

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Lakes North Section 7

Date: June 10, 2026

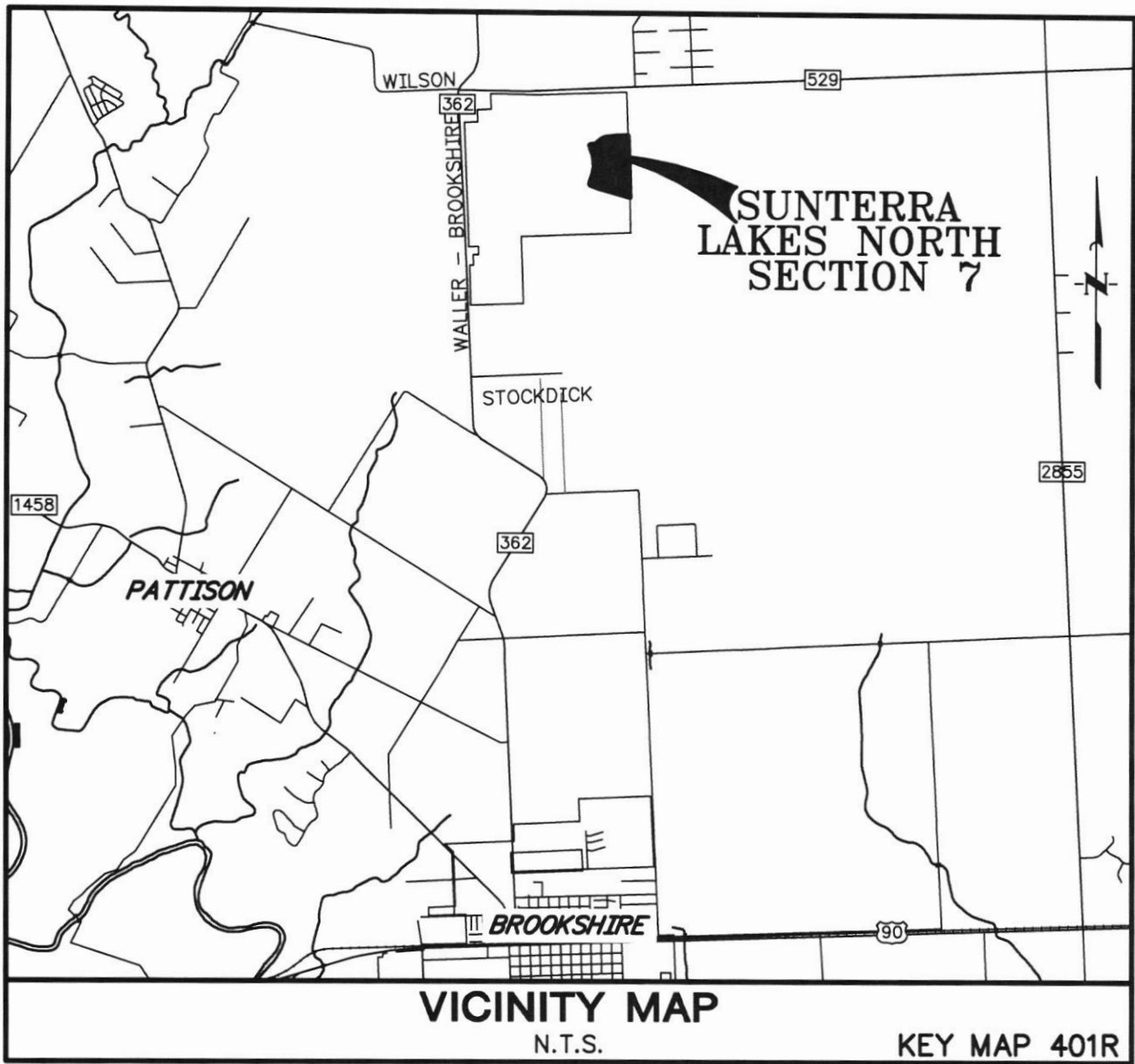
Background

Final Plat of Sunterra Lakes North Section 7 which consists of 58.51 acres will include 113 Lots, 5 Reserves and 4 Blocks in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond

K:\28745\Client Management\Suntterra Lakes - North Sections - Temporary Folders\Suntterra Lakes North - Phase I - Section 7\2. Design\Planning\Suntterra Lakes North Sec 7 -PLAT.dwg May 21, 2026 - 8:12am alruiz



FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 7

A SUBDIVISION OF 58.51 ACRES OF LAND
OUT OF THE
WILLIAM McCUTCHEON SURVEY, SECTION 52, A-310
WALLER COUNTY, TEXAS
113 LOTS 5 RESERVES 4 BLOCKS
APRIL 2026

BKDD PERMIT No. 2025-37

DATE: APRIL 2026	FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 7	OWNER ASTRO SUNTERRA LAKES NORTH, L.P., A DELAWARE LIMITED PARTNERSHIP 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 jdbarnes@starwoodland.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 alruiz@quiddity.com
SCALE NTS			
SHEET 1A OF 1			

K:\28745\Client Management\Sunterra Lakes - North Sections - Temporary Folders\Sunterra Lakes North - Phase I - Section 7.2. Design\Planning\Sunterra Lakes North Sec 7 - PLAT.dwg May 21, 2026 - 8:13am alruiz

STATE OF TEXAS §
 COUNTY OF WALLER §

A METES & BOUNDS description of a 58.51 acre tract of land in the Willis McCutcheon Survey, Section 52, Abstract 310, Waller County, Texas, being out of and a part of that certain called 824.80 acre tract recorded under County Clerk's File Number 2412961, 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 northeast corner of said called 824.80 acre tract, same being the northwest corner of an adjoining called 264.963 acre tract described in deed recorded in Volume 0755, Page 243, Official Records, Waller County, Texas, also being a point in the east line of said Willis McCutcheon Survey, Section 52, Abstract 310, same being the west line of the adjoining H. & T. C. Railroad Company Survey Section 67, Abstract 151, and being a point in the south right-of-way line of F. M. Highway 529 (120-foot wide);

Thence South 02 degrees 03 minutes 04 seconds East along the east line of said called 824.80 acre tract, same being the west line of said adjoining called 264.963 acre tract, the east line of said Willis McCutcheon Survey, Section 52, Abstract 310, and the west line of said adjoining H. & T. C. Railroad Company Survey, Section 67, Abstract 151, 1,581.37 feet to the northeast corner and Place of Beginning of the herein described tract;

Thence South 02 degrees 03 minutes 04 seconds East along the east line of the herein described tract, same being the east line of said called 824.80 acre tract, the west line of said adjoining called 264.963 acre tract, the east line of said Willis McCutcheon Survey, Section 52, Abstract 310, and the west line of said adjoining H. & T. C. Railroad Company Survey, Section 67, Abstract 151, 2,234.75 feet to the southeast corner of the herein described tract;

Thence establishing the south line of the herein described tract, crossing said called 824.80 acre tract with the following courses and distances:

North 73 degrees 24 minutes 46 seconds West, 1,212.65 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 05 degrees 53 minutes 00 seconds, an arc length of 298.81 feet, a radius of 2,910.00 feet, and a chord bearing North 70 degrees 28 minutes 16 seconds West, 298.68 feet to the southwest corner of the herein described tract, being at the beginning of a compound curve to the right;

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

Thence with said compound curve to the right, having a central angle of 91 degrees 23 minutes 34 seconds, an arc length of 47.85 feet, a radius of 30.00 feet, and a chord bearing North 21 degrees 49 minutes 59 seconds West, 42.94 feet;

North 23 degrees 51 minutes 48 seconds East, 76.13 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 18 degrees 53 minutes 55 seconds, an arc length of 507.96 feet, a radius of 1,540.00 feet, and a chord bearing North 14 degrees 24 minutes 50 seconds East, 505.66 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 87 degrees 26 minutes 40 seconds, an arc length of 45.79 feet, a radius of 30.00 feet, and a chord bearing North 48 degrees 41 minutes 13 seconds East, 41.47 feet;

North 02 degrees 24 minutes 33 seconds East, 80.00 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 87 degrees 26 minutes 40 seconds, an arc length of 45.79 feet, a radius of 30.00 feet, and a chord bearing North 43 degrees 52 minutes 07 seconds West, 41.47 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 26 degrees 47 minutes 44 seconds, an arc length of 720.21 feet, a radius of 1,540.00 feet, and a chord bearing North 13 degrees 32 minutes 38 seconds West, 713.67 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 63 degrees 03 minutes 29 seconds East, 72.09 feet;

South 73 degrees 40 minutes 39 seconds East, 50.81 feet;

North 74 degrees 11 minutes 29 seconds East, 110.03 feet;

North 48 degrees 56 minutes 20 seconds East, 200.98 feet;

North 54 degrees 21 minutes 05 seconds East, 104.77 feet;

North 64 degrees 06 minutes 01 second East, 52.58 feet;

North 70 degrees 11 minutes 21 seconds East, 52.58 feet;

North 76 degrees 17 minutes 03 seconds East, 52.58 feet;

North 81 degrees 13 minutes 34 seconds East, 53.61 feet;

North 82 degrees 56 minutes 56 seconds East, 325.46 feet;

North 87 degrees 59 minutes 15 seconds East, 405.21 feet to the Place of Beginning and containing 58.51 acres of land, more or less.

DATE: APRIL 2026	FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 7	OWNER ASTRO SUNTERRA LAKES NORTH, L.P., A DELAWARE LIMITED PARTNERSHIP 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 jdbarnes@starwoodland.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY <small>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 alruiz@quiddity.com</small>
SCALE NTS			
SHEET 1B OF 1			

K:\28745\Client Management\Sunterra Lakes - North Sections - Temporary Folders\Sunterra Lakes North - Phase I - Section 7\2. Design\Planning\Sunterra Lakes North Sec 7 - PLAT.dwg May 21, 2026 - 8:14am alruiz

Legend

- AC "Acres"
- AE "Aerial Easement"
- BL "Building Line"
- D.R.W.C.T. "Deed Records, Waller County, Texas"
- ESMT "Easement"
- C.C.F. "County Clerk's File"
- GBL "Garage Building Line"
- I.R.F. "Found 5/8" iron rod with cap stamped "Quiddity"
- No. "Number"
- O.P.R.W.C.T. "Official Public Records, Waller County, Texas"
- ROW "Right-of-Way"
- Sq. Ft. "Square Feet"
- SSE "Sanitary Sewer Easement"
- STM SE "Storm Sewer Easement"
- UE "Utility Easement"
- VOL. PG. "Volume and Page"
- WLE "Waterline Easement"
- ① "Block Number"
- Set 3/4-inch iron rod (with Cap Stamped "Quiddity Eng. Property Corner") as per certification
- ↔ Street Name Break

General Notes

1. This subdivision is proposed for single-family residential, detention and other related uses.
2. The radius on all block corners is 25 feet, unless otherwise noted.
3. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by Charter Title Company, GF No. 1076602100218, dated April 13, 2026.
4. 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.
5. All coordinates shown are grid based on the Texas Coordinate System, South Central Zone, and may be converted to surface by dividing by the combined scale factor of 0.99989432.
6. All bearings are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
7. A minimum of ten (10) feet shall be provided between sides of residential dwellings.
8. New development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.
9. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lot lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
10. 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) 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.
11. No structure in this subdivision shall be occupied until connected to a public sewer system.
12. No structure in this subdivision shall be occupied until connected to an individual water supply or a state - approved community water system.
13. This tract lies within Unshaded Zone "X" of the Flood Insurance Rate Map, Community No. 480640, Map Number 48473C0350E, Panel 0375, suffix "E" dated February 18, 2009 for Waller County, Texas and Incorporated Areas. Unshaded Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain.
14. 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.
15. The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by the Commissioners Court. The Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the public streets. The county will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets. The county assumes no responsibility for the accuracy of representations by other parties on the plat. Flood plain data, in particular, may change depending on subsequent development. The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the county. The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid Astro Sunterra Lakes North, L.P., a Delaware Limited Partnership, to the purchaser of each and every lot in the subdivision prior to culmination of each sale include certification that the subdivider has complied with the requirements of section 232.032 and that:
 - (a) the water quality and connections to the lots meet, or will meet, the minimum state standards;
 - (b) sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
 - (c) electrical connections provided to the lot meet, or will meet, the minimum state standards; and
 - (d) gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.
16. There are no pipelines or pipeline easements within the platted area shown hereon.
17. TBM "2300005": being a 5/8" iron rod with cap marked "Quiddity Eng. Control Point" located approximately 2,803 feet southwest from the upper northwest corner of a called 824.80 acre tract recorded under County Clerk's File Number 2412961, Official Public Records, Waller County, Texas, same being the northeast corner of an adjoining called 2.9271 acre tract recorded under County Clerk's File Number 2206502, Official Public Records, Waller County, Texas, also being in the south right-of-way line of F.M. Highway 529, and located approximately 2,671 feet southeast from the northeast corner of said called 824.80 acre tract, being in the south right-of-way line of F.M. Highway 529. Elevation: 184.78' (NAVD 88).
18. Tract is subject to Easements and Drill Sites recorded in Volume 238, Page 115, D.R.W.C.T.
19. Tract is subject to Detention Facilities Maintenance Agreement between BKDD and WCMUD No. 60 recorded under C.C.F. No. 2510682, O.P.R.W.C.T.
20. Tract is subject to Detention Facilities Maintenance Agreement between BKDD and WCMUD No. 1 recorded under C.C.F. No. 2500856, O.P.R.W.C.T.
21. Tract is subject to Grant of Telecommunications Easements granted to Hotwire Communications, Ltd. recorded under C.C.F. No. 2514340, O.P.R.W.C.T.
22. Tract is subject to Lift Station Easement granted to Quadvest Wholesale, LLC recorded under C.C.F. No. 2604248, O.P.R.W.C.T.
23. Tract is subject to Access Easement recorded under C.C.F. No. 2604395, O.P.R.W.C.T.

DATE: APRIL 2026 SCALE NTS SHEET 1C OF 1	FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 7	OWNER ASTRO SUNTERRA LAKES NORTH, L.P. A DELAWARE LIMITED PARTNERSHIP 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 jdbarnes@starwoodland.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC <small>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 alruiz@quiddity.com</small>
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RESTRICTED RESERVE [A]
 Restricted to Open Space,
 Landscape, and Incidental
 Utility Purposes Only
 0.23 AC
 9,823 Sq. Ft.

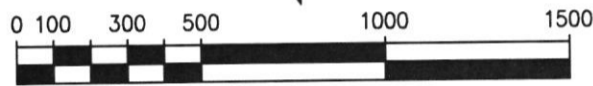
RESTRICTED RESERVE [B]
 Restricted to Drainage and
 Detention
 Purposes Only
 28.90 AC
 1,258,662 Sq. Ft.

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

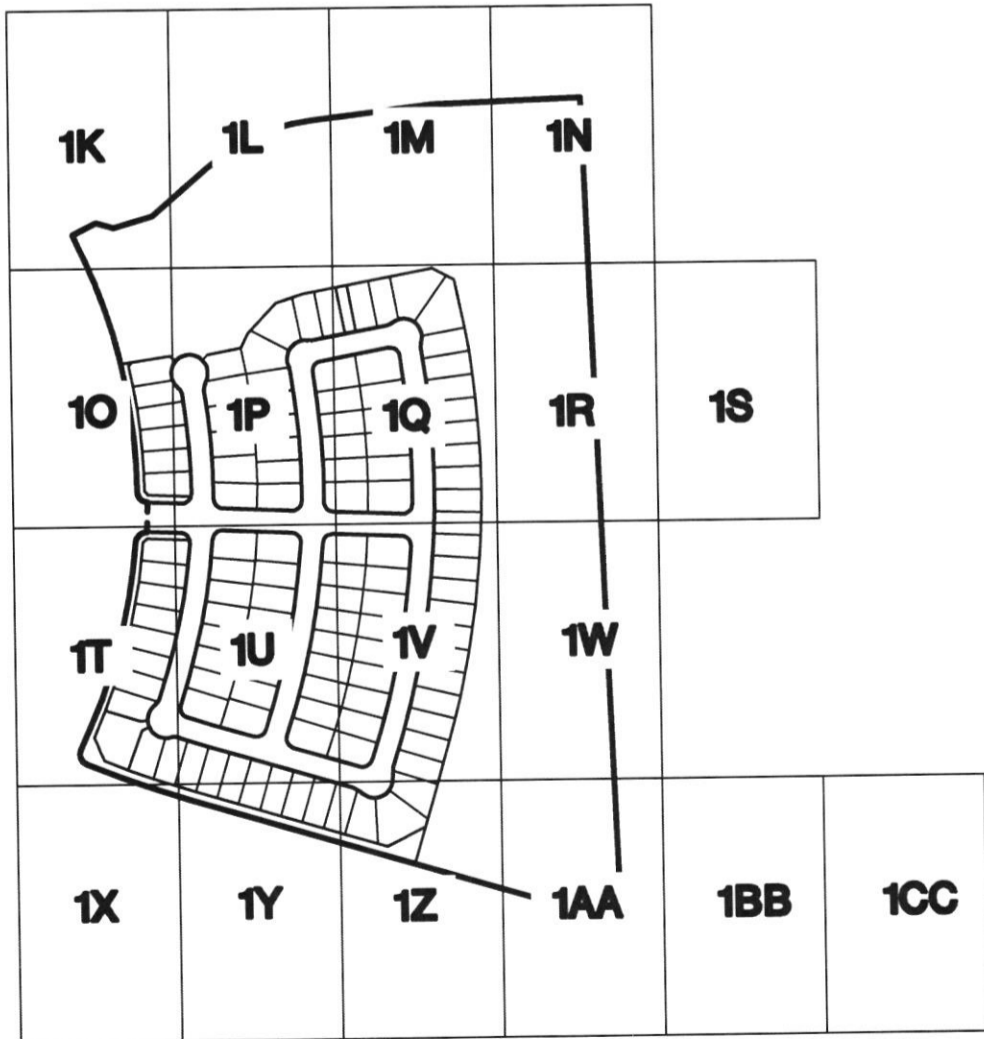
RESTRICTED RESERVE [D]
 Restricted to Open Space,
 Landscape, and Incidental
 Utility Purposes Only
 0.99 AC
 42,907 Sq. Ft.

RESTRICTED RESERVE [E]
 Restricted to Lift Station
 Purposes Only
 0.33 AC
 14,370 Sq. Ft.

RESERVE TOTAL
 30.54 AC
 1,329,572 Sq. Ft.



SCALE: 1" = 500'



DATE: APRIL 2026

SCALE NTS

SHEET 1D OF 1

FINAL PLAT OF
 SUNTERRA LAKES
 NORTH
 SECTION 7

OWNER
ASTRO SUNTERRA LAKES NORTH, L.P.
 A DELAWARE LIMITED PARTNERSHIP
 2450 FONDREN ROAD, SUITE 210
 HOUSTON, TEXAS 77063
 (713) 783-6702
 jdbarnes@starwoodland.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
 Texas Board of Professional Engineers and Land Surveyors
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N63°03'29"E	72.09'
L2	S73°40'39"E	50.81'
L3	N74°11'29"E	110.03'
L4	N48°56'20"E	200.98'
L5	N54°21'05"E	104.77'
L6	N64°06'01"E	52.58'
L7	N70°11'21"E	52.58'
L8	N76°17'03"E	52.58'
L9	N81°13'34"E	53.61'
L10	N82°56'56"E	325.46'
L11	N87°59'15"E	405.21'
L12	N23°51'48"E	76.13'
L13	N02°24'33"E	80.00'
L14	S87°35'27"E	748.56'
L15	N64°42'46"E	16.00'
L16	N73°24'46"W	417.57'
L17	N79°27'12"E	190.06'
L18	S34°47'58"W	10.00'
L19	N26°10'21"W	10.00'
L20	N87°35'27"W	116.37'
L21	N43°46'52"W	14.45'
L22	N01°04'48"W	48.15'
L23	N02°59'03"W	58.80'
L24	N05°10'24"W	58.96'
L25	N07°20'23"W	58.98'
L26	N09°31'30"W	60.01'
L27	N11°52'49"W	55.12'
L28	N34°50'55"E	14.01'
L29	S81°41'44"W	135.43'
L30	N48°37'37"W	20.00'
L31	S45°34'08"W	20.13'
L32	S79°32'39"W	92.00'
L33	N10°19'16"W	75.80'
L34	N08°46'18"W	57.23'
L35	N06°59'11"W	59.36'
L36	N05°09'55"W	59.36'
L37	N03°20'37"W	59.36'

LINE TABLE		
LINE	BEARING	DISTANCE
L38	N01°29'37"W	59.35'
L39	N02°24'32"E	68.67'
L40	S26°41'23"W	45.15'
L41	S43°59'28"W	111.25'
L42	S72°20'18"W	76.56'
L43	N62°28'37"W	67.01'
L44	N10°00'39"W	63.41'
L45	N07°17'30"W	62.59'
L46	N06°30'39"W	62.58'
L47	N05°03'42"W	62.58'
L48	N03°36'45"W	62.58'
L49	N02°09'49"W	62.58'
L50	N00°42'54"W	62.58'
L51	N00°44'41"E	62.58'
L52	N02°20'22"E	62.58'
L53	N03°39'20"E	62.58'
L54	N05°05'30"E	62.58'
L55	N06°32'28"E	62.58'
L56	N07°59'25"E	62.58'
L57	N09°26'23"E	62.58'
L58	N10°53'20"E	62.58'
L59	N12°20'18"E	62.58'
L60	N13°47'16"E	62.58'
L61	N15°22'57"E	62.57'
L62	N16°08'08"E	62.58'
L63	N16°36'01"E	60.01'
L64	N16°36'01"E	223.95'
L65	S63°46'02"W	115.30'
L66	S72°20'05"E	120.02'
L67	S70°19'11"E	72.51'
L68	S20°17'41"W	114.50'
L69	N66°24'03"E	20.00'
L70	N68°35'03"W	69.34'
L71	N22°32'37"W	69.41'
L72	N23°10'21"E	79.01'
L73	S72°19'04"E	98.67'
L74	N87°17'03"E	20.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L75	S21°01'03"W	65.11'
L76	S18°38'34"W	59.93'
L77	S16°26'58"W	58.82'
L78	S14°17'17"W	58.85'
L79	S12°07'33"W	58.87'
L80	S09°57'47"W	58.89'
L81	S07°48'04"W	58.88'
L82	S05°41'13"W	48.05'
L83	S49°02'53"W	14.54'
L84	N87°35'27"W	116.32'
L85	S00°49'06"W	85.29'
L86	S01°29'49"E	64.84'
L87	S03°12'41"E	64.84'
L88	S04°55'34"E	64.84'
L89	S06°38'26"E	64.84'
L90	S08°37'32"E	85.31'
L91	S18°42'56"W	76.46'
L92	S16°33'51"W	63.74'
L93	S14°36'28"W	63.74'
L94	S12°39'06"W	63.74'
L95	S10°41'43"W	63.74'
L96	S08°44'20"W	63.74'
L97	S06°46'58"W	63.74'
L98	S04°34'02"W	80.63'
L99	S18°24'59"W	76.79'
L100	S16°32'38"W	64.84'
L101	S14°49'46"W	64.84'
L102	S13°06'53"W	64.84'
L103	S11°23'19"W	65.72'
L104	S09°40'27"W	63.97'
L105	S07°58'16"W	64.84'
L106	S06°15'24"W	64.84'
L107	S04°18'03"W	83.08'
L108	S10°32'48"E	127.00'
L109	S10°32'48"E	127.00'
L110	N02°03'04"W	2221.28'
L111	N02°03'04"W	2209.50'

DATE: APRIL 2026


SCALE NTS

SHEET 1E OF 1

FINAL PLAT OF
SUNTERRA LAKES
NORTH
SECTION 7

OWNER
ASTRO SUNTERRA LAKES NORTH, L.P.,
A DELAWARE LIMITED PARTNERSHIP
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702
jdbarnes@starwoodland.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY
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CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	2910.00'	5°53'00"	298.81'	N70°28'16"W	298.68'	149.53'
C2	30.00'	91°23'34"	47.85'	N21°49'59"W	42.94'	30.74'
C3	30.00'	87°26'40"	45.79'	N48°41'13"E	41.47'	28.69'
C4	30.00'	87°26'40"	45.79'	N43°52'07"W	41.47'	28.69'
C5	1,540.00'	26°47'44"	720.21'	N13°32'38"W	713.67'	366.82'
C7	1,717.00'	30°02'07"	900.08'	N04°12'25"E	889.81'	460.64'
C8	55.00'	91°04'36"	87.43'	S26°18'50"E	78.51'	56.04'
C9	2,728.00'	1°33'38"	74.31'	S72°37'57"E	74.30'	37.16'
C10	2,017.00'	29°31'22"	1039.30'	N05°44'08"E	1027.84'	531.46'
C11	55.00'	88°28'44"	84.93'	S35°12'50"W	76.74'	53.56'
C12	55.00'	91°23'36"	87.73'	N54°51'00"W	78.72'	56.35'
C13	2,317.00'	27°49'54"	1125.49'	N04°45'44"E	1114.46'	574.08'
C14	55.00'	87°54'33"	84.39'	N62°37'58"E	76.35'	53.03'
C15	25.00'	92°14'29"	40.25'	N46°17'19"E	36.04'	26.00'
C16	25.00'	43°42'19"	19.07'	N30°56'02"W	18.61'	10.03'
C17	50.00'	265°39'12"	231.83'	S80°02'25"W	73.34'	53.94'
C18	25.00'	42°00'09"	18.33'	S11°51'56"W	17.92'	9.60'
C19	25.00'	88°13'17"	38.49'	S43°28'48"E	34.80'	24.24'
C20	25.00'	91°36'23"	39.97'	N46°36'22"E	35.85'	25.71'
C21	25.00'	19°14'48"	8.40'	N19°02'01"W	8.36'	4.24'
C22	50.00'	127°50'30"	111.56'	S35°15'50"W	89.82'	102.16'
C23	25.00'	19°43'54"	8.61'	N89°19'08"E	8.57'	4.35'
C24	25.00'	30°57'25"	13.51'	N63°58'29"E	13.34'	6.92'
C25	50.00'	152°28'41"	133.06'	N55°15'52"W	97.13'	204.16'
C26	25.00'	30°20'56"	13.24'	S05°48'00"W	13.09'	6.78'
C27	85.00'	23°46'02"	35.26'	S06°34'03"W	35.01'	17.89'
C28	50.00'	136°10'40"	118.84'	N62°46'23"E	92.78'	124.31'
C29	85.00'	24°16'29"	36.01'	N61°16'32"W	35.74'	18.28'
C30	25.00'	39°45'37"	17.35'	N87°40'08"W	17.00'	9.04'
C31	50.00'	164°31'25"	143.57'	S25°17'14"E	99.09'	367.96'
C32	25.00'	39°45'37"	17.35'	N37°05'39"E	17.00'	9.04'
C33	25.00'	92°14'29"	40.25'	N41°28'12"W	36.04'	26.00'
C34	25.00'	88°28'44"	38.61'	S43°21'05"E	34.88'	24.34'
C35	25.00'	91°23'36"	39.88'	N46°42'45"E	35.78'	25.62'
C36	25.00'	88°13'17"	38.49'	S48°17'55"W	34.80'	24.24'
C37	25.00'	91°36'23"	39.97'	N41°47'15"W	35.85'	25.71'
C38	25.00'	87°35'21"	38.22'	N62°47'33"E	34.60'	23.97'
C39	25.00'	88°28'44"	38.61'	S48°10'11"W	34.88'	24.34'
C40	25.00'	91°23'36"	39.88'	N41°53'39"W	35.78'	25.62'
C41	25.00'	92°16'58"	40.27'	S27°16'17"E	36.05'	26.02'

DATE: APRIL 2026


SCALE NTS

SHEET 1F OF 1

FINAL PLAT OF
SUNTERRA LAKES
NORTH
SECTION 7

OWNER
ASTRO SUNTERRA LAKES NORTH, L.P.,
A DELAWARE LIMITED PARTNERSHIP
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702
jlbarnes@starwoodland.com

ENGINEER/PLANNER/SURVEYOR:



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

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STATE OF TEXAS §

COUNTY OF WALLER §

We, Astro Sunterra Lakes North, L.P., a Delaware Limited Partnership, acting by and through Brian Stidham, Authorized Signer, owner hereinafter referred to as Owners of the 58.51 acre tract described in the above and foregoing map of Sunterra Lakes North Section 7, 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 new drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and one quarter (1-1/4) square feet (15" diameter pipe) reinforced concrete pipe, unless specified by the County Road Administrator or County Engineer. Culverts and bridges must be used for all driveway and/or walks, although dip-style driveways are encouraged where appropriate.
4. Property owners will obtain Development Permits/Permit Exemptions from the County Flood Plain Administrator for all development.
5. There are no underground pipelines within the confines of the subdivision except as shown on the plat.
6. There shall be no sanitary sewer systems or any water well constructed within 50 feet of any lot line that does not adjoin with a public road.


IN TESTIMONY WHEREOF, the Astro Sunterra Lakes North, L.P., a Delaware Limited Partnership has caused these presents to be signed by

Brian Stidham, Authorized Signer, thereunto authorize, this 16th day of April, 2026

Astro Sunterra Lakes North, L.P.,
a Delaware Limited Partnership

By: Astro Sunterra Lakes North GP L.L.C.
a Delaware Limited Liability Company,
Its General Partner

By: 
Brian Stidham
Authorized Signer

DATE: APRIL 2026	FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 7	OWNER ASTRO SUNTERRA LAKES NORTH, L.P., A DELAWARE LIMITED PARTNERSHIP 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 jdbarnes@starwoodland.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 alruiz@quiddity.com
SCALE NTS			
SHEET 1G OF 1			

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STATE OF TEXAS §

COUNTY OF HARRIS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16th day of April, 2026

M. Barnes

Notary Public in and for the State of Texas

Melissa Jane Barnes

Print Name

My commission expires: 02-10-2030



Certificate of Surveyor

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

No portion of this subdivision lies within the boundaries of any municipality's corporate city limits, or area of extra territorial jurisdiction.

No portion of this subdivision lies within the boundaries of the 1% annual chance (100-year) floodplain as delineated on Waller County Community Panel #480640 of FIRM Map No. 48473C0350E dated 2/18/2009.

No portion of this subdivision lies within the boundaries of the 0.2% annual chance (500-year) floodplain as delineated on Waller County Community Panel #480640 of FIRM Map No. 48473C0350E, dated 2/18/2009.



[Signature]

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

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

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

Date

J. Ross McCall, PE,
County Engineer

DATE: APRIL 2026	FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 7	OWNER ASTRO SUNTERRA LAKES NORTH, L.P., A DELAWARE LIMITED PARTNERSHIP 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 jdbarnes@starwoodland.com	ENGINEER/PLANNER/SURVEYOR:
SCALE NTS			 QUIDDITY
SHEET 1H OF 1			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 alruiz@quiddity.com

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BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2025-37

APPROVED BY THE BOARD OF SUPERVISORS ON

10.13.2025
DATE

[Signature]
PRESIDENT

[Signature]
SECRETARY

[Signature]
DISTRICT ENGINEER

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

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, PE, 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.

STATE OF TEXAS §
COUNTY OF WALLER §

I, Debbie Hollan, County Clerk in and for Waller County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 20__, at _____ o'clock M in File No. _____ of the Official public Records of Waller 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

DATE: APRIL 2026
SCALE NTS
SHEET 11 OF 1

FINAL PLAT OF
SUNTERRA LAKES
NORTH
SECTION 7

OWNER
ASTRO SUNTERRA LAKES NORTH, L.P.,
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jdbarnes@starwoodland.com

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alruiz@quiddity.com

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I, Christian R. Walker, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements for Waller County and is in compliance with the County's regulations and with all generally accepted engineering standards.




Christian R. Walker, P.E.
Professional Engineer No. 161142

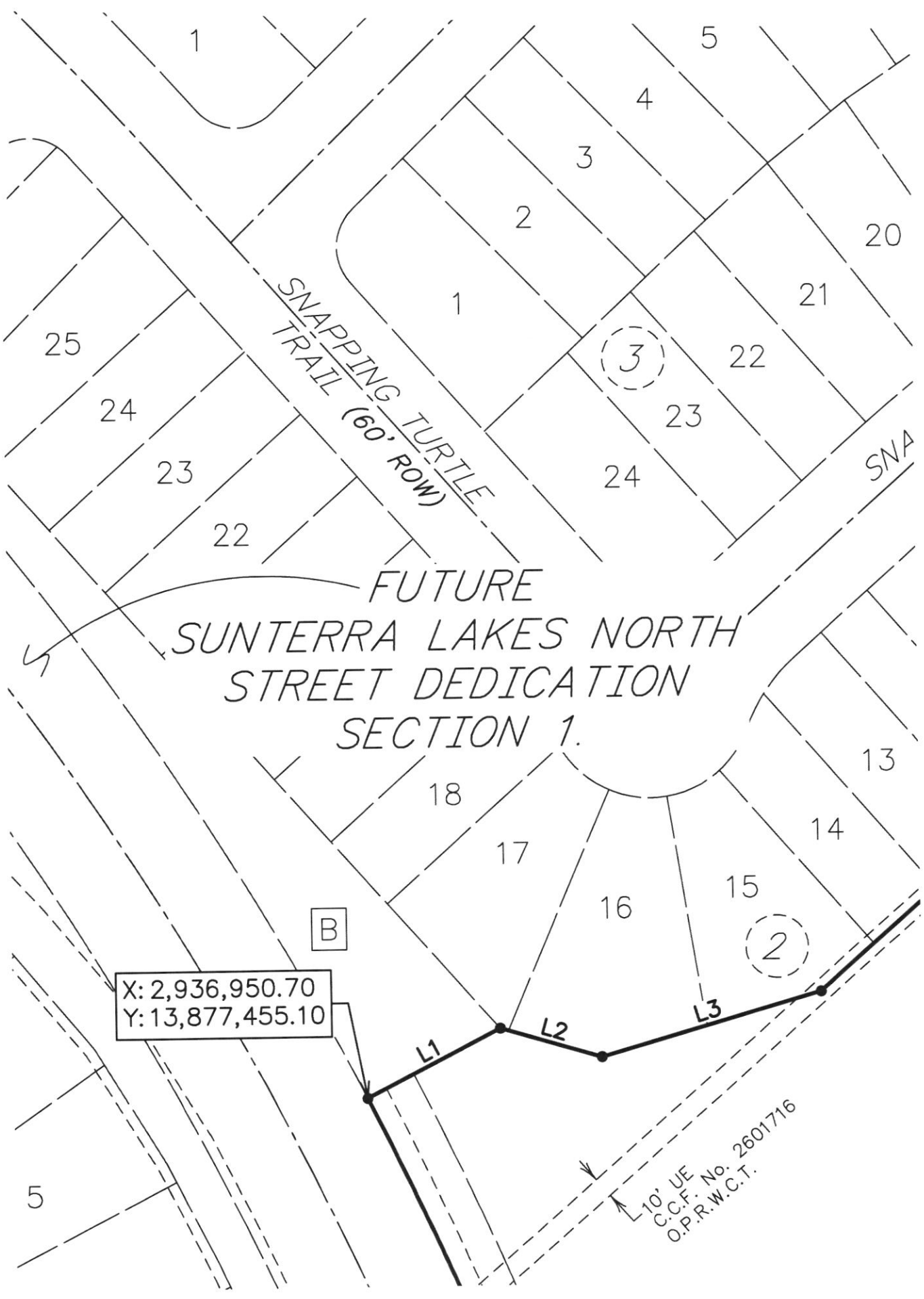
DATE: APRIL 2026
SCALE NTS
SHEET 1J OF 1

FINAL PLAT OF
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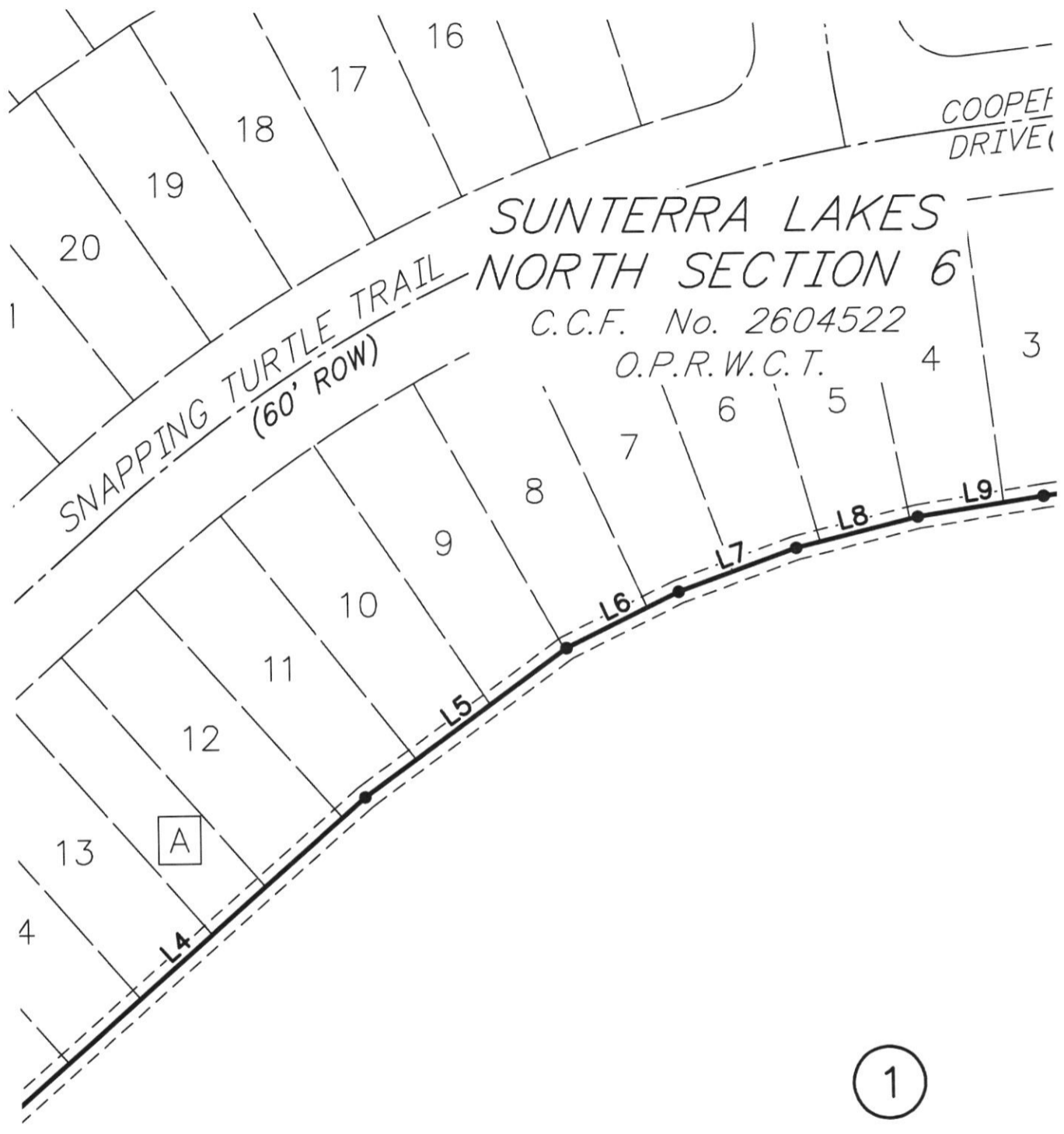
DATE: APRIL 2026
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 SHEET 1K OF 1

FINAL PLAT OF
 SUNTERRA LAKES
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OWNER
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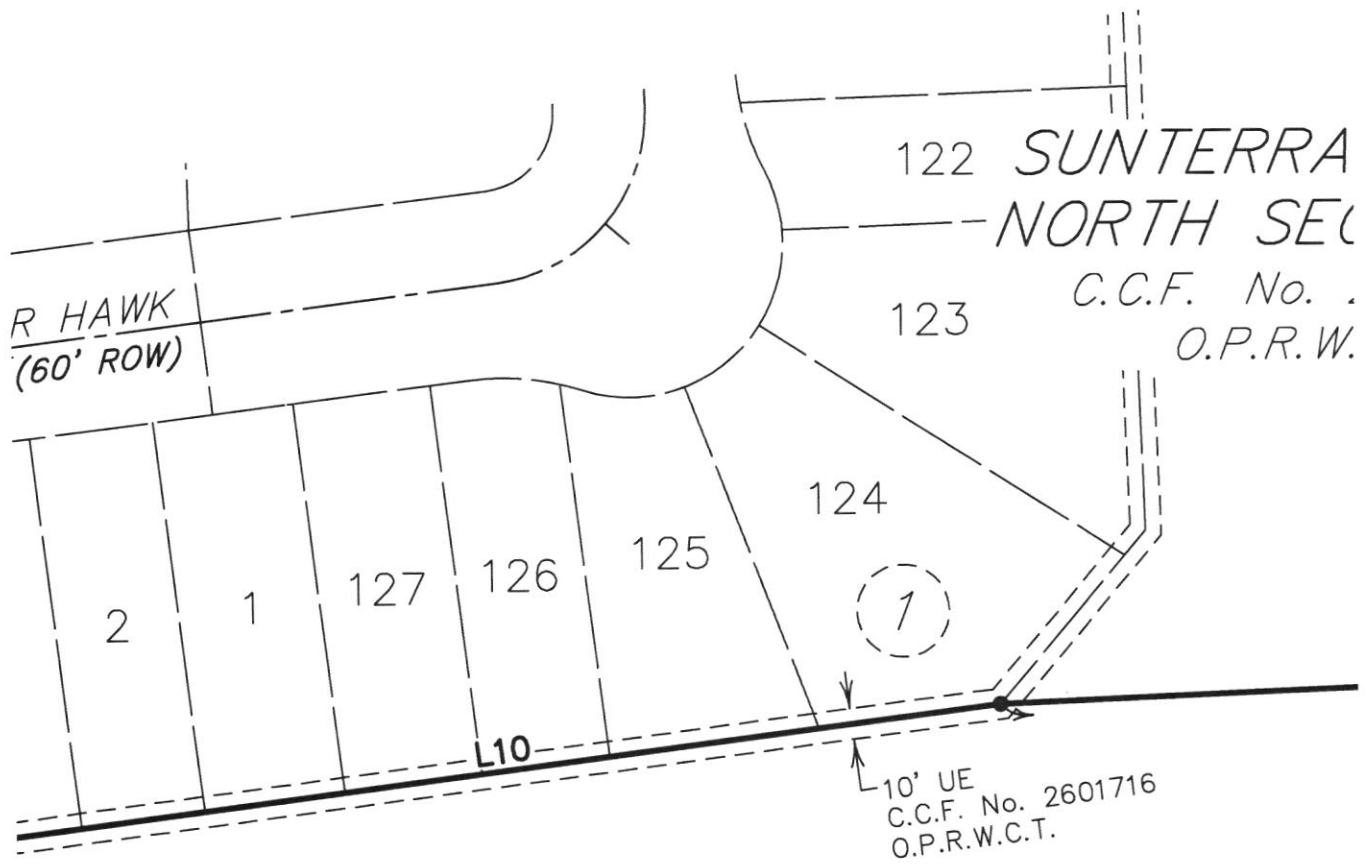
DATE: APRIL 2026
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 SHEET 1L OF 1

FINAL PLAT OF
 SUNTERRA LAKES
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OWNER
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DATE: APRIL 2026

SCALE 1"=60'

SHEET 1M OF 1

FINAL PLAT OF
SUNTERRA LAKES
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LAKES
SECTION 5
2604521
O.C.T.

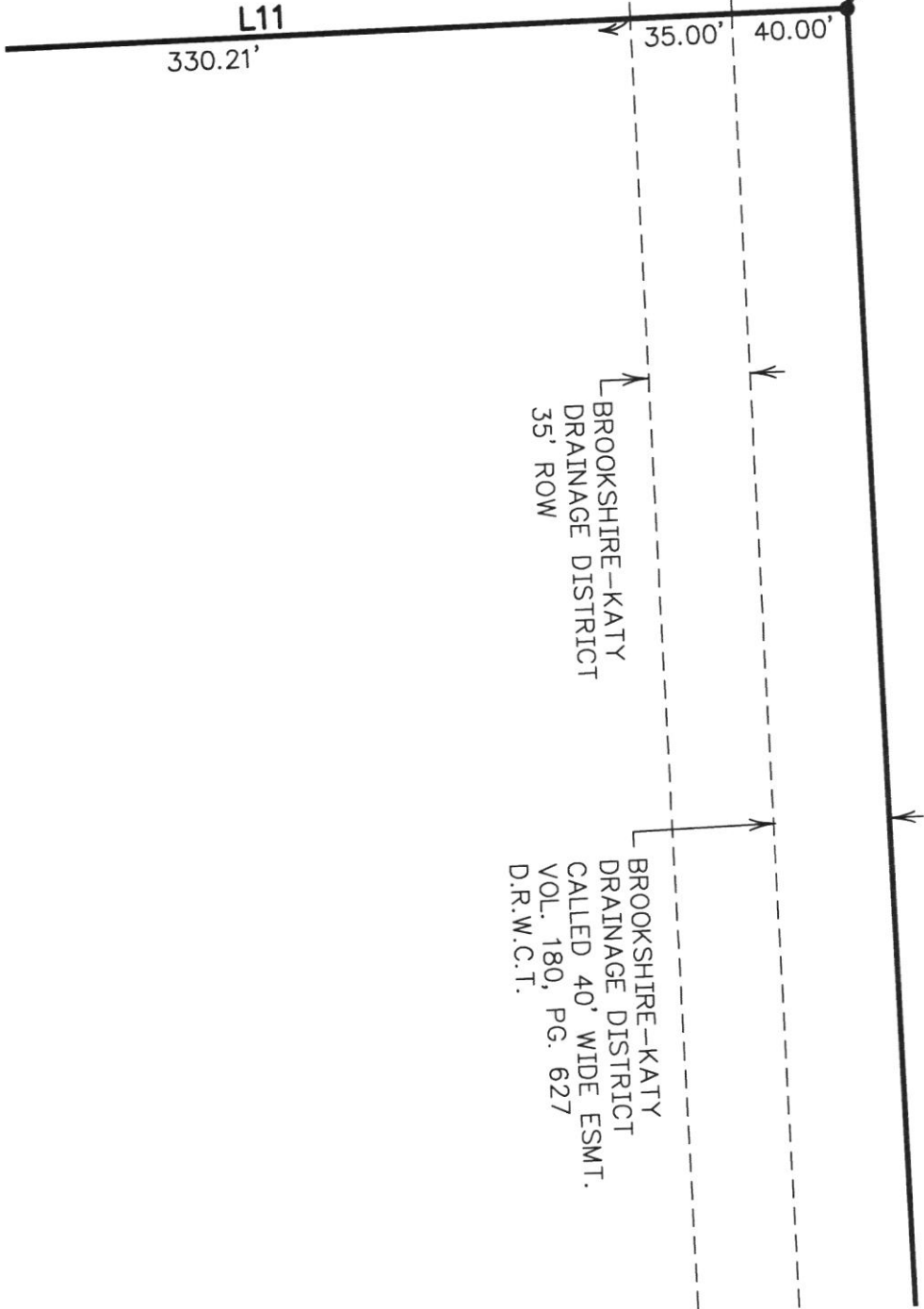
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BROOKSHIRE-KATY
DRAINAGE DISTRICT
35' ROW
C.C.F. No.
2604521
O.P.R.W.C.T.

BROOKSHIRE-KATY
DRAINAGE DISTRICT
35' ROW

BROOKSHIRE-KATY
DRAINAGE DISTRICT
CALLED 40' WIDE ESMT.
VOL. 180, PG. 627
D.R.W.C.T.

X: 2,938,335.06
Y: 13,877,812.14



DATE: APRIL 2026

SCALE 1"=60'

SHEET 1N OF 1

FINAL PLAT OF
SUNTERRA LAKES
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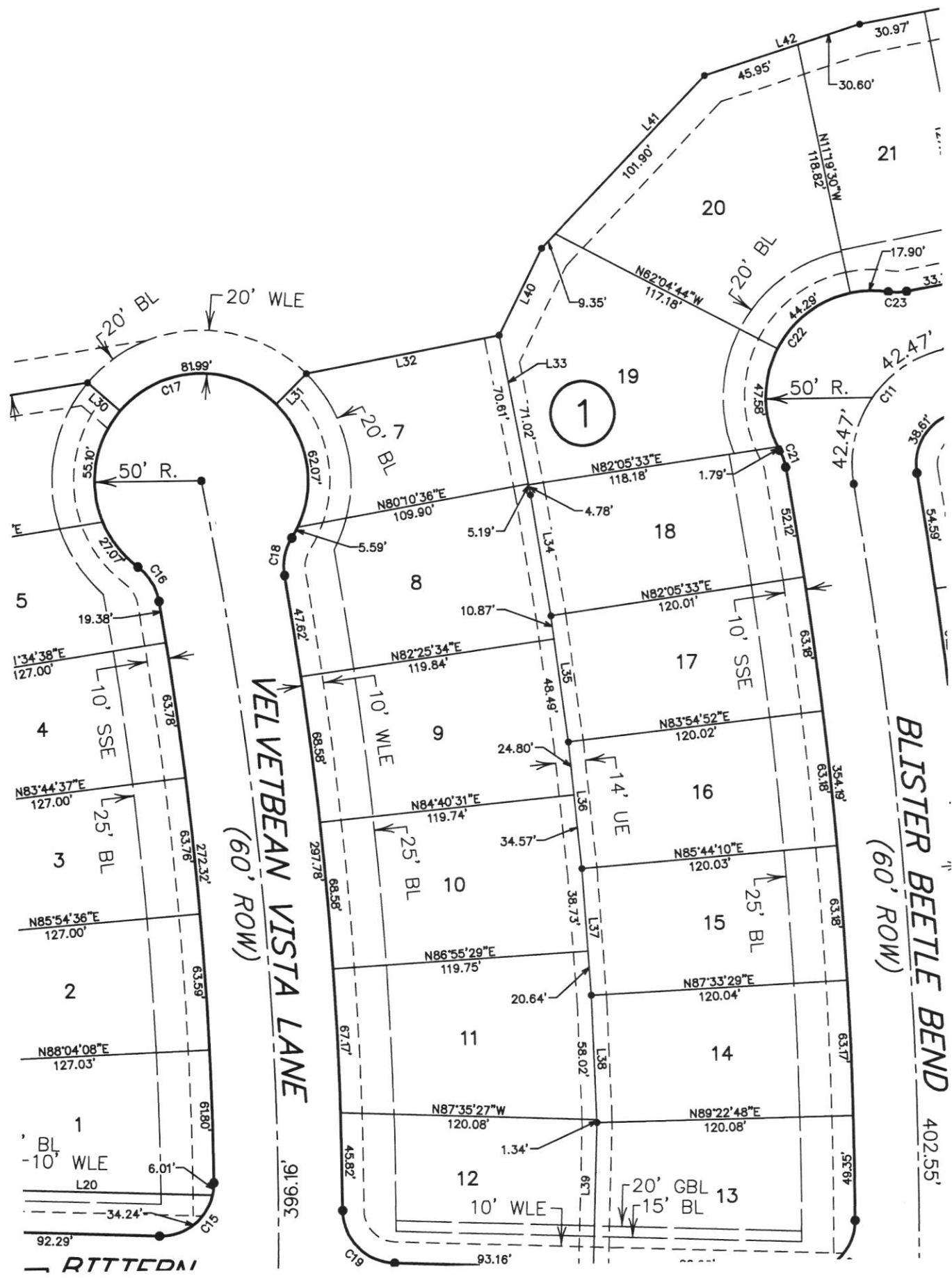
ENGINEER/PLANNER/SURVEYOR:



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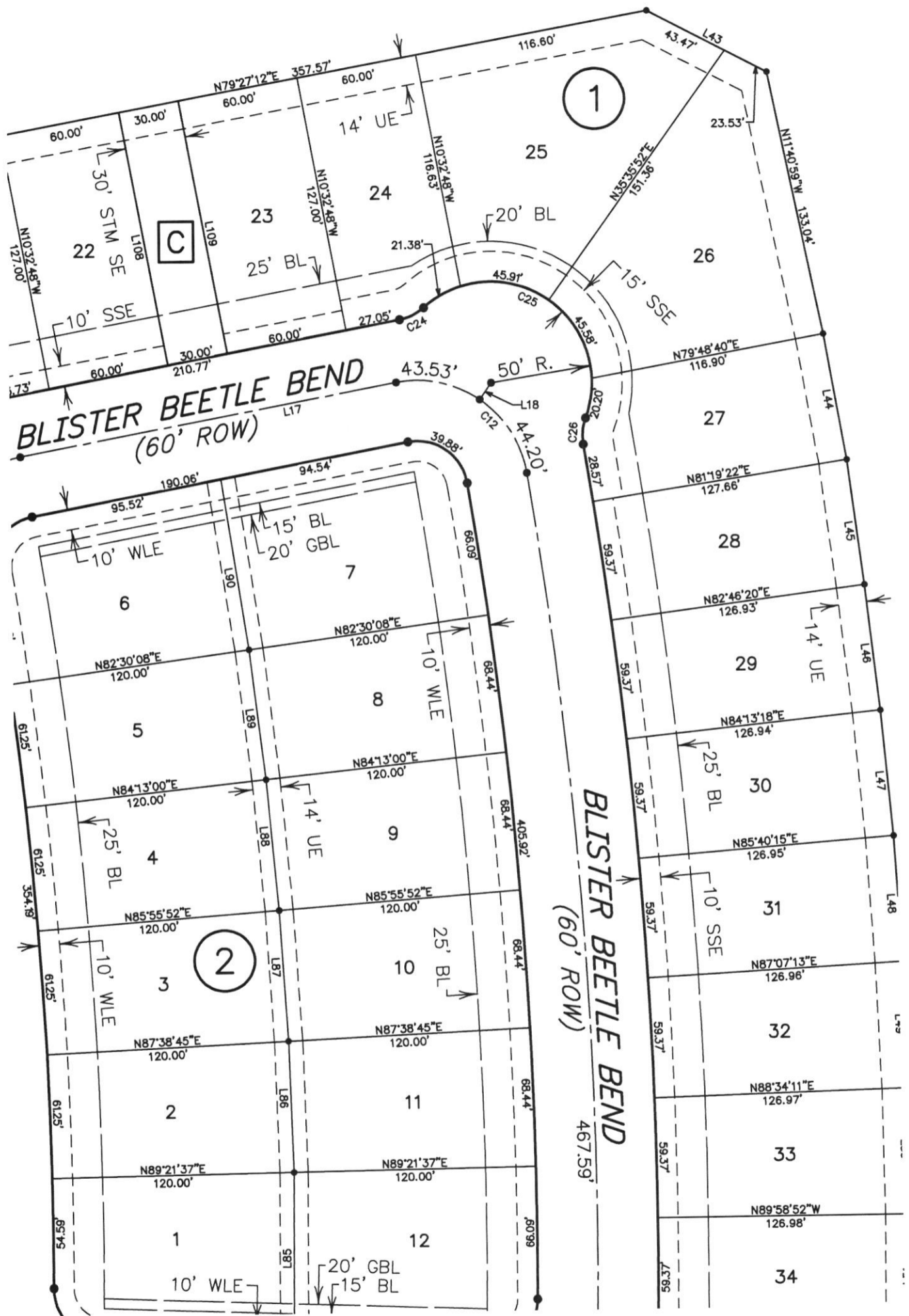
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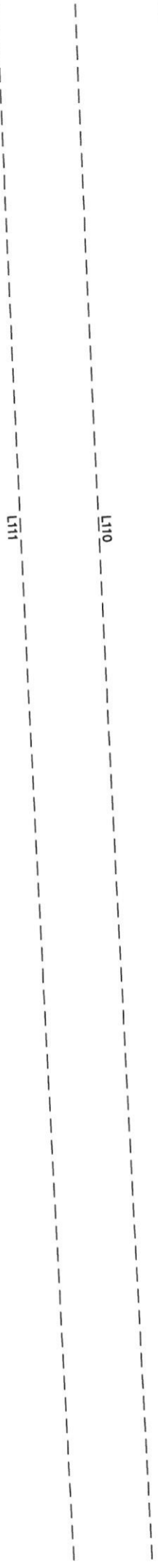
DATE: APRIL 2026
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 SHEET 1Q OF 1

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SHEET 1R OF 1

FINAL PLAT OF
SUNTERRA LAKES
NORTH
SECTION 7

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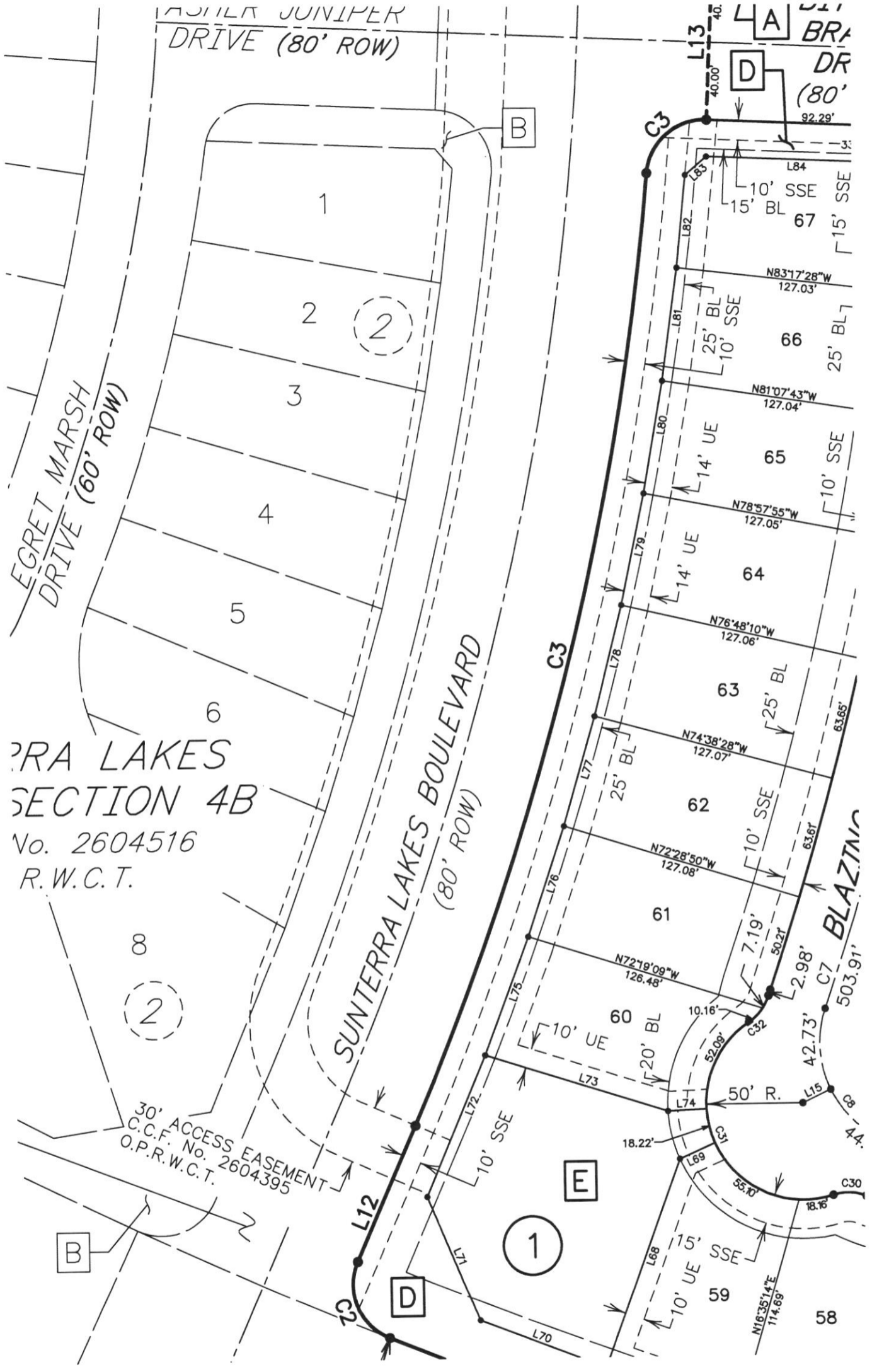
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*VIC FAMILY LIMITED PARTNERSHIP
CALLED 264.963 AC.*

*VOL. 0755, PG. 243
O.P.R.W.C.T.*

DATE: APRIL 2026	FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 7	OWNER ASTRO SUNTERRA LAKES NORTH, L.P., A DELAWARE LIMITED PARTNERSHIP 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 jdbarnes@starwoodland.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 alruiz@quiddity.com
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SHEET 1S OF 1			

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SUNTERRA LAKES
SECTION 4B
No. 2604516
R.W.C.T.

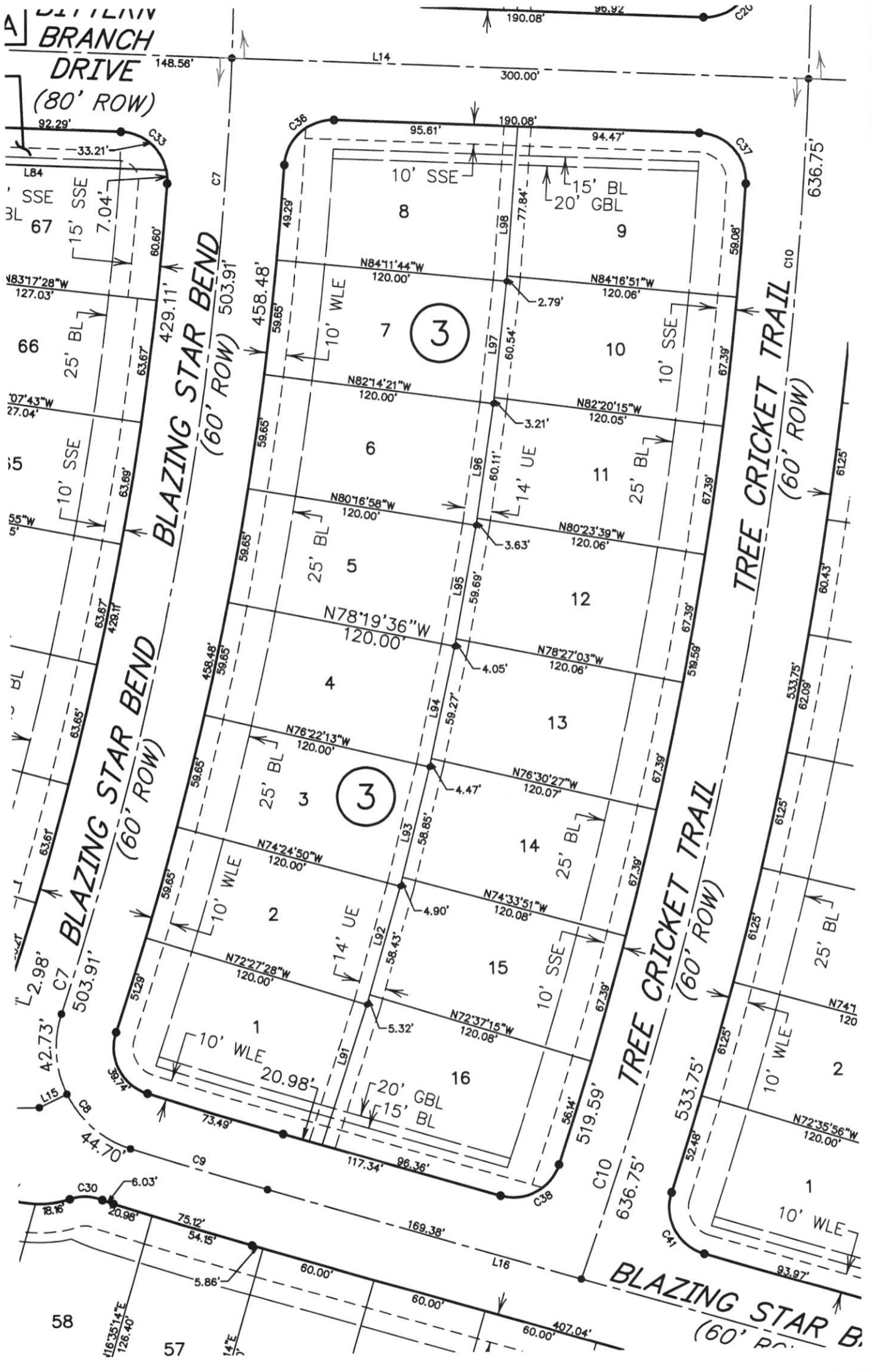
DATE: APRIL 2026
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SHEET 1T OF 1

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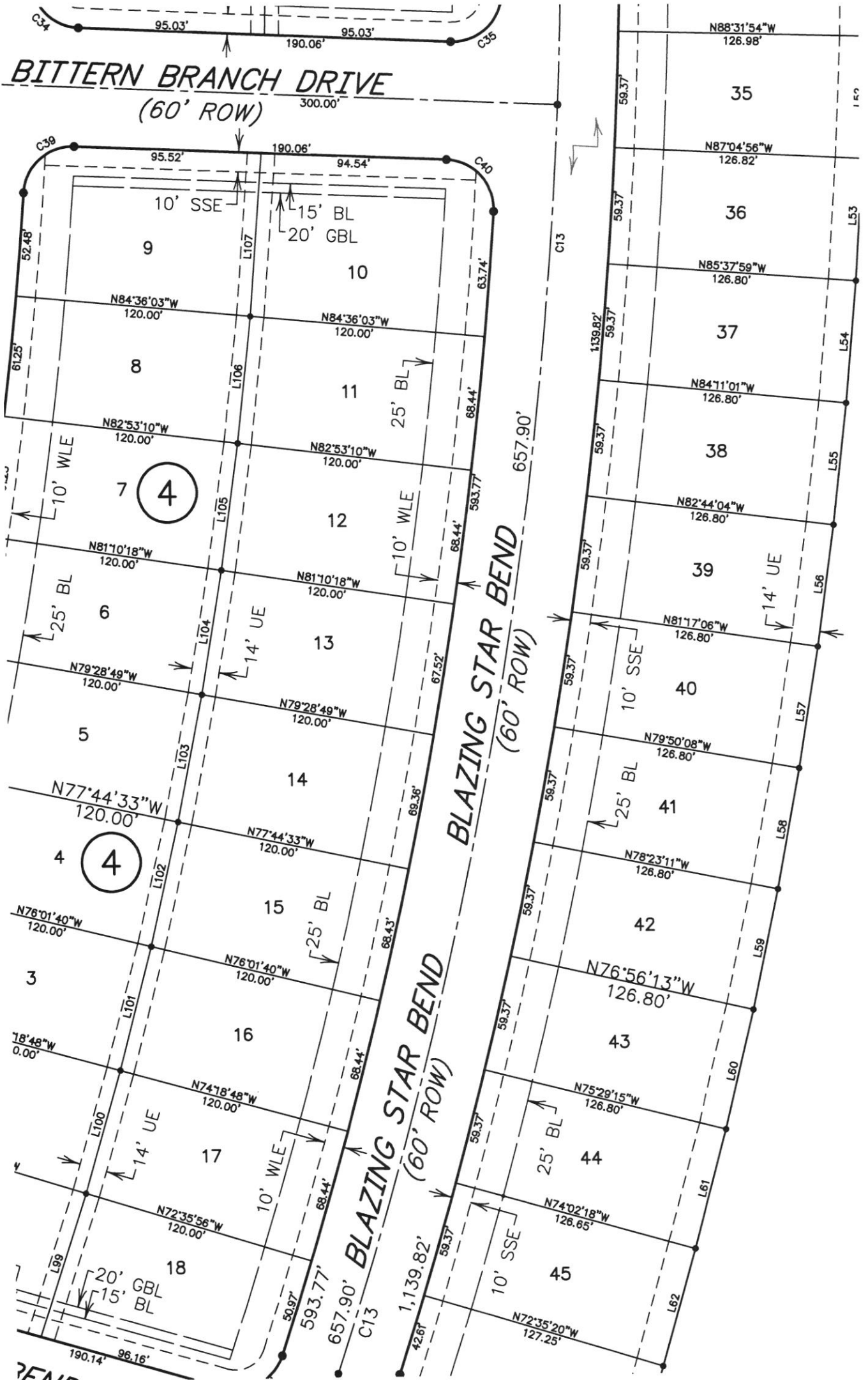
DATE: APRIL 2026
 SCALE 1"=60'
 SHEET 1U OF 1

FINAL PLAT OF
 SUNTERRA LAKES
 NORTH
 SECTION 7

OWNER
ASTRO SUNTERRA LAKES NORTH, L.P.
 A DELAWARE LIMITED PARTNERSHIP
 2450 FONDRE ROAD, SUITE 210
 HOUSTON, TEXAS 77063
 (713) 783-6702
 jdbarnes@starwoodland.com

ENGINEER/PLANNER/SURVEYOR:

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

K:\28745\Client Management\Sunterra Lakes - North Sections - Temporary Folders\Sunterra Lakes North - Phase I - Section 7\2. Design\Planning\Sunterra Lakes North Sec. 7 - PLAT.dwg May 21, 2026 - 8:25am alruiz



DATE: APRIL 2026

SCALE 1"=60'

SHEET 1V OF 1

FINAL PLAT OF
SUNTERRA LAKES
NORTH
SECTION 7

OWNER
ASTRO SUNTERRA LAKES NORTH, L.P.,
A DELAWARE LIMITED PARTNERSHIP
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702
jdbarnes@starwoodland.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

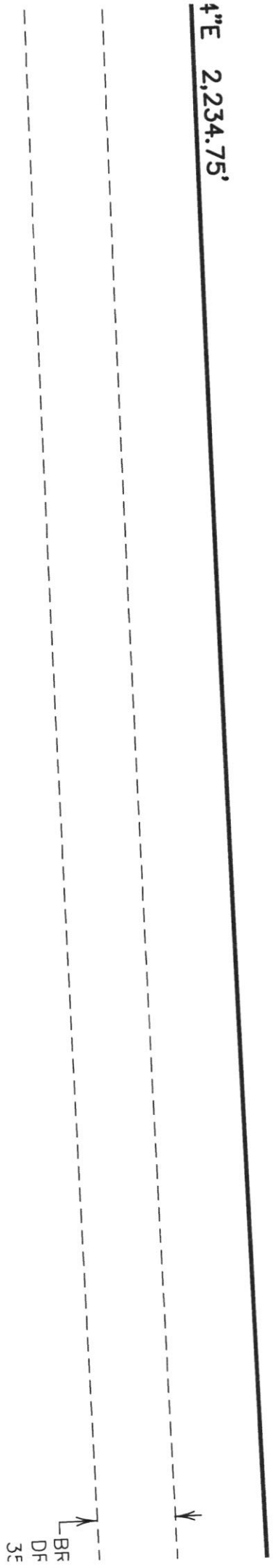
Quiddity Engineering, LLC
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2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000
alruiz@quiddity.com

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B



DATE: APRIL 2026

SCALE 1"=60'

SHEET 1W OF 1

FINAL PLAT OF
SUNTERRA LAKES
NORTH
SECTION 7

OWNER
ASTRO SUNTERRA LAKES NORTH, L.P.
A DELAWARE LIMITED PARTNERSHIP
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X: 2,936,971.36
Y: 13,876,024.850

C1

L67

60.01'

L66

*FUTURE
SUNTERRA LAKES
NORTH STREET DEDICATION
SECTION 2*

DATE: APRIL 2026
SCALE 1"=60'
SHEET 1X OF 1

FINAL PLAT OF
SUNTERRA LAKES
NORTH
SECTION 7

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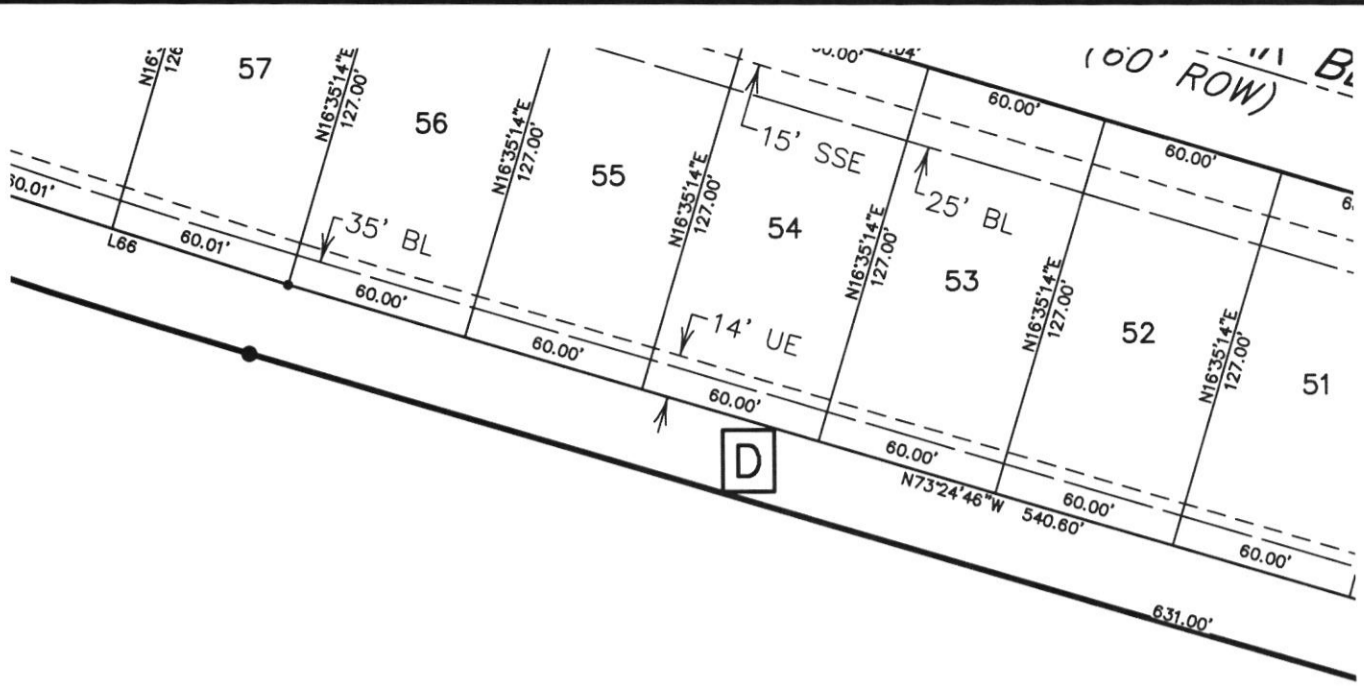
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ASTRO SUNTERRA
 LAKES NORTH, L.P.
 CALLED 824.80 AC
 C.C.F. No. 2412961
 O.P.R.W.C.T.

DATE: APRIL 2026
SCALE 1"=60'
SHEET 1Y OF 1

FINAL PLAT OF
 SUNTERRA LAKES
 NORTH
 SECTION 7

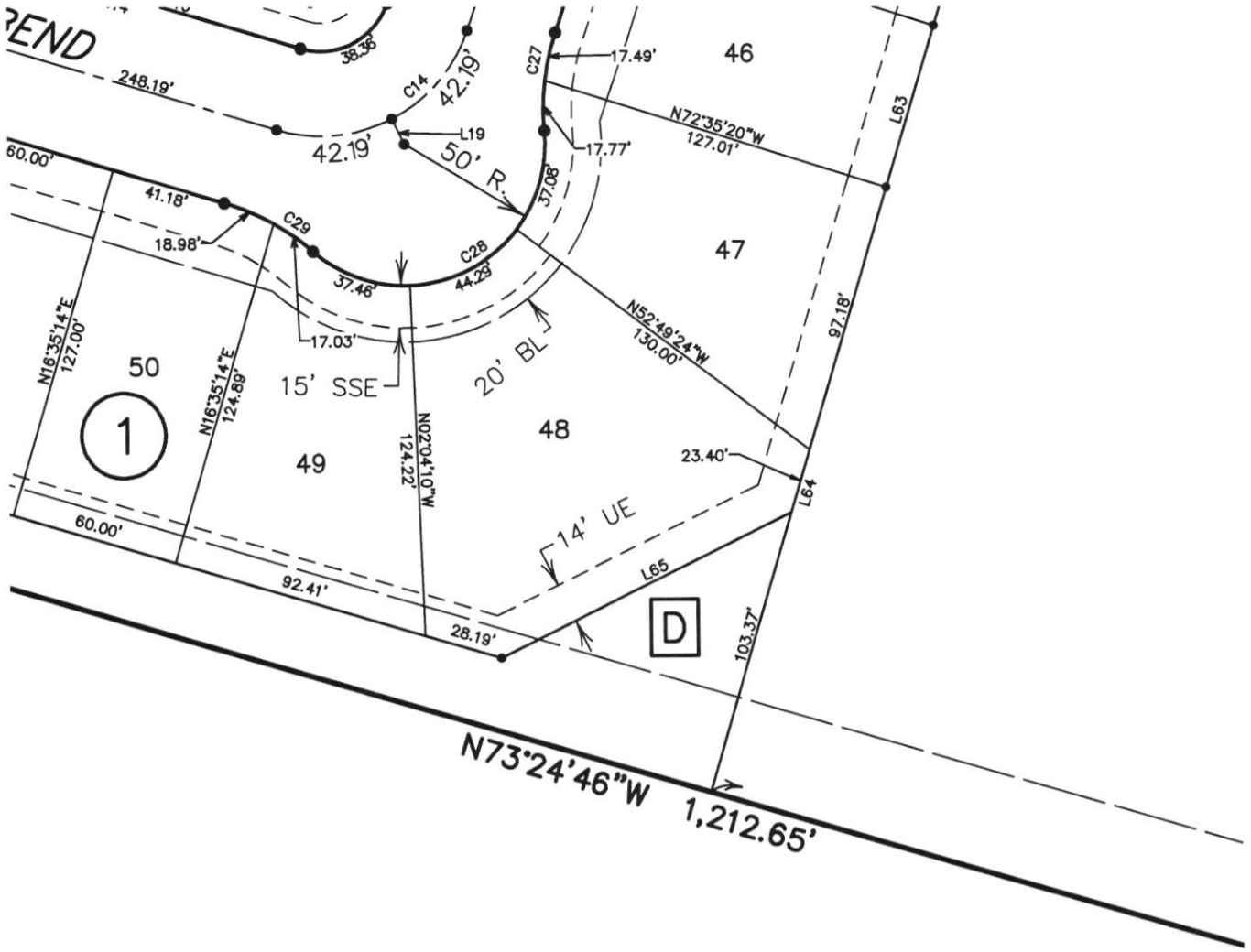
OWNER
ASTRO SUNTERRA LAKES NORTH, L.P.
 A DELAWARE LIMITED PARTNERSHIP
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DATE: APRIL 2026

SCALE 1"=60'

SHEET 12 OF 1

FINAL PLAT OF
SUNTERRA LAKES
NORTH
SECTION 7

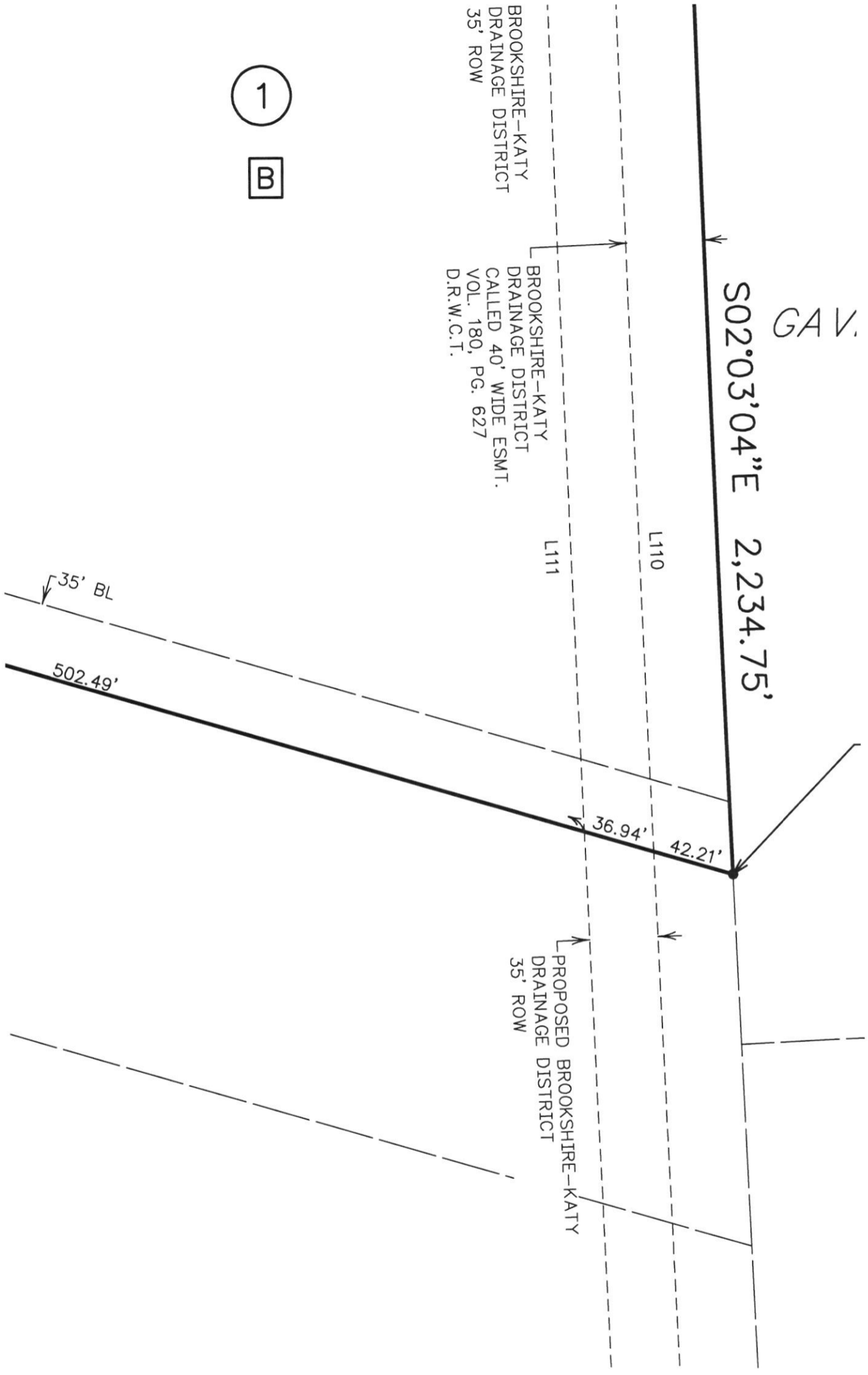
OWNER
ASTRO SUNTERRA LAKES NORTH, L.P.
A DELAWARE LIMITED PARTNERSHIP
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DATE: APRIL 2026
SCALE 1"=60'
SHEET 1AA OF 1

FINAL PLAT OF
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*GAVRANOVIC FAMILY LIMITED PARTNERSHIP
CALLED 264.963 AC.*

*VOL. 0755, PG. 243
O.R.W.C.T.*

X: 2,938,415.04
Y: 13,875,578.83

*GAVRANOVIC, L.P.
CALLED 160.695 AC.
VOL. 839, PG. 392
O.R.W.C.T.*

DATE: APRIL 2026

SCALE 1"=60'

SHEET 1BB OF 1

FINAL PLAT OF
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SECTION 7

OWNER
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D



DATE: APRIL 2026

SCALE 1"=60'

SHEET 100 OF 1

FINAL PLAT OF
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NORTH
SECTION 7

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