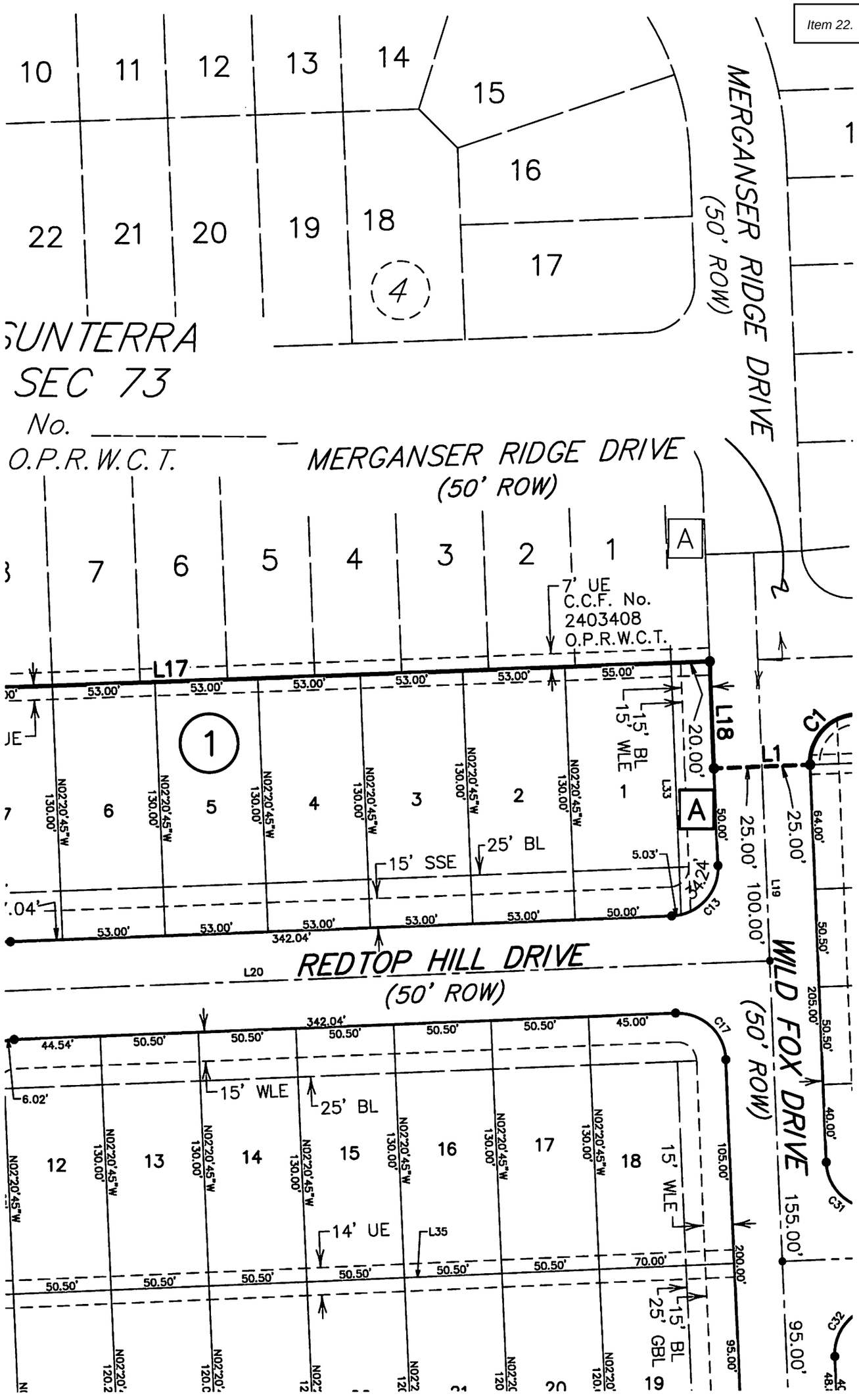
DATE: APRIL 2024 SCALE 1"=60' SHEET 1J OF 1	FINAL PLAT OF SUNTERRA SEC 72	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2327 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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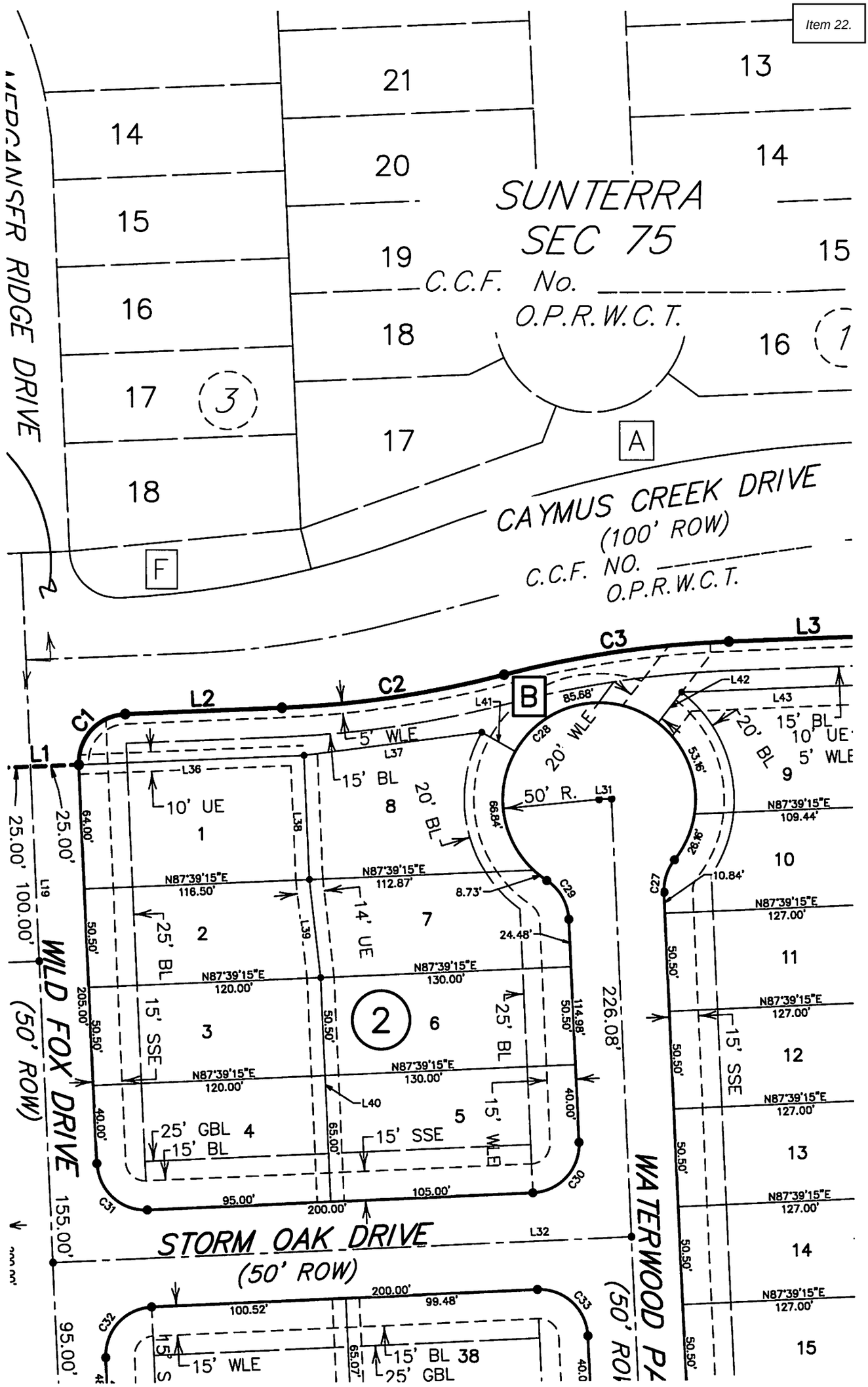
DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 72	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 1004600 3327 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE 1"=60'			
SHEET 1K OF 1			

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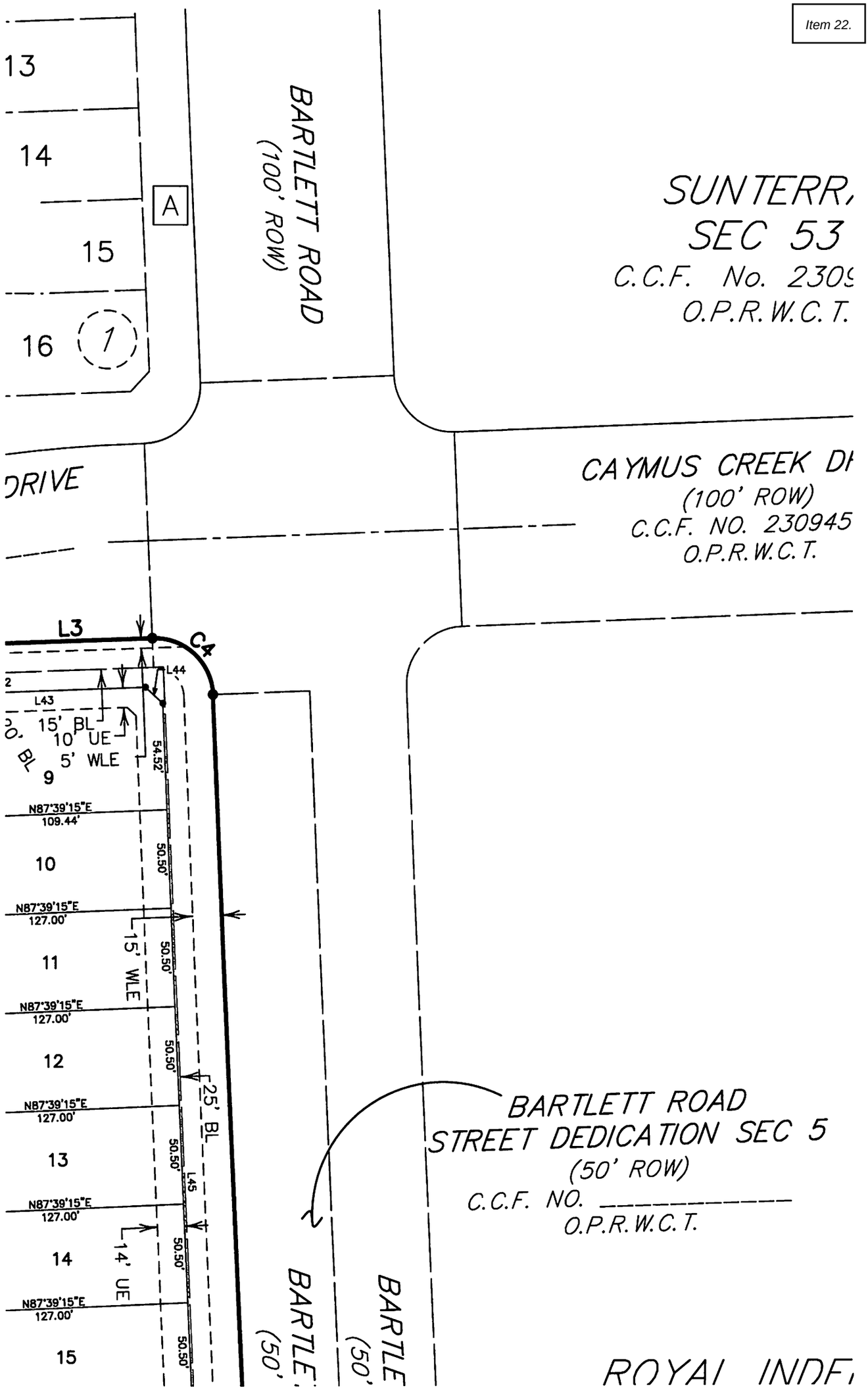
DATE: APRIL 2024 SCALE 1"=60' SHEET 1L OF 1	FINAL PLAT OF SUNTERRA SEC 72	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-21390 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000

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DATE: APRIL 2024 SCALE 1"=60' SHEET 1M OF 1	FINAL PLAT OF SUNTERRA SEC 72	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23790 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000

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DATE: APRIL 2024 SCALE 1"=60' SHEET 1N OF 1	FINAL PLAT OF SUNTERRA SEC 72	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-21290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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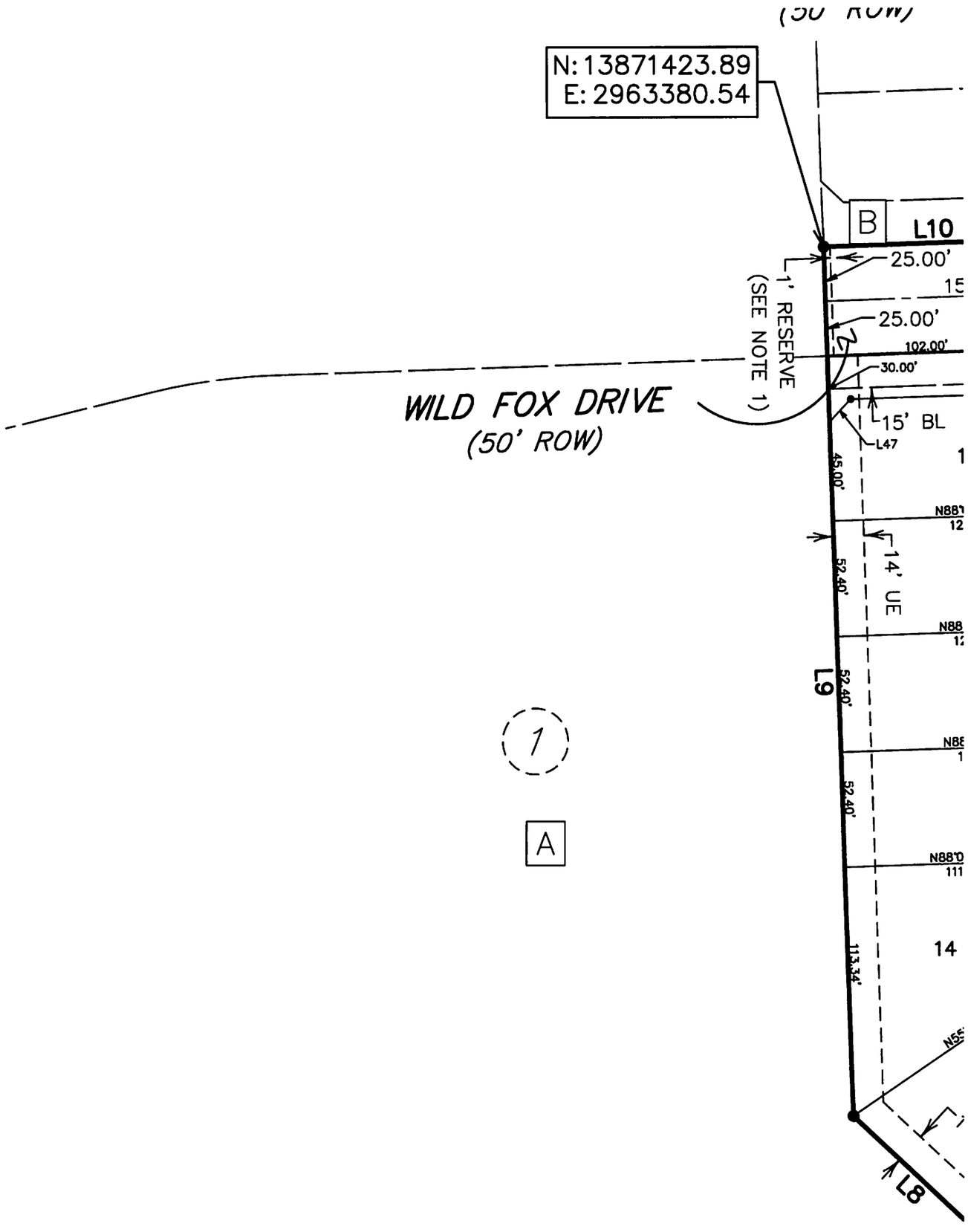
UNTERRA
SEC 53
No. 2309708
).P.R.W.C.T.

; CREEK DRIVE
'100' ROW)
NO. 2309456
).P.R.W.C.T.

)AD
)N SEC 5

DATE: APRIL 2024 SCALE 1"=60' SHEET 10 OF 1	FINAL PLAT OF SUNTERRA SEC 72	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 100461-00 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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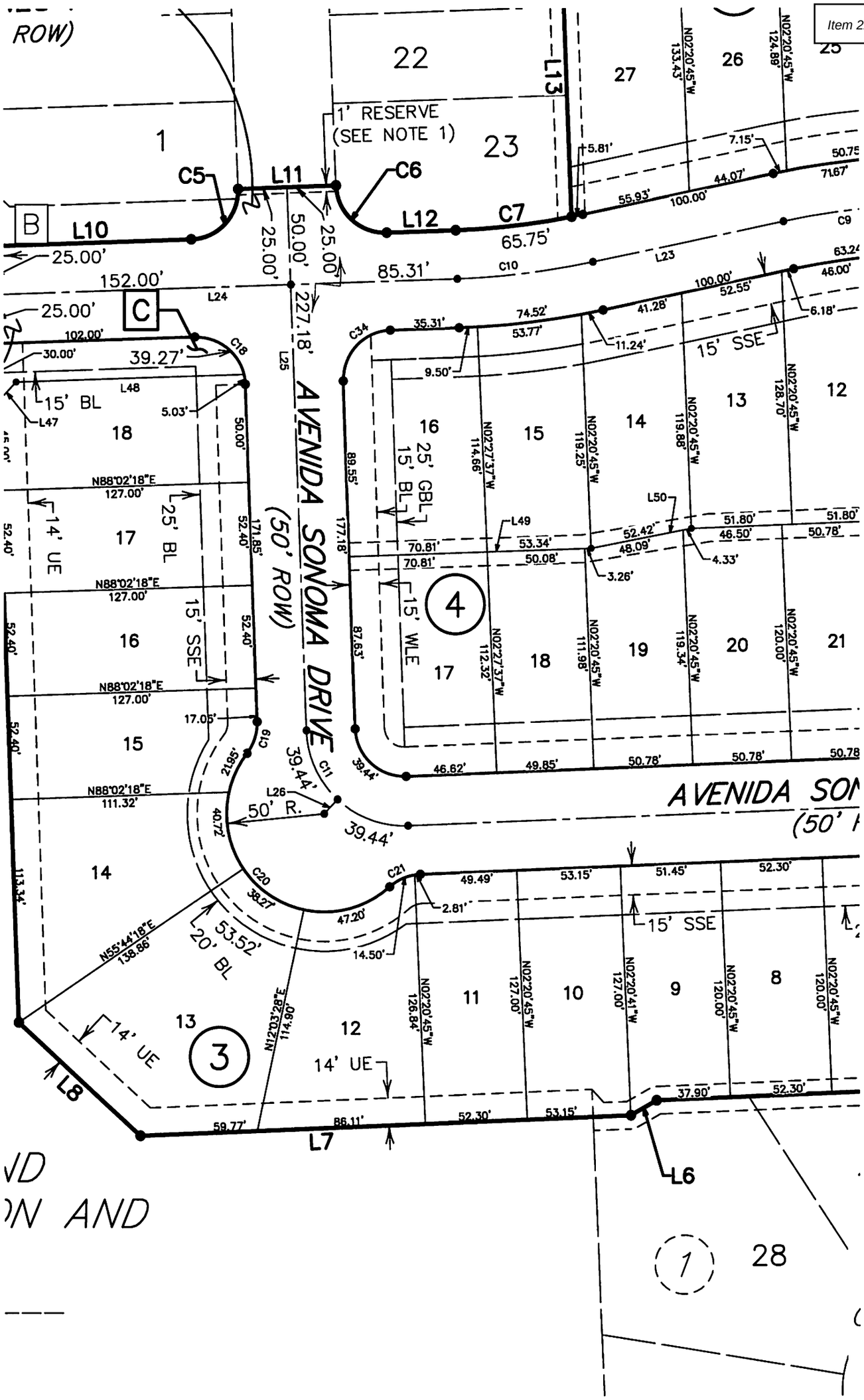
C.C.F. No. _____

O.P.R.W.C.T.

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 72	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE 1"=60'			
SHEET 1 OF 1			

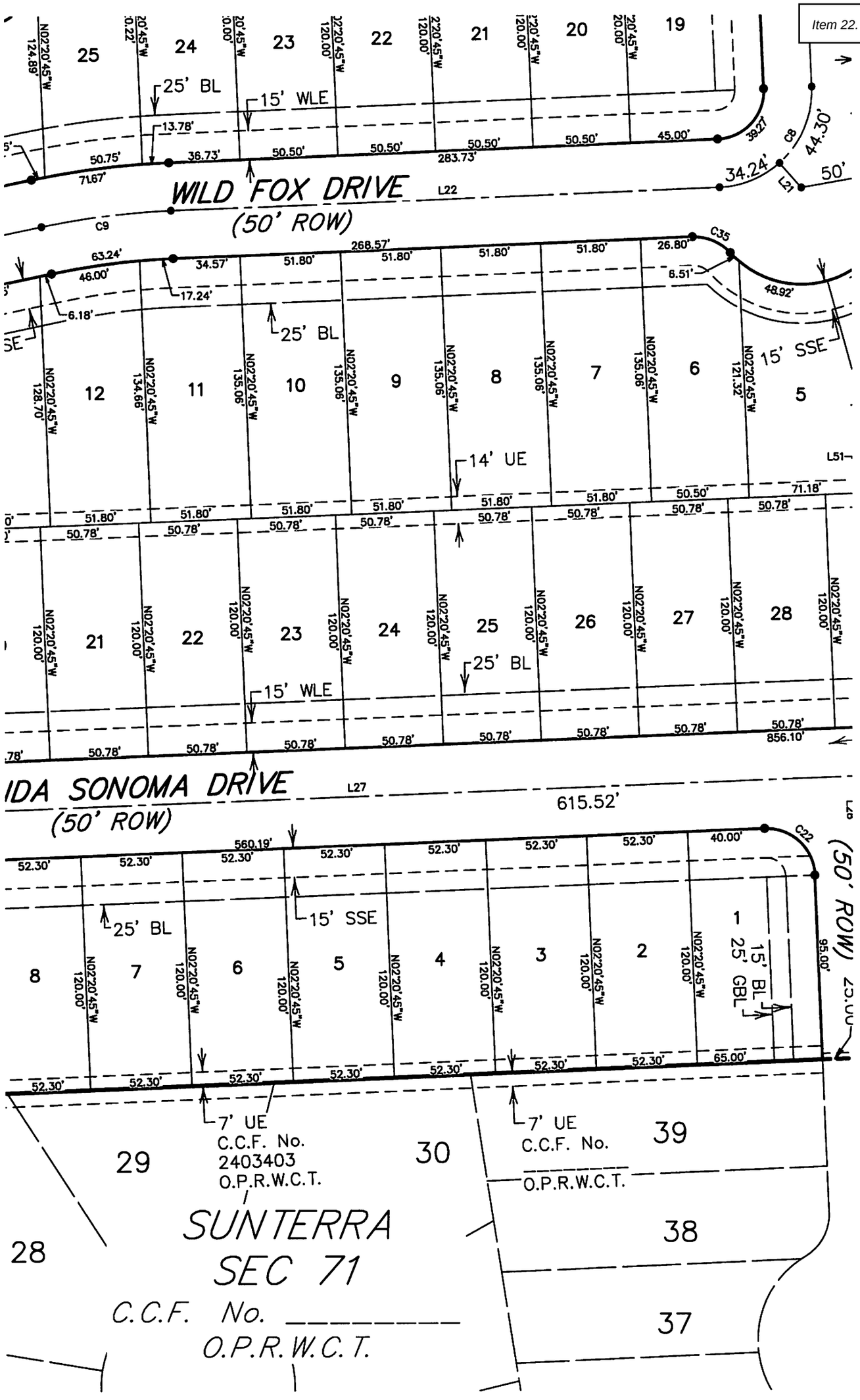
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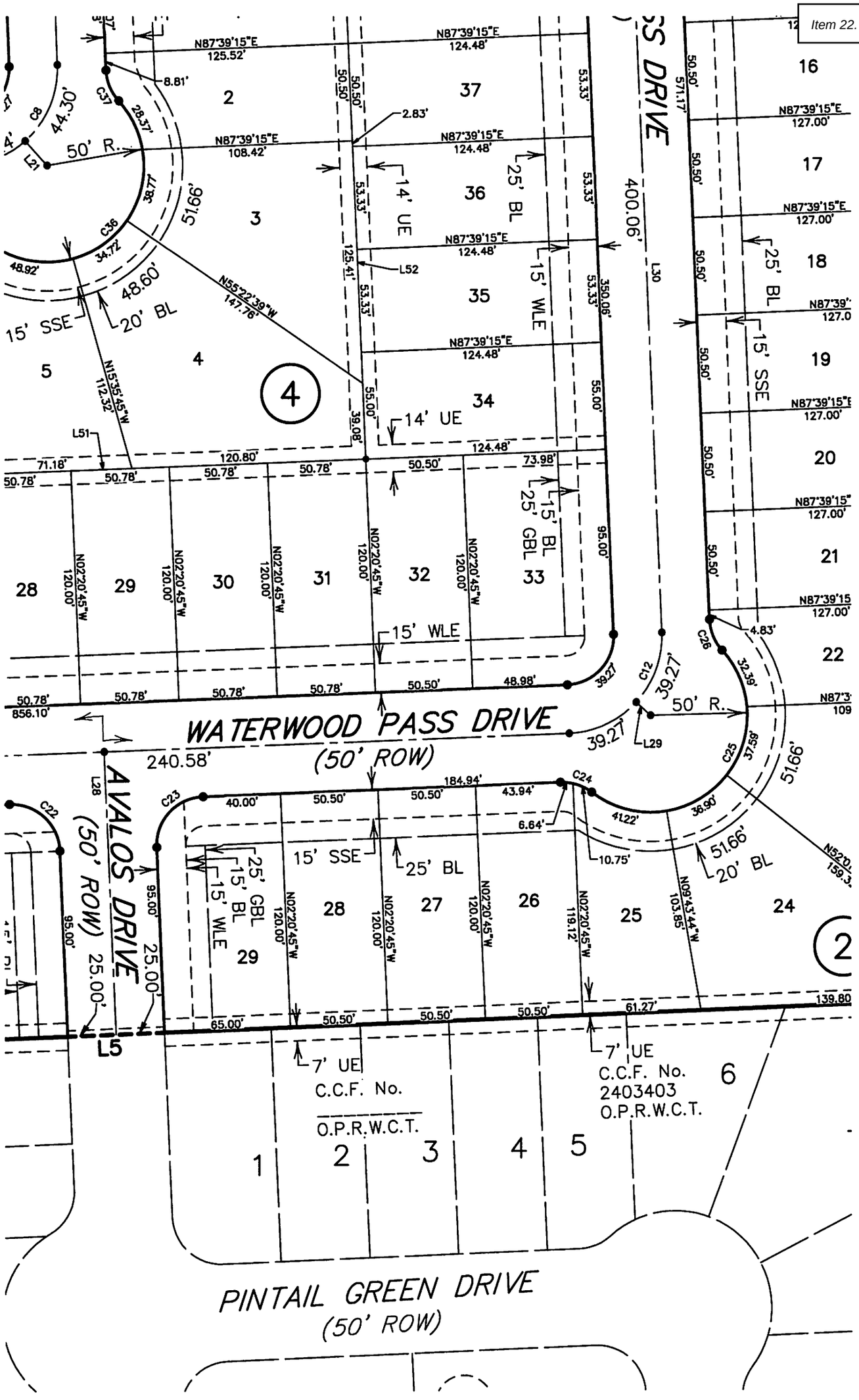
DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 72	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE 1"=60'			
SHEET 1Q OF 1			

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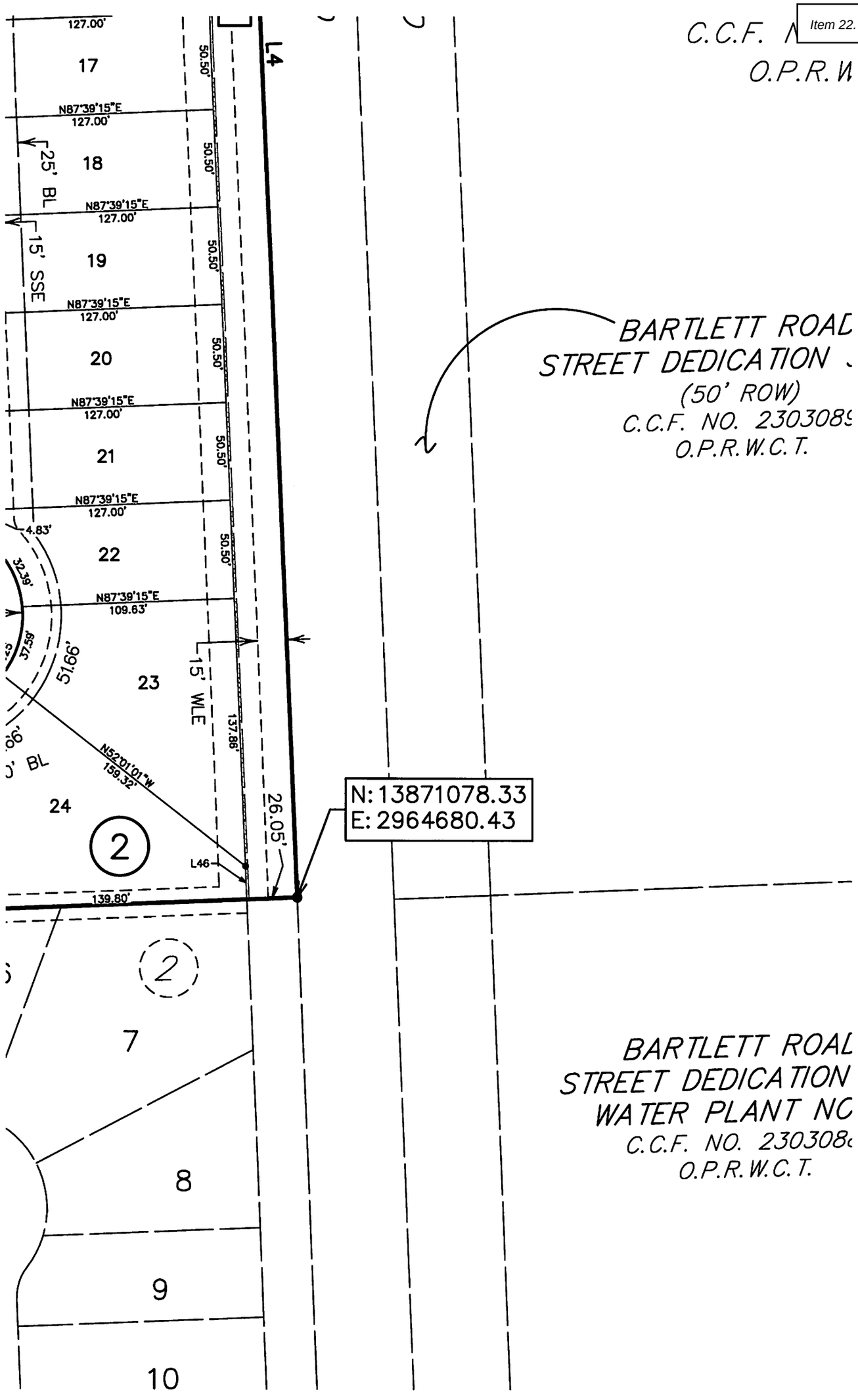
DATE: APRIL 2024 SCALE 1"=80' SHEET 1R OF 1	FINAL PLAT OF SUNTERRA SEC 72	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000

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DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 72	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE 1"=60'			
SHEET 1S OF 1			

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DATE: APRIL 2024 SCALE 1"=60' SHEET 1T OF 1	FINAL PLAT OF SUNTERRA SEC 72	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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15.19 AC
C.F. NO. 2315080
O.P.R.W.C.T.

ETT ROAD
ICATION SEC 3
)' ROW)
'O. 2303089
R.W.C.T.

ETT ROAD
DICATION AND
PLANT NO 2
IO. 2303088
.R.W.C.T.

DATE: APRIL 2024 SCALE 1"=60' SHEET 1U OF 1	FINAL PLAT OF SUNTERRA SEC 72	**OWNER/DEVELOPER:** AG EHC II (LEN) MULTISTATE 4, LLC a Delaware Limited Liability Company c/o Essential Housing Asset Management, LLC 8585 E. Hartfod Dr. Suite 118 Scottsdale, AZ 85255	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2323 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Bartlett Road Street Dedication Section 4

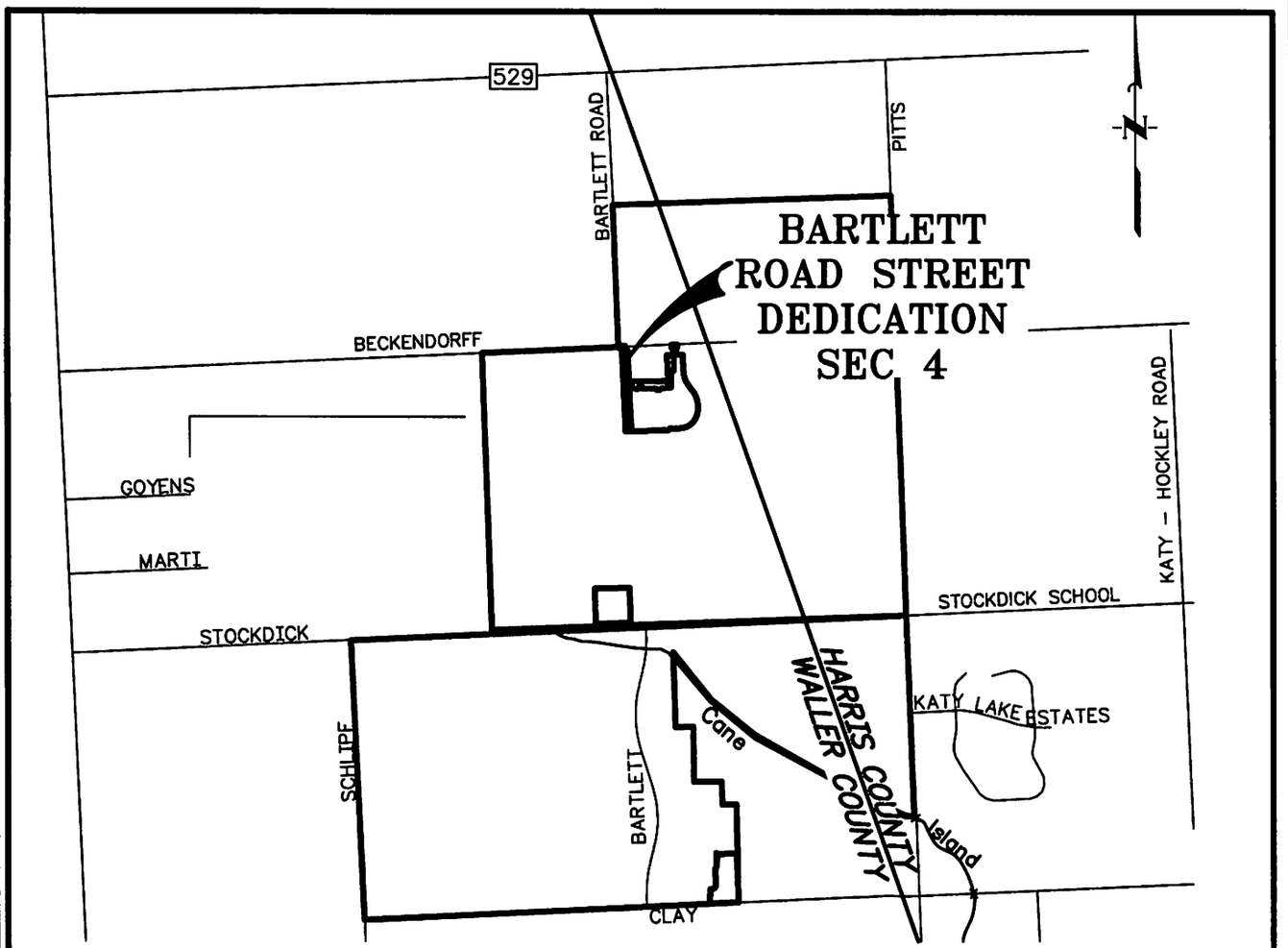
Date: August 21, 2024

Background

Final Plat of Bartlett Road Street Dedication Section 4 Subdivision which consists of 3.4 acres in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



VICINITY MAP

Scale: NTS KEY MAP: 443H & 443D

FINAL PLAT OF

BARTLETT ROAD STREET DEDICATION SEC 4

A SUBDIVISION OF 3.47 ACRES OF LAND
OUT OF THE
H. & T. C. RAILROAD COMPANY SURVEY SECTION 129, A-204 AND
FRED EULE SURVEY, A-375
WALLER COUNTY, TEXAS

FEBRUARY 2024

DATE: FEBRUARY 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 4	**OWNER/DEVELOPER:** Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23790 & 10046100 2322 W Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 Cjamnik@jonescarter.com
SCALE NTS			
SHEET 1A OF 1			

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STATE OF TEXAS §

COUNTY OF WALLER §

A METES & BOUNDS description of a 3.47 acre tract of land in the H. & T. C. Railroad Company Survey, Section 129, Abstract 204, and the Fred Eule Survey, Abstract 375, Waller County, Texas, being out of and a part of that certain called 349.96 acre tract recorded under County Clerk's File Number 2203247, Official Public Records, Waller County, Texas, and the residue of that certain called 1,263.584 acre tract of land recorded in Volume 449, Page 312, Deed Records, Waller County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Beginning at the northwest corner of the adjoining called Bartlett Road Street Dedication Section 3, recorded under County Clerk's File Number 2303089, Official Public Records, Waller County, Texas, being a point in the west line of said H. & T. C. Railroad Company Survey, Section 129, Abstract 204, the east line of said Fred Eule Survey, Abstract 375, and the east line of an adjoining called 60-foot wide easement recorded in Volume 200, Page 118 and Volume 221, Page 251, Deed Records, Waller County, Texas, and being the southwest corner and Place of Beginning of the herein described tract;

Thence North 02 degrees 20 minutes 45 seconds West, along the west line of the herein described tract, same being the west line of said H. & T. C. Railroad Company Survey, Section 129, Abstract 204, the east line of said Fred Eule Survey, Abstract 375, and the east line of said adjoining called 60-foot wide easement, at 1,363.95 feet pass a common interior line for said called 349.96 acre tract and the residue of said called 1,263.584 acre tract, and continue for a total distance of 1,449.16 feet to the beginning of a curve to the left;

Thence with said curve to the left, crossing said called 349.96 acre tract, having a central angle of 89 degrees 37 minutes 26 seconds, an arc length of 54.75 feet, a radius of 35.00 feet, and a chord bearing North 47 degrees 09 minutes 28 seconds West, 49.33 feet;

Thence North 01 degree 58 minutes 11 seconds West, crossing the residue of said called 1,263.584 acre tract, 50.00 feet the northwest corner of the herein described tract, being a point in the lower north line of the residue of said called 1,263.584 acre tract, same being the south line of an adjoining called 19.0984 acre tract recorded in Volume 657, Page 415, Official Record, Waller County, Texas, the south line of the adjoining H. & T. C. Railroad Company Survey, Section 119, Abstract 200, and the north line of said Fred Eule Survey, Abstract 375;

Thence North 88 degrees 01 minute 49 seconds East, along the north line of the herein described tract, same being the north line of said Fred Eule Survey, Abstract 375, the lower north line of the residue of said called 1,263.584 acre tract, the south line of said adjoining called 19.0987 acre tract, and the south line of said adjoining H. & T. C. Railroad Company Survey, Section 119, Abstract 200, 34.44 feet to a Mag nail found for the southeast corner of said adjoining called 19.0984 acre tract, being the southeast corner of said H. & T. C. Railroad Company Survey Section 119, Abstract 200, same being an interior corner of the residue of said called 1,263.584 acre tract, the southwest corner of the adjoining W. I. Williamson Survey, Abstract 410, the northwest corner of H. & T. C. Railroad Company Survey Section 129, Abstract 204, and the northeast corner of Fred Eule Survey, Abstract 375, as located in Beckendorff Road;

Thence North 87 degrees 48 minutes 06 seconds East, along the north line of the herein described tract, same being the north line of said H. & T. C. Railroad Company Survey, Section 129, Abstract 204, and the south line of said adjoining W. I. Williamson Survey, Abstract 410, 50.00 feet to the northeast corner of the herein described tract;

Thence establishing the east line of the herein described tract, crossing the residue of said called 1,263.584 acre tract and said called 349.96 acre tract with the following courses and distances:

South 02 degrees 20 minutes 45 seconds East, 85.22 feet;

North 87 degrees 39 minutes 15 seconds East, 50.00 feet;

South 02 degrees 20 minutes 45 seconds East, at 105.10 feet pass a common interior line for said called 349.96 acre tract and the residue of said called 1,263.584 acre tract, and continue for a total distance of 1,448.58 feet to the southeast corner of the herein described tract, being a point in the north line of said adjoining Bartlett Street Dedication Section 3;

Thence South 87 degrees 39 minutes 15 seconds West along the south line of the herein described tract, same being the north line of said adjoining Bartlett Street Dedication Section 3, 100.00 feet to the Place of Beginning and containing 3.47 acre of land, more or less.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N88°01'49"E	34.44'
L2	N87°48'06"E	50.00'
L3	S02°20'45"E	85.22'
L4	N87°39'15"E	50.00'
L5	S87°39'15"W	100.00'
L6	N01°58'11"W	50.00'
L7	N87°39'15"E	50.00'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	35.00'	89°37'26"	54.75'	N47°09'28"W	49.33'	34.77'

DATE: FEBRUARY 2024

SCALE NTS

SHEET 1B OF 1

FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 4

OWNER/DEVELOPER:
Astro Sunterra L.P.
a Delaware Limited Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702
Sobryant@landtejas.com

ENGINEER/PLANNER/SURVEYOR:
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@jonescarter.com

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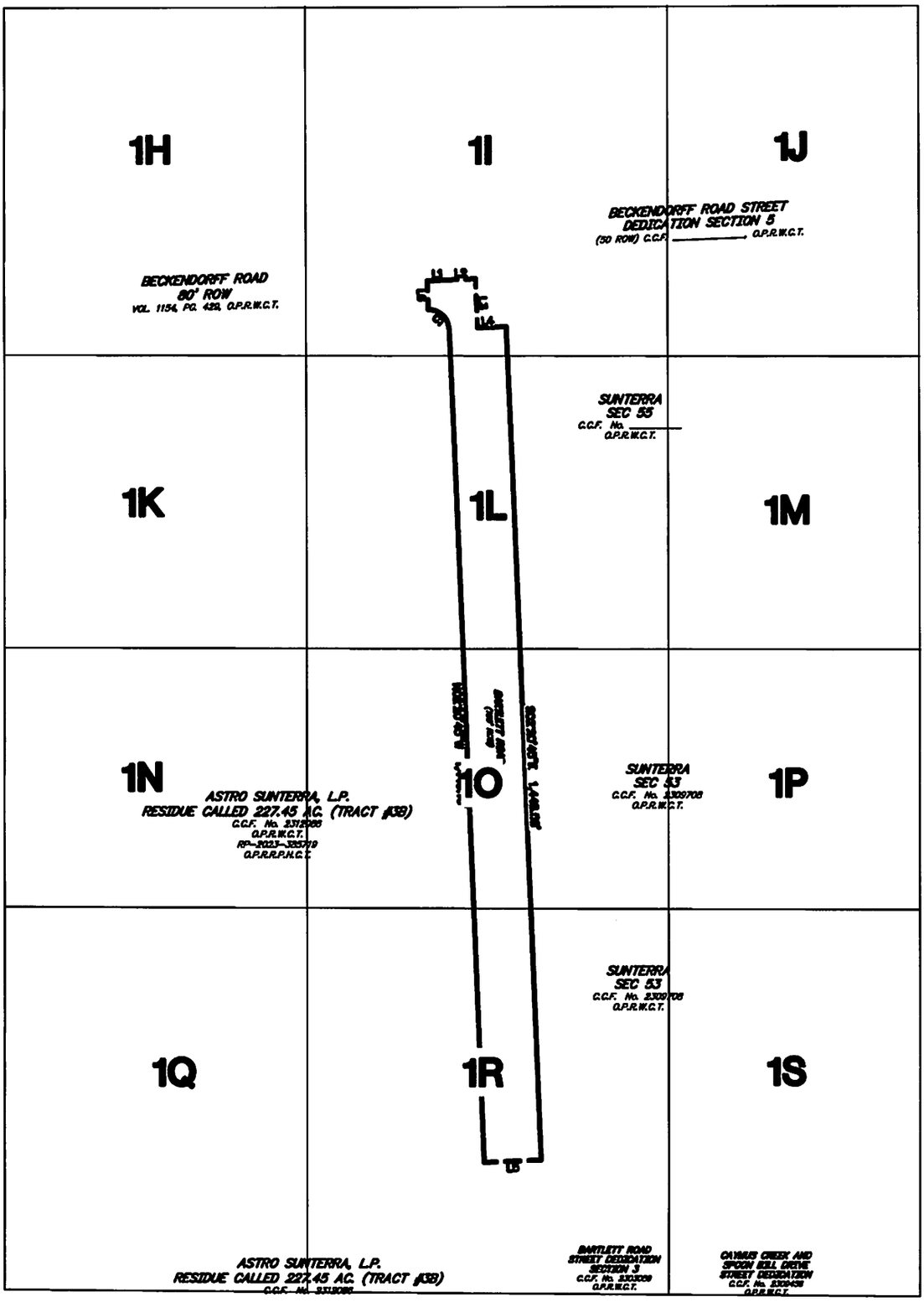
General Notes:

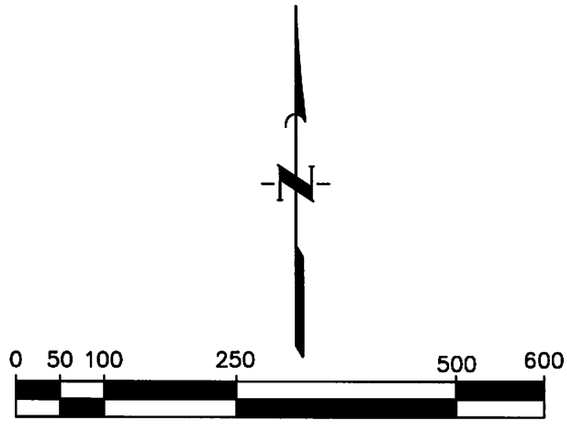
AE . . . . . "Aerial Easement"
AC . . . . . "Acre"
BL . . . . . "Building Line"
C.C.F. . . . . ."County Clerk's File"
D.R.W.C.T. . . . . ."Deed Records, Waller County, Texas
No . . . . . "Number"
O.P.R.W.C.T. . . . "Official Public Records, Waller County, Texas"
O.R.W.C.T. . . . . "Official Records, Waller County, Texas"
ROW . . . . . "Right-of-Way"
SSE . . . . . ."Sanitary Sewer Easement"
Sq Ft . . . . . ."Square Feet"
UE . . . . . "Utility Easement"
Vol _, Pg _ . . . ."Volume and Page"
WLE . . . . . ."Waterline Easement"
● . . . . . "Set 3/4-inch Iron With Cap Stamped "Quiddity" as Per Certification"

1. One-foot 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 revest in the dedicator, his heirs, assigns or successors.
2. This subdivision is proposed for single-family residential, detention and other related uses.
3. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by Charter Title Company, GF No. 1076601900020c Dated September 10, 2023.
4. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by the representative Title Company.
5. All coordinates shown are grid based on the Texas Coordinate System of 1983, South Central Zone, and may be converted to surface by applying by the combined scale factor of 0.99989805999.
6. All bearings are based on the Texas Coordinate System of 1983, South Central Zone.
7. New development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.
8. 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.
9. Structures built on lots in the designated flood plain shall be elevated to 1.5 feet above the base flood elevation or 18" above the curb or 12" above the centerline of the street, whichever is higher. No building permits will be issues in a flood hazard area below 1.5 feet above the base flood elevation (B.F.E.)or 18" above the curb or 12" above the centerline of the street, whichever is higher.
10. No structure in this subdivision shall be occupied until connected to a public sewer system.
11. No structure in this subdivision shall be occupied until connected to an individual water supply or a state – approved community water system.
12. This tract lies within Unshaded Zone "X" of the Flood Insurance Rate Map, Community NO. 480640, Map Number 48473C0375E, Panel 0375, suffix "E" dated February 18, 2009 and revised under LOMR 22-06-2777P dated November 20, 2023 for Waller County, Texas and incorporated areas.
13. Unless otherwise indicated, the building line (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.
14. 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.
15. 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 Astro Sunterra L.P., a Delaware Limited Partnership, 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.
16. Project site is within City of Houston ETJ.
17. There are no pipeline easements within the platted area.
18. TBM 5000357: Being a 5/8" Iron rod with cap marked "Quiddity Eng. Control" located approximately 662 feet southeast of the northwest corner of a called 322.56 acre tract recorded under County Clerk's File Number 2312086, being a 5/8" Iron rod, also being approximately 2,712 feet northeast of the lower northeast corner of said 322.56 acre tract, being a Mag Nail set with Shiner. Coordinates – N: 13876292.99 E: 2965134.88 Elevation: 166.85'

DATE: FEBRUARY 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 4	**OWNER/DEVELOPER:** **Astro Sunterra L.P.** **a Delaware Limited Partnership** 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** 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@jonescarter.com
SCALE NTS			
SHEET 1C OF 1			

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SCALE: 1" = 250'

DATE: FEBRUARY 2024 SCALE 1" = 250' SHEET 1D OF 1	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 4	**OWNER/DEVELOPER:** Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: 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@jonescarter.com

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This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Bartlett Road Street Dedication Sec 4 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 2nd day of April, 2024.

By: _____
Martha L. Stein or M. Sonny Garza
Title Chair Vice Chairman

By: _____ for
Jennifer Ostlind, AICP
Secretary

HOUSTON PLANNING COMMISSION HOUSTON TEXAS

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.

A 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 #480640 of the Flood Insurance Rate Map No. 48473C0375E dated 11/20/2023.

No portion of this subdivision lies within the boundaries of the 0.2% annual change (500-year) floodplain as delineated on Waller County Community Panel #480640 of the Flood Insurance Rate Map No. 48473C0375E, dated 2/18/2009

STATE OF TEXAS REGISTERED CHRIS D. KALKOMEY 5869 PROFESSIONAL LAND SURVEYOR

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

BROOKSHIRE-KATY DRAINAGE DISTRICT BKDD Permit No. 2024-05

APPROVED BY THE BOARD OF SUPERVISORS ON 4-8-24
DATE

PRESIDENT

SECRETARY

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: FEBRUARY 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 4	**OWNER/DEVELOPER:** Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 & LSC46100 1229 Corporate Drive Rosenberg, Texas 77471 281 342 2033 Cjarnik@jonescarter.com
SCALE NTS			
SHEET 1E OF 1			

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STATE OF TEXAS §

COUNTY OF WALLER §

We, Astro Sunterra, L.P., a Delaware Limited Partnership, acting by and through Brian Stidham, Authorized Signer, owner hereinafter referred to as Owners of the 3.47 acre tract described in the above and foregoing map of Bartlett Road Street Dedication Sec 4, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on 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, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision Sunterra where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and to hereby make and establish and dedicated to the use of the public utilities forever 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 Astro Sunterra, L.P., a Delaware Limited Partnership has caused these presents to be signed by Brian Stidham, Authorized Signer, thereunto authorize, this 14 day of March, 2024

Astro Sunterra, L.P.,
a Delaware Limited Partnership

By: Astro Sunterra GP LLC
a Delaware Limited Liability Company,
Its General Partner

By: _____
By: Brian Stidham
Title: Authorized Signer

STATE OF TEXAS §

COUNTY OF WALLER §

BEFORE ME, the undersigned authority, on this day personally appeared Brian Stidham, Authorized Signer, 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 14 day of March, 2024.

_____
Notary Public in and for the State of Texas

Ashley Delgado
Print Name

My commission expires: 12-1-25

ASHLEY DELGADO
Notary Public, State of Texas
Comm. Expires 12-01-2025
Notary ID 130998330

DATE: FEBRUARY 2024 SCALE NTS SHEET 1F OF 1	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 4	**OWNER/DEVELOPER:** Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1229 Corporate Drive • Rosenberg, Texas 77471 281.342.2033 Cjamnik@jonescarter.com

K:\1653\1653-0151-01 Sunterra Bartlett Road Section 4 (Seg 5) WSD&PV\2 Design Phase\Planning\Bartlett STD Sec 4 - PLAT.dwg Mar 13,2024 - 12:12pm CKJ

I, J. Ross McCall, PE, 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, PE
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 _____, 2024, 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 _____, 2024.

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: FEBRUARY 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 4	**OWNER/DEVELOPER:** **Astro Sunterra L.P.** **a Delaware Limited Partnership** 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: 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@jonescarter.com
SCALE NTS			
SHEET 1G OF 1			

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BECKENDORFF ROAD

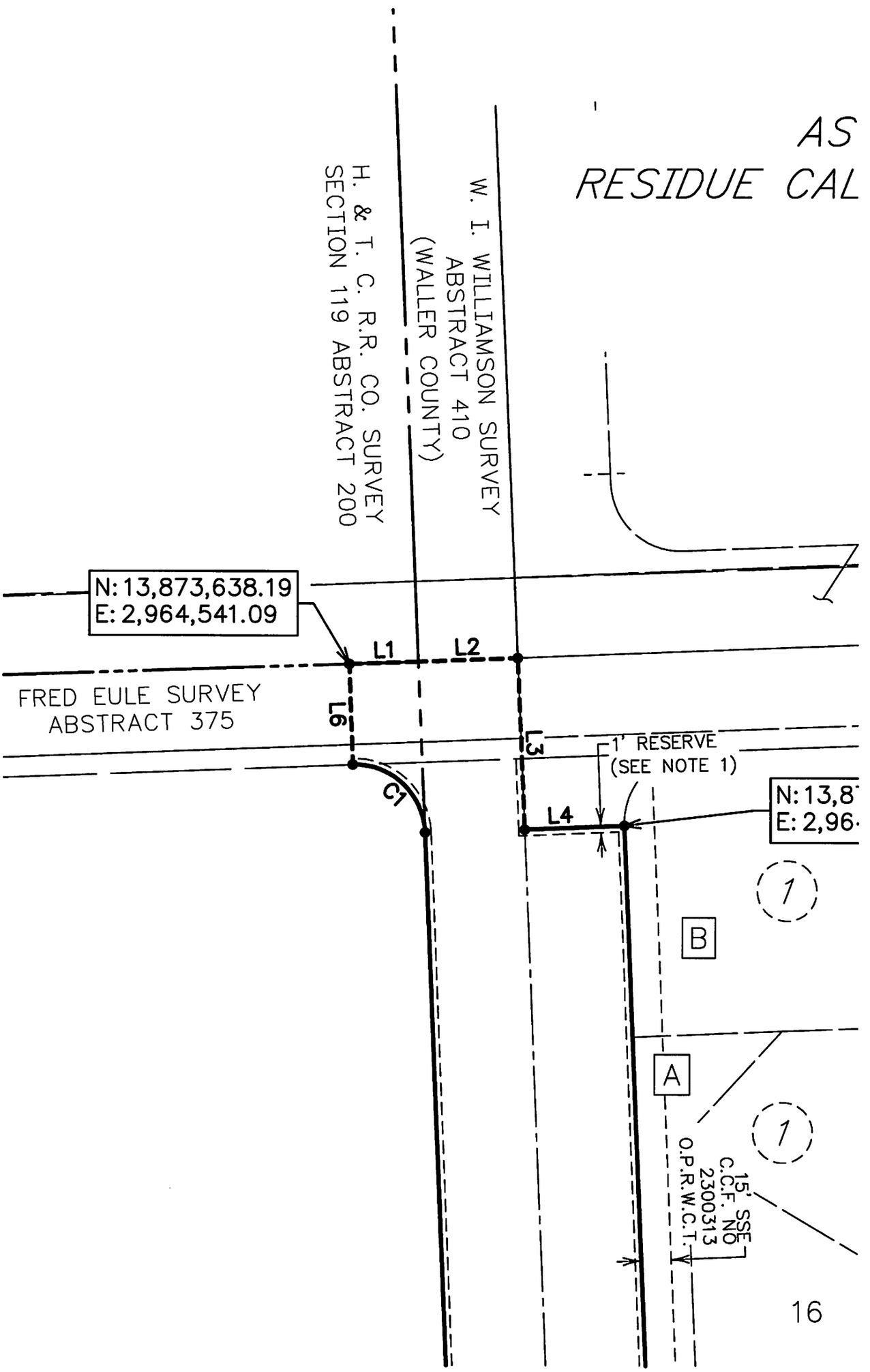
80' ROW

VOL. 1154, PG. 429, O.P.R.W.C.T.

FRED
ABS

DATE: FEBRUARY 2024 SCALE 1"=60' SHEET 1H OF 1	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 4	**OWNER/DEVELOPER:** Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: 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@jonescarter.com

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DATE: FEBRUARY 2024 SCALE 1"=60' SHEET 11 OF 1	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 4	**OWNER/DEVELOPER:** Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** 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@jonescarter.com

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STRO SUNTERRA, L.P.
LLED 322.56 AC. (TRACT #3A)
C.C.F. No. 2312086
O.P.R.W.C.T.
RP-2023-385719
O.P.R.R.P.H.C.T.

BECKENDORFF ROAD STREET DEDICATION SECTION 5
(50 ROW) C.C.F. _____, O.P.R.W.C.T.

BECKENDORFF ROAD
80' ROW
VOL. 1154, PG. 429, O.P.R.W.C.T.

373,558.20
34,678.91

SUNTERRA
SEC 55
C.C.F. No. _____
O.P.R.W.C.T.

27
1
26
25
20
SE
5)

DATE: FEBRUARY 2024 SCALE 1"=60' SHEET 1J OF 1	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 4	**OWNER/DEVELOPER:** Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: 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@jonescarter.com

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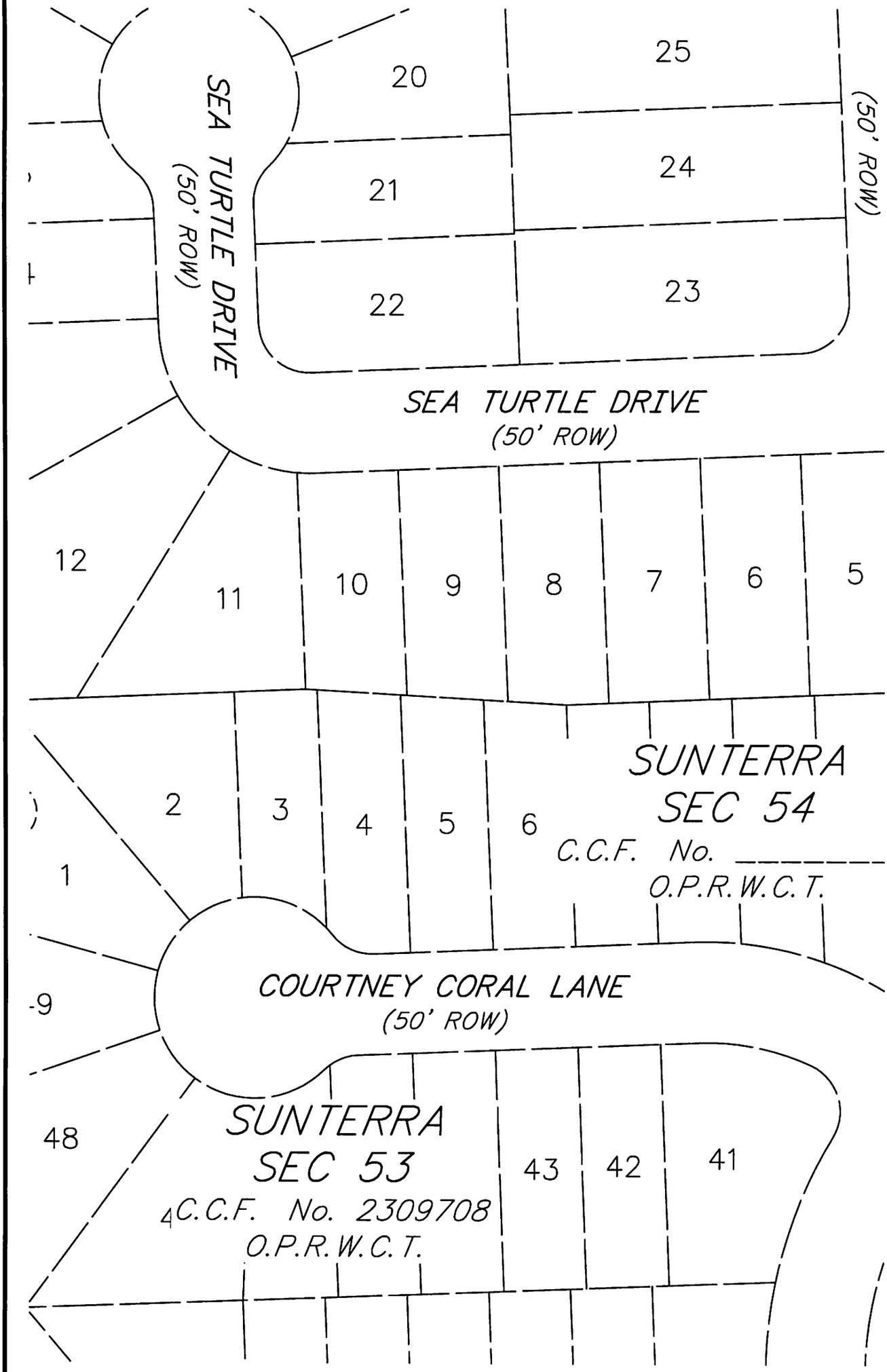
ASTRO SUNTERRA, L.P.
RESIDUE CALLED 227.45 AC. (TR.
C.C.F. No. 2312086
O.P.R.W.C.T.

DATE: FEBRUARY 2024 SCALE 1"=60' SHEET 1K OF 1	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 4	**OWNER/DEVELOPER:** **Astro Sunterra L.P.** **a Delaware Limited Partnership** 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: 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@jonescarter.com

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DATE: FEBRUARY 2024 SCALE 1"=60' SHEET 1L OF 1	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 4	**OWNER/DEVELOPER:** Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: 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@jonescarter.com

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DATE: FEBRUARY 2024 SCALE 1"=60' SHEET 1M OF 1	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 4	**OWNER/DEVELOPER:** Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: 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@jonescarter.com

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RESIDUE CALLED 221.45 AC. (1R.

C.C.F. No. 2312086

O.P.R.W.C.T.

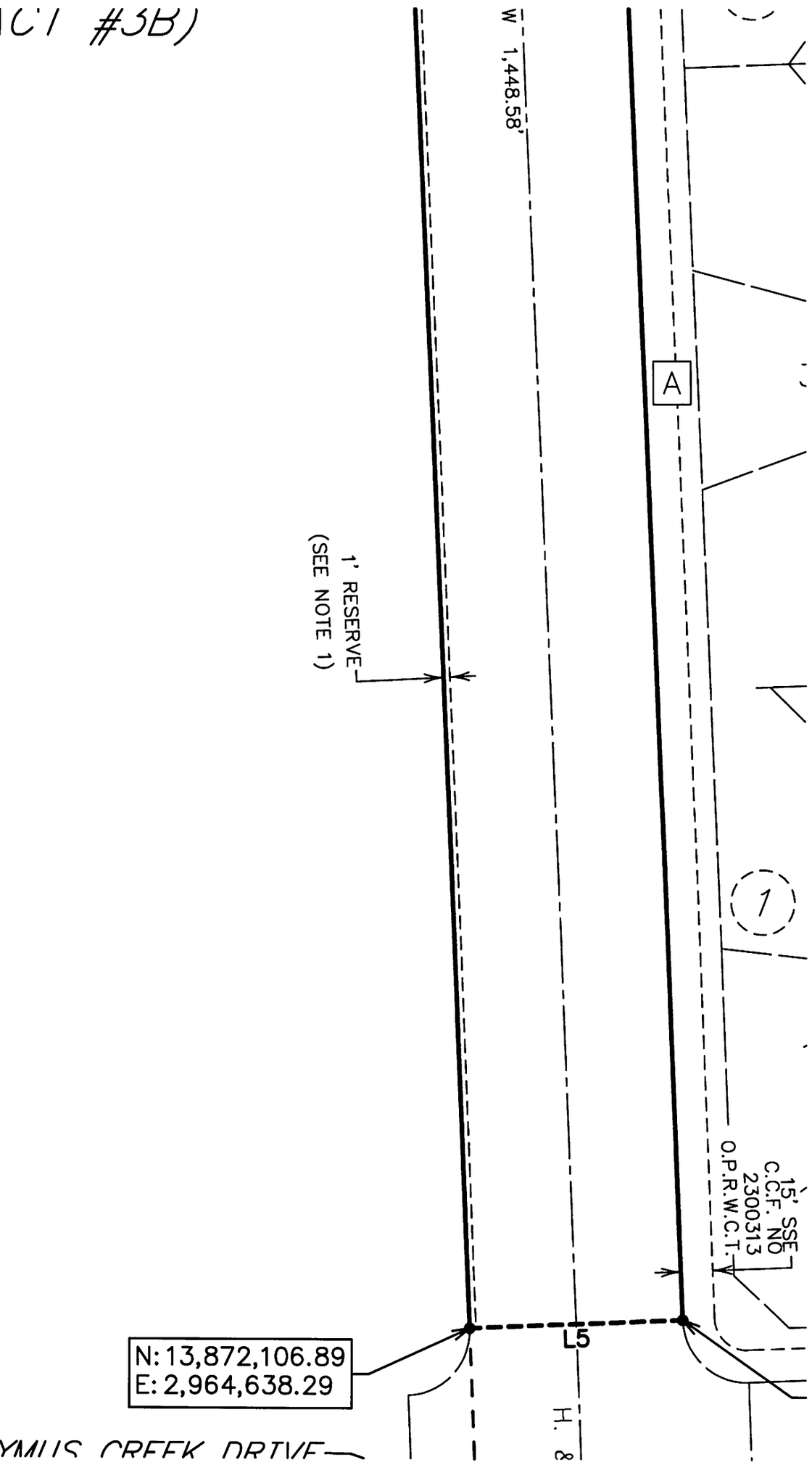
RP-2023-385719

O.P.R.R.P.H.C.T.

DATE: FEBRUARY 2024 SCALE 1"=60' SHEET 1N OF 1	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 4	**OWNER/DEVELOPER:** **Astro Sunterra L.P.** **a Delaware Limited Partnership** 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: 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@jonescarter.com

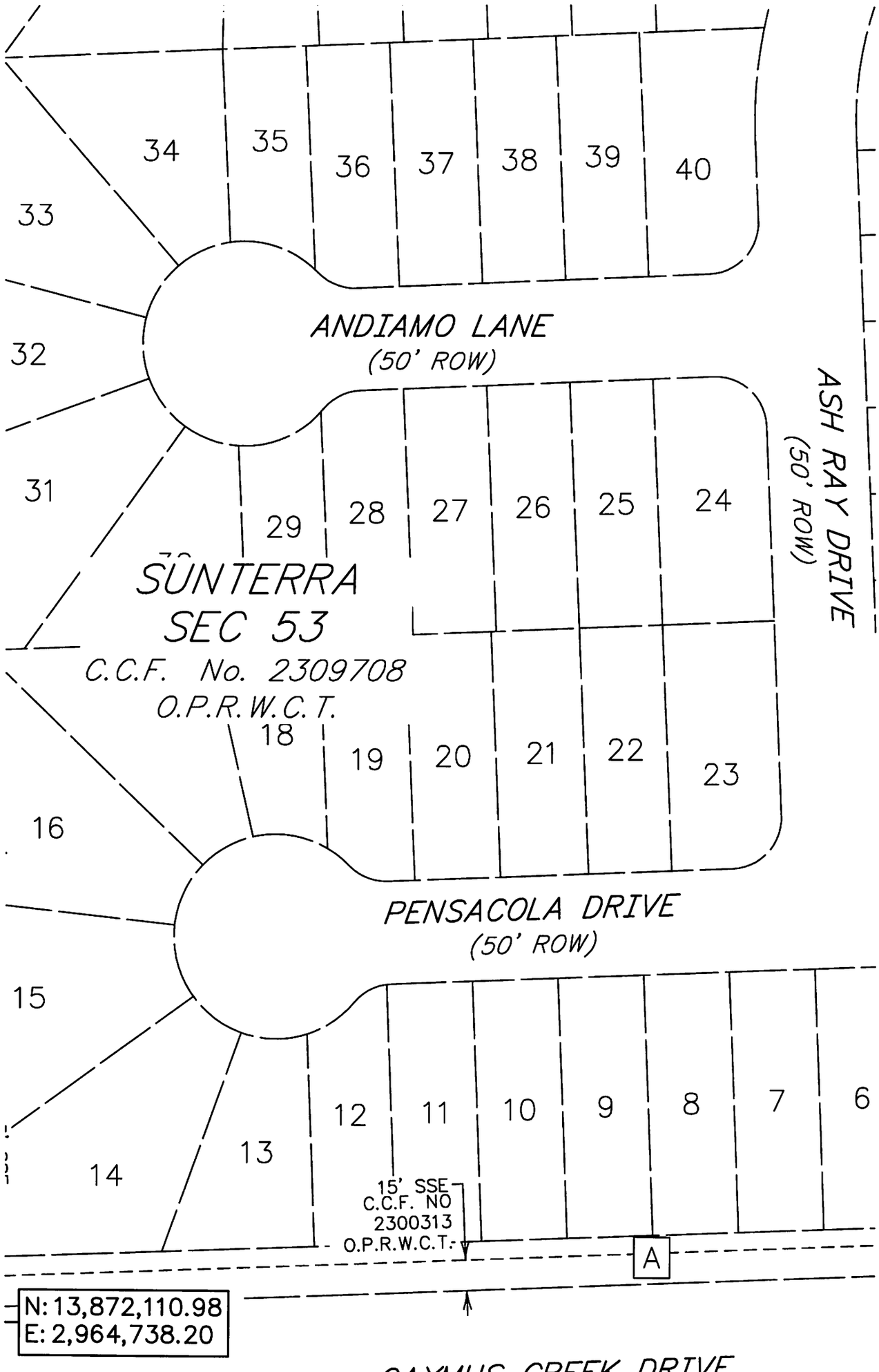
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(TRACT #3B)



DATE: FEBRUARY 2024 SCALE 1"=60' SHEET 10 OF 1	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 4	**OWNER/DEVELOPER:** **Astro Sunterra L.P.** **a Delaware Limited Partnership** 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-21290 & 10046100 2322 W. Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000 Cjamnik@jonescarter.com

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DATE: FEBRUARY 2024 SCALE 1"=60' SHEET 1P OF 1	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 4	**OWNER/DEVELOPER:** Astro Sunterra LP. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: 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@jonescarter.com

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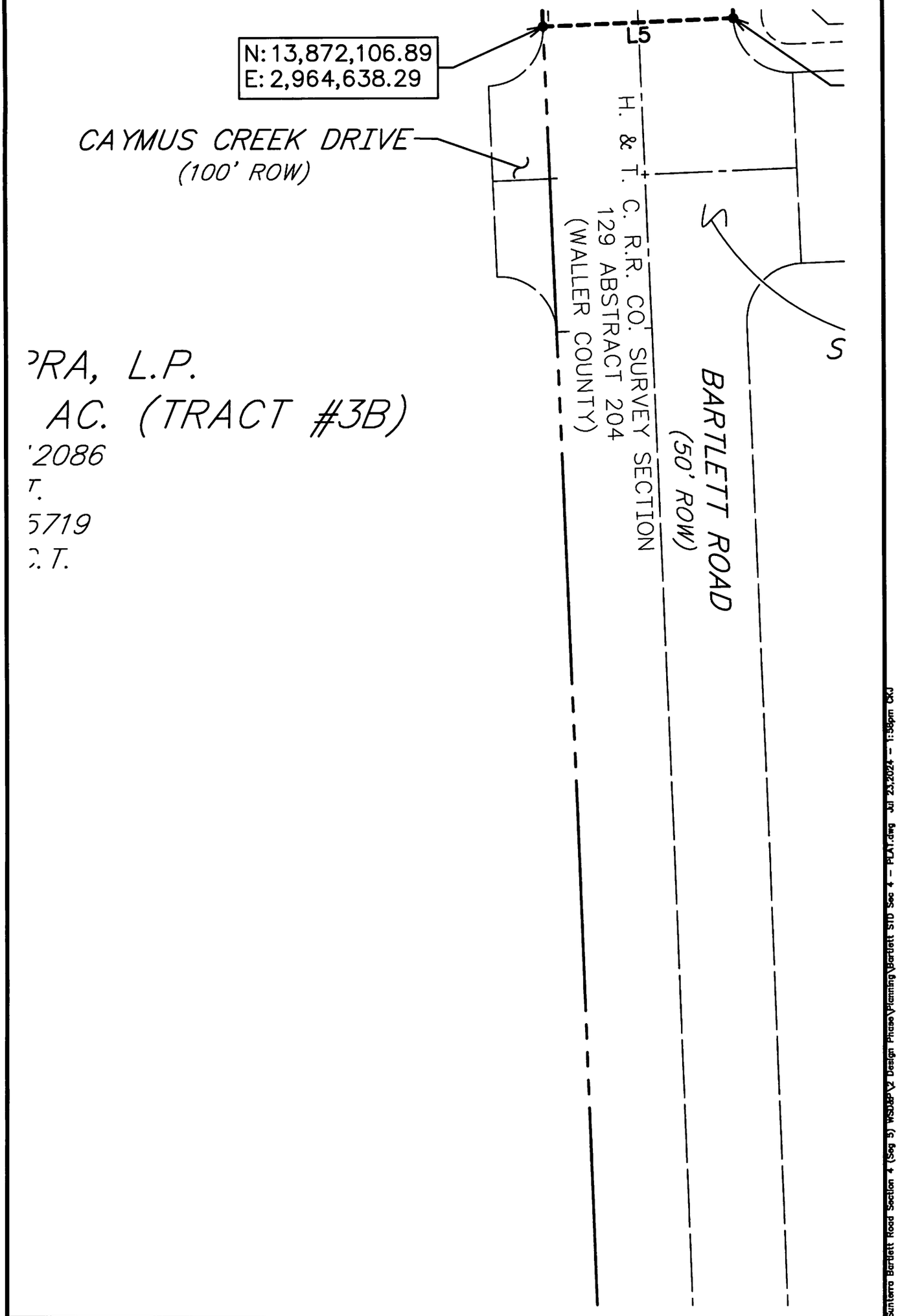
N: 13
E: 2,

CAYMUS CREEI
(100' ROV

ASTRO SUNTERRA, L.P.
RESIDUE CALLED 227.45 AC. (TRACT
C.C.F. No. 2312086
O.P.R.W.C.T.
RP-2023-385719
O.P.R.R.P.H.C.T.

DATE: FEBRUARY 2024 SCALE 1"=60' SHEET 10 OF 1	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 4	**OWNER/DEVELOPER:** **Astro Sunterra L.P.** **a Delaware Limited Partnership** 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10045100 2322 W Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 Cjamnik@jonescarter.com

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DATE: FEBRUARY 2024 SCALE 1"=60' SHEET 1R OF 1	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 4	**OWNER/DEVELOPER:** **Astro Sunterra LP.** **a Delaware Limited Partnership** 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 100461-00 2322 W. Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 Cjamnik@jonescarter.com

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O.P.R.W.C.T.

A

N: 13,872,110.98
E: 2,964,738.20

CAYMUS CREEK DRIVE
(100' ROW)

BARTLETT ROAD
STREET DEDICATION
SECTION 3
C.C.F. No. 2303089
O.P.R.W.C.T.

CAYMUS CREEK AND
SPOON BILL DRIVE
STREET DEDICATION
C.C.F. No. 2309456
O.P.R.W.C.T.

ASTRO SUNTERRA, L.P.
CALLED 304.68 AC.
(EXHIBIT "A", TRACT 3)
C.C.F. NO. 2115246
O.P.R.W.C.T.

DATE: FEBRUARY 2024 SCALE 1"=60' SHEET 1S OF 1	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 4	**OWNER/DEVELOPER:** **Astro Sunterra L.P.** **a Delaware Limited Partnership** 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: 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@jonescarter.com

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WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Bartlett Road Street Dedication Section 5

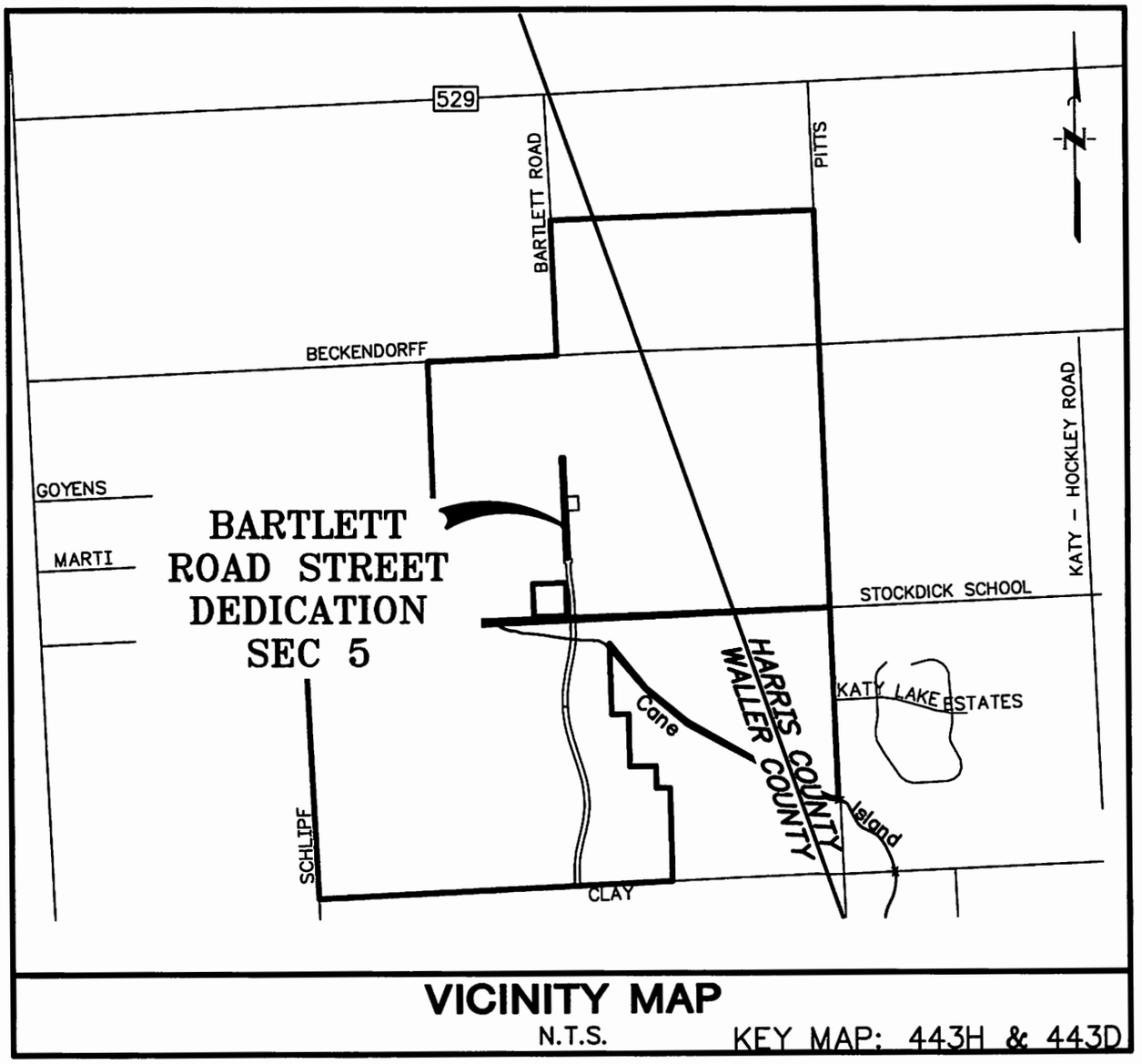
Date: August 21, 2024

Background

Final Plat of Bartlett Road Street Dedication Section 5 Subdivision which consists of 2.63 acres in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



VICINITY MAP
N.T.S. KEY MAP: 443H & 443D

FINAL PLAT OF
BARTLETT ROAD STREET DEDICATION
SEC 5

A SUBDIVISION OF 2.63 ACRES OF LAND
OUT OF THE
H. & T. C. RAILROAD COMPANY SURVEY SECTION 129, A-204
AND FRED EULE SURVEY, A-375
WALLER COUNTY, TEXAS
FEBRUARY 2024

DATE: FEBRUARY 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	**OWNER/DEVELOPER:** Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: 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@jonescarter.com
SCALE NTS			
SHEET 1A OF 1			

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STATE OF TEXAS §

COUNTY OF WALLER §

A METES & BOUNDS description of a 2.63 acre tract of land in the H. & T. C. Railroad Company Survey Section 129, Abstract 204, Waller County, Texas, and the Fred Eule Survey, Abstract 375, Waller County, Texas, being out of the residue of that certain called 304.68 acre tract (Exhibit "A", Tract 3) recorded under County Clerk's File Number 2115246, Official Public Records, Waller County, Texas, that certain called 227.45 acre tract and that certain called 0.98 acre tract recorded under County Clerk's File Number 2312086, Official Public Records, Waller County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Commencing at the northwest corner of the adjoining called Bartlett Road Street Dedication Sec 3 recorded under County Clerk's File Number 2303089. Official Public Records, Waller County, Texas, being a point in the east line of said called 227.45 acre tract, the east line of the adjoining Fred Eule Survey, Abstract 375, Waller County, Texas, and the west line of said H. & T. C. Railroad Company Survey Section 129, Abstract 204;

Thence South 02 degrees 20 minutes 45 seconds East along the east line of said adjoining Fred Eule Survey, Abstract 375 and the west line of said H. & T. C. Railroad Company Survey Section 129, Abstract 204, 160.00 feet to the northwest corner and Place of Beginning for the herein described tract;

Thence North 87 degrees 39 minutes 15 seconds East along the north line of the herein described tract, being an interior line of said adjoining Bartlett Road Street Dedication Sec 3 and said called 227.45 acre tract, 50.00 feet to the northeast corner of the herein described tract, being in the west line of said adjoining Bartlett Road Street Dedication Sec 3 and the east line of said 227.45 acre tract;

Thence South 02 degrees 20 minutes 45 seconds East along the east line of the herein described tract, same being the east line of said called 227.45 acre tract, the east line of said called 0.98 acre tract, the west line of said adjoining Bartlett Road Street Dedication Sec 3, and the west line of the adjoining called Bartlett Road Street Dedication Sec 2 and Water Plant No. 2 recorded under County Clerk's File Number 2303088, Official Public Records, Waller County, Texas, at 872.40 feet pass the northwest corner of said adjoining Bartlett Road Street Dedication Sec 2 and Water Plant No. 2, same being the southwest corner of said adjoining Bartlett Road Street Dedication Sec 3, at 1,194.94 feet pass the northeast corner of said called 0.98 acre tract, at 2,044.93 feet pass the southeast corner of said called 0.98 acre tract, being in an interior line of the residue of said called 304.68 acre tract, and continuing for a total distance of 2,249.44 feet to the southeast corner of the herein described tract, being in the west line of said adjoining Bartlett Road Street Dedication Sec 2 and Water Plant No. 2;

Thence South 87 degrees 39 minutes 15 seconds West along the south line of the herein described tract, being an interior line of said adjoining Bartlett Road Street Dedication Sec 2 and Water Plant No. 2, 50.00 feet to the southwest corner of the herein described tract, being in the west line of said H. & T. C. Railroad Company Survey Section 129, Abstract 204 and the east line of said Fred Eule Survey, Abstract 375;

Thence along the west line of the herein described tract with the following courses and distances:

North 02 degrees 20 minutes 45 seconds West, at 205.19 feet pass the southwest corner of said called 0.98 acre tract, and continue for a total distance of 693.13 feet to the beginning of a curve to the left;

Thence with said curve to the left, departing the west line of said called 0.98 acre tract, the west line of said H. & T. C. Railroad Company Survey Section 129, Abstract 204, the east line of said called 227.45 acre tract and the east line of said Fred Eule Survey, Abstract 204, crossing said called 227.45 acre tract, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 47.12 feet, a radius of 30.00 feet, and a chord bearing North 47 degrees 20 minutes 45 seconds West, 42.43 feet;

North 02 degrees 20 minutes 45 seconds West, 50.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 47.12 feet, a radius of 30.00 feet, and a chord bearing North 42 degrees 39 minutes 15 seconds East, 42.43 feet to a point in the west line of said called 0.98 acre tract, the west line of said H. & T. C. Railroad Company Survey Section 129, Abstract 204, the east line of said 227.45 acre tract and the east line of said Fred Eule Survey, Abstract 375;

North 02 degrees 20 minutes 45 seconds West, at 251.37 feet pass the northwest corner of said called 0.98 acre tract, and continue, crossing said called 227.45 acre tract, for a total distance of 1,446.31 feet to the Place of Beginning and containing 2.63 acres of land, more or less.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N87°39'15"E	50.00'
L2	S02°20'45"E	2,249.44'
L3	S87°39'15"W	50.00'
L4	N02°20'45"W	693.13'
L5	N02°20'45"W	50.00'
L6	N02°20'45"W	1,446.31'
L7	N87°39'15"E	80.00'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	30.00'	90°00'00"	47.12'	N47°20'45"W	42.43'	30.00'
C2	30.00'	90°00'00"	47.12'	N42°39'15"E	42.43'	30.00'

DATE: FEBRUARY 2024

SCALE NTS

SHEET 1B OF 1

FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5

OWNER/DEVELOPER:
Astro Sunterra L.P.
a Delaware Limited Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702
Sobryant@landtejas.com

ENGINEER/PLANNER/SURVEYOR:
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@Jonescarter.com

K:\16837\16837-0175-01 Sunterra Bartlett Road Section 5 WSD&PV Design Phase\Planning\Bartlett STD Sec 5 - PLAT.dwg Jul 25,2024 - 2:53pm CKJ

LEGEND

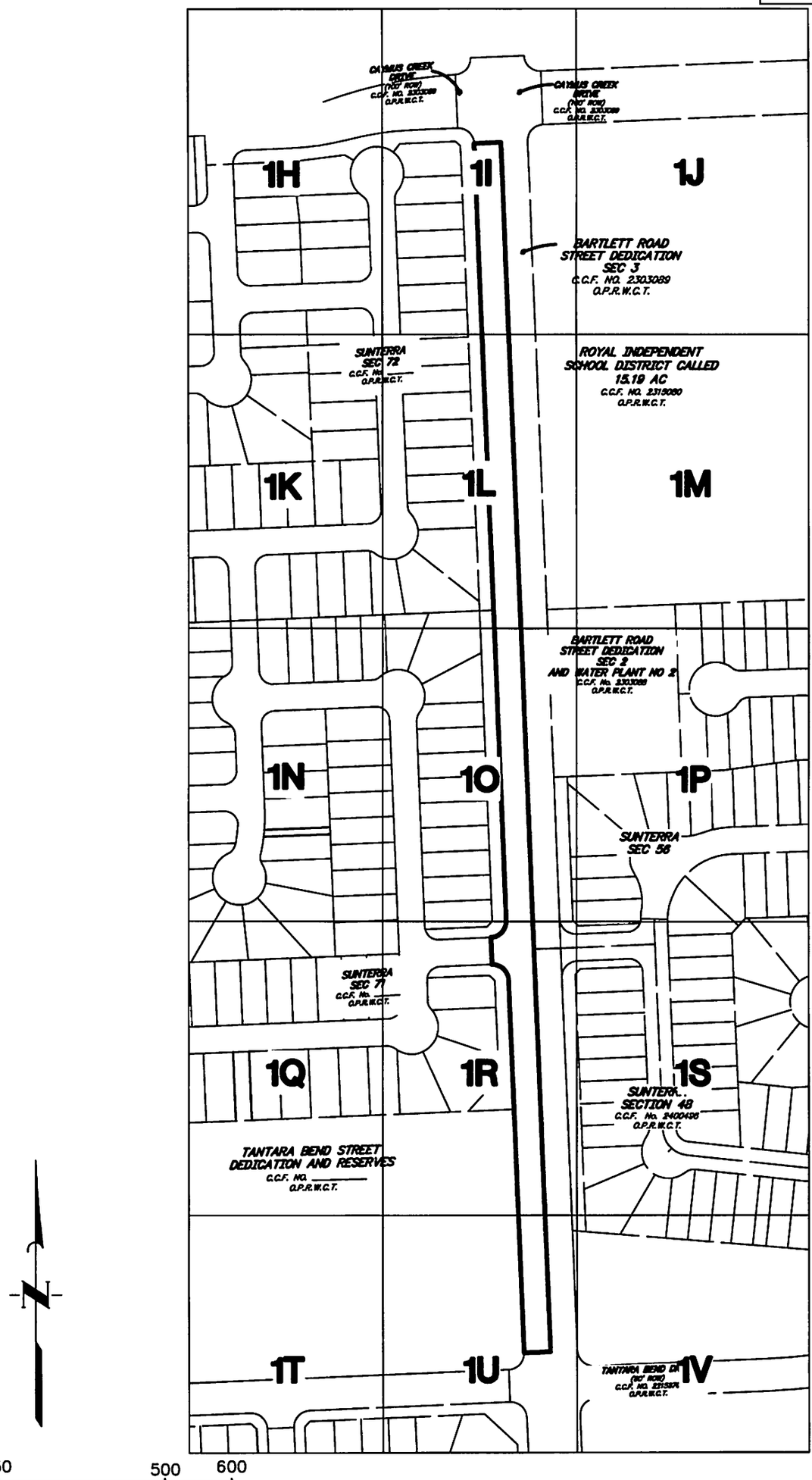
AE . . . . . "Aerial Easement"
BL . . . . . "Building Line"
C.C.F. . . . . ."County Clerk's File"
D.R.W.C.T. . . . . "Deed Records, Waller County, Texas"
No . . . . . "Number"
O.P.R.W.C.T. . . . "Official Public Records, Waller County, Texas
ROW . . . . . "Right-of-Way"
SSE . . . . . ."Sanitary Sewer Easement"
Sq Ft . . . . . ."Square Feet"
UE . . . . . "Utility Easement"
Vol _, Pg _ . . ."Volume and Page"
● . . . . . "Set 3/4-inch Iron With Cap Stamped "Quiddity" as Per Certification"
① . . . . . ."Block Number"

GENERAL NOTES

1. 1) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. The coordinates shown hereon are Texas, Coordinate System of 1983, South Central Zone based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.99989805999.
3. Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
4. Site plans shall be submitted to Waller County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Waller County prior to beginning construction.
5. The drainage system for this subdivision is designed in accordance with the Katy Brookshire Drainage Criteria Manual which allows street ponding with intense rainfall events.
6. All property to drain into the drainage easements only through an approved drainage structure.
7. All drainage easements to be kept clear of fences, buildings, vegetations, and other obstructions to the operation and maintenance of drainage facility.
8. This Tract lies within Unshaded Zone "X" of the Flood Insurance Rate Map, Community No. 480640, map Number 48473C0375E, Panel 0375, Suffix "E", dated February 18, 2009, and revised under LOMR 22-06-2777P, dated November 20, 2023 for Waller County, Texas and incorporated areas.
9. 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.
10. All bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
11. Project site is located within City of Houston ETJ.
12. Elevations shown hereon are based on TSARP Monument 190105, being located along Pitts Road, approximately 1,485 feet north of the intersection of Pitts Road and Clay Road. Benchmark is west of Pitts Road and north of Cane Island Branch, on the north high bank of Cane Island Branch between the end of a guardrail and an existing fence running north-south. Elevation = 156.48' (NAVD88, 2001 Adjustment).
13. TBM 5000357: Being a 5/8" Iron rod with cap marked "Quiddity Eng. Control" located approximately 662 feet southeast of the northwest corner of a called 322.56 acre tract recorded under County Clerk's File Number 2312086, being a 5/8" Iron rod, also being approximately 2,712 feet northeast of the lower northeast corner of said 322.56 acre tract, being a Mag Nail set with Shiner. Coordinates – N: 13876292.99 E: 2965134.88 Elevation: 166.85'
14. There are no pipeline easements within the platted area.
15. This plat was prepared from information furnished by Charter Title, Order G.F. No. 1076601900020C, Effective Date March 13, 2024 The Surveyor has not abstracted the above property.

DATE: FEBRUARY 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	**OWNER/DEVELOPER:** **Astro Sunterra L.P.** **a Delaware Limited Partnership** 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** 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@jonescarter.com
SCALE NTS			
SHEET 1C OF 1			

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DATE: FEBRUARY 2024 SCALE 1" = 250' SHEET 1D OF 1	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	**OWNER/DEVELOPER:** Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: 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@jonescarter.com

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This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Bartlett Road Street Dedication Sec 4 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 3 day of April, 2024.

By: _____
Martha L. Stein or M. Sonny Garza
Title Chair Vice Chairman

By: _____
Jennifer Ostlind, AICP
Secretary

HOUSTON PLANNING COMMISSION HOUSTON TEXAS

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.

A 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 #480640 of the Flood Insurance Rate Map No. 48473C0375E dated 11/20/2023.

No portion of this subdivision lies within the boundaries of the 0.2% annual change (500-year) floodplain as delineated on Waller County Community Panel #480640 of the Flood Insurance Rate Map No. 48473C0375E, dated 2/18/2009

STATE OF TEXAS REGISTERED CHRIS D. KALKOMEY 5869 PROFESSIONAL LAND SURVEYOR

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

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 202_-

APPROVED BY THE BOARD OF SUPERVISORS ON 4-8-24
DATE

ARNOLD ENGLAND, PRESIDENT

DAVID WELCH, SECRETARY

ROD PINHEIRO, PE, PMP, CFM, 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: FEBRUARY 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	**OWNER/DEVELOPER:** Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-22290 & 10046100 1229 Corporate Drive Rosenberg, Texas 77471 281 342 2033 Cjamnik@jonescarter.com
SCALE NTS			
SHEET 1E OF 1			

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STATE OF TEXAS §

COUNTY OF WALLER §

We, Astro Sunterra, L.P., a Delaware Limited Partnership, acting by and through Brian Stidham, Authorized Signer, owner hereinafter referred to as Owners of the 2.63 acre tract described in the above and foregoing map of Bartlett Road Street Dedication Sec 5 do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on 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, 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 net 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 Astro Sunterra, L.P., a Delaware Limited Partnership has caused these presents to be signed by Brian Stidham, its Authorized Signer, thereunto authorize, this 14 day of March, 2024.

Astro Sunterra, L.P.,
a Delaware Limited Partnership

By: Astro Sunterra GP LLC
a Delaware Limited Liability Company,
Its General Partner

By: _____
Brian Stidham
Authorized Singer

STATE OF TEXAS §

COUNTY OF WALLER §

BEFORE ME, the undersigned authority, on this day personally appeared Brian Stidham, Authorized Signer, 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 14 day of March, 2024.

Ashley Delgado
Notary Public in and for the State of Texas

Ashley Delgado
Print Name

My commission expires: 12-1-25

ASHLEY DELGADO
Notary Public, State of Texas
Comm. Expires 12-01-2025
Notary ID 130998330

DATE: FEBRUARY 2024 SCALE NTS SHEET 1F OF 1	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	**OWNER/DEVELOPER:** Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1229 Corporate Drive Rosenberg, Texas 77471 281.342.2033 Cjamnik@jonescarter.com

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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 _____, 2024, 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 _____, 2024.

_____
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.

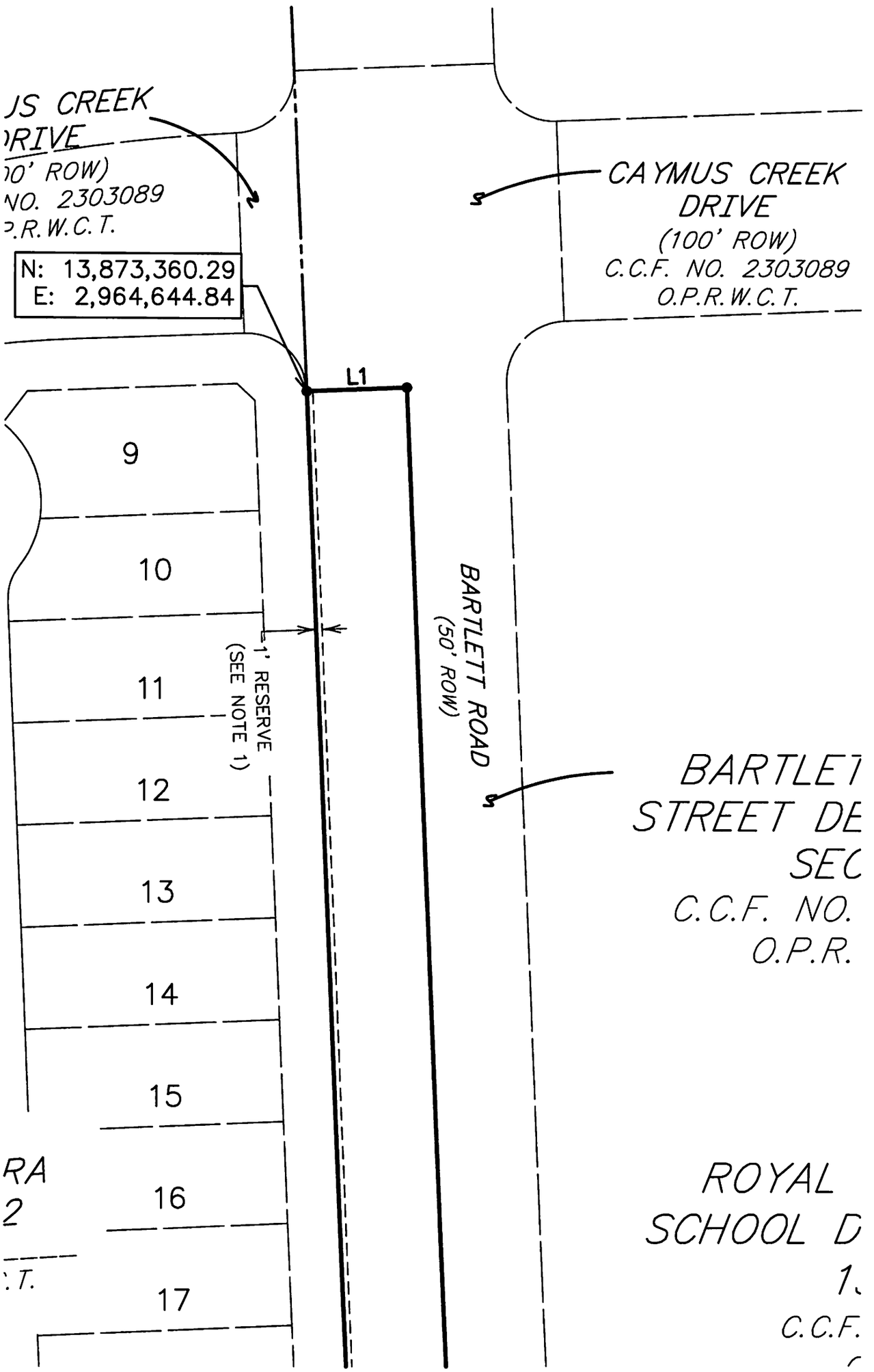
DATE: FEBRUARY 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	**OWNER/DEVELOPER:** **Astro Sunterra L.P.** **a Delaware Limited Partnership** 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC 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@jonescarter.com
SCALE NTS			
SHEET 1G OF 1			

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DATE: FEBRUARY 2024 SCALE 1"=60' SHEET 1H OF 1	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	**OWNER/DEVELOPER:** Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: 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@jonescarter.com

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DATE: FEBRUARY 2024 SCALE 1"=60' SHEET 1I OF 1	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	**OWNER/DEVELOPER:** **Astro Sunterra L.P.** **a Delaware Limited Partnership** 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: 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@jonescarter.com

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'S CREEK
RIVE
)' ROW)
O. 2303089
R.W.C.T.

CAYMUS CREEK
DRIVE
(100' ROW)
C.C.F. NO. 2309456
O.P.R.W.C.T.

'ARTLETT ROAD
'EET DEDICATION
SEC 3
C.F. NO. 2303089
O.P.R.W.C.T.

ROYAL INDEPENDENT
4OOL DISTRICT CALLED
15.19 AC
C.C.F. NO. 2315080
O.P.R.W.C.T.

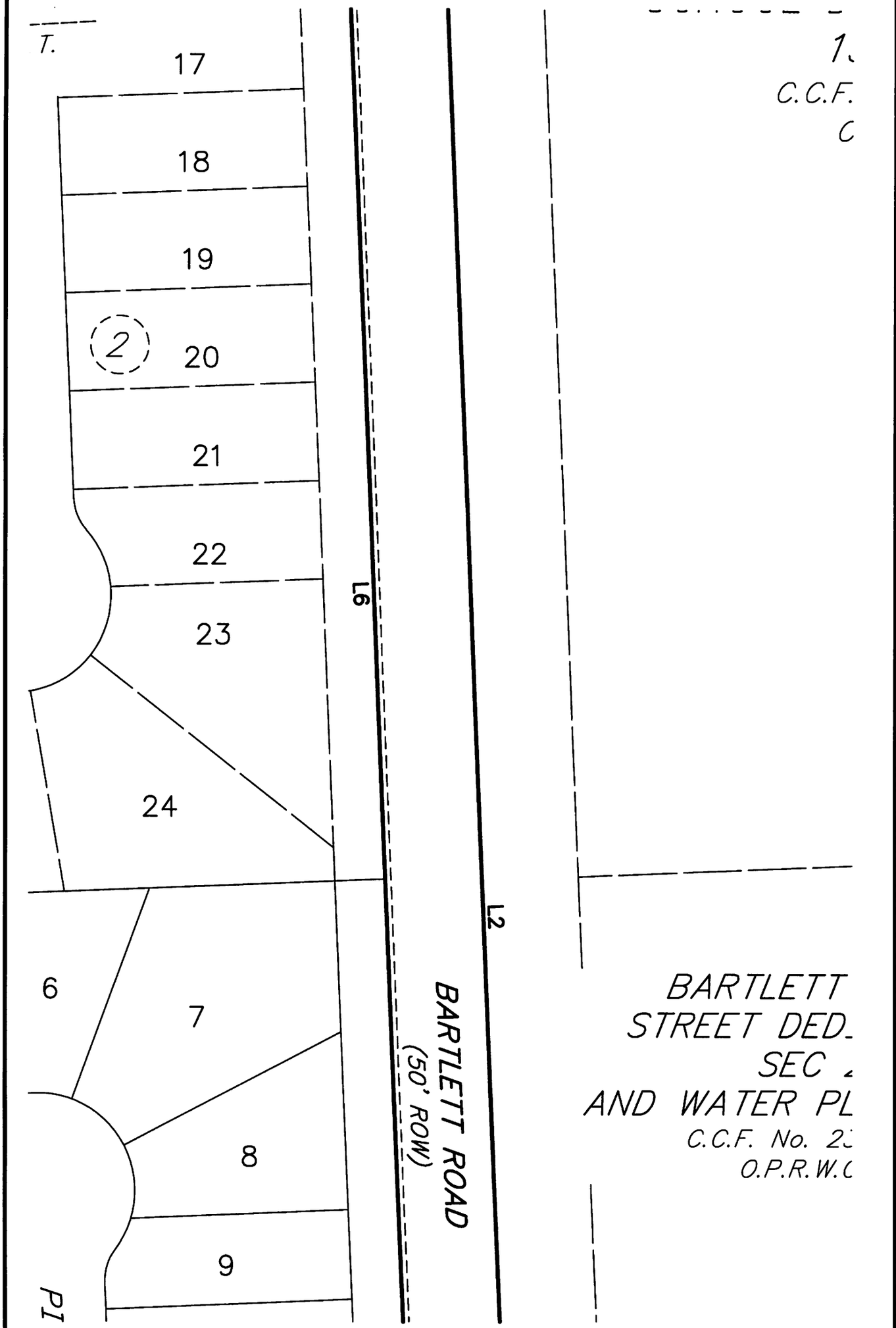
DATE: FEBRUARY 2024 SCALE 1"=60' SHEET 1J OF 1	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	**OWNER/DEVELOPER:** Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity 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@jonescarter.com

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DATE: FEBRUARY 2024 SCALE 1"=60' SHEET 1K OF 1	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	**OWNER/DEVELOPER:** Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: 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@jonescarter.com

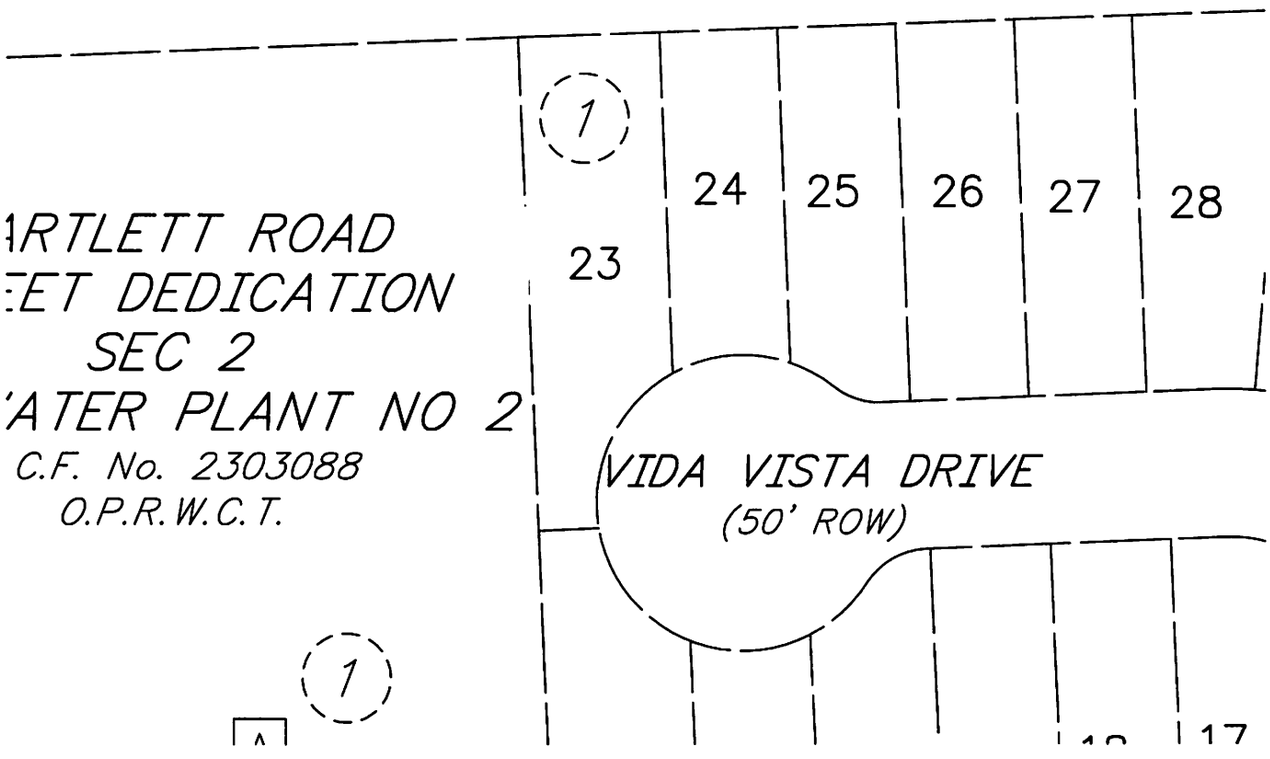
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DATE: FEBRUARY 2024 SCALE 1"=60' SHEET 1L OF 1	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	**OWNER/DEVELOPER:** Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** 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@jonescarter.com

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15.19 AC
C.C.F. NO. 2315080
O.P.R.W.C.T.

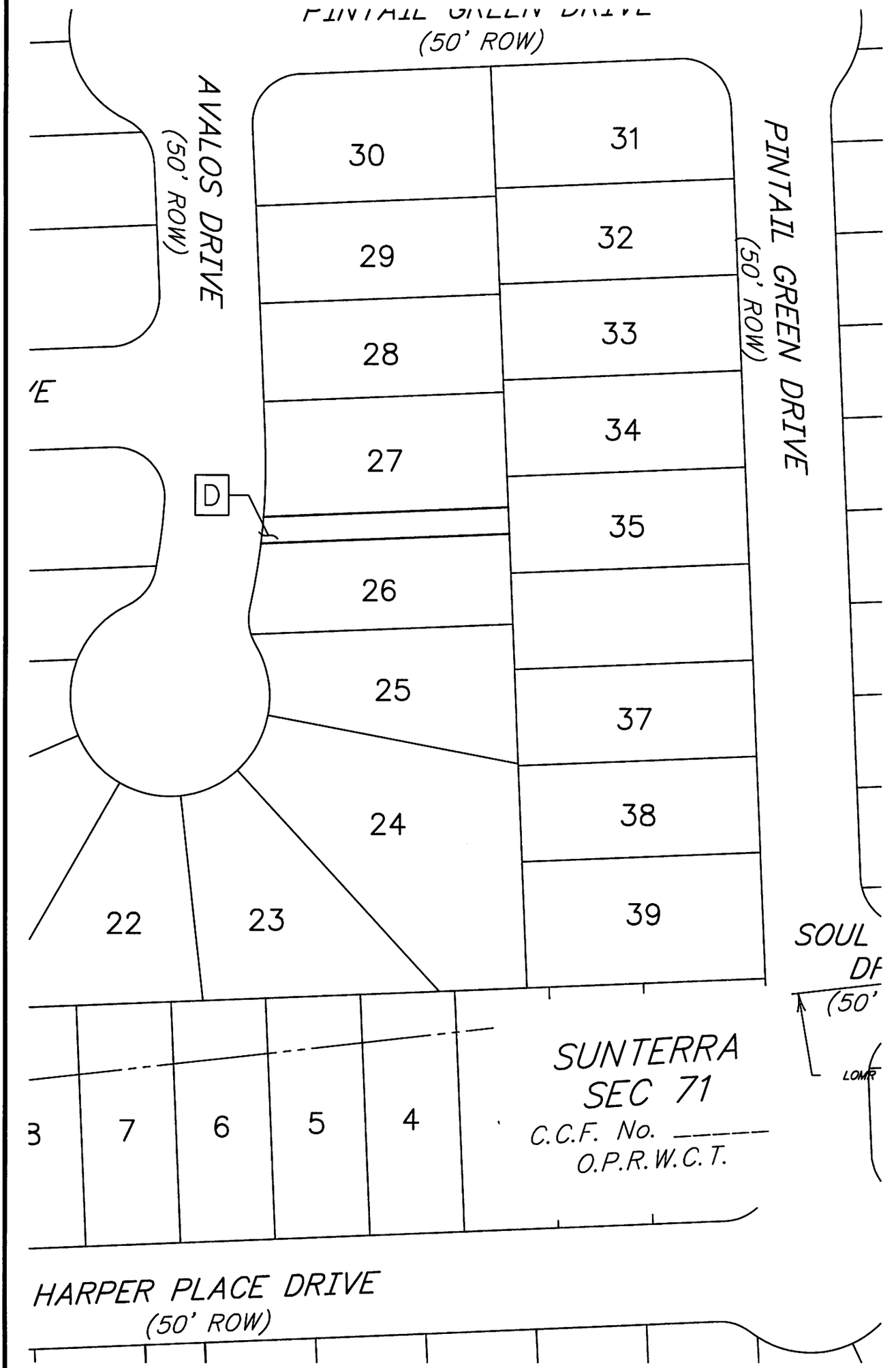


1RTLETT ROAD
:ET DEDICATION
SEC 2
'ATER PLANT NO 2
C.F. No. 2303088
O.P.R.W.C.T.

1

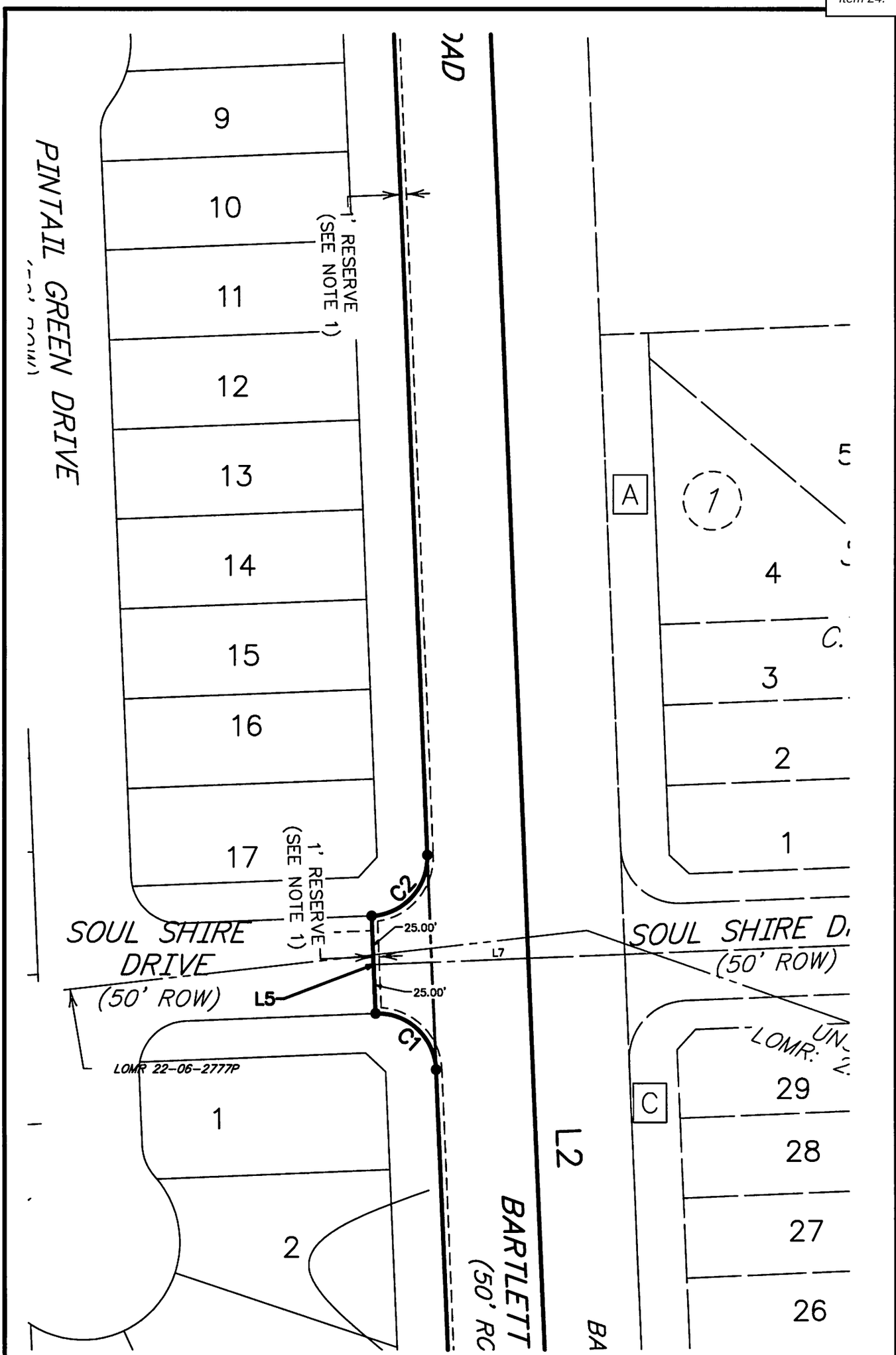
DATE: FEBRUARY 2024 SCALE 1"=60' SHEET 1M OF 1	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	**OWNER/DEVELOPER:** Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity 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@jonescarter.com

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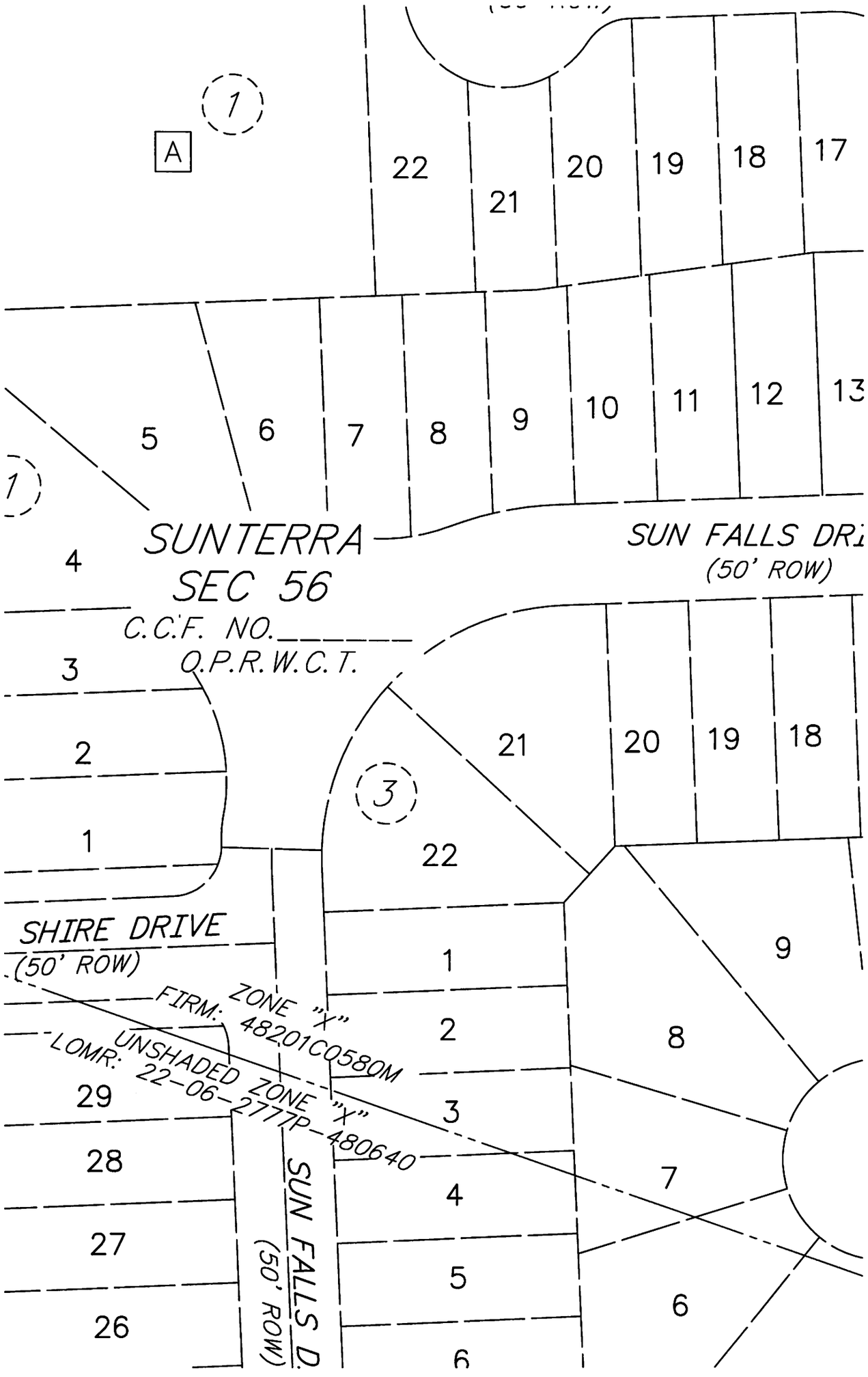
DATE: FEBRUARY 2024 SCALE 1"=60' SHEET 1N OF 1	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	**OWNER/DEVELOPER:** Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity 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@jonescarter.com

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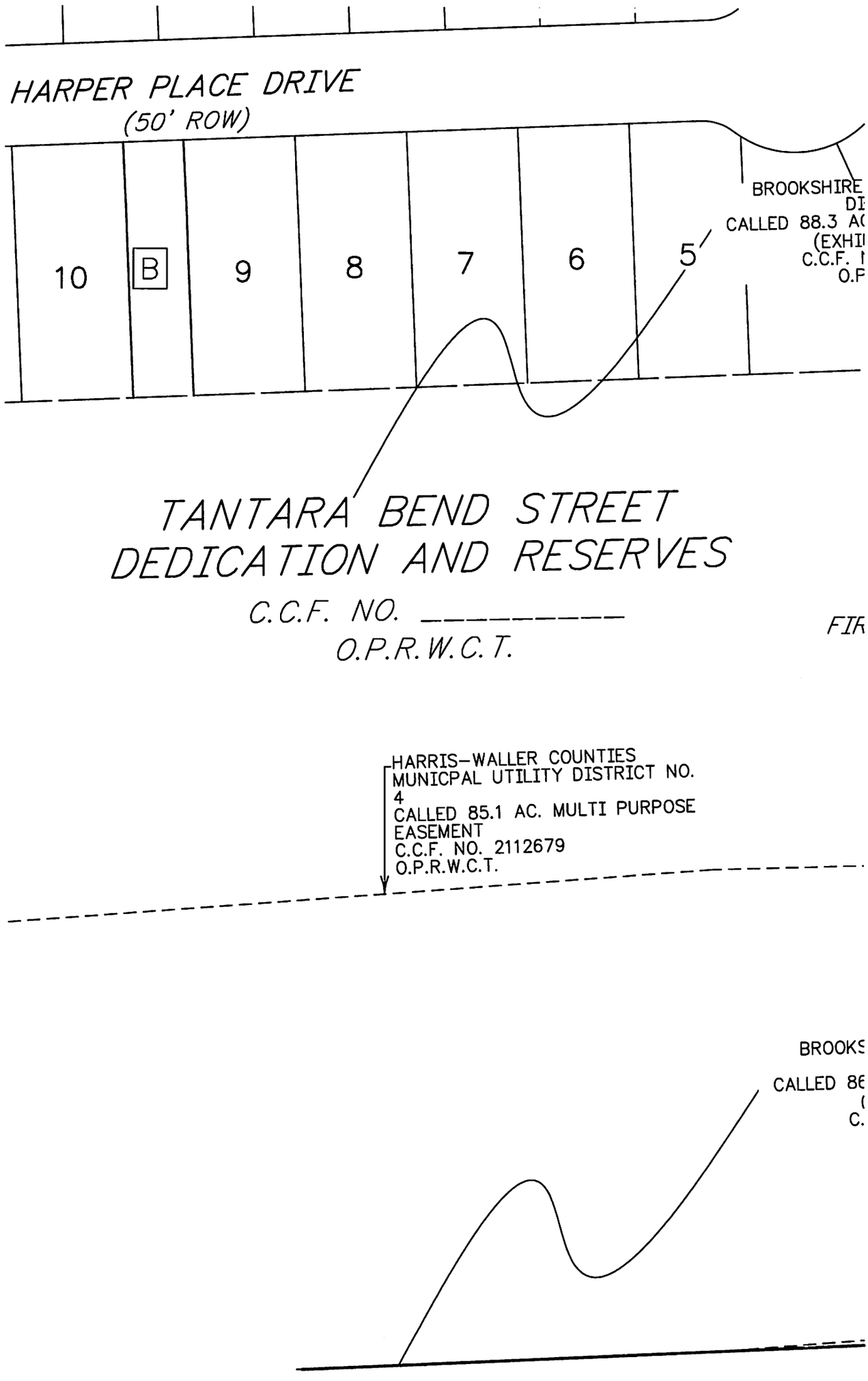
DATE: FEBRUARY 2024 SCALE 1"=60' SHEET 10 OF 1	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	**OWNER/DEVELOPER:** Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity 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@jonescarter.com

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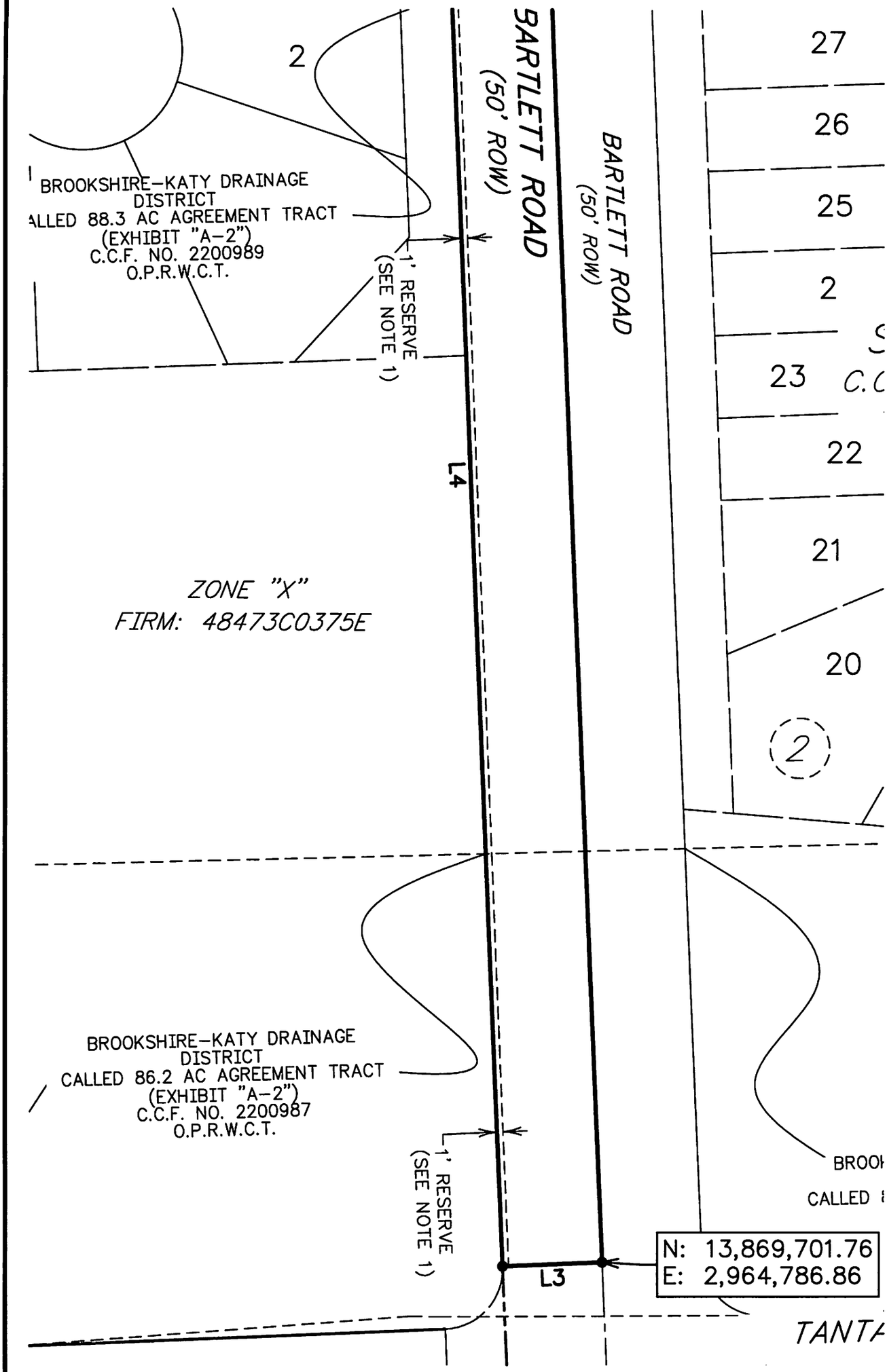
DATE: FEBRUARY 2024 SCALE 1"=60' SHEET 1P OF 1	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	**OWNER/DEVELOPER:** Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity 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@jonescarter.com

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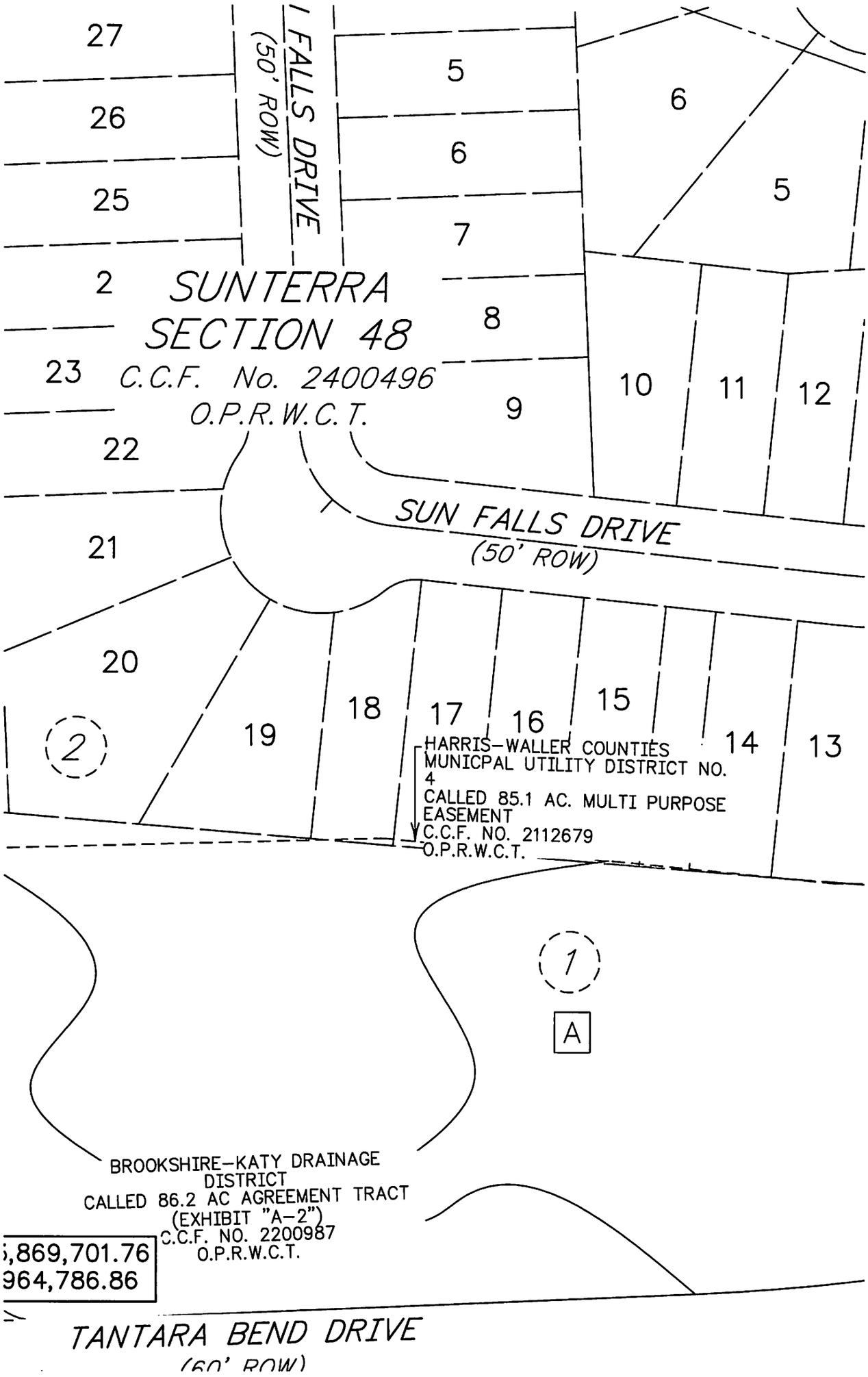
DATE: FEBRUARY 2024 SCALE 1"=60' SHEET 1Q OF 1	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	**OWNER/DEVELOPER:** Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity 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@jonescarter.com

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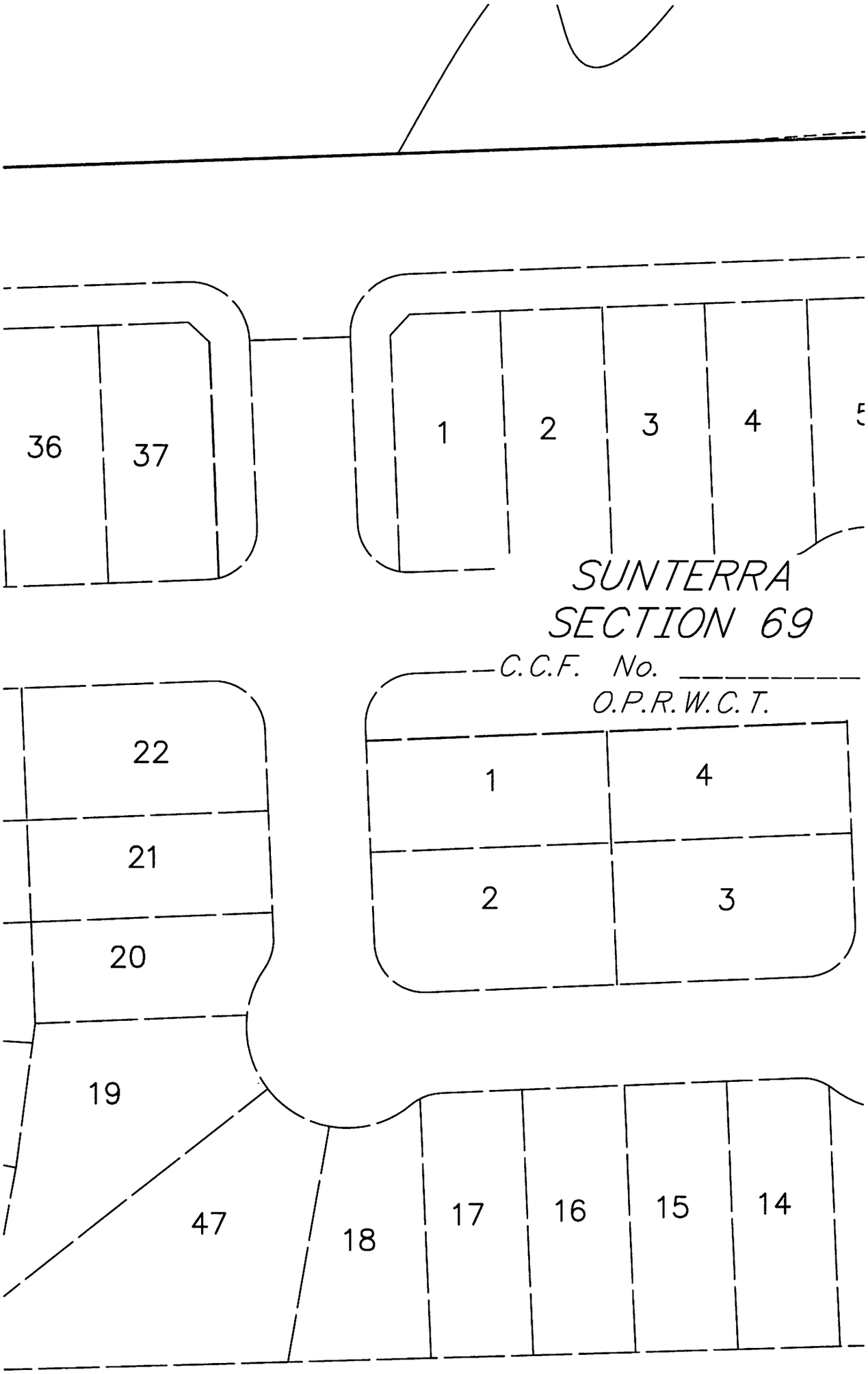
DATE: FEBRUARY 2024 SCALE 1"=60' SHEET 1R OF 1	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	**OWNER/DEVELOPER:** Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity 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@jonescarter.com

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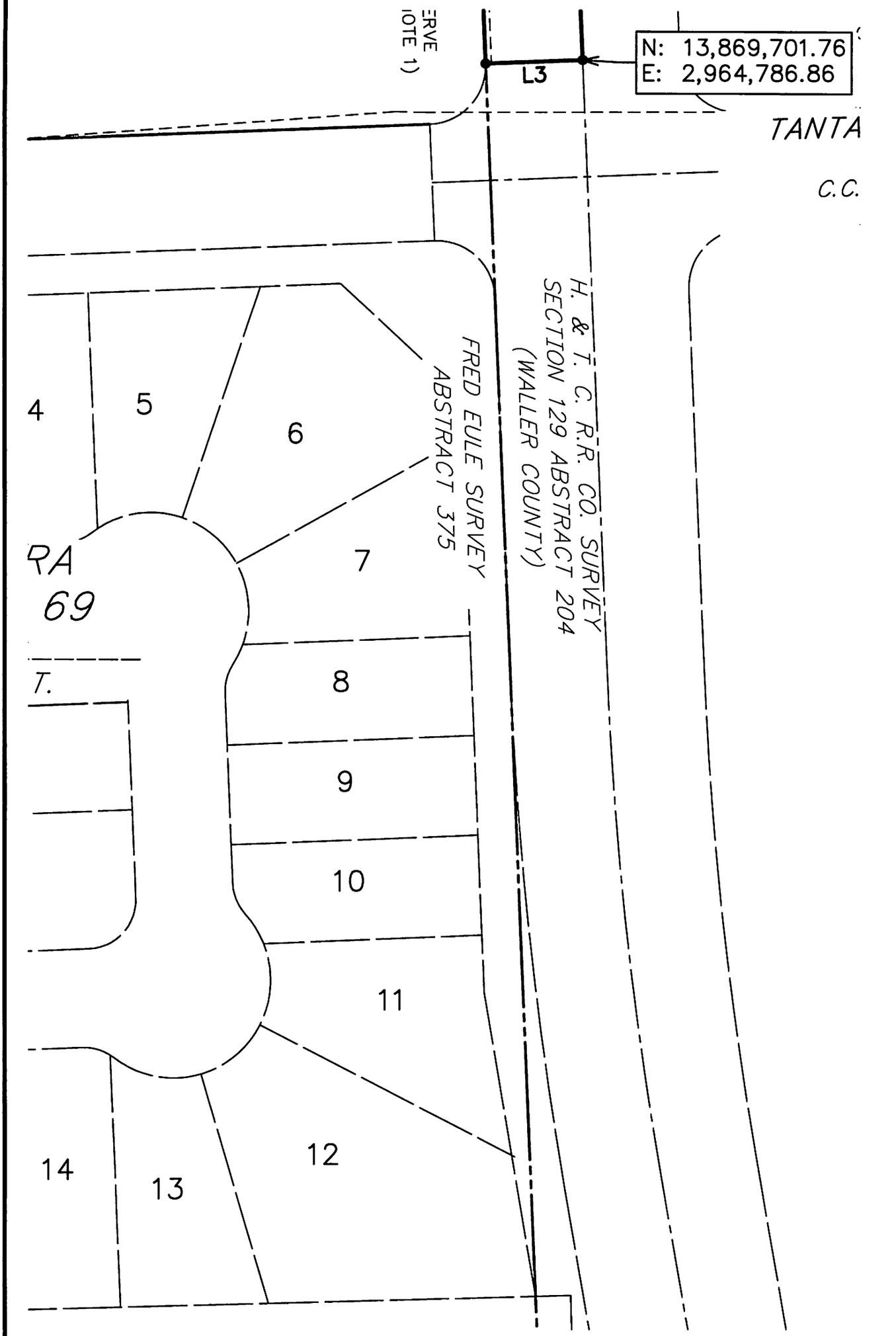
DATE: FEBRUARY 2024 SCALE 1"=60' SHEET 1S OF 1	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	**OWNER/DEVELOPER:** Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity 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@jonescarter.com

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DATE: FEBRUARY 2024 SCALE 1"=60' SHEET 1T OF 1	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	**OWNER/DEVELOPER:** Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** 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@jonescarter.com

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DATE: FEBRUARY 2024 SCALE 1"=60' SHEET 1U OF 1	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	**OWNER/DEVELOPER:** Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: 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@jonescarter.com

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(EXHIBIT A-2)
C.C.F. NO. 2200987
O.P.R.W.C.T.

,869,701.76
964,786.86

TANTARA BEND DRIVE
(60' ROW)
C.C.F. NO. 2215870
O.P.R.W.C.T.

DATE: FEBRUARY 2024 SCALE 1"=60' SHEET 1V OF 1	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	**OWNER/DEVELOPER:** Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** 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@jonescarter.com

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WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Caymus Creek Drive Street Dedication

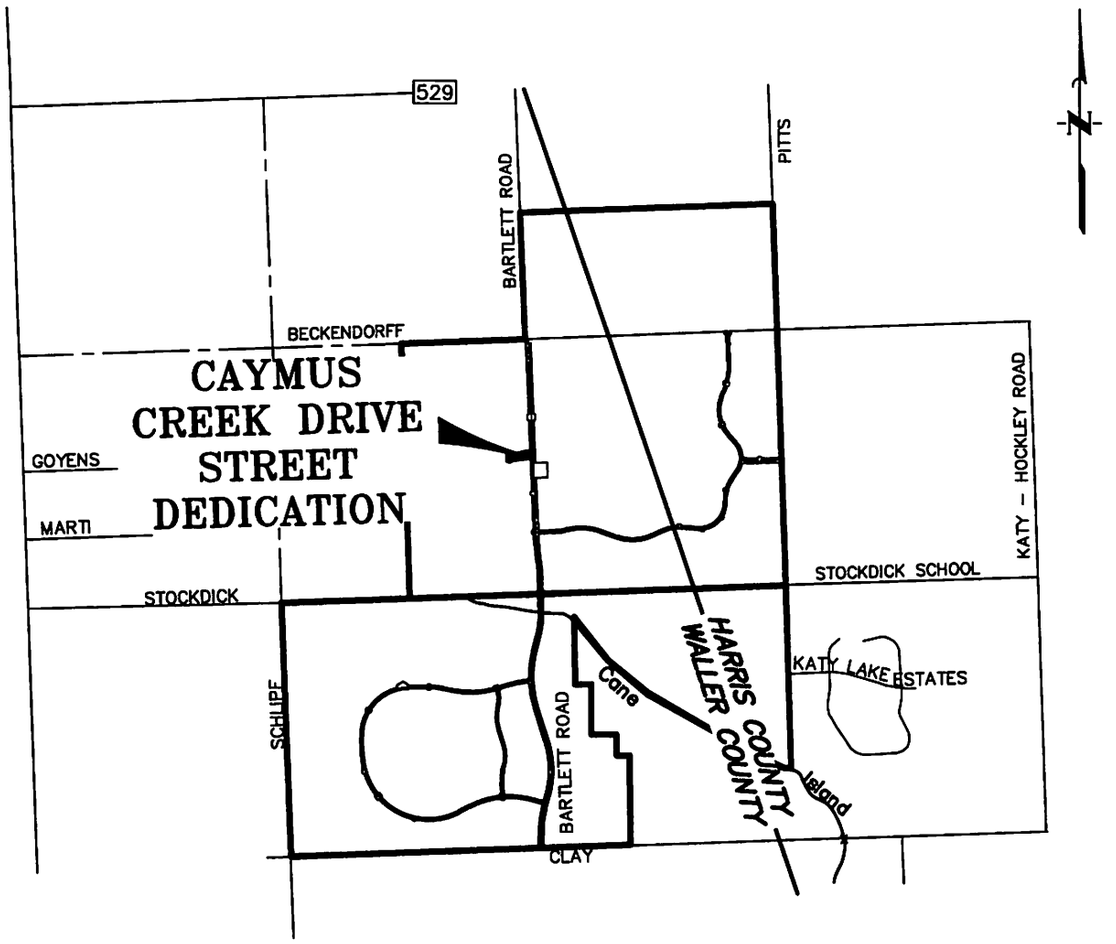
Date: August 21, 2024

Background

Final Plat of Caymus Creek Drive Street Dedication Subdivision which consists of 0.92 acres in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



VICINITY MAP

N.T.S.

KEY MAP 403 Z

FINAL PLAT OF CAYMUS CREEK DRIVE STREET DEDICATION

A SUBDIVISION OF 0.92 ACRES OF LAND
OUT OF THE
FRED EULE SURVEY A-375
WALLER COUNTY, TEXAS

APRIL 2024

BKDD PERMIT NO. 2024-52

DATE: APRIL 2024 SCALE NTS SHEET 1A OF 1	FINAL PLAT OF CAYMUS CREEK STREET DEDICATION	**OWNER/DEVELOPER:** Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23390 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000

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STATE OF TEXAS §

COUNTY OF WALLER §

A METES & BOUNDS description of a 0.92 acre tract of land in the Fred Eule Survey, Abstract 375, Waller County, Texas, being out of and a part of the residue of that certain called 227.45 acre tract (Tract #3B) recorded under County Clerk's File Number 2312086, 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 point in the west right-of-way line of Bartlett Road Street Dedication Sec 3 recorded under County Clerk's File Number 2303089, Official Public Records, Waller County, Texas, for the northeast corner and Place of Beginning for the herein described tract, being an interior corner of the residue of said called 227.45 acre tract;

Thence South 02 degrees 20 minutes 45 seconds East, along the west right-of-way line for Bartlett Road (100-foot wide), being an east line of the residue of said called 227.45 acre tract, 100.00 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 227.45 acre tract, with the following courses and distances:

South 87 degrees 48 minutes 07 seconds West, 83.79 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 12 degrees 18 minutes 39 seconds, an arc length of 118.17 feet, a radius of 550.00 feet, and a chord bearing South 81 degrees 38 minutes 47 seconds West, 117.95 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 12 degrees 09 minutes 47 seconds, an arc length of 116.76 feet, a radius of 550.00 feet, and a chord bearing South 81 degrees 34 minutes 21 seconds West, 116.54 feet;

South 87 degrees 39 minutes 15 seconds West, 81.07 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing South 42 degrees 39 minutes 15 seconds West, 35.36 feet to a point in an interior line of an adjoining called 105.10 acre tract recorded under County Clerk's File Number 2400570, Official Public Records, Waller County, Texas and a south line of the residue of said called 227.45 acre tract;

South 87 degrees 39 minutes 15 seconds West along said common line, 50.00 feet to the southwest corner of the herein described tract, being a reentry corner of said called 105.10 acre tract and an interior corner of the residue of said called 227.45 acre tract;

Thence North 02 degrees 20 minutes 45 seconds West, along the west line of the herein described tract, same being an interior line of said called 105.10 acre tract and an interior line of the residue of said called 227.45 acre tract, 110.02 feet to the northwest corner of the herein described tract, same being a reentry corner of said called 105.10 acre tract and an interior corner of the residue of said called 227.45 acre tract;

Thence North 87 degrees 39 minutes 15 seconds East along an interior line of said called 105.10 acre tract and a north line of the residue of said called 227.45 acre tract, 50.00 feet to a point in a non-tangent curve to the left;

Thence establishing the north line of the herein described tract with the following courses and distances:

Thence with said non-tangent curve to the left, having a central angle of 90 degrees 31 minutes 11 seconds, an arc length of 39.50 feet, a radius of 25.00 feet, and a chord bearing South 47 degrees 36 minutes 20 seconds East, 35.52 feet to the beginning of a compound curve to the left

Thence with said compound curve to the left, having a central angle of 17 degrees 24 minutes 38 seconds, an arc length of 151.94 feet, a radius of 500.00 feet, and a chord bearing North 78 degrees 25 minutes 45 seconds East, 151.35 feet;

North 69 degrees 43 minutes 26 seconds East, 12.23 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 17 degrees 55 minutes 49 seconds, an arc length of 234.71 feet, a radius of 750.00 feet, and a chord bearing North 78 degrees 41 minutes 21 seconds East, 233.75 feet;

North 87 degrees 39 minutes 15 seconds East, 5.89 feet to the Place of Beginning and containing 0.92 acres of land, more or less.

DATE: APRIL 2024	FINAL PLAT OF CAYMUS CREEK STREET DEDICATION	**OWNER/DEVELOPER:** Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000
SCALE NTS			
SHEET 1B OF 1			

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LEGEND

AC . . . . . "Acres"
AE . . . . . "Aerial Easement"
BL . . . . . "Building Line"
C.C.F. . . . . ."County Clerk's File"
M.R.H.C.T. . . . . "Map Records, Harris County, Texas"
No . . . . . "Number"
O.P.R.R.P.H.C.T. . "Official Public Records of Real Property, Harris County, Texas"
O.P.R.W.C.T. . . . "Official Public Records, Waller County, Texas"
ROW . . . . . "Right-of-Way"
Sq Ft . . . . . ."Square Feet"
UE . . . . . "Utility Easement"
VOL. _, PG. _ . ."Volume and Page"
● . . . . . "Set 3/4-inch Iron with cap Stamped "QUIDDITY ENG. PROPERTY CORNER" as Per Certification"

GENERAL NOTES

1. A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
3. The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, State Plane Grid Coordinates based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 1.00010195040.
4. Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
5. Site plans shall be submitted to Waller County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Waller County prior to beginning construction.
6. The drainage system for this subdivision is designed in accordance with the Katy Brookshire Drainage Criteria Manual which allows street ponding with intense rainfall events.
7. All property to drain into the drainage easements only through an approved drainage structure.
8. All drainage easements to be kept clear of fences, buildings, vegetations, and other obstructions to the operation and maintenance of drainage facility.
9. This Tract lies within Unshaded Zone X of the Flood Insurance Rate Map, Community No. 480640, Map Number 48473c0375E, Panel 0375, suffix "E" dated February 18, 2009.
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. Project site is located within City of Houston ETJ.
12. Elevations shown hereon are based on TSARP Monument 190105, being located along Pitts Road, approximately 1,485 feet north of the intersection of Pitts Road and Clay Road. Benchmark is west of Pitts Road and north of Cane Island Branch, on the north high bank of Cane Island Branch between the end of a guardrail and an existing fence running north-south.Elevation = 156.48' (NAVD88, 2001 Adjustment).
13. TBM '7523" being a set cotton picker spindle. Located in the South edge of asphalt of Clay Road, being +/- 6,946' East of the intersection of Clay Road and Schlipf Road, and +/- 3,601' West of the intersection of Clay Road and Pitts Road. Elevation = 159.03' (NAVD88, 2001 Adjustment).
14. There are no pipeline easements within the platted area.
15. This plat was prepared from information furnished by Charter Title, Order G.F. No. 1076601900020C Effective Date April 22, 2024. The Surveyor has not abstracted the above property.

DATE: APRIL 2024 SCALE 1"=60' SHEET 1C OF 1	FINAL PLAT OF CAYMUS CREEK STREET DEDICATION	**OWNER/DEVELOPER:** **Astro Sunterra L.P.** **a Delaware Limited Partnership** 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F 21290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°39'15"E	50.00'
L2	N69°43'26"E	12.23'
L3	N87°39'15"E	5.89'
L4	S02°20'45"E	100.00'
L5	S87°48'07"W	83.79'
L6	S87°39'15"W	81.07'
L7	S87°39'15"W	50.00'
L8	N02°20'45"W	110.02'
L9	N87°39'15"E	51.88'
L10	N75°17'24"E	99.39'
L11	N87°39'15"E	84.95'
L12	N02°20'45"W	110.02'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	90°31'11"	39.50'	S47°36'20"E	35.52'	25.23'
C2	500.00'	17°24'38"	151.94'	N78°25'45"E	151.35'	76.56'
C3	750.00'	17°55'49"	234.71'	S78°41'21"W	233.75'	118.32'
C4	550.00'	12°18'39"	118.17'	S81°38'47"W	117.95'	59.32'
C5	550.00'	12°09'47"	116.76'	S81°34'21"W	116.54'	58.60'
C6	25.00'	90°00'00"	39.27'	S42°39'15"W	35.36'	25.00'
C7	500.00'	12°21'51"	107.90'	N81°28'19"E	107.69'	54.16'
C8	500.00'	12°21'51"	107.90'	N81°28'19"E	107.69'	54.16'

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DATE: APRIL 2024

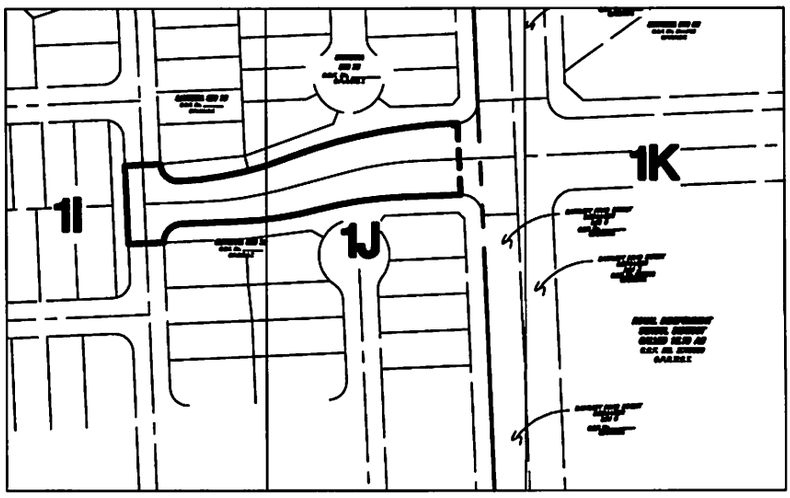
SCALE NTS

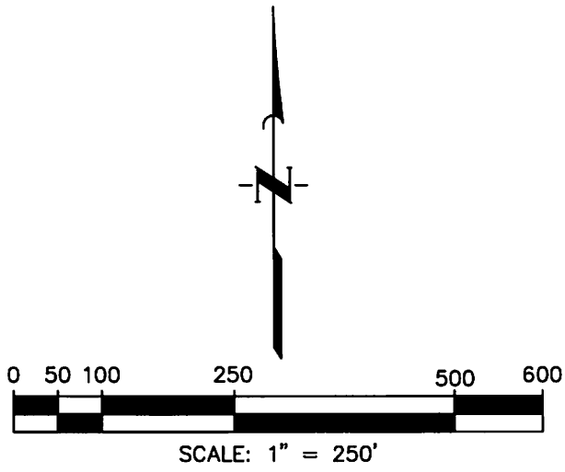
SHEET 1D OF 1

FINAL PLAT OF CAYMUS CREEK STREET DEDICATION

OWNER/DEVELOPER:
Astro Sunterra L.P.
a Delaware Limited Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702
Sobryant@landtejas.com

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-13290 & 10046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000





DATE: APRIL 2024 SCALE 1" = 250' SHEET 1E OF 1	FINAL PLAT OF CAYMUS CREEK STREET DEDICATION	**OWNER/DEVELOPER:** Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000

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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.

A 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) flood plain as delineated on Waller County Community Panel #480640 of the Flood Insurance Rate Map No. 48473C0375E dated 2/18/2009.

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 # 480640 of the Flood Insurance Rate Map No. 48473C0375E dated 2/18/2009.



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

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Caymus Creek Drive Street Dedication 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 15 day of May, 2024.

By: _____
Lisa M. Clark — Chair
or
M. Sonny Garza — Vice Chairman

By: _____
Jennifer Ostlind, AICP
Secretary



BROOKSHIRE–KATY DRAINAGE DISTRICT PERMIT NO. 2024–52

APPROVED BY THE BOARD OF SUPERVISORS ON 4-22-2024
DATE

ARNOLD ENGLAND, PRESIDENT

DAVID WELCH, SECRETARY

Michael McCarthy, PE
~~ROD PINHEIRO, PE, PMP, CFM,~~ 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: APRIL 2024	FINAL PLAT OF CAYMUS CREEK STREET DEDICATION	**OWNER/DEVELOPER:** Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783–6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE NTS			
SHEET 1F OF 1			

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STATE OF TEXAS §

COUNTY OF WALLER §

We, Astro Sunterra, L.P., a Delaware Limited Partnership, acting by and through Brian Stidham, Authorized Signer, owner hereinafter referred to as Owners of the 0.92 acre tract described in the above and foregoing map of Caymus Creek Drive Street Dedication, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on 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, 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 Astro Sunterra, L.P., a Delaware Limited Partnership, has caused these presents to be signed by Brian Stidham, Authorized Signer, thereunto authorize, this 26 day of April, 2024

Astro Sunterra, L.P.,
a Delaware Limited Partnership

By: Astro Sunterra GP LLC
a Delaware Limited Liability Company,
Its General Partner

By: B—S—
Brian Stidham
Authorized Signer

STATE OF TEXAS §

COUNTY OF WALLER §

BEFORE ME, the undersigned authority, on this day personally appeared Brian Stidham, Authorized Signer, 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 26 day of April, 2024.

Ashley Delgado
Notary Public in and for the State of Texas

Ashley Delgado
Print Name

My commission expires: 12-1-25

ASHLEY DELGADO
Notary Public, State of Texas
Comm. Expires 12-01-2025
Notary ID 130998330

DATE: APRIL 2024	FINAL PLAT OF CAYMUS CREEK STREET DEDICATION	**OWNER/DEVELOPER:** Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE NTS			
SHEET 1G OF 1			

K:\16537\16537-0179-02 Sunterra Collector F Segment 2 Water, Sanitary, Drainage and Paving Facilities\2 Design Phase\Planning\CAYMUS CREEK STD - PLAT.dwg Apr 25,2024 - 1:42pm rvl

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 _____, 2024, 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 _____, 2024.

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

Walter E. Smith, P.E., RPLS
Commissioner, Precinct 2

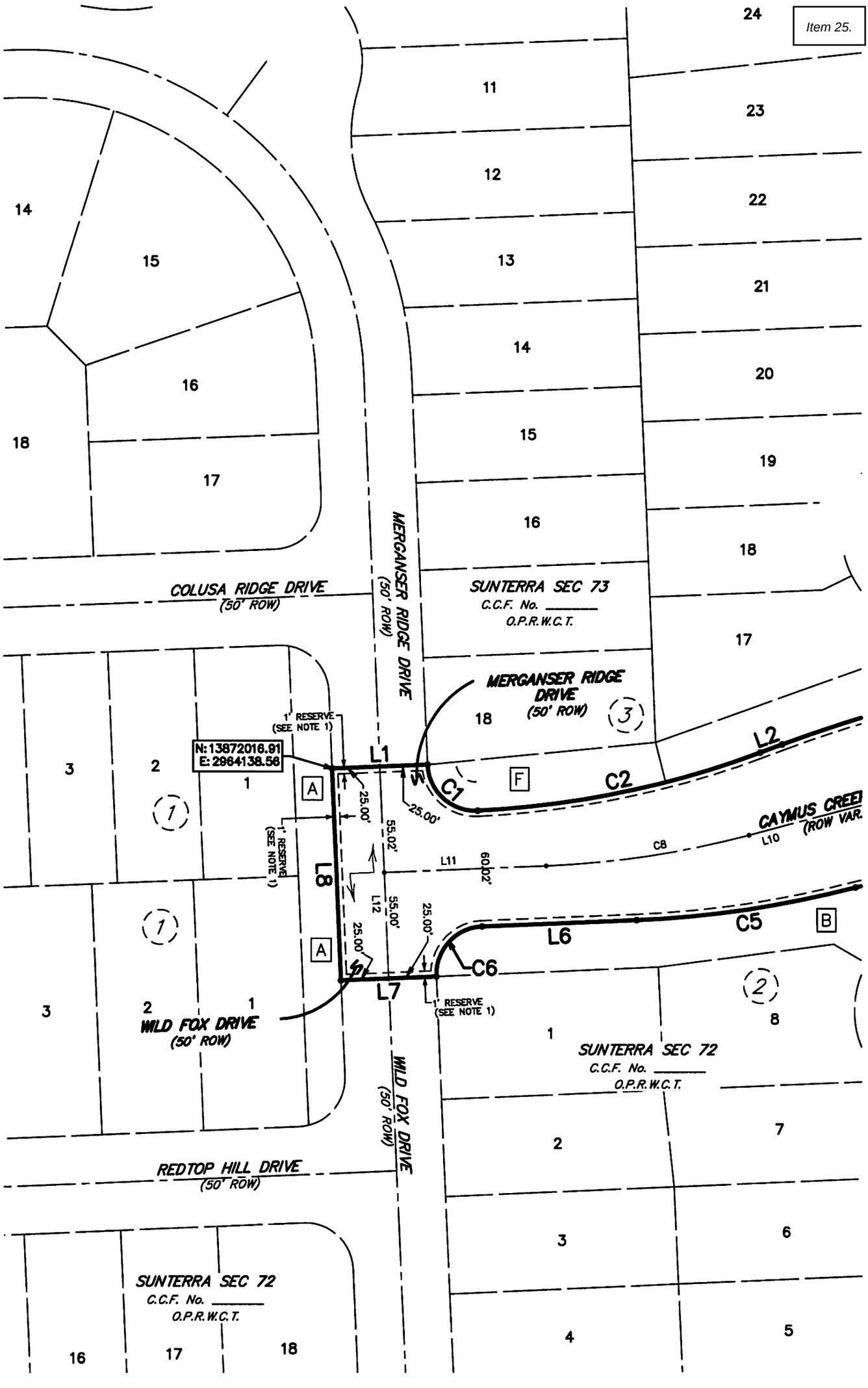
Kendric D. Jones
Commissioner, Precinct 3

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.

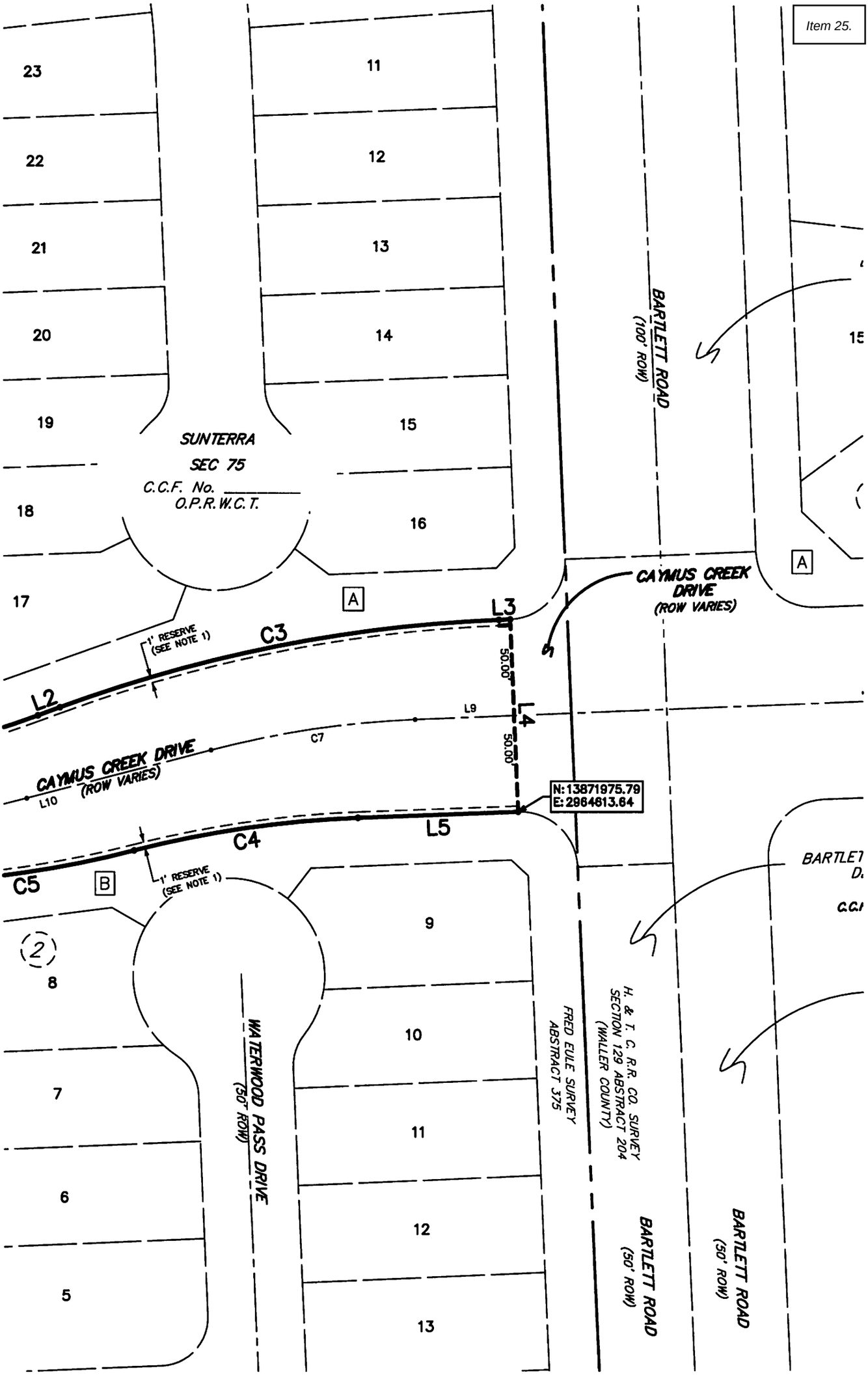
DATE: APRIL 2024	FINAL PLAT OF CAYMUS CREEK STREET DEDICATION	**OWNER/DEVELOPER:** Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 SobryantGlandtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000
SCALE NTS			
SHEET 1H OF 1			

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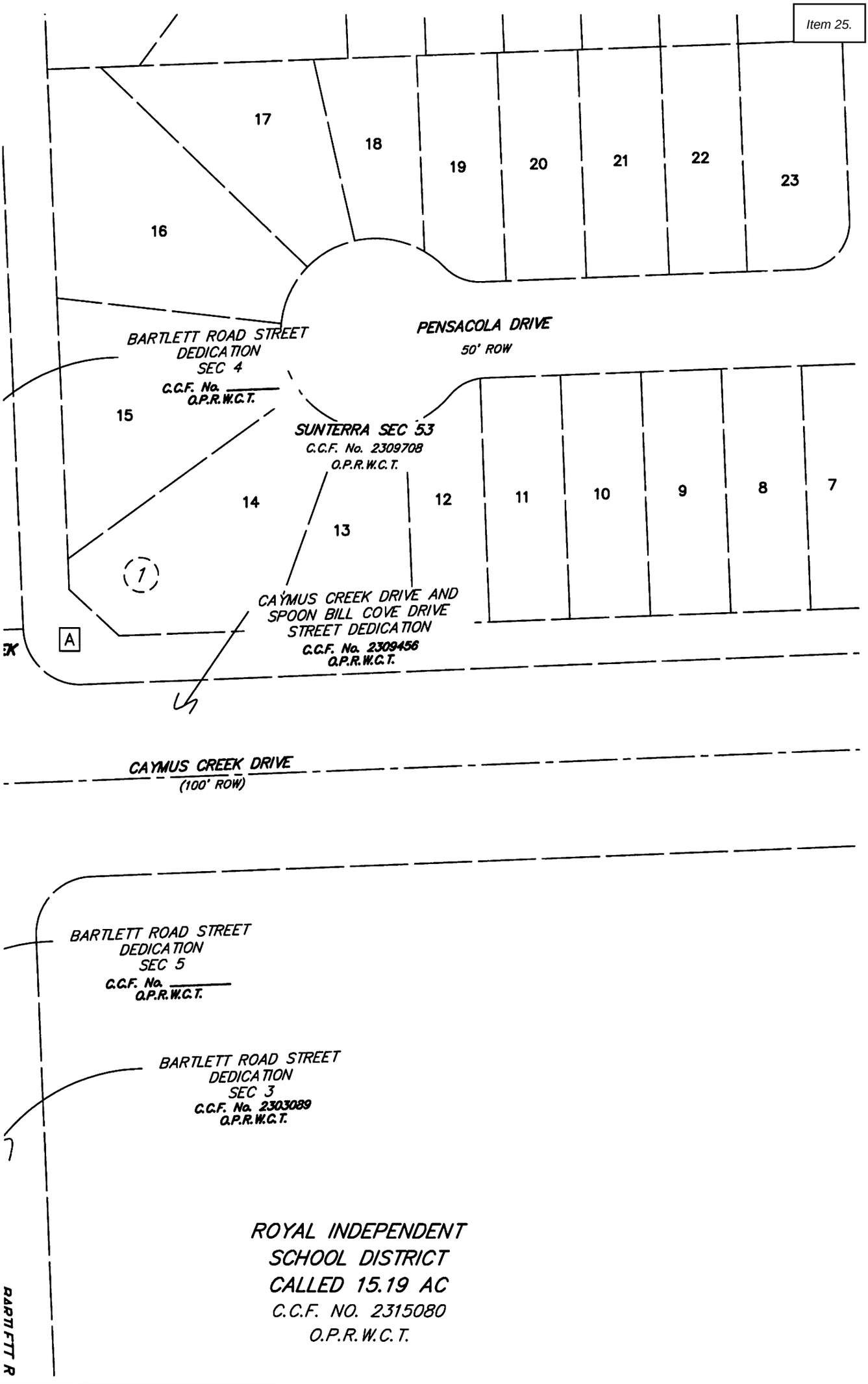
DATE: APRIL 2024 SCALE 1"=60' SHEET 11 OF 1	FINAL PLAT OF CAYMUS CREEK STREET DEDICATION	**OWNER/DEVELOPER:** Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046102 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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DATE: APRIL 2024 SCALE 1"=60' SHEET 1J OF 1	FINAL PLAT OF CAYMUS CREEK STREET DEDICATION	**OWNER/DEVELOPER:** Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000

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DATE: APRIL 2024 SCALE 1"=60' SHEET 1K OF 1	FINAL PLAT OF CAYMUS CREEK STREET DEDICATION	**OWNER/DEVELOPER:** **Astro Sunterra L.P.** **a Delaware Limited Partnership** 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23190 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Houston Oaks Section Six Amending Plat No. 1

Date: August 21, 2024

Background

Amend Houston Oaks Section Six Plat to Combine 2 Lots into 1 Lot & Reduce 20 Foot B.L. & P.U.E to 15 Feet along Lakeside Lane.

Staff Recommendation

Amending Plat No. 1

STATE OF TEXAS :

COUNTY OF WALLER :

WE, ERIC W. ELDER AND LISA ELDER, HUSBAND AND WIFE, OWNERS OF RECORD OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF HOUSTON OAKS SECTION SIX AMENDING PLAT NO. 1, ACCORDING TO THE LINES, LOTS, BUILDING LINE, STREETS, AND EASEMENTS THEREIN SHOWN AND DESIGNATE SAID SUBDIVISION AS HOUSTON OAKS SECTION SIX AMENDING PLAT NO. 1, LOCATED IN SAMUEL C. NEILL SURVEY, ABSTRACT NO. 230, WALLER COUNTY, TEXAS.

WE, THE AFOREMENTIONED, HEREBY DEDICATE FOR PUBLIC USE ALL EASEMENTS, EXCEPT ROAD EASEMENTS, SHOWN THEREON. IT IS OUR INTENTION THAT ALL ROADS WITHIN THE SUBDIVISION SHALL REMAIN PRIVATE AND NOT ACCESSIBLE TO THE GENERAL PUBLIC. THE RESPONSIBILITY FOR CONSTRUCTION OF ALL ROADS AND ALL SUBSEQUENT ROAD MAINTENANCE WILL REMAIN WITH OWNERS, OR A DULY ORGANIZED AND CHARTERED PROPERTY OWNERS ASSOCIATION, OR OTHER MAINTENANCE ORGANIZATION, WHOSE DUTIES WILL INCLUDE THE COLLECTION OF ROAD MAINTENANCE FEES AND EXPENDITURE OF SUMS COLLECTED FOR THE PROPER MAINTENANCE OF THESE ROADS AS SHOWN HEREON. THERE IS ALSO DEDICATED FOR UTILITIES, AN AERIAL EASEMENT FIVE (5) FEET WIDE TAKEN FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND, LOCATED ADJACENT TO ALL UTILITY EASEMENTS AND STREETS SHOWN THEREON.

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.

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.

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 MORESAID HOUSTON OAKS NORTH, L.P., A TEXAS LIMITED PARTNERSHIP, 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.

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 THREE QUARTERS (1-3/4) SQUARE FEET (18" 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.
4. PROPERTY OWNERS WILL OBTAIN CLASS "B" BUILDING PERMITS FROM THE COUNTY FLOOD PLAIN ADMINISTRATOR, FOR ALL BUILDING CONSTRUCTION WITHIN THE 100-YEAR FLOOD PLAIN.
5. THE PROPERTY SUBDIVIDED HEREIN IS FURTHER RESTRICTED IN ITS USE AS SPECIFIED UNDER THE TERMS AND CONDITIONS OF RESTRICTIONS FILED SEPARATELY FOR RECORD AT VOLUME 522, PAGE 375, VOLUME 602, PAGE 315, VOLUME 803, PAGE 515, VOLUME 934, PAGE 505, VOLUME 1014, PAGE 187, VOLUME 1183, PAGE 99, VOLUME 1234, PAGE 190, VOLUME 1238, PAGE 617, AND VOLUME 1439, PAGE 817, OF THE DEED RECORDS OF WALLER COUNTY, IN WALLER COUNTY CLERK'S FILES NOS. 1501757, 1501867, 2101775, 2210356, 2210881, AND 2307991 AND IN FILE NO. 2307414 OF THE WALLER COUNTY PLAT RECORDS. A COPY OF SAID RESTRICTIONS WILL BE FURNISHED BY HOUSTON OAKS NORTH, L.P., A TEXAS LIMITED PARTNERSHIP, TO THE PURCHASER OF EACH AND EVERY LOT IN THE SUBDIVISION PRIOR TO THE CULMINATION OF EACH SALE.
6. THERE SHALL BE NO SANITARY SEWER SYSTEMS OR ANY WATER WELL CONSTRUCTED WITHIN 50 FEET OF ANY LOT LINE THAT DOES NOT ADJOIN A PUBLIC ROAD.
7. RIGHT-OF-WAY EASEMENTS FOR WIDENING STREETS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LAND OWNER 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, IMPROVEMENTS OR MAINTENANCE.

WITNESS OUR HANDS IN Harris COUNTY, TEXAS, THIS 26th DAY OF July 2024.

BY: Eric W Elder
ERIC W. ELDER

BY: Lisa Elder
LISA ELDER

STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERIC W. ELDER AND LISA ELDER, HUSBAND AND WIFE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE 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 26th DAY OF July 2024.

Colleen Dyson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 12/21/2025

COLLEEN DYSON
Notary ID #131387925
My Commission Expires
December 21, 2025

THIS IS TO CERTIFY THAT I, ROBERT CHRIS KELLY 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, PERMANENT REFERENCED MONUMENTS, AND PERMANENT CONTROL POINTS WILL BE SET AT THE 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 #48473-C-0200 E, DATED 2/18/2009

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 #48473-C-0200 E, DATED 2/18/2009

ROBERT CHRIS KELLY, R.P.L.S.
TEXAS REGISTRATION NO. 6833
CKELLY@MCKIMCREED.COM

STATE OF TEXAS
REGISTERED
ROBERT CHRIS KELLY
6833
PROFESSIONAL LAND SURVEYOR

NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NAD 1983 (2011) EPOCH 2010.00) AS OBTAINED FROM C.O.R.S. SYSTEM. COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99994665945.

2.) 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 FREESTANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL.

3.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR WALLER COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48473-C-0200 E, EFFECTIVELY DATED FEBRUARY 18, 2009, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

4.) NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM. A COMMUNITY WATER SYSTEM WILL BE UTILIZED TO SUPPLY WATER TO THIS SUBDIVISION. INDIVIDUAL WELLS ON LOTS ARE NOT ALLOWED.

5.) A CENTRAL OFF-SITE SANITARY SEWER PLANT WILL PROVIDE SANITARY SEWER FOR THIS SUBDIVISION. INDIVIDUAL SEPTIC SYSTEMS ON LOTS ARE NOT ALLOWED.

6.) ALL LOTS ARE SUBJECT TO A TEN (10) FOOT SIDE LOT BUILDING LINE.

7.) THERE ARE NO KNOWN PIPELINES NOR KNOWN PIPELINE EASEMENTS CROSSING THE SUBJECT PLAT.

8.) THIS SUBDIVISION WILL BE SERVED BY FIRE HYDRANTS AS PART OF A CENTRALIZED WATER SYSTEM CERTIFIED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (T.C.E.Q.) AS MEETING STANDARDS FOR WATER UTILITY SERVICE. THE COMMISSIONERS' COURT MAY REQUIRE A LIMITED FIRE SUPPRESSION SYSTEM THAT REQUIRES A DEVELOPER TO CONSTRUCT.

9.) ● - INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED "MCKIM & CREED", UNLESS OTHERWISE NOTED.

THERE IS HEREBY GRANTED TO SAN BERNARD ELECTRIC COOPERATIVE, INC. WHOSE ADDRESS IS P.O. BOX 1208, BELLVILLE, TEXAS 77418, AND TO ITS SUCCESSORS, ASSIGNS AND LESSEES, AN UNOBSTRUCTED UTILITY EASEMENT FOR ELECTRIC, COMMUNICATION, AND OTHER UTILITIES AS MAY BECOME AVAILABLE, CONSISTING OF ALL NECESSARY OR DESIRABLE EQUIPMENT ACROSS, ALONG, UPON, OVER, ABOVE, AND UNDER LANDS WITHIN THE BOUNDARIES OF THE SUBDIVISION AS DESCRIBED BELOW.

1.) OWNERS DO HEREBY DEDICATE AN UNOBSTRUCTED UTILITY EASEMENT ALONG ALL PROPERTY LINES ADJACENT TO ALL EXISTING PUBLICLY DEDICATED ROADS BORDERING THE SUBDIVISION AND PRIVATE ROADS WITHIN THE SUBDIVISION DEDICATED BY THIS PLAT, AS SHOWN.

2.) OWNERS DO HEREBY DEDICATE A TEN FEET (10') UNOBSTRUCTED UTILITY EASEMENT ALONG AND ADJACENT TO ALL PROPERTY LINES IN THIS SUBDIVISION AND RESERVE AREAS, BEING TEN FEET (10') ON EITHER SIDE OF THE PROPERTY LINES FOR A TOTAL WIDTH OF TWENTY FEET (20').

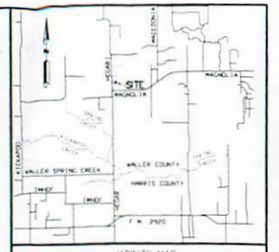
3.) OWNERS DO HEREBY DEDICATE A TWENTY FEET (20') WIDE UNOBSTRUCTED UTILITY EASEMENT FOR GUYS BEING TEN FEET (10') ON EACH SIDE OF THE CENTERLINE OF THE GUY AND PROTRUDING FIVE FEET (5') PAST THE POINT OF WHERE THE ANCHOR ENTERS THE EARTH.

4.) SAN BERNARD ELECTRIC COOPERATIVE, INC. IS GRANTED THE RIGHT TO BUILD AND MAINTAIN UTILITIES ON, ACROSS, ALONG, UPON, OVER, ABOVE, AND UNDER ALL PRIVATELY DEDICATED ROAD RIGHTS-OF-WAYS IN THIS SUBDIVISION, IN ORDER TO PROVIDE ELECTRIC AND OTHER SERVICES TO LOTS AS IT BECOMES NECESSARY.

5.) SAN BERNARD ELECTRIC COOPERATIVE, INC. SHALL HAVE THE RIGHT TO REMOVE, CUT DOWN, AND CHEMICALLY TREAT WITH HERBICIDES, ALL TREES, SHRUBBERY AND VEGETATION WITHIN SAID EASEMENT AND THE RIGHT TO REMOVE, CUT, AND TRIM FROM TIME TO TIME ALL DEAD, WEAK, LEANING OR DANGEROUS TREES ADJACENT TO AND OUTSIDE OF SAID EASEMENT THAT ARE TALL ENOUGH TO STRIKE THE CONDUCTOR AND/OR EQUIPMENT IN FALLING. SAN BERNARD ELECTRIC COOPERATIVE, INC. WILL NOT BE RESPONSIBLE FOR REMOVING DEBRIS FROM VEGETATION GROWING OUTSIDE THEIR EASEMENTS WHEN CUTTING DOWN WEAK AND LEANING TREES AND BRUSH OUTSIDE THE EASEMENT.

6.) SAN BERNARD ELECTRIC COOPERATIVE, INC. SHALL HAVE THE RIGHT TO USE AND KEEP ALL OF SAID EASEMENT AREA GRANTED HEREBY FREE AND CLEAR OF ANY AND ALL OBSTRUCTIONS, EXCEPT FENCES THAT DO NOT EXCEED EIGHT FEET (8') IN HEIGHT AND DO NOT INTERFERE WITH THE OPERATION AND REPLACEMENT OF SAN BERNARD ELECTRIC COOPERATIVE'S FACILITIES. SAN BERNARD ELECTRIC COOPERATIVE, INC. SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID RIGHT-OF-WAY FOR THE PURPOSE OF RECLEARING VEGETATION, CONSTRUCTING, RECONSTRUCTING, REPHASING, RESPANNING, OPERATING, INSPECTING, REPAIRING, MAINTAINING, REPLACING, ADDING, AND REMOVING SAID CONDUCTORS, POLES AND EQUIPMENT. ACCESS FOR CONSTRUCTION, MAINTENANCE, INSPECTION, AND SURVEYING OF FACILITIES MAY BE DONE WITH, BUT NOT LIMITED TO VEHICLES, ATV, AERIAL DRONE, PEDESTRIAN, AND OTHER METHODS.

7.) THE GRANTOR, HIS SUCCESSORS, ASSIGNS, AGENTS OR LICENSEES SHALL NOT HAVE THE RIGHT TO CAUSE OR PERMIT ANY OBSTACLES EXCEPT FENCES NOT TO EXCEED EIGHT FEET (8') IN HEIGHT TO BE PLACED OR CONSTRUCTED WITHIN SAID EASEMENT AREA WITHOUT THE EXPRESS WRITTEN CONSENT OF THE COOPERATIVE. FENCES SHALL NOT BE PLACED OR CONSTRUCTED IN ANY WAY THAT WOULD PREVENT SAN BERNARD ELECTRIC COOPERATIVE, INC. FROM EXERCISING ANY RIGHTS AND PRIVILEGES EXPRESSED HEREIN.



VICINITY MAP
(NOT TO SCALE)

APPROVED BY THE COMMISSIONERS' COURT OF WALLER COUNTY, TEXAS, THIS _____ DAY OF _____ 2024.

CARBETT J. DUHON III
COUNTY JUDGE

JOHN A. AMLER
COMMISSIONER, PRECINCT 1

WALTER E. SMITH
COMMISSIONER, PRECINCT 2

KENDRICK D. JONES
COMMISSIONER, PRECINCT 3

JUSTIN BECKENDORFF
COMMISSIONER, PRECINCT 4

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.

PRIVATELY MAINTAINED PAVED STREETS

WE, ERIC W. ELDER AND LISA ELDER, HUSBAND AND WIFE, BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT WALLER COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION PLAT, AND UNLESS HOUSTON OAKS NORTH, L.P. AND/OR THE ESTATES OF HOUSTON OAKS COMMUNITY ASSOCIATION HAS IMPROVED THE ROADWAYS TO THE THEN CURRENT STANDARDS REQUIRED BY WALLER COUNTY AND THE ROADS HAVE BEEN ACCEPTED FOR MAINTENANCE BY FORMAL, WRITTEN ACTION OF THE WALLER COUNTY COMMISSIONERS' COURT AND THE ROADWAY, WITH ALL REQUIRED RIGHT-OF-WAY, HAS BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY, AS A PUBLIC STREET, HOUSTON OAKS NORTH, L.P. AND ALL CURRENT AND FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO HOUSTON OAKS NORTH, L.P. AND/OR THE ESTATES OF HOUSTON OAKS COMMUNITY ASSOCIATION FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN ON THIS SUBDIVISION.

THE PROPOSED USE OF THE LAND IS SINGLE-FAMILY RESIDENTIAL DWELLINGS.

I, 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.

8-2-24
DATE

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 # _____ 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

HOUSTON OAKS SECTION SIX AMENDING PLAT NO. 1

A SUBDIVISION OF A 0.7319 ACRE TRACT OF LAND BEING ALL OF LOTS 1-2, BLOCK 4, HOUSTON OAKS SECTION SIX (FILE NO. 2307414; W.C.P.R.) IN THE SAMUEL C. NEILL SURVEY, ABSTRACT NO. 230, WALLER COUNTY, TEXAS

1 LOT - 1 BLOCK

REASON FOR AMENDING PLAT:
TO COMBINE 2 LOTS INTO 1 LOT &
REDUCE 20 FOOT B.L. & P.U.E. TO 15 FEET ALONG LAKESIDE LANE

~ OWNERS ~

ERIC W. ELDER and LISA ELDER
73 Dewberry Drive
Hockley, Texas 77447
PHONE: 281.000.0000

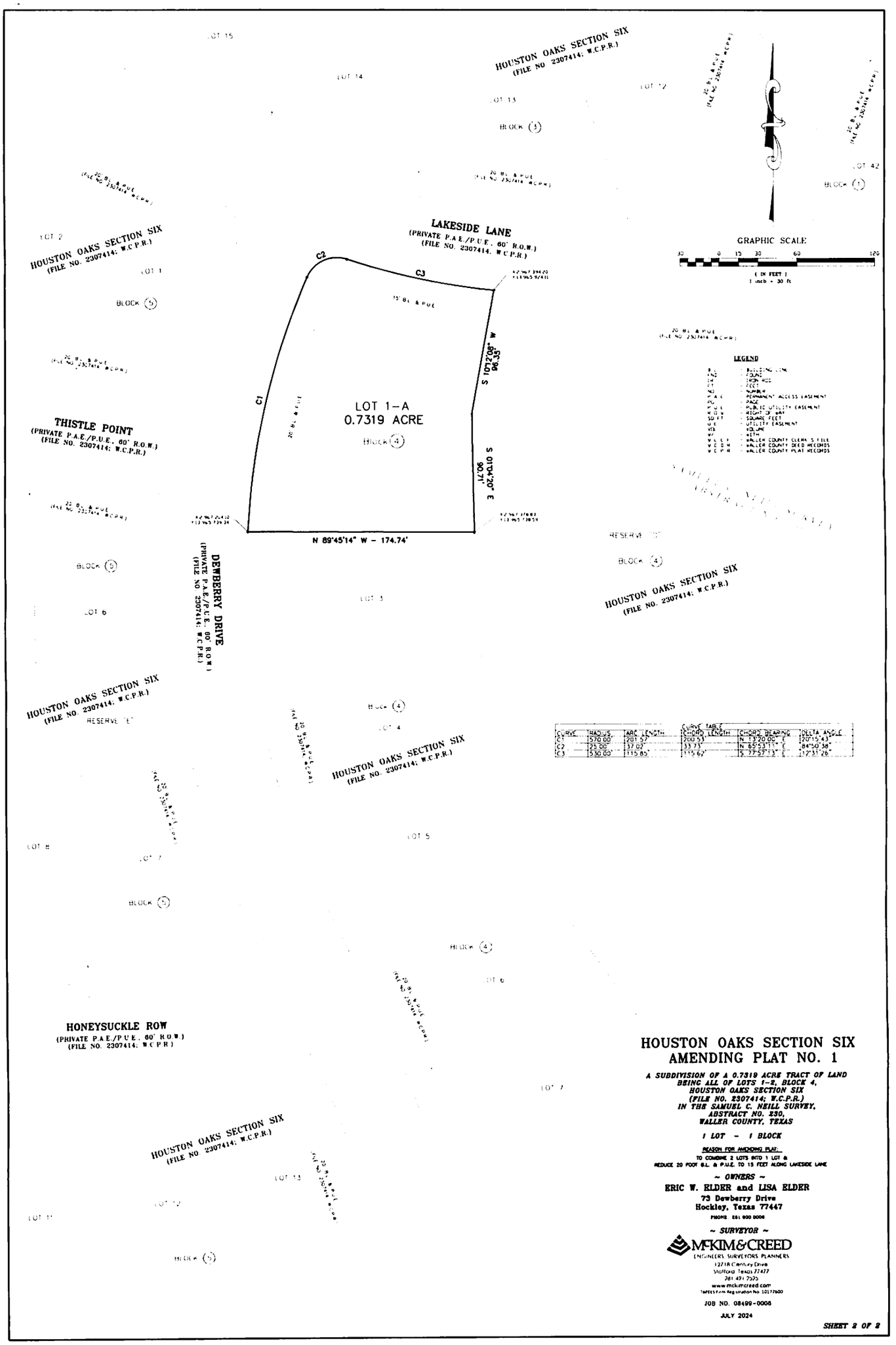
~ SURVEYOR ~

MCKIM&CREED
ENGINEERS, SURVEYORS, PLANNERS
12718 Century Drive
Stafford, Texas 77477
281.491.2525
www.mckimcreed.com
TBPELS Firm Registration No. 10177600

JOB NO. 08499-0006

JULY 2024

SHEET 1 OF 2



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1570.00'	201.57'	200.53'	N 13°20'00" E	7°21'43"
C2	25.00'	37.02'	33.71'	N 65°53'17" E	84°50'38"
C3	530.00'	115.85'	115.62'	S 77°57'13" E	12°31'26"

HOUSTON OAKS SECTION SIX AMENDING PLAT NO. 1

A SUBDIVISION OF A 0.7319 ACRE TRACT OF LAND BEING ALL OF LOTS 1-2, BLOCK 4, HOUSTON OAKS SECTION SIX (FILE NO. 2307414; W.C.P.R.) IN THE SAMUEL C. NEILL SURVEY, ABSTRACT NO. 230, WALLER COUNTY, TEXAS

1 LOT - 1 BLOCK

REASON FOR AMENDING PLAT:
TO COMBINE 2 LOTS INTO 1 LOT &
REDUCE 20 FOOT B.L. & P.U.E. TO 15 FEET ALONG LAKESIDE LANE

~ OWNERS ~

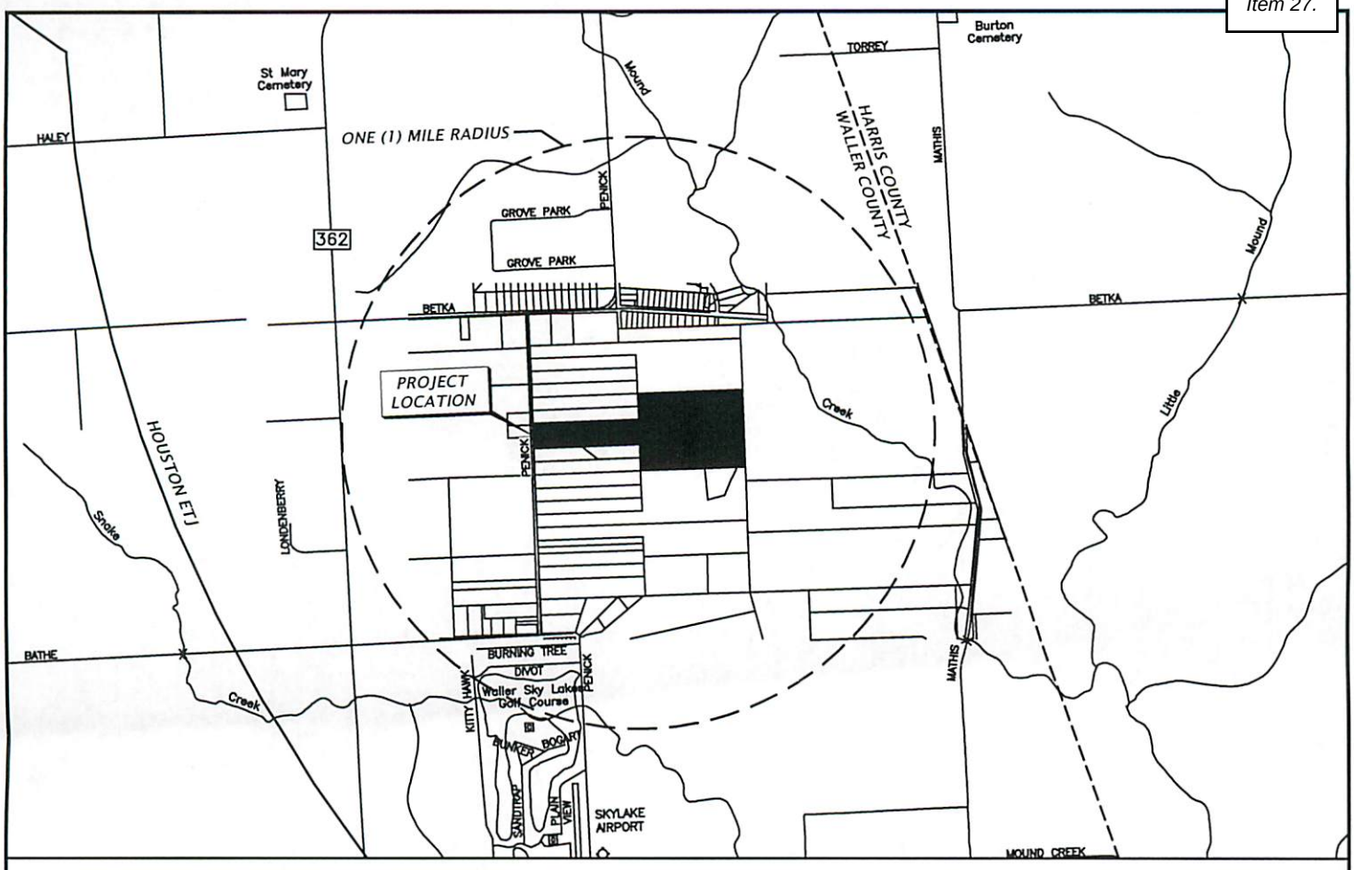
ERIC W. ELDER and LISA ELDER
73 Dewberry Drive
Hockley, Texas 77447
PHONE: 281 900 9006

~ SURVEYOR ~

McKIM&CREED
ENGINEERS, SURVEYORS, PLANNERS
12718 Cimarron Drive
Stafford, Texas 77477
281.491.7525
www.mckimcreed.com
TBPELS Firm Registration No. 10177600

JOB NO. 08499-0006

JULY 2024



VICINITY MAP

SCALE: N.T.S.

ABBREVIATION LEGEND:

A.E. = AERIAL EASEMENT
ASPH = ASPHALT
B.L. = BUILDING LINE
BLDG = BUILDING
BW = BARBED WIRE
D.E. = DRAINAGE EASEMENT
ESMT. = EASEMENT
FIRM = FLOOD INSURANCE RATE MAP
FNC LN = FENCE LINE
FP = FENCE POST
FND = FOUND
GUY = GUY WIRE
IP = IRON PIPE
IR = IRON ROD
MH = MANHOLE
NO. = NUMBER
O.P.R. = OFFICIAL PUBLIC RECORDS
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
PG. = PAGE
PP = POWER POLE
R.O.W. = RIGHT OF WAY
R.P.L.S. = REGISTERED PROFESSIONAL LAND SURVEYOR
S.F. = SQUARE FEET
TEL PD = TELEPHONE PEDESTAL
U.E. = UTILITY EASEMENT
VOL. = VOLUME
WW = WATER WELL
W.C.C.F. NO. = WALLER COUNTY CLERKS FILE NUMBER
W.C.D.R. = WALLER COUNTY DEED RECORDS
W.C.M.R. = WALLER COUNTY MAP RECORDS

BENCHMARK:

RAILROAD SPIKE SET IN POWER POLE NEAR THE EAST RIGHT-OF-WAY LINE ON PENICK ROAD AND SOUTH OF A GRAVEL DRIVEWAY.

ELEV – 246.22' (NAVD88)

ARBORWOOD ESTATES

38 RESIDENTIAL LOTS – 3 BLOCKS – 9 RESERVES
A 79.13 ACRE SUBDIVISION LOCATED IN THE
PETER B. NORTON SURVEY, ABSTRACT 231
WALLER COUNTY, TEXAS

KM Surveying, LLC
3902 REESE ROAD – SUITE C-100
ROSENBERG, TEXAS 77471
713-234-6627
TBPLS FIRM #10178700 www.kmsurveying.com

WILSON ENGINEERING COMPANY, PLLC
TxBPE FIRM NO. F-7678
208 FOWLKES STREET
SEALY, TEXAS 77474
PHONE: 979-885-3344
FAX: 979-885-3379
www.wilsonengr.com

PROPERTY OWNER & DEVELOPER:
BRETT ROWLEY
ARBORWOOD ESTATES LLC
1906 AVENUE D, SUITE 200
KATY, TEXAS 77493
281-391-6300
browley@bsrproperties.com

SCALE: ------	DRAWN BY: MRW	08-06-2024
ENGINEER: SAW	PROJECT NO: 22030	SHEET 1 OF 17
SURVEYOR: KDM	PROJECT NO: 2310-2220	COMPS: MRW

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METES AND BOUNDS DESCRIPTION
79.13 ACRES IN THE
PETER B. NORTON SURVEY, ABSTRACT 231
WALLER COUNTY, TEXAS

A 79.13–ACRE TRACT OF LAND SITUATED IN THE PETER B. NORTON SURVEY, ABSTRACT 231, WALLER COUNTY, TEXAS, BEING ALL OF THAT CALLED 40.099–ACRE TRACT (TRACT 10), ALL OF THAT CALLED 39.005–ACRE TRACT (TRACT 11), INCLUDING THAT CALLED 2 ACRE SAVE AND EXCEPT TRACT RETAINED BY DAVID WAYNE WINDLE ALL DESCRIBED IN DEED TO KATY TREE FARMS, L.L.C. RECORDED IN VOLUME 0802, PAGE 445 OF THE WALLER COUNTY DEED RECORDS, SAID TRACTS 10 AND 11 BEING OUT OF PENICK NORTH 2000 AN UNRECORDED SUBDIVISION IN WALLER COUNTY, TEXAS, SAID 79.13–ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204), AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a found 5/8–inch iron rod with cap stamped "RPLS 4503 KING" in the east right–of–way line of Penick Road (width varies) marking the northwest corner of a called 5.27–acre tract of land described in a deed to Lucille Eaves and Laura Rivers recorded under Waller County Clerk's File Number 2106207 of the Official Public Records and the most westerly southwest corner of said Tract 11 and of the herein described tract of land;

(1) THENCE North 02°05'05" West, along the east right–of–way line of said Penick Road and the west line of said Tracts 10 and 11, at 216.18 feet pass the northwest corner of said Tract 11 and the southwest corner of said Tract 10, from which a 5/8–inch iron rod found bears North 12°07' West, 0.7 feet, continuing in all for a total distance of 448.45 feet to a found 5/8–inch iron rod marking the southwest corner of a called 10.019–acre tract of land known as Tract 9 of said Penick North 2000 Subdivision described in a deed to David H. Hoeppner and wife, Danita Jo Hoeppner recorded under Waller County Clerk's File Number 609633 of the Official Public Records, the most westerly northwest corner of said Tract 10 and of the herein described tract of land;

(2) THENCE North 87°54'14" East, 1,886.48 feet (called 1,883.20 feet), along the south line of said called 10.019–acre tract of land and the north line of said Tract 10 to a found 5/8–inch iron rod marking the southeast corner of said called 10.019–acre tract of land and a reentrant corner of said Tract 10 and of the herein described tract of land;

(3) THENCE North 02°03'11" West, along the east line of said called 10.019–acre tract of land and of a called 10.015–acre tract of land known as Tract 8 of said Penick North 2000 Subdivision described in a deed to Thomas H. Barry and Connie Barry recorded in Volume 0756, Page 880 of the Waller County Deed Records and the west line of said Tract 10, at 231.49 feet pass a found 5/8–inch iron rod at the northeast corner of said called 10.019–acre tract of land and the southeast corner of said called 10.015–acre tract of land, continuing in all for a total distance of 463.52 feet (called 463.40 feet) to a found 5/8–inch iron rod marking the southeast corner of a called 10.010–acre tract of land called Tract 7 of said Penick North 2000 Subdivision described in a deed to Brandon Bonine and wife, Brittany Bonine recorded under Waller County Clerk's File Number 150339 of the Official Public Records, the southwest corner of a called 50.063–acre tract of land described in a deed to William J. Walker recorded under Waller County Clerk's File Number 1301245 of the Official Public Records, and the most northerly northwest corner of said Tract 10 and of the herein described tract of land;

(4) THENCE North 87°55'12" East, 1,884.49 feet (called 1,884.87 feet), along the south line of said called 50.063–acre tract of land and the north line of said Tract 10 to a found 5/8–inch iron rod in the west line of a called 250–acre tract of land described in a deed to Mark Lee Speck, Trustee recorded under Waller County Clerk's File Number 1906205 of the Official Public Records marking the southeast corner of said called 50.063–acre tract of land and the northeast corner of said Tract 10 and of the herein described tract of land;

(5) THENCE South 01°52'30" East, along the west line of said called 250–acre tract of land and the east line of said Tracts 10 and 11, at 695.25 feet pass the southeast corner of said Tract 10 and the northeast corner of said Tract 11, from which a found 5/8–inch iron rod bears South 88°08' West, 1.2 feet, continuing in all a total distance of 1,382.57 feet to a found 5/8–inch iron rod with cap (illegible) marking the northeast corner of a called 50.211–acre tract of land described in a deed to Jaime Hincapie recorded in Volume 0770, Page 341 of the Waller County Deed Records and the southeast corner of said Tract 11 and of the herein described tract of land;

(6) THENCE South 88°00'41" West, 1882.69 feet (called 1,882.85 feet), along the north line of said called 50.211–acre tract of land and the south lie of said Tract 11 to an old cedar fence post in concrete for corner marking the northwest corner of said called 50.211–acre tract of land, the southeast corner of a called 10.540–acre tract of land described in a deed to Heather and Charles Stautmeister, Junior recorded in Volume 0796, Page 643 of the Waller County Deed Records and the most southerly southwest corner of said Tract 11 and of the herein described tract of land;

(7) THENCE North 02°05'31" West, along the east line of said called 10.540–acre tract of land and a called 4.83–acre tract of land described in a deed to Sandra B. Newton and Ana M. Newton recorded under Waller County Clerk's File Number 1704784 of the Official Public Records and a west line of said Tract 11, at 232.05 feet pass a found 5/8–inch iron rod with cap stamped "RPLS 4503 KING" marking the northeast corner of said called 10.540–acre tract of land and the southeast corner of said called 4.83–acre tract of land, continuing in all for a total distance of 467.43 feet (called 467.32 feet) to a found 5/8–inch iron rod with cap (illegible) in the south line of said called 2–acre Save and Except Tract marking the northeast corner of said called 4.83–acre tract of land and a reentrant corner of said Tract 11 and of the herein described tract of land;

(8) THENCE South 87°54'31" West, 1,883.43 feet (called 1,883.20 feet) along the north line of said called 4.83–acre tract of land and said called 5.27–acre tract of land and the westerly south line of said Tract 11 to the POINT OF BEGINNING and containing 79.13 acres (3,446,956 square feet) of land and includes said 2–acre Save and Except Tract.

ARBORWOOD ESTATES

SCALE: ------	DRAWN BY: MRW	08–06–2024
ENGINEER: SAW – WILSON ENGINEERINGG CO. PLLC	PROJECT NO: 22030	SHEET 2 OF 17
SURVEYOR: KDM – KM SURVEYING, LLC	PROJECT NO: 2310–2220	COMPS: MRW

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STATE OF TEXAS { }

COUNTY OF WALLER { }

I, BRETT ROWLEY, OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF ARBORWOOD ESTATES, MAKE SUBDIVISION OF THE PROPERTY, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN AND DEDICATED FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN, AND WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, 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, OWNER HAS DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC THE DRAINAGE AND ACCESS RESERVES FOR PUBLIC ACCESS AND DRAINAGE PURPOSES FOREVER.

FURTHER, OWNER HEREBY COVENANTS AND AGREES THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PROVIDE THAT DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND IN NO INSTANCE, HAVE A DRAINAGE OPENING OF LESS THAN ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER) WITH CULVERTS OR BRIDGES TO BE PROVIDED FOR ALL PRIVATE DRIVEWAYS OR WALKWAYS CROSSING SUCH DRAINAGE FACILITIES.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATES AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS BY THE OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREFIGHTERS, FIRE FIGHTING EQUIPMENT, POLICE AND EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DESIGNATED AND ESTABLISHED AS PRIVATE STREETS OR PERMANENT EASEMENTS.

FURTHER, OWNER HEREBY COVENANTS AND AGREES THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNER HEREBY COVENANTS AND AGREES THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY IS HEREBY RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNER HEREBY COVENANTS AND DECLARES THAT ALL NOTES AND NOTATIONS LOCATED ANYWHERE ON THIS PLAT SHALL HAVE FULL FORCE AND EFFECT.

IN TESTIMONY WHEREOF, BRETT ROWLEY, HAS SIGNED, THIS 12 DAY OF August, 2024

BY: _____

BRETT ROWLEY
ARBORWOOD ESTATES LLC
1906 AVENUE D, SUITE 200
KATY, TEXAS 77493

NOTARY PUBLIC ACKNOWLEDGEMENTS

STATE OF TEXAS { }

COUNTY OF WALLER { }

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRETT ROWLEY, PRESIDENT OF ARBORWOOD ESTATES LLC 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 CONSIDERATIONS SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 12th DAY OF August, 2024

Kelly Machele Turner
NOTARY PUBLIC
IN AND FOR WALLER COUNTY, TEXAS

NOTARY PUBLIC STATE OF TEXAS
KELLY MACHELE TURNER
Notary Public, State of Texas
Comm. Expires 05-10-2028
Notary ID 226141-1

ARBORWOOD ESTATES

SCALE: ------	DRAWN BY: MRW	08-06-2024
ENGINEER: SAW - WILSON ENGINEERINGG CO. PLLC	PROJECT NO: 22030	SHEET 3 OF 17
SURVEYOR: KDM - KM SURVEYING, LLC	PROJECT NO: 2310-2220	COMPS: MRW

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WALLER COUNTY COMMISIONERS COURT APPROVAL

APPROVED BY THE COMMISSIONERS COURT OF WALLER COUNTY, TEXAS, THIS _____ DAY OF _____, 20___.

NOTE FOR PRIVATELY MAINTAINED PAVED STREETS: BRETT ROWLEY, PRESIDENT OF ARBORWOOD ESTATES LLC, BY FILING THE PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT WALLER COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION UNTIL AND UNLESS BRETT ROWLEY, PRESIDENT OF ARBORWOOD ESTATES LLC AND/OR THE ARBORWOOD ESTATES HOMEOWNERS ASSOCIATION HAS IMPROVED THE ROADWAYS TO THE THEN CURRENT STANDARDS REQUIRED BY WALLER COUNTY AND THE ROADS HAVE BEEN ACCEPTED FOR MAINTENANCE BY FORMAL, WRITTEN ACTION OF THE WALLER COUNTY COMMISSIONERS COURT AND THE ROADWAY, WITH ALL REQUIRED RIGHT OF WAY, HAS BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY, AS A PUBLIC STREET. BRETT ROWLEY, PRESIDENT OF ARBORWOOD ESTATES LLC AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO BRETT ROWLEY, PRESIDENT OF ARBORWOOD ESTATES LLC AND/OR THE ARBORWOOD ESTATES HOMEOWNERS ASSOCIATION FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN ON THIS SUBDIVISION.

_____
CARBETT "TREY" J. DUHON, III
COUNTY JUDGE

_____
JOHN A. AMSLER
COMMISSIONER, PRECINCT ONE

_____
WALTER E. SMITH, P.E., RPLS
COMMISSIONER, PRECINCT TWO

_____
KENDRIC D. JONES
COMMISSIONER, PRECINCT THREE

_____
JUSTIN BECKENDORFF
COMMISSIONER, PRECINCT FOUR

WALLER COUNTY CLERK CERTIFICATE

I, DEBBIE HOLLAN, CLERK OF THE COUNTY COURT OF WALLER COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON_ _____ DAY OF _____ 20_____, AT _____ O'CLOCK ____,M., IN VOLUME _____, PAGE _____ / CLERK'S FILE#_____ 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

WALLER COUNTY ENGINEER CERTIFICATE

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, P.E.
COUNTY ENGINEER

APPROVAL BY PLAT ROOM RECORDER

_____ _____
DATE PLAT BOOK RECORDER

COUNTY CLERK'S FILE NO. _____

PLAT CABINET NO. _____, PAGE NO. _____

ARBORWOOD ESTATES

SCALE: ------	DRAWN BY: MRW	08-06-2024
ENGINEER: SAW - WILSON ENGINEERINGG CO. PLLC	PROJECT NO: 22030	SHEET 4 OF 17
SURVEYOR: KDM - KM SURVEYING, LLC	PROJECT NO: 2310-2220	COMPS: MRW

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FIRE SUPPRESSION SYSTEM

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 WILL REQUIRE THE DEVELOPER TO CONSTRUCT A 2,500 GALLON STORAGE TANK TO SERVE THIS SUBDIVISION OF FEWER THAN 50 HOUSES.

RELEASE OF AREA BY PETITION OF LANDOWNER FROM EXTRATERRITORIAL JURISDICTION (ETJ)

THIS IS TO CERTIFY THAT THE LANDOWNER ATTEMPTED TO RELEASE THE PROPERTY FROM THE CITY OF HOUSTON'S EXTRATERRITORIAL JURISDICTION (ETJ). ACCORDING TO CHAPTER 42, LOCAL GOVERNMENT CODE, SUBCHAPTER D AMENDMENT, SEC. 42.105(d) IF A MUNICIPALITY FAILS TO TAKE ACTION TO RELEASE THE AREA UNDER SUBSECTION (c) BY THE LATER OF THE 45TH DAY AFTER THE DATE THE MUNICIPALITY RECEIVED THE PETITION OR THE NEXT MEETING OF THE MUNICIPALITY'S GOVERNING BODY THAT OCCURS AFTER THE 30TH DAY AFTER THE DATE THE MUNICIPALITY RECEIVES THE PETITION, THE AREA IS RELEASED BY OPERATION OF LAW. SECTION 242.001, SUBSECTION (j) DISCLOSES IF AN AREA SUBJECT TO AN AGREEMENT UNDER SUBSECTION (c) IS REMOVED FROM A MUNICIPALITY'S EXTRATERRITORIAL JURISDICTION, THE AGREEMENT IS TERMINATED AS TO THE AREA AND THE COUNTY IS THE POLITICAL SUBDIVISION AUTHORIZED TO REGULATE SUBDIVISIONS IN THE REMOVED AREA.

SEPTIC SYSTEM CERTIFICATION

THIS IS TO CERTIFY THAT THESE LOTS LIE PREDOMINANTLY IN THE MONAVILLE LOAMY FINE SAND (80%), WOCKLEY FINE SANDY LOAM (13%) AND CYFAIR–KATY COMPLEX (7%) FORMATIONS. THE TOP 48 INCHES OF THESE SOILS IS SANDY OR CLAY LOAM SOIL FORMATIONS. THE 80% OF THE DEVELOPED LOTS, WHICH ARE IN THE MONAVILLE LOAMY FINE SAND SOIL, HAVE A DEPTH TO WATER TABLE IN EXCESS OF 80 INCHES. THE 20% REMAINDER OF THE LOTS HAVE A WATER TABLE LESS THAN 24 INCHES. AEROBIC SYSTEMS ARE SUITABLE FOR ALL PORTIONS OF THIS TRACT. CONVENTIONAL SYSTEMS SHOULD BE SUITABLE FOR ALL LOTS IN THE MONAVILLE LOAMY FINE SAND SOILS.

CERTIFIED TRUE & CORRECT

STEVEN A. WILSON, P.E.,
REG. NO.: 65489

8/7/24
DATE

ENGINEER CERTIFICATION

I, STEVEN A. WILSON, A TEXAS PROFESSIONAL ENGINEER CERTIFY THAT ALL ENGINEERING FOR DRAINAGE WITHIN THE SUBDIVISION IS IN COMPLIANCE WITH THESE REGULATIONS (INCLUDING THE ENGINEERING DESIGN STANDARDS INCORPORATED AS APPENDIX E) AND WITH ALL GENERALLY ACCEPTED ENGINEERING STANDARDS.

STEVEN A. WILSON, P.E.

8/7/24
DATE

STATE OF TEXAS
STEVEN A. WILSON
65489
LICENSED
PROFESSIONAL ENGINEER

SURVEYOR CERTIFICATION

I, KEVIN DREW MCRAE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

8/12/2024

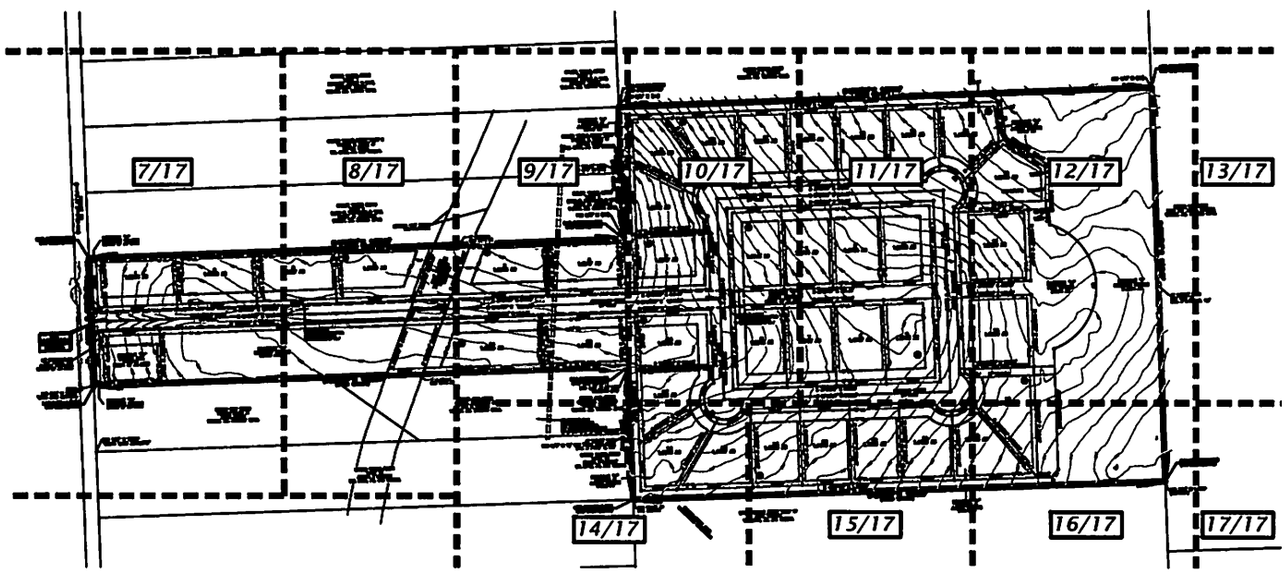
KEVIN DREW MCRAE, R.P.L.S.
TEXAS REGISTRATION NO. 5485

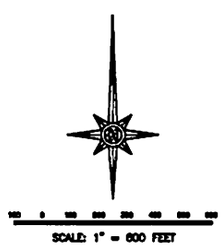
STATE OF TEXAS
REGISTERED
KEVIN DREW McRAE
5485
PROFESSIONAL
LAND SURVEYOR

ARBORWOOD ESTATES

SCALE: ------	DRAWN BY: MRW	08–06–2024
ENGINEER: SAW – WILSON ENGINEERINGG CO. PLLC	PROJECT NO: 22030	SHEET 5 OF 17
SURVEYOR: KDM – KM SURVEYING, LLC	PROJECT NO: 2310–2220	COMPS: MRW

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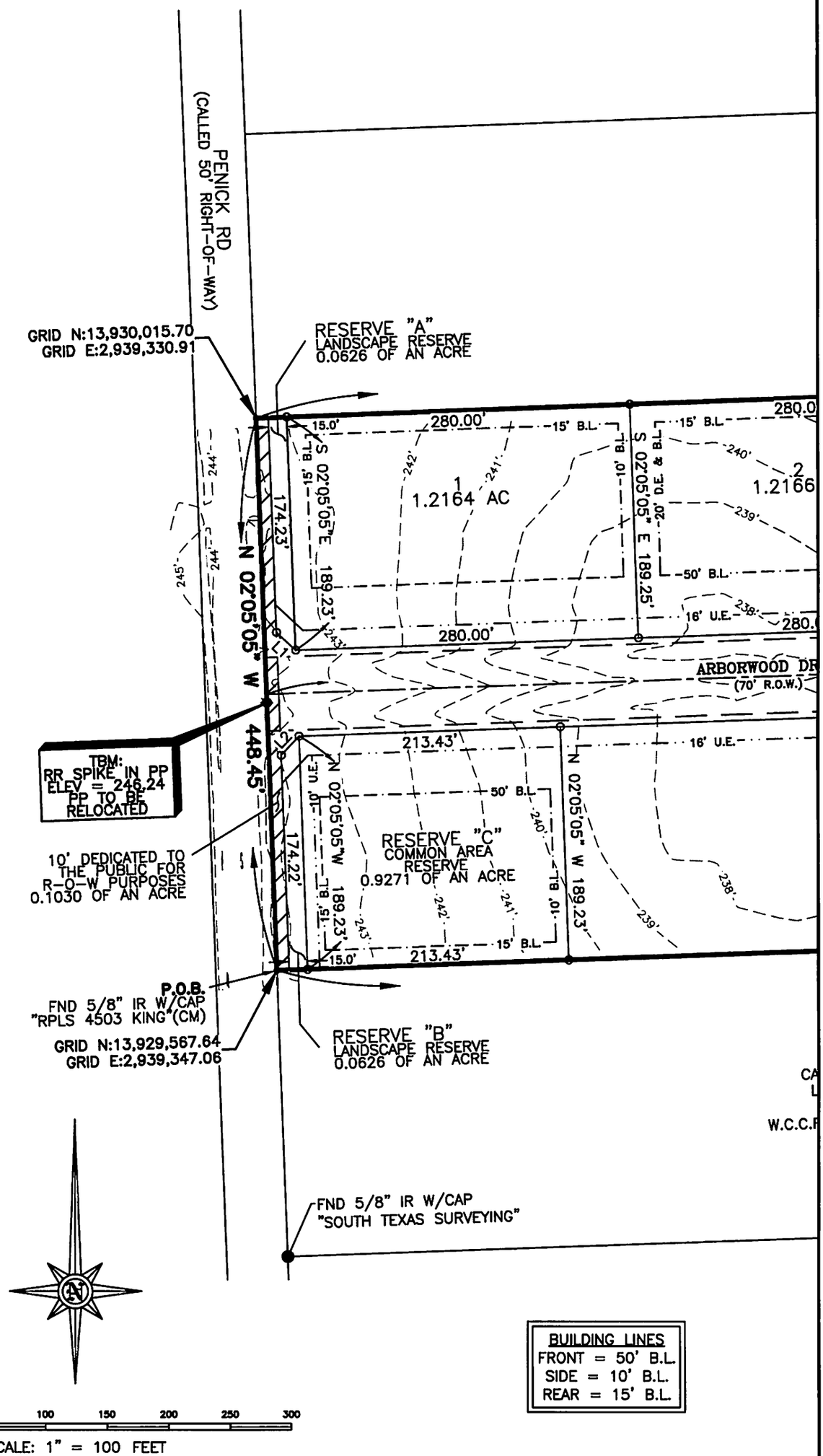


BUILDING LINES
FRONT = 50' B.L.
SIDE = 10' B.L.
REAR = 15' B.L.

ARBORWOOD ESTATES

SCALE: 1" = 600'	DRAWN BY: MRW	08-06-2024
ENGINEER: SAW – WILSON ENGINEERINGG CO. PLLC	PROJECT NO: 22030	SHEET 6 OF 17
SURVEYOR: KDM – KM SURVEYING, LLC	PROJECT NO: 2310-2220	COMPS: MRW

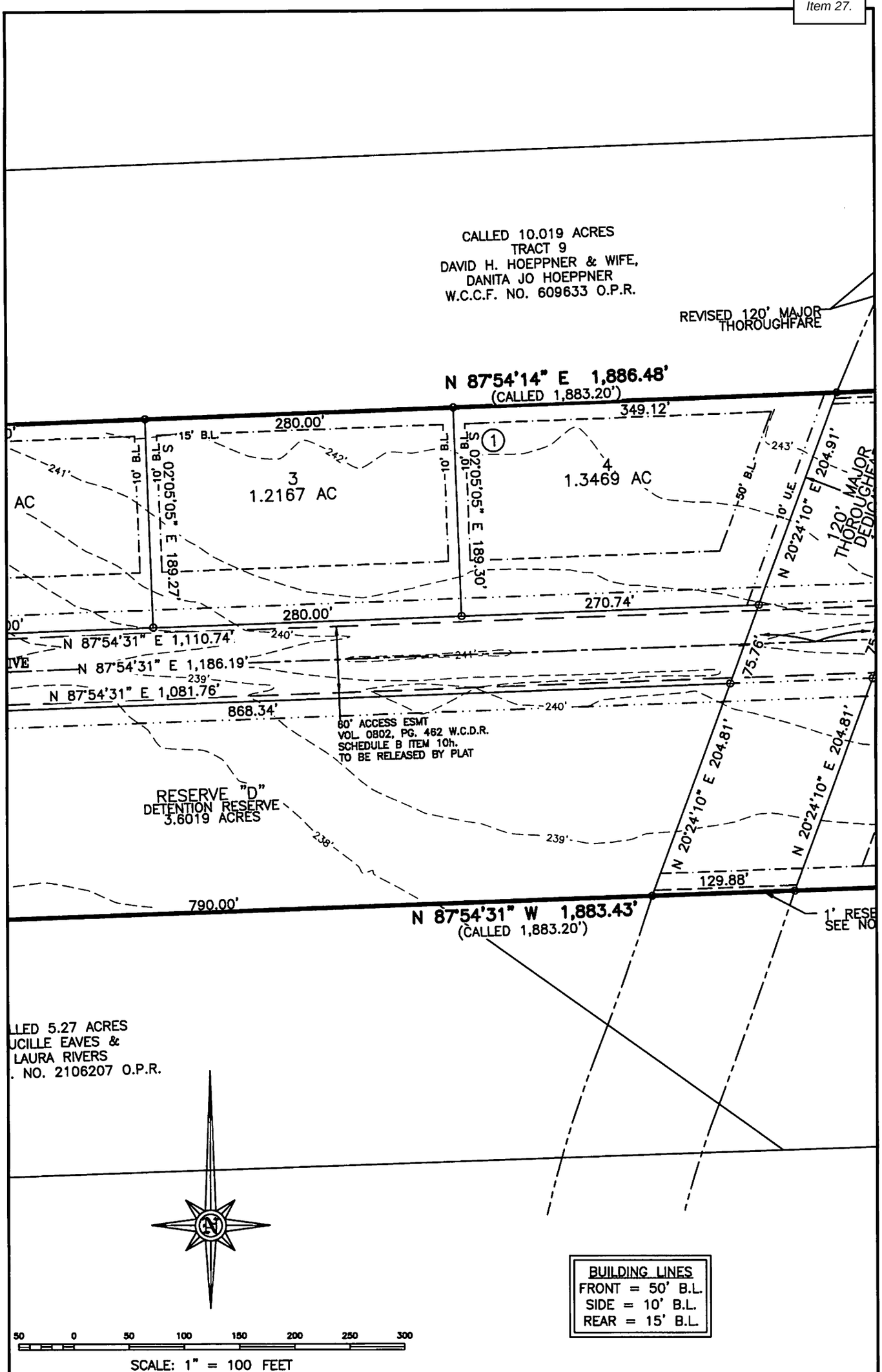
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ARBORWOOD ESTATES

SCALE: 1" = 100'	DRAWN BY: MRW	08-06-2024
ENGINEER: SAW - WILSON ENGINEERINGG CO. PLLC	PROJECT NO: 22030	SHEET 7 OF 17
SURVEYOR: KDM - KM SURVEYING, LLC	PROJECT NO: 2310-2220	COMPS: MRW

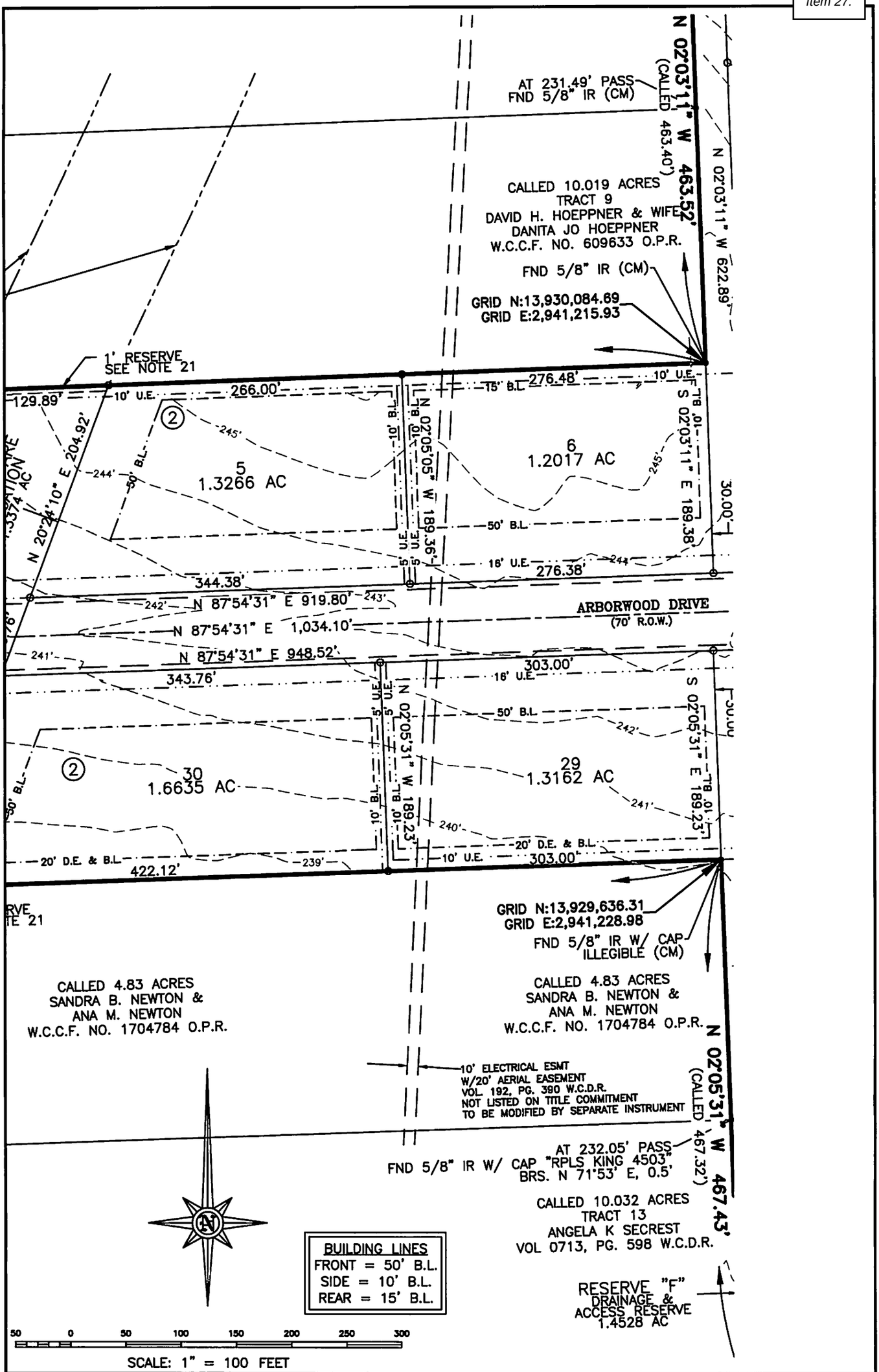
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ARBORWOOD ESTATES

SCALE: 1" = 100'	DRAWN BY: MRW	08-06-2024
ENGINEER: SAW - WILSON ENGINEERINGG CO. PLLC	PROJECT NO: 22030	SHEET 8 OF 17
SURVEYOR: KDM - KM SURVEYING, LLC	PROJECT NO: 2310-2220	COMPS: MRW

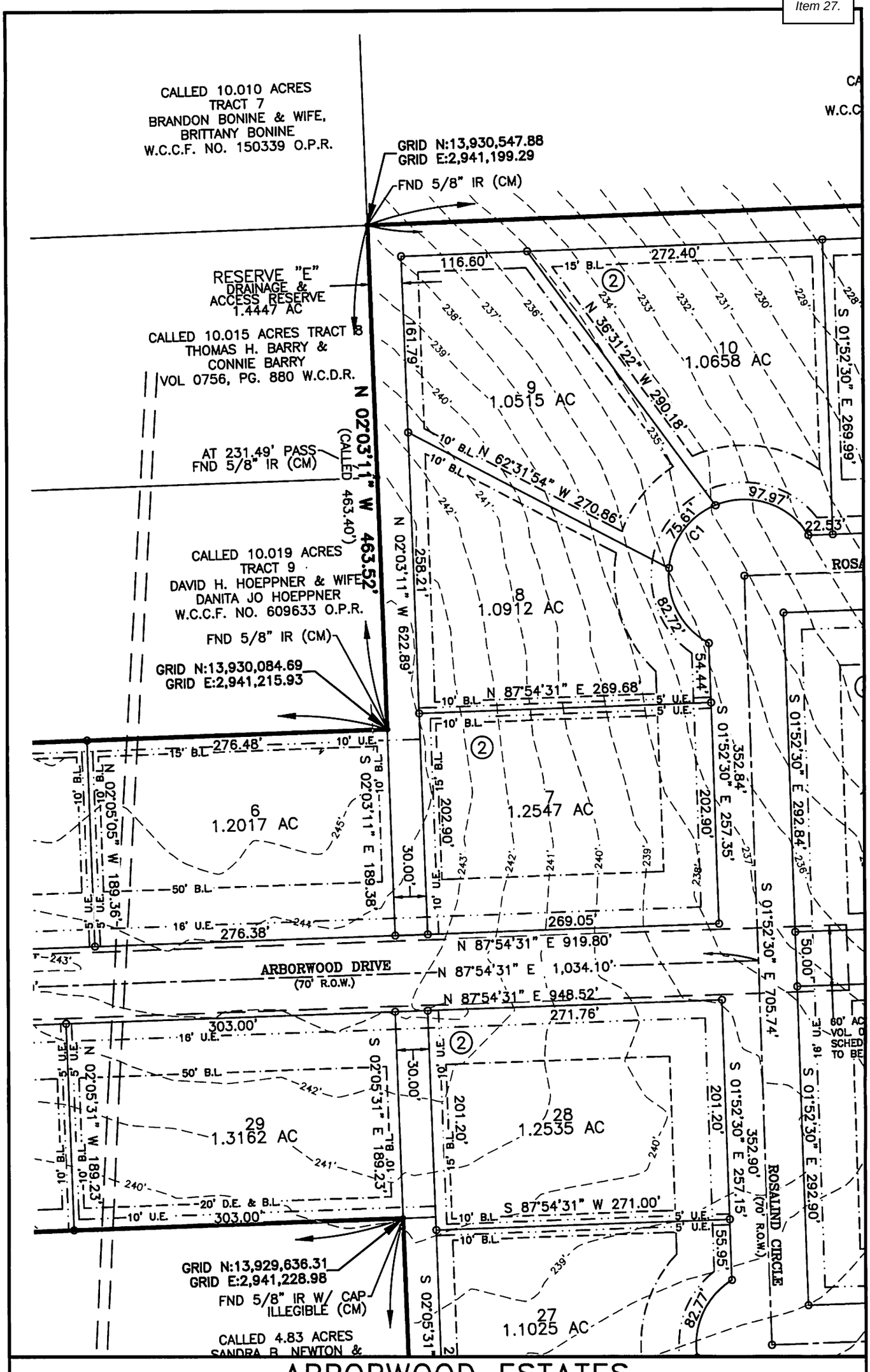
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ARBORWOOD ESTATES

SCALE: 1" = 100'	DRAWN BY: MRW	08-06-2024
ENGINEER: SAW – WILSON ENGINEERINGG CO. PLLC	PROJECT NO: 22030	SHEET 9 OF 17
SURVEYOR: KDM – KM SURVEYING, LLC	PROJECT NO: 2310-2220	COMPS: MRW

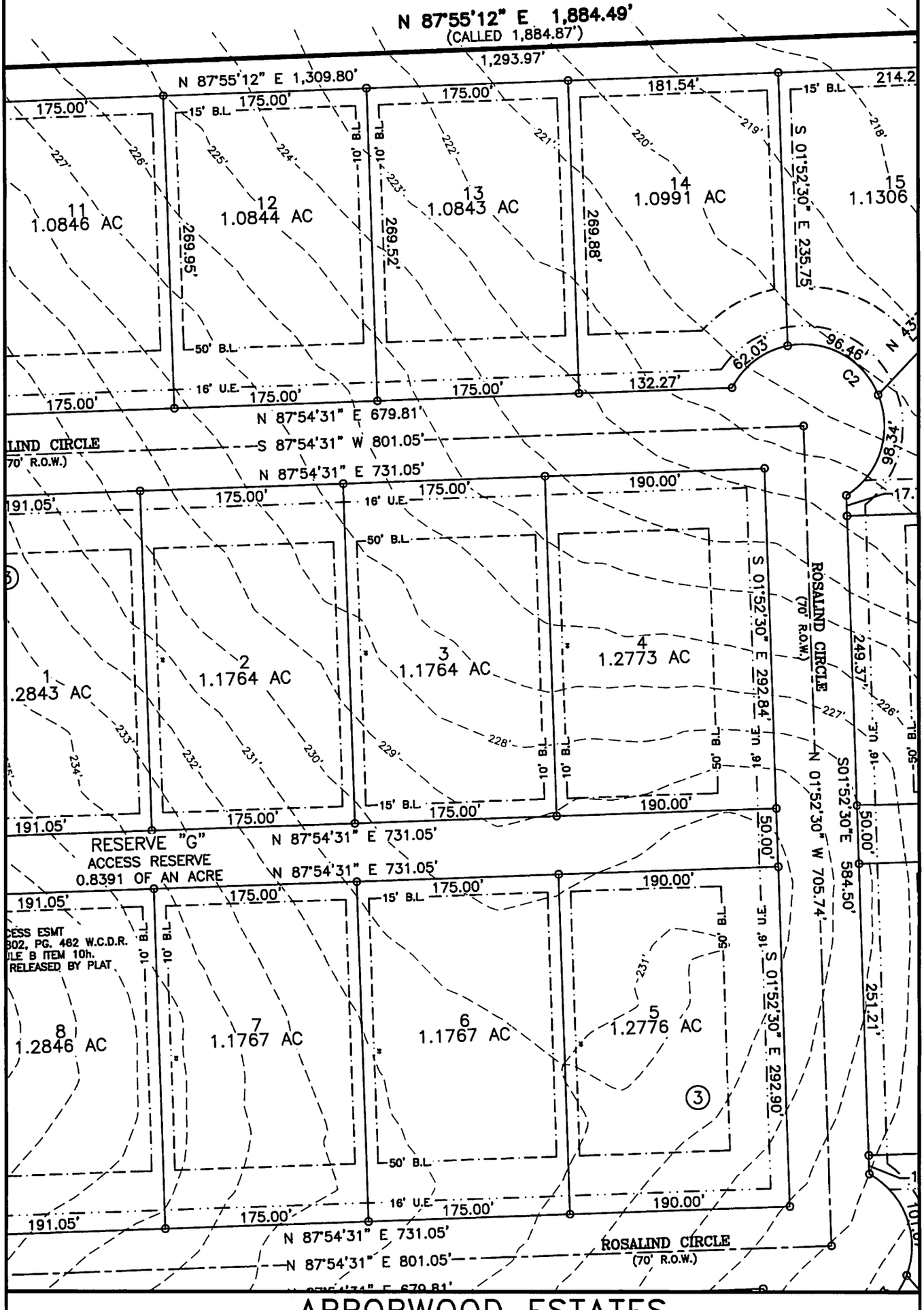
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ARBORWOOD ESTATES

SCALE: 1" = 100'	DRAWN BY: MRW	08-06-2024
ENGINEER: SAW - WILSON ENGINEERINGG CO. PLLC	PROJECT NO: 22030	SHEET 10 OF 17
SURVEYOR: KDM - KM SURVEYING, LLC	PROJECT NO: 2310-2220	COMPS: MRW

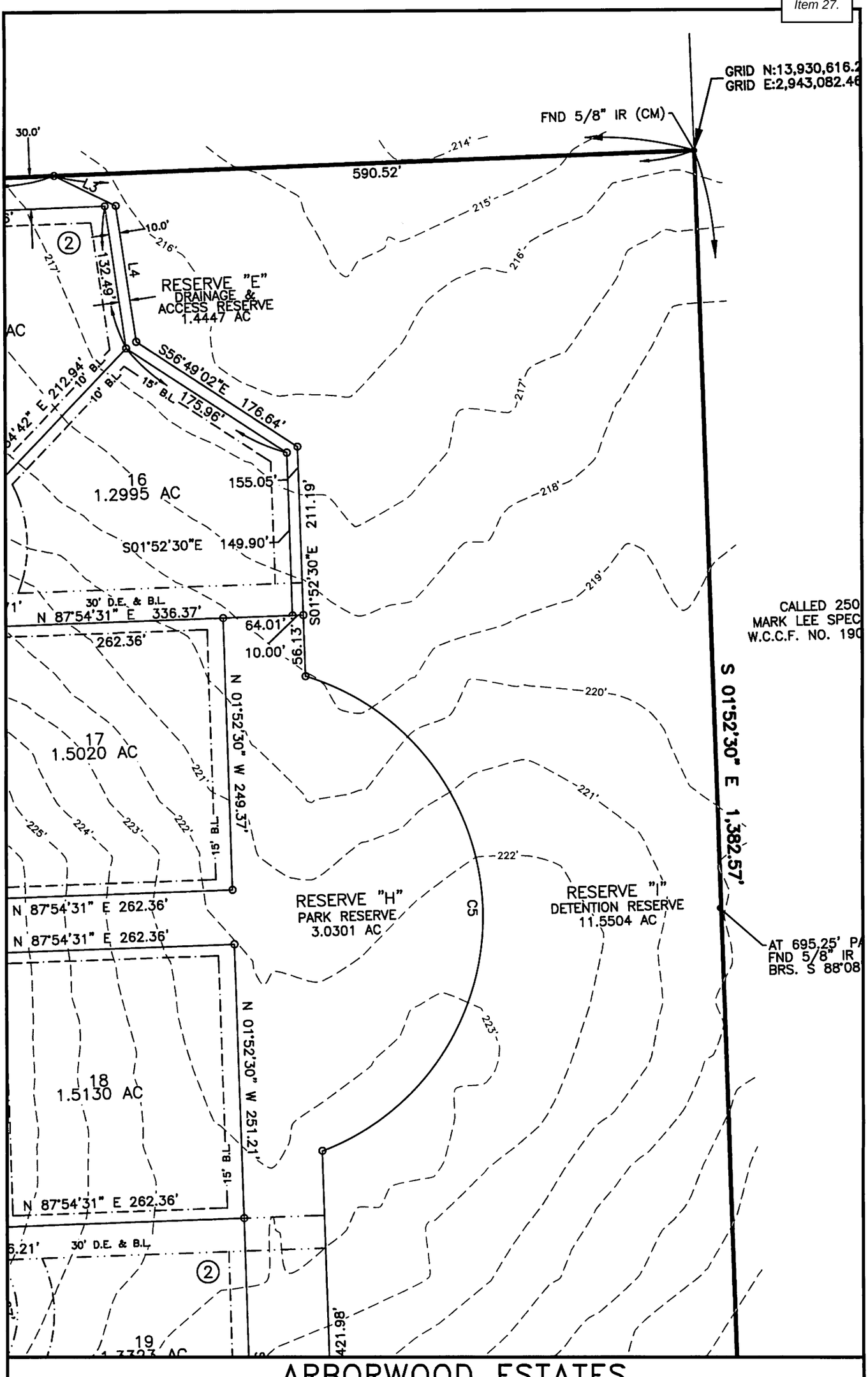
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ARBORWOOD ESTATES

SCALE: 1" = 100'	DRAWN BY: MRW	08-06-2024
ENGINEER: SAW - WILSON ENGINEERINGG CO. PLLC	PROJECT NO: 22030	SHEET 11 OF 17
SURVEYOR: KDM - KM SURVEYING, LLC	PROJECT NO: 2310-2220	COMPS: MRW

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ARBORWOOD ESTATES

SCALE: 1" = 100'	DRAWN BY: MRW	08-06-2024
ENGINEER: SAW – WILSON ENGINEERINGG CO. PLLC	PROJECT NO: 22030	SHEET 12 OF 17
SURVEYOR: KDM – KM SURVEYING, LLC	PROJECT NO: 2310-2220	COMPS: MRW

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8

RESERVE LIST

RESERVE "A"	LANDSCAPE	0.0626 OF AN ACRE
RESERVE "B"	LANDSCAPE	0.0626 OF AN ACRE
RESERVE "C"	COMMON AREA	0.9271 OF AN ACRE
RESERVE "D"	DETENTION	3.6019 ACRES
RESERVE "E"	DRAINAGE & ACCESS	1.4447 ACRES
RESERVE "F"	DRAINAGE & ACCESS	1.4528 ACRES
RESERVE "G"	ACCESS	0.8391 OF AN ACRE
RESERVE "H"	PARK	3.0301 ACRES
RESERVE "I"	DETENTION	11.5504 ACRES
TOTAL RESERVE AREA		22.9713 ACRES

BUILDING LINES
FRONT = 50' B.L.
SIDE = 10' B.L.
REAR = 15' B.L.

ACRES
K, TRUSTEE
6205 O.P.R.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 47°05'29" W	21.21'
L2	S 42°54'31" W	21.22'
L3	S 63°50'53" E	63.42'
L4	S 08°11'06" E	126.90'
L5	S 41°54'05" W	34.71'
L6	S 01°52'30" E	30.00'

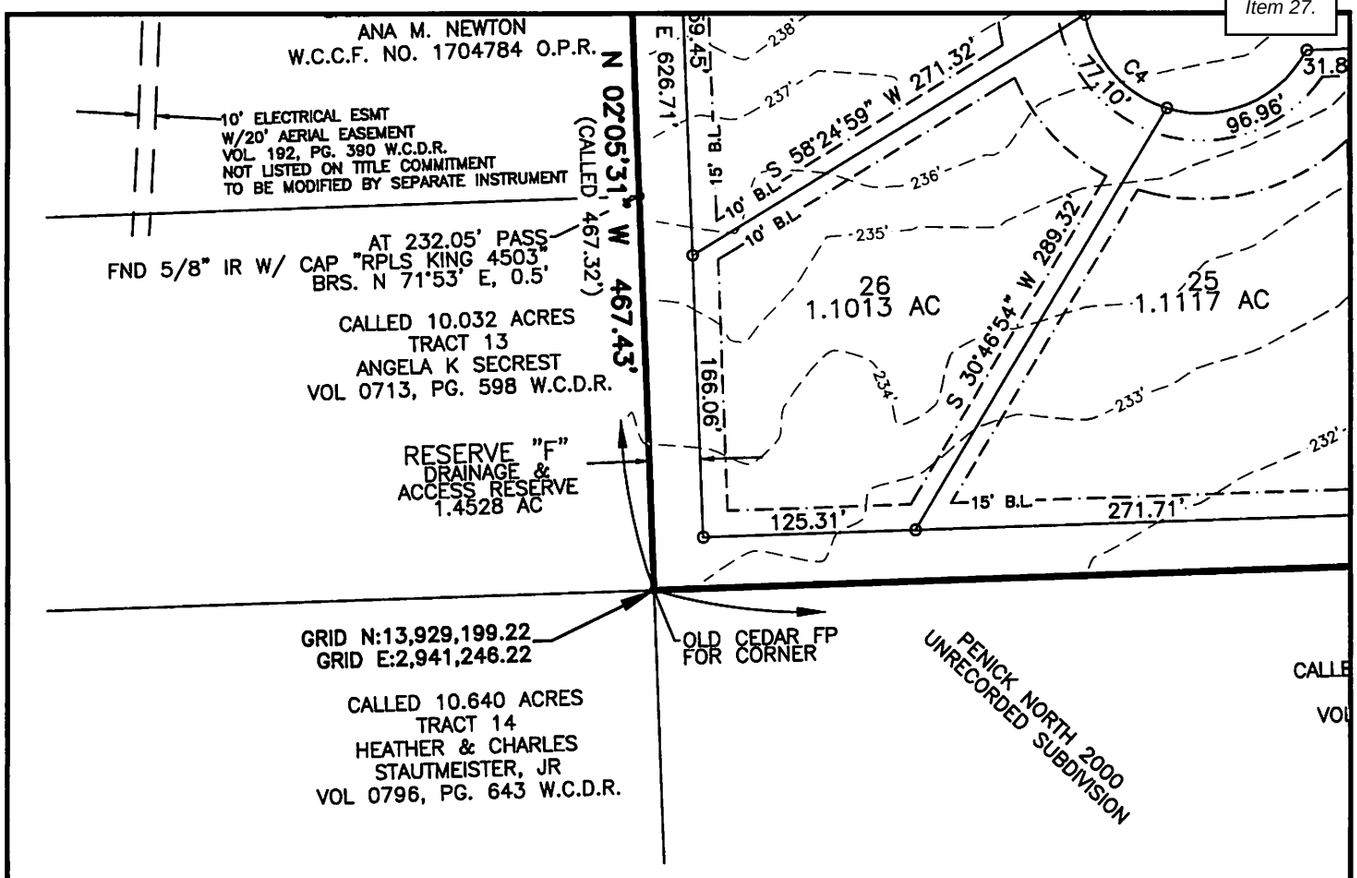
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	256.30'	70.00'	209°47'01"	S 43°01'00" W	135.30'
C2	256.83'	70.00'	210°12'59"	N 46°59'00" W	135.16'
C3	256.30'	70.00'	209°47'01"	N 43°01'00" E	135.30'
C4	256.83'	70.00'	210°12'59"	S 46°59'00" E	135.16'
C5	572.12'	230.00'	142°31'20"	N 01°52'30" W	435.62'

SS
W, 1.2'

ARBORWOOD ESTATES

SCALE: 1" = 100'	DRAWN BY: MRW	08-06-2024
ENGINEER: SAW - WILSON ENGINEERINGG CO. PLLC	PROJECT NO: 22030	SHEET 13 OF 17
SURVEYOR: KDM - KM SURVEYING, LLC	PROJECT NO: 2310-2220	COMPS: MRW

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NOTES:

1. THE BASIS OF BEARINGS SHOWN HEREON IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83, SOUTH CENTRAL ZONE (TXSC 4204) BASED ON NATIONAL GEODETIC SURVEY MONUMENTATION: BASED ON GPS MEASUREMENTS AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 1.00013.

2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR WALLER COUNTY, TEXAS, MAP NO. 48473C0170F DATED MAY 16, 2019 THE SUBJECT TRACT APPEARS TO BE WITHIN: UNSHADED ZONE "X", AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN;SHADED ZONE "AE", AN AREA WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN; ZONE "AE", AN AREA WITHIN THE 1.0% 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. THE LOCATION OF THE FLOOD ZONE WAS DETERMINED BY SCALING FROM SAID FEMA MAP. THE ACTUAL LOCATION, AS DETERMINED BY ELEVATION CONTOURS, MAY DIFFER. KM SURVEYING, LLC ASSUMES NO LIABILITY AS TO THE ACCURACY OF THE LOCATION OF THE FLOOD ZONE LIMITS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF KM SURVEYING, LLC.

3. EASEMENTS AND OTHER RECORDED INFORMATION SHOWN HEREON ARE AS PER COMMITMENT FOR TITLE INSURANCE PREPARED BY UNIVERSITY TITLE COMPANY, G.F. NO. 2404326CS, WITH AN EFFECTIVE DATE OF JUNE 13, 2024. NO FURTHER RESEARCH FOR EASEMENTS OR ENCUMBRANCES WAS PERFORMED BY KM SURVEYING, LLC.

   THE SAID COMMITMENT FOR TITLE INSURANCE MENTIONS THE FOLLOWING EASEMENTS AND EXCEPTIONS:

   FROM: A.S. FLETCHER, JR.
   TO: SOUTHWESTERN BELL TELEPHONE COMPANY
   DATED: OCTOBER 20, 1941
   RECORDED: VOLUME 82, PAGE 398, DEED RECORDS, WALLER COUNTY, TEXAS

   FROM: M.A. MACANLISS
   TO: HOUSTON LIGHTING & POWER COMPANY
   DATED: OCTOBER 8, 1965
   RECORDED: VOLUME 192, PAGE 390, DEED RECORDS, WALLER COUNTY, TEXAS

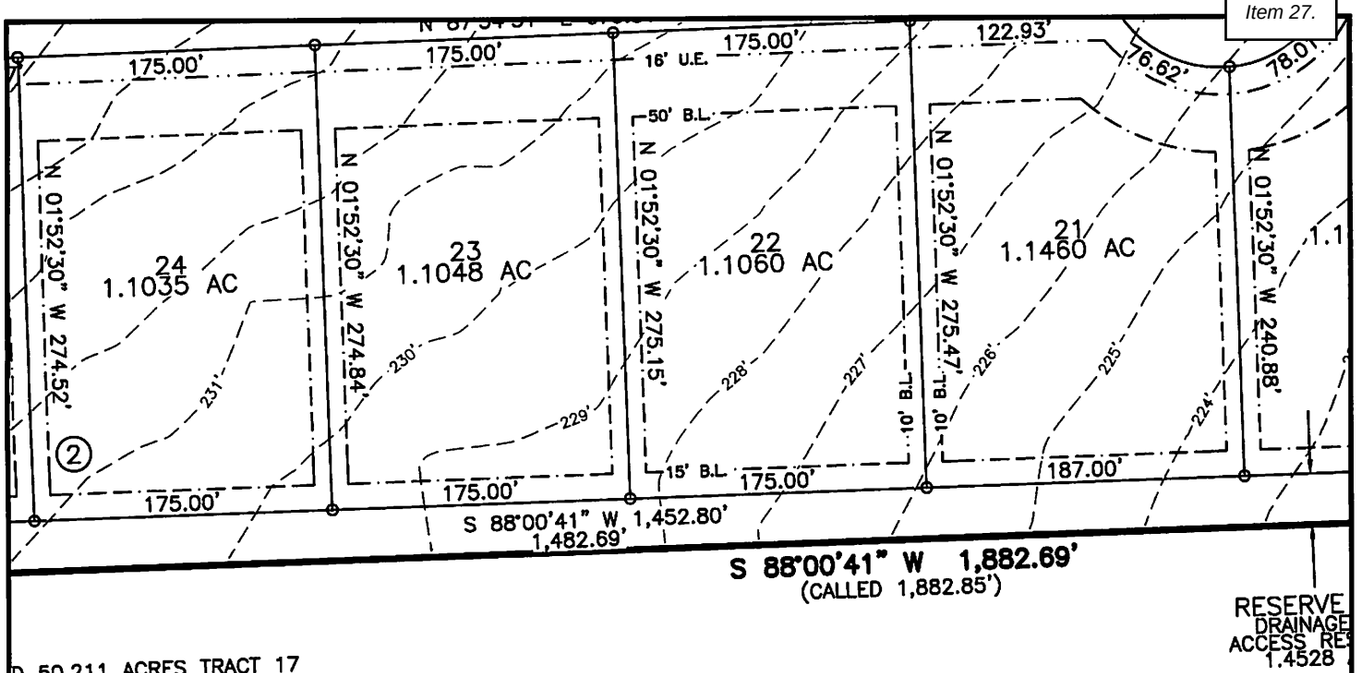
   TERMS, CONDITIONS, EASEMENT AND STIPULATIONS CONTAINED IN THAT CERTAIN ACCESS EASEMENT AGREEMENT RECORDED IN VOLUME 802, PAGE 462 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.

   FROM: DANIEL WAYNE WINDLE
   TO: CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC
   DATED: SEPTEMBER 8, 2003
   RECORDED: VOLUME 805, PAGE 108, REAL PROPERTY RECORDS, WALLER COUNTY, TEXAS.

ARBORWOOD ESTATES

SCALE: 1" = 100'	DRAWN BY: MRW	08-06-2024
ENGINEER: SAW - WILSON ENGINEERINGG CO. PLLC	PROJECT NO: 22030	SHEET 14 OF 17
SURVEYOR: KDM - KM SURVEYING, LLC	PROJECT NO: 2310-2220	COMPS: MRW

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D 50.211 ACRES TRACT 17
JAIME HINCAPIE
0770, PG. 341 W.C.D.R.

COVENANTS, RIGHTS, TERMS AND CONDITIONS AS SET FORTH IN THE AFFIDAVIT TO THE PUBLIC CONCERNING CERTIFICATION OF ON-SITE SEWAGE FACILITIES:
BY: DANIAL WINDEL
DATED: SEPTEMBER 16, 2003
RECORDED: VOLUME 803, PAGE 410, REAL PROPERTY RECORDS, WALLER COUNTY, TEXAS.

TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT BY AND BETWEEN:
PARTIES: DAVID D. HOEPPNER AND DANITA JO HOEPPNER AND DANIEL WAYNE WINDLE
DATED: OCTOBER 29, 2007
RECORDED: VOLUME 1075, PAGE 818, REAL PROPERTY RECORDS, WALLER COUNTY, TEXAS.

AGREEMENT FOR UNDERGROUND ELECTRIC DISTRIBUTION FACILITIES BY AND BETWEEN BSR PROPERTIES VI, LLC AND CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC FILED FEBRUARY 23, 2024, RECORDED IN CC# 2403457, REAL PROPERTY RECORDS, WALLER COUNTY, TEXAS.

MINERAL AND/OR ROYALTY INTEREST AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 91, PAGE 60, VOLUME 689, PAGE 421 AND VOLUME 775, PAGE 810, OF THE OFFICIAL PUBLIC RECORDS, WALLER COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF THE AFORESAID INSTRUMENT.

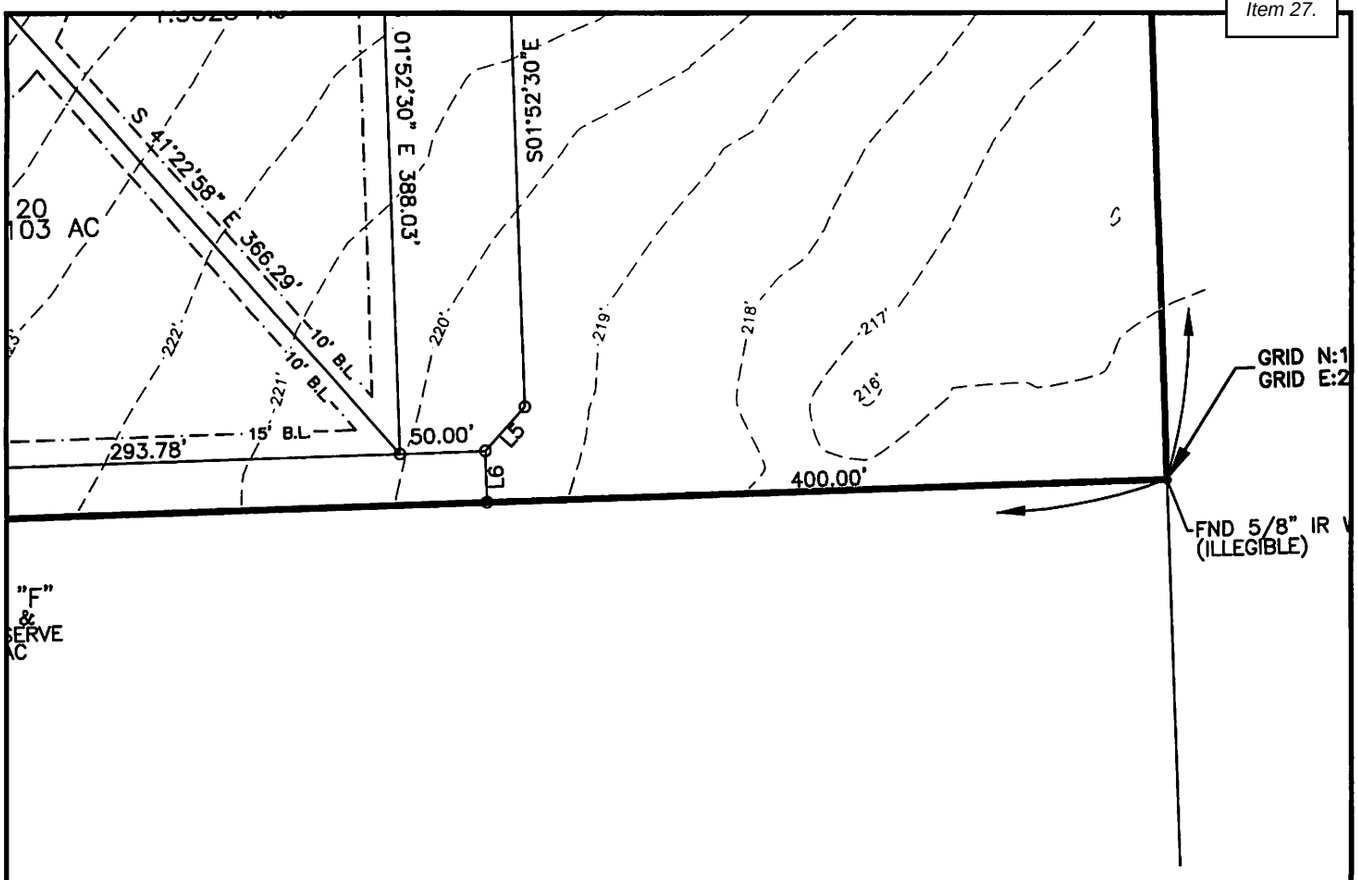
OIL, GAS AND MINERAL LEASE, AND ALL TERMS, CONDITIONS AND STIPULATIONS THEREIN, RECORDED IN VOLUME 311, PAGE 792, OF THE DEED RECORDS, WALLER COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF THE AFORESAID INSTRUMENT.

1. RESEARCH FOR ADJOINER TRACTS WAS PERFORMED BY KM SURVEYING, LLC.
2. THE SQUARE FOOTAGE TOTALS AS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
3. THE PROPOSED USE OF THESE LOTS WILL BE RESIDENTIAL.
4. THE ROAD WITHIN THE SUBDIVISION WILL BE CONSIDERED PRIVATE WITH A SECURITY GATE CONTROLLING ACCESS LOCATED AT THE ENTRANCE OF THE SUBDIVISION.
5. THE RIGHT-OF-WAY, ROAD AND OTHER SUBDIVISION STANDARDS SHALL MEET AT LEAST THE MINIMUM STANDARDS OF WALLER COUNTY DESIGN REQUIREMENTS.
6. THE MAINTENANCE AND REPAIR OF ALL STREETS, DITCHES AND CULVERTS SHALL BE RESPONSIBILITY OF THE DEVELOPER, OR PROPERTY OWNERS' ASSOCIATION, OR EQUIVALENT.
7. THE LOTS ARE A MINIMUM OF 1.0 ACRE NET EXCLUSIVE OF ALL EASEMENTS.
8. ALL LOTS WILL HAVE A 50' FRONT STREET BUILDING LINE (B.L.), 10' SIDE BUILDING LINE AND 15' REAR BUILDING LINE UNLESS SHOWN OTHERWISE.

ARBORWOOD ESTATES

SCALE: 1" = 100'	DRAWN BY: MRW	08-06-2024
ENGINEER: SAW - WILSON ENGINEERINGG CO. PLLC	PROJECT NO: 22030	SHEET 15 OF 17
SURVEYOR: KDM - KM SURVEYING, LLC	PROJECT NO: 2310-2220	COMPS: MRW

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12. EACH LOT WILL HAVE PRIVATE ON–SITE SEPTIC SYSTEMS. EACH PRIVATE SEPTIC SYSTEM WILL NEED TO BE SIZED FOR EACH RESIDENCE INDIVIDUALLY.

13. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN ON–SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.

14. EACH LOT WILL HAVE PUBLIC WATER SERVICE PROVIDED BY UTILITY INVESTMENT COMPANY, INC.

15. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE–APPROVED COMMUNITY WATER SYSTEM.

16. 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.

17. THERE IS NO VISIBLE EVIDENCE OF EXISTING PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THIS SUBDIVISION PLAT.

18. THIS TRACT LIES IN WALLER COUNTY AND WITHIN THE CITY OF HOUSTON E.T.J.

19. OPERATION AND MAINTENANCE OF DETENTION FACILITIES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, OR PROPERTY OWNERS' ASSOCIATION, OR EQUIVALENT, WITH THE AUTHORITY TO LEVEE FEES FOR SUCH MAINTENANCE AND OPERATION.

20. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.

21. ONE (1) FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE AND END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR REPLATTED IN A RECORDED PLAT, THE ONE (1) FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT–OF–WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

ARBORWOOD ESTATES

SCALE: 1" = 100'	DRAWN BY: MRW	08–06–2024
ENGINEER: SAW – WILSON ENGINEERINGG CO. PLLC	PROJECT NO: 22030	SHEET 16 OF 17
SURVEYOR: KDM – KM SURVEYING, LLC	PROJECT NO: 2310–2220	COMPS: MRW

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3,929,234.38
943,127.66

/CAP

ABBREVIATION LEGEND:

A.E. = AERIAL EASEMENT
ASPH = ASPHALT
B.L. = BUILDING LINE
BLDG = BUILDING
BW = BARBED WIRE
D.E. = DRAINAGE EASEMENT
ESMT. = EASEMENT
FIRM = FLOOD INSURANCE RATE MAP
FNC LN = FENCE LINE
FP = FENCE POST
FND = FOUND
GUY = GUY WIRE
IP = IRON PIPE
IR = IRON ROD
MH = MANHOLE
NO. = NUMBER
O.P.R. = OFFICIAL PUBLIC RECORDS
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
PG. = PAGE
PP = POWER POLE
R.O.W. = RIGHT OF WAY
R.P.L.S. = REGISTERED PROFESSIONAL LAND SURVEYOR
S.F. = SQUARE FEET
TEL PD = TELEPHONE PEDESTAL
U.E. = UTILITY EASEMENT
VOL. = VOLUME
WW = WATER WELL
W.C.C.F. NO. = WALLER COUNTY CLERKS FILE NUMBER
W.C.D.R. = WALLER COUNTY DEED RECORDS
W.C.M.R. = WALLER COUNTY MAP RECORDS

9-1-1 ADDRESSES:

LOT	BLK	ADDRESS
1	1	201 ARBORWOOD DR.
2	1	205 ARBORWOOD DR.
3	1	209 ARBORWOOD DR.
4	1	213 ARBORWOOD DR.
5	2	217 ARBORWOOD DR.
6	2	221 ARBORWOOD DR.
7	2	225 ARBORWOOD DR.
28	2	224 ARBORWOOD DR.
29	2	220 ARBORWOOD DR.
30	2	216 ARBORWOOD DR.
8	2	301 ROSALIND CIR.
9	2	305 ROSALIND CIR.
10	2	309 ROSALIND CIR.
11	2	313 ROSALIND CIR.
12	2	317 ROSALIND CIR.
13	2	321 ROSALIND CIR.
14	2	325 ROSALIND CIR.
15	2	329 ROSALIND CIR.
16	2	333 ROSALIND CIR.
17	2	337 ROSALIND CIR.
18	2	345 ROSALIND CIR.
19	2	349 ROSALIND CIR.
20	2	353 ROSALIND CIR.
21	2	357 ROSALIND CIR.
22	2	361 ROSALIND CIR.
23	2	365 ROSALIND CIR.
24	2	369 ROSALIND CIR.
25	2	373 ROSALIND CIR.
26	2	377 ROSALIND CIR.
27	2	381 ROSALIND CIR.
1	3	312 ROSALIND CIR.
2	3	316 ROSALIND CIR.
3	3	320 ROSALIND CIR.
4	3	324 ROSALIND CIR.
5	3	356 ROSALIND CIR.
6	3	360 ROSALIND CIR.
7	3	364 ROSALIND CIR.
8	3	368 ROSALIND CIR.

RESERVE	ADDRESS
C	200 ARBORWOOD DR.
D	208 ARBORWOOD DR.
H	341 ROSALIND CIR.

ARBORWOOD ESTATES

SCALE: 1" = 100'	DRAWN BY: MRW	08-06-2024
ENGINEER: SAW - WILSON ENGINEERINGG CO. PLLC	PROJECT NO: 22030	SHEET 17 OF 17
SURVEYOR: KDM - KM SURVEYING, LLC	PROJECT NO: 2310-2220	COMPS: MRW

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WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Arborwood Estates

Date: August 21, 2024

Background

Final Plat of Arborwood Estates Subdivision which consists of 79.13 acres will include 38 Lots, 3 Blocks and 9 Reserves in Precinct 2.

Staff Recommendation

Approve Plat and accept Construction Bond

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Tantara Bend Drive Street Dedication and Detention Reserves

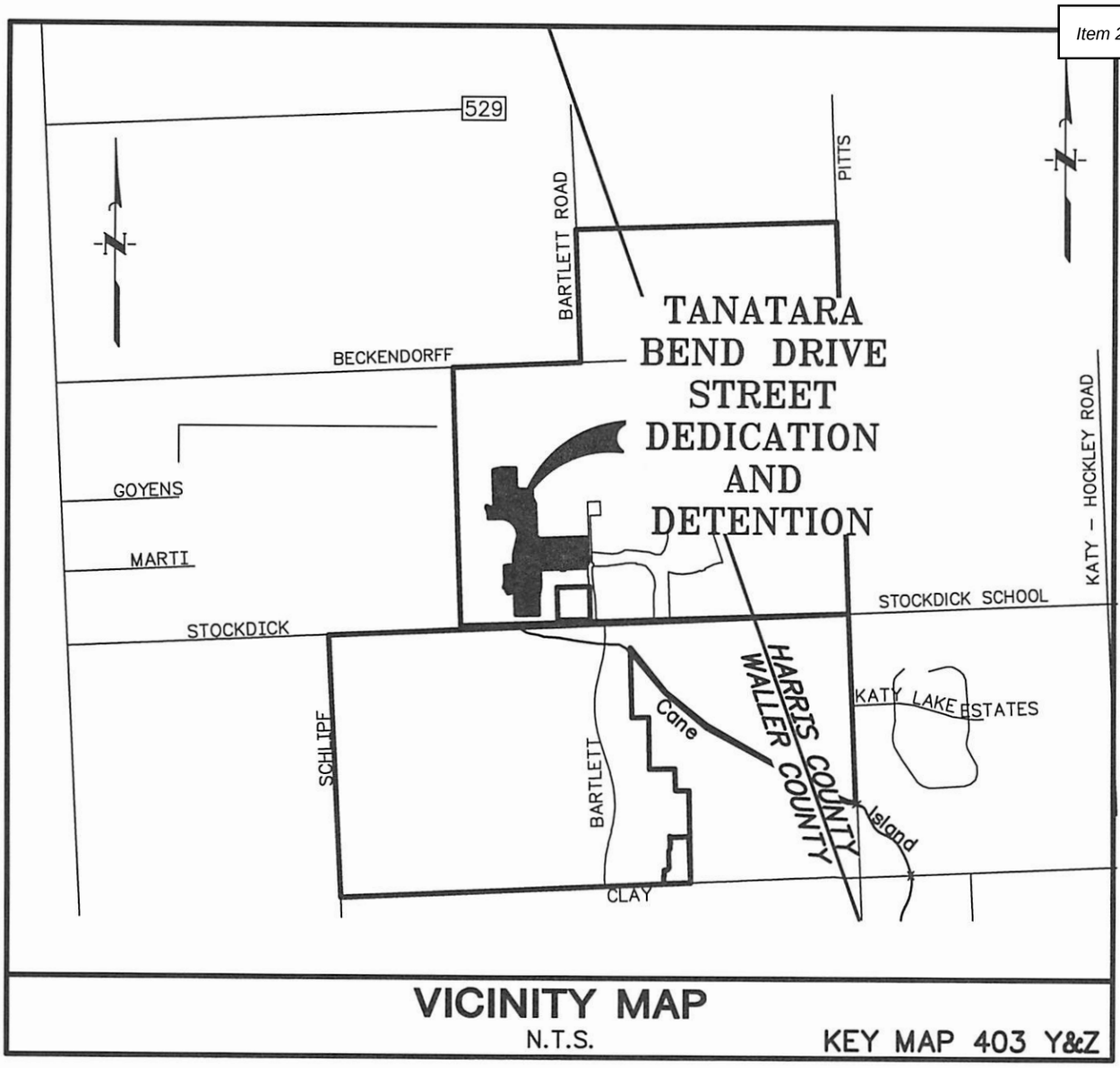
Date: August 21, 2024

Background

Final Plat of Tantara Bend Drive Street Dedication and Detention Reserves which consists of 43.04 acres, 2 Blocks and 3 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES

A SUBDIVISION OF 43.04 ACRES OF LAND
OUT OF THE
FRED EULE SURVEY, A-375
WALLER COUNTY, TEXAS
3 RESERVES 2 BLOCKS
APRIL 2024

DATE: APRIL 2024 SCALE NTS SHEET 1A OF 1	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	**OWNER/DEVELOPER:** Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 713.783.6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** 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 Cjamnik@quiddity.com

K:\16537\16537-0175-01 Sunterra Collector D Segment 5 Water, Sanitary, Drainage and Paving Facilities\2 Design Phase\Planning\Collector D and Detention – PLAT.dwg Aug 05, 2024 – 2:09pm CKJ

BS

A METES & BOUNDS description of a 43.04 acre tract of land in the Fred Eule Survey, Abstract 375, Waller County, Texas, being out of a part of the residue of that certain called 304.68 acre tract recorded under County Clerk's File Number 2115246, Official Public Records, Waller County, Texas, and out of that certain called 227.45 acre tract (Tract #3B) and that certain called 56.20 acre tract (Tract #3C) recorded under County Clerk's File Number 2312086, Official Public Records, Waller County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Commencing at the southwest corner of the called Tantara Bend Drive Street Dedication and Reserves recorded under County Clerk's File Number 2215870, Official Public Records, Waller County, Texas, same being the northwest corner of a called 12.28 acre tract recorded under County Clerk's File Number 2211623, Official Public Records, Waller County, Texas, and being a point in the east right-of-way line of the adjoining Bartlett Road (100-foot wide) recorded under County Clerk's File Number 2303088, Official Public Records, Waller County, Texas;

Thence South 87 degrees 39 minutes 15 seconds West, crossing said adjoining Bartlett Road (100-foot wide) to a point in the west right-of-way line for said adjoining Bartlett Road (100-foot wide), being in the west line of the adjoining H. & T. C. Railroad Company Survey Section 129, Abstract 204, Waller County, Texas, and the east line of said Abstract 375, for the upper southeast corner and Place of Beginning of the herein described tract;

Thence establishing the upper south line of the herein described tract, crossing the residue of said called 304.68 acre tract and said called 56.20 acre tract, with the following courses and distances:

South 87 degrees 39 minutes 15 seconds West, at 6.88 feet pass the common line of the residue of said called 304.68 acre tract and said called 56.20 acre tract, and continue for a total distance of 376.99 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 47.12 feet, a radius of 30.00 feet, and a chord bearing South 42 degrees 39 minutes 15 seconds West, 42.43 feet;

South 87 degrees 39 minutes 15 seconds West, 50.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 47.12 feet, a radius of 30.00 feet, and a chord bearing North 47 degrees 20 minutes 45 seconds West, 42.43 feet;

South 87 degrees 39 minutes 15 seconds West, 272.61 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 20 degrees 49 minutes 24 seconds, an arc length of 134.47 feet, a radius of 370.00 feet, and a chord bearing South 77 degrees 14 minutes 33 seconds West, 133.73 feet to reentry corner of the herein described tract;

Thence establishing the lower east line of the herein described tract with the following courses and distances:

South 23 degrees 10 minutes 09 seconds East, 48.20 feet;

South 02 degrees 20 minutes 45 seconds East, 239.20 feet;

South 04 degrees 08 minutes 24 seconds West, 46.08 feet;

South 11 degrees 06 minutes 13 seconds West, 99.46 feet;

South 06 degrees 16 minutes 19 seconds West, 60.19 feet;

South 02 degrees 18 minutes 47 seconds West, 62.86 feet;

South 01 degree 30 minutes 46 seconds East, 263.31 feet to the lower southeast corner of the herein described tract;

Thence South 88 degrees 29 minutes 07 seconds West establishing the lower south line of the herein described tract, 414.26 feet to the lower southwest corner of the herein described tract;

Thence establishing the west line of the herein described tract, crossing said called 56.20 acre tract, the residue of said called 304.68 acre tract, and said called 227.45 acre tract, with the following courses and distances:

North 01 degree 57 minutes 42 seconds West, 425.13 feet;

North 68 degrees 39 minutes 55 seconds West, 20.07 feet;

South 75 degrees 42 minutes 58 seconds West, 120.28 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 16 degrees 11 minutes 03 seconds, an arc length of 53.67 feet, a radius of 190.00 feet, and a chord bearing North 27 degrees 41 minutes 52 seconds West, 53.49 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 66 degrees 52 minutes 49 seconds, an arc length of 29.18 feet, a radius of 25.00 feet, and a chord bearing North 02 degrees 20 minutes 58 seconds West, 27.55 feet to the beginning of a reverse curve to the left

Thence with said reverse curve to the left, having a central angle of 00 degrees 37 minutes 25 seconds, an arc length of 2.18 feet, a radius of 200.00 feet, and a chord bearing North 30 degrees 46 minutes 44 seconds East, 2.18 feet;

North 59 degrees 31 minutes 59 seconds West, 50.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 32 degrees 25 minutes 39 seconds, at an arc length of 76.55 cross a common line for said called 56.20 acre tract and the residue of said called 304.68 acre tract, and continue for a total arc length of 84.89 feet, a radius of 150.00 feet, and a chord bearing North 14 degrees 15 minutes 12 seconds East, 83.77 feet;

North 01 degree 57 minutes 38 seconds West, at 191.27 feet cross a common line for the residue of said called 304.68 acre tract and said called 227.45 acre tract, and continue for a total distance of 304.00 feet;

North 88 degrees 02 minutes 22 seconds East, 50.00 feet;

North 01 degree 57 minutes 38 seconds West, 4.33 feet;

North 88 degrees 02 minutes 22 seconds East, 117.00 feet;

North 43 degrees 02 minutes 22 seconds East, 14.14 feet;

North 01 degree 45 minutes 50 seconds West, 105.00 feet;

North 01 degree 57 minutes 38 seconds West, 53.77 feet;

North 04 degrees 51 minutes 06 seconds East, 51.04 feet;

North 12 degrees 09 minutes 48 seconds East, 53.10 feet;

North 13 degrees 05 minutes 44 seconds East, 220.00 feet;

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DATE: APRIL 2024 SCALE NTS SHEET 1B OF 1	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	**OWNER/DEVELOPER:** Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 713.783.6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** 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 Cjamnik@quiddity.com

North 10 degrees 24 minutes 09 seconds East, 39.04 feet;

North 03 degrees 36 minutes 06 seconds East, 39.04 feet;

North 03 degrees 19 minutes 54 seconds West, 40.05 feet;

North 10 degrees 21 minutes 12 seconds West, 40.05 feet;

North 17 degrees 22 minutes 27 seconds West, 40.04 feet;

North 24 degrees 23 minutes 41 seconds West, 40.04 feet;

North 31 degrees 24 minutes 54 seconds West, 40.04 feet;

North 38 degrees 26 minutes 07 seconds West, 40.04 feet;

North 45 degrees 27 minutes 21 seconds West, 40.04 feet;

North 52 degrees 28 minutes 34 seconds West, 40.04 feet;

North 59 degrees 29 minutes 47 seconds West, 40.04 feet;

North 66 degrees 31 minutes 01 second West, 40.04 feet;

North 73 degrees 33 minutes 01 second West, 40.19 feet;

North 76 degrees 05 minutes 39 seconds West, 40.12 feet;

South 88 degrees 02 minutes 57 seconds West, 254.41 feet;

North 01 degree 57 minutes 03 seconds West, 76.68 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 36 degrees 14 minutes 00 seconds, an arc length of 110.67 feet, a radius of 175.00 feet, and a chord bearing North 20 degrees 04 minutes 04 seconds West, 108.83 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 65 degrees 25 minutes 11 seconds, an arc length of 28.54 feet, a radius of 25.00 feet, and a chord bearing North 05 degrees 28 minutes 28 seconds West, 27.02 feet;

South 66 degrees 11 minutes 32 seconds East, 117.12 feet;

North 65 degrees 51 minutes 35 seconds East, 12.89 feet;

North 15 degrees 59 minutes 13 seconds East, 83.78 feet;

North 00 degrees 32 minutes 02 seconds East, 65.08 feet;

North 01 degree 57 minutes 42 seconds West, 568.60 feet to the upper northwest corner of the herein described tract;

Thence establishing the upper north line of the herein described tract with the following courses and distances:

North 76 degrees 03 minutes 19 seconds East, 90.26 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 11 degrees 58 minutes 59 seconds, an arc length of 57.51 feet, a radius of 275.00 feet, and a chord bearing North 82 degrees 02 minutes 49 seconds East, 57.41 feet;

North 88 degrees 02 minutes 18 seconds East, 252.68 feet to the upper northeast corner of the herein described tract;

Thence establishing the upper east line of the herein described tract with the following courses and distances:

South 01 degree 57 minutes 42 seconds East, 345.54 feet;

South 47 degrees 09 minutes 13 seconds East, 84.57 feet to an interior corner for the herein described tract;

North 87 degrees 39 minutes 15 seconds East, 232.03 feet to a reentry corner for the herein described tract;

South 02 degrees 11 minutes 54 seconds East, 158.83 feet;

South 27 degrees 08 minutes 57 seconds East, 120.32 feet;

South 02 degrees 20 minutes 45 seconds East, 593.07 feet;

South 47 degrees 39 minutes 44 seconds East, 83.78 feet to a reentry corner of the herein described tract;

Thence North 87 degrees 39 minutes 15 seconds East establishing the lower north line of the herein described tract, 885.85 feet to the lower northeast corner of the herein described tract, being a point in the east line of said called 227.45 acre tract, the east line of said Abstract 375, the west line of said adjoining Abstract 204, and the west line of an adjoining called 0.98 acre tract recorded under County Clerk's File Number 2312086, Official Public Records, Waller County, Texas;

Thence along the easterly line of the herein described tract, being a portion of the east line of said called 227.45 acre tract, and crossing the residue of said called 304.68 acre tract, with the following courses and distances:

South 02 degrees 20 minutes 45 seconds East, at 247.69 feet pass the southeast corner of said called 227.45 acre tract, and continue for a total distance of 452.88 feet to the beginning of a curve to the right, being a point in the west right-of-way line of said adjoining Bartlett Road (100-foot wide);

Thence with said curve to the right, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 47.12 feet, a radius of 30.00 feet, and a chord bearing South 42 degrees 39 minutes 15 seconds West, 42.43 feet;

South 02 degrees 20 minutes 45 seconds East, 60.00 feet to the Place of Beginning and containing 43.04 acres of land, more or less.

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DATE: APRIL 2024 SCALE NTS SHEET 1C OF 1	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	**OWNER/DEVELOPER:** Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 713.783.6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** 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 Cjamnik@quiddity.com

Legend:

AC . . . . . "Acres"
AE . . . . . "Aerial Easement"
BL . . . . . "Building Line"
C.C.F. . . . . ."County Clerk's File"
D.R.W.C.T. . . . . "County Clerk's File"
M.R.H.C.T . . . . ."Map Records, Harris County, Texas"
No . . . . . "Number"
O.P.R.R.P.H.C.T. . "Official Public Records of Real Property, Harris County, Texas"
O.P.R.W.C.T. . . . "Official Public Records, Waller County, Texas"
ROW . . . . . "Right-of-Way"
SSE . . . . . ."Sanitary Sewer Easement"
Sq Ft . . . . . ."Square Feet"
UE . . . . . "Utility Easement"
VOL. _, PG. _ . ."Volume and Page"
WLE . . . . . ."Waterline Easement"
(1). . . . . "Block Number"
● . . . . . "Set 3/4-inch Iron With Cap Stamped "Quiddity" as Per Certification"
. . . . . ."Street Name Break"

General Notes:

1. A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
3. The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 1.0001019504
4. Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
5. 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.
6. This tract lies within Unshaded Zone "X" of the Flood Insurance Rate Map, Community NO. 480640, Map Number 48473C0375E, Panel 0375, suffix "E" dated February 18, 2009 and revised under LOMR 22-06-2777P dated November 20, 2023 for Waller County, Texas and incorporated areas.
7. Elevations shown hereon are based on TSARP Monument 190105, being located along Pitts Road, approximately 1,485 feet north of the intersection of Pitts Road and Clay Road. Benchmark is west of Pitts Road and north of Cane Island Branch, on the north high bank of Cane Island Branch between the end of a guardrail and an existing fence running north-south. Elevation = 156.48' (NAVD88, 2001 Adjustment).
8. TBM "2081865" being a cut square in the north curb of the southern half of Stockdick Road and shown hereon. Elevation = 163.71'
9. Unless otherwise indicated, the building lines [BL], 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.
10. Tract is subject to Grant of Easement and Surface Use Agreement recorded under C.C.F. No. 2011586, O.P.R.W.C.T.
11. Tract is subject to Surface Waiver Agreement recorded under C.C.F. No. 2312084, O.P.R.W.C.T. and RP-2023-385717, O.P.R.R.P.H.C.T.

RESTRICTED RESERVE [C]
Restricted to Landscape, Open Space and Incidental Utility Purposes Only
0.55 AC
24,150 Sq. Ft.

DATE: APRIL 2024 SCALE NTS SHEET 1D OF 1	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	**OWNER/DEVELOPER:** Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 713.783.6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** 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 Cjamnik@quiddity.com

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N76°03'19"E	90.26'
L2	N88°02'18"E	252.68'
L3	S47°09'13"E	84.57'
L4	N87°39'15"E	232.03'
L5	S02°11'54"E	158.83'
L6	S27°08'57"E	120.32'
L7	S47°39'44"E	83.78'
L8	S02°20'45"E	60.00'
L9	S87°39'15"W	376.99'
L10	S87°39'15"W	50.00'
L11	S87°39'15"W	272.61'
L12	S23°10'09"E	48.20'
L13	S02°20'45"E	239.20'
L14	S04°08'24"W	46.08'
L15	S11°06'13"W	99.46'
L16	S06°16'19"W	60.19'
L17	S02°18'47"W	62.86'
L18	S01°30'46"E	263.31'
L19	N68°39'55"W	20.07'

LINE TABLE		
LINE	BEARING	DISTANCE
L20	S75°42'58"W	120.28'
L21	N59°31'59"W	50.00'
L22	N01°57'38"W	304.00'
L23	N88°02'22"E	50.00'
L24	N01°57'38"W	4.33'
L25	N88°02'22"E	117.00'
L26	N43°02'22"E	14.14'
L27	N01°45'50"W	105.00'
L28	S01°57'38"E	53.77'
L29	N04°51'06"E	51.04'
L30	N12°09'48"E	53.10'
L31	N10°24'09"E	39.04'
L32	N03°36'06"E	39.04'
L33	N03°19'54"W	40.05'
L34	N10°21'12"W	40.05'
L35	N17°22'27"W	40.04'
L36	N24°23'41"W	40.04'
L37	N31°24'54"W	40.04'
L38	N38°26'07"W	40.04'

LINE TABLE		
LINE	BEARING	DISTANCE
L39	N45°27'21"W	40.04'
L40	N52°28'34"W	40.04'
L41	N59°29'47"W	40.04'
L42	N66°31'01"W	40.04'
L43	N73°33'01"W	40.19'
L44	N76°05'39"W	40.12'
L45	S88°02'57"W	254.41'
L46	N01°57'03"W	76.68'
L47	S66°11'32"E	117.12'
L48	N65°51'35"E	12.89'
L49	N15°59'13"E	83.78'
L50	N00°32'02"E	65.08'
L51	S87°39'15"W	759.60'
L52	N02°20'45"W	60.00'
L53	N51°35'11"E	164.71'
L54	S88°02'22"W	145.70'
L55	N01°57'38"W	304.00'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	275.00'	11°58'59"	57.51'	S82°02'49"W	57.41'	28.86'
C2	30.00'	90°00'01"	47.12'	N42°39'15"E	42.43'	30.00'
C3	30.00'	90°00'00"	47.12'	S42°39'15"W	42.43'	30.00'
C4	30.00'	90°00'00"	47.12'	N47°20'45"W	42.43'	30.00'
C5	370.00'	20°49'24"	134.47'	S77°14'33"W	133.73'	67.99'
C6	190.00'	16°11'03"	53.67'	N27°41'52"W	53.49'	27.01'
C7	25.00'	66°52'49"	29.18'	N02°20'58"W	27.55'	16.51'
C8	200.00'	0°37'25"	2.18'	N30°46'44"E	2.18'	1.09'
C9	150.00'	32°25'39"	84.89'	N14°15'12"E	83.77'	43.62'
C10	175.00'	36°14'00"	110.67'	N20°04'04"W	108.83'	57.26'
C11	25.00'	65°25'11"	28.54'	S05°28'28"E	27.02'	16.06'
C12	400.00'	36°04'04"	251.80'	S69°37'13"W	247.66'	130.23'
C13	350.00'	36°27'12"	222.68'	N69°48'47"E	218.94'	115.25'
C14	175.00'	32°25'39"	99.04'	N14°15'12"E	97.73'	50.89'
C15	25.00'	82°57'32"	36.20'	N46°33'36"E	33.12'	22.10'
C16	25.00'	90°00'00"	39.27'	S46°57'38"E	35.36'	25.00'

DATE: APRIL 2024

SCALE NTS

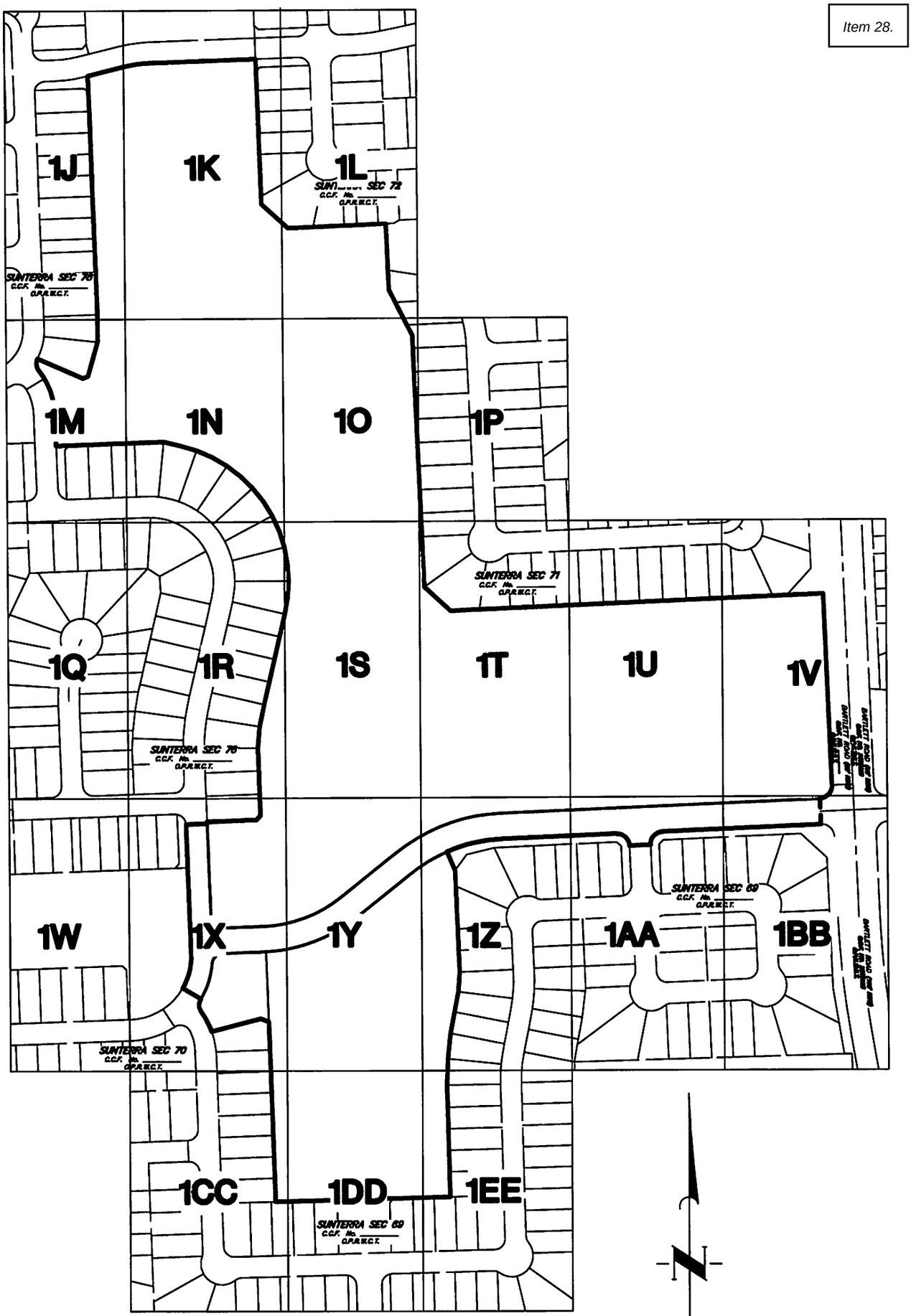
SHEET 1E OF 1

FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES

OWNER/DEVELOPER:
Astro Sunterra, L.P.,
A Delaware Limited Liability Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77082
713.783.6702
Sobryant@landtejas.com

ENGINEER/PLANNER/SURVEYOR:
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
Cjamnik@quiddity.com

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DATE: APRIL 2024 SCALE 1" = 250' SHEET 1F OF 1	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	**OWNER/DEVELOPER:** Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 713.783.6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** 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 Cjamnik@quiddity.com

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.

A 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) flood plain as delineated on Waller County Community Panel #480640 of the Flood Insurance Rate Map No. 48473C0375E of the Flood Insurance Rate Map No. 48473C0375E, dated 2/18/2009 and revised in LOMR 22–06–2777P, dated 11/20/2023.

No portion of this subdivison lies within the boundaries of the 0.2% annual change (500–year) floodplain as delineated on Waller County Community Panel #480640 of the Flood Insurance Rate Map No. 48473C0375E, dated 2/18/2009.

STATE OF TEXAS
REGISTERED
CHRIS D. KALKOMEY
5869
PROFESSIONAL
LAND SURVEYOR

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

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Tantara bend Drive Street Dedication and Detention Reserves 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 24th, day of April, 2024.

By: _____
Lisa M. Clark or M. Sonny Garza
Title Chair Vice Chairman

By: _____
Jennifer Ostlind, AICP
Secretary

HOUSTON PLANNING COMMISSION
HOUSTON
TEXAS

BROOKSHIRE–KATY DRAINAGE DISTRICT PERMIT NO 2024–55

APPROVED BY THE BOARD OF SUPERVISORS ON 5-13-2024
DATE

PRESIDENT

SECRETARY

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: APRIL 2024 SCALE NTS SHEET 1 OF 1	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	**OWNER/DEVELOPER:** Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 713.783.6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: 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 77401 • 832.913.4000 Cjamnik@quiddity.com

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STATE OF TEXAS §

COUNTY OF WALLER §

Astro Sunterra, L.P., a Delaware Limited Partnership, acting by and through Brian Stidham, Authorized Signer, owner hereinafter referred to as Owners of the 43.04 acre tract described in the above and foregoing map of Tantara Bend Drive Street Dedication and Detention Reserves, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on 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, 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 Astro Sunterra, L.P., a Delaware Limited Partnership has caused these presents to be signed by Brian Stidham, its Authorized Signer, thereunto authorize, this 8 day of April, 2024

Astro Sunterra, L.P.,
a Delaware Limited Partnership

By: Astro Sunterra GP LLC
a Delaware Limited Liability Company,
Its General Partner

By: _____
By: Brian Stidham
Title: Authorized Signer

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Brian Stidham Authorized Signer, 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 8 day of April, 2024.

Ashley Delgado
Notary Public in and for the State of Texas

Ashley Delgado
Print Name

My commission expires: 12-1-25

ASHLEY DELGADO
Notary Public, State of Texas
Comm. Expires 12-01-2025
Notary ID 130998330

DATE: APRIL 2024 SCALE NTS SHEET 1H OF 1	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	**OWNER/DEVELOPER:** Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 713.783.6702 SobryantDlandtejas.com	ENGINEER/PLANNER/SURVEYOR: 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 77401 • 832.913.4000 Cjamnik@quiddity.com

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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, PE
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 _____, 202_, 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 _____, 202_.

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

Walter E. Smith, P.E., RPLS
Commissioner, Precinct 2

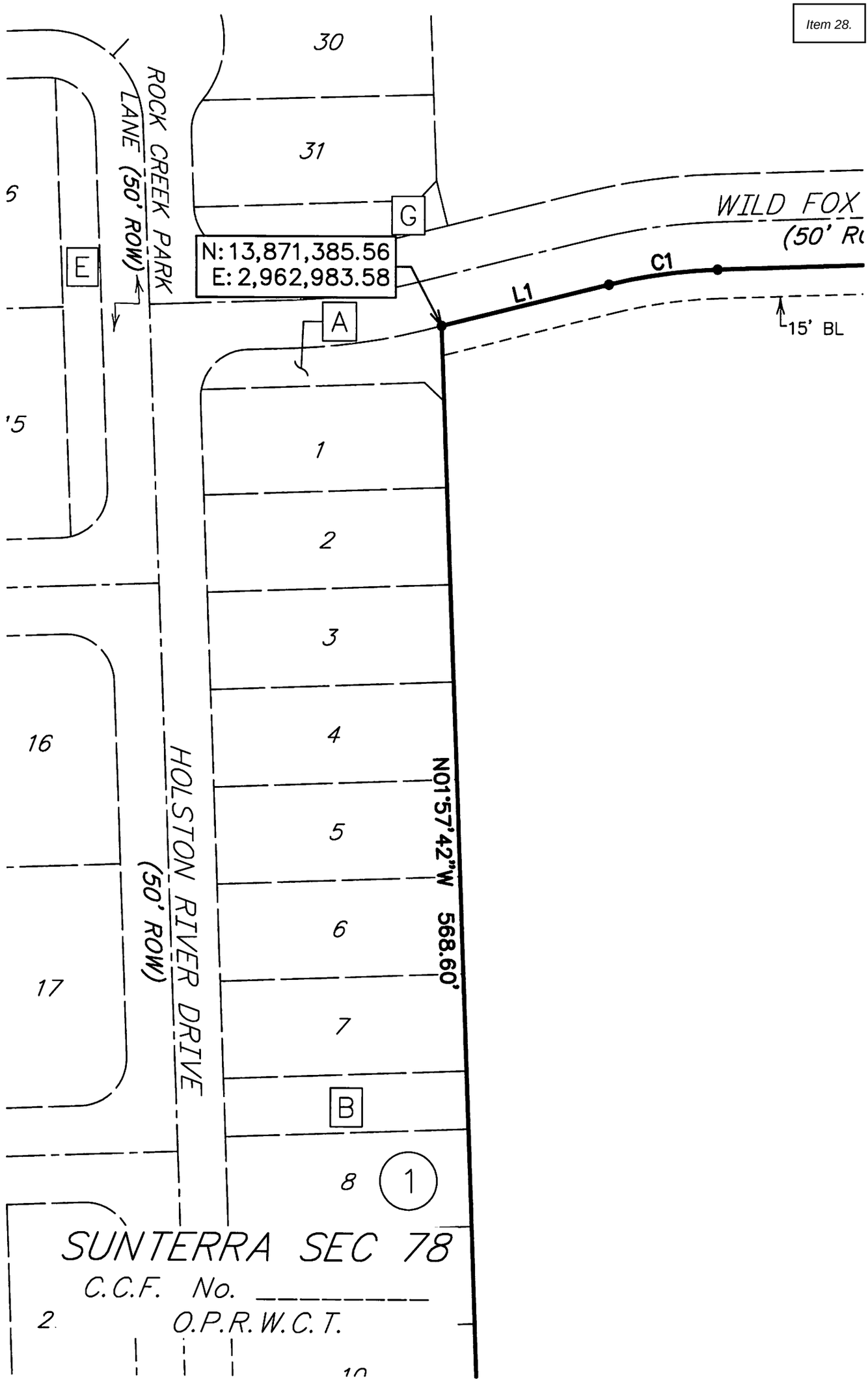
Kendric D. Jones
Commissioner, Precinct 3

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.

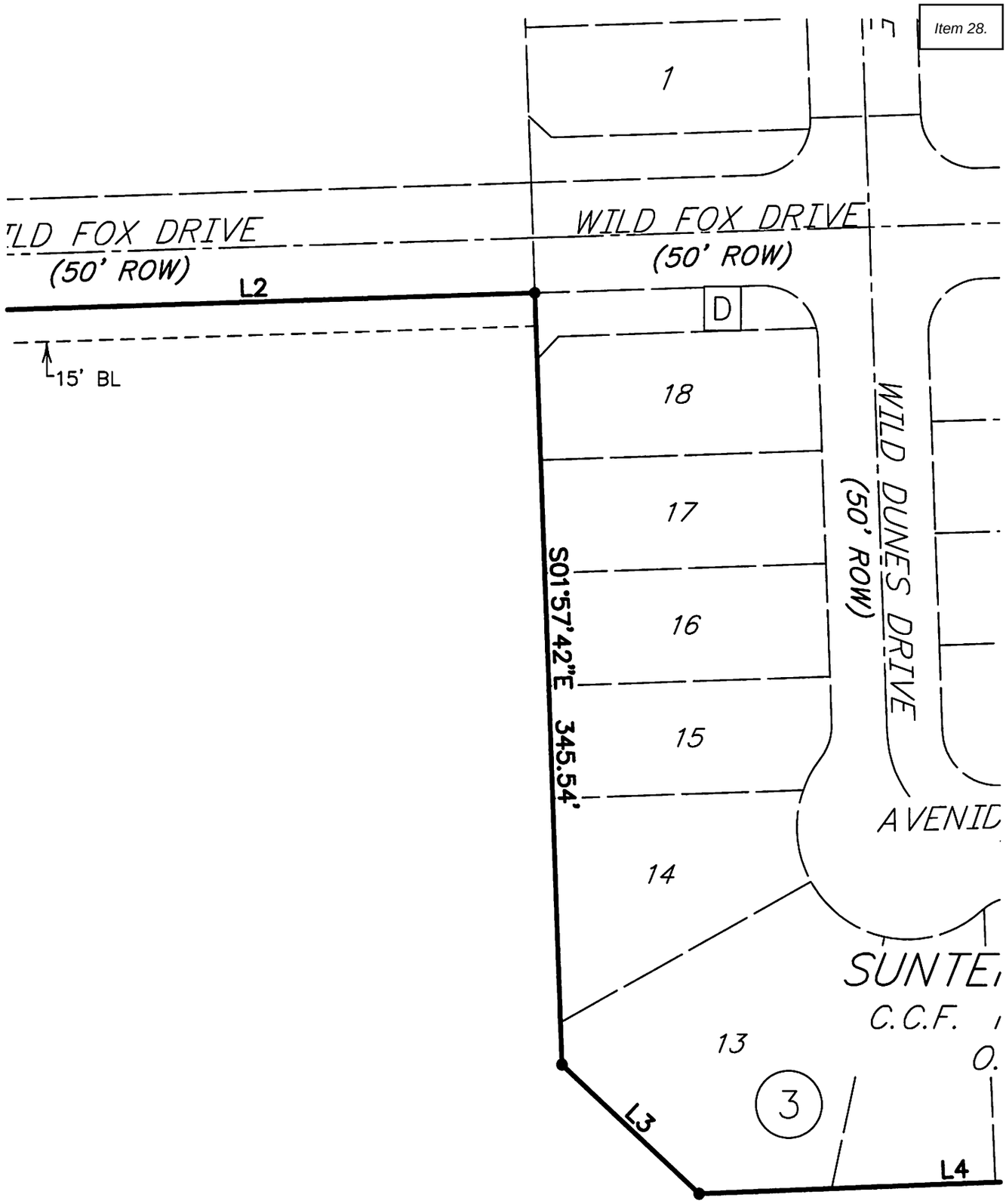
DATE: APRIL 2024 SCALE NTS SHEET 11 OF 1	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	**OWNER/DEVELOPER:** Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 713.783.6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** 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 Cjamnik@quiddity.com

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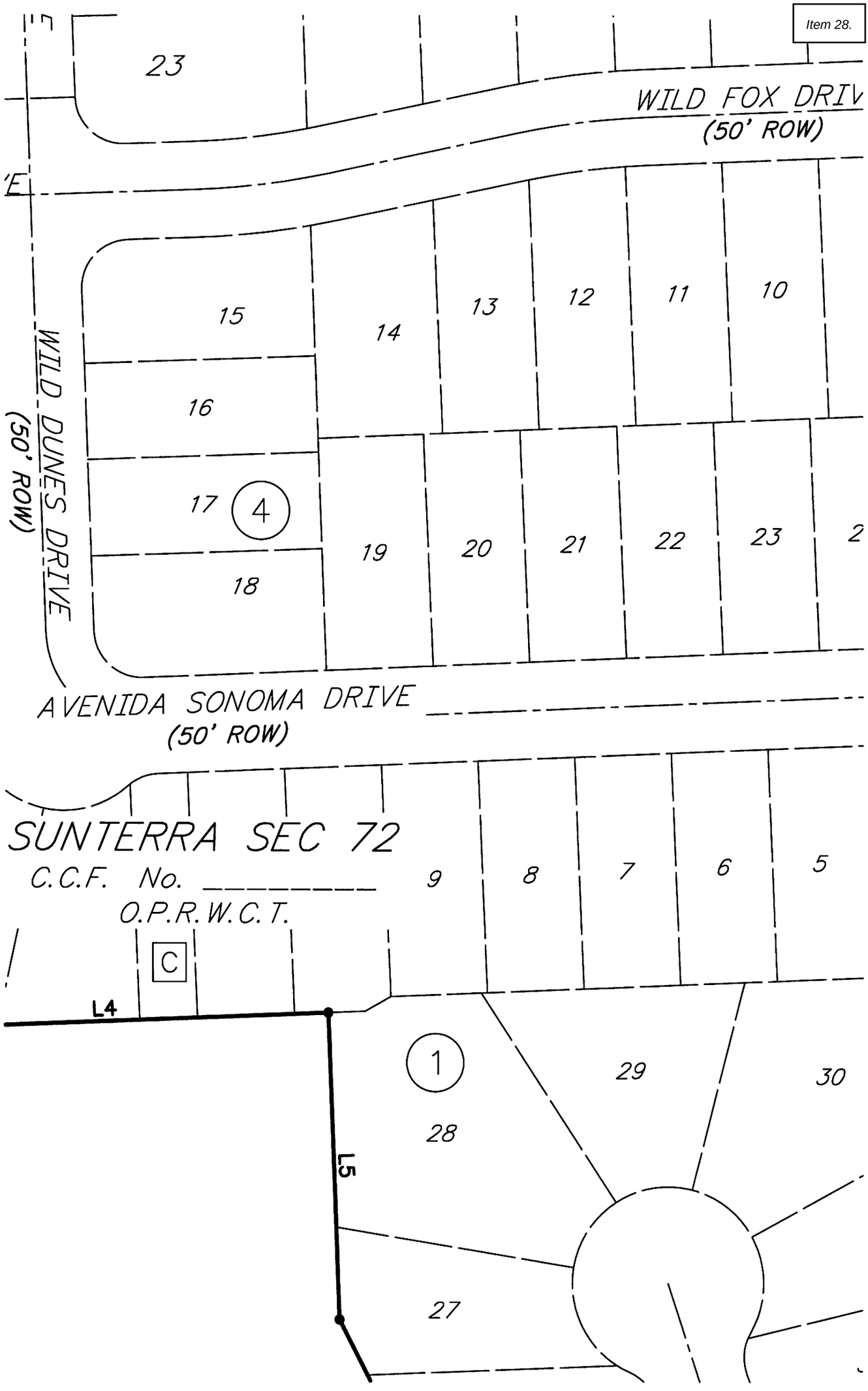
DATE: APRIL 2024 SCALE 1" = 250' SHEET 1J OF 1	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	**OWNER/DEVELOPER:** Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 713.783.6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** 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 Cjamnik@quiddity.com

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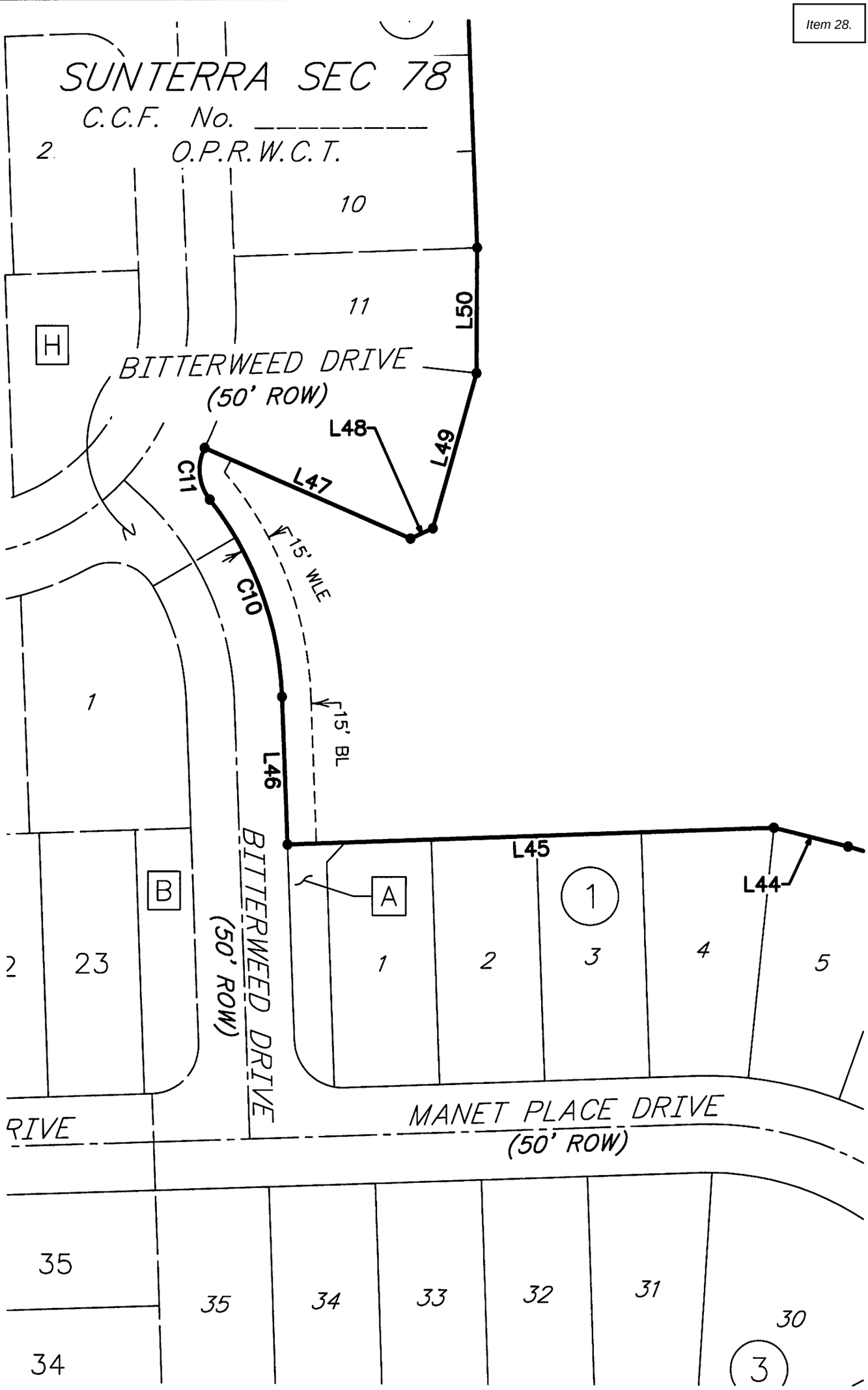
DATE: APRIL 2024 SCALE 1" = 250' SHEET 1K OF 1	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	**OWNER/DEVELOPER:** Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 713.783.6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** 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 Cjamnik@quiddity.com

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DATE: APRIL 2024 SCALE 1" = 250' SHEET 1M OF 1	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	**OWNER/DEVELOPER:** Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 713.783.6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** 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 Cjamnik@quiddity.com

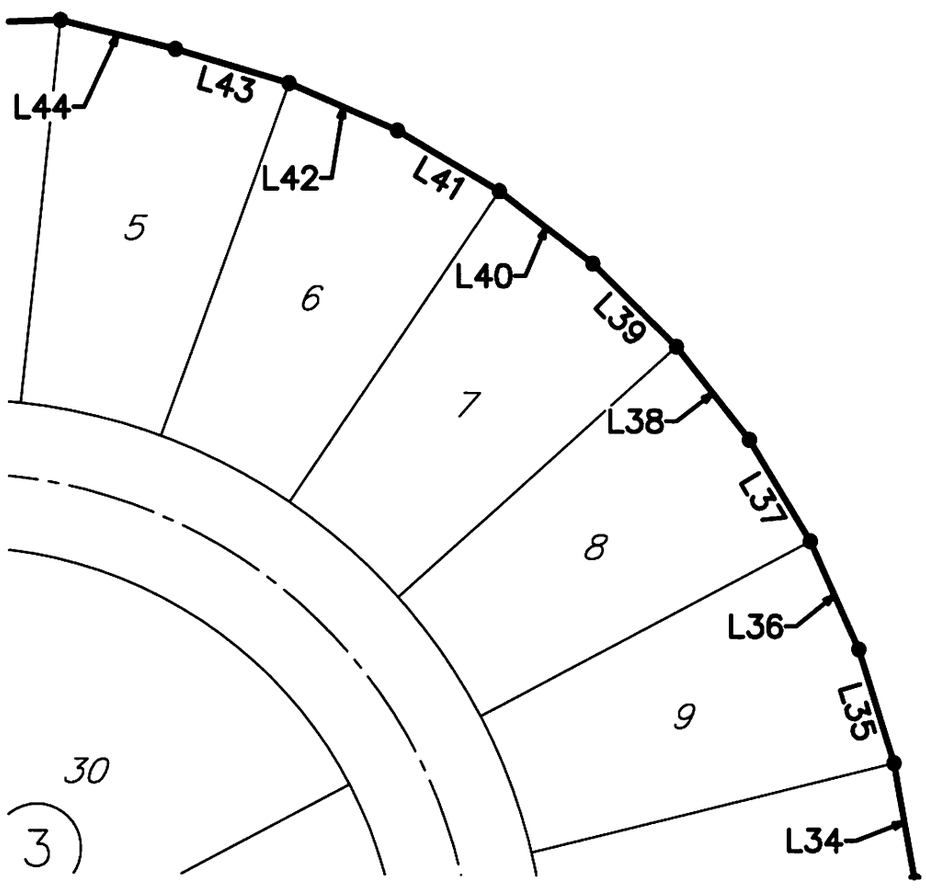
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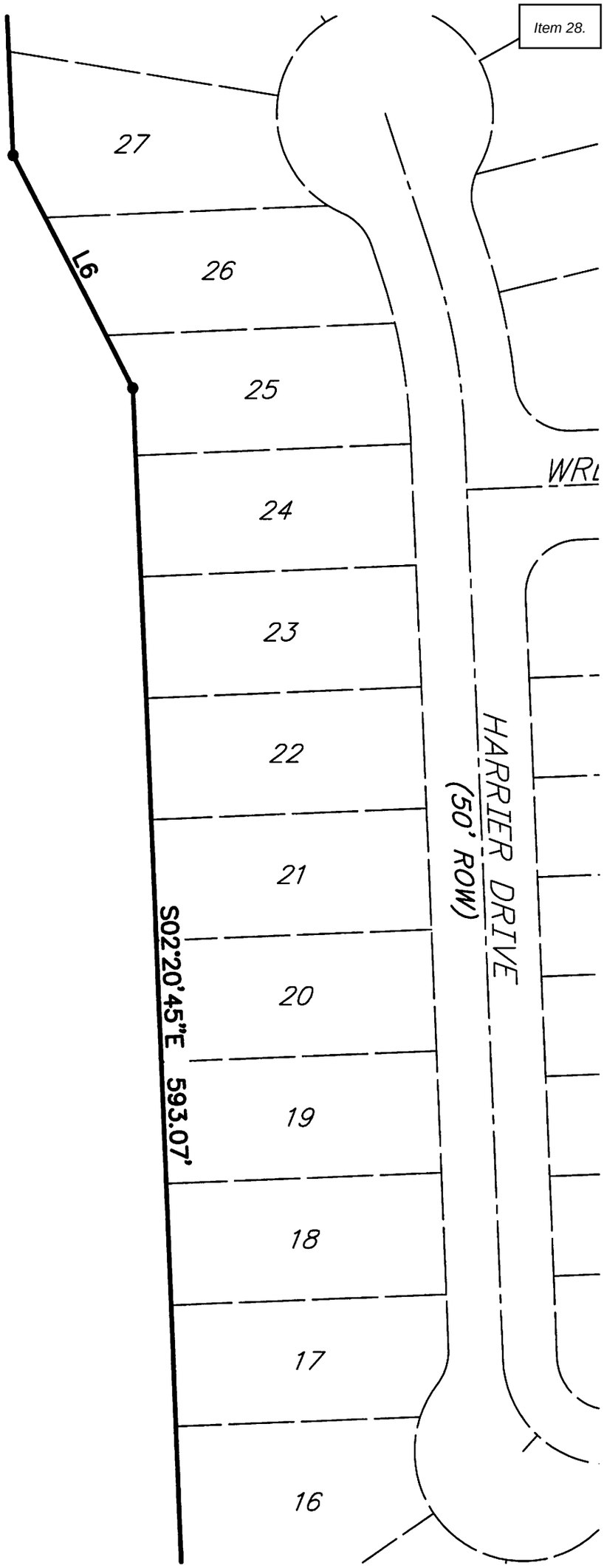
RESTRICTED RESERVE A

Restricted to Detention and
Drainage Purposes Only
33.10 AC
1,441,642 Sq. Ft.



DATE: APRIL 2024 SCALE 1"=60' SHEET 1N OF 1	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	**OWNER/DEVELOPER:** Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 713.783.6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** 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 Cjamnik@quiddity.com

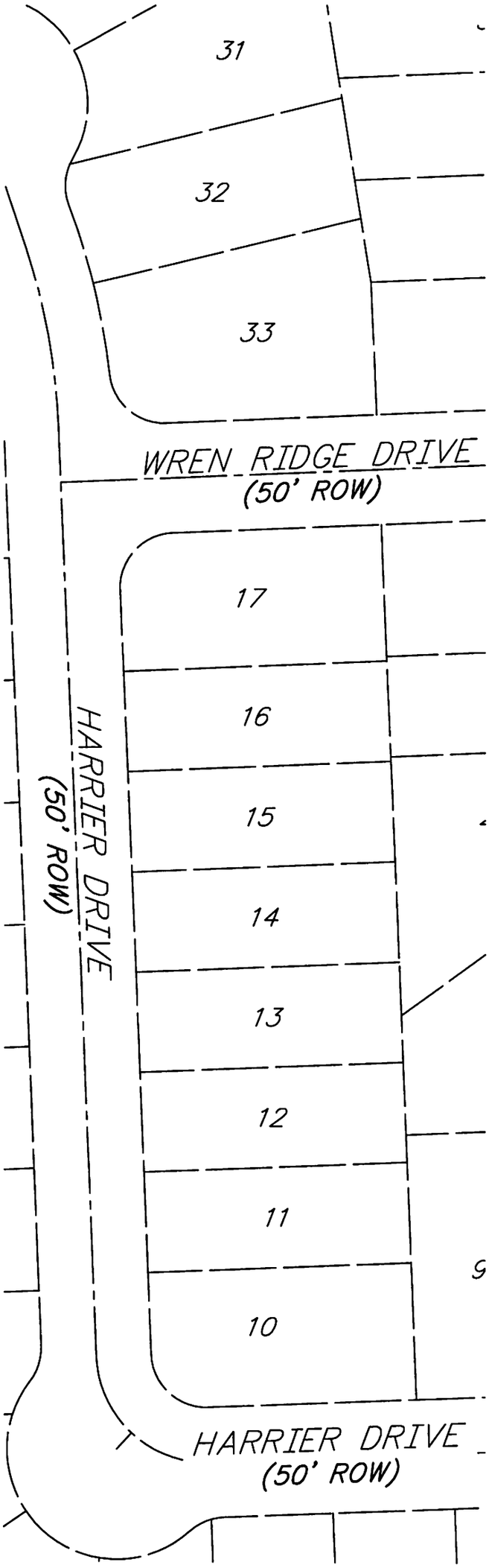
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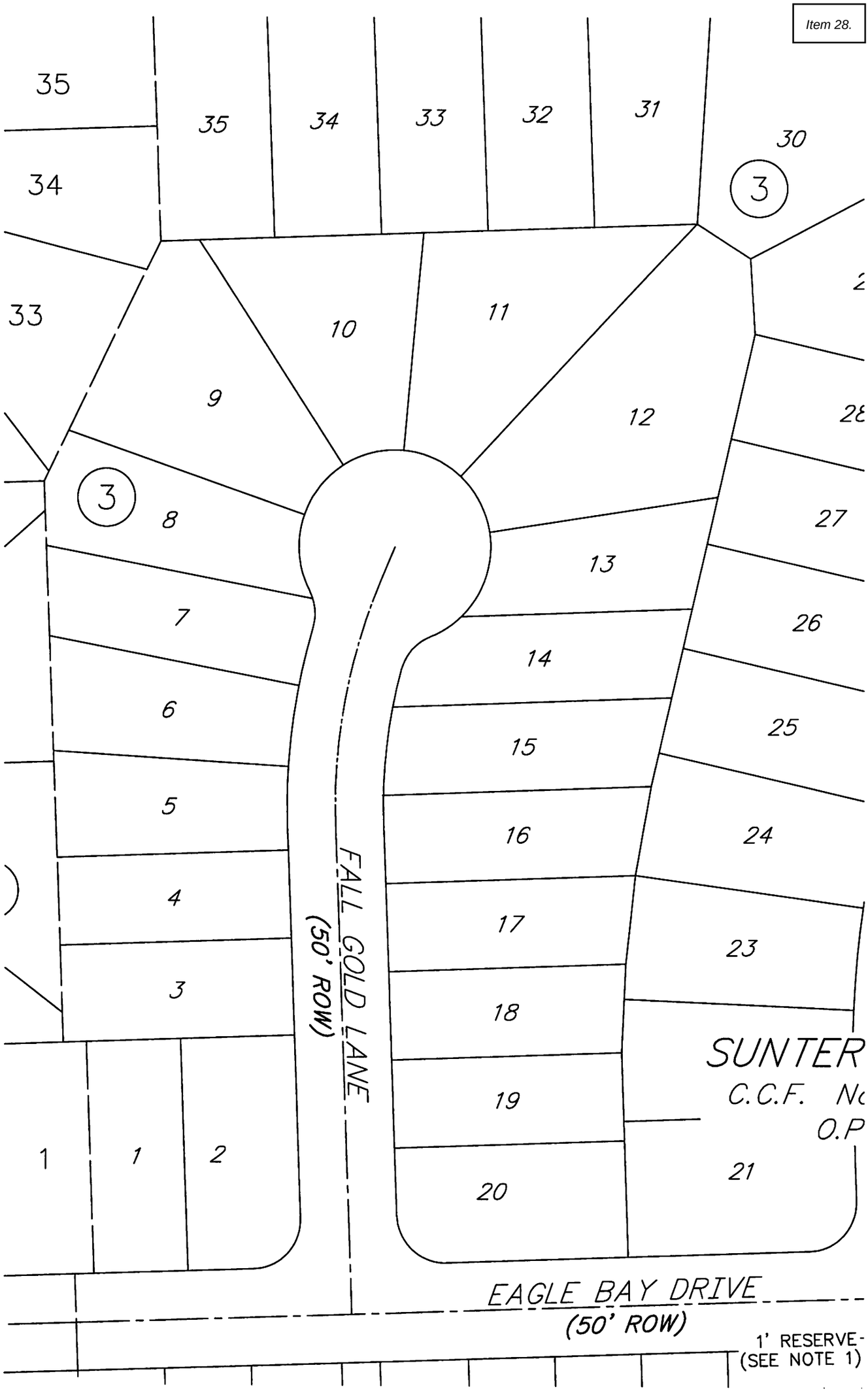
DATE: APRIL 2024 SCALE 1"=60' SHEET 10 OF 1	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	**OWNER/DEVELOPER:** Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 713.783.6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** 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 Cjamnik@quiddity.com

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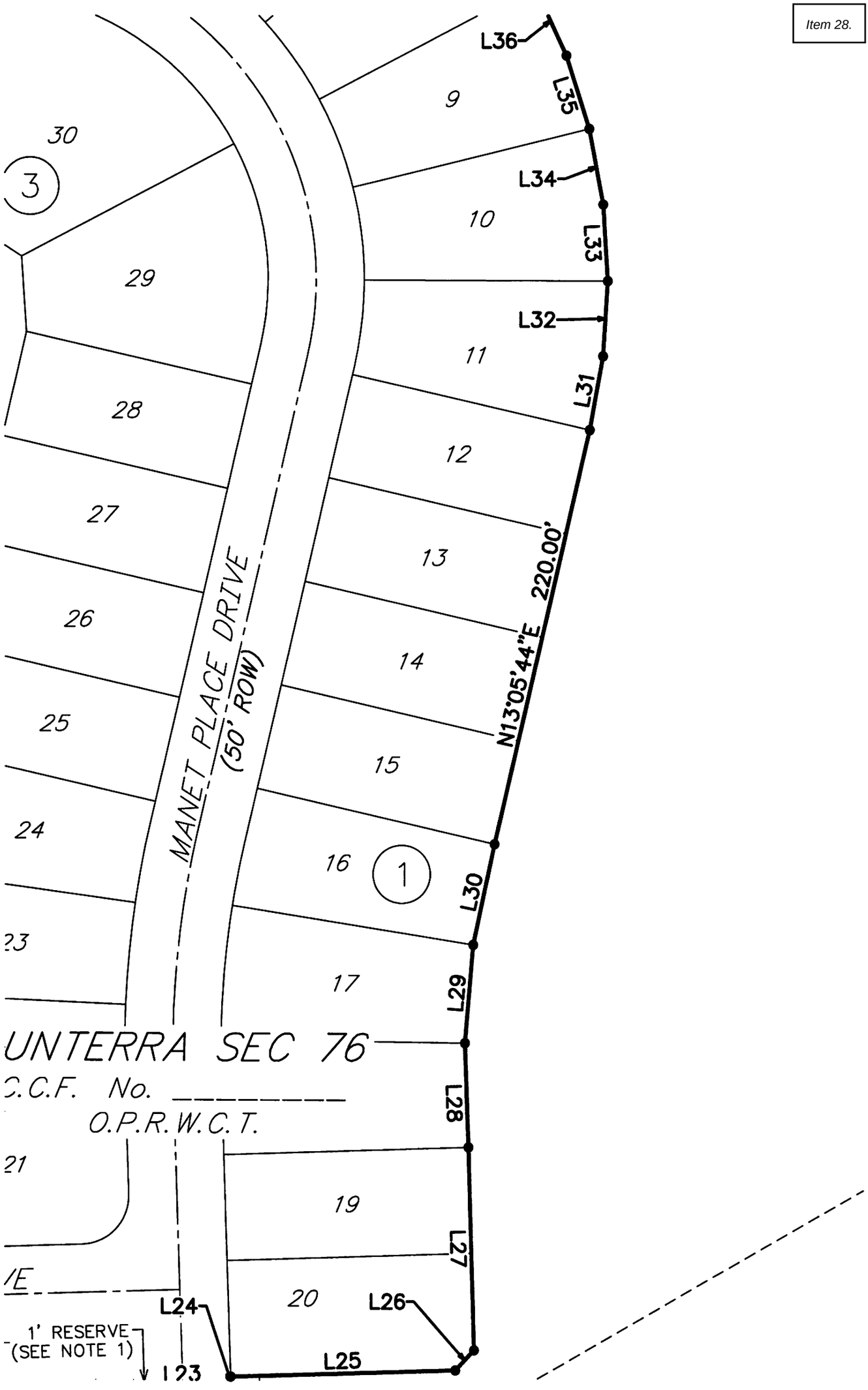
DATE: APRIL 2024 SCALE 1"=60' SHEET 1P OF 1	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	**OWNER/DEVELOPER:** Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 713.783.6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** 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 Cjamnik@quiddity.com

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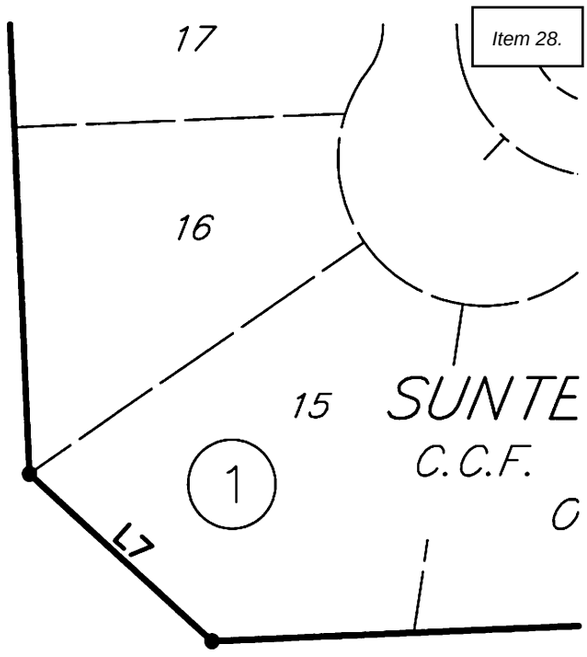
DATE: APRIL 2024 SCALE 1"=60' SHEET 10 OF 1	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	**OWNER/DEVELOPER:** Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 713.783.6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** 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 Cjamnik@quiddity.com

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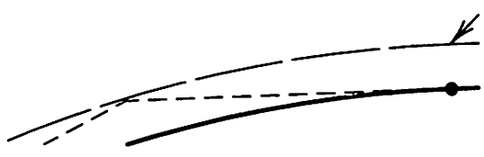


DATE: APRIL 2024 SCALE 1"=60' SHEET 1R OF 1	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	**OWNER/DEVELOPER:** Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 713.783.6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** 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 Cjamnik@quiddity.com

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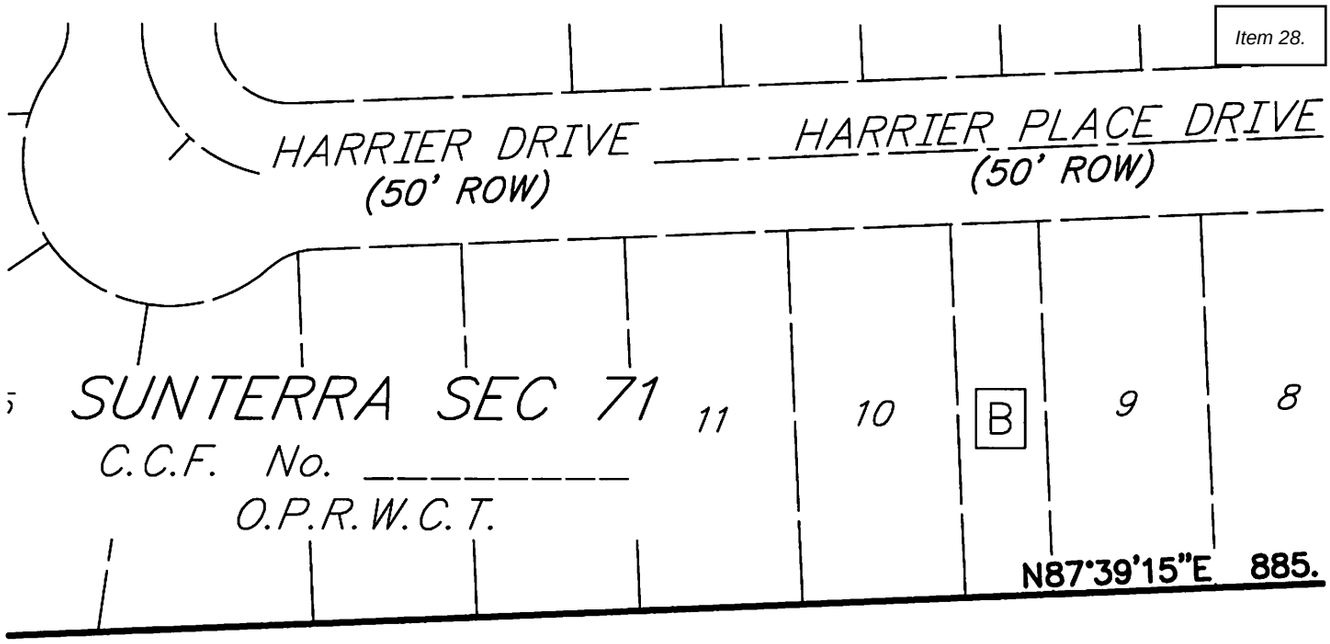


RESTRICTE
Restricted
and Drainage
33.1
1,441,64



DATE: APRIL 2024 SCALE 1"=80' SHEET 1S OF 1	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	**OWNER/DEVELOPER:** Astro Suntera, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 713.783.6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: 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 Cjamnik@quiddity.com

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RESTRICTED RESERVE A
Restricted to Detention
and Drainage Purposes Only
33.10 AC
1,441,642 Sq. Ft.

BROOKSHIRE-KATY DRAINAGE
DISTRICT
CALLED 86.2 AC AGREEMENT TRACT
Addendum No. 1 (EXHIBIT "A-2")
C.C.F. NO. 2200987
O.P.R.W.C.T.

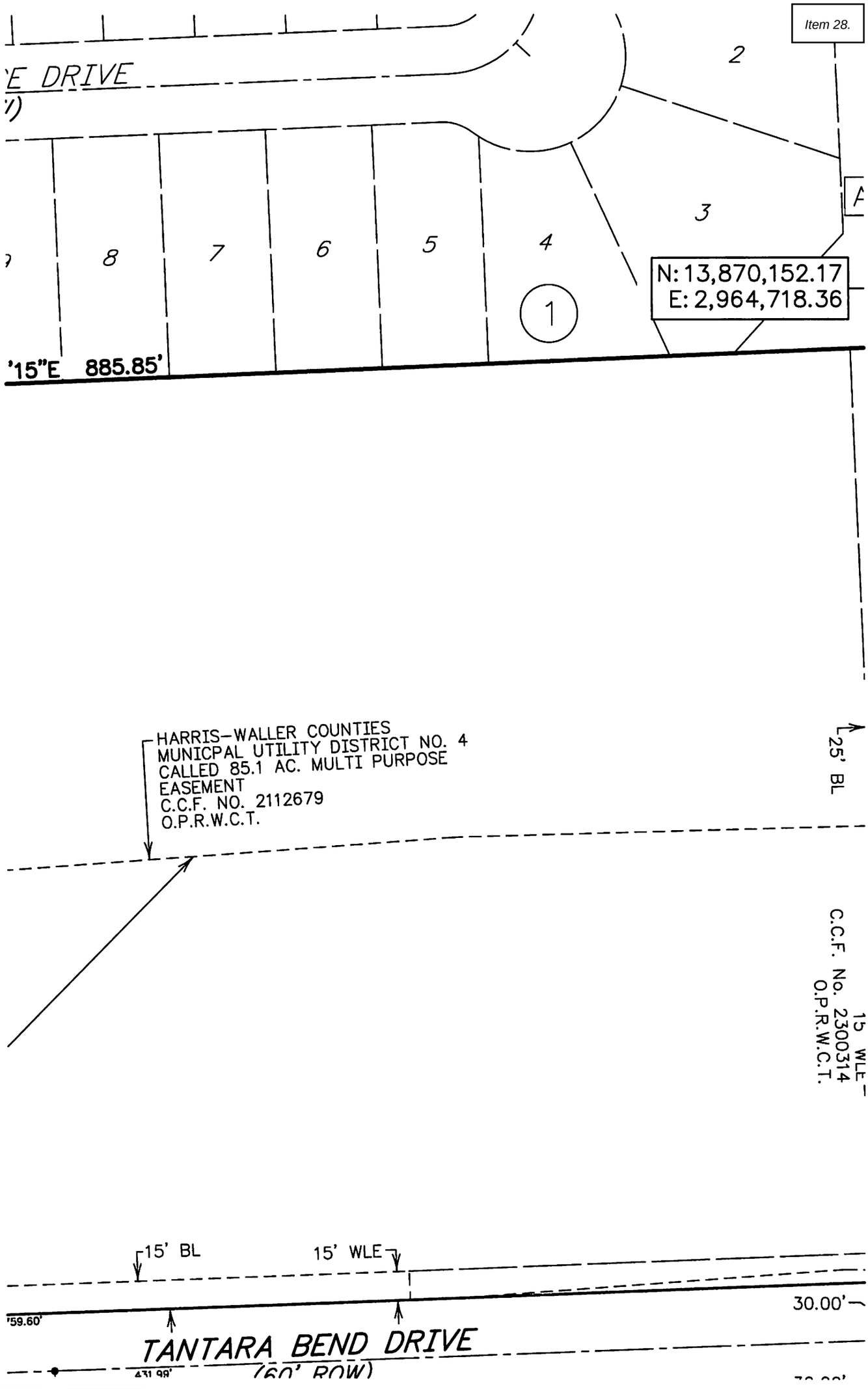
15' WLE

759.60'

L51

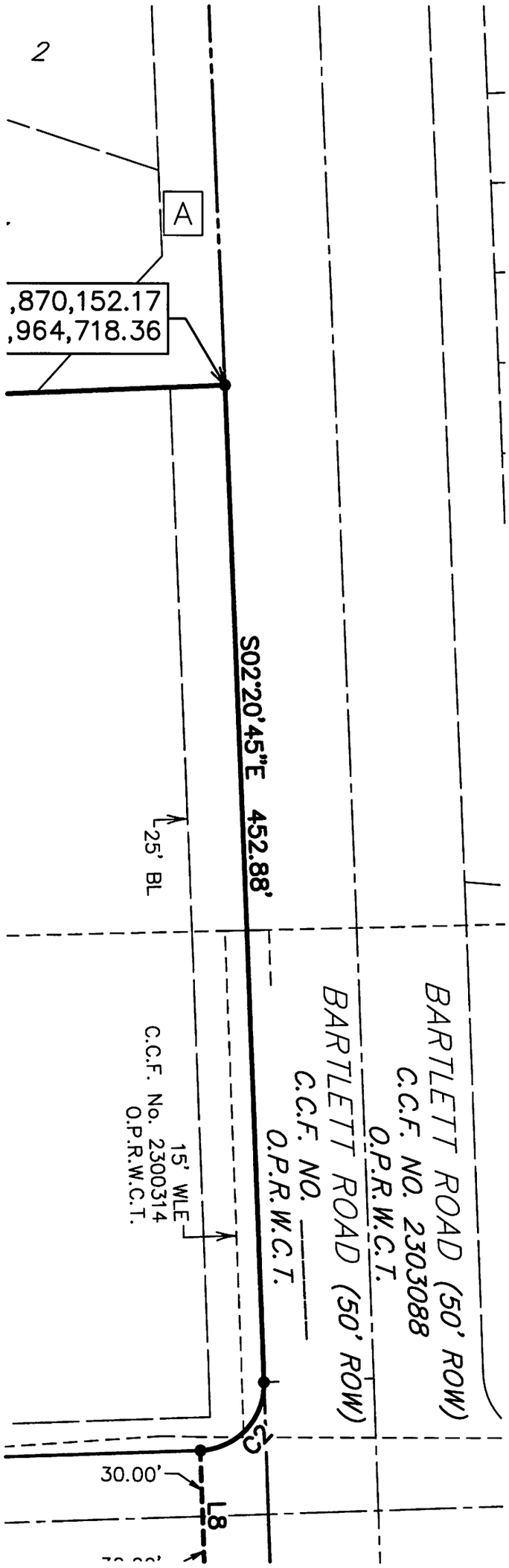
DATE: APRIL 2024 SCALE 1"=60' SHEET 1T OF 1	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	**OWNER/DEVELOPER:** Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 713.783.6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: 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 Cjamnik@quiddity.com

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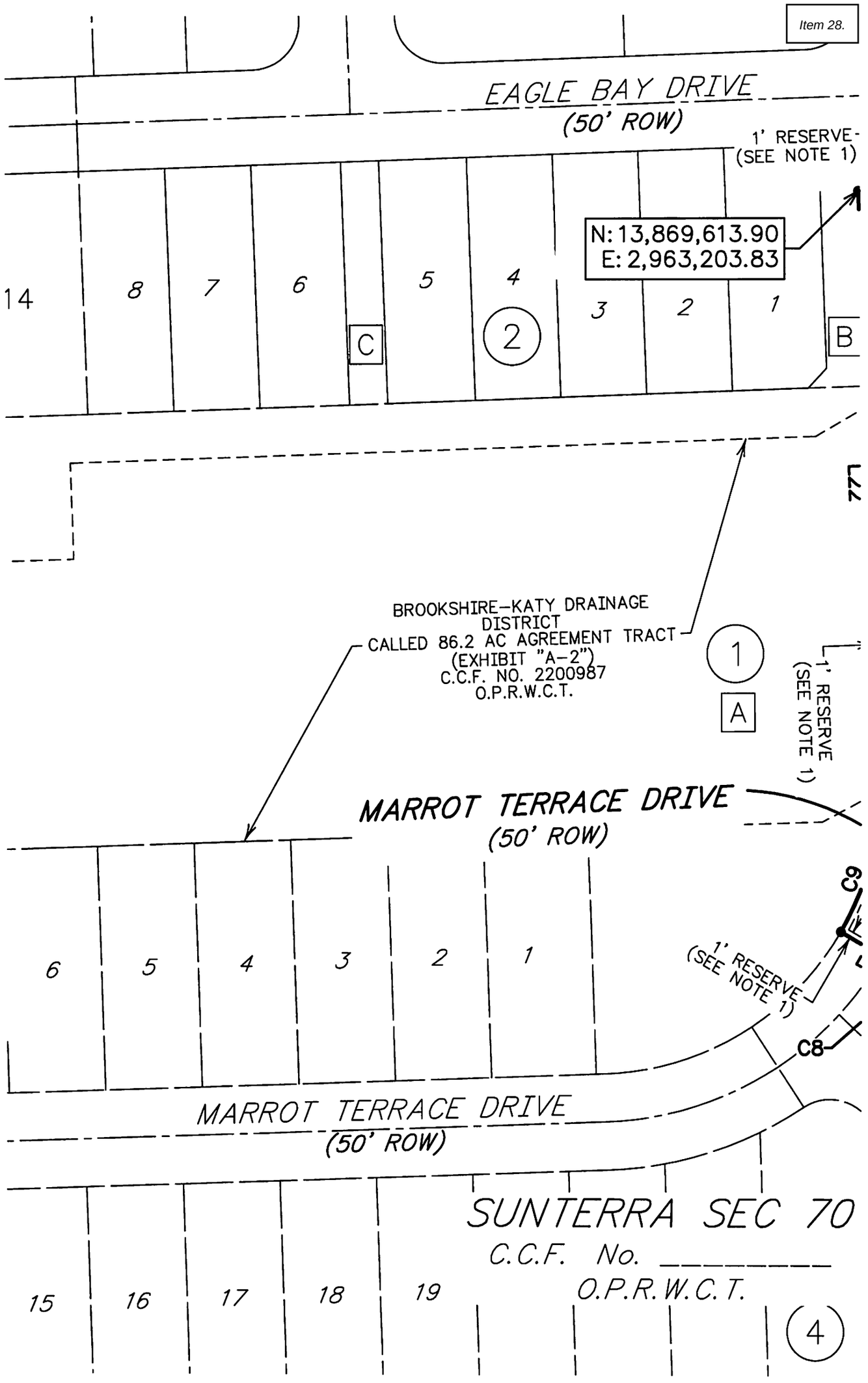
DATE: APRIL 2024 SCALE 1"=80' SHEET 1U OF 1	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	**OWNER/DEVELOPER:** Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 713.783.6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** 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 Cjamnik@quiddity.com

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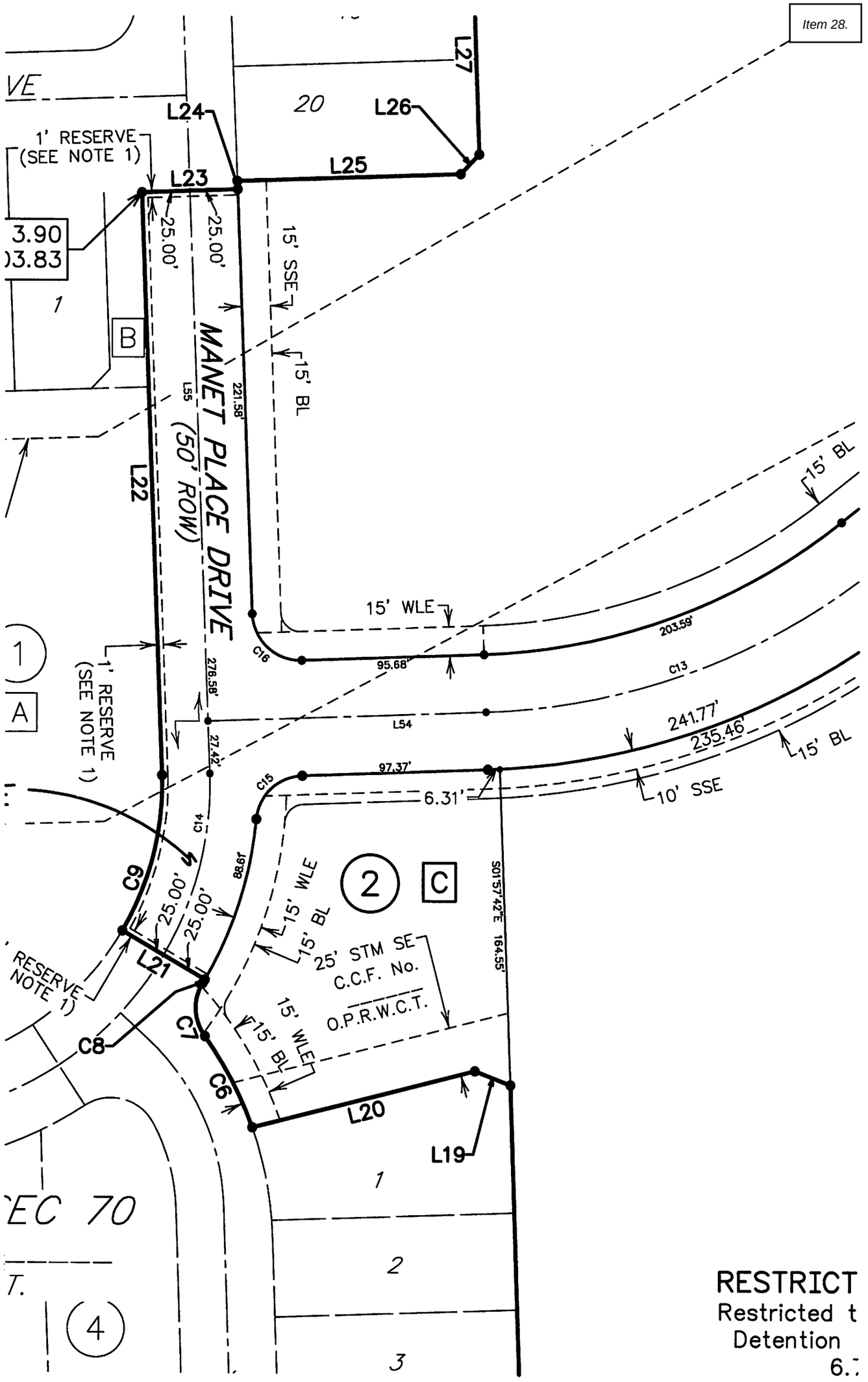
DATE: APRIL 2024 SCALE 1"=60' SHEET 1V OF 1	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	**OWNER/DEVELOPER:** Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 713.783.6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** 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 Cjamnik@quiddity.com

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DATE: APRIL 2024 SCALE 1"=60' SHEET 1W OF 1	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	**OWNER/DEVELOPER:** Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 713.783.6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** 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 Cjamnik@quiddity.com

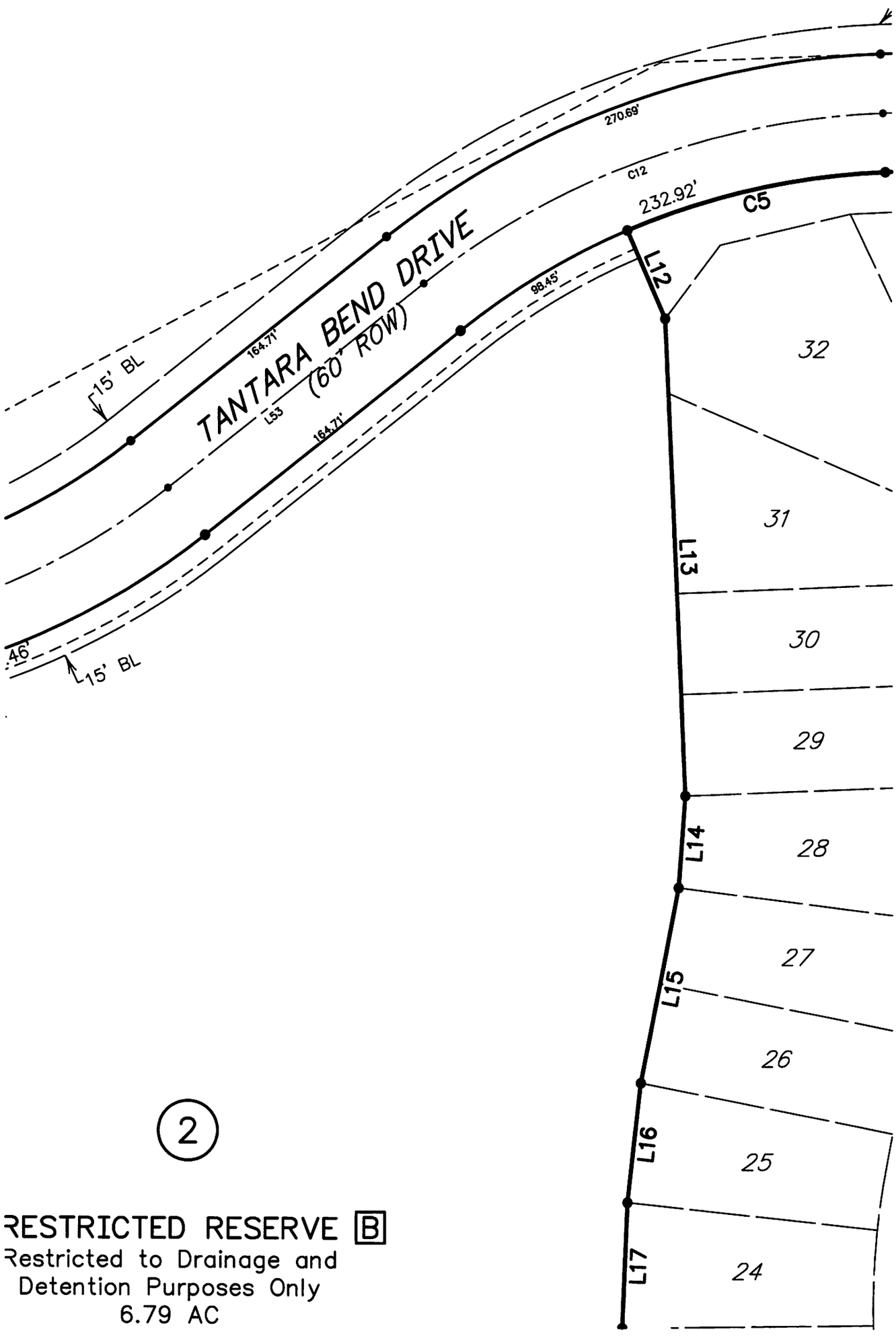
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DATE: APRIL 2024 SCALE 1"=60' SHEET 1X OF 1	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	**OWNER/DEVELOPER:** Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 713.783.6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** 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 Cjamnik@quiddity.com

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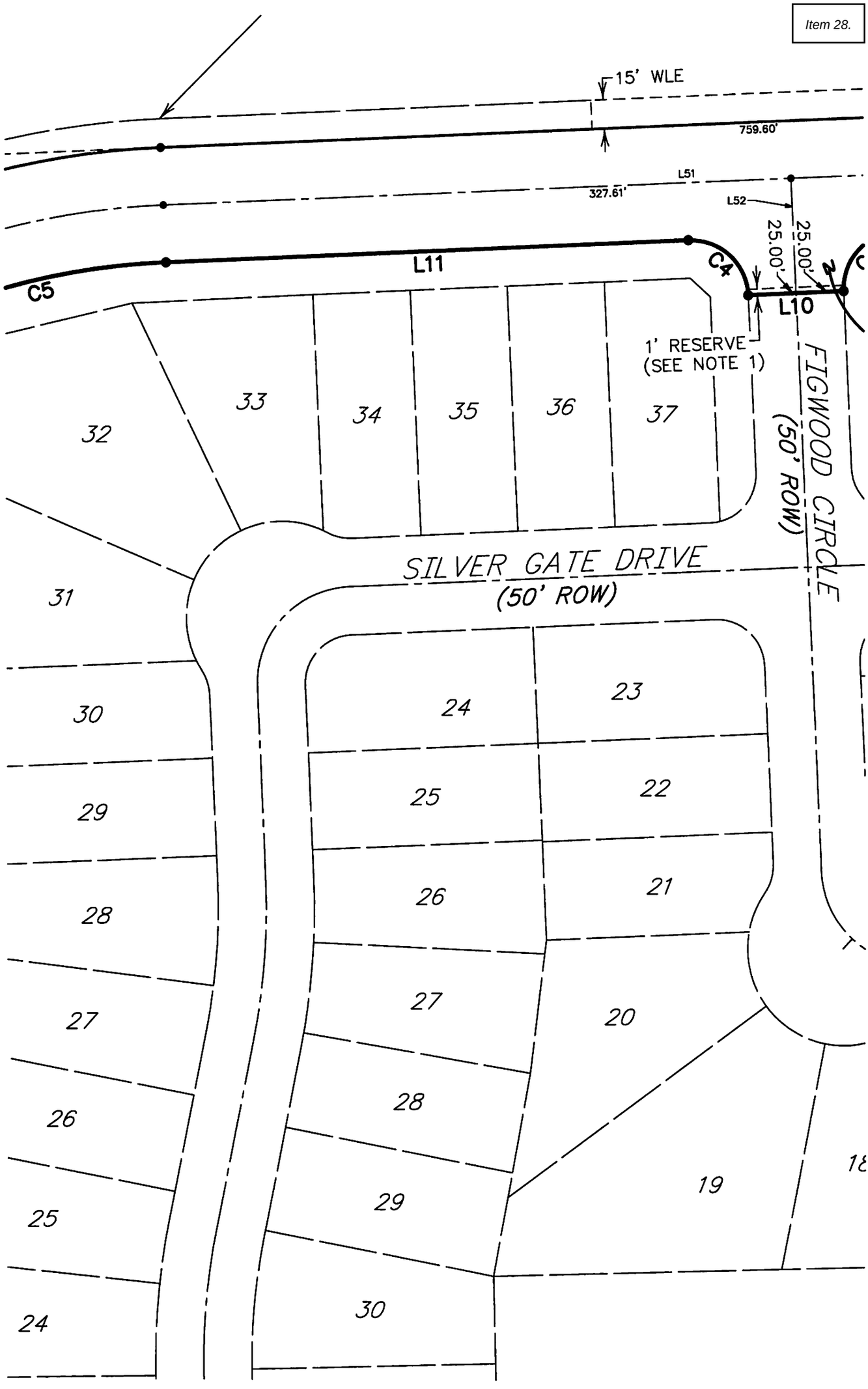
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Restricted to Drainage and Detention Purposes Only

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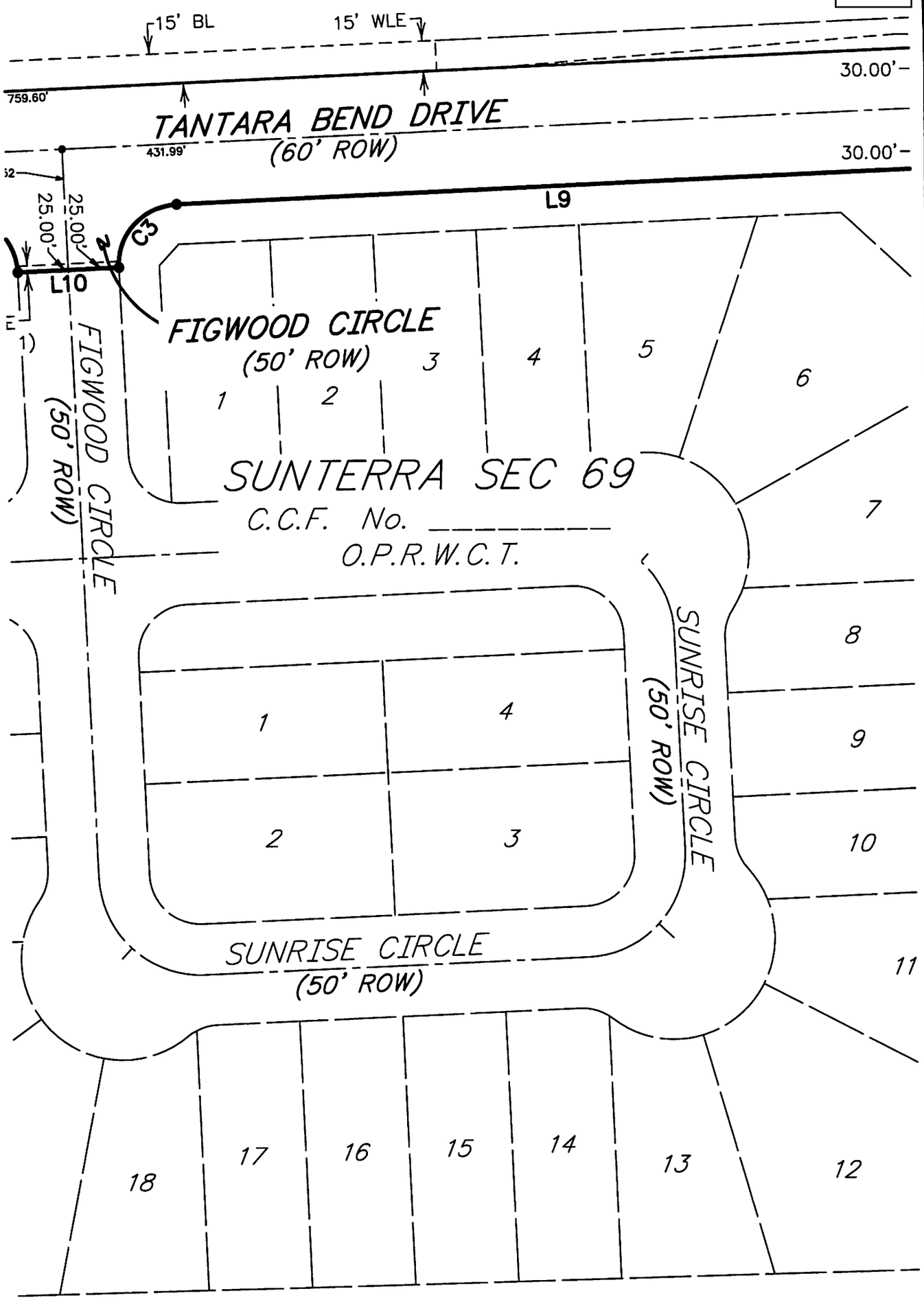
DATE: APRIL 2024 SCALE 1"=80' SHEET 1Y OF 1	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	**OWNER/DEVELOPER:** Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 713.783.6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** 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 Cjamnik@quiddity.com

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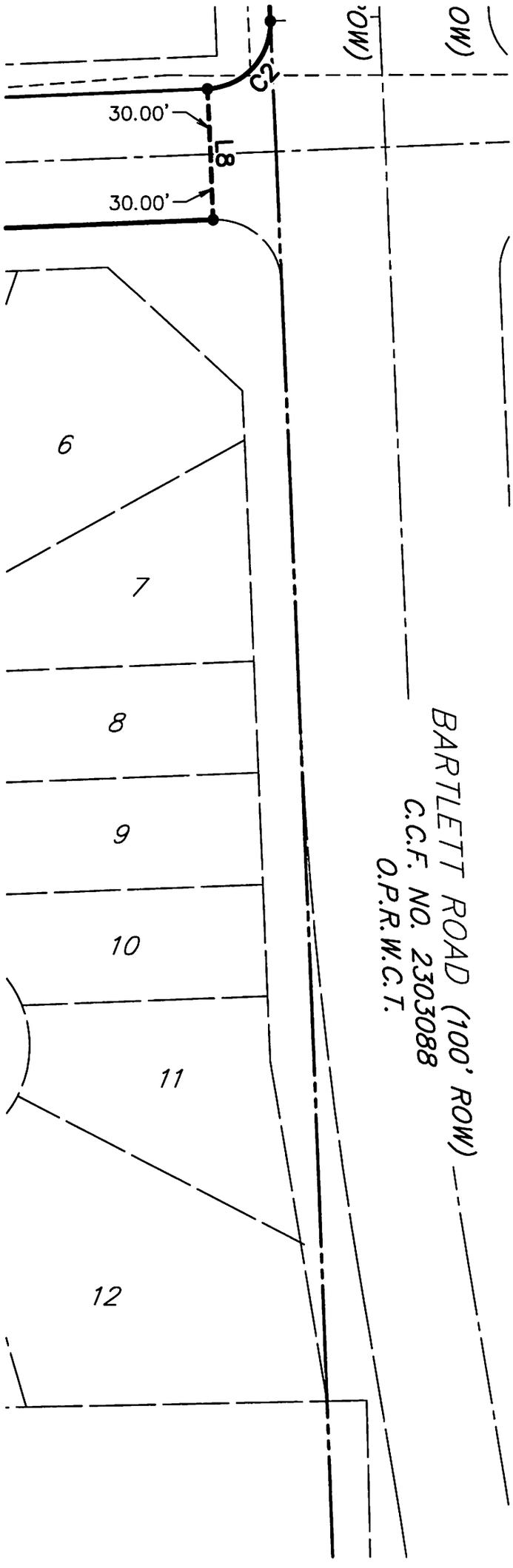
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DATE: APRIL 2024 SCALE 1"=60' SHEET 1Z OF 1	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	**OWNER/DEVELOPER:** Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 713.783.6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** 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 Cjamnik@quiddity.com



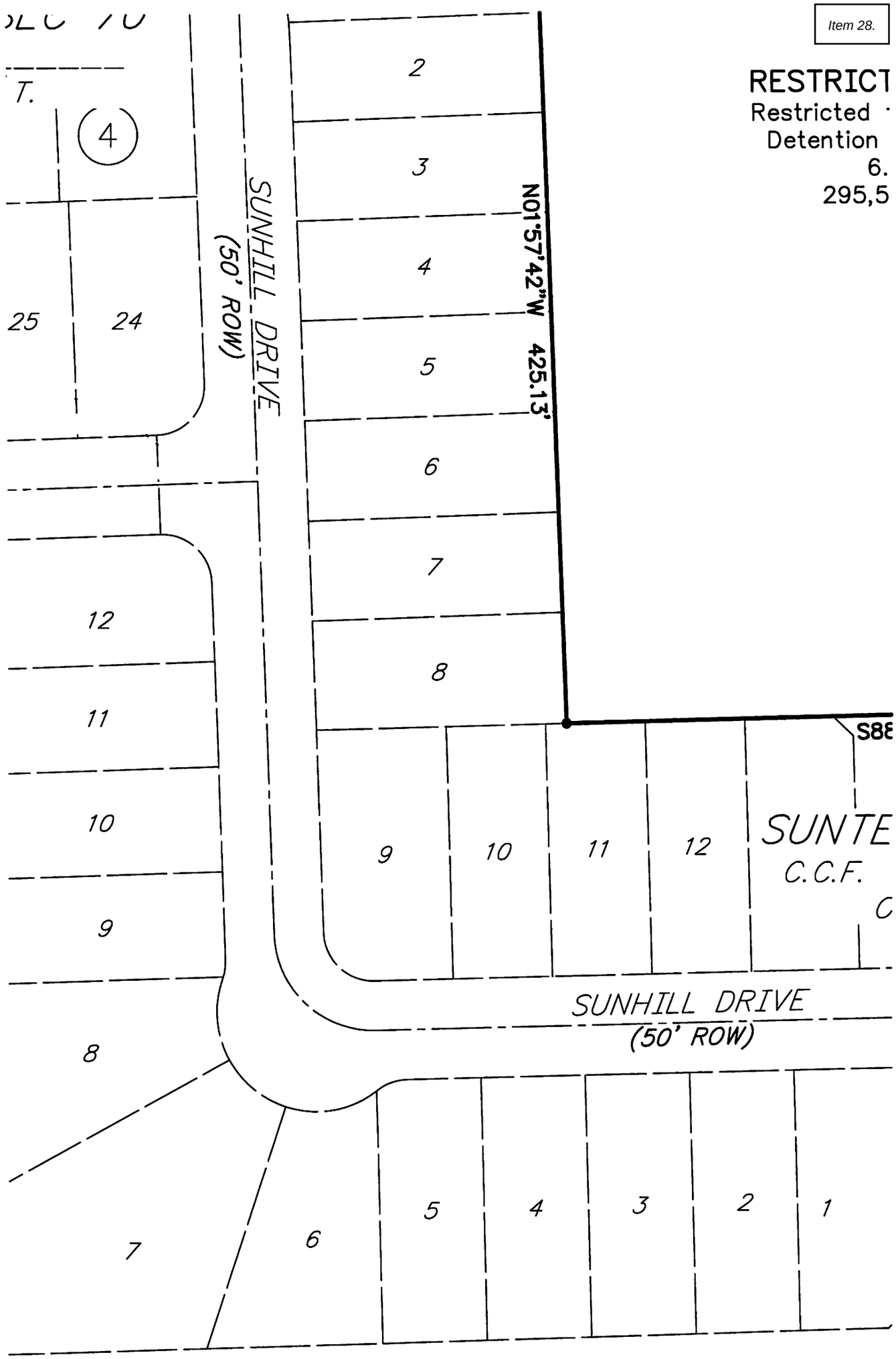
DATE: APRIL 2024 SCALE 1"=60' SHEET 1AA OF 1	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	**OWNER/DEVELOPER:** Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 713.783.6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** 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 Cjamnik@quiddity.com

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DATE: APRIL 2024 SCALE 1"=60' SHEET 188 OF 1	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	**OWNER/DEVELOPER:** Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 713.783.6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** 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 Cjamnik@quiddity.com

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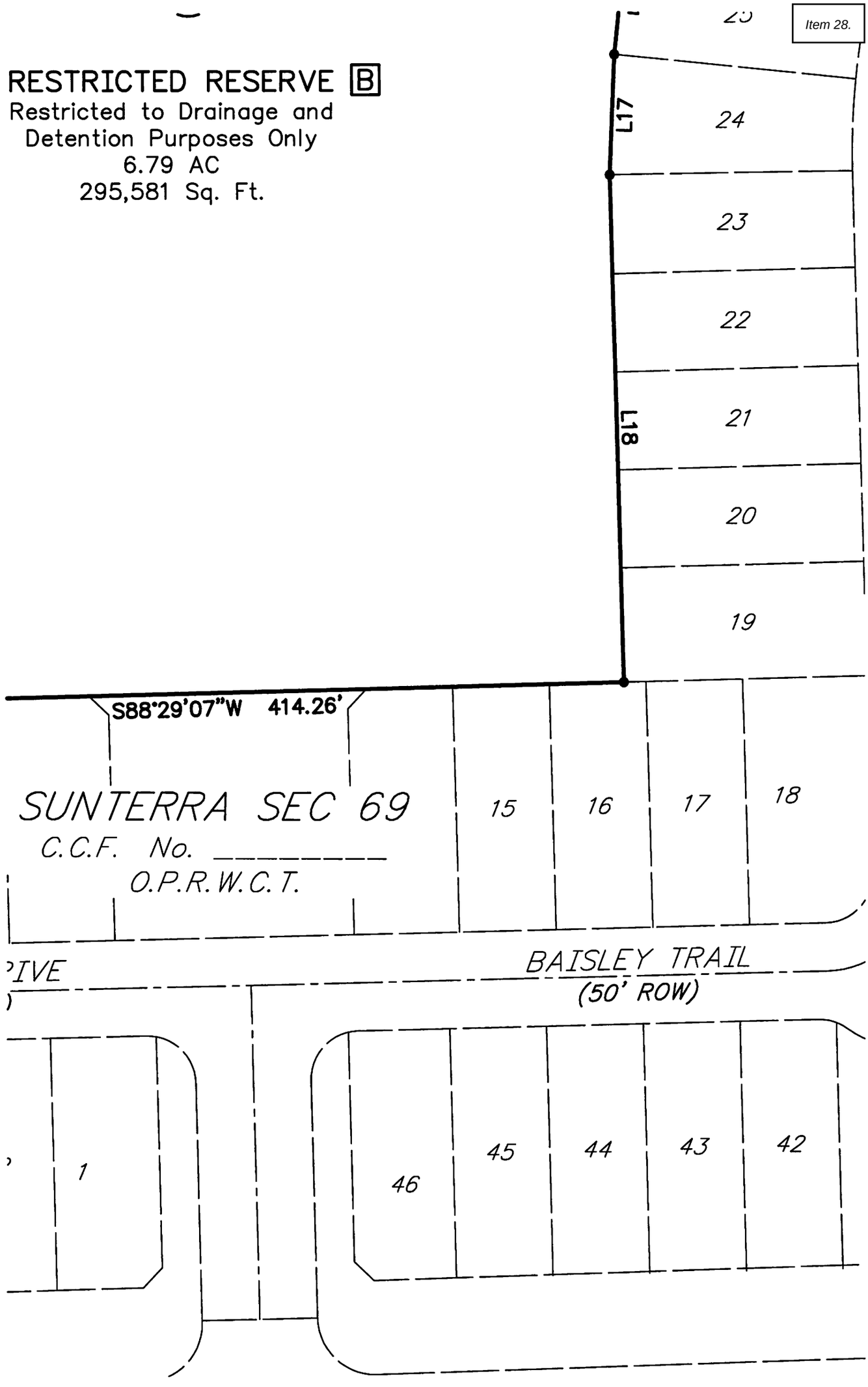


DATE: APRIL 2024 SCALE 1"=60' SHEET 1CC OF 1	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	**OWNER/DEVELOPER:** Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 713.783.6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** 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 Cjamnik@quiddity.com

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RESTRICTED RESERVE [B]

Restricted to Drainage and
Detention Purposes Only
6.79 AC
295,581 Sq. Ft.



DATE: APRIL 2024 SCALE 1"=60' SHEET 1DD OF 1	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	**OWNER/DEVELOPER:** Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 713.783.6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** 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 Cjamnik@quiddity.com

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DATE: APRIL 2024 SCALE 1"=60' SHEET 1EE OF 1	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	**OWNER/DEVELOPER:** Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 713.783.6702 Sobryant@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:** 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 Cjamnik@quiddity.com

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TASK ORDER NO. 1

Pursuant and subject to the Independent Contractor Professional Services Agreement dated May 29, 2024 between Waller County (Client) and Cobb, Fendley & Associates, Inc. (Consultant), Client hereby requests that Consultant perform the Work described below:

CLIENT PROVIDED INFORMATION:

Work Site: Various within Waller County

Work to Be Performed: TIA Reviews

Drawings, plans, specifications (are) (are not) attached: are not

Date and Time to Commence: 8/5/24

Date and Time to Complete: Request 30 calendar day

Equipment, vehicles, tools, materials, supplies to be furnished or obtained through third parties by Client (if any):

Invoice Mailing Instructions: Submit Invoices to: Waller County Road & Bridge, 775 Bus. Hwy 290 E, Hempstead, TX 77445

Other Requirements or Variance from MSA (if any):

CONSULTANT PROVIDED INFORMATION:

Compensation: Not to exceed $100,000

Billing Terms: Hourly based on CobbFendley 2024 Rate Schedule

Scope of Work:
TIA review for developments in Waller County. Review will be performed based on scope of services as outlined in the master contract. For each TIA assigned for review, the level of effort will be approved via e-mail by the County Engineer before commencing review. Review will be sent in both PDF and Word format.

ACCEPTANCE:

The foregoing Task Order is accepted as of the last date set forth below.

Cobb, Fendley & Associates, Inc.	Waller County
Consultant	Client
Digitally signed by Brian Castille Date: 2024.08.05 15:43:59-05'00'	
Signature	Signature
Brian Castille	
Print Name	Print Name
Principal	
Title	Title
8/5/24	
Date	Date

Sourcewell
Utility Tractors & Mowers - 031120
CE and AG - 080319
Utility Vehicles 112220
NJPA Arkansas 4800040710
NJPA Delaware GSS-17673
Nebraska 84777 (OC)
Mississippi 8200087336

M7060HD WEB QUOTE #2700000
Date: 4/11/2024 9:04:32 AM
-- Customer Information --
Noel, GW
187445
Waller county road and bridge
eguerra@lmtractor.com
2818082273

Quote Provided By
LANSDOWNE-MOODY COMPANY - EAST HOUS
Emmanuel Guerra
32084 US290
Hockley , TX 77447
email: eguerra@lmtractor.com
phone: 8325474180

-- Standard Features --

Kubota

M Series

M7060HD
UTILITY ROPS TRACTOR, 4WD, HYDRAULIC-SHUTTLE TRANSMISSION
* * * EQUIPMENT IN STANDARD MACHINE * * *

DIESEL ENGINE
Model # V3307-CR-TE4
CRS – Common Rail Fuel Injection
Electronic Governor Control
Turbocharged with EGR Valve
4 Cyl - 203 cu. in.
^ 71 Net Eng HP
^ 64 PTO HP
EPA Tier IV Emission Certified
12V 700 CCA Battery
Charging Output 45 amps (ROPS)

HYDRAULICS / HITCH / DRAWBAR
Open Center Gear Type
First Remote (SCD) with Self Canceling Detents
Eight Speed Models
6.1 gpm Power Steering
11.0 gpm Remotes / 3 Pt. Hitch
@ 2770 psi
17.2 gpm Total
Cat II 3-point Hitch
At lift Point 4200 lbs.
24" Behind 3307 lbs.
Telescoping Lower Links
Stabilizers
Swinging Drawbar

POWER TAKE OFF
Live-Independent Hyd. PTO
SAE 1 3/8" Six Spline
540 rpm @ 2160 Eng. rpm

FRONT AXLE
Hydrostatic Power Steering
4WD Bevel Gear
Cast Iron
55 Degree turning angle
Limited Slip Differential
Adj. (Rim) Tread Spacing
HDC12:
4WD Automatic braking from 2WD with both brakes applied
Electro/hydraulic engagement of front wheel drive

FLUID CAPACITY
Fuel Tank (ROPS) 18.5 gal
Cooling System 6.6 qts
Crankcase 8.5 qts
Transmission and Hydraulics 10.6 gal
Front Axle (4WD) 8.5 qts

DRIVE TRAIN
Eight Speed Models
Four Speed Fully Synchronized
8F/8R Speeds Hydraulic shuttle
Planetary Final Drives
Rear Diff. Lock (ALL)

SAFETY EQUIPMENT
Flip-Up PTO Shield
Safety Start Switches
PTO – OPC (Operator Presence Control, Alarm 10 seconds
Electric Key Shut Off
Mechanical Wet Disc Brakes
Parking Brakes
Turn Signals
SMV Sign

ROPS MODEL
2-Post Foldable ROPS
Retractable Seat Belt

LIGHTING
2 Headlights w/sidelights
2 Tail lights
2 Hazard Flasher Lights with Turn Signals (ROPS)
7 Pin Electrical Trailer Connector

INSTRUMENTS
Tachometer/Hour meter
Oil Pressure
Fuel Gauge
Coolant Temperature

^ Manufacturer estimate.

SELECTED TIRES
sub83
FRONT - 9.5-24 R1 TITAN TRU GRIP LUG
REAR - 16.9-30 R1 DURA TORQ 17MM HOLES

-- Custom Options --

M7060HD Base Price	$43,275.00
(1) DRAWBAR CLEVIS M9504-DRAWBAR CLEVIS	$89.00
(1) FRONTER LOADER (2 LEVER TYPE QUICK COUPLER) LA1154A-FRONTER LOADER (2 LEVER TYPE QUICK COUPLER)	$6,526.00
(1) STANDARD VALVE KIT /M6060/M7060HD M7995-STANDARD VALVE KIT /M6060/M7060HD	$1,244.00
(1) 72" QA SKID STEER LOADER BUCKET M1811-72" QA SKID STEER LOADER BUCKET	$871.00
(1) 3RD FUNCTION VALVE KIT (ROPS) M7991-3RD FUNCTION VALVE KIT (ROPS)	$1,175.00
Configured Price:	$53,180.00
Sourcewell Discount:	($11,699.60)
SUBTOTAL:	$41,480.40
Factory Assembly:	$260.00
Dealer Assembly:	$696.67
Freight Cost:	$862.50
PDI:	$400.00
Landpride AP-SGC1572	$5,026.25
Landpride RCR2512-2-21	$15,595.00
PDI	$500.00
Total Unit Price:	$64,820.82
Quantity Ordered:	1
Final Sales Price	$64,820.82

Final pricing will be based upon pricing at the time of final delivery to Sourcewell members. Purchase Order Must Reflect Final Sales Price.

To order, place your Purchase Order directly with the quoting dealer

*Some series of products are sold out for 2022. All equipment specifications are as complete as possible as of the date on the quote. Additional attachments, options, or accessories may be added (or deleted) at the discounted price. All specifications and prices are subject to change. Taxes are not included. The PDI fees and freight for attachments and accessories quoted may have additional charges added by the delivering dealer. These charges will be billed separately. Prices for product quoted are good for 60 days from the date shown on the quote. All equipment as quoted is subject to availability.

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PRODUCT PRICING SUMMARY BASED ON CONTRACT
BUYBOARD #723-23 CHASSIS

End Use: WALLER COUNTY ROAD & BRIDGE

Rep: Dennis Thomas

Contact: GW.NOEL@WWALLERCOUNTY.US

Phone: 817-410-7541

Phone/Email:

Email: dthomas@grapevinedcj.com

Product Description: 4500 CHASSIS CC ORDER

Date: 07/31/2024

A. Bid Series 4500 CHASSIS CC

A. Base Price: 51,887

B. Published Options [Itemize each below]

Code	Options	Bid Price	Code	Options	Bid Price
DP9L94	24 CREW CAB 4X4 84"CA	3,623	2YA	TRADESMAN DIESEL/AISEN	9,986
PW7	WHITE	NC	TXX8	VINYL INTERIOR	STD
GXM	REMOTE KEYLESS ENTRY	480	XHC	BRAKE CONTROLLER	451
LAY	LED TAIL LIGHTS	92			
	SUGGESTED NOT IN QUOTE				
JKV	115V ACPLUG	189	MRU	BLACK RUNNING BOARDS	480
XCH	EXTRA KEYS	262	XEF	SKIDPLATE	141
DK3	ELECTRONIC SHIFT ON FLY	286	JPE	DRIVER POWER LUMBAR	92
CLF	RUBBER FLOORMATS	145			
				Total of B. Published Options:	14,632

C. Unpublished Options $= 0.0%

Options	Bid Price	Options	Bid Price
SERVICE BODY		2024 ORDER UNIT STILL ORDERABLE. EST 90-150	
CM BODY. VENDOR HAS IN STOCK BUT HAVE TO			
ORDER THE CHASSIS	13,335		
		Total of C. Unpublished Options:	13,335

D.	Pre-delivery Inspection:	
E.	Texas State Inspection:	$
F.	Manufacturer Destination/Delivery:	$
G.	Floor Plan Interest (for in-stock and/or equipped vehicles):	$
H.	Lot Insurance (for in stock and/or equipped vehicles):	$
I.	Contract Price Adjustment:	$
J.	Additional Delivery Charge: ____ miles	$450
K.	Subtotal:	$80,304
L.	Quantity Ordered ____ x K =	$
M.	Trade in:	
N.	BUYBOARD Administrative Fee ($400 per purchase order)	$400.00
O.	TOTAL PURCHASE PRICE INCLUDING BUYBOARD FEE	$80,704

PRODUCT PRICING SUMMARY BASED ON CONTRACT

BUYBOARD #724-23 CHASSIS

Grapevine Dodge Chrysler Jeep 2601 William D Tate, Grapevine, TX 76051

End Use: WALLER COUNTYROAD & BRIDGE

Rep: Dennis Thomas

Contact: GW.NOEL@WALLERCOUNTY.US

Phone: 817-410-7541

Phone/Email:

Email: dthomas@grapevinedcj.com

Product Description: 2500 ORDERED

Date: 07/31/2024

A. Bid Series 2500

A. Base Price: 39,361

B. Published Options [Itemize each below]

Code	Options	Bid Price	Code	Options	Bid Price
DJ7L91	24 CREW CAB 4X4 SHORT BED	6,353	2GA	TRADESMAN 6.4L HEMI GAS	STD
PW7	WHITE	NC	TXX8	VINYL INTERIOR	STD
DSA	ANTI SPIN AXLE	480	A61	TRADESMAN LEVEL 1	189
XHC	BRAKE CONTROLLER	383			
	SUGGESTED BUT NOT IN QUOTE				
LHL	AUX DASH SWITCHES	141	CLF	RUBBER FLOORMATS	145
JKV	115V AC PLUG DASH	147	GT3	POWER FOLDING TOW MIRR	267
JPE	DRIVER POWER LUMBAR	92	DK3	ELECTRONIC SHIFT ON FLY	286
MRU	BLACK RUNNING BOARDS	432	ADB	SKIDPLATE	141
XCH	EXTRA KEYS	262			
				Total of B. Published Options:	7,405

C. Unpublished Options $= 0.0%

Options	Bid Price	Options	Bid Price
ORDERED. STILL ORDERING 2024S			
EST 60-80 DAYS ARO			
		Total of C. Unpublished Options:	

D.	Pre-delivery Inspection:	
E.	Texas State Inspection:	$
F.	Manufacturer Destination/Delivery:	$
G.	Floor Plan Interest (for in-stock and/or equipped vehicles):	$
H.	Lot Insurance (for in stock and/or equipped vehicles):	$
I.	Contract Price Adjustment: _____	$
J.	Additional Delivery Charge: _____ miles	$300
K.	Subtotal:	$47,066
L.	Quantity Ordered _____ x K =	$282,396
M.	Trade in: _____	
N.	BUYBOARD Administrative Fee ($400 per purchase order)	$400.00
O.	TOTAL PURCHASE PRICE INCLUDING BUYBOARD FEE	$282,796

PRODUCT PRICING SUMMARY BASED ON CONTRACT

BUYBOARD #724-23 CHASSIS

Grapevine Dodge Chrysler Jeep 2601 William D Tate, Grapevine, TX 76051

End Use: WALLER COUNTY ROAD & BRIDGE

Rep: Dennis Thomas

Contact: GW.NOEL@WALLERCOUNTY.US

Phone: 817-410-7541

Phone/Email:

Email: dthomas@grapevinedcj.com

Product Description: 3500 TRUCK ON THE GROUND

Date: 07/31/2024

A. Bid Series 3500

A. Base Price: 43,419

B. Published Options (Itemize each below)

Code	Options	Bid Price	Code	Options	Bid Price
D28L92	24 CREW CAB 4X4	2,470	21A	TRADESMAN HO DIESEL/AISEN	12,217
PW7	WHITE	NC	TXX8	VINYL INTERIOR	STD
ADB	SKID PLATE	141	AHU	5TH WHEEL PREP	529
A61	TRADESMAN LEVEL 1	189	BAJ	220A ALTERNATOR	141
CKE	CARPET	145	CLF	RUBBER FLOOR MATS	145
DMF	4.10 GEARS	141	JKV	115V AC	247
LHL	AUX DASH SWITCHES	150	LBD	CARGO AREA LAMP	335
NFC	50 GAL FUEL TANK	335	TSG	OFF ROAD TIRES	965
UBD	UCONNECT 5 8.4"	791	WLA	DUAL REAR WHEELS	1450
XCH	EXTRA KEYS	262	XHC	BRAKE CONTROLLER	383
				Total of B. Published Options:	25,035

C. Unpublished Options

$= 0.0%

Options	Bid Price	Options	Bid Price
SERVICE BODY			
CM. VENDOR HAS IN STOCK	11,985		
		Total of C Unpublished Options:	11,985

D.	Pre-delivery Inspection:		
E.	Texas State Inspection:		$
F.	Manufacturer Destination/Delivery:		$
G.	Floor Plan Interest (for in-stock and/or equipped vehicles):		$
H.	Lot Insurance (for in stock and/or equipped vehicles):		$
I.	Contract Price Adjustment:		$
J.	Additional Delivery Charge:	_____ miles	$350
K	Subtotal:		$80,789
L.	Quantity Ordered _____ x K =		$
M.	Trade in: _____		
N.	BUYBOARD Administrative Fee ($400 per purchase order)		$400.00
O	TOTAL PURCHASE PRICE INCLUDING BUYBOARD FEE		$81,189

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Commissioners Court

From: J. Ross McCall, P.E.

Date: August 14, 2024

Re: Riley Road Over Birch Creek Draw (12-237-0AA-0313-002)
Engineering Services Selection

The referenced bridge has experienced unforeseen damage resulting in partial closure. As a result, necessary and appropriate traffic has been obstructed by this incident.

Given the emergency situation, I researched three engineering companies to provide design services for bridge replacement. Each company, or key personnel, has had prior experience working with the Waller County Road and Bridge staff. I ranked each of the companies based on prior work experience, ability to provide services, qualifications of key staff, and anticipated delivery schedule. IEA, Inc. ranked highest based on their knowledge of county resources, local government delivery schedules and TxDOT technical experience.

I recommend awarding engineering design services to IEA, Inc. for this bridge project.

Appendix C

Requested Vehicles Bid Form

A Respondent must remit the below Bid Form in addition to a window sticker or similar document detailing Required Features and other vehicle specifications.

Pricing shall be valid through October 22, 2024. Current Discount rate and % off MSRP displayed below shall be the only negotiable amounts to change at the time of sale. Dealer shall be responsible for adjusting amount in the benefit of the County.

Dealer is **required** to disclose any and all charges or fees the County would incur associated with the Requested Vehicles. The County will not be responsible for any charges/fees unless expressly disclosed on this Bid Form.

Proposed Vehicle (i.e., Year, Make, Model, and Trim)	2024 Chevrolet Silverado 2500 4wd Crew
MSRP	$50,500.00
$ Discount **or** % off MSRP (at time of bid)	ϕ
Taxes	ϕ
Fees	ϕ
Final Price	$50,500.00
Estimated Lead Time	30 days

Please list additional accessories or features beyond what is included as a requirement set forth in Appendix A—Scope of Work and Specifications, Section 2-Specifications:

SAMES LAREDO CHEVROLET INC
3701 EAST SAUNDERS STREET
LAREDO TX 78041
956-727-1192

RETAIL PURCHASE AGREEMENT

CUST#: 1150594

Deal Number: 402110

Purchaser's Name(s): WALLER COUNTY Date: 08/05/2024

Address(es): 425 FM 1488 HEMPSTEAD TX 77445 County: N/A

Telephone (1): 979-826-7740 Telephone (2): N/A

Email (1): NONE@NONE.COM Email (2): N/A

The Odometer Reading for the Vehicle You are purchasing is accurate unless indicated otherwise. Please refer to the Odometer Mileage Statement for full disclosure.

YEAR	MAKE	MODEL	COLOR	STOCKNO.
2024	CHEVROLET	SILVERADO 2500	WHITE GAZ	LRC4406321

VIN ("Vehicle")	ODOMETER READING	SALESPERSON
1GB4YLE7XRF406321	☐ Not Accurate 10	DAVID LOWRY

THE VEHICLE IS: ☒ NEW ☐ USED

PRIOR USE DISCLOSURE: ☐ DEMONSTRATOR ☐ PREVIOUSLY LEASED ☐ EXECUTIVE VEHICLE ☐ RENTAL ☐ OTHER

WARRANTY STATEMENT

We are selling this Vehicle to You AS-IS and We expressly disclaim all warranties, express and implied, including any implied warranties of merchantability and fitness for a particular purpose, unless the box beside "Used Vehicle Limited Warranty Applies" is marked below or We enter into a service contract with You at the time of, or within 90 days of, the date of this transaction. All warranties, if any, by a manufacturer or supplier other than Our Dealership are theirs, not Ours, and only such manufacturer or supplier shall be liable for performance under such warranties. We neither assume nor authorize any other person to assume for Us any liability in connection with the sale of the Vehicle and related goods and services.

CONTRACTUAL DISCLOSURE STATEMENT (USED VEHICLES ONLY) The information You see on the window form for this Vehicle is part of this contract. Information on the window form overrides any contrary provisions in the contract of sale. Traducción española: Guía para compradores de vehículos usados. La información que ve en el formulario de la ventanilla para este vehículo forma parte del presente contrato. La información del formulario de la ventanilla deja sin efecto toda disposición en contrario contenida en el contrato de venta.

☐ **Used Vehicle Limited Warranty Applies:** We are providing a Used Vehicle Limited Warranty in connection with this transaction. Any implied warranties apply for the duration of the Limited Warranty.

TRADE VEHICLE INFORMATION

Lienholder Name: N/A
Lienholder Address: N/A

Year:	Make:	Model:	Color:
N/A	N/A	N/A	N/A

("Trade Vehicle 1")
VIN: N/A Odometer Reading: ☐ Not Accurate N/A
Trade Allowance: N/A Balance Owed & Lienholder: N/A

Lienholder Name: N/A
Lienholder Address: N/A

Year:	Make:	Model:	Color:
N/A	N/A	N/A	N/A

("Trade Vehicle 2")
VIN: N/A Odometer Reading: ☐ Not Accurate N/A
Trade Allowance: N/A Balance Owed & Lienholder: N/A

OTHER MATERIAL UNDERSTANDINGS AND INTEGRATED DOCUMENTS

☐ PLEASE SEE THE DELIVERY CONFIRMATION
☐ PLEASE SEE THE CONDITIONAL DELIVERY AGREEMENT

Prospective Lienholder: CASH

Dealer's Inventory Tax: The Dealer's Inventory Tax charge is intended to reimburse the Dealer for ad valorem taxes on its motor vehicle inventory. The charge, which is paid by the Dealer to the county tax assessor-collector, is not a tax imposed on a consumer by the government, and is not required to be charged by the Dealer to the consumer.

***Documentary Fee: A documentary fee is not an official fee. A documentary fee is not required by law, but may be charged to buyers for handling documents relating to the sale. A documentary fee may not exceed a reasonable amount agreed to by the parties. This notice is required by law.** Traducción española: Vea Párrafo 13.

CASH PRICE OF VEHICLE	50476.25
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
STATE INSPECTION	23.75
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
DEPOSIT/DOWN PAYMENT	N/A
N/A	N/A
N/A	N/A
LESS CASH DUE AT DELIVERY	N/A
AMOUNT TO BE FINANCED	50500.00

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DEAL#: 402110

1. **Terms Used In This Agreement:** This Retail Purchase Agreement contains the following words and phrases that appear throughout this Agreement and have particular meanings:
   - **Agreement** - Means all of the pages of this Retail Purchase Agreement together with any documents incorporated into this Agreement by reference, whether such reference is made in this Agreement or in the document itself.
   - **You, Your** - Means the Purchaser(s) identified in this Agreement.
   - **We, Us, Our** - Means the Dealership that is identified in this Agreement and its Authorized Representatives.
   - **Manufacturer** - Means the company that manufactured the Vehicle.
   - **Vehicle** - Means the Vehicle that You are purchasing from Us as described in this Agreement.
   - **Trade Vehicle(s)** - Means the vehicle(s) You are delivering to Us as part of this transaction as identified in this Agreement.
2. **Our Right to Increase the Price:** We may increase the price of the Vehicle after We accept this Agreement if the Trade Vehicle(s) is reappraised, new equipment is required by state or federal law, or the increase is caused by state or federal tax rate changes. If the price is increased, You may cancel this Agreement with full refund of any deposit/down payment, provided that the cancellation occurs prior to You taking delivery of the purchased Vehicle.
3. **Manufacturer's Design Changes:** In the event the Manufacturer changes or modifies the design of or any part or accessory of the Vehicle after Your order for the Vehicle has been entered by Us, You will not have any claim or right against Us if the Vehicle does not contain such changes or modifications, nor shall We be required to effect such changes or modifications to the Vehicle.
4. **Your Representations and Warranties:** You represent, warrant and affirm to Us that (a) You **are not purchasing a new Vehicle for resale or export** within the period beginning on the date the Vehicle title is issued to You and ending on the date one (1) year thereafter. You confirm that We are relying on this representation and agree that We would not sell the Vehicle to You without this representation. If We are required by the Manufacturer to forfeit or repay any manufacturer incentives, allowance and/or special pricing, or if We suffer any loss or harm as a result of Your breach of this provision, You agree to indemnify and hold Us harmless from any such cost, loss or harm suffered as a result of or arising because of Your breach; (b) the deposit/down payment and any amounts due to Us have been paid in full, any check given to Us will be honored by Your Bank, and that no part of the deposit/down payment has been loaned to You by Us or any third-party; (c) all statements made by You in this Agreement and any other documents completed in connection with this transaction are true and correct; and (d) You are who You have represented Yourself to be and You have purchased the Vehicle for Your own use and not on behalf of another person, unless You have disclosed otherwise to Us.
5. **Your Representations Regarding the Trade Vehicle(s):** Any Trade Vehicle(s) delivered by You to Us in connection with this transaction shall be accompanied by a Certificate of Title or documents sufficient to enable Us to obtain a Certificate of Title to the Trade Vehicle(s) in accordance with applicable state law. You warrant that the Trade Vehicle(s) delivered to Us is properly titled to You, has never been titled as or declared a total loss, salvage, junk, reconstructed, rebuilt, flood, lemon buyback vehicle, or any other title brand; that You have the right to sell or otherwise convey the Trade Vehicle(s); that such Trade Vehicle(s) is free and clear of liens or encumbrances, except as may be noted in this Agreement; that all emission control equipment is on the Trade Vehicle(s) and appears properly connected and undamaged; that You have accurately disclosed any information known to You regarding prior use of the vehicle, prior damage, paint work, modifications and any mechanical defects; and, unless You have told Us otherwise, that You have not removed equipment from the Trade Vehicle(s) subsequent to Our appraisal, that the odometer reading shown is accurate, and all airbags in the vehicle are original equipment and have never been deployed or disconnected.
6. **Trade Vehicle(s) Payoff:** If You are delivering a Trade Vehicle(s) in connection with this transaction and the actual amount of the Balance Owed on the Trade Vehicle(s) is greater than the amount of the Balance Owed as listed in this Agreement, You agree to pay the difference to Us. If the actual amount of the Balance Owed is less than the amount listed, We will pay or credit the difference to You.
7. **Our Appraisal of Your Trade Vehicle(s):** If You are delivering a Trade Vehicle(s) to Us in connection with this transaction and the delivery will not be made until delivery of the Vehicle being purchased from Us, We shall have the right to reappraise Your Trade Vehicle(s) at the time of delivery. The reappraised amount shall be the amount allowed for the Trade Vehicle(s) in this transaction. If You are dissatisfied with the reappraisal, You may cancel this Agreement with full refund of any deposit/down payment, provided that the cancellation occurs prior to You taking delivery of the purchased Vehicle.
8. **Remedies Upon Cancellation:** You agree that We are not liable for any damages resulting from Our failure to deliver the Vehicle if the failure is caused by the manufacturer, an accident, fire, act of nature or any other causes beyond Our control. This Agreement may be renegotiated or canceled (with full refund of any deposit/down payment) if the Vehicle is not delivered to You on the date specified or pursuant to Paragraphs 2 or 7. If You have delivered a Trade Vehicle(s) to Us, the Trade Vehicle(s) will be returned to You. You shall be responsible for paying to Us the Balance Owed on the Trade Vehicle(s) if We have paid the Balance Owed to the Lienholder. We may keep any portion of the amount You have paid to Us as a deposit/down payment and any Trade Allowance We owe to You to offset against the amount You owe Us. If the actual amount You owe to Us is greater than the amount of the deposit/down payment, You agree to pay the difference to Us. If the actual amount You owe is less than the amount of the deposit/down payment, We will pay the difference to You. You are responsible for paying the cost of repairing any damage and any other losses, liabilities, damages, claims, costs and expenses arising out of Your use, possession and control of the Vehicle.
9. **Purchaser's Default and Dealership's Remedies:** In the event You have agreed to pay the Amount to be Financed in cash or financing is being obtained by You through a credit source of Your choice and We do not receive the Amount to be Financed from You at the time of delivery of the Vehicle or on the date promised in this Agreement, You fail to perform any of Your other obligations under this Agreement, or You breach any representation or warranty made by You to Us, We shall be permitted, at Our sole discretion, to the choice of remedies in this Agreement, which may be used separately or together, including: (a) cancel this Retail Purchase Agreement; (b) repossess the Vehicle without notice (if permitted by law); (c) rescind the sales transaction; (d) seek collection for amounts due; (e) retain any cash down payment made by You; and/or (f) in the event that You have delivered a Trade Vehicle(s) as part of the consideration for Your purchase of the Vehicle from Us, to sell such Trade Vehicle(s) and reimburse the Dealership out of the proceeds of such sale for any reasonable expenses incurred in connection with preparing and offering the Trade Vehicle(s) for sale and any actual damages suffered by Us as a result of Your default. Regardless of whether We return the Trade Vehicle(s) or have already sold it, You shall be responsible for paying to Us the Balance Owed on the Trade Vehicle(s) if We have paid the Balance Owed to the Lienholder and for any reasonable expenses incurred by Us in connection with preparing or reconditioning the Trade Vehicle(s) for sale. Any remedies in this Paragraph 9 shall be in addition to, and not in lieu of, any other remedies available under the Retail Purchase Agreement or at law or equity. Any waiver of all or part of a remedy hereunder is not a continuing waiver. If the actual amount You owe to Us is greater than the amount of the down payment and/or proceeds from the sale of Your Trade Vehicle(s), You agree to pay the difference to Us upon demand and if the actual amount You owe is less, then We will pay the difference to You.
10. **Security Agreement:** Purchaser hereby grants the Dealership, its successors and assigns, a security interest in the Vehicle, equipment and accessories to be purchased pursuant to this Agreement, and such security interest shall remain in effect until all sums due hereunder have been paid in full.
11. **Other Products and Services:** The Dealership offers its customers goods and services from various suppliers. The amounts charged to customers for such goods or services may be greater than the Dealership's cost, and/or the Dealership may receive a commission or other payment in connection with such sale. You are not required to purchase any other goods or services from Us, nor are You required to finance the Amount to be Financed under this Agreement with a particular finance source. In the event this Agreement includes a charge for other goods or services for which You must complete an application for coverage, and for any reason such coverage cannot be provided, You will receive a credit for the amount charged. If the cost of other goods or services was included in the amount to be financed in connection with this transaction, then this credit will be applied to the outstanding balance entity to which any Retail Installment Sale Contract related to this transaction is assigned ("Finance Source").
12. **Dealer Assisted Financing:** If We assist You to obtain financing for this transaction, the Annual Percentage Rate may be negotiated with Us and We may receive a fee, commission or other compensation from the Finance Source. We do not make any representations or warranties regarding whether You obtained the best rate or could have obtained a better rate from Us or a third-party.
13. **Documentary Fee: A documentary fee is not an official fee. A documentary fee is not required by law, but may be charged to buyers for handling documents relating to the sale. A documentary fee may not exceed a reasonable amount agreed to by the parties. This notice is required by law. SPANISH TRANSLATION: Un honorario de documentación no es un honorario oficial. Un honorario de documentación no es requerido por la ley, pero puede ser cargada al comprador como gastos de manejo de documentos relacionados con una venta. Un honorario de documentación no puede exceder una cantidad razonable acordada por las partes. Esta notificación es requerida por la ley.**
14. **GOVERNING LAW:** THE TERMS AND CONDITIONS OF THIS AGREEMENT (INCLUDING ANY DOCUMENTS WHICH ARE A PART OF THIS TRANSACTION OR INCORPORATED HEREIN BY REFERENCE) AND ANY SALE HEREUNDER WILL BE GOVERNED BY THE LAWS OF THE STATE OF TEXAS.
15. **LIMIT ON DAMAGES:** TO THE EXTENT PERMITTED BY TEXAS LAW, PURCHASER EXPRESSLY WAIVES AND SHALL NOT BE ENTITLED TO RECOVER FROM THE DEALERSHIP ANY CONSEQUENTIAL DAMAGES, DAMAGES TO PROPERTY, DAMAGES FOR LOSS OF USE, LOSS OF TIME, LOSS OF PROFITS OR INCOME, OR ANY OTHER INCIDENTAL DAMAGES.
16. **CONDITIONAL DELIVERY AGREEMENT:** You may secure financing for this transaction through Us or a financial institution of Your choice. If You have elected to secure financing though Us, the provisions of the Conditional Delivery Agreement will apply. We may cancel this Agreement if: (a) You provide false or incomplete information regarding Your creditworthiness; (b) Your credit application is not approved by a financing source; or (c) Your purchase is subject to the Conditional Delivery Agreement and the Retail Installment Sale Contract is not accepted or approved by a financing source on terms acceptable to Us.

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CALDWELL COUNTRY CHEVROLET

800 HWY. 21 E. CALDWELL, TEXAS 77836

BUYBOARD 724-23

End User: Waller County **Caldwell Rep:** JAKE SCHOBINGER QT# JS81324-2

Contact: Charles Marshall **Phone:** **979.429.8847**

Phone/email: C.marshall@wallercounty.us **Date:** Tuesday, August 13, 2024

Product Description: 2023 TAHOE PPV 4WD **email:** jake@usaautomotivepartners.com

A. Bid Series: _____ **A. Base Price:** **$ 39,550.00**

B. Published Options [Itemize each below]

Code	Options	Bid Price	Code	Options	Bid Price
AMF	REMOTE KEYLESS ENTRY PACKAGE	INCL		POWER WINDOWS	INCL
BCV	AUTO DOOR LOCK DISABLE	INCL		POWER LOCKS	INCL
L84	ENGINE: 5.3L ECOTEC3 V8	INCL		AM/FM RADIO	INCL
MHU	TRANSMISSION: 10 SPEED AUTO	INCL		AIR CONDITIONING	INCL
PQA	SAFETY PACKAGE	INCL		CHEVY INFOTAINMENT 3	INCL
V76	FRONT RECOVERY HOOKS	INCL		CENTER CONSOLE DELETE	INCL
	FORWARD COLLISION ALERT	INCL	GAZ	SUMMIT WHITE	INCL
	LANE KEEP ASSIST	INCL	H1T	JET BLACK CLOTH SEATS	INCL
	DEPARTURE WARNING	INCL		FOUR WHEEL DRIVE	INCL
	FOLLOWING DISTANCE INDICATOR	INCL			INCL
	AUTO EMERGENCY BRAKING	INCL			INCL
				Total of B. Published Options:	**$ 8,950.00**

C. Unpublished Options [Itemize each below, not to exceed 25%]

Disclaimer	Unpublished Options	Bid Price
PRICES AND AVAILABILITY CAN CHANGE AT ANY TIME WITHOUT FURTHER NOTICE DUE TO SUPPLY CHAIN CHALLENGES. REVERIFY PRICING BEFORE ISSUING A PURCHASE ORDER. FINAL PRICE IS NOT CONFIRMED UNTIL VEHICLE ORDER IS ACCEPTED BY THE MANUFACTURER. ACKNOWLEGDE BY EMAIL RECEIPT THAT THE PURCHASE ORDER WAS RECEIVED BY USA AUTOMOTIVE PARTNERS, LLC. (*CALDWELL COUNTRY CHEVROLET, ROCKDALE COUNTRY FORD dba CALDWELL COUNTRY FORD, CAMERON COUNTRY CDJR*)	GSA Stock Unit	COLOR / DELIVERY
	Total of C. Unpublished Options:	

D. Registration, Inspection, Paperwork, Postage cost, Courthouse time, & Runner time: **$ -**

E. UPFITTERS:

F. Manufacturer Destination/Delivery:

G. Floor Plan Interest (for in-stock and/or equipped vehicles): **$ -**

H Lot Insurance (for in-stock and/or equipped vehicles): **$ -**

I. Contract Price Adjustment: _____ **$ -**

J. Additional Delivery Charge: 0 **miles** **$ -**

K. Subtotal: **$ 48,500.00**

L. Quantity Ordered 2 **x K =** **$ 97,000.00**

M. Trade in: _____

N. BUYBOARD FEE PER PURCHASE ORDER **$ 400.00**

O. TOTAL PURCHASE PRICE WITH BUYBOARD FEE *(PRICES AND AVAILABILITY ARE SUBJECT TO CHANGE WITHOUT NOTICE)* **$ 97,400.00**

CALDWELL COUNTRY CHEVROLET

800 HWY. 21 E. CALDWELL, TEXAS 77836

BUYBOARD 724-23

End User: Waller County **Caldwell Rep:** JAKE SCHOBINGER QT# JS81324-1

Contact: Charles Marshall **Phone:** **979.429.8847**

Phone/email: C.marshall@wallercounty.us **Date:** Tuesday, August 13, 2024

Product Description: 2023 TAHOE PPV 4WD **email:** jake@usaautomotivepartners.com

A. Bid Series: _____ **A. Base Price:** **$ 39,550.00**

B. Published Options [Itemize each below]

Code	Options	Bid Price	Code	Options	Bid Price
AMF	REMOTE KEYLESS ENTRY PACKAGE	INCL		POWER WINDOWS	INCL
BCV	AUTO DOOR LOCK DISABLE	INCL		POWER LOCKS	INCL
L84	ENGINE: 5.3L ECOTEC3 V8	INCL		AM/FM RADIO	INCL
MHU	TRANSMISSION: 10 SPEED AUTO	INCL		AIR CONDITIONING	INCL
PQA	SAFETY PACKAGE	INCL		CHEVY INFOTAINMENT 3	INCL
V76	FRONT RECOVERY HOOKS	INCL		CENTER CONSOLE DELETE	INCL
	FORWARD COLLISION ALERT	INCL	GAZ	SUMMIT WHITE	INCL
	LANE KEEP ASSIST	INCL	H1T	JET BLACK CLOTH SEATS	INCL
	DEPARTURE WARNING	INCL		FOUR WHEEL DRIVE	INCL
	FOLLOWING DISTANCE INDICATOR	INCL			INCL
	AUTO EMERGENCY BRAKING	INCL			INCL
				Total of B. Published Options:	**$ 8,950.00**

C. Unpublished Options [Itemize each below, not to exceed 25%]

Disclaimer	Unpublished Options	Bid Price
PRICES AND AVAILABILITY CAN CHANGE AT ANY TIME WITHOUT FURTHER NOTICE DUE TO SUPPLY CHAIN CHALLENGES. REVERIFY PRICING BEFORE ISSUING A PURCHASE ORDER. FINAL PRICE IS NOT CONFIRMED UNTIL VEHICLE ORDER IS ACCEPTED BY THE MANUFACTURER. ACKNOWLEGDE BY EMAIL RECEIPT THAT THE PURCHASE ORDER WAS RECEIVED BY USA AUTOMOTIVE PARTNERS, LLC. (*CALDWELL COUNTRY CHEVROLET, ROCKDALE COUNTRY FORD dba CALDWELL COUNTRY FORD, CAMERON COUNTRY CDJR*)	GSA Stock Unit	COLOR / DELIVERY
	Total of C. Unpublished Options:	

D. Registration, Inspection, Paperwork, Postage cost, Courthouse time, & Runner time: **$ -**

E. UPFITTERS:

F. Manufacturer Destination/Delivery:

G. Floor Plan Interest (for in-stock and/or equipped vehicles): **$ -**

H Lot Insurance (for in-stock and/or equipped vehicles): **$ -**

I. Contract Price Adjustment: _____ **$ -**

J. Additional Delivery Charge: 0 **miles** **$ -**

K. Subtotal: **$ 48,500.00**

L. Quantity Ordered 6 **x K =** **$ 291,000.00**

M. Trade in: _____

N. BUYBOARD FEE PER PURCHASE ORDER **$ 400.00**

O. TOTAL PURCHASE PRICE WITH BUYBOARD FEE *(PRICES AND AVAILABILITY ARE SUBJECT TO CHANGE WITHOUT NOTICE)* **$ 291,400.00**

NOTICE OF CONFIDENTIALITY RIGHTS:
IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS:

1. **YOUR SOCIAL SECURITY NUMBER, OR**
2. **YOUR DRIVER'S LICENSE NUMBER.**

THE STATE OF TEXAS	§	
	§	**RESALE DEED**
COUNTY OF WALLER	§	

KNOW ALL MEN BY THESE PRESENTS that WALLER COUNTY FOR ITSELF AND AS TRUSTEE FOR THE USE AND BENEFIT OF ALL OTHER TAXING UNITS THAT ESTABLISHED TAX LIENS IN CAUSE NO. 2015-11-8138, acting by and through its duly elected officials ("GRANTOR") as authorized by Section 34.05, Texas Property Tax Code, for and in consideration of the sum of TEN DOLLARS ($10.00) AND OTHER VALUABLE CONSIDERATION, in hand paid by MOLLY LADNER ("GRANTEE") the receipt of which is hereby acknowledged and confessed, has conveyed and quitclaimed and by these presents do convey and quitclaim unto said grantee all right, title and interest of WALLER COUNTY FOR ITSELF AND AS TRUSTEE FOR THE USE AND BENEFIT OF ALL OTHER TAXING UNITS THAT ESTABLISHED TAX LIENS IN CAUSE NO. 2015-11-8138, in the property herein conveyed, acquired by tax foreclosure sale heretofore held, in Cause No. 2015-11-8138, styled WALLER COUNTY vs. CHERRY, EFFIE R., ET AL property being described as:

TRACT 1: GEO: R12966
A TRACT OF LAND BEING 1.17 ACRES, MORE OR LESS, ALSO KNOWN AS TRACT 4, IN THE JOHN C. WHITE SURVEY, ABSTRACT NUMBER 275, LOCATED IN WALLER COUNTY, TEXAS, AND BEING OUT OF A 5.170 ACRE TRACT, MORE OR LESS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN CONTRACT FOR DEED BY EFFIE R. CHERRY TO ROSIE WILLIAMSON DATED SEPTEMBER 10, 1973 AND RECORDED IN VOLUME 244, PAGE 672-674 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS AND BEING THE SAME TRACT IDENTIFIED BY THE WALLER COUNTY APPRAISAL DISTRICT AS ACCOUNT RI2966 AS SHOWN ON THE MAPS OF SAID WALLER COUNTY APPRAISAL DISTRICT.

GRANTOR excludes and excepts from this conveyance any warranties, express or implied, on the property, including, without limitation, any warranties arising by common law or Section 5.023 of the Property Code.

GRANTOR conveys the property:

(a). "as is", "with all faults" and without any warranty as to condition or environmental hazard,

(b). subject to all restrictions, easements, rights-of-way leases, oil, gas and mineral leases, royalties, mineral conveyances, and mineral reservations of record, if any, in the office of the County Clerk of said County,

(c). subject to any right of redemption; and

(d). subject to rights of parties in possession GRANTOR disclaims any warranty, guaranty or representation, oral or written, on:

(a). the nature and condition of the property or other items conveyed hereunder, without limitation, the water, soil and geology,

(b). the suitability of the property conveyed hereunder for any and all activities and uses which GRANTEE may elect to conduct thereon,

(c). the existence of any environmental hazards or conditions thereon, (including but not limited to the presence of asbestos or other hazardous materials),

(d). compliance with applicable environmental laws, rules or regulations; and

(e). the compliance of the property with any laws, ordinances, or regulations of any governmental entity or body.

By acceptance of this deed, GRANTEE acknowledges and agrees:

(a). that GRANTOR acquired the property through foreclosure of a tax lien as Trustees and as such have little, if any, knowledge of the physical or economic characteristics of the property,

(b). GRANTEE has inspected the property and is relying solely on her own investigation of the same and not on any information provided or to be provided by on behalf of GRANTOR,

(c). that any information provided with respect to the property was obtained from a variety of sources, and

(d). GRANTOR (1) has not made any independent investigation or verification of such information; and (2) do not make any representations as to the accuracy or completeness of such information.

(e). that if there are any improvements on the property, GRANTOR shall not be responsible for or liable to GRANTEE for any construction defects, errors omissions, or any other conditions affecting the property.

GRANTEE or anyone claiming by, through or under GRANTEE, hereby fully releases GRANTOR, its employees, officers, directors, representatives, attorneys and agents from any and all claims that it may now have or hereafter acquire against GRANTOR, its respective employees, officers, directors, representatives, attorneys and agents for any cost, loss, liability, damage, expense,

demand, action or cause of action arising from or related to the conveyance of the premises herein as well as any construction defects, errors, omissions, or other conditions affecting the property and other items conveyed hereunder. GRANTEE further acknowledges and agrees that this release shall be given full force and effect according to each of its express terms and provisions, including, but not limited to, those relating to unknown and suspected claims, damages and causes of action. This covenant releasing GRANTOR shall be a covenant running with the property and shall be binding upon GRANTEE, GRANTEE'S heirs, successors, beneficiaries and assigns. GRANTOR hereby assigns without recourse or representation of any nature to GRANTEE, effective upon the execution and delivery hereof, any and all claims that GRANTOR may have for any such errors, omissions or defects in the property and other items conveyed hereunder. As a material covenant and condition of this conveyance, GRANTEE agrees that in the event of any such construction defects, errors, omissions or on account of any other conditions affecting the property, GRANTEE shall look solely to GRANTOR'S predecessors or to such contractors and consultants as may have contracted for work in connection with the property and other items conveyed hereunder for any redress or relief. Upon the assignment by GRANTOR of their claims, GRANTEE releases GRANTOR of all right, express or implied, GRANTEE may have against GRANTOR arising out of or resulting from any errors, omissions or defects in the property and other items conveyed hereunder. GRANTEE further understands that some of GRANTOR'S predecessors in interest may be or become insolvent, bankrupt, judgment-proof or otherwise incapable of responding in damages and GRANTEE may have no remedy against such predecessors, contractors or consultants.

GRANTEE hereby further agrees on behalf of herself and her heirs, successors, beneficiaries and assigns to indemnify, protect, defend, save and hold harmless GRANTOR and GRANTOR'S elected and appointed officials, employees, officers, directors, representatives, attorney and agents from and against any and all debts, duties, obligation, liabilities, suits, claims, demands, cause of action, damages, losses, costs and expenses (including, without limitation, attorneys' fees and expenses and court costs) in any way relating to, connected with or arising out of the property and other items conveyed hereunder or the ownership, leasing, use, operation, maintenance and management thereof from and after the date hereof, including, without limitation, the cost of any removal of hazardous substances or contaminants from the property and other items conveyed hereunder.

TO HAVE AND TO HOLD said premises, together with all and singular the rights, privileges and appurtenances thereto in any manner belonging unto the said MOLLY LADNER, her heirs and assigns forever, so that neither WALLER COUNTY FOR ITSELF AND AS TRUSTEE FOR THE USE AND BENEFIT OF ALL OTHER TAXING UNITS THAT ESTABLISHED TAX LIENS IN CAUSE NO. 2015-11-8138, nor any person claiming under it shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Post judgment taxes and taxes for the current year are to be paid by Grantee.

Executed this _____day of _____ 2024.

WALLER COUNTY for itself and as Trustee for the use and benefit of all other taxing units that established tax liens in Cause No. 2015-11-8138

CARBETT "TREY" J. DUHON III,
COUNTY JUDGE

THE STATE OF TEXAS §
§
COUNTY OF WALLER §

ACKNOWLEDGMENT

BEFORE ME, the undersigned authority, on this day personally appeared, **CARBETT "TREY" J. DUHON III, COUNTY JUDGE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____, 2024.

NOTARY PUBLIC, in and for the
STATE OF TEXAS
My Commission Expires: _____

GRANTEE:
MOLLY LADNER
1611 DREXEL DR
KATY, TX 77493

AFTER RECORDING RETURN TO:
PERDUE BRANDON FIELDER COLLINS & MOTT
1235 NORTH LOOP WEST, SUITE 600
HOUSTON, TEXAS 77008

AW1-1
Prescribed by Secretary of State
Sections 3.004, 3.006, 85.004, Texas Election Code
3/07

ORDER OF GENERAL ELECTION (ORDEN DE ELECCION GENERAL)

An election is hereby ordered to be held on November 5, 2024, in Waller County, Texas for the purpose of electing the following county and precinct officers as required by Article XVI, Section 65 of the Texas Constitution.

(Por la presente se ordena que se lleve a cabo una elección el día 5 de Noviembre, 2024, en el Condado de Waller, Texas, con el propósito de elegir los siguientes oficiales del condado y del precinto como requerido por el Articulo XVI, Sección 65, de la Constitución de Texas.)

Criminal District Attorney - Unexpired Term (Fiscal de Distrito Penal)
County Court at Law Judge No 2 (Juez del Tribunal de Justicia del Condado Num 2)
Sheriff (Alguacil)
County Tax Assessor-Collector (Asesor-Colector de Impuesto)
County Commissioner, Precinct 1 *(Comisionado del Condado, Precintó Núm.1)*
County Commissioner, Precinct 3 *(Comisionado del Condado, Precintó Núm. 3)*
Constable , Precinct 1 *(, Condestable, Precintó Núm. 1)*
Constable, Precinct 2 *(Condestable, Precintó Núm. 2)*
Constable, Precinct 3 *(Condestable, Precintó Núm. 3)*
Constable, Precinct 4 (*Condestable, Precintó Núm. 4)*

Early voting by personal appearance will be conducted at:
(La votación adelantada en persona se llevará a cabo de lunes a viernes en:)

Waller Co. Annex – 775 Hwy 290, Hempstead, Tx **MAIN LOCATION**
Waller Co. Community Center, 21274 FM 1098, Prairie View, Tx
Waller Civic Center, 3007 Waller Street, Waller, Tx
Brookshire Convention Center, 4029 5th Street, Brookshire, Tx

Monday	Oct. 21	8 AM – 5 PM
Tuesday	Oct. 22	8 AM – 5 PM
Wednesday	Oct. 23	8 AM – 5 PM
Thursday	Oct. 24	8 AM – 5 PM
Friday	Oct. 25	8 AM – 5 PM
Saturday	Oct. 26	7 AM – 7 PM
Sunday	Oct. 27	10 AM - 4 PM
Monday	Oct. 28	7 AM – 7 PM
Tuesday	Oct. 29	7 AM – 7 PM
Wednesday	Oct. 30	7 AM – 7 PM
Thursday	Oct. 31	7 AM – 7 PM
Friday	Nov.1	7 AM – 7 PM

Applications for ballot by mail shall be mailed to:
(Las solicitudes para boletas que se votarán adelantada por correo deberán enviarse a:)

Christy A. Eason
Waller County Elections Administrator
816 Wilkins St.
Hempstead, TX 77445

Applications for ballots by mail must be received no later than the close of business on October 25, 2024:
(Las solicitudes para boletas que se votaran adelantada por correo deberán recibirse no más tardar de las horas de negocio el 25, de Octubre, 2024.)

Issued this the 19th day of August, 2024. (Emitada este día 19thnd de August, 2024.)

_____
Carbett “Trey” Joseph Duhon III

Lease Agreement

Customer: COUNTY OF WALLER

BillTo: COUNTY OF WALLER
COUNTY CLERK OFFICE
TE 316
836 AUSTIN ST
HEMPSTEAD, TX 77445-4672

Install: WALLER COUNTY CLERKS OFFICE
STE 112
425 FM 1488 RD
HEMPSTEAD, TX 77445-9634

State or Local Government Negotiated Contract : 072816900

Solution

Item	Product Description	Agreement Information	Trade Information	Requested Install Date
1. C8135T2 (XEROX C8135T2)	- Office Finisher - Customer Ed - Analyst Services	Lease Term: 48 months Purchase Option: FMV	- Xerox C8030 S/N 3TX403762 Trade-In as of Payment 70	8/19/2024

Monthly Pricing

Item	Lease Minimum Payment	Print Charges Meter	Volume Band	Per Print Rate	Maintenance Plan Features
1. C8135T2	$138.62	1: Black and White Impressions	1 - 5,000 5,001+	Included $0.0056	- Consumable Supplies Included for all prints - Pricing Fixed for Term
		2: Color Impressions	All Prints	$0.0506	
Total	$138.62	Minimum Payments (Excluding Applicable Taxes)			

Authorized Signature

Customer acknowledges receipt of the terms of this agreement which consists of 2 pages including this face page.

Signer: Carbett Trey J. Duhon 111 Phone: (979)826-7700

Signature: _____ Date: _____

Thank You for your business!
This Agreement is proudly presented by Xerox and

Kaylie Kyle
(979)260-3377

For information on your Xerox Account, go to
www.xerox.com/AccountManagement

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Lease Agreement

Terms and Conditions

INTRODUCTION:

1. NEGOTIATED CONTRACT. The Products are subject solely to the terms in the Negotiated Contract identified on the face of this Agreement, and, for any option you have selected that is not addressed in the Negotiated Contract, the then-current standard Xerox terms for such option.

GOVERNMENT TERMS:

2. REPRESENTATIONS & WARRANTIES. This provision is applicable to governmental entities only. You represent and warrant, as of the date of this Agreement, that: (1) you are a State or a fully constituted political subdivision or agency of the State in which you are located and are authorized to enter into, and carry out, your obligations under this Agreement and any other documents required to be delivered in connection with this Agreement (collectively, the "Documents"); (2) the Documents have been duly authorized, executed and delivered by you in accordance with all applicable laws, rules, ordinances and regulations (including all applicable laws governing open meetings, public bidding and appropriations required in connection with this Agreement and the acquisition of the Products) and are valid, legal, binding agreements, enforceable in accordance with their terms; (3) the person(s) signing the Documents have the authority to do so, are acting with the full authorization of your governing body and hold the offices indicated below their signatures, each of which are genuine; (4) the Products are essential to the immediate performance of a governmental or proprietary function by you within the scope of your authority and will be used during the Term only by you and only to perform such function; and (5) your payment obligations under this Agreement constitute a current expense and not a debt under applicable state law and no provision of this Agreement constitutes a pledge of your tax or general revenues, and any provision that is so construed by a court of competent jurisdiction is void from the inception of this Agreement.

3. FUNDING. This provision is applicable to governmental entities only. You represent and warrant that all payments due and to become due during your current fiscal year are within the fiscal budget of such year and are included within an unrestricted and unencumbered appropriation currently available for the Products, and it is your intent to use the Products for the entire term of this Agreement and make all payments required under this Agreement. If your legislative body does not appropriate funds for the continuation of this Agreement for any fiscal year after the first fiscal year and has no funds to do so from other sources, this Agreement may be terminated. To effect this termination, you must, at least 30 days prior to the beginning of the fiscal year for which your legislative body does not appropriate funds, notify Xerox in writing that your legislative body failed to appropriate funds. Your notice must be accompanied by payment of all sums then owed through the current fiscal year under this Agreement. You will return the Equipment, at your expense, to a location designated by Xerox and, when returned, the Equipment will be to in good condition and free of all liens and encumbrances. You will then be released from any further payment obligations beyond those payments due for the current fiscal year (with Xerox retaining all sums paid to date).

SOLUTION/SERVICES:

4. OVERSIZE PRINTS. Each print made on the following Equipment; C8135T2, that is larger than 145 square inches (e.g., 11 x 17 = 187 square inches), but less than or equal to 491 mm in length, will register as two (2) prints on the applicable (B&W/color) meter, and, for that Equipment with extra-long print capability, for any impressions greater than 491 mm will register up to four (4) prints on the applicable (B&W/color) meter.

PRICING PLAN/OFFERING SELECTED:

5. FIXED PRICING. If "Pricing Fixed for Term" is identified in Maintenance Plan Features, the maintenance component of the Minimum Payment and Print Charges will not increase during the initial Term of this Agreement.

GENERAL TERMS & CONDITIONS:

6. REMOTE SERVICES. Certain models of Equipment are supported and serviced using product information that is automatically collected by Xerox or transmitted to or from Xerox by the Equipment connected to your network ("Remote Product Info") via electronic transmission to a secure off-site location ("Remote Transmission"). Remote Transmission also enables Xerox to transmit Releases of Software to you and to remotely diagnose and modify Equipment to repair and correct malfunctions. Examples of Remote Product Info include product registration, meter read, supply level, Equipment configuration and settings, software version, and problem/fault code information. Remote Product Info may be used by Xerox for billing, report generation, supplies replenishment, support services, recommending additional products and services, and product improvement/development purposes. Remote Product Info will be transmitted to and from you in a secure manner mutually agreeable to the parties. Remote Transmission will not allow Xerox to read, view or download the content of any of your documents or other information residing on or passing through the Equipment or your information management systems. You grant the right to Xerox, without charge, to conduct Remote Transmission for the purposes described above. Upon Xerox's request, you will (a) provide contact information for Equipment such as name and address of your contact and IP and physical addresses/locations of Equipment and (b) ensure that any Maintenance Release or Update released by Xerox to provide security patches, releases and/or certificates for the Remote Transmission and/or Software is promptly enabled by Customer upon notification by Xerox or by the Equipment or when otherwise made available on xerox.com. You will enable Remote Transmission via a method mutually agreeable to both parties, and you will provide reasonable assistance to allow Xerox to provide Remote Transmission. Unless Xerox deems Equipment incapable of Remote Transmission, you will ensure that Remote Transmission is maintained at all times Maintenance Services are being performed. If you are unable to maintain Remote Transmission, or if Xerox disables Remote Transmission from any Equipment at your request, or if you disable Remote Transmission from any Equipment, Xerox reserves the right to charge you a per device fee for such affected Equipment due to the increased service visits that will be required in order to (x) obtain such information, (y) provide such transmissions, and (z) provide such Maintenance Services and Consumable Supplies that otherwise would have been provided remotely and/or proactively.

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SHERIFF'S DEPARTMENT VEHICLE INVENTORY

ID #	YEAR	MAKE	DESCRIPTION	VEHICLE ID #	EFF DATE	AL	APD	EQUIP	TAKE-HOME	Date CC Approved	Job Title	Signed Taxable Vehicle Benefits Form
160	2004	Toyota	4Runner	JTEZT14R640019280	09/17/15	X						
184	2008	Ford	CVPI 4DOOR	2FAFP71V58X148107	02/23/11	X		X				
36	2009	Ford	Expedition	1FMFU155X9EB20165	10/09/09	X		X	X	05/01/24	Dispatch Supervisor	X
38	2010	Ford	Expedition	1FMJK1G53AEA99239	01/13/10	X		X	X			
145	2010	Chev	Impala	2G1WA5EK6A1152510	04/04/13	X			X	05/01/24	Admin Assistant	X
14	2011	Ford	E350 Pass Van	1FBSS3BL0BDA45404	01/21/11	X	X	X				
17	2011	Ford	F550	1FDUF5HY2BEB26188	08/15/11	X	X	X				
12	2013	Ford	Taurus	1FAHP2M83DG115107	06/28/12	X	X	X	X	05/01/24	Deputy	X
23	2014	Ford	Explorer	1FM5K8AR0EGB44556	01/16/14	X	X	X	X	05/15/24	Deputy Patrol-SRO	X
26	2014	Ford	Explorer	1FM5K8AR4EGB44558	01/16/14	X	X	X				
52	2014	Ford	F150 Crew Cab	1FTFW1CF9EKD62130	3/5/2014	X	X	X	X	05/01/24	Detective	X
51	2014	Ford	F150 Crew Cab	1FTFW1CF0EKD62131	3/5/2014	X	X	X	X	05/01/24	Dispatch Supervisor	X
154	2014	Top Hat	Trailer	4R7BU1625ET138296	01/26/15	X	X	X				
238	2014	Chev	Silverado	3GCPCRE0EG160718	12/10/18	X	X	X	X	05/01/24	Lieutenant	X
30	2015	Ford	Explorer	1FM5K8AR7FGA88844	11/04/14	X	X	X				
39	2015	Ford	Expedition	1FMJK1GT4FEF15269	01/07/15	X	X	X	X	05/01/24	Sergeant	X
28	2015	Ford	Explorer	1FM5K8AR6FGB61430	01/07/15	X	X	X	X	05/01/24	Deputy Patrol	X
29	2015	Ford	Explorer	1FM5K8AR6FGB62142	01/09/15	X	X	X				
43	2015	Ford	Expedition	1FMJU1FT2FEF23981	01/30/15	X	X	X	X	05/01/24	Deputy	X
159	2015	Ford	F150	1FTEW1EF2FKE18273	09/16/15	X	X	X	X	05/01/24	Deputy	X
183	2015	Chev	Impala	2G1WB5E37F1164713	06/23/16	X	X	X	X	05/01/24	Detective	X
177	2016	Ford	Expedition	1FMJU1FT0GEF08882	01/04/16	X	X	X	X	05/01/24	Detective	X
189	2017	Chev	Colorado	1GCGTBEN7H1144205	12/05/16	X	X	X	X	05/01/24	Deputy Patrol	X
190	2017	Ford	Explorer	1FM5K8AR4HGB15550	12/14/16	X	X	X				
193	2017	Ford	Explorer	1FM5K8AR0HGB16051	12/27/16	X	X	X	X	05/01/24	Deputy	X
195	2017	Ford	F150	1FTEW1EF9HFA99336	01/25/17	X	X	X				
198	2017	Ford	F150	1FTEW1EF2HCC47771	02/08/17	X	X	X	X	05/01/24	Asst Animal Control	X
199	2017	Ford	Explorer	1FM5K8AR6HGB71300	02/16/17	X	X	X				
201	2017	Ford	F150	1FTEW1CF7HFA76477	03/13/17	X	X	X	X	05/01/24	Asst Animal Control	X
206	2017	Ford	F150	1FTEW1CF5HFA76476	03/21/17	X	X	X				
224	2018	Ford	Expedition	1FMJU1FT6JEA05607	01/02/18	X	X	X	X	05/01/24	Detective	X
225	2018	Ford	Expedition	1FMJU1FT8JEA05608	01/02/18	X	X	X	X	05/01/24	Deputy	X
217	2018	Ford	Explorer	1FM5K8ARXJGA44085	02/06/18	X	X	X				
218	2018	Ford	Explorer	1FM5K8AR1JGA44086	02/06/18	X	X	X	X		Deputy-SRO	X
269	2018	Ford	F150	1FTEW1C56JKE39579	01/22/20	X	X	X	X	05/01/24		
239	2019	Ford	Police Interceptor Explorer	1FM5K8AR3KGA29431	12/10/18	X	X	X	X	05/01/24	Lieutenant	X
251	2019	Ford	Explorer	1FM5K8AT9KGB15435	04/11/19	X	X	X	X	05/01/24	Deputy Patrol	X
252	2019	Ford	Explorer	1FM5K8AT5KGB15433	04/11/19	X	X	X	X	05/01/24	Deputy Patrol	X
254	2019	Ford	Explorer	1FM5K8AT8KGB15426	04/11/19	X	X	X	X	05/15/24	Deputy Patrol	X

SHERIFF'S DEPARTMENT VEHICLE INVENTORY

ID #	YEAR	MAKE	DESCRIPTION	VEHICLE ID #	EFF DATE	AL	APD	EQUIP	TAKE-HOME	Date CC Approved	Job Title	Signed Taxable Vehicle Benefits Form
255	2019	Ford	Explorer	1FM5K8AT7KGB15434	04/11/19	X	X	X				
256	2019	Ford	Explorer	1FM5K8AT3KGB15432	04/11/19	X	X	X	X	05/01/24	Deputy Patrol	X
257	2019	Ford	Explorer	1FM5K8AT1KGB15431	04/11/19	X	X	X	X			
259	2019	Ford	Explorer	1FM5K8ATXKGB15430	04/11/19	X	X	X	X	05/01/24	Deputy Transport	X
260	2019	Ford	Explorer	1FM5K8ATXKGB15427	04/11/19	X	X	X	X	05/01/24	Deputy Patrol	X
279	2020	Ford	F150	1FTEW1E57LKD51320	04/28/20	X	X	X	X			
280	2020	Ford	F150	1FTEW1E50LKD51322	04/28/20	X	X	X	X	05/01/24	Animal Control Officer	X
281	2020	Ford	F150	1FTEW1E59LKD51321	04/28/20	X	X	X	X	05/01/24	Detective	X
288	2020	Ford	Explorer	1FM5K8AC2LGB95386	09/23/20	X	X		X	05/01/24	Deputy-Civil	X
289	2020	Ford	Explorer	1FM5K8AC6LGC01139	09/23/20	X	X	X	X	05/01/24	Deputy Patrol	X
290	2020	Ford	Explorer	1FM5K8AC12GC01145	09/23/20	X	X	X	X	05/01/24	Deputy Patrol	X
291	2020	Ford	Explorer	1FM5K8AC2LGC01140	09/23/20	X	X	X	X	05/01/24	Sgt Transport	X
292	2020	Ford	Explorer	1FM5K8AC4LGC01141	09/23/20	X	X	X	X	05/01/24	Deputy Patrol	X
293	2020	Ford	Explorer	1FM5K8AC6LGC01142	09/23/20	X	X	X	X	05/01/24	Deputy Transport	X
295	2020	Ford	Explorer	1FM5K8ACXLGC01144	09/23/20	X	X	X	X	05/01/24	Deputy Patrol	X
296	2020	Ford	Explorer	1FM5K8AC8LGC01143	09/23/20	X	X	X	X	05/01/24	Deputy Patrol	X
297	2020	Ford	Explorer	1FM5K8AC3LGC01146	09/23/20	X	X	X	X	05/01/24	Deputy Patrol	X
298	2020	Ford	Explorer	1FM5K8AC5LGC01147	09/23/20	X	X	X	X	05/01/24	Deputy Patrol	X
304	2021	Ford	Explorer	1FM5K8AC5MNA06887	05/06/21	X	X	X	X	05/01/24	Deputy Transport	X
305	2021	Ford	Explorer	1FM5K8AC1MNA06885	05/06/21	X	X	X	X	05/01/24	Deputy Transport	X
306	2021	Ford	Explorer	1FM5K8AC9MNA06889	05/06/21	X	X	X	X			
307	2021	Ford	Explorer	1FM5K8AC7MNA06891	05/06/21	X	X	X	X	05/01/24	Deputy Patrol	X
308	2021	Ford	Explorer	1FM5K8AC5MNA06890	05/06/21	X	X	X	X	05/01/24	Deputy Patrol	X
309	2021	Ford	Explorer	1FM5K8AC7MNA06888	05/06/21	X	X	X	X	05/01/24	Deputy Patrol	X
310	2021	Ford	Explorer	1FM5K8ACXMNA06884	05/06/21	X	X	X	X	05/01/24	Deputy Jailer	X
311	2021	Ford	Explorer	1FM5K8AC3MNA06886	05/06/21	X	X	X	X	05/01/24	Deputy Patrol	X
312	2021	Chev	Silverado	3GCUYAEF1MG223274	05/06/21	X	X	X	X	05/01/24	Sheriff	X
313	2021	Chev	Silverado	3GCUYAEF1MG236431	05/06/21	X	X	X	X	05/01/24	Deputy Patrol	X
314	2021	Chev	Tahoe	1GNSCLEDXMR321842	05/06/21	X	X	X	X	05/01/24	Deputy Patrol	X
315	2021	Chev	Tahoe	1GNSCLED1MR322409	05/06/21	X	X	X	X	05/01/24	Deputy Patrol	X
316	2021	Chev	Tahoe	1GNSCLED3MR321908	05/06/21	X	X	X	X	05/01/24	Deputy Patrol	X
384	2021	Chev	Tahoe	1GNSCLED9MR445777	02/18/22	X	X	X	X	05/01/24	Jail Captain	X
328	2021	Chev	Tahoe	1GNSCLED4MR418454	02/18/22	X	X	X	X	05/01/24	Deputy Patrol	X
329	2021	Chev	Tahoe	1GNSCLED2MR418503	02/18/22	X	X	X	X	05/01/24	Deputy Patrol	X
330	2021	Chev	Tahoe	1GNSCLED6MR418598	02/18/22	X	X	X	X	05/01/24	Deputy Patrol	X
333	2022	Chev	Tahoe	1GNSCLED4NR244340	06/08/22	X	X		X	05/01/24	Lieutenant	X
335	2022	Chev	Tahoe	1GNSCLED5NR245327	06/29/22	X	X	X	X	05/01/24	Detective	X
336	2022	Chev	Tahoe	1GNSCLED1NR245428	06/29/22	X	X	X	X	05/01/24	Evidence Technician	X
337	2022	Chev	Tahoe	1GNSCLED5NR245352	06/29/22	X	X	X	X	05/01/24	Lieutenant	X

SHERIFF'S DEPARTMENT VEHICLE INVENTORY

ID #	YEAR	MAKE	DESCRIPTION	VEHICLE ID #	EFF DATE	AL	APD	EQUIP	TAKE-HOME	Date CC Approved	Job Title	Signed Taxable Vehicle Benefits Form
338	2022	Chev	Tahoe	1GNSCLED3NR245608	06/29/22	X	X	X	X	05/01/24	Detective	X
339	2022	Chev	Tahoe	1GNSCLED7NR244350	06/29/22	X	X	X	X	05/01/24	Lieutenant	X
347	2022	Chev	Tahoe	1GNSCLEDXNR241152	09/14/22	X	X	X	X	05/01/24	Deputy Patrol	X
348	2022	Chev	Tahoe	1GNSCLED4NR241096	09/14/22	X	X	X	X	05/01/24	Deputy Patrol	X
349	2022	Chev	Tahoe	1GNSCLEDXNR240972	09/14/22	X	X	X	X	05/01/24	Deputy Patrol	X
350	2022	Chev	Tahoe	1GNSCLED7NR240394	09/14/22	X	X	X	X	05/01/24	Deputy Patrol	X
351	2022	Chev	Tahoe	1GNSCLED6NR240452	09/14/22	X	X	X	X	05/01/24	Deputy Patrol	X
352	2022	Chev	Tahoe	1GNSCLED6NR240967	09/14/22	X	X	X	X	05/01/24	Deputy Patrol	X
353	2022	Chev	Tahoe	1GNSCLED2NR240335	09/14/22	X	X	X	X	05/01/24	Deputy Patrol	X
354	2022	Chev	Tahoe	1GNSCLEDXNR241037	09/14/22	X	X	X	X	05/01/24	Deputy Patrol	X
359	2023	Chev	Silverado	1GC1YLE7XPF135630	12/16/22	X	X	X	X	05/01/24	Deputy	X
360	2023	Chev	Silverado	1GC1YLE78PF134024	12/16/22	X	X	X	X	05/01/24	Vacant	
361	2023	Chev	Silverado	1GC1YLE75PF134546	12/16/22	X	X	X	X	05/15/24	Investigator - CSU	X
362	2023	Chev	Silverado	1GC1YLE71PF135242	12/16/22	X	X	X	X	05/01/24	Chief	X
364	2023	Exis	STC24 Double Ramp Trlr	4LABS242XP5078188	03/30/23	X	X					
371	2023	Exis	16' stock bumper pull	4LAAS1621P5078762	07/14/23	X	X					
376	2023	Chev	Tahoe	1GNSCLED8PR455334	11/27/23	X	X	X	X	05/01/24	Lieutenant	X
377	2023	Chev	Tahoe	1GNSCLED5PR455193	11/28/23	X	X	X	X	05/01/24	Deputy Patrol	X
378	2023	Chev	Tahoe	1GNSCLED7PR455308	11/29/23	X	X	X				
379	2023	Chev	Tahoe	1GNSCLED8PR455348	11/30/23	X	X	X				
380	2023	Chev	Tahoe	1GNSCLED8PR455172	12/01/23	X	X	X				
381	2023	Chev	Tahoe	1GNSCLED9PR455200	12/02/23	X	X	X				
382	2023	Chev	Tahoe	1GNSCLED1PR455224	12/03/23	X	X	X	X	05/15/24	Deputy Patrol	X
383	2023	Chev	Tahoe	1GNSCLED0PR455912	12/04/23	X	X	X	X	05/15/24	Deputy Patrol	X
395	2024	Chev	Tahoe	1GNSCLED0RR171263	04/25/24	X	X	X				
396	2024	Chev	Tahoe	1GNSCLED7RR171437	04/25/24	X	X	X				
397	2024	Chev	Tahoe	1GNSCLED4RR171315	04/25/24	X	X	X				
398	2024	Chev	Tahoe	1GNSCLED1RR17353	04/25/24	X	X	X				
399	2024	Chev	Tahoe	1GNSCLED1RR171370	04/25/24	X	X	X				
400	2024	Chev	Tahoe	1GNSCLED3RR17153	04/25/24	X	X	X				
402	2024	Chev	Tahoe	1GNSCLED0RR171232	04/25/24	X	X	X				
403	2024	Chev	Equinox	3GNAXSEG1RL304138	07/09/24	X	X					
404	2024	Chev	Equinox	3GNAXSEG2RL304150	07/09/24	X	X					
405	2024	Chev	Equinox	3GNAXSEG5RL304160	07/09/24	X	X					
406	2024	Chev	Equinox	3GNAXSEG1RL304169	07/09/24	X	X					
407	2024	Chev	Equinox	3GNAXSEG7RL304175	07/09/24	X	X					
408	2024	Chev	Equinox	3GNAXSEG9RL304176	07/09/24	X	X					
115	**SO VEHICLE INVENTORY COUNT**					115	110	103	82			

R & B DEPARTMENT VEHICLE INVENTORY

ID #	YEAR	MAKE	DESCRIPTION	VEHICLE ID #	EFF DATE	AL	APD	EQUIP	TAKE-HOME	Date CC Approved	Job Title	Signed Taxable Vehicle Benefits Form
1	1996	Brutus	Utility Trailer	57	01/01/97	X						
5	1977	Linc	Utility Trailer	A824221	03/31/15	X						
6	2008	Gradall	Excavator	4100000279	03/27/14	X	X					
8	1985	Brutus	Trailer	6161118851	01/01/97	X						
20	2009	Ford	F350 4X2	1FDWF36RX9EA32434	01/15/09	X						
48	2005	Ford	Escape	1FMYU02Z95KA93059	06/25/04	X						
50	2015	Ford	F150 PU	1FTEW1CG9FKD18098	04/15/15	X	X					
53	2013	Ford	F150 Crew Cab	1FTFW1CT3DKF67561	09/04/13	X	X	X				
54	2022	Chev	Silverado	1GCUYDED7NZ108504	01/10/22	X	X	X	X	05/01/24	Professional Engineer	X
55	2013	Ford	F150 Crew Cab	1FTFW1ET9DKF67562	09/04/13	X	X	X				
59	2008	Ford	F150 PU	1FTPW12V08KD51907	03/25/08	X						
61	2009	Ford	F150 Supercrew	1FTPW12V99FA17157	12/02/08	X						
63	2007	Ford	F150 Supercrew 4x4	1FTPW14V37KC60397	04/04/07	X						
64	2000	Ford	F150 PU	1FTRF17W8YKA60744	12/01/99	X						
66	2005	Ford	F150 PU	1FTRX12W55NA29661	10/08/04	X						
68	2003	Ford	F150 PU	1FTRX17W13NB63492	12/10/03	X						
69	2001	Ford	F150 PU	1FTRX17WX1KF37726	12/01/00	X						
70	2005	Ford	F250 PU	1FTSW20575EA61595	10/14/04	X						
73	2007	Ford	F150 PU	1FTVX14547NA54699	04/19/07	X						
78	2001	Chev	PU	1GCEC14VX1Z188421	06/26/09	X			X		Jr. Engineering Tech	X
98	2003	Int'l	Etnyre Asphalt Truck	1HTWAAAN93J053353	09/30/10	X	X					
102	2009	Int'l	Dump Truck	1HTWHAZR09J157063	12/02/08	X						
104	2004	Trail King	Trailer	1TKS048284M036368	03/31/15	X						
143	2003	Ford	F150 PU	2FTRX17W53CB00823	12/10/03	X						
144	2004	Ford	F150 PU	2FTRX17WX4CA70042	08/25/04	X						
148	2002	Int'l	Tractor Truck	2HSCBAER92C045378	04/03/02	X	X					
149	2015	FrtLnr	Truck 108SD	3ALAG0CY1FDGR7350	02/12/15	X	X					
152	2014	Int'l	Dump Truck	3HAWGAZR2EL015988	09/24/13	X	X					
155	2002	Top Hat	Trailer	4R7BU16262T039420	12/10/03	X						
156	2002	Top Hat	Trailer	4R7BU16292T040237	12/10/03	X						
161	2016	Int'l	Dump Truck Cab & Chasis	3HAWGAZR9GL283746	09/30/15	X	X	X				
182	2016	Gradall	XL1400 Excavator	4100000718	06/14/16	X	X					
192	2017	Chev	Silverado	1GCUKNEC8HF112923	12/15/16	X	X					
200	2017	Ford	F450 Patch truck	1FDUF4HT3HEC03299	02/24/17	X	X		X	05/01/24	Sr Mechanic	X
202	2017	Ameritrail	Utility Trailer TC16610	17YBP1626HB064203	09/20/22	X						
203	2017	Ameritrail	Utility Trailer TC16611	17YBP1628HB064204	09/20/22	X						
204	2017	Ameritrail	Utility Trailer TC16612	17YBP162XHB064205	09/20/22	X						
205	2017	Ameritrail	Utility Trailer TC16613	17YBP1621HB064206	09/20/22	X						
207	2017	Ford	F450 Patch Truck	1FDUF4HT6HEC03300	03/27/17	X	X					
215	2016	Ford	F450-Dump body	1FDUF4GT9GEC73163	01/23/18	X	X	X				
216	2017	Ford	F450-Service body	1FDUF4HT8HEE73225	01/23/18	X	X	X				
219	2018	FrtLnr	M2 106 Dump Truck	3ALHCYFE4JDJZ5254	02/09/18	X	X	X				
220	2018	FrtLnr	M2 106 Dump Truck	3ALHCYFE6JDJZ5255	02/09/18	X	X					
221	2018	FrtLnr	M2 106 Dump Truck	3ALHCYFE8JDJZ5256	02/09/18	X	X					

R & B DEPARTMENT VEHICLE INVENTORY

ID #	YEAR	MAKE	DESCRIPTION	VEHICLE ID #	EFF DATE	AL	APD	EQUIP	TAKE-HOME	Date CC Approved	Job Title	Signed Taxable Vehicle Benefits Form
222	2018	FrtLnr	M2 106 Dump Truck	3ALHCYFEXJDJZ5257	02/09/18	X	X					
229	2018	Ford	F450 Chassis	1FDUF4HT2JEB98988	04/26/18	X	X	X				
234	2019	FrtLnr	M2 106 Dump Truck	3ALHCYFEXKDKK6007	07/02/18	X	X					
236	2018	Gradall	XL4100	4140000168	07/31/18	X	X					
245	2019	Int'l	14 YD Dump Truck	3HTESTZT0KN141467	03/07/19	X	X					
247	2019	Ford	F250 XL 4x4	1FT7W2B63KEE05947	03/19/19	X	X	X				
248	2024	Kenworth	T880 Truck	1NKZLP9X0RJ346806	09/07/23	X	X					
263	2019	Ford	F450 Sign Truck	1FDUF4HT7KEE56715	05/01/19	X	X	X				
264	2019	Int'l	MV 4 X 2 Fuel Truck	3HAEUMMN9KL112997	05/30/19	X	X					
268	2020	Big Tex	Utility Trailer	16VEX1922L2056353	09/20/22	X	X					
270	2020	Ford	F250 XL 4x4	1FT7W2B62LEC47246	02/03/20	X	X	X				
274	2021	Int'l	HV613 6x4 Dump Truck	3HAESTZT3ML609960	03/09/20	X	X					
275	2021	Int'l	HV613 6x4 Dump Truck	3HAESTZT5ML609961	03/09/20	X	X					
278	2023	Chev	Silverado	3GCPDBEK4PG270931	05/25/23	X	X		X	05/01/24	Mechanic	X
285	2020	Kaufman	DT50 Trailer	1K9FR4336LB367496	08/31/20	X	X					
299	2021	Int'l	HV607 Water Truck	1HTEKTAT7MH401338	11/02/20	X	X					
300	2020	CrackPro	260 DA Crack Sealer	1S9P3172XL0420251	01/04/21	X	X	X				
303	2021	Ford	F150	1FTFW1E55MFA33923	04/01/21	X	X	X		05/01/24		
317	2021	Chev	Silverado	3GCUYAEF0MG236162	08/12/21	X	X					
322	2022	Chev	Silverado	3GCPYDEK4NG145182	01/10/22	X	X	X	X	05/01/24	Asst Engineer	X
323	2022	Chev	Silverado	3GCPYDEK8NG145184	01/10/22	X	X	X	X	05/01/24	County Engineer	X
324	2019	Ford	F150 XL 4x4	1FTFW1E55KKC90553	03/19/19	X	X	X		05/01/24		
325	2014	Ford	F150 Crew Cab	1FTFW1ET6EKF79153	11/05/14	X	X					
331	2020	Ford	F150	1FTFW1E56LKD80442	03/30/20	X	X	X		05/01/24		
334	2022	Chev	Silverado	3GCPYDEK0NG145096	01/10/22	X	X	X	X	05/01/24	Construction Inspector	X
340	2023	Kenworth	T880	3BKZLP9X4PF233680	07/18/22	X	X					
341	2023	Kenworth	T880	3BKZLP9X6PF233681	07/18/22	X	X					
342	2023	Big Tex	Trailer	16V3F4120P6212881	08/01/22	X	X					
358	2023	Kenworth	T880	1NKZLP9X6PJ233682	10/31/22	X	X	X				
366	2022	Chev	Silverado	1GCUYDED1NZ109230	02/22/22	X	X	X	X	05/01/24	GIS Specialist	X
367	2024	Other	Gradall XL 4100 w bucket	4140000478	09/08/23	X	X					
369	2022	Chev	Silverado	1GCUYDED6NZ110308	06/23/22	X	X		X	05/01/24	Road Superintendent	X
372	2024	Kenworth	T880 Truck	1NKZLP9X9RJ346805	07/17/23	X	X					
373	2021	Chev	Silverado	3GCPDAEK2PG249215	05/04/23	X	X		X	05/01/24	General Foreman	X
374	2023	Chev	Silverado	1GCPDBEK3PZ163935	06/15/23	X	X		X	05/01/24	Construction Inspector	X
375	2018	Other	Gradall XL3100	3120000450	10/20/23	X	X					
385	2023	Dodge	Ram 2500	36UR5CJ0PG589797	12/15/23	X	X		X	05/01/24	Foreman	X
386	2023	Dodge	Ram 2500	36UR5CJ2PG589798	12/15/23	X	X		X	05/01/24	General Foreman	X
387	2023	Dodge	Ram 2500	36UR5CJ9PG589796	12/15/23	X	X					
390	2024	Dodge	Sierra 3500 HD	1GD38PE71RF262636	01/25/24	X	X	X				
84	**R&B VEHICLE INVENTORY COUNT**					84	59	21	13			

ALL OTHER DEPARTMENTS VEHICLE INVENTORY

ID #	YEAR	MAKE	DESCRIPTION	VEHICLE ID #	EFF DATE	AL	APD	EQUIP	TAKE-HOME	Date CC Approved	Job Title	Signed Taxable Vehicle Benefits Form
363	2024	GMC	Sierra 1500 SLT 4x2CrewCab SWB	1GTPHDED5RZ278699	04/09/24	X	X		X	05/01/24	County Judge	X
365	2023	RAM	1500 Pickup	1C6RREGG8PN585525	04/10/23	X	X		X	04/19/23	Director of Policy	X
County Judge					**Total Number of Vehicles:**			**2**	**2**			
0	2024	Chev	Silverado Trail Boss Crew Cab	3GCUDCED0RG331351	07/25/24	X	X	X	X		County Commissioner	X
Precinct 4, Commissioner					**Total Number of Vehicles:**			**1**	**1**			
173	2015	Chev	Caprice	6G3NS5U22FL121308	12/17/15	X	X	X	X	05/01/24	Investigator	X
180	2016	Chev	Trax	3GNCJKSB6GL189486	04/19/16	X	X		X	05/01/24	Investigator	X
185	2017	Chev	Tahoe	1GNSCAKC8HR124920	10/27/16	X	X	X	X	05/01/24	Investigator	X
186	2017	Chev	Traverse	1GNKRFED4HJ173949	10/27/16	X	X		X	05/01/24	ADA	X
230	2008	Cadillac	CTS	1G6DR57V280161521	05/17/18	X			X	05/01/24	SO-Jailer	X
235	2014	Ford	F150	1FTMF1CM1EKE19233	07/30/18	X	X		X	05/01/24	Comm Service Supervisor	X
271	2020	Chev	Trax	3GNCJKSB1LL238992	02/18/20	X	X	X	X	05/01/24	ADA	X
District Attorney					**Total Number of Vehicles:**			**7**	**7**			
34	2008	Ford	Expedition XLT	1FMFU15558LA63593	04/14/08	X		X				
188	2017	Chev	Colorado	1GCGTBEN3H1143827	12/05/16	X	X					
213	2018	Chev	Colorado	1GCGTBEN9J1118002	09/21/17	X	X		X	05/01/24	Designated Rep	X
273	2020	Ford	F150	1FTEW1EPXLKD52057	03/09/20	X	X	X				
346	2022	Texas Bragg	Utility Trailer	17XFL1426N1110361	09/12/22	X	X					
Environmental					**Total Number of Vehicles:**			**5**	**1**			
197	2014	Chev	Silverado	3GCPCREH6EG191967	01/27/17	X	X	X				
249	2019	Ford	F150	1FTEW1E53KKC90403	04/11/19	X	X	X	X	05/01/24	Fire Marshal	X
283	2004	Featherlite	4926 Car Trailer	4FG-A4202-7-4C069398	05/07/20	X						
302	2021	Ford	F150	1FTFW1E56MFA33915	03/05/21	X	X	X	X	05/01/24	Fire Investigator	X
320	2021	Cargo Mate	EHW Utility Trailer	5NHUEH216MY085082	11/03/21	X	X					
344	2022	Ford	F250	1FT7W2B6XNEE81007	08/15/22	X	X	X	X	05/01/24	Fire Investigator	X
368	2022	Salv	Utility Trailer	7GG1E2025NW021770	06/07/23	X	X					
389	2024	Ford	F-250	1FT7W2BN4REC43666	01/03/24	X	X	X				
392	2024	Chev	Tahoe	1GNSCLED7RR171213	03/25/24	X	X		X	05/01/24	Fire Investigator	X
Fire Marshal					**Total Number of Vehicles:**			**9**	**4**			
326	2021	Chev	Tahoe	1GNSCLED3MR446374	01/11/22	X	X	X				
343	2022	Chev	Equinox	3GNAXHEVXNS217713	08/01/22	X	X	X				

ALL OTHER DEPARTMENTS VEHICLE INVENTORY

ID #	YEAR	MAKE	DESCRIPTION	VEHICLE ID #	EFF DATE	AL	APD	EQUIP	TAKE-HOME	Date CC Approved	Job Title	Signed Taxable Vehicle Benefits Form
Juvenile Probation					**Total Number of Vehicles:**			**2**	**0**			
9	2002	Ameritrail	Trailer	17YBP12132B025296	12/10/03	X						
76	2015	Chev	Silverado 2500	1GC2DUEG9FZ525866	04/09/15	X	X					
77	2003	Chev	C1500 PU	1GCEC14V33Z220452	12/30/02	X						
82	2009	Chev	2WD Ext Cab	1GCEC29029Z198455	03/10/09	X	X					
153	2010	C-5	Car Hauler Trailer	4C9BU1622AE102618	09/17/10	X	X					
240	2015	Ford	F150 XLT	1FTEW1CP8FKD54929	01/14/19	X	X					
262	2019	Ford	F350	1FD8W3GT5KED95247	04/29/19	X	X					
284	2020	Ford	F350	1FD8W3GT0LED78373	08/21/20	X	X					
318	2010	International	MaxxForce Bucket Truck	1HTMMAAL5AH261957	09/02/21	X	X					
356	2020	BCI	Trailer	4B9B1UD21MS075069	09/13/22	X	X					
357	2005	Chev	3/4 ton P/U	1GCHC29UX5E326698	10/06/22	X						
409	2024	RAM	3500 Crew Cab Service Body	3C63R3GJ2RG246406	07/23/24	X	X					
410	2024	RAM	3500 Crew Cab Service Body	3C63R3GJ4RG246407	07/23/24	X	X					
Maintenance					**Total Number of Vehicles:**			**13**	**0**			
90	2010	Chev	Tahoe	1GNMCAE09AR195687	04/09/10	X	X	X				
170	2015	Ford	F150	1FTEW1EF3FKE61245	11/10/15	X	X	X	X	05/01/24	Constable	X
266	2019	Ford	F150 Police Responder	1FTEW1P42KKD29681	07/02/19	X	X	X	X	05/01/24	Deputy	X
Precinct 1, Constable					**Total Number of Vehicles:**			**3**	**2**			
3	1990	BMY	Cargo Truck	2500354	12/19/13	X	X					
4	1990	BMY	Cargo Truck	2500739	12/19/13	X	X					
47	2003	Ford	Expedition XLT	1FMRU15W53LB10393	11/20/02	X			X	05/01/24	Reserve	X
89	2014	Chev	Tahoe	1GNLC2E09ER201754	01/02/14	X	X	X				
105	2010	Dodge	Charger	2B3CA5CTXAH181720	08/29/12	X	X	X				
113	2010	Ford	Crown Victoria	2FABP7BV1AX127449	05/12/10	X	X	X	X	05/01/24	Reserve	X
129	2007	Ford	Crown Victoria	2FAFP71W57X143321	05/02/14	X						
171	2011	Dodge	Charger	2B3CL1CT5BH539729	12/03/15	X	X	X	X	05/01/24	Reserve	X
196	2009	Ford	Crown Victoria	2FAHP71V29X121537	01/25/17	X			X	05/01/24	Reserve	X
214	2007	Hummer	Truck	AM00010	11/14/17	X	X					
231	2018	Ford	F150	1FTEW1E55JKE18638	05/30/18	X	X	X	X	05/01/24	Constable	X
237	2011	Ford	Crown Victoria	2FABP7BV0BX168740	09/24/18	X	X	X				
287	2020	Ford	Explorer	1FM5K8AC4LGB95387	09/17/20	X	X	X				
Precinct 2, Constable					**Total Number of Vehicles:**			**13**	**5**			
87	2014	Chev	Tahoe	1GNLC2E07ER168446	01/31/14	X	X	X				

ALL OTHER DEPARTMENTS VEHICLE INVENTORY

ID #	YEAR	MAKE	DESCRIPTION	VEHICLE ID #	EFF DATE	AL	APD	EQUIP	TAKE-HOME	Date CC Approved	Job Title	Signed Taxable Vehicle Benefits Form
109	2009	Dodge	Charger	2B3KA43TX9H608475	03/31/09	X		X				
163	2011	Chev	Tahoe	1GNLC2E02BR327871	10/28/15	X		X				
164	2011	Chev	Tahoe	1GNLC2E01BR327019	10/28/15	X		X				
165	2008	Ford	Crown Victoria	2FAHP71V38X170406	10/28/15	X		X				
166	2010	Ford	Crown Victoria	2FABP7BV5AX133349	10/28/15	X		X				
167	2010	Ford	Crown Victoria	2FABP7BV0AX140063	10/28/15	X		X				
168	2010	Ford	Crown Victoria	2FABP7BVXAX135307	10/28/15	X		X				
226	2017	Chev	Tahoe	1GNLCDKC4HR243893	03/21/18	X	X	X				
276	2020	Chev	Tahoe	1GNLCDEC8LR225062	03/09/20	X	X	X	X	05/01/24	Constable	X
Precinct 3, Constable					**Total Number of Vehicles:**			**10**	**1**			
86	2014	Chev	Tahoe	1GNLC2E01ER169608	12/19/13	X	X	X				
88	2014	Chev	Tahoe	1GNLC2E08ER224006	10/31/14	X	X	X				
265	2019	Ford	Explorer	1FM5K8AR2KGB55201	06/18/19	X	X	X	X	05/01/24	Deputy	X
363	2022	Chev	Tahoe	1GNSCLED9NR240803	12/16/22	X	X	X	X	05/01/24	Constable	X
Precinct 4, Constable					**Total Number of Vehicles:**			**4**	**2**			
391	2024	Toyota	4Runner	JTEMU5JR0R6245645	3/7/2024	X	X		X	05/01/24	JP2 Judge	X
Precinct 2, JP					**Total Number of Vehicles:**			**1**	**1**			
69	**ALL OTHER DEPARTMENTS VEHICLE INVENTORY COUNT**					70	54	37	**25**			

TIDC
TEXAS INDIGENT DEFENSE COMMISSION

CHAIR:
Honorable Missy Medary
Corpus Christi, Presiding Judge,
5th Administrative
Judicial Region of Texas

EX OFFICIO MEMBERS:
Honorable Sharon Keller
Honorable Nathan Hecht
Honorable Brandon Creighton
Honorable Joseph "Joe" Moody
Honorable Reggie Smith
Honorable Sherry Radack
Honorable Vivian Torres

MEMBERS APPOINTED BY GOVERNOR:
Mr. Alex Bunin
Honorable Richard Evans
Mr. Jay Cohen
Honorable Missy Medary
Honorable Valerie Covey
Honorable James R. "J.R." Woolley, Jr.
Mr. James D. "Jim" Bethke

EXECUTIVE DIRECTOR:
Scott Ehlers

July 25, 2024

The Honorable Carbett Duhon
Waller County Judge
Via Email: t.duhon@wallercounty.us

Dear Judge Duhon:

I am pleased to inform you that the Texas Indigent Defense Commission has awarded Waller County a formula grant in the amount of $45,868. The **FY24 Formula Grant Statement of Grant Award** is attached. The resolution adopted by the Commissioners Court and submitted with the application is considered your county's acceptance of the grant terms.

Please note that Waller County's FY24 Formula Grant award will be disbursed in a single payment in August 2024 instead of quarterly payments.

The Commission works together with counties to promote innovation and improvement in indigent defense systems statewide. On behalf of the Commission, I commend Waller County for its efforts in these areas. If you have any questions or need clarification about the Commission's grant programs, please reach out to the TIDC Funding Team at Grants@TIDC.Texas.Gov or 1-866-499-0656.

Sincerely,

Missy Medary
Chair, Texas Indigent Defense Commission
Presiding Judge, 5th Administrative Judicial Region of Texas

Cc: a.younts@wallercounty.us

TEXAS INDIGENT DEFENSE COMMISSION

Statement of Grant Award

FY24 Formula Grant

Date Issued:	July 25, 2024
Grant Number:	212-24-237
Grantee Name:	Waller County
Program Title:	Formula Grant Program
Grant Period:	10/01/2023-9/30/2024
Grant Award Amount:	$45,868

The Texas Indigent Defense Commission (Commission) has awarded the above-referenced grant for indigent defense services. Formula Grants are provided by the Commission to meet its statutory mandates and to promote Texas counties' compliance with standards adopted by the Commission.

Grant Calculation:

- The sum of $15,000 plus;
- A calculation applied to the funds budgeted for FY2024 formula grants by the Commission based:
  - 50 percent on the County's percent of state population; and
  - 50 percent on the County's percent of statewide FY 2023 direct indigent defense expenditures (as defined in Title 1, Part 8, Texas Administrative Code Sec. 173.202(1)-(3)):
    - less discretionary funds provided by the Commission for expenditures defined in Title 1, Part 8, Texas Administrative Code Sec. 173.202(1)-(3)
    - less the reimbursed costs of operating a regional program
    - The baseline requirements contained in the Request for Applications do not apply to counties with a 2000 Census population of less than 10,000 but do apply to all other counties.
- The County shall not receive more in funds than what was actually spent by the county in the prior year.

Standard Grant Conditions:

- The authorized official for the grantee accepts the grant award.
- The authorized official, financial officer, and program director, referred to below as grant officials, agree to the terms of the grant as written in the FY24 Formula Grant Program Request for Applications issued in September 2023, including the rules and documents adopted by reference in the Commission on Indigent Defense's Grant Rules in Title 1, Part 8, Chapter 173, Texas Administrative Code.
- The grant officials understand that a violation of any term of the grant may result in the Commission placing a temporary hold on grant funds, permanently de-obligating all or part of the grant funds, requiring reimbursement for funds already spent, or barring the organization from receiving future grants.
- Disbursement of funds is always subject to the availability of funds.
- Any plan documents submitted to the Commission must continue to meet all grant eligibility requirements.
-

2024 Waller County Resolution
Indigent Defense Grant Program

WHEREAS, under the provisions of the Texas Government Code Section 79.037 and Texas Administrative Code Chapter 173, counties are eligible to receive grants from the Texas Indigent Defense Commission to provide improvements in indigent defense services in the county; and

WHEREAS, this grant program will assist the county in the implementation and the improvement of the indigent criminal defense services in this county; and

WHEREAS, Waller County Commissioners Court has agreed that in the event of loss or misuse of the funds, Waller County Commissioners assures that the funds will be returned in full to the Texas Indigent Defense Commission.

NOW THEREFORE, BE IT RESOLVED and ordered that the County Judge of this county is designated as the Authorized Official to apply for, accept, decline, modify, or cancel the grant application for the Indigent Defense Formula Grant Program and all other necessary documents to accept said grant; and

BE IT FURTHER RESOLVED that the County Auditor is designated as the Financial Officer for this grant.

Adopted this _____day of _____, 2024.

_____

Carbett “Trey” Duhon III
County Judge

Attest:

_____

County Clerk

STATE OF TEXAS	§	TWDB Commitment No. G1001319
	§	
COUNTY OF TRAVIS	§	TEXAS WATER DEVELOPMENT BOARD

and

WALLER COUNTY, TEXAS

AMENDMENT NO. 4

This Contract made and entered on July 26, 2021, and previously amended on January 20, 2023, July 6, 2023 and March 25, 2024, is hereby amended as follows:

1. Section I, Article I, DEFINITIONS, Item 13 is amended to read as follows:

13. CONTRACT EXPIRATION DATE – December 30, 2024.

All other terms and conditions of the TWDB Contract for Commitment No. G1001319 remain in effect.

IN WITNESS WHEREOF the parties hereto cause this Amendment to be duly executed.

TEXAS WATER DEVELOPMENT BOARD	WALLER COUNTY
By: _____	By: _____
Bryan McMath	Carbett "Trey" J. Duhon III
Interim Executive Administrator	County Judge
Date: _____	Date: _____

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

TWDB Commitment No. G1001333

TEXAS WATER DEVELOPMENT BOARD

and

WALLER COUNTY, TEXAS

AMENDMENT NO. 4

This Contract made and entered on July 26, 2021, and previously amended on January 30, 2023, July 13, 2023 and on March 25, 2024, is hereby amended as follows:

1. Section I, Article I, DEFINITIONS, Item13 is amended to read as follows:

13. CONTRACT EXPIRATION DATE – December 30, 2024.

All other terms and conditions of the TWDB Contract for Commitment No. G1001333 remain in effect.

IN WITNESS WHEREOF the parties hereto cause this Amendment to be duly executed.

TEXAS WATER DEVELOPMENT BOARD	WALLER COUNTY
By: _____	By: _____
Bryan McMath Interim Executive Administrator	Carbett "Trey" J. Duhon III County Judge
Date: _____	Date: _____

WALLER COUNTY

Robert Pechukas
Director of Policy and Administration

MEMORANDUM

To: Commissioner's Court

From: Robert Pechukas

Date: August 15, 2025

Subject: Survey Services for Mathews Park

Waller County is currently working to acquire land, known to us as "Mathews Park", and title insurance is needed for this acquisition. In order to obtain said insurance, the County must obtain a survey of the land, which we currently do not have.

Commissioner Smith and I reviewed multiple firms to provide this service to us, all of whom have had prior experience in working with both Commissioner Smith or myself. We reviewed experience, ability to provide services, and ability to provide delivery in a timely manner as this is a time sensitive acquisition. EHRA ranked highest based on the requirements previously noted.

I recommend awarding survey services to EHRA for this project.

Design-Build Change Order Form

For use with DBIA Document No. 535 *Standard Form of General Conditions of Contract Between Owner and Design-Builder* and in accordance with Article 6.7 of the General Conditions of Contract.

Change Order Number: 004	Change Order Effective Date: August 21, 2024 (date when executed by both parties)
Project: Waller County Swing Space, 425 FM 1488, Hempstead, Texas 77445	Design-Builder's Project No: 22523-1 Date of Agreement: May 12, 2023
Owner: Waller County, Texas, 836 Austin Street, Room 203, Hempstead, Texas 77445	Design-Builder: SEDALCO, INC, 9400 Grogans Mill Road Suite 320, The Woodlands, Texas 77380
Scope of the Change: Final Cost Reconciliation	

Original Contract Price:		$ 2,010,343.00
Net Change by Previous Change Order No(s):	to:	$ 369,282.95
This Change Order Increase/Decrease (attach breakdown):		$ (4,360.56)
New Contract Price:		**$ 2,375,265.39**

Original Contract Completion Date:	October 17, 2023	
Adjustments by Change Order No(s)	to:	(calendar days)
This Change Order Contract Time Increase/Decrease:	13	(calendar days)
Revised Substantial Completion Date:	**October 30, 2023**	

By executing this Change Order, Owner and Design-Builder agree to modify the Agreement's Scope of Work, Contract Price and Contract Time as stated above. Upon execution, this Change Order becomes a Contract Document issued in accordance with DBIA Document No. 535, *Standard Form of General Conditions of Contract Between Owner and Design-Builder*, (2022 Edition).

Owner:		**DESIGN-BUILDER:**	
By:		By:	
Printed Name:	Carbett "Trey" J. Duhon	Printed Name:	Clinton McIlwain
Title:	County Judge	Title:	Project Manager
Date:		Date:	August 1, 2024

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SEDALCO
CONSTRUCTION SERVICES
Since 1983

Waller County SwingSpace
Project No. 22523-1

Final Cost Reconciliation Recap

Approved Guaranteed Maximum Price (GMP)		$	2,010,343.00
Change Orders issued to-date		$	369,282.95
Current GMP amount including stipulated fee		**$**	**2,379,625.95**
Remaining Design Builder Contingency and/or Betterment (attach separate reconciliation)		$	19,185.57
Design Fees		$	262,891.95
Stipulated Overhead & Profit		$	98,533.63
Total estimated cost of work, less Design, OH&P and contingencies		**$**	**1,999,014.80**

Total cost to date per accounting report attached		$	2,011,139.81
Change Order # 3 remaining committed cost		$	2,700.00
		$	-
Total actual cost		$	2,013,839.81

(Estimated cost of work) - (Total actual cost) =	**$**	**(14,825.01)**
Contractor Contingency and/or Betterment balance =	**$**	**19,185.57**
Saving to be returned =	**$**	**4,360.56**

refund

Sedalco JC Detail

Job: 22523-1. - Waller County Swing Space **All Phases** **All Cost Types** **Units: Actual**
All Months **All Dates** **All JC Transaction Types** **All Departments**

Mth	Trans#	Posted Date	Actual Date	PREnd Date	Vend# Craft/Class	Description	Earn Fact	Reference	Units	Hours	Cost
					22523-1. Waller County Swing Space						
100.01000.				**SUPERVISION**	**1 LABOR**						
04/23	6623	04/30/23	04/30/23		JC	G2VRecruit Proje			0.000	0.00	20,000.00
04/23				4/30/23	PR	Payroll			0.000	200.00	9,853.05
05/23				5/7/23	PR	Payroll			0.000	200.00	9,853.04
05/23				5/14/23	PR	Payroll			0.000	200.00	9,853.05
05/23				5/21/23	PR	Payroll			0.000	200.00	9,853.05
05/23				5/28/23	PR	Payroll			0.000	184.00	8,335.27
05/23				6/4/23	PR	Payroll			0.000	48.00	3,762.62
06/23				6/4/23	PR	Payroll			0.000	112.00	4,140.04
06/23				6/11/23	PR	Payroll			0.000	198.00	9,757.43
06/23				6/18/23	PR	Payroll			0.000	200.00	9,848.61
06/23				6/25/23	PR	Payroll			0.000	200.00	9,848.61
06/23				7/2/23	PR	Payroll			0.000	240.00	10,907.88
07/23				7/9/23	PR	Payroll			0.000	212.00	9,554.79
07/23				7/16/23	PR	Payroll			0.000	10.00	417.55
07/23				7/23/23	PR	Payroll			0.000	200.00	8,897.07
07/23				7/30/23	PR	Payroll			0.000	249.00	11,298.96
07/23				8/6/23	PR	Payroll			0.000	35.00	2,256.22
08/23				8/6/23	PR	Payroll			0.000	218.00	9,423.55
08/23				8/13/23	PR	Payroll			0.000	210.00	10,477.52
08/23				8/20/23	PR	Payroll			0.000	200.00	10,051.56
08/23				8/27/23	PR	Payroll			0.000	245.00	11,334.77
08/23				9/3/23	PR	Payroll			0.000	128.00	8,830.24
09/23				9/3/23	PR	Payroll			0.000	112.00	2,687.16
09/23				9/10/23	PR	Payroll			0.000	176.00	7,820.94
09/23				9/17/23	PR	Payroll			0.000	216.00	10,400.69
09/23				9/24/23	PR	Payroll			0.000	208.00	9,890.03
09/23				10/1/23	PR	Payroll			0.000	203.00	9,851.51
10/23				10/8/23	PR	Payroll			0.000	139.00	6,766.06
10/23				10/15/23	PR	Payroll			0.000	142.00	6,847.55
10/23				10/22/23	PR	Payroll			0.000	208.00	10,343.79
10/23				10/29/23	PR	Payroll			0.000	131.00	6,471.71
10/23				11/5/23	PR	Payroll			0.000	21.00	954.77
11/23				11/5/23	PR	Payroll			0.000	32.00	1,464.65
11/23				11/12/23	PR	Payroll			0.000	53.00	2,418.52
11/23				11/19/23	PR	Payroll			0.000	53.00	2,418.44
11/23				11/26/23	PR	Payroll			0.000	24.00	1,116.72
11/23				12/3/23	PR	Payroll			0.000	32.00	1,488.96
12/23				12/3/23	PR	Payroll			0.000	8.00	372.18
12/23				12/10/23	PR	Payroll			0.000	40.00	1,861.14
12/23				12/17/23	PR	Payroll			0.000	32.00	1,488.96
12/23				12/24/23	PR	Payroll			0.000	40.00	1,861.14
01/24				1/7/24	PR	Payroll			0.000	32.00	1,498.68
					Total for Cost Type: 1				**0.000**	**5,591.00**	**286,578.48**

Sedalco JC Detail

Job: 22523-1. - Waller County Swing Space | All Phases | All Cost Types | Units: Actual
All Months | All Dates | All JC Transaction Types | All Departments

Mth	Trans#	Posted Date	Actual Date	PREnd Date	Vend# Craft/Class	Description	Earn Fact	Reference	Units	Hours	Cost
						22523-1. Waller County Swing Space - Continued					
						Total For Phase: 100.01000.				**5,591.00**	**286,578.48**
100.01005.					**OPS/GS/SFTY MGMT/EXPENSE 2 OTHER**						
07/23	3551	07/31/20	07/31/23		JC	22523-1 SouthOF			0.000	0.00	2,384.99
07/23	3559	07/31/20	07/31/23		JC	22523-1 Ops Mgr			0.000	0.00	317.97
08/23	3728	08/31/20	08/31/23		JC	22523-1 Ops Mgr			0.000	0.00	1,132.99
08/23	3736	08/31/20	08/31/23		JC	22523-1 SouthOp			0.000	0.00	3,147.70
09/23	3232	09/30/20	09/30/23		JC	22523-1 Ops Mm			0.000	0.00	606.52
09/23	3240	09/30/20	09/30/23		JC	22523-1 SouthTx			0.000	0.00	16,618.23
10/23	5190	10/31/21	10/31/23		JC	22523-1 South O			0.000	0.00	16,268.11
10/23	5194	10/31/21	10/31/23		JC	22523-1 Ops Mgr			0.000	0.00	5,256.37
						Total for Cost Type: 2			**0.000**	**0.00**	**45,732.88**
						Total For Phase: 100.01005.				**0.00**	**45,732.88**
100.01006.					**VP TEAM 2 OTHER**						
07/23	3585	07/31/20	07/31/23		JC	22523-1 TEAM m			0.000	0.00	48.45
08/23	3773	08/31/20	08/31/23		JC	22523-1 TEAM m			0.000	0.00	143.52
09/23	3268	09/30/20	09/30/23		JC	22523-1 TEAM m			0.000	0.00	80.51
10/23	3088	10/23/21	10/04/23		AP	100225 Diners Club Com		10-4-23	0.000	0.00	32.12
10/23	3089	10/23/21	10/04/23		AP	100225 Diners Club Com		10-4-23	0.000	0.00	1,284.93
10/23	5232	10/31/21	10/31/23		JC	22523-1 TEAM m			0.000	0.00	395.03
						Total for Cost Type: 2			**0.000**	**0.00**	**1,984.56**
						Total For Phase: 100.01006.				**0.00**	**1,984.56**
100.01007.					**IT SERVICES 1 LABOR**						
06/23			6/25/23	PR		Payroll			0.000	4.00	183.18
06/23			7/2/23	PR		Payroll			0.000	8.00	366.33
07/23			7/9/23	PR		Payroll			0.000	12.00	549.53
07/23			7/16/23	PR		Payroll			0.000	4.00	183.16
10/23			11/5/23	PR		Payroll			0.000	4.00	183.18
						Total for Cost Type: 1			**0.000**	**32.00**	**1,465.38**
						Total For Phase: 100.01007.				**32.00**	**1,465.38**
100.01008.					**SOFTWARE LICENSES 2 OTHER**						
04/23	6609	04/30/20	04/30/23		JC	Diners JBW 2252			0.000	0.00	639.60
04/23	6615	04/30/20	04/30/23		JC	Calian 22523-1 C			0.000	0.00	121.15
04/23	6625	04/30/20	04/30/23		JC	Calian Okta lic-C			0.000	0.00	93.77
04/23	6627	04/30/20	04/30/23		JC	Diners JBW 2252			0.000	0.00	426.40
04/23	6631	04/30/20	04/30/23		JC	Calian O365-NK			0.000	0.00	24.23
04/23	6635	04/30/20	04/30/23		JC	Diners JBW 2252			0.000	0.00	355.33
06/23	3137	06/30/20	06/30/23		JC	Accudata-22523-			0.000	0.00	178.74
06/23	3138	06/30/20	06/30/23		JC	Calian-22523-1 C			0.000	0.00	24.23
06/23	3318	06/30/20	06/20/23		AP	102425 Calian Corp		482592	0.000	0.00	24.23
06/23	3319	06/30/20	06/20/23		AP	102425 Calian Corp		482592	0.000	0.00	24.23
06/23	3320	06/30/20	06/20/23		AP	102425 Calian Corp		482592	0.000	0.00	24.23
06/23	3321	06/30/20	06/20/23		AP	102425 Calian Corp		482592	0.000	0.00	24.23
07/23	1259	07/19/20	04/19/23		AP	100554 Plan Grid		INV0199845	0.000	0.00	831.04

Sedalco JC Detail

Job: 22523-1. - Waller County Swing Space | All Phases | All Cost Types | Units: Actual
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Mth	Trans#	Posted Date	Actual Date	PREnd Date	Vend#	Craft/Class	Description	Earn Fact	Reference	Units	Hours	Cost
22523-1. Waller County Swing Space - Continued												
07/23	3464	07/31/20	7/26/23		AP	102425	Calian Corp		483712	0.000	0.00	27.55
07/23	3465	07/31/20	7/26/23		AP	102425	Calian Corp		483712	0.000	0.00	27.54
07/23	3466	07/31/20	7/26/23		AP	102425	Calian Corp		483712	0.000	0.00	27.54
07/23	3467	07/31/20	7/26/23		AP	102425	Calian Corp		483712	0.000	0.00	6.90
07/23	3468	07/31/20	7/26/23		AP	102425	Calian Corp		483712	0.000	0.00	27.55
08/23	3636	08/31/20	8/28/23		AP	102425	Calian Corp		484535	0.000	0.00	28.87
08/23	3637	08/31/20	8/28/23		AP	102425	Calian Corp		484535	0.000	0.00	28.87
08/23	3638	08/31/20	8/28/23		AP	102425	Calian Corp		484535	0.000	0.00	28.87
08/23	3639	08/31/20	8/28/23		AP	102425	Calian Corp		484535	0.000	0.00	28.87
09/23	3086	09/30/20	9/19/23		AP	102425	Calian Corp		485432	0.000	0.00	27.25
09/23	3087	09/30/20	9/19/23		AP	102425	Calian Corp		485432	0.000	0.00	0.69
09/23	3088	09/30/20	9/19/23		AP	102425	Calian Corp		485432	0.000	0.00	27.25
09/23	3089	09/30/20	9/19/23		AP	102425	Calian Corp		485432	0.000	0.00	27.25
10/23	5130	10/31/21	0/19/23		AP	102425	Calian Corp		486349	0.000	0.00	2.50
10/23	5131	10/31/21	0/19/23		AP	102425	Calian Corp		486349	0.000	0.00	13.86
10/23	5132	10/31/21	0/19/23		AP	102425	Calian Corp		486349	0.000	0.00	27.72
10/23	5133	10/31/21	0/19/23		AP	102425	Calian Corp		486349	0.000	0.00	6.93
10/23	5134	10/31/21	0/19/23		AP	102425	Calian Corp		486349	0.000	0.00	27.71
11/23	1655	11/15/21	1/08/23		AP	100111	Bluebeam Softwa		1761179	0.000	0.00	426.40
11/23	3458	11/30/21	1/17/23		AP	102425	Calian Corp		489507	0.000	0.00	2.92
11/23	3459	11/30/21	1/17/23		AP	102425	Calian Corp		489507	0.000	0.00	4.45
11/23	3460	11/30/21	1/17/23		AP	102425	Calian Corp		489507	0.000	0.00	27.27
12/23	3350	12/31/21	2/27/23		AP	102425	Calian Corp		490404	0.000	0.00	28.37
12/23	3528	12/31/21	2/27/23		AP	102425	Calian Corp		490404	0.000	0.00	-28.37
12/23	3529	12/31/21	2/27/23		AP	102425	Calian Corp		490404	0.000	0.00	28.37
							Total for Cost Type: 2			**0.000**	**0.00**	**3,674.54**
							Total For Phase: 100.01008.				**0.00**	**3,674.54**
100.01030.		**COURIER/POSTAGE 2 OTHER**										
04/23	6611	04/30/20	4/30/23		JC		FedEx 22523-1 d			0.000	0.00	77.03
05/23	1222	05/17/20	5/11/23		AP	100283	FedEx		8-127-62127	0.000	0.00	30.16
06/23	940	06/14/20	6/04/23		AP	100225	Diners Club Com		6-4-23	0.000	0.00	13.84
06/23	3135	06/30/20	7/06/23		AP	100283	FedEx		8-184-26747	0.000	0.00	82.40
07/23	723	07/18/20	7/04/23		AP	100225	Diners Club Com		7-4-23	0.000	0.00	104.46
07/23	3572	07/31/20	7/31/23		JC		22523-1 DocuSig			0.000	0.00	13.02
08/23	3761	08/31/20	8/31/23		JC		22523-1 DocuSig			0.000	0.00	40.04
09/23	3163	09/30/20	9/30/23		JC		22523-1 3rd Qrtr			0.000	0.00	0.73
09/23	3256	09/30/20	9/30/23		JC		22523-1 DocuSig			0.000	0.00	23.69
10/23	5203	10/31/20	0/31/23		JC		22523-1 DocuSig			0.000	0.00	107.33
11/23	2554	11/29/21	1/23/23		AP	100283	FedEx		8-326-84242	0.000	0.00	29.80
12/23	961	12/13/21	2/07/23		AP	100283	FedEx		8-339-61122	0.000	0.00	29.67
							Total for Cost Type: 2			**0.000**	**0.00**	**552.17**
							Total For Phase: 100.01030.				**0.00**	**552.17**
100.01100.		**SAFETY 2 OTHER**										
05/23	3710	05/31/20	5/31/23		AP	100155	Cintas Corp		5160718529	0.000	0.00	528.31

Sedalco JC Detail

Job: 22523-1. - Waller County Swing Space | All Phases | All Cost Types | Units: Actual
All Months | All Dates | All JC Transaction Types | All Departments

Mth	Trans#	Posted Date	Actual Date	PREnd Date	Vend#	Craft/Class	Description	Earn Fact	Reference	Units	Hours	Cost
22523-1. Waller County Swing Space - Continued												
07/23	657	07/13/20	7/05/23		AP	102307	Colony Hardware		5558357	0.000	0.00	242.53
08/23	1066	08/16/20	7/20/23		AP	102307	Colony Hardware		5562326	0.000	0.00	528.77
08/23	1989	08/24/20	8/21/23		AP	102731	Clinton Wesley M		8-8-23	0.000	0.00	57.25
							Total for Cost Type: 2			**0.000**	**0.00**	**1,356.86**
							Total For Phase: 100.01100.				**0.00**	**1,356.86**
100.01150.			**PRINTING**	**2**	**OTHER**							
04/23	2820	04/30/20	4/30/23		JC		22523-1st Qrtr-cc			0.000	0.00	4.60
04/23	6629	04/30/20	4/30/23		JC		PIC Printing 2252			0.000	0.00	701.09
05/23	2573	05/26/20	5/15/23		AP	100965	ARC Document S		31TXI9109086	0.000	0.00	36.15
06/23	941	06/14/20	6/04/23		AP	100225	Diners Club Com		6-4-23	0.000	0.00	79.79
06/23	3161	06/30/20	6/30/23		JC		22523-1 copier u			0.000	0.00	6.10
07/23	2918	07/31/20	7/25/23		AP	100655	Southwest Office		INV427701	0.000	0.00	863.29
07/23	3501	07/31/20	8/07/23		AP	100655	Southwest Office		INV429658	0.000	0.00	344.53
09/23	3176	09/30/20	9/30/23		JC		22523-1 3rd Qrtr			0.000	0.00	23.90
10/23	800	10/11/2	10/06/23		AP	100655	Southwest Office		INV437993	0.000	0.00	322.04
10/23	2466	10/18/2	10/13/23		AP	100965	ARC Document S		31TXI9127694	0.000	0.00	76.43
10/23	2625	10/19/2	10/16/23		AP	100965	ARC Document S		31TXI9127808	0.000	0.00	2.98
11/23	1656	11/15/2	11/07/23		AP	100655	Southwest Office		INV442144	0.000	0.00	350.38
11/23	3537	11/30/2	12/07/23		AP	100655	Southwest Office		INV446076	0.000	0.00	322.04
							Total for Cost Type: 2			**0.000**	**0.00**	**3,133.32**
							Total For Phase: 100.01150.				**0.00**	**3,133.32**
100.01200.			**TELEPHONE**	**2**	**OTHER**							
04/23	2860	04/30/20	4/26/23		AP	100765	Verizon Wireless		9933459028	0.000	0.00	91.81
04/23	2861	04/30/20	4/26/23		AP	100765	Verizon Wireless		9933459028	0.000	0.00	91.84
04/23	6613	04/30/20	4/30/23		JC		VerizonWrlss-NK			0.000	0.00	235.75
05/23	3969	05/31/20	5/26/23		AP	100765	Verizon Wireless		9935833928	0.000	0.00	202.28
06/23	3225	06/30/20	6/26/23		AP	100765	Verizon Wireless		9938192462	0.000	0.00	202.28
07/23	50	07/10/20	7/01/23		AP	102402	EPIC iO Technolc		712259	0.000	0.00	461.45
07/23	1296	07/20/20	7/10/23		AP	102792	Cable One, Inc. d		7-10-23-7854	0.000	0.00	326.92
07/23	3487	07/31/20	7/26/23		AP	100765	Verizon Wireless		9940571231	0.000	0.00	201.32
08/23	45	08/04/20	8/01/23		AP	102402	EPIC iO Technolc		727897	0.000	0.00	461.45
08/23	1206	08/18/20	8/11/23		AP	102792	Cable One, Inc. d		8-11-23-7854	0.000	0.00	211.89
08/23	3433	08/31/20	9/04/23		AP	102688	David Mercadant		9-4-23	0.000	0.00	34.31
08/23	3434	08/31/20	9/04/23		AP	102688	David Mercadant		9-4-23	0.000	0.00	37.67
08/23	3435	08/31/20	9/04/23		AP	102688	David Mercadant		9-4-23	0.000	0.00	15.78
08/23	3436	08/31/20	9/04/23		AP	102688	David Mercadant		9-4-23	0.000	0.00	57.17
08/23	3437	08/31/20	9/04/23		AP	102688	David Mercadant		9-4-23	0.000	0.00	22.00
08/23	3438	08/31/20	9/04/23		AP	102688	David Mercadant		9-4-23	0.000	0.00	21.45
08/23	3439	08/31/20	9/04/23		AP	102688	David Mercadant		9-4-23	0.000	0.00	25.30
08/23	3663	08/31/20	8/26/23		AP	100765	Verizon Wireless		9942963849	0.000	0.00	279.87
09/23	1001	09/15/20	9/12/23		AP	102792	Cable One, Inc. d		9-11-23-7854	0.000	0.00	211.89
09/23	3133	09/30/20	9/26/23		AP	100765	Verizon Wireless		9945372838	0.000	0.00	201.71
10/23	2467	10/18/2	10/11/23		AP	102792	Cable One, Inc. d		10-12-23-7854	0.000	0.00	211.89
10/23	5046	10/31/2	10/26/23		AP	100765	Verizon Wireless		9947811176	0.000	0.00	189.18

Sedalco JC Detail

Job: 22523-1. - Waller County Swing Space **All Phases** **All Cost Types** **Units: Actual**
All Months **All Dates** **All JC Transaction Types** **All Departments**

Mth	Trans#	Posted Date	Actual Date	PREnd Date	Vend# Craft/Class	Description	Earn Fact	Reference	Units	Hours	Cost
22523-1. Waller County Swing Space - Continued											
11/23	2523	11/29/23	11/11/23	AP	102792	Cable One, Inc. d		11-13-23-7854	0.000	0.00	211.89
11/23	3341	11/30/23	11/26/23	AP	100765	Verizon Wireless		9950249298	0.000	0.00	88.68
12/23	2173	12/22/23	12/20/23	JC		Sparklight-22523			0.000	0.00	-98.88
12/23	3584	12/31/23	12/26/23	AP	100765	Verizon Wireless		9952718648	0.000	0.00	88.70
						Total for Cost Type: 2			**0.000**	**0.00**	**4,085.60**
						Total For Phase: 100.01200.				**0.00**	**4,085.60**
100.01210.		**TEMP HEATING/COOLING 2 OTHER**									
07/23	2195	07/27/20	7/13/23	AP	100349	Home Depot Cre		7-13-23	0.000	0.00	2,413.24
						Total for Cost Type: 2			**0.000**	**0.00**	**2,413.24**
						Total For Phase: 100.01210.				**0.00**	**2,413.24**
100.01230.		**OFFICE SUPPLIES 2 OTHER**									
06/23	1042	06/15/20	6/12/23	AP	102731	Clinton Wesley M		6-12-23	0.000	0.00	243.44
06/23	2344	06/29/20	6/23/23	AP	100667	Staples Credit Pl		6-15-23	0.000	0.00	59.73
07/23	2919	07/31/20	7/21/23	AP	102731	Clinton Wesley M		7-21-23	0.000	0.00	3,312.89
08/23	1990	08/24/20	8/21/23	AP	102731	Clinton Wesley M		8-8-23	0.000	0.00	27.03
08/23	1991	08/24/20	8/21/23	AP	102731	Clinton Wesley M		8-8-23	0.000	0.00	123.65
08/23	1992	08/24/20	8/21/23	AP	102731	Clinton Wesley M		8-8-23	0.000	0.00	66.19
08/23	1993	08/24/20	8/21/23	AP	102731	Clinton Wesley M		8-8-23	0.000	0.00	11.52
08/23	1994	08/24/20	8/21/23	AP	102731	Clinton Wesley M		8-8-23	0.000	0.00	228.70
08/23	1995	08/24/20	8/21/23	AP	102731	Clinton Wesley M		8-8-23	0.000	0.00	21.64
08/23	1996	08/24/20	8/21/23	AP	102731	Clinton Wesley M		8-8-23	0.000	0.00	65.00
08/23	1997	08/24/20	8/21/23	AP	102731	Clinton Wesley M		8-8-23	0.000	0.00	229.70
08/23	1998	08/24/20	8/21/23	AP	102731	Clinton Wesley M		8-8-23	0.000	0.00	50.00
08/23	1999	08/24/20	8/21/23	AP	102731	Clinton Wesley M		8-8-23	0.000	0.00	10.81
08/23	2000	08/24/20	8/21/23	AP	102731	Clinton Wesley M		8-8-23	0.000	0.00	62.18
08/23	3440	08/31/20	9/05/23	AP	102731	Clinton Wesley M		9-5-23	0.000	0.00	28.65
08/23	3441	08/31/20	9/05/23	AP	102731	Clinton Wesley M		9-5-23	0.000	0.00	79.85
08/23	3442	08/31/20	9/05/23	AP	102731	Clinton Wesley M		9-5-23	0.000	0.00	443.94
08/23	3443	08/31/20	9/05/23	AP	102731	Clinton Wesley M		9-5-23	0.000	0.00	55.07
08/23	3444	08/31/20	9/05/23	AP	102731	Clinton Wesley M		9-5-23	0.000	0.00	128.40
08/23	3445	08/31/20	9/05/23	AP	102731	Clinton Wesley M		9-5-23	0.000	0.00	36.78
08/23	3446	08/31/20	9/05/23	AP	102731	Clinton Wesley M		9-5-23	0.000	0.00	1,212.33
08/23	3447	08/31/20	9/05/23	AP	102731	Clinton Wesley M		9-5-23	0.000	0.00	48.66
08/23	3448	08/31/20	9/05/23	AP	102731	Clinton Wesley M		9-5-23	0.000	0.00	128.40
08/23	3449	08/31/20	9/05/23	AP	102731	Clinton Wesley M		9-5-23	0.000	0.00	68.90
08/23	3450	08/31/20	9/05/23	AP	102731	Clinton Wesley M		9-5-23	0.000	0.00	112.00
08/23	3451	08/31/20	9/05/23	AP	102731	Clinton Wesley M		9-5-23	0.000	0.00	37.67
08/23	3452	08/31/20	9/05/23	AP	102731	Clinton Wesley M		9-5-23	0.000	0.00	10.94
08/23	3453	08/31/20	9/05/23	AP	102731	Clinton Wesley M		9-5-23	0.000	0.00	18.38
08/23	3454	08/31/20	9/05/23	AP	102731	Clinton Wesley M		9-5-23	0.000	0.00	108.61
08/23	3455	08/31/20	9/05/23	AP	102731	Clinton Wesley M		9-5-23	0.000	0.00	40.86
10/23	2468	10/18/20	10/12/23	AP	102731	Clinton Wesley M		10-12-23	0.000	0.00	40.00
10/23	2469	10/18/20	10/12/23	AP	102731	Clinton Wesley M		10-12-23	0.000	0.00	55.00
10/23	2470	10/18/20	10/12/23	AP	102731	Clinton Wesley M		10-12-23	0.000	0.00	110.00

Sedalco JC Detail

Job: 22523-1. - Waller County Swing Space | All Phases | All Cost Types | Units: Actual
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Mth	Trans#	Posted Date	Actual Date	PREnd Date	Vend#	Craft/Class	Description	Earn Fact	Reference	Units	Hours	Cost
22523-1. Waller County Swing Space - Continued												
10/23	2471	10/18/23	10/12/23		AP	102731	Clinton Wesley M		10-12-23	0.000	0.00	110.00
10/23	2472	10/18/23	10/12/23		AP	102731	Clinton Wesley M		10-12-23	0.000	0.00	13.89
10/23	2473	10/18/23	10/12/23		AP	102731	Clinton Wesley M		10-12-23	0.000	0.00	70.00
10/23	2474	10/18/23	10/12/23		AP	102731	Clinton Wesley M		10-12-23	0.000	0.00	30.00
10/23	2475	10/18/23	10/12/23		AP	102731	Clinton Wesley M		10-12-23	0.000	0.00	488.60
10/23	2476	10/18/23	10/12/23		AP	102731	Clinton Wesley M		10-12-23	0.000	0.00	39.45
10/23	2477	10/18/23	10/12/23		AP	102731	Clinton Wesley M		10-12-23	0.000	0.00	49.98
10/23	2478	10/18/23	10/12/23		AP	102731	Clinton Wesley M		10-12-23	0.000	0.00	95.00
							Total for Cost Type: 2			**0.000**	**0.00**	**8,173.84**
							Total For Phase: 100.01230.				**0.00**	**8,173.84**
100.01240.			**OFFICE EQUIPMENT 2 OTHER**									
04/23	2945	04/30/20	4/20/23		AP	102425	Calian Corp		480645	0.000	0.00	12.11
04/23	2946	04/30/20	4/20/23		AP	102425	Calian Corp		480645	0.000	0.00	12.12
04/23	2947	04/30/20	4/20/23		AP	102425	Calian Corp		480645	0.000	0.00	12.11
04/23	2948	04/30/20	4/20/23		AP	102425	Calian Corp		480645	0.000	0.00	12.12
04/23	2949	04/30/20	4/20/23		AP	102425	Calian Corp		480645	0.000	0.00	18.17
04/23	2950	04/30/20	4/20/23		AP	102425	Calian Corp		480645	0.000	0.00	6.06
04/23	6605	04/30/20	4/30/23		JC		OracleAmer P6 li			0.000	0.00	4,648.69
04/23	6607	04/30/20	4/30/23		JC		Diners JBW 2252			0.000	0.00	1,742.12
04/23	6633	04/30/20	4/30/23		JC		Diners JBW 2252			0.000	0.00	1,408.47
05/23	3711	05/31/20	5/19/23		AP	100655	Southwest Office		INV418935	0.000	0.00	58.64
05/23	3828	05/31/21	2/31/22		AP	102586	Accudata System		PSI-ASI6792	0.000	0.00	89.37
05/23	3919	05/31/20	5/19/23		AP	102425	Calian Corp		481731	0.000	0.00	24.23
05/23	3920	05/31/20	5/19/23		AP	102425	Calian Corp		481731	0.000	0.00	24.23
06/23	942	06/14/20	6/04/23		AP	100225	Diners Club Com		6-4-23	0.000	0.00	497.50
06/23	1043	06/15/20	6/12/23		AP	102731	Clinton Wesley M		6-12-23	0.000	0.00	795.30
07/23	724	07/18/20	7/04/23		AP	100225	Diners Club Com		7-4-23	0.000	0.00	11.25
07/23	725	07/18/20	7/04/23		AP	100225	Diners Club Com		7-4-23	0.000	0.00	921.65
07/23	2196	07/27/20	7/13/23		AP	100349	Home Depot Cre		7-13-23	0.000	0.00	1,803.60
07/23	2920	07/31/20	7/21/23		AP	102731	Clinton Wesley M		7-21-23	0.000	0.00	2,110.81
09/23	1594	09/20/20	9/18/23		AP	100655	Southwest Office		INV435135	0.000	0.00	460.22
10/23	3090	10/23/21	0/04/23		AP	100225	Diners Club Com		10-4-23	0.000	0.00	148.95
10/23	5135	10/31/21	0/19/23		AP	102425	Calian Corp		486349	0.000	0.00	13.86
							Total for Cost Type: 2			**0.000**	**0.00**	**14,831.58**
							Total For Phase: 100.01240.				**0.00**	**14,831.58**
100.01260.			**TEMPORARY TOILET 2 OTHER**									
07/23	2153	07/27/20	7/20/23		AP	102796	The Outhouse Bc		37641	0.000	0.00	977.23
08/23	3410	08/31/20	8/31/23		AP	102796	The Outhouse Bc		38540	0.000	0.00	721.76
09/23	2947	09/30/20	9/29/23		AP	102796	The Outhouse Bc		38942	0.000	0.00	721.76
10/23	4500	10/31/21	0/31/23		AP	102796	The Outhouse Bc		39730	0.000	0.00	721.76
							Total for Cost Type: 2			**0.000**	**0.00**	**3,142.51**
							Total For Phase: 100.01260.				**0.00**	**3,142.51**
100.01270.			**TEMPORARY FENCE 2 OTHER**									

Sedalco JC Detail

Job: 22523-1. - Waller County Swing Space All Phases All Cost Types Units: Actual
All Months All Dates All JC Transaction Types All Departments

Mth	Trans#	Posted Date	Actual Date	PREnd Date	Vend#	Craft/Class	Description	Earn Fact	Reference	Units	Hours	Cost
22523-1. Waller County Swing Space - Continued												
06/23	1054	06/16/20	6/14/23		AP	100773	Viking Fence Co.		T68143	0.000	0.00	6,859.24
							Total for Cost Type: 2			**0.000**	**0.00**	**6,859.24**
							Total For Phase: 100.01270.				**0.00**	**6,859.24**
100.01350.		**CLEANUP 2 OTHER**										
07/23	2921	07/31/20	7/31/23		AP	102800	Rapid Waste Solu		16088	0.000	0.00	563.00
08/23	1207	08/18/20	8/15/23		AP	102800	Rapid Waste Solu		16412	0.000	0.00	589.73
08/23	2001	08/24/20	8/21/23		AP	102731	Clinton Wesley M		8-8-23	0.000	0.00	35.70
08/23	2002	08/24/20	8/21/23		AP	102731	Clinton Wesley M		8-8-23	0.000	0.00	14.54
08/23	3411	08/31/20	8/31/23		AP	102800	Rapid Waste Solu		16564	0.000	0.00	589.73
09/23	1551	09/20/20	9/15/23		AP	102800	Rapid Waste Solu		16740	0.000	0.00	1,175.17
10/23	2479	10/18/20	10/15/23		AP	102800	Rapid Waste Solu		17166	0.000	0.00	1,175.17
10/23	3115	10/23/20	10/13/23		AP	100349	Home Depot Cre		10-13-23	0.000	0.00	94.50
10/23	4501	10/31/20	10/22/23		AP	101267	Pacesetter Perso		561280HOU	0.000	0.00	251.25
10/23	4502	10/31/20	10/22/23		AP	101267	Pacesetter Perso		561279HOU	0.000	0.00	1,394.14
10/23	4503	10/31/20	10/31/23		AP	102800	Rapid Waste Solu		17409	0.000	0.00	2,016.09
10/23	4950	10/31/20	10/29/23		AP	101267	Pacesetter Perso		561497HOU	0.000	0.00	25.13
10/23	4951	10/31/20	10/29/23		AP	101267	Pacesetter Perso		561496HOU	0.000	0.00	410.04
							Total for Cost Type: 2			**0.000**	**0.00**	**8,334.19**
							Total For Phase: 100.01350.				**0.00**	**8,334.19**
100.01360.		**FINAL CLEAN UP 4 SUBS**										
10/23	4477	10/31/20	10/30/23		AP	102842	Avlet Enterprises,		22523-1-PR1	0.000	0.00	5,200.00
							Total for Cost Type: 4			**0.000**	**0.00**	**5,200.00**
							Total For Phase: 100.01360.				**0.00**	**5,200.00**
100.01370.		**FIELD OFFICE JANITORIAL 2 OTHER**										
09/23	2948	09/30/20	9/30/23		AP	102849	Stacia Masters dt		313	0.000	0.00	720.00
11/23	2524	11/29/2	11/10/23		AP	102849	Stacia Masters dt		315	0.000	0.00	360.00
							Total for Cost Type: 2			**0.000**	**0.00**	**1,080.00**
							Total For Phase: 100.01370.				**0.00**	**1,080.00**
100.01380.		**MOBILIZE & DEMOBILIZE 2 OTHER**										
04/23	6617	04/30/20	4/30/23		JC		CG Diners 22523			0.000	0.00	88.54
04/23	6621	04/30/20	4/30/23		JC		HomeDepot 2252			0.000	0.00	204.54
06/23	943	06/14/20	6/04/23		AP	100225	Diners Club Com		6-4-23	0.000	0.00	79.52
07/23	726	07/18/20	7/04/23		AP	100225	Diners Club Com		7-4-23	0.000	0.00	307.83
09/23	1483	09/20/20	9/04/23		AP	100225	Diners Club Com		9-4-23	0.000	0.00	63.38
10/23	3091	10/23/20	10/04/23		AP	100225	Diners Club Com		10-4-23	0.000	0.00	60.17
11/23	1546	11/15/2	11/04/23		AP	100225	Diners Club Com		11-4-23	0.000	0.00	90.78
11/23	2525	11/29/2	11/08/23		AP	101483	Williams Scotsm		9019362831	0.000	0.00	3,483.49
11/23	2555	11/29/2	11/19/23		AP	101267	Pacesetter Perso		562130HOU	0.000	0.00	25.13
11/23	2556	11/29/2	11/19/23		AP	101267	Pacesetter Perso		562129HOU	0.000	0.00	410.04
							Total for Cost Type: 2			**0.000**	**0.00**	**4,813.42**
							Total For Phase: 100.01380.				**0.00**	**4,813.42**
100.01400.		**OFFICE TRAILER 5 EPMT RNTL**										

Sedalco JC Detail

Job: 22523-1. - Waller County Swing Space | All Phases | All Cost Types | Units: Actual
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Mth	Trans#	Posted Date	Actual Date	PREnd Date	Vend# Craft/Class	Description	Earn Fact	Reference	Units	Hours	Cost
22523-1. Waller County Swing Space - Continued											
06/23	2890	06/30/20	06/28/23		AP 101483	Williams Scotsm		9018112913	0.000	0.00	19,566.19
07/23	2121	07/26/20	07/19/23		AP 101483	Williams Scotsm		9018298887	0.000	0.00	3,483.49
08/23	1681	08/22/20	08/16/23		AP 101483	Williams Scotsm		9018574728	0.000	0.00	3,483.49
09/23	1002	09/15/20	09/13/23		AP 101483	Williams Scotsm		9018837201	0.000	0.00	3,483.49
10/23	2480	10/18/21	10/11/23		AP 101483	Williams Scotsm		9019100343	0.000	0.00	3,483.49
02/24	2505	02/27/20	02/27/24		JC	MobileMini 22523			0.000	0.00	-1,390.48
						Total for Cost Type: 5			**0.000**	**0.00**	**32,109.67**
						Total For Phase: 100.01400.				**0.00**	**32,109.67**
100.01405.		**PROJECT SIGNS 2 OTHER**									
05/23	1278	05/17/20	05/01/23		AP 101147	Lisa Clifton		5-1-23	0.000	0.00	333.82
08/23	1067	08/16/20	08/22/23		AP 102307	Colony Hardware		5555553	0.000	0.00	1,092.56
						Total for Cost Type: 2			**0.000**	**0.00**	**1,426.38**
						Total For Phase: 100.01405.				**0.00**	**1,426.38**
100.01415.		**DRINKING WATER & ICE 2 OTHER**									
08/23	2003	08/24/20	08/21/23		AP 102731	Clinton Wesley M		8-8-23	0.000	0.00	523.95
08/23	3456	08/31/20	09/04/23		AP 102688	David Mercadante		9-4-23	0.000	0.00	2.15
08/23	3457	08/31/20	09/04/23		AP 102688	David Mercadante		9-4-23	0.000	0.00	7.14
08/23	3458	08/31/20	09/04/23		AP 102688	David Mercadante		9-4-23	0.000	0.00	2.15
08/23	3459	08/31/20	09/04/23		AP 102688	David Mercadante		9-4-23	0.000	0.00	2.15
08/23	3460	08/31/20	09/04/23		AP 102688	David Mercadante		9-4-23	0.000	0.00	5.33
08/23	3461	08/31/20	09/04/23		AP 102688	David Mercadante		9-4-23	0.000	0.00	6.98
08/23	3462	08/31/20	09/04/23		AP 102688	David Mercadante		9-4-23	0.000	0.00	55.19
08/23	3463	08/31/20	09/04/23		AP 102688	David Mercadante		9-4-23	0.000	0.00	36.79
08/23	3464	08/31/20	09/04/23		AP 102688	David Mercadante		9-4-23	0.000	0.00	36.79
08/23	3465	08/31/20	09/04/23		AP 102688	David Mercadante		9-4-23	0.000	0.00	15.00
11/23	2526	11/29/21	11/17/23		AP 102688	David Mercadante		11-17-23	0.000	0.00	53.28
11/23	2527	11/29/21	11/17/23		AP 102688	David Mercadante		11-17-23	0.000	0.00	53.28
11/23	2528	11/29/21	11/17/23		AP 102688	David Mercadante		11-17-23	0.000	0.00	53.28
						Total for Cost Type: 2			**0.000**	**0.00**	**853.46**
						Total For Phase: 100.01415.				**0.00**	**853.46**
100.01420.		**TRUCK EXPENSES 2 OTHER**									
04/23	2625	04/30/20	04/24/23		AP 102731	Clinton Wesley M		4-24-23	0.000	0.00	425.70
04/23	2776	04/30/20	04/30/23		AP 100269	Wex Bank		88866388	0.000	0.00	962.33
04/23	6619	04/30/20	04/30/23		JC	WEX 22523-1 DM			0.000	0.00	648.11
05/23	3949	05/31/20	05/31/23		AP 100269	Wex Bank		89519134	0.000	0.00	1,146.03
06/23	1044	06/15/20	06/12/23		AP 102731	Clinton Wesley M		6-12-23	0.000	0.00	100.00
06/23	2380	06/29/20	06/13/23		AP 100349	Home Depot Cre		6-13-23	0.000	0.00	148.13
06/23	3197	06/30/20	06/30/23		AP 100269	Wex Bank		90170936	0.000	0.00	1,038.65
07/23	2922	07/31/20	07/21/23		AP 102731	Clinton Wesley M		7-21-23	0.000	0.00	100.00
07/23	3376	07/31/20	07/31/23		AP 100269	Wex Bank		90792988	0.000	0.00	1,320.77
08/23	2004	08/24/20	08/21/23		AP 102731	Clinton Wesley M		8-8-23	0.000	0.00	100.00
08/23	3466	08/31/20	09/05/23		AP 102731	Clinton Wesley M		9-5-23	0.000	0.00	100.00
08/23	3504	08/31/20	08/31/23		AP 100269	Wex Bank		91458143	0.000	0.00	1,397.90

Sedalco JC Detail

Job: 22523-1. - Waller County Swing Space | All Phases | All Cost Types | Units: Actual
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Mth	Trans#	Posted Date	Actual Date	PREnd Date	Vend#	Craft/Class	Description	Earn Fact	Reference	Units	Hours	Cost
22523-1. Waller County Swing Space - Continued												
09/23	2997	09/30/20	09/30/23		AP	100269	Wex Bank		92096631	0.000	0.00	1,276.20
10/23	2481	10/18/20	10/12/23		AP	102731	Clinton Wesley M		10-12-23	0.000	0.00	100.00
10/23	4977	10/31/20	10/31/23		AP	100269	Wex Bank		92802761	0.000	0.00	700.76
							Total for Cost Type: 2			**0.000**	**0.00**	**9,564.58**
							Total For Phase: 100.01420.				**0.00**	**9,564.58**
100.01500.		**SMALL TOOLS 2 OTHER**										
07/23	2197	07/27/20	07/13/23		AP	100349	Home Depot Cre		7-13-23	0.000	0.00	517.25
08/23	2005	08/24/20	08/21/23		AP	102731	Clinton Wesley M		8-8-23	0.000	0.00	7.34
08/23	2045	08/24/20	08/13/23		AP	100349	Home Depot Cre		8-13-23	0.000	0.00	612.00
08/23	2537	08/29/20	08/09/23		AP	102813	Ian Francis Wing		8-9-23	0.000	0.00	102.68
09/23	1582	09/20/20	09/13/23		AP	100349	Home Depot Cre		09/13/2023	0.000	0.00	116.94
11/23	2436	11/28/2	11/13/23		AP	100349	Home Depot Cre		11-13-23	0.000	0.00	-847.72
							Total for Cost Type: 2			**0.000**	**0.00**	**508.49**
							Total For Phase: 100.01500.				**0.00**	**508.49**
100.01700.		**EX. UTILITY LOCATES 2 OTHER**										
06/23	1049	06/15/20	06/07/23		AP	100316	Ground Penetrati		668932	0.000	0.00	2,050.00
							Total for Cost Type: 2			**0.000**	**0.00**	**2,050.00**
							Total For Phase: 100.01700.				**0.00**	**2,050.00**
100.01850.		**AGC FEES 2 OTHER**										
06/23	3142	06/30/20	06/30/23		JC		22523-1 AGC fee			0.000	0.00	3,766.00
							Total for Cost Type: 2			**0.000**	**0.00**	**3,766.00**
							Total For Phase: 100.01850.				**0.00**	**3,766.00**
100.01920.		**GENERAL LIABILITY INSURANCE 2 OTHER**										
07/23	3605	07/31/20	07/31/23		JC		22523-1 GL/Umb			0.000	0.00	773.70
08/23	3744	08/31/20	08/31/23		JC		22523-1 GL/Umb			0.000	0.00	2,315.57
09/23	3245	09/30/20	09/30/23		JC		22523-1 GL/Umb			0.000	0.00	1,303.53
10/23	5214	10/31/20	10/31/23		JC		22523-1 GL/Umb			0.000	0.00	6,395.67
							Total for Cost Type: 2			**0.000**	**0.00**	**10,788.47**
							Total For Phase: 100.01920.				**0.00**	**10,788.47**
100.01930.		**BUILDERS RISK INSURANCE 2 OTHER**										
06/23	3150	06/30/20	06/30/23		JC		22523-1 Bldrs.Ri			0.000	0.00	274.00
07/23	3516	07/31/20	07/31/23		JC		22523-1 July Bldr			0.000	0.00	274.00
08/23	2719	08/31/20	08/31/23		JC		22523-1 August E			0.000	0.00	290.00
09/23	3290	09/30/20	09/30/23		JC		22523-1 Bldrs Ri			0.000	0.00	290.00
10/23	5021	10/31/20	10/31/23		JC		22523-1 Bldrs.Ri			0.000	0.00	330.00
							Total for Cost Type: 2			**0.000**	**0.00**	**1,458.00**
							Total For Phase: 100.01930.				**0.00**	**1,458.00**
100.01940.		**SUB BOND/SDI 2 OTHER**										
06/23	2345	06/29/20	06/14/23		AP	102356	SEDALCO		0623.22523-1-	0.000	0.00	17,720.70
07/24	465	07/09/20	07/02/24		AP	102356	SEDALCO		0724.22523-1-	0.000	0.00	3,598.98
							Total for Cost Type: 2			**0.000**	**0.00**	**21,319.68**
							Total For Phase: 100.01940.				**0.00**	**21,319.68**

Sedalco JC Detail

Job: 22523-1. - Waller County Swing Space | All Phases | All Cost Types | Units: Actual
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Mth	Trans#	Posted Date	Actual Date	PREnd Date	Vend# Craft/Class	Description	Earn Fact	Reference	Units	Hours	Cost
						22523-1. Waller County Swing Space - Continued					
100.01950.		**GC BOND 2 OTHER**									
04/23	2987	04/30/20	4/28/23	AP	101421	Weber Group Adv		113145	0.000	0.00	33,155.00
10/23	1628	10/17/21	0/05/23	AP	101421	Weber Group Adv		117058	0.000	0.00	5,346.00
						Total for Cost Type: 2			**0.000**	**0.00**	**38,501.00**
						Total For Phase: 100.01950.				**0.00**	**38,501.00**
200.02000.		**DEMOLITION 4 SUBS**									
06/23	3005	06/30/20	6/30/23	AP	102735	FH ARC Abateme		22523-1-PR1	0.000	0.00	30,914.00
07/23	2643	07/31/20	7/31/23	AP	102735	FH ARC Abateme		22523-1-PR2	0.000	0.00	27,727.00
08/23	3187	08/31/20	8/31/23	AP	102735	FH ARC Abateme		22523-1-PR3	0.000	0.00	28,834.00
09/23	3153	09/30/20	9/30/23	AP	102735	FH ARC Abateme		22523-1-PR4	0.000	0.00	7,987.00
						Total for Cost Type: 4			**0.000**	**0.00**	**95,462.00**
						Total For Phase: 200.02000.				**0.00**	**95,462.00**
200.02400.		**FENCE 4 SUBS**									
02/24	2714	02/29/20	2/29/24	AP	101503	National Fence C		22523-1-PR1	0.000	0.00	8,340.00
						Total for Cost Type: 4			**0.000**	**0.00**	**8,340.00**
						Total For Phase: 200.02400.				**0.00**	**8,340.00**
300.03100.		**CONCRETE 4 SUBS**									
06/23	3006	06/30/20	6/30/23	AP	102757	Noe Delgado Sos		22523-1-PR1	0.000	0.00	58,500.00
07/23	2644	07/31/20	7/31/23	AP	102757	Noe Delgado Sos		22523-1-PR2	0.000	0.00	12,480.00
08/23	3188	08/31/20	8/31/23	AP	102757	Noe Delgado Sos		22523-1-PR3	0.000	0.00	23,070.00
09/23	2802	09/30/20	9/30/23	AP	102757	Noe Delgado Sos		22523-1-PR4	0.000	0.00	4,750.00
11/23	3058	11/30/2	11/30/23	AP	102757	Noe Delgado Sos		22523-1-PR5	0.000	0.00	4,500.00
						Total for Cost Type: 4			**0.000**	**0.00**	**103,300.00**
						Total For Phase: 300.03100.				**0.00**	**103,300.00**
600.06000.		**MILLWORK / COUNTERTOPS 4 SUBS**									
09/23	2803	09/30/20	9/30/23	AP	102762	Martinez Millwork		22523-1-PR1	0.000	0.00	12,136.00
10/23	4175	10/31/21	0/31/23	AP	102762	Martinez Millwork		22523-1-PR2	0.000	0.00	27,760.00
04/24	2680	04/30/20	4/30/24	AP	102762	Martinez Millwork		22523-1-PR3	0.000	0.00	11,680.00
						Total for Cost Type: 4			**0.000**	**0.00**	**51,576.00**
						Total For Phase: 600.06000.				**0.00**	**51,576.00**
700.07700.		**ROOF / GUTTER REPAIR 4 SUBS**									
08/23	3189	08/31/20	8/31/23	AP	102791	Postel Erection G		22523-1-PR1	0.000	0.00	19,000.00
10/23	4176	10/31/21	0/31/23	AP	102791	Postel Erection G		22523-1-PR2	0.000	0.00	23,750.00
11/23	3059	11/30/2	11/30/23	AP	102791	Postel Erection G		22523-1-PR3	0.000	0.00	53,994.34
12/23	2722	12/31/21	2/31/23	AP	102791	Postel Erection G		22523-1-PR4	0.000	0.00	2,513.10
						Total for Cost Type: 4			**0.000**	**0.00**	**99,257.44**
						Total For Phase: 700.07700.				**0.00**	**99,257.44**
800.08700.		**INSTALL DOORS & FRAMES 4 SUBS**									
09/23	2804	09/30/20	9/30/23	AP	102736	Himmel's Archite		22523-1-PR1	0.000	0.00	36,648.75
10/23	4177	10/31/21	0/31/23	AP	102736	Himmel's Archite		22523-1-PR2	0.000	0.00	71,300.52
02/24	1243	02/15/21	1/30/23	AP	102736	Himmel's Archite		22523-1-PR3	0.000	0.00	14,757.48

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Job: 22523-1. - Waller County Swing Space All Phases All Cost Types Units: Actual
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Mth	Trans#	Posted Date	Actual Date	PREnd Date	Vend#	Craft/Class	Description	Earn Fact	Reference	Units	Hours	Cost
22523-1. Waller County Swing Space - Continued												
							Total for Cost Type: 4			**0.000**	**0.00**	**122,706.75**
							Total For Phase: 800.08700.				**0.00**	**122,706.75**
800.08800.							**GLAZING & TRANSACTION WNDW 4 SUBS**					
11/23	3060	11/30/2	11/30/23		AP	102739	ConTor Glass So		22523-1-PR1	0.000	0.00	20,000.00
							Total for Cost Type: 4			**0.000**	**0.00**	**20,000.00**
							Total For Phase: 800.08800.				**0.00**	**20,000.00**
900.09000.							**DRYWALL & CEILINGS 4 SUBS**					
08/23	3190	08/31/20	8/31/23		AP	102737	Starco Constructi		22523-1-PR1	0.000	0.00	97,453.00
09/23	2805	09/30/20	9/30/23		AP	102737	Starco Constructi		22523-1-PR2	0.000	0.00	66,448.00
10/23	4178	10/31/21	0/31/23		AP	102737	Starco Constructi		22523-1-PR3	0.000	0.00	92,962.00
11/23	3061	11/30/2	11/30/23		AP	102737	Starco Constructi		22523-1-PR4	0.000	0.00	13,881.95
							Total for Cost Type: 4			**0.000**	**0.00**	**270,744.95**
							Total For Phase: 900.09000.				**0.00**	**270,744.95**
900.09200.							**PLASTER 4 SUBS**					
07/23	2645	07/31/20	7/31/23		AP	102756	Pillar Exterior Cor		22523-1-PR1	0.000	0.00	10,705.00
08/23	3191	08/31/20	8/31/23		AP	102756	Pillar Exterior Cor		22523-1-PR2	0.000	0.00	63,295.00
10/23	4179	10/31/21	0/31/23		AP	102756	Pillar Exterior Cor		22523-1-PR3	0.000	0.00	12,373.56
							Total for Cost Type: 4			**0.000**	**0.00**	**86,373.56**
							Total For Phase: 900.09200.				**0.00**	**86,373.56**
900.09900.							**PAINT & POWER WASH 4 SUBS**					
07/23	2646	07/31/20	7/31/23		AP	102422	LMI Painting LLC		22523-1-PR1	0.000	0.00	6,082.85
10/23	4180	10/31/21	0/31/23		AP	102422	LMI Painting LLC		22523-1-PR2	0.000	0.00	27,388.65
11/23	3062	11/30/2	11/30/23		AP	102422	LMI Painting LLC		22523-1-PR3	0.000	0.00	6,281.50
							Total for Cost Type: 4			**0.000**	**0.00**	**39,753.00**
							Total For Phase: 900.09900.				**0.00**	**39,753.00**
910.10100.							**FLAGPOLES 4 SUBS**					
09/23	2806	09/30/20	9/30/23		AP	101550	Associated Builde		22523-1-PR1	0.000	0.00	3,450.00
							Total for Cost Type: 4			**0.000**	**0.00**	**3,450.00**
							Total For Phase: 910.10100.				**0.00**	**3,450.00**
915.15000.							**HVAC 4 SUBS**					
06/23	3007	06/30/20	6/30/23		AP	101536	Raven Mechanica		22523-1-PR1	0.000	0.00	22,987.65
07/23	2647	07/31/20	7/31/23		AP	101536	Raven Mechanica		22523-1-PR2	0.000	0.00	176,393.85
08/23	3192	08/31/20	8/31/23		AP	101536	Raven Mechanica		22523-1-PR3	0.000	0.00	75,361.40
09/23	2807	09/30/20	9/30/23		AP	101536	Raven Mechanica		22523-1-PR4	0.000	0.00	8,164.80
10/23	4181	10/31/21	0/31/23		AP	101536	Raven Mechanica		22523-1-PR5	0.000	0.00	21,570.00
11/23	3063	11/30/2	11/30/23		AP	101536	Raven Mechanica		22523-1-PR6	0.000	0.00	13,332.30
12/23	2723	12/31/21	2/31/23		AP	101536	Raven Mechanica		22523-1-PR7	0.000	0.00	6,096.00
							Total for Cost Type: 4			**0.000**	**0.00**	**323,906.00**
							Total For Phase: 915.15000.				**0.00**	**323,906.00**
915.15100.							**PLUMBING 4 SUBS**					
09/23	2268	09/29/20	9/30/23		AP	102750	JNL Plumbing Inc		22523-1-PR1	0.000	0.00	36,836.00

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Mth	Trans#	Posted Date	Actual Date	PREnd Date	Vend#	Craft/Class	Description	Earn Fact	Reference	Units	Hours	Cost
22523-1. Waller County Swing Space - Continued												
10/23	4182	10/31/23	10/31/23	AP	102750		JNL Plumbing Inc		22523-1-PR2	0.000	0.00	37,409.00
							Total for Cost Type: 4			**0.000**	**0.00**	**74,245.00**
							Total For Phase: 915.15100.				**0.00**	**74,245.00**
916.16000.			**ELECTRICAL 4 SUBS**									
07/23	2648	07/31/20	07/31/23	AP	100455		McCaffety Electri		22523-1-PR1	0.000	0.00	20,903.38
08/23	3193	08/31/20	08/31/23	AP	100455		McCaffety Electri		22523-1-PR2	0.000	0.00	25,738.54
09/23	2808	09/30/20	09/30/23	AP	100455		McCaffety Electri		22523-1-PR3	0.000	0.00	25,884.77
10/23	4478	10/31/23	10/31/23	AP	100455		McCaffety Electri		22523-1-PR4	0.000	0.00	23,742.08
11/23	3064	11/30/23	11/30/23	AP	100455		McCaffety Electri		22523-1-PR5	0.000	0.00	10,346.54
12/23	2724	12/31/23	12/31/23	AP	100455		McCaffety Electri		22523-1-PR6	0.000	0.00	45,172.69
							Total for Cost Type: 4			**0.000**	**0.00**	**151,788.00**
							Total For Phase: 916.16000.				**0.00**	**151,788.00**
918.18100.			**FIRE ALARM 4 SUBS**									
07/23	2649	07/31/20	07/31/23	AP	100270		Fire Safe Protecti		22523-1-PR1	0.000	0.00	1,672.10
09/23	2809	09/30/20	09/30/23	AP	100270		Fire Safe Protecti		22523-1-PR2	0.000	0.00	5,016.30
11/23	3065	11/30/23	11/30/23	AP	100270		Fire Safe Protecti		22523-1-PR3	0.000	0.00	10,032.60
							Total for Cost Type: 4			**0.000**	**0.00**	**16,721.00**
							Total For Phase: 918.18100.				**0.00**	**16,721.00**
930.30200.			**BUILDING PERMIT 2 OTHER**									
07/23	727	07/18/20	07/04/23	AP	100225		Diners Club Com		7-4-23	0.000	0.00	7,372.09
10/23	2482	10/18/23	10/12/23	AP	102731		Clinton Wesley M		10-12-23	0.000	0.00	3,065.53
10/23	2483	10/18/23	10/12/23	AP	102731		Clinton Wesley M		10-12-23	0.000	0.00	63.00
11/23	2529	11/29/23	11/17/23	AP	102688		David Mercadant		11-17-23	0.000	0.00	52.50
11/23	2530	11/29/23	11/17/23	AP	102688		David Mercadant		11-17-23	0.000	0.00	136.50
							Total for Cost Type: 2			**0.000**	**0.00**	**10,689.62**
							Total For Phase: 930.30200.				**0.00**	**10,689.62**
930.30300.			**INTERIOR SIGNAGE 4 SUBS**									
10/23	4183	10/31/23	10/31/23	AP	102843		MCW Signs Inc. (		22523-1-PR1	0.000	0.00	4,644.00
11/23	3066	11/30/23	11/30/23	AP	102843		MCW Signs Inc. (		22523-1-PR2	0.000	0.00	2,424.95
							Total for Cost Type: 4			**0.000**	**0.00**	**7,068.95**
							Total For Phase: 930.30300.				**0.00**	**7,068.95**
							Total For Job: 22523-1.				**5,623.00**	**2,011,139.81**
							Total For Company:1				**5,623.00**	**2,011,139.81**

PM Project Drilldown

All Project Managers

Project		Original Estimate	Current Estimate	Remaining Committed	Actual Cost
22523-1.	**Waller County Swing Space**	**1,676,446**	**2,014,751**	**2,700**	**2,011,140**
930.30100.	OWNERS CONTINGENCY	32,150	1,580	0	0
2	OTHER	32,150.00	1,580.00	0.00	0.00

ACO	ACO Item	ACO Description	Hours	Units	UM	Amount
1	28	Owner Contingency	0.00	0.000	LS	0.00
1	30	Owner Contingency	0.00	0.000	LS	0.00
1	43	Owner Betterment (OC)	0.00	0.000	LS	0.00
1	21	Owner Betterment (OC)	0.00	0.000	LS	0.00
1	13	Owner Betterment (OC)	0.00	0.000	LS	0.00
2	10	Owners Contingency	0.00	0.000	LS	0.00
3003	10	Owner Contingency	0.00	0.000	LS	-1,370.00
3003	30	Owner Contingency	0.00	0.000	LS	-25,721.62
3003	20	Owner Contingency	0.00	0.000	LS	2,845.81
3003	14	Owner Contingency	0.00	0.000	LS	-4,690.00
3003	6	Owner Contingency	0.00	0.000	LS	-3,214.19
3004	2	Owner Continency	0.00	0.000	LS	4,280.00
3005	2	Owner Contingency	0.00	0.000	LS	0.00
3006	2	Owners Contingency	0.00	0.000	LS	-2,700.00

PCO Type	PCO	PCO Item	Item Description	Hours	Units	UM	Amount
CO	26	2	Owners Contingency	0.00	0.000	LS	0.00

PM Project Drilldown

All Project Managers

Project		Original Estimate	Current Estimate	Remaining Committed	Actual Cost
22523-1.	**Waller County Swing Space**	**1,676,446**	**2,014,751**	**2,700**	**2,011,140**
930.30250.	MOLD REMOVAL/REMEDIATIO	15,000	0	0	0
2	OTHER	15,000.00	0.00	0.00	0.00

ACO	ACO Item	ACO Description	Hours	Units	UM	Amount
3001	3	Mold Remediation Allowanc	0.00	0.000	LS	-15,000.00

PM Project Drilldown

All Project Managers

Project		Original Estimate	Current Estimate	Remaining Committed	Actual Cost
22523-1.	**Waller County Swing Space**	**1,676,446**	**2,014,751**	**2,700**	**2,011,140**
930.30300.	INTERIOR SIGNAGE	9,644	7,069	0	7,069
2	OTHER	5,000.00	0.00	0.00	0.00

ACO	ACO Item	ACO Description	Hours	Units	UM	Amount
3002	3	Interior signage Allowance	0.00	0.000	LS	-63.00
3003	21	Interior Signage Allowance	0.00	0.000	LS	-293.00
3003	10	Owner Contingency	0.00	0.000	LS	0.00
5002	1	Buyout reconciliation	0.00	0.000	LS	-4,644.00

PM Project Drilldown

All Project Managers

Project		Original Estimate	Current Estimate	Remaining Committed	Actual Cost
22523-1.	**Waller County Swing Space**	**1,676,446**	**2,014,751**	**2,700**	**2,011,140**
930.30350.	REPAIR/RECONFIG. EXISTING	5,000	0	0	0
2	OTHER	5,000.00	0.00	0.00	0.00

ACO	ACO Item	ACO Description	Hours	Units	UM	Amount
3003	10	Owner Contingency	0.00	0.000	LS	0.00
3003	22	Repair/Reconfig. Existing A	0.00	0.000	LS	-5,000.00

PM Project Drilldown

All Project Managers

Project		Original Estimate	Current Estimate	Remaining Committed	Actual Cost
22523-1.	**Waller County Swing Space**	**1,676,446**	**2,014,751**	**2,700**	**2,011,140**
930.30400.	ORNAMENTAL GATES/HARDW	5,000	0	0	0
2	OTHER	5,000.00	0.00	0.00	0.00

ACO	ACO Item	ACO Description	Hours	Units	UM	Amount
3003	7	Ornamental aluminum gate	0.00	0.000	LS	-5,000.00

PM Project Drilldown

All Project Managers

Project		Original Estimate	Current Estimate	Remaining Committed	Actual Cost
22523-1.	**Waller County Swing Space**	**1,676,446**	**2,014,751**	**2,700**	**2,011,140**
930.30450.	MISC. CUT & PATCH	5,000	0	0	0
2	OTHER	5,000.00	0.00	0.00	0.00

ACO	ACO Item	ACO Description	Hours	Units	UM	Amount
3003	23	Misc. Patch & Cut Allowanc	0.00	0.000	LS	-5,000.00
3003	10	Owner Contingency	0.00	0.000	LS	0.00

PM Project Drilldown

All Project Managers

Project		Original Estimate	Current Estimate	Remaining Committed	Actual Cost
22523-1.	**Waller County Swing Space**	**1,676,446**	**2,014,751**	**2,700**	**2,011,140**
930.30500.	STORAGE RM INSULATION	6,000	0	0	0
2	OTHER	6,000.00	0.00	0.00	0.00

ACO	ACO Item	ACO Description	Hours	Units	UM	Amount
2	15	Insulation Allowance	0.00	0.000	LS	-6,000.00
3003	10	Owner Contingency	0.00	0.000	LS	0.00

PM Project Drilldown

All Project Managers

Project		Original Estimate	Current Estimate	Remaining Committed	Actual Cost
22523-1.	**Waller County Swing Space**	**1,676,446**	**2,014,751**	**2,700**	**2,011,140**
930.30550.	STORAGE 112C WATER INTRU	5,000	0	0	0
2	OTHER	5,000.00	0.00	0.00	0.00

ACO	ACO Item	ACO Description	Hours	Units	UM	Amount
1	12	ALLW#003 Water intrusion	0.00	0.000	LS	-5,000.00
3003	10	Owner Contingency	0.00	0.000	LS	0.00

PM Project Drilldown

All Project Managers

Project		Original Estimate	Current Estimate	Remaining Committed	Actual Cost
22523-1.	**Waller County Swing Space**	**1,676,446**	**2,014,751**	**2,700**	**2,011,140**
930.30600.	FIRE EXT. & CABINETS	2,500	0	0	0
2	OTHER	2,500.00	0.00	0.00	0.00

ACO	ACO Item	ACO Description	Hours	Units	UM	Amount
3003	10	Owner Contingency	0.00	0.000	LS	0.00
3003	24	Fire Ext. & Cabinets Allowai	0.00	0.000	LS	-2,500.00

PM Project Drilldown

All Project Managers

Project		Original Estimate	Current Estimate	Remaining Committed	Actual Cost
22523-1.	**Waller County Swing Space**	**1,676,446**	**2,014,751**	**2,700**	**2,011,140**
930.30650.	PROP. INSPECTION CORREC	10,000	0	0	0
2	OTHER	10,000.00	0.00	0.00	0.00

ACO	ACO Item	ACO Description	Hours	Units	UM	Amount
3003	25	Prop. Inspection Correction	0.00	0.000	LS	-10,000.00
3003	10	Owner Contingency	0.00	0.000	LS	0.00

PM Project Drilldown

All Project Managers

Project		Original Estimate	Current Estimate	Remaining Committed	Actual Cost
22523-1.	**Waller County Swing Space**	**1,676,446**	**2,014,751**	**2,700**	**2,011,140**
930.30700.	EROSION CTRL / SITE REPAIR	5,000	0	0	0
2	OTHER	5,000.00	0.00	0.00	0.00

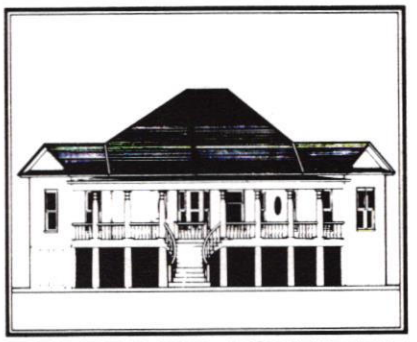
ACO	ACO Item	ACO Description	Hours	Units	UM	Amount
3003	10	Owner Contingency	0.00	0.000	LS	0.00
3003	32	Erosion Ctrl / Site Repairs A	0.00	0.000	LS	-594.19
3003	8	Erosion controls and site re	0.00	0.000	LS	-4,405.81

PM Project Drilldown

All Project Managers

Project		Original Estimate	Current Estimate	Remaining Committed	Actual Cost
22523-1.	**Waller County Swing Space**	**1,676,446**	**2,014,751**	**2,700**	**2,011,140**
930.30150.	D/B CONTINGENCY	32,150	0	0	0
2	OTHER	32,150.00	0.00	0.00	0.00

ACO	ACO Item	ACO Description	Hours	Units	UM	Amount
3	12	GC Betterment (CC)	0.00	0.000	LS	-8,486.00
3	2	GC Contingency	0.00	0.000	LS	-6,096.00
3	5	GC Betterment (CC)	0.00	0.000	LS	-6,979.95
3	7	GC Betterment (CC)	0.00	0.000	LS	-2,513.10
3	14	GC Betterment (CC)	0.00	0.000	LS	-33.52
3003	33	D/B Contingency	0.00	0.000	LS	-1,761.71
3003	31	Contractor Contingency	0.00	0.000	LS	-3,214.19
3003	35	DB Contingency	0.00	0.000	LS	-3,065.53



WALLER COUNTY
HISTORICAL MUSEUM
4026 FIFTH STREET BROOKSHIRE, TEXAS 77432

RECEIVED
AUG 07 2024
BY: MK

July 30, 2024

Judge Trey Duhon
& Commissioners Court
425 FM 1488, Suite 112
Hempstead, TX 77445

Dear Sirs,

The Board of Directors for the Museum respectfully requests budget funding from Waller County for the year 2024 in the amount of twenty thousand ($20,000) dollars.

Please forward this money to us at your earliest convenience. Thank you.

Respectfully submitted,

Erin Sanders
Treasurer

Waller County Historical Society
PO Box 1548
Brookshire, TX 77423

August 8, 2024

Judge Trey Duhon
& Commissioners Court
425 FM 1488, Suite 112
Hempstead, TX 77445

Dear Sirs,

The Board of Directors for the Society respectfully requests budget funding from Waller County for the year 2024 in the amount of fifteen thousand ($15,000) dollars.

Please forward this money to us at your earliest convenience. Thank you.

Respectfully submitted,



Erin Sanders
Treasurer

THE
RANDLE
LAW OFFICE LTD., L.L.P.

INVOICE

The Randle Law Office
820 Gessner, Suite 1570
Houston, TX - Texas 77024

Invoice #: 6215
Date: 08-01-2024

Waller County

Matter Name:General

Registration # 015362
Joan Sargent Waller Co. Treasurer
Deputy MP Date 08/06/24

Services

Date	Staff	Description	Hours	Rate	Amount
07-01-24	DM	Made revisions to draft donation agreement for Mathews Park project. Forwarded to JGR for review.	1.40	400.00	$560.00
07-03-24	JGR	Review 2 deeds and donation agreement.	0.50	400.00	$200.00
07-03-24	DM	Consultation with JGR; worked on final edits to donation agreement and deeds for Mathews Park project; forwarded to RP.	1.00	400.00	$400.00
07-03-24	HC	Emails with L. Fortkamp about subdivision regulation changes. Edited subdivision regulation definitions and emailed to L. Fortkamp.	0.20	400.00	$80.00
07-09-24	HC	Reviewed and suggested edits to Subdivision Regs from L. Fortkamp.	0.30	400.00	$120.00
07-09-24	JGR	Receipt and review of email on mineral issue review deed	0.20	400.00	$80.00
07-09-24	SS	Format and Finalize Ltr to Kelli Luetge re Title Search Request for DM.	0.30	175.00	$52.50
07-09-24	DM	Drafted letter to Kelli Luetge, University Title, to order title report for Mathews park property; emailed to University Title.	0.40	400.00	$160.00
07-10-24	DM	Email to/from Robert Collins (City of Houston) regarding Open Space License Agreement with Waller County for Houston Airport System Park. Forwarded to RP & DH.	0.40	400.00	$160.00
07-10-24	DM	Final revisions to Mathews Park donation agreement; mineral interest issues	0.70	400.00	$280.00
07-11-24	HC	T/C with L. Fortkamp to finalize Subdivision Development changes.	0.20	400.00	$80.00
07-11-24	DM	Review of Sunset Grove development agreement documents.	1.50	400.00	$600.00

07-12-24	DM	Completed review and comments of Sunset Grove development agreement packet. Forwarded comments to JGR for review and additional comments.	2.00	400.00	$800.00
07-15-24	DM	Received invoice from title company for title report Mathews Park property; forwarded to SS to arrange payment.	0.40	400.00	$160.00
07-22-24	DM	Initial review of title report for Mathews Park property.	0.30	400.00	$120.00
07-22-24	DM	Initial review of Acorn Ranch Development Agreement.	0.40	400.00	$160.00
07-23-24	BM	Review correspondence on Sunset Grove development.	0.30	400.00	$120.00
07-23-24	DM	Edits to Acorn Ranch Development Agreement.	0.50	400.00	$200.00
07-23-24	DM	Reviewed email and attachments from R Pechukas regarding 600 acre Forestar development.	0.30	400.00	$120.00
07-24-24	SS	SOS Entity Research of Century Land Holdings for DM.	0.30	175.00	$52.50
07-24-24	DM	Reviewed title report for Mathews Park property.	0.40	400.00	$160.00
07-24-24	DM	Began review of Mirabella Development Agreement packet.	0.70	400.00	$280.00
07-25-24	BM	Review correspondence regarding Acorn Ranch development.	0.30	400.00	$120.00
07-25-24	MKY	*Summer Intern Send files to Waller County.	0.30	175.00	$52.50
07-25-24	DM	Emailed comments on Sunset Grove Development Agreement to R Pechukas and R McCall.	0.30	400.00	$120.00
07-25-24	DM	Further review of title report for Mathews Park property. Email to RP and R Mc regarding same and whether County wants title insurance.	0.40	400.00	$160.00
07-25-24	MKY	Perform entity search for FORESTAR (USA) REAL ESTATE GROUP INC for DM.	0.20	175.00	$35.00
07-25-24	JGR	Receipt and review of email from judge on development.	0.30	400.00	$120.00
07-26-24	BM	Review documents related to Acorn Ranch development and correspondence regarding the same.	1.80	400.00	$720.00
07-26-24	DM	Email from/to RP regarding title report for Mathews Park and payment to title company.	0.30	400.00	$120.00
07-26-24	JGR	Receipt and review of land plans and various emails on Acorn development, Oak Ridge development, and Springer Cemetry.	1.50	400.00	$600.00
07-29-24	JGR	Comprehensive review of all issues with county. Conference and telephone conference with Robert on Matthews park donation. Email to judge.	0.80	400.00	$320.00

07-29-24	DM	Forestar (Oak Ridge) Development Agreement packet - began review.	0.70	400.00	$280.00
07-29-24	DM	Consult with JGR status of parks and development projects.	0.30	400.00	$120.00
07-29-24	DM	Century Land Holdings (Mirabella development) reviewed development packet.	1.50	400.00	$600.00
07-29-24	DM	Mathews Park donation - worked on same name affidavit; researched name differences; consulted guardianship petition with JGR.	1.30	400.00	$520.00
07-29-24	DM	Legal research per JGR regarding lot sizes; email to JGR.	1.10	400.00	$440.00
07-30-24	JGR	Telephone conference with Robert on Matthews park. work on same	0.40	400.00	$160.00
07-30-24	JGR	Review Mirabella DA.	0.30	400.00	$120.00
07-30-24	DM	Mirabella Development packet - emailed final comments to RP & JGR.	0.30	400.00	$120.00
07-30-24	DM	Worked on Forestar (Oak Ridge) development packet.	1.00	400.00	$400.00
07-30-24	DM	Consult JGR regarding Mathews Park; T/C Attorney David Armstrong for Kay Wright Mathews; email to David Armstrong regarding proposed donation for Mathews Park; update email to RP & Judge Duhon	0.70	400.00	$280.00
07-30-24	MKY	Create comparison chart for Development Agreements.	0.90	175.00	$157.50
07-30-24	DM	Review MKY chart on development agreements.	0.30	400.00	$120.00
07-31-24	DM	Mathews Park donation agreement edits and comments; forwarded to RP and JGR.	0.60	400.00	$240.00
07-31-24	DM	Review sample of other county development agreement.	0.30	400.00	$120.00
07-31-24	DM	Various emails from/to RP regarding Mathews Park, Hoover Lane development, Mirabella development and Sunset Grove development	0.70	400.00	$280.00
07-31-24	DM	Initial review of Hoover Land Development Agreement.	0.30	400.00	$120.00
07-31-24	JGR	Receipt and review of email on Acron Ranch; work on same. Work on Mirabella development, Hoover development, and Matthews Park.	0.90	400.00	$360.00

Services Subtotal: $11,750.00

Expenses

07-17-24	SS	Title Report for Mathews Park	1.00	0.69	$0.69
07-17-24	SS	Mathews Park Title Report Invoice#10391	1.00	433.00	$433.00
07-26-24	MKY	Secretary of State entity search fee for Forestar Real Estate Group.	1.00	1.00	$1.00

07-26-24	SS	SOS Entity Search	1.00	1.00	$1.00
07-29-24	BK	Attorney Research - Westlaw	1.00	176.99	$176.99

Expenses Subtotal: $612.68

Subtotal	$12,362.68
Total	$12,362.68
Payment	$0.00
Balance Due	$12,362.68

Detailed Statement Account Summary

Previous Balance:	$20,439.18
New Charges:	$12,362.68
Payments Applied:	$0.00
Total Amount Outstanding:	**$32,801.86**

Timekeeper Summary

Name	Initials	Hours	Rate	Total
Brandon Morris	BM	2.40	400.00	$960.00
Debra Mergel	DM	20.50	400.00	$8,200.00
Heather Cook	HC	0.70	400.00	$280.00
J. Grady Randle	JGR	4.90	400.00	$1,960.00
Mary Kate Yniguez	MKY	1.40	175.00	$245.00
Saniyyah Smalls	SS	0.60	175.00	$105.00

To pay by credit card, please call our office at 281-657-2000
Firm Tax ID 20-3850938