

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Lakes Stockdick Street Dedication Section 1

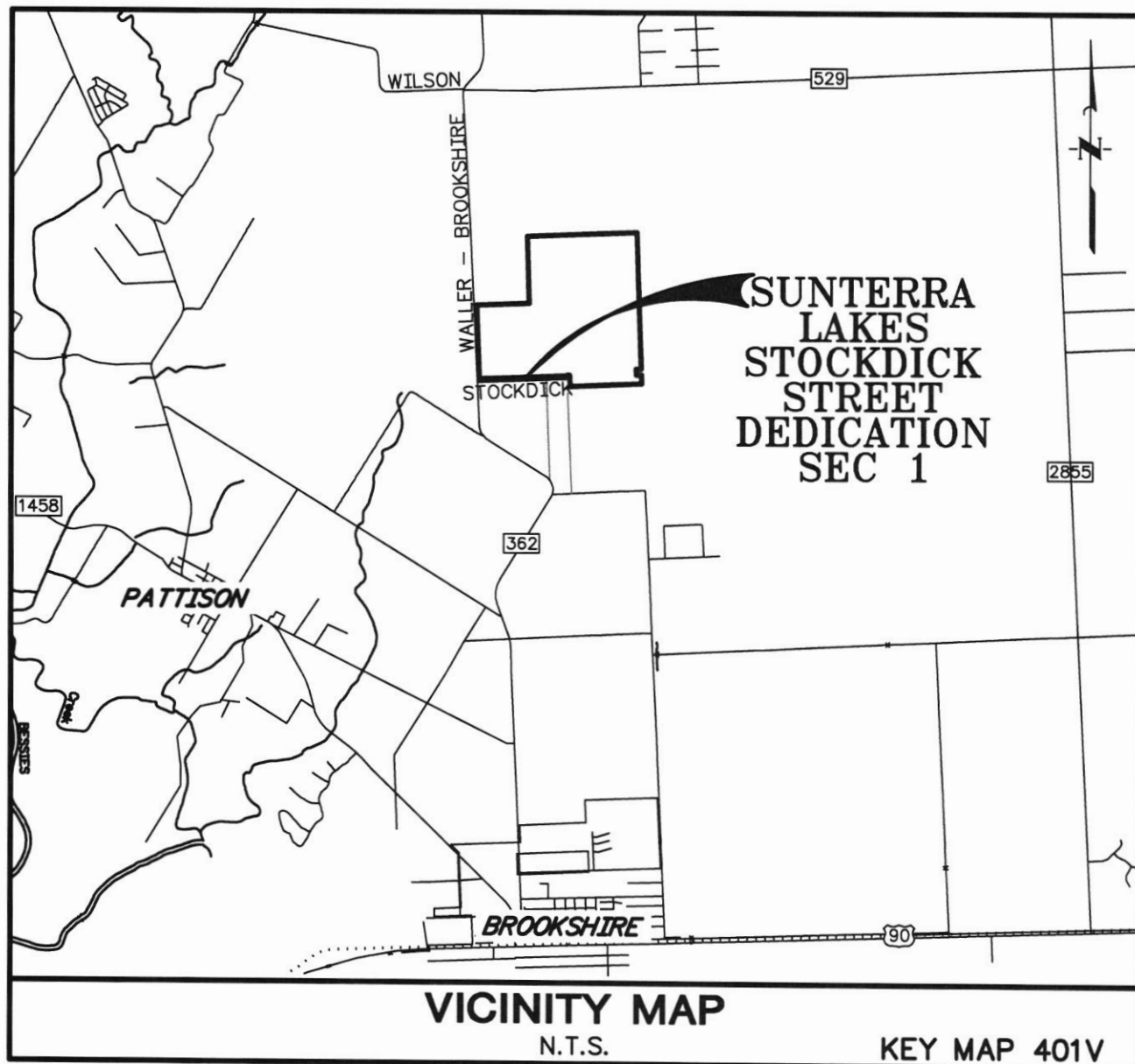
Date: September 2, 2026

Background

Final Plat of Sunterra Lakes Stockdick Street Dedication Section 1 which consists of 4.66 acres will include 2 Blocks, 2 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT OF SUNTERRA LAKES STOCKDICK STREET DEDICATION SEC 1

A SUBDIVISION OF 4.66 ACRES OF LAND
OUT OF THE
H. & T. C. RAILROAD CO. SURVEY SECTION 49, A-142 AND
J. G. BENNETT SURVEY, A-288
WALLER COUNTY, TEXAS

JUNE 2026
2 RESERVES 2 BLOCKS

K:\28745\28745-0003-01 Sunterra West Phase I - Stockdick\2 Design Phase\Planning\SW Stockdick-PLAT.dwg Aug 11, 2026 - 4:18pm alruiz

DATE: JUNE 2026	FINAL PLAT OF SUNTERRA LAKES STOCKDICK STREET DEDICATION SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P., a Delaware Limited Partnership 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-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 ALRUIZ@QUIDDITY.COM
SCALE NTS			
SHEET 1A OF 1			

STATE OF TEXAS §
COUNTY OF WALLER §

A METES & BOUNDS description of a 4.66 acre tract of land in the H. & T. C. Railroad Company Survey Section 49, Abstract 142, Waller County, Texas, and the J. G. Bennett Survey, Abstract 288, 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.

Beginning at the upper southwest corner of said called 639.96 acre tract, being in the east right-of-way line of F. M. Highway 362 (100-feet wide), same being the northwest corner of an adjoining called 20.00 acre tract recorded under County Clerk's File Number 1909882, Official Public Records, Waller County, Texas, for the southwest corner and Place of Beginning of the herein described tract;

Thence North 02 degrees 09 minutes 47 seconds West along the west line of the herein described tract, same being the lower west line of the residue of said called 639.96 acre tract and the east right-of-way line of F. M. Highway 362 (100-feet wide), 58.05 feet to the northwest corner of the herein described tract;

Thence along the north line of the herein described tract, same being a north line of the residue of said called 639.96 acre tract, the south line of the adjoining Sunterra Lakes Sec 3 according to map or plat thereof recorded under County Clerk's File Number 2506296, Official Public Records, Waller County, Texas, the south line of the adjoining Sunterra Lakes Sec 4, according to map or plat thereof recorded under County Clerk's File Number 2506307, Official Public Records, Waller County, Texas, the south line of the adjoining Sunterra Lakes Sec 5, according to map or plat thereof recorded under County Clerk's File Number 2506312, Official Public Records, Waller County, Texas, and the south line of the adjoining Sunterra Lakes Detention Reserves and Street Dedication, according to map or plat thereof recorded under County Clerk's File Number 2506315, Official Public Records, Waller County, Texas, with the following courses and distances:

North 87 degrees 59 minutes 59 seconds East, 1,693.57 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 00 degrees 37 minutes 48 seconds, an arc length of 26.83 feet, a radius of 2,440.00 feet, and a chord bearing North 87 degrees 41 minutes 05 seconds East, 26.83 feet;

North 87 degrees 22 minutes 12 seconds East, 150.00 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 00 degrees 37 minutes 48 seconds, an arc length of 28.15 feet, a radius of 2,560.00 feet, and a chord bearing North 87 degrees 41 minutes 05 seconds East, 28.15 feet;

North 87 degrees 59 minutes 59 seconds East, 1,263.04 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 00 degrees 38 minutes 34 seconds, an arc length of 28.72 feet, a radius of 2,560.00 feet, and a chord bearing North 88 degrees 19 minutes 17 seconds East, 28.72 feet;

North 88 degrees 38 minutes 34 seconds East, 66.97 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 90 degrees 38 minutes 34 seconds, an arc length of 47.46 feet, a radius of 30.00 feet, and a chord bearing North 43 degrees 19 minutes 17 seconds East, 42.66 feet;

North 87 degrees 59 minutes 59 seconds East, 80.00 feet;

South 02 degrees 00 minutes 01 second East, 0.98 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 90 degrees 13 minutes 34 seconds, an arc length of 47.24 feet, a radius of 30.00 feet, and a chord bearing South 47 degrees 06 minutes 47 seconds East, 42.51 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, crossing the residue of said called 639.96 acre tract, 58.10 feet to the southeast corner of the herein described tract;

Thence South 87 degrees 59 minutes 59 seconds West, establishing a portion of the south line of the herein described tract, crossing the residue of said called 639.96 acre tract, 26.11 feet to the northeast corner of an adjoining called 1.2161 acre tract recorded under County Clerk's File Number 1802522, Official Public Records, Waller County, Texas, same being a reentry corner of the residue of said called 639.96 acre tract;

Thence South 87 degrees 59 minutes 59 seconds West, continuing along the south line of the herein described tract, same being the upper south line of the residue of said called 639.96 acre tract, the north line of said adjoining called 1.2161 acre tract, the north line of an adjoining called 1.3040 acre tract recorded under County Clerk's File Number 1600476, Official Public Records, Waller County, Texas, the north line of an adjoining called 20.00 acre tract and an adjoining called 22.00 acre tract recorded under County Clerk's File Number 1909882, Official Public Records, Waller County, Texas, 3,371.44 feet to the Place of Beginning and containing 4.66 acres of land, more or less.

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DATE: JUNE 2026	FINAL PLAT OF SUNTERRA LAKES STOCKDICK STREET DEDICATION SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P., a Delaware Limited Partnership 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 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4006 ALRUIZ@QUIDDITY.COM
SCALE NTS			
SHEET 1B OF 1			

- Legend:
- AC. "Acres"
 - C.C.F. "County Clerk's File"
 - D.R.W.C.T. "Deed Records, Waller County, Texas"
 - IRF "Found 5/8-inch Iron Rod with cap stamped "Quiddity Eng. Property Corner"
 - No. "Number"
 - O.P.R.W.C.T. "Official Public Records, Waller County, Texas"
 - ROW "Right-of-Way"
 - Sq. Ft. "Square Feet"
 - 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. One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of street where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. All coordinates shown are grid based on the Texas Coordinate System of 1983, South Central Zone, and may be converted to surface by dividing by the combined scale factor of 0.99989432.
3. All bearings are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
4. New development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.
5. 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.
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 0375, suffix "E" dated February 18, 2009 for Waller County, Texas and Incorporated Areas. Unshaded Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain.
8. 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.
9. 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 West, L.P., a Delaware Limited Partnership, to the purchaser of each and every lot in the subdivision prior to culmination of each sale include certification that the subdivider has complied with the requirements of section 232.032 and that:
 - (a)the water quality and connections to the lots meet, or will meet, the minimum state standards;
 - (b)sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
 - (c)electrical connections provided to the lot meet, or will meet, the minimum state standards; and
 - (d)gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.
10. TBM 9617: Being a 3/4" iron rod with cap marked "Quiddity Eng. Control" located approximately 1,308 feet southwest of the lower northeast corner of a called 639.96 acre tract recorded under County Clerk's File Number 2311587, Official Public Records, Waller County, Texas, being a 5/8" Iron rod with cap marked "Quiddity", also being approximately 1,752 feet southeast of the lower northwest corner of said called 639.96 acre tract, being a 5/8" Iron rod with cap marked "Quiddity", also being approximately 2,109 feet northeast of the southwest corner of said called 639.96 acre tract, being a 1/2" Iron pipe. Coordinates - N:13,868,874.03; E: 2,933,569.70. Elevation: 179.15'.
11. All pipelines and pipeline easements within the platted area are shown hereon.

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SCALE NTS			
SHEET 1C OF 1			

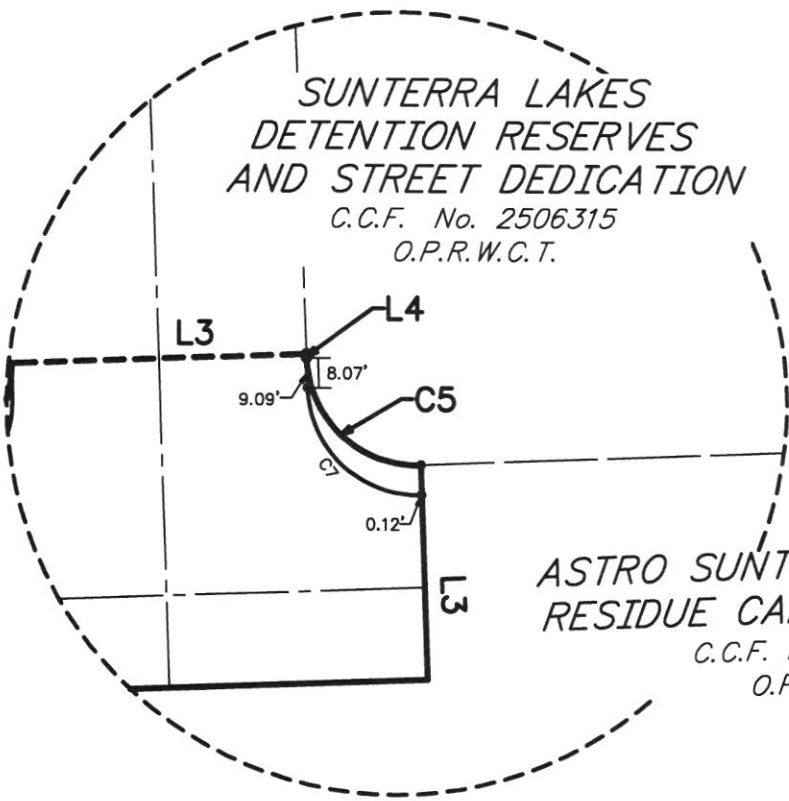
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°22'12"E	150.00'
L2	N88°38'34"E	66.97'
L3	N87°59'59"E	80.00'
L4	S02°00'01"E	0.98'
L5	S02°00'01"E	58.10'
L6	N02°09'47"W	58.05'
L7	S02°00'01"E	89.09'

RESTRICTED RESERVE A
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.67 AC
29,306 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.01 AC
244 Sq. Ft.

RESERVE TOTALS
0.68 AC
29,550 Sq. Ft.

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	2440.00'	0°37'48"	26.83'	N87°41'05"E	26.83'	13.41'
C2	2560.00'	0°37'48"	28.15'	N87°41'05"E	28.15'	14.07'
C3	2560.00'	0°38'34"	28.72'	N88°19'17"E	28.72'	14.36'
C4	30.00'	90°38'34"	47.46'	N43°19'17"E	42.66'	30.34'
C5	30.00'	90°13'34"	47.24'	S47°06'47"E	42.51'	30.12'
C6	30.00'	90°00'00"	47.12'	N42°59'59"E	42.43'	30.00'
C7	30.00'	90°00'01"	47.12'	S47°00'03"E	42.43'	30.00'



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

INSET DETAIL "A"
SCALE: 1"=50'

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SCALE NTS			
SHEET 1D OF 1			

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 4.66 acre tract described in the above and foregoing map of Sunterra Lakes Stockdick Street Dedication Sec 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, etc., 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 17th day of JUNE, 2020

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

By: Astro Sunterra West GP LLC
a Delaware Limited Liability Company,
Its General Partner

By: 

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 17th day of June, 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
Registered Professional Land Surveyor
Texas Registration No. 5869

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.

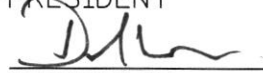


Christian R. Walker
Christian R. Walker, PE
Professional Engineer No. 151142

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SCALE NTS			
SHEET 1F OF 1			

APPROVED BY THE BOARD OF SUPERVISORS ON

12.09.2024
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.

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

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

Date

J. Ross McCall, PE
County Engineer

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SCALE NTS			
SHEET 1G OF 1			

K:\28745\28745-0003-01 Sunterra West Phase I - Stockdick\2 Design Phase\Planning\SW Stockdick-PLAT.dwg Jun 22,2026 - 2:42pm CKJ

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

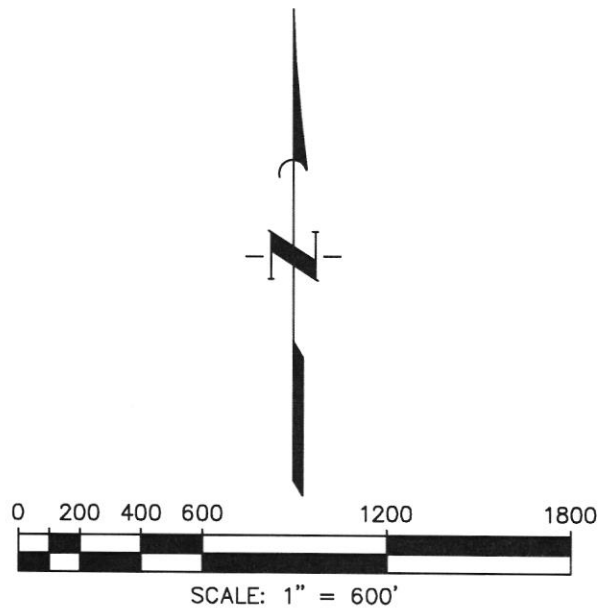
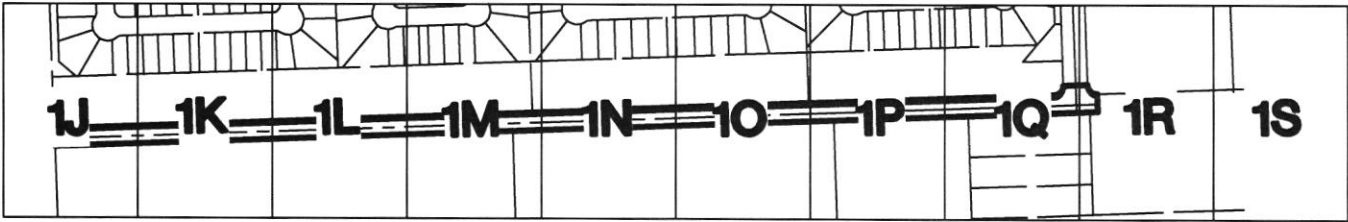
Kendric D. Jones
Commissioner, Precinct 3

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.

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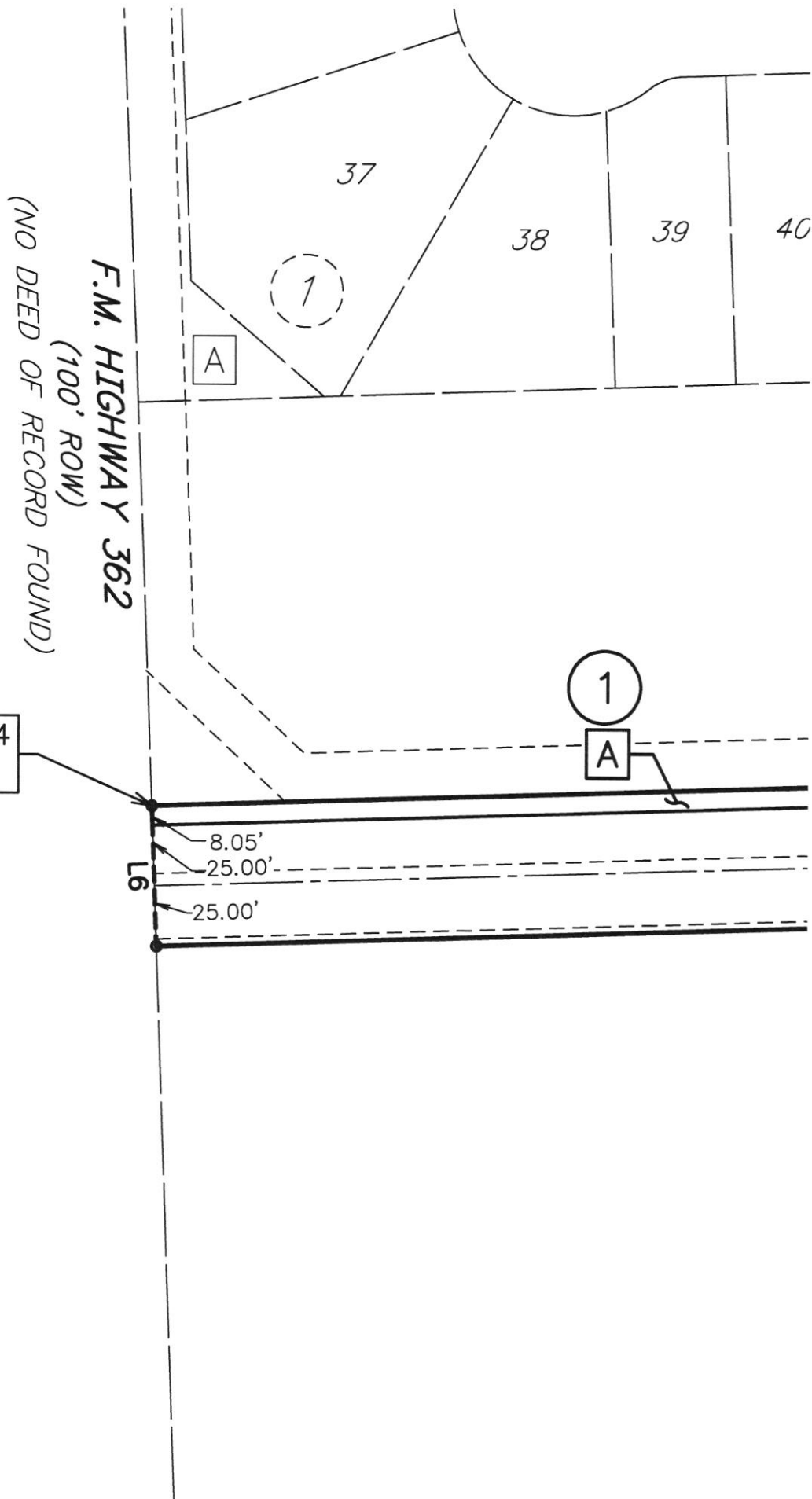
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DATE: JUNE 2026

SCALE 1"=60'

SHEET 1J OF 1

FINAL PLAT OF
SUNTERRA LAKES
STOCKDICK STREET
DEDICATION SEC 1

OWNER/DEVELOPER:
ASTRO SUNTERRA WEST, L.P.,
a Delaware Limited Partnership
2450 Fondren Rd STE 210
Houston, Texas 77036
(713) 783.6702
JDBARNES@STARWOODLAND.COM

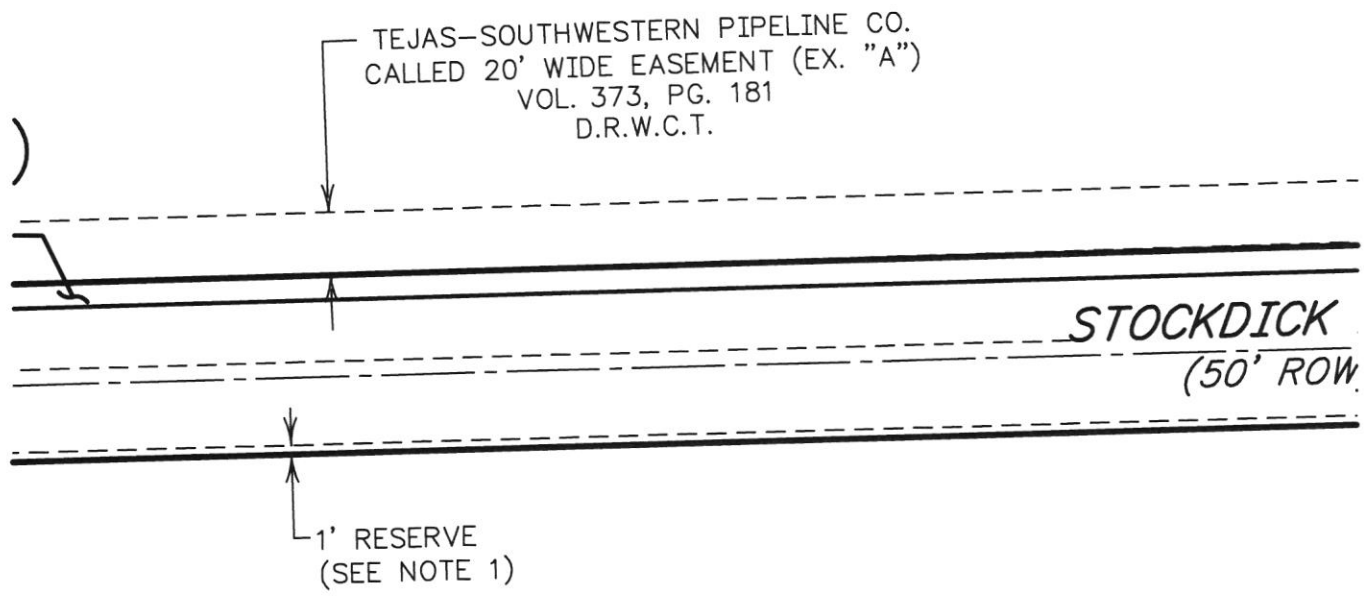
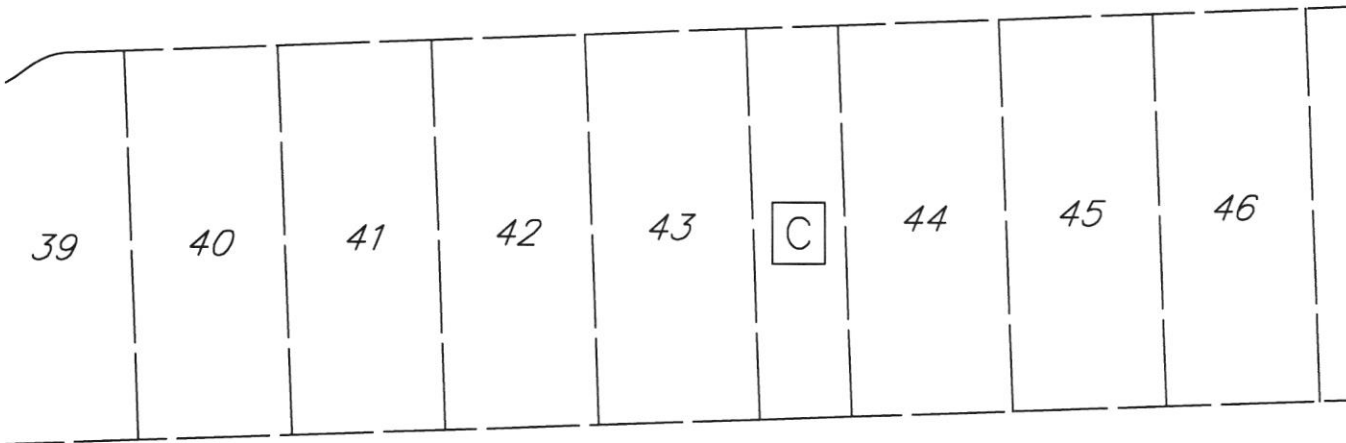
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

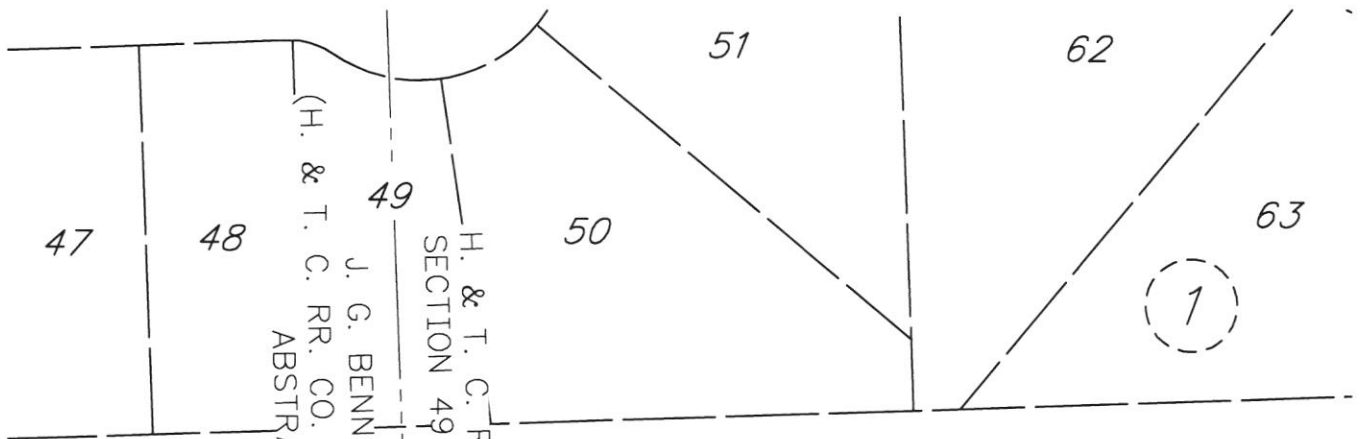
Quiddity Engineering, LLC
Texas: Board of Professional Engineers and Land Surveyors
Registration Nos. P-23290 & 10046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.911.4000

ALRUIZ@QUIDDITY.COM



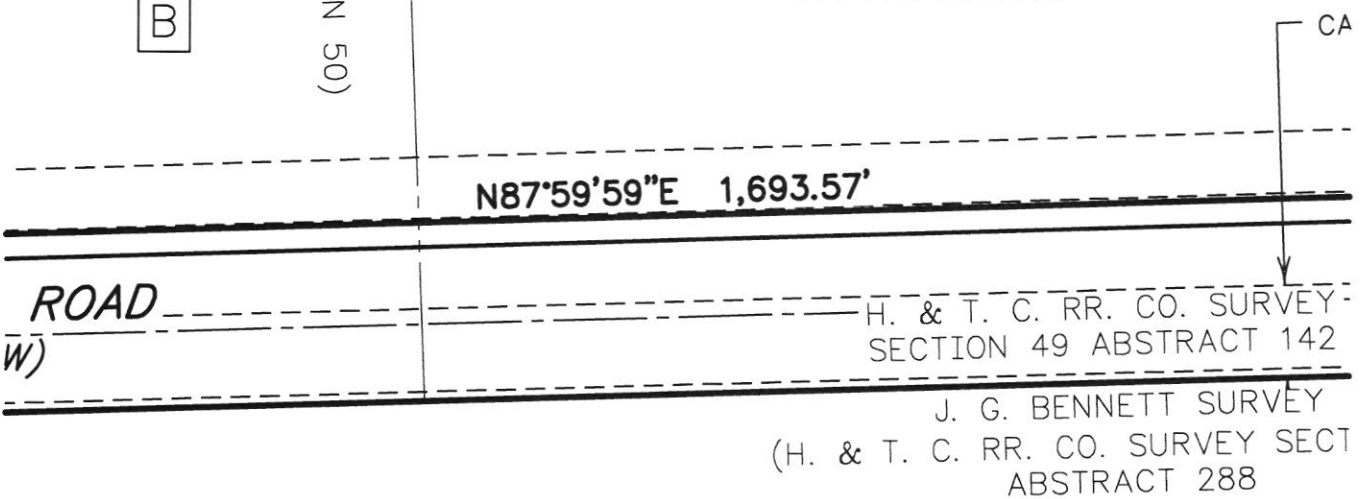
K:\28745\28745-0003-01 Sunterra West Phase I - Stockdick\2 Design Phase\Planning\SW Stockdick-PLAT.dwg Aug 11,2026 - 4:24pm alruiz

DATE: JUNE 2026	FINAL PLAT OF SUNTERRA LAKES STOCKDICK STREET DEDICATION SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P., a Delaware Limited Partnership 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-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 ALRUIZ@QUIDDITY.COM
SCALE 1"=60'			
SHEET 1K OF 1			



*SUNTERRA LAKES
SEC 3*

*C.C.F. No. 2506296
O.P.R.W.C.T.*



*GAMC
CALLED 2
CALLED*

K:\28745\28745-0003-01 Sunterra West Phase I - Stockdick\2 Design Phase\Planning\SW Stockdick-PLAT.dwg Aug 11, 2026 - 4:24pm aruiz

DATE: JUNE 2026

SCALE 1"=60'

SHEET 1L OF 1

FINAL PLAT OF
SUNTERRA LAKES
STOCKDICK STREET
DEDICATION SEC 1

OWNER/DEVELOPER:
ASTRO SUNTERRA WEST, L.P.,
a Delaware Limited Partnership
2450 Fondren Rd STE 210
Houston, Texas 77036
(713) 783.6702
JDBARNES@STARWOODLAND.COM

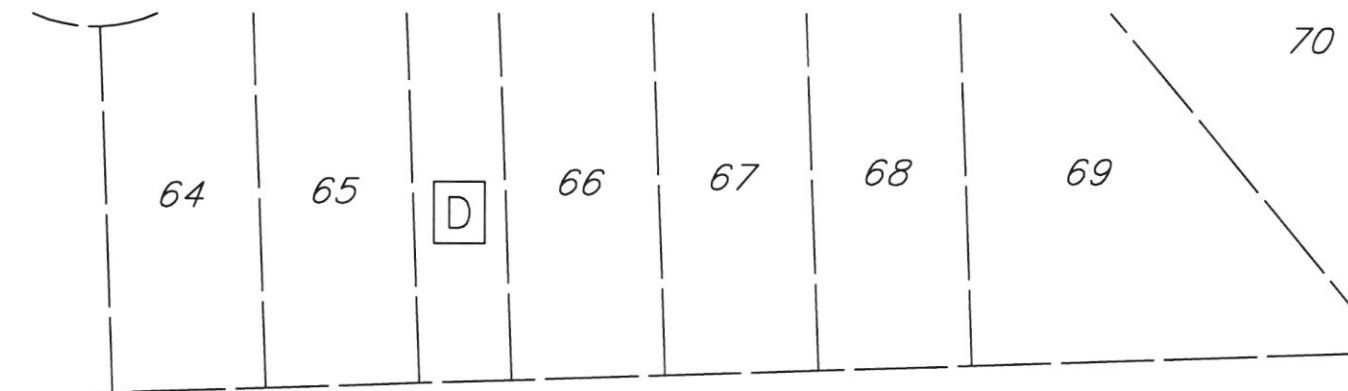
ENGINEER/PLANNER/SURVEYOR:



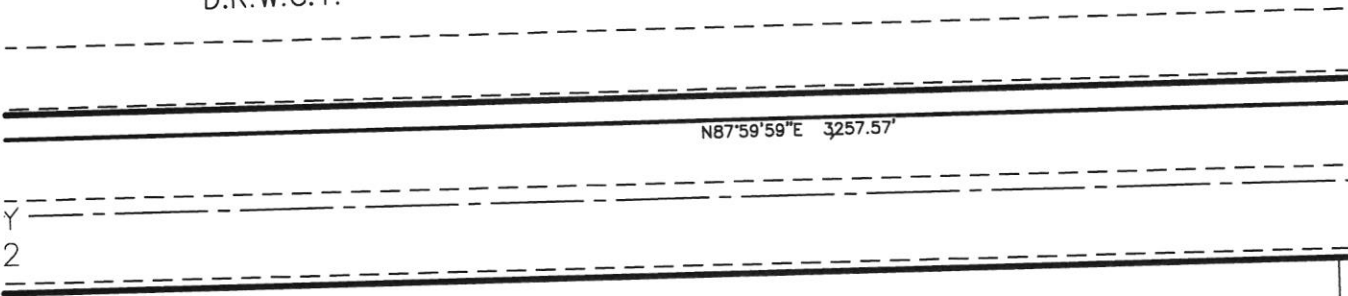
QUIDDITY

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

ALRUIZ@QUIDDITY.COM



CALLED 30' WIDE ACCESS EASEMENT
VOL. 401, PG. 405
D.R.W.C.T.

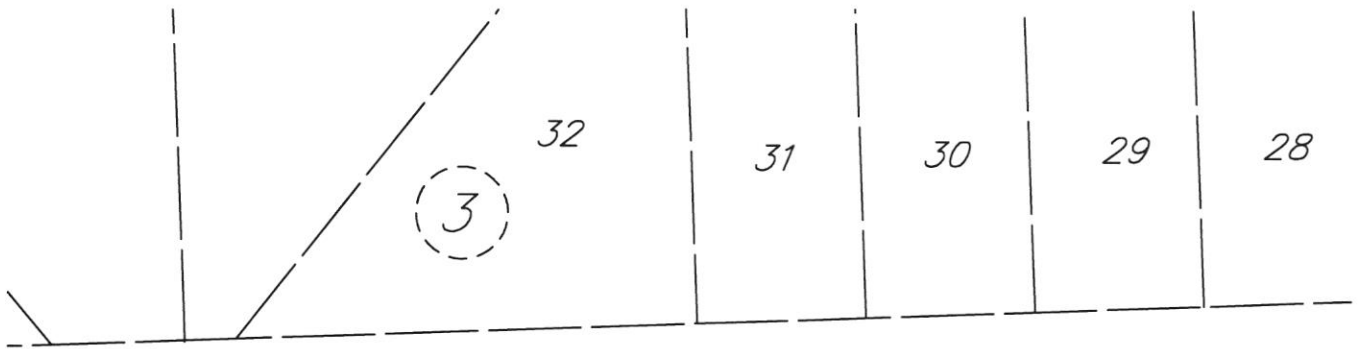


CTION 50)

TEXAS HOLDINGS, LLC
20.00 AC. (TRACT THREE)
22.00 AC. (TRACT ONE)
C.C.F. No. 1909882
O.P.R.W.C.T.

K:\28745\28745-0003-01 Sunterra West Phase I - Stockdick\2 Design Phase\Planning\SW Stockdick-PLAT.dwg Aug 11, 2026 - 4:25pm drulz

DATE: JUNE 2026	FINAL PLAT OF SUNTERRA LAKES STOCKDICK STREET DEDICATION SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P., a Delaware Limited Partnership 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. P-123290 & 100461500 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 ALRUIZ@QUIDDITY.COM
SCALE 1"=60'			
SHEET 1M OF 1			

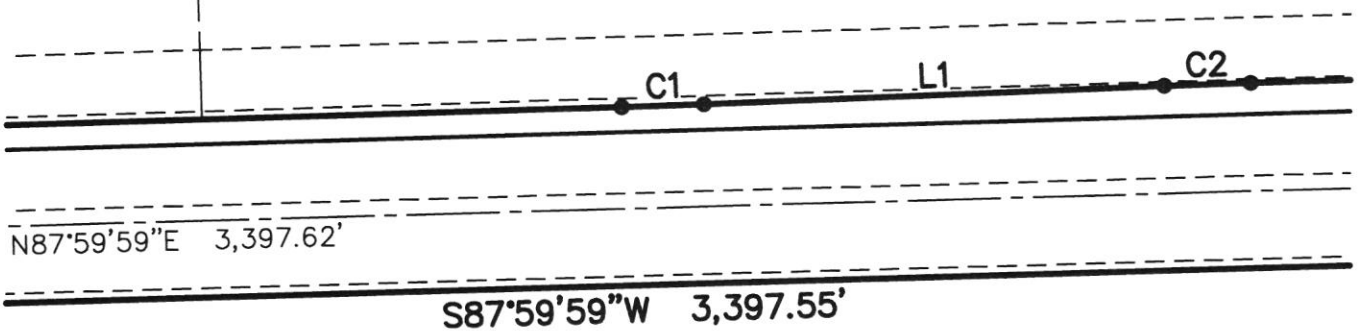


SUNTERRA LAKES
SEC 4

C.C.F. No. 2506307
O.P.R.W.C.T.

3

D



GAMC TEXAS HOLDINGS, LLC
CALLED 20.00 AC. (TRACT THREE)
CALLED 22.00 AC. (TRACT ONE)
C.C.F. No. 1909882
O.P.R.W.C.T.

K:\28745\28745-0003-01 Sunterra West Phase I - Stockdick V2 Design Phase\Planning\SW Stockdick-PLAT.dwg Aug 11, 2026 -- 4:25pm druliz

DATE: JUNE 2026

SCALE 1"=60'

SHEET 1N OF 1

FINAL PLAT OF
SUNTERRA LAKES
STOCKDICK STREET
DEDICATION SEC 4

OWNER/DEVELOPER:
ASTRO SUNTERRA WEST, L.P.,
a Delaware Limited Partnership
2450 Fondren Rd STE 210
Houston, Texas 77036
(713) 783.6702
JDBARNES@STARWOODLAND.COM

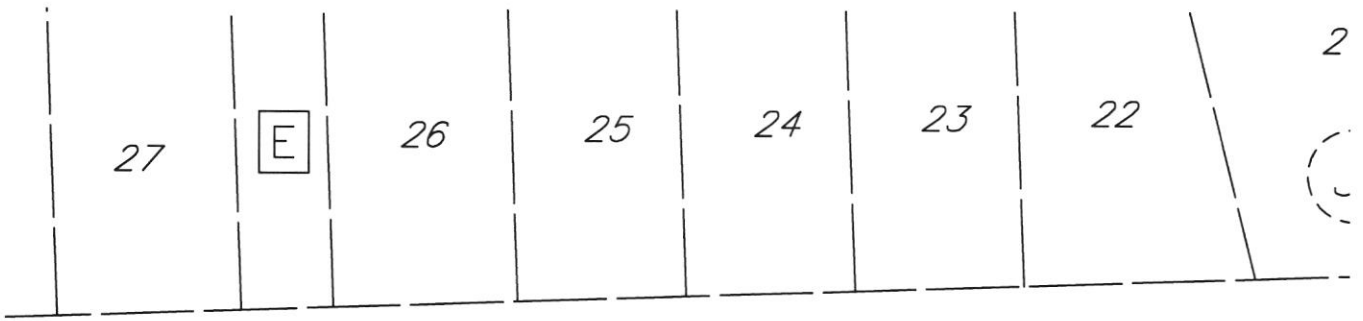
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

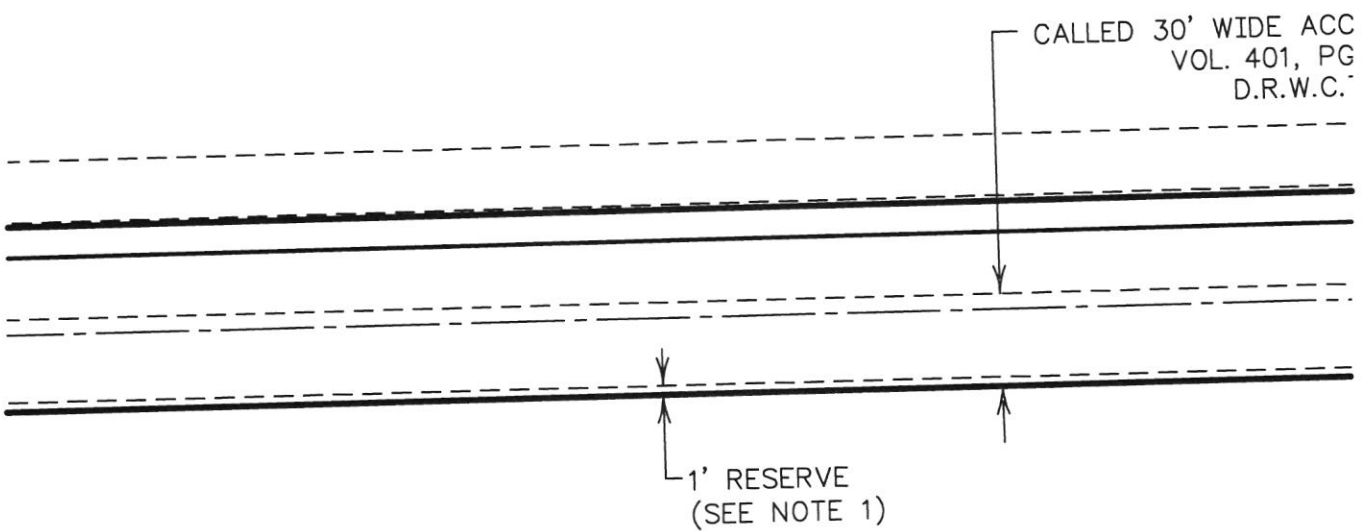
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. P-23290 & L0046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.911.4000

ALRUIZ@QUIDDITY.COM



SUNTERRA LAKES
SEC 4

C.C.F. No. 2506307
O.P.R.W.C.T.



GAMC TEXAS HOLDING
CALLED 20.00 AC. (TRAC
CALLED 22.00 AC. (TRAC
C.C.F. No. 1909882
O.P.R.W.C.T.

FE)
E)

K:\28745\28745-0003-01 Sunterra West Phase I - Stockdick-PLAT.dwg Aug 11, 2026 - 4:26pm dnuiz

DATE: JUNE 2026

SCALE 1"=60'

SHEET 10 OF 1

FINAL PLAT OF
SUNTERRA LAKES
STOCKDICK STREET
DEDICATION SEC 1

OWNER/DEVELOPER:
ASTRO SUNTERRA WEST, L.P.,
a Delaware Limited Partnership
2450 Fondren Rd STE 210
Houston, Texas 77036
(713) 783.6702
JDBARNES@STARWOODLAND.COM

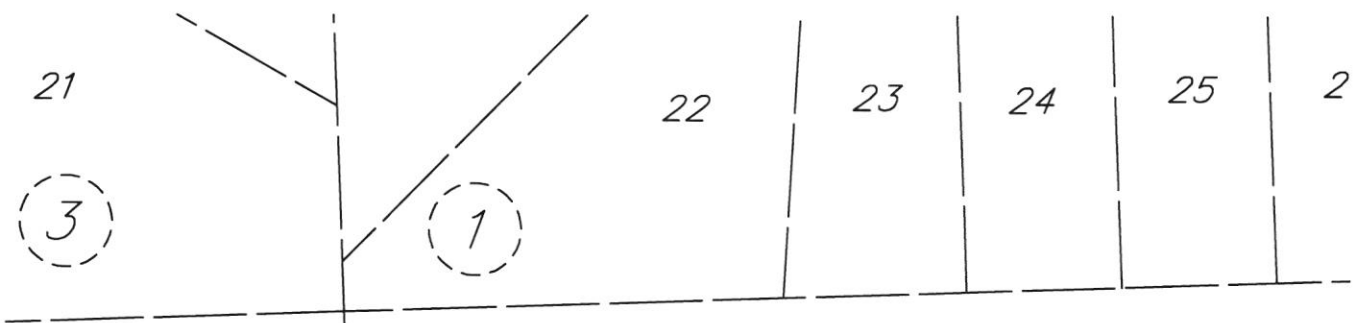
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. # 23290 & 10046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

ALRUIZ@QUIDDITY.COM



SUNTERRA LAKES
SEC 5

C.C.F. No. 2506312
O.P.R.W.C.T.

ACCESS EASEMENT
, PG. 405
N.C.T.

N87°59'59"E 1,263.04'

N87°59'59"E 3257.57'

STOCKDICK ROAD
(50' ROW)

VGS, LLC
ACT THREE)
TRACT ONE)
32

EDWIN A. LAKE
CALLED 1.3
C.C.F. NO. 1,
O.P.R.W.C.T.

DATE: JUNE 2026

SCALE 1"=60'

SHEET 1P OF 1

FINAL PLAT OF
SUNTERRA LAKES
STOCKDICK STREET
DEDICATION SEC 1

OWNER/DEVELOPER:
ASTRO SUNTERRA WEST, L.P.,
a Delaware Limited Partnership
2450 Fondren Rd STE 210
Houston, Texas 77036
(713) 783.6702
JDBARNES@STARWOODLAND.COM

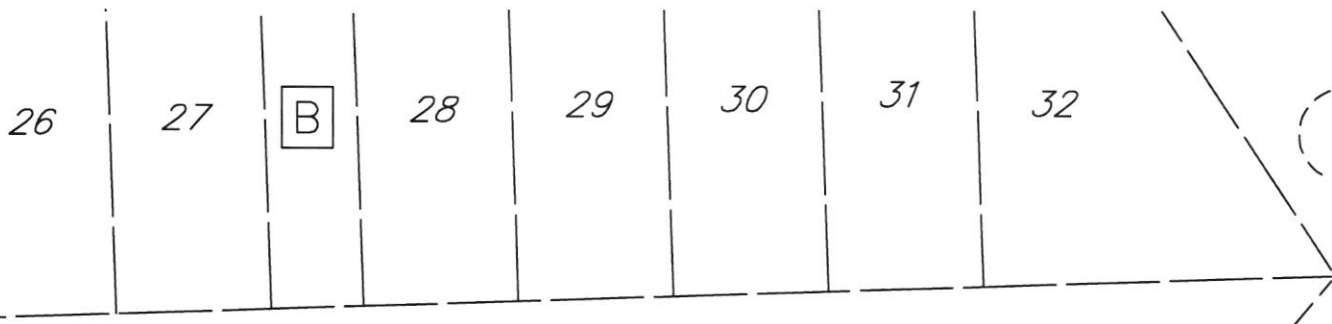
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

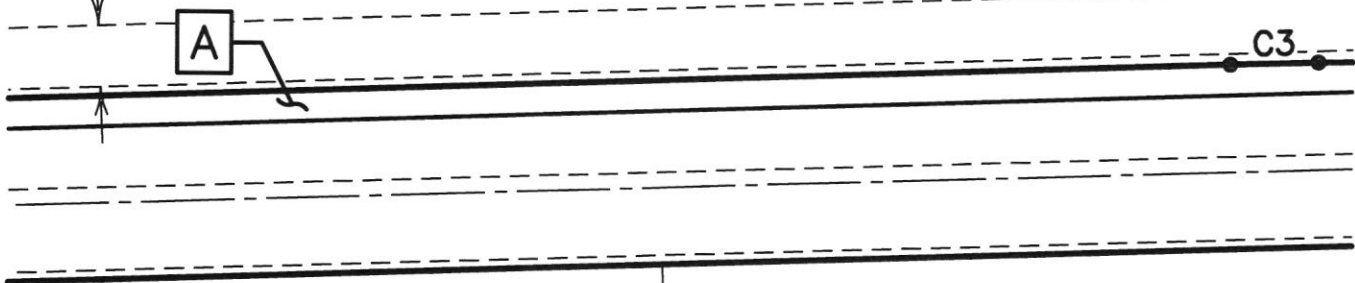
Quiddity Engineering, LLC
Texas as Board of Professional Engineers and Land Surveyors
Registration Nos. P-23290 & 10046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

ALRUIZ@QUIDDITY.COM



SUNTERRA LAKES
REMOTE WATER WE
C.C.F. No. 2605215
O.P.R.W.C.T.

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



4KE, ET UX
3040 AC.
1600476
N.C.T.

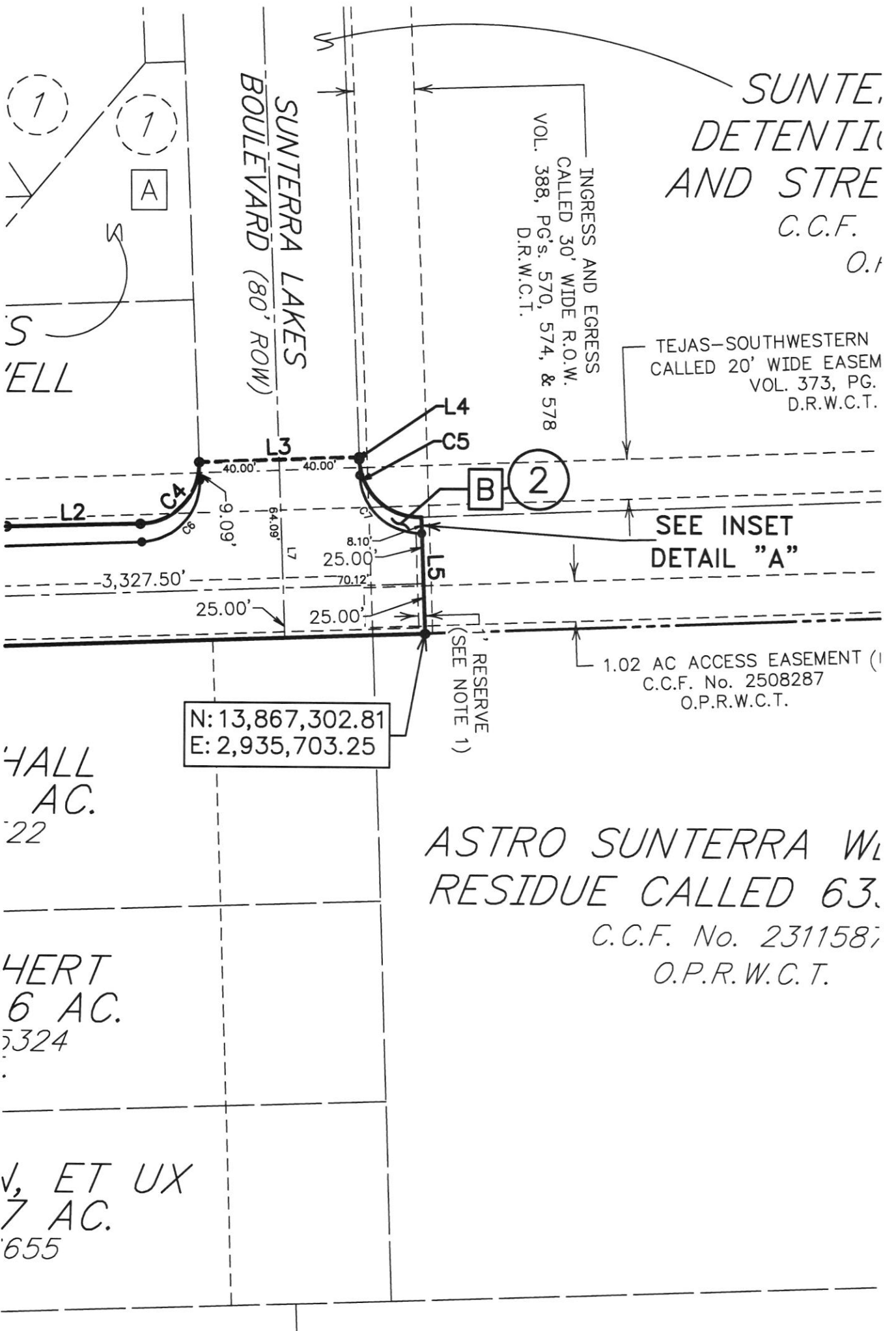
KEVIN TODD H.
CALLED 1.2161
C.C.F. No. 180252.
O.P.R.W.C.T.

DANNY REICH
CALLED 0.9116
C.C.F. No. 24153
O.P.R.W.C.T.

JOEL JOSE TERAN,
CALLED 0.9117
C.C.F. No. 23066.
O.P.R.W.C.T.

K:\28745\28745-0003-01 Sunterra West Phase I - Stockdick\2 Design Phase\Planning\SW Stockdick-PLAT.dwg Aug 11, 2026 - 4:27pm druliz

DATE: JUNE 2026	FINAL PLAT OF SUNTERRA LAKES STOCKDICK STREET DEDICATION SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P., a Delaware Limited Partnership 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 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 ALRUIZ@QUIDDITY.COM
SCALE 1"=60'			
SHEET 1Q OF 1			



K:\28745\28745-0003-01 Sunterra West Phase I - Stockdick V2 Design Phase\Planning\SW Stockdick-PLAT.dwg Aug 11, 2026 -- 4:28pm druliz

DATE: JUNE 2026	FINAL PLAT OF SUNTERRA LAKES STOCKDICK STREET DEDICATION SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P., a Delaware Limited Partnership 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-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 ALRUIZ@QUIDDITY.COM
SCALE 1"=60'			
SHEET 1R OF 1			

2

B

SUNTERRA LAKES
STOCKDICK STREET
DEDICATION
C.F. No. 2506315
O.P.R.W.C.T.

STERN PIPELINE CO.
EASEMENT (EX. "A")
73, PG. 181
R.W.C.T.

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

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

WEST, L.P.
639.96 AC.
'1587
T.

K:\28745\28745-0003-01 Sunterra West Phase I - Stockdick\2 Design Phase\Planning\SW Stockdick-PLAT.dwg Aug 11, 2026 - 4:28pm dirulz

DATE: JUNE 2026	FINAL PLAT OF SUNTERRA LAKES STOCKDICK STREET DEDICATION SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P., a Delaware Limited Partnership 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-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77749 832.913.4000 ALRUIZ@QUIDDITY.COM
SCALE 1"=80'			
SHEET 1S OF 1			