

# WALLER COUNTY

J. Ross McCall, P.E.  
County Engineer



## MEMORANDUM

**To:** Honorable Commissioners' Court

**Item:** Final Plat Approval-Sunterra Lakes WasteWater Treatment Plant No. 1

**Date:** April 15, 2026

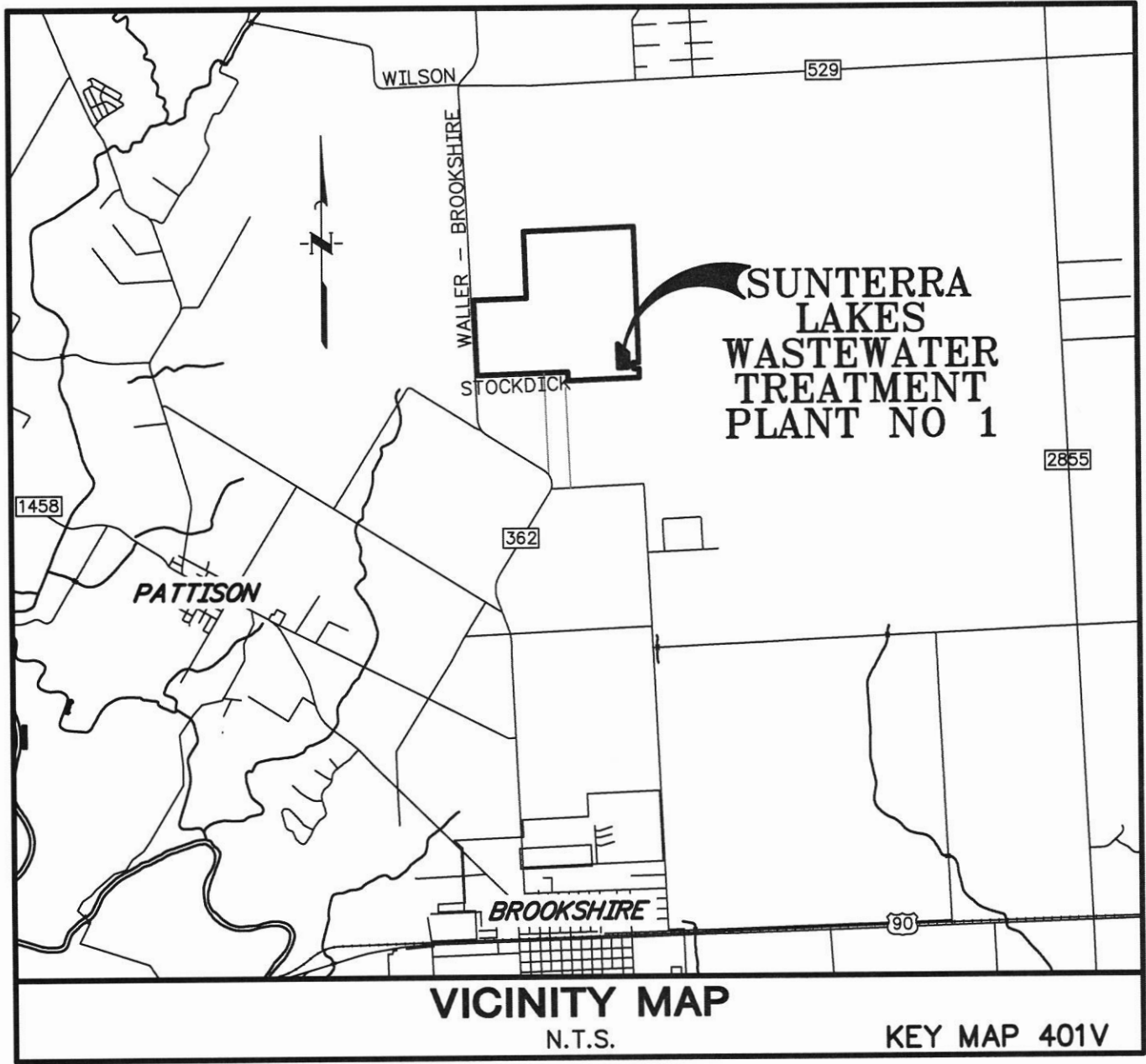
### Background

Final Plat of Sunterra Lakes WasteWater Treatment Plant which consists of 5.81 acres will include 1 Block and 1 Reserve in Precinct 3.

### Staff Recommendation

Approve Plat

K:\28745\28745-0004-01 Sunterra West Phase I - WWTP - 0.2 MGD Ph I\2 Design Phase\Planning\Sunterra West - WWTP - PLAT.dwg Mar 12, 2026 - 6:55am alruiz



# FINAL PLAT OF SUNTERRA LAKES WASTEWATER TREATMENT PLANT NO 1

A SUBDIVISION OF 5.81 ACRES OF LAND  
OUT OF THE  
H. & T. C. RAILROAD CO. SURVEY SECTION 49, A-142  
WALLER COUNTY, TEXAS  
1 RESERVE                      1 BLOCK  
FEBRUARY 2026

BKDD PERMIT No. 2024-137

DATE: FEBRUARY 2026	SUNTERRA LAKES WASTEWATER TREATMENT PLANT NO 1	<b>OWNER/DEVELOPER</b> ASTRO SUNTERRA WEST, L.P., a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 bstidham@starwoodland.com	<b>ENGINEER/PLANNER/SURVEYOR:</b> <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 &amp; 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 alruiz@quiddity.com</small>
SCALE NTS			
SHEET 1A OF 1			

STATE OF TEXAS           §  
 COUNTY OF WALLER       §

A METES & BOUNDS description of a 5.81 acre tract of land in the H. & T. C. Railroad Company Survey Section 49, Abstract 142, Waller County, Texas, being out of and a part of the residue of that certain called 639.96 acre tract recorded under County Clerk's File Number 2311587, 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 with cap marked "Kalkomey Surveying" found for the southwest corner of a called 1.00 acre tract recorded in Volume 0703, Page 468, Official Records, Waller County, Texas, same being a reentry corner of the residue of said called 639.96 acre tract, and being a point in the south line of said H. & T. C. Railroad Company Survey Section 49, Abstract 142 and the lower north line of the J. G. Bennett Survey, Abstract 288, from which a 1/2 inch iron pipe found for the southeast corner of said called 1.00 acre tract bears North 87 degrees 44 minutes 41 seconds East, 190.92 feet;

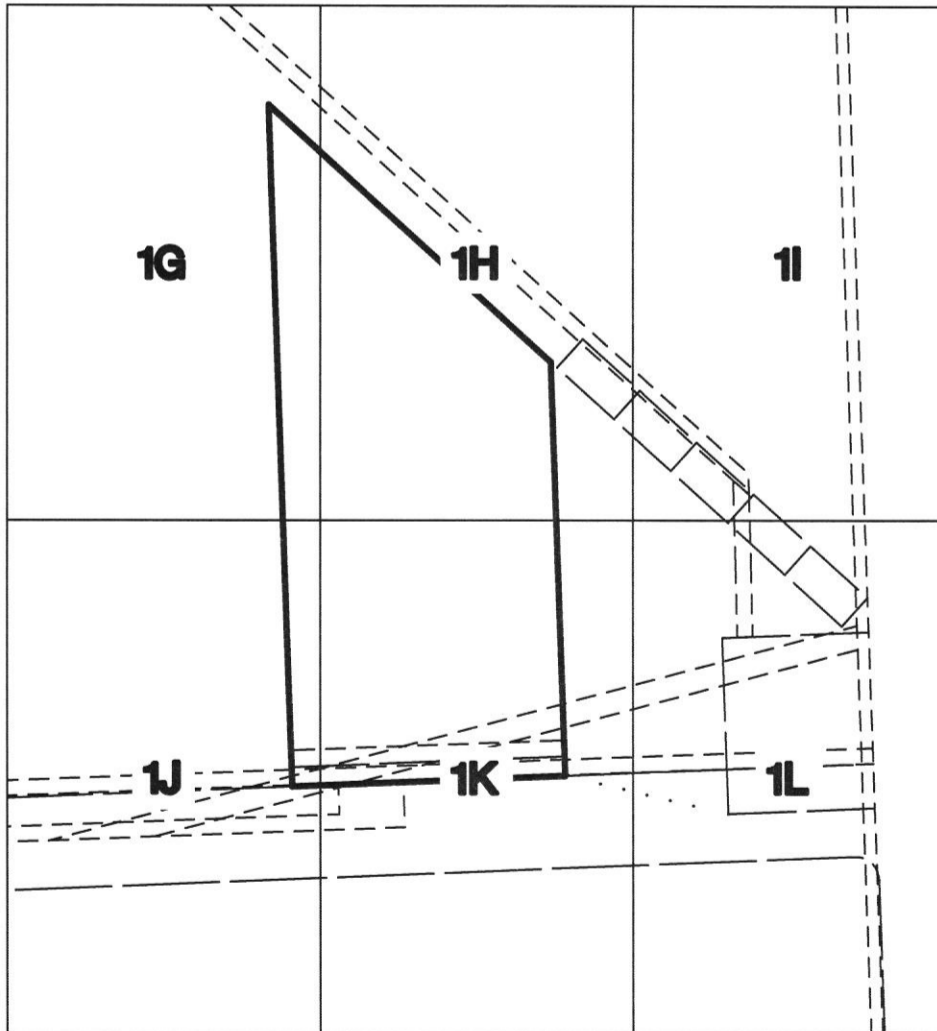
Thence North 76 degrees 47 minutes 30 seconds West, crossing the residue of said called 639.96 acre tract, 218.24 feet to the southeast corner and Place of Beginning of the herein described tract;

Thence South 87 degrees 46 minutes 26 seconds West establishing the south line of the herein described tract, 356.20 feet to the southwest corner of the herein described tract;

Thence North 02 degrees 00 minutes 01 second West establishing the west line of the herein described tract, 883.51 feet to the northwest corner of the herein described tract;

Thence South 47 degrees 51 minutes 47 seconds East establishing the north line of the herein described tract, 496.32 feet to the northeast corner of the herein described tract;

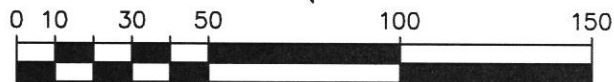
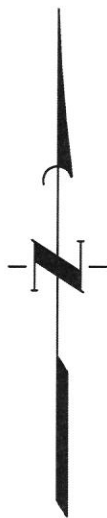
Thence South 02 degrees 00 minutes 01 second East establishing the east line of the herein described tract, 536.48 feet to the Place of Beginning and containing 5.81 acres of land, more or less.



K:\28745\28745-0004-01 Sunterra West Phase I - WWTP - 0.2 MGD Ph. I\2 Design Phase\Planning\Sunterra West - WWTP - PLAT.dwg Mar 12, 2026 - 6:56am alruiz

DATE: FEBRUARY 2026	<b>SUNTERRA LAKES          WASTEWATER          TREATMENT          PLANT          NO 1</b>	<b>OWNER/DEVELOPER</b> <b>ASTRO SUNTERRA WEST, L.P.,</b> a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 bstidham@starwoodland.com	<b>ENGINEER/PLANNER/SURVEYOR:</b>  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC          Texas Board of Professional Engineers and Land Surveyors          Registration Nos. F-23290 &amp; 10046100          2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000          alruiz@quiddity.com</small>
SCALE NTS			
SHEET 1B OF 1			

**RESTRICTED RESERVE "A"**  
 Restricted to Wastewater  
 Treatment Plant  
 Purposes Only  
 5.81 AC  
 252,896 Sq. Ft.



SCALE: 1" = 50'

**LEGEND:**

- AC . . . . . "Acres"
- AE . . . . . "Aerial Easement"
- BL . . . . . "Building Line"
- C.C.F. . . . . . "County Clerk's File"
- D.R.W.C.T. . . . . "Deed Records, Waller County, Texas"
- ESMT . . . . . "Easement"
- No. . . . . "Number"
- O.P.R.W.C.T. . . . . "Official Public Records, Waller County, Texas"
- ROW . . . . . "Right-of-Way"
- SSE . . . . . "Sanitary Sewer Easement"
- Sq. Ft. . . . . "Square Feet"
- UE . . . . . "Utility Easement"
- VOL. \_\_, PG. \_\_ . . . "Volume and Page"
- WLE . . . . . "Waterline Easement"
- ① . . . . . "Waterline Easement"
- . . . . . "Set 5/8-inch Iron Rod With Cap Stamped "Quiddity Eng. Property Corner" as Per Certification"

**GENERAL NOTES:**

1. The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.99989432.
2. Site plans shall be submitted to Waller County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Waller County prior to beginning construction.
3. The drainage system for this subdivision is designed in accordance with the Brookshire-Katy Drainage Rules and Regulations which allows street ponding with intense rainfall events.
4. All property to drain into the drainage easements only through an approved drainage structure.
5. All drainage easements to be kept clear of fences, buildings, vegetations, and other obstructions to the operation and maintenance of drainage facility.
6. 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.
7. 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.
8. 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.
9. Elevations shown hereon are based upon GPS observations taken May 3, 2023, and processed using the NGS OPUS program adjusting to CORS stations ROD1, TXWH and ZHU1. NAVD88 (Geoid 12B).
10. All building lines along street rights-of-ways are shown on the plat.
11. There are no underground pipelines within the confines of this subdivision except as shown on the above plat.
12. This plat was prepared from information furnished by Charter Title Company, Order G.F. No. 1076602100218A, Effective Date January 4, 2026. The surveyor has not abstracted the above property.
13. TBM "555545": being a set 3/4-inch iron rod with cap marked "Quiddity Eng. Control Point". Located in a proposed Drill Site, being 1,324 feet East of the East right-of-way line of F.M. Highway 362, and 1,585 feet North of the North right-of-way line of Stockdick School Road. Elevation = 179.15 feet (NAVD88, Geoid 12B). Texas State Plane Coordinates (Grid) - N: 13,868,874.03; E: 2,933,569.70.
14. Tract is subject to Grant of Telecommunications Easement recorded under C.C.F. No. 2409048, O.P.R.W.C.T.
15. Tract is subject to Short Form Blanket Easement recorded under C.C.F. No. 2504305, O.P.R.W.C.T.
16. Tract is subject to Wastewater Treatment Plant Easement recorded under C.C.F. No. 2508283, O.P.R.W.C.T.

K:\28745\28745-0004-01 Sunterra West Phase I - WWTP - 0.2\_MGD\_Ph I\2 Design Phase\Planning\Sunterra West - WWTP - PLAT.dwg Mar 12, 2026 - 7:00am alruiz

DATE: FEBRUARY 2026	<b>SUNTERRA LAKES          WASTEWATER          TREATMENT          PLANT          NO 1</b>	<b>OWNER/DEVELOPER</b> <b>ASTRO SUNTERRA WEST, L.P.,</b> a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 bstidham@starwoodland.com	ENGINEER/PLANNER/SURVEYOR:
SCALE NTS			 <b>QUIDDITY</b> <small>Quiddity Engineering, LLC          Texas Board of Professional Engineers and Land Surveyors          Registration Nos. F-23290 &amp; 10046100          2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000          alruiz@quiddity.com</small>
SHEET 1C OF 1			

K:\28745\28745-0004-01 Sunterra West Phase I -WWTP - 0.2 MGD Ph I.2 Design Phase\Planning\Sunterra West -WWTP - PLAT.dwg Feb 16, 2026 - 12:16pm CKJ

STATE OF TEXAS §  
COUNTY OF WALLER §

We, Astro Sunterra West, L.P., a Delaware Limited Partnership, acting by and through Brian Stidham, Authorized Signer, owner hereinafter referred to as Owners of the 5.81 acre tract described in the above and foregoing map of Sunterra Lakes Wastewater Treatment Plant No 1, 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, 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 West, L.P., a Delaware Limited Partnership, has caused these presents to be signed by Brian Stidham, Authorized Signer, thereunto authorize, this 18th day of February, 2026

Astro Sunterra West, L.P.,  
a Delaware Limited Partnership

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

By: [Signature]  
Brian Stidham  
Authorized Signer

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 18th day of February, 2026

[Signature]  
Notary Public in and for the State of Texas  
[Signature]  
Print Name

My commission expires: 11-6-2028



DATE: FEBRUARY 2026	SUNTERRA LAKES WASTEWATER TREATMENT PLANT NO 1	OWNER/DEVELOPER ASTRO SUNTERRA WEST, L.P., a Delaware limited partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 bstidham@starwoodland.com	ENGINEER/PLANNER/SURVEYOR:
SCALE NTS			 <b>QUIDDITY</b> 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
SHEET 1D OF 1			

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  
Registered Professional Land Surveyor  
Texas Registration No. 5869

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.

\_\_\_\_\_

\_\_\_\_\_

J. Ross McCall, PE  
County Engineer

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT No. 2024-133

APPROVED BY THE BOARD OF SUPERVISORS ON

01/13/2025  
DATE  
  
PRESIDENT  
  
SECRETARY  
  
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\28745-0004-01 Sunterra West Phase I - WWTP - 0.2 MGD Ph I\2 Design Phase\Planning\Sunterra West - WWTP - PLAT.dwg Jan 22, 2026 - 1:50pm alruiz

DATE: FEBRUARY 2026	SUNTERRA LAKES WASTEWATER TREATMENT PLANT NO 1	OWNER/DEVELOPER ASTRO SUNTERRA WEST, LP., a Delaware limited partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 bstidham@starwoodland.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 alruiz@quiddity.com
SCALE NTS			
SHEET 1E OF 1			

STATE OF TEXAS                    §  
COUNTY OF WALLER               §

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

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

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

CERTIFICATE OF COMMISSIONERS COURT

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

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

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

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

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

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

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

K:\28745\28745-0004-01 Sunterra West Phase I - WWTP - 0.2 MGD Ph I\2 Design Phase\Planning\Sunterra West - WWTP - PLAT.dwg Mar 12, 2026 - 7:02am alruiz

DATE: FEBRUARY 2026	SUNTERRA LAKES WASTEWATER TREATMENT PLANT NO 1	OWNER/DEVELOPER ASTRO SUNTERRA WEST, L.P., a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 bstidham@starwoodland.com	ENGINEER/PLANNER/SURVEYOR:
SCALE NTS			 <b>QUIDDITY</b> Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100
SHEET 1F OF 1			2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 alruiz@quiddity.com

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N: 13,868,316.77  
E: 2,937,548.90

N02°00'01"W 883.51'

*ASTRO SUNTERRA WEST, L.P.  
RESIDUE CALLED 639.96 AC.  
C.C.F. No. 2311587  
O.P.R.W.C.T.*

DATE: FEBRUARY 2026  
SCALE 1"=60'  
SHEET 1G OF 1

SUNTERRA LAKES  
WASTEWATER  
TREATMENT  
PLANT  
NO 1

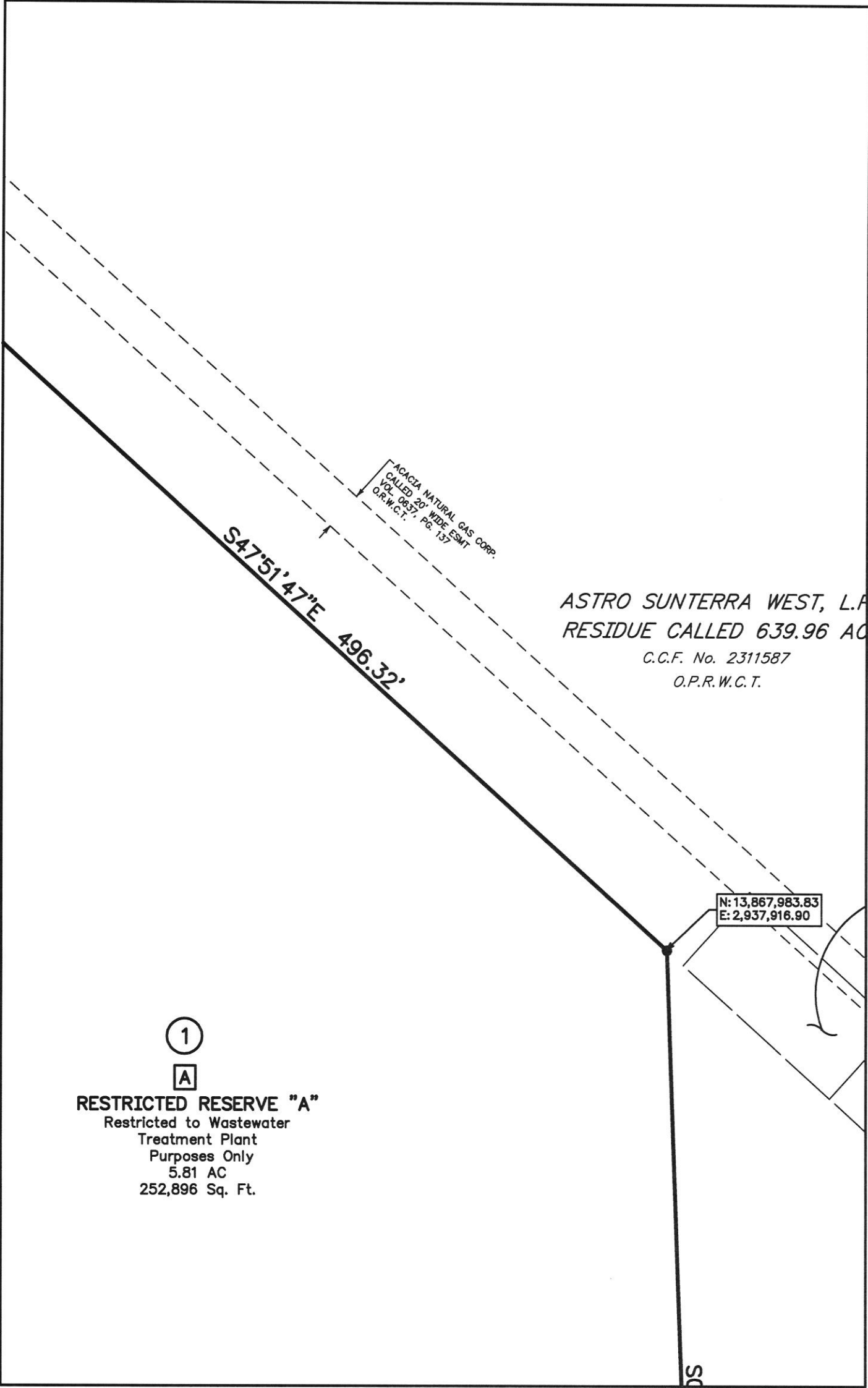
**OWNER/DEVELOPER**  
**ASTRO SUNTERRA WEST, L.P.,**  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
bstidham@starwoodland.com

**ENGINEER/PLANNER/SURVEYOR:**



**QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. F-23290 & 10046100  
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①  
 A  
**RESTRICTED RESERVE "A"**  
 Restricted to Wastewater  
 Treatment Plant  
 Purposes Only  
 5.81 AC  
 252,896 Sq. Ft.

ACACIA NATURAL GAS CORP.  
 CALLED 20' WIDE ESMT  
 VOL. 0837, PG. 137  
 O.R.W.C.T.

ASTRO SUNTERRA WEST, L.P.  
 RESIDUE CALLED 639.96 AC  
 C.C.F. No. 2311587  
 O.P.R.W.C.T.

N: 13,867,983.83  
 E: 2,937,916.90

DS

DATE: FEBRUARY 2026	SUNTERRA LAKES WASTEWATER TREATMENT PLANT NO 1	<b>OWNER/DEVELOPER</b> <b>ASTRO SUNTERRA WEST, L.P.,</b> a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 bstidham@starwoodland.com	<b>ENGINEER/PLANNER/SURVEYOR:</b>  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC</small> <small>Texas Board of Professional Engineers and Land Surveyors</small> <small>Registration Nos. F-23290 &amp; 10046100</small> <small>2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000</small> alruiz@quiddity.com
SCALE 1"=60'			
SHEET 1H OF 1			

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L.P.  
AC.

JESSICA MCCLARY  
CALLED 0.12 ACRES  
C.C.F. No. 2404876  
O.P.R.W.C.T.

ELIZABETH GREENBURG  
CALLED 0.12 ACRES  
C.C.F. No. 2404875  
O.P.R.W.C.T.

AUDREY BOSE  
CALLED 0.12 ACRES  
C.C.F. No. 2404871  
O.P.R.W.C.T.

NICOLE KEEL ADAMEK  
CALLED 0.12 ACRES  
C.C.F. No. 2404868  
O.P.R.W.C.T.

LAUREN STRUZICK  
CALLED 0.12 ACRES  
C.C.F. No. 2404865

DATE: FEBRUARY 2026

SCALE 1"=60'

SHEET 1I OF 1

SUNTERRA LAKES  
WASTEWATER  
TREATMENT  
PLANT  
NO 1

OWNER/DEVELOPER  
ASTRO SUNTERRA WEST, L.P.,  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
bstidham@starwoodland.com

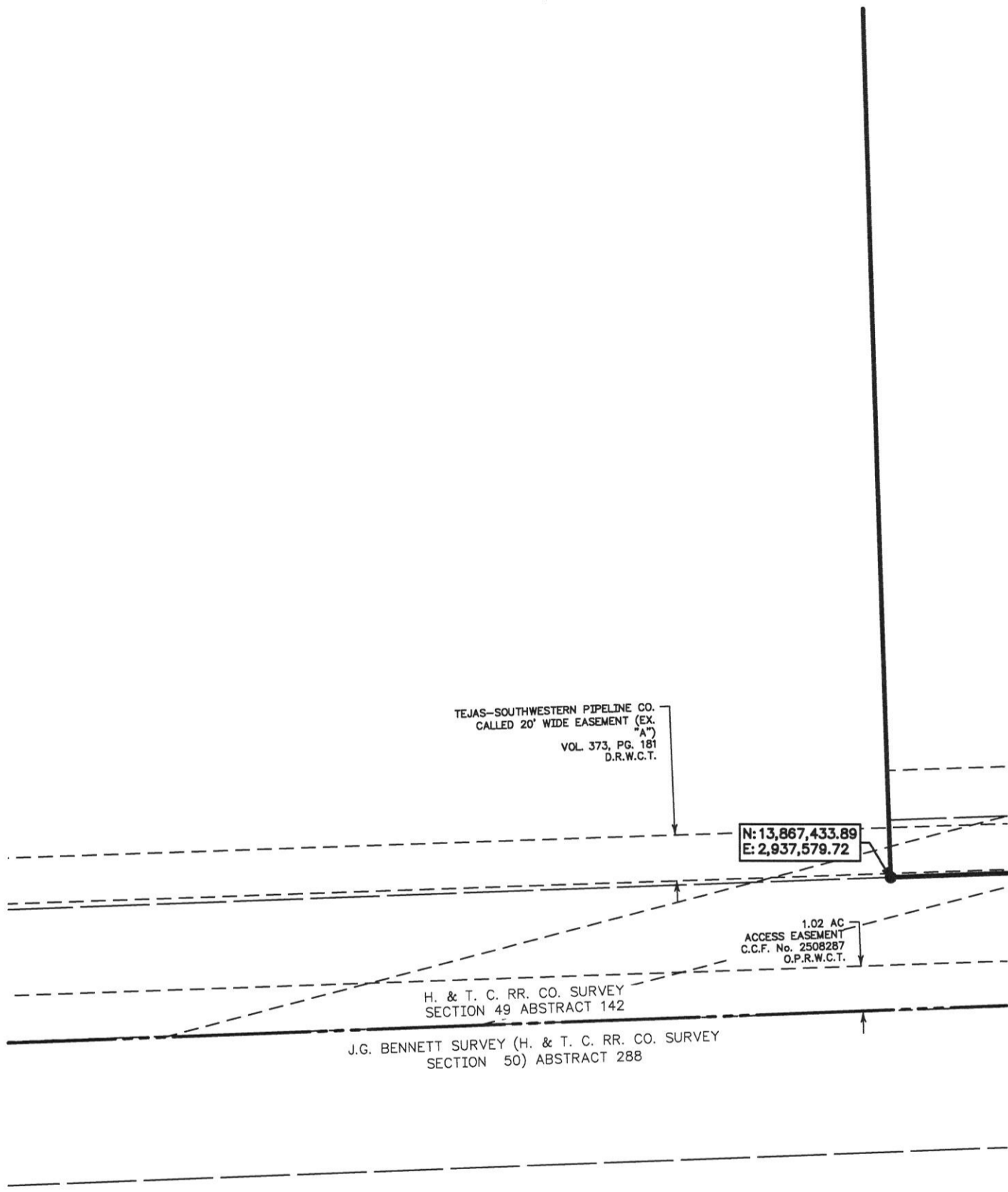
ENGINEER/PLANNER/SURVEYOR:



**QUIDDITY**

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

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TEJAS-SOUTHWESTERN PIPELINE CO.  
 CALLED 20' WIDE EASEMENT (EX. "A")  
 VOL. 373, PG. 181  
 D.R.W.C.T.

N: 13,867,433.89  
 E: 2,937,579.72

1.02 AC  
 ACCESS EASEMENT  
 C.C.F. No. 2508287  
 O.P.R.W.C.T.

H. & T. C. RR. CO. SURVEY  
 SECTION 49 ABSTRACT 142

J.G. BENNETT SURVEY (H. & T. C. RR. CO. SURVEY  
 SECTION 50) ABSTRACT 288

DATE: FEBRUARY 2026	<p>SUNTERRA LAKES          WASTEWATER          TREATMENT          PLANT          NO 1</p>	<p>OWNER/DEVELOPER  <b>ASTRO SUNTERRA WEST, L.P.</b>,          a Delaware Limited Partnership          2450 FONDREN ROAD, SUITE 210          HOUSTON, TEXAS 77063          (713) 783-6702          bstidham@starwoodland.com</p>	<p>ENGINEER/PLANNER/SURVEYOR:   <b>QUIDDITY</b>          Quiddity Engineering, LLC          Texas Board of Professional Engineers and Land Surveyors          Registration Nos. F-23290 &amp; 10046100          2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000          alruiz@quiddity.com</p>
SCALE 1"=60'			
SHEET 1J OF 1			

K:\28745\28745-004-01 Sunterra West Phase I - WWTP - 0.2 MGD Ph I\2 Design Phase\Planning\Sunterra West - WWTP - PLAT.dwg Mar 12, 2026 - 7:04am alruiz

S02°00'01"E 536.48'

ASTRO SUNTERRA WEST  
RESIDUE  
C.C.F. No. 2311587  
O.P.R.W.C.T.

GULF PIPELINE CO.  
CALLED 30' WIDE  
VOL. 54, PG. 272  
D.R.W.C.T.

TEJAS-SOUTHWESTERN PIPELINE CO.  
CALLED 20' WIDE EASEMENT (EX. "A")  
VOL. 373, PG. 181  
D.R.W.C.T.

25' SSE

25' BL

S87°46'26"W 356.20'

N: 13,867,447.73  
E: 2,937,935.62

FUTURE STOCKDICK ROAD  
(100' ROW)

ASTRO SUNTERRA WEST  
L.P.  
RESIDUE CALLED 639.6  
C.C.F. No. 2311587  
O.P.R.W.C.T.

DATE: FEBRUARY 2026  
SCALE 1"=60'  
SHEET 1K OF 1

SUNTERRA LAKES  
WASTEWATER  
TREATMENT  
PLANT  
NO 1

OWNER/DEVELOPER  
ASTRO SUNTERRA WEST, L.P.,  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
bstidham@starwoodland.com

ENGINEER/PLANNER/SURVEYOR:



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Quiddity Engineering, LLC  
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Registration Nos. F-23290 & 10046100  
2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000  
alruiz@quiddity.com

K:\28745\28745-0004-01 Sunterra West Phase I - WWTP - 0.2 MGD Ph I\2 Design Phase Planning\Sunterra West - WWTP - PLAT.dwg Mar 12, 2026 - 7:05am alruiz

SUNTERRA WEST, L.P.  
JE CALLED 639.96 AC.  
C.C.F. No. 2311587  
O.P.R.W.C.T.

O.P.R.W.C.T.

LAUREN STRUZICK  
CALLED 0.12 ACRES  
C.C.F. No. 2404865  
O.P.R.W.C.T.

BROOKSHIRE-KATY DRAINAGE DISTRICT  
CALLED 15' WIDE ESMT. (TRACT 1)  
VOL. 180, PG. 635  
D.R.W.C.T.

MONUMENT PIPELINE UP  
CALLED 20' WIDE ESMT  
C.C.F. No. 2414761  
O.P.R.W.C.T.

JE COMPANY  
WIDE EASEMENT  
.272

ACACIA NATURAL GAS CORP.  
CALLED 1.00 AC.  
VOL. 0703, PG. 468  
O.R.W.C.T.

TEJAS-SOUTHWESTERN PIPELINE CO.  
CALLED 20' WIDE EASEMENT (EX. "A")  
VOL. 373, PG. 181  
D.R.W.C.T.

N76°47'30"W  
218.24'

WEST,

9.96 AC.

DATE: FEBRUARY 2026  
SCALE 1"=60'  
SHEET 1L OF 1

SUNTERRA LAKES  
WASTEWATER  
TREATMENT  
PLANT  
NO 1

OWNER/DEVELOPER  
ASTRO SUNTERRA WEST, L.P.,  
a Delaware Limited Partnership  
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