

NOTICE OF RECEIPT OF APPLICATION TO REVISE A SUBDIVISION PLAT FILED FOR RECORD WITH THE COUNTY CLERK

APPLICATION: Sunterra Property Owners Association, INC., a Texas non-profit corporation, and Harris-Waller Counties Municipal Utility District No. 5, a political subdivision of the State of Texas, owner(s), are requesting to be allowed to amend Unrestricted Reserve "A", Block 1, Sunterra Lagoon recorded in C. C. F. No. 2110192, Official Public Records, Waller County, Texas. The amendment will create two reserves.

This Replat request, if approved, will only revise the applicant's property.

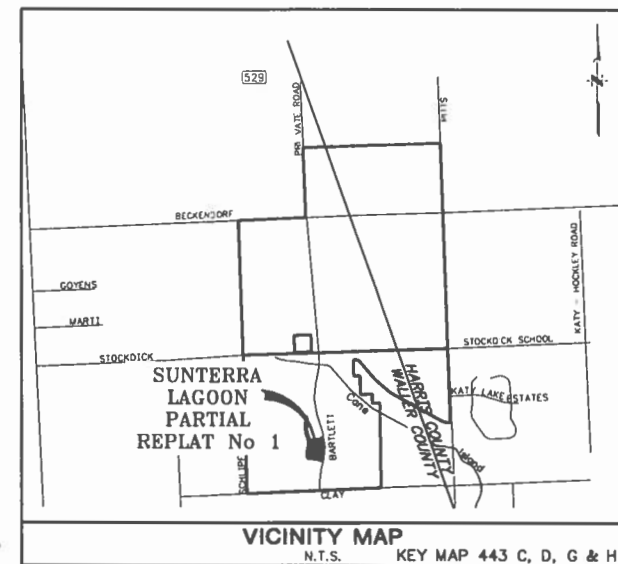
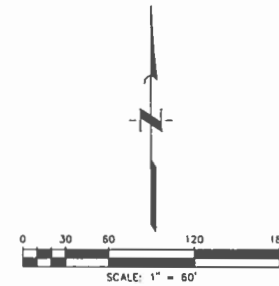
PUBLIC HEARING: A public hearing will be held during the regular session of Commissioners' Court on *September 16, 2026 at 9:00 AM* at the Waller County Courthouse, 836 Austin Street., Hempstead, Texas 77445.

UNRESTRICTED RESERVE (A)	RESTRICTED RESERVE (B)	RESERVE TOTALS
15.66 AC 691,931 Sq. Ft.	Restricted to Recreational and Related Uses Only Purposes 6.08 AC 351,910 Sq. Ft.	23.96 AC 1,043,841 Sq. Ft.

SUNTERRA
SEC 7
C.C.F. No. 2112031
O.P.R.W.C.T.

Brookshire-Katy Drainage District
Coiled 77.23 Ac. Agreement Tract
(Exhibit "A-1")
C.C.F. No. 2002285
O.P.R.W.C.T.

N: 13,865,448.42
E: 2,984,919.04



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

- General Notes
1. All block corner and cul-de-sac return to tangent road are twenty-five feet (25').
 2. The coordinates shown hereon are Texas coordinate system of 1983, South Central Zone, based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.9998800599.
 3. Sideeas 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.O.A.
 4. Site plans shall be submitted to Waller County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Waller County prior to beginning construction.
 5. The drainage system for this subdivision is designed in accordance with the Brookshire Katy Drainage District Rules and Regulations which allows street ponding with intense rainfall events.
 6. All property to drain into the drainage easements only through an approved drainage structure.
 7. All drainage easements to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of drainage facility.
 8. This tract lies within Unshaded Zone "X" of the Flood Insurance Rate Map, Community No. 480840, Map Number 48473C0375E, Panel 0375, suffix "E" as shown on LOMR 22-08-2777P dated November 20, 2023 for Waller County, Texas. Unshaded Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain.
 9. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lot lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 10. Contours shown hereon are NAVD83 datum.
 11. All building lines along street rights-of-way as shown on the plat.
 12. 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.
 13. Project site is within City of Houston ETJ.
 14. 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 Cone Island Branch, on the north high bank of Cone Island Branch between the end of a guardrail and an existing fence running north-south. Elevation = 156.48' (NAVD83, 2001 Adjustment).
 15. TBM 7523 being a set cotton picker spindle. Located in the South edge of asphalt of Clay Road, being +/- 6.945' East of the intersection of Clay Road and Schipl Road, and +/- 3.601' West of the intersection of Clay Road and Pitts Road. Elevation = 159.03' (NAVD83, 2001 Adjustment).
 16. No pipeline or pipeline easement exist within the boundaries of this plat.
 17. Reserve "A" and "B": Proposed uses include:
A variety of potential and possible uses, including but not limited to, commercial retail, restaurants, entertainment, recreation, open space, amenity space, residential uses, including condo and multifamily uses. This note is not intended to be a plat restriction, but rather gives the City notice that this reserve will be developed in accordance with existing land use regulations.
 18. This plat was prepared from information by Charter Title Company, File Number 1076501800196A, dated March 11, 2026. The surveyor has not abstracted the subject tract.
 19. Tract is subject to Electric Easement granted to CenterPoint Energy Houston Electric, LLC recorded on February 28, 2024, under C.C.F. No. 2402504, O.P.R.W.C.T.

FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1

A SUBDIVISION OF 23.96 ACRES OF LAND
OUT OF THE

H. & T. C. RAILROAD COMPANY SURVEY SECTION 121, A-201 AND
THE J. W. McCUTCHEON SURVEY SECTION 130, A-308
ALSO BEING A PARTIAL REPLAT OF UNRESTRICTED RESERVE "A", BLOCK 1
AS RECORDED UNDER SUNTERRA LAGOON, C.C.F. No. 2110192, O.P.R.W.C.T.

WALLER COUNTY, TEXAS

2 RESERVES 1 BLOCK

REASON FOR REPLAT: TO CREATE TWO RESERVES

JUNE 2026

OWNER
HARRIS-WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5
a Political subdivision of the State of Texas
3200 Southwest Freeway, Suite 2600
Houston, TX 77002
(713) 860-6400
mhneyne@ohr.com

OWNER
SUNTERRA PROPERTY OWNERS ASSOCIATION INC.,
a Texas non-profit corporation
447 Bartlett Rd.
Katy, TX, 77493
(281) 371-6136
Sunterra@ciemail.com

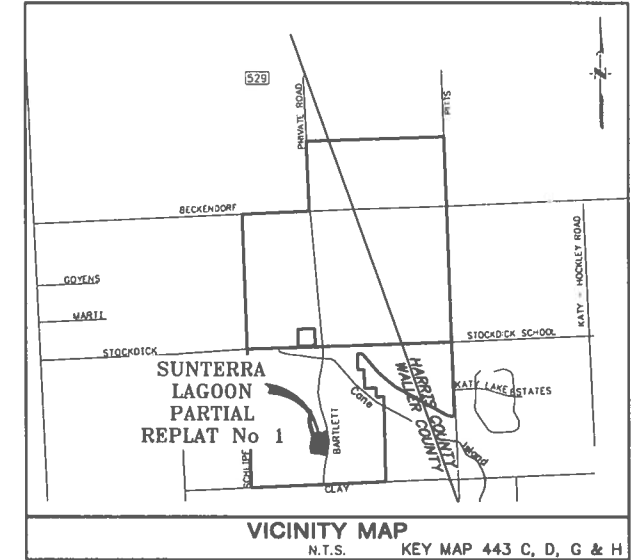
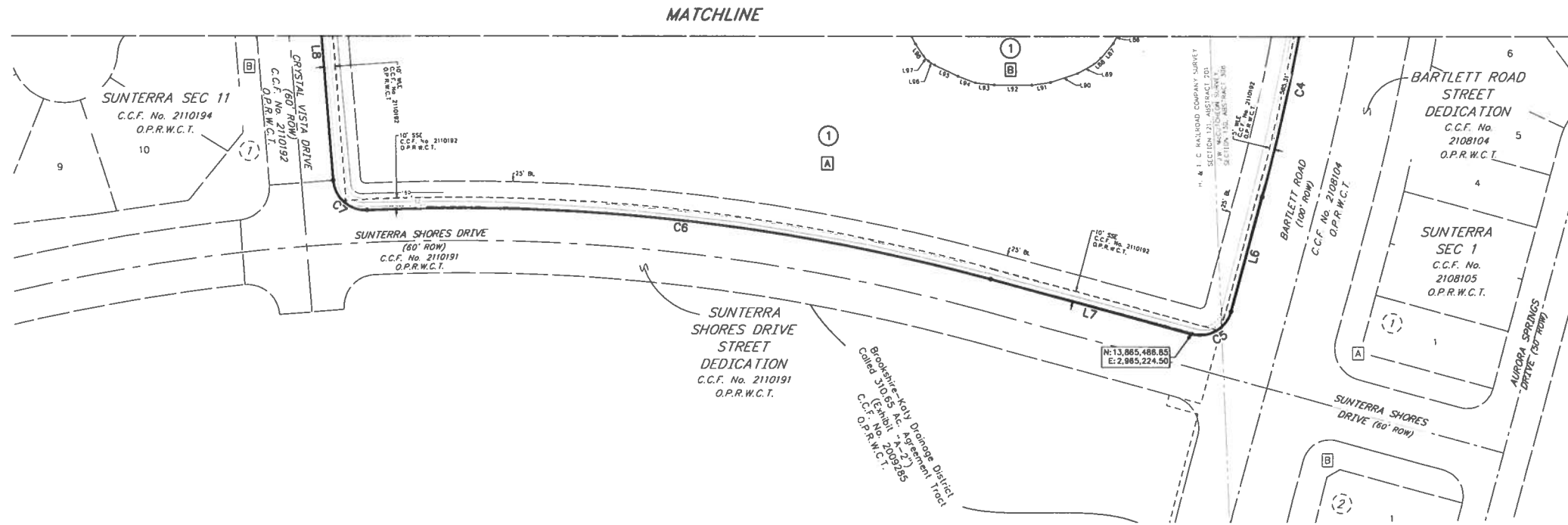
ENGINEER/PLANNER/SURVEYOR:

QUIDDITY
Quiddity Engineering, Inc. and Land Surveyors
Texas Board of Professional Engineering Examiners
Registration No. 123456789
2022 W. Capitol Freeway North, Suite 100, Katy, TX 77450

UNRESTRICTED RESERVE (A)
15.88 AC
691,931 Sq. Ft.

RESTRICTED RESERVE (B)
Restricted to
Recreational and Related Uses
Only Purposes
6.08 AC
351,910 Sq. Ft.

RESERVE TOTALS
23.96 AC
1,043,841 Sq. Ft.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N72°29'22"E	200.86'
L2	N63°59'23"E	55.63'
L3	S75°06'26"E	115.80'
L4	N50°25'56"E	181.76'
L5	S17°48'33"E	145.58'
L6	S15°16'51"W	110.05'
L7	N74°43'09"W	192.79'
L8	N04°28'44"W	239.08'
L9	N14°05'07"E	109.49'
L10	N73°35'48"E	32.74'
L11	N74°13'47"E	108.44'
L12	S70°20'45"E	30.56'
L13	S13°36'16"E	30.96'
L14	S13°19'38"E	27.00'
L15	S13°55'58"E	35.14'
L16	S34°22'19"W	25.41'
L17	S09°07'00"E	6.78'
L18	N83°44'56"E	13.30'
L19	S89°19'08"E	8.16'
L20	N89°12'45"E	17.39'
L21	S83°11'31"E	17.54'
L22	S80°09'22"E	16.54'
L23	S77°07'07"E	17.47'
L24	S74°28'42"E	17.42'
L25	S71°10'22"E	17.54'
L26	S66°33'57"E	8.74'
L27	S66°54'19"E	8.94'

LINE TABLE		
LINE	BEARING	DISTANCE
L28	S57°54'22"E	17.32'
L29	S47°13'48"E	17.37'
L30	S42°01'18"E	17.45'
L31	S33°10'31"E	8.58'
L32	S28°43'51"E	17.59'
L33	S21°48'03"E	17.31'
L34	S17°56'30"E	17.49'
L35	S10°29'37"E	17.44'
L36	S00°19'23"E	17.39'
L37	S11°08'34"W	17.31'
L38	S23°52'51"W	17.53'
L39	S28°14'48"W	17.36'
L40	S33°33'52"W	17.32'
L41	S38°43'34"W	17.56'
L42	S45°14'40"W	17.41'
L43	S54°54'50"W	8.94'
L44	S12°42'17"E	17.88'
L45	S10°25'14"E	26.25'
L46	S46°38'34"W	22.10'
L47	S22°47'59"W	9.13'
L48	S14°39'10"W	4.82'
L49	S22°43'35"W	17.77'
L50	S27°38'55"W	8.73'
L51	S33°03'19"W	8.61'
L52	S32°57'52"W	31.52'
L53	S88°09'52"W	28.70'
L54	N01°50'08"W	21.23'

LINE TABLE		
LINE	BEARING	DISTANCE
L55	S85°09'28"W	56.75'
L56	S03°41'59"E	14.59'
L57	N84°59'02"E	82.56'
L58	S04°54'21"E	29.87'
L59	N85°02'06"E	21.67'
L60	S05°01'47"E	42.85'
L61	S85°48'39"W	24.24'
L62	S04°54'33"E	16.77'
L63	S85°05'27"W	34.12'
L64	S19°59'25"W	29.23'
L65	S69°37'17"E	14.46'
L66	S04°47'49"E	14.22'
L67	N85°39'55"E	36.29'
L68	S01°38'28"E	16.38'
L69	S61°29'25"E	4.68'
L70	S61°28'44"E	17.58'
L71	S54°13'29"E	17.29'
L72	S44°04'58"E	17.45'
L73	S34°15'04"E	17.36'
L74	S20°25'59"E	8.72'
L75	S15°19'22"E	17.38'
L76	S01°26'20"E	26.05'
L77	S12°18'53"W	26.14'
L78	S21°09'26"W	17.66'
L79	S85°37'22"E	26.29'
L80	S23°34'37"W	53.62'
L81	S25°54'21"W	41.20'

LINE TABLE		
LINE	BEARING	DISTANCE
L82	S65°29'52"W	4.31'
L83	S49°33'09"W	16.83'
L84	S38°30'25"W	8.77'
L85	S29°55'54"W	13.52'
L86	S28°45'48"W	12.93'
L87	S39°26'58"W	17.45'
L88	S49°15'21"W	8.63'
L89	S60°50'22"W	17.42'
L90	S71°13'33"W	26.13'
L91	S81°58'42"W	17.44'
L92	N89°34'01"W	34.93'
L93	N83°52'14"W	17.38'
L94	N69°26'15"W	17.34'
L95	N63°59'09"W	24.09'
L96	N57°24'35"W	6.57'
L97	N44°22'19"W	6.58'
L98	N32°36'41"W	13.11'
L99	N27°17'47"W	32.86'
L100	N56°30'45"W	15.45'
L101	N50°09'44"W	17.29'
L102	N45°59'11"W	34.95'
L103	N39°05'16"W	6.64'
L104	N66°27'21"W	17.64'
L105	N69°28'44"W	8.83'
L106	N63°50'00"W	6.50'
L107	N35°27'45"W	13.09'
L108	N10°09'47"W	6.48'

LINE TABLE		
LINE	BEARING	DISTANCE
L109	N03°51'42"W	26.27'
L110	N08°22'08"W	15.35'
L111	N40°11'09"W	6.84'
L112	N59°22'20"W	32.71'
L113	N44°17'03"W	13.02'
L114	N18°16'58"W	12.87'
L115	N03°39'19"E	17.59'
L116	N09°41'07"W	13.26'
L117	N25°54'27"W	13.13'
L118	N42°37'11"W	12.28'
L119	N36°59'17"W	17.37'
L120	N30°40'59"W	17.41'
L121	N24°59'37"W	9.00'
L122	S58°05'49"W	7.78'
L123	S81°11'09"W	4.20'
L124	N72°54'28"W	4.49'
L125	N59°12'52"W	8.71'
L126	N36°19'31"W	4.57'
L127	N14°26'49"W	34.32'
L128	N12°06'28"W	13.57'
L129	N06°23'49"W	13.22'
L130	N05°04'17"W	5.82'
L131	N03°25'02"W	12.84'
L132	N00°29'57"W	8.73'
L133	N02°50'46"E	20.34'
L134	N75°53'58"W	4.30'
L135	N49°23'24"W	4.55'

LINE TABLE		
LINE	BEARING	DISTANCE
L136	N24°45'29"W	4.40'
L137	N02°45'49"E	4.50'
L138	N80°12'17"W	7.92'
L139	N08°07'11"E	4.47'
L140	N09°26'48"E	22.90'
L141	N09°34'20"E	11.15'
L142	N79°09'33"W	8.68'
L143	N08°51'20"E	17.14'
L144	N47°08'42"W	11.41'
L145	N21°47'24"W	8.21'
L146	N07°16'15"W	9.59'
L147	N12°54'53"E	8.81'
L148	N31°21'21"E	8.72'
L149	N42°51'15"E	8.54'
L150	N07°15'37"E	8.72'
L151	N29°32'26"E	26.55'
L152	N30°34'34"E	8.49'
L153	N29°34'51"E	42.13'
L154	N29°25'29"E	8.54'
L155	N29°50'06"E	55.04'
L156	N15°02'03"W	21.57'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	80.00'	8°29'59"	11.87'	N68°14'22"E	11.86'
C2	280.00'	40°54'12"	199.89'	N84°26'29"E	195.67'
C3	80.00'	54°27'39"	76.04'	N77°39'45"E	73.21'
C4	1950.00'	33°05'28"	1126.22'	S01°15'53"E	1110.63'
C5	30.00'	90°00'00"	47.12'	S60°16'51"W	42.43'
C6	1860.00'	17°55'27"	581.88'	N83°40'53"W	579.51'
C7	30.00'	88°09'52"	46.16'	N48°33'40"W	41.74'
C8	755.00'	18°33'51"	244.62'	N04°48'12"E	243.56'
C9	830.00'	30°31'33"	442.20'	N01°10'39"W	436.89'

OWNER
HARRIS-WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5
a Political subdivision of the State of Texas
3200 Southwest Freeway, Suite 2600
Houston, TX 77002
(713) 860-6400
mneyn@abnl.com

OWNER
SUNTERRA PROPERTY OWNERS ASSOCIATION INC.,
a Texas non-profit corporation
447 Bartlett Rd
Katy, TX, 77493
(281) 371-6136
Sunterra@ciemail.com

ENGINEER/PLANNER/SURVEYOR:
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Quiddity Engineering, LLC
Texas Board of Professional Engineers and Surveyors
Registration No. 123456789010
1234 W. 12th Street, Suite 1000, Katy, TX 77450
SHEET 2 OF 3