

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Lakes North Water Plant No. 1

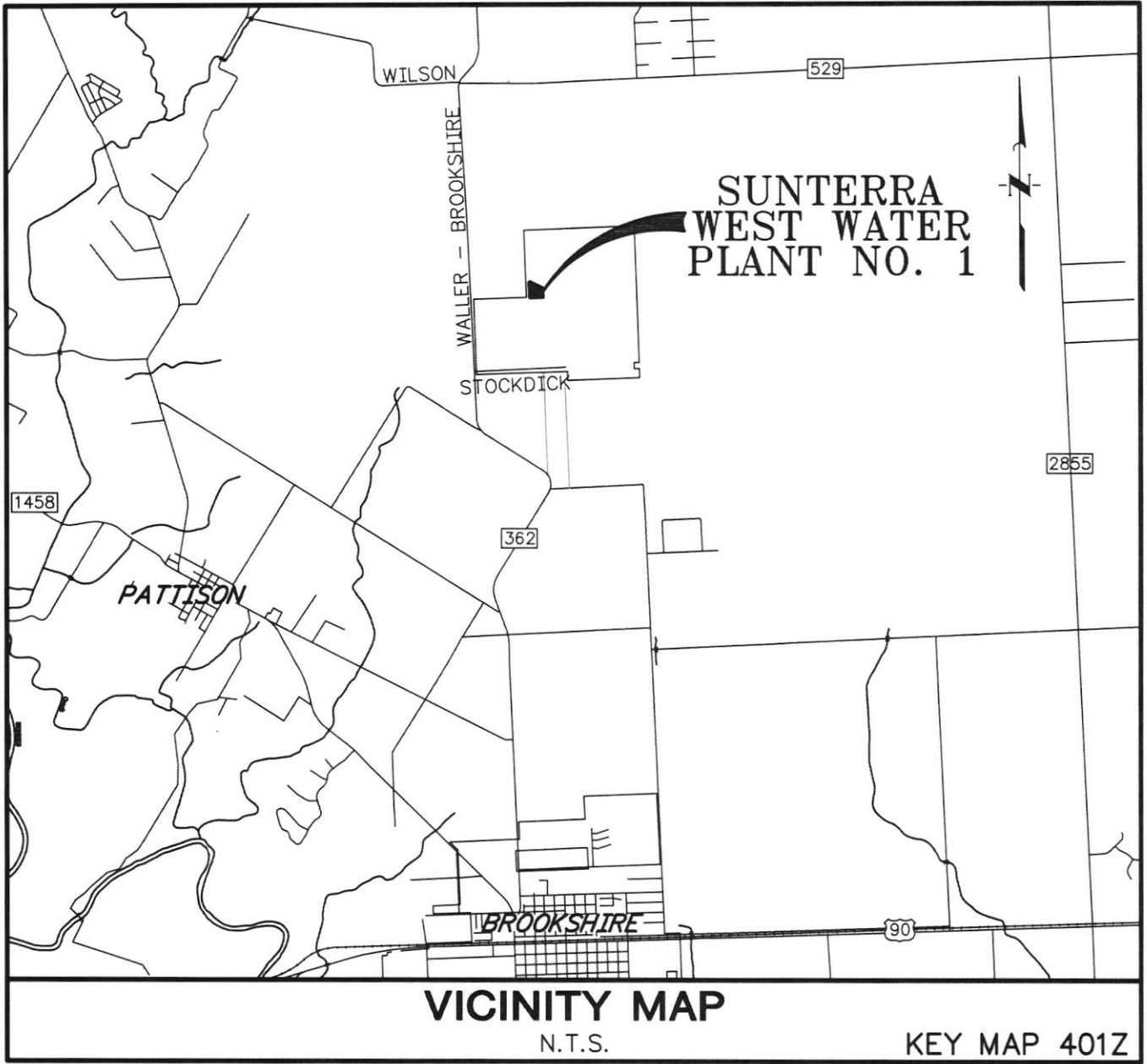
Date: April 15, 2026

Background

Final Plat of Sunterra Lakes Water Plant No. 1 which consists of 3.06 acres will include 1 Block and 1 Reserve Precinct 3.

Staff Recommendation

Approve Plat



FINAL PLAT OF
SUNTERRA LAKES
WATER PLANT NO. 1
 A SUBDIVISION OF 3.06 ACRES OF LAND
 OUT OF THE
H. & T. C. RAILROAD COMPANY SURVEY SECTION 49, A-142
WALLER COUNTY, TEXAS
1 BLOCK 1 RESERVE
JANUARY 2026

K:\28745\28745-0011-01 Sunterra West Water Plant No. 1 & Remote Well\2 Design Phase\Planning\Royal WP No. 1-PLAT.dwg Mar 24, 2026 - 8:43am CKJ

DATE: JANUARY 2026	FINAL PLAT OF SUNTERRA LAKES WATER PLANT NO 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST L.P. a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 BSTIDHAM@STARWOODLAND.COM	ENGINEER/PLANNER/SURVEYOR: <div style="text-align: center;"> 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> </div>
SCALE NTS			
SHEET 1A OF 1			

STATE OF TEXAS §

COUNTY OF WALLER §

A METES & BOUNDS description of a 3.06 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 5/8 inch iron rod with cap marked "Quiddity" found for a reentry corner of the residue of said called 639.96 acre tract, same being a southeast corner of an adjoining residue of a called 1,464.203 acre tract recorded in Volume 1313, Page 308, Official Records, Waller County, Texas, from which a 5/8 inch iron rod with cap marked "Quiddity" found for the lower northwest corner of the residue of said called 639.96 acre tract, being in the east right-of-way line of F. M. Highway 362, bears South 87 degrees 51 minutes 57 seconds West, 1,956.64 feet;

Thence North 56 degrees 48 minutes 16 seconds East crossing the residue of said called 639.96 acre tract, 194.26 feet to the southwest corner and Place of Beginning of the herein described tract;

Thence North 02 degrees 12 minutes 47 seconds West establishing the west line of the herein described tract, 426.36 feet to the northwest corner of the herein described tract, being a point in the southwest line of an adjoining called 0.12 acre tract (Director Lot #1) recorded under County Clerk's File Number 2313309, Official Public Records, Waller County, Texas;

Thence South 64 degrees 43 minutes 15 seconds East along the northeast line of the herein described tract, same being the southwest line of said adjoining called 0.12 acre tract, the southwest line of an adjoining called 0.12 acre tract (Director Lot #2) recorded under County Clerk's File Number 2313312, Official Public Records, Waller County, Texas, the southwest line of an adjoining called 0.12 acre tract (Director Lot #3) recorded under County Clerk's File Number 2313306, Official Public Records, Waller County, Texas, the southwest line of an adjoining called 0.12 acre tract (Director Lot #4) recorded under County Clerk's File Number 2313303, Official Public Records, Waller County, Texas, and the southwest line of an adjoining called 0.12 acre tract (Director Lot #5) recorded under County Clerk's File Number 2313296, Official Public Records, Waller County, Texas, 473.15 feet to the northeast corner of the herein described tract;

Thence South 02 degrees 12 minutes 47 seconds East crossing the residue of said called 639.96 acre tract and establishing the east line of the herein described tract, 207.95 feet to the southeast corner of the herein described tract;

Thence South 87 degrees 47 minutes 13 seconds West establishing the south line of the herein described tract, 419.71 feet to the Place of Beginning and containing 3.06 acres of land, more or less.

K:\28745\28745-0011-01 Sunterra West Water Plant No. 1 & Remote Well\2 Design Phase\Planning\Royal WP No 1--PLAT.dwg Jan 22, 2026 - 2:14pm CKJ

DATE: JANUARY 2026	FINAL PLAT OF SUNTERRA LAKES WATER PLANT NO 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST L.P. a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 BSTIDHAM@STARWOODLAND.COM	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. # 23290 & 12048-130 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832-913-4000</small>
SCALE SCALE NTS			
SHEET 1B OF 1			

Legend:

- AC "Acres"
- AE "Aerial Easement"
- C.C.F. "County Clerk's File"
- BL "Building Line"
- No "Number"
- O.P.R.W.C.T. . . . "Official Public Records, Waller County, Texas"
- O.R.W.C.T. "Official Records, Waller County, Texas"
- ROW "Right-of-Way"
- SSE "Sanitary Sewer Easement"
- Sq Ft "Square Feet"
- UE "Utility Easement"
- Vol , Pg . . . "Volume and Page"
- "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity Eng. Property Corner" as Per Certification"
- ① "Block Number"

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 1.0001056912.
2. Elevations shown hereon are based on GPS observations taken May 3, 2023, and processed using the NGS OPUS program adjusting to CORS stations ROD1, TXWH and ZHU1. NAVD 88 (geoid 12B)
3. Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
4. Site plans shall be submitted to Waller County and any other applicable jurisdiction for review and approval.
5. Development Permits and all other applicable permits shall be obtained from Waller County prior to beginning construction.
6. The drainage system for this subdivision is designed in accordance with the Brookshire-Katy Drainage Criteria Manual which allows street ponding with intense rainfall events.
7. All property to drain into the drainage easements only through an approved drainage structure.
8. All drainage easements to be kept clear of fences, buildings, vegetations, and other obstructions to the operation and maintenance of drainage facility.
9. 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.
10. 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.
11. No pipeline or pipeline easements exist within the boundaries of this plat.
12. TBM 555545: Being a 3/4" iron rod with cap marked "Quiddity Eng. Control" located approximately 2,423 feet southeast from a 5/8" Iron Rod with cap marked "Quiddity" found for the lower northwest corner of a called 639.96 acre tract recorded under County Clerk's File Number 2311587, Official Public Records, Waller County, Texas, also being approximately 1,161 feet southeast from a 5/8" Iron rod with cap marked "Quiddity" found for the lower northeast corner of said called 639.96 acre tract, being also being approximately 2,692 feet northeast from a 1/2" Iron pipe found for the southwest corner of said called 639.96 acre tract. Coordinates - N: 13868903.09 E: 2934378.97 Elevation: 183.86' (NAVD 88).
13. Tract is subject to Telecommunications Easement recorded under C.C.F. No. 2409048, O.P.R.W.C.T.
14. Tract is subject to Water Plant Easement recorded under C.C.F. No. 2510403, O.P.R.W.C.T.
15. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by Charter Title Company, GF No. 1076602100218A, Dated January 14, 2026.

RESTRICTED RESERVE A
 Restricted to Water Plant
 Purposes Only
 3.06 AC
 133,115 Sq. Ft.

K:\28745\28745-0011-01 Sunterra West Water Plant No. 1 & Remote Well\2 Design Phase\Planning\Royal WP No 1-PLAT.dwg Jan 22, 2026 - 2:14pm DKJ

DATE: JANUARY 2026	FINAL PLAT OF SUNTERRA LAKES WATER PLANT NO 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST L.P. a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 BSTIDHAM@STARWOODLAND.COM	ENGINEER/PLANNER/SURVEYOR: QUIDDITY <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-23390 & 10046 ID# 2322 West Grand Parkway North, Suite 150 Katy, TX 77440 832.913.4000</small>
SCALE NTS			
SHEET 1C 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, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 20___, at o'clock __M in File No. _____ of the Official public Records of Waller County. Witness my hand and seal of office, at Hempstead, Texas, the day and date last above written.

Debbie Hollan
Waller County, Texas

By: _____
Deputy

CERTIFICATE OF COMMISSIONERS COURT

APPROVED by the Commissioners' Court of Waller County, Texas, this _____ day of _____, 20___.

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

Kendric D. Jones
Commissioner, Precinct 3

Walter E. Smith, PE, RPLS
Commissioner, Precinct 2

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\28745-0011-01 Sunterra West Water Plant No. 1 & Remote Well\2 Design Phase\Planning\Royal WP No 1-PLAT.dwg Jan 22,2026 -- 2:14pm CKJ

DATE: JANUARY 2026

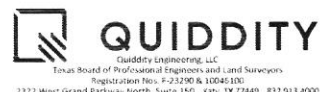
SCALE NTS

SHEET 1D OF 1

FINAL PLAT OF
SUNTERRA
LAKES
WATER PLANT
NO 1

OWNER/DEVELOPER:
ASTRO SUNTERRA WEST L.P.
a Delaware Limited Liability Company
2450 FONDREN RD, STE 210
HOUSTON, TEXAS 77036
713-783-6702
BSTIDHAM@STARWOODLAND.COM

ENGINEER/PLANNER/SURVEYOR:



STATE OF TEXAS §

COUNTY OF WALLER §

We, Astro Sunterra West, LP, a Delaware Limited Partnership, acting by and through Brian Stidham, Authorized Signer, owner hereinafter referred to as Owners of the 3.06 acre tract described in the above and foregoing map of Sunterra West Water Plant, 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 (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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 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 three quarters (1-3/4) 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 16th 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 Simon Sequiera, CEO 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 February, 2026

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

My commission expires: 11-6-2028



K:\28745\28745-0011-01 Sunterra West Water Plant No. 1 & Remote Well\2 Design Phase\Planning\Royal WP No 1-PLAT.dwg Feb 16, 2026 - 8:23am CKJ

DATE: JANUARY 2026	FINAL PLAT OF SUNTERRA LAKES WATER PLANT NO 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST L.P. a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 BSTIDHAM@STARWOODLAND.COM	ENGINEER/PLANNER/SURVEYOR: QUIDDITY <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Regulation No. F-23300 & 12045100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000</small>
SCALE NTS			
SHEET 1E 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

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-78

APPROVED BY THE BOARD OF SUPERVISORS ON

03.10.2025
DATE

PRESIDENT

SECRETARY

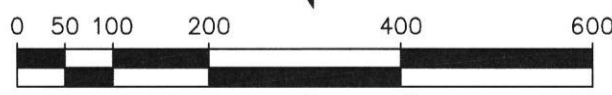
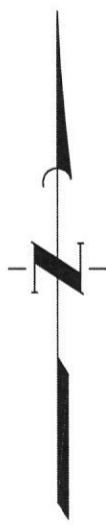
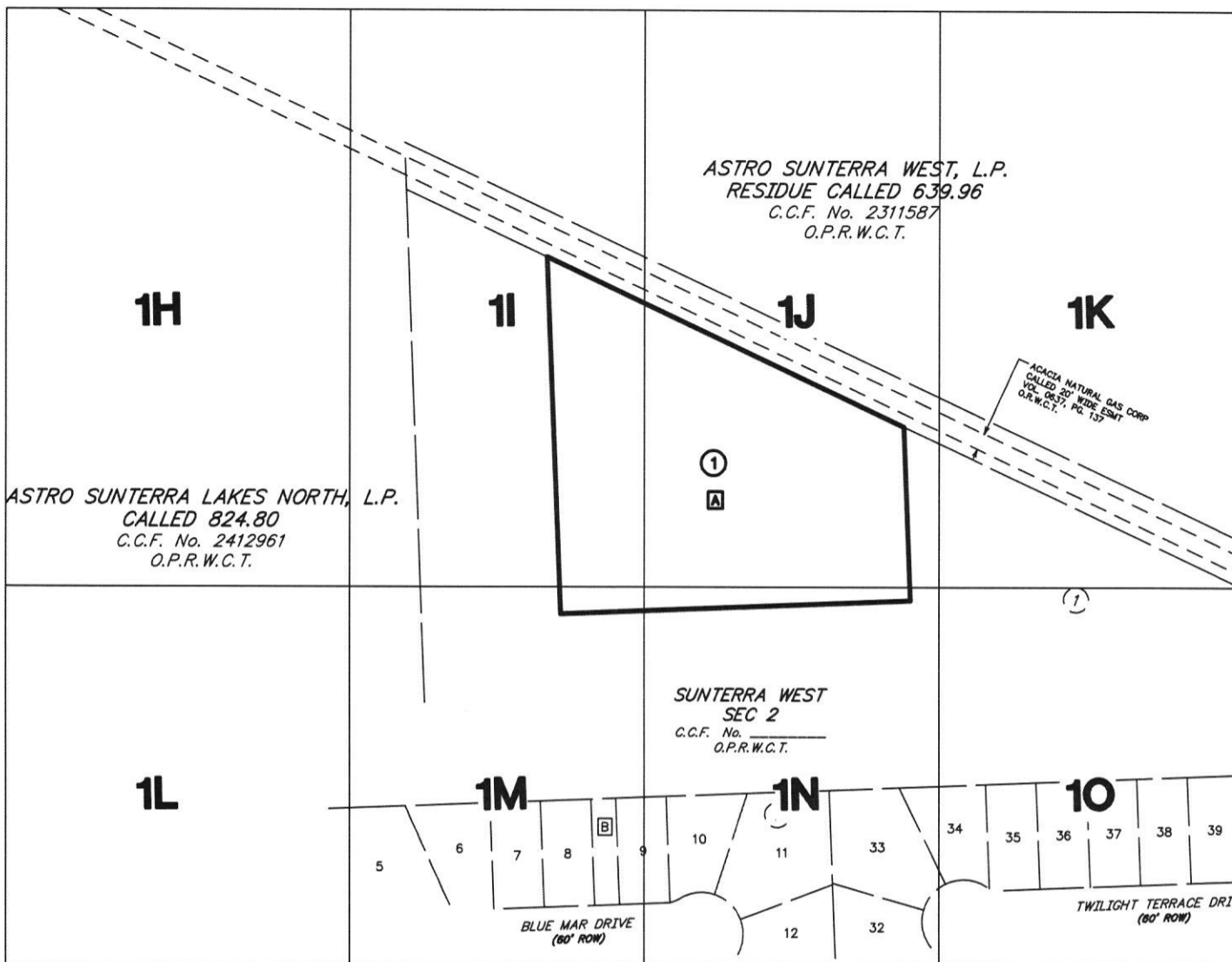
DISTRICT ENGINEER

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\28745-0011-01 Sunterra West Water Plant No. 1 & Remote Well\2 Design Phase\Planning\Royal WP No 1-PLAT.dwg Jan 16, 2026 - 10:37am CKJ

DATE: JANUARY 2026	FINAL PLAT OF SUNTERRA LAKES WATER PLANT NO 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST L.P. a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 BSTIDHAM@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>
SCALE NTS			
SHEET 1F OF 1			

K:\28745\28745-001-01 Sunterra West Water Plant No. 1 & Remote Well\2 Design Phase\Planning\Royal WP No. 1-PLAT.dwg Jan 22,2026 - 2:16pm CKJ



SCALE: 1" = 200'

DATE: JANUARY 2026


SCALE 1"=300

SHEET 1G OF 1

FINAL PLAT OF
SUNTERRA
LAKES
WATER PLANT
NO 1

OWNER/DEVELOPER:
ASTRO SUNTERRA WEST L.P.
a Delaware Limited Liability Company
2450 FONDREN RD, STE 210
HOUSTON, TEXAS 77036
713-783-6702
BSTIDHAM@STARWOODLAND.COM

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. # 23190 & 10045 (E)
2322 West Grand Parkway North, Suite 150 - Katy, TX 77449 832.913.4000

ACACIA NATURAL GR
CALLED 20' WIDE ESM
VOL. 0637, PG. 137
ORWCT

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

DATE: JANUARY 2026

SCALE 1"=60'

SHEET 1H OF 1

FINAL PLAT OF
SUNTERRA
LAKES
WATER PLANT
NO 1

OWNER/DEVELOPER:
ASTRO SUNTERRA WEST L.P.
a Delaware Limited Liability Company
2450 FONDREN RD, STE 210
HOUSTON, TEXAS 77036
713-783-6702
BSTIDHAM@STARWOODLAND.COM

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. #23290 & 10545192
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

'CIA NATURAL GAS CORP
ED 20' WIDE ESMT
0637, PG. 137

ALEX MURI
CALLED 0.12
(DIRECTOR L
C.C.F. NO. 23
O.P.R. W.C.

N02°12'47"W 426.36'

NORTH, L.P.

1

10' UE
C.C.F.
250331

K:\28745\28745-0011-01 Sunterra West Water Plant No. 1 & Remote Well\2 Design Phase\Planning\Royal WP No. 1-PLAT.dwg Jan 22, 2026 - 2:16pm CKJ

DATE: JANUARY 2026

SCALE 1"=60'

SHEET 11 OF 1

FINAL PLAT OF
SUNTERRA
LAKES
WATER PLANT
NO 1

OWNER/DEVELOPER:
ASTRO SUNTERRA WEST L.P.
a Delaware Limited Liability Company
2450 FONDREN RD, STE 210
HOUSTON, TEXAS 77036
713-783-6702
BSTIDHAM@STARWOODLAND.COM

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23290 & L2041630
2322 West Grand Parkway North, Suite 250 Katy, TX 77449 832.913.4000

ASTRO SUNTERRA WEST
RESIDUE CALLED 63.
C.C.F. No. 2311587
O.P.R.W.C.T.

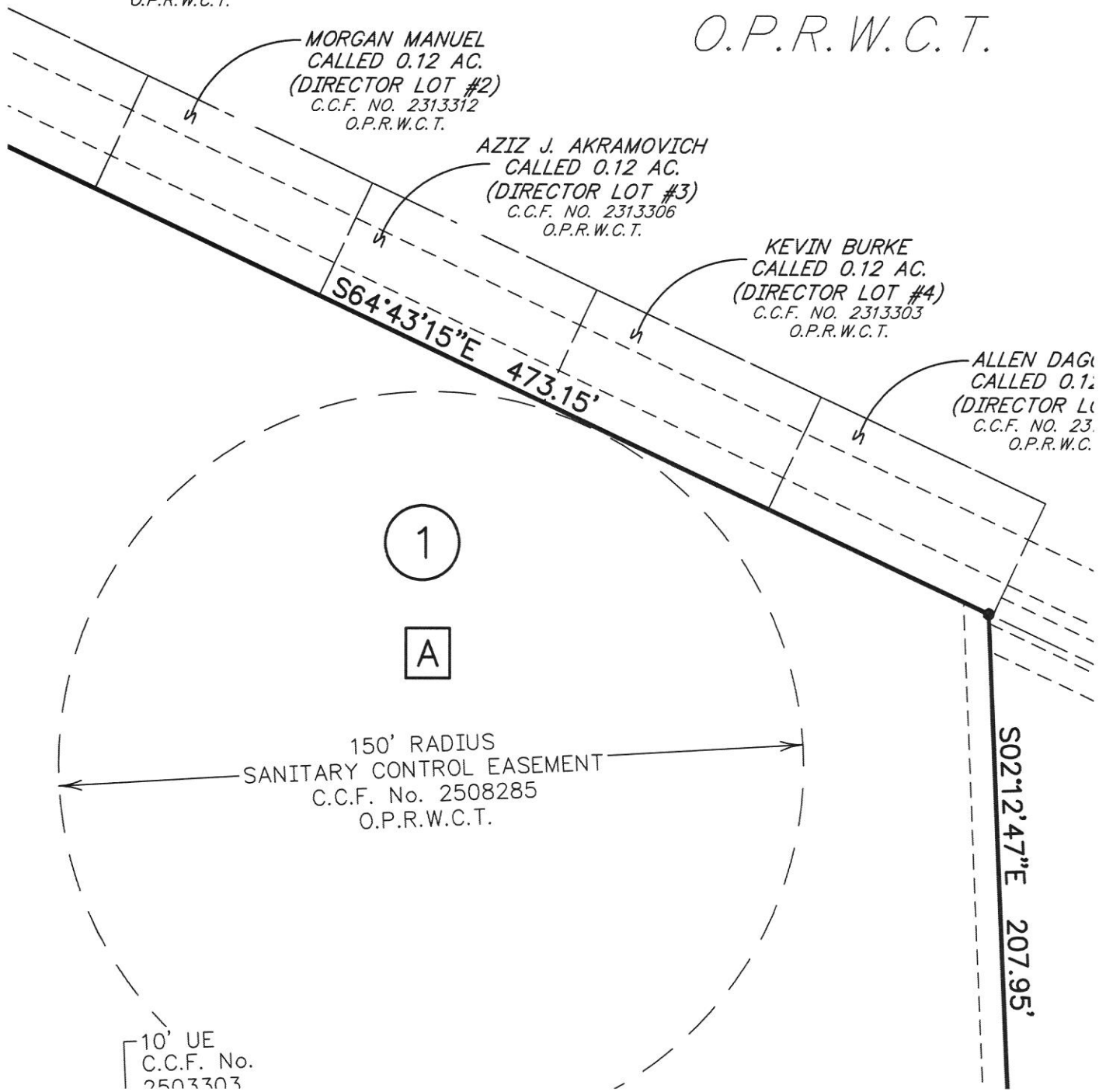
ALEX MURILLO
CALLED 0.12 AC.
(DIRECTOR LOT #1)
C.C.F. NO. 2313309
O.P.R.W.C.T.

MORGAN MANUEL
CALLED 0.12 AC.
(DIRECTOR LOT #2)
C.C.F. NO. 2313312
O.P.R.W.C.T.

AZIZ J. AKRAMOVICH
CALLED 0.12 AC.
(DIRECTOR LOT #3)
C.C.F. NO. 2313306
O.P.R.W.C.T.

KEVIN BURKE
CALLED 0.12 AC.
(DIRECTOR LOT #4)
C.C.F. NO. 2313303
O.P.R.W.C.T.

ALLEN DAGG
CALLED 0.12 AC.
(DIRECTOR LOT #5)
C.C.F. NO. 2313304
O.P.R.W.C.T.



K:\28745\28745-0011-01 Sunterra West Water Plant No. 1 & Remote Well\2 Design Phase\Planning\Royal WP No 1-PLAT.dwg Jan 22, 2026 - 2:16pm CKJ

DATE: JANUARY 2026	FINAL PLAT OF SUNTERRA LAKES WATER PLANT NO 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST L.P. a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 BSTIDHAM@STARWOODLAND.COM	ENGINEER/PLANNER/SURVEYOR:
SCALE 1"=60'			 QUIDDITY <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. P-23290 & L0040100 2322 West Grand Parkway North, Suite 250 Katy, TX 77449 832.913.4000</small>
SHEET 1J OF 1			

RA WEST, L.P.
 ED 639.96
 2311587
 C.T.

KE
 AC.
 T #4)
 3303

ALLEN DAGGETT
 CALLED 0.12 AC.
 (DIRECTOR LOT #5)
 C.C.F. NO. 2313296
 O.P.R.W.C.T.

ACACIA NATURAL GAS CORP
 CALLED 20' WIDE ESMT
 VOL. 0637, PG. 137
 ORWCT

10' UE
 C.C.F. No.
 2503303
 O.P.R.W.C.T.

20' WIDE ACCESS EASEMENT
 C.C.F. No.
 2508286
 O.P.R.W.C.T.

S02°12'47"E 207.95'

DATE: JANUARY 2026

SCALE 1"=60'

SHEET 1K OF 1

FINAL PLAT OF
 SUNTERRA
 LAKES
 WATER PLANT
 NO 1

OWNER/DEVELOPER:
 ASTRO SUNTERRA WEST L.P.
 a Delaware Limited Liability Company
 2450 FONDREN RD, STE 210
 HOUSTON, TEXAS 77036
 713-783-6702
 BSTIDHAM@STARWOODLAND.COM

ENGINEER/PLANNER/SURVEYOR:

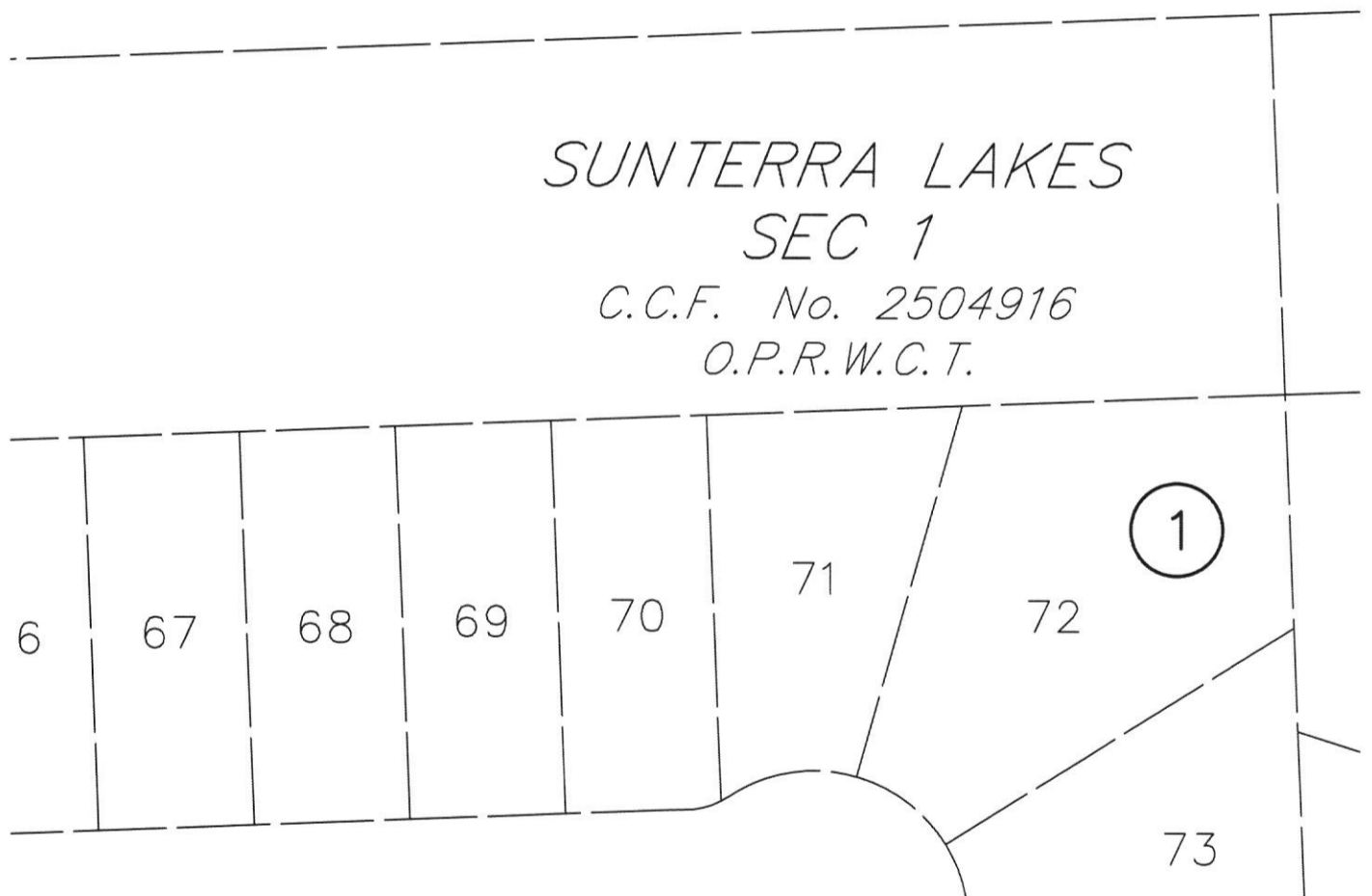


QUIDDITY

Quiddity Engineering, LLC
 Texas Board of Professional Engineers and Land Surveyors
 Registration Nos. P-23290 & 10046100
 2322 West Grand Parkway North, Suite 250 Fort Worth, TX 76149 832.913.4000

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

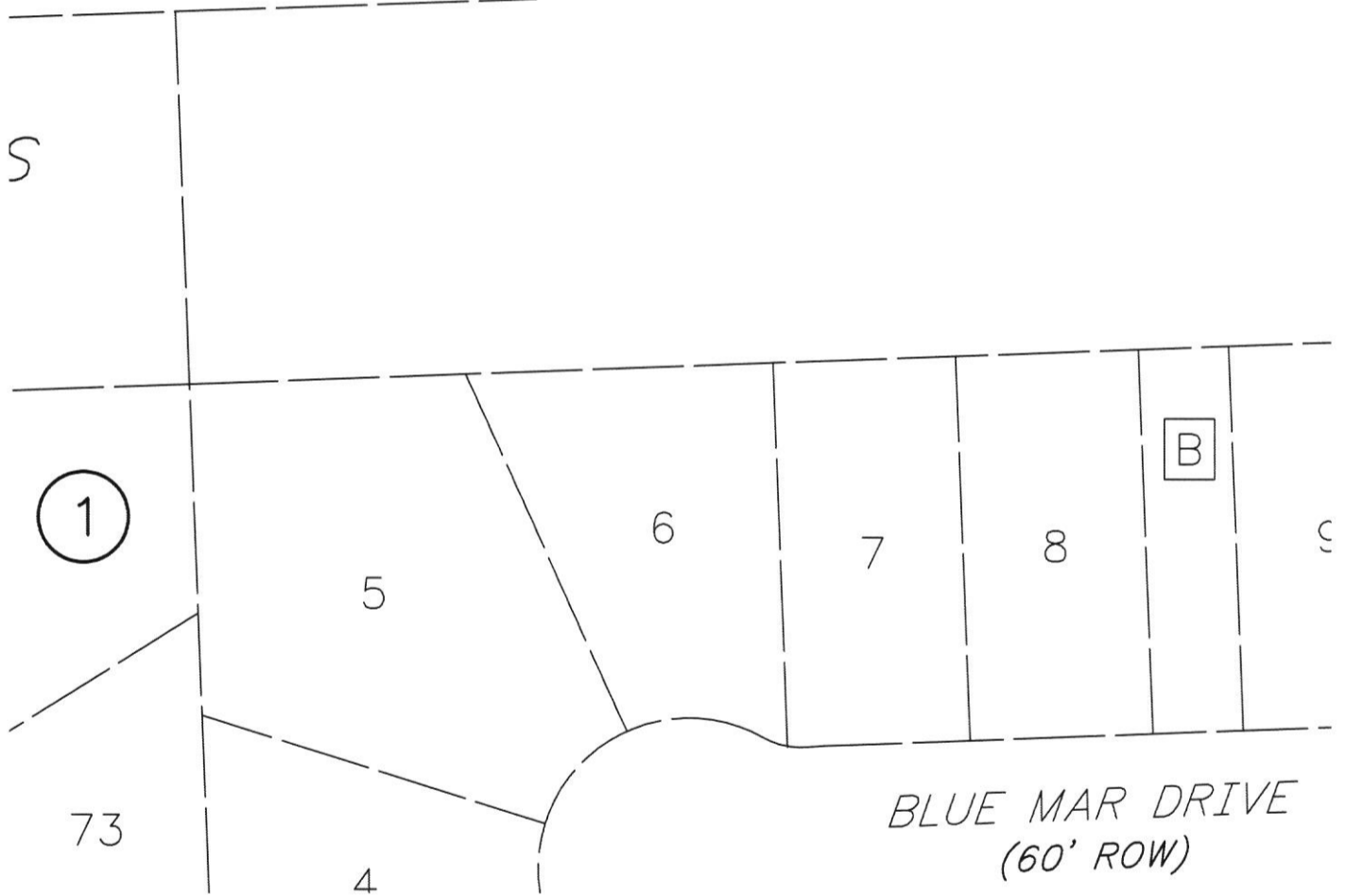
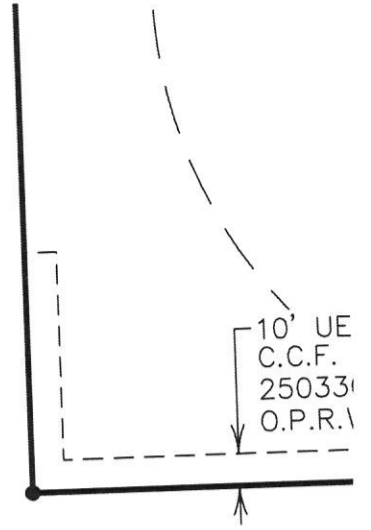


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DATE: JANUARY 2026	FINAL PLAT OF SUNTERRA LAKES WATER PLANT NO 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST L.P. a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 BSTIDHAM@STARWOODLAND.COM	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. #23290 & 10042100 2322 West Grand Parkway North, Suite 150 - Katy, TX 77449 832.913.4000</small>
SCALE 1"=60'			
SHEET 1L OF 1			

NORTH, L.P.

1



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DATE: JANUARY 2026

SCALE 1"=60'

SHEET 1M OF 1

FINAL PLAT OF
SUNTERRA
LAKES
WATER PLANT
NO 1

OWNER/DEVELOPER:
ASTRO SUNTERRA WEST L.P.
a Delaware Limited Liability Company
2450 FONDREN RD, STE 210
HOUSTON, TEXAS 77036
713-783-6702
BSTIDHAM@STARWOODLAND.COM

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23790 & J0245102
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

C.C.F. No. 2500200
O.P.R.W.C.T.

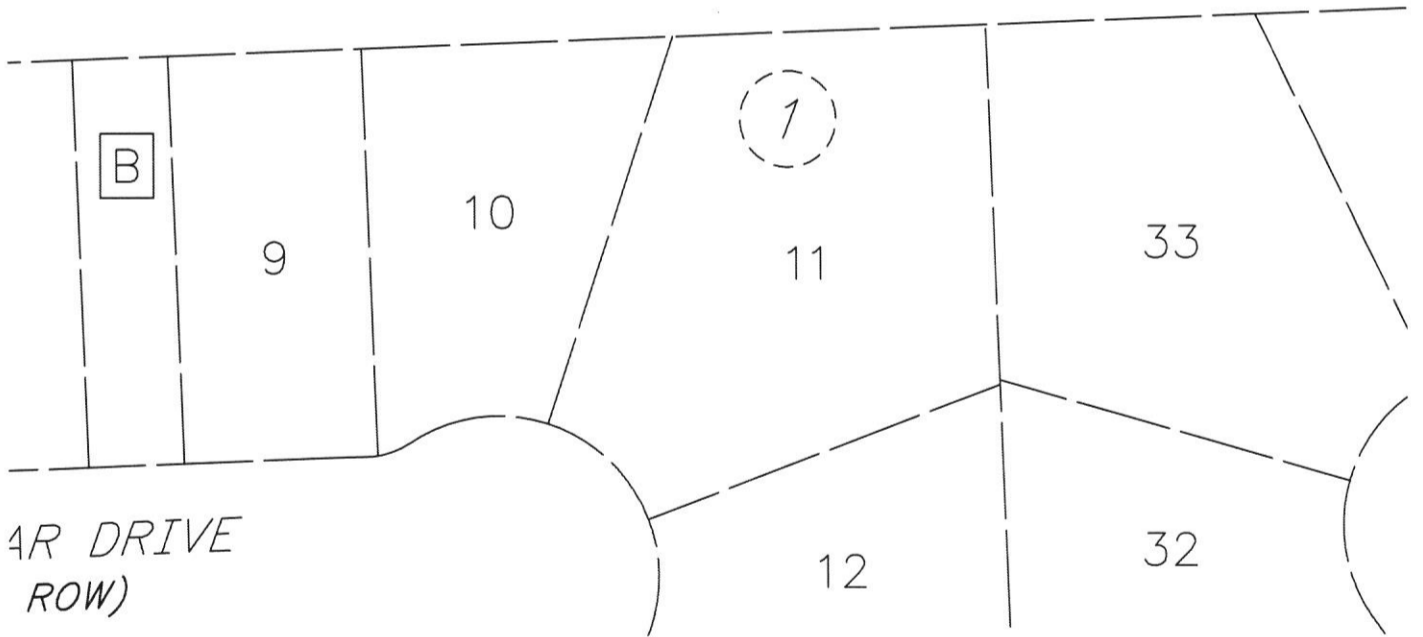
2'47"E 207.95'

10' UE
C.C.F. No.
2503303
O.P.R.W.C.T.

S87°47'13"W 419.71'

SUNTERRA LAKES SEC 2

C.C.F. No. 2504917
O.P.R.W.C.T.



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DATE: JANUARY 2026

SCALE 1"=60'

SHEET 1N OF 1

FINAL PLAT OF
SUNTERRA
LAKES
WATER PLANT
NO 1

OWNER/DEVELOPER:
ASTRO SUNTERRA WEST L.P.
a Delaware Limited Liability Company
2450 FONDREN RD, STE 210
HOUSTON, TEXAS 77036
713-783-6702
BSTIDHAM@STARWOODLAND.COM

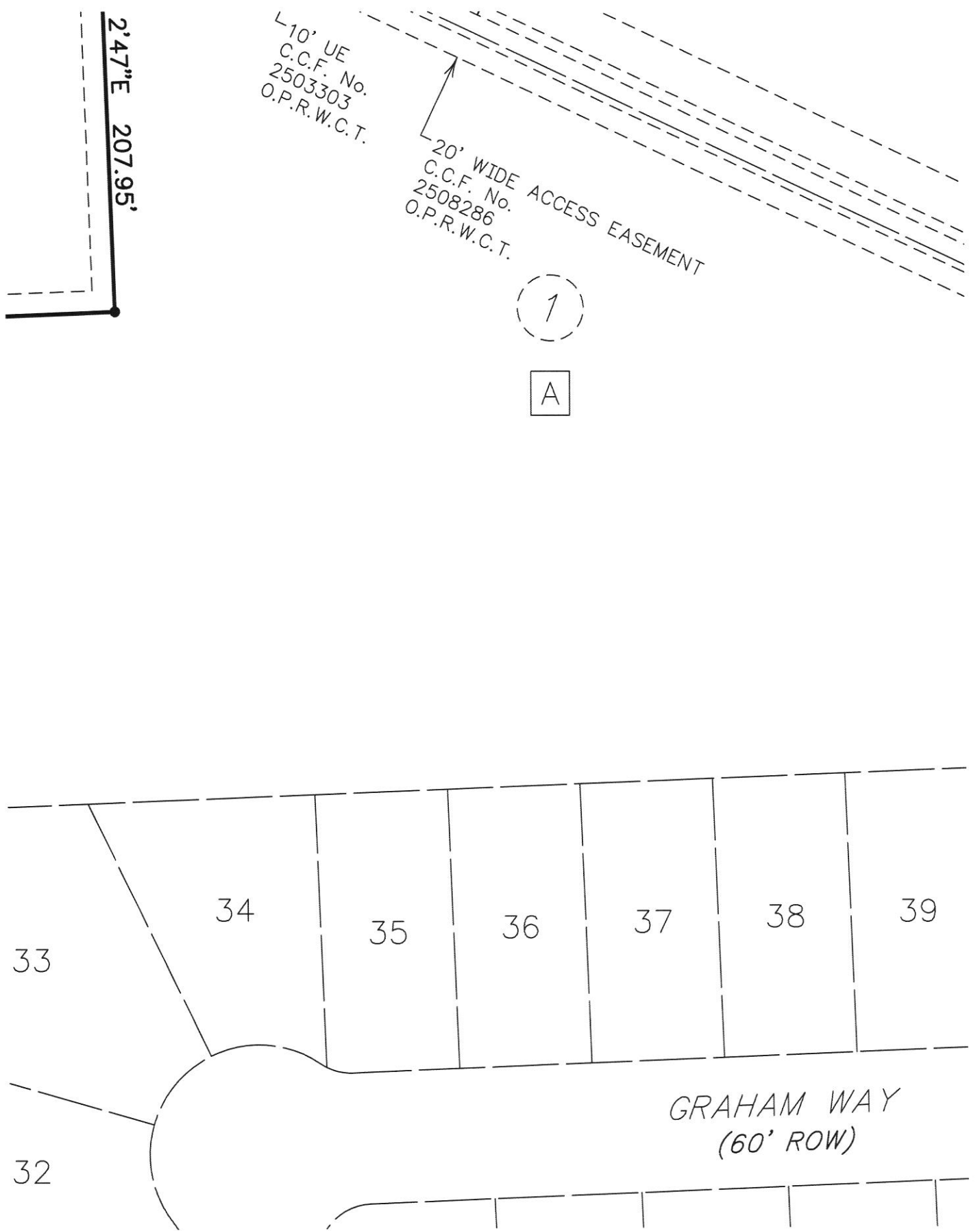
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-25290 & 10046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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DATE: JANUARY 2026

SCALE 1"=60'

SHEET 10 OF 1

FINAL PLAT OF
SUNTERRA
LAKES
WATER PLANT
NO 1

OWNER/DEVELOPER:
ASTRO SUNTERRA WEST L.P.
a Delaware Limited Liability Company
2450 FONDREN RD, STE 210
HOUSTON, TEXAS 77036
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BSTIDHAM@STARWOODLAND.COM

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