

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Section 55

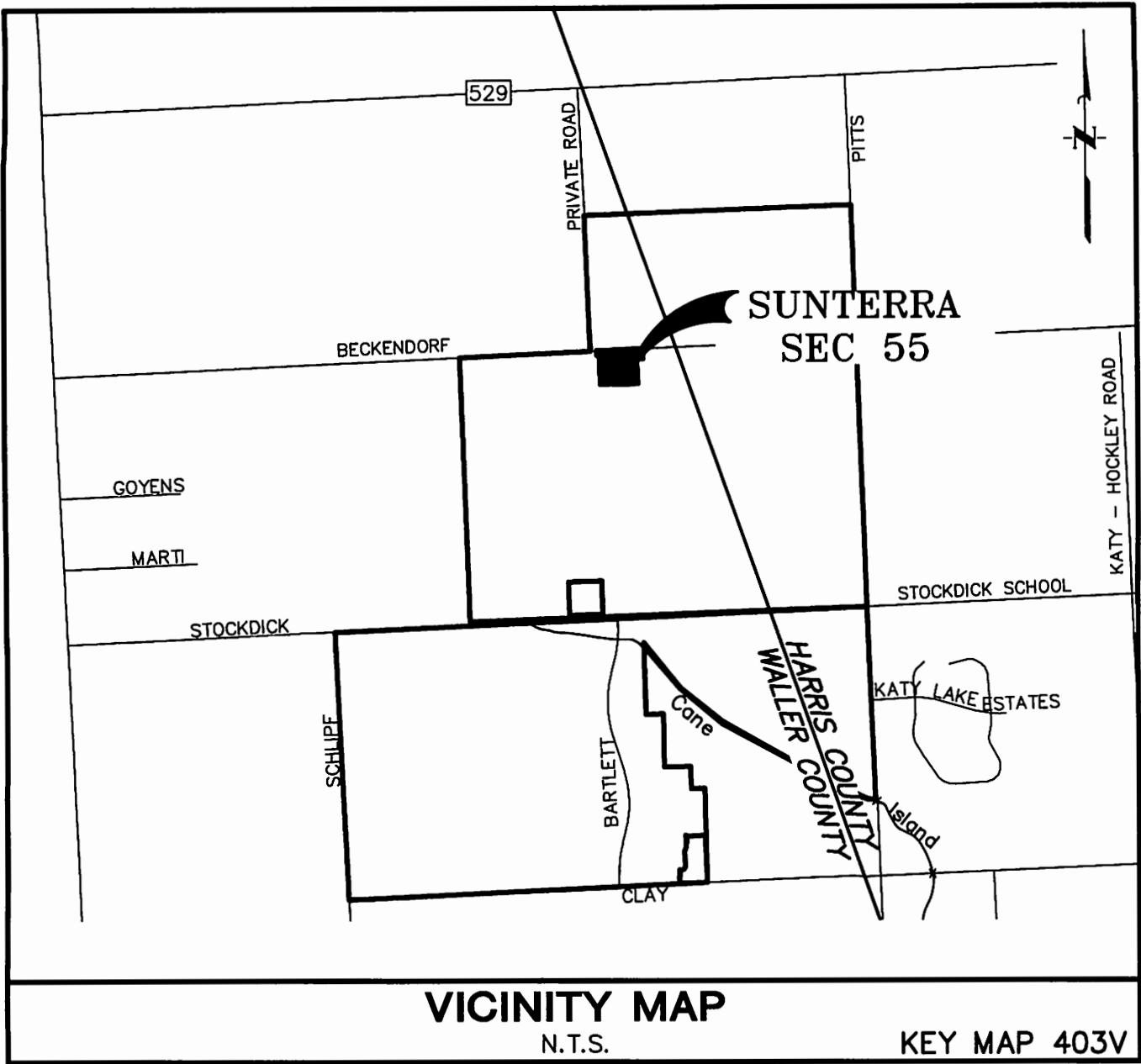
Date: May 15, 2024

Background

Final Plat of Sunterra Section 55 Subdivision which consists of 11.53 acres will include 32 Lots, 1 Block and 2 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT OF SUNTERRA SEC 55

A SUBDIVISION OF 11.53 ACRES OF LAND
OUT OF THE
H. & T. C. RAILROAD COMPANY SURVEY SECTION 129, A-204
WALLER COUNTY, TEXAS

32 LOTS

2 RESERVES

1 BLOCK

OCTOBER 2023

BKDD Permit No.

DATE: OCTOBER 2023

SCALE NTS

SHEET 1A OF 1

FINAL PLAT OF
SUNTERRA
SEC 55

OWNER/DEVELOPER:
Astro Sunterra L.P.
a Delaware Limited Partnership
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-23290 & 10046100
2322 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000
CJamnik@quiddity.com

A METES & BOUNDS description of a 11.53 acre tract of land in the H. & T. C. Railroad Company Survey Section 129, Abstract 204, Waller County, Texas, being out of and a part of that certain called 227.45 acre tract, that certain called 1.11 acre tract and that certain called 322.56 acre tract recorded under County Clerk's File Number 2312086, Official Public Records, Waller County, Texas, and the residue of that certain called 349.96 acre tract recorded under County Clerk's File Number 2203247, Official Public Records, Waller County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Commencing at the northwest corner of said Abstract 204, same being the northeast corner of the Fred Eule Survey, Abstract 375, the southwest corner of the W. I. Williamson Survey, Abstract 410, Waller County, Texas, and the southeast corner of the H. & T. C. Railroad Company Survey, Section 119, Abstract 200, as located in Beckendorff Road;

Thence North 87 degrees 48 minutes 06 seconds East 50.00 feet along the common line of said Abstract 129 and said abstract 410, as located in Beckendorff Road, to the northwest corner and Place of Beginning of the herein described tract;

Thence North 87 degrees 48 minutes 06 seconds East along the north line of the herein described tract, same being the common line of said Abstract 129 and said Abstract 410, 865.07 feet to the northeast corner of the herein described tract;

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

South 02 degrees 11 minutes 54 seconds East, 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 90 degrees 00 minutes 00 seconds, an arc length of 47.12 feet, a radius of 30.00 feet, and a chord bearing South 47 degrees 11 minutes 54 seconds East at 7.90 feet pass a common line of said called 322.56 acre tract and the residue of said called 349.96 acre tract, and continuing for a total distance of 42.43 feet;

South 02 degrees 11 minutes 54 seconds East, 110.00 feet;

South 87 degrees 48 minutes 06 seconds West, 120.00;

South 02 degrees 11 minutes 54 seconds East, at 0.03 feet pass a common line of the residue of said called 349.96 acre tract and said called 1.11 acre tract, and continuing for a total distance of 352.00 feet;

North 87 degrees 48 minutes 06 seconds East, at 6.14 pass a common line of said called 1.11 acre tract and the residue of said called 349.96 acre tract, and continuing for a total distance of 8.43 feet;

South 02 degrees 11 minutes 54 seconds East, 120.00 feet to the southeast corner of the herein described tract;

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

South 87 degrees 48 minutes 06 seconds West, at 0.21 feet pass a common line of said called 1.11 acre tract and the residue of said called 349.96 acre tract, crossing said called 1.11 acre tract and continuing for a total distance of 375.00 feet;

North 86 degrees 36 minutes 03 seconds West, 130.83 feet;

South 87 degrees 41 minutes 18 seconds West, 226.63 feet to the southwest corner of the herein described tract;

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

North 02 degrees 20 minutes 45 seconds West, at 20.00 feet pass the lower northwest corner of said called 1.11 acre tract, being an interior corner of said called 227.45 acre tract, at 459.50 feet cross the common line of said called 227.45 acre tract and the residue of said called 349.96 acre tract, and continuing for a total distance of 564.60 feet;

South 87 degrees 39 minutes 15 seconds West, 50.00 feet;

North 02 degrees 20 minutes 45 seconds West, at 35.18 feet pass the common line of said called 322.56 acre tract and the residue of said called 349.96 acre tract, and continuing for a total distance of 85.22 feet to the Place of Beginning and containing 11.53 acres of land, more or less.

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DATE: OCTOBER 2023	FINAL PLAT OF SUNTERRA SEC 55	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 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 Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1B OF 1			

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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. 1076601900020A and 1076602100270, Dated August 3, 2023.
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 applying by the combined scale factor of 0.99989805999.
8. All bearings are based on the Texas Coordinate System of 1983, South Central Zone.
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 1.5 feet above the base flood elevation or 18" above the curb or 12" above the centerline of the street, whichever is higher. No building permits will be issues in a flood hazard area below 1.5 feet above the base flood elevation (B.F.E.) or 18" above the curb or 12" above the centerline of the street, whichever is higher.
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 April 27, 2020 for Waller County, Texas and incorporated areas. Unshaded Zone "X"; is defined as areas determined to be outside the 0.2% annual chance floodplain.
16. 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 Katy 1093 LTD, 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. All lots shall have adequate waste water collection services.
24. TBM '7523" being a set cotton picker spindle. Located in the South edge of asphalt of Clay Road, being +/- 6,946' East of the intersection of Clay Road and Schlipf Road, and +/- 3,601' West of the intersection of Clay Road and Pitts Road. Elevation = 159.03' (NAVD88, 2001 Adjustment).

DATE: OCTOBER 2023	FINAL PLAT OF SUNTERRA SEC 55	OWNER/DEVELOPER: Astro Sunterra LP, a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtexas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000 Cjamnik@quiddity.com
SCALE NTS			
SHEET 1C OF 1			

- General Notes:
- AE "Aerial Easement"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - GBL "Garage Building Line"
 - No "Number"
 - O.P.R.W.C.T. . . . "Official Public Records, Waller County, Texas"
 - O.R.W.C.T. "Official Records, Waller County, Texas"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - UE "Utility Easement"
 - Vol _ Pg _ "Volume and Page"
 - WLE "Waterline Easement"
 - "Set 3/4-inch Iron With Cap Stamped "Quiddity Eng. Property Corner" as Per Certification"
 - ① "Block Number"

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	30.00'	90°00'00"	47.12'	S47°11'54"E	42.43'	30.00'
C2	35.00'	90°08'51"	55.07'	S42°43'41"W	49.56'	35.09'
C3	50.00'	90°00'00"	78.54'	S47°11'54"E	70.71'	50.00'
C4	25.00'	48°11'23"	21.03'	N26°17'35"W	20.41'	11.18'
C5	50.00'	276°22'46"	241.19'	S87°48'06"W	66.67'	44.72'
C6	25.00'	48°11'23"	21.03'	S21°53'48"W	20.41'	11.18'
C7	25.00'	90°00'00"	39.27'	N42°48'06"E	35.36'	25.00'
C8	25.00'	48°11'23"	21.03'	N26°17'35"W	20.41'	11.18'
C9	50.00'	276°22'46"	241.19'	S87°48'06"W	66.67'	44.72'
C10	25.00'	48°11'23"	21.03'	S21°53'48"W	20.41'	11.18'
C11	25.00'	90°00'00"	39.27'	S47°11'54"E	35.36'	25.00'

RESTRICTED RESERVE [A]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.33 AC
14,482 Sq. Ft.

RESTRICTED RESERVE [B]
Restricted to Detention
Purposes Only
2.73 AC
119,074 Sq. Ft.

RESERVE TOTALS
3.06 AC
133,556 Sq. Ft.

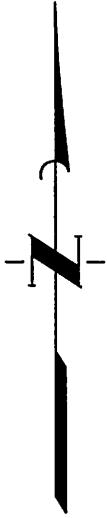
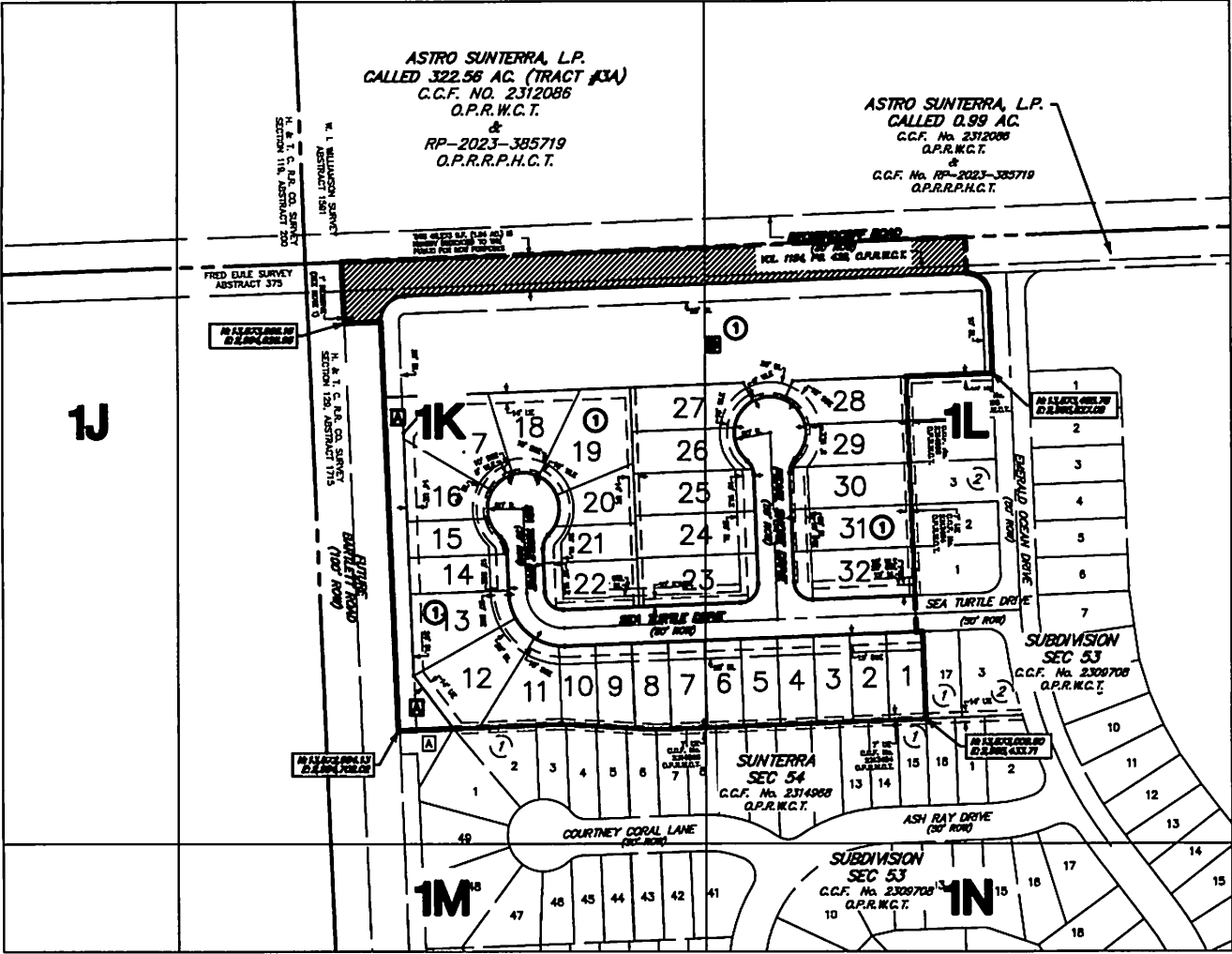
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SCALE NTS			
SHEET 1D OF 1			

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°11'54"E	50.00'
L2	S02°11'54"E	110.00'
L3	S87°48'06"W	120.00'
L4	N87°48'06"E	8.43'
L5	S02°11'54"E	120.00'
L6	N86°36'03"W	130.83'
L7	S87°41'18"W	226.63'
L8	S87°39'15"W	50.00'
L9	N02°20'45"W	85.22'
L10	N87°48'06"E	779.85'
L11	N87°48'06"E	488.17'
L12	S02°11'54"E	257.00'
L13	S02°11'54"E	116.00'
L14	N37°07'30"W	91.25'
L15	S02°11'54"E	334.73'
L16	N42°43'41"E	70.62'
L17	N87°48'06"E	498.60'
L18	N28°20'28"W	27.98'
L19	N23°56'41"E	27.98'
L20	N87°48'06"E	157.27'
L21	S02°11'54"E	302.00'

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SCALE NTS			
SHEET 1E OF 1			



SCALE: 1" = 100'

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DATE: OCTOBER 2023

SCALE 1" = 250'

SHEET 1F OF 1

FINAL PLAT OF
SUNTERRA
SEC 55

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a Delaware Limited Partnership
2450 FONDREN ROAD, SUITE 210
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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.

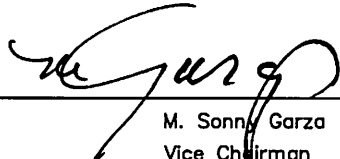
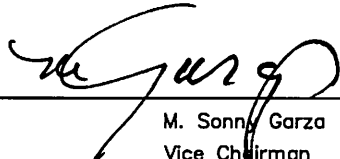
No portion of this subdivision lies within the boundaries of the 1% annual chance (100 year) flood plain as delineated on Waller County Community Panel #480640 in LOMR 19-06-1115P dated 4/27/2020.

A portion of this subdivision lies within the boundaries of the 0.2% annual change (500 year) floodplain as delineated on Waller County Community Panel # 480640 dated 2/18/2009.




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

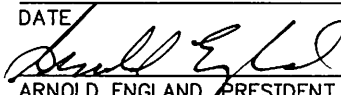
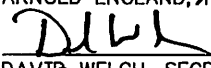
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Sunterra Sec 55 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this 3 day of April, 2024

By:  or 
Martha L. Stein Title Chair or M. Sonny Garza Vice Chairman

By: 
Jennifer Ostlind, AICP Secretary



BROOKSHIRE-KATY DRAINAGE DISTRICT BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2023-58

APPROVED BY THE BOARD OF SUPERVISORS ON 3-11-24
DATE

ARNOLD ENGLAND, PRESIDENT

DAVID WELCH, SECRETARY

ROD PINHEIRO, PE, PMP, CFM, 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.

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SCALE NTS			
SHEET 1G 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 11.53 acre tract described in the above and foregoing map of Sunterra Sec 55, 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 (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision Sunterra where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and to hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

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

- 1. That drainage of septic tanks into roads, streets, alleys or public ditches, streams, ect., either directly or indirectly is strictly prohibited.
- 2. All stock animals, horses and fowl, shall be fenced in and not allowed to run at large in the subdivision.
- 3. Drainage structures under private drives shall have a new drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and 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 12 day of december, 2023.

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 WALLER §

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 12 day of DECEMBER, 2023

Jennifer Ashcraft
Notary Public in and for the State of Texas
Jennifer Ashcraft
Print Name



My commission expires: 5/31/2026

DATE: OCTOBER 2023	FINAL PLAT OF SUNTERRA SEC 55	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 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-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000 Cjarnnik@quiddity.com
SCALE NTS			
SHEET 1H OF 1			

K:\16537\16537-0143-00 Sunterra Sec 55 WSD&P\2 Design Phase\Planning\Sunterra sec 55-PLAT.dwg Dec 12,2023 - 9:05am cjs

I, Ross McCall, County Engineer of Waller County, Certify that the Plat of this subdivision complies with all existing rules and regulations of Waller County.

No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

Date

Ross McCall, PE
County Engineer

STATE OF TEXAS §
COUNTY OF WALLER §

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

Debbie Hollan
Waller County, Texas

By: _____
Deputy

CERTIFICATE OF COMMISSIONERS COURT

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

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

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

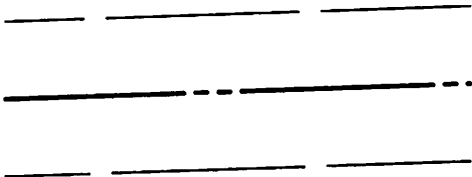
Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorff
Commissioner, Precinct 4

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

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SCALE NTS			
SHEET 11 OF 1			

MARTIN BELL, et
CALLED 19.0984
VOL. 657, PG. 415
O.R.W.C.T.



EH C II (LEN) MULTI S1
CALLED 105.10 /
C.C.F NO. 2400570
O.P.R.W.C.T.

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DATE: OCTOBER 2023	FINAL PLAT OF SUNTERRA SEC 55	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 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 Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000 Cjamnik@quiddity.com
SCALE 1"=80'			
SHEET 1J OF 1			

ASTRO SUNTERRA, L.P.
RESIDUE CALLED 322.56 AC. (TRACT #3,
C.C.F. NO. 2312086
O.P.R.W.C.T.
&
RP-2023-385719
O.P.R.R.P.H.C.T.

UX
AC.

W. I. WILLIAMSON SURVEY
ABSTRACT 1591
H. & T. C. R.R. CO. SURVEY
SECTION 119, ABSTRACT 200

FRED EULE SURVEY
ABSTRACT 375

N: 13,873,556.16
E: 2,964,628.95

ATE 4, LLC
IC.

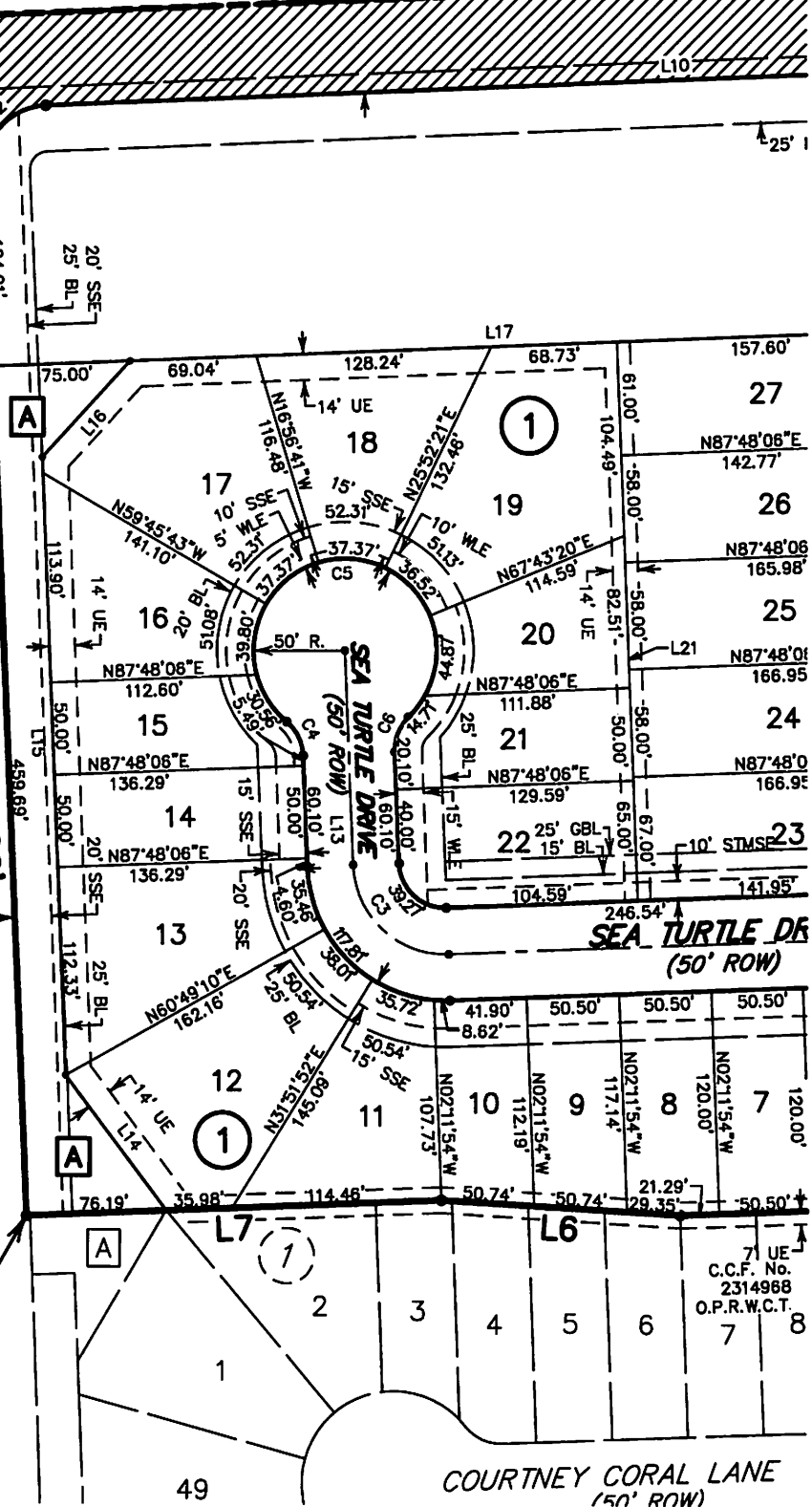
H. & T. C. R.R. CO. SURVEY
SECTION 129, ABSTRACT 1715

FUTURE
BARTLETT ROAD
(100' ROW)

N: 13,872,994.13
E: 2,964,702.02

THIS 45,273 S.F. (1.04 AC.) IS
HEREBY DEDICATED TO THE
PUBLIC FOR ROW PURPOSES

N87°48'06"E 865.0'



DATE: OCTOBER 2023

SCALE 1"=80'

SHEET 1K OF 1

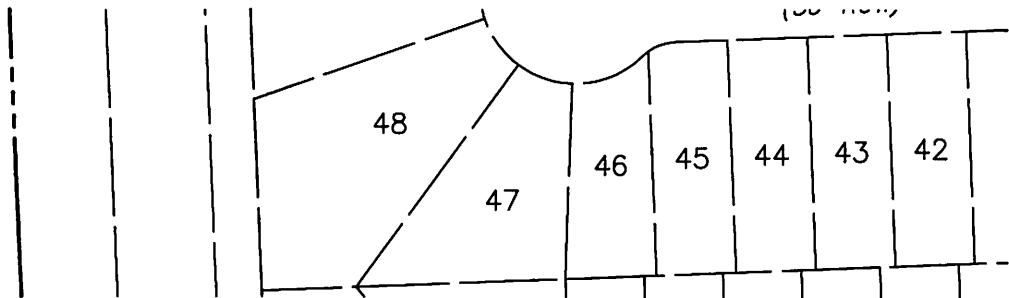
FINAL PLAT OF
SUNTERRA
SEC 55

OWNER/DEVELOPER:
Astro Sunterra L.P.
a Delaware Limited Partnership
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-23290 & 10046100
2322 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000
Cjamnik@quiddity.com



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DATE: OCTOBER 2023

SCALE 1"=60'

SHEET 1M OF 1

FINAL PLAT OF
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SEC 55

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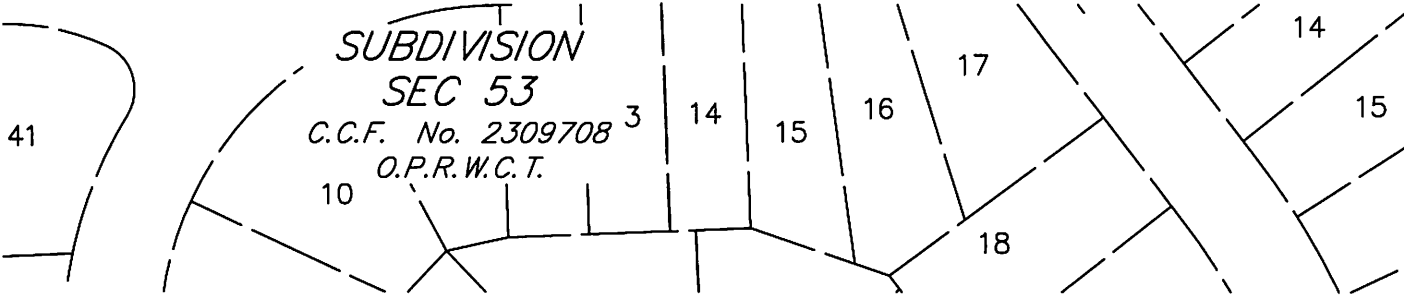
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DATE: OCTOBER 2023

SCALE 1"=60'

SHEET 1N OF 1

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