

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Stockdick Road Street Dedication and Reserve

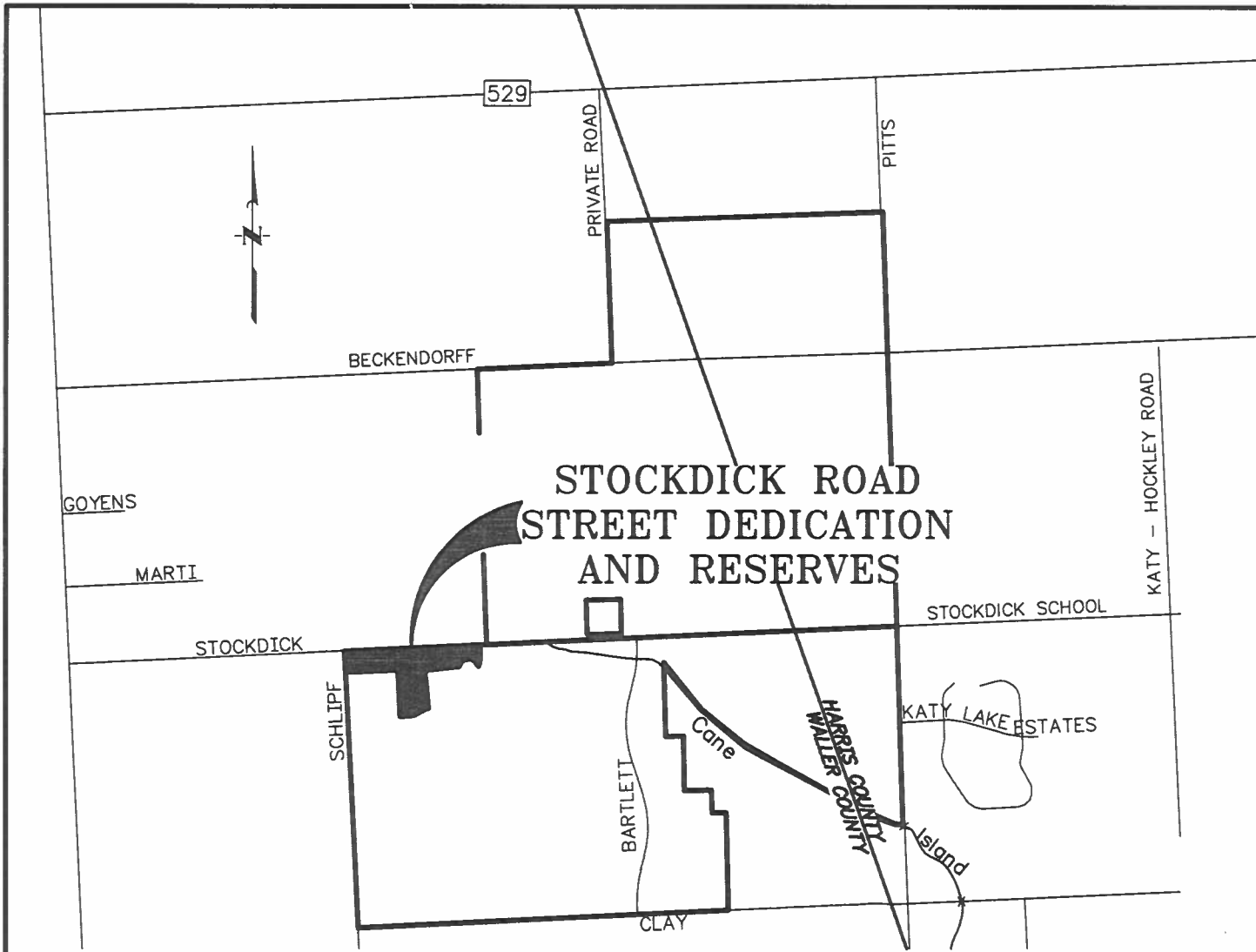
Date: March 19, 2025

Background

Final Plat of Stockdick Road Street Dedication and Reserve consists of 35.04 acres will include 1 Block and 1 Reserve in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



VICINITY MAP

Scale: NTS

KEY MAP 443 C & D

FINAL PLAT OF
STOCKDICK ROAD
STREET DEDICATION
AND RESERVE

A SUBDIVISION OF 35.04 ACRES OF LAND
OUT OF THE

H. & T. C. RAILROAD COMPANY SURVEY
SECTION 121, A-201,

WALLER COUNTY, TEXAS

0 LOTS

1 RESERVE

1 BLOCK

SEPTEMBER 2024

DATE: SEPTEMBER 2024

SCALE NTS

SHEET 1A OF 1

FINAL PLAT OF
STOCKDICK ROAD
STREET
DEDICATION AND
RESERVE

OWNER/DEVELOPER:

Astro Sunterra L.P.
a Delaware Limited Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702
Sobryant@landtejas.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. • 23290
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

Cjarnik@quiddity.com

STATE OF TEXAS §
COUNTY OF WALLER §

A METES & BOUNDS description of a 35.04 acre tract of land in the H. & T. C. Railroad Company Survey Section 121, Abstract 201, Waller County, Texas, being out of and a part of that certain called 655.54 acre tract (Exhibit "A", Dollins Tract) recorded under County Clerk's File Number 2115246, Official Records, Waller County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Beginning at a Mag nail with shiner found for the northwest corner and Place of Beginning of the herein described tract, the northwest corner of said called 655.54 acre tract and said called H. & T. C. Railroad Company Section 121, Abstract 201, same being the northeast corner of an adjoining called 10.00 acre tract recorded in Volume 622, Page 28, Official Records, Waller County, Texas and the adjoining Fred Eule Survey, Abstract 373, the southwest corner of an adjoining called 131.503 acre tract recorded under County Clerk's File Number 2110394, Official Public Records, Waller County, Texas, the southeast corner of the adjoining H. & T. C. Railroad Company Survey Section 111, Abstract 172, and the southwest corner of the adjoining Fred Eule Survey, Abstract 375, as located in Schlipf Road;

Thence North 87 degrees 59 minutes 38 seconds East along the north line of the herein described tract, the north line of said called 655.54 acre tract, and the north line of said Abstract 201, being the south line of said called 131.503 acre tract, the south line of a called 31.111 acre tract recorded under County Clerk's File Number 2101670, Official Public Records, Waller County, Texas, and the south line of said Abstract 375, 2,615.91 feet to a point for the northeast corner of the herein described tract, same being the northernmost northwest corner of Sunterra Section 13, according to map or plat thereof recorded under County Clerk's File Number 2113490, Official Public Records, Waller County, Texas;

Thence along the easterly line of the herein described tract, being the westerly line of said Sunterra Section 13, to points at the following courses and distances:

- South 02 degrees 00 minutes 22 seconds East, 50.00 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 90 degrees 00 minutes 00 seconds, an arc length of 47.12 feet, a radius of 30.00 feet, and a chord bearing South 47 degrees 00 minutes 22 seconds East, 42.43 feet;
- South 02 degrees 00 minutes 22 seconds East, 132.20 feet to the beginning of a curve to the right;
- Thence with said curve to the right, having a central angle of 25 degrees 58 minutes 09 seconds, an arc length of 213.03 feet, a radius of 470.00 feet, and a chord bearing South 10 degrees 58 minutes 42 seconds West, 211.21 feet;
- North 33 degrees 59 minutes 01 second West, 121.59 feet;
- North 56 degrees 04 minutes 06 seconds West, 64.29 feet;
- North 75 degrees 27 minutes 36 seconds West, 59.29 feet;
- South 82 degrees 27 minutes 59 seconds West, 68.70 feet;
- South 71 degrees 36 minutes 23 seconds West, 49.63 feet;
- South 46 degrees 27 minutes 37 seconds West, 50.43 feet;
- South 28 degrees 27 minutes 47 seconds West, 105.53 feet;
- South 84 degrees 30 minutes 03 seconds West, 623.63 feet;
- South 39 degrees 30 minutes 03 seconds West, 70.71 feet;
- South 05 degrees 29 minutes 57 seconds East, 250.20 feet;
- South 04 degrees 20 minutes 37 seconds East, 286.86 feet;
- South 04 degrees 23 minutes 08 seconds East, 150.35 feet to a point for the southeast corner of the herein described tract, being in the westerly line of said Sunterra Section 13, and the north right-of-way line of Ventura Creek Drive (60-foot wide) according to map or plat thereof recorded under County Clerk's File Number 2212304, Official Public Records, Waller County, Texas, being in a non-tangent curve to the left;

Thence along the lower south line of the herein described tract, same being the north right-of-way line of Ventura Creek Drive, to points at the following courses and distances:

- Thence with said non-tangent curve to the left, having a central angle of 18 degrees 51 minutes 43 seconds, an arc length of 133.33 feet, a radius of 405.00 feet, and a chord bearing South 68 degrees 45 minutes 41 seconds West, 132.73 feet;
- South 59 degrees 19 minutes 49 seconds West, 105.01 feet to the beginning of a curve to the right;

DATE: SEPTEMBER 2024	FINAL PLAT OF STOCKDICK ROAD STREET DEDICATION AND RESERVE	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Texas Board of Professional Engineers and Land Surveyors Reg. No. 7-23290 6300 West Loop South, Suite 150 • Dallas, TX 77401 • 713.777.5117 Cjamnik@quiddity.com
SCALE NTS			
SHEET 18 OF 1			

Thence with said curve to the right, having a central angle of 28 degrees 40 minutes 52 seconds, an arc length of 147.67 feet, a radius of 295.00 feet, and a chord bearing South 73 degrees 40 minutes 15 seconds West, 146.13 feet;

South 88 degrees 00 minutes 41 seconds West, 198.95 feet to a point for the lower southwest corner of the herein described tract, being a point in the east line of the adjoining Sunterra Sec 27, according to map or plat thereof recorded under County Clerk's File Number 2215082, Official Public Records, Waller County, Texas;

Thence North 02 degrees 05 minutes 15 seconds West along the lower west line of the herein described tract, same being the east line of said adjoining Sunterra Sec 27, 850.56 feet to a point for reentry corner to the herein described tract, same being the northeast corner of said adjoining Sunterra Sec 27;

Thence along the upper south line of the herein described tract, same being the north line of said adjoining Sunterra Sec 27, to points at the following courses and distances:

North 44 degrees 43 minutes 37 seconds West, 67.48 feet;

South 87 degrees 54 minutes 45 seconds West, 976.22 feet to a point for the upper southwest corner of the herein described tract, same being the northwest corner of said adjoining Sunterra Sec 27, being in the west line of said called 655.54 acre tract, the west line of said Abstract 201, and the east line of said called 10.00 acre tract, as located in Schlipf Road;

Thence North 02 degrees 05 minutes 05 seconds West along the upper west line of the herein described tract, being the west line of said called 655.54 acre tract and said Abstract 201, and the east line of said adjoining called 10.00 acre tract, being within the margins of Schlipf Road, 414.21 feet to the Place of Beginning and containing 35.04 acres of land, more or less.

Line Table		
Line	Bearing	Distance
L1	N87°59'38"E	2615.91'
L2	S02°00'22"E	50.00'
L3	S02°00'22"E	132.20'
L4	N33°59'01"W	121.59'
L5	N56°04'06"W	64.29'
L6	N75°27'36"W	59.29'
L7	S82°27'59"W	68.70'
L8	S71°36'23"W	49.63'
L9	S46°27'37"W	50.43'
L10	S28°27'47"W	105.53'

Line Table		
Line	Bearing	Distance
L11	S84°30'03"W	623.63'
L12	S39°30'03"W	70.71'
L13	S05°29'57"E	250.20'
L14	S04°23'08"E	150.35'
L15	S59°19'49"W	105.01'
L16	S88°00'41"W	198.95'
L17	N02°05'15"W	850.56'
L18	N44°43'37"W	67.48'
L19	S87°54'45"W	976.22'
L20	N02°05'05"W	414.21'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	30.00'	90°00'00"	47.12'	S47°00'22"E	42.43'	30.00'
C2	470.00'	25°58'09"	213.03'	S10°58'42"W	211.21'	108.38'
C3	405.00'	18°51'43"	133.33'	S68°45'41"W	132.73'	67.27'
C4	295.00'	28°40'52"	147.67'	S73°40'15"W	146.13'	75.42'
C5	35.00'	90°04'42"	55.03'	N42°57'17"E	49.53'	35.05'

DATE: SEPTEMBER 2024

SCALE NTS

SHEET 1C OF 1

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6130 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5117

Cjarnnik@quiddity.com

LEGEND

- C.C.F. "County Clerk's File"
- D.R.W.C.T.. . . . "Deed Records, Waller County, Texas"
- No "Number"
- O.P.R.R.P.H.C.T. . . "Official Public Records of Real Property, Harris County, Texas"
- O.P.R.W.C.T. . . . "Official Public Records, Waller County, Texas"
- ROW "Right-of-Way"
- Sq Ft "Square Feet"
- UE "Utility Easement"
- Vol __, Pg __ . . . "Volume and Page"
- "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity" as Per Certification"

General Notes

- 1) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
- 2) The coordinates shown hereon are Texas State Plane of 1983, South Central Zone, based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.99989805999.
- 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) This property lies within lighting zone LZ3 according to the "Order for Regulation of Outdoor Lighting". 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 Rules and Regulations 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 Zone "A" and Unshaded zone "X" of the Flood Insurance Rate Map, Community No. 480640, Map Number 48473C0375E, Panel 0375, Suffix "E" Dated February 18, 2009, and revised under LOMR: 22-06-2777P dated November 20, 2023 for Waller County, Texas and incorporated areas. Zone "A" is defined as special flood hazard areas subject to inundation by the 1% annual change flood, with no Base Flood Elevations determined. 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) Elevations shown hereon are based on TSARP Monument 190105, being located along Pitts Road, approximately 1,485 feet north of the intersection of Pitts Road and Clay Road. Benchmark is west of Pitts Road and north of Cane Island Branch, on the north high bank of Cane Island Branch between the end of a guardrail and an existing fence running north-south. Elevation = 156.48' (NAVD88, 2001 Adjustment).
- 12) All bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
- 13) The project site is within the City of Houston ETJ.
- 14) All Pipelines and pipeline easements are shown hereon.
- 15) Temporary Benchmark "7528" being a set ¾" iron rod with cap marked "Jones | Carter". Located 48.2' Northeast of a ½" iron pipe found in the center of a ditch for the Southeast corner of a called 162.614 acre tract recorded under C.C.F. No. 1700518. O.P.R.W.C.T., also being +/- 56' East of a 30" corrugated plastic pipe culvert, +/- 41' feet Southeast of a power pole, and +/- 12' South of a barb wire fence. Elevation = 163.44' (NAVD88, 2001 adjustment).
- 16) Tract is subject to Declaration of Covenants, Conditions, and Restrictions recorded under C.C.F. No. 2100543, O.P.R.W.C.T and C.F. No. RP-2021-21971, O.P.R.R.P.H.C.T.
- 17) Tract is subject to Grant of Easement and Surface Use Agreement recorded under C.C.F. No. 190726, O.P.R.W.C.T. and C.C.F. NO. RP-2019-559218, O.P.R.R.P.H.C.T.
- 18) Tract is subject to Grant of Easement and Surface Use Agreement recorded under C.C.F. No. 2011586, O.P.R.W.C.T.
- 19) With respect to recorded instruments within this plat, surveyor relied on the City Planning Letter issued by Charter Title Company, GF No. 1076601800196A, Dated October 10, 2024.
- 20) Unless otherwise indicated, the building line (B.L.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.

K:\16537\Client Management\Plats\Stockdick 7\Plat_Stockdick Sec 7.dwg Feb 19, 2025 - 5:15pm CKJ

DATE: SEPTEMBER 2024	FINAL PLAT OF STOCKDICK ROAD STREET DEDICATION AND RESERVE	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Texas Board of Professional Engineers and Land Surveyors Reg. No. 23290 6430 West Loop South, Suite 150 • Houston, TX 77041 • 713.717.5137 Cjamnik@quiddity.com
SCALE NTS			
SHEET 1D OF 1			

STATE OF TEXAS §
COUNTY OF WALLER §

We, Astro Sunterra, L.P., a Delaware Limited Partnership acting by and through Brian Stidham, Authorized Signer, owner hereinafter referred to as Owners of the 35.04 acre tract described in the above and foregoing map of Stockdick Road Street Dedication and Reserve, 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 three quarters (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, L.P., a Delaware Limited Partnership, has caused these presents to be signed by Brian Stidham, its Authorized Signer, thereunto authorize, this 2 day of October, 2024

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

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

By: Brian Stidham
Authorized Signer

STATE OF TEXAS §
COUNTY OF WALLER §

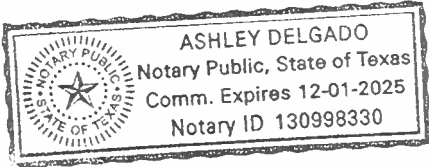
BEFORE ME, the undersigned authority, on this day personally appeared Brian Stidham, Authorized Signer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2 day of October, 2024

Ashley Delgado
Notary Public in and for the State of Texas

Ashley Delgado
Print Name

My commission expires: 12-1-25



DATE: SEPTEMBER 2022	FINAL PLAT OF STOCKDICK ROAD STREET DEDICATION AND RESERVE	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Texas Board of Professional Engineers and Land Surveyors Reg. No. 1-22290 6310 West Loop South, Suite 150 • Houston, TX 77041 • 713.777.5337 Cjarnik@quiddity.com
SCALE NTS			
SHEET 1F OF 1			

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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.

A portion of this subdivision lies within the boundaries of any municipality's corporate city limits, or area of extra territorial jurisdiction.

A portion of this subdivision lies within the boundaries of the 1% annual chance (100 year) flood plain as delineated on Waller County Community Panel #480640 dated 02/18/2009 and revised under LOMR 22-06-2777P dated 11/20/2023.

No portion of this subdivision lies within the boundaries of the 0.2% annual chance (500 year) flood plain as delineated on Waller County Community Panel #480640 dated 02/18/2009 and revised under LOMR 22-06-2777P dated 11/20/2023.



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

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Stockdick Road Street Dedication and Reserve in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this 18 day of November, 2022.

By: *[Signature]* or *[Signature]*
Lisa M. Clark Chair M. Sonny Garza Vice Chairman

By: *[Signature]*
Vonn Tran Secretary



BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2023-45

APPROVED BY THE BOARD OF SUPERVISORS ON 05.30.24
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.

DATE: SEPTEMBER 2022	FINAL PLAT OF STOCKDICK ROAD STREET DEDICATION AND RESERVE	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290 6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337 Cjarnik@quiddity.com
SCALE NTS			
SHEET 16 OF 1			

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FRED EULE SURVEY
ABSTRACT 375

FRED EULE SURVEY
ABSTRACT 373

N: 13868178.44
E: 2959498.35

SCHLIPF ROAD

THIS 20,709 S.F. (0.48 AC.)
IS HEREBY DEDICATED TO
THE PUBLIC FOR ROW
PURPOSES

SCOTT T. RICHBERGER
CALLED 10.00 AC.
VOL. 622, PG. 28
O.R.W.C.T.

SECTION 121, ABSTRACT 201

120

SCHLIPF ROAD

57 WLE

[25] B

SHEET 1I OF 1

FINAL PLAT OF
STOCKDICK ROAD
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DEDICATION AND
RESERVE

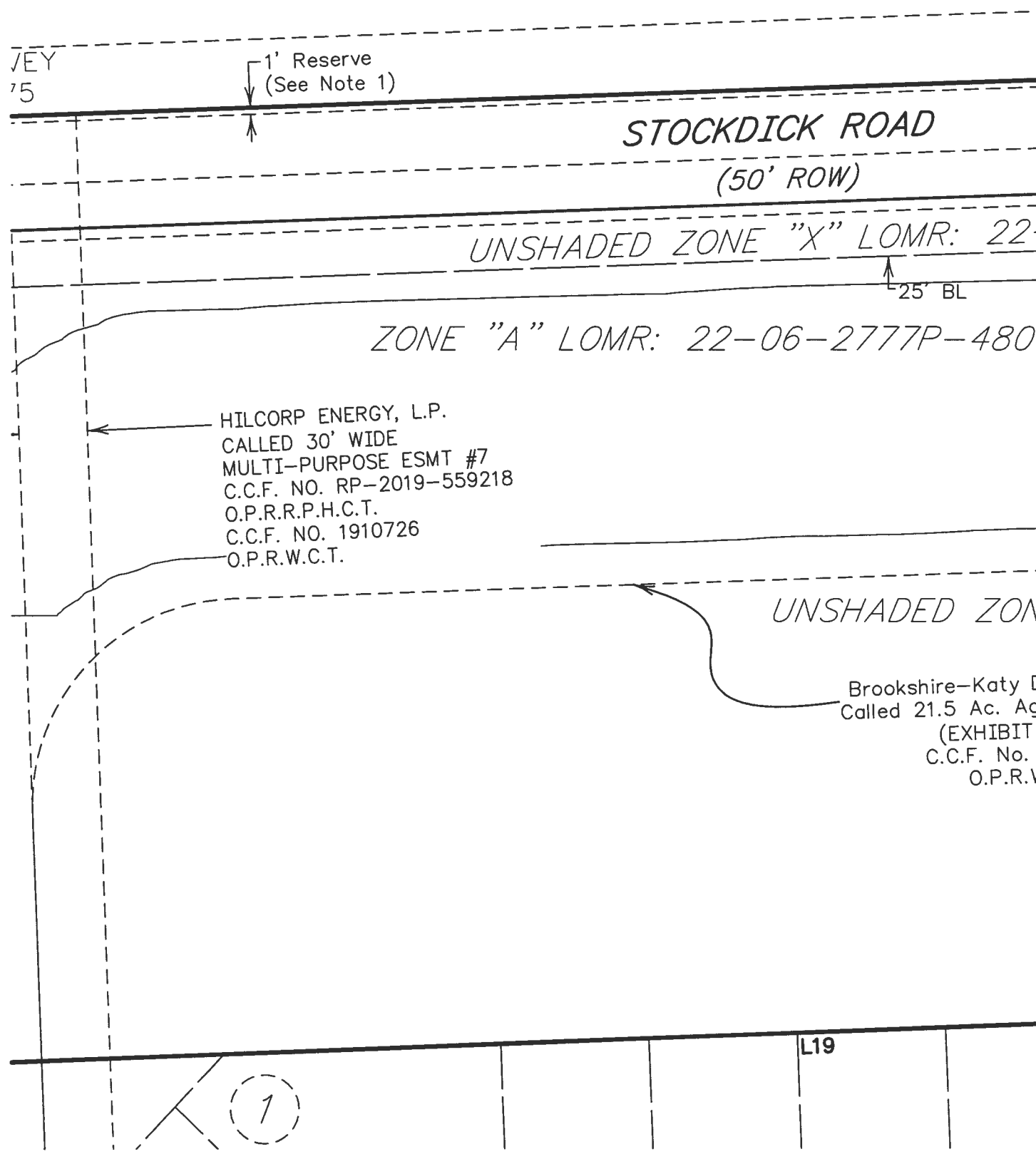
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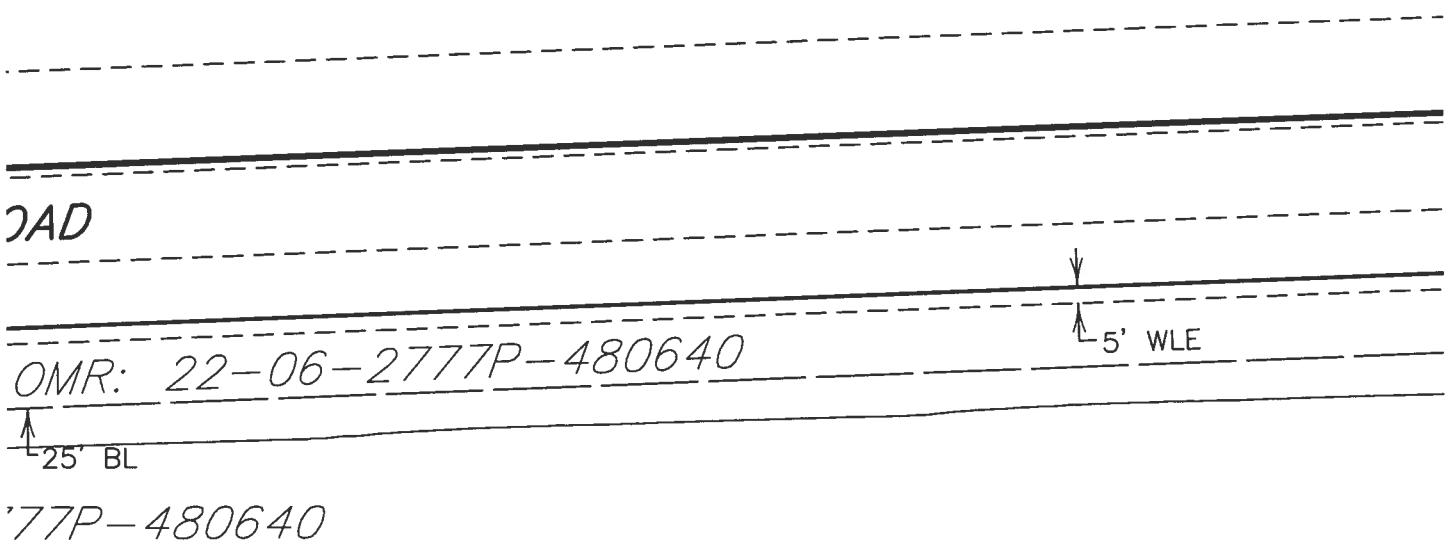
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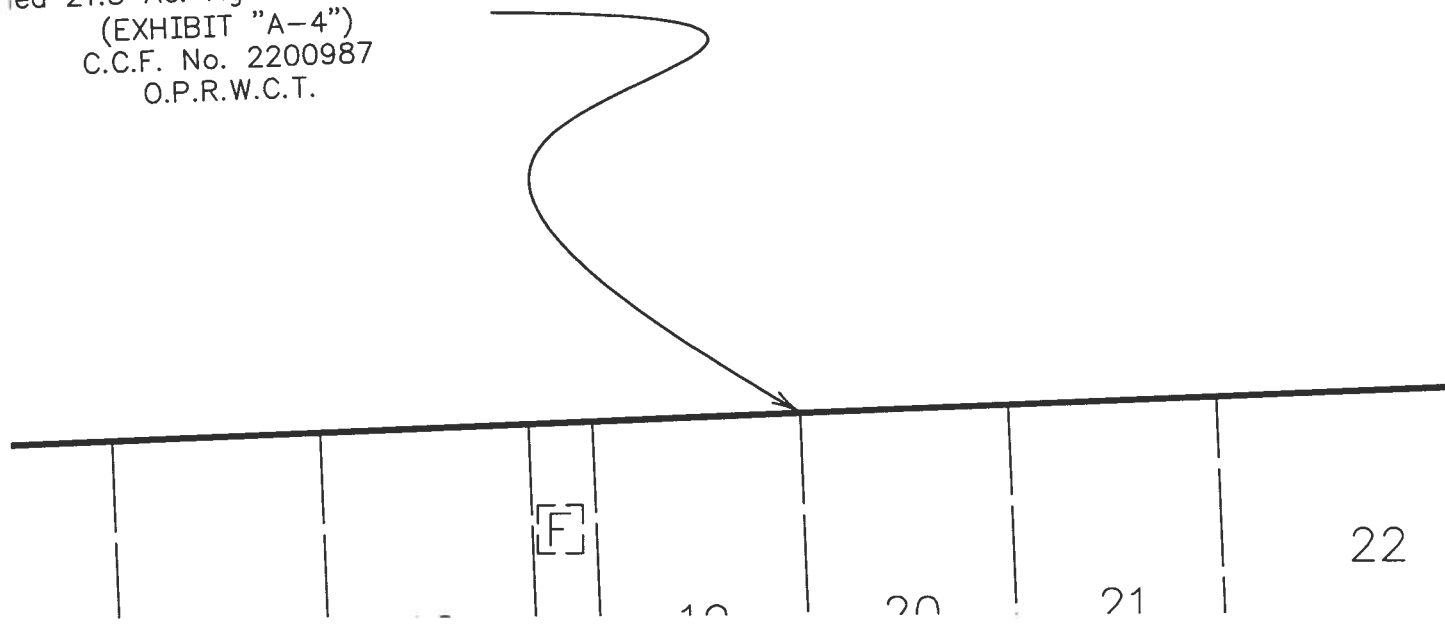
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SCALE : 1"=60'			
SHEET 1J OF 1			

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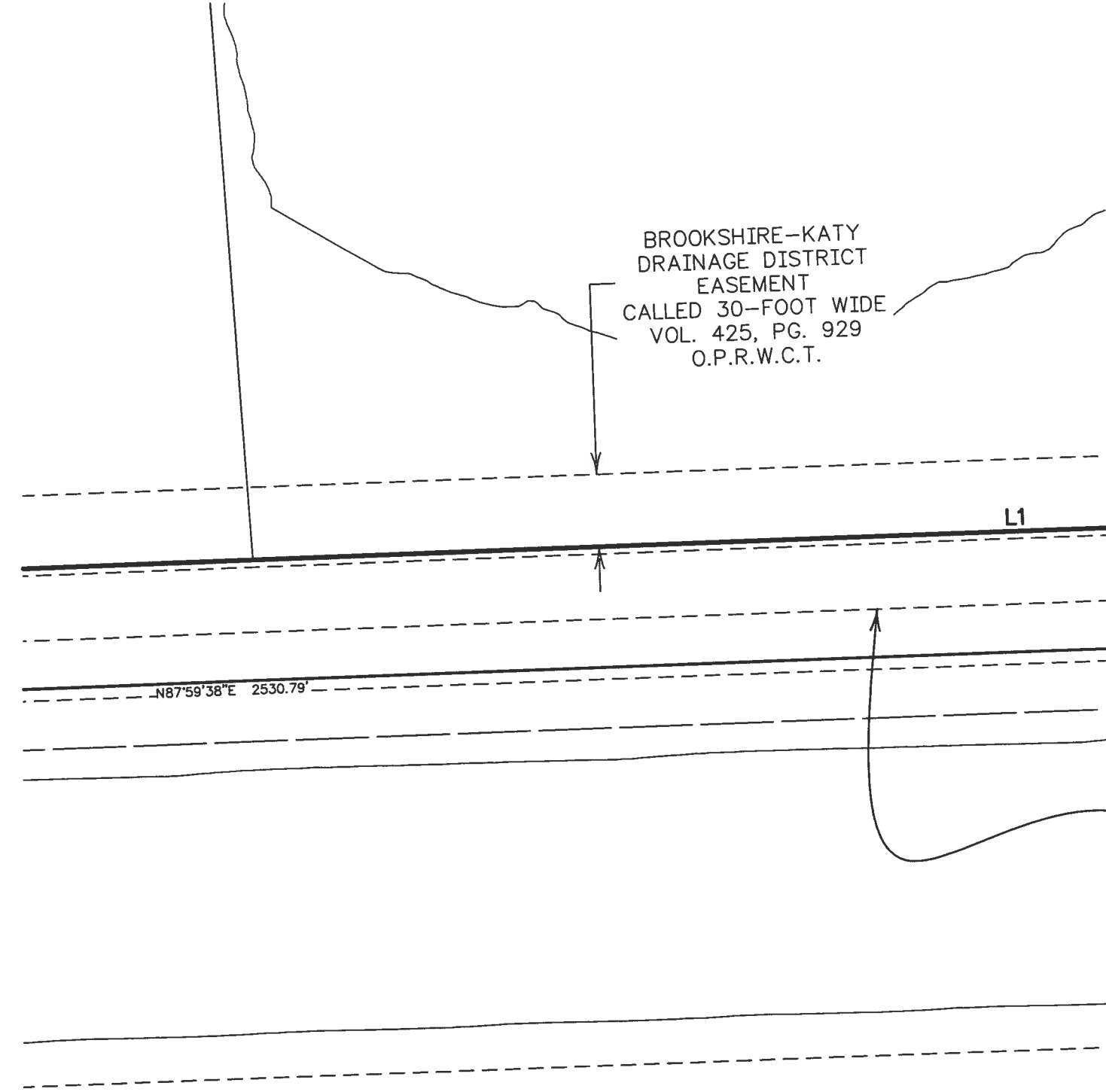


4DED ZONE "X" LOMR: 22-06-2777P-480640

ookshire-Katy Drainage District
ed 21.5 Ac. Agreement Tract
(EXHIBIT "A-4")
C.C.F. No. 2200987
O.P.R.W.C.T.



DATE: SEPTEMBER 2024	FINAL PLAT OF STOCKDICK ROAD STREET DEDICATION AND RESERVE	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Texas Board of Professional Engineers and Land Surveyors Reg. No. F-73290 6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713 777 5337 Cjamnik@quiddity.com
SCALE : 1"=60'			
SHEET 1K OF 1			



BROOKSHIRE-KATY
DRAINAGE DISTRICT
EASEMENT
CALLED 30-FOOT WIDE
VOL. 425, PG. 929
O.P.R.W.C.T.

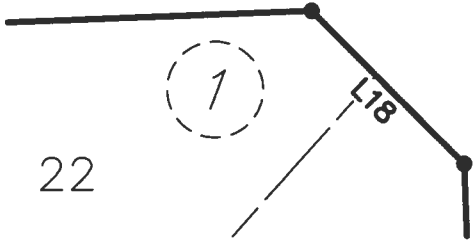
L1

N87°59'38"E 2530.79'

1

A

RESTRICTED RESER
Restricted Drain
Purposes Onl
31.61 AC
13,77,019 SQ



K:\16537\client Management\Plat\Stockdick 7\Plat_Stockdick Sec 7.dwg Feb 19,2025 - 5:16pm CKJ

DATE: SEPTEMBER 2024	FINAL PLAT OF STOCKDICK ROAD STREET DEDICATION AND RESERVE	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Texas Board of Professional Engineers and Land Surveyors Reg. No. P-23290 6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5317 Cjamnik@quiddity.com
SCALE : 1"=60'			
SHEET 1L OF 1			

HARRIS-WALLER (MUNICIPAL UTILITY [4])
CALLED 21.17 Ac.
C.F.No. 210
O.P.R.W.C.

1' Reserve
(See Note 1)

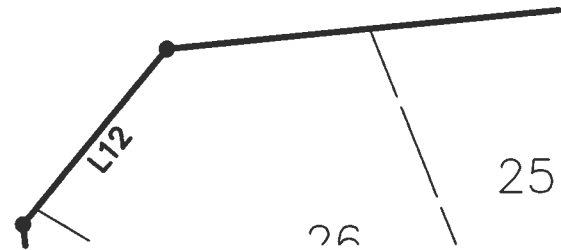
L1

Brookshire-Katy Drainage District
Called 21.17 Ac. Agreement Tract
(EXHIBIT "A-1")
C.C.F. No. 2200990
O.P.R.W.C.T.

1

A

RESERVE "A"
ed Drainage
ses Only
.61 AC
019 SQ FT



DATE: SEPTEMBER 2024

SCALE : 1"=60'

SHEET 1M OF 1

FINAL PLAT OF
STOCKDICK ROAD
STREET
DEDICATION AND
RESERVE

OWNER/DEVELOPER:
Astro Sunterra L.P.
a Delaware Limited Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702
Sobryant@landtejas.com

ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**
Texas Board of Professional Engineers and Land Surveyors Reg. No. 23290
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337
Cjamnik@quiddity.com

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HARRIS-WALLER COUNTIES
MUNICIPAL UTILITY DISTRICT NO. 4
CALLED 21.17 Ac. EASEMENT
C.F.No. 2101464
O.P.R.W.C.T.

BROOKSHIRE-KATY
DRAINAGE DISTRICT
EASEMENT
CALLED 30-FOOT WIDE
& 60-FOOT WIDE
EASEMENT
VOL. 429, PG. 490
O.P.R.W.C.T.

ZONE "A" LOMR: 22-06-27

5' WLE

ZONE "A" LOMR:

ZONE ' '

UNSHADED Z

L11

26

25

24

23

22

21

20

19

18

DATE: SEPTEMBER 2024

SCALE : 1"=60'

SHEET 1N OF 1

FINAL PLAT OF
STOCKDICK ROAD
STREET
DEDICATION AND
RESERVE

OWNER/DEVELOPER:

Astro Sunterra L.P.
a Delaware Limited Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702
Sobryant@andtejas.com

ENGINEER/PLANNER/SURVEYOR:



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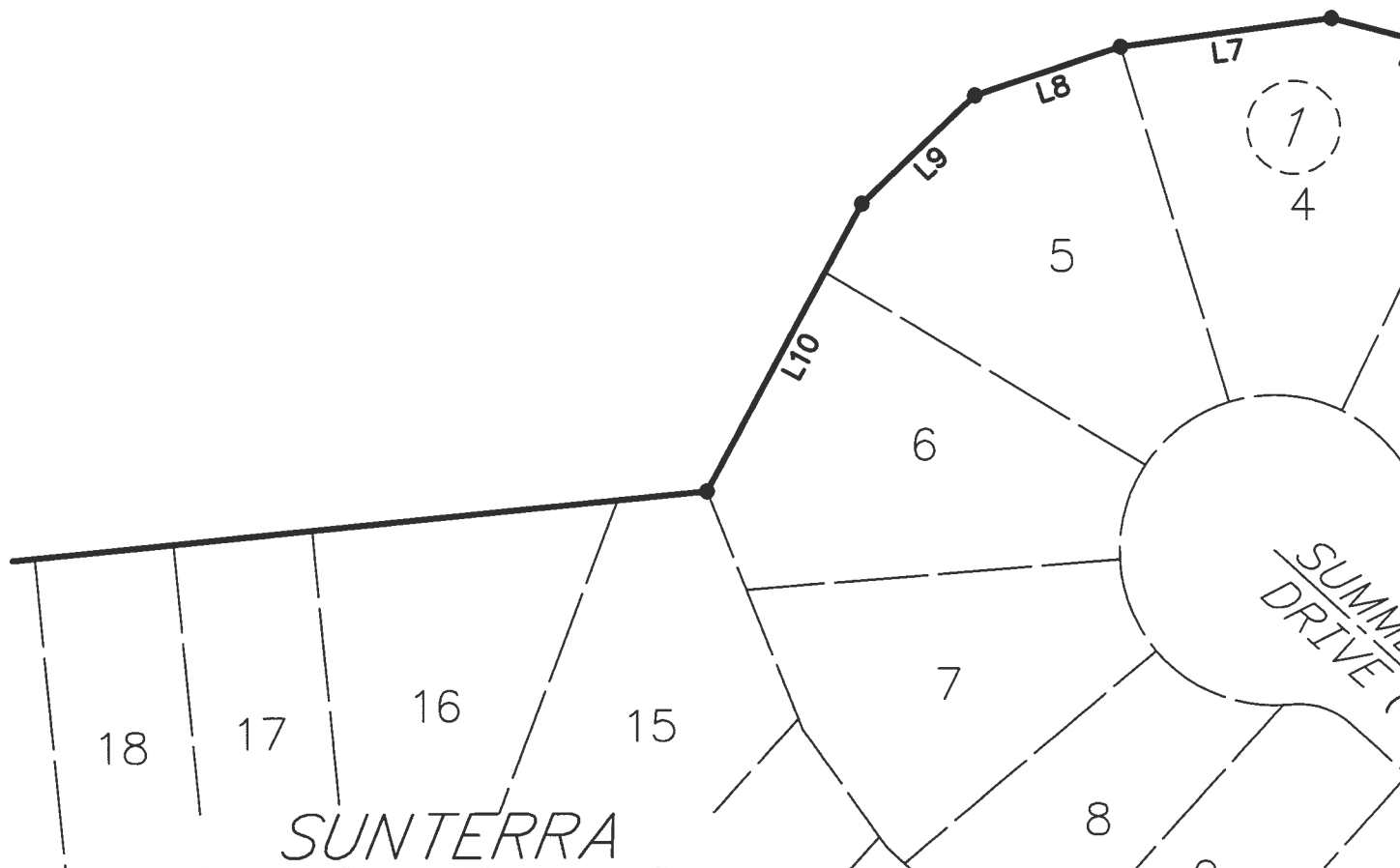
Cjamnik@quiddity.com

1' Reserve
(See Note 1)

25' BL

ZONE "A" LOMR: 22-06-2777P-480640

FADED ZONE "X" LOMR: 22-06-2777P-480640



Cjarnik@quiddity.com

R.R. CO. SURVEY
1, ABSTRACT 201

STOCKDICK ROAD

(50' ROW)

C.C.F. No. 2215083, O.P.R.W.C.T.

1

[B]

ZONE "A" LOMR: 22-06-2777P-480640

1

[A]

ANITARY CONTROL EASEMENT
ALLED 0.35 AC.
C.F. NO. 2114374
P.R.W.C.T.

HARRIS-WALLER COUNTIES
'UNICIPAL UTILITY DISTRICT NO. 4
CALLED 2.02 AC.

C.C.F NO 2109906

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

69
58

DATE: SEPTEMBER 2024

SCALE : 1"=60'

SHEET 1Q OF 1

FINAL PLAT OF
STOCKDICK ROAD
STREET
DEDICATION AND
RESERVE

OWNER/DEVELOPER:

Astro Sunterra L.P.
a Delaware Limited Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702
Sobryant@landtejas.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713 777 5337

Cjamnik@quiddity.com

CALLED TO...
VOL. 622, PG. 28
O.R.W.C.T.

N: 13867764.54
E: 2959513.42

(ROW VARIES, AVERAGE PRESCRIPTIVE
WIDTH 67' AS OCCUPIED)

SCHLIPF ROAD

SCHLIPF ROAD

A

67.20'
50.00'

K:\16537\Client Management\Plata\Stockdick 7\Plat_Stockdick Sec 7.dwg Feb 19, 2025 - 5:28pm CKJ

DATE: SEPTEMBER 2024

SCALE : 1"=60'

SHEET 1R OF 1

FINAL PLAT OF
STOCKDICK ROAD
STREET
DEDICATION AND
RESERVE

OWNER/DEVELOPER:
Astro Sunterra L.P.
a Delaware Limited Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702
Sobryant@andtejas.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
6350 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

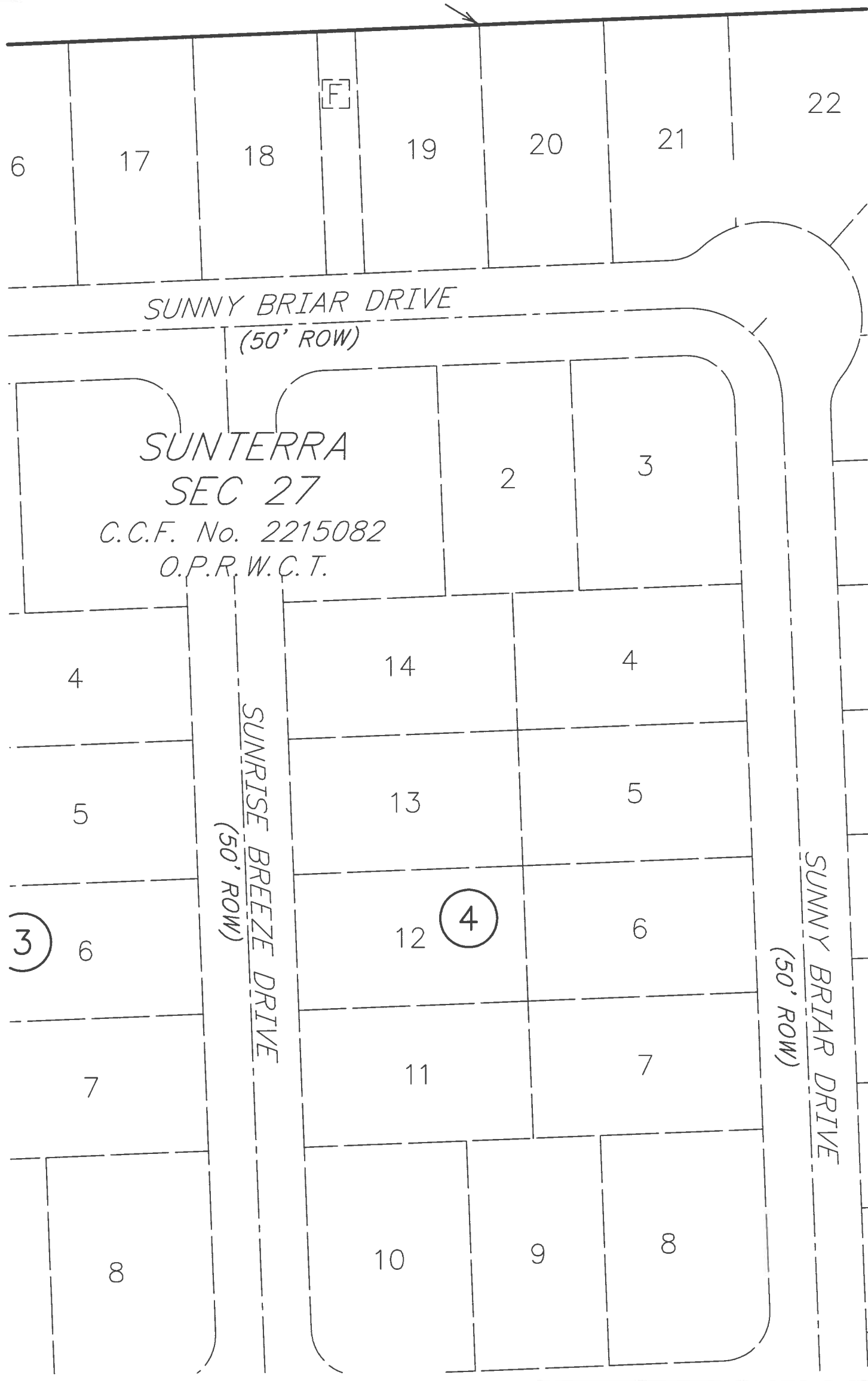
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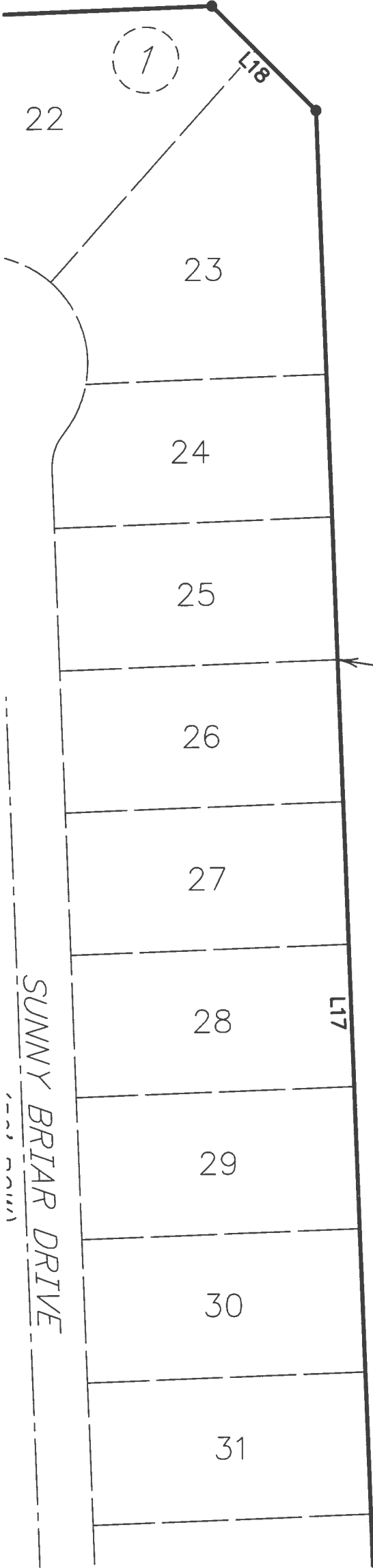
DATE: SEPTEMBER 2024	FINAL PLAT OF STOCKDICK ROAD STREET DEDICATION AND RESERVE	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY For All Boards of Professional Engineers and Land Surveyors Reg. No. 23290 6330 West Loop South, Suite 140 • Dallas, TX 75240 • 214.777.5117 Cjamnik@quiddity.com
SCALE : 1"=60'			
SHEET 1S OF 1			

K:\18537\Client Management\Plats\Stockdick 7\Plot_Stockdick Sec 7.dwg Feb 19, 2025 -- 5:19pm CKJ



DATE: SEPTEMBER 2024	FINAL PLAT OF STOCKDICK ROAD STREET DEDICATION AND RESERVE	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Texas Board of Professional Engineers and Land Surveyors Reg. No. 1-23290 6330 Wood Loop South, Suite 150 • Dallas, TX 75201 • 214.727.5117 Cjamnik@quiddity.com
SCALE : 1"=60'			
SHEET 1T OF 1			

RESTRICTED RESERVATION
Restricted Drain
Purposes Only
31.61 AC
13,77,019 SQ



Brookshire-Katy
Called 21.5 Ac. /
(EXHIBI
C.C.F. No
O.P.R

K:\16537\client management\Plats\Stocklick 7\Plat_Stocklick Sec 7.dwg Feb 19, 2025 - 5:19pm CKJ

DATE: SEPTEMBER 2024
SCALE : 1"=60'
SHEET 1U OF 1

FINAL PLAT OF
STOCKDICK ROAD
STREET
DEDICATION AND
RESERVE

OWNER/DEVELOPER:
Astro Sunterra L.P.
a Delaware Limited Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702
Sobryant@andtejas.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Texas Board of Professional Engineering and Land Surveyors Reg. No. 23290
6530 West Loop South, Suite 150 • Houston, TX 77040 • 713.773.5112

Cjamnik@quiddity.com

D RESERVE A

ed Drainage
oses Only
.61 AC
019 SQ FT

okshire—Katy Drainage District
ed 21.5 Ac. Agreement Tract
(EXHIBIT "A-4")
C.C.F. No. 2200987
O.P.R.W.C.T.



DATE: SEPTEMBER 2024

SCALE : 1"=60'

SHEET 1V OF 1

FINAL PLAT OF
STOCKDICK ROAD
STREET
DEDICATION AND
RESERVE

OWNER/DEVELOPER:

Astro Sunterra L.P.
a Delaware Limited Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702
Sobryant@andtejas.com

ENGINEER/PLANNER/SURVEYOR:

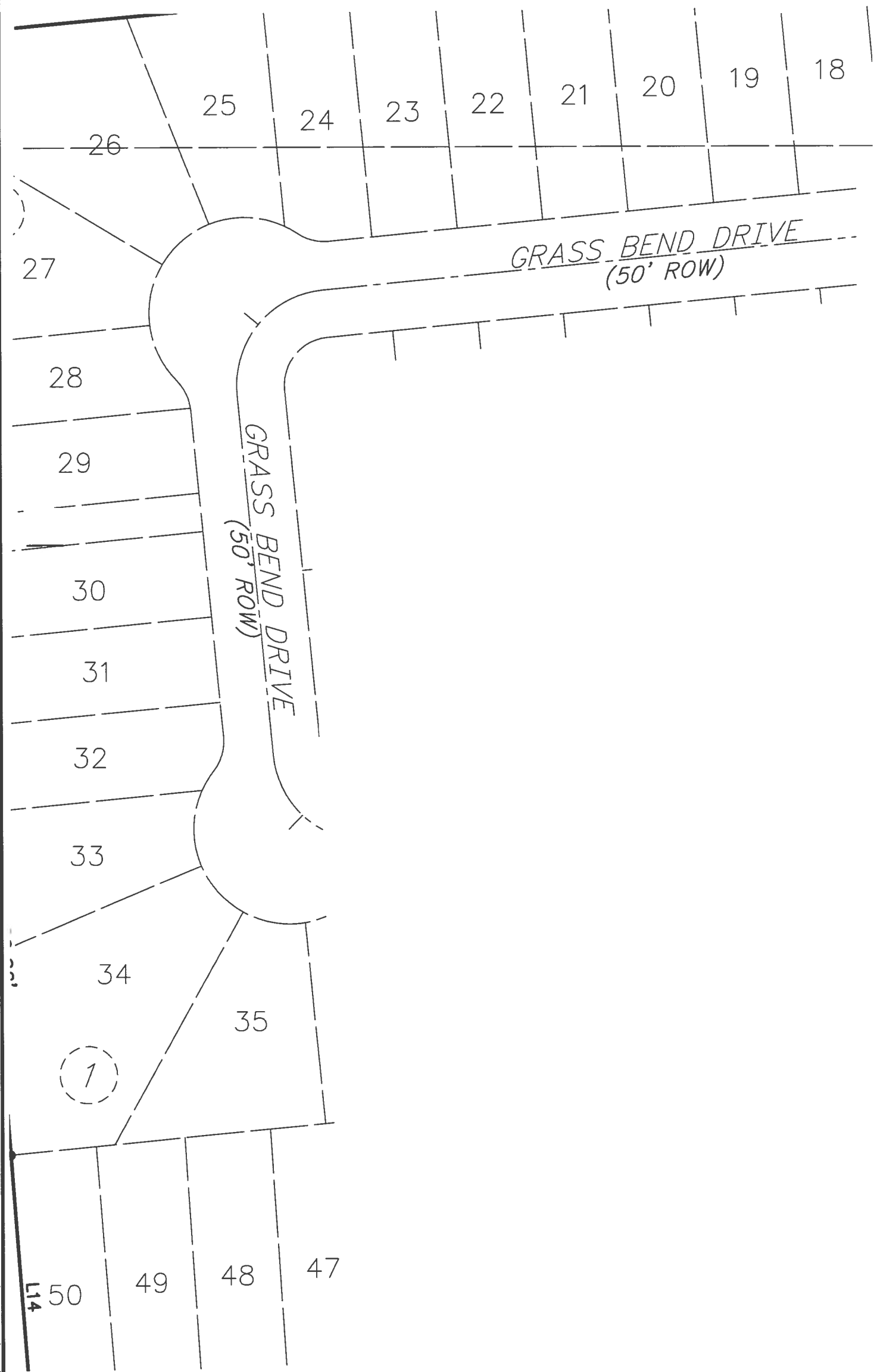


QUIDDITY

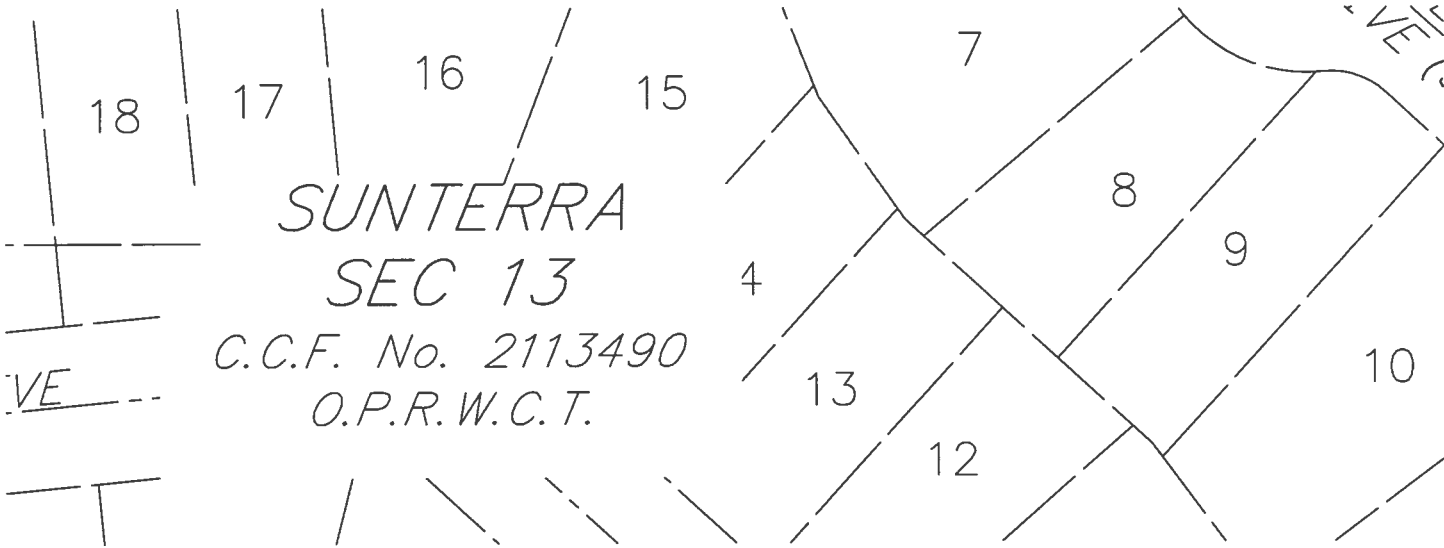
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23296
6180 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

Cjamnik@quiddity.com

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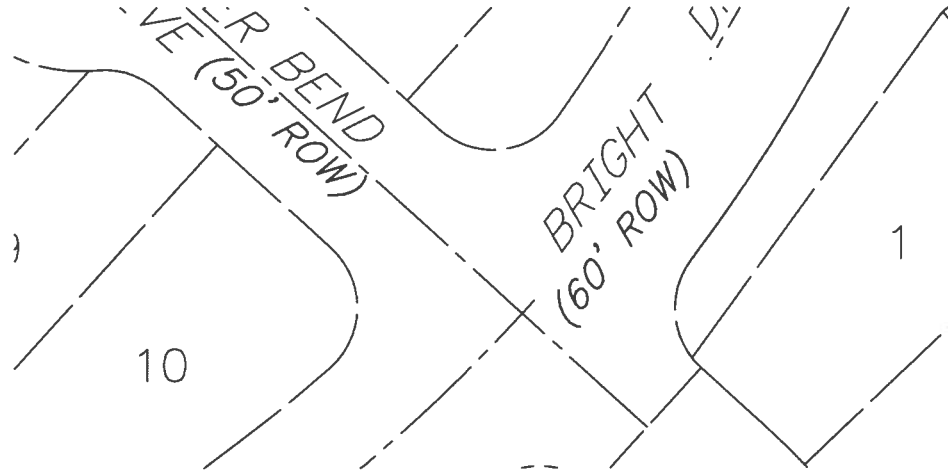


DATE: SEPTEMBER 2024	FINAL PLAT OF STOCKDICK ROAD STREET DEDICATION AND RESERVE	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Texas Board of Professional Engineers and Land Surveyors Reg. No. 23290 6340 West Loop South, Suite 150 • Dallas, TX 77401 • 713.777.5337 Cjamnik@quiddity.com
SCALE : 1"=60'			
SHEET 1W OF 1			



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DATE: SEPTEMBER 2024	FINAL PLAT OF STOCKDICK ROAD STREET DEDICATION AND RESERVE	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Texas Board of Professional Engineers and Land Surveyors Reg. No. • 23290 6430 West Loop South, Suite 150 • Houston, TX 77041 • 713.777.5137 Cjamnik@quiddity.com
SCALE : 1"=60'			
SHEET 1X OF 1			



(3)

13

12

SUNTERRA
SEC 12

C.C.F. No. 2113489
O.P.R.W.C.T.

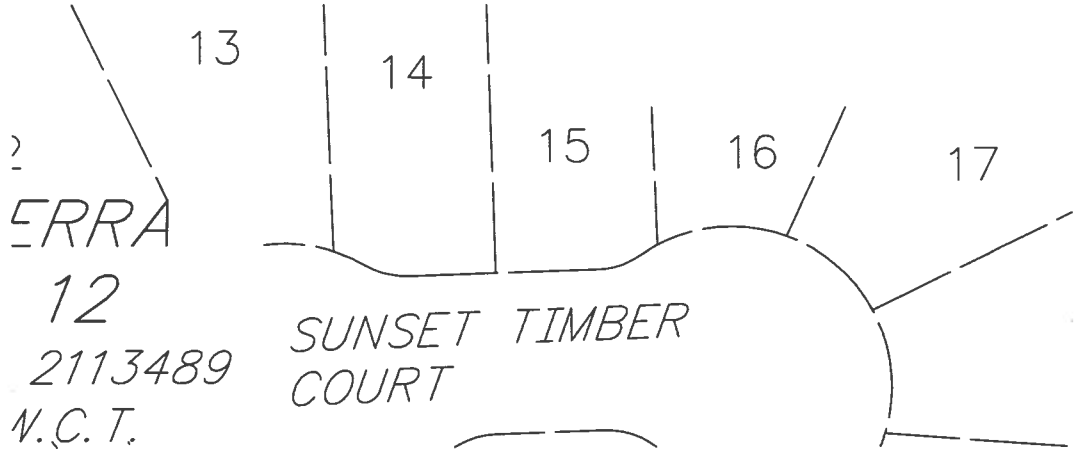
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DATE: SEPTEMBER 2024
SCALE : 1"=60'
SHEET 1Y OF 1

FINAL PLAT OF
STOCKDICK ROAD
STREET
DEDICATION AND
RESERVE

OWNER/DEVELOPER:
Astro Sunterra L.P.
a Delaware Limited Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702
Sobryant@landtejas.com

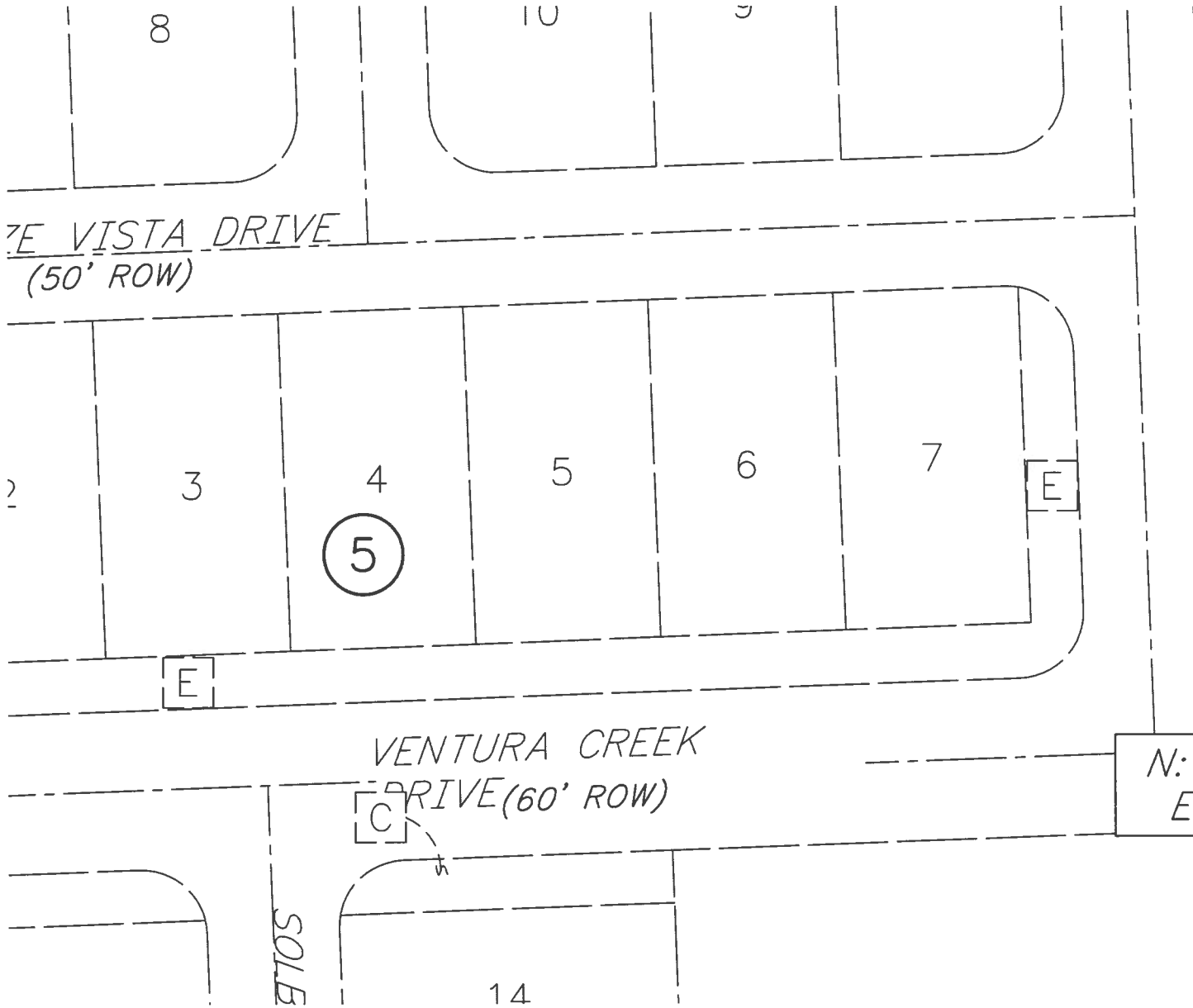
ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Texas Board of Professional Engineers and Land Surveyors Reg. No. 21290
6130 West Loop South, Suite 150 • Dallas, TX 75201 • 214.777.5137
Cjamnik@quiddity.com



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DATE: SEPTEMBER 2024	FINAL PLAT OF STOCKDICK ROAD STREET DEDICATION AND RESERVE	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Texas Board of Professional Engineers and Land Surveyors Reg. No. • 23290 6130 West Loop South, Suite 150 • Houston, TX 77041 • 713.777.5117 Cjamnik@quiddity.com
SCALE : 1"=60'			
SHEET 12 OF 1			

K:\16537\client management\Plots\Stockdick 7\Plat_Stockdick Sec 7.dwg Feb 19, 2025 - 5:31pm CKJ



DATE: SEPTEMBER 2024

SCALE : 1"=60'

SHEET 1AA OF 1

FINAL PLAT OF
STOCKDICK ROAD
STREET
DEDICATION AND
RESERVE

OWNER/DEVELOPER:

Astro Sunterra L.P.
a Delaware Limited Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702
Sobryant@andtejas.com

ENGINEER/PLANNER/SURVEYOR:

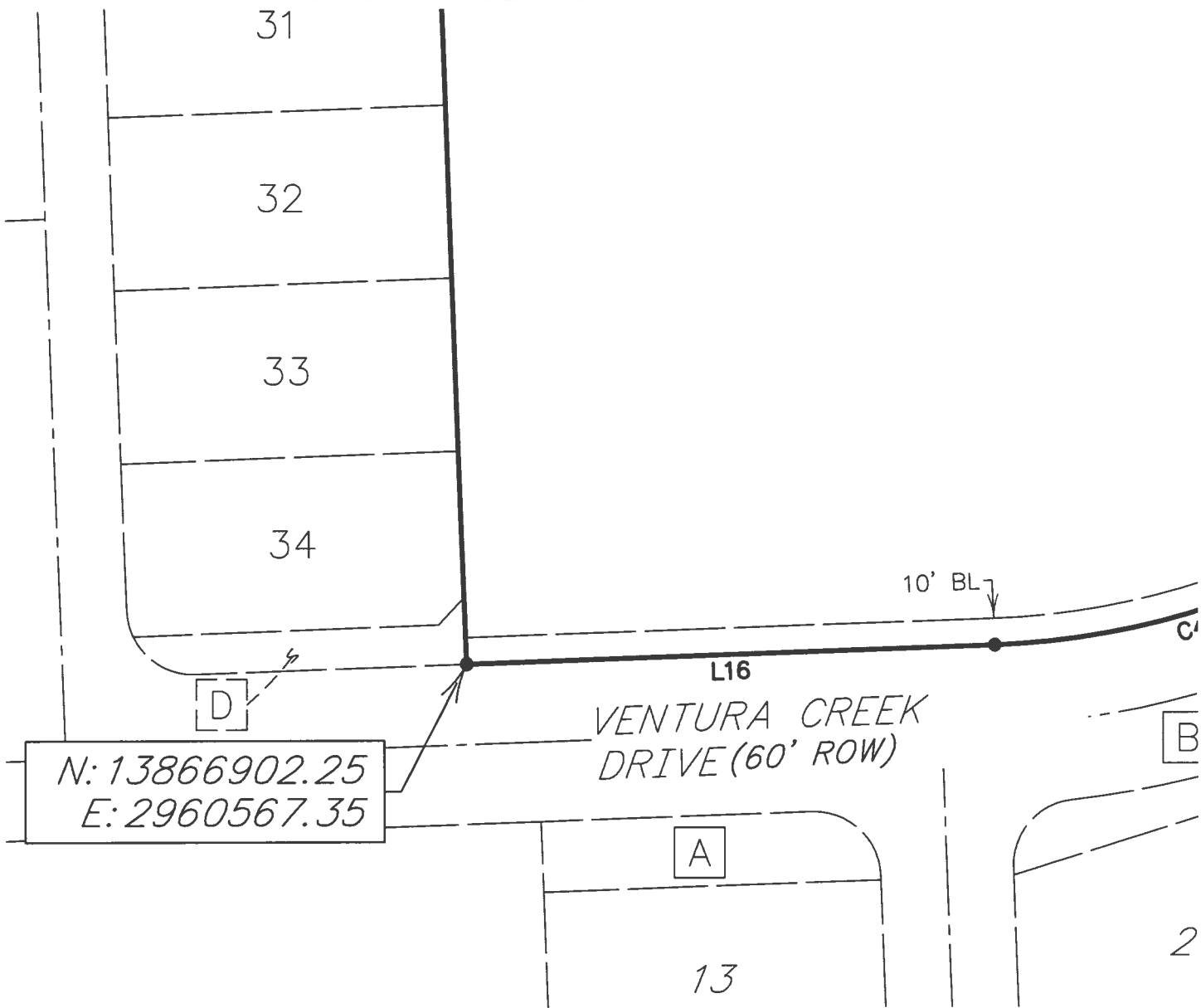


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6190 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5327

Cjamnik@quiddity.com

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DATE: SEPTEMBER 2024

SCALE : 1"=60'

SHEET 1BB OF 1

FINAL PLAT OF
STOCKDICK ROAD
STREET
DEDICATION AND
RESERVE

OWNER/DEVELOPER:

Astro Sunterra L.P.
a Delaware Limited Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702
Sobryant@landtejas.com

ENGINEER/PLANNER/SURVEYOR:

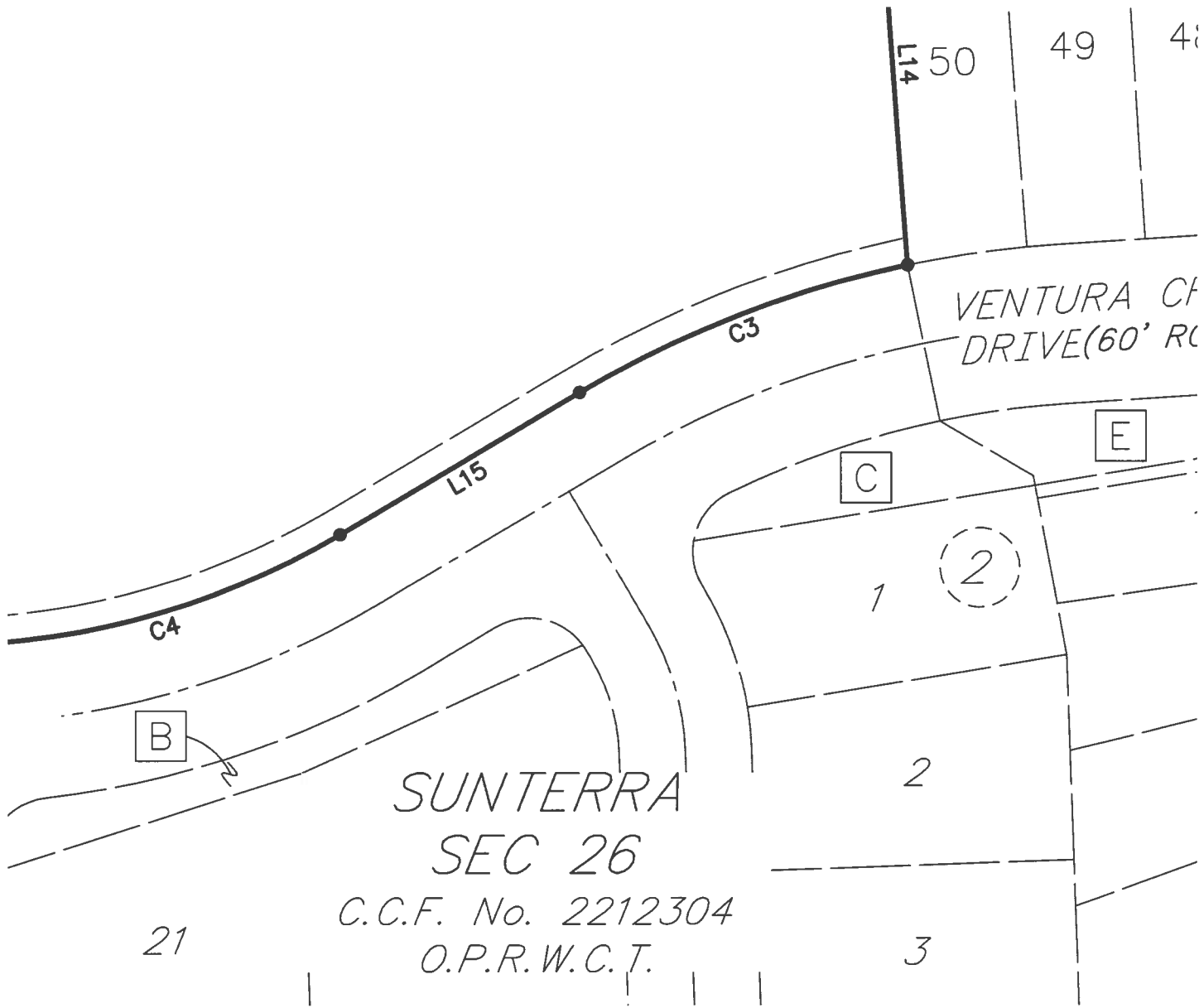


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6350 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

Cjamnik@quiddity.com

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DATE: SEPTEMBER 2024	FINAL PLAT OF STOCKDICK ROAD STREET DEDICATION AND RESERVE	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Trust Board of Professional Engineers and Land Surveyors Reg. No. 5-23270 6410 West Loop South, Suite 150 • Dallas, TX 75201 • 214.771.5337 Cjarnnik@quiddity.com
SCALE : 1"=60'			
SHEET 10C OF 1			