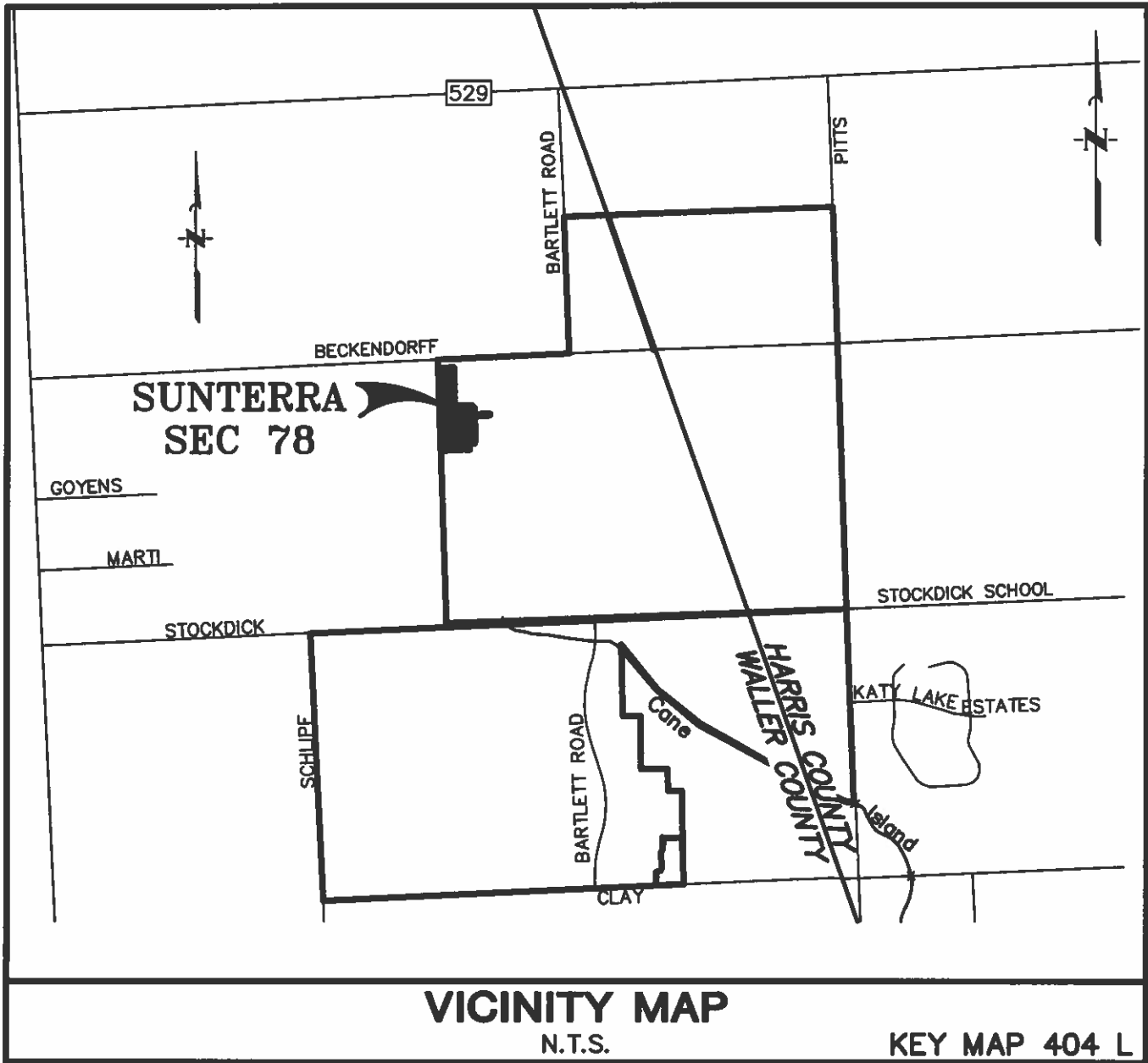




FINAL PLAT OF
SUNTERRA
SEC 78

A SUBDIVISION OF 34.10 ACRES OF LAND
OUT OF THE
FRED EULE SURVEY, A-375
WALLER COUNTY, TEXAS
139 LOTS 9 RESERVES 6 BLOCKS
APRIL 2024

BKDD PERMIT NO. 2024-68

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 78	OWNER/DEVELOPER: D.R. HORTON-Texas, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd Conroe, TX 77384 281-269-6832	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. E-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE NTS			
SHEET 1A OF 1			

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STATE OF TEXAS §
COUNTY OF WALLER §

A METES & BOUNDS description of a 34.10 acre tract of land in the Fred Eule Survey, Abstract 375, Waller County, Texas, being out of and a part of the residue of that certain called 227.45 acre tract (Tract #3B) recorded under County Clerk's File Number 2312086, Official Public Records, Waller County, Texas, the residue of that certain called 304.68 acre tract recorded under County Clerk's File Number 2115246, Official Public Records, Waller County, Texas, the residue of that certain called 349.96 acre tract recorded under County Clerk's File Number 2203247, Official Public Records, Waller County, Texas, and that certain called 55.75 acre tract recorded under County Clerk's File Number 2400397, Official Public Records, Waller County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Commencing at a 1/2-inch iron pipe found for the most westerly southwest corner of the residue of said called 304.68 acre tract, same being the southeast corner of an adjoining called 31.111 acre tract recorded under County Clerk's File Number 2101670, Official Public Records, Waller County, Texas, being a point in the south line of said Fred Eule Survey, Abstract 375, the north line of the adjoining H. & T. C. Railroad Company Survey Section 121, Abstract 201, and the north line of the adjoining Stockdick Road Street Dedication Section 1, according to map or plat thereof recorded under County Clerk's File Number 2215083, Official Public Records, Waller County, Texas;

Thence North 01 degree 57 minutes 42 seconds West along the west line of the residue of said called 304.68 acre tract, the east line of said adjoining called 31.111 acre tract, and the east line of an adjoining called 131.503 acre tract recorded under County Clerk's File Number 2110394, Official Public Records, Waller County, Texas, 2,220.11 feet to the southwest corner and Place of Beginning of the herein described tract;

Thence along the west line of the herein described tract, same being the west line of the residue of said called 304.68 acre tract, the westerly line of the residue of said called 227.45 acre tract, and the west line of the residue of said called 349.96 acre tract with the following courses and distances:

North 01 degree 57 minutes 42 seconds West, 436.86 feet;

North 01 degree 57 minutes 03 seconds West, 1,745.56 feet to the northwest corner of the herein described tract;

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

North 88 degrees 02 minutes 18 seconds East, at 100.00 feet pass the northwest corner of said called 55.75 acre tract, same being an interior corner of the residue of said called 227.45 acre tract, and continuing along the north line of said called 55.75 acre tract and an interior line of the residue of said called 227.45 acre tract for a total distance of 236.70 feet;
South 18 degrees 39 minutes 37 seconds East, 28.30 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 33 degrees 23 minutes 55 seconds, an arc length of 29.15 feet, a radius of 50.00 feet, and a chord bearing North 88 degrees 02 minutes 20 seconds East, 28.73 feet;

North 14 degrees 44 minutes 17 seconds East, 28.30 feet;

North 88 degrees 02 minutes 18 seconds East, 127.03 feet to the upper northeast corner of the herein described tract;

Thence along the upper east line of the herein described tract, being the upper east line of said called 55.75 acre tract and a west line of the residue of said called 227.45 acre tract, with the following courses and distances:

South 46 degrees 57 minutes 23 seconds East, 14.14 feet;

South 01 degree 57 minutes 22 seconds East, 563.66 feet;

South 01 degree 41 minutes 34 seconds West, 202.41 feet;

South 00 degrees 25 minutes 08 seconds West, 50.54 feet;

South 01 degree 57 minutes 42 seconds East, 148.44 feet;

South 25 degrees 26 minutes 40 seconds East, 19.68 feet to a reentry corner of the herein described tract;

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SCALE NTS			
SHEET 19 OF 1			

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Thence along an interior line of the herein described tract with the following courses and distances:

South 72 degrees 03 minutes 52 seconds East, 37.64 feet;

North 88 degrees 02 minutes 18 seconds East, 393.35 feet;

South 49 degrees 27 minutes 49 seconds East, 104.31 feet;

South 01 degree 57 minutes 42 seconds East, 166.53 feet;

South 13 degrees 56 minutes 41 seconds East, 24.24 feet;

North 76 degrees 03 minutes 19 seconds East crossing the residue of said called 227.45 acre tract, 74.51 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 11 degrees 58 minutes 59 seconds, an arc length of 67.97 feet, a radius of 325.00 feet, and a chord bearing North 82 degrees 02 minutes 49 seconds East, 67.85 feet;

North 88 degrees 02 minutes 18 seconds East, 252.68 feet to a point in the west line of an adjoining called 105.10 acre tract recorded under County Clerk's File Number 2400570, Official Public Records, Waller County, Texas;

South 01 degree 57 minutes 42 seconds East along the west line of said adjoining called 105.10 acre tract and an east line of the residue of said called 227.45 acre tract, 50.00 feet;

South 88 degrees 02 minutes 18 seconds West crossing the residue of said called 227.45 acre tract, 252.68 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 11 degrees 58 minutes 59 seconds, an arc length of 57.51 feet, a radius of 275.00 feet, and a chord bearing South 82 degrees 02 minutes 49 seconds West, 57.41 feet;

South 76 degrees 03 minutes 19 seconds West at 74.51 feet pass an angle point in the east line of said called 55.75 acre tract, and continue for a total distance of 90.26 feet to a reentry corner of the herein described tract;

Thence along the lower east line of the herein described tract, same being the east line of said called 55.75 acre tract and a west line of the residue of said called 227.45 acre tract with the following courses and distances:

South 01 degree 57 minutes 42 seconds East, 568.60 feet;

South 00 degrees 32 minutes 02 seconds West, 65.08 feet;

South 15 degrees 59 minutes 13 seconds West, 83.78 feet;

South 65 degrees 51 minutes 35 seconds West, 12.89 feet;

North 66 degrees 11 minutes 32 seconds West, 117.12 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 65 degrees 25 minutes 11 seconds, an arc length of 28.54 feet, a radius of 25.00 feet, and a chord bearing South 05 degrees 28 minutes 28 seconds East, 27.02 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 07 degrees 48 minutes 23 seconds, an arc length of 23.84 feet, a radius of 175.00 feet, and a chord bearing South 34 degrees 16 minutes 52 seconds East, 23.82 feet;

South 59 degrees 37 minutes 19 seconds West, 50.00 feet to a point in a non-tangent curve to the right;

Thence with said non-tangent curve to the right, having a central angle of 28 degrees 25 minutes 37 seconds, an arc length of 62.02 feet, a radius of 125.00 feet, and a chord bearing South 16 degrees 09 minutes 52 seconds East, 61.38 feet;

South 01 degree 57 minutes 03 seconds East, 66.52 feet to the southeast corner of the herein described tract;

Thence South 88 degrees 02 minutes 57 seconds West establishing the south line of the herein described tract, crossing said called 55.75 acre tract, at 656.90 feet pass the southwest corner of said called 55.75 acre tract, and continue crossing the residue of said called 304.68 acre tract for a total distance of 756.90 feet to the Place of Beginning and containing 34.10 acres of land, more or less.

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SCALE 1"=60'			
SHEET 182 OF 1			

General Notes:

- 1. One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of street where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
- 2. This subdivision is proposed for single-family residential, detention and other related uses.
- 3. The radius on all block corners is 25 feet, unless otherwise noted.
- 4. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by Charter Title Company, GF No. 1076601900020C, Dated November 8, 2024.
- 5. All easements are centered on lot lines unless otherwise shown. All 14 foot utility easements shown extend 7 feet on each side of a common lot line unless otherwise indicated.
- 6. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by the representative Title Company.
- 7. All coordinates shown are grid based on the Texas Coordinate System OF 1983, South Central Zone, and may be converted to surface by dividing by the combined scale factor of 0.99989805999.
- 8. All bearings are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
- 9. A minimum of ten (10) feet shall be provided between sides of residential dwellings.
- 10. New development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.
- 11. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- 12. Structures built on lots in the designated flood plain shall be elevated to two (2) feet or more above the 500-year floodplain elevation, in the 100-year floodplain. Within the 500-year, these structures must be elevated to one (1) foot above the 500-year floodplain level. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.) Contact the County Engineer's office for specific information.
- 13. No structure in this subdivision shall be occupied until connected to a public sewer system.
- 14. No structure in this subdivision shall be occupied until connected to an individual water supply or a state - approved community water system.
- 15. This tract lies within Unshaded Zone "X" of the Flood Insurance Rate Map, Community NO. 480640, Map Number 48473C0375E, Panel 0375, suffix "E" dated February 18, 2009 and revised under LOMR 22-06-2777P dated November 20, 2023 for Waller County, Texas and incorporated areas.
- 16. Unless otherwise indicated, the building line (B.L.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
- 17. Single Family Residential shall mean the use of a lot with one building designed for and containing no more than two separate units with facilities for living, sleeping cooking and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of no more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.
- 18. Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.
- 19. Right-of-way easements for widening streets or improving drainage shall be maintained by the landowner until all street or drainage improvements are actually constructed on the property. The county has the right at any time to take possession of any street widening easement for construction, improvement or maintenance.
- 20. The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by the Commissioners Court. The Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the public streets. The county will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets. The county assumes no responsibility for the accuracy of representations by other parties on the plat. Flood plain data, in particular, may change depending on subsequent development. The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the county. The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid D.R. Horton- Texas, LTD., a Texas Limited Partnership, to the purchaser of each and every lot in the subdivision prior to culmination of each sale include certification that the subdivider has complied with the requirements of section 232.032 and that:
 - (a)the water quality and connections to the lots meet, or will meet, the minimum state standards;
 - (b)sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
 - (c)electrical connections provided to the lot meet, or will meet, the minimum state standards; and
 - (d)gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.
- 21. Project site is within City of Houston ETJ.
- 22. There are no pipeline easements within the platted area.
- 23. TBM "2081865" being a cut square in the north curb of the south lane of Stockdick Road being +/- 463' East of the intersection of Stockdick Road and Bartlett Road, being being +/- 119' east of a Storm Sewer Manhole, and being +/- 34' North of a Sanitary Manhole. Elevation = 163.71'
- 24. All lots shall have adequate wastewater collection services.
- 25. Tract is subject to surface Waiver agreement recorded under C.C.F. No. 2312084, O.P.R.W.C.T.
- 26. Tract is subject to an On-Site Sewer facility recorded under C.C.F. No. 2107264 O.P.R.W.C.T.

DATE: APRIL 2024

SCALE NTS

SHEET 1C OF 1

FINAL PLAT OF
SUNTERRA
SEC 78

OWNER/DEVELOPER:
D.R. HORTON-Texas, LTD.
a Texas Limited Partnership
400 Carriage Hills Blvd
Conroe, TX 77384
281-269-6832

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. 1-23290 & 10046100
2122 West Grand Parkway North, Suite 150 Katy, TX 77449 832.911-0000

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- Legend
- AC "Acres"
 - AE "Aerial Easement"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - GBL "Garage Building Line"
 - IRF "Found 5/8-inch Iron Rod with cap stamped "Quiddity"
 - No "Number"
 - O.P.R.W.C.T. "Official Public Records, Waller County, Texas"
 - ROW "Right-of-Way"
 - STM SE "Storm Sewer Easement"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - UE "Utility Easement"
 - Vol _ Pg _ "Volume and Page"
 - WLE "Waterline Easement"
 - "Set 3/4-inch Iron Rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" as Per Certification"
 - ① "Block Number"
 - ↗↘ "Street Name Break"

RESTRICTED RESERVE [A]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.06 AC
2,692 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 Drainage and
Detention
Purposes Only
1.07 AC
46,500 Sq. Ft.

RESTRICTED RESERVE [D]
Restricted to Drainage and
Detention
Purposes Only
2.86 AC
124,485 Sq. Ft.

RESTRICTED RESERVE [E]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.10 AC
4,533 Sq. Ft.

RESTRICTED RESERVE [F]
Restricted to Drainage and
Detention
Purposes Only
0.85 AC
36,990 Sq. Ft.

RESTRICTED RESERVE [G]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.07 AC
2,878 Sq. Ft.

RESTRICTED RESERVE [H]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.14 AC
6,242 Sq. Ft.

RESTRICTED RESERVE [I]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.08 AC
3,477 Sq. Ft.

RESERVE TOTALS
5.32 AC
231,607 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
C1	50.00'	33°23'55"	29.15'	N88°02'20"E	28.73'	15.00'
C2	325.00'	11°58'59"	67.97'	N82°02'49"E	67.85'	34.11'
C3	275.00'	11°58'59"	57.51'	S82°02'49"W	57.41'	28.86'
C4	25.00'	65°25'11"	28.54'	S05°28'28"E	27.02'	16.06'
C5	175.00'	7°48'23"	23.84'	S34°16'52"E	23.82'	11.94'
C6	125.00'	28°25'37"	62.02'	S16°09'52"E	61.38'	31.66'
C7	300.00'	11°58'59"	62.74'	S82°02'49"W	62.63'	31.49'
C8	300.00'	11°58'59"	62.74'	N82°02'49"E	62.63'	31.49'
C9	50.00'	90°00'00"	78.54'	S43°02'18"W	70.71'	50.00'
C10	50.00'	90°00'00"	78.54'	S46°57'42"E	70.71'	50.00'
C11	125.00'	90°00'00"	196.35'	N43°02'18"E	176.78'	125.00'
C12	150.00'	16°35'01"	43.42'	N38°40'11"W	43.26'	21.86'
C13	50.00'	90°00'00"	78.54'	N46°57'42"W	70.71'	50.00'
C14	150.00'	90°00'00"	235.62'	S46°57'42"E	212.13'	150.00'
C15	1000.00'	3°34'35"	62.42'	S00°10'24"E	62.41'	31.22'
C16	1000.00'	3°34'35"	62.42'	N00°10'24"W	62.41'	31.22'
C17	800.00'	2°24'32"	33.64'	N03°09'58"W	33.63'	16.82'
C18	25.00'	90°00'00"	39.27'	S43°02'18"W	35.36'	25.00'
C19	25.00'	88°33'20"	38.64'	N74°39'21"W	34.91'	24.38'
C20	25.00'	39°51'25"	17.39'	S68°06'36"W	17.04'	9.06'
C21	50.00'	169°42'49"	148.10'	S46°57'42"E	99.60'	555.51'
C22	25.00'	39°51'25"	17.39'	N17°58'01"E	17.04'	9.06'
C23	25.00'	89°59'22"	39.27'	N46°57'23"W	35.35'	25.00'
C24	25.00'	90°00'38"	39.27'	N43°02'37"E	35.36'	25.00'
C25	25.00'	39°51'25"	17.39'	N21°53'24"W	17.04'	9.06'

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SCALE NTS			
SHEET 1E OF 1			

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CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C26	50.00'	169°42'49"	148.10'	S43°02'18"W	99.60'	555.51'
C27	25.00'	39°51'25"	17.39'	S72°01'59"E	17.04'	9.06'
C28	25.00'	90°00'00"	39.27'	N43°02'18"E	35.36'	25.00'
C29	125.00'	38°28'09"	83.93'	S81°33'52"W	82.36'	43.61'
C30	50.00'	144°25'14"	126.03'	S45°27'35"E	95.22'	155.83'
C31	125.00'	38°28'09"	83.93'	N07°30'57"E	82.36'	43.61'
C32	25.00'	89°59'22"	39.27'	N46°57'23"W	35.35'	25.00'
C33	25.00'	90°00'38"	39.27'	N43°02'37"E	35.36'	25.00'
C34	25.00'	48°11'23"	21.03'	N28°27'55"W	20.41'	11.18'
C35	50.00'	123°54'00"	108.12'	S09°23'23"W	88.25'	93.84'
C36	50.00'	119°04'52"	103.92'	N15°43'17"W	86.20'	85.02'
C37	25.00'	48°11'23"	21.03'	S19°43'28"W	20.41'	11.18'
C38	25.00'	41°30'51"	18.11'	N67°16'53"E	17.72'	9.48'
C39	50.00'	173°01'42"	151.00'	N46°57'42"W	99.81'	820.83'
C40	25.00'	41°30'51"	18.11'	S18°47'44"W	17.72'	9.48'
C41	25.00'	90°00'00"	39.27'	S46°57'42"E	35.36'	25.00'
C42	25.00'	90°00'00"	39.27'	N46°57'42"W	35.36'	25.00'
C43	25.00'	90°00'00"	39.27'	N43°02'18"E	35.36'	25.00'
C44	25.00'	48°11'23"	21.03'	S67°52'00"E	20.41'	11.18'
C45	50.00'	276°22'46"	241.19'	S01°57'42"E	66.67'	44.72'
C46	25.00'	48°11'23"	21.03'	S63°56'37"W	20.41'	11.18'
C47	25.00'	90°00'00"	39.27'	N46°57'42"W	35.36'	25.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°02'18"E	236.70'
L2	S18°39'37"E	28.30'
L3	N14°44'17"E	28.30'
L4	N88°02'18"E	127.03'
L5	S46°57'23"E	14.14'
L6	S01°41'34"W	202.41'
L7	S00°25'08"W	50.54'
L8	S01°57'42"E	148.44'
L9	S25°26'40"E	19.68'
L10	S72°03'52"E	37.64'
L11	S49°27'49"E	104.31'
L12	S01°57'42"E	166.53'
L13	S13°56'41"E	24.24'
L14	N76°03'19"E	74.51'
L15	N88°02'18"E	252.68'
L16	S01°57'42"E	50.00'
L17	S88°02'18"W	252.68'
L18	S76°03'19"W	90.26'

LINE TABLE		
LINE	BEARING	DISTANCE
L19	S00°32'02"W	65.08'
L20	S15°59'13"W	83.78'
L21	S65°51'35"W	12.89'
L22	N66°11'32"W	117.12'
L23	S59°37'19"W	50.00'
L24	S01°57'03"E	66.52'
L25	S88°02'18"W	252.68'
L26	S76°03'19"W	100.00'
L27	S88°02'18"W	75.00'
L28	S01°57'42"E	705.00'
L29	S88°02'18"W	209.50'
L30	S46°57'42"E	12.87'
L31	S88°02'18"W	338.50'
L32	N43°02'18"E	10.00'
L33	N01°57'42"W	490.00'
L34	S88°02'57"W	251.99'
L35	S46°57'42"E	10.00'
L36	S88°02'18"W	463.50'

LINE TABLE		
LINE	BEARING	DISTANCE
L37	S43°02'18"W	12.00'
L38	S88°02'18"W	313.50'
L39	N44°32'25"E	46.00'
L40	N01°57'42"W	171.74'
L41	S01°36'54"W	178.02'
L42	N01°57'42"W	263.79'
L43	S88°02'57"W	266.75'
L44	S04°22'14"E	161.02'
L45	S46°57'42"E	14.14'
L46	S88°02'18"W	116.49'
L47	N01°57'03"W	137.82'
L48	S88°02'18"W	620.50'
L49	S01°57'42"E	238.99'
L50	N43°02'18"E	14.14'
L51	S88°02'18"W	117.00'
L52	N01°57'42"W	540.00'
L53	S88°02'18"W	343.50'
L54	S88°02'18"W	343.50'

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 78	OWNER/DEVELOPER: D.R. HORTON-Texas, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd Conroe, TX 77384 281-269-6632	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. E-13390 & L0046100 2323 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE NTS			
SHEET 1E2 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.

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

No portion of this subdivision lies within the boundaries of the 1% annual chance (100-year) floodplain as delineated on Waller County Community Panel #480640 of the Flood Insurance Rate Map No. 48473C0375E, dated 2/18/2009.

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




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

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Sunterra Sec 78 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 29 day of May, 2024

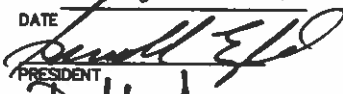
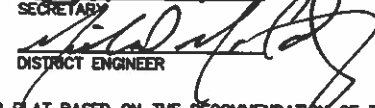
By:  or 
Lisa M. Clark Chair M. Sophy Garza Vice Chairman

By: 
Jennifer Ostling, AICP Secretary



BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-68

APPROVED BY THE BOARD OF SUPERVISORS ON

DATE 7-22-2024
 PRESIDENT
 SECRETARY
 DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

DATE: APRIL 2024

SCALE NTS

SHEET 1F OF 1

FINAL PLAT OF
SUNTERRA
SEC 78

OWNER/DEVELOPER:
D.R. HORTON-Texas, LTD.
a Texas Limited Partnership
400 Carriage Hills Blvd
Conroe, TX 77384
281-269-6832

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23290 & 10046100
2322 West Grand Parkway North, Suite 150, Baytown, TX 77609 832.913.4000

STATE OF TEXAS §
COUNTY OF WALLER §

We, D.R. Horton - Texas, Ltd., a Texas Limited Partnership, acting by and through Chad Estes, Land Development Manager, being an officer of D.R. Horton Inc., a Delaware Corporation, it's Authorized Agent, owner hereinafter referred to as Owners of the 34.10 acre tract described in the above and foregoing map of SUNTERRA SEC 78, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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

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

IN TESTIMONY WHEREOF, D.R. Horton - Texas, Ltd., a Texas Limited Partnership, acting by and through D.R. Horton Inc., a Delaware Corporation, it's Authorized Agent has caused these presents to be signed by Chad Estes, Land Development Manager, thereunto authorized, this 13th day of May, 2024

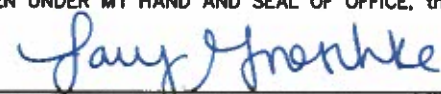
D.R. Horton- Texas, LTD.,
a Texas Limited Partnership

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

By: 
Chad Estes
Land Development Manager

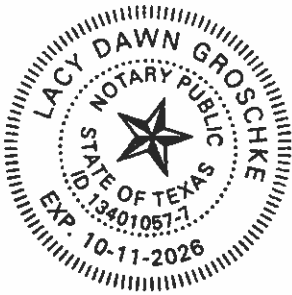
STATE OF TEXAS §
COUNTY OF Montgomery §

BEFORE ME, the undersigned authority, on this day personally appeared Chad Estes, Land Development Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13th day of May, 2024

Notary Public in and for the State of Texas

Lacy Groschke
Print Name

My commission expires: 10/11/2026

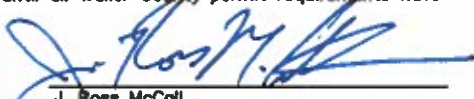


DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 78	OWNER/DEVELOPER: D.R. HORTON- Texas, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd Conroe, TX 77384 281-269-6832	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & L0046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832-913-0800
SCALE NTS			
SHEET 1G OF 1			

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


J. Ross McCall
County Engineer

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.

Corbett "Trey" J. Duhan III
County Judge

John A. Amster
Commissioner, Precinct 1

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

Kendric D. Jones
Commissioner, Precinct 3

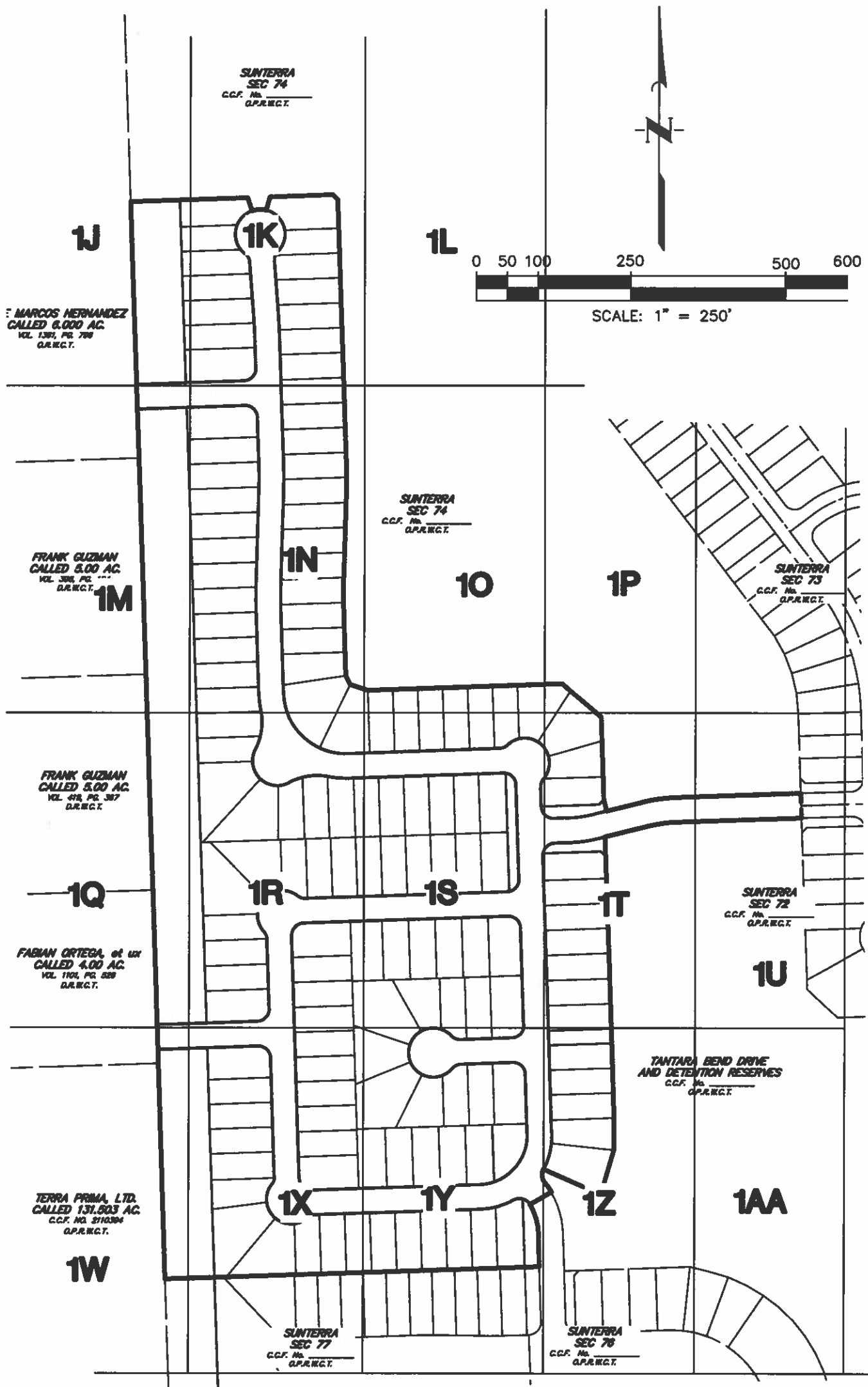
Justin Beckendorff
Commissioner, Precinct 4

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 8 of the current Waller County Subdivision and Development Regulations, in this regard.

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 78	OWNER/DEVELOPER: D.R. HORTON—Texas, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd Conroe, TX 77384 281-269-6832	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE NTS			
SHEET 1H OF 1			

K:\16537\16537-0181-02 Sunterra Section 78 Water, Sanitary, Drainage and Paving Facilities\2 Design Phase\Planning\Suntterra Sec 78 - PLAT.dwg Aug 14, 2024 - 2:06pm PM

K:\18537\18537-0191-02 Sunterra Section 78 Water, Sanitary, Drainage and Paving Facilities\2 Design Phase\Planning\Suntterra Sec 78 - PLAT.dwg Aug 08, 2024 - 4:03pm v1

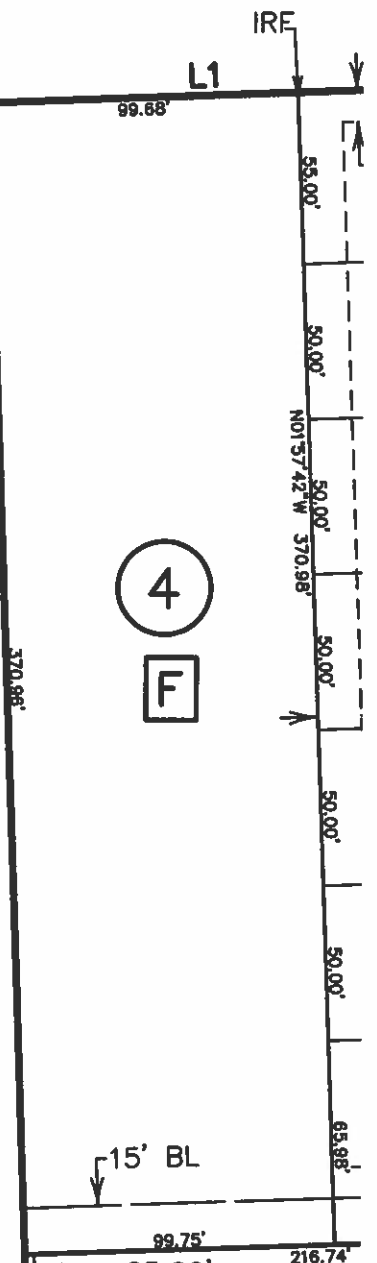


DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 78	OWNER/DEVELOPER: D.R. HORTON-Texas, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd Conroe, TX 77384 281-269-6832	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2327 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE 1" = 250'			
SHEET 11 OF 1			

N: 13874085.94
E: 2962323.90

JOSE MARCOS HERNANDEZ
CALLED 6.000 AC.
VOL. 1361, PG. 796
O.R.W.C.T.

1' RESERVE -
(SEE NOTE 1)



DATE: APRIL 2024

SCALE 1"=80'

SHEET 1J OF 1

FINAL PLAT OF
SUNTERRA
SEC 78

OWNER/DEVELOPER:
D.R. HORTON-Texas, LTD.
a Texas Limited Partnership
400 Carriage Hills Blvd
Conroe, TX 77384
281-269-6832

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

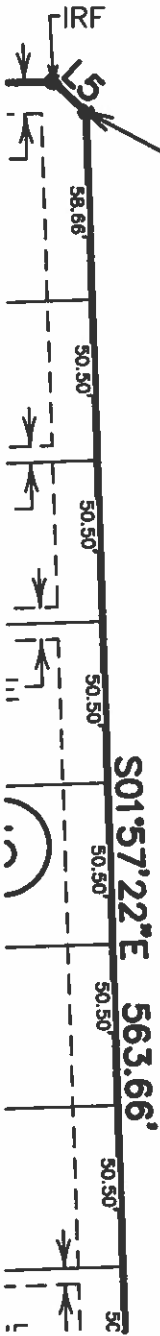
Quality Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E-73290 & L0046100
1321 West Grand Parkway North, Suite 150 Katy, TX 77449 817-913-4000

D



Guiddy Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E-23290 & L00046100
2322 West Grand Parkway North, Suite 150 Fort, TX 77449 (832) 913-4000

K:\18537\18537-0181-02 Sunterra Section 78 Water, Sanitary, Drains and Parking Facilities\2 Design Phase\Planning\Suntarra Sec 78 -- PLAT.dwg Sep 25, 2024 -- 8:18am dmluz



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E: 2962742.72

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 78	OWNER/DEVELOPER: D.R. HORTON—Texas, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd Conroe, TX 77384 281-269-6832	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10066100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE 1"=60'			
SHEET 1L OF 1			

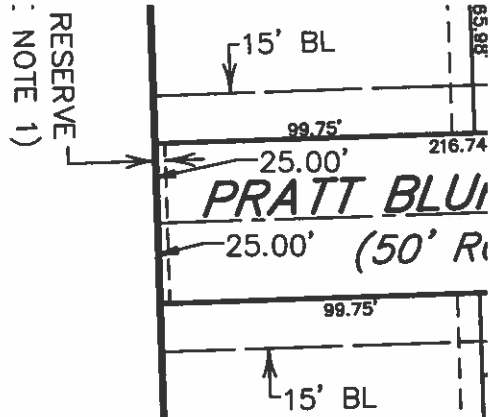
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FRANK GUZMAN
CALLED 5.00 AC.
VOL. 396, PG. 104
D.R.W.C.T.

S01°57'03"E 1,745.56'

1246.46'

3
D



DATE: APRIL 2024

SCALE 1"=80'

SHEET 1M OF 1

FINAL PLAT OF
SUNTERRA
SEC 78

OWNER/DEVELOPER:
D.R. HORTON-Texas, LTD.
a Texas Limited Partnership
400 Carriage Hills Blvd
Conroe, TX 77384
281-269-6832

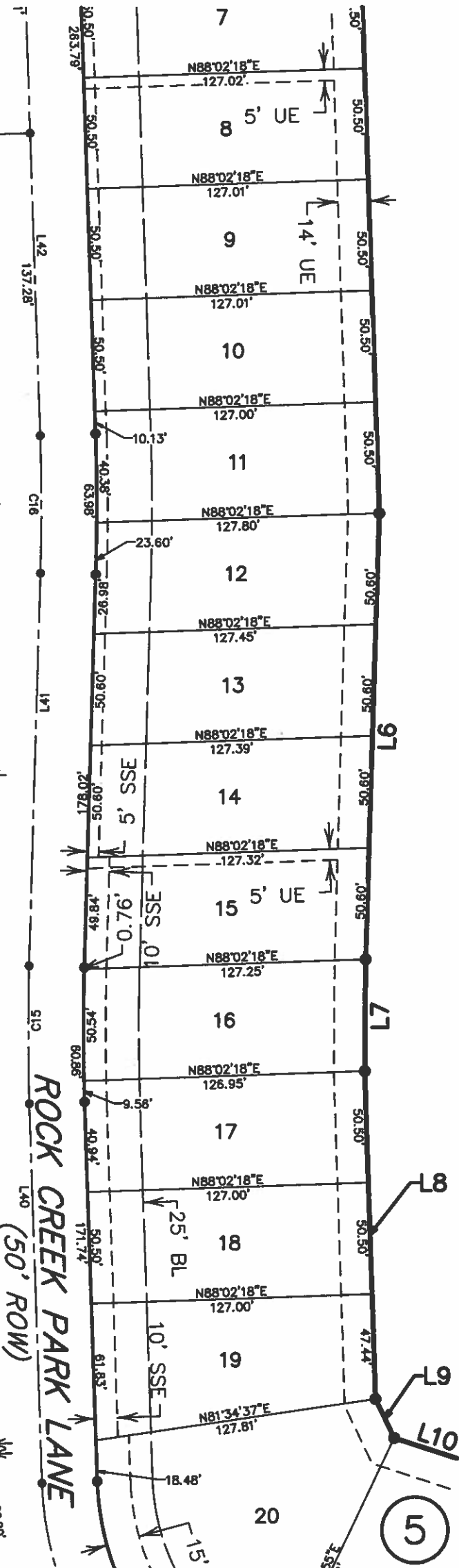
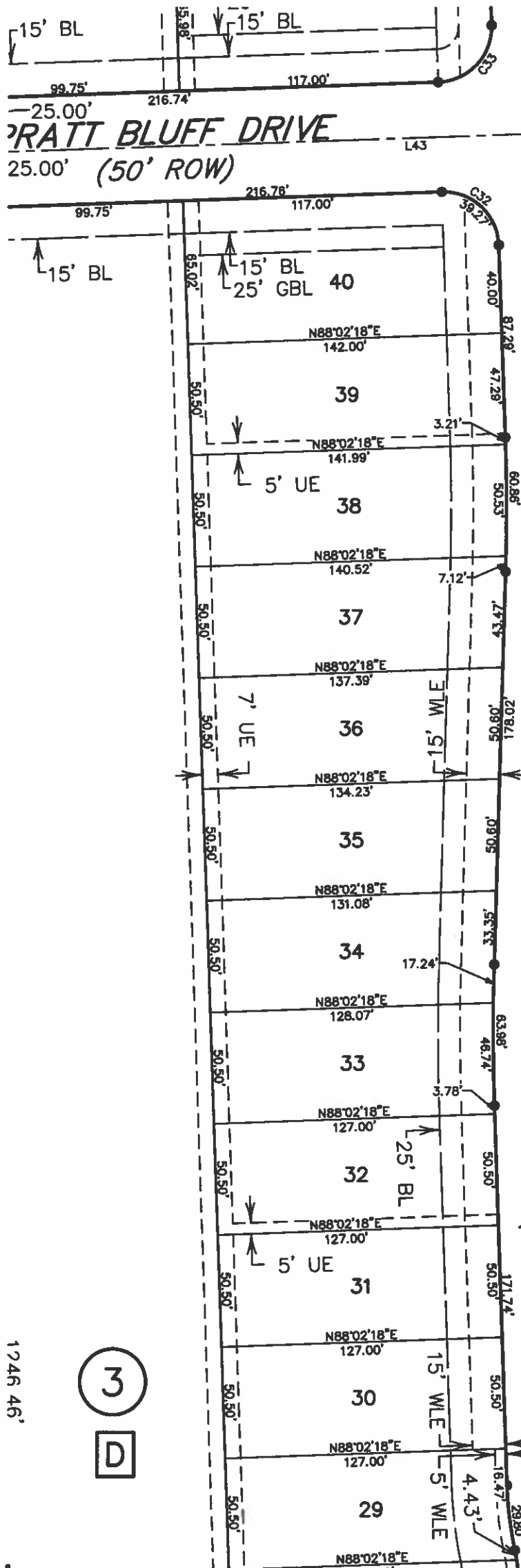
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 30046300
2322 West Grand Parkway North, Suite 150 Katy, TX 77409 832-913-0000

K:\6537\6537-0191-02 Sunterra Section 78 Water, Sanitary, Drains and Parking Facilities\2 Design Phase\Planning\Sunterra Sec 78 - PLAT.dwg Sep 23, 2024 - 8:19am drutz



DATE: APRIL 2024

SCALE 1"=60'

SHEET 1N OF 1

FINAL PLAT OF
SUNTERRA
SEC 78

OWNER/DEVELOPER:
D.R. HORTON-Texas, LTD.
a Texas Limited Partnership
400 Carriage Hills Blvd
Conroe, TX 77384
281-269-6832

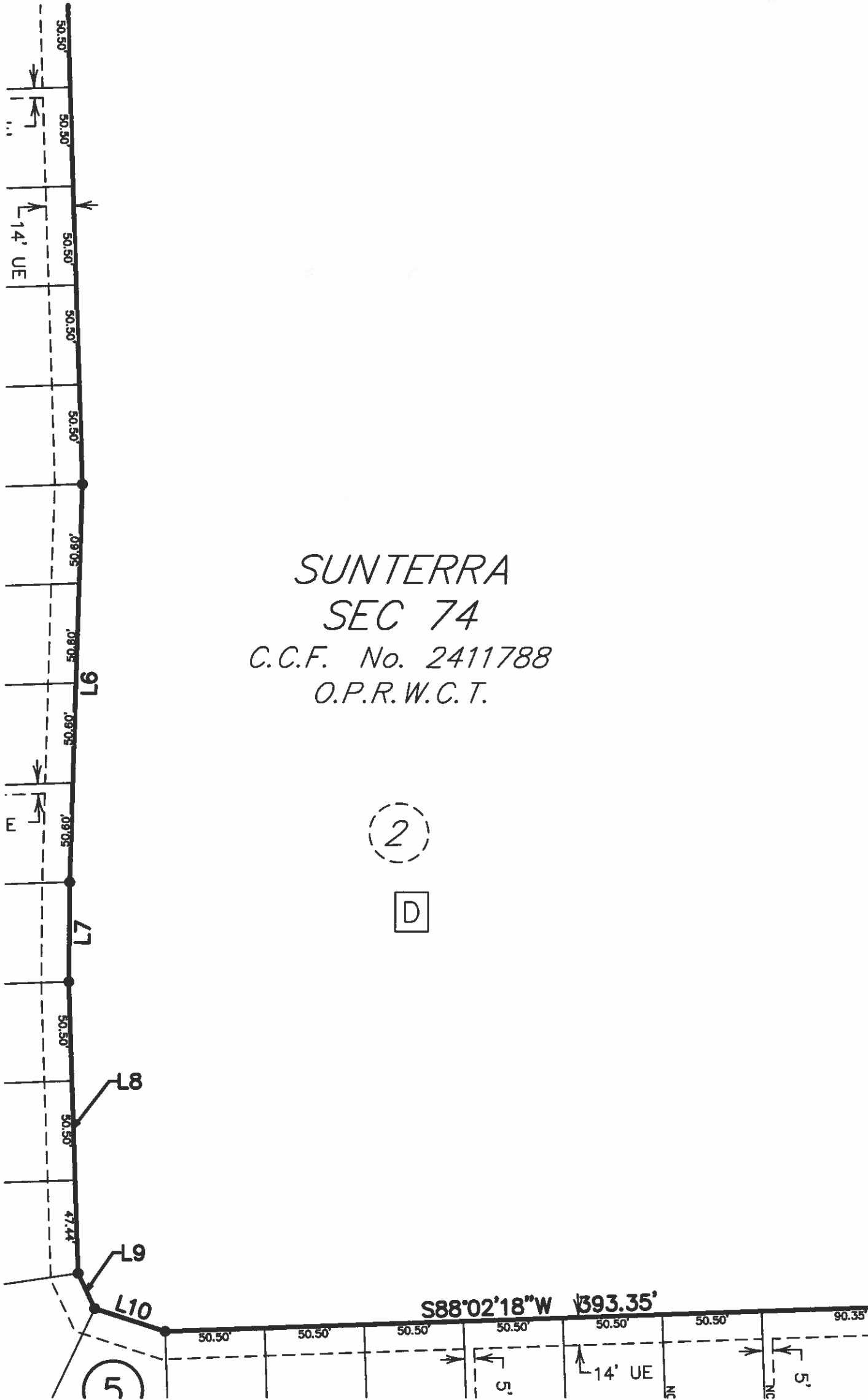
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23290 & 10046100
2322 West Grand Parkway North, Suite 150 - Katy, TX 77449 832-913-0000

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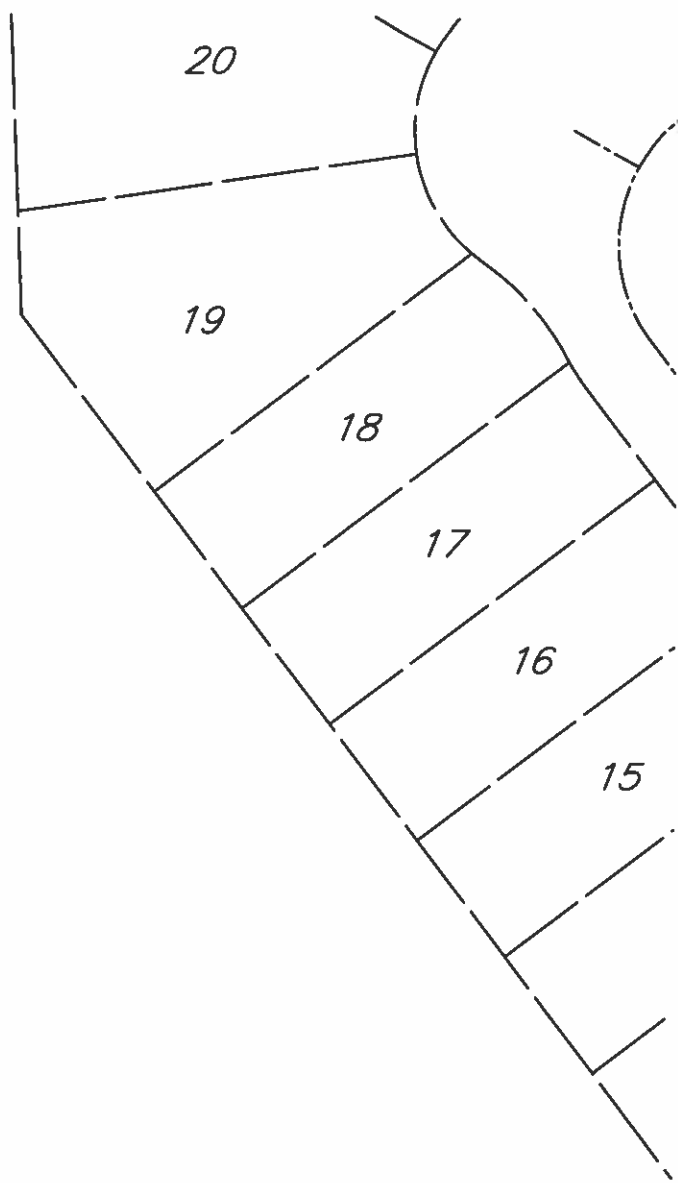
SUNTERRA
SEC 74
C.C.F. No. 2411788
O.P.R.W.C.T.

2

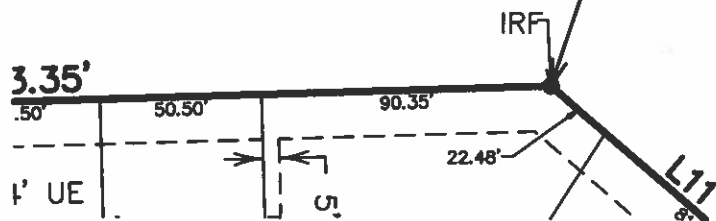
D

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 78	OWNER/DEVELOPER: D.R. HORTON-Texas, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd Conroe, TX 77384 281-269-6832	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832-913-4000
SCALE 1"=60'			
SHEET 10 OF 1			

K:\6537\16537-0191-02 Sunterra Section 78 Water, Sanitary, Drainage and Parking Facilities\2 Design Phase\Planning\Suntterra Sec 78 - PLAT.dwg Sep 25, 2024 - 8:33am ahrulz



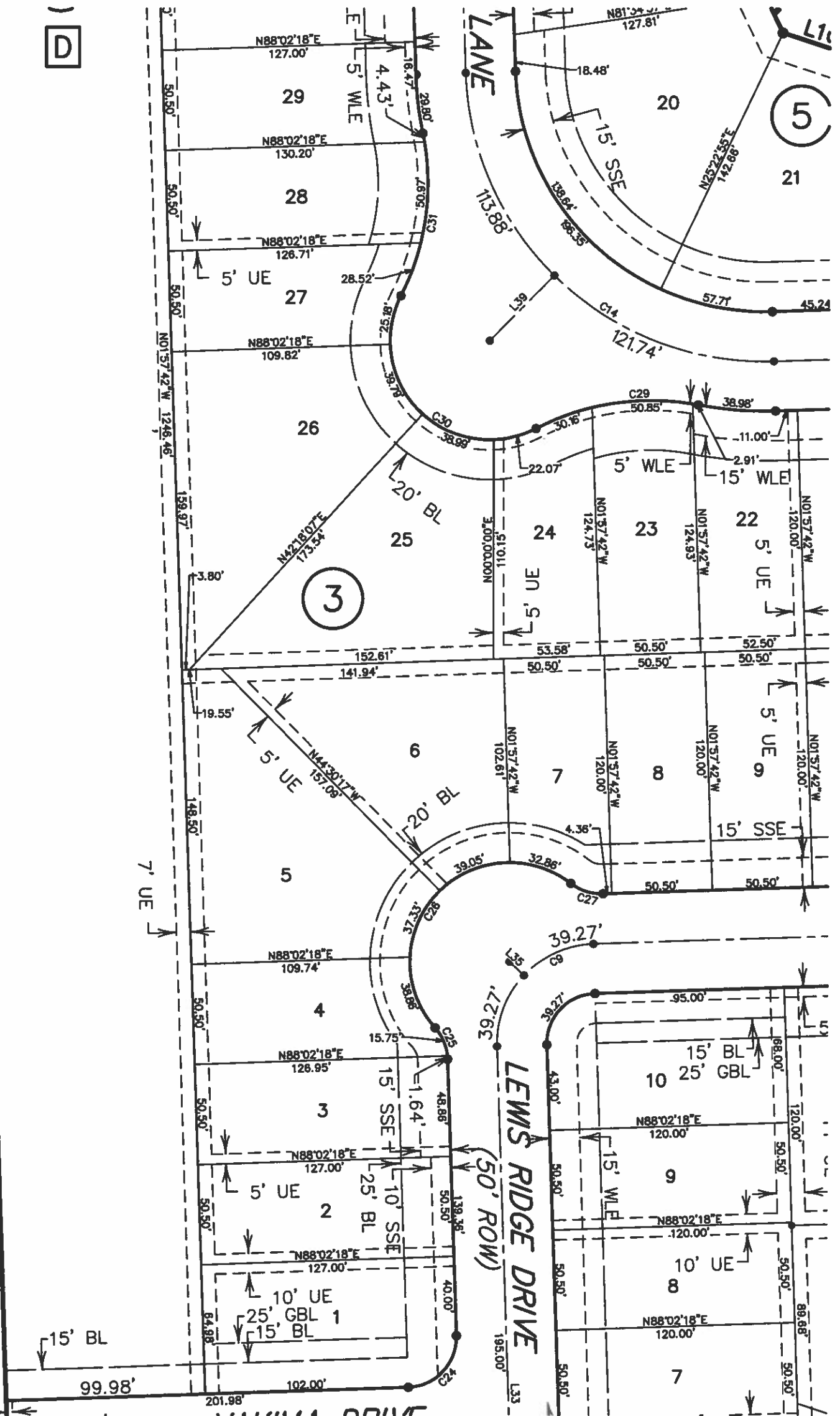
N: 13873109.82
E: 2963198.09



DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 78	OWNER/DEVELOPER: D.R. HORTON-Texas, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd Conroe, TX 77384 281-269-6832	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 3006300 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE 1"=80'			
SHEET 1P OF 1			

K:\16537-0161-02 Sunterra Section 78 Water, Sanitary, Drainage and Paving Facilities\2 Design Phase\Planning\Suntarra Sec 78 - PLAT.dwg Sep 25, 2024 - 8:34am dmlz

D



DATE: APRIL 2024

SCALE 1"=80'

SHEET 1R OF 1

FINAL PLAT OF
SUNTERRA
SEC 78

OWNER/DEVELOPER:
D.R. HORTON-Texas, LTD.
a Texas Limited Partnership
400 Carriage Hills Blvd
Conroe, TX 77384
281-269-6832

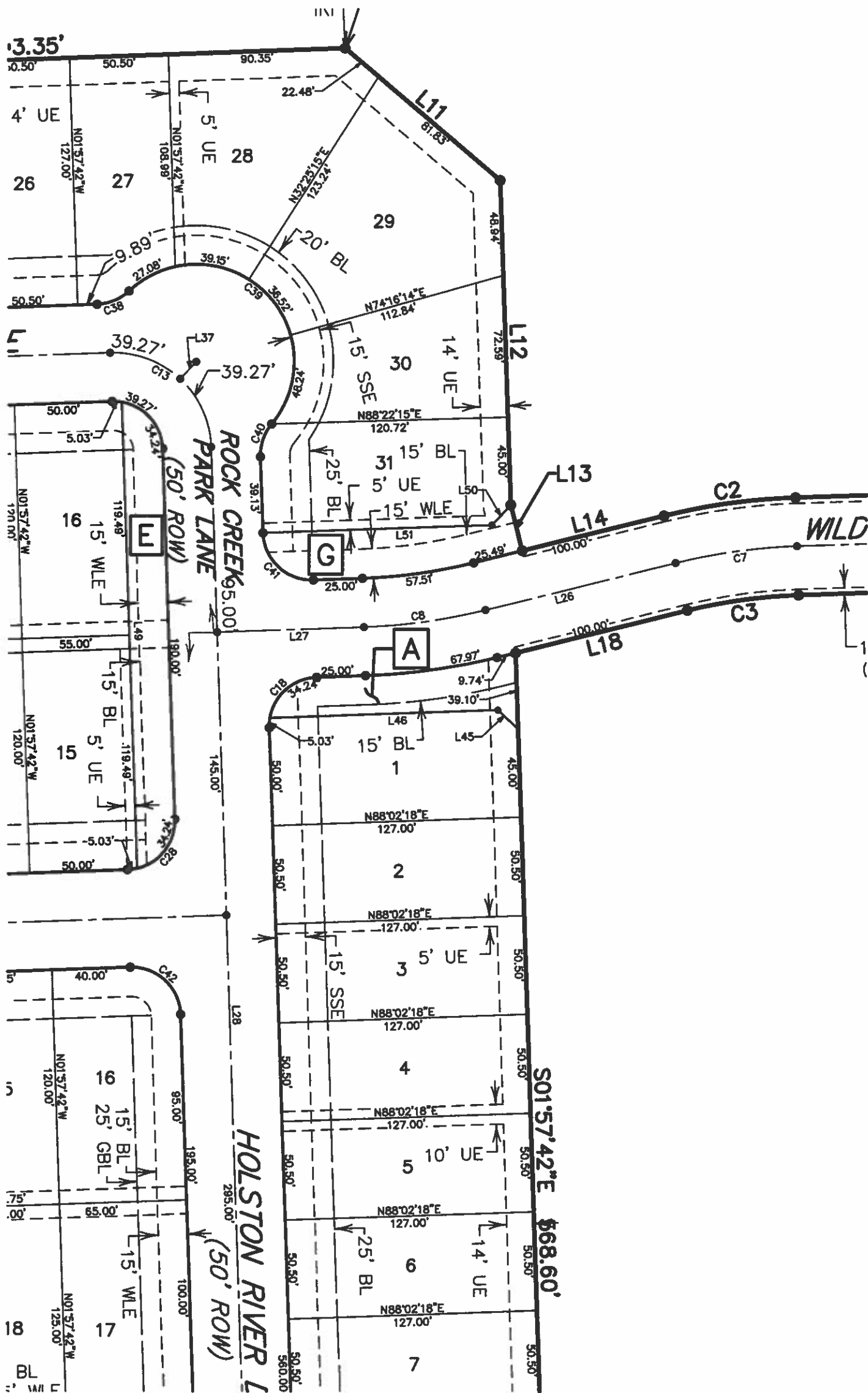
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23290 & S0046300
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

K:\6537\0191-02 Sunterra Section 78 Water, Sanitary, Drainage and Paving Facilities\2 Design Phase\Planning\Sunterra Sec 78 - PLAT.dwg Sep 25, 2024 - 8:36am dmluz



DATE: APRIL 2024

SCALE 1"=80'

SHEET 1T OF 1

FINAL PLAT OF
SUNTERRA
SEC 78

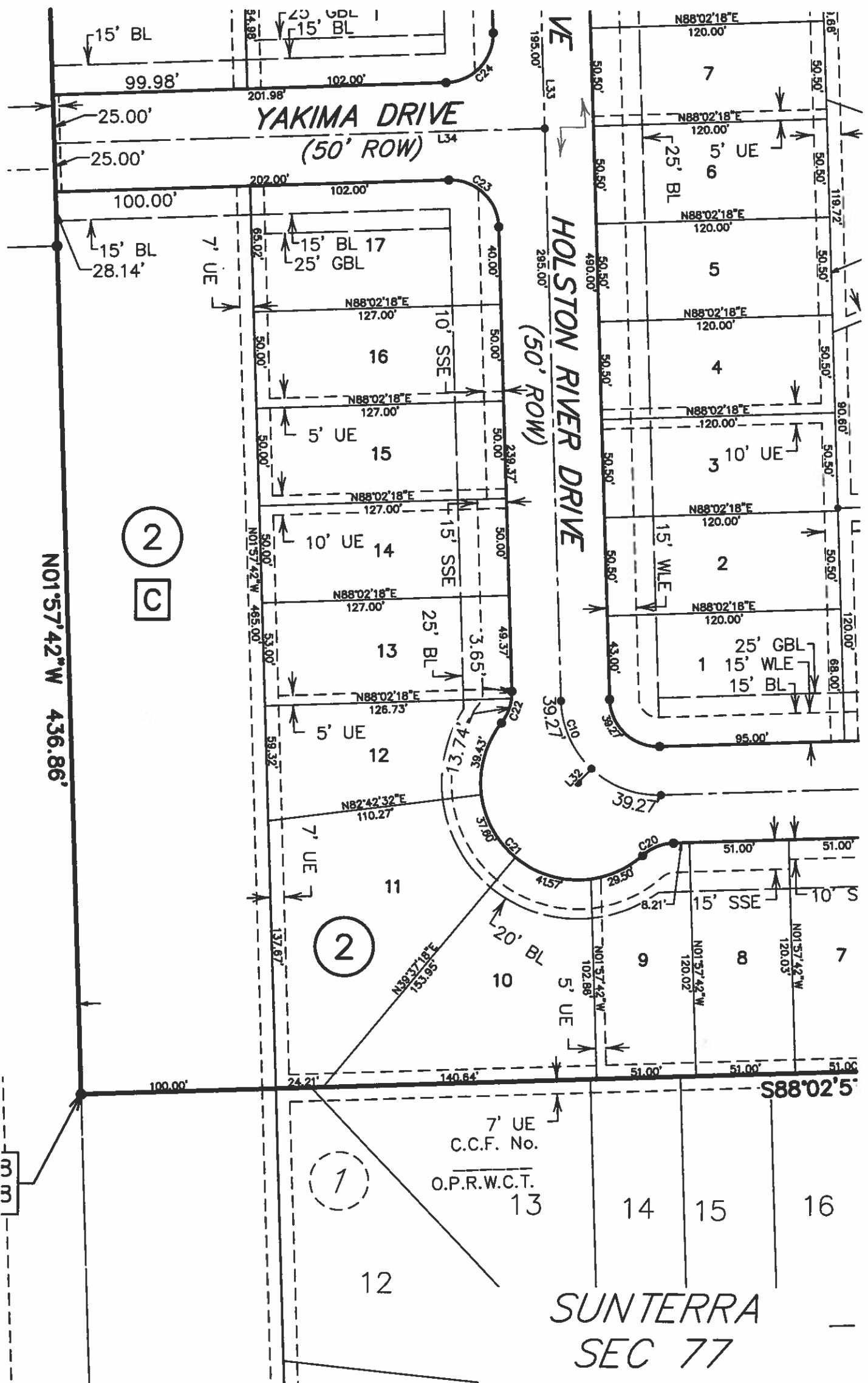
OWNER/DEVELOPER:
D.R. HORTON-Texas, LTD.
a Texas Limited Partnership
400 Carriage Hills Blvd
Conroe, TX 77384
281-269-6832

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23290 & 30066300
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832-913-4000



DATE: APRIL 2024

FINAL PLAT OF
SUNTERRA
SEC 78

K:\6537\6537-0191-02 Sunterra Section 78 Water, Sanitary, Drainage and Paving Facilities\2 Design Phase\Planning\Sunterra Sec 78 - PLAT.dwg Sep 25, 2024 - 8:40am drluz



TANTAR,
STREET
AND DETE
C.C.F.
C

BITTERWEED DRIVE
(50' ROW)

1' RESERVE
(SEE NOTE 1)

SUNTERRA
SEC 76

C.C.F. No.

K:\6537\6537-0191-02 Sunterra Section 76 Water, Sanitary, Drainage and Paving Facilities\2 Design Phase\Planning\Suntarra Sec 76 - PLAT.dwg Sep 28, 2024 - 10:11am rvl

DATE: APRIL 2024

SCALE 1"=80'

SHEET 12 OF 1

FINAL PLAT OF
SUNTERRA
SEC 76

OWNER/DEVELOPER:
D.R. HORTON-Texas, LTD.
a Texas Limited Partnership
400 Carriage Hills Blvd
Conroe, TX 77384
281-269-6832

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

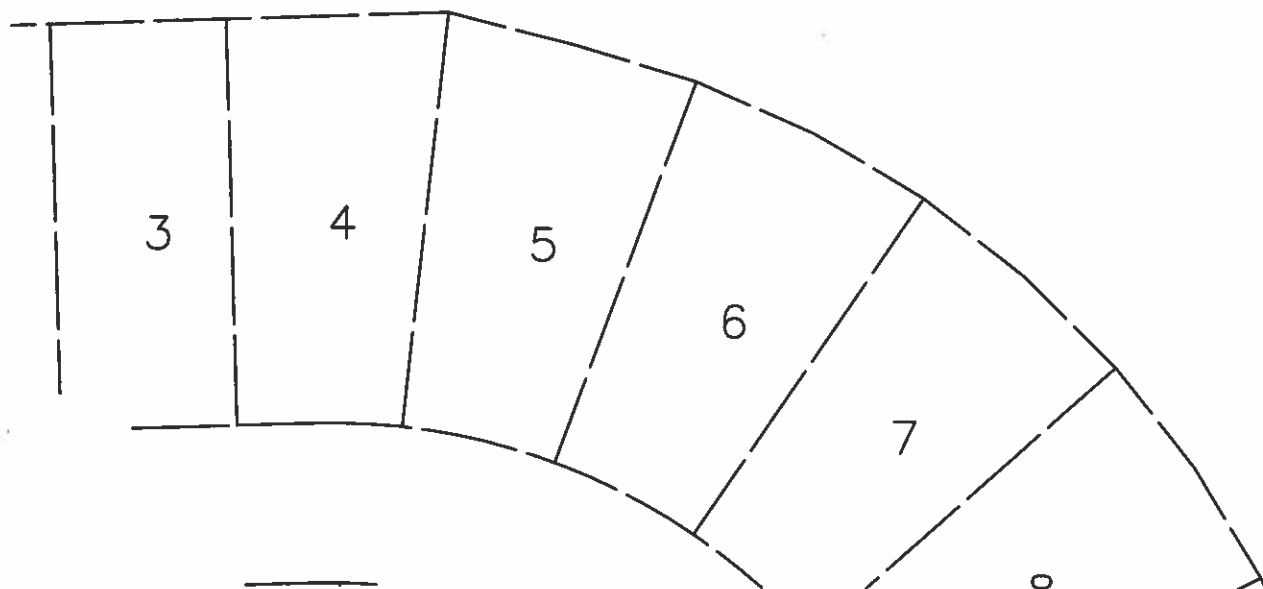
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23290 & 10046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

TANTARA BEND DRIVE
STREET DEDICATION
AND DETENTION RESERVES
C.C.F. No. 2410339
O.P.R.W.C.T.

1

A

DRIVE
W)



DATE: APRIL 2024

SCALE 1"=80'

SHEET 1AA OF 1

FINAL PLAT OF
SUNTERRA
SEC 78

OWNER/DEVELOPER:
D.R. HORTON-Texas, LTD.
a Texas Limited Partnership
400 Carriage Hills Blvd
Conroe, TX 77384
281-289-6832

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23290 & 10046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000



2322 W Grand Parkway North, Suite 150
Katy, Texas 77449
Tel: 832.913.4000
www.quiddity.com

May 1, 2024

Mr. J. Ross McCall, P.E.
Waller County Engineering
775 Business 290 East
Hempstead, Texas 77445

Re: Sunterra Section 78
Harris-Waller Counties MUD No. 4 (District)

Dear Mr. McCall:

Harris-Waller Counties MUD No. 4 has reviewed the water and sanitary sewer facilities to serve Sunterra Section 78. The District supplies water and wastewater to Waller County MUD No. 35 and has adequate water and wastewater treatment plant capacity to serve Sunterra Section 78. Please contact me if you have any questions or need additional information.

Sincerely,

Blair M. Bozoarth, PE
District Engineer

BMB\

K:\16537\16537-0900-00 HWC MUD No. 4 General Consultation\Correspondence\Letters\Capacity Letters\Utility Capacity Letter_Sunterra Sec 78.docx
Enclosures

Astro Sunterra, LP
2450 Fondren Road, Suite 210
Houston, TX 77063

April 25, 2024

Re: **Sunterra Development**
Acknowledgement of Environmental Responsibility

The developer (Astro Sunterra LP) hereby acknowledges that it is the responsibility of the developer, not Waller County, to ensure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the environment, including (but not limited to) the Endangered Species Act, State Aquifer Regulations, surface water and/or ground water district regulations, and municipal watershed ordinances.

Sincerely,

Astro Sunterra LP
a Delaware limited partnership

By: Astro Sunterra GP LLC
a Delaware limited liability company
It's General Partner

By: BS
Name: BRIAN STIDHAM
Title: AUTHORIZED SIGNER

OWNER'S RATIFICATION OF PLAT

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WALLER

WHEREAS, D.R. HORTON – Texas, LTD., a Texas Limited Partnership and ASTRO SUNTERRA, L.P., a Delaware limited partnership are the owners of that certain 34.10 acres of land out of the Fred Eule Survey, Abstract 375, Waller County, Texas, said tract being further described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes; and

WHEREAS, ASTRO SUNTERRA, L.P., a Delaware limited partnership, has platted the herein above described tract of land into a subdivision known as Sunterra Sec 78, recorded at Vol. _____, Pg. No. _____, in the Map Records and Clerk's File No. _____ of the Official Public Records of Waller County, Texas; and

WHEREAS, the undersigned owner(s) did not join in the platting or sign the plat of said Sunterra Sec 78 but is willing to ratify and confirm said subdivision plat and consent to all its terms and conditions:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

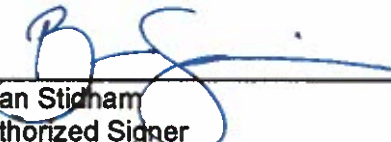
That D.R. HORTON – Texas, LTD., a Texas Limited Partnership is the owner of that certain tract of land containing 5.35 acres located within the subdivision, as described by deed dated January 5, 2024 from ASTRO SUNTERRA, L.P., a Delaware limited partnership, recorded under Clerk's File No. 2400397 of the Official Public Records of Waller County, Texas, which is Reserve "C", Reserve "D", Reserve "F", 0.45 Acres of Wild Fox Drive, 0.11 Acres of Yakima Drive, and 0.11 Acres of Platt Bluff Drive.

That the undersigned, by executing this Owner's Ratification of Plat:

- (1) Confirms that he is the owner of the respective tract described in the deed referred to above, and
- (2) Represent that tract owned by him is subject only to the vendor's lien described in the deed referred to above, and
- (3) Hereby ratifies, confirms, and consents to the subdivision plat of Sunterra Sec 78 and all terms and conditions therein contained, as described and referred to herein and as described in as shown on the plat Sunterra Sec 78 with the same force and effect as the undersigned had originally joined in the plat or signed the plat of Sunterra Sec 78.

EXECUTED this 7th day of May, 2024

ASTRO SUNTERRA, L.P.,
a Delaware limited partnership



Brian Stidham
Authorized Signer

STATE OF TEXAS §

COUNTY OF HARRIS §

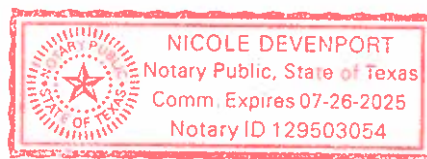
BEFORE ME, the undersigned authority, on this day personally appeared Brian Stidham, Authorized Signer of and on behalf of ASTRO SUNTERRA, L.P., a Delaware limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7th day of May 2024.



Notary Public Signature

Nicole Devenport
Print Name



Phone: 979-826-7620 Fax:

Entities to which this certificate applies:

Page 1 of 1

TAX CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES FOR WALLER COUNTY M.U.D. #35
ON THE FOLLOWING DESCRIBED PROPERTY, UP TO AND INCLUDING
THE YEAR 2023 HAVE BEEN PAID IN FULL.

LOT 7
A-375 FRED EULE

28629 BECKENDORFF RD
Acres: 210.8177

ASSESSED IN THE NAME OF: ASTRO SUNTERRA LP
ACCOUNT NUMBER: 0100-000-0111 CAD# 337500007000100
2023 TAX AMOUNT\$ 281.40

GF No.

Title Co.

Remarks:

Total amount due thru the month of July, 2024 .00

THIS CERTIFICATE IS ISSUED SUBJECT TO THE FOLLOWING:
1. (If applicable) The above-described property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the special valuation.
2. Errors and/or omissions by the Appraisal District.



Original
Certificate *[Signature]*

Brenda McLaughlin
Tax Assessor - Collector

TAX CERTIFICATE

Phone: 979-826-7620 Fax:

Entities to which this certificate applies:

DBK - B-k Drainage District
GWA - County
SRL - Royal Isd

Owner Information

Ownership: 100.00%

Date of Last Payment : 01/11/24

Payer : CHRIS SCHOELZEL

TAX CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES FOR WALLER COUNTY M.U.D. #35
ON THE FOLLOWING DESCRIBED PROPERTY, UP TO AND INCLUDING
THE YEAR 2023 HAVE BEEN PAID IN FULL.

LOT 7-2
A-375 FRED EULE

Acres: 18.0290

ASSESSED IN THE NAME OF: ASTRO SUNTERRA LP
ACCOUNT NUMBER: 0100-000-2100 CAD# 337500007002100
2023 TAX AMOUNT\$ 12,275.85

GF No.

Title Co.

Remarks:

Total amount due thru the month of September, 2024 .00

2024 TAXES HAVE NOT BEEN CALCULATED AS OF THIS DATE.

- THIS CERTIFICATE IS ISSUED SUBJECT TO THE FOLLOWING:
- 1. (If applicable) The above-described property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the special valuation.
 - 2. Errors and/or omissions by the Appraisal District.



Original
Certificate

Brenda McLaughlin
Tax Assessor - Collector

TAX CERTIFICATE

Waller County Tax Office

Ellen Contreras Shelburne

730 9th St

Hempstead, TX 77445-4534

Phone: 979-826-7620 Fax:

This certificate includes tax years up to 2023

Entities to which this certificate applies:

ESD - Waller-harris
RFM - Farm Road

DBK - B-k Drainage District
GWA - County
SRL - Royal Isd

Property Information

Property ID : 337500-007-008-100

Quick-Ref ID : R387383

Value Information

Land HS	:	\$0.00
Land NHS	:	\$964,120.00
Imp HS	:	\$0.00
Imp NHS	:	\$0.00
Ag Mkt	:	\$0.00
Ag Use	:	\$0.00
Tim Mkt	:	\$0.00
Tim Use	:	\$0.00
HS Cap Adj	:	\$0.00
Assessed	:	\$964,120.00

ABS A337500 A-375 FRED
EULE TRACT 7-8 ACRES
19.8788 P/O 172.9713 AC
P/O 172.9713 AC

Owner Information

Owner ID : O0053236

ASTRO SUNTERRA LP
2450 FONDREN
SUITE 210
HOUSTON, TX 77063

Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
DBK	2023	582.52	0.00	0.00	0.00	0.00
ESD	2023	832.04	0.00	0.00	0.00	0.00
GWA	2023	4,807.98	0.00	0.00	0.00	0.00
RFM	2023	233.82	0.00	0.00	0.00	0.00
SRL	2023	10,762.64	0.00	0.00	0.00	0.00

Total for current bills if paid by 9/30/2024 : \$0.00

Total due on all bills 9/30/2024 : \$0.00

2023 taxes paid for entity DBK \$582.52

2023 taxes paid for entity ESD \$832.04

2023 taxes paid for entity GWA \$4,807.98

2023 taxes paid for entity RFM \$233.82

2023 taxes paid for entity SRL \$10,762.64

2023 Total Taxes Paid : \$17,219.00

Date of Last Payment : 12/14/23

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.

DEPUTY
TAX ASSESSOR - COLLECTOR
WALLER COUNTY

Ellen C. Shelburne

by Elizabeth H. Mattheus (LTC)

Signature of Authorized Officer of the Tax Office

Date of Issue : 09/24/2024

Requestor : ASTRO SUNTERRA LP

Receipt : 2024-39948-BRK

Fee Paid : \$10.00

Payer : CHRIS SCHOELZEL

TAX CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES FOR WALLER COUNTY M.U.D. #35
ON THE FOLLOWING DESCRIBED PROPERTY, UP TO AND INCLUDING
THE YEAR 2023 HAVE BEEN PAID IN FULL.

LOT 7-8
A-375 FRED EULE

Acres: 19.6188

ASSESSED IN THE NAME OF: ASTRO SUNTERRA LP
ACCOUNT NUMBER: 0100-000-8100 CAD# 337500007008100
2023 TAX AMOUNT\$ 14,461.80

GF No.

Title Co.

Remarks:

Total amount due thru the month of September, 2024 .00

2024 TAXES HAVE NOT BEEN CALCULATED AS OF THIS DATE.

- THIS CERTIFICATE IS ISSUED SUBJECT TO THE FOLLOWING:
- 1. (If applicable) The above-described property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the special valuation.
 - 2. Errors and/or omissions by the Appraisal District.



Original
Certificate

Brenda McLaughlin
Tax Assessor - Collector

CITY PLANNING LETTER
Sunterra Sec 78

GF No.: 1076601900020C

TO: BROOKSHIRE-KATY DRAINAGE DISTRICT

Effective Date: September 17, 2024

PROPERTY

Property Address:

Legal Description:

A **METES & BOUNDS** description of a 34.10 acre tract of land in the Fred Eule Survey, Abstract 375, Waller County, Texas, being out of and a part of the residue of that certain called 227.45 acre tract (Tract #3B) recorded under County Clerk's File Number 2312086, Official Public Records, Waller County, Texas, the residue of that certain called 304.68 acre tract recorded under County Clerk's File Number 2115246, Official Public Records, Waller County, Texas, the residue of that certain called 349.96 acre tract recorded under County Clerk's File Number 2203247, Official Public Records, Waller County, Texas, and that certain called 55.75 acre tract recorded under County Clerk's File Number 2400397, Official Public Records, Waller County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Commencing at a 1/2-inch iron pipe found for the most westerly southwest corner of the residue of said called 304.68 acre tract, same being the southeast corner of an adjoining called 31.111 acre tract recorded under County Clerk's File Number 2101670, Official Public Records, Waller County, Texas, being a point in the south line of said Fred Eule Survey, Abstract 375, the north line of the adjoining H. & T. C. Railroad Company Survey Section 121, Abstract 201, and the north line of the adjoining Stockdick Road Street Dedication Section 1, according to map or plat thereof recorded under County Clerk's File Number 2215083, Official Public Records, Waller County, Texas;

Thence North 01 degree 57 minutes 42 seconds West along the west line of the residue of said called 304.68 acre tract, the east line of said adjoining called 31.111 acre tract, and the east line of an adjoining called 131.503 acre tract recorded under County Clerk's File Number 2110394, Official Public Records, Waller County, Texas, 2,220.11 feet to the southwest corner and **Place of Beginning** of the herein described tract;

Thence along the west line of the herein described tract, same being the west line of the residue of said called 304.68 acre tract, the westerly line of the residue of said called 227.45 acre tract, and the west line of the residue of said called 349.96 acre tract with the following courses and distances:

North 01 degree 57 minutes 42 seconds West, 436.86 feet;

North 01 degree 57 minutes 03 seconds West, 1,745.56 feet to the northwest corner of the

herein described tract;

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

North 88 degrees 02 minutes 18 seconds East, at 100.00 feet pass the northwest corner of said called 55.75 acre tract, same being an interior corner of the residue of said called 227.45 acre tract, and continuing along the north line of said called 55.75 acre tract and an interior line of the residue of said called 227.45 acre tract for a total distance of 236.70 feet;

South 18 degrees 39 minutes 37 seconds East, 28.30 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 33 degrees 23 minutes 55 seconds, an arc length of 29.15 feet, a radius of 50.00 feet, and a chord bearing North 88 degrees 02 minutes 20 seconds East, 28.73 feet;

North 14 degrees 44 minutes 17 seconds East, 28.30 feet;

North 88 degrees 02 minutes 18 seconds East, 127.03 feet to the upper northeast corner of the herein described tract;

Thence along the upper east line of the herein described tract, being the upper east line of said called 55.75 acre tract and a west line of the residue of said called 227.45 acre tract, with the following courses and distances:

South 46 degrees 57 minutes 23 seconds East, 14.14 feet;

South 01 degree 57 minutes 22 seconds East, 563.66 feet;

South 01 degree 41 minutes 34 seconds West, 202.41 feet;

South 00 degrees 25 minutes 08 seconds West, 50.54 feet;

South 01 degree 57 minutes 42 seconds East, 148.44 feet;

South 25 degrees 26 minutes 40 seconds East, 19.68 feet to a reentry corner of the herein described tract;

Thence along an interior line of the herein described tract with the following courses and distances:

South 72 degrees 03 minutes 52 seconds East, 37.64 feet;

North 88 degrees 02 minutes 18 seconds East, 393.35 feet;

South 49 degrees 27 minutes 49 seconds East, 104.31 feet;

South 01 degree 57 minutes 42 seconds East, 166.53 feet;

South 13 degrees 56 minutes 41 seconds East, 24.24 feet;

North 76 degrees 03 minutes 19 seconds East crossing the residue of said called 227.45 acre tract, 74.51 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 11 degrees 58 minutes 59 seconds, an arc length of 67.97 feet, a radius of 325.00 feet, and a chord bearing North 82 degrees 02 minutes 49 seconds East, 67.85 feet;

North 88 degrees 02 minutes 18 seconds East, 252.68 feet to a point in the west line of an adjoining called 105.10 acre tract recorded under County Clerk's File Number 2400570, Official Public Records, Waller County, Texas;

South 01 degree 57 minutes 42 seconds East along the west line of said adjoining called 105.10 acre tract and an east line of the residue of said called 227.45 acre tract, 50.00 feet;

South 88 degrees 02 minutes 18 seconds West crossing the residue of said called 227.45 acre tract, 252.68 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 11 degrees 58 minutes 59 seconds, an arc length of 57.51 feet, a radius of 275.00 feet, and a chord bearing South 82 degrees 02 minutes 49 seconds West, 57.41 feet;

South 76 degrees 03 minutes 19 seconds West at 74.51 feet pass an angle point in the east line of said called 55.75 acre tract, and continue for a total distance of 90.26 feet to a reentry corner of the herein described tract;

Thence along the lower east line of the herein described tract, same being the east line of said called 55.75 acre tract and a west line of the residue of said called 227.45 acre tract with the following courses and distances:

South 01 degree 57 minutes 42 seconds East, 568.60 feet;

South 00 degrees 32 minutes 02 seconds West, 65.08 feet;

South 15 degrees 59 minutes 13 seconds West, 83.78 feet;

South 65 degrees 51 minutes 35 seconds West, 12.89 feet;

North 66 degrees 11 minutes 32 seconds West, 117.12 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 65 degrees 25 minutes 11 seconds, an arc length of 28.54 feet, a radius of 25.00 feet, and a chord bearing South 05 degrees 28 minutes 28 seconds East, 27.02 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 07 degrees 48 minutes 23 seconds, an arc length of 23.84 feet, a radius of 175.00 feet, and a chord bearing South 34 degrees 16 minutes 52 seconds East, 23.82 feet;

South 59 degrees 37 minutes 19 seconds West, 50.00 feet to a point in a non-tangent curve to the right;

Thence with said non-tangent curve to the right, having a central angle of 28 degrees 25 minutes 37 seconds, an arc length of 62.02 feet, a radius of 125.00 feet, and a chord bearing South 16 degrees 09 minutes 52 seconds East, 61.38 feet;

South 01 degree 57 minutes 03 seconds East, 66.52 feet to the southeast corner of the herein described tract;

Thence South 88 degrees 02 minutes 57 seconds West establishing the south line of the herein described tract, crossing said called 55.75 acre tract, at 656.90 feet pass the southwest corner of said called 55.75 acre tract, and continue crossing the residue of said called 304.68 acre tract for a total distance of 756.90 feet to the **Place of Beginning** and containing 34.10 acres of land, more or less.

Based on a search of the Public Records of WALLER County, Texas, the owner of the land appears to be:

ASTRO SUNTERRA, L.P., a Delaware limited partnership pursuant to Special Warranty Deed recorded under Clerk's File No. 2115246, 2203247 and 2312086, Official Public Records of Waller County, Texas.

D.R. Horton – Texas, Ltd., a Texas limited partnership pursuant to Special Warranty Deed recorded under Clerk's File No. 2400397, Official Public Records of Waller County, Texas.

This report hereby reports that the instruments listed below have been filed for record in the office of the County Clerk of WALLER, County, Texas, and are affecting title to the property above described during the time frame as set out above:

RESTRICTIONS:

None of Record

EASEMENTS:

Terms, conditions and stipulations contained in that certain Grant of Easement and Surface Use Agreement, by and between David Wayne Freeman and Suzanne Rene' Freeman, and Hilcorp Energy I, L.P., dated November 16, 2020, filed for record on November 18, 2020, under Clerk's File Number 2011586 of the Official Public Records of WALLER County, Texas. First Amendment recorded on February 20, 2024 under Clerk's File No. 2402081, Official Public Records of Waller County, Texas.

Drainage Easement granted to Harris-Waller Counties Municipal Utility District No. 4, in instrument dated October 21, 2021, recorded on October 28, 2021 under Clerk's File No. RP-2021-623519, Official Public Records of Harris County, Texas and under Clerk's File No. 2112679, Official Public Records of Waller County, Texas.

Surface Waiver Agreement by and between David Wayne Freeman and Suzanne Rene Freeman and Hilcorp Energy I, L.P. dated October 5, 2023, recorded on October 9, 2023 under Clerk's File No. 2312084, Official Public Records of Waller County, Texas and on October 6, 2023 under Clerk's File No. RP-2023-385717, Official Public Records of Harris County, Texas.

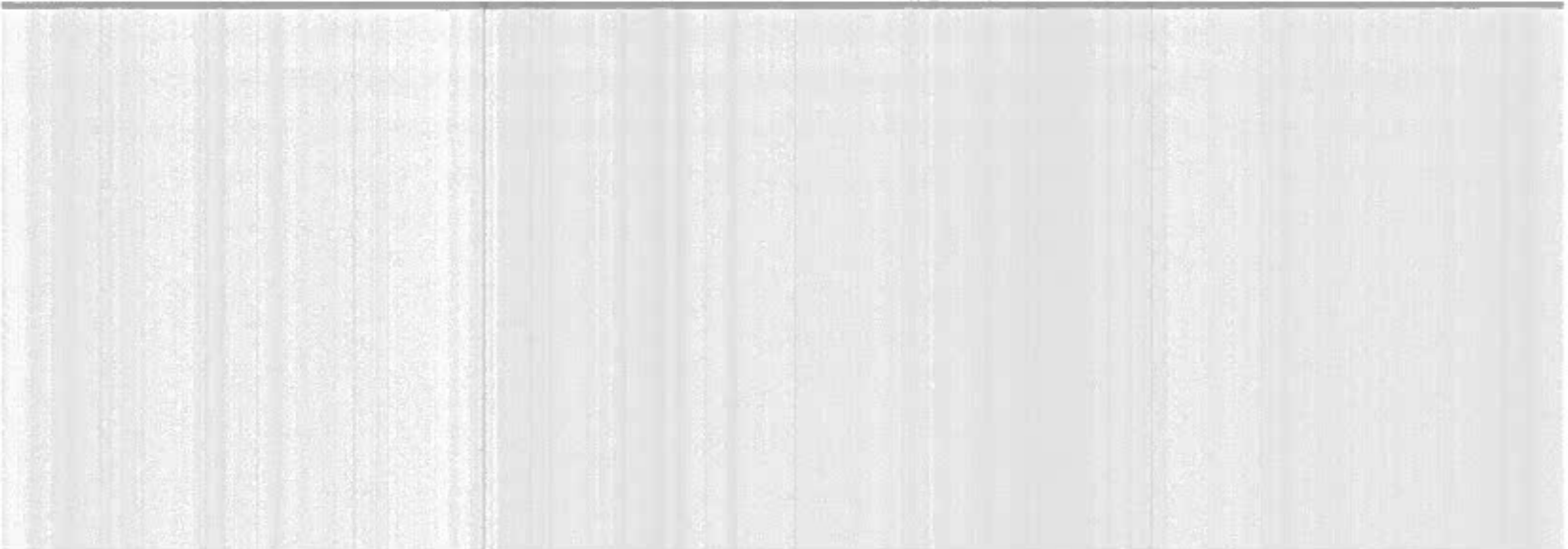
The existence of an on-site sewage facility (OSSF), together with the terms and conditions relative to the maintenance of same, as evidenced by the Affidavit to the Public executed by Wayne Freeman dated June 23, 2021, recorded June 25, 2021 at Clerk's File No. 2107264, in the Official Public Records of Real Property Records of WALLER County, Texas. (As to A-375)

Dedication of Unobstructed Dry Public Utility and Aerial Easements in instrument recorded on March 18, 2024 under Clerk's File No. 2403346, Official Public Records of Real Waller County, Texas.

Dedication of Unobstructed Dry Public Utility and Aerial Easements in instrument recorded on March 18, 2024 under Clerk's File No. 2403347, Official Public Records of Real Waller County, Texas.

LIENS:

None of Record



This report is issued for the use of and shall inure to the benefit of Quiddity and is issued in consideration of paid by the benefited party named above, and no others, and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure for damages against the issuing company.

SPECIAL NOTE AND LIMITATION OF LIABILITY: This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The Company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and/or use of same, nor for any error or omissions herein.

This report does NOT reflect title to any of the oil, gas and other mineral interests affecting subject property, nor any documents creating and/or affecting said estates, nor the validity of any rights, privileges and immunities relating thereto.

Further, this report does not address and no search has been performed regarding the following: claims and rights of parties in possession; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes; change in marital status or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.

Charter Title Company

BY: _____



Sari LaGrone
Vice President

Bond No. 108112270
Premium \$ _____

CONSTRUCTION BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, Allgood Construction Company, Inc. / D.R. Horton – Texas, Ltd. as Principal, and Travelers Casualty and Surety Company of America a corporation duly organized and by the virtue of the laws of the State of Connecticut and authorized to become sole surety on bonds in the State of _____, as Surety, are held and firmly bound unto the Waller County Judge Carbett "Trey" J. Duhon III or his successors in office, hereinafter called the Obligee, in the just and penal sum of One Million Four Hundred Twelve Thousand Six Hundred Twenty-six and 69/100 Dollars (\$1,412,626.69), lawful money of the United States of America, to be the payment of which well and truly to be made the Principal binds itself, its successors and assigns, and the Surety binds itself, its successors and assigns, jointly and severally, firmly by these presents.

WHREAS, the said Principal hereby guarantees against defective workmanship and material for the following improvements:

Sunterra Section 78

PROVIDED, HOWEVER, that this bond is subject to the following conditions and provisions:

1. This bond is for the term of One (1) year(s) from the date of acceptance of the work by the Obligee to expire September 30, 2025.
2. In the event of default by the Principal in the performance of the maintenance during the term of this bond, the Surety shall be liable only for cost of maintenance up to the termination of the term of this bond.
3. No claim, action, suit or proceeding, except as hereinafter set forth, shall be had or maintained against the Surety on this instrument unless same be brought or instituted and process served upon the Surety after the expiration date of the bond.

Signed and sealed this 30th day of September, 20 24

ATTEST:

Robin Moore

Secretary

Print: Robin Moore

Allgood Construction Company, Inc.

Principal

By: Alan

Print: Sterling Moore

Surety: Travelers Casualty and Surety Company of America

By: Kelly J. Brooks
Kelly J. Brooks, ATTORNEY IN FACT

ATTEST:

OWNER: D.R. Horton – Texas, Ltd.

a Texas limited partnership

By: D.R. Horton Inc.

a Delaware Corporation

It's Authorized Agent

By: 
Name: AUSTIN DOROW

By: 
Name: Chad Estes
Title: Land Development Manager

APPROVED this 2 day of October, 20 24.

ATTEST:

Debbie Hollan
County Clerk

Carbett "Trey" J. Duhon III
County Judge
Waller County, Texas



Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Kelly J. Brooks** of **CYPRESS, Texas**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April, 2021**.



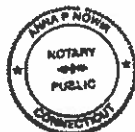
State of Connecticut

City of Hartford ss.

On this the **21st** day of **April, 2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2026**



Anna P. Nowik

Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **30th** day of **September, 2024**



Kevin E. Hughes

Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.

Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.



IMPORTANT NOTICE

TO OBTAIN INFORMATION OR MAKE A COMPLAINT:

You may contact Travelers Casualty & Surety Company of America, Travelers Casualty & Surety Company, Travelers Indemnity Company, Standard Fire Insurance Company and/or Farmington Casualty Company for information or to make a complaint at:

Travelers Bond
Attn: Claims
1500 Market Street
West Tower, Suite 2900
Philadelphia, PA 19102

(267) 675-3000
(267) 675-3102 Fax

You may contact the Texas Department of Insurance to obtain the information on companies, coverages, rights or complaints at:

Texas Department of Insurance
P.O. Box 149104
Austin, TX 78714-9104

(800) 252-3439

ATTACH THIS NOTICE TO YOUR BOND. This notice is for information only and does not become a part or a condition of the attached document and is given to comply with Section 2253-021, Government Code, and Section 53.202, Property Code, effective September 1, 2001.