

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Lakes Section 1

Date: April 30, 2025

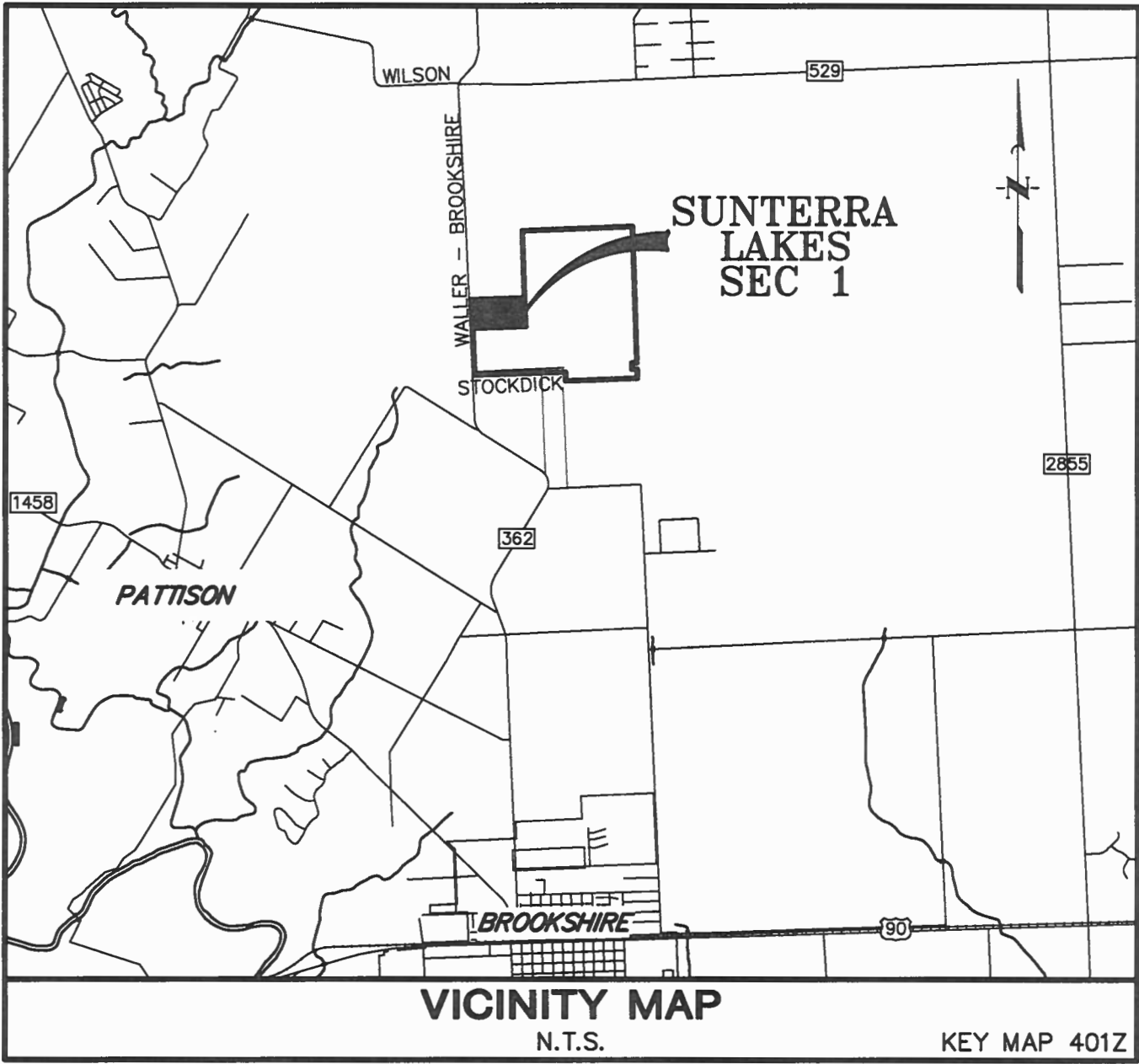
Background

Final Plat of Sunterra Lakes Section 1 which consists of 41.77 acres will include 172 Lots, 5 Reserves and 6 Blocks in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond

K:\28745\28745-0006-01_Sunterra West Phase I - SF A\2 Design Phase\Planning\Sunterra West Sec A - PLAT.dwg Apr 07, 2025 - 10:49am cjs



FINAL PLAT OF SUNTERRA LAKES SEC 1

A SUBDIVISION OF 41.77 ACRES OF LAND
OUT OF THE
J. G. BENNETT SURVEY, A-288 &
H. & T. C. RAILROAD COMPANY SURVEY SECTION 49, A-142
WALLER COUNTY, TEXAS

172 LOTS 5 RESERVES 6 BLOCKS
MARCH 2025

BKDD PERMIT No. 2024-137

DATE: MARCH 2025	SUNTERRA LAKES 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			

STATE OF TEXAS §
COUNTY OF WALLER §

A METES & BOUNDS description of a 41.77 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.

Beginning at the lower northwest corner of said called 639.96 acre tract, same being the lower southwest corner of an adjoining called 824.80 acre tract recorded under County Clerk's File Number 2411877, Official Public Records, Waller County, Texas, for the northwest corner and **Place of Beginning** of the herein described tract, being a point in the east right-of-way line of F.M. Highway 362 (100-foot wide);

Thence North 87 degrees 51 minutes 57 seconds East along the north line of the herein described tract, same being the lower north line of the residue of said called 639.96 acre tract and the lower south line of said adjoining called 824.80 acre tract, 1,837.25 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 02 degrees 09 minutes 47 seconds East, 960.84 feet;

South 01 degree 56 minutes 27 seconds West, 33.78 feet to the southeast corner of the herein described tract, being a point in a non-tangent curve to the left;

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 non-tangent curve to the left, having a central angle of 04 degrees 06 minutes 14 seconds, an arc length of 103.14 feet, a radius of 1,440.00 feet, and a chord bearing South 89 degrees 53 minutes 20 seconds West, 103.12 feet;

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

Thence with said curve to the right, having a central angle of 90 degrees 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;

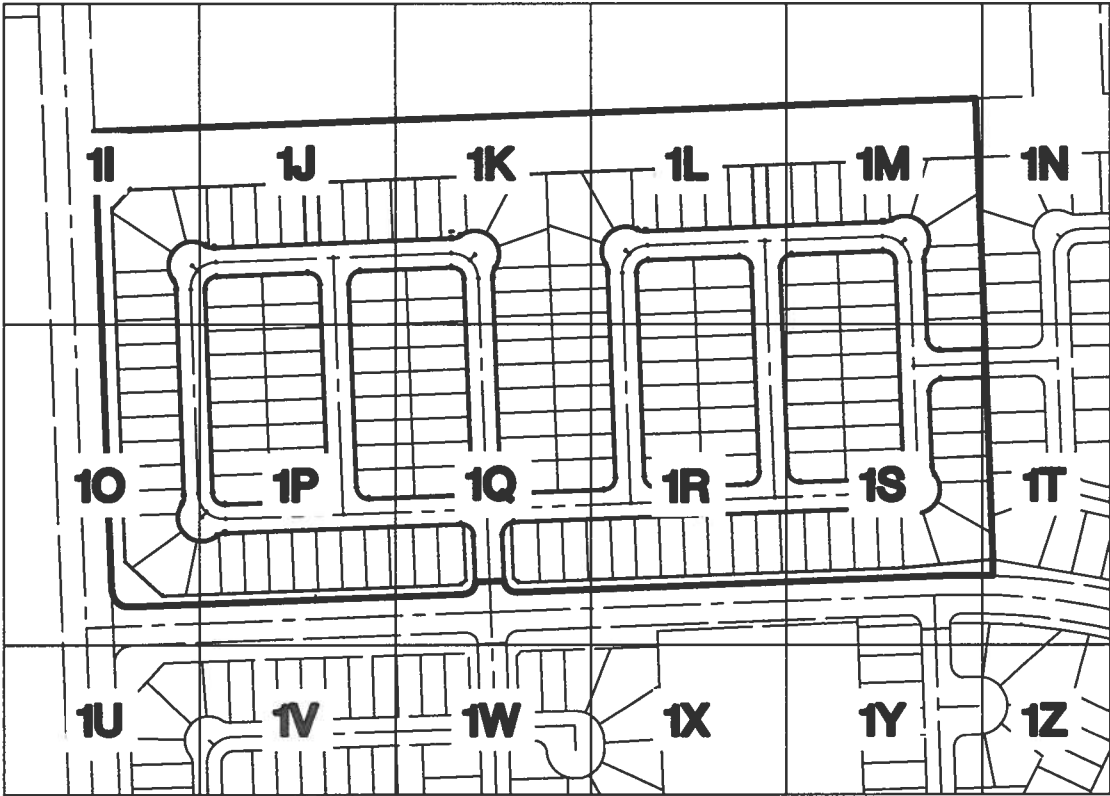
South 87 degrees 50 minutes 13 seconds West, 60.00 feet to a point in a non-tangent curve to the right;

Thence with said non-tangent curve to the right, having a central angle of 89 degrees 57 minutes 03 seconds, an arc length of 39.25 feet, a radius of 25.00 feet, and a chord bearing South 42 degrees 48 minutes 44 seconds West, 35.34 feet;

South 87 degrees 50 minutes 13 seconds West, 697.28 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 54.98 feet, a radius of 35.00 feet, and a chord bearing North 47 degrees 09 minutes 47 seconds West, 49.50 feet to the southwest corner of the herein described tract, being in the 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 a west line of said called 639.96 acre tract and the east right-of-way line of F.M. Highway 362 (100-foot wide), 956.77 to the **Place of Beginning** and containing 41.77 acres of land, more or less.



DATE: MARCH 2025

SCALE NTS

SHEET 1B OF 1

SUNTERRA LAKES
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

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K:\28745\28745-0006-01 Sunterra West Phase I - SF A\2 Design Phase\Planning\Sunterra West Sec A - PLAT.dwg Apr 10, 2025 - 1:45pm cjs

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"
- 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"
- STM SE "Storm Sewer Easement"
- SSE "Sanitary Sewer Easement"
- Sq. Ft. "Square Feet"
- UE "Utility Easement"
- VOL. — PG. — . . . "Volume and Page"
- WLE "Waterline Easement"
- IRF "Found 5/8-inch Iron Rod with cap stamped "Quiddity Eng Property Corner""
- "Set 3/4-inch Iron Rod with cap stamped "Quiddity Eng. Property Corner" as Per Certification"
- ① "Block Number"
- ↖ ↗ "Street Name Break"

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.
- This subdivision is proposed for single-family residential, detention and other related uses.
- The radius on all block corners is 25 feet, unless otherwise noted.
- 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.
- 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.
- A minimum of ten (10) feet shall be provided between sides of residential dwellings.
- 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.
- No structure in this subdivision shall be occupied until connected to a public sewer system.
- No structure in this subdivision shall be occupied until connected to an individual water supply or a state – approved community water system.
- This tract lies within Unshaded Zone "X" 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.
- 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.
- There are pipeline easements within the platted area.
- This plat was prepared from information furnished by Charter Title Company, Order G.F. No. 1076602100218A, Effective Date February 18, 2025. The surveyor has not abstracted the above property.
- Tract is subject to Grant of Telecommunications Easement recorded under C.C.F. No. 2409049, O.P.R.W.C.T.
- 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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SCALE NTS			
SHEET 1C OF 1			

K:\28745\28745-0006-01 Sunterra West Phase I - SF A\2 Design Phase\Planning\Sunterra West Sec A - PLAT.dwg Apr 03, 2025 - 12:53pm cjs

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1440.00'	4°06'14"	103.14'	S89°53'20"W	103.12'	51.59'
C2	25.00'	90°00'00"	39.27'	N47°09'47"W	35.36'	25.00'
C3	25.00'	89°57'03"	39.25'	S42°48'44"W	35.34'	24.98'
C4	35.00'	90°00'00"	54.98'	N47°09'47"W	49.50'	35.00'
C5	55.00'	90°00'00"	86.39'	N47°09'47"W	77.78'	55.00'
C6	55.00'	90°00'00"	86.39'	S42°50'13"W	77.78'	55.00'
C7	55.00'	90°00'00"	86.39'	S47°09'47"E	77.78'	55.00'
C8	55.00'	90°00'00"	86.39'	N42°50'13"E	77.78'	55.00'
C9	55.00'	90°00'00"	86.39'	N47°09'47"W	77.78'	55.00'
C10	55.00'	90°00'00"	86.39'	S42°50'13"W	77.78'	55.00'
C11	25.00'	90°00'00"	39.27'	N47°09'47"W	35.36'	25.00'
C12	25.00'	38°59'28"	17.01'	S70°57'22"W	16.69'	8.85'
C13	50.00'	162°45'09"	142.03'	S47°09'47"E	98.87'	329.69'
C14	25.00'	38°59'28"	17.01'	N14°43'03"E	16.69'	8.85'
C15	25.00'	38°59'18"	17.01'	N19°02'31"W	16.69'	8.85'
C16	50.00'	162°44'46"	142.02'	S42°50'13"W	98.87'	329.56'
C17	25.00'	38°59'18"	17.01'	S75°17'03"E	16.69'	8.85'
C18	25.00'	38°59'23"	17.01'	N70°57'19"E	16.68'	8.85'
C19	50.00'	162°43'51"	142.01'	N47°10'12"W	98.87'	329.27'
C20	25.00'	38°59'19"	17.01'	S14°42'16"W	16.68'	8.85'
C21	25.00'	90°00'00"	39.27'	S47°09'47"E	35.36'	25.00'
C22	25.00'	90°00'00"	39.27'	N42°50'13"E	35.36'	25.00'
C23	25.00'	35°05'48"	15.31'	N16°16'21"W	15.08'	7.91'
C24	50.00'	153°18'55"	133.79'	S42°50'13"W	97.30'	210.82'
C25	25.00'	35°05'48"	15.31'	S78°03'14"E	15.08'	7.91'
C26	25.00'	35°05'48"	15.31'	N73°43'39"E	15.08'	7.91'
C27	50.00'	153°18'55"	133.79'	N47°09'47"W	97.30'	210.82'
C28	25.00'	35°05'48"	15.31'	S11°56'46"W	15.08'	7.91'

RESTRICTED RESERVE [A]
Restricted to Drainage
Purposes Only
5.20 AC
226,547 Sq. Ft.

RESTRICTED RESERVE [B]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.09 AC
3,810 Sq. Ft.

RESTRICTED RESERVE [C]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.09 AC
3,810 Sq. Ft.

RESTRICTED RESERVE [D]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.55 AC
23,753 Sq. Ft.

RESTRICTED RESERVE [E]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
1.07 AC
46,485 Sq. Ft.

RESERVE TOTALS
7.00 AC
304,405 Sq. Ft.

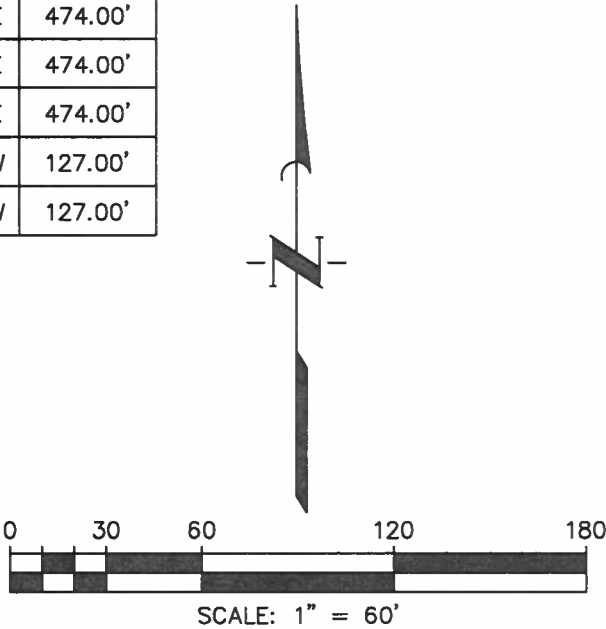
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SCALE NTS			
SHEET 1D OF 1			

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CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C29	25.00'	90°00'00"	39.27'	S47°09'47"E	35.36'	25.00'
C30	25.00'	90°00'00"	39.27'	S42°50'13"W	35.36'	25.00'
C31	25.00'	38°36'07"	16.84'	S18°47'05"E	16.53'	8.76'
C32	50.00'	161°50'42"	141.24'	N42°50'13"E	98.75'	312.95'
C33	25.00'	38°36'07"	16.84'	N75°32'30"W	16.53'	8.76'
C34	25.00'	90°00'00"	39.27'	S42°50'13"W	35.36'	25.00'
C35	25.00'	90°00'00"	39.27'	N42°50'13"E	35.36'	25.00'
C36	25.00'	90°00'00"	39.27'	N47°09'47"W	35.36'	25.00'
C37	25.00'	90°00'00"	39.27'	S42°50'13"W	35.36'	25.00'
C38	25.00'	90°01'39"	39.28'	N42°51'02"E	35.36'	25.01'
C39	25.00'	90°00'00"	39.27'	S47°09'47"E	35.36'	25.00'
C40	25.00'	90°00'00"	39.27'	S47°09'47"E	35.36'	25.00'
C41	25.00'	90°00'00"	39.27'	N47°09'47"W	35.36'	25.00'
C42	25.00'	90°00'00"	39.27'	N42°50'13"E	35.36'	25.00'
C43	25.00'	90°00'00"	39.27'	S47°09'47"E	35.36'	25.00'
C44	25.00'	90°00'00"	39.27'	S42°50'13"W	35.36'	25.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S01°56'27"W	33.78'
L2	S87°50'13"W	60.00'
L3	S02°09'47"E	631.00'
L4	S42°50'13"W	14.99'
L5	N87°50'13"E	490.01'
L6	S47°09'47"E	15.00'
L7	S02°09'47"E	424.00'
L8	N42°50'13"E	15.00'
L9	S02°09'47"E	534.00'
L10	S87°50'13"W	1,390.00'
L11	N47°09'47"W	14.50'
L12	S02°09'47"E	424.00'
L13	S87°50'13"W	150.00'
L14	S42°50'13"W	10.00'
L15	N87°50'13"E	490.00'
L16	S47°09'47"E	10.00'
L17	S02°09'47"E	479.00'
L18	S02°09'47"E	534.00'
L19	N02°09'47"W	116.50'
L20	N42°50'13"E	14.14'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N87°50'13"E	622.00'
L22	N47°01'22"W	106.33'
L23	S42°50'13"W	56.57'
L24	S02°09'47"E	661.00'
L25	N84°47'02"E	187.77'
L26	N87°50'13"E	802.50'
L27	S47°09'47"E	14.14'
L28	S02°09'47"E	116.49'
L29	S02°09'47"E	474.00'
L30	S02°09'47"E	474.00'
L31	S02°09'47"E	474.00'
L32	S02°09'47"E	474.00'
L33	N02°09'47"W	127.00'
L34	N02°09'47"W	127.00'



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SCALE NTS			
SHEET 1E OF 1			

K:\28745\28745-0006-01 Sunterra West Phase I - SF A\2 Design Phase\Planning\Sunterra West Sec A - PLAT.dwg Mar 17, 2025 - 10:09am CKJ

STATE OF TEXAS §
COUNTY OF WALLER §

We, Astro Sunterra West, L.P., a Delaware Limited Partnership, acting by and through Brian Stidham, Authorized Signer, owner hereinafter referred to as Owners of the 41.77 acre tract described in the above and foregoing map of Sunterra Lakes Sec 1, 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, 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, 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

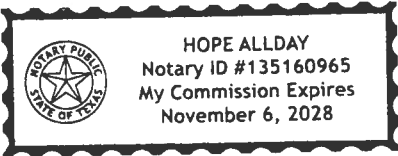
By: [Signature]
Brian Stidham
Authorized Signer

STATE OF TEXAS Harris §
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 21st day of March, 2025

[Signature]
Notary Public in and for the State of Texas
[Signature]
Print Name



My commission expires: 11-6-2028

DATE: MARCH 2025	SUNTERRA LAKES 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 1F OF 1			

Certificate of Surveyor

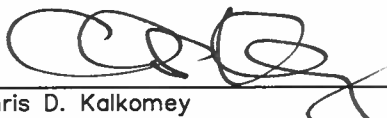
This is to certify that I, Chris D. Kalkomey, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points 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.

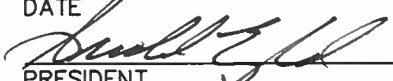
Date

J. Ross McCall, PE
County Engineer

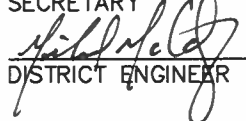
BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT No. 2024-137

APPROVED BY THE BOARD OF SUPERVISORS ON

12.09.2024
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	SUNTERRA LAKES 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			

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STATE OF TEXAS §
COUNTY OF WALLER §

I, Debbie Hollan, County Clerk in and for Waller County, Texas do hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 202__, at _____ o'clock ____M in File No. _____ of the Plat Records of said County. Witness my hand and seal of office, at Hempstead, Texas, the day and date last above written.

Debbie Hollan
Waller County, Texas

By: _____
Deputy

CERTIFICATE OF COMMISSIONERS COURT

APPROVED by the Commissioners' Court of Waller County, Texas, this _____ day of _____, 202__.

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

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

Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorff
Commissioner, Precinct 4

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

DATE: MARCH 2025	SUNTERRA LAKES 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 1H OF 1			

JAMES DESMOND W
& WIFE PATRICIA LYNN P
CALLED 189.788
VOL. 0640, PG.
O.R.W.C.T.

N: 13,869,969.40
E: 2,932,202.93

IRF

35' BL

123.77'

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

E

1

26

25

24

23

22

SU

DATE: MARCH 2025

SCALE 1"=60'

SHEET 11 OF 1

SUNTERRA LAKES
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

T.

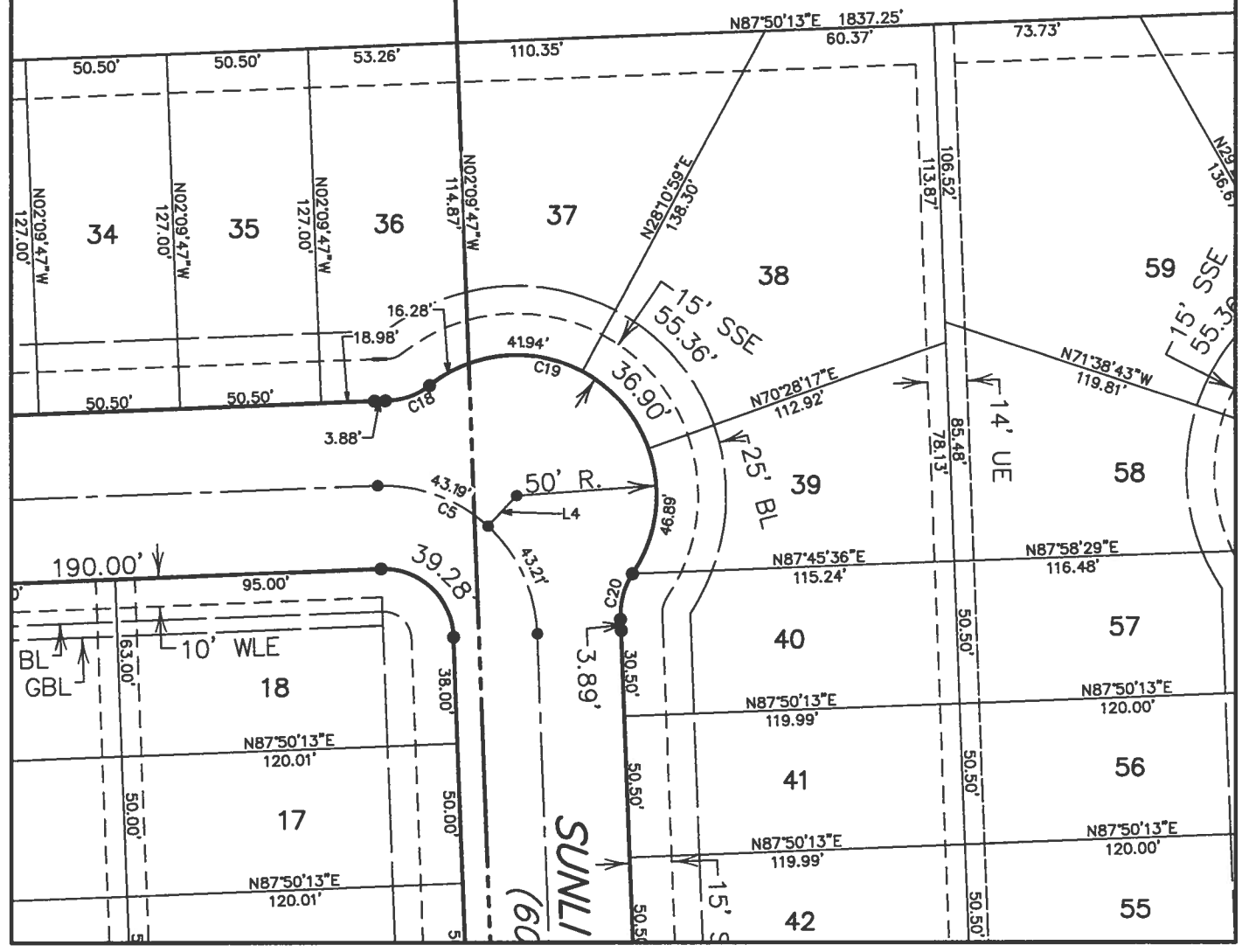


ASTRO
CAL
C.O

H. & T. C. RAILROAD CO. SURVEY
SECTION 49
ABSTRACT 142
J. G. BENNET SURVEY
(H. & T. C. RAILROAD CO. SURVEY SECTION 50)
ABSTRACT 288

N87°51'57"E 1,837.25'

A 1



DATE: MARCH 2025

SCALE 1"=60'

SHEET 1K OF 1

SUNTERRA LAKES
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:

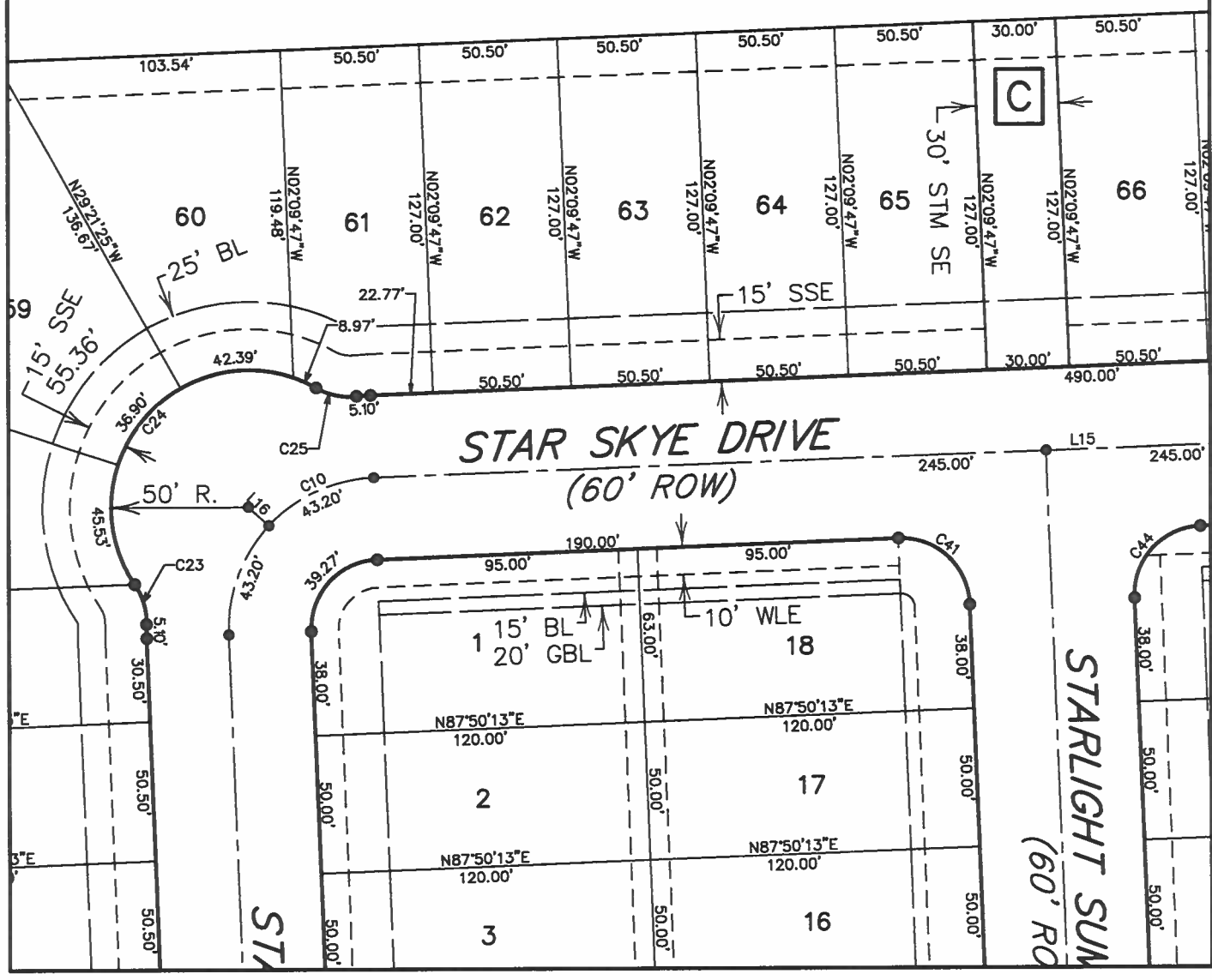


QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100

2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000
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TO SUNTERRA WEST, LP.
CALLED 824.80 AC.
C.C.F. No. 2411877
O.P.R.W.C.T.



DATE: MARCH 2025

SCALE 1"=60'

SHEET 1L OF 1

SUNTERRA LAKES
SEC 1

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

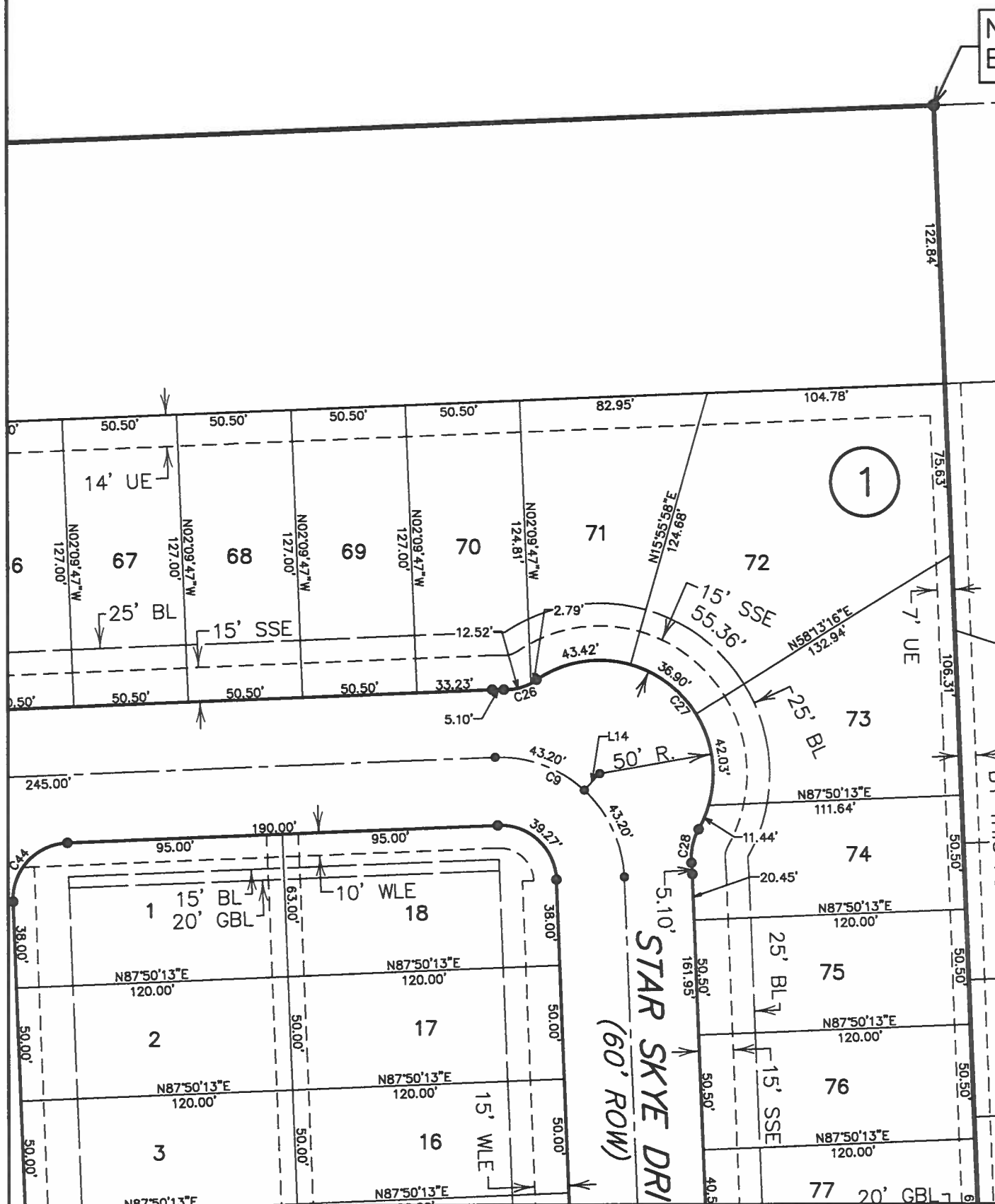
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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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DATE: MARCH 2025

SCALE 1"=60'

SHEET 1M OF 1

SUNTERRA LAKES
SEC 1

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

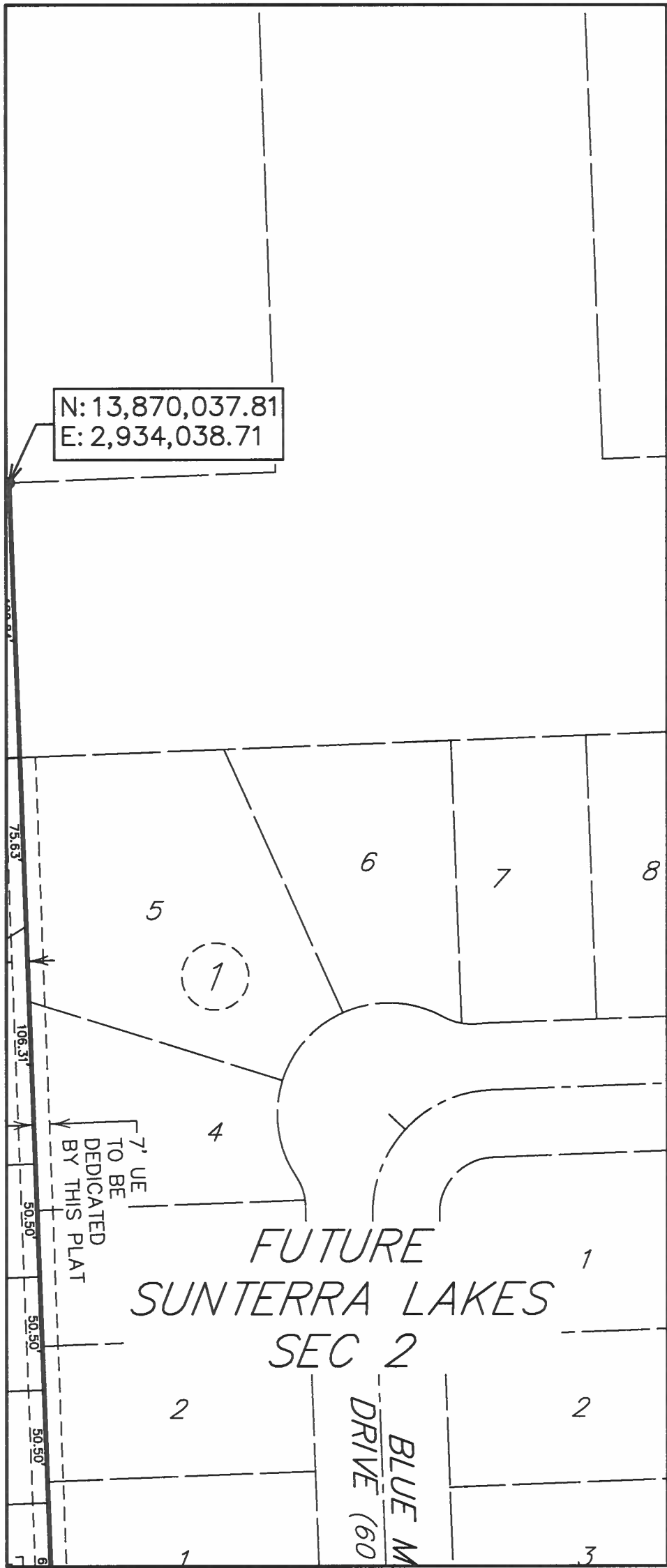
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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

2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000
CSchoelzel@quiddity.com



DATE: MARCH 2025

SCALE 1"=80'

SHEET 1N OF 1

SUNTERRA LAKES
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:

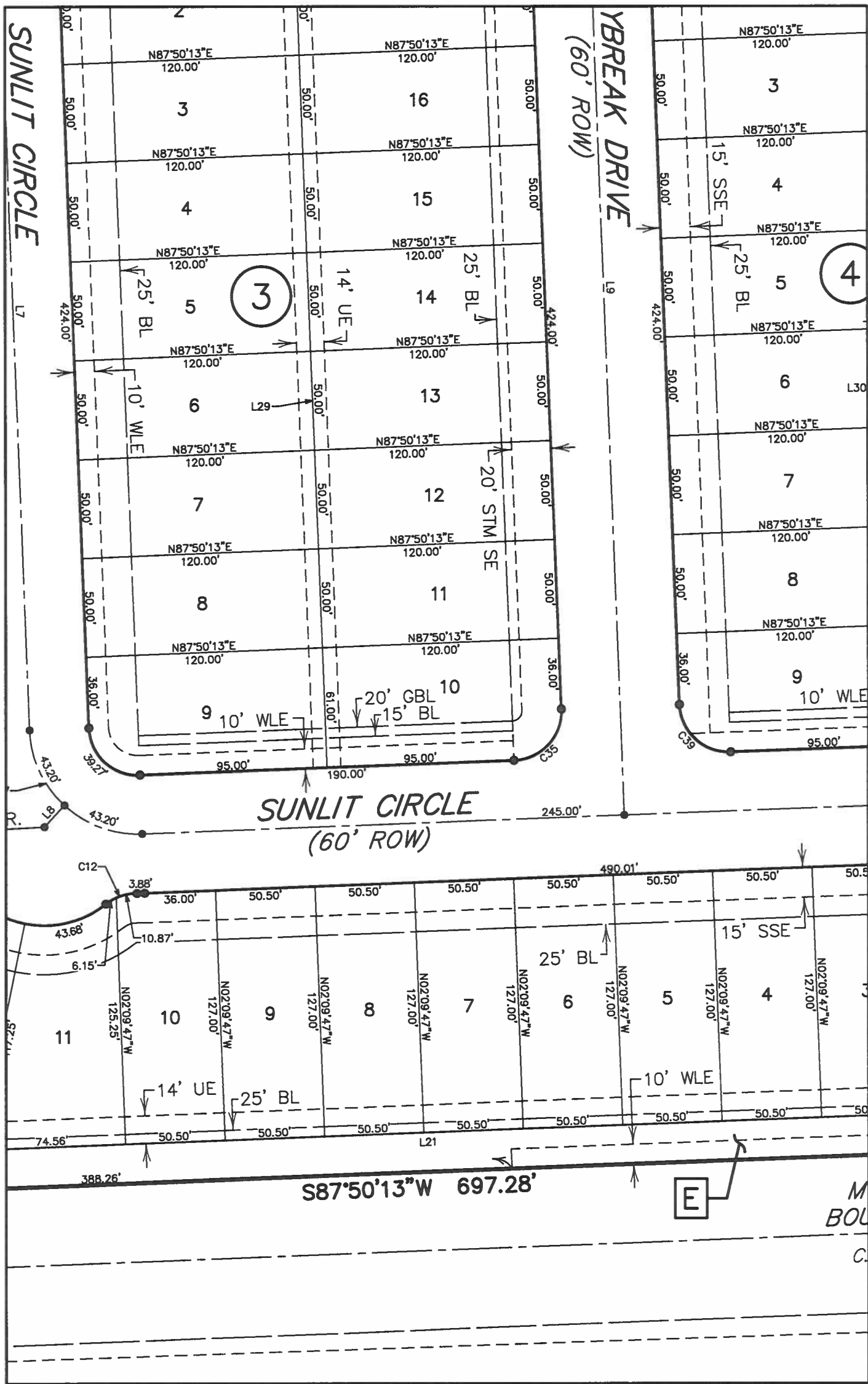


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CSchoelzel@quiddity.com

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DATE: MARCH 2025

SCALE 1"=60'

SHEET 1P OF 1

SUNTERRA LAKES
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:

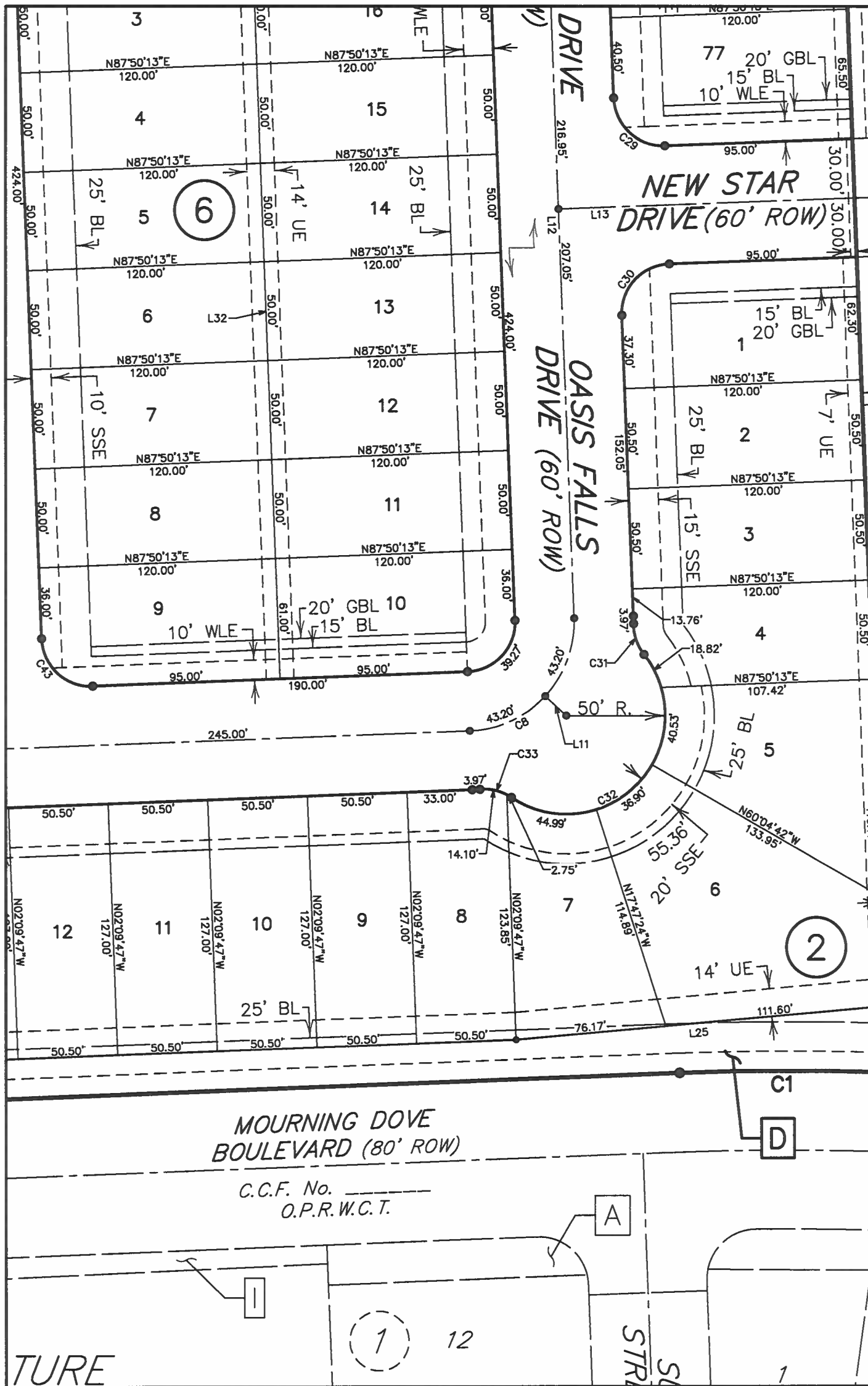


QUIDDITY

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Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000
CSchoelzel@quiddity.com

Handwritten signature/initials

\\28745\28745-0006-01 Sunterra West Phase - SF A\2 Design Phase\Planning\Sunterra West Sec A - PLAT.dwg Apr 10, 2025 - 1:04pm cis



DATE: MARCH 2025

SCALE 1"=80'

SHEET 1S OF 1

SUNTERRA LAKES
SEC 1

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

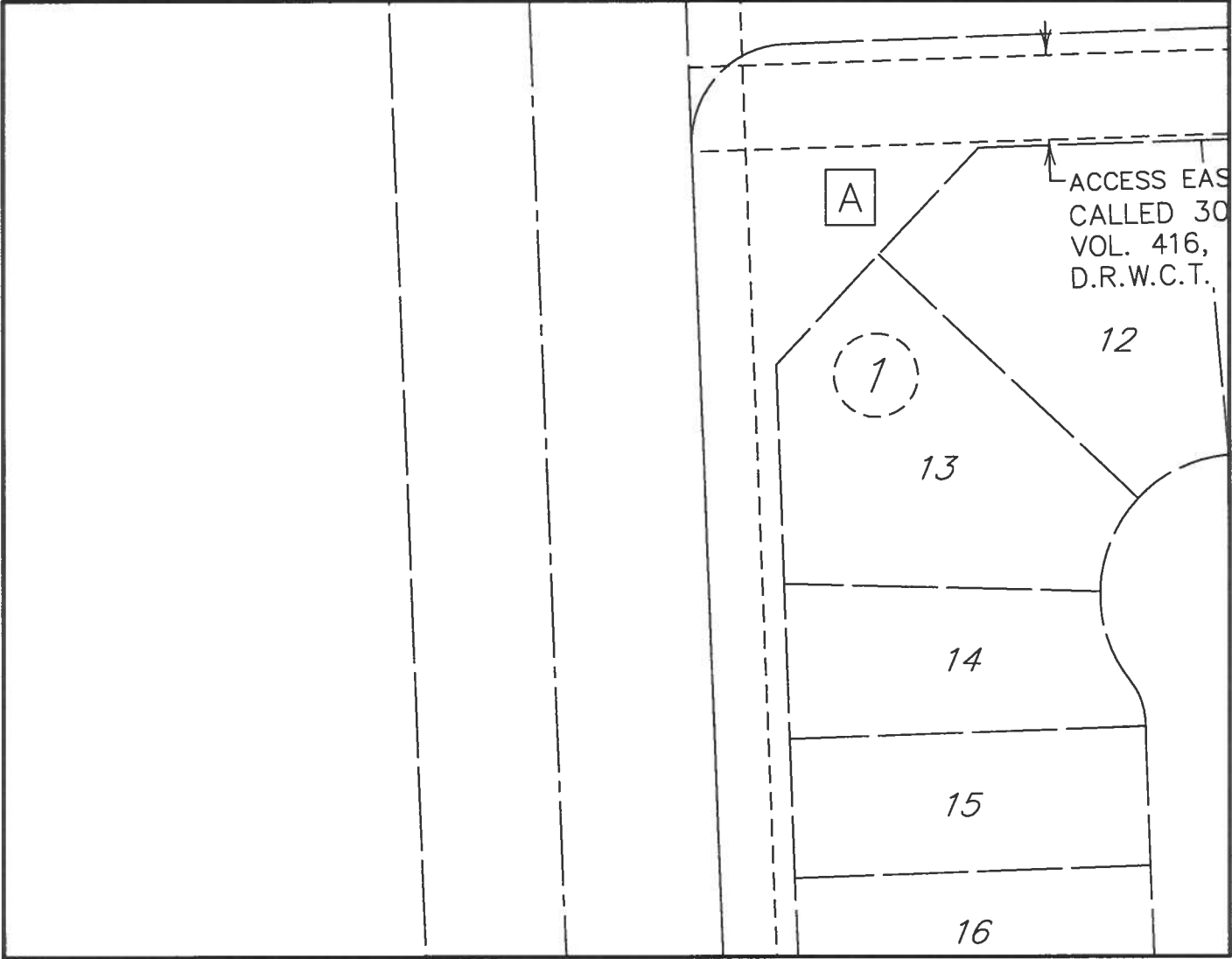
ENGINEER/PLANNER/SURVEYOR:



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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: MARCH 2025

SCALE 1"=60'

SHEET 1U OF 1

SUNTERRA LAKES
SEC 1

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

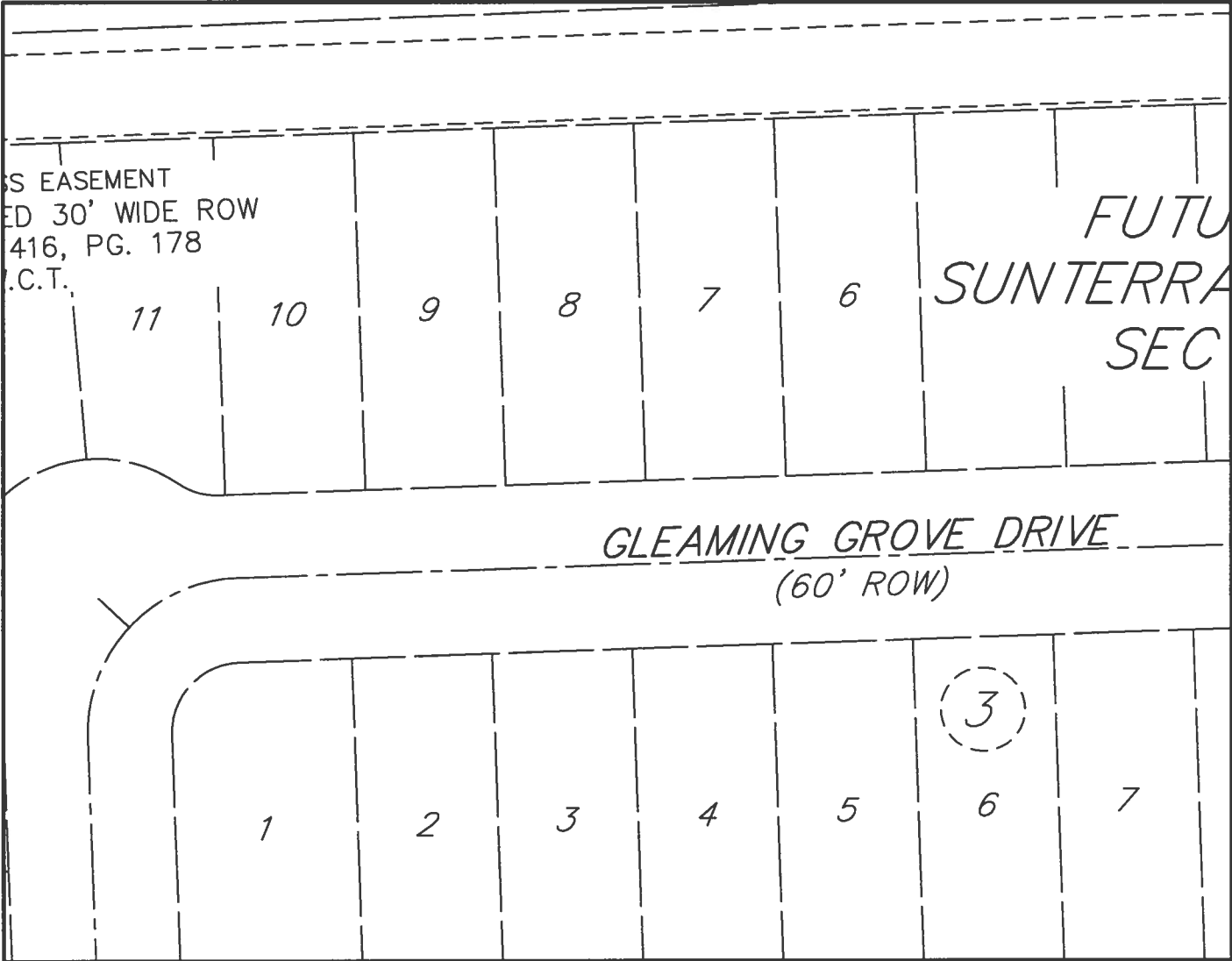
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

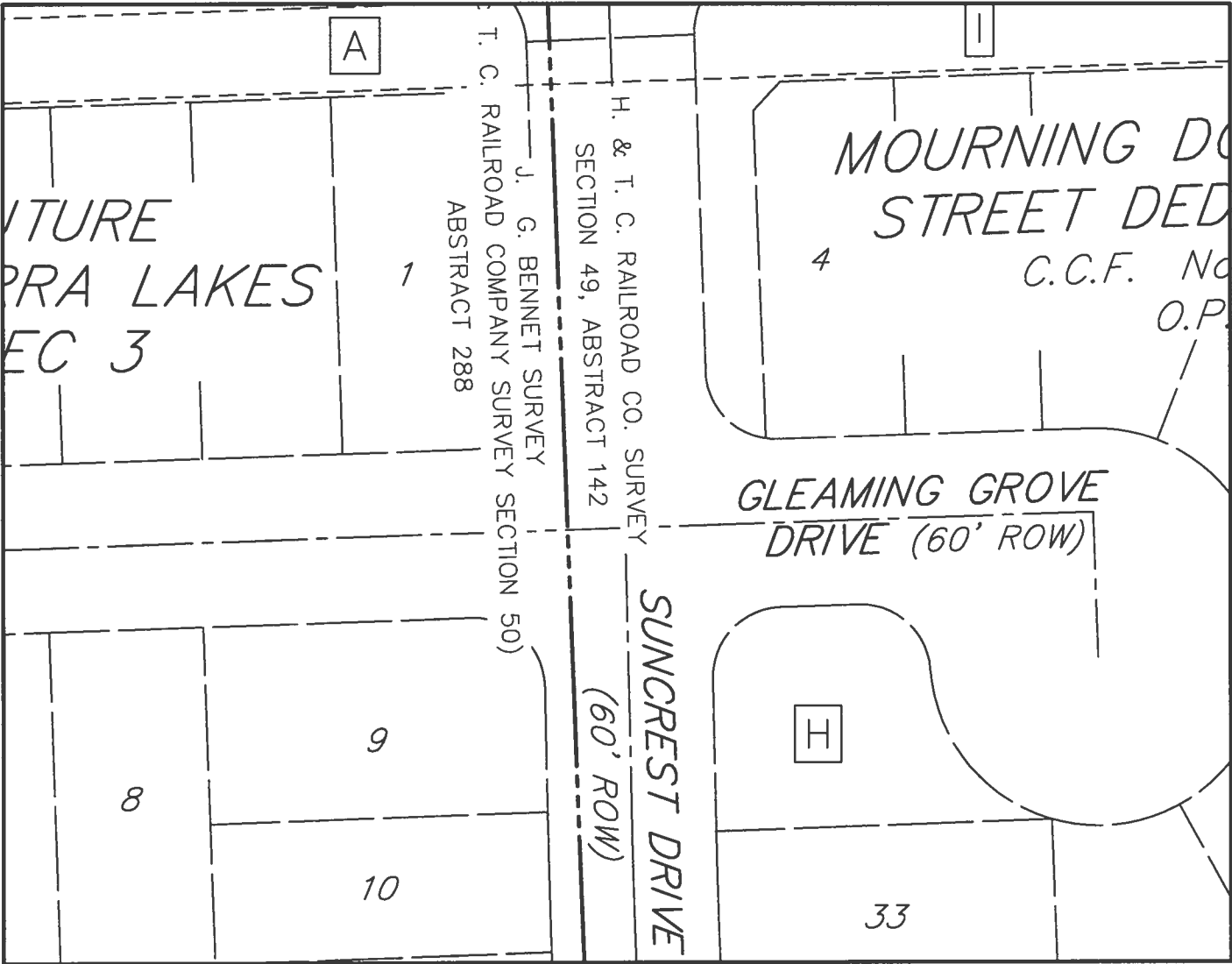
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000
CSchoelzel@quiddity.com

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DATE: MARCH 2025	SUNTERRA LAKES 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 1V OF 1			

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DATE: MARCH 2025

SCALE 1"=60'

SHEET 1W OF 1

SUNTERRA LAKES
SEC 1

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

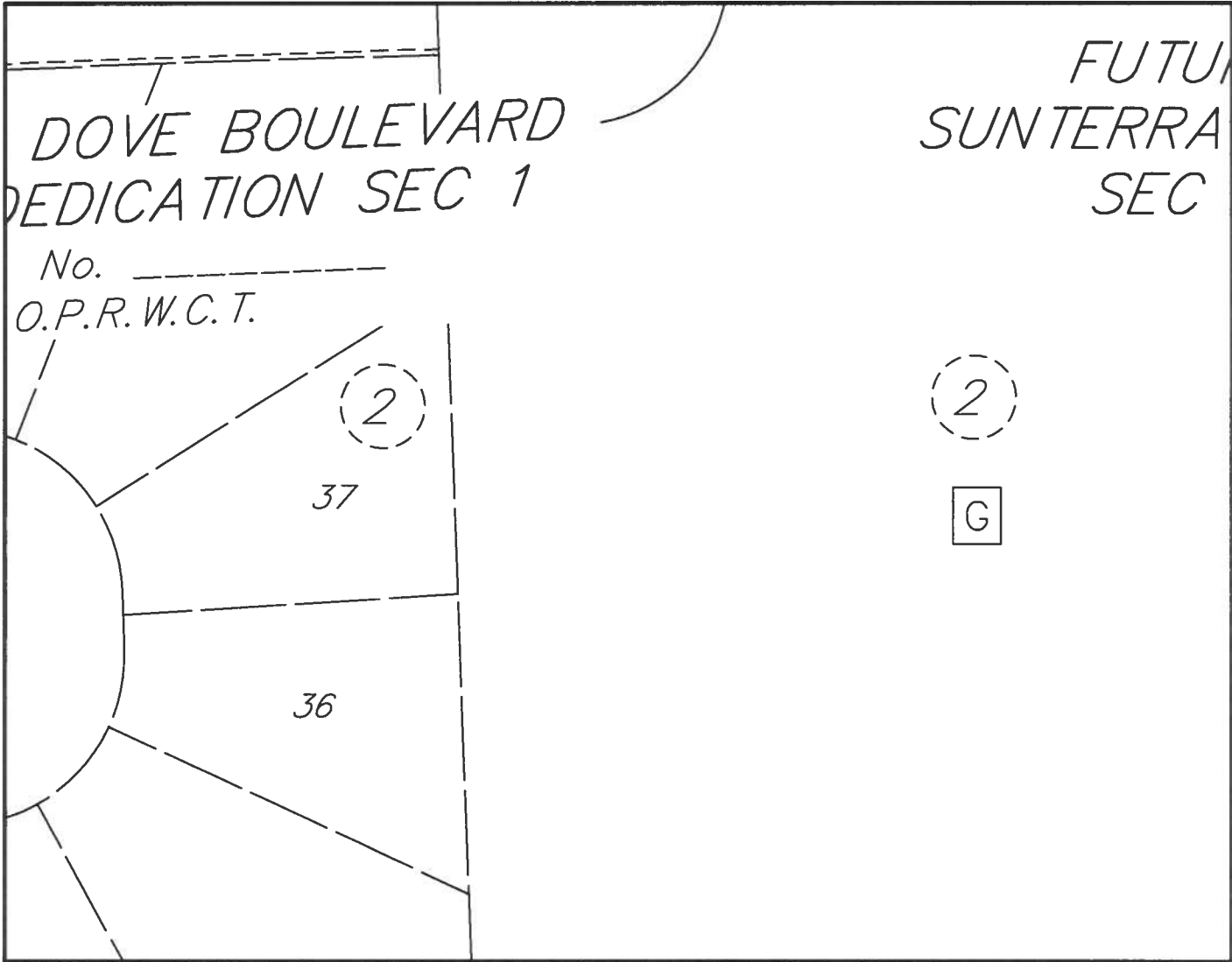
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

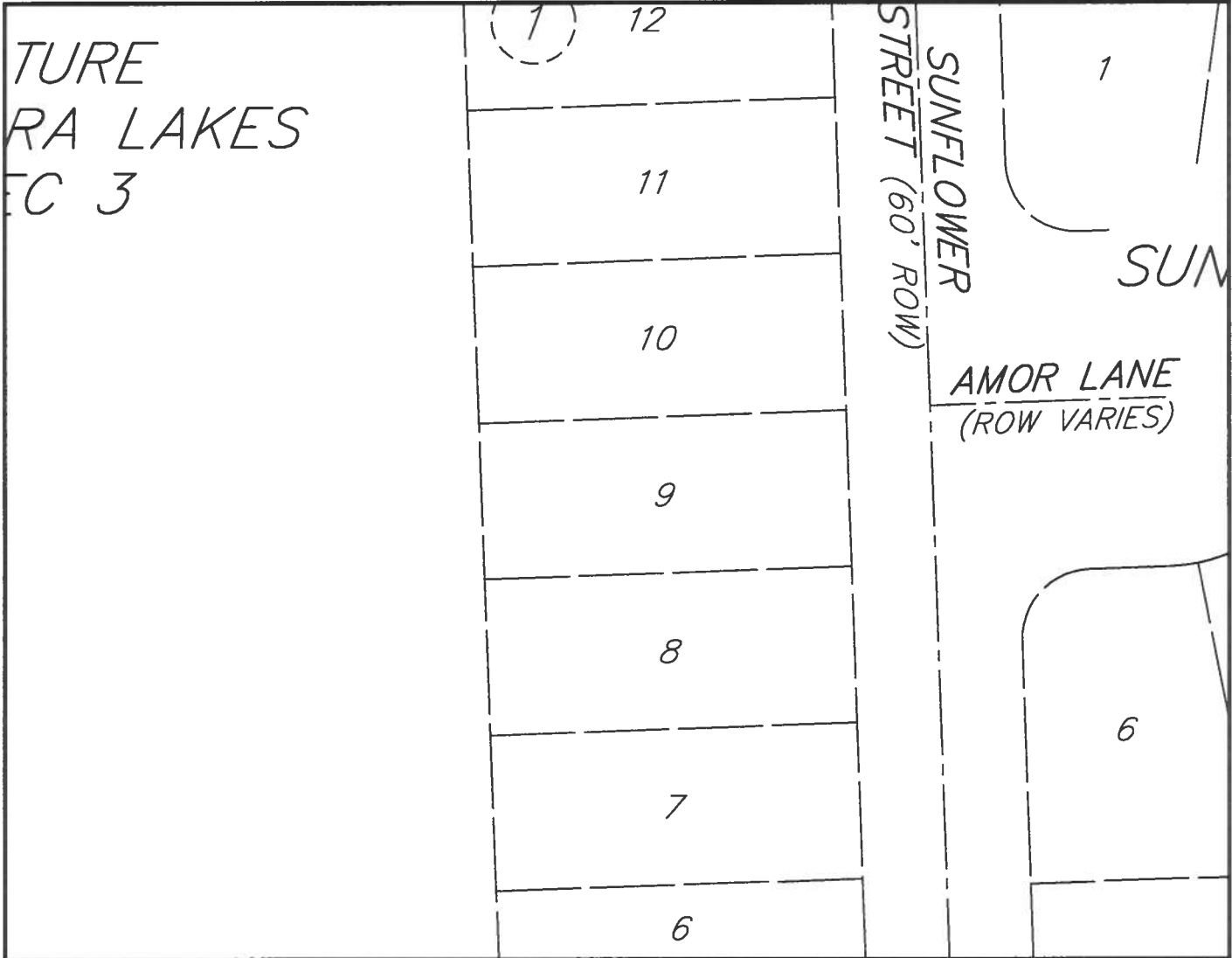
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DATE: MARCH 2025	SUNTERRA LAKES SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board 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 1X OF 1			

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DATE: MARCH 2025

SCALE 1"=60'

SHEET 1Y OF 1

SUNTERRA LAKES
SEC 1

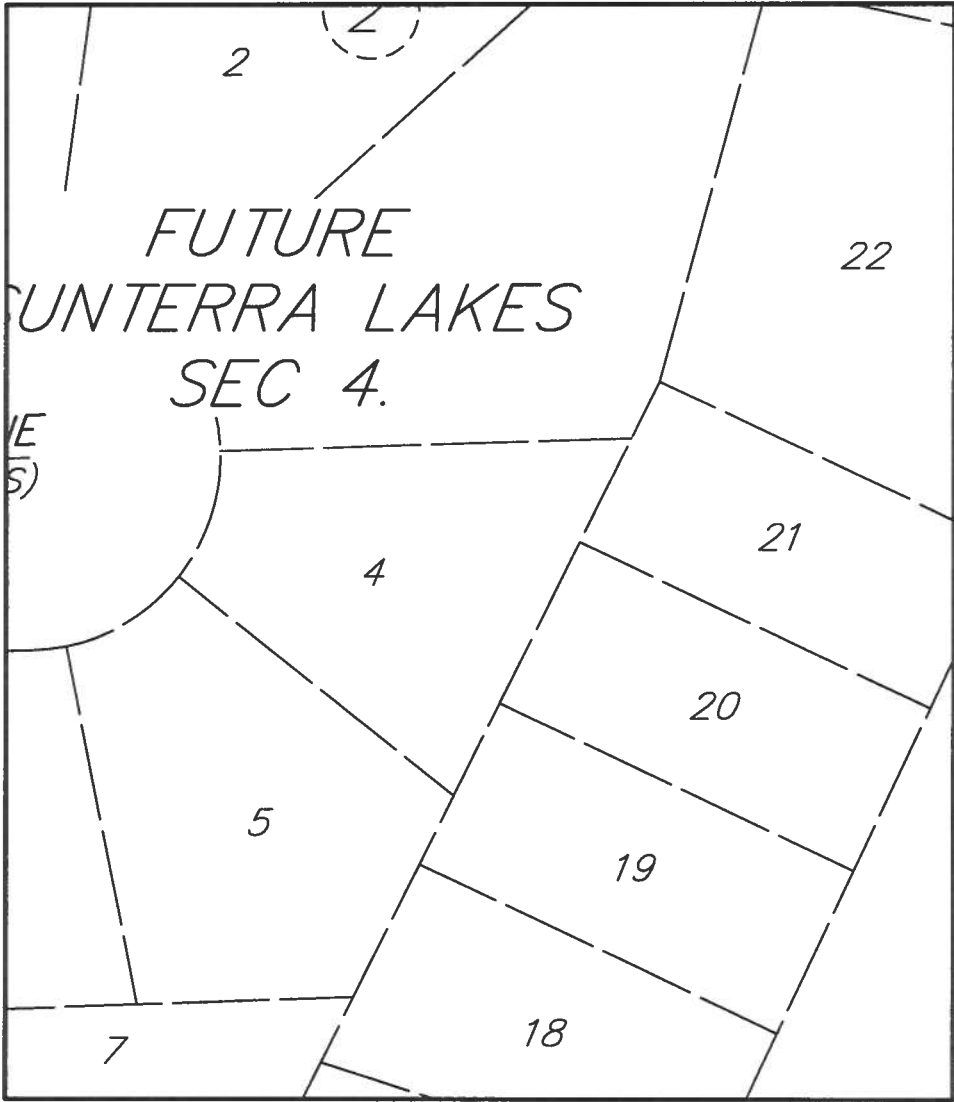
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HOUSTON, TEXAS 77063
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DATE: MARCH 2025	SUNTERRA LAKES SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	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"=80'			
SHEET 12 OF 1			