

# WALLER COUNTY

J. Ross McCall, P.E.  
County Engineer



## MEMORANDUM

**To:** Honorable Commissioners' Court

**Item:** Final Plat Approval-Sunterra Lakes North Section 3

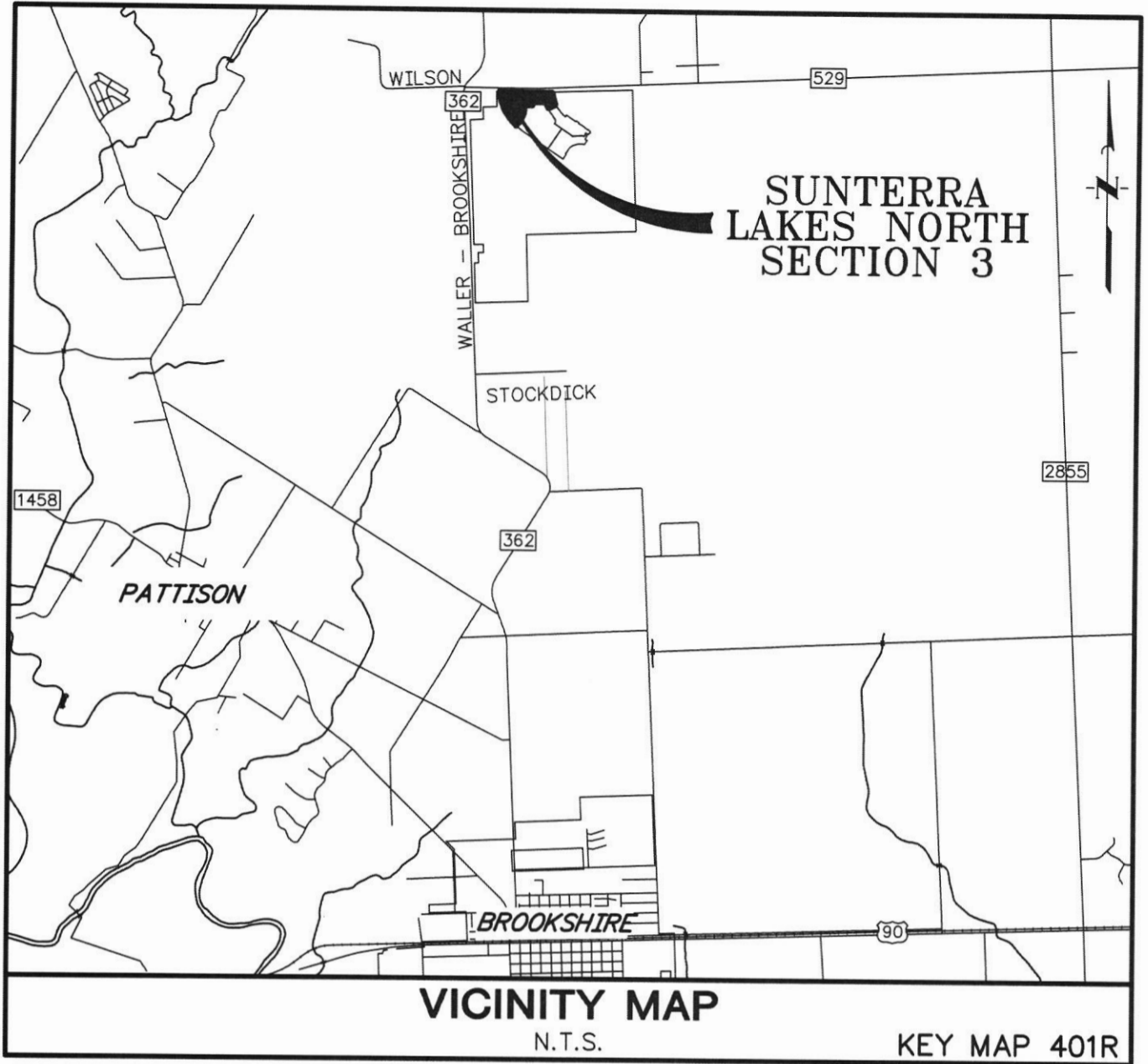
**Date:** June 10, 2026

### **Background**

Final Plat of Sunterra Lakes North Section 3 which consists of 32.12 acres will include 87 Lots, 8 Reserves and 2 Blocks in Precinct 3.

### **Staff Recommendation**

Approve Plat and accept Construction Bond



# FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 3

A SUBDIVISION OF 32.12 ACRES OF LAND  
OUT OF THE  
WILLIAM McCUTCHEON SURVEY, SECTION 52, A-310  
WALLER COUNTY, TEXAS  
87 LOTS      8 RESERVES      2 BLOCKS  
APRIL 2026

K:\28745\28745-0027-01 Sunterra Lakes Phase I - North - Section 3\2 Design Phase\Planning\SUNTERRA LAKES N SEC 3 - PLAT.dwg Apr 13, 2026 - 11:12am CKJ

DATE: APRIL 2026	FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 3	<b>OWNER/DEVELOPER:</b> ASTRO SUNTERRA LAKES NORTH, LP a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 JDBARNES@STARWOODLAND.COM	<b>ENGINEER/PLANNER/SURVEYOR:</b>  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. P-21290 &amp; 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832-913-4000</small>
SCALE NTS		CJAMNIK@QUIDDITY.COM	
SHEET 1A OF 1			

STATE OF TEXAS           §  
 COUNTY OF WALLER       §

A METES & BOUNDS description of a 32.12 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 89 degrees 01 minute 17 seconds East along the upper north line of said called 824.80 acre tract, same being the south right-of-way line of F. M. Highway 529, 90.97 feet to the northwest corner and Place of Beginning of the herein described tract;

Thence along the north line of the herein described tract, same being the upper north line of said called 824.80 acre tract and the south right-of-way line of F. M. Highway 529, with the following courses and distances:

- South 89 degrees 01 minute 17 seconds East, 1,218.15 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 03 degrees 05 minutes 00 seconds, an arc length of 619.90 feet, a radius of 11,519.20 feet, and a chord bearing North 89 degrees 24 minutes 49 seconds East, 619.83 feet;
- North 87 degrees 53 minutes 33 seconds East, 151.59 feet to the northeast corner of the herein described tract, being at the beginning of a curve to the right;

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

- Thence with said curve to the right, having a central angle of 88 degrees 37 minutes 49 seconds, an arc length of 46.41 feet, a radius of 30.00 feet, and a chord bearing South 47 degrees 47 minutes 33 seconds East, 41.92 feet to the beginning of a reverse curve to the left;
- Thence with said reverse curve to the left, having a central angle of 19 degrees 49 minutes 52 seconds, an arc length of 429.19 feet, a radius of 1,240.00 feet, and a chord bearing South 13 degrees 23 minutes 34 seconds East, 427.05 feet to the beginning of a reverse curve to the right;
- Thence with said reverse curve to the right, having a central angle of 86 degrees 50 minutes 25 seconds, an arc length of 45.47 feet, a radius of 30.00 feet, and a chord bearing South 20 degrees 06 minutes 43 seconds West, 41.24 feet to the southeast corner of the herein described tract;

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

- South 63 degrees 31 minutes 55 seconds West, 299.76 feet;
- North 27 degrees 22 minutes 32 seconds West, 190.01 feet;
- North 00 degrees 10 minutes 43 seconds East, 45.85 feet;
- North 89 degrees 49 minutes 17 seconds West, 476.20 feet;
- South 00 degrees 30 minutes 43 seconds West, 95.15 feet to the beginning of a curve to the right;
- Thence with said curve to the right, 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 South 45 degrees 20 minutes 43 seconds West, 35.25 feet;
- North 89 degrees 49 minutes 17 seconds West, 214.67 feet to the beginning of a curve to the left;
- Thence with said curve to the left, 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 South 79 degrees 47 minutes 05 seconds West, 119.07 feet;
- South 20 degrees 36 minutes 33 seconds East, 60.00 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 110 degrees 47 minutes 16 seconds, an arc length of 48.34 feet, a radius of 25.00 feet, and a chord bearing South 55 degrees 12 minutes 55 seconds East, 41.15 feet;
- South 00 degrees 10 minutes 43 seconds West, 46.27 feet to the beginning of a curve to the right;
- Thence with said curve to the right, 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 South 21 degrees 28 minutes 11 seconds West, 450.25 feet;
- South 42 degrees 45 minutes 38 seconds West, 1.25 feet to the beginning of a curve to the right;
- Thence with said curve to the right, 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 South 88 degrees 43 minutes 07 seconds West, 35.94 feet;
- South 44 degrees 40 minutes 36 seconds West, 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 01 degree 45 minutes 29 seconds, an arc length of 53.09 feet, a radius of 1,730.00 feet, and a chord bearing South 46 degrees 12 minutes 09 seconds East, 53.08 feet;
- South 42 degrees 55 minutes 06 seconds West, 161.46 feet to the south corner of the herein described tract, being a point in a non-tangent curve to the right;

Thence establishing the west line of the herein described tract with said non-tangent curve to the right, having a central angle of 44 degrees 36 minutes 23 seconds, an arc length of 1,486.99 feet, a radius of 1,910.00 feet, and a chord bearing North 26 degrees 51 minutes 15 seconds West, 1,449.72 feet to the Place of Beginning and containing 32.12 acres of land, more or less.

K:\28745\28745-0027-01 Sunterra Lakes Phase I - North - Section 3\2 Design Phase\Planning\SUNTERRA LAKES N SEC 3 - PLAT.dwg Apr 13, 2026 - 11:12am CKJ

DATE: APRIL 2026	<b>FINAL PLAT OF          SUNTERRA LAKES          NORTH          SECTION 3</b>	<b>OWNER/DEVELOPER:</b> ASTRO SUNTERRA LAKES NORTH, LP a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 JDBARNES@STARWOODLAND.COM	<b>ENGINEER/PLANNER/SURVEYOR:</b>   <b>QUIDDITY</b> <small>Quiddity Engineering, LLC          Texas Board of Professional Engineers and Land Surveyors          Registration Nos. P-23290 &amp; L004100          2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000</small>
SCALE NTS			<b>CJAMNIK@QUIDDITY.COM</b>
SHEET 1B OF 1			

Legend

- AC. . . . . "Acres"
- BL. . . . . "Building Line"
- Esmt . . . . . "Easement"
- C.C.F . . . . . "County Clerk's File"
- "FND" . . . . . "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. F.t . . . . . "Square Feet"
- SSE . . . . . "Sanitary Sewer Easement"
- STM SE . . . . . "Storm Sewer Easement"
- UE . . . . . "Utility Easement"
- 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 January 15, 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 lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
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 flood plain.
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., 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 are 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'
18. These utility easements were dedicated with the Sunterra Lakes North Sec 2 plat.

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SCALE NTS		SHEET 1C OF 1	CJAMNIK@QUIDDITY.COM

**RESTRICTED RESERVE A**

Restricted to Open Space,  
Landscape, and Incidental  
Utility Purposes Only  
0.41 AC  
17,940 Sq. Ft.

**RESTRICTED RESERVE B**

Restricted to Open Space,  
Landscape, and Incidental  
Utility Purposes Only  
0.09 AC  
3,985 Sq. Ft.

**RESTRICTED RESERVE C**

Restricted to Open Space,  
Landscape, and Incidental  
Utility Purposes Only  
0.10 AC  
4,533 Sq. Ft.

**RESTRICTED RESERVE D**

Restricted to Drainage and  
Detention  
Purposes Only  
6.91 AC  
301,168 Sq. Ft.

**RESTRICTED RESERVE E**

Restricted to Landscape,  
Open Space, Drainage and  
Detention Purposes Only  
3.75 AC  
163,427 Sq. Ft.

**RESTRICTED RESERVE F**

Restricted to Open Space,  
Landscape, and Incidental  
Utility Purposes Only  
2.88 AC  
125,640 Sq. Ft.

**RESTRICTED RESERVE G**

Restricted to Open Space,  
Landscape, and Incidental  
Utility Purposes Only  
0.05 AC  
2,268 Sq. Ft.

**RESTRICTED RESERVE H**

Restricted to Open Space,  
Landscape, and Incidental  
Utility Purposes Only  
0.89 AC  
38,656 Sq. Ft.

**RESERVE TOTALS**

15.08 AC  
657,617 Sq. Ft.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N87°53'33"E	151.59'
L2	N27°22'32"W	190.01'
L3	N00°10'43"E	45.85'
L4	N89°49'17"W	476.20'
L5	S00°30'43"W	95.15'
L6	N89°49'17"W	214.67'
L7	S20°36'33"E	60.00'
L8	S00°10'43"W	46.27'
L9	S42°45'38"W	1.25'
L10	S44°40'36"W	60.00'
L11	S42°55'06"W	161.46'
L12	S56°59'20"W	362.52'
L13	S85°33'06"E	35.00'
L14	N00°30'43"E	150.00'
L15	S89°49'17"E	809.94'
L16	N58°33'26"E	313.44'
L17	S48°22'04"E	53.75'
L18	S46°43'37"E	54.22'
L19	S45°05'02"E	53.89'
L20	S43°26'42"E	53.95'
L21	S41°48'16"E	54.00'
L22	S40°09'43"E	54.06'

**LINE TABLE**

LINE	BEARING	DISTANCE
L23	S38°31'03"E	54.12'
L24	S36°55'38"E	50.52'
L25	S34°17'30"E	122.88'
L26	S31°11'58"E	20.55'
L27	S13°40'44"W	85.03'
L28	N33°00'40"W	133.27'
L29	N33°00'40"W	132.45'
L30	S58°33'26"W	631.27'
L31	S71°15'44"W	44.82'
L32	S80°24'48"W	45.19'
L33	N89°49'17"W	305.38'
L34	S44°49'17"E	14.14'
L35	S35°19'27"W	20.00'
L36	N34°58'00"W	20.00'
L37	N45°10'43"E	14.14'
L38	N00°30'43"E	119.53'
L39	N16°56'10"E	15.31'
L40	S02°04'19"E	15.25'
L41	S71°27'41"E	20.00'
L42	N08°34'33"E	20.00'
L43	S56°59'20"W	359.70'
L44	N13°33'26"E	14.14'

DATE: APRIL 2026

SCALE NTS

SHEET 1D OF 1

FINAL PLAT OF  
SUNTERRA LAKES  
NORTH  
SECTION 3

**OWNER/DEVELOPER:**

ASTRO SUNTERRA LAKES NORTH, LP  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
JDBARNES@STARWOODLAND.COM

**ENGINEER/PLANNER/SURVEYOR:****QUIDDITY**

Quiddity Engineering, LLC  
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**CURVE TABLE**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	11,519.20'	3°05'00"	619.90'	N89°24'49"E	619.83'	310.03'
C2	30.00'	88°37'49"	46.41'	S47°47'33"E	41.92'	29.29'
C3	1,240.00'	19°49'52"	429.19'	S13°23'34"E	427.05'	216.76'
C4	30.00'	86°50'25"	45.47'	S20°06'43"W	41.24'	28.39'
C5	25.00'	89°40'00"	39.12'	S45°20'43"W	35.25'	24.86'
C6	330.00'	20°47'16"	119.73'	S79°47'05"W	119.07'	60.53'
C7	25.00'	110°47'16"	48.34'	S55°12'55"E	41.15'	36.23'
C8	620.00'	42°34'55"	460.78'	S21°28'11"W	450.25'	241.61'
C9	25.00'	91°54'58"	40.11'	S88°43'07"W	35.94'	25.85'
C10	1,730.00'	1°45'29"	53.09'	S46°12'09"E	53.08'	26.55'
C11	1,910.00'	44°36'23"	1,486.99'	N26°51'15"W	1449.72'	783.47'
C12	300.00'	12°24'08"	64.94'	S63°11'24"W	64.81'	32.60'
C13	55.00'	91°54'58"	88.23'	S11°01'51"W	79.07'	56.87'
C14	1,700.00'	10°23'46"	308.46'	S40°07'31"E	308.04'	154.66'
C15	300.00'	31°37'18"	165.57'	S74°22'05"W	163.48'	84.95'
C16	85.00'	41°04'21"	60.93'	N56°31'11"W	59.64'	31.84'
C17	50.00'	165°25'06"	144.35'	S05°39'11"W	99.19'	390.81'
C18	85.00'	31°22'25"	46.54'	N72°40'32"E	45.96'	23.87'
C19	25.00'	90°20'00"	39.42'	N44°39'17"W	35.46'	25.15'
C20	25.00'	42°50'00"	18.69'	S37°08'26"W	18.26'	9.81'
C21	50.00'	265°40'01"	231.84'	S31°26'34"E	73.33'	53.93'
C22	25.00'	42°50'00"	18.69'	N79°58'26"E	18.26'	9.81'
C23	85.00'	26°18'05"	39.02'	N52°17'56"E	38.68'	19.86'
C24	50.00'	75°36'21"	65.98'	S76°57'04"W	61.29'	38.79'
C25	85.00'	26°18'05"	39.02'	S78°23'48"E	38.68'	19.86'
C26	25.00'	42°50'00"	18.69'	N68°45'43"E	18.26'	9.81'
C27	50.00'	265°40'01"	231.84'	N00°10'43"E	73.33'	53.93'
C28	25.00'	42°50'00"	18.69'	N68°24'16"W	18.26'	9.81'
C29	25.00'	89°40'00"	39.12'	S45°20'43"W	35.25'	24.86'

DATE: APRIL 2026

SCALE NTS

SHEET 1E OF 1

FINAL PLAT OF  
SUNTERRA LAKES  
NORTH  
SECTION 3

**OWNER/DEVELOPER:**  
ASTRO SUNTERRA LAKES NORTH, LP  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
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ENGINEER/PLANNER/SURVEYOR:



**QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration No. 9-2390 & 10048190  
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

CJAMNIK@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 32.12 acre tract described in the above and foregoing map of Sunterra Lakes North Section 3, 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, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision Sunterra Lakes North where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and to hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

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

1. That drainage of septic tanks into roads, streets, alleys or public ditches, streams, ect., either directly or indirectly is strictly prohibited.
2. All stock animals, horses and fowl, shall be fenced in and not allowed to run at large in the subdivision.
3. Drainage structures under private drives shall have a new drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and 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 authorized, this 16th day of April, 2026

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

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

By:   
Brian Stidham  
Authorized Signer

K:\28745\28745-0027-01 Sunterra Lakes Phase I - North - Section 3\2 Design Phase\Planning\SUNTERRA LAKES N SEC 3 - PLAT.dwg Apr 14, 2026 - 1:52pm CKJ

DATE: APRIL 2026	FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 3	OWNER/DEVELOPER: ASTRO SUNTERRA LAKES NORTH, LP a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 JDBARNES@STARWOODLAND.COM	ENGINEER/PLANNER/SURVEYOR:
SCALE NTS			 <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 &amp; 10040-000 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000</small>
SHEET 1F OF 1			CJAMNIK@QUIDDITY.COM

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.

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



BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-138

APPROVED BY THE BOARD OF SUPERVISORS ON 12.23.24  
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.

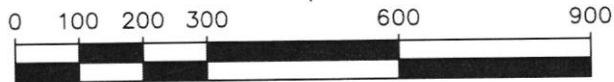
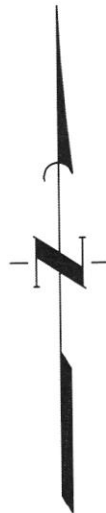
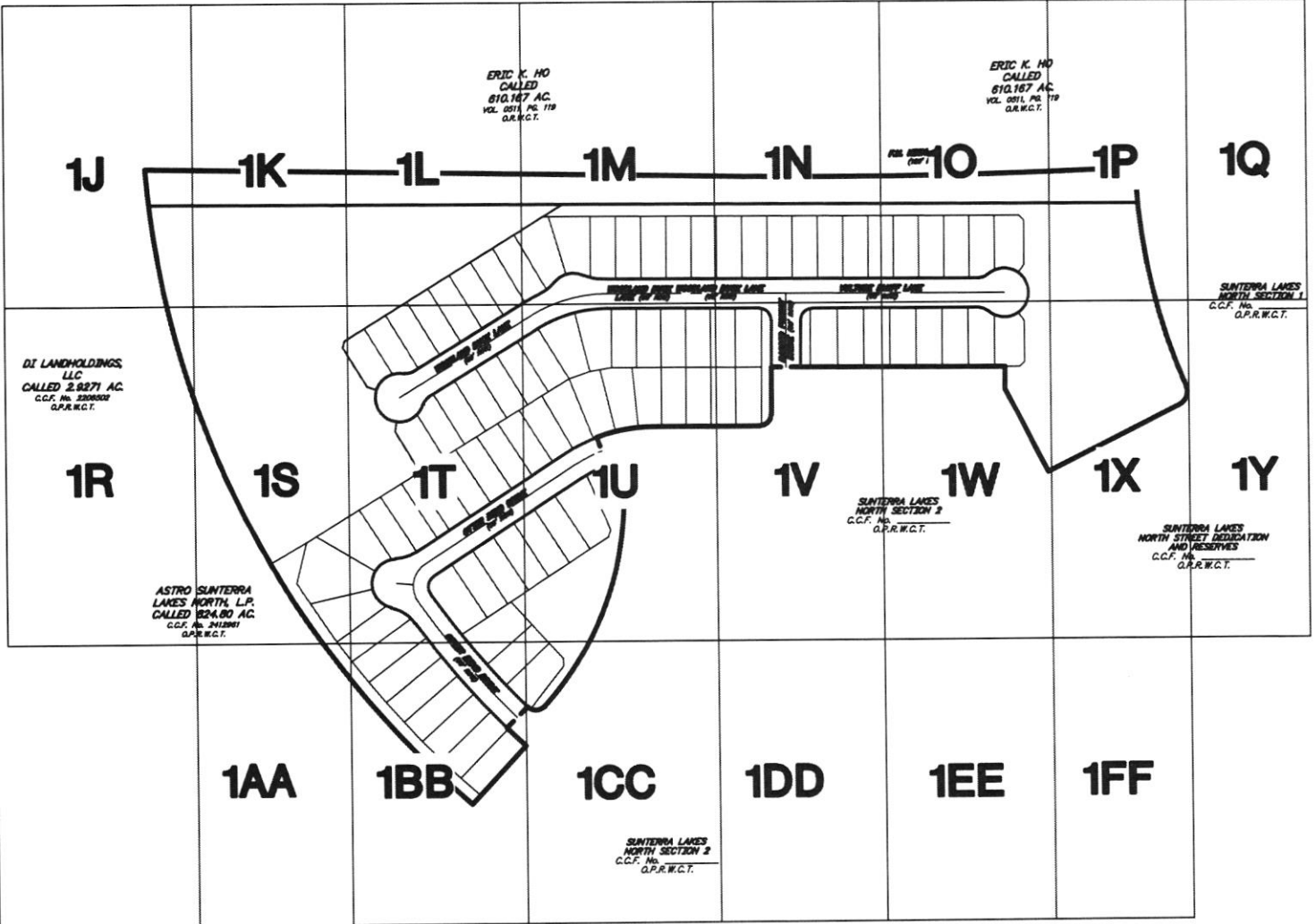
K:\28745\28745-0027-01 Sunterra Lakes Phase I - North - Section 3\2 Design Phase\Planning\SUNTERRA LAKES N SEC 3 - PLAT.dwg Apr 06, 2026 - 11:04am CKJ

DATE: APRIL 2026	FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 3	OWNER/DEVELOPER: ASTRO SUNTERRA LAKES NORTH, LP a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 JDBARNES@STARWOODLAND.COM	ENGINEER/PLANNER/SURVEYOR: <b>QUIDDITY</b> Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 CJAMNIK@QUIDDITY.COM
SCALE NTS			
SHEET 1G OF 1			

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 will all generally accepted engineering standards.



Christian R. Walker, PE  
Professional Engineer No. 161142



SCALE: 1" = 350'

K:\28745\28745-0027-01 Sunterra Lakes Phase I - North - Section 3\2 Design Phase\Planning\SUNTERRA LAKES N SEC 3 - PLAT.dwg May 20, 2026 - 4:35pm CKJ

DATE: APRIL 2026	<p align="center">FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 3</p>	<p><b>OWNER/DEVELOPER:</b> ASTRO SUNTERRA LAKES NORTH, LP a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 JDBARNES@STARWOODLAND.COM</p>	<p align="right"><b>ENGINEER/PLANNER/SURVEYOR:</b></p>  <p align="right"><b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 &amp; L0046100 2322 West Grand Parkway North, Suite 1500, Katy, TX 77449 832.913.4000</small></p> <p align="right">CJAMNIK@QUIDDITY.COM</p>
SCALE NTS			
SHEET 1I OF 1			

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

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
J. Ross McCall, PE  
County Engineer

STATE OF TEXAS       §  
COUNTY OF WALLER   §

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

\_\_\_\_\_  
Debbie Hollan  
Waller County, Texas

By: \_\_\_\_\_  
Deputy

1

CERTIFICATE OF COMMISSIONERS COURT

APPROVED by the Commissioners' Court of Waller County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Carbett "Trey" J. Duhon III  
County Judge

\_\_\_\_\_  
John A. Amsler  
Commissioner, Precinct 1

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

\_\_\_\_\_  
Kendric D. Jones  
Commissioner, Precinct 3

\_\_\_\_\_  
Justin Beckendorff  
Commissioner, Precinct 4

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

K:\28745\28745-0027-01 Sunterra Lakes Phase I - North - Section 3\2 Design Phase\Planning\SUNTERRA LAKES N SEC 3 - PLAT.dwg Apr 13, 2026 - 11:14am CKJ

DATE: APRIL 2026	FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 3	OWNER/DEVELOPER: ASTRO SUNTERRA LAKES NORTH, LP a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 JDBARNES@STARWOODLAND.COM	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 &amp; 10040100 2322 West Grand Parkway North, Suite 150 - 1409, TX 77449 832.513.4000</small> CJAMNIK@QUIDDITY.COM
SCALE NTS			
SHEET 1H OF 1			

K:\28745\28745-0027-01 Sunterra Lakes Phase I - North - Section 3\2 Design Phase\Planning\SUNTERRA LAKES N SEC 3 - PLAT.dwg May 19, 2026 - 12:35pm CKJ

N: 13,879,291.23  
E: 2,933,295.83

73.15'

*DI LANDHOLDINGS,  
LLC  
CALLED 2.9271 AC.  
C.C.F. No. 2206502*

DATE: APRIL 2026

SCALE 1"=60'

SHEET 1J OF 1

FINAL PLAT OF  
SUNTERRA LAKES  
NORTH  
SECTION 3

**OWNER/DEVELOPER:**  
ASTRO SUNTERRA LAKES NORTH, LP  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
JDBARNES@STARWOODLAND.COM

ENGINEER/PLANNER/SURVEYOR:



**QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. E-22290 & L-10048100  
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

CJAMNIK@QUIDDITY.COM

*F.M. HIGHWAY 529*  
(120' ROW)

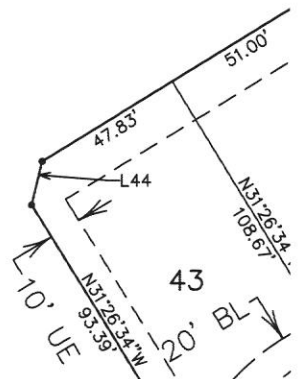
H. & T. C. R.R. CO. SUP  
SECTION 51 ABSTRACT

WILLIS McCUTCHEON SL  
SECTION 52 ABSTRACT

35' BL

844.51'

1



K:\28745\28745-0027-01 Sunterra Lakes Phase I - North - Section 3\2 Design Phase\Planning\SUNTERRA LAKES N SEC 3 - PLAT.dwg May 19, 2026 - 12:36pm CKJ

DATE: APRIL 2026

SCALE 1"=60'

SHEET 1K OF 1

FINAL PLAT OF  
SUNTERRA LAKES  
NORTH  
SECTION 3

**OWNER/DEVELOPER:**  
ASTRO SUNTERRA LAKES NORTH, LP  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
JDBARNES@STARWOODLAND.COM

ENGINEER/PLANNER/SURVEYOR:



**QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration No. F-23290 & 30046100  
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

CJAMNIK@QUIDDITY.COM

ERIC K. HO  
 CALLED  
 610.167 AC.  
 VOL. 0511, PG. 119  
 O.R.W.C.T.

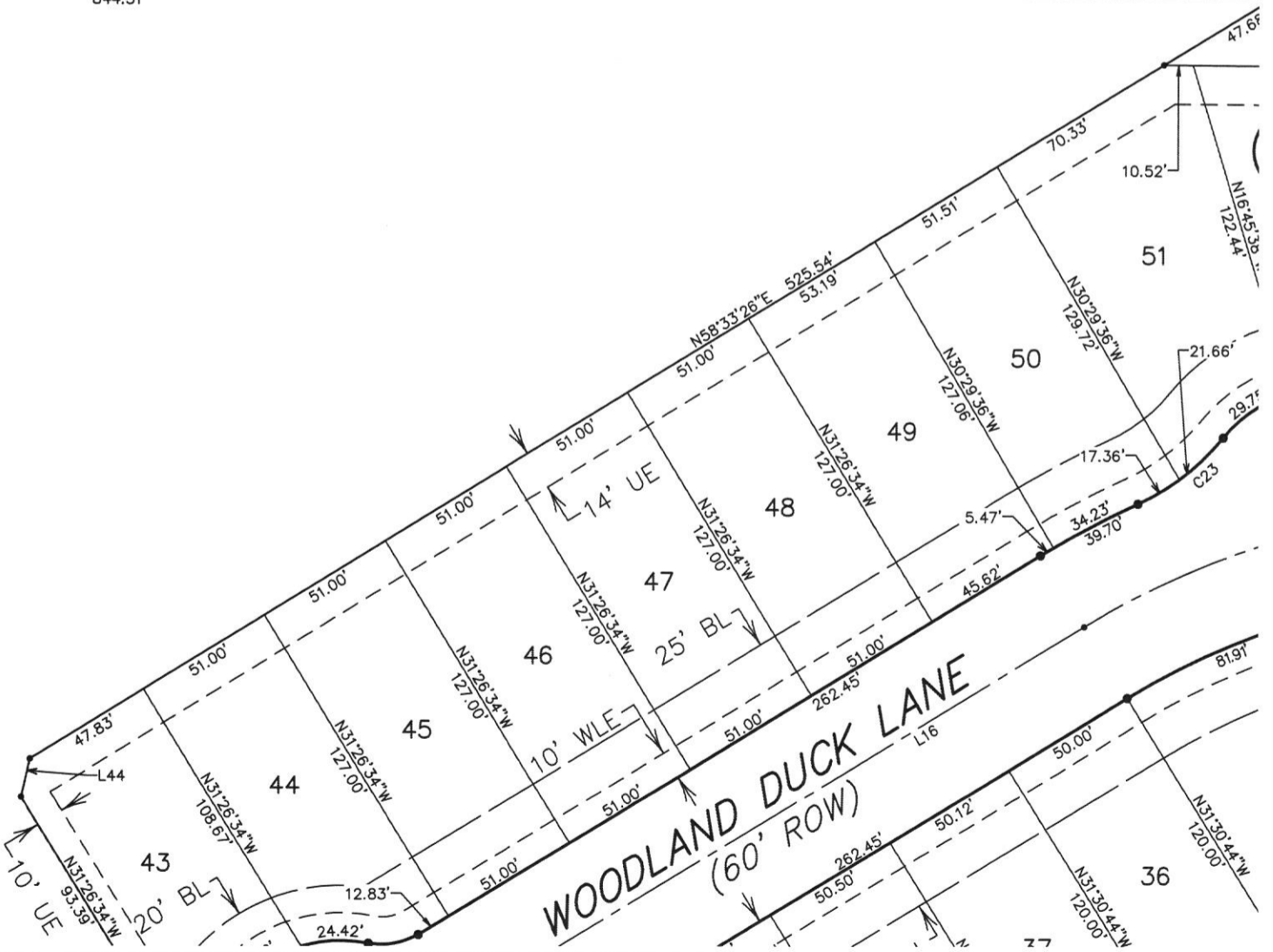
C. R.R. CO. SURVEY  
 N 51 ABSTRACT 143

McCUTCHEON SURVEY  
 I 52 ABSTRACT 310

S89°01'17"E 1,218.15'

' BL F  
 N89°49'17"W 2,016.38'

844.51'



K:\28745\28745-0027-01 Sunterra Lakes Phase I - North - Section 3\2 Design Phase\SUNTERRA LAKES N SEC 3 - PLAT.dwg May 19, 2026 - 12:36pm CKJ

DATE: APRIL 2026

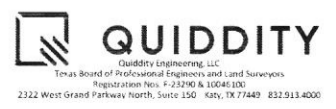
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SHEET 1L OF 1

FINAL PLAT OF  
 SUNTERRA LAKES  
 NORTH  
 SECTION 3

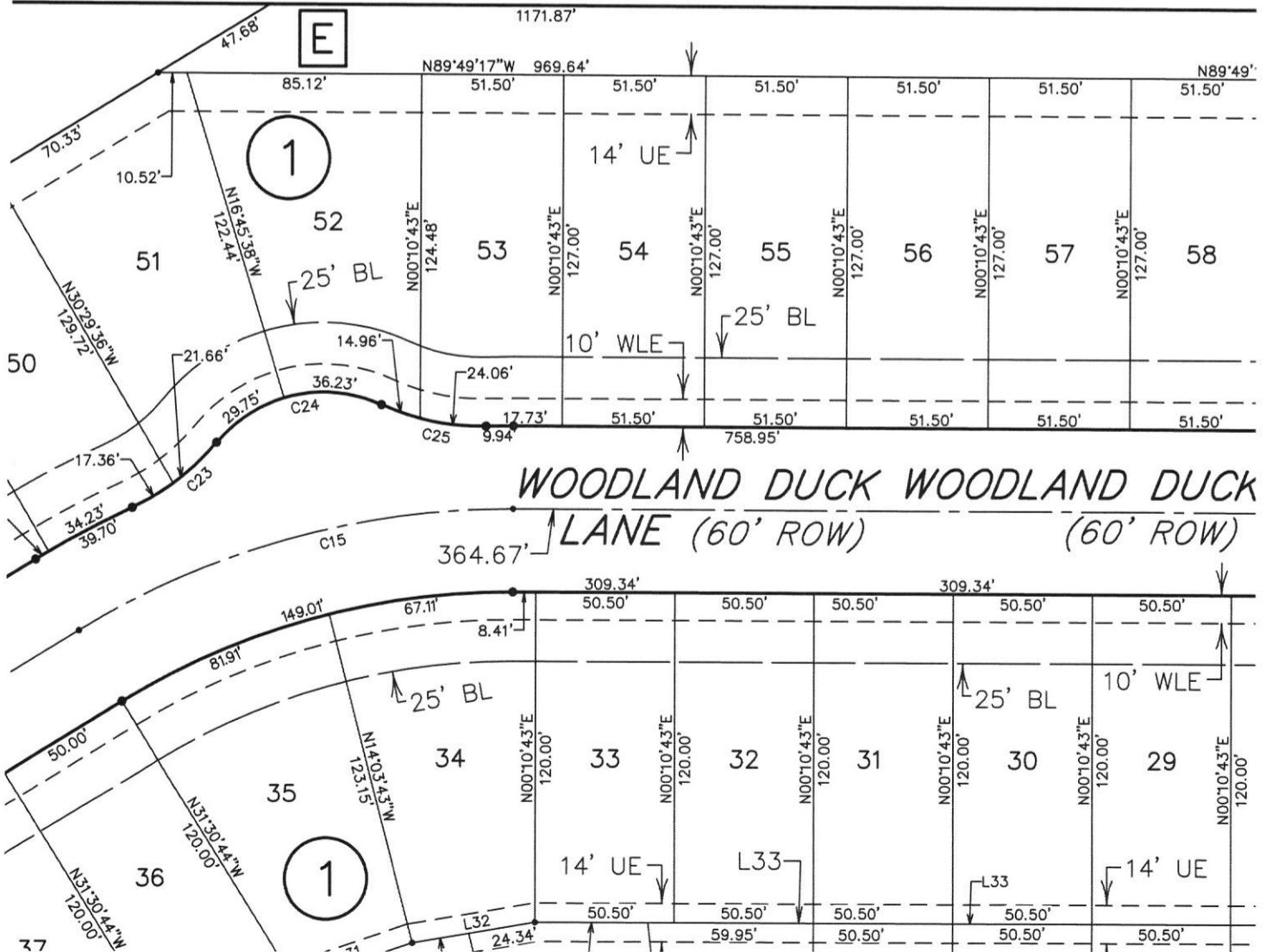
**OWNER/DEVELOPER:**  
 ASTRO SUNTERRA LAKES NORTH, LP  
 a Delaware Limited Liability Company  
 2450 FONDREN RD, STE 210  
 HOUSTON, TEXAS 77036  
 713-783-6702  
 JDBARNES@STARWOODLAND.COM

**ENGINEER/PLANNER/SURVEYOR:**



CJAMNIK@QUIDDITY.COM

K:\28745\28745-0027-01 Sunterra Lakes Phase I - North - Section 3\2 Design Phase\Planning\SUNTERRA LAKES N SEC 3 - PLAT.dwg May 19, 2026 - 12:36pm CKJ



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

FINAL PLAT OF  
 SUNTERRA LAKES  
 NORTH  
 SECTION 3

**OWNER/DEVELOPER:**  
 ASTRO SUNTERRA LAKES NORTH, LP  
 a Delaware Limited Liability Company  
 2450 FONDREN RD, STE 210  
 HOUSTON, TEXAS 77036  
 713-783-6702  
 JDBARNES@STARWOODLAND.COM

**ENGINEER/PLANNER/SURVEYOR:**  
 **QUIDDITY**  
 Quiddity Engineering, LLC  
 Texas Board of Professional Engineers and Land Surveyors  
 Registrations No. F-23296 & 10545100  
 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000  
 CJAMNIK@QUIDDITY.COM

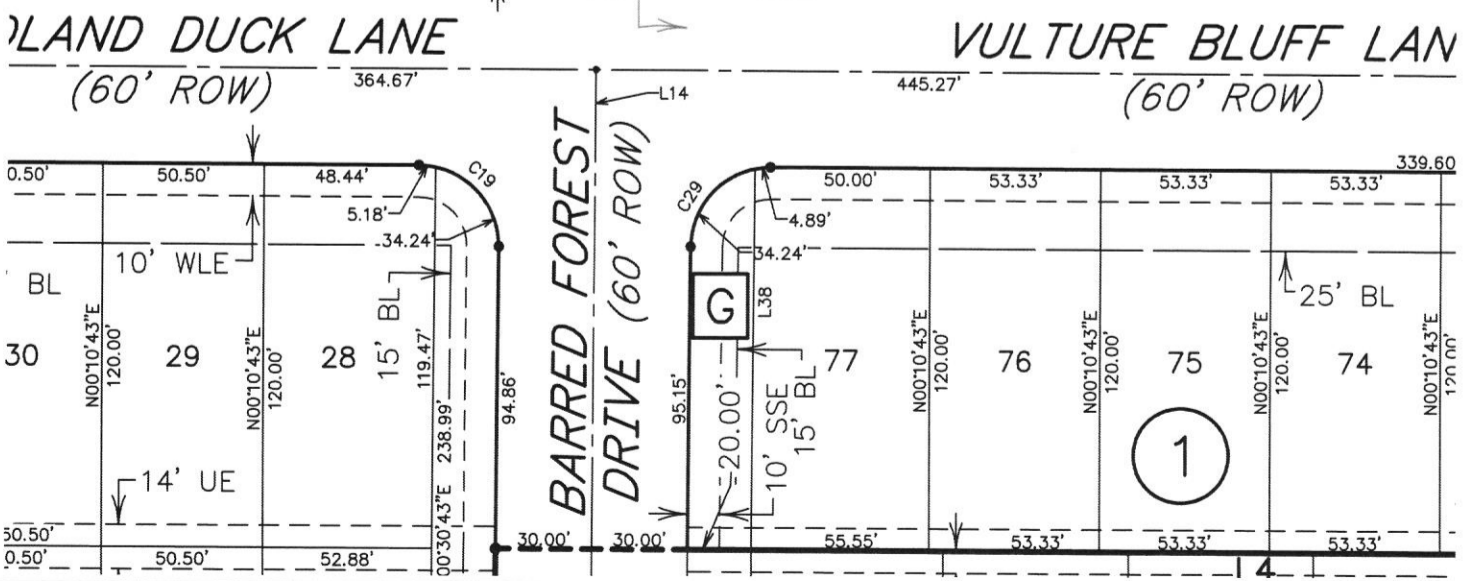
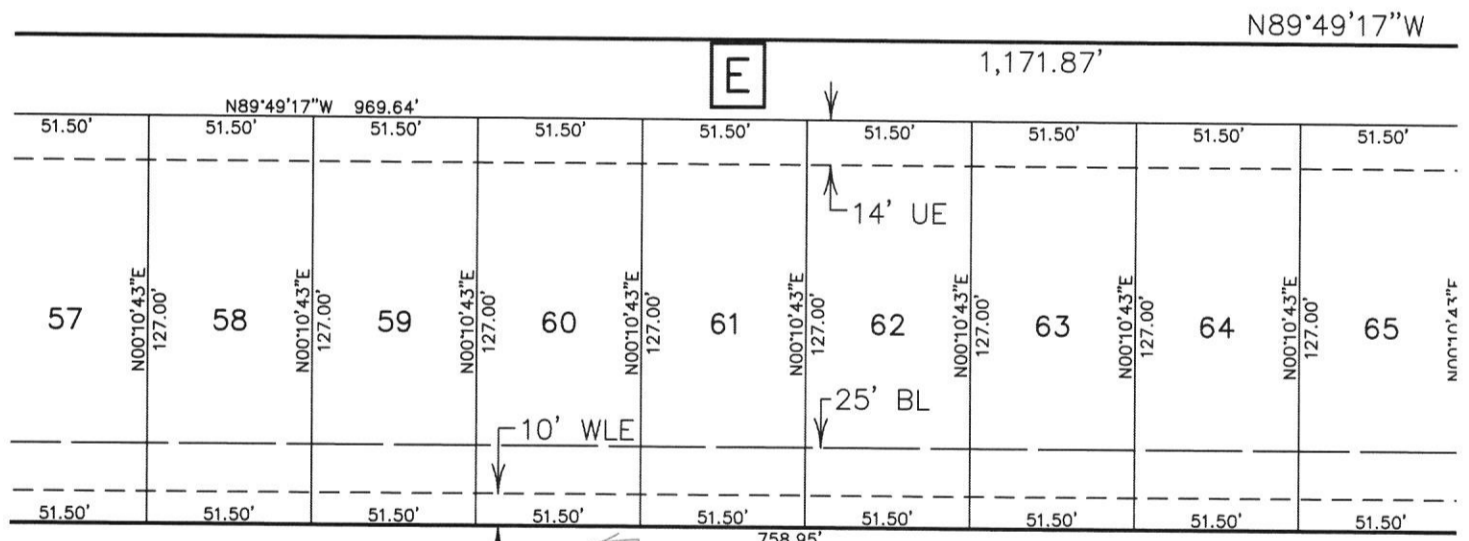
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H. & T. C. R.R. CO  
SECTION 51 ABST

WILLIS McCUTCHEC  
SECTION 52 ABSTF

F.M. HI  
(12

C1



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

FINAL PLAT OF  
SUNTERRA LAKES  
NORTH  
SECTION 3

OWNER/DEVELOPER:  
ASTRO SUNTERRA LAKES NORTH, LP  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
JDBARNES@STARWOODLAND.COM

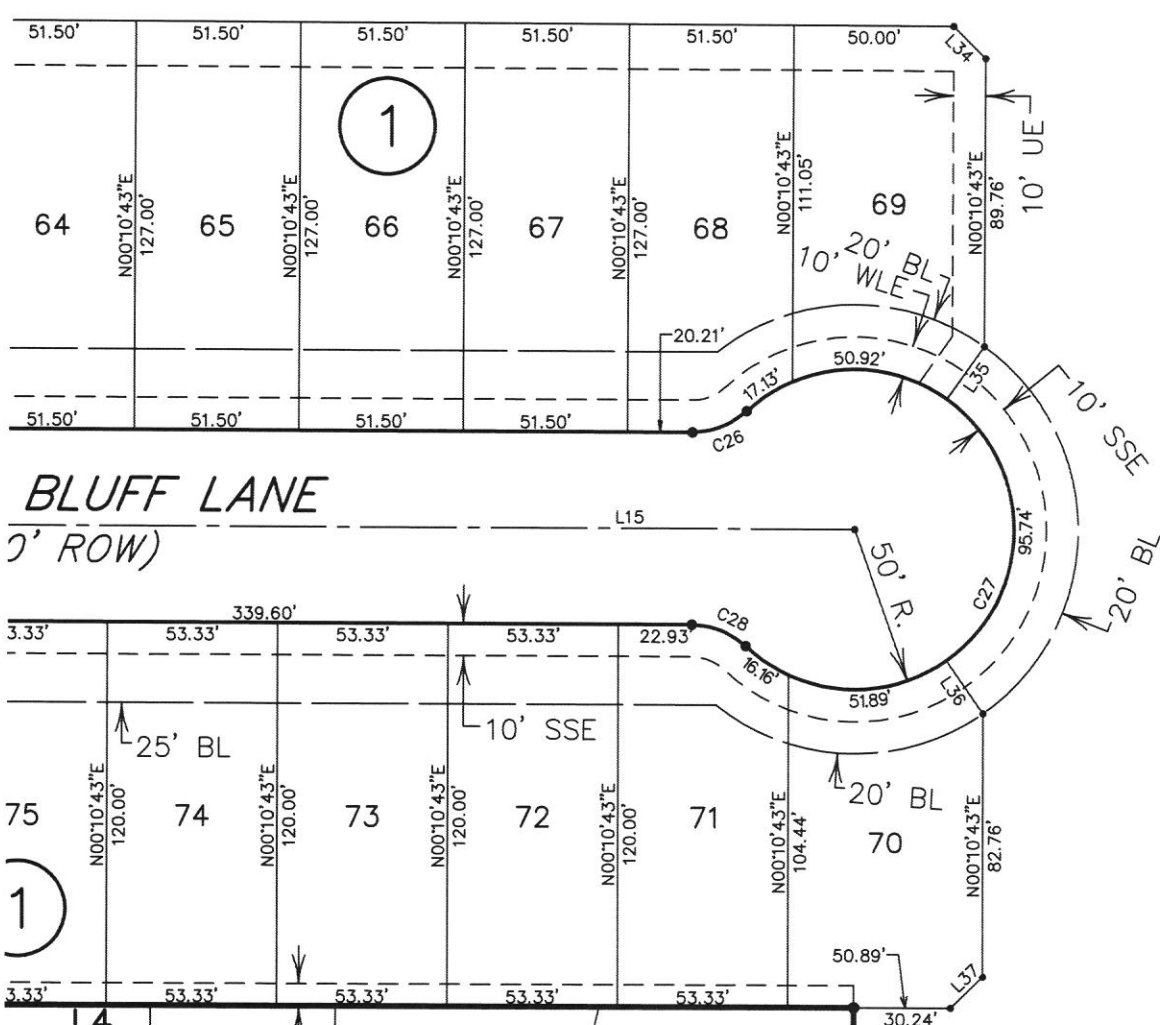
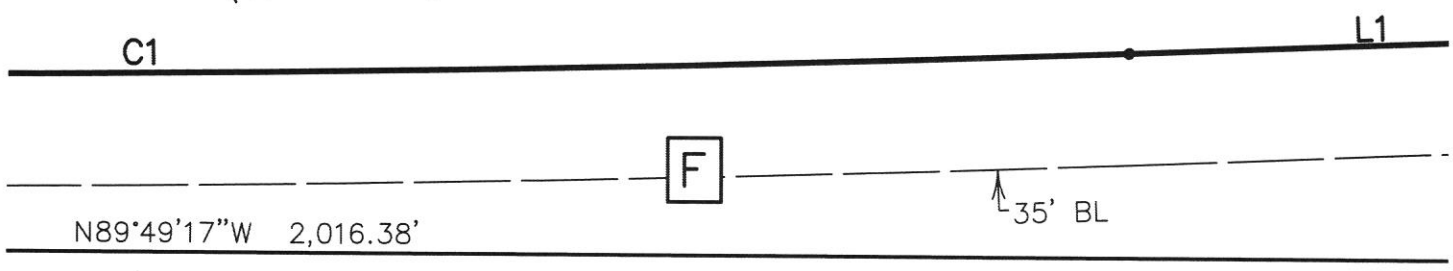
ENGINEER/PLANNER/SURVEYOR:  
**QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. F-23256 & L2046100  
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000  
CJAMNIK@QUIDDITY.COM

ERIC K. HO  
 CALLED  
 610.167 AC.  
 VOL. 0511, PG. 119  
 O.R.W.C.T.

& T. C. R.R. CO. SURVEY  
 CTION 51 ABSTRACT 143

LIS McCUTCHEON SURVEY  
 CTION 52 ABSTRACT 310

**F.M. HIGHWAY 529**  
 (120' ROW)




1  
 E

DATE: APRIL 2026  
 SCALE 1"=60'  
 SHEET 10 OF 1

FINAL PLAT OF  
 SUNTERRA LAKES  
 NORTH  
 SECTION 3

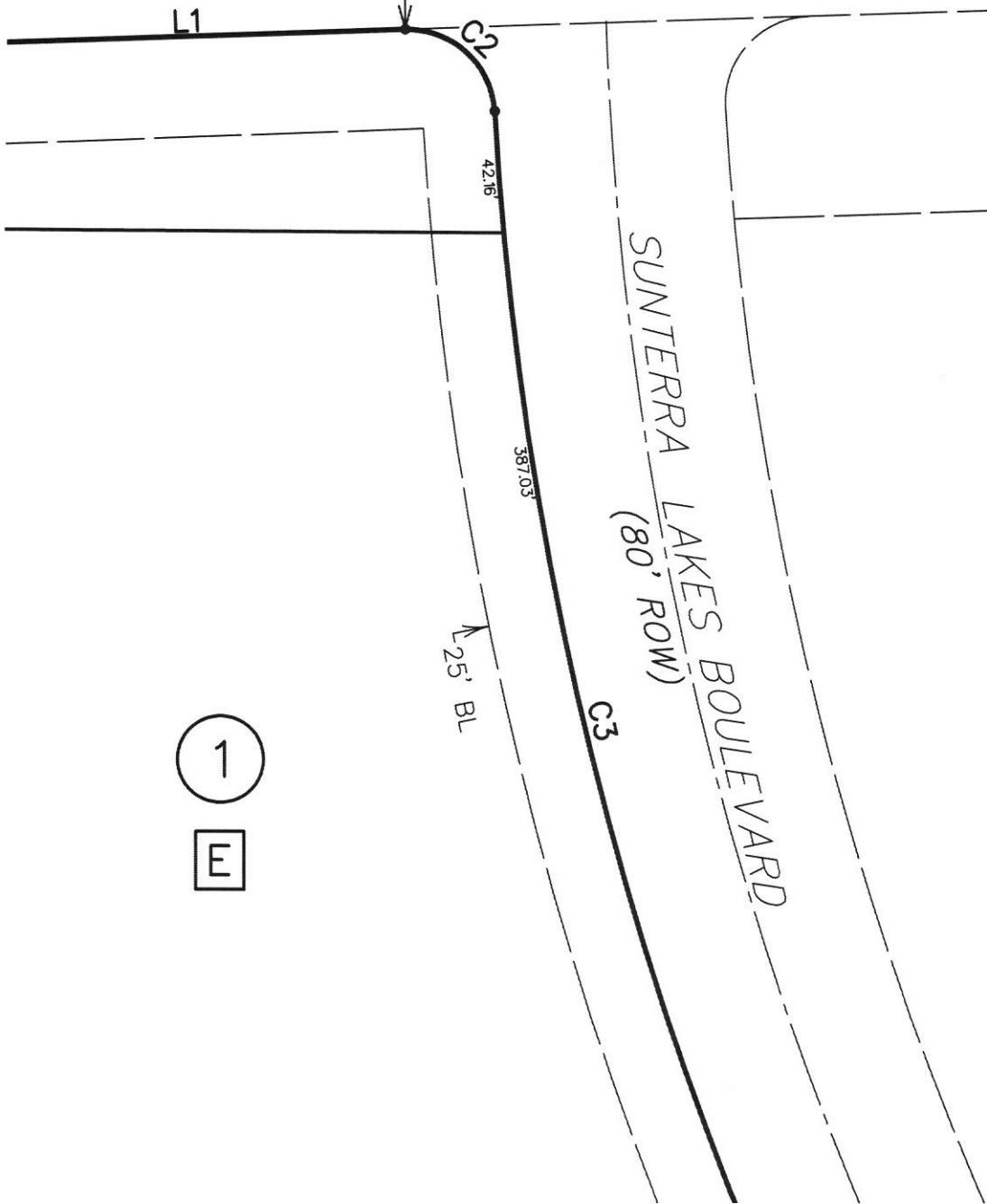
**OWNER/DEVELOPER:**  
 ASTRO SUNTERRA LAKES NORTH, LP  
 a Delaware Limited Liability Company  
 2450 FONDREN RD, STE 210  
 HOUSTON, TEXAS 77036  
 713-783-6702  
 JDBARNES@STARWOODLAND.COM

**ENGINEER/PLANNER/SURVEYOR:**  
 **QUIDDITY**  
 Quiddity Engineering, LLC  
 Texas Board of Professional Engineers and Land Surveyors  
 Registration Nos. P-23290 & L0048103  
 2322 West Grand Parkway North, Suite 150 - Katy, TX 77449 832.913.4000  
 CJAMNIK@QUIDDITY.COM

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N: 13,879,282.34  
E: 2,935,285.08



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SUNTER  
NORTH  
C.C.F. N  
O.P.,

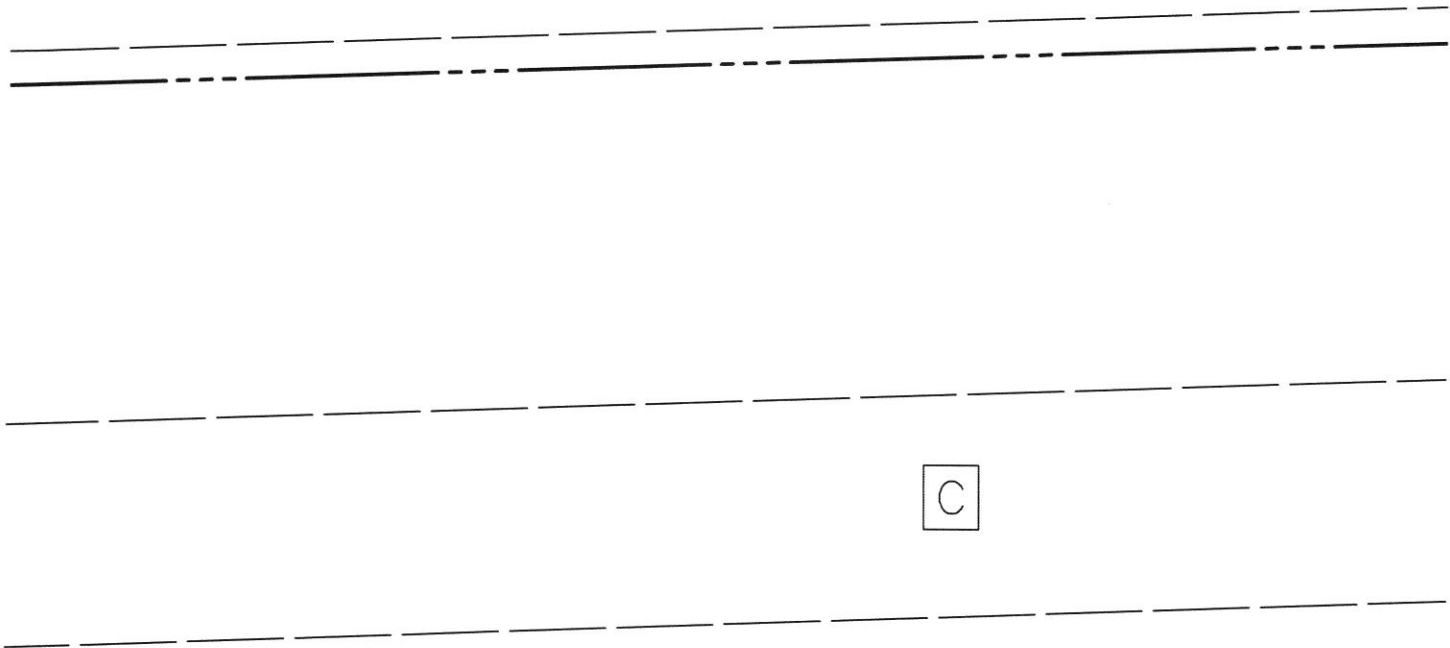
DATE: APRIL 2026  
SCALE 1"=60'  
SHEET 1P OF 1

FINAL PLAT OF  
SUNTERRA LAKES  
NORTH  
SECTION 3

**OWNER/DEVELOPER:**  
ASTRO SUNTERRA LAKES NORTH, LP  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
JDBARNES@STARWOODLAND.COM

**ENGINEER/PLANNER/SURVEYOR:**  
 **QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration No. F-23290 & 10045100  
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000  
CJAMNIK@QUIDDITY.COM

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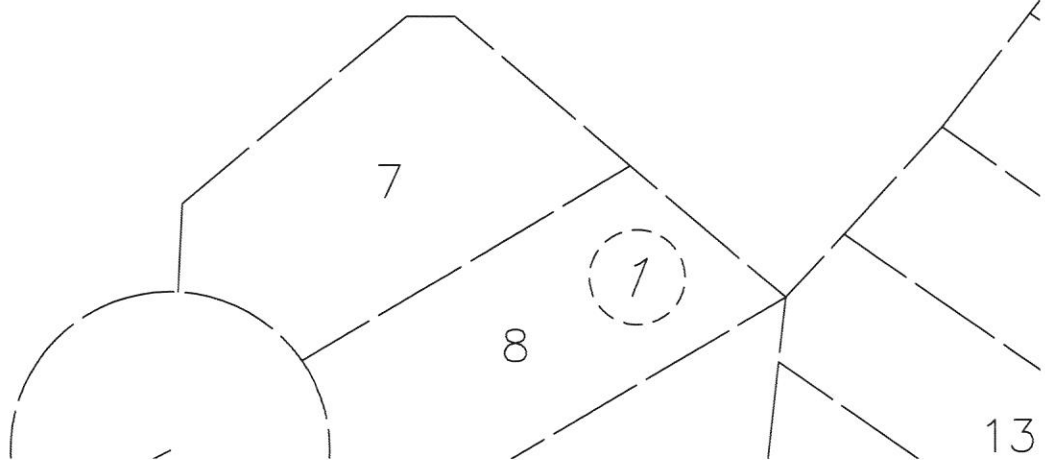


C

1

B


SUNTERRA LAKES  
NORTH SECTION 1  
C.C.F. No. 2604509  
O.P.R.W.C.T.



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

FINAL PLAT OF  
SUNTERRA LAKES  
NORTH  
SECTION 3

**OWNER/DEVELOPER:**  
ASTRO SUNTERRA LAKES NORTH, LP  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
JDBARNES@STARWOODLAND.COM

**ENGINEER/PLANNER/SURVEYOR:**  
 **QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration No. F-23290 & 10048-100  
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000  
CJAMNIK@QUIDDITY.COM

DI LANDHOLDINGS,  
 LLC  
 CALLED 2.9271 AC.  
 C.C.F. No. 2206502  
 O.P.R.W.C.T.

772.19'

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

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DATE: APRIL 2026

SCALE 1"=60'

SHEET 1R OF 1

FINAL PLAT OF  
 SUNTERRA LAKES  
 NORTH  
 SECTION 3

**OWNER/DEVELOPER:**  
 ASTRO SUNTERRA LAKES NORTH, LP  
 a Delaware Limited Liability Company  
 2450 FONDREN RD, STE 210  
 HOUSTON, TEXAS 77036  
 713-783-6702  
 JDBARNES@STARWOODLAND.COM

**ENGINEER/PLANNER/SURVEYOR:**



**QUIDDITY**

Quiddity Engineering, LLC  
 Texas Board of Professional Engineers and Land Surveyors  
 Registration No. # 23190 & 10046100  
 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

CJAMNIK@QUIDDITY.COM

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SUNTERRA  
NORTH, L.P.  
824.80 AC.  
/o. 2412961  
R.W.C.T.

DATE: APRIL 2026

SCALE 1"=60'

SHEET 1S OF 1

FINAL PLAT OF  
SUNTERRA LAKES  
NORTH  
SECTION 3

**OWNER/DEVELOPER:**  
ASTRO SUNTERRA LAKES NORTH, LP  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
JDBARNES@STARWOODLAND.COM

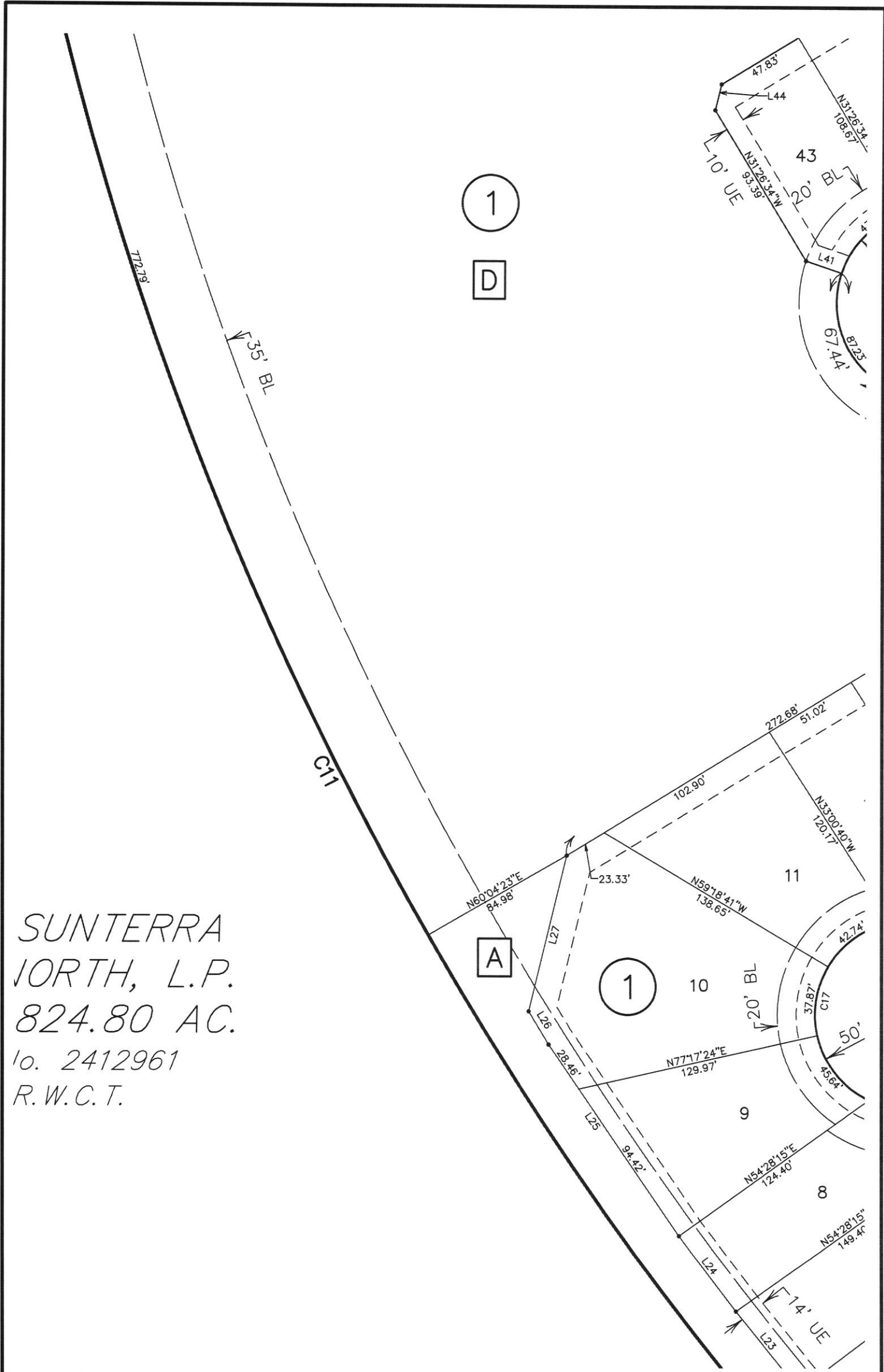
ENGINEER/PLANNER/SURVEYOR:



**QUIDDITY**

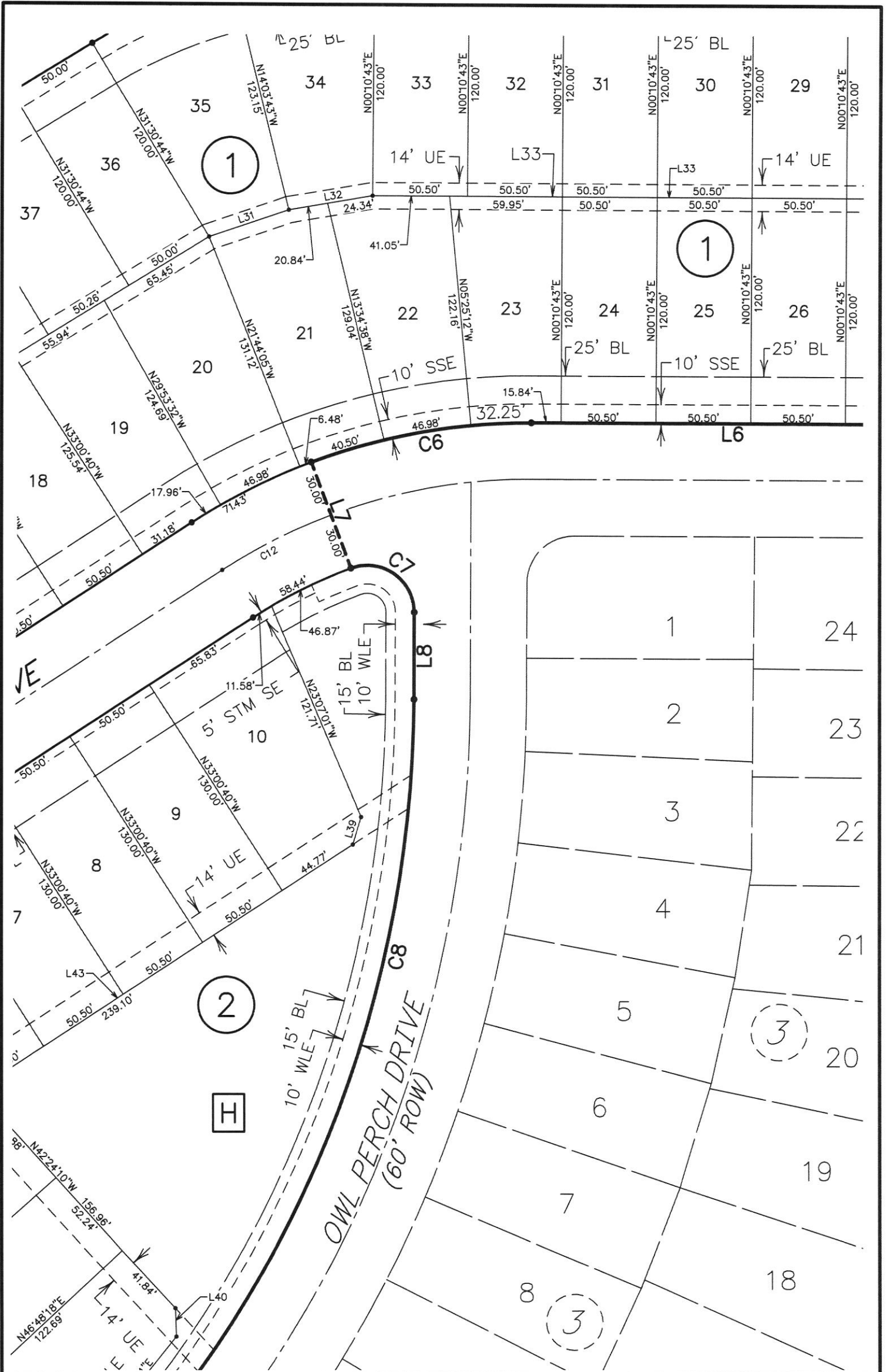
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration No. F-23790 & 1004100  
2322 West Grand Parkway North, Suite 150, Katy, TX 77449 832.913.4000

CJAMNIK@QUIDDITY.COM





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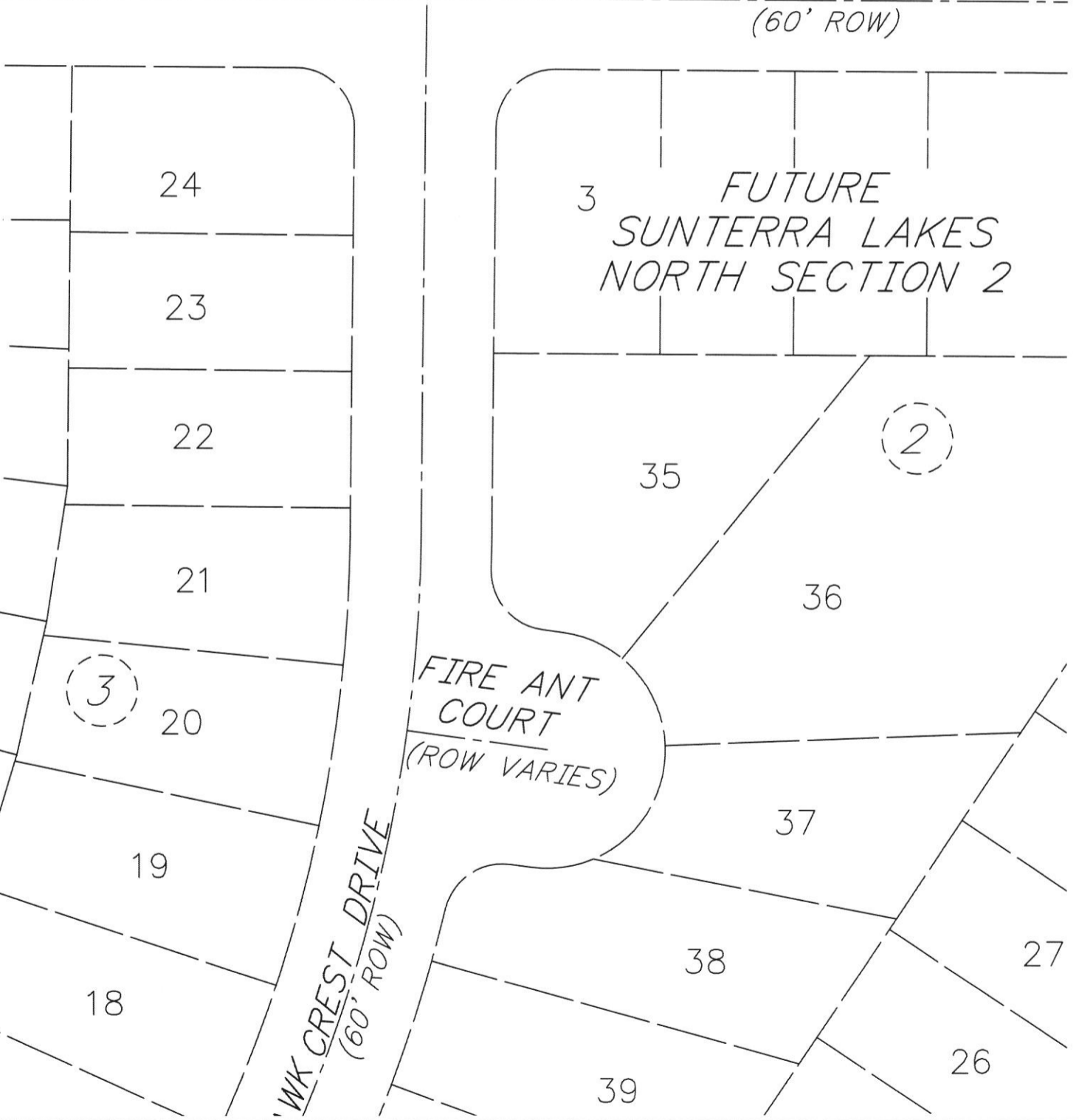
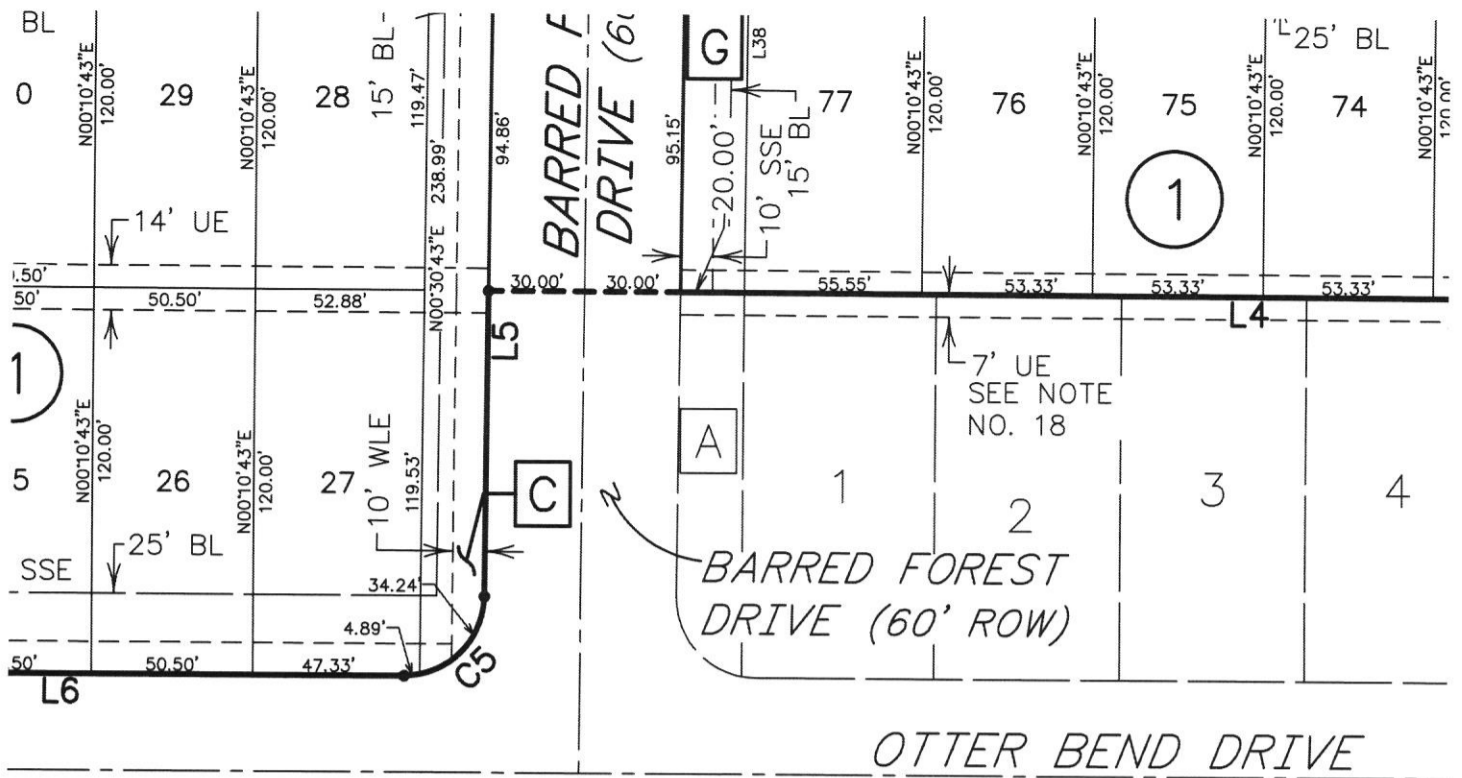
DATE: APRIL 2026  
 SCALE 1"=60'  
 SHEET 1U OF 1

FINAL PLAT OF  
 SUNTERRA LAKES  
 NORTH  
 SECTION 3

**OWNER/DEVELOPER:**  
 ASTRO SUNTERRA LAKES NORTH, LP  
 a Delaware Limited Liability Company  
 2450 FONDREN RD, STE 210  
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 713-783-6702  
 JDBARNES@STARWOODLAND.COM

**ENGINEER/PLANNER/SURVEYOR:**  
 **QUIDDITY**  
 Quiddity Engineering, LLC  
 Texas Board of Professional Engineers and Land Surveyors  
 Registration No. #23790 & 16048100  
 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000  
 CJAMNIK@QUIDDITY.COM

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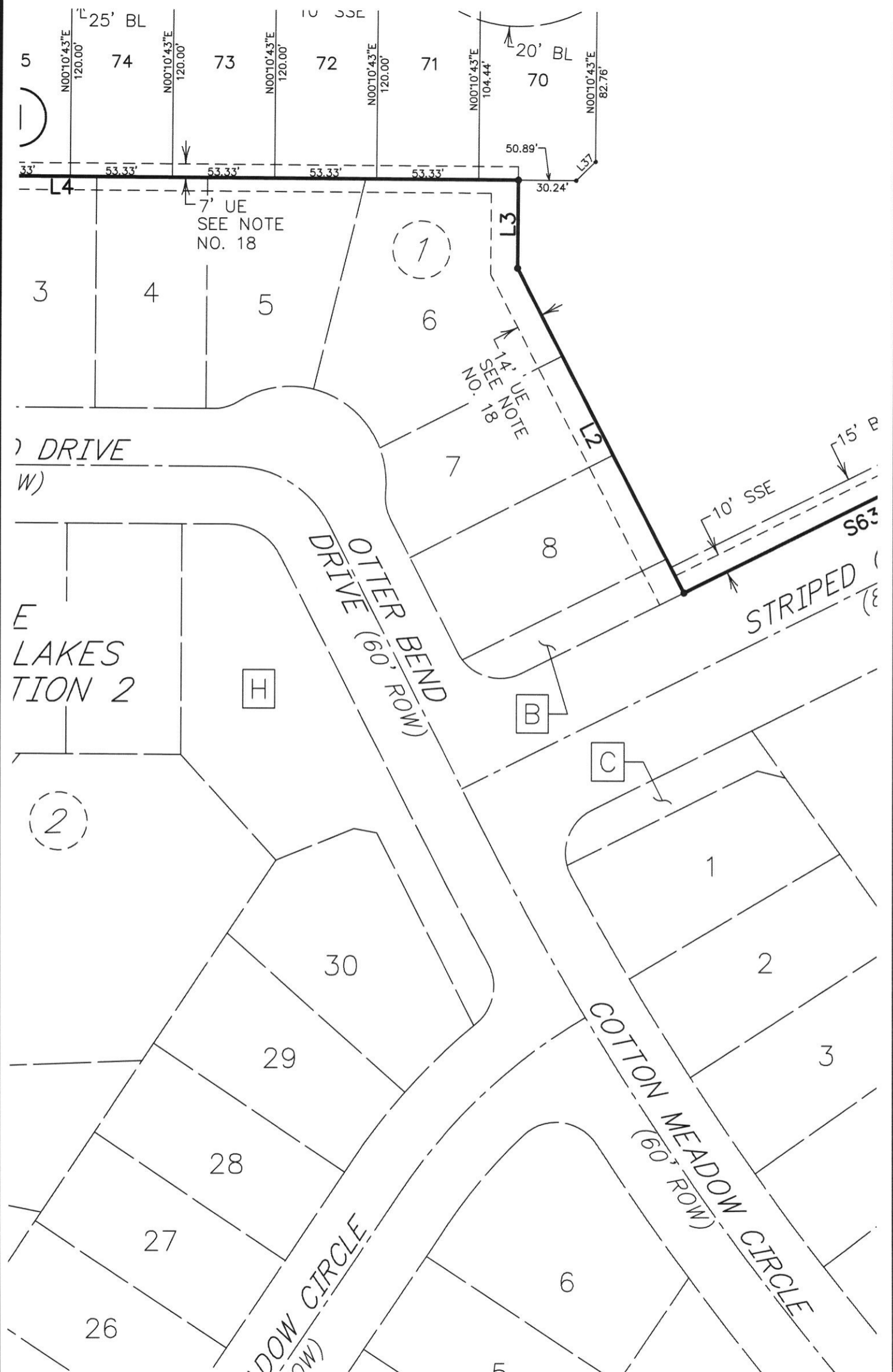
DATE: APRIL 2026  
 SCALE 1"=60'  
 SHEET 1V OF 1

FINAL PLAT OF  
 SUNTERRA LAKES  
 NORTH  
 SECTION 3

**OWNER/DEVELOPER:**  
 ASTRO SUNTERRA LAKES NORTH, LP  
 a Delaware Limited Liability Company  
 2450 FONDREN RD, STE 210  
 HOUSTON, TEXAS 77036  
 713-783-6702  
 JDBARNES@STARWOODLAND.COM

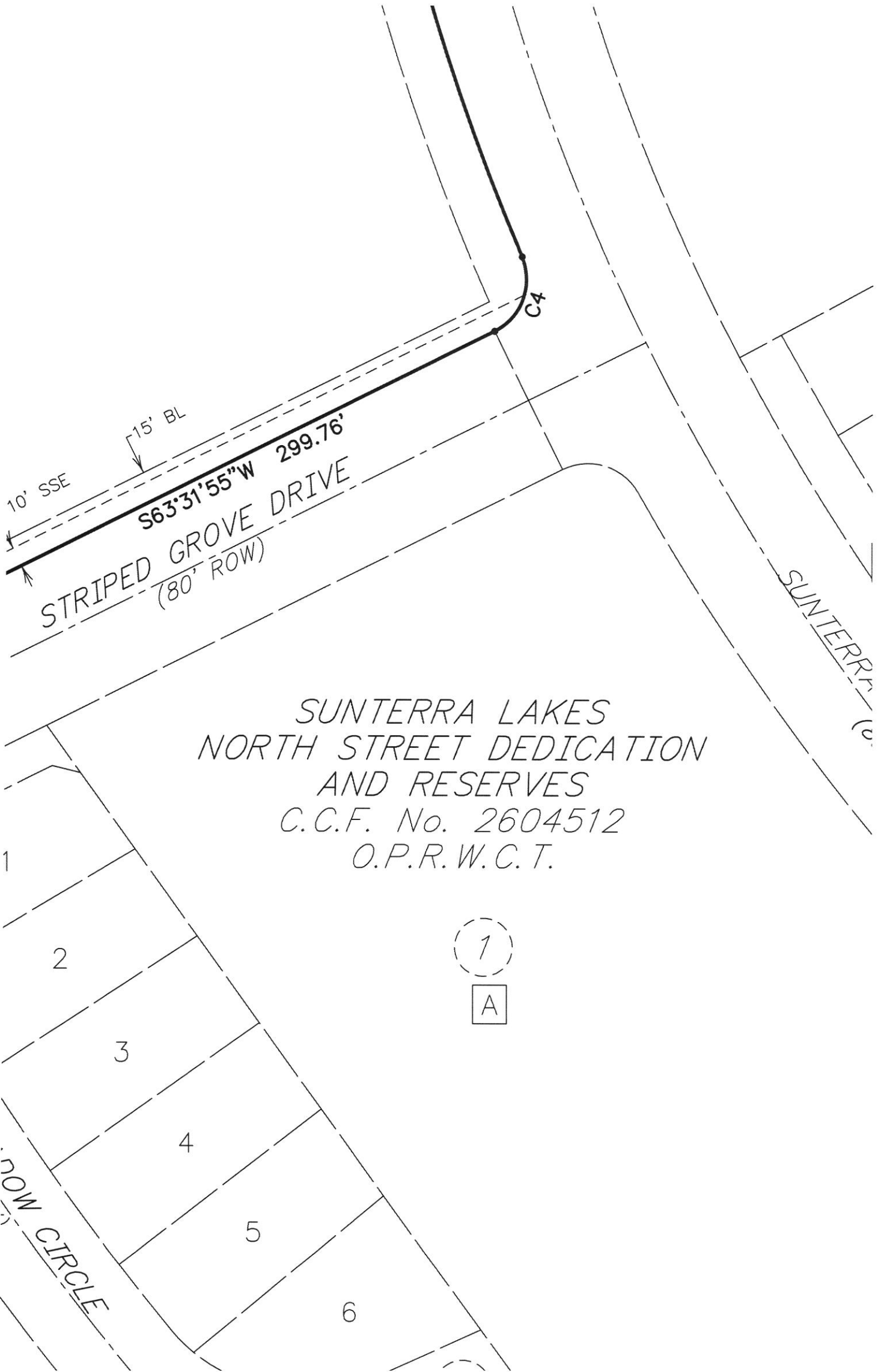
**ENGINEER/PLANNER/SURVEYOR:**  
 **QUIDDITY**  
Quiddity Engineering, LLC  
 Texas Board of Professional Engineers and Land Surveyors  
 Registrations No. F-23290 & 1054100  
 2322 West Grand Parkway North, Suite 150, Katy, TX 77449 832.913.4000  
 CJAMNIK@QUIDDITY.COM

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DATE: APRIL 2026	FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 3	OWNER/DEVELOPER: ASTRO SUNTERRA LAKES NORTH, LP a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 JDBARNES@STARWOODLAND.COM	ENGINEER/PLANNER/SURVEYOR:
SCALE 1"=60'			 <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 &amp; 10046 (10) 2322 West Grand Parkway North, Suite 150 - Katy, TX 77449 832.913.4000</small>
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 3

**OWNER/DEVELOPER:**  
ASTRO SUNTERRA LAKES NORTH, LP  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
JDBARNES@STARWOODLAND.COM

ENGINEER/PLANNER/SURVEYOR:

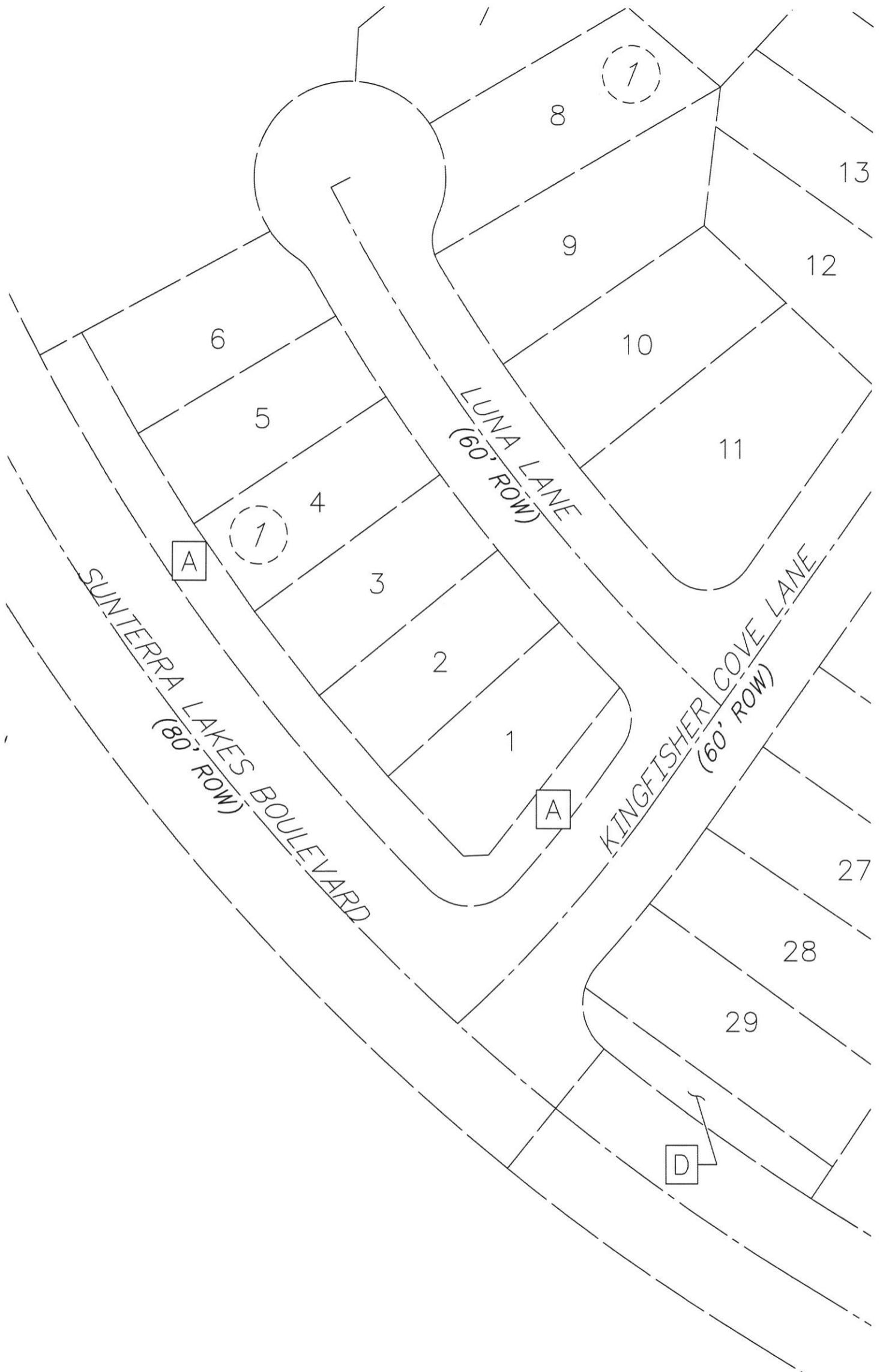


**QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration No. E-22950 & L1048100  
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

CJAMNIK@QUIDDITY.COM

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DATE: APRIL 2026

SCALE 1"=60'

SHEET 1Y OF 1

FINAL PLAT OF  
SUNTERRA LAKES  
NORTH  
SECTION 3

**OWNER/DEVELOPER:**  
ASTRO SUNTERRA LAKES NORTH, LP  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
JDBARNES@STARWOODLAND.COM

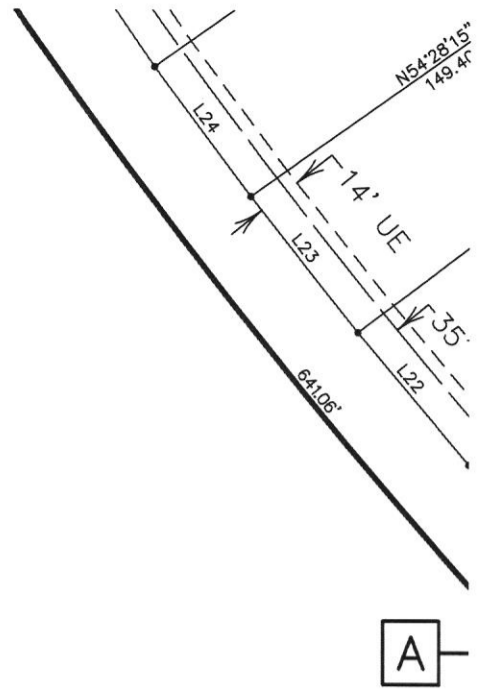
ENGINEER/PLANNER/SURVEYOR:



**QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration No. 4-23290 & 10541100  
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

CJAMNIK@QUIDDITY.COM



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DATE: APRIL 2026

SCALE 1"=60'

SHEET 1Z OF 1

FINAL PLAT OF  
SUNTERRA LAKES  
NORTH  
SECTION 3

**OWNER/DEVELOPER:**  
ASTRO SUNTERRA LAKES NORTH, LP  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
JDBARNES@STARWOODLAND.COM

ENGINEER/PLANNER/SURVEYOR:



**QUIDDITY**

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

CJAMNIK@QUIDDITY.COM





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DATE: APRIL 2026

SCALE 1"=60'

SHEET 1CC OF 1

FINAL PLAT OF  
SUNTERRA LAKES  
NORTH  
SECTION 3

**OWNER/DEVELOPER:**  
ASTRO SUNTERRA LAKES NORTH, LP  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
JDBARNES@STARWOODLAND.COM

ENGINEER/PLANNER/SURVEYOR:



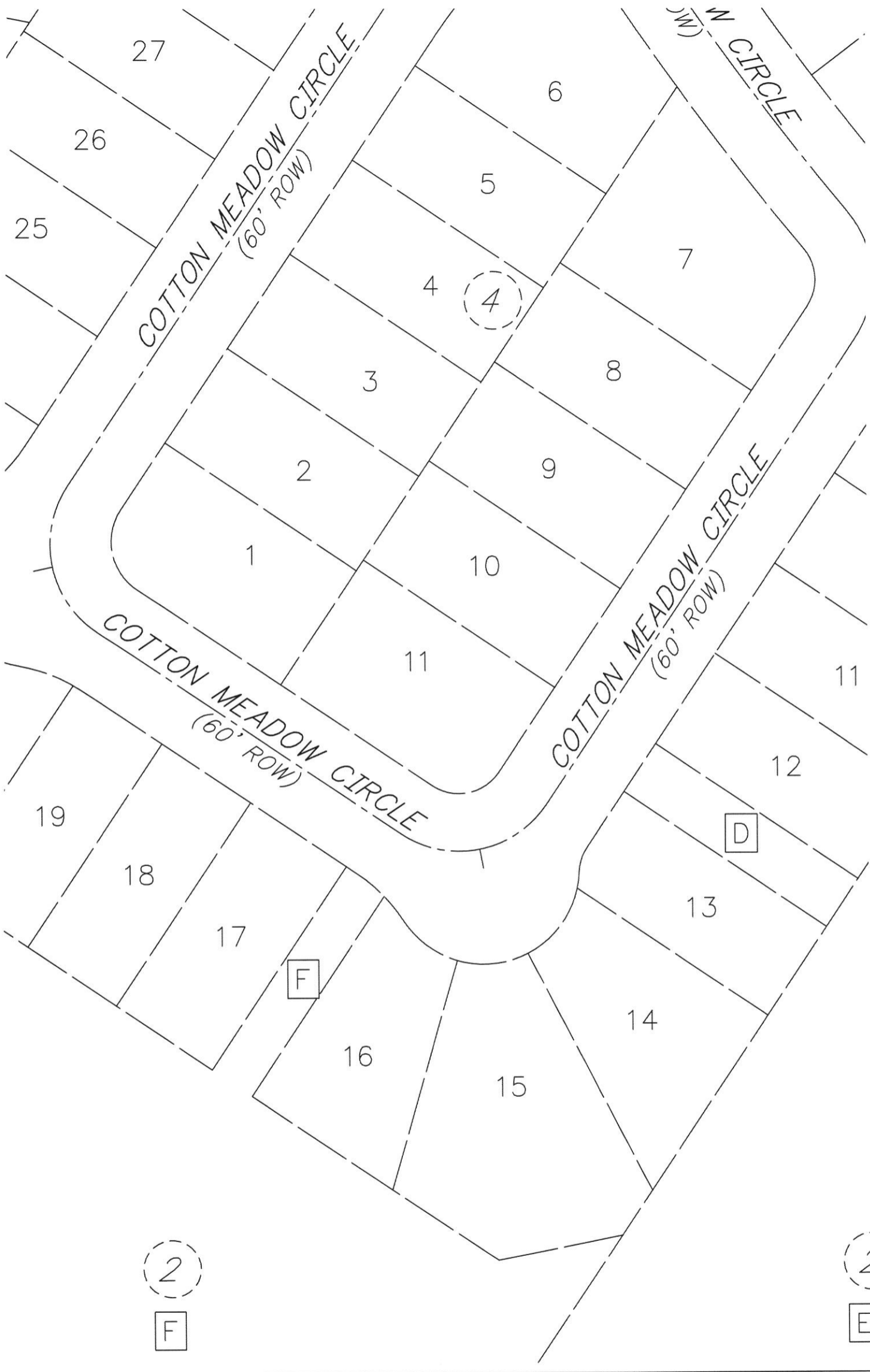
**QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. P-23796 & L0048130  
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

CJAMNIK@QUIDDITY.COM



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DATE: APRIL 2026	<p>FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 3</p>	<p><b>OWNER/DEVELOPER:</b> ASTRO SUNTERRA LAKES NORTH, LP a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 JDBARNES@STARWOODLAND.COM</p>	<p>ENGINEER/PLANNER/SURVEYOR:</p> <p> <b>QUIDDITY</b>  <small>Quiddity Engineering, LLC          Texas Board of Professional Engineers and Land Surveyors          Registration Nos. P-23290 &amp; L0046100          2322 West Grand Parkway North, Suite 150 - Katy, TX 77449 832.913.4000</small></p> <p>CJAMNIK@QUIDDITY.COM</p>
SCALE 1"=60'			
SHEET 1DD OF 1			

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DATE: APRIL 2026	FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 3	<b>OWNER/DEVELOPER:</b> ASTRO SUNTERRA LAKES NORTH, LP a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 JDBARNES@STARWOODLAND.COM	<b>ENGINEER/PLANNER/SURVEYOR:</b>  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC          Texas Board of Professional Engineers and Land Surveyors          Registration Nos. P-25296 &amp; L0046100          2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000</small> CJAMNIK@QUIDDITY.COM
SCALE 1"=60'			
SHEET 1EE OF 1			