

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Mourning Dove Blvd Street Dedication Section 1

Date: April 30, 2025

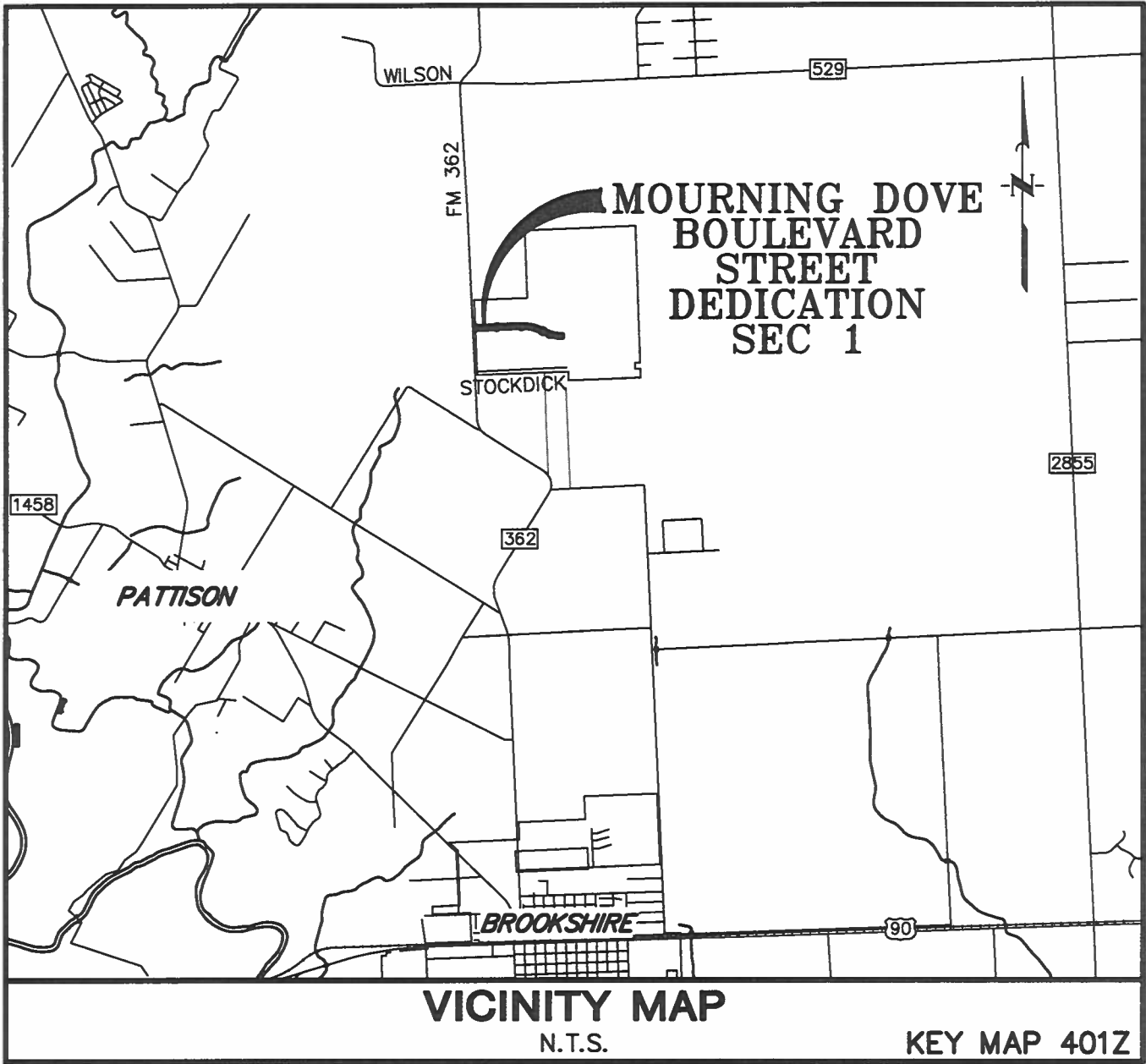
Background

Final Plat of Mourning Dove Blvd Street Dedication Section 1 which consists of 6.24 acres in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond

K:\28745\28745-0001-01 Sunterra West Phase I - Collector A\2 Design Phase\Planning\Collector A -- PLAT.dwg Feb 14, 2025 -- 10:37am cjs



FINAL PLAT OF
MOURNING DOVE
BOULEVARD
STREET DEDICATION
SEC 1

A SUBDIVISION OF 6.24 ACRES OF LAND
OUT OF THE
J. G. BENNET SURVEY, A-288 &
H. & T. C. RAILROAD COMPANY SURVEY SECTION 49, A-142
WALLER COUNTY, TEXAS
FEBRUARY 2025

BKDD PERMIT No. 2024-141

DATE: FEBRUARY 2025	FINAL PLAT OF MOURNING DOVE BOULEVARD STREET DEDICATION SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (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 Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com
SCALE NTS			
SHEET 1A OF 1			

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STATE OF TEXAS §
COUNTY OF WALLER §

A METES & BOUNDS description of a 6.24 acre tract of land in the H. & T. C. Railroad Company Survey Section 49, Abstract 142, Waller County, Texas, and the J. G. Bennett Survey, Abstract 288, being out of and a part of the residue of that certain called 639.96 acre tract recorded under County Clerk's File Number 2311587, 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 lower northwest corner of the residue of said called 639.96 acre tract, same being the southwest corner of an adjoining called 824.80 acre tract recorded under County Clerk's File Number 2411877, Official Public Records, Waller County, Texas, and being a point in the east right-of-way line of F.M. Highway 362 (100-foot wide), from which point a reentry corner of said called 639.96 acre tract bears North 87 degrees 51 minutes 57 seconds East, 1,956.64 feet;

Thence South 02 degrees 09 minutes 47 seconds East along the lower west line of the residue of said called 639.96 acre tract and the east right-of-way line of F.M. Highway 362 (100-foot wide), 956.77 feet to the northwest corner and Place of Beginning of the herein described tract, being in a non-tangent curve to the left;

Thence establishing the north line of the herein described tract, crossing the residue of said called 639.96 acre tract with the following courses and distances:

Thence with said non-tangent curve to the left, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 54.98 feet, a radius of 35.00 feet, and a chord bearing South 47 degrees 09 minutes 47 seconds East, 49.50 feet;

North 87 degrees 50 minutes 13 seconds East, 697.28 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 89 degrees 57 minutes 03 seconds, an arc length of 39.25 feet, a radius of 25.00 feet, and a chord bearing North 42 degrees 48 minutes 44 seconds East, 35.34 feet;

North 87 degrees 50 minutes 13 seconds East, 60.00 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 47 degrees 09 minutes 47 seconds East, 35.36 feet;

North 87 degrees 50 minutes 13 seconds East, 889.51 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 27 degrees 22 minutes 51 seconds, an arc length of 688.15 feet, a radius of 1,440.00 feet, and a chord bearing South 78 degrees 28 minutes 22 seconds East, 681.62 feet;

South 64 degrees 46 minutes 57 seconds East, 81.45 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 92 degrees 44 minutes 13 seconds, an arc length of 40.46 feet, a radius of 25.00 feet, and a chord bearing North 68 degrees 50 minutes 57 seconds East, 36.19 feet;

South 67 degrees 31 minutes 09 seconds East, 60.00 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 19 minutes 58 seconds, an arc length of 5.11 feet, a radius of 880.00 feet, and a chord bearing South 22 degrees 38 minutes 50 seconds West, 5.11 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 87 degrees 35 minutes 46 seconds, an arc length of 38.22 feet, a radius of 25.00 feet, and a chord bearing South 20 degrees 59 minutes 04 seconds East, 34.61 feet;

South 64 degrees 46 minutes 57 seconds East, 68.82 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 24 degrees 08 minutes 57 seconds, an arc length of 573.21 feet, a radius of 1,360.00 feet, and a chord bearing South 76 degrees 51 minutes 25 seconds East, 568.98 feet to the northeast corner of the herein described tract;

Thence South 01 degree 04 minutes 07 seconds West establishing the east line of the herein described tract, crossing the residue of said called 639.96 acre tract, 80.00 feet to the southeast corner of the herein described tract, being in a non-tangent curve to the right;

Thence establishing the south line of the herein described tract, crossing the residue of said called 639.96 acre tract with the following courses and distances:

Thence with said non-tangent curve to the right, having a central angle of 15 degrees 20 minutes 59 seconds, an arc length of 385.78 feet, a radius of 1,440.00 feet, and a chord bearing North 81 degrees 15 minutes 24 seconds West, 384.63 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 87 degrees 50 minutes 54 seconds, an arc length of 38.33 feet, a radius of 25.00 feet, and a chord bearing South 62 degrees 29 minutes 38 seconds West, 34.69 feet;

North 71 degrees 25 minutes 49 seconds West, 60.00 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 87 degrees 50 minutes 54 seconds, an arc length of 38.33 feet, a radius of 25.00 feet, and a chord bearing North 25 degrees 21 minutes 16 seconds West, 34.69 feet the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 04 degrees 29 minutes 47 seconds, an arc length of 113.00 feet, a radius of 1,440.00 feet, and a chord bearing North 67 degrees 01 minute 50 seconds West, 112.98 feet;

North 64 degrees 46 minutes 57 seconds West, 68.02 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 70 degrees 13 minutes 03 seconds West, 35.36 feet;

North 64 degrees 46 minutes 57 seconds West, 60.00 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 19 degrees 46 minutes 57 seconds West, 35.36 feet;

North 64 degrees 46 minutes 57 seconds West, 82.36 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 25 degrees 53 minutes 12 seconds, an arc length of 614.46 feet, a radius of 1,360.00 feet, and a chord bearing North 77 degrees 43 minutes 32 seconds West, 609.24 feet to the beginning of a compound curve to the left;

Thence with said compound curve to the left, having a central angle of 91 degrees 29 minutes 39 seconds, an arc length of 39.92 feet, a radius of 25.00 feet, and a chord bearing South 43 degrees 35 minutes 02 seconds West, 35.81 feet;

South 02 degrees 09 minutes 47 seconds East, 4.93 feet;

South 87 degrees 50 minutes 13 seconds West, 60.00 feet;

North 02 degrees 09 minutes 47 seconds West, 5.38 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 47 degrees 09 minutes 47 seconds West, 35.36 feet;

South 87 degrees 50 minutes 13 seconds West, 814.33 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 50 minutes 13 seconds West, 35.36 feet;

South 87 degrees 50 minutes 13 seconds West, 60.00 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 47 degrees 09 minutes 47 seconds West, 35.36 feet;

South 87 degrees 50 minutes 13 seconds West, 697.26 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 54.98 feet, a radius of 35.00 feet, and a chord bearing South 42 degrees 50 minutes 13 seconds West, 49.50 feet to the southwest corner of the herein described tract, being in the lower west line of said called 639.96 acre tract and the east right-of-way line of F.M. Highway 362 (100-foot wide);

Thence North 02 degrees 09 minutes 47 seconds West along the west line of the herein described tract, same being the lower west line of the residue of said called 639.96 acre tract and the east right-of-way line of F.M. Highway 362 (100-foot wide), 150.00 feet to the Place of Beginning and containing 6.24 acres of land, more or less.

DATE: FEBRUARY 2025

SCALE NTS

SHEET 1B OF 1

FINAL PLAT OF
MOURNING DOVE
BOULEVARD
STREET DEDICATION
SEC 1

OWNER/DEVELOPER:
ASTRO SUNTIERRA WEST, L.P.
a Delaware Limited Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(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 Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000
CSchoelzel@quiddity.com

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LEGEND:

- 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"
- 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"

GENERAL NOTES:

- 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.
- 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 0.99989432.
- All bearings are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
- New development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.
- 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.
- 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.
- This tract lies within Unshaded Zone "X" of the Flood Insurance Rate Map, Community No. 480640, Map Number 48473C0350E, Panel 0375, suffix "E" dated February 18, 2009 for Waller County, Texas and incorporated areas. Unshaded Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain.
- 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.
- 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 West, 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.
- Tract is subject to Grant of Telecommunication Easement recorded under C.C.F. No. 2409049, O.P.R.W.C.T.
- This plat was prepared from information furnished by Charter Title Company, Order G.F. No. 1076602100218A, Effective Date January 17, 2025. The surveyor has not abstracted the property.
- TBM 555545: Being a 3/4" iron rod with cap marked "Quiddity Eng. Control" located approximately 2,423 feet southeast from a 5/8" Iron Rod with cap marked "Quiddity" found for the lower northwest corner of a called 639.96 acre tract recorded under County Clerk's File Number 2311587, Official Public Records, Waller County, Texas, also being approximately 1,161 feet southeast from a 5/8" Iron rod with cap marked "Quiddity" found for the lower northeast corner of said called 639.96 acre tract, being also being approximately 2,692 feet northeast from a 1/2" Iron pipe found for the southwest corner of said called 639.96 acre tract.
Coordinates - N: 13868903.09 E: 2934378.97
Elevation: 183.86' (NAVD 88)

DATE: MARCH 2025	FINAL PLAT OF MOURNING DOVE BOULEVARD STREET DEDICATION SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (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 Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com
SCALE NTS			
SHEET 1C OF 1			

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CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	35.00'	90°00'00"	54.98'	S47°09'47"E	49.50'	35.00'
C2	25.00'	89°57'03"	39.25'	N42°48'44"E	35.34'	24.98'
C3	25.00'	90°00'00"	39.27'	S47°09'47"E	35.36'	25.00'
C4	1,440.00'	27°22'51"	688.15'	S78°28'22"E	681.62'	350.78'
C5	25.00'	92°44'13"	40.46'	N68°50'57"E	36.19'	26.22'
C6	880.00'	0°19'58"	5.11'	N22°38'50"E	5.11'	2.56'
C7	25.00'	87°35'46"	38.22'	S20°59'04"E	34.61'	23.97'
C8	1,360.00'	24°08'57"	573.21'	S76°51'25"E	568.98'	290.93'
C9	1,440.00'	15°20'59"	385.78'	N81°15'24"W	384.63'	194.05'
C10	25.00'	87°50'54"	38.33'	S62°29'38"W	34.69'	24.08'
C11	25.00'	87°50'54"	38.33'	N25°21'16"W	34.69'	24.08'
C12	1,440.00'	4°29'47"	113.00'	S67°01'50"E	112.98'	56.53'
C13	25.00'	90°00'00"	39.27'	S70°13'03"W	35.36'	25.00'
C14	25.00'	90°00'00"	39.27'	N19°46'57"W	35.36'	25.00'
C15	1,360.00'	25°53'12"	614.46'	N77°43'32"W	609.24'	312.56'
C16	25.00'	91°29'39"	39.92'	S43°35'02"W	35.81'	25.66'
C17	25.00'	90°00'00"	39.27'	N47°09'46"W	35.36'	25.00'
C18	25.00'	90°00'00"	39.27'	S42°50'13"W	35.36'	25.00'
C19	25.00'	90°00'00"	39.27'	N47°09'47"W	35.36'	25.00'
C20	35.00'	90°00'00"	54.98'	S42°50'13"W	49.50'	35.00'
C21	1,400.00'	27°22'51"	669.04'	N78°28'22"W	662.69'	341.03'
C22	850.00'	2°44'13"	40.60'	N23°50'57"E	40.60'	20.30'
C23	1,400.00'	24°08'57"	590.07'	S76°51'25"E	585.72'	299.48'

DATE: FEBRUARY 2025

SCALE NTS

SHEET 1D OF 1

FINAL PLAT OF
MOURNING DOVE
BOULEVARD
STREET DEDICATION
SEC 1

OWNER/DEVELOPER:
ASTRO SUNTERRA WEST, L.P.
a Delaware Limited Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702

ENGINEER/PLANNER/SURVEYOR:

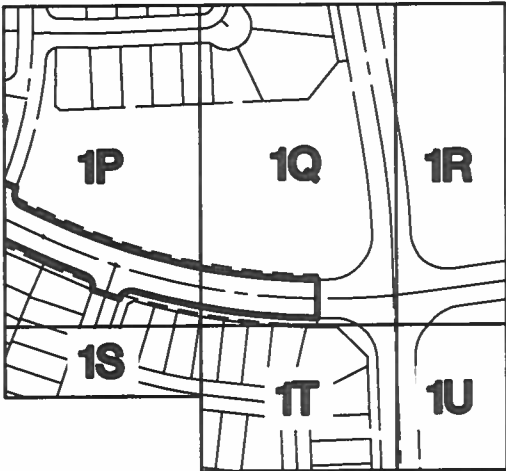
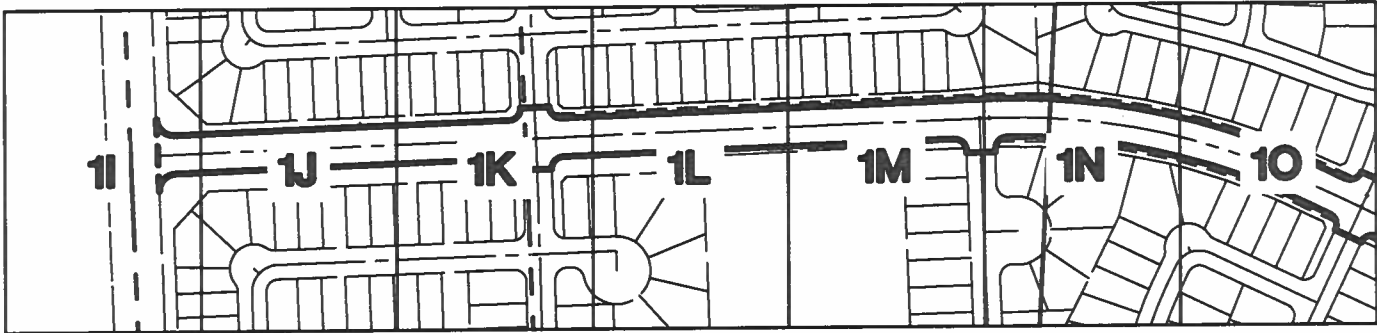


QUIDDITY

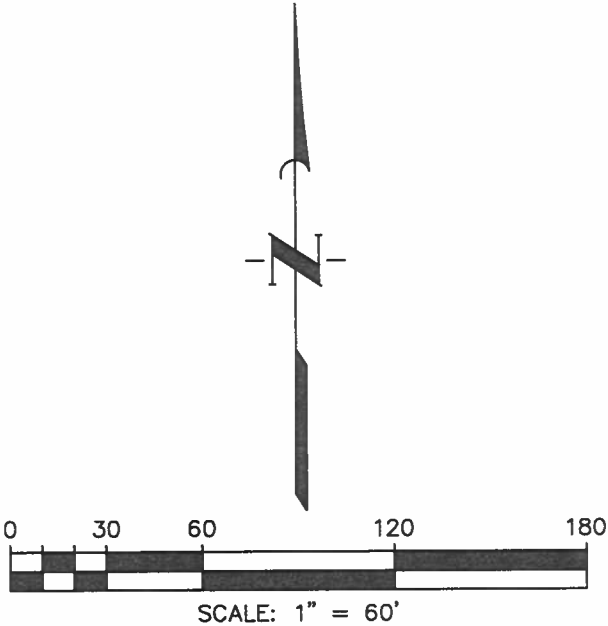
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N02°09'47"W	150.00'
L2	N87°50'13"E	60.00'
L3	S64°46'57"E	81.45'
L4	S67°31'09"E	60.00'
L5	S64°46'57"E	68.82'
L6	S01°04'07"W	80.00'
L7	N71°25'49"W	60.00'
L8	N64°46'57"W	68.02'
L9	N64°46'57"W	60.00'
L10	N64°46'57"W	82.36'
L11	S02°09'47"E	4.93'
L12	S87°50'13"W	60.00'
L13	N02°09'47"W	5.38'
L14	S87°50'13"W	60.00'
L15	S87°50'13"W	1,731.78'
L16	S02°09'47"E	130.00'
L17	S02°09'47"E	70.38'
L18	S64°46'57"E	260.38'
L19	S25°13'03"W	92.04'
L20	N18°34'11"E	63.97'



DATE: FEBRUARY 2025

SCALE NTS

SHEET 1E OF 1

FINAL PLAT OF
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BOULEVARD
STREET DEDICATION
SEC 1

OWNER/DEVELOPER:
ASTRO SUNTERRA WEST, L.P.
a Delaware Limited Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
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CSchoelzel@quiddity.com

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COUNTY OF WALLER §

IN TESTIMONY WHEREOF, the Astro Sunterra West, L.P., a Delaware Limited Partnership, has caused these presents to be signed by Brian Stidham, Authorized Signer, thereunto authorize, this 21st day of March, 2021

By: Astro Sunterra West GP, L.L.C.,
a Delaware Limited Liability Company, its General Partner



Brian Siddham
Authorized Signer

STATE OF TEXAS
COUNTY OF Harris

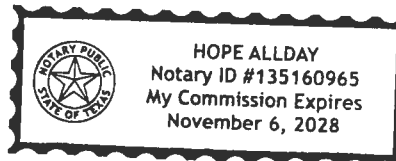
BEFORE ME, the undersigned authority, on this day personally appeared Brian Stidham, Authorized Signer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21 day of March, 2025

Notary Public in and for the State of Texas

Print Name _____

My commission expires: _____



DATE: MARCH 2025	FINAL PLAT OF MOURNING DOVE BOULEVARD STREET DEDICATION SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST. L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR:
SCALE NTS			 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 CSchoelzel@quiddity.com
SHEET 1F OF 1			

K:\28745\28745-0001-01 Sunterra West Phase I - Collector A\2 Design Phase\Planning\Collector A - PLAT.dwg Feb 14, 2025 - 10:50am cjs

Certificate of Surveyor

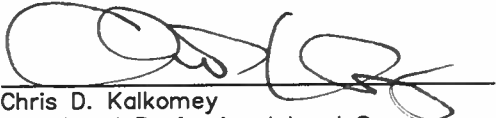
This is to certify that I, Chris D. Kalkomey, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me.

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 #480640, under FIRM Map Number 48473C0350E, 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 under FIRM Map Number 48473C0350E, dated 2/18/2009.




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

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

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT No. 2024-141

APPROVED BY THE BOARD OF SUPERVISORS ON

11.25.2024

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: FEBRUARY 2025	FINAL PLAT OF MOURNING DOVE BOULEVARD STREET DEDICATION SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (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 Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com
SCALE NTS			
SHEET 1G OF 1			

66

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.

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SCALE NTS			
SHEET 1H OF 1			

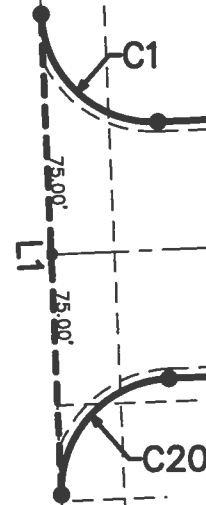
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CHRISTIANNA WOODS
CALLED 94.838 AC.
C.C.F. No. 2201408
O.P.R.W.C.T.

H. & T. C. RAILROAD COMPANY SURVEY
SECTION 21, ABSTRACT 185

J. G. BENNET SURVEY,
ABSTRACT 288

F.M. HIGHWAY 362
(100' ROW)
(NO DEED OF RECORD FOUND)



DATE: FEBRUARY 2025

SCALE 1"=60'

SHEET 11 OF 1

FINAL PLAT OF
MOURNING DOVE
BOULEVARD
STREET DEDICATION
SEC 1

OWNER/DEVELOPER:
ASTRO SUNTERRA WEST, LP.
a Delaware Limited Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702

ENGINEER/PLANNER/SURVEYOR:

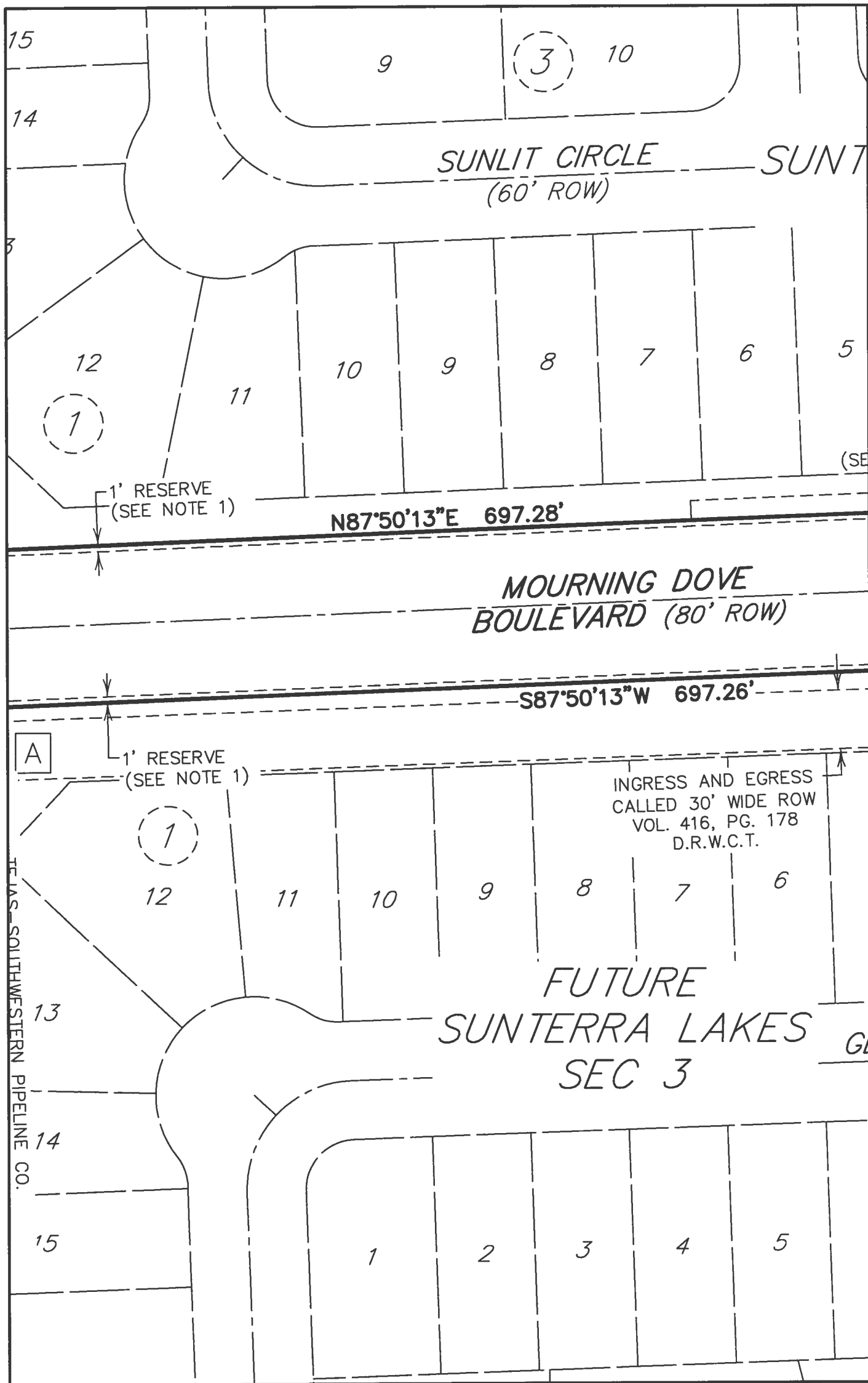


QUIDDITY

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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
CSchoelzel@quiddity.com

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DATE: FEBRUARY 2025

SCALE 1"=60'

SHEET 1J OF 1

FINAL PLAT OF
MOURNING DOVE
BOULEVARD
STREET DEDICATION
SEC 1

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ENGINEER/PLANNER/SURVEYOR:



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49

OASIS FALLS DRIVE
(60' ROW)

S

22

21

20

19

18

17

16

15

14

IT CIRCLE
(60' ROW)

D

10' SSE
(SEE NOTE 11)

1' RESERVE
(SEE NOTE 1)

N87°50'13"E 889.

S87°50'13"W

5' WLE
(SEE NOTE 11)

1' RESERVE
(SEE NOTE 1)

ICREST DRIVE
(60' ROW)

40

39

38

2

4.0 A
TF
VOL.

GROVE
(60' ROW)

37

36

34

35

DATE: FEBRUARY 2025

SCALE 1"=60'

SHEET 1L OF 1

FINAL PLAT OF
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BOULEVARD
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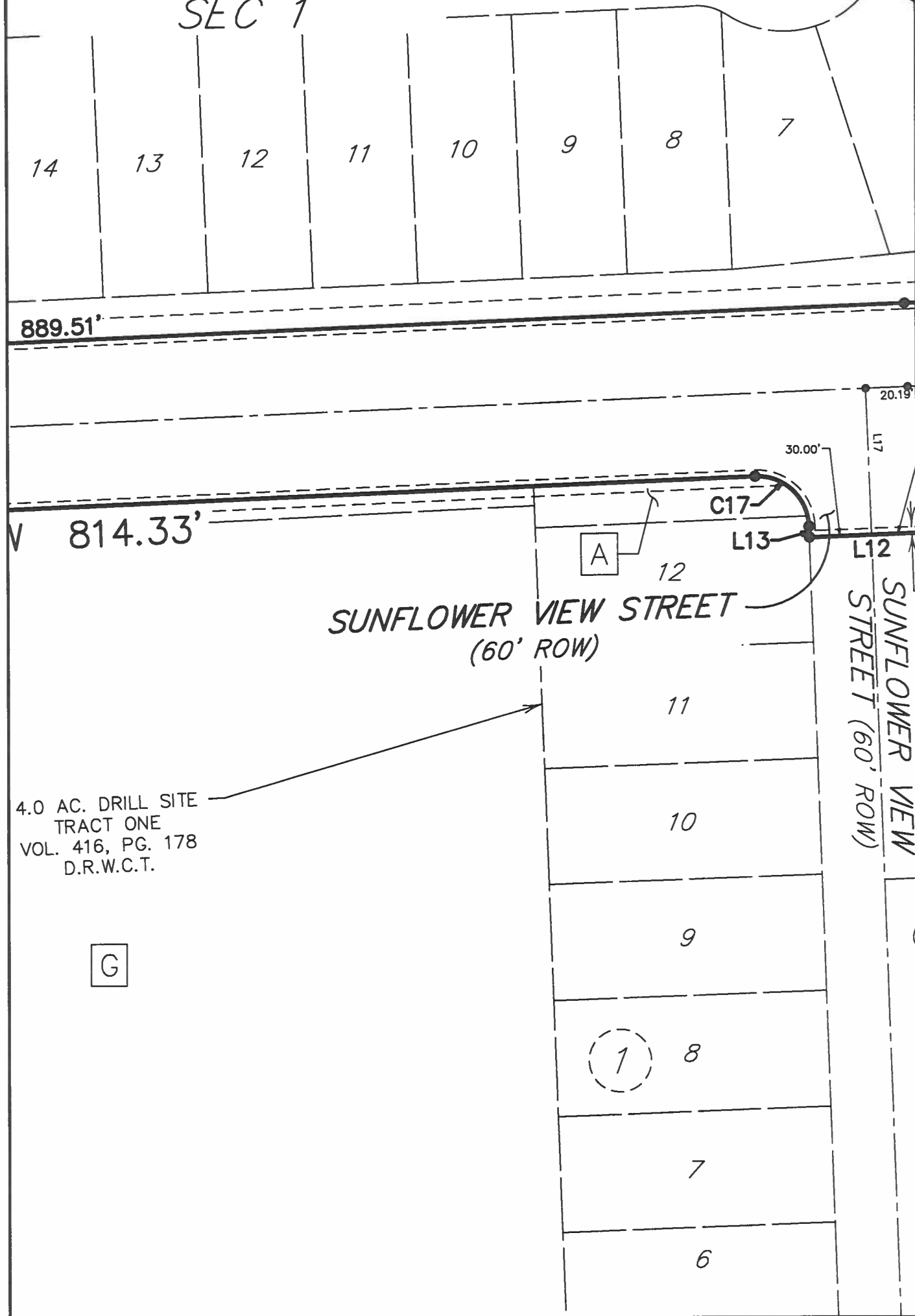
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FUTURE SUNTERRA LAKES SEC 1



4.0 AC. DRILL SITE
TRACT ONE
VOL. 416, PG. 178
D.R.W.C.T.

G

1

DATE: FEBRUARY 2025

SCALE 1"=60'

SHEET 1M OF 1

FINAL PLAT OF
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BOULEVARD
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SEC 1

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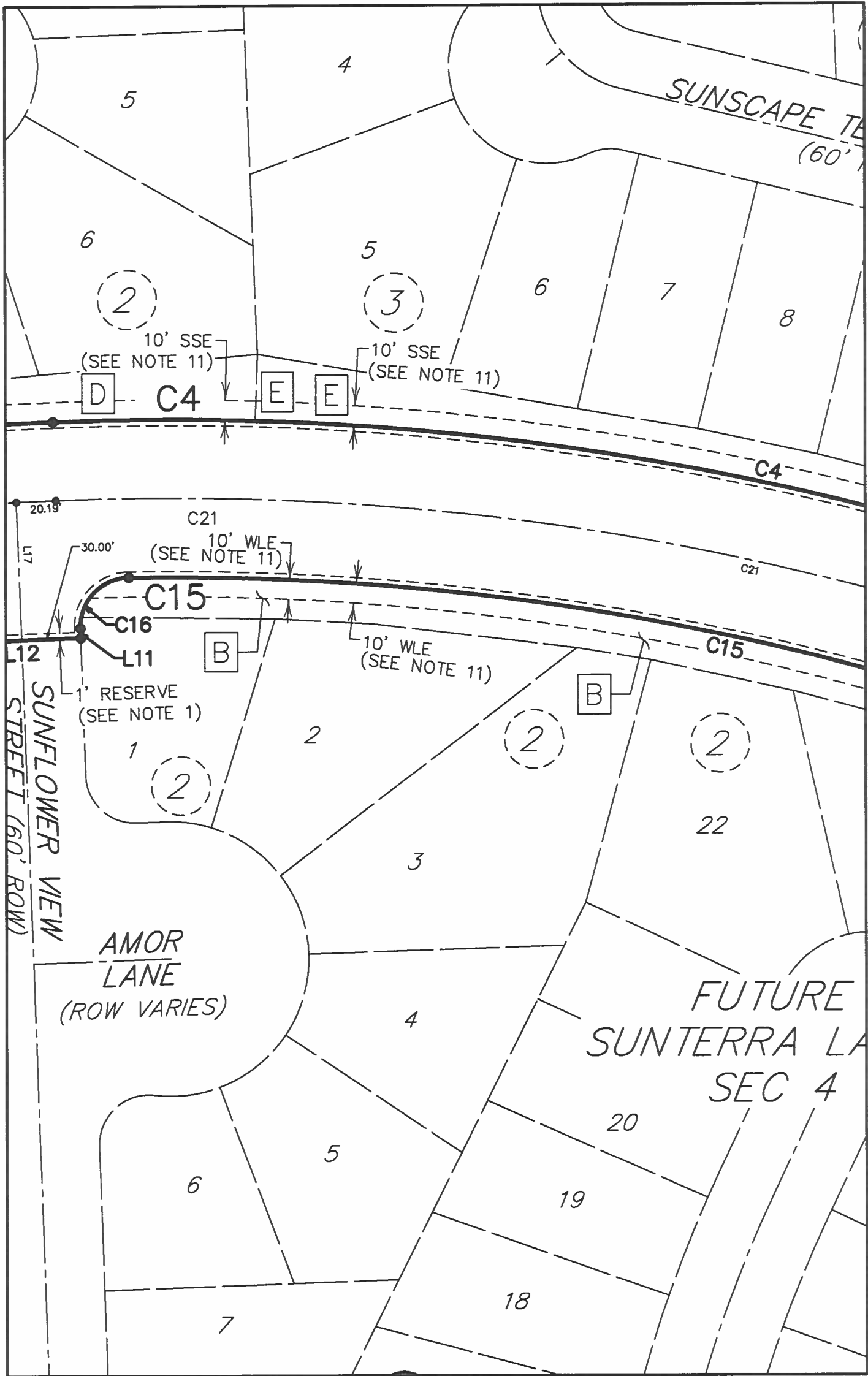
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DATE: FEBRUARY 2025

SCALE 1"=60'

SHEET 1N OF 1

FINAL PLAT OF
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BOULEVARD
STREET DEDICATION
SEC 1

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2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702

ENGINEER/PLANNER/SURVEYOR:

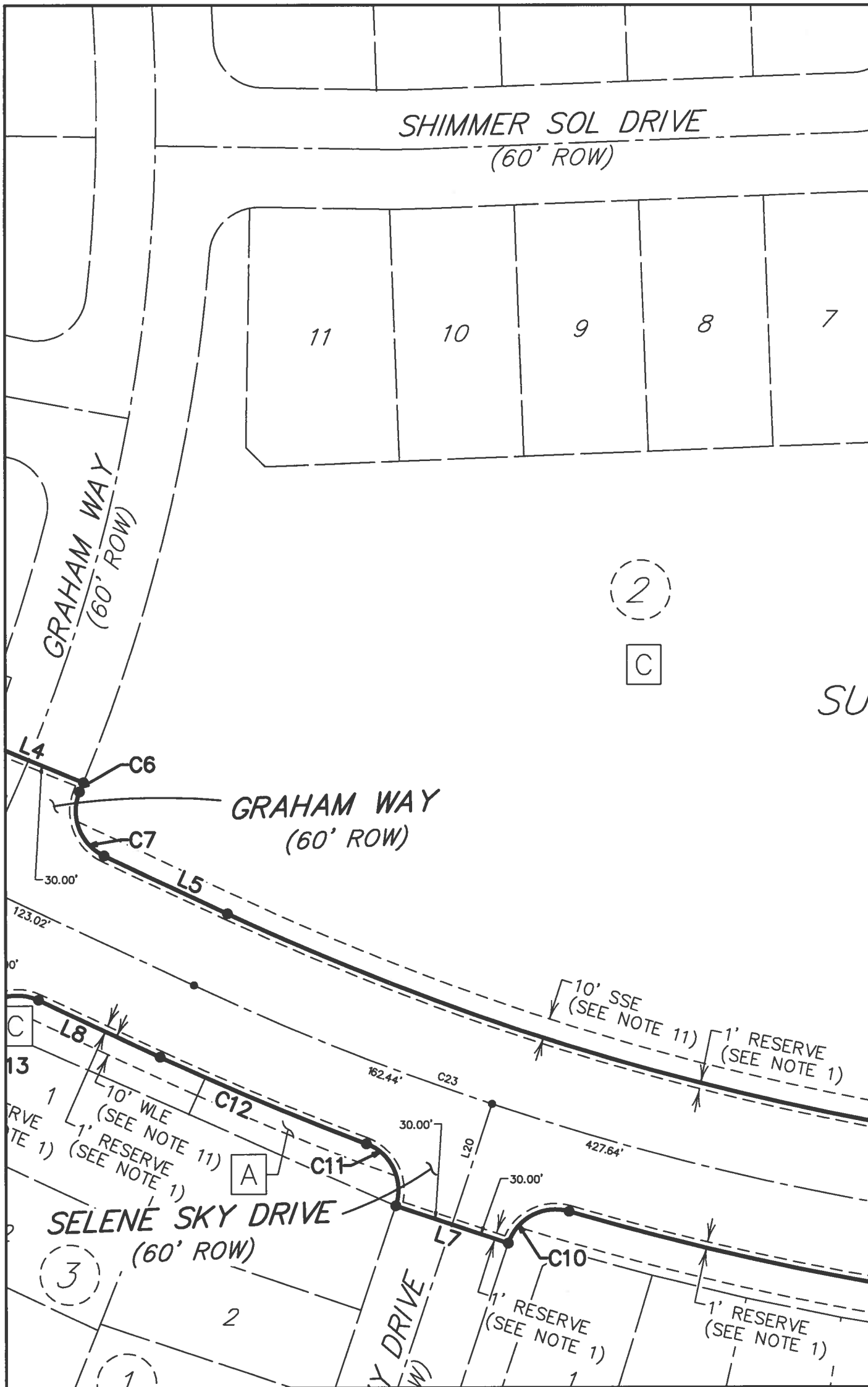


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DATE: FEBRUARY 2025

SCALE 1"=60'

SHEET 1P OF 1

FINAL PLAT OF
MOURNING DOVE
BOULEVARD
STREET DEDICATION
SEC 1

OWNER/DEVELOPER:
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a Delaware Limited Partnership
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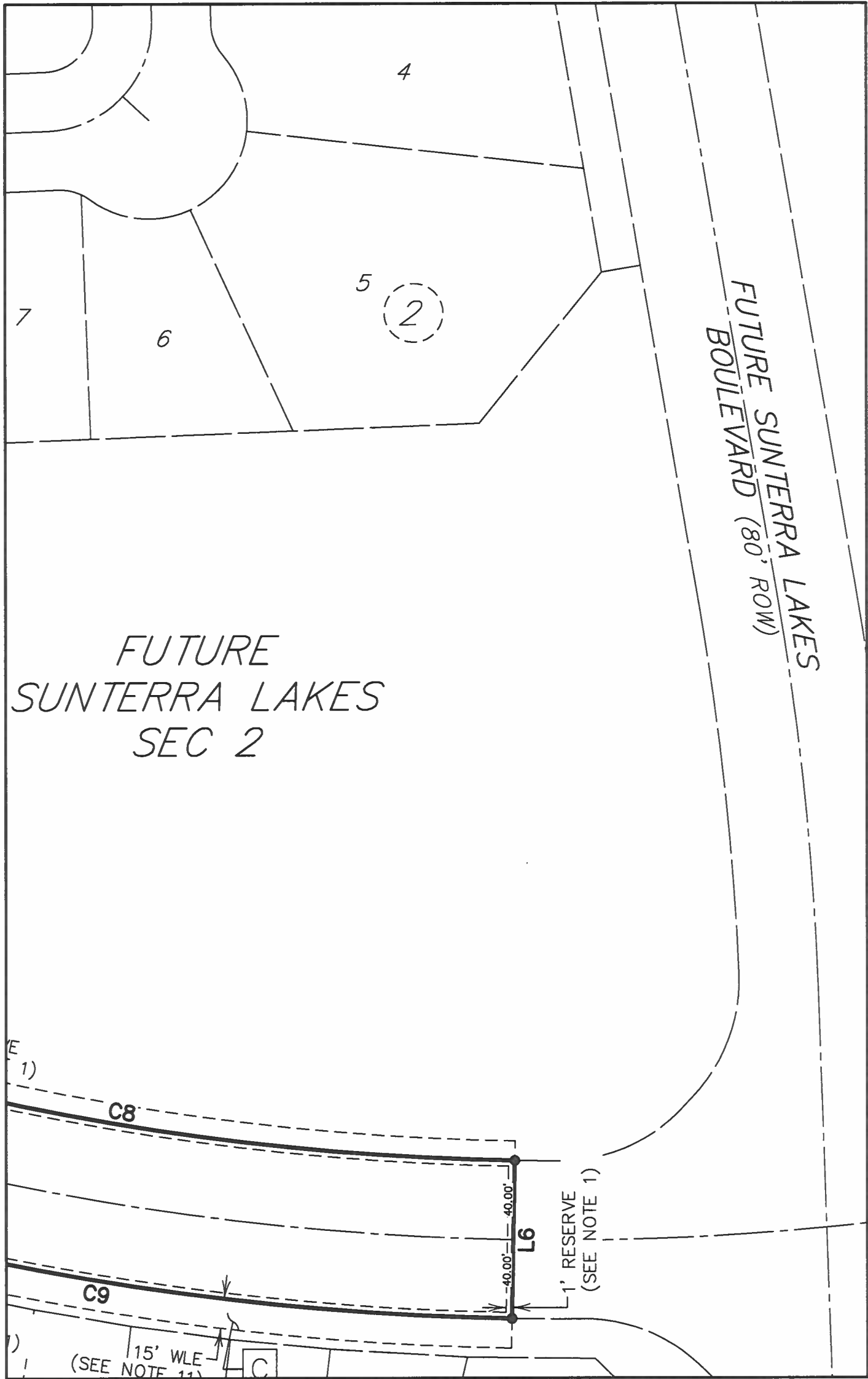
ENGINEER/PLANNER/SURVEYOR:



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DATE: FEBRUARY 2025

SCALE 1"=60'

SHEET 1Q OF 1

FINAL PLAT OF
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BOULEVARD
STREET DEDICATION
SEC 1

OWNER/DEVELOPER:
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HOUSTON, TEXAS 77063
(713) 783-6702

ENGINEER/PLANNER/SURVEYOR:

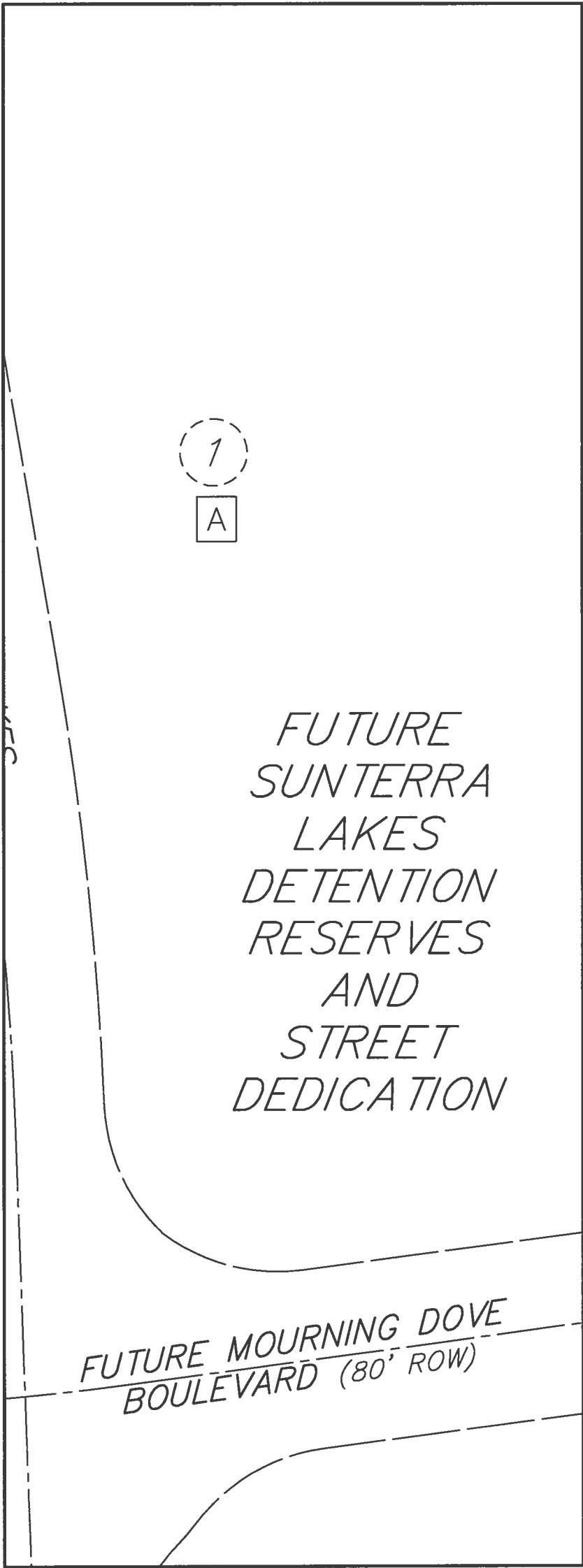


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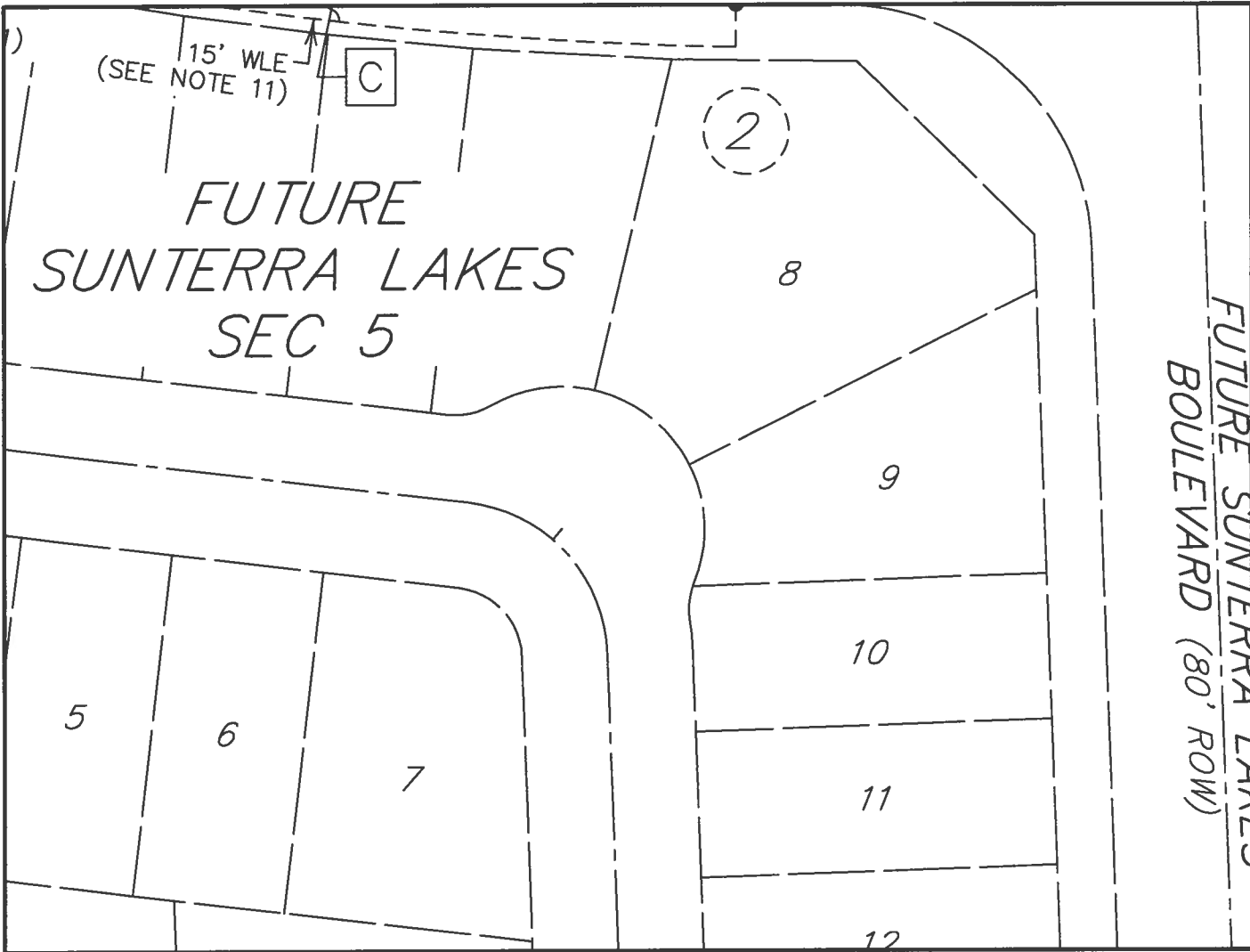
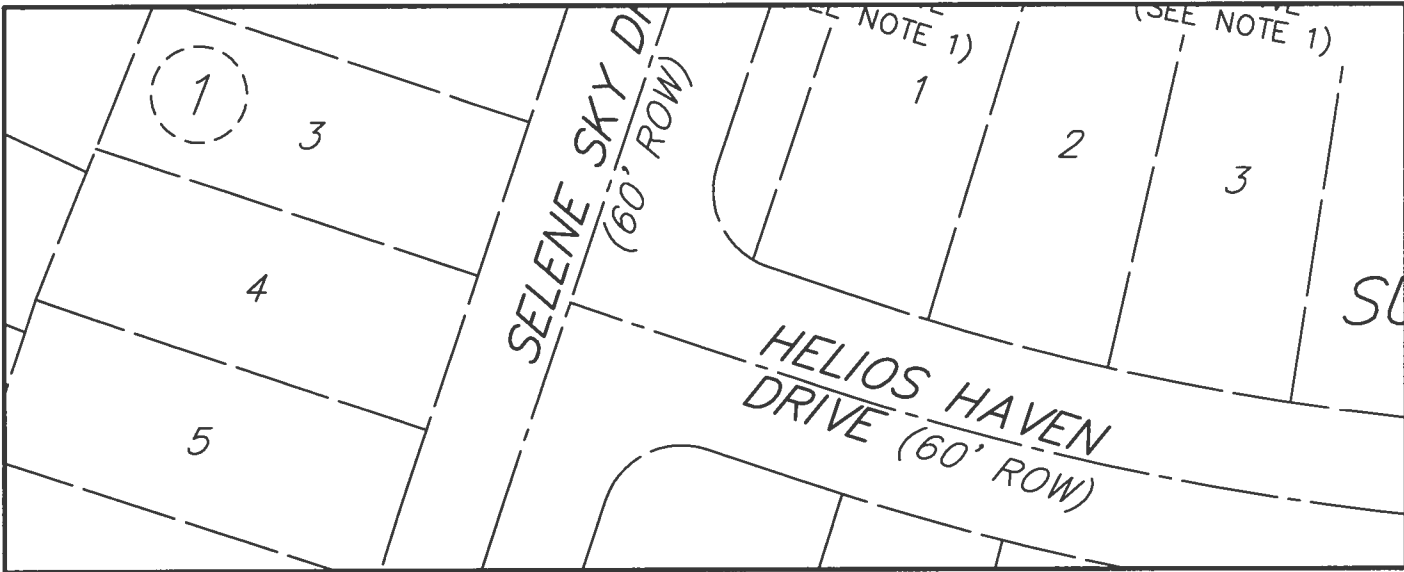
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SCALE 1"=60'			
SHEET 1R OF 1			

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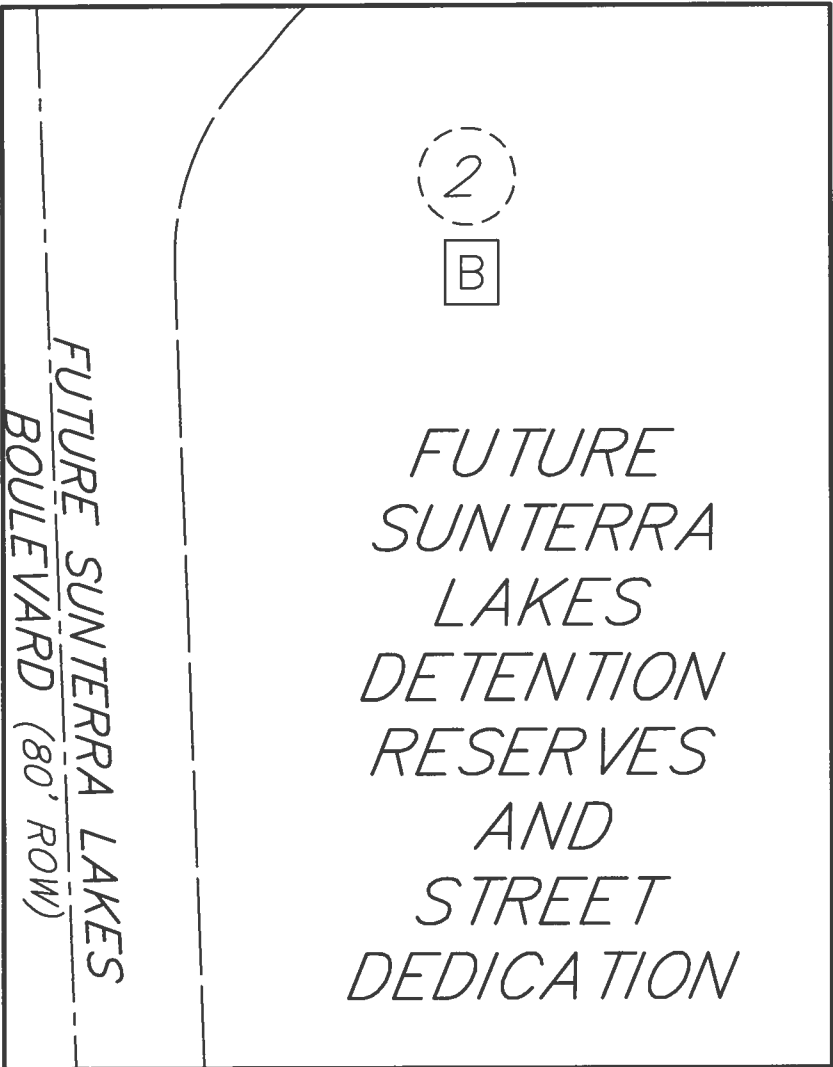
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DATE: FEBRUARY 2025	FINAL PLAT OF MOURNING DOVE BOULEVARD STREET DEDICATION SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com
SCALE 1"=60'			
SHEET 1S & 1T OF 1			

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DATE: FEBRUARY 2025	FINAL PLAT OF MOURNING DOVE BOULEVARD STREET DEDICATION SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (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 Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com
SCALE 1"=60'			
SHEET 1U OF 1			

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