

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Apartments

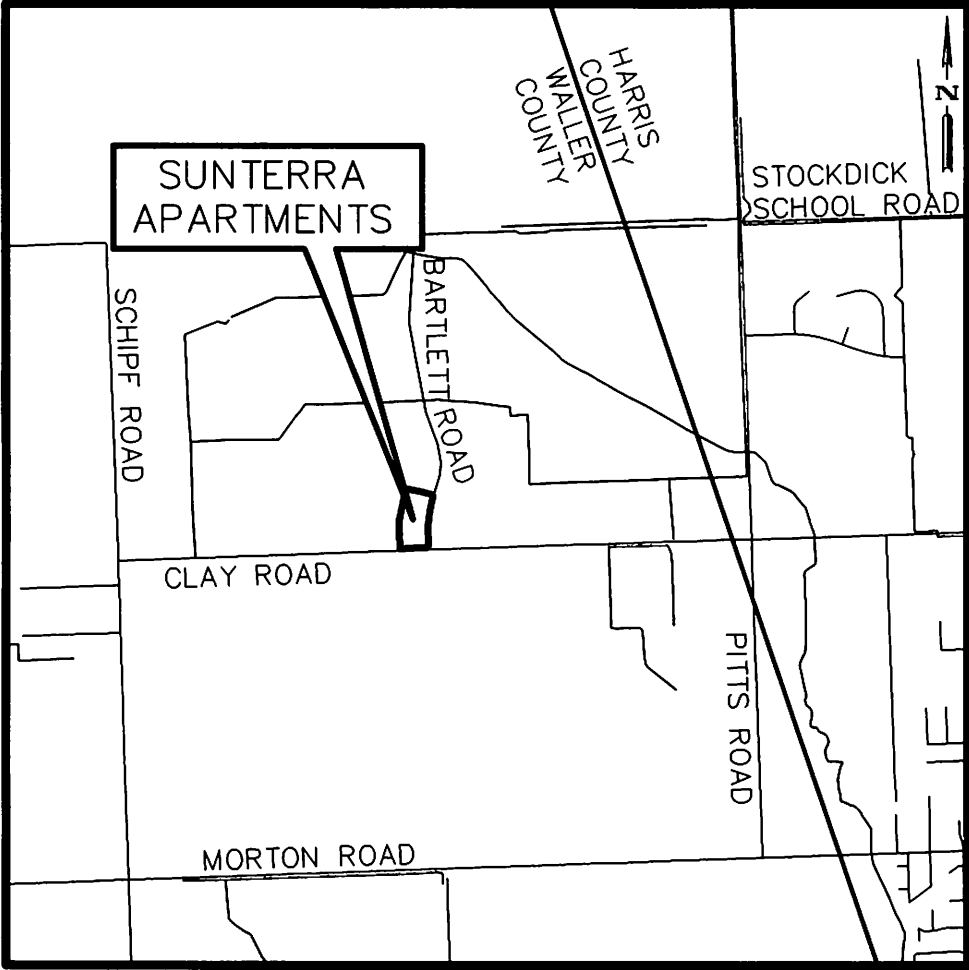
Date: November 20, 2024

Background

Final Plat of Sunterra Apartments which consists of 10.44 acres will include 1 Block and 1 Reserve in Precinct 3.

Staff Recommendation

Approve Plat



VICINITY MAP

N.T.S.

KEY MAP PAGE NO. 443H

Brookshire—
Katy Drainage District Permit No. 2024—31

SUNTERRA
APARTMENTS

A SUBDIVISION OF 10.44 ACRES OF LAND
LOCATED IN THE
H. & T.C. RAILROAD COMPANY
SURVEY SECTION 121, A-201
WALLER COUNTY, TEXAS

LOTS: 0 RESERVES: 1 BLOCKS: 1
SCALE: 1"=100' DATE: DECEMBER, 2023

NOTES:

1. "1" INDICATES BLOCK NUMBER.
2. B.L. INDICATES BUILDING LINES, U.E. INDICATES UTILITY EASEMENT, A.E. INDICATES AERIAL EASEMENT, SAN.S.E. INDICATES SANITARY SEWER EASEMENT, STM.S.E. INDICATES STORM SEWER EASEMENT, D.E. INDICATES DRAINAGE EASEMENT, W.L.E. INDICATES WATER LINE EASEMENT, W.C.C.F. INDICATES WALLER COUNTY CLERK'S FILE, INDICATES FIRE HYDRANT EASEMENT, W.M.E. INDICATES WATER METER EASEMENT, W.C.C.F. INDICATES WALLER COUNTY CLERK'S FILE NUMBER, W.C.D.R. INDICATES WALLER COUNTY DEED RECORDS, F.N. INDICATES FILE NUMBER, O.P.R.W.C. INDICATES OFFICIAL PUBLIC RECORD WALLER COUNTY, W.C.M.U.D. INDICATES WALLER COUNTY MUNICIPAL UTILITY DISTRICT, VOL. INDICATES VOLUME, PG. INDICATES PAGE, FND. INDICATES FOUND, I. INDICATES IRON, N.T.S. INDICATES NOT TO SCALE.
3. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NAD83).
4. THE COORDINATE VALUES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4203 STATE PLANE GRID COORDINATES, (NAD83). ALL DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 0.9998973310.
5. THE SQUARE FOOTAGE VALUE SHOWN HEREON IS A MATHEMATIC VALUE BASED UPON THE BOUNDARY DATA SHOWN HEREON. THIS VALUE HAS NO RELATION TO THE PRECISION OF CLOSURE OF THIS PLAT OR THE POSITION OF CORNER MONUMENTS RECOVERED OR PLACED.
6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48473CO375E, DATED FEBRUARY 18, 2009, WALLER COUNTY, TEXAS, AND LOMR # 19-06-1115P, EFFECTIVE APRIL 27, 2020, THIS PROPERTY LIES WITHIN; 1) ZONE "X" (UNSHADED) WHICH IS DEFINED AS AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
7. SHOULD THIS PLAT NOT BE RECORDED WITHIN A ONE YEAR PERIOD FROM THE DATE OF APPROVAL BY THE CITY OF HOUSTON, TEXAS IT WILL BE CONSIDERED VOID.
8. THIS PLAT LIES WITHIN THE E.T.J. OF CITY OF HOUSTON, WALLER COUNTY, TEXAS AND THE KATY INDEPENDENT SCHOOL DISTRICT.
9. THIS PLAT IS BASED ON A CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, DATED AUGUST 2, 2024, CERTIFIED JULY 28, 2024 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
10. THIS PLAT IS SUBJECT TO GRANT OF EASEMENT AND SURFACE USE AGREEMENT. RECORDED UNDER CLERK'S FILE NO. 1910725, OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
11. THIS PLAT IS SUBJECT TO RESTRICTIONS SET FORTH UNDER 2100543, 2108796, 2115251, 2215693, 2213551, AND 2215694 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS.
12. ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF HOUSTON, TEXAS.
13. THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF WALLER COUNTIES MUNICIPAL UTILITY DISTRICT No. 37.
14. BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-31.
15. THIS PROPERTY LIES PARTIALLY IN A CALLED 100.6 ACRE AGREEMENT TRACT BETWEEN BROOKSHIRE-KATY DRAINAGE DISTRICT AND KATY 1039, LTD W.C.C.F. NO. 2200988.
16. THERE IS NO OBSERVED EVIDENCE OF PIPELINES WITHIN THE BOUNDARIES OF THE SUBJECT TRACT. THIS PLAT WAS MADE IN RELIANCE UPON CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, DATED AUGUST 2, 2024, CERTIFIED JULY 28, 2024.
17. STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOODPLAIN SHALL BE ELEVATED TO TWO (2) FEET OR MORE ABOVE THE 500-YEAR FLOODPLAIN ELEVATION, IN THE 100-YEAR FLOODPLAIN. WITHIN THE 500-YEAR, THESE STRUCTURES MUST BE ELEVATED TO ONE (1) ABOVE THE 500-YEAR FLOODPLAIN ELEVATION. 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.
18. MINIMUM SLAB ELEVATIONS ARE ESTABLISHED AS THE HIGHEST OF THE FOLLOWING:
 - A) 18 INCHES ABOVE NATURAL GROUND AT THE HIGHEST POINT ON THE PERIMETER OF THE SLAB; OR
 - B) 18 INCHES ABOVE THE HIGHEST ELEVATION OF THE TOP OF CURB ADJACENT TO THE LOT; OR
 - C) 18 INCHES ABOVE THE CURRENT EFFECTIVE 100-YEAR FLOOD PLAIN OF 156.6'; OR
 - D) MINIMUM SLAB ELEVATION OF 164.5'

BENCHMARKS:

AW5416: STEEL ROAD IN SLEEVE AT THE SOUTHWEST INTERSECTION OF KATY-HOCKLEY ROAD AND FREEMAN ROAD.

ELEVATION: 158.3 FEET NAVD-88

TBM 676-17-1: BOX CUT WITH "X" ON FIRST "C" INLET WEST OF BARTLETT ROAD ON THE SOUTH RIGHT-OF-WAY LINE OF SUNTERRA SHORES DRIVE.

ELEVATION: 162.83 FEET NAVD-88

TBM 676-17-2: BOX CUT WITH "X" ON FIRST "C" INLET SOUTH OF SUNTERRA SHORES DRIVE ON BARTLETT ROAD.

ELEVATION: 162.92 FEET NAVD-88

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S15°16'51"W	33.15'
L2	N3°29'44"E	28.00'
L3	N12°02'04"E	18.95'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1800.00'	8°13'04"	258.17'	S 78°49'32" E	257.95'
C2	30.00'	90°00'00"	47.12'	S 29°43'09" E	42.43'
C3	2050.00'	17°15'48"	617.67'	S 6°38'57" W	615.34'
C4	35.00'	89°59'55"	54.98'	S 43°01'00" W	49.50'

DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	WALLER CAD
M. U. D.	WALLER CO M. U. D. #37
SCHOOL	KATY I. S. D.
D. B. K.	B-K DRAINAGE DISTRICT
E. S. D.	WALLER-HARRIS E. S. D. 200
G. W. A.	WALLER COUNTY
H. W. C. M. 4	HARRIS-WALLER COUNTIES M. U. D. #4
R. F. M.	WALLER CO FM
CITY OR CITY ETJ	HOUSTON E. T. J.
UTILITIES CO.	CENTERPOINT ENERGY

DATE: DECEMBER, 2023

SCALE: N.T.S.

SHEET 3 OF 9

OWNER:
THE VC AT SUNTERRA, LLC,
a Texas limited liability company,
3773 RICHMOND AVE.,
SUITE 800 HOUSTON,
TEXAS 77046
713-963-8200

SUNTERRA
APARTMENTS



BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

DESCRIPTION OF A 10.44 ACRE TRACT OF LAND SITUATED
IN THE H. & T.C. R.R. CO. SURVEY, SECTION 121, ABSTRACT NO. 201
WALLER COUNTY, TEXAS

BEING a 10.44 acre (454,924 square foot) tract of land situated in the H. & T.C. R.R. Co. Survey, Section 121, Abstract No. 201 of Waller County, Texas and being a called 10.44 acre tract of land described in an instrument to The Vic At Sunterra, LLC, recorded under Instrument Number (I.N.) 2215694 of the Official Public Records of Waller County (O.P.R.W.C.), said 10.44 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the South right-of-way line of Sunterra Shores Drive as cited herein:

BEGINNING at a 3/4-inch iron rod with cap stamped "JONES & CARTER" found for the South end of a radial cutback at the Southwest intersection of Sunterra Shores Drive (60 feet wide) as shown on SUNTERRA SHORES DRIVE STREET DEDICATION SECTION 2, a subdivision per plat recorded under File Number (F.N.) 2110191 of the Official Public Records of Waller County (O.P.R.W.C.) and Bartlett Road (100 feet wide) as shown on BARTLETT ROAD DRIVE STREET DEDICATION SECTION 2, a subdivision per plat recorded under F.N. 2108104 of the O.P.R.W.C. and the most Easterly Northeast corner of said 234.14 acre tract;

THENCE, along and with the Westerly right-of-way line of said Bartlett Road and the Easterly lines of said 234.14 acre tract, the following courses and distances:

S 15°16'51" W, a distance of 33.15 feet to a 3/4-inch iron rod found for the beginning of a tangent curve to the left;

In a Southwesterly direction, along and with said curve to the left, an arc distance of 617.67 feet, having a radius of 2,050.00 feet, a central angle of 17°15'48" and chord which bears S 06°38'57" W, 615.34 feet to a 3/4-inch iron rod with cap stamped "JONES & CARTER" found for a point of tangency;

S 01°58'57" E, a distance of 164.88 feet to a 3/4-inch iron rod with cap stamped "JONES & CARTER" found the most Easterly Southeast corner of the herein described tract and the North end of a radial cutback at the Northwest intersection of said Bartlett Road and Clay Road (60 feet wide) recorded under Vol. 106, Pg. 492 of the Waller County Deed Records (W.C.D.R.) and as shown on said BARTLETT ROAD DRIVE STREET DEDICATION SECTION 2, same being beginning of a tangent curve to the right;

THENCE, in a Southwesterly direction, along and with said radial cutback and said curve to the right, an arc distance of 54.98 feet, having a radius of 35.00 feet, a central angle of 89°59'55" and chord which bears S 43°01'00" W, 49.50 feet to a 3/4-inch iron rod with cap stamped "JONES & CARTER" found for the most Southerly Southeast corner of the herein described tract and the South end of said radial cutback, same being a point of tangency;

THENCE, over and across said 234.14 acre tract, the following courses and distances:

S 88°00'58" W, a distance of 446.47 feet to a 3/4-inch iron rod with cap stamped "JONES & CARTER" found for the Southwest corner of the herein described tract;

N 01°58'57" W, a distance of 428.61 feet to a 3/4-inch iron rod with cap stamped "JONES & CARTER" found for corner;

N 03°29'44" E, a distance of 28.00 feet to a 3/4-inch iron rod with cap stamped "JONES & CARTER" found for corner;

N 12°02'04" E, a distance of 18.95 feet to a 3/4-inch iron rod with cap stamped "JONES & CARTER" found for corner;

N 11°11'28" E, a distance of 532.54 feet to a 3/4-inch iron rod with cap stamped "JONES & CARTER" found for the to the Northwest corner of the herein described tract; beginning of a non-tangent curve to the right, from which its center bears S 07°03'56" W, 1,800.00 feet, lying on the Southerly right-of-way line of said Sunterra Shores Drive;

THENCE, in a Southeasterly direction, along and with the Southerly right-of-way line of said Sunterra Shores Drive, a Northerly line of said 234.14 acre tract, and said curve to the right, an arc distance of 258.17 feet, having a radius of 1,800.00 feet, a central angle of 08°13'04" and chord which bears S 78°49'32" E, 257.95 feet to a 3/4-inch iron rod with cap stamped "JONES & CARTER" found at a point of tangency;

THENCE, S 74°43'09" E, continuing along and with the Southerly right-of-way line of said Sunterra Shores Drive and a Northerly line of said 234.14 acre tract, a distance of 192.79 feet to a 3/4" iron rod set capped "BGE, INC.", at the North end of a radial cutback at the Southwest intersection of said Sunterra Shores Drive and said Bartlett Road, same being the beginning of a tangent curve to the right, from which a 3/4-inch iron rod with cap stamped "JONES & CARTER" found bears N 16°26'29" E - 2.17 feet;

THENCE, in a Southeasterly direction, along and with said radial cutback and said curve to the right, an arc distance of 47.12 feet, having a radius of 30.00 feet, a central angle of 90°00'00" and chord which bears S 29°43'09" E, 42.43 feet to the POINT OF BEGINNING and containing 10.44 acres (454,924 square feet) of land.

DATE: DECEMBER, 2023

SCALE: N.T.S.

SHEET 4 OF 9

OWNER:
THE VIC AT SUNTERRA, LLC,
a Texas limited liability company,
3773 RICHMOND AVE.,
SUITE 800 HOUSTON,
TEXAS 77046
713-963-8200

SUNTERRA
APARTMENTS



BGE, Inc.
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TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

STATE OF TEXAS
COUNTY OF WALLER

WE, THE VIC AT SUNTERRA, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH SANFORD P. ARON, MANAGER, OWNER OF THE 10.44 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SUNTERRA APARTMENTS 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 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 DO HEREBY COVENANT AND AGREE THAT ALL PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PROVIDE THAT DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND IN NO INSTANCE, HAVE A DRAINAGE OPENING OF LESS THAN ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER) WITH CULVERTS OR BRIDGES TO BE PROVIDED FOR ALL PRIVATE DRIVEWAYS OR WALKWAYS CROSSING SUCH DRAINAGE FACILITIES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN FEET (15'0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF BROOKSHIRE, WALLER COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

IN TESTIMONY HERETO, THE ASTRO SUNTERRA, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SANFORD P. ARON, MANAGER, THEREUNTO AUTHORIZED,

THIS 9 DAY OF January, ~~2023~~. 2024.

THE VIC AT SUNTERRA, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____
SANFORD P. ARON
MANAGER



STATE OF Texas
COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SANFORD P. ARON, MANAGER OF THE VIC AT SUNTERRA, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

January GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 9th DAY OF ~~2023~~. 2024.

Leah Villarreal
PRINTED NAME: Leah Villarreal
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
COMMISSION EXPIRES: 9-20-25

THIS IS TO CERTIFY THAT I RYAN STANLEY, 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.

ALL OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CITY OF HOUSTON'S 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 48473C0375E, DATED FEBRUARY 18, 2009, AS REVISED BY LOMR # 19-06-1115P, EFFECTIVE APRIL 27, 2020.

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 48473C0375E, DATED FEBRUARY 18, 2009, AS REVISED BY LOMR # 19-06-1115P, EFFECTIVE APRIL 27, 2020.



Ryan Stanley
RYAN STANLEY
TX REGISTRATION NO. 6485

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SUNTERRA APARTMENTS 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 7 DAY OF February, 2024.

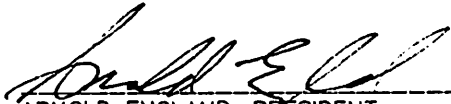
BY: *M. Sonny Garza*
MARTHA L. STEIN OR M. SONNY GARZA
CHAIR VICE CHAIRMAN

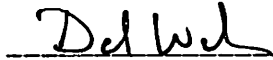
BY: *Margaret Wallace Brown*
MARGARET WALLACE BROWN, AICP, CNU-A
SECRETARY

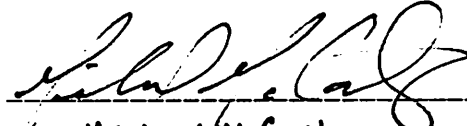


BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-31

APPROVED BY THE BOARD OF SUPERVISORS ON 6-24-2024
DATE


ARNOLD ENGLAND, PRESIDENT


DAVID WELCH, SECRETARY


NAME: Michael McCarthy, 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.

I, DEBBIE HOLLAN, COUNTY CLERK OF WALLER COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 20____, AT _____ O'CLOCK _____.M., AT INSTRUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HEMPSTEAD, THE DAY AND DATE LAST ABOVE WRITTEN.

DEBBIE HOLLAN
COUNTY CLERK
OF WALLER COUNTY, TEXAS

BY: _____
DEPUTY

I, J. ROSS McCALL, P.E., COUNTY ENGINEER OF WALLER COUNTY, CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL EXISTING RULES AND REGULATIONS OF WALLER COUNTY.
NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL WALLER COUNTY PERMIT REQUIREMENTS HAVE BEEN MET.

DATE J. ROSS McCALL, P.E.
COUNTY ENGINEER

APPROVED BY COMMISSIONERS COURT OF WALLER COUNTY, TEXAS, THIS ____ DAY OF _____,
20____ A. D.

CARBETT "TREY" J. DUHON III
COUNTY JUDGE

JOHN A. AMSLER
COMMISSIONER, PRECINCT 1

WALTER E. SMITH, P.E., R.P.L.S.
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 THEN CURRENT WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, IN THIS REGARD.

PRIVATELY MAINTAINED PAVED STREETS:

ASTRO SUNTERRA, L.P., BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT WALLER COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION UNTIL AND UNLESS ASTRO SUNTERRA, L.P. HAS IMPROVED THE ROADWAYS TO THE THEN CURRENT STANDARDS REQUIRED BY WALLER COUNTY AND THE ROADS HAVE BEEN ACCEPTED FOR MAINTENANCE BY FORMAL, WRITTEN ACTION OF THE WALLER COUNTY COMMISSIONERS COURT AND THE ROADWAY, WITH ALL REQUIRED RIGHT OF WAY, HAS BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY, AS A PUBLIC STREET. ASTRO SUNTERRA, L.P. AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO ASTRO SUNTERRA, L.P. FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN ON THIS SUBDIVISION.