

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Lakes North Section 2

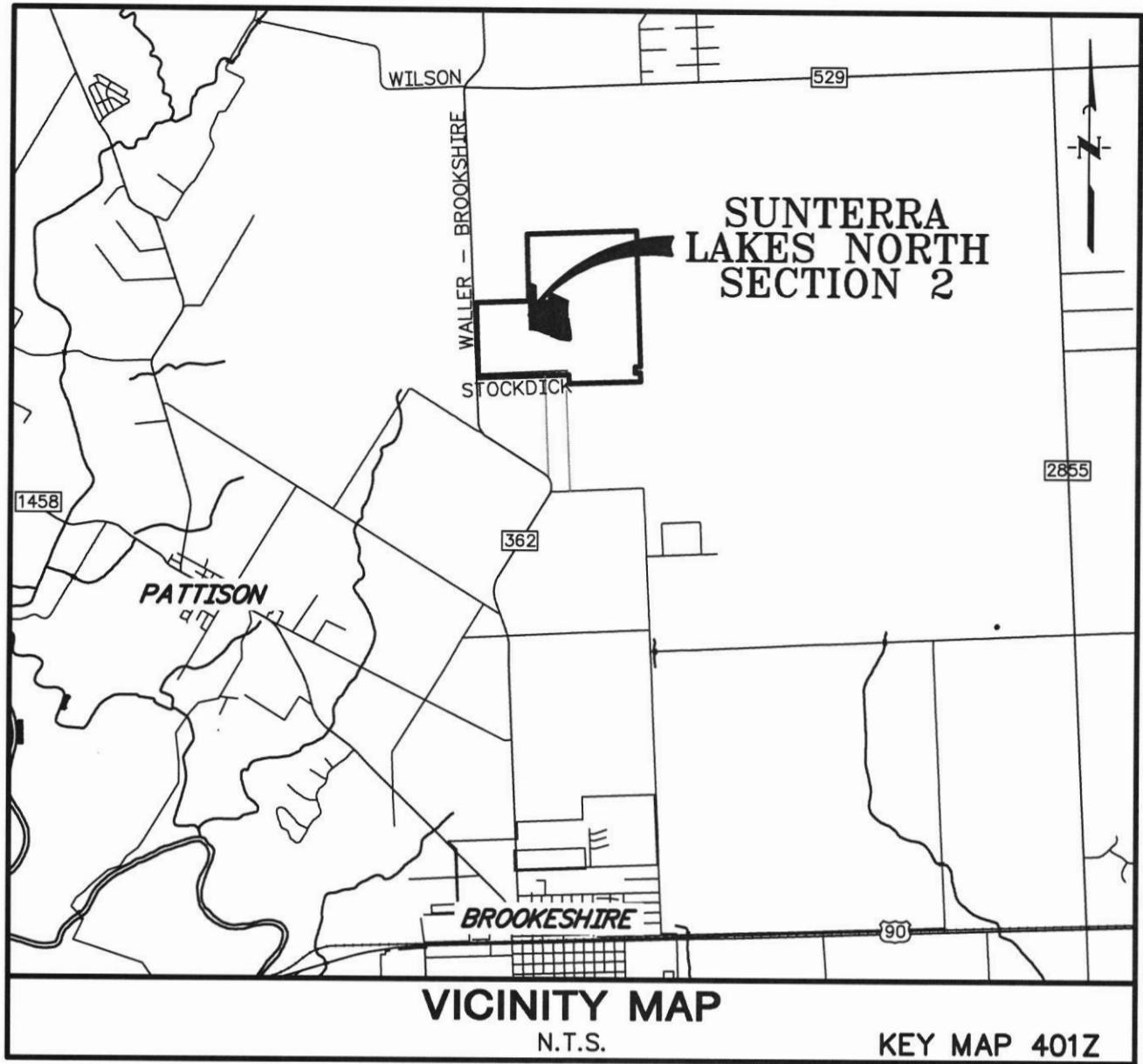
Date: June 10, 2026

Background

Final Plat of Sunterra Lakes North Section 2 which consists of 38.25 acres will include 96 Lots, 8 Reserves and 4 Blocks in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT OF
SUNTERRA LAKES
NORTH
SECTION 2

A SUBDIVISION OF 38.25 ACRES OF LAND
 OUT OF THE
 WILLIS McCUTCHEON SURVEY
 SECTION 52, A-310
 WALLER COUNTY, TEXAS
 96 LOTS 8 RESERVES 4 BLOCKS
 APRIL 2026

BKDD PERMIT NO.
 2025-49

K:\28745\28745-0030-01 Sunterra Lakes Phase I - North - Section 2\2 Design Phase\Planning\Sunterra Lakes N Sec 2 - PLAT.dwg May 21, 2026 - 12:50pm alruiz

DATE: APRIL 2026

SCALE: NTS

SHEET 1A OF 1

FINAL PLAT OF
 SUNTERRA LAKES
 NORTH
 SECTION 2

OWNER/DEVELOPER:
 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. P-23290 & L0046100
 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

alruiz@quiddity.com

STATE OF TEXAS §
 COUNTY OF WALLER §

A METES & BOUNDS description of a 38.25 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 a 1/2 inch iron pipe found for the upper northwest corner of said called 824.80 acre tract, 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, being a point in the south right-of-way line of F. M. Highway 529 (120-foot wide), from which a 1/2 inch iron pipe found for the southeast corner of said called 2.9271 acre tract bears South 02 degrees 32 minutes 40 seconds East, 571.89 feet;

Thence South 29 degrees 56 minutes 24 seconds East, crossing said called 824.80 acre tract, 1,494.37 feet to the west corner and Place of Beginning of the herein described tract;

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

North 42 degrees 55 minutes 06 seconds East, 161.46 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 01 degree 45 minutes 29 seconds, an arc length of 53.09 feet, a radius of 1,730.00 feet, and a chord bearing North 46 degrees 12 minutes 09 seconds West, 53.08 feet;

North 44 degrees 40 minutes 36 seconds East, 60.00 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 91 degrees 54 minutes 58 seconds, an arc length of 40.11 feet, a radius of 25.00 feet, and a chord bearing North 88 degrees 43 minutes 07 seconds East, 35.94 feet;

North 42 degrees 45 minutes 38 seconds East, 1.25 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 42 degrees 34 minutes 55 seconds, an arc length of 460.78 feet, a radius of 620.00 feet, and a chord bearing North 21 degrees 28 minutes 11 seconds East, 450.25 feet;

North 00 degrees 10 minutes 43 seconds East, 46.27 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 110 degrees 47 minutes 16 seconds, an arc length of 48.34 feet, a radius of 25.00 feet, and a chord bearing North 55 degrees 12 minutes 55 seconds West, 41.15 feet;

North 20 degrees 36 minutes 33 seconds West, 60.00 feet to the northwest corner of the herein described tract, being a point in a non-tangent curve to the right;

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

Thence with said non-tangent curve to the right, having a central angle of 20 degrees 47 minutes 16 seconds, an arc length of 119.73 feet, a radius of 330.00 feet, and a chord bearing North 79 degrees 47 minutes 05 seconds East, 119.07 feet;

South 89 degrees 49 minutes 17 seconds East, 214.67 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 89 degrees 40 minutes 00 seconds, an arc length of 39.12 feet, a radius of 25.00 feet, and a chord bearing North 45 degrees 20 minutes 43 seconds East, 35.25 feet;

North 00 degrees 30 minutes 43 seconds East, 95.15 feet;

South 89 degrees 49 minutes 17 seconds East, 476.20 feet to the northeast corner of the herein described tract;

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

South 00 degrees 10 minutes 43 seconds West, 45.85 feet;

South 27 degrees 22 minutes 32 seconds East, 190.01 feet;

North 63 degrees 31 minutes 55 seconds East, 299.76 feet;

South 26 degrees 28 minutes 05 seconds East, 80.00 feet;

South 63 degrees 31 minutes 55 seconds West, 299.69 feet;

South 35 degrees 45 minutes 25 seconds East, 417.87 feet;

South 00 degrees 57 minutes 50 seconds East, 82.12 feet;

South 33 degrees 49 minutes 46 seconds West, 67.73 feet;

South 55 degrees 59 minutes 23 seconds East, 330.95 feet to the east corner of the herein described tract;

Thence South 33 degrees 49 minutes 46 seconds West establishing the southeast line of the herein described tract, 906.08 feet to the south corner of the herein described tract;

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

North 56 degrees 10 minutes 14 seconds West, 1,215.28 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 07 degrees 00 minutes 47 seconds, an arc length of 233.79 feet, a radius of 1,910.00 feet, and a chord bearing North 52 degrees 39 minutes 50 seconds West, 233.64 feet to the Place of Beginning and containing 38.25 acres of land, more or less.

K:\28745\28745-0030-01 Sunterra Lakes Phase I - North - Section 2\2 Design Phase\Planning\Sunterra Lakes N Sec 2 - PLAT.dwg May 21, 2026 - 12:57pm alruiz

| | | | |
|------------------|--|--|---|
| DATE: APRIL 2026 | FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 2 | OWNER/DEVELOPER: 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 No. P-28780 & 10046100 2322 West Grand Parkway North, Suite 150, Katy, TX 77449 832.913.4000</small> alruiz@quiddity.com |
| SCALE 1"=80' | | | |
| SHEET 1B OF 1 | | | |

Legend:

- AC "Acres"
- BL "Building Line"
- ESMT "Easement"
- C.C.F. "County Clerk's File"
- D.R.W.C.T. "Deed Records, Waller County, Texas"
- FND "Found 5/8" Iron rod with cap stamped "Quiddity"
- GBL "Garage Building Line"
- No. "Number"
- O.P.R.W.C.T. "Official Public Records, Waller County, Texas"
- ROW "Right-of-Way"
- SCE "Sanitary Control Easement"
- 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. 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 thereto shall revert to and vest 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 (25'), unless otherwise noted.
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 of 1983, 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 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.
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 0350, 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. This plat was prepared from information furnished by Charter Title Company, Order No. 1076602100218, Effective Date March 26, 2026. The surveyor has not abstracted the above property.
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' (NAVD88).
18. There are no pipeline easements within the platted area.
19. Tract is subject to Drill Site and Easements recorded in Volume 238, Page 115, D.R.W.C.T.
20. Tract is subject to Detention Facilities Maintenance Agreement between BKDD and Waller County MUD No. 60 recorded under C.C.F. No. 2510682, O.P.R.W.C.T.
21. Tract is subject to Detention Facilities Maintenance Agreement between BKDD and Waller County MUD No. 1 recorded under C.C.F. No. 2500856, O.P.R.W.C.T.
22. Tract is subject to Water Plant Easement recorded under C.C.F. No. 2604249, O.P.R.W.C.T.
23. Tract is subject to Telecommunications Easement recorded under C.C.F. No. 2514340, O.P.R.W.C.T.
24. Tract is subject to Sanitary Control Easement No. 1 recorded under C.C.F. No. 2604391, O.P.R.W.C.T.
25. Tract is subject to Sanitary Control Easement No. 2 recorded under C.C.F. No. 2604393, O.P.R.W.C.T.
26. Tract is subject to Sanitary Control Easement No. 3 recorded under C.C.F. No. 2604394, O.P.R.W.C.T.
27. Utility Easements to be dedicated with adjacent Sunterra Lakes North Section 3 plat.

K:\28745\28745-0030-01 Sunterra Lakes Phase I - North - Section 2\2 Design Phase\Planning\Sunterra Lakes N Sec 2 - PLAT.dwg May 21, 2026 - 12:58pm alruiz

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| SCALE: NTS | | | alruiz@quiddity.com |
| SHEET 1C OF 1 | | | |

RESTRICTED RESERVE A
 Restricted to Open Space,
 Landscape, and Incidental
 Utility Purposes Only
 0.05 AC
 2,307 Sq. Ft.

RESTRICTED RESERVE B
 Restricted to Open Space,
 Landscape, and Incidental
 Utility Purposes Only
 0.05 AC
 2,258 Sq. Ft.

RESTRICTED RESERVE C
 Restricted to Open Space,
 Landscape, and Incidental
 Utility Purposes Only
 0.05 AC
 2,312 Sq. Ft.

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

RESTRICTED RESERVE E
 Restricted to Drainage and
 Detention Purposes Only
 6.89 AC
 300,036 Sq. Ft.

RESTRICTED RESERVE F
 Restricted to Water Plant
 and Incidental Utility
 Purposes Only
 2.89 AC
 126,075 Sq. Ft.

RESTRICTED RESERVE G
 Restricted to Drill Site,
 Open Space, Landscape,
 and Incidental Utility
 Purposes Only
 3.03 AC
 132,100 Sq. Ft.

RESTRICTED RESERVE H
 Restricted to Open Space,
 Landscape, and Incidental
 Utility Purposes Only
 0.35 AC
 15,086 Sq. Ft.

RESERVE TOTALS
 13.40 AC
 583,984 Sq. Ft.

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S26°28'05"E | 80.00' |
| L2 | S63°31'55"W | 299.69' |
| L3 | S00°57'50"E | 82.12' |
| L4 | S33°49'46"W | 67.73' |
| L5 | N42°55'06"E | 161.46' |
| L6 | N44°40'36"E | 60.00' |
| L7 | N42°45'38"E | 1.25' |
| L8 | N00°10'43"E | 46.27' |
| L9 | N20°36'33"W | 60.00' |
| L10 | S89°49'17"E | 214.67' |
| L11 | N00°30'43"E | 95.15' |
| L12 | S00°10'43"W | 45.85' |
| L13 | S27°22'32"E | 190.01' |
| L14 | N63°31'55"E | 299.76' |
| L15 | N89°49'17"W | 569.82' |
| L16 | N26°55'44"W | 178.82' |
| L17 | N63°31'55"E | 448.94' |
| L18 | S86°57'44"W | 5.00' |
| L19 | S33°49'46"W | 291.88' |
| L20 | N11°10'14"W | 10.00' |
| L21 | N56°10'14"W | 168.14' |
| L22 | N77°56'29"E | 10.00' |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L23 | N33°49'46"E | 302.62' |
| L24 | N00°30'43"E | 377.83' |
| L25 | N82°16'55"W | 60.00' |
| L26 | N33°49'46"E | 200.29' |
| L27 | N11°17'17"W | 10.00' |
| L28 | S42°45'38"W | 57.16' |
| L29 | S00°10'43"W | 115.51' |
| L30 | N00°10'43"E | 119.60' |
| L31 | N63°31'55"E | 118.88' |
| L32 | N63°31'55"E | 110.95' |
| L33 | S76°06'45"E | 15.24' |
| L34 | N56°10'14"W | 127.00' |
| L35 | N56°10'14"W | 127.00' |
| L36 | S78°49'46"W | 66.10' |
| L37 | S56°10'14"E | 154.47' |
| L38 | S33°49'46"W | 125.05' |
| L39 | S33°49'46"W | 127.00' |
| L40 | N56°10'14"W | 380.79' |
| L41 | S89°49'17"E | 243.55' |
| L42 | S42°17'01"E | 74.03' |
| L43 | N67°53'40"E | 43.93' |
| L44 | S79°36'22"E | 12.13' |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L45 | N26°55'44"W | 112.19' |
| L46 | S33°49'46"W | 729.23' |
| L47 | S78°49'46"W | 14.14' |
| L48 | N21°12'46"E | 13.53' |
| L49 | N68°38'21"E | 79.21' |
| L50 | S56°10'14"E | 190.46' |
| L51 | S56°06'14"E | 53.48' |
| L52 | S54°53'30"E | 53.55' |
| L53 | S53°15'48"E | 53.60' |
| L54 | S51°37'59"E | 53.66' |
| L55 | S50°00'04"E | 53.71' |
| L56 | S37°12'53"W | 66.60' |
| L57 | N36°03'36"E | 57.73' |
| L58 | S33°15'56"W | 57.66' |
| L59 | S29°09'37"W | 57.66' |
| L60 | S25°03'19"W | 57.66' |
| L61 | S20°57'01"W | 57.66' |
| L62 | S16°50'43"W | 57.66' |
| L63 | S12°44'25"W | 57.66' |
| L64 | S08°45'14"W | 57.67' |
| L65 | N00°30'43"E | 177.02' |
| L66 | S33°49'46"W | 374.38' |

K:\28745\28745-0030-01 Sunterra Lakes Phase I - North - Section 2\2 Design Phase\Planning\Sunterra Lakes N Sec 2 - PLAT.dwg May 21, 2026 - 12:58pm alruiz

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| SCALE: NTS | | | |
| SHEET 1D OF 1 | | | |

K:\28745\28745-0030-01 Sunterra Lakes Phase I - North - Section 2\2 Design Phase\Planning\Suntterra Lakes N Sec 2 - PLAT.dwg May 21, 2026 - 12:58pm diruiz

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L67 | N56°10'14"W | 30.56' |
| L68 | N33°49'46"E | 514.72' |
| L69 | N11°10'14"W | 14.78' |
| L70 | N56°10'14"W | 257.47' |
| L71 | S78°33'12"W | 21.98' |
| L72 | S33°49'46"W | 490.39' |
| L73 | S78°27'03"W | 26.00' |
| L74 | N56°10'14"W | 166.54' |
| L75 | S78°57'21"W | 2.68' |
| L76 | S33°49'46"W | 16.11' |
| L77 | N56°10'14"W | 10.00' |
| L78 | N33°49'46"E | 20.26' |
| L79 | N78°57'21"E | 10.97' |

| CURVE TABLE | | | | | | |
|-------------|-----------|-------------|------------|---------------|--------------|---------|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
| C1 | 1,910.00' | 7°00'47" | 233.79' | N52°39'50"W | 233.64' | 117.04' |
| C2 | 1,730.00' | 1°45'29" | 53.09' | N46°12'09"W | 53.08' | 26.55' |
| C3 | 25.00' | 91°54'58" | 40.11' | N88°43'07"E | 35.94' | 25.85' |
| C4 | 620.00' | 42°34'55" | 460.78' | N21°28'11"E | 450.25' | 241.61' |
| C5 | 25.00' | 110°47'16" | 48.34' | N55°12'55"W | 41.15' | 36.23' |
| C6 | 330.00' | 20°47'16" | 119.73' | N79°47'05"E | 119.07' | 60.53' |
| C7 | 25.00' | 89°40'00" | 39.12' | N45°20'43"E | 35.25' | 24.86' |
| C8 | 25.00' | 90°20'00" | 39.42' | S44°39'17"E | 35.46' | 25.15' |
| C9 | 25.00' | 32°45'00" | 14.29' | N73°48'13"E | 14.10' | 7.35' |
| C10 | 50.00' | 128°23'34" | 112.04' | N58°22'30"W | 90.03' | 103.41' |
| C11 | 25.00' | 32°45'00" | 14.29' | S10°33'13"E | 14.10' | 7.35' |
| C12 | 25.00' | 89°32'21" | 39.07' | S71°41'54"E | 35.21' | 24.80' |
| C13 | 25.00' | 91°59'14" | 40.14' | S17°32'18"W | 35.96' | 25.88' |
| C14 | 85.00' | 26°02'11" | 38.63' | S52°04'59"E | 38.29' | 19.65' |
| C15 | 50.00' | 124°16'58" | 108.46' | N02°57'34"W | 88.41' | 94.60' |
| C16 | 85.00' | 25°21'09" | 37.61' | S46°30'21"W | 37.30' | 19.12' |
| C17 | 25.00' | 31°22'05" | 13.69' | S18°08'44"W | 13.52' | 7.02' |
| C18 | 50.00' | 144°37'00" | 126.20' | N74°46'11"E | 95.27' | 156.75' |
| C19 | 85.00' | 23°14'55" | 34.49' | N44°32'46"W | 34.25' | 17.49' |
| C20 | 85.00' | 22°57'37" | 34.06' | N68°54'23"W | 33.83' | 17.26' |
| C21 | 50.00' | 136°40'48" | 119.28' | S12°02'47"E | 92.94' | 125.90' |
| C22 | 85.00' | 22°27'51" | 33.33' | N45°03'42"E | 33.11' | 16.88' |
| C23 | 25.00' | 79°46'32" | 34.81' | N10°45'00"E | 32.06' | 20.89' |

DATE: APRIL 2026


SCALE: NTS

SHEET 1E OF 1

FINAL PLAT OF
SUNTERRA LAKES
NORTH
SECTION 2

OWNER/DEVELOPER:
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A DELAWARE LIMITED PARTNERSHIP
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K:\28745\28745-0030-01 Sunterra Lakes Phase I - North - Section 2\2 Design Phase\Planning\Sunterra Lakes N Sec 2 - PLAT.dwg May 21, 2026 - 12:59pm alruiz

CURVE TABLE

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
|-------|-----------|-------------|------------|---------------|--------------|----------------|
| C24 | 25.00' | 89°40'00" | 39.12' | S45°20'43"W | 35.25' | 24.86' |
| C25 | 25.00' | 83°53'30" | 36.60' | S40°20'10"E | 33.42' | 22.47' |
| C26 | 50.00' | 180°00'01" | 157.08' | N07°43'05"E | 100.00' | 31,366,342.20' |
| C27 | 25.00' | 83°53'41" | 36.61' | S55°46'14"W | 33.42' | 22.47' |
| C28 | 85.00' | 23°20'59" | 34.64' | S22°09'17"W | 34.40' | 17.56' |
| C29 | 50.00' | 136°28'54" | 119.10' | N78°43'14"E | 92.88' | 125.27' |
| C30 | 85.00' | 23°07'29" | 34.31' | N44°36'03"W | 34.07' | 17.39' |
| C31 | 25.00' | 91°54'58" | 40.11' | S03°11'51"E | 35.94' | 25.85' |
| C32 | 25.00' | 90°00'00" | 39.27' | S45°10'43"W | 35.36' | 25.00' |
| C33 | 25.00' | 90°20'00" | 39.42' | N44°39'17"W | 35.46' | 25.15' |
| C34 | 300.00' | 20°47'16" | 108.84' | S79°47'05"W | 108.25' | 55.03' |
| C35 | 55.00' | 62°53'33" | 60.37' | N58°22'30"W | 57.39' | 33.63' |
| C36 | 1,578.00' | 12°58'37" | 357.40' | S33°25'02"E | 356.64' | 179.47' |
| C37 | 55.00' | 73°44'04" | 70.78' | S03°02'17"E | 66.00' | 41.25' |
| C38 | 55.00' | 90°00'00" | 86.39' | S78°49'46"W | 77.78' | 55.00' |
| C39 | 650.00' | 1°46'35" | 20.15' | N57°03'31"W | 20.15' | 10.08' |
| C40 | 55.00' | 91°46'35" | 88.10' | N12°03'31"W | 78.98' | 56.73' |
| C41 | 300.00' | 25°39'01" | 134.30' | N46°39'17"E | 133.19' | 68.30' |
| C42 | 650.00' | 33°19'03" | 377.98' | N17°10'15"E | 372.67' | 194.50' |
| C43 | 55.00' | 89°45'53" | 86.17' | N78°42'43"E | 77.62' | 54.77' |
| C44 | 1,700.00' | 11°04'56" | 328.82' | S50°51'52"E | 328.30' | 164.92' |
| C45 | 650.00' | 42°34'55" | 483.08' | N21°28'11"E | 472.03' | 253.31' |
| C46 | 25.00' | 100°03'43" | 43.66' | N83°05'17"W | 38.32' | 29.83' |

DATE: APRIL 2026

SCALE: NTS

SHEET 1F OF 1

FINAL PLAT OF
SUNTERRA LAKES
NORTH
SECTION 2

OWNER/DEVELOPER:
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 No. P-23250 & 10046100
2322 West Grand Parkway North, Suite 150, Katy, TX 77449 832.913.4000
alruiz@quiddity.com

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 38.25 acre tract described in the above and foregoing map of Sunterra Lakes North Section 2, 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:

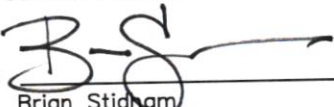
1. That drainage of septic tanks into roads, streets, alleys or public ditches, streams, ect., either directly or indirectly is strictly prohibited.
2. All stock animals, horses and fowl, shall be fenced in and not allowed to run at large in the subdivision.
3. Drainage structures under private drives 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 14th 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

SCALE: NTS

SHEET 1G OF 1

FINAL PLAT OF
SUNTERRA LAKES
NORTH
SECTION 2

OWNER/DEVELOPER:
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 No. P-22390 & S-066330
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 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 extraterritorial jurisdiction.

No portion of the 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 the 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.



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

K:\28745\28745-0030-01 Sunterra Lakes Phase I - North - Section 2\2 Design Phase\Planning\Sunterra Lakes N Sec 2 - PLAT.dwg Apr 10, 2026 - 8:48am alruiz

| | | | |
|------------------|---|---|---|
| DATE: APRIL 2026 | FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 2 | OWNER/DEVELOPER: 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</small> alruiz@quiddity.com |
| SCALE: NTS | | | |
| SHEET 1H OF 1 | | | |

BROOKSHIRE-KATY DRAINAGE DISTRICT Permit No. 2025-49
 APPROVED BY THE BOARD OF SUPERVISORS ON

09.08.2025

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.

I, J. Ross McCall, PE, 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

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.



[Signature]

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

DATE: APRIL 2026

SCALE: NTS

SHEET 11 OF 1

FINAL PLAT OF
 SUNTERRA LAKES
 NORTH
 SECTION 2

OWNER/DEVELOPER:
 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

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, PE, RPLS
Commissioner, Precinct 2

Kendric D. Jones
Commissioner, Precinct 3

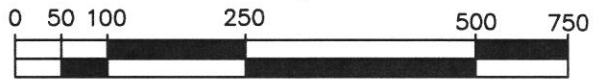
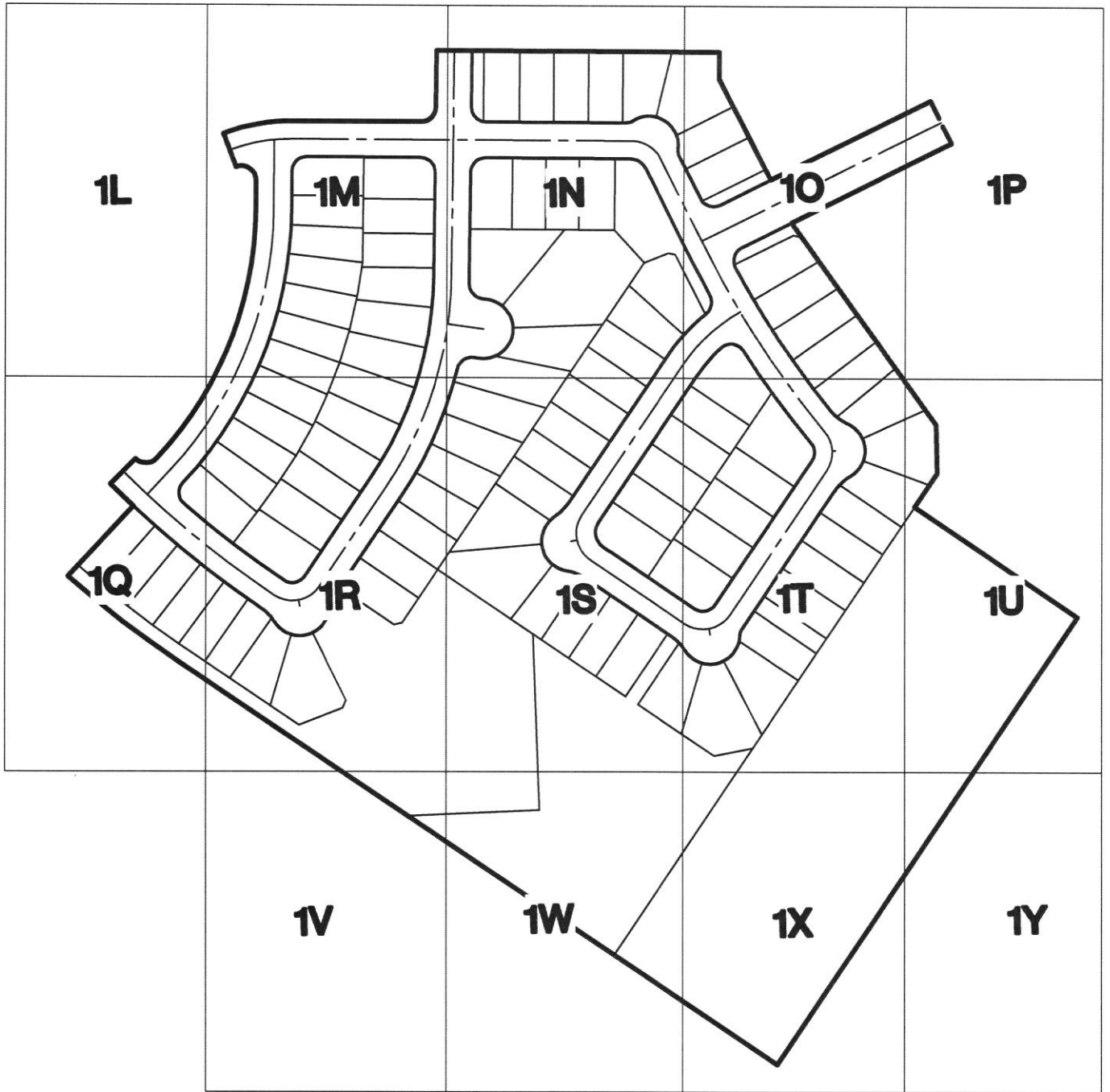
Justin Beckendorff
Commissioner, Precinct 4

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.

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| | | | |
|------------------|---|---|---|
| DATE: APRIL 2026 | FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 2 | OWNER/DEVELOPER: 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-23250 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000</small> alruiz@quiddity.com |
| SCALE: NTS | | | |
| SHEET 1J OF 1 | | | |

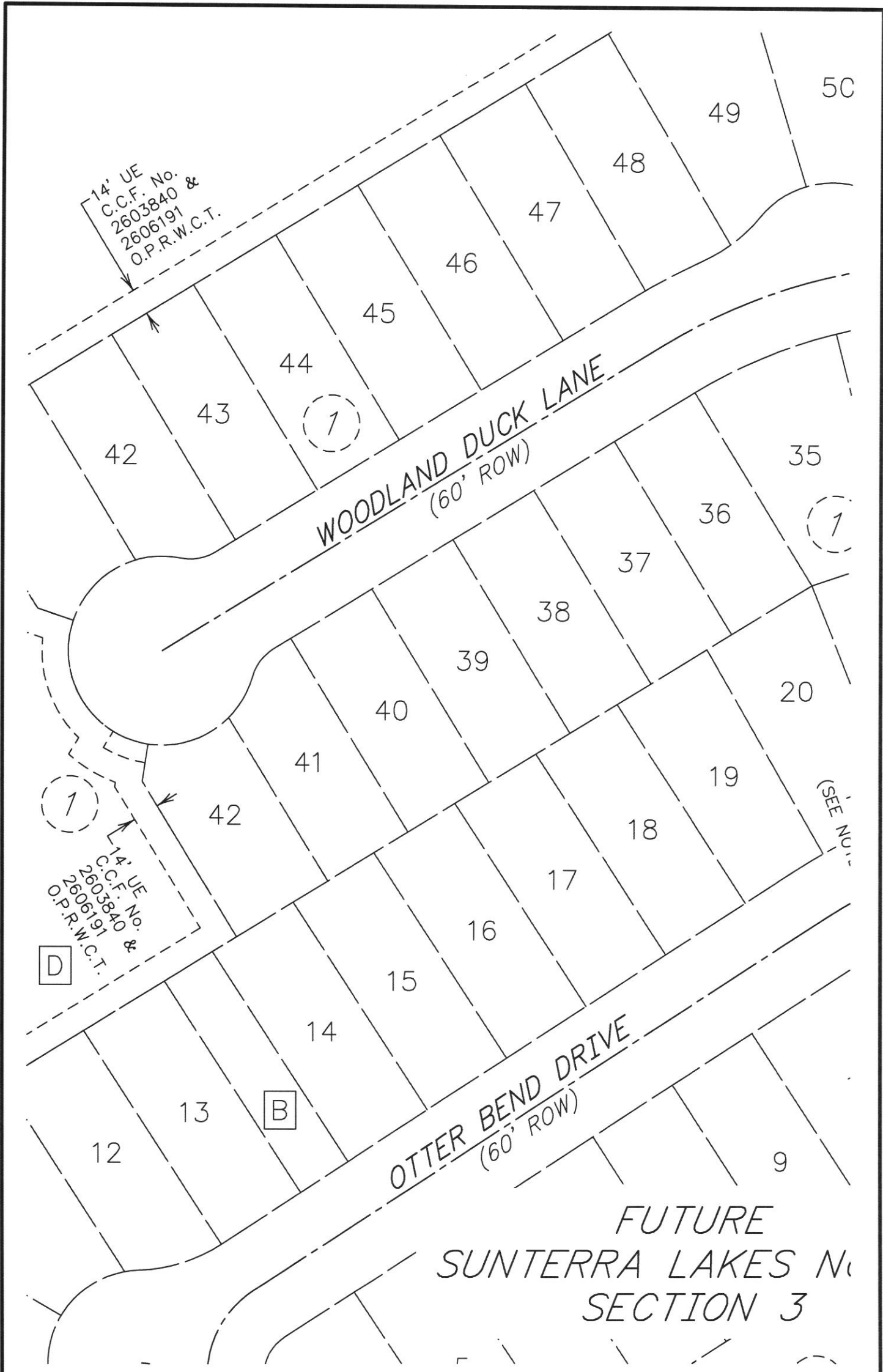
K:\28745\28745-0030-01 Sunterra Lakes Phase I - North - Section 2\2 Design Phase\Planning\Sunterra Lakes N Sec 2 - PLAT.dwg May 27, 2026 - 8:36am alruiz



SCALE: 1" = 250'

| | | | |
|-------------------------|--|---|---|
| <p>DATE: APRIL 2026</p> | <p>FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 2</p> | <p>OWNER/DEVELOPER: ASTRO SUNTERRA LAKES NORTH, L.P. A DELAWARE LIMITED PARTNERSHIP 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 713-783-6702 jdbarnes@starwoodland.com</p> | <p>ENGINEER/PLANNER/SURVEYOR:</p>  <p>QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10040310 2322 West Grand Parkway North, Suite 150, Katy, TX 77449 832.913.4000 alruiz@quiddity.com</p> |
| <p>SCALE: NTS</p> | | | |
| <p>SHEET 1K OF 1</p> | | | |

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DATE: APRIL 2026

SCALE 1"=80'

SHEET 1L OF 1

FINAL PLAT OF
SUNTERRA LAKES
NORTH
SECTION 2

OWNER/DEVELOPER:
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A DELAWARE LIMITED PARTNERSHIP
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
713-783-6702
jdbarnes@starwoodland.com

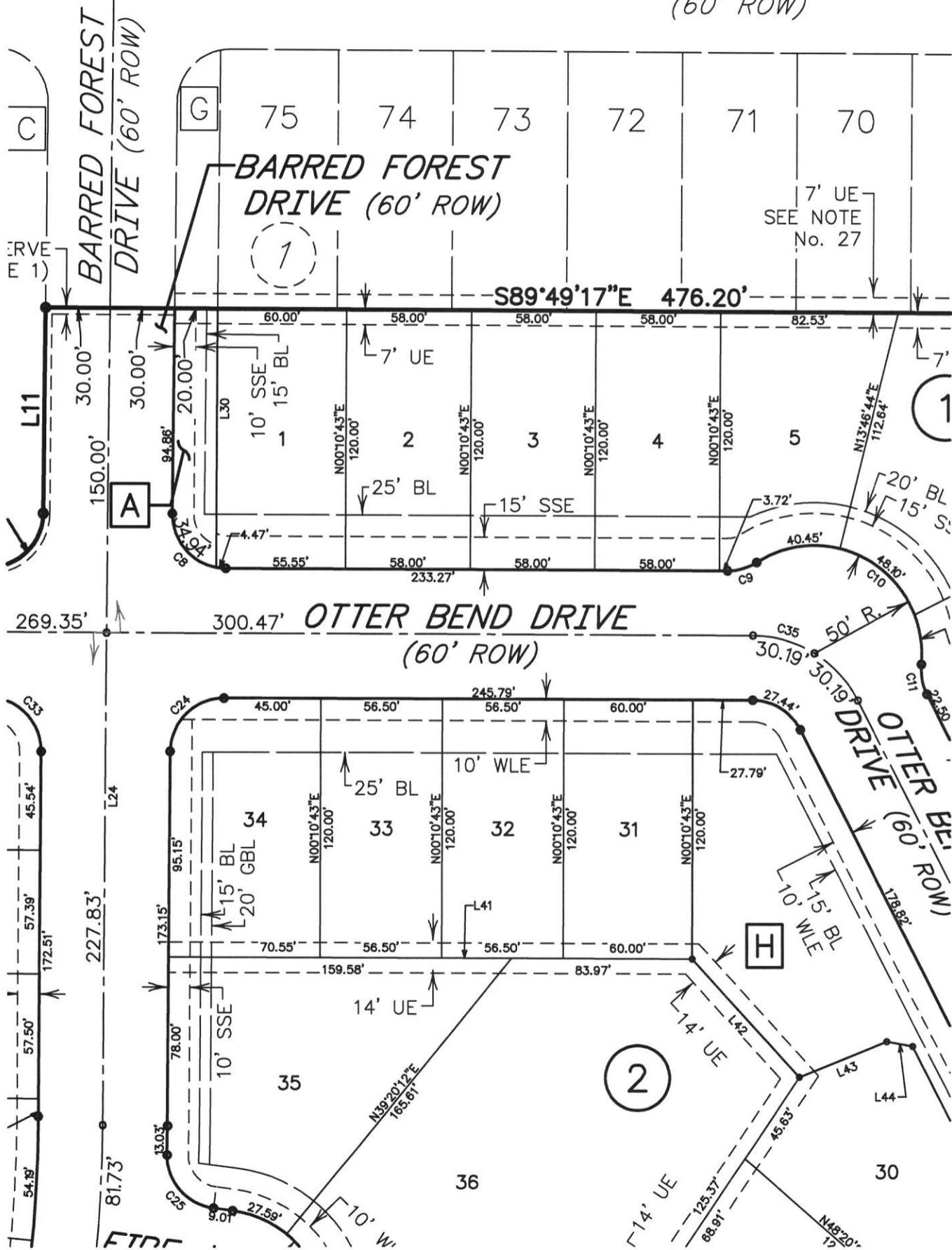
ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. P-28790 & 10046100
2122 West Grand Parkway North, Suite 150 - Katy, TX 77449 832.913.4000
alruiz@quiddity.com

58 59 60 61 62 63 64 65

FUTURE
SUNTERRA LAKES
NORTH SECTION 3

VULTURE BLUFF LANE
(60' ROW)




K:\28745\28745-0030-01 Sunterra Lakes Phase I - North - Section 2\2 Design Phase\Planning\Suntterra Lakes N Sec 2 - PLAT.dwg May 21, 2026 - 1:02pm adruiz

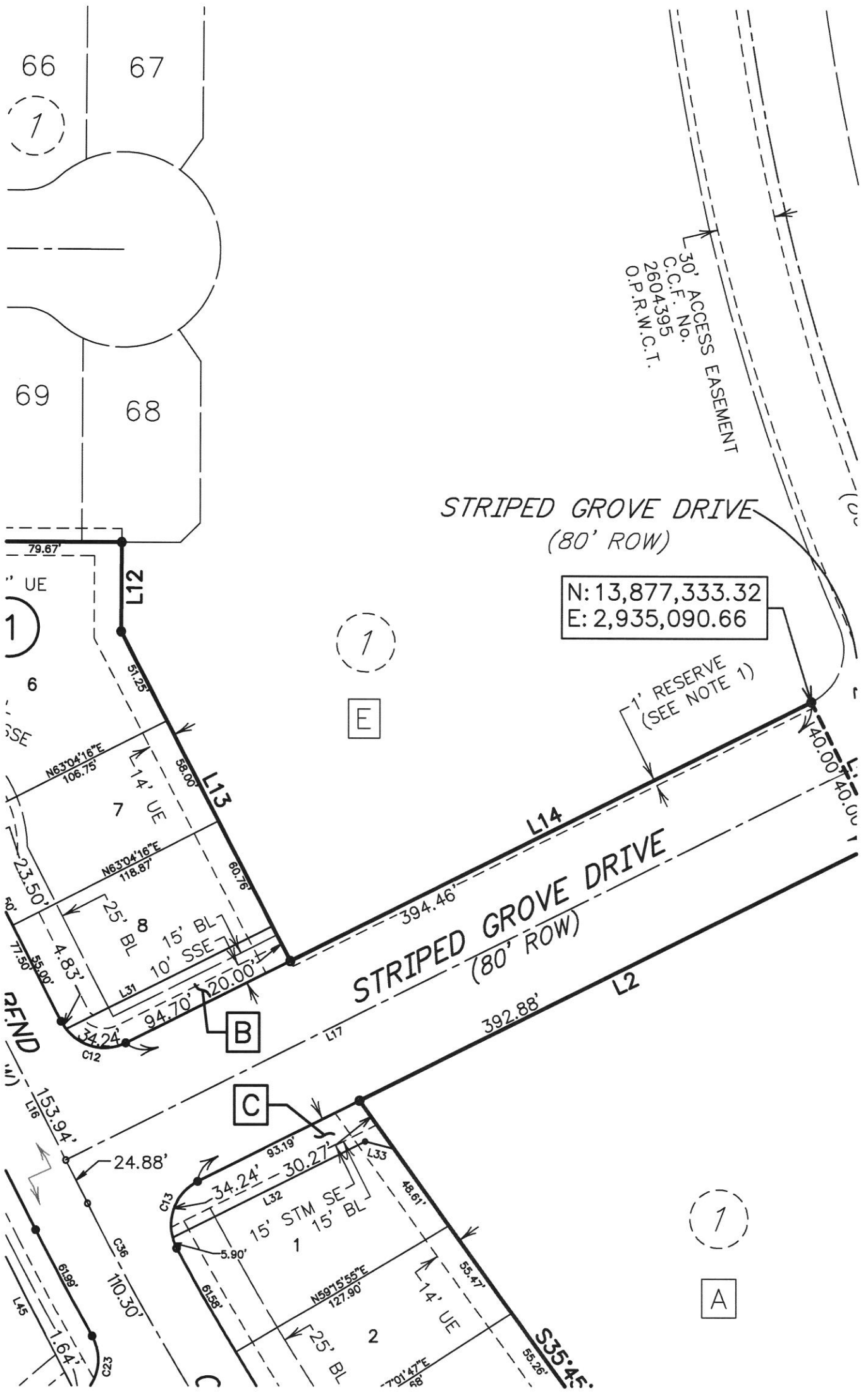
DATE: APRIL 2026
SCALE 1"=60'
SHEET 1N OF 1

FINAL PLAT OF
SUNTERRA LAKES
NORTH
SECTION 2

OWNER/DEVELOPER:
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. P-23290 & 10046100
2322 West Grand Parkway North, Suite 150 - Galv, TX 77449 832.913.4000
alruiz@quiddity.com

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| |
|------------------|
| DATE: APRIL 2026 |
| SCALE 1"=80' |
| SHEET 10 OF 1 |

FINAL PLAT OF
SUNTERRA LAKES
NORTH
SECTION 2

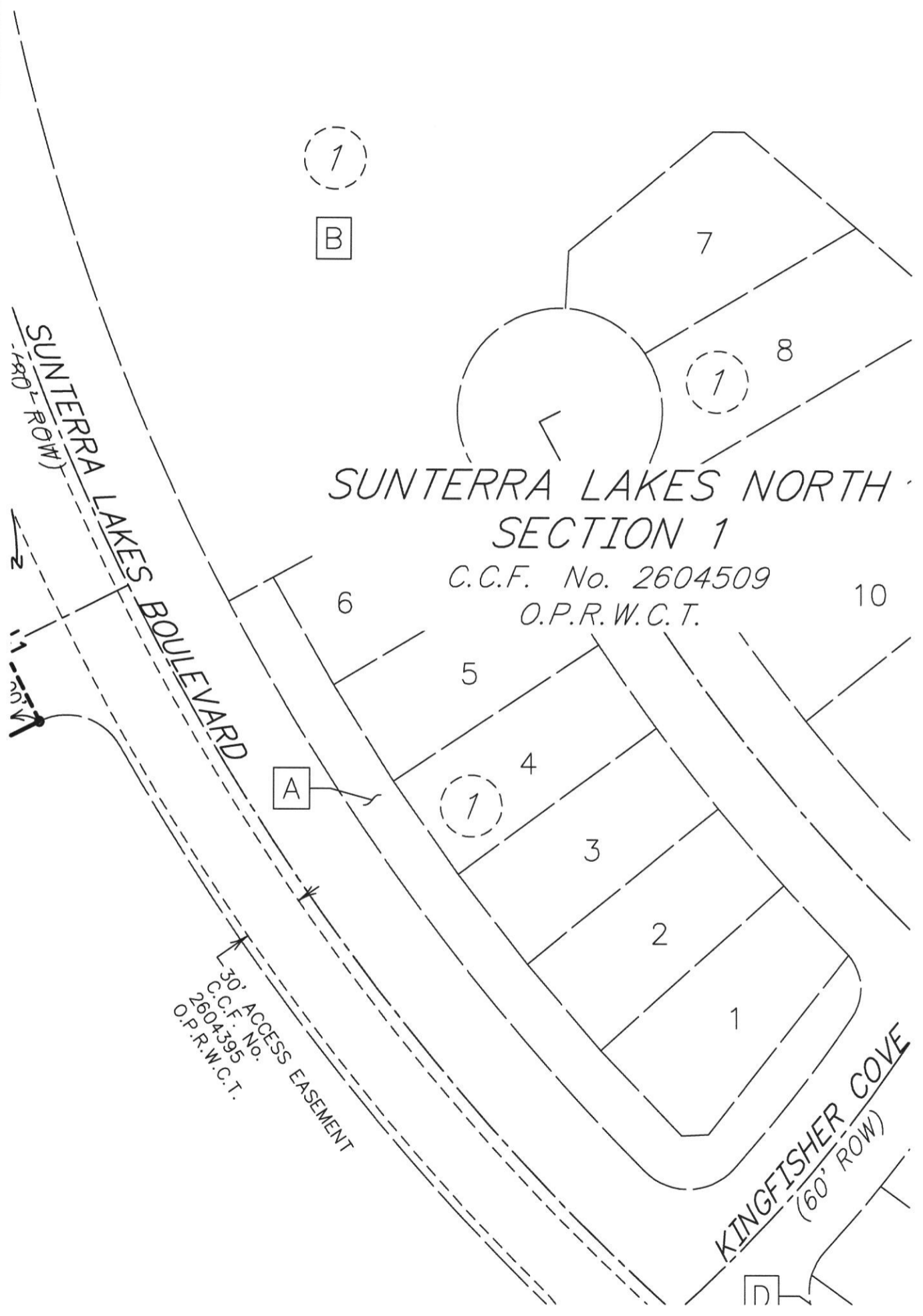
OWNER/DEVELOPER:
ASTRO SUNTERRA LAKES NORTH, L.P.
A DELAWARE LIMITED PARTNERSHIP
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
713-783-6702
jdbarnes@starwoodland.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2522 West Grand Parkway North, Suite 150 - Katy, TX 77449 832.913.4000
alruiz@quiddity.com

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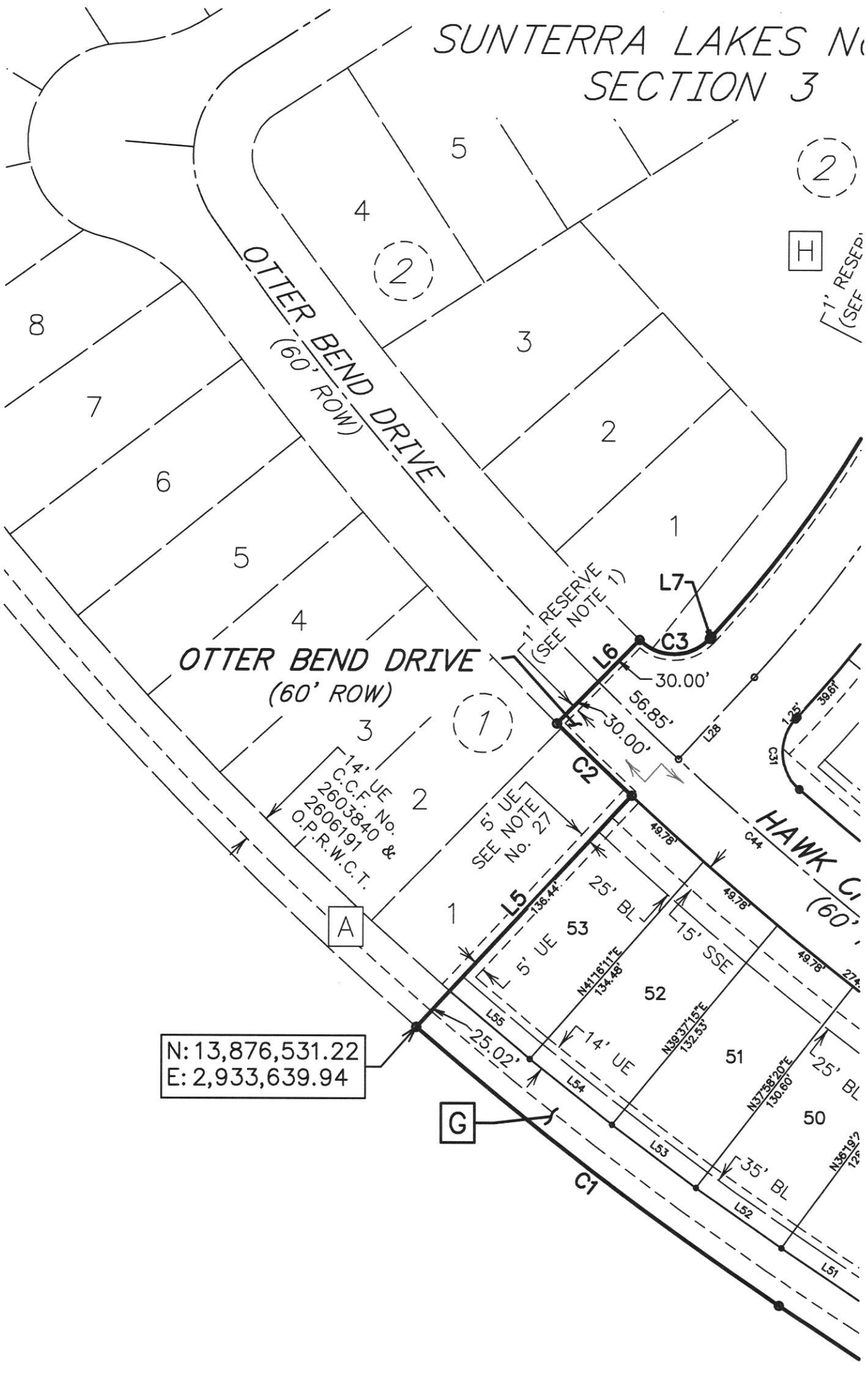
DATE: APRIL 2026
 SCALE 1"=80'
 SHEET 1P OF 1

FINAL PLAT OF
 SUNTERRA LAKES
 NORTH
 SECTION 2

OWNER/DEVELOPER:
 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. P-23290 & L0046100
 2322 West Grand Parkway North, Suite 150 - Katy, TX 77449 832.913.4000
 alruiz@quiddity.com

SUNTERRA LAKES NORTH SECTION 3



N: 13,876,531.22
E: 2,933,639.94

14' UE No. 2603840 & 2606191 O.P.R.W.C.T.

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| | | | |
|------------------|---|---|--|
| DATE: APRIL 2026 | FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 2 | OWNER/DEVELOPER: 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 1"=60' | | |  QUIDDITY <small>Quiddity Engineering, LLC To: as Board of Professional Engineers and Land Surveyors Registration Nos. P-23290 & L0040100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000</small> |
| SHEET 1Q OF 1 | | | |

ACES NORTH
N 3

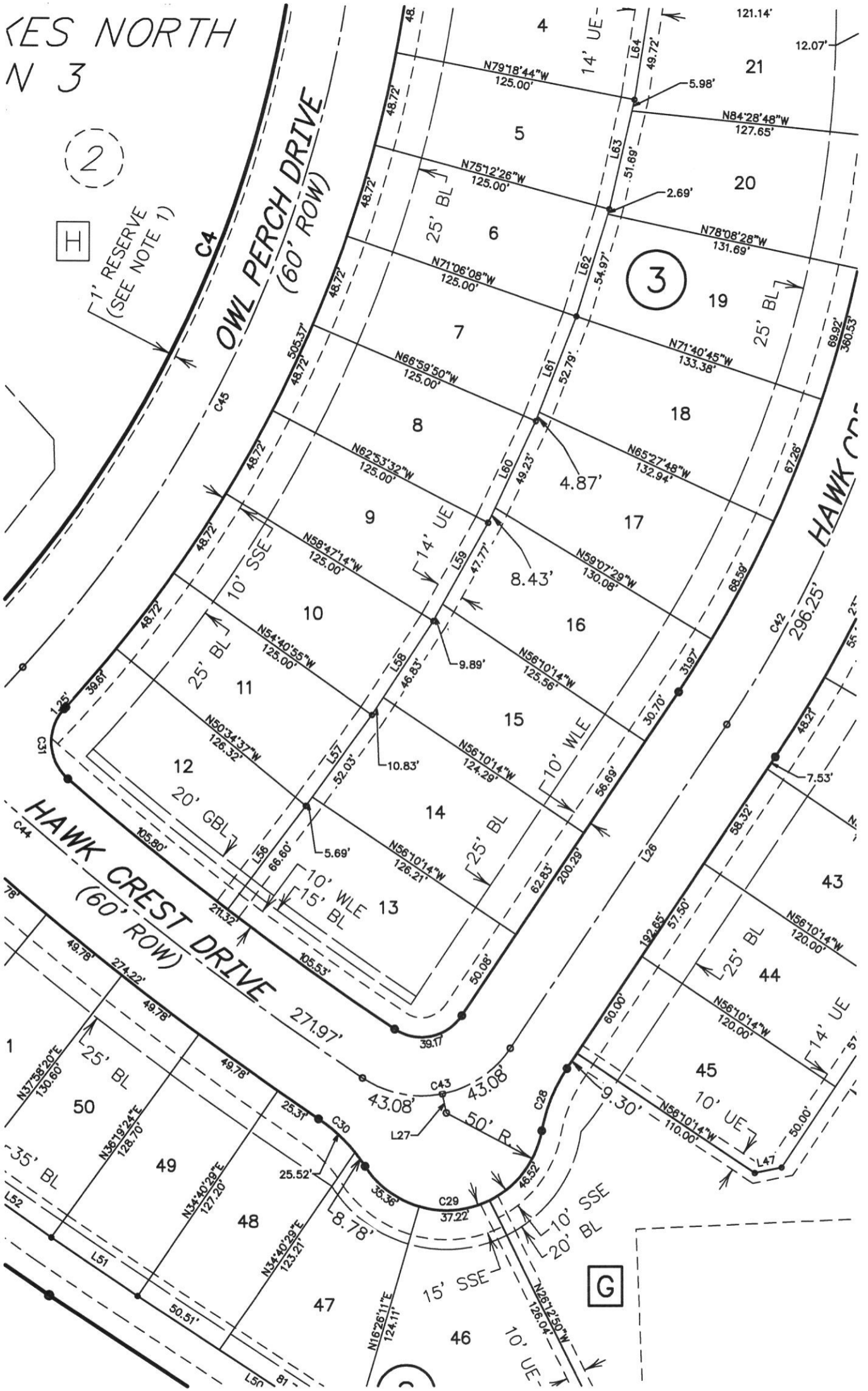
2

H

1' RESERVE
(SEE NOTE 1)

OWL PERCH DRIVE
(60' ROW)

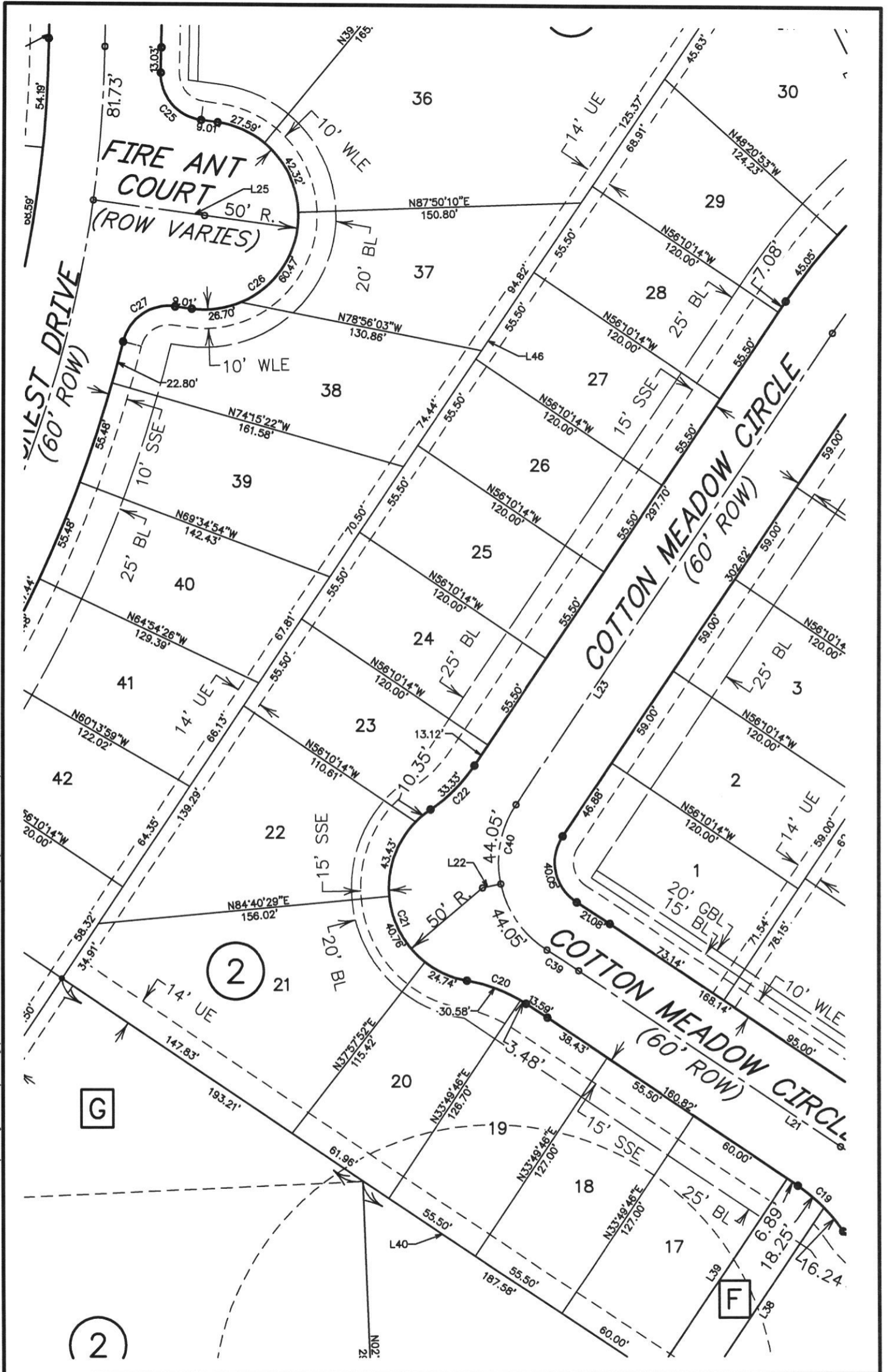
HAWK CREST DRIVE
(60' ROW)



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| | | | |
|------------------|---|---|---|
| DATE: APRIL 2026 | <p>FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 2</p> | <p>OWNER/DEVELOPER: ASTRO SUNTERRA LAKES NORTH, L.P. A DELAWARE LIMITED PARTNERSHIP 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 713-783-6702 jdbarnes@starwoodland.com</p> | <p>ENGINEER/PLANNER/SURVEYOR:</p> <p> QUIDDITY Quiddity Engineering, LLC Texas: Board of Professional Engineers and Land Surveyors Registration No. 23296 & 1004100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 alruiz@quiddity.com</p> |
| SCALE 1"=60' | | | |
| SHEET 1R OF 1 | | | |

K:\28745\28745-0030-01 Sunterra Lakes Phases I - North - Section 2\2 Design Phase\Planning\Sunterra Lakes N Sec 2 - PLAT.dwg May 21, 2026 - 1:04pm atruiz



DATE: APRIL 2026

SCALE 1"=60'

SHEET 1S OF 1

FINAL PLAT OF
SUNTERRA LAKES
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OWNER/DEVELOPER:
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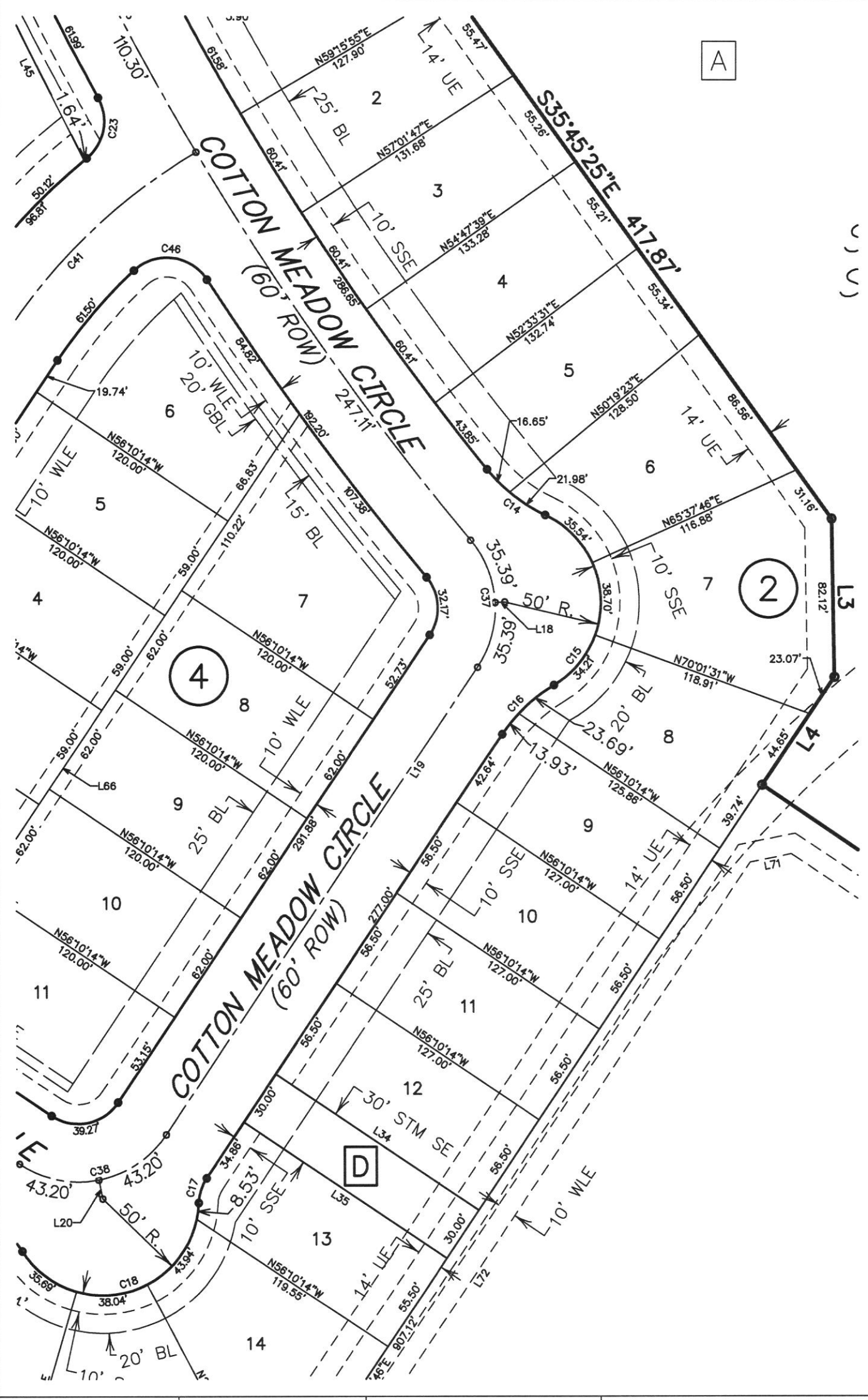
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23290 & L0046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
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DATE: APRIL 2026

SCALE 1"=60'

SHEET 1T OF 1

FINAL PLAT OF
SUNTERRA LAKES
NORTH
SECTION 2

OWNER/DEVELOPER:
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 No. # 2340 & 10042100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
a1ruiz@quiddity.com

SUNTERRA LAKES NORTH STREET DEDICATION AND RESERVE

C.C.F. No. 2604512
O.P.R.W.C.T.

KINGFIS (60')

D

30' ACCESS EASEMENT
C.C.F. No. 2604395
O.P.R.W.C.T.

1

A

S55°59'23"E 330.95'
10' WLE

N: 13,876,465.63
E: 2,935,340.20

L69

B

k:\28745\28745-0030-01 Sunterra Lakes Phase I - North - Section 2\2 Design Phase\Planning\Sunterra Lakes N Sec 2 - PLAT.dwg May 27, 2026 - B.38ern dr Ruiz

DATE: APRIL 2026

SCALE 1"=60'

SHEET 1U OF 1

FINAL PLAT OF
SUNTERRA LAKES
NORTH
SECTION 2

OWNER/DEVELOPER:
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:

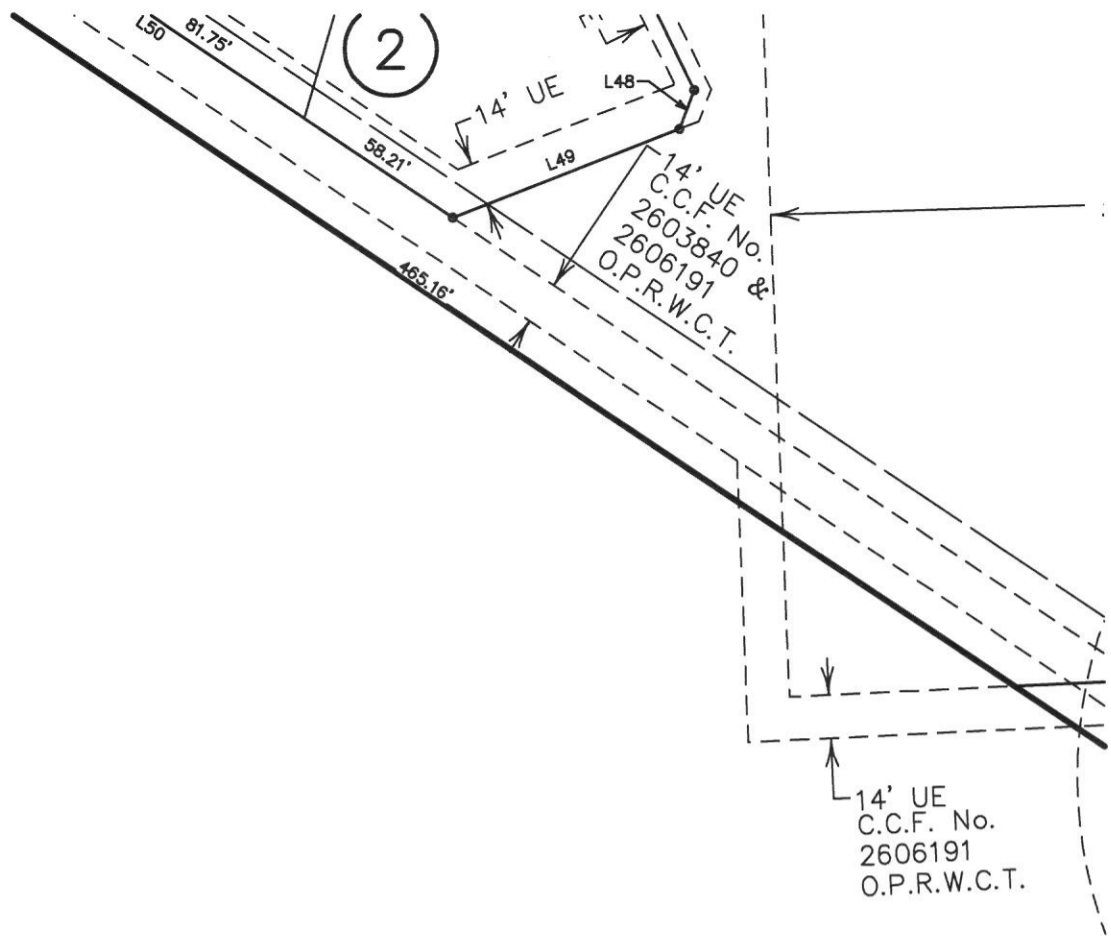


QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. #23790 & 12046130
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

alruiz@quiddity.com

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ASTRO

CAL.
C.

| | | | |
|------------------|---|---|--|
| DATE: APRIL 2026 | <p align="center">FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 2</p> | <p>OWNER/DEVELOPER: ASTRO SUNTERRA LAKES NORTH, L.P. A DELAWARE LIMITED PARTNERSHIP 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 713-783-6702 jdbarnes@starwoodland.com</p> | <p>ENGINEER/PLANNER/SURVEYOR:</p> <p align="center">  QUIDDITY <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. # 23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000</small> alruiz@quiddity.com</p> |
| SCALE 1"=60' | | | |
| SHEET 1V OF 1 | | | |



DRILL SITE
VOL. 238 PG. 115
D.R.W.C.T.

295.85'
295.85'

SEE INSET
DETAIL A
150' RADIUS SCE No. 1
SEE NOTE No. 24

2
F

30' ACCESS E
C.C.F. No.
2604395
O.P.R.W.C.T.

N87°26'33"E
222.30'

150' RADIUS SCE No. 3
SEE NOTE No. 26

N56°10'14"W
1,215.28'
419.17'

14' UE
C.C.F. No.
2603840 &
2606191
O.P.R.W.C.T.
35' BL

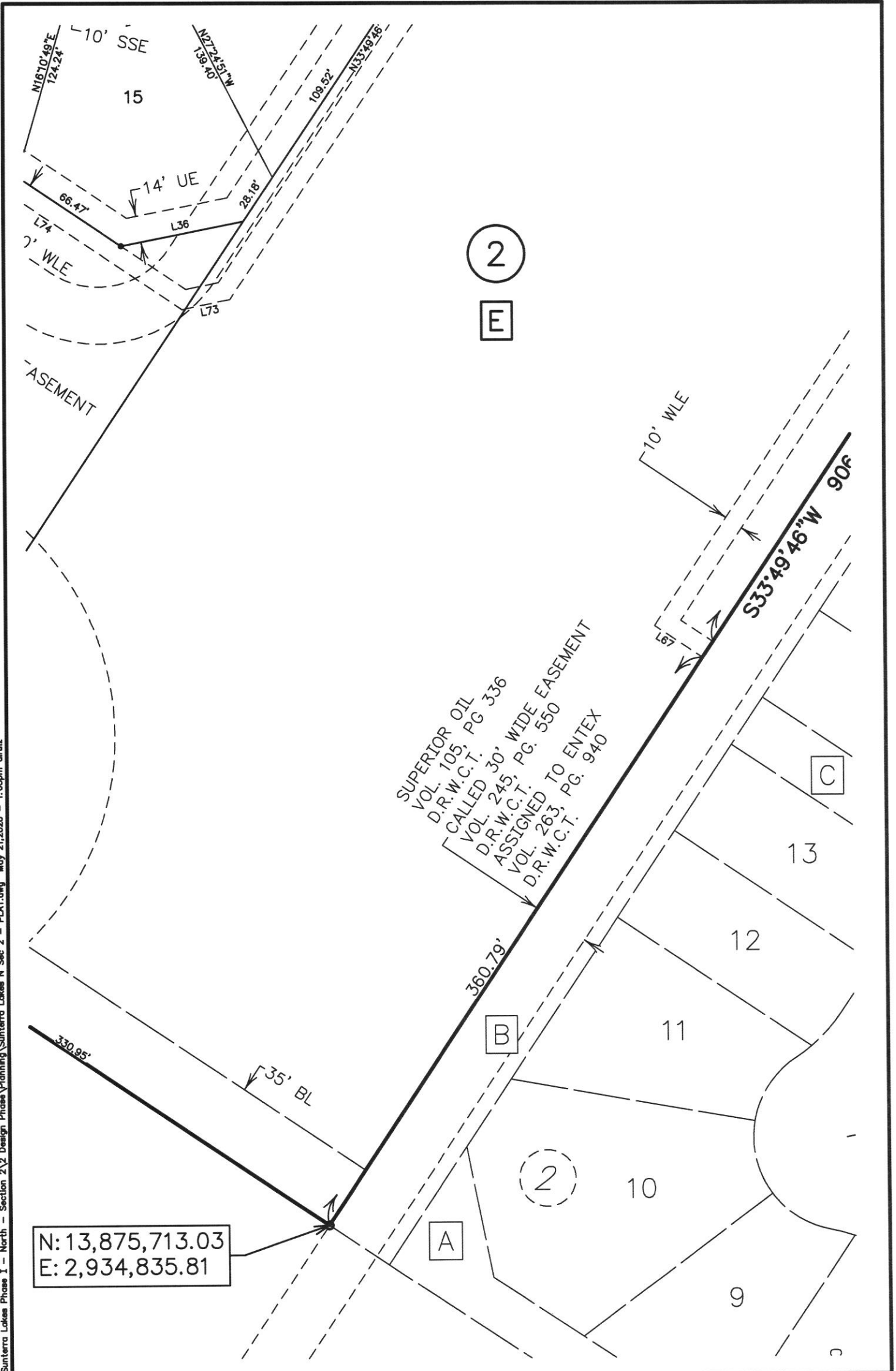
150' RADIUS SCE No. 2
SEE NOTE No. 25

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

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| | | | |
|------------------|---|---|---|
| DATE: APRIL 2026 | FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 2 | OWNER/DEVELOPER: 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 No. 232360 & 10045100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 alruiz@quiddity.com |
| SCALE 1"=60' | | | |
| SHEET 1W OF 1 | | | |

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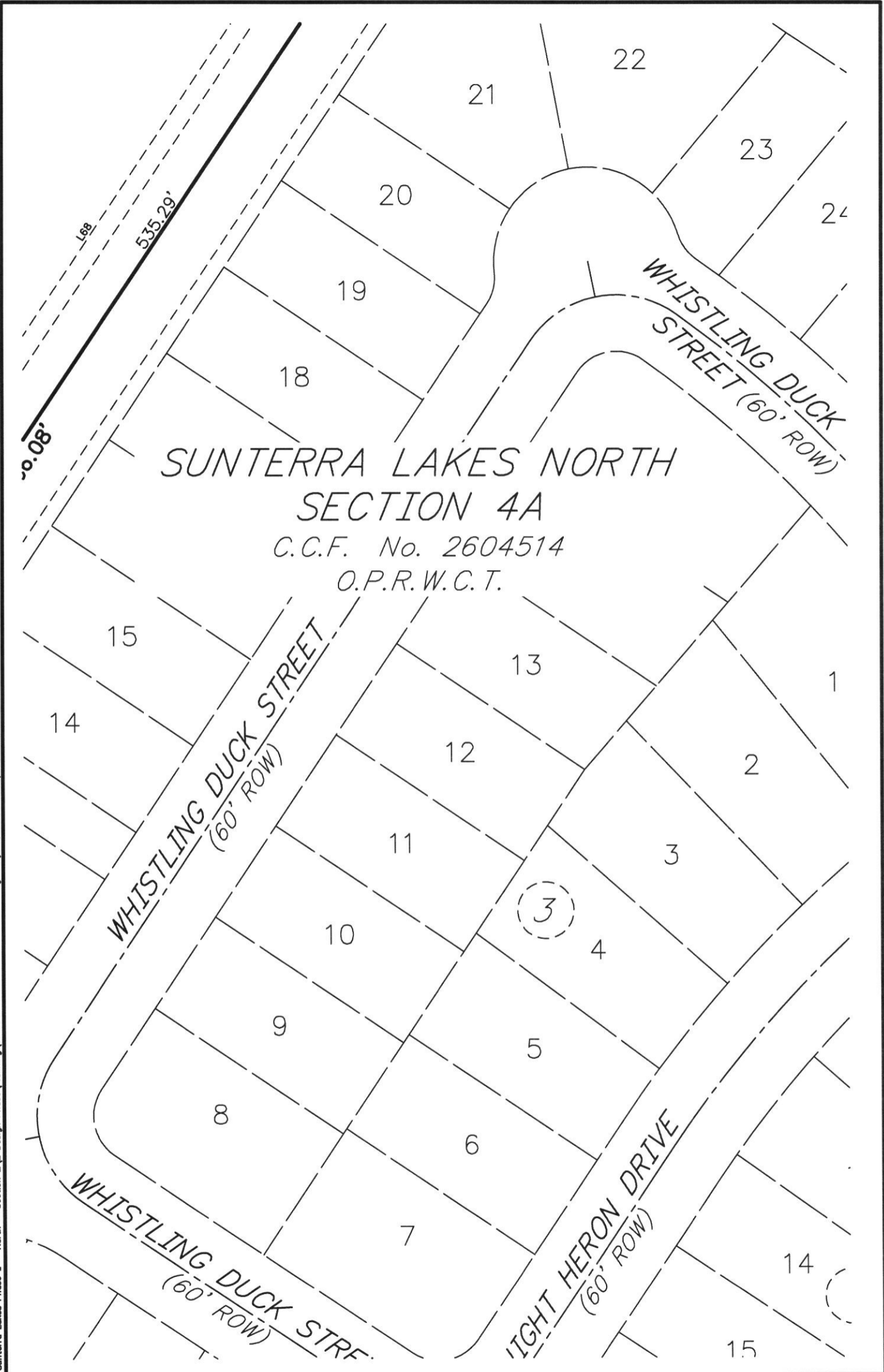
DATE: APRIL 2026
 SCALE 1"=60'
 SHEET 1X OF 1

**FINAL PLAT OF
 SUNTERRA LAKES
 NORTH
 SECTION 2**

OWNER/DEVELOPER:
 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:
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 10-a Board of Professional Engineers and Land Surveyors
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 alruiz@quiddity.com

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SUNTERRA LAKES NORTH
SECTION 4A

C.C.F. No. 2604514
O.P.R.W.C.T.

| | | | |
|------------------|---|---|--|
| DATE: APRIL 2026 | FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 2 | OWNER/DEVELOPER: 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 No. #23396 & 12046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 alruiz@quiddity.com</small> |
| SCALE 1"=60' | | | |
| SHEET 1Y OF 1 | | | |