

# WALLER COUNTY

J. Ross McCall, P.E.  
County Engineer



## MEMORANDUM

**To:** Honorable Commissioners' Court

**Item:** Final Plat Approval-Sunterra Lakes Section 2

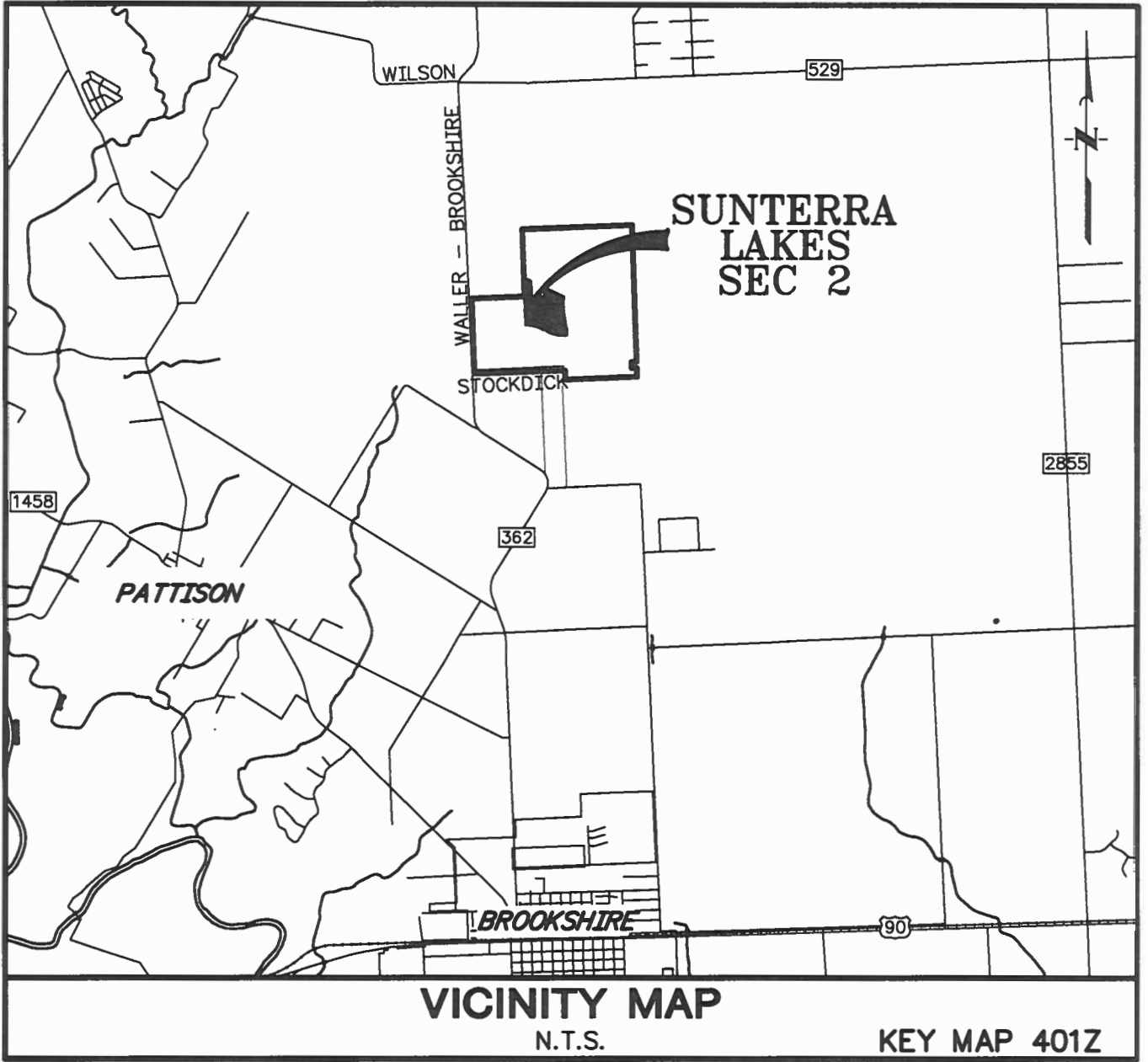
**Date:** April 30, 2025

### **Background**

Final Plat of Sunterra Lakes Section 1 which consists of 44.11 acres will include 105 Lots, 6 Reserves and 5 Blocks in Precinct 3.

### **Staff Recommendation**

Approve Plat and accept Construction Bond



**FINAL PLAT OF  
SUNTERRA  
LAKES  
SEC 2**

**A SUBDIVISION OF 44.11 ACRES OF LAND  
OUT OF THE  
H. & T. C. RR. CO. SURVEY  
SECTION 49, A-142  
WALLER COUNTY, TEXAS  
105 LOTS 6 RESERVES 5 BLOCKS  
MARCH 2025**

**BKDD PERMIT NO. 2024-132**

|                  |                                             |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                    |
|------------------|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: MARCH 2025 | FINAL PLAT OF<br>SUNTERRA<br>LAKES<br>SEC 2 | OWNER/DEVELOPER:<br>ASTRO SUNTERRA WEST L.P.<br>a Delaware Limited Liability Company<br>2450 FONDREN RD, STE 210<br>HOUSTON, TEXAS 77036<br>713-783-6702<br>BSTIDHAM@STARWOODLAND.COM | ENGINEER/PLANNER/SURVEYOR:<br> <b>QUIDDITY</b><br><small>Quiddity Engineering, LLC<br/>Texas Board of Professional Engineers and Land Surveyors<br/>Registration Nos. F 23290 &amp; 10046100<br/>2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000</small> |
| SCALE NTS        |                                             |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                    |
| SHEET 1A OF 1    |                                             |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                    |

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STATE OF TEXAS           §  
COUNTY OF WALLER       §

A METES & BOUNDS description of a 44.11 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 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 a 1/2-inch iron pipe (bent) found in the east right-of-way line of F. M. Highway 362 (100-foot wide) for a southwest corner of said called 639.96 acre tract, same being the northwest corner of an adjoining called 20.00 acre tract recorded under County Clerk's File Number 1909882, Official Public Records, Waller County, Texas, said point also being in the apparent occupied south right-of-way line of Stockdick Road (width varies), from which point a Texas Department of Transportation (TxDOT) disk found along said right-of-way bears South 02 degrees 09 minutes 47 seconds East, 623.97 feet;

Thence North 02 degrees 09 minutes 47 seconds West along the east right-of-way line of F. M. Highway 362 (100-foot wide), same being the west line of the residue of said called 639.96 acre tract, 1,791.96 feet;

Thence North 87 degrees 50 minutes 13 seconds East crossing the residue of said called 639.96 acre tract, 1,834.83 feet to the southwest corner and Place of Beginning of the herein described tract;

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

North 01 degree 56 minutes 27 seconds East, 33.78 feet;

North 02 degrees 09 minutes 47 seconds West, 960.84 feet to the lower northwest corner of the herein described tract, being in the lower north line of said called 639.96 acre tract, same being the lower south line of an adjoining called 824.80 acre tract recorded under County Clerk's File Number 2411877, Official Records, Waller County, Texas;

Thence North 87 degrees 51 minutes 57 seconds East along the lower north line of the herein described tract, being the lower north line of said called 639.96 acre tract and the lower south line of said adjoining called 824.80 acre tract, 119.39 feet to a reentry corner of the herein described tract, being a reentry corner of said called 639.96 acre tract and the lower southeast corner of said adjoining called 824.80 acre tract;

Thence North 02 degrees 00 minutes 31 seconds West along the upper west line of the herein described tract, same being the upper west line of said called 639.96 acre tract and the lower east line of said adjoining called 824.80 acre tract, 611.90 feet to the upper northwest corner of the herein described tract;

Thence South 64 degrees 43 minutes 15 seconds East establishing the northeast line of the herein described tract, crossing said called 639.96 acre tract, 185.28 feet;

Thence South 02 degrees 12 minutes 47 seconds East establishing an interior line of the herein described tract, 426.36 feet;

Thence North 87 degrees 47 minutes 13 seconds East establishing an interior line of the herein described tract, 419.71 feet;

Thence North 02 degrees 12 minutes 47 seconds West establishing an interior line of the herein described tract, 207.95 feet to the north corner of the herein described tract;

Thence South 64 degrees 43 minutes 15 seconds East establishing the northeast line of the herein described tract, 767.63 feet to the northeast corner of the herein described tract;

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

South 09 degrees 25 minutes 32 seconds West, 15.07 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 17 degrees 21 minutes 07 seconds, an arc length of 466.39 feet, a radius of 1,540.00 feet, and a chord bearing South 00 degrees 44 minutes 59 seconds West, 464.61 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 95 degrees 06 minutes 00 seconds, an arc length of 49.79 feet, a radius of 30.00 feet, and a chord bearing South 39 degrees 37 minutes 25 seconds West, 44.27 feet;

South 02 degrees 09 minutes 46 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 01 degree 15 minutes 22 seconds, an arc length of 13.81 feet, a radius of 630.00 feet, and a chord bearing North 86 degrees 36 minutes 32 seconds East, 13.81 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 84 degrees 18 minutes 34 seconds, an arc length of 44.14 feet, a radius of 30.00 feet, and a chord bearing South 51 degrees 51 minutes 52 seconds East, 40.27 feet;

South 09 degrees 42 minutes 35 seconds East, 507.51 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 07 degrees 18 minutes 41 seconds, an arc length of 186.31 feet, a radius of 1,460.00 feet, and a chord bearing South 06 degrees 03 minutes 14 seconds East, 186.18 feet to the beginning of a compound curve to the right;

Thence with said compound curve to the right, having a central angle of 46 degrees 24 minutes 02 seconds, an arc length of 68.84 feet, a radius of 85.00 feet, and a chord bearing South 20 degrees 48 minutes 07 seconds West, 66.97 feet to the beginning of a reverse curve to the left;

DATE: MARCH 2025

SCALE 1"=80'   SCALE NTS

SHEET 1B OF 1

FINAL PLAT OF  
SUNTERRA  
LAKES  
SEC 2

OWNER/DEVELOPER:  
ASTRO SUNTERRA WEST L.P.  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
BSTIDHAM@STARWOODLAND.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   Baty, TX 77449   832.913.4000

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Thence with said reverse curve to the left, having a central angle of 02 degrees 45 minutes 56 seconds, an arc length of 4.59 feet, a radius of 95.00 feet, and a chord bearing South 42 degrees 37 minutes 10 seconds West, 4.58 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 48 degrees 51 minutes 37 seconds, an arc length of 72.49 feet, a radius of 85.00 feet, and a chord bearing South 65 degrees 40 minutes 01 second West, 70.31 feet to the southeast corner of the herein described tract, being at the beginning of a compound curve to the right;

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

Thence with said compound curve to the right, having a central angle of 25 degrees 07 minutes 14 seconds, an arc length of 596.28 feet, a radius of 1,360.00 feet, and a chord bearing North 77 degrees 20 minutes 34 seconds West, 591.51 feet;

North 64 degrees 46 minutes 57 seconds West, 64.04 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 87 degrees 17 minutes 39 seconds, an arc length of 45.71 feet, a radius of 30.00 feet, and a chord bearing North 21 degrees 08 minutes 07 seconds West, 41.41 feet to the beginning of a reverse curve to the left;

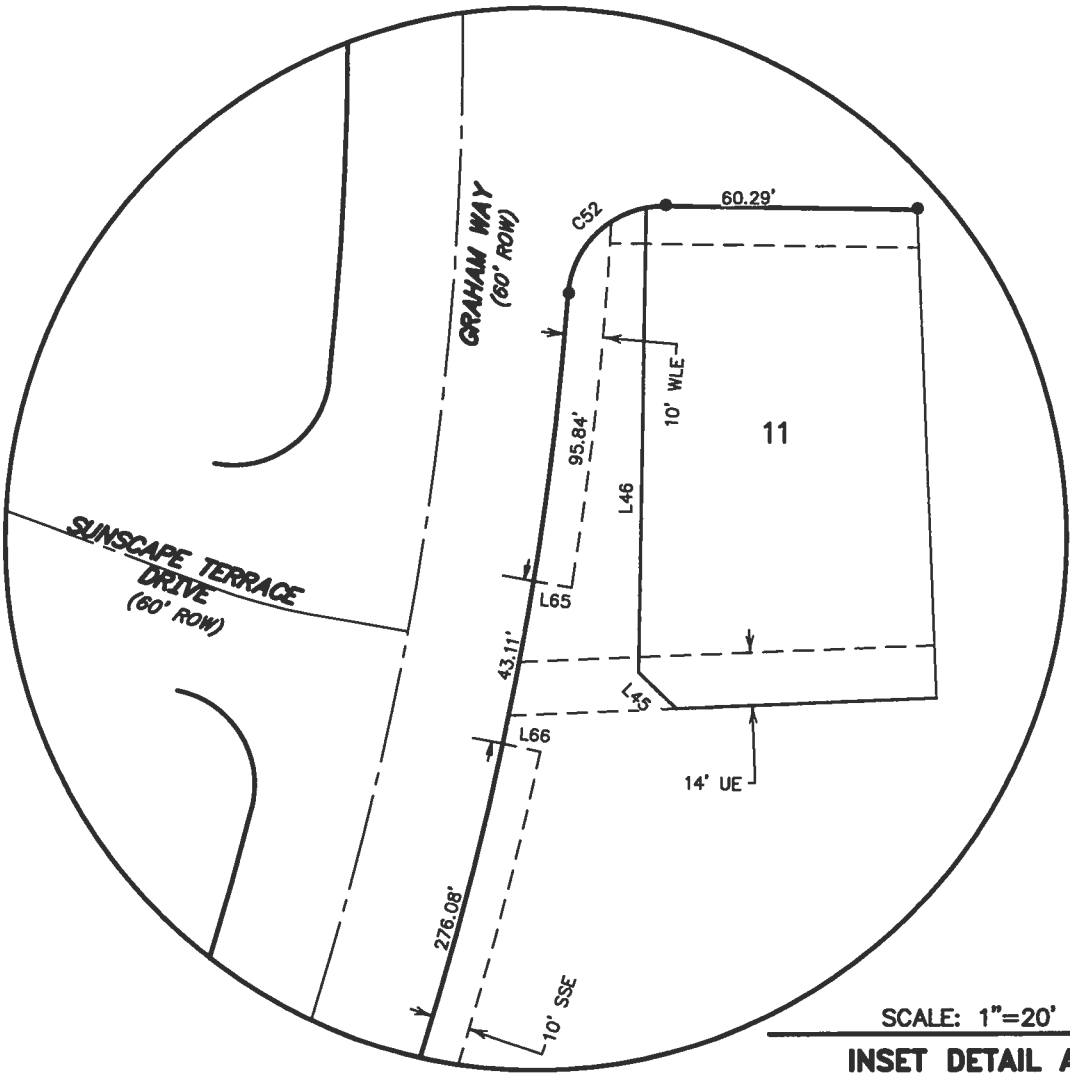
Thence with said reverse curve to the left, having a central angle of 00 degrees 24 minutes 41 seconds, an arc length of 6.32 feet, a radius of 880.00 feet, and a chord bearing North 22 degrees 18 minutes 22 seconds East, 6.32 feet;

North 67 degrees 53 minutes 59 seconds West, 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 93 degrees 07 minutes 02 seconds, an arc length of 48.76 feet, a radius of 30.00 feet, and a chord bearing South 68 degrees 39 minutes 32 seconds West, 43.56 feet;

North 64 degrees 46 minutes 57 seconds West, 76.19 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 23 degrees 16 minutes 36 seconds, an arc length of 585.01 feet, a radius of 1,440.00 feet, and a chord bearing North 76 degrees 25 minutes 15 seconds West, 580.99 feet to the Place of Beginning and containing 44.11 acres of land, more or less.



SCALE: 1"=20'  
INSET DETAIL A

DATE: MARCH 2025

SCALE 1"=60'

SHEET 182 OF 1

FINAL PLAT OF  
SUNTERRA  
LAKES  
SEC 2

OWNER/DEVELOPER:  
ASTRO SUNTERRA WEST L.P.  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
BSTIDHAM@STARWOODLAND.COM

ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. F-23250 & 10046100  
3322 West Grand Parkway North, Suite 150, Katy, TX 77449 832.913.4000

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General Notes

1. One-foot (1' RESERVE) 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 re-vest 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. 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.
5. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by the representative Charter Title Company, GF NO.1076602100218A dated February 18, 2025.
6. 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 0.99989432.
7. Elevations shown hereon are based upon GPS observations taken May 3, 2023, and processed using the NGS OPUS program adjusting to CORS stations ROD 1, TXWH and ZHU1. NAVD88 (Geoid 12B)
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 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) 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" with no defined BFE, of the Flood Insurance Rate Map, Community No. 480640, Map Number 48473C0350E, Panel 0350, 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.
16. 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.
17. 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 LP, 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.
18. There are no pipeline easements within the platted area.
19. These offsite Utility Easements were recorded with the Final Plat of Sunterra Lakes Sec 1.
20. Tract is subject to Telecommunications Easement recorded under C.C.F. No. 2409048, O.P.R.W.C.T.
21. 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)

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|                  |                                             |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                    |
|------------------|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: MARCH 2025 | FINAL PLAT OF<br>SUNTERRA<br>LAKES<br>SEC 2 | OWNER/DEVELOPER:<br>ASTRO SUNTERRA WEST LP,<br>a Delaware Limited Liability Company<br>2450 FONDREN RD, STE 210<br>HOUSTON, TEXAS 77036<br>713-783-6702<br>BSTIDHAM@STARWOODLAND.COM | ENGINEER/PLANNER/SURVEYOR:<br> <b>QUIDDITY</b><br><small>Quiddity Engineering, LLC<br/>Texas Board of Professional Engineers and Land Surveyors<br/>Registration Nos. F-23790 &amp; 10045100<br/>2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000</small> |
| SCALE NTS        |                                             |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                    |
| SHEET 1C OF 1    |                                             |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                    |

Legend

- AC . . . . . "Acre"
- BL. . . . . "Building Line"
- Esmt . . . . . "Easement"
- C.C.F. . . . . "County Clerk's File"
- I.R.F. . . . . "Found 5/8" iron rod with cap stamped "Quiddity"
- 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"
- Sq. Ft. . . . . "Square Feet"
- SSE . . . . . "Sanitary Sewer Easement"
- STM SE . . . . . "Storm Sewer Easement"
- UE . . . . . "Utility Easement"
- VOL. . . . . "Volume"
- Pg. . . . . "Page"
- WLE . . . . . "Waterline Easement"
- 1 . . . . . "Block Number"
- . . . . . "Set 3/4-inch iron rod (with Cap Stamped "Quiddity Eng. Property Corner")"
-  . . . . . Street Name Break

**RESTRICTED RESERVE A**  
Restricted to Drainage and  
Detention Purposes Only  
9.48 AC  
412,997 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  
5.35 AC  
233,045 Sq. Ft.

**RESTRICTED RESERVE D**  
Restricted to Open Space,  
Landscape, Incidental  
Utility Purposes Only  
0.23 AC  
9,887 Sq. Ft.

**RESTRICTED RESERVE E**  
Restricted to Open Space,  
Landscape, Incidental  
Utility Purposes Only  
0.45 AC  
19,493 Sq. Ft.

**RESTRICTED RESERVE F**  
Restricted to Open Space,  
Landscape, Incidental  
Utility Purposes Only  
0.30 AC  
13,091 Sq. Ft.

**RESERVE TOTALS**  
15.90 AC  
692,323 Sq. Ft.

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|                  |                                             |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                   |
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| SCALE NTS        |                                             |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                   |
| SHEET 1D OF 1    |                                             |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                   |

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| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | S64°43'15"E | 185.28'  |
| L2         | S09°25'32"W | 15.07'   |
| L3         | S02°09'46"E | 60.00'   |
| L4         | N64°46'57"W | 68.82'   |
| L5         | N67°31'09"W | 60.00'   |
| L6         | N64°46'57"W | 81.45'   |
| L7         | N01°56'27"E | 33.78'   |
| L8         | N02°09'47"W | 960.84'  |
| L9         | N87°51'57"E | 119.39'  |
| L10        | S79°39'24"E | 51.17'   |
| L11        | S69°29'33"E | 140.29'  |
| L12        | N76°16'06"W | 153.31'  |
| L13        | N50°47'04"E | 10.00'   |
| L14        | S02°09'47"E | 445.94'  |
| L15        | S87°50'13"W | 150.00'  |
| L16        | S47°09'47"E | 10.00'   |
| L17        | N87°50'13"E | 190.00'  |
| L18        | S42°50'13"W | 10.00'   |
| L19        | S02°09'47"E | 457.44'  |
| L20        | S05°46'32"E | 202.40'  |
| L21        | S02°09'47"E | 132.12'  |
| L22        | S47°09'47"E | 15.00'   |
| L23        | N87°50'13"E | 315.03'  |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L24        | S42°50'13"W | 10.00'   |
| L25        | N02°09'47"W | 500.24'  |
| L26        | N87°50'13"E | 223.02'  |
| L27        | N47°09'47"W | 18.00'   |
| L28        | S87°50'13"W | 217.66'  |
| L29        | N88°58'43"W | 113.62'  |
| L30        | S02°09'47"E | 127.00'  |
| L31        | S02°09'47"E | 127.00'  |
| L32        | S11°09'19"W | 65.42'   |
| L33        | S02°09'47"E | 747.81'  |
| L34        | N70°30'01"W | 79.94'   |
| L35        | N37°23'44"W | 93.07'   |
| L36        | N02°09'47"W | 122.81'  |
| L37        | N02°35'57"W | 60.50'   |
| L38        | N04°49'15"W | 60.57'   |
| L39        | N06°56'47"W | 55.26'   |
| L40        | N39°36'48"E | 13.32'   |
| L41        | S50°56'11"E | 15.04'   |
| L42        | S09°42'35"E | 328.48'  |
| L43        | N80°17'25"E | 19.99'   |
| L44        | S39°03'49"W | 98.86'   |
| L45        | S45°34'15"E | 13.74'   |
| L46        | N01°01'17"E | 120.99'  |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L47        | N20°30'27"E | 131.48'  |
| L48        | S67°51'45"W | 13.55'   |
| L49        | S65°22'09"E | 120.35'  |
| L50        | S68°21'09"E | 61.96'   |
| L51        | S70°45'48"E | 60.89'   |
| L52        | S73°09'10"E | 60.88'   |
| L53        | S75°32'46"E | 61.09'   |
| L54        | S77°57'44"E | 62.03'   |
| L55        | S80°23'57"E | 62.16'   |
| L56        | S80°04'01"E | 165.37'  |
| L57        | S02°09'47"E | 523.99'  |
| L58        | N62°54'18"E | 16.61'   |
| L59        | N87°50'13"E | 216.02'  |
| L60        | N02°09'47"W | 310.24'  |
| L61        | S87°50'13"W | 242.41'  |
| L62        | N70°22'26"W | 36.51'   |
| L63        | S87°50'13"W | 75.00'   |
| L64        | S84°29'56"E | 88.12'   |
| L65        | S80°36'05"E | 10.00'   |
| L66        | S77°28'08"E | 9.99'    |

DATE: MARCH 2025

SCALE 1"=60'

SHEET 1E OF 1

FINAL PLAT OF  
SUNTERRA  
LAKES  
SEC 2

OWNER/DEVELOPER:  
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a Delaware Limited Liability Company  
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| CURVE TABLE |          |             |            |               |              |         |
|-------------|----------|-------------|------------|---------------|--------------|---------|
| CURVE       | RADIUS   | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
| C1          | 1540.00' | 17°21'07"   | 466.39'    | S00°44'59"W   | 464.61'      | 234.99' |
| C2          | 30.00'   | 95°06'00"   | 49.79'     | N39°37'25"E   | 44.27'       | 32.80'  |
| C3          | 630.00'  | 1°15'12"    | 13.78'     | N86°36'37"E   | 184.86'      | 6.89'   |
| C4          | 30.00'   | 84°18'11"   | 44.14'     | N51°51'53"W   | 40.27'       | 27.16'  |
| C5          | 1460.00' | 7°18'54"    | 186.40'    | N06°03'21"W   | 262.07'      | 93.33'  |
| C6          | 85.00'   | 46°24'02"   | 68.84'     | N20°48'07"E   | 66.97'       | 36.43'  |
| C7          | 95.00'   | 2°45'56"    | 4.59'      | S42°37'10"W   | 4.58'        | 2.29'   |
| C8          | 85.00'   | 48°51'37"   | 72.49'     | N65°40'01"E   | 70.31'       | 38.61'  |
| C9          | 1360.00' | 25°07'14"   | 596.28'    | S77°20'34"E   | 591.51'      | 303.01' |
| C10         | 25.00'   | 87°35'46"   | 38.22'     | S20°59'04"E   | 34.61'       | 23.97'  |
| C11         | 880.00'  | 0°19'58"    | 5.11'      | N22°38'50"E   | 5.11'        | 2.56'   |
| C12         | 25.00'   | 92°44'13"   | 40.46'     | N68°50'57"E   | 36.19'       | 26.22'  |
| C13         | 1440.00' | 23°16'36"   | 585.01'    | N76°25'15"W   | 580.99'      | 296.60' |
| C14         | 850.00'  | 28°15'23"   | 419.19'    | N08°21'09"E   | 414.96'      | 213.95' |
| C15         | 300.00'  | 10°09'51"   | 53.22'     | S74°34'28"E   | 53.15'       | 26.68'  |
| C16         | 1617.00' | 6°46'33"    | 191.23'    | N72°52'49"W   | 191.11'      | 95.72'  |
| C17         | 55.00'   | 74°06'18"   | 71.14'     | S39°12'56"E   | 66.28'       | 41.52'  |
| C18         | 55.00'   | 90°00'00"   | 86.39'     | S42°50'13"W   | 77.78'       | 55.00'  |
| C19         | 55.00'   | 90°00'00"   | 86.39'     | N47°09'47"W   | 77.78'       | 55.00'  |
| C20         | 300.00'  | 21°57'28"   | 114.97'    | N08°48'57"E   | 114.27'      | 58.20'  |
| C21         | 1800.00' | 3°36'45"    | 113.49'    | S03°58'10"E   | 113.47'      | 56.76'  |
| C22         | 55.00'   | 90°00'00"   | 86.39'     | S42°50'13"W   | 77.78'       | 55.00'  |
| C23         | 55.00'   | 90°00'00"   | 86.39'     | N47°09'47"W   | 77.78'       | 55.00'  |
| C24         | 55.00'   | 90°00'00"   | 86.39'     | N42°50'13"E   | 77.78'       | 55.00'  |
| C25         | 400.00'  | 3°11'05"    | 22.23'     | N89°25'45"E   | 22.23'       | 11.12'  |

|                  |                                             |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                      |
|------------------|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: MARCH 2025 | FINAL PLAT OF<br>SUNTERRA<br>LAKES<br>SEC 2 | OWNER/DEVELOPER:<br>ASTRO SUNTERRA WEST L.P.<br>a Delaware Limited Liability Company<br>2450 FONDREN RD, STE 210<br>HOUSTON, TEXAS 77036<br>713-783-6702<br>BSTIDHAM@STARWOODLAND.COM | ENGINEER/PLANNER/SURVEYOR:<br> <b>QUIDDITY</b><br><small>Quiddity Engineering, LLC<br/>Texas Board of Professional Engineers and Land Surveyors<br/>Registration Nos. F-21290 &amp; 10046100<br/>2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 832.913.4000</small> |
| SCALE 1"=60'     |                                             |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                      |
| SHEET 1F OF 1    |                                             |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                      |

K:\28745\28745-0007-01 Sunterra West Phase I - SF B\2 Design Phase\Planning\Sunterra West Sec B - PLAT.dwg Apr 03,2025 -- 10:42am rvl

| CURVE TABLE |          |             |            |               |              |         |
|-------------|----------|-------------|------------|---------------|--------------|---------|
| CURVE       | RADIUS   | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
| C26         | 25.00'   | 93°02'20"   | 40.60'     | N32°12'45"W   | 36.28'       | 26.36'  |
| C27         | 25.00'   | 39°11'44"   | 17.10'     | S84°08'03"W   | 16.77'       | 8.90'   |
| C28         | 50.00'   | 152°29'46"  | 133.08'    | S39°12'56"E   | 97.13'       | 204.30' |
| C29         | 25.00'   | 39°11'44"   | 17.10'     | N17°26'05"E   | 16.77'       | 8.90'   |
| C30         | 25.00'   | 90°00'00"   | 39.27'     | N47°09'47"W   | 35.36'       | 25.00'  |
| C31         | 25.00'   | 90°00'00"   | 39.27'     | N42°50'13"E   | 35.36'       | 25.00'  |
| C32         | 25.00'   | 35°05'48"   | 15.31'     | N16°16'21"W   | 15.08'       | 7.91'   |
| C33         | 50.00'   | 153°18'55"  | 133.79'    | S42°50'13"W   | 97.30'       | 210.82' |
| C34         | 25.00'   | 35°05'48"   | 15.31'     | S78°03'14"E   | 15.08'       | 7.91'   |
| C35         | 25.00'   | 35°05'48"   | 15.31'     | N73°43'39"E   | 15.08'       | 7.91'   |
| C36         | 50.00'   | 153°18'55"  | 133.79'    | N47°09'47"W   | 97.30'       | 210.82' |
| C37         | 25.00'   | 35°05'48"   | 15.31'     | S11°56'46"W   | 15.08'       | 7.91'   |
| C38         | 25.00'   | 81°41'43"   | 35.65'     | S30°13'28"E   | 32.70'       | 21.62'  |
| C39         | 25.00'   | 95°18'50"   | 41.59'     | N54°01'42"E   | 36.96'       | 27.43'  |
| C40         | 1830.00' | 3°36'45"    | 115.38'    | S03°58'10"E   | 115.36'      | 57.71'  |
| C41         | 25.00'   | 38°59'18"   | 17.01'     | N19°02'31"W   | 16.69'       | 8.85'   |
| C42         | 50.00'   | 162°44'46"  | 142.02'    | S42°50'13"W   | 98.87'       | 329.56' |
| C43         | 25.00'   | 38°59'18"   | 17.01'     | S75°17'03"E   | 16.69'       | 8.85'   |
| C44         | 25.00'   | 35°05'48"   | 15.31'     | N73°43'39"E   | 15.08'       | 7.91'   |
| C45         | 50.00'   | 153°18'55"  | 133.79'    | N47°09'47"W   | 97.30'       | 210.82' |
| C46         | 25.00'   | 35°05'48"   | 15.31'     | S11°56'46"W   | 15.08'       | 7.91'   |
| C47         | 25.00'   | 90°00'00"   | 39.27'     | S47°09'47"E   | 35.36'       | 25.00'  |
| C48         | 25.00'   | 90°00'00"   | 39.27'     | S42°50'13"W   | 35.36'       | 25.00'  |
| C49         | 25.00'   | 41°17'57"   | 18.02'     | S20°30'22"E   | 17.63'       | 9.42'   |
| C50         | 50.00'   | 167°59'06"  | 146.59'    | N42°50'13"E   | 99.45'       | 475.13' |

| CURVE TABLE |         |             |            |               |              |           |
|-------------|---------|-------------|------------|---------------|--------------|-----------|
| CURVE       | RADIUS  | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT   |
| C51         | 25.00'  | 41°17'57"   | 18.02'     | N73°49'13"W   | 17.63'       | 9.42'     |
| C52         | 25.00'  | 86°30'57"   | 37.75'     | S47°45'49"W   | 34.26'       | 23.52'    |
| C53         | 25.00'  | 97°23'47"   | 42.50'     | N56°25'31"E   | 37.56'       | 28.46'    |
| C54         | 25.00'  | 74°06'18"   | 32.33'     | S39°12'56"E   | 30.13'       | 18.87'    |
| C55         | 25.00'  | 86°30'57"   | 37.75'     | S45°43'14"E   | 34.26'       | 23.52'    |
| C56         | 25.00'  | 90°00'00"   | 39.27'     | N42°50'13"E   | 35.36'       | 25.00'    |
| C57         | 60.00'  | 180°00'00"  | 188.50'    | S02°09'47"E   | 120.00'      | INFINITY' |
| C58         | 25.00'  | 90°00'00"   | 39.27'     | N47°09'47"W   | 35.36'       | 25.00'    |
| C59         | 600.00' | 0°37'47"    | 6.60'      | N87°31'18"E   | 6.60'        | 3.30'     |

|                  |                                             |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                     |
|------------------|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: MARCH 2025 | FINAL PLAT OF<br>SUNTERRA<br>LAKES<br>SEC 2 | OWNER/DEVELOPER:<br>ASTRO SUNTERRA WEST L.P.<br>a Delaware Limited Liability Company<br>2450 FONDREN RD, STE 210<br>HOUSTON, TEXAS 77036<br>713-783-6702<br>BSTIDHAM@STARWOODLAND.COM | ENGINEER/PLANNER/SURVEYOR:<br> <b>QUIDDITY</b><br><small>Quiddity Engineering, LLC<br/>Texas Board of Professional Engineers and Land Surveyors<br/>Registration No. E-23390 &amp; L-10046100<br/>2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000</small> |
| SCALE 1"=60'     |                                             |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                     |
| SHEET 1G OF 1    |                                             |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                     |

STATE OF TEXAS §  
COUNTY OF WALLER §

We, Astro Sunterra West LP a Delaware Limited Partnership, acting by and through Brian Stidham, Authorized Signer, being an officer of Astro Sunterra GP LLC, a Delaware Limited Liability Company, its General Partner, owner hereinafter referred to as Owners of the 44.11 acre tract described in the above and foregoing map of Sunterra Lakes Sec 2, 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, 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 Lakes Sec 2 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 one quarter ( 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 West LP, a Delaware Limited Partnership has caused these presents to be signed by Brian Stidham, Authorized Signer, thereunto authorize, this 25th day of March 2025

Astro Sunterra West LP  
a Delaware Limited Partnership

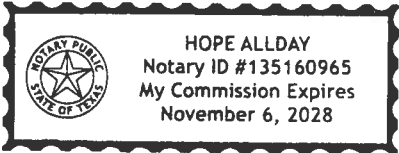
By: Astro Sunterra West GP L.L.C.  
a Delaware Limited Liability Company,  
Its General Partner  
By: Brian Stidham  
Authorized Signer

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 25th day of March 2025

Notary Public in and for the State of Texas  
Print Name Hope Audrey  
My commission expires: 11-6-2028



|                  |                                             |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                 |
|------------------|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: MARCH 2025 | FINAL PLAT OF<br>SUNTERRA<br>LAKES<br>SEC 2 | OWNER/DEVELOPER:<br>ASTRO SUNTERRA WEST LP.<br>a Delaware Limited Liability Company<br>2450 FONDREN RD, STE 210<br>HOUSTON, TEXAS 77036<br>713-783-6702<br>BSTIDHAM@STARWOODLAND.COM | ENGINEER/PLANNER/SURVEYOR:<br><b>QUIDDITY</b><br><small>Quiddity Engineering, LLC<br/>Texas Board of Professional Engineers and Land Surveyors<br/>Registration Nos. P-23290 &amp; L30443100<br/>2122 West Grand Parkway North, Suite 150 - Katy, TX 77449 832 913 4000</small> |
| SCALE 1"=60'     |                                             |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                 |
| SHEET 1H OF 1    |                                             |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                 |

K:\28745\28745-0007-01 Sunterra West Phase I - SF B\2 Design Phase\Planning\Sunterra West Sec B - PLAT.dwg Mar 17, 2025 - 10:12am CKJ

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 of FIRM Map No. 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 of FIRM Map No. 48473C0350E, dated 2/18/2009.



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

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-132

APPROVED BY THE BOARD OF SUPERVISORS ON

12.23.2024  
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<br>SUNTERRA<br>LAKES<br>SEC 2 | OWNER/DEVELOPER:<br>ASTRO SUNTERRA WEST L.P.<br>a Delaware Limited Liability Company<br>2450 FONDREN RD, STE 210<br>HOUSTON, TEXAS 77036<br>713-783-6702<br>BSTIDHAM@STARWOODLAND.COM | ENGINEER/PLANNER/SURVEYOR:<br> <b>QUIDDITY</b><br><small>Quiddity Engineering, LLC<br/>Texas Board of Professional Engineers and Land Surveyors<br/>Registration Nos. F-21290 &amp; 10046150<br/>2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000</small> |
| SCALE 1"=80'        |                                             |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                    |
| SHEET 1I OF 1       |                                             |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                    |

K:\28745\28745-0007-01 Sunterra West Phase I - SF B\2 Design Phase\Planning\Suntterra West Sec B - PLAT.dwg Feb 18, 2025 - 10:43am 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, PE,  
County Engineer

STATE OF TEXAS

§

COUNTY OF WALLER

§

I, Debbie Hollan, County Clerk in and for Waller County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 20\_\_\_\_, at o'clock \_\_M in File No. \_\_\_\_\_ of the Official public Records of Waller 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 \_\_\_\_\_, 20\_\_\_\_.

Carbett "Trey" J. Duhon III  
County Judge

John A. Amsler  
Commissioner, Precinct 1

Kendric D. Jones  
Commissioner, Precinct 3

Walter E. Smith, PE, RPLS  
Commissioner, Precinct 2

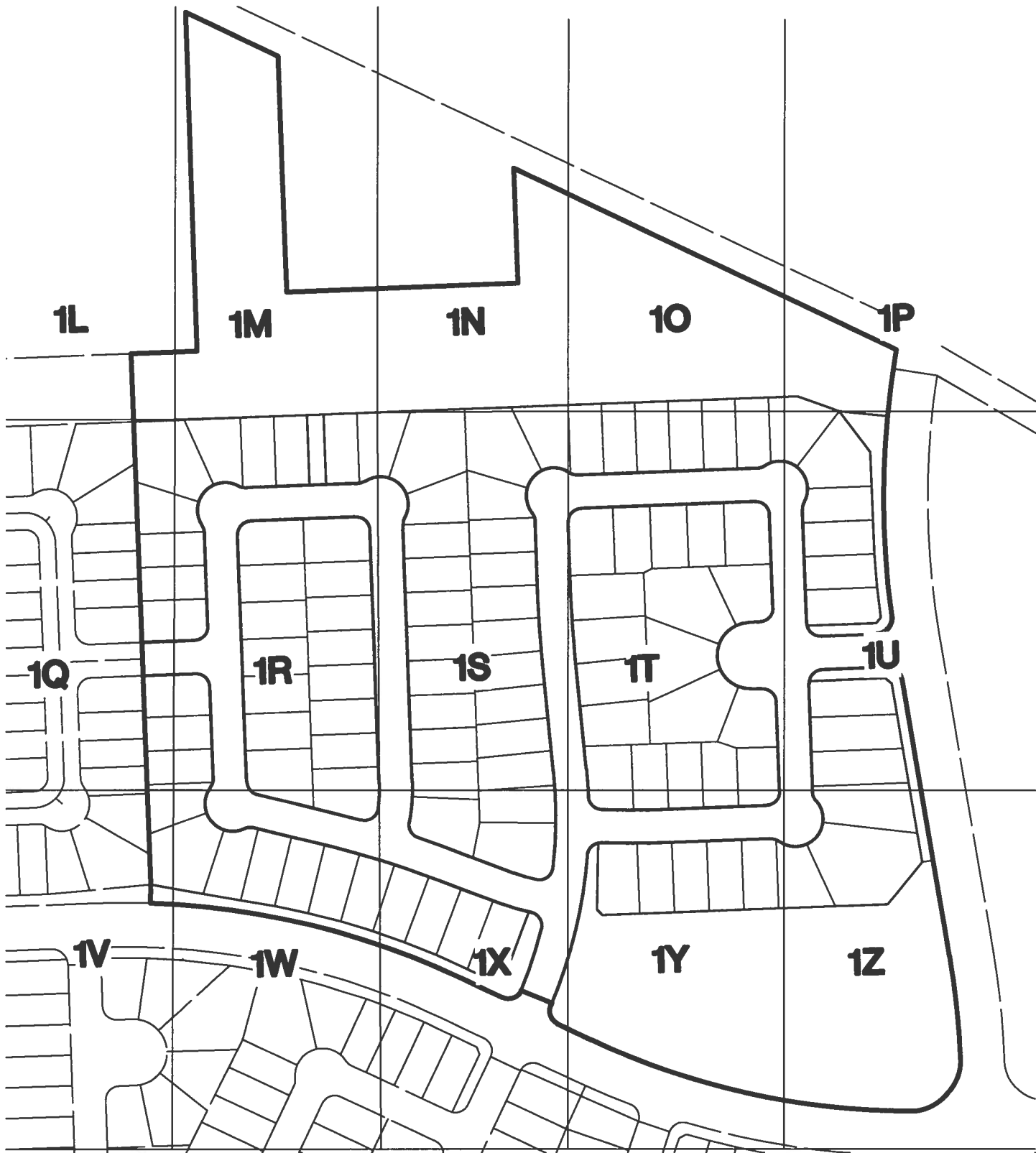
Justin Beckendorff  
Commissioner, Precinct 4

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 2025 | FINAL PLAT OF<br>SUNTERRA<br>LAKES<br>SEC 2 | OWNER/DEVELOPER:<br>ASTRO SUNTERRA WEST LP.<br>a Delaware Limited Liability Company<br>2450 FONDREN RD, STE 210<br>HOUSTON, TEXAS 77036<br>713-783-6702<br>BSTIDHAM@STARWOODLAND.COM | ENGINEER/PLANNER/SURVEYOR:<br> <b>QUIDDITY</b><br><small>Quiddity Engineering, LLC<br/>Texas Board of Professional Engineers and Land Surveyors<br/>Registration Nos. F-23290 &amp; 10046300<br/>2322 West Grand Parkway North, Suite 350 Katy, TX 77449 832.913.4000</small> |
| SCALE 1"=80'     |                                             |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                    |
| SHEET 1J OF 1    |                                             |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                    |

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DATE: MARCH 2025

SCALE 1"=60'

SHEET 1K OF 1

FINAL PLAT OF  
SUNTERRA  
LAKES  
SEC 2

**OWNER/DEVELOPER:**  
ASTRO SUNTERRA WEST L.P.,  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
BSTIDHAM@STARWOODLAND.COM

**ENGINEER/PLANNER/SURVEYOR:**

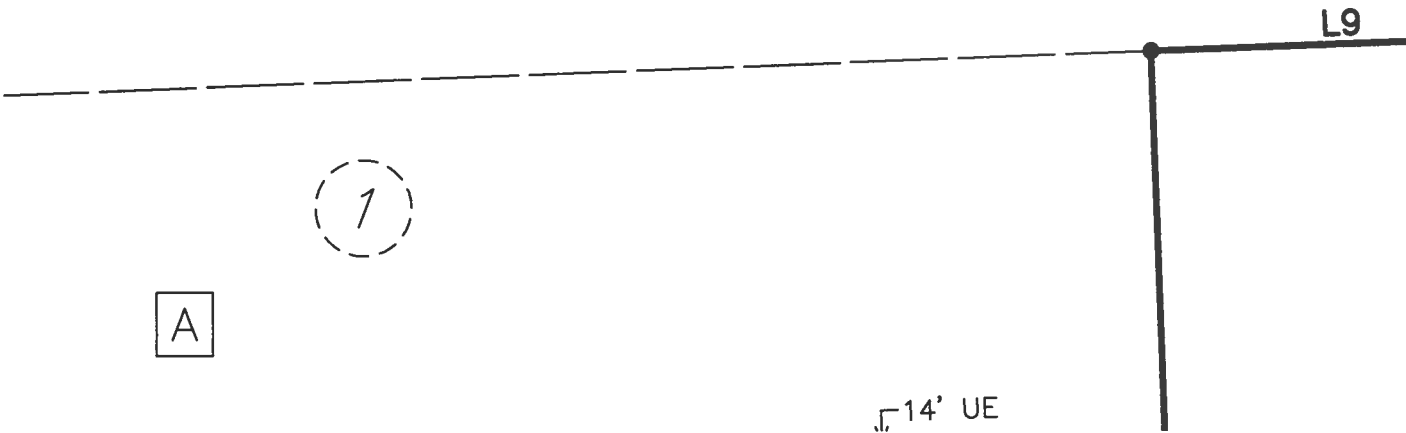


**QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. E 23290 & 10045100  
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000

K:\28745\28745-0007-01 Sunterra West Phase I - SF B\2 Design Phase\Planning\Suntterra West Sec B - PLAT.dwg Apr 03,2025 - 10:43am rvl

*ASTRO SUNTERRA WEST, LP  
CALLED 824.80 AC.  
C.C.F. NO. 2411877  
O.R.W.C.T.*



DATE: MARCH 2025

SCALE 1"=80'

SHEET 1L OF 1

FINAL PLAT OF  
SUNTERRA  
LAKES  
SEC 2

**OWNER/DEVELOPER:**  
ASTRO SUNTERRA WEST LP,  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
BSTIDHAM@STARWOODLAND.COM

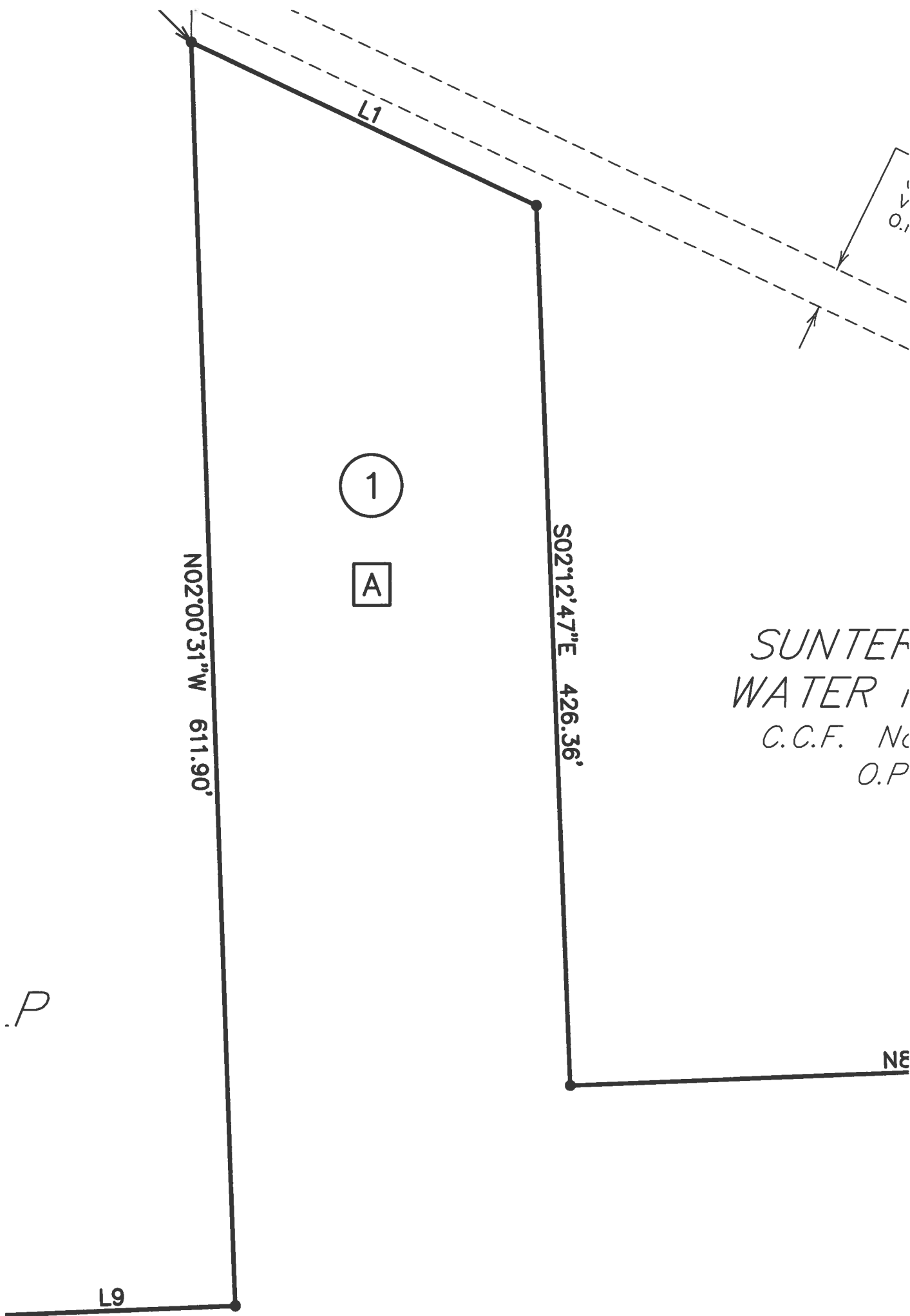
**ENGINEER/PLANNER/SURVEYOR:**



**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: MARCH 2025 | FINAL PLAT OF<br>SUNTERA<br>LAKES<br>SEC 2 | OWNER/DEVELOPER:<br>ASTRO SUNTERA WEST L.P.<br>a Delaware Limited Liability Company<br>2450 FONDREN RD, STE 210<br>HOUSTON, TEXAS 77036<br>713-783-6702<br>BSTIDHAM@STARWOODLAND.COM | ENGINEER/PLANNER/SURVEYOR:<br> <b>QUIDDITY</b><br><small>Quiddity Engineering, LLC<br/>Texas Board of Professional Engineers and Land Surveyors<br/>Registration Nos. F-23790 &amp; 10046100<br/>2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000</small> |
| SCALE 1"=80'     |                                            |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                    |
| SHEET 1M OF 1    |                                            |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                    |

ACACIA NATURAL GAS CORP.  
CALLED 20' WIDE ESMT  
VOL. 0637, PG. 137  
O.R.W.C.T.

SUNTERRA LAKES  
WATER PLANT NO.1  
C.C.F. No. \_\_\_\_\_  
O.P.R.W.C.T.

N02°12'47"W 207.95'

N87°47'13"E 419.71'

N87°50'13"E 1204.35'  
R4.32'

103.59'

DATE: MARCH 2025

SCALE 1"=60'

SHEET 1N OF 1

FINAL PLAT OF  
SUNTERRA  
LAKES  
SEC 2

OWNER/DEVELOPER:  
ASTRO SUNTERRA WEST L.P.  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
BSTIDHAM@STARWOODLAND.COM

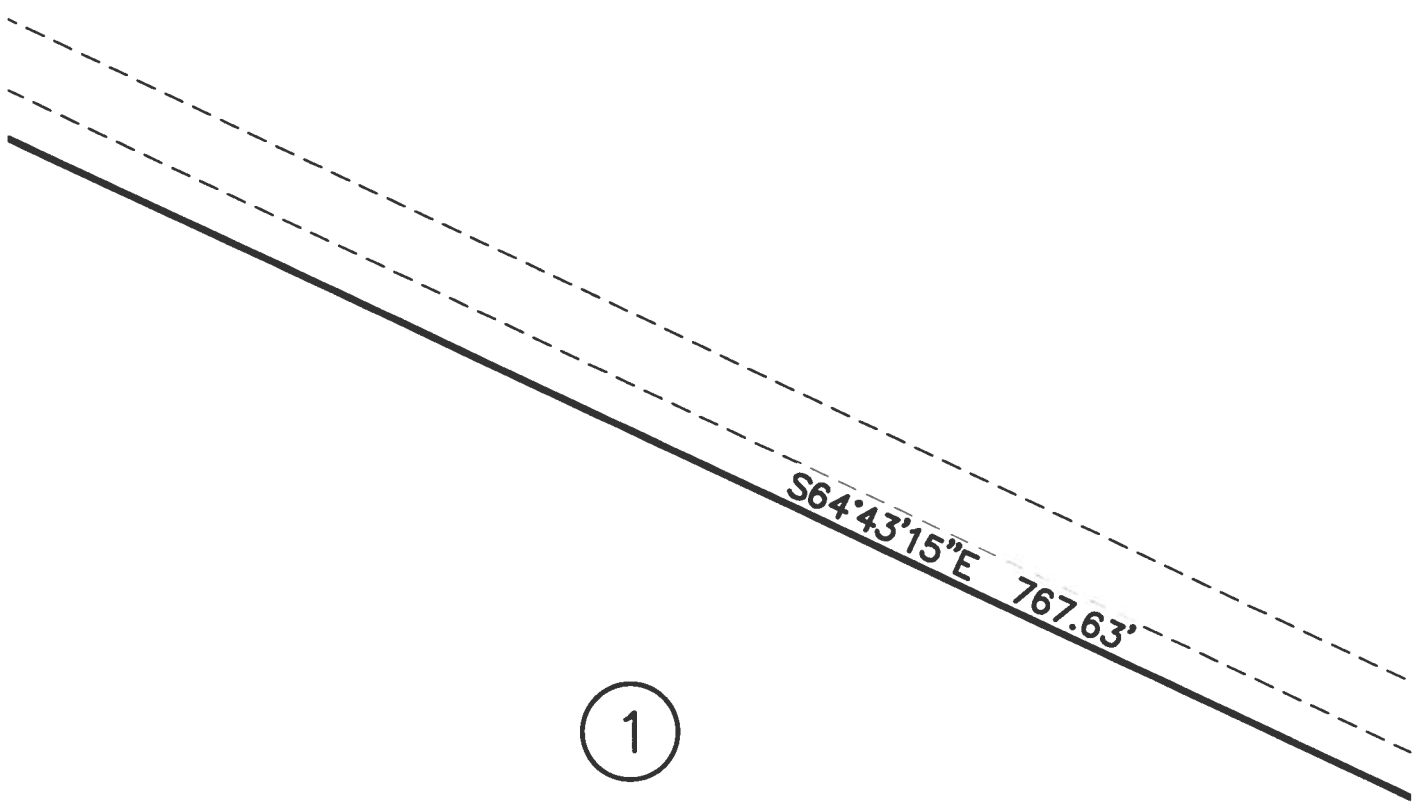
ENGINEER/PLANNER/SURVEYOR:



**QUIDDITY**

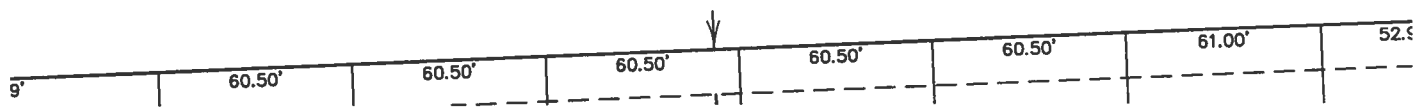
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. F-23290 & 10046100  
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

ASTRO SUNTERRA WEST, LP.  
RESIDUE CALLED 639.96 AC  
C.C.F. NO. 2311587  
O..P.R.W.C.T.



1

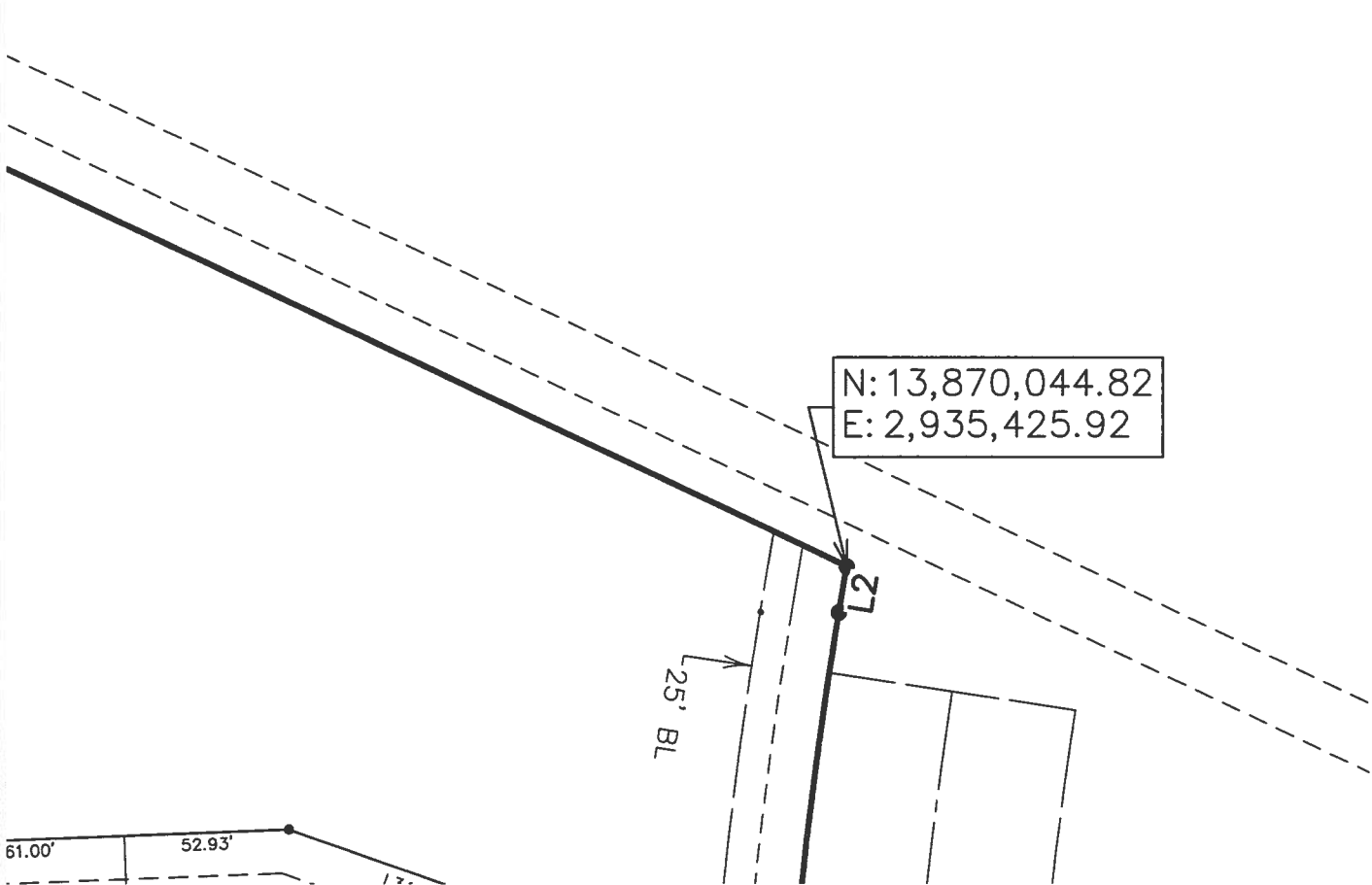
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|                  |                                             |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                     |
|------------------|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: MARCH 2025 | FINAL PLAT OF<br>SUNTERRA<br>LAKES<br>SEC 2 | OWNER/DEVELOPER:<br>ASTRO SUNTERRA WEST L.P.<br>a Delaware Limited Liability Company<br>2450 FONDREN RD, STE 210<br>HOUSTON, TEXAS 77036<br>713-783-6702<br>BSTIDHAM@STARWOODLAND.COM | ENGINEER/PLANNER/SURVEYOR:<br> <b>QUIDDITY</b><br><small>Quiddity Engineering, LLC<br/>Texas Board of Professional Engineers and Land Surveyors<br/>Registration Nos. E 23390 &amp; 100463100<br/>2327 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000</small> |
| SCALE 1"=60'     |                                             |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                     |
| SHEET 10 OF 1    |                                             |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                     |

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1P.  
4C

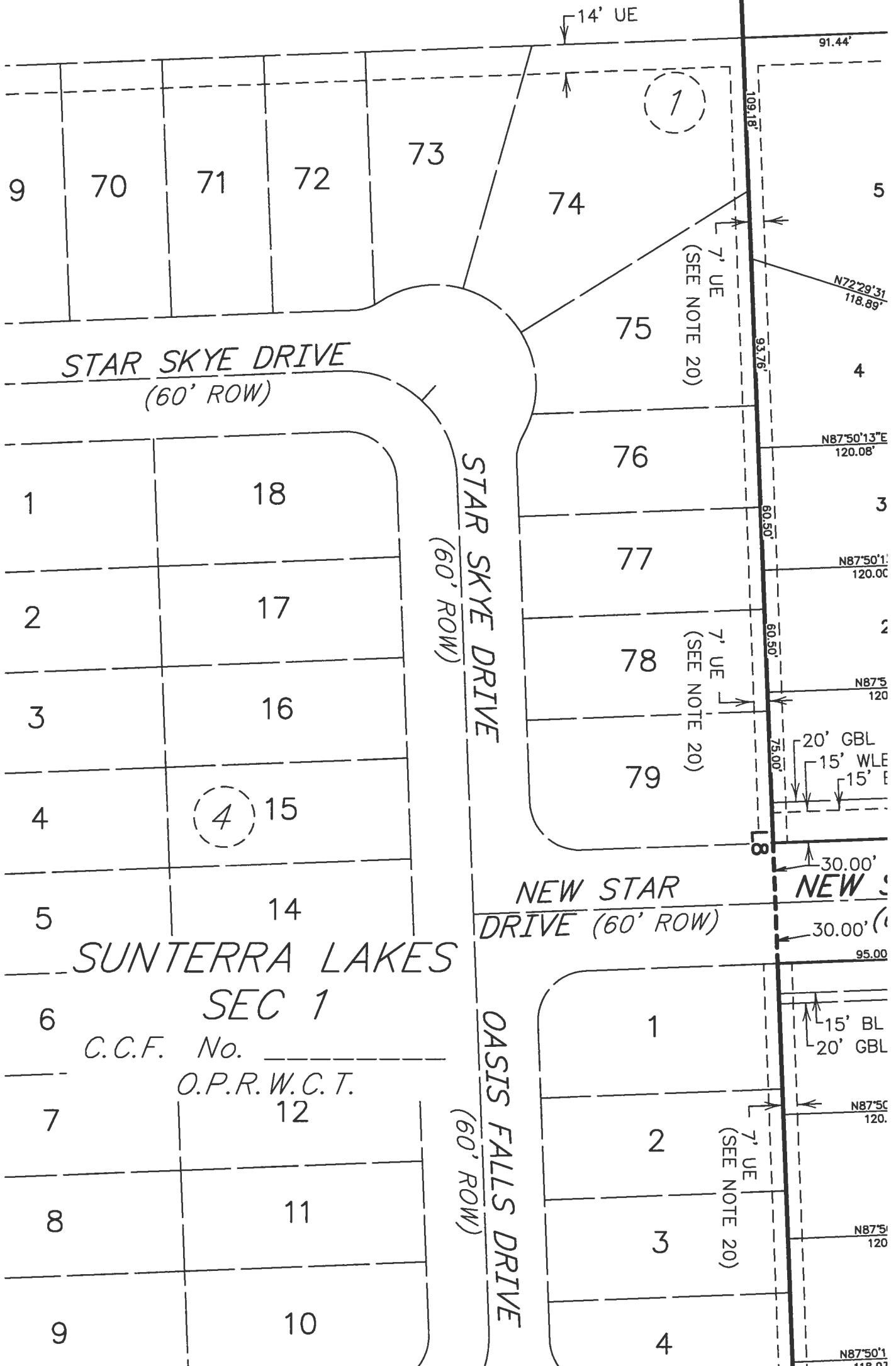


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|------------------|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: MARCH 2025 | FINAL PLAT OF<br>SUNTERRA<br>LAKES<br>SEC 2 | OWNER/DEVELOPER:<br>ASTRO SUNTERRA WEST L.P.<br>a Delaware Limited Liability Company<br>2450 FONDREN RD, STE 210<br>HOUSTON, TEXAS 77036<br>713-783-6702<br>BSTIDHAM@STARWOODLAND.COM | ENGINEER/PLANNER/SURVEYOR:<br> <b>QUIDDITY</b><br><small>Quiddity Engineering, LLC<br/>Texas Board of Professional Engineers and Land Surveyors<br/>Registration Nos. # 21290 &amp; 10046100<br/>2122 West Grand Parkway North, Suite 150 Katy, TX 77449 817 913-4000</small> |
| SCALE 1"=60'     |                                             |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                    |
| SHEET 1P OF 1    |                                             |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                    |

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A



DATE: MARCH 2025

SCALE 1"=80'

SHEET 1Q OF 1

FINAL PLAT OF  
SUNTERRA  
LAKES  
SEC 2

OWNER/DEVELOPER:  
ASTRO SUNTERRA WEST L.P.  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
BSTIDHAM@STARWOODLAND.COM

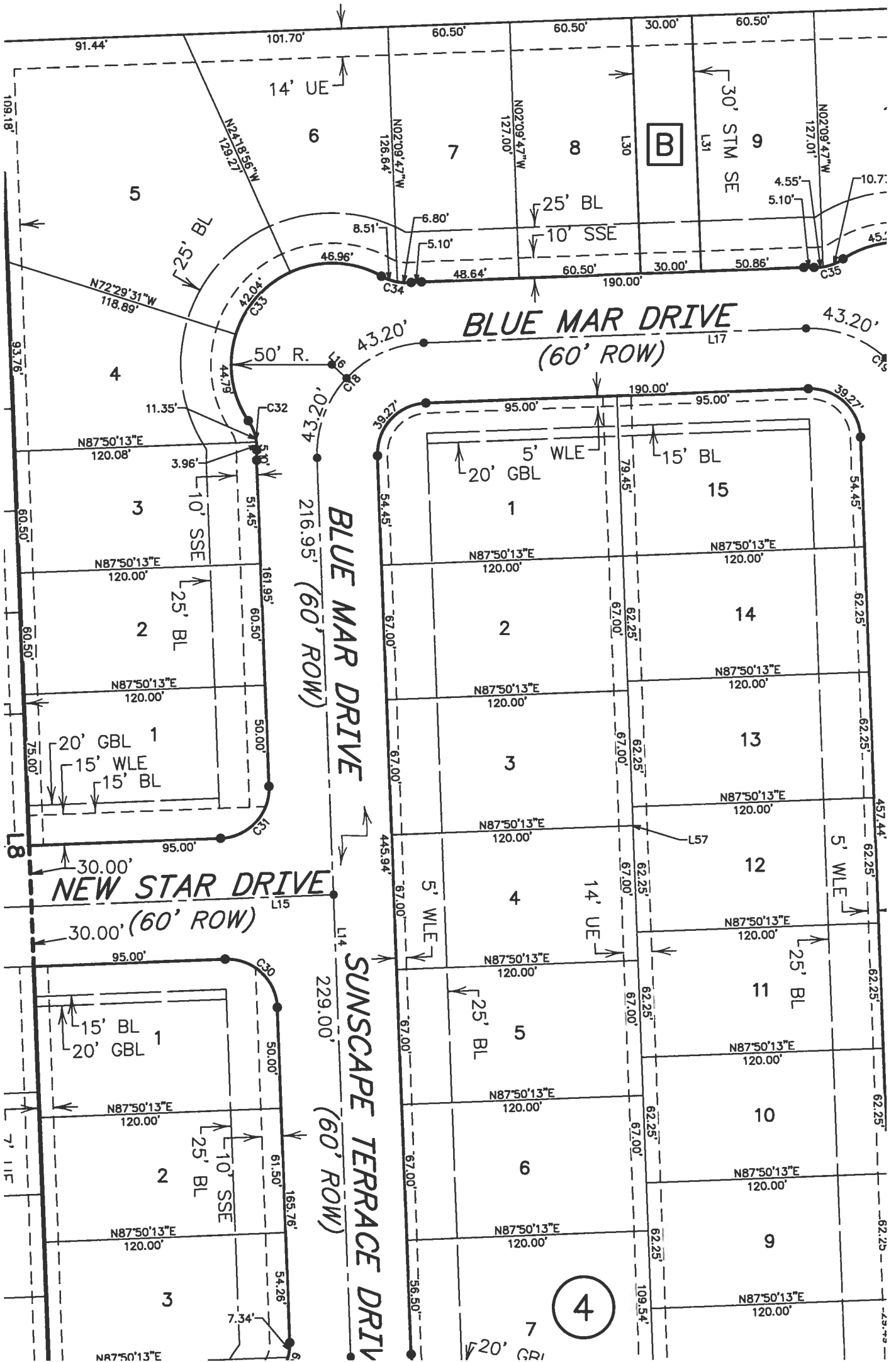
ENGINEER/PLANNER/SURVEYOR:



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Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. E 23290 & 10045100  
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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DATE: MARCH 2025

SCALE 1"=80'

SHEET 1R OF 1

FINAL PLAT OF  
SUNTERRA  
LAKES  
SEC 2

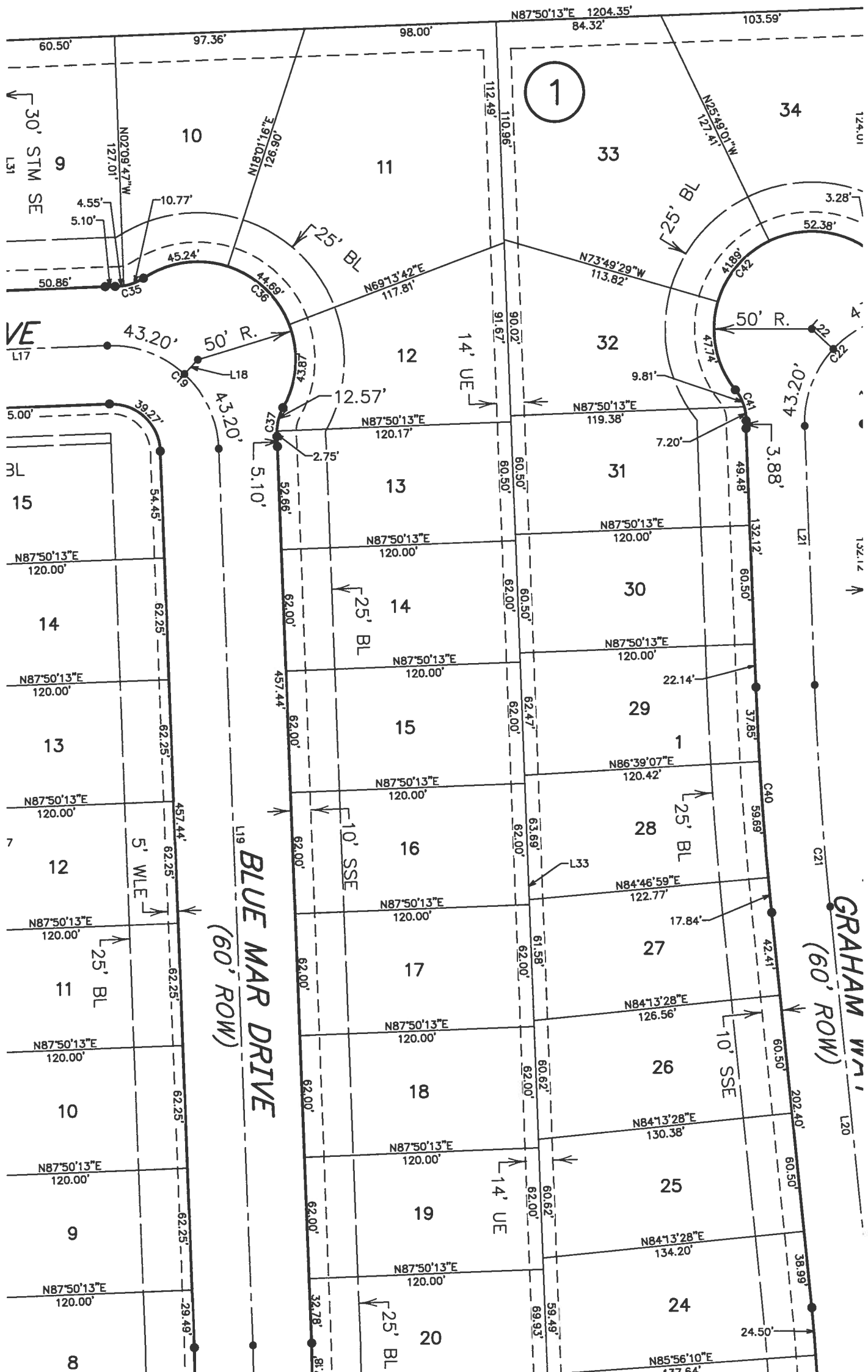
OWNER/DEVELOPER:  
ASTRO SUNTERRA WEST LP.  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
BSTIDHAM@STARWOODLAND.COM

ENGINEER/PLANNER/SURVEYOR:



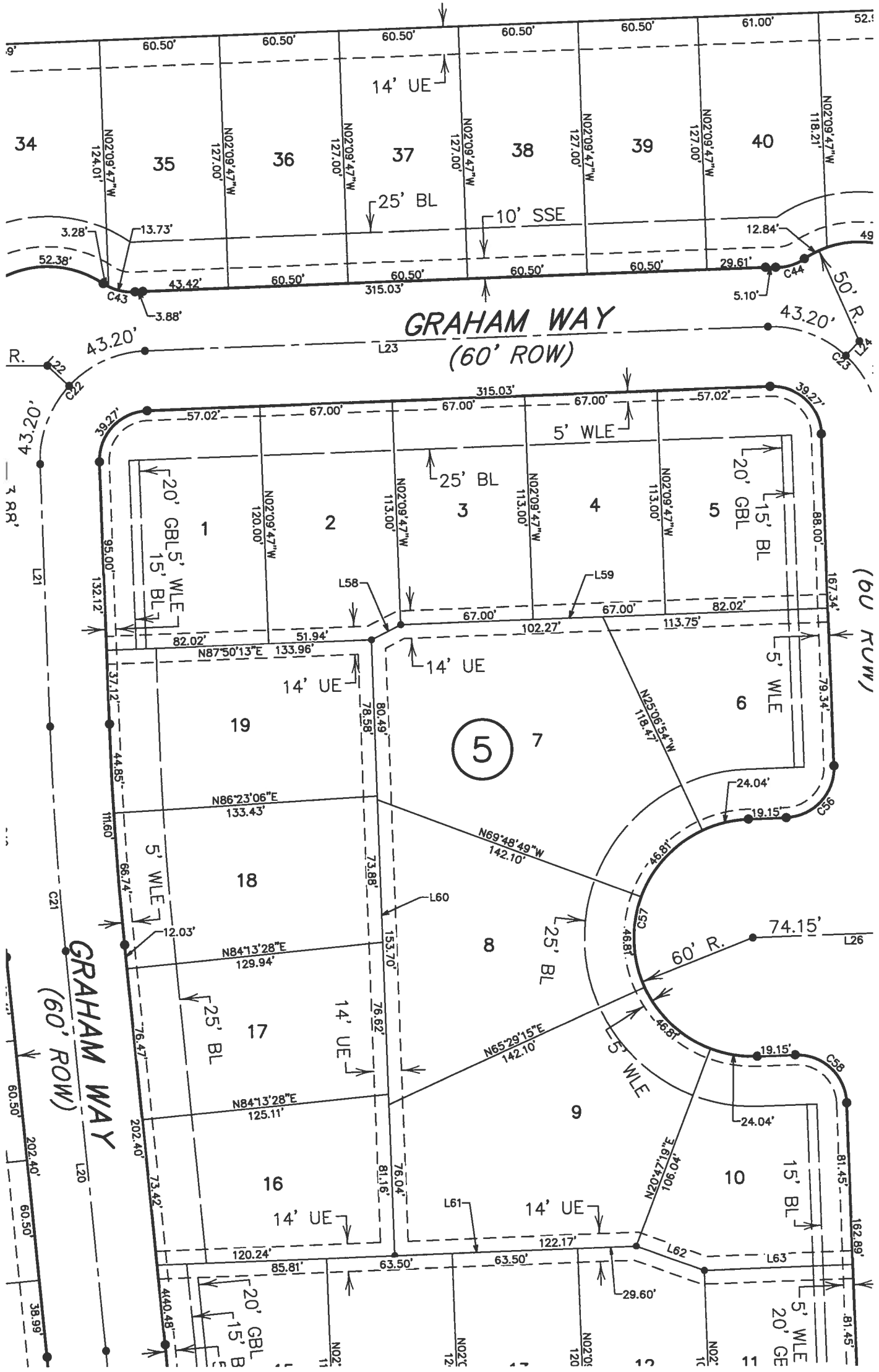
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Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. F-23290 & 10046100  
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000

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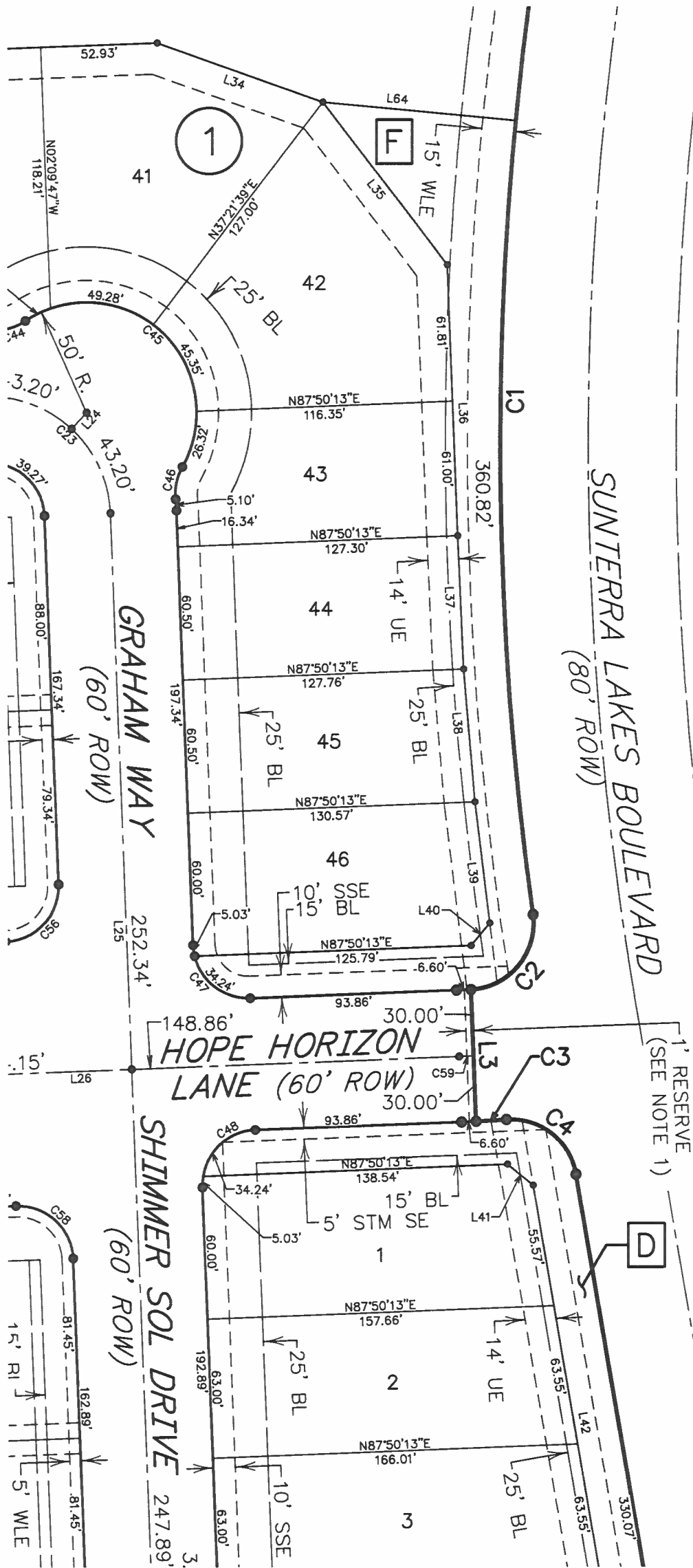
|                  |                                             |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                   |
|------------------|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: MARCH 2025 | FINAL PLAT OF<br>SUNTERRA<br>LAKES<br>SEC 2 | OWNER/DEVELOPER:<br>ASTRO SUNTERRA WEST L.P.<br>a Delaware Limited Liability Company<br>2450 FONDREN RD, STE 210<br>HOUSTON, TEXAS 77036<br>713-783-6702<br>BSTIDHAM@STARWOODLAND.COM | ENGINEER/PLANNER/SURVEYOR:<br> <b>QUIDDITY</b><br><small>Quiddity Engineering, LLC<br/>Texas Board of Professional Engineers and Land Surveyors<br/>Registration No. F 23790 &amp; 10045100<br/>2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000</small> |
| SCALE 1"=60'     |                                             |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                   |
| SHEET 1S OF 1    |                                             |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                   |

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|                  |                                             |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                    |
|------------------|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: MARCH 2025 | FINAL PLAT OF<br>SUNTERRA<br>LAKES<br>SEC 2 | OWNER/DEVELOPER:<br>ASTRO SUNTERRA WEST LP,<br>a Delaware Limited Liability Company<br>2450 FONDREN RD, STE 210<br>HOUSTON, TEXAS 77036<br>713-783-6702<br>BSTIDHAM@STARWOODLAND.COM | ENGINEER/PLANNER/SURVEYOR:<br> <b>QUIDDITY</b><br><small>Quiddity Engineering, LLC<br/>Texas Board of Professional Engineers and Land Surveyors<br/>Registration No. T-23290 &amp; 10046180<br/>2322 West Grand Parkway North, Suite 150, Katy, TX 77449 832.913.4000</small> |
| SCALE 1"=60'     |                                             |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                    |
| SHEET 1T OF 1    |                                             |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                    |

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SUNTE  
DETENTI  
AND STRE  
C.C.F. N  
O.F

DATE: MARCH 2025

SCALE 1"=60'

SHEET 1U OF 1

FINAL PLAT OF  
SUNTERRA  
LAKES  
SEC 2

OWNER/DEVELOPER:  
ASTRO SUNTERRA WEST L.P.  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
BSTIDHAM@STARWOODLAND.COM

ENGINEER/PLANNER/SURVEYOR:

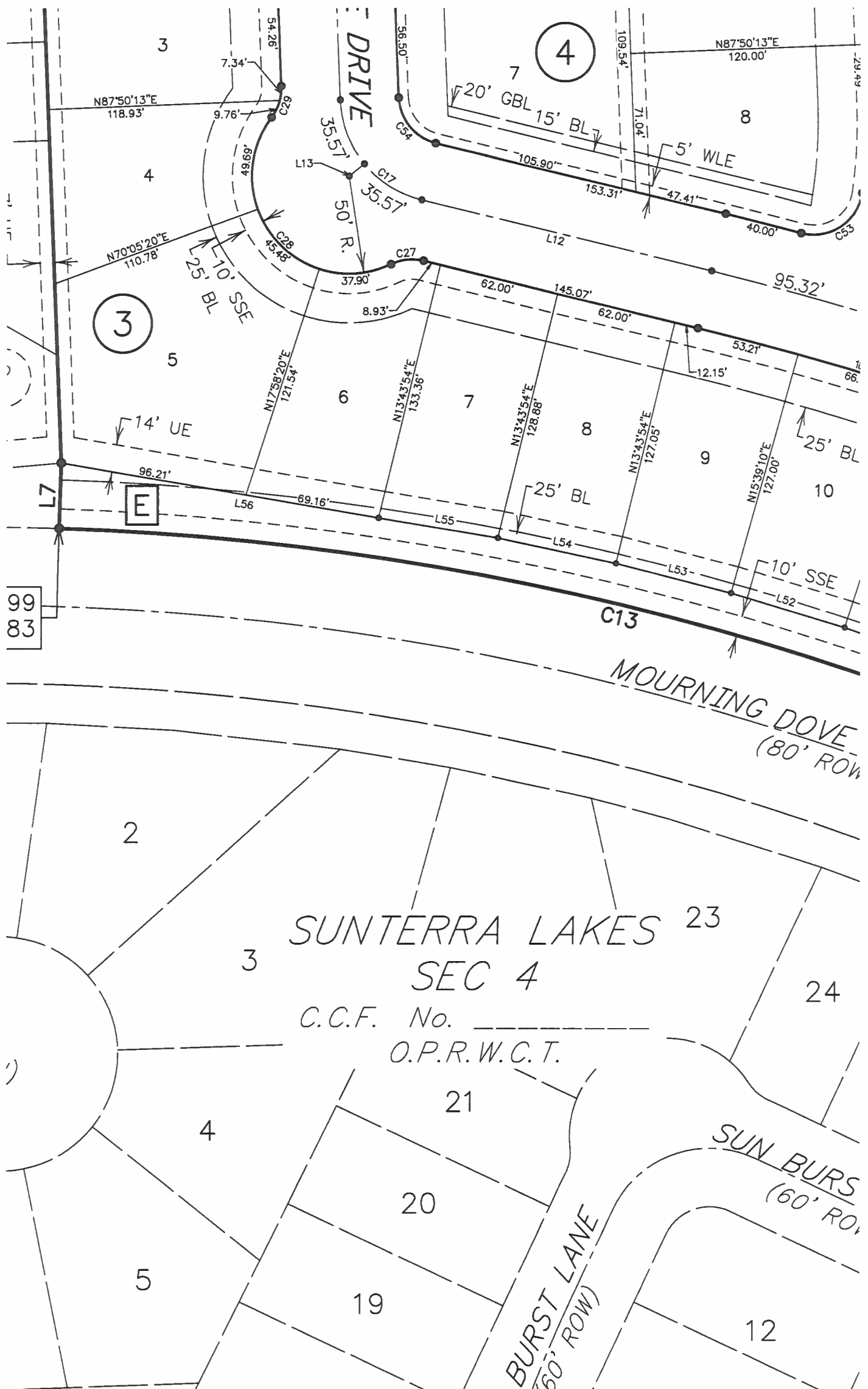


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Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. E-21290 & 10046-100  
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DATE: MARCH 2025

SCALE 1"=60'

SHEET 1W OF 1

FINAL PLAT OF  
SUNTERRA  
LAKES  
SEC 2

OWNER/DEVELOPER:  
ASTRO SUNTERRA WEST L.P.  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
BSTIDHAM@STARWOODLAND.COM

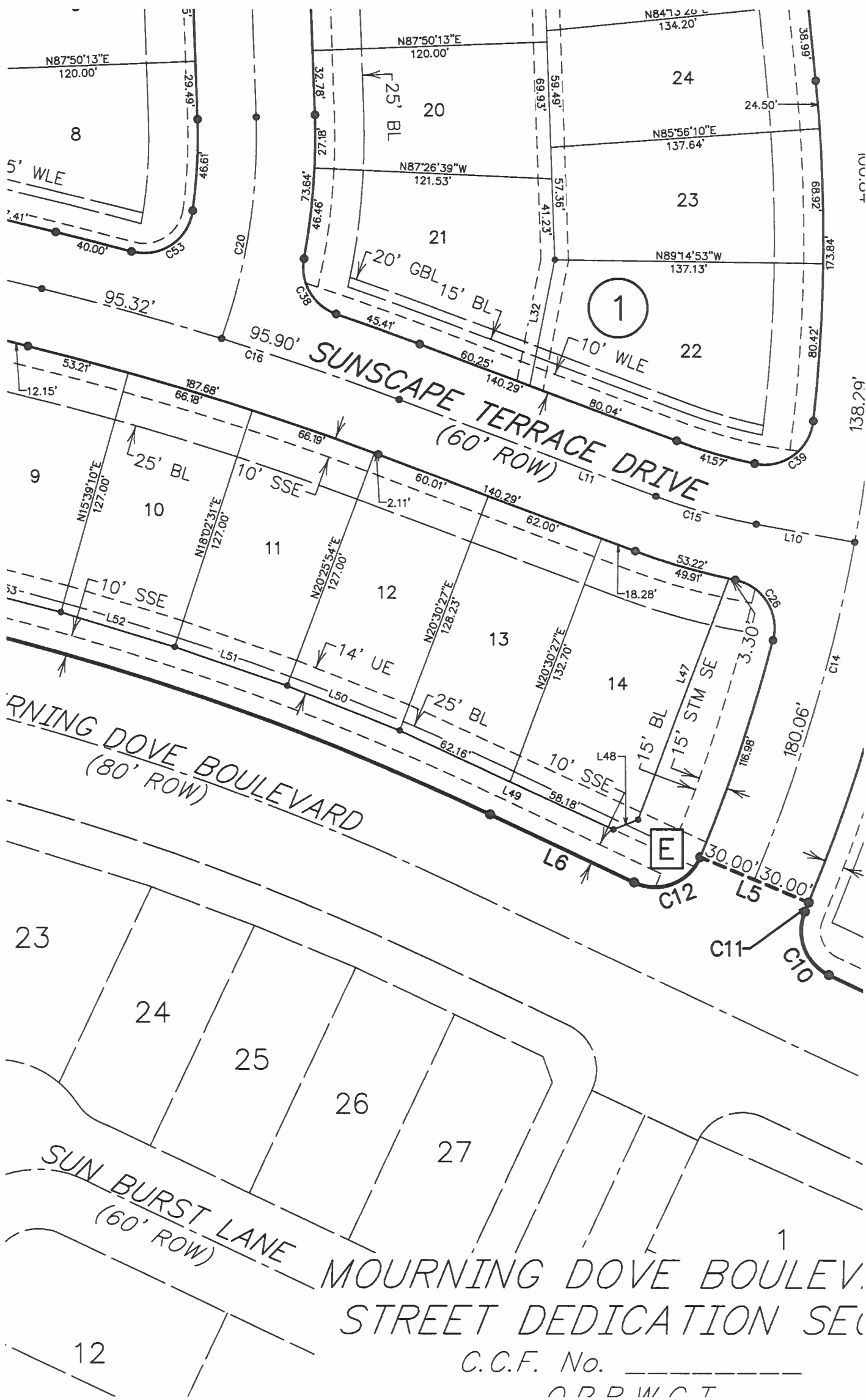
ENGINEER/PLANNER/SURVEYOR:



**QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration No. P-22290 & 10046150  
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832-913-4000

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DATE: MARCH 2025

SCALE 1"=60'

SHEET 1X OF 1

FINAL PLAT OF  
SUTERRA  
LAKES  
SEC 2

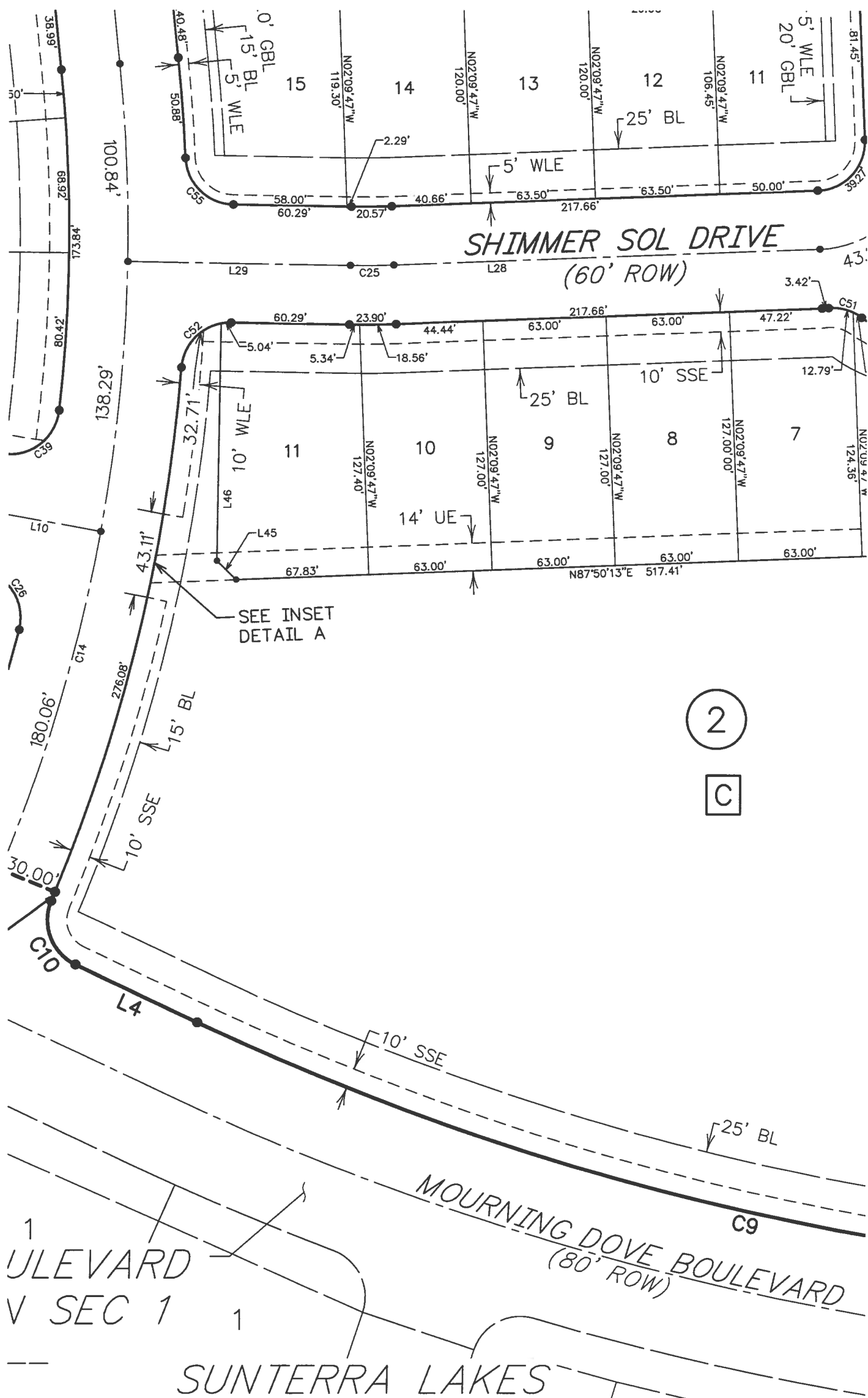
OWNER/DEVELOPER:  
ASTRO SUTERRA WEST L.P.  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
BSTIDHAM@STARWOODLAND.COM

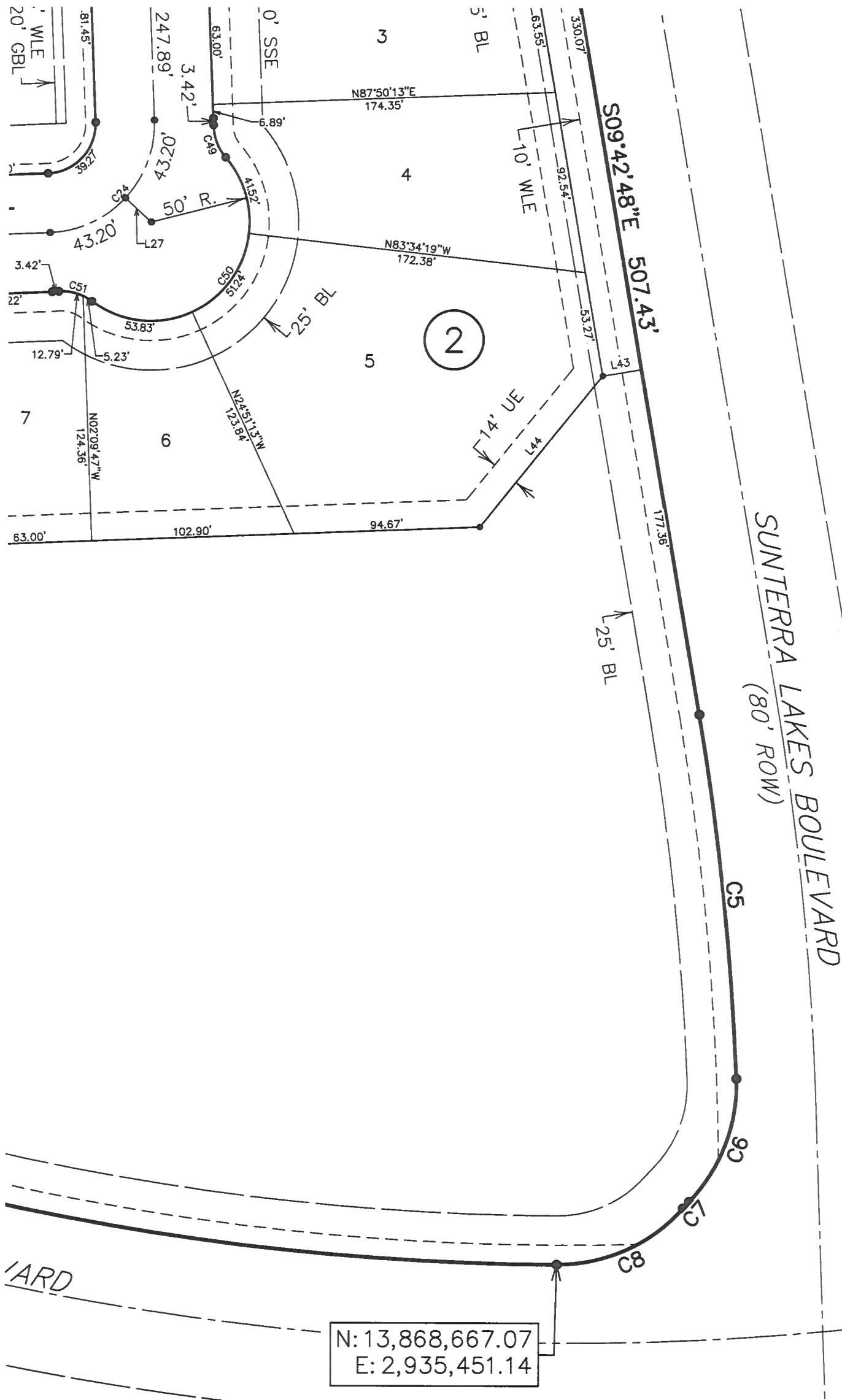
ENGINEER/PLANNER/SURVEYOR:



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Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. E-22290 & 10044100  
3127 West Grand Parkway North, Suite 150 Katy, TX 77449 832-913-4000





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DATE: MARCH 2025

SCALE 1"=60'

SHEET 12 OF 1

FINAL PLAT OF  
SUNTERRA  
LAKES  
SEC 2

**OWNER/DEVELOPER:**  
ASTRO SUNTERRA WEST L.P.  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
BSTIDHAM@STARWOODLAND.COM

**ENGINEER/PLANNER/SURVEYOR:**



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Texas Board of Professional Engineers and Land Surveyors  
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2327 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000