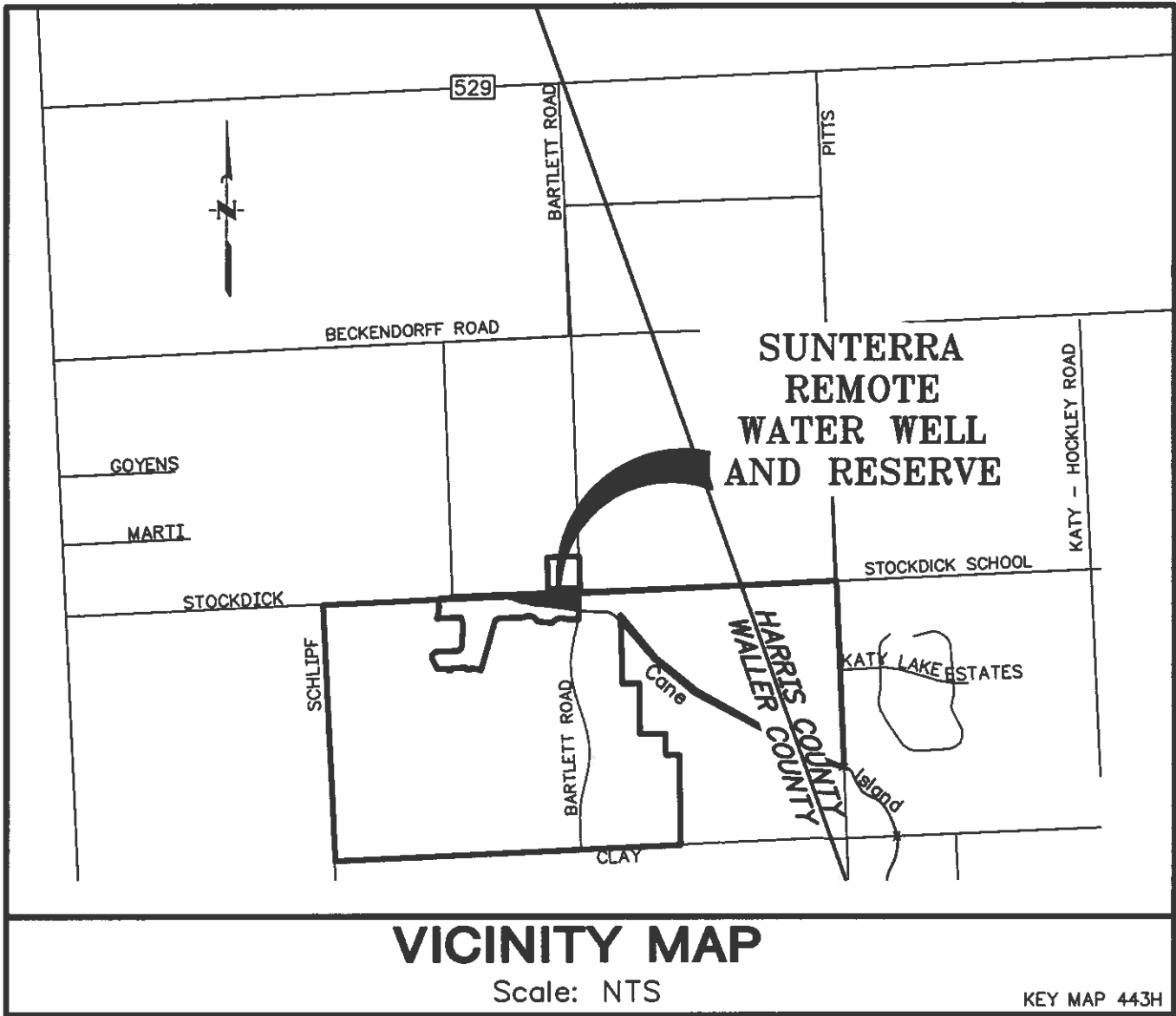




**FINAL PLAT OF  
SUNTERRA REMOTE  
WATER WELL AND  
RESERVE**

**A SUBDIVISION OF 4.70 ACRES OF LAND  
OUT OF THE  
H. & T. C. RAILROAD COMPANY SURVEY, SECTION 121, A-201  
AND J. W. MCCUTCHEON SURVEY, SECTION 130, A-308  
WALLER COUNTY, TEXAS**

**2 RESERVES                      1 BLOCK**

**JUNE 2024**

|                 |                                                                  |                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: JUNE 2024 | FINAL PLAT OF<br>SUNTERRA<br>REMOTE WATER<br>WELL AND<br>RESERVE | OWNER/DEVELOPER:<br>Astro Sunterra, L.P.<br>a Delaware Limited Liability Company<br>2450 Fondren Road, Suite 210<br>Houston, Texas 77063<br>713.783.6702<br>sobryant@andtejas.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. #23290 &amp; 10046100<br/>2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000<br/>cjamnik@quiddity.com</small> |
| SCALE NTS       |                                                                  |                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                            |
| SHEET 1A OF 1   |                                                                  |                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                            |

K:\18537\18537-0211-01 Sunterra Remote Well No. 1 Plat\2 Design Phase\Planning\Sunterra RWW and reserve - PLAT.dwg Oct 01, 2024 - 12:48pm CKJ

STATE OF TEXAS           §  
COUNTY OF WALLER       §

A METES & BOUNDS description of a 4.70 acre tract of land in the H. & T. C. Railroad Company Survey Section 121, Abstract 201, Waller County, Texas, and the J. W. McCutcheon Survey Section 130, Abstract 308, Waller County, Texas, being out of and a part of the residue of that certain called 655.54 acre tract (Exhibit 'A', Dollins Tract) recorded under County Clerk's File Number 2115246, Official Records, Waller County, Texas, and that certain called 3.00 acre tract recorded under County Clerk's File Number 2101464, 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 southeast corner of the adjoining Stockdick Road Street Dedication Section 1 recorded under County Clerk's File Number 2215083, Official Public Records, Waller County, Texas, same being the northwest corner of Bartlett Road Street Dedication recorded under County Clerk's File Number 2108104, Official Public Records, Waller County, Texas, and the southwest corner of Stockdick Road Street Dedication Section 2 recorded under County Clerk's File Number 2208260, Official Public Records, Waller County, Texas, for the northeast corner and Place of Beginning of the herein described tract, being a point in a non-tangent curve to the right;

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

Thence with said non-tangent curve to the right, having a central angle of 89 degrees 29 minutes 13 seconds, an arc length of 54.66 feet, a radius of 35.00 feet, and a chord bearing South 46 degrees 46 minutes 16 seconds East, 49.28 feet;

South 02 degrees 01 minute 40 seconds East, 186.75 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 01 degree 28 minutes 35 seconds, at an arc length of 43.82 cross the north line of said called 3.00 acre tract and an interior line of the residue of said called 655.54 acre tract, and continuing for a total arc length of 55.40 feet, a radius of 2,150.00 feet, and a chord bearing South 01 degree 17 minutes 22 seconds East, 55.40 feet to the southeast corner of the herein described tract, same being the northeast corner of the adjoining Sunterra Detention and Water Plant No. 1 recorded under County Clerk's File Number 2209354, Official Public Records, Waller County, Texas, being a point in the south line of said called 3.00 acre tract;

Thence along the southwest line of the herein described tract, same being the south line of said called 3.00 acre tract and the north line of said adjoining Sunterra Detention and Water Plant No. 1 with the following courses and distances:

North 78 degrees 56 minutes 07 seconds West, 44.51 feet;

South 02 degrees 07 minutes 16 seconds East, 20.53 feet;

North 78 degrees 56 minutes 07 seconds West, 340.38 feet;

North 80 degrees 03 minutes 20 seconds West, at 930.96 feet pass the northwest corner of said called 3.00 acre tract, and continuing for a total distance of 1,041.67 feet to the northwest corner of the herein described tract, being an angle point in the north line of said adjoining Sunterra Detention and Water Plant No.1 and a point in the south line of said adjoining Stockdick Road Street Dedication Section 1;

Thence along the north line of the herein described tract, same being the south line of said adjoining Stockdick Road Street Dedication Section 1 with the following courses and distances:

North 87 degrees 56 minutes 40 seconds East, 688.73 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 00 degrees 32 minutes 27 seconds, an arc length of 18.41 feet, a radius of 1,950.00 feet, and a chord bearing North 88 degrees 12 minutes 54 seconds East, 18.41 feet to a point for corner;

North 88 degrees 29 minutes 07 seconds East, 652.77 feet to the Place of Beginning and containing 4.70 acres of land, more or less.

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|                 |                                                                  |                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: JUNE 2024 | FINAL PLAT OF<br>SUNTERRA<br>REMOTE WATER<br>WELL AND<br>RESERVE | OWNER/DEVELOPER:<br>Astro Sunterra, L.P.<br>a Delaware Limited Liability Company<br>2450 Fondren Road, Suite 210<br>Houston, Texas 77063<br>713.783.6702<br>sobryant@andtejas.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-25270 &amp; L50046100<br/>2322 West Grand Parkway North, Suite 150 - Katy, TX 77449 832.913.4000<br/>cjamnik@quiddity.com</small> |
| SCALE NTS       |                                                                  |                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                |
| SHEET 1B OF 1   |                                                                  |                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                |

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"
- GBL . . . . . "Garage Building Line"
- No . . . . . "Number"
- O.P.R.W.C.T. . . . . "Official Public Records, Waller County, Texas"
- ROW . . . . . "Right-of-Way"
- SSE . . . . . "Sanitary Sewer Easement"
- Sq Ft . . . . . "Square Feet"
- UE . . . . . "Utility Easement"
- Vol \_\_, Pg \_\_ . . . "Volume and Page"
- WLE . . . . . "Waterline Easement"
- . . . . . "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity Eng. Property Corner" as Per Certification"

General Notes

1. The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.99989805999.
2. Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
3. Site plans shall be submitted to Waller County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Waller County prior to beginning construction.
4. The drainage system for this subdivision is designed in accordance with the Brookshire-Katy Drainage Rules and Regulations which allows street ponding with intense rainfall events.
5. All property to drain into the drainage easements only through an approved drainage structure.
6. All drainage easements to be kept clear of fences, buildings, vegetations, and other obstructions to the operation and maintenance of drainage facility.
7. 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.
8. This tract lies within Zone "A" and UnShaded Zone "X" of the Flood Insurance Rate Map, Community No. 480640, Map Number 48473C0375E, Panel 0375, Suffix "E" Dated February 18, 2009, and revised under LOMR 22-06-2777P dated November 20, 2023 for Waller County, Texas and incorporated areas. Zone "A" is defined as Special Flood Hazard areas subject to inundation with no defined B.F.E.
9. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
10. Elevations shown hereon are based on TSARP Monument 190105, being located along Pitts Road, approximately 1,485 feet north of the intersection of Pitts Road and Clay Road. Benchmark is west of Pitts Road and north of Cane Island Brnach, on the north high bank of Cane Island Branch between the end of a guardrail and an existing fence running north-south. Elevation= 156.48' (NAVD88, 2001 Adjustment)
11. All building lines along street rights-of-ways are shown on the plat.
12. Unless otherwise indicated, the building line (B.L.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
13. Project site is within City of Houston ETJ.
14. There are no pipeline or pipeline easements within the platted area.
15. Temporary Benchmark "7528 " being a set 3/4" iron rod with cap marked "Jones | Carter". Located 48.2' Northeast of a 1/2" iron pipe found in the center of a ditch for the Southeast corner of a called 162.614 acre tract recorded under C.C.F. No. 1700518. O.P.R.W.C.T., also being +/- 56' East of a 30" corrugated plastic pipe culvert, +/- 41' feet Southeast of a power pole, and +/- 12' South of a barb wire fence. Elevation = 163.44' (NAVD88, 2001 adjustment).
16. This plat was prepared from information furnished by Charter Title, Order G.F. No. 1076601800196A, Effective Date April 7, 2024. The Surveyor has not abstracted the above property.

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|                 |                                                                  |                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------|------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: JUNE 2024 | FINAL PLAT OF<br>SUNTERRA<br>REMOTE WATER<br>WELL AND<br>RESERVE | OWNER/DEVELOPER:<br>Astro Sunterra, L.P.<br>a Delaware Limited Liability Company<br>2450 Fondren Road, Suite 210<br>Houston, Texas 77063<br>713.783.6702<br>sobryant@landtejas.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-25290 &amp; L0044100<br/>2322 West Grand Parkway North, Suite 150 Katy, TX 77749 832.913.4000<br/>cjamnik@quiddity.com</small> |
| SCALE 1"=80'    |                                                                  |                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                            |
| SHEET C OF 1    |                                                                  |                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                            |

RESTRICTED RESERVE A

Restricted to Drainage  
Purposes Only  
4.51 AC  
196,417 Sq. Ft.

RESTRICTED RESERVE B

Restricted to Remote  
Water Well & Incidental  
Utility Purposes Only  
0.19 AC  
8,237 Sq. Ft.

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | S02°01'40"E | 186.75'  |
| L2         | N78°56'07"W | 44.51'   |
| L3         | S02°07'16"E | 20.53'   |
| L4         | N01°30'53"W | 64.37'   |
| L5         | N23°49'21"W | 43.92'   |
| L6         | S88°29'07"W | 65.00'   |
| L7         | S01°30'53"E | 105.00'  |

| CURVE TABLE |           |             |            |               |              |         |
|-------------|-----------|-------------|------------|---------------|--------------|---------|
| CURVE       | RADIUS    | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
| C1          | 1,950.00' | 0°32'27"    | 18.41'     | N88°12'54"E   | 18.41'       | 9.21'   |
| C2          | 35.00'    | 89°29'13"   | 54.66'     | S46°46'16"E   | 49.28'       | 34.69'  |
| C3          | 2,150.00' | 1°28'35"    | 55.40'     | S01°17'22"E   | 55.40'       | 27.70'  |

DATE: JUNE 2024

SCALE NTS

SHEET 1D OF 1

FINAL PLAT OF  
SUNTERRA  
REMOTE WATER  
WELL AND  
RESERVE

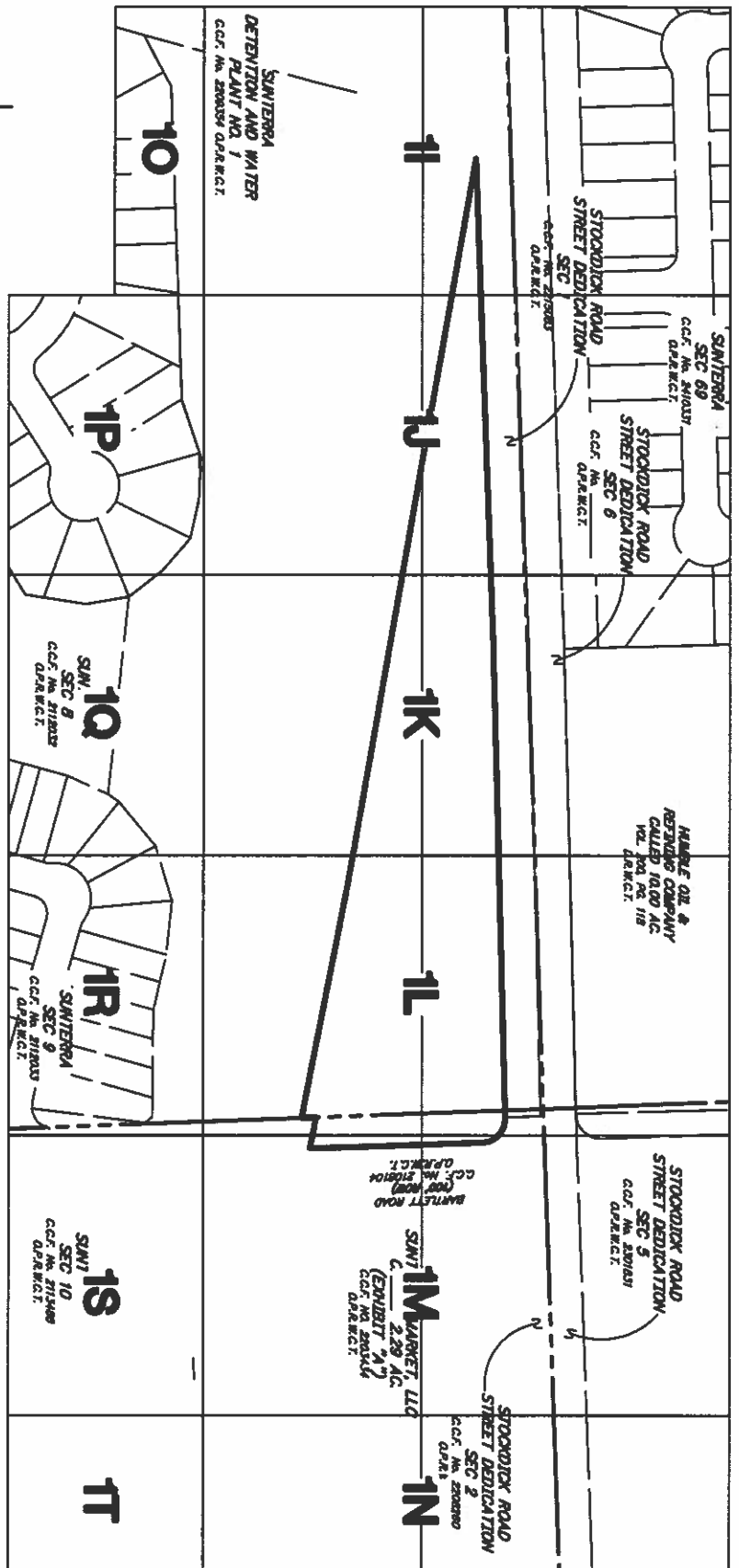
OWNER/DEVELOPER:  
Astro Sunterra, L.P.  
a Delaware Limited Liability Company  
2450 Fondren Road, Suite 210  
Houston, Texas 77063  
713.783.6702  
sobryant@andtejas.com

ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. E-25290 & L0046100  
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000  
c.jamnik@quiddity.com

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

A portion of this subdivision lies within the boundaries of any municipality's corporate city limits, or area of extra territorial jurisdiction.

A portion of this subdivision lies within the boundaries of the 1% annual chance (100-year) flood plain as delineated on Waller County Community Panel #480640 of the Flood Insurance Rate Map No. 48473C0375E, dated 2/18/2009 and revised in LOMR 22-06-2777P, dated 11/20/2023

No portion of this subdivision lies within the boundaries of the 0.2% annual chance (500-year) floodplain as delineated on Waller County Community Panel #480640 of the Flood Insurance Rate Map No. 48473C0375E, dated 2/18/2009 and revised in LOMR 22-06-2777P, dated 11/20/2023.



*[Signature]*

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

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.

10-7-24  
Date

*[Signature]*  
J. Ross McCall  
County Engineer

BROOKSHIRE-KATY DRAINAGE DISTRICT Permit No. 2024-104

APPROVED BY THE BOARD OF SUPERVISORS ON

7-15-2024  
DATE  
*[Signature]*  
PRESIDENT  
*[Signature]*  
SECRETARY  
*[Signature]*  
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: JUNE 2024 | FINAL PLAT OF<br>SUNTERRA<br>REMOTE<br>WATERWELL AND<br>RESERVE | OWNER/DEVELOPER:<br>Astro Sunterra, LP,<br>a Delaware Limited Liability Company<br>2450 Fondren Road, Suite 210<br>Houston, Texas 77063<br>713.783.6702<br>sobryant@landtejas.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; L0046100<br/>2322 West Grand Parkway North, Suite 150 Houston, TX 77049 832.913.0000<br/>cjamnik@quiddity.com</small> |
| SCALE NTS       |                                                                 |                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                |
| SHEET 1F OF 1   |                                                                 |                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                |

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STATE OF TEXAS        §  
COUNTY OF WALLER    §

We, Astro Sunterra, L.P., a Delaware Limited Partnership, acting by and through Brian Stidham, Authorized Signer, owner hereinafter referred to as Owners of the 4.70 acre tract described in the above and foregoing map of Sunterra Remote Water Well and Reserve, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Waller County, by Waller County, or any citizen thereof, by injunction as follows:

- 1. That drainage of septic tanks into roads, streets, alleys or public ditches, streams, ect., either directly or indirectly is strictly prohibited.
- 2. All stock animals, horses and fowl, shall be fenced in and not allowed to run at large in the subdivision.
- 3. Drainage structures under private drives shall have a new drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and three quarters (1-1/4) square feet (15" diameter pipe) reinforced concrete pipe, unless specified by the County Road Administrator or County Engineer. Culverts and bridges must be used for all driveway and/or walks, although dip-style driveways are encouraged where appropriate.
- 4. Property owners will obtain Development Permits/Permit Exemptions from the County Flood Plain Administrator for all development.
- 5. There are no underground pipelines within the confines of the subdivision except as shown on the plat.
- 6. There shall be no sanitary sewer systems or any water well constructed within 50 feet of any lot line that does not adjoin with a public road.

IN TESTIMONY WHEREOF, the Astro Sunterra, L.P., a Delaware Limited Partnership has caused these presents to be signed by Brian Stidham, Authorized Signer, thereunto authorize, this 21 day of June 2024

Astro Sunterra, L.P.,  
a Delaware Limited Partnership  
  
By: Astro Sunterra GP LLC  
a Delaware Limited Liability Company,  
Its General Partner  
  
By: Brian Stidham  
Title: Authorized Signer

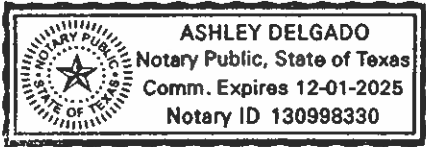
STATE OF TEXAS        §  
COUNTY OF Harris    §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21 day of June 2024

Ashley Delgado  
Notary Public in and for the State of Texas

Ashley Delgado  
Print Name



My commission expires: 12-1-25

|                 |                                                                 |                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------|-----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: JUNE 2024 | FINAL PLAT OF<br>SUNTERRA<br>REMOTE<br>WATERWELL AND<br>RESERVE | OWNER/DEVELOPER:<br>Astro Sunterra, L.P.<br>a Delaware Limited Liability Company<br>2450 Fondren Road, Suite 210<br>Houston, Texas 77063<br>713.783.6702<br>sobryant@andtejas.com | ENGINEER/PLANNER/SURVEYOR:<br><br> <b>QUIDDITY</b><br><small>Quiddity Engineering, LLC<br/>Texas Board of Professional Engineers and Land Surveyors<br/>Registration Nos. 1-23390 &amp; 10046,100<br/>2322 West Grand Parkway North, Suite 250    Katy, TX 77449    832.913.4000<br/>cjamnik@quiddity.com</small> |
| SCALE NTS       |                                                                 |                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                        |
| SHEET 16 OF 1   |                                                                 |                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                        |

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This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Sunterra Remote Water Well and Reserve in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this 13 day of July 2024

By: Lisa M. Clark or M. Sonny Garza  
Chair Vice Chairman  
By: Jennifer Ostlind, AICP  
Secretary



STATE OF TEXAS 5  
COUNTY OF WALLER 5

I, Debbie Hollan, County Clerk in and for Waller County, Texas do hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on , 2024, at o'clock M in File No. of the Plat Records of said County. Witness my hand and seal of office, at Hempstead, Texas, the day and date last above written.

Debbie Hollan  
Waller County, Texas

By: Deputy

CERTIFICATE OF COMMISSIONERS COURT

APPROVED by the Commissioners' Court of Waller County, Texas, this day of , 2024.

Carbett "Trey" J. Duhon III  
County Judge

John A. Amsler  
Commissioner, Precinct 1

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

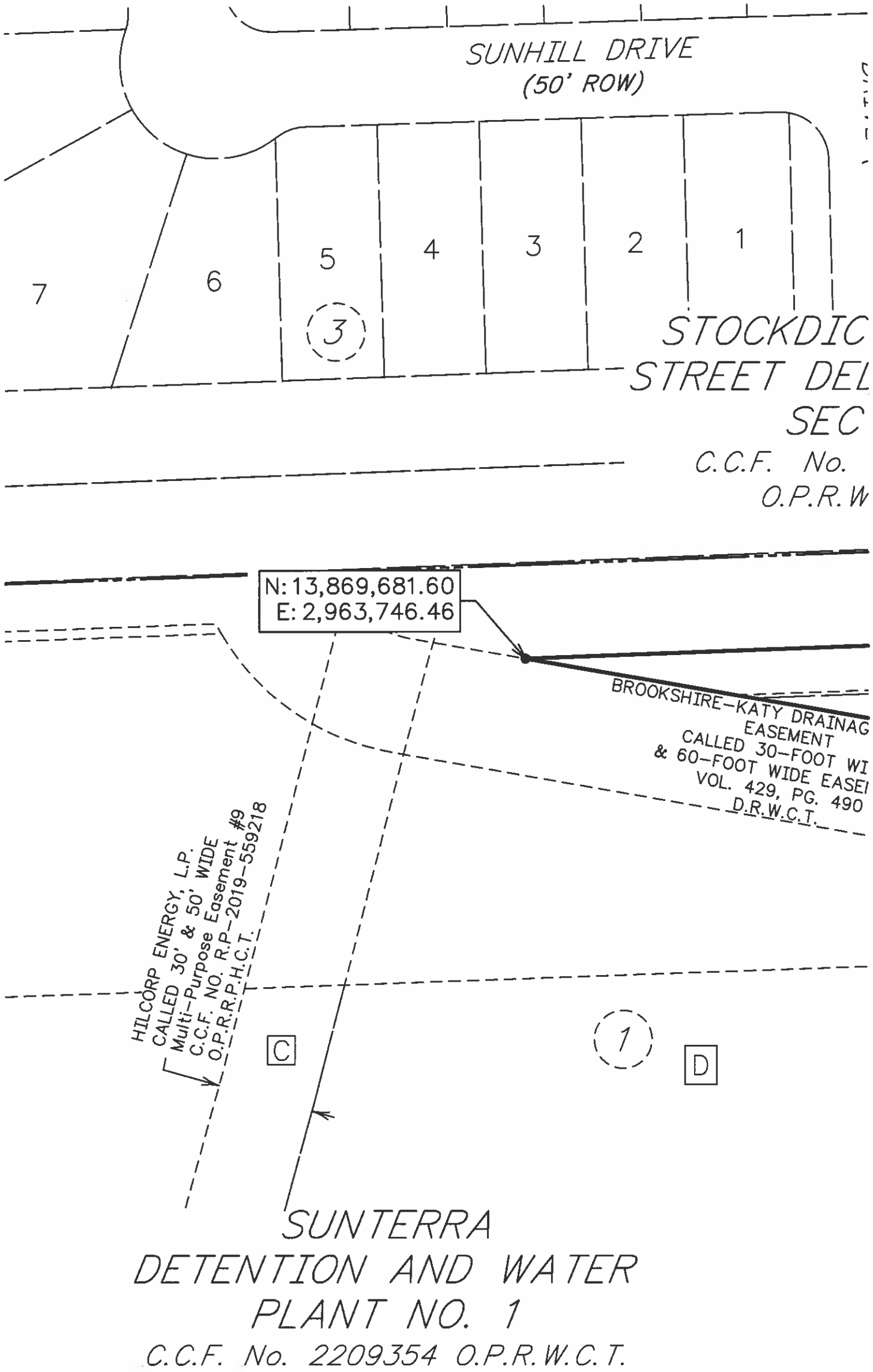
Kendric D. Jones  
Commissioner, Precinct 3

Justin Beckendorff  
Commissioner, Precinct 4

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

|                 |                                                                 |                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------|-----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: JUNE 2024 | FINAL PLAT OF<br>SUNTERRA<br>REMOTE<br>WATERWELL AND<br>RESERVE | OWNER/DEVELOPER:<br>Astro Sunterra, L.P.<br>a Delaware Limited Liability Company<br>2450 Fondren Road, Suite 210<br>Houston, Texas 77063<br>713.783.6702<br>sobryant@landtejas.com | ENGINEER/PLANNER/SURVEYOR:<br> <b>QUIDDITY</b><br>Quiddity Engineering, LLC<br>Texas Board of Professional Engineers and Land Surveyors<br>Registration Nos. F-23290 & 10046100<br>2332 West Grand Parkway North, Suite 150 Katy, TX 77449 832-913-4000<br>cjamnik@quiddity.com |
| SCALE NTS       |                                                                 |                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                      |
| SHEET 1H OF 1   |                                                                 |                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                      |

K:\18537\18537-0211-01 Sunterra Remote Well No. 1 Plat\2 Design Phase\Planning\Sunterra RWW and reserve - PLAT.dwg Oct 01, 2024 - 12:56pm CKJ



|                 |                                                                  |                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------|------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: JUNE 2024 | FINAL PLAT OF<br>SUNTERRA<br>REMOTE WATER<br>WELL AND<br>RESERVE | OWNER/DEVELOPER:<br>Astro Sunterra, L.P.<br>a Delaware Limited Liability Company<br>2450 Fondren Road, Suite 210<br>Houston, Texas 77063<br>713.783.6702<br>sobryant@landtejas.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. 4-23290 &amp; 10046.100<br/>2322 West Grand Parkway North, Suite 150 Katy, TX 77469 832.913.4000<br/>cjamnik@quiddity.com</small> |
| SCALE 1"=60'    |                                                                  |                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                              |
| SHEET 1I OF 1   |                                                                  |                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                              |

SUNTERRA

SEC 69

SILVER GATE DRI  
(50' ROW)

C.C.F. No. 2410331

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

SUMMIT HAVEN  
DRIVE (60' ROW)

1

46

45

2

STOCKDICK RO.  
STREET DEDICATION  
SEC 6

C.C.F. No. \_\_\_\_\_

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

STOCKDICK ROAD  
STREET DEDICATION

SEC 1

C.C.F. No. 2215083

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

FRED EUL  
ABSTR.

H. & T. C. R.R.  
SECTION 121

N87°56'40"E 688.73'

E-KATY DRAINAGE DISTRICT  
EASEMENT  
LED 30-FOOT WIDE  
FOOT WIDE EASEMENT  
OL. 429, PG. 490  
D.R.W.C.T.

N80°03'20"W 1.0

DRAINAGE EASEMENT  
(Harris-Waller County MUD No. 4)  
CALLED 21.17 Ac. EASEMENT  
C.C.F. No. 2101464  
O.P.R.W.C.T.

DATE: JUNE 2024

SCALE 1"=80'

SHEET 1J OF 1

FINAL PLAT OF  
SUNTERRA  
REMOTE WATER  
WELL AND  
RESERVE

OWNER/DEVELOPER:

Astro Sunterra, L.P.  
a Delaware Limited Liability Company  
2450 Fondren Road, Suite 210  
Houston, Texas 77063  
713.783.6702  
sobryant@andtejas.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration No. 1-23290 & 10040 (LS)  
2122 West Grand Parkway North, Suite 150 - Katy, TX 77449 832.913.4000  
cjamnik@quiddity.com

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GATE DRIVE  
50' ROW)

39

WICK ROAD  
DEDICATION  
EC 6

40

R.W.C.T.

FRED EULE SURVEY  
ABSTRACT 375

. & T. C. R.R. CO. SURVEY  
ECTION 121 ABSTRACT 201

STOCKDICK ROAD  
(50' ROW)

STOCKDICK ROAD  
(50' ROW)

C1

454.66'

25' BL

Brookshire-Katy Drain  
Called 3.00 Ac. Agree.  
(EXHIBIT "A-  
C.C.F. No. 220  
O.P.R.W.C.T."

0°03'20"W 1,041.67'

INT  
JD No. 4)  
SEMENT  
34

Brookshire-Katy Drainage District  
Called 30.2 Ac. Agreement Tract  
(EXHIBIT "A-3")  
C.C.F. No. 2200987  
O.P.R.W.C.T.

DATE: JUNE 2024

SCALE 1"=80'

SHEET 1K OF 1

FINAL PLAT OF  
SUNTERRA  
REMOTE WATER  
WELL AND  
RESERVE

OWNER/DEVELOPER:  
Astro Sunterra, L.P.  
a Delaware Limited Liability Company  
2450 Fondren Road, Suite 210  
Houston, Texas 77063  
713.783.6702  
sobryant@landtejas.com

ENGINEER/PLANNER/SURVEYOR:

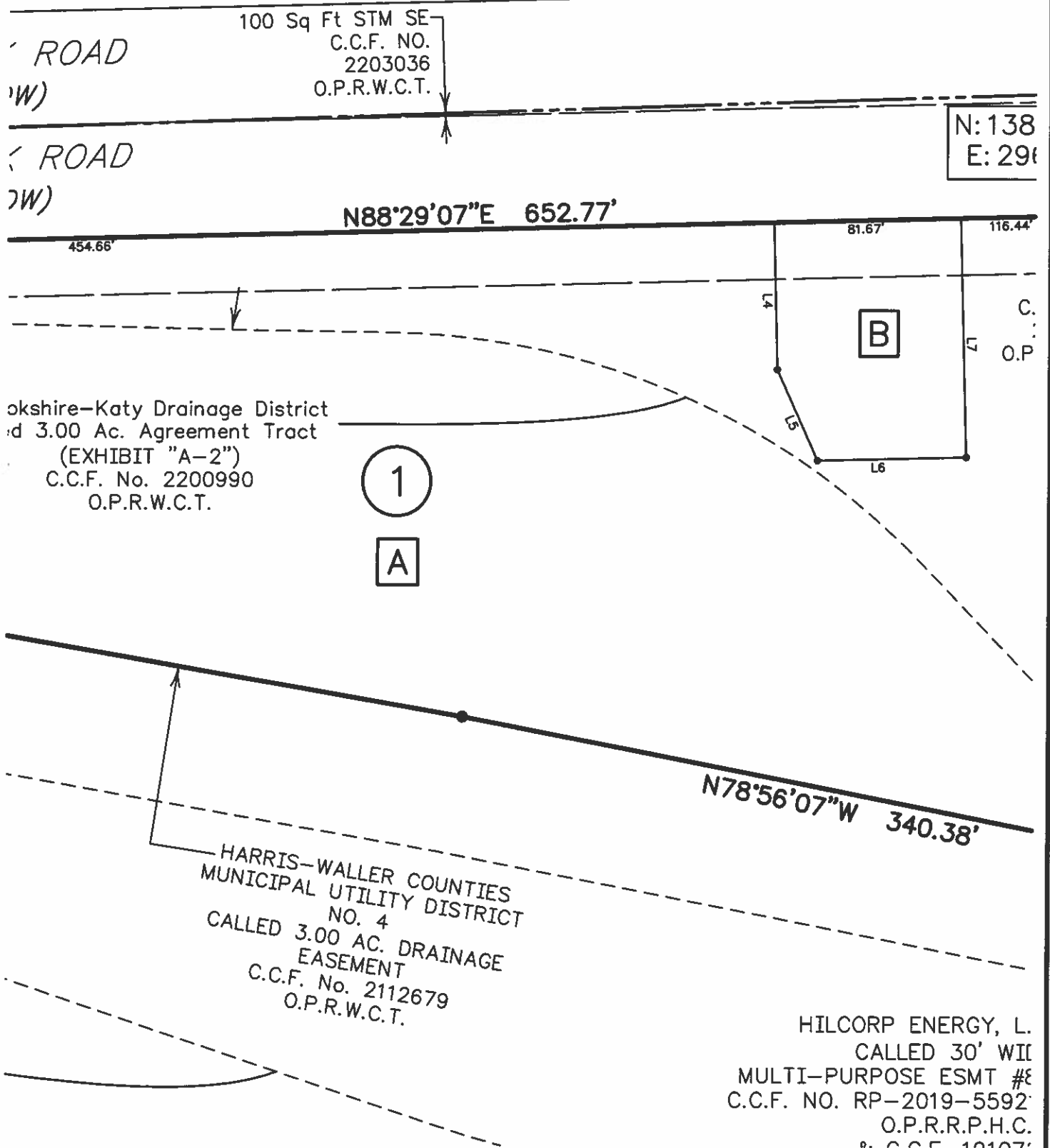


**QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. F-73290 & L20045100  
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000  
cjamnik@quiddity.com

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HUMBLE OIL &  
REFINING COMPANY  
CALLED 10.00 AC.  
VOL. 200, PG. 118  
D.R.W.C.T.



DATE: JUNE 2024

SCALE 1"=60'

SHEET 1L OF 1

FINAL PLAT OF  
SUNTERRA  
REMOTE WATER  
WELL AND  
RESERVE

OWNER/DEVELOPER:  
Astro Sunterra, L.P.  
a Delaware Limited Liability Company  
2450 Fondren Road, Suite 210  
Houston, Texas 77063  
713.783.6702  
sobryant@landtejas.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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

cjamnik@quiddity.com

STOCKDICK ROAD  
STREET DEDICATION  
SEC 5

C.C.F. No. 2301831  
O.P.R.W.C.T.

FRED EULE SURVEY  
ABSTRACT 375

H. & T. C. R. R. CO. SURVEY  
SECTION 129 ABSTRACT 204  
(WALLER COUNTY)

STOCKDICK ROAD  
(50' ROW)

STOCKDICK ROAD  
(50' ROW)

N: 13868310.26  
E: 2964803.43

B

10' SSE  
C.C.F. NO.  
2203037  
O.P.R.W.C.T.

5' WLE  
C.C.F. NO.  
2009267  
O.P.R.W.C.T.

BARTLETT ROAD  
(100' ROW)  
C.C.F. No. 2108104  
O.P.R.W.C.T.

SUNTERRA  
CALLED  
(EXHIE  
C.C.F. No.  
O.P.R.

25' BL

N 340.38'

CORP ENERGY, L.P.  
CALLED 30' WIDE  
JRPOSE ESMT #8A  
RP-2019-559218  
O.P.R.R.P.H.C.T.  
C.C.F. No. 1010720

DATE: JUNE 2024

SCALE 1"=80'

SHEET 1M OF 1

FINAL PLAT OF  
SUNTERRA  
REMOTE WATER  
WELL AND  
RESERVE

OWNER/DEVELOPER:

Astro Sunterra, L.P.  
a Delaware Limited Liability Company  
2450 Fondren Road, Suite 210  
Houston, Texas 77063  
713.783.6702  
sobryant@andtejas.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. F-23270 & 10046100  
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832-913-4000  
cjamnik@quiddity.com

ROAD  
DEDICATION

21831  
T.

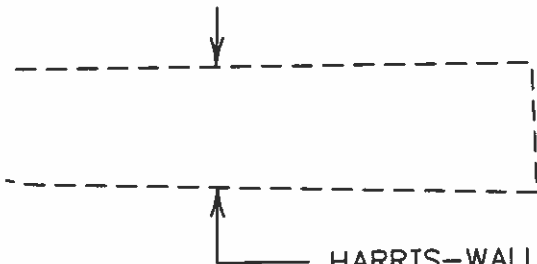
STOCKDICK ROAD  
' ROW)

STOCKDICK ROAD  
' ROW)

STOCKDICK ROAD  
STREET DEDICATION  
SEC 2

C.C.F. No. 2208260  
O.P.R.W.C.T.

'TERRA MARKET, LLC  
CALLED 2.29 AC.  
(EXHIBIT "A")  
C.C.F. NO. 2203434  
O.P.R.W.C.T.



HARRIS-WALLER COUNTIES  
MUNICIPAL UTILITY DISTRICT  
NO. 4  
CALLED 3.00 AC. DRAINAGE  
EASEMENT  
C.C.F. No. 2112679  
O.P.R.W.C.T.

DATE: JUNE 2024

SCALE 1"=80'

SHEET 1N OF 1

FINAL PLAT OF  
SUNTERRA  
REMOTE WATER  
WELL AND  
RESERVE

OWNER/DEVELOPER:  
Astro Sunterra, L.P.  
a Delaware Limited Liability Company  
2450 Fondren Road, Suite 210  
Houston, Texas 77063  
713.783.6702  
sobryant@landtejas.com

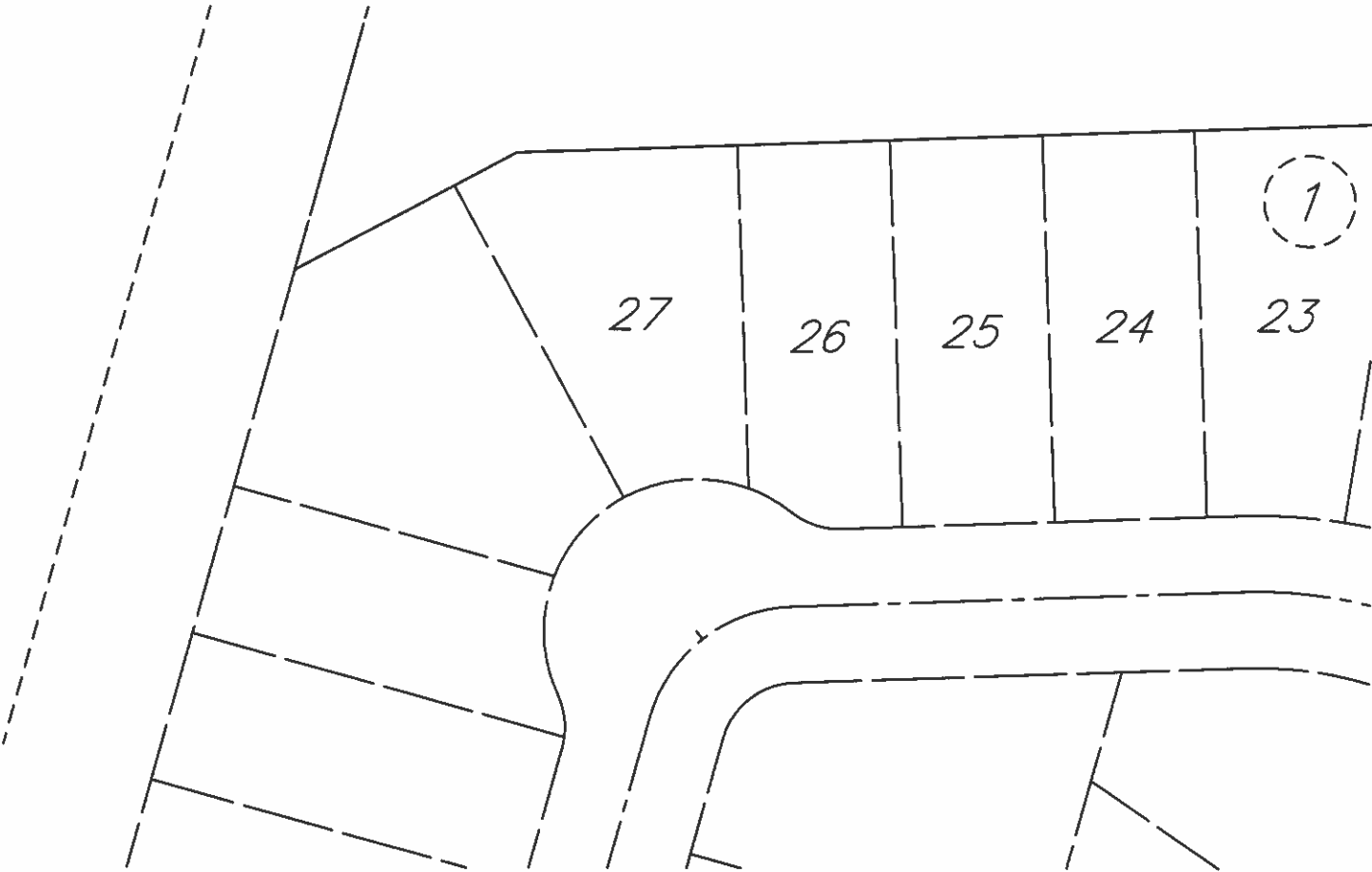
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration No. 1-732700 & 10046100  
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000  
cjamnik@quiddity.com

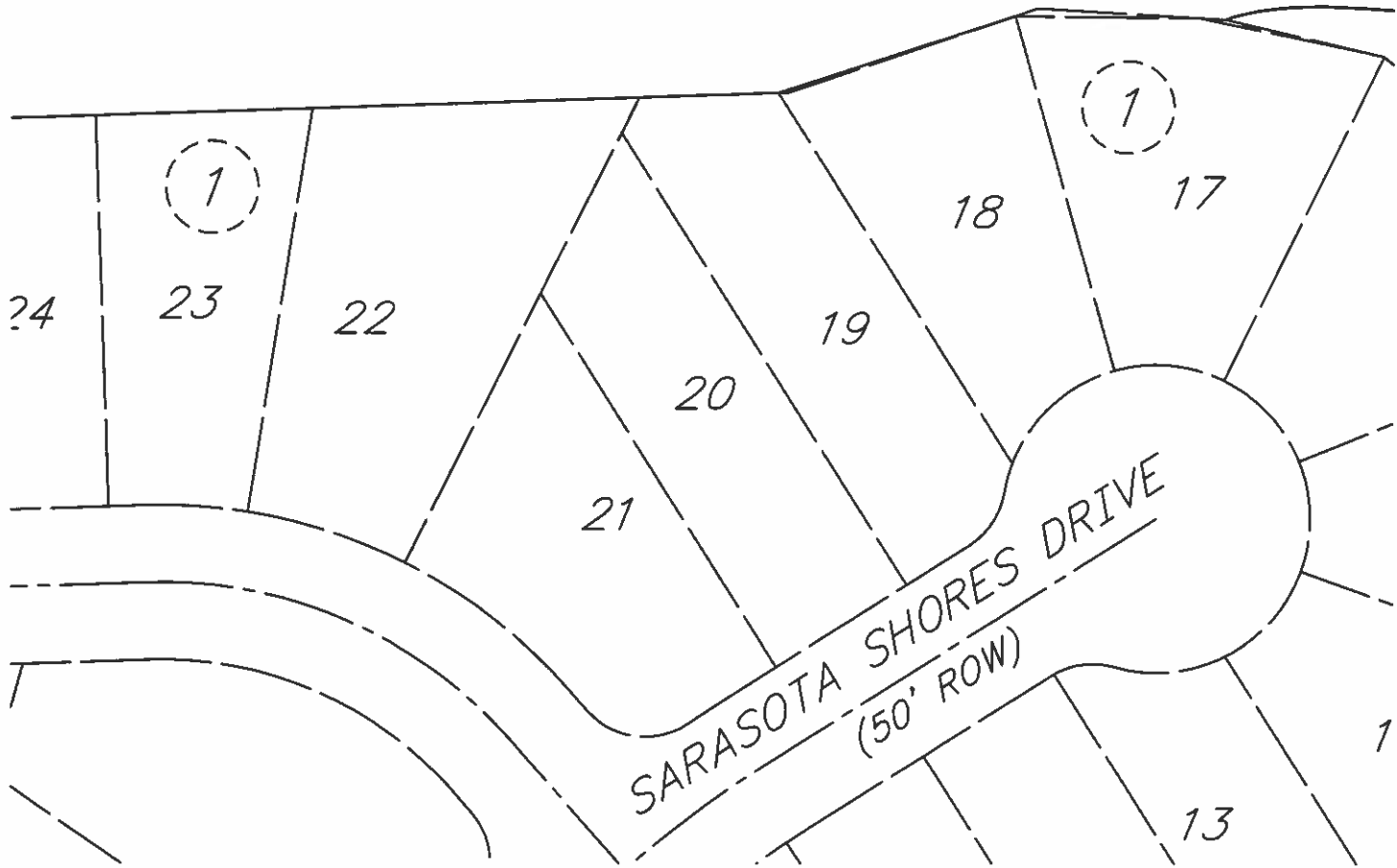
SUNTERRA  
DETENTION AND WATER  
PLANT NO. 1  
C.C.F. No. 2209354 O.P.R.W.C.T.



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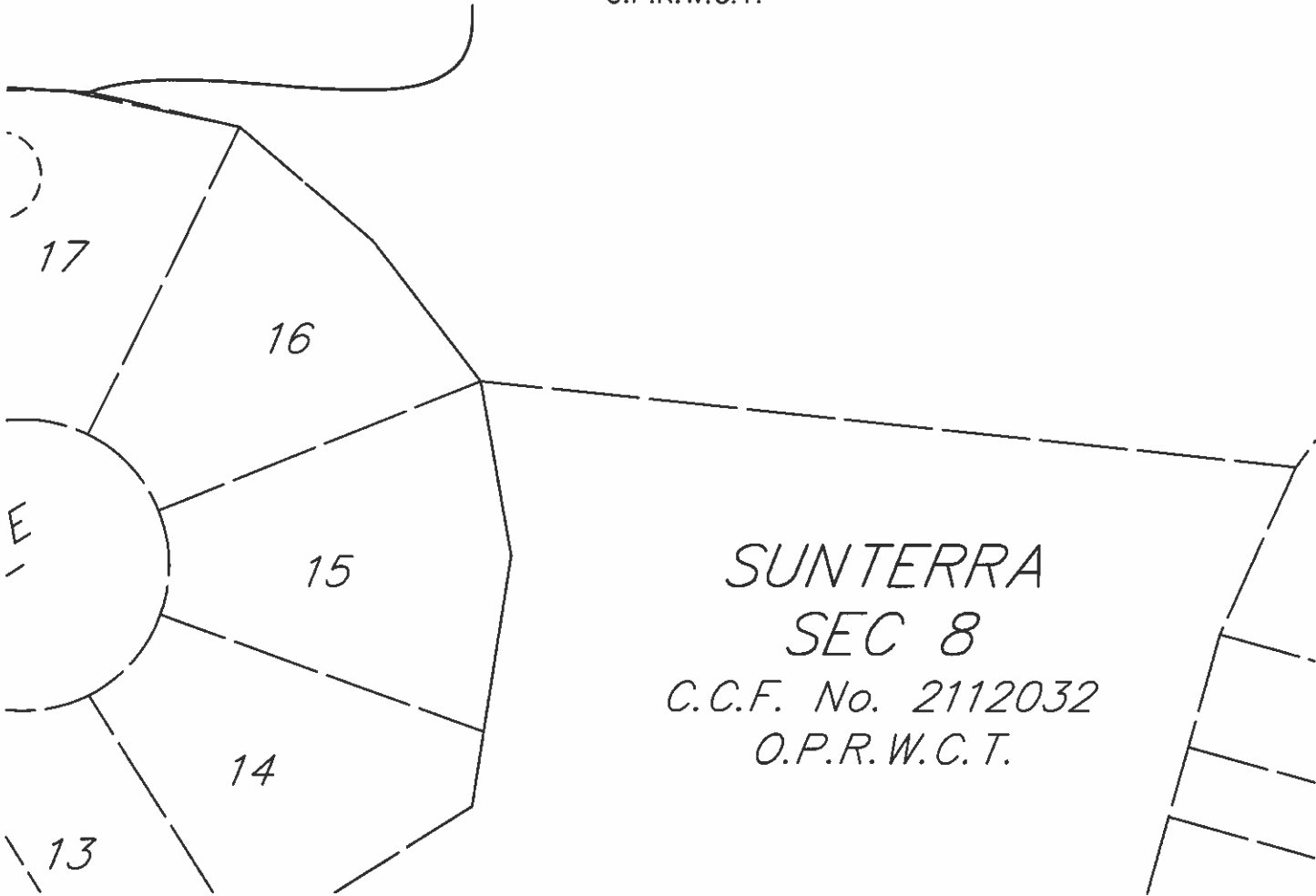
|                 |                                                                  |                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: JUNE 2024 | FINAL PLAT OF<br>SUNTERRA<br>REMOTE WATER<br>WELL AND<br>RESERVE | OWNER/DEVELOPER:<br>Astro Sunterra, L.P.<br>a Delaware Limited Liability Company<br>2450 Fondren Road, Suite 210<br>Houston, Texas 77063<br>713.783.6702<br>sobryant@andtejos.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; 10046100<br/>2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000<br/>cjamnik@quiddity.com</small> |
| SCALE 1"=80'    |                                                                  |                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                            |
| SHEET 10 OF 1   |                                                                  |                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                            |

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|                 |                                                                  |                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------|------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: JUNE 2024 | FINAL PLAT OF<br>SUNTERRA<br>REMOTE WATER<br>WELL AND<br>RESERVE | OWNER/DEVELOPER:<br>Astro Sunterra, L.P.<br>a Delaware Limited Liability Company<br>2450 Fondren Road, Suite 210<br>Houston, Texas 77063<br>713.783.6702<br>sobryant@landtejas.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-13590 &amp; L0046200<br/>2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000<br/>c.jamnik@quiddity.com</small> |
| SCALE 1"=60'    |                                                                  |                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                              |
| SHEET 1P OF 1   |                                                                  |                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                              |

Brookshire-Katy Drainage District  
Called 30.2 Ac. Agreement Tract  
(EXHIBIT "A-3")  
C.C.F. No. 2200987  
O.P.R.W.C.T.

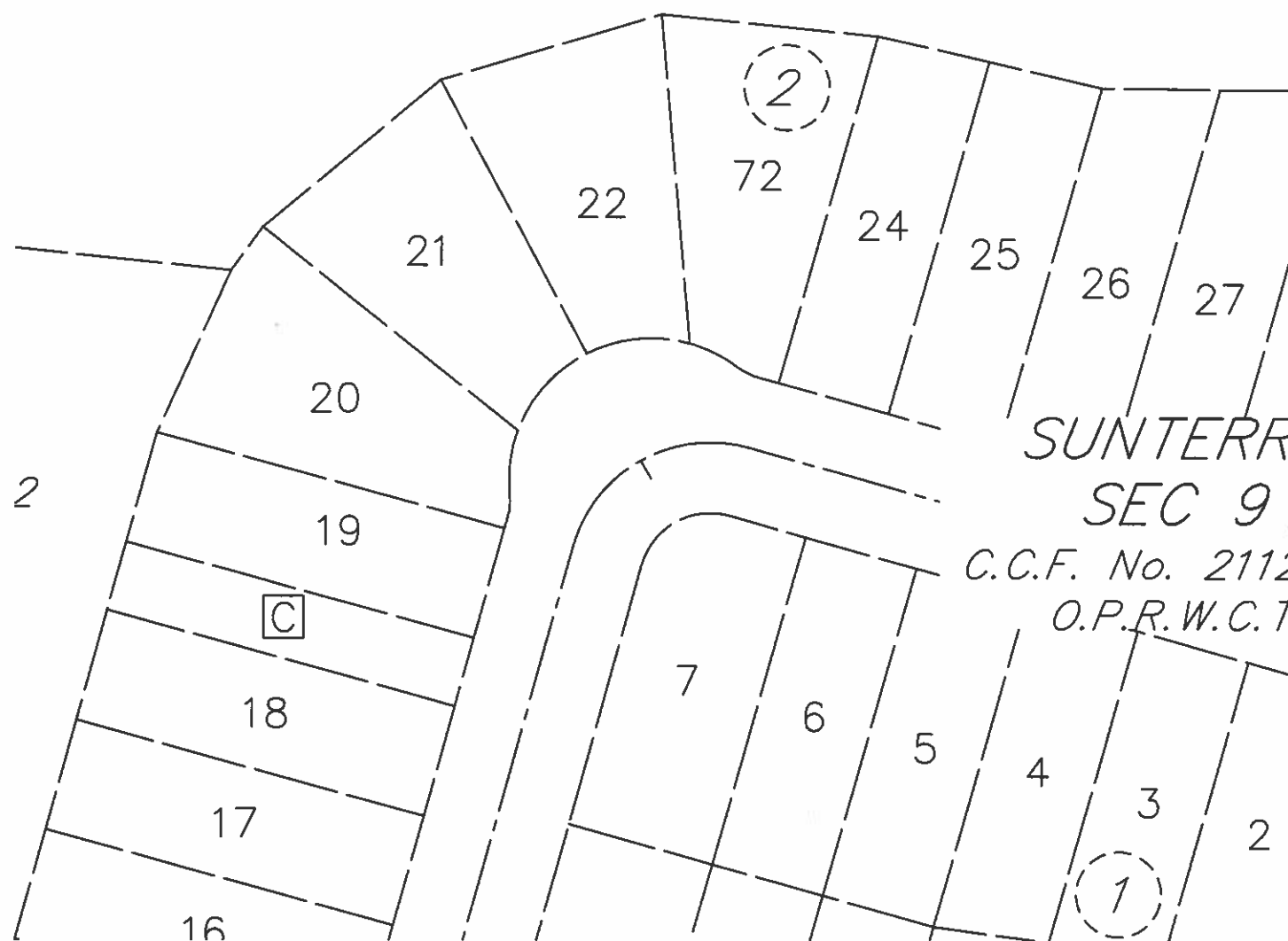


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|                 |                                                                  |                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: JUNE 2024 | FINAL PLAT OF<br>SUNTERRA<br>REMOTE WATER<br>WELL AND<br>RESERVE | OWNER/DEVELOPER:<br>Astro Sunterra, L.P.<br>a Delaware Limited Liability Company<br>2450 Fondren Road, Suite 210<br>Houston, Texas 77063<br>713.783.6702<br>sobryant@andtejas.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/>2323 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000<br/>cjamnik@quiddity.com</small> |
| SCALE 1"=60'    |                                                                  |                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                             |
| SHEET 10 OF 1   |                                                                  |                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                             |

NO. 4  
CALLED 3.00 AC. DRAINAGE  
EASEMENT  
C.C.F. No. 2112679  
O.P.R.W.C.T.

HILCORP ENERGY, L  
CALLED 30' WI  
MULTI-PURPOSE ESMT #  
C.C.F. NO. RP-2019-5592  
O.P.R.R.P.H.C  
& C.C.F. 19107  
O.P.R.W.C



K:\18537\18537-0211-01 Sunterra Remote Well No. 1 Plat\2 Design Phase\Planning\Sunterra RWW and reserve - PLAT.dwg Oct 07, 2024 - 1:00pm CKJ

|                 |                                                                  |                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: JUNE 2024 | FINAL PLAT OF<br>SUNTERRA<br>REMOTE WATER<br>WELL AND<br>RESERVE | OWNER/DEVELOPER:<br>Astro Sunterra, L.P.<br>a Delaware Limited Liability Company<br>2450 Fondren Road, Suite 210<br>Houston, Texas 77063<br>713.783.6702<br>sobryant@andtejas.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-23290 &amp; 10046100<br/>2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.8000<br/>cjamnik@quiddity.com</small> |
| SCALE 1"=60'    |                                                                  |                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                            |
| SHEET 1R OF 1   |                                                                  |                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                            |

CORP ENERGY, L.P.  
CALLED 30' WIDE  
PURPOSE ESMT #8A  
RP-2019-559218  
O.P.R.R.P.H.C.T.  
& C.C.F. 1910726  
O.P.R.W.C.T.

DRAINAGE EASEMENT  
(Harris-Waller County MUD No. 4)  
CALLED 21.17 Ac. EASEMENT  
C.C.F. No. 2101464  
O.P.R.W.C.T.

HARRIS-WALLER-  
COUNTIES MUNICIPAL  
UTILITY DISTRICT NO. 4  
20' WIDE WLE #1  
CALLED 0.38 AC.  
C.C.F. NO. 2010938  
O.P.R.W.C.T.

HILCORP ENERGC  
CALLED 30  
MULTI-PURPOSE ESMT  
C.C.F. NO. RP-2019-  
O.P.R.R.P.  
& C.C.F. 1'  
O.P.R.

26 27 28 29

SUNTERRA  
SEC 9

C.F. No. 2112033  
O.P.R.W.C.T.

B

J. W. MCCUTCHEON SURVEY  
SECTION 130 ABSTRACT 308  
(WALLER COUNTY)  
H. & T. C. R.R. CO. SURVEY  
SECTION 121 ABSTRACT 201

1

D

SUNTERRA  
SEC 10  
C.C.F. No. 21134E  
O.P.R.W.C.T.

3 2 1  
2 13 14

DATE: JUNE 2024

SCALE 1"=80'

SHEET 1R OF 1

FINAL PLAT OF  
SUNTERRA  
REMOTE WATER  
WELL AND  
RESERVE

OWNER/DEVELOPER:  
Astro Sunterra, L.P.  
a Delaware Limited Liability Company  
2450 Fondren Road, Suite 210  
Houston, Texas 77063  
713.783.6702  
sobryant@andtejas.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Surveyors  
Registration Nos. F-23290 & 10046 LDD  
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000  
cjamnik@quiddity.com

HARRIS-WALLER COUNTIES  
MUNICIPAL UTILITY DISTRICT  
NO. 4  
CALLED 3.00 AC. DRAINAGE  
EASEMENT  
C.C.F. No. 2112679  
O.P.R.W.C.T.

HARRIS-WALLER  
ITIES MUNICIPAL  
DISTRICT NO. 4  
20' WIDE WLE #1  
CALLED 0.38 AC.  
C.F. NO. 2010938  
O.P.R.W.C.T.

HILCORP ENERGY, L.P.  
CALLED 30' WIDE  
TI-PURPOSE ESMT #8A  
NO. RP-2019-559218  
O.P.R.R.P.H.C.T.  
& C.C.F. 1910726  
O.P.R.W.C.T.

D

VTERRA  
EC 10  
No. 2113488  
P.R.W.C.T.

DATE: JUNE 2024

SCALE 1"=60'

SHEET 1R OF 1

FINAL PLAT OF  
SUNTERRA  
REMOTE WATER  
WELL AND  
RESERVE

OWNER/DEVELOPER:

Astro Sunterra, L.P.  
a Delaware Limited Liability Company  
2450 Fondren Road, Suite 210  
Houston, Texas 77063  
713.783.6702  
sobryant@andtejas.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. F-232700 & 10046100  
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.0000  
cjamnik@quiddity.com