

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Partial Replat Approval of Sunterra Lagoon No. 1

Date: September 16, 2026

Background

Final Partial Replat of Sunterra Lagoon No. 1 which consist of 23.96 acres will include 1 Block & 2 Reserves in Precinct 3.

Staff Recommendation

Approve Plat



VICINITY MAP

N.T.S.

KEY MAP 443 C, D, G & H

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

DATE: JUNE 2026

SCALE NTS

SHEET 1A OF 1

FINAL REPLAT
OF
SUNTERRA
LAGOON
PARTIAL
REPLAT No 1

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
mheyne@abhr.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, LLC
Texas Board of Professional Engineers and Surveyors
Registration No. F-23290 & 10040100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

CJAMNIK@QUIDDITY.COM

Legend:

- AC "Acres"
- AE "Aerial Easement"
- BL "Building Line"
- C.C.F. "County Clerk's File"
- No "Number"
- O.P.R.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 __, Pg __ "Volume and Page"
- WLE "Waterline Easement"
- "Set 3/4-inch Iron With Cap Stamped "Quiddity Property Corner" as Per Certification"
- ① "Block Number"

General Notes

1. All block corner and cul-de-sac return to tangent radii 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 0.99989805999.
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. 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, vegetations, 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. 480640, Map Number 48473C0375E, Panel 0375, suffix "E" as shown on LOMR 22-06-2777P 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 NAVD88 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 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).
15. TBM '7523" being a set cotton picker spindle. Located in the South edge of asphalt of Clay Road, being +/- 6,946' East of the intersection of Clay Road and Schlipf Road, and +/- 3,601' West of the intersection of Clay Road and Pitts Road. Elevation = 159.03' (NAVD88, 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 1076601800196A, 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.

K:\16537\16537-0240-01 Sunterra Lagoon Replat-2 Design Phase\Planning\Sunterra Lagoon Replat- PLAT.dwg Jun 18, 2026 - 4:51pm CKJ

DATE: JUNE 2026	FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1	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 mheyrne@abhr.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, LLC Texas Board of Professional Engineers and Surveyors Registration Nos. E-73290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.513.4000 CJAMNIK@QUIDDITY.COM
SCALE NTS				
SHEET 1B OF 1				

UNRESTRICTED RESERVE **A**
15.88 AC
691,931 Sq. Ft.

RESTRICTED RESERVE **B**
Restricted to
Recreational and Related Uses
Only Purposes
8.08 AC
351,910 Sq. Ft.

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

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	80.00'	8°29'59"	11.87'	N68°14'22"E	11.86'	5.94'
C2	280.00'	40°54'12"	199.89'	N84°26'29"E	195.67'	104.42'
C3	80.00'	54°27'39"	76.04'	N77°39'45"E	73.21'	41.17'
C4	1,950.00'	33°05'28"	1126.22'	S01°15'53"E	1,110.63'	579.30'
C5	30.00'	90°00'00"	47.12'	S60°16'51"W	42.43'	30.00'
C6	1,860.00'	17°55'27"	581.88'	N83°40'53"W	579.51'	293.33'
C7	30.00'	88°09'52"	46.16'	N48°33'40"W	41.74'	29.05'
C8	755.00'	18°33'51"	244.62'	N04°48'12"E	243.56'	123.39'
C9	830.00'	30°31'33"	442.20'	N01°10'39"W	436.99'	226.49'

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SCALE NTS				
SHEET 1C OF 1				

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N72°29'22"E	200.66'
L2	N63°59'23"E	55.63'
L3	S75°06'26"E	115.80'
L4	N50°25'56"E	181.76'
L5	S17°48'37"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	6.76'
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	16.64'
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°14'51"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	S65°37'22"E	26.29'
L80	S23°34'37"W	53.62'
L81	S25°54'21"W	41.20'

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SCALE NTS
SHEET 1D OF 1

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REPLAT No 1

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K:\16537\16537-0240-01 Sunterra Lagoon Replat\2 Design Phase\Replat\Sunterra Lagoon Replat- PLAT.dwg Jun 18,2026 - 8:32am CKJ

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	N59°05'16"W	6.64'
L104	N66°27'21"W	17.64'
L105	N69°26'44"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	N06°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	5.62'
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	N06°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'

DATE: JUNE 2026

SCALE NTS

SHEET 1E OF 1

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LAGOON
PARTIAL
REPLAT No 1

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Registration Nos. F-23290 & 10045100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832-913-4000

CJAMNIK@QUIDDITY.COM

STATE OF TEXAS

§

COUNTY OF WALLER

§

We, SUNTERRA PROPERTY OWNERS ASSOCIATION, INC., a Texas non-profit corporation, acting by and through Jennifer LaFemina, Secretary/Treasurer, and HARRIS-WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5, a political subdivision of the State of Texas acting by and through Chelsea Taylor, President, and Hannah Gay, Assistant Secretary, owner hereinafter referred to as Owners of the 23.96 acre tract described in the above and foregoing map of Sunterra Lagoon partial replat no 1, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

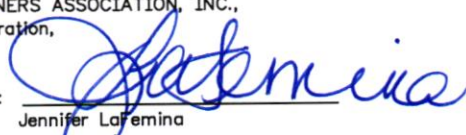
FURTHER, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Waller County, by Waller County, or any citizen thereof, by injunction as follows:

1. That drainage of septic tanks into roads, streets, alleys or public ditches, streams, ect., either directly or indirectly is strictly prohibited.
2. All stock animals, horses and fowl, shall be fenced in and not allowed to run at large in the subdivision.
3. Drainage structures under private drives shall have a new drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and one 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.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, the SUNTERRA PROPERTY OWNERS ASSOCIATION, INC., a Texas non-profit corporation, has caused these presents to be signed by Jennifer LaFemina, Secretary/Treasurer thereunto authorize, this 18 day of June 2026

SUNTERRA PROPERTY OWNERS ASSOCIATION, INC.,
a Texas non-profit corporation,

By: 
Jennifer LaFemina
Secretary/Treasurer

§

STATE OF FLORIDA

§

COUNTY OF Manatee

BEFORE ME, the undersigned authority, on this day personally appeared Jennifer LaFemina, Secretary/Treasurer of SUNTERRA PROPERTY OWNERS ASSOCIATION, INC., a Texas non-profit corporation, 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 18 day of June 2026


Notary Public in and for the State of Texas Florida


Print Name

My commission expires: 6/30/29



DATE: JUNE 2026	FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1	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 mhayne@abhr.com	OWNER SUNTERRA PROPERTY OWNERS ASSOCIATION INC., a Texas non-profit corporation 447 Bartlett Rd. Katy, TX, 77493 (281) 371-6136 Suntterra@ciiramail.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-21290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 CUAMNIK@QUIDDITY.COM
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IN TESTIMONY WHEREOF, the HARRIS-WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5, a political subdivision of the State of Texas, has caused these presents to be signed by Chelsea Taylor, President and Hanna Gay, Assistant Secretary, thereunto authorize, this 25 day of June 2026

HARRIS-WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5,
a political subdivision of the State of Texas,

By: [Signature]
Chelsea Taylor
President

By: [Signature]
Hanna Gay
Assistant Secretary

STATE OF TEXAS §
COUNTY OF Harris §

BEFORE ME, the undersigned authority, on this day personally appeared Chelsea Taylor, President, and Hanna Gay, Assistant Secretary, HARRIS-WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5, a political subdivision of the State of Texas, , known to me to be the persons whose names are 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 25 day of June 2026

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

Merry Heyne
Print Name



My commission expires: 1-15-2030

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DATE: JUNE 2026	FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1	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 mheyne@abhr.com	OWNER SUNTERRA PROPERTY OWNERS ASSOCIATION INC., a Texas non-profit corporation 447 Bartlett Rd. Katy, TX, 77493 (281) 371-6136 Sunterra@ciramail.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. 1-23290 & 10040-030 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 CJAMNIK@QUIDDITY.COM
SCALE NTS				
SHEET 1G2 OF 1				

APPROVED BY THE BOARD OF SUPERVISORS ON

5.11.2026
DATE

PRESIDENT

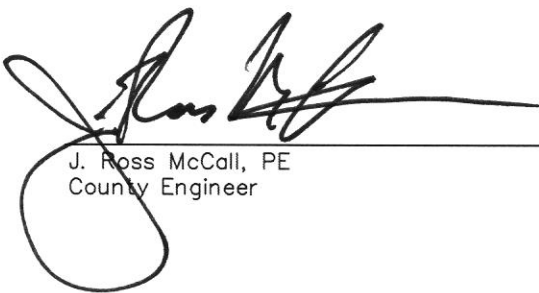
SECRETARY

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.

7-16-26
Date

J. Ross McCall, PE
County Engineer

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DATE: JUNE 2026	FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1	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 mheyne@abhr.com	OWNER SUNTERRA PROPERTY OWNERS ASSOCIATION INC., a Texas non-profit corporation 447 Bartlett Rd. Katy, TX, 77493 (281) 371-6136 Sunterra@ciaramail.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10045100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 CJAMNIK@QUIDDITY.COM
SCALE NTS				
SHEET 1H 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.

A 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 LOMR 22-06-2777P dated 11/20/2023.

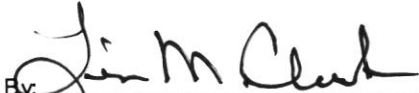
No portion of this subdivision lies within the boundaries of the 0.2% annual change (500-year) floodplain as delineated on Waller County Community Panel #480640 of LOMR 22-06-2777P dated 11/20/2023.




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 Sunterra Lagoon Partial Replat No 1 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

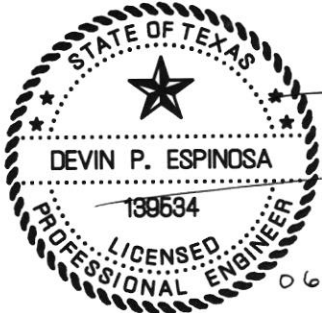
8 day of July 2026

By: 
Lisa M. Clark or M. Sonny Garza
Chair Vice Chairman

By: 
Vonn Tran
Secretary



I, Devin P. Espinosa, 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 with all generally accepted engineering standards.




Devin P. Espinosa, PE
Professional Engineer No. 139534

06-19-2026

DATE: JUNE 2026	FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1	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 mheyn@abhr.com	OWNER SUNTERRA PROPERTY OWNERS ASSOCIATION INC., a Texas non-profit corporation 447 Bartlett Rd. Katy, TX, 77493 (281) 371-6136 Sunterra@ciaramail.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 CJAMNIK@QUIDDITY.COM
SCALE NTS				
SHEET 11 OF 1				

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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

Kendric D. Jones
Commissioner, Precinct 3

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

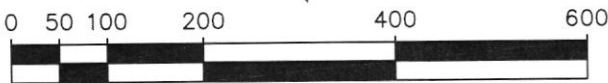
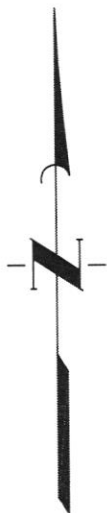
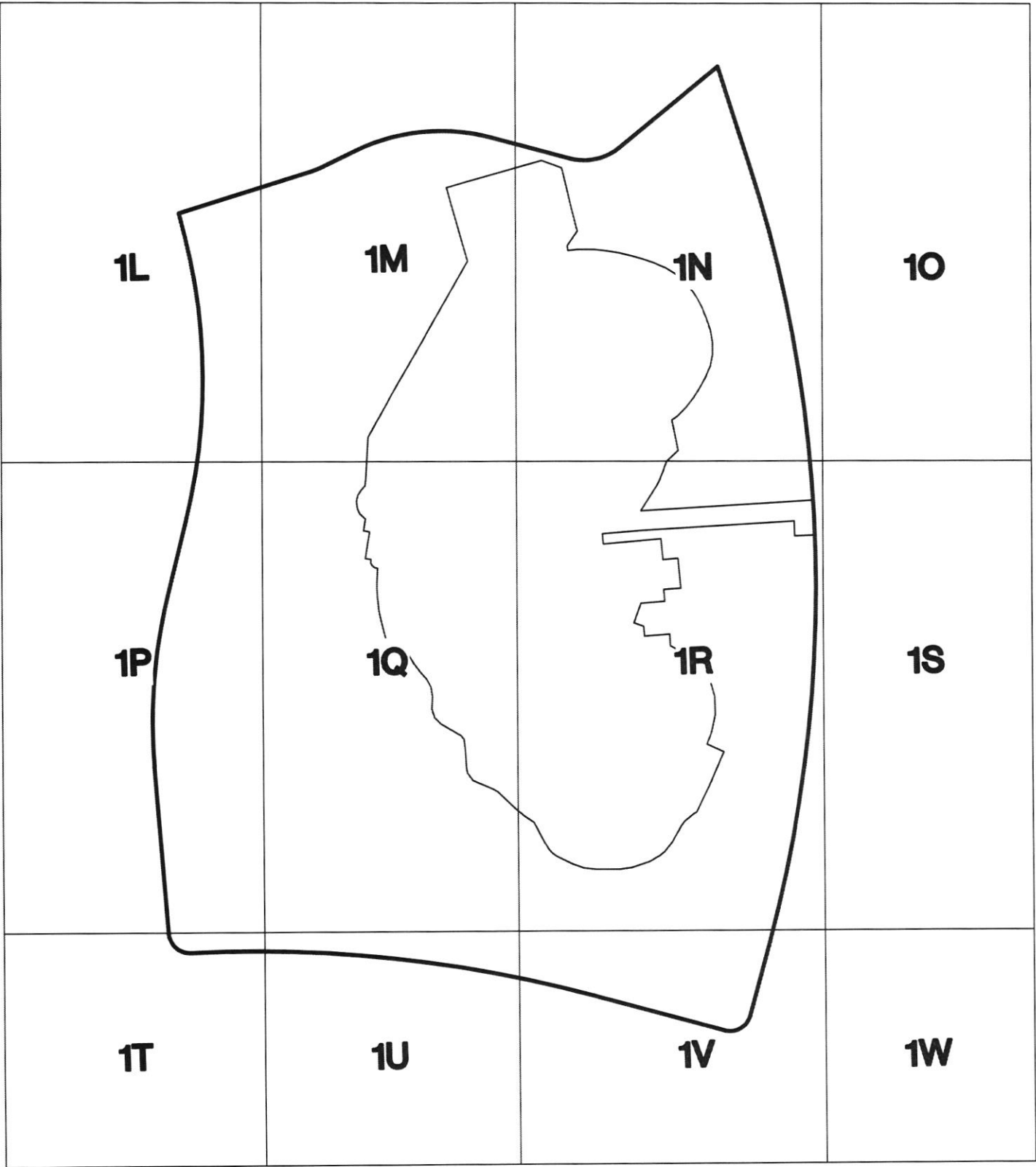
Justin Beckendorff
Commissioner, Precinct 4

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.

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SCALE NTS				
SHEET 1J OF 1				

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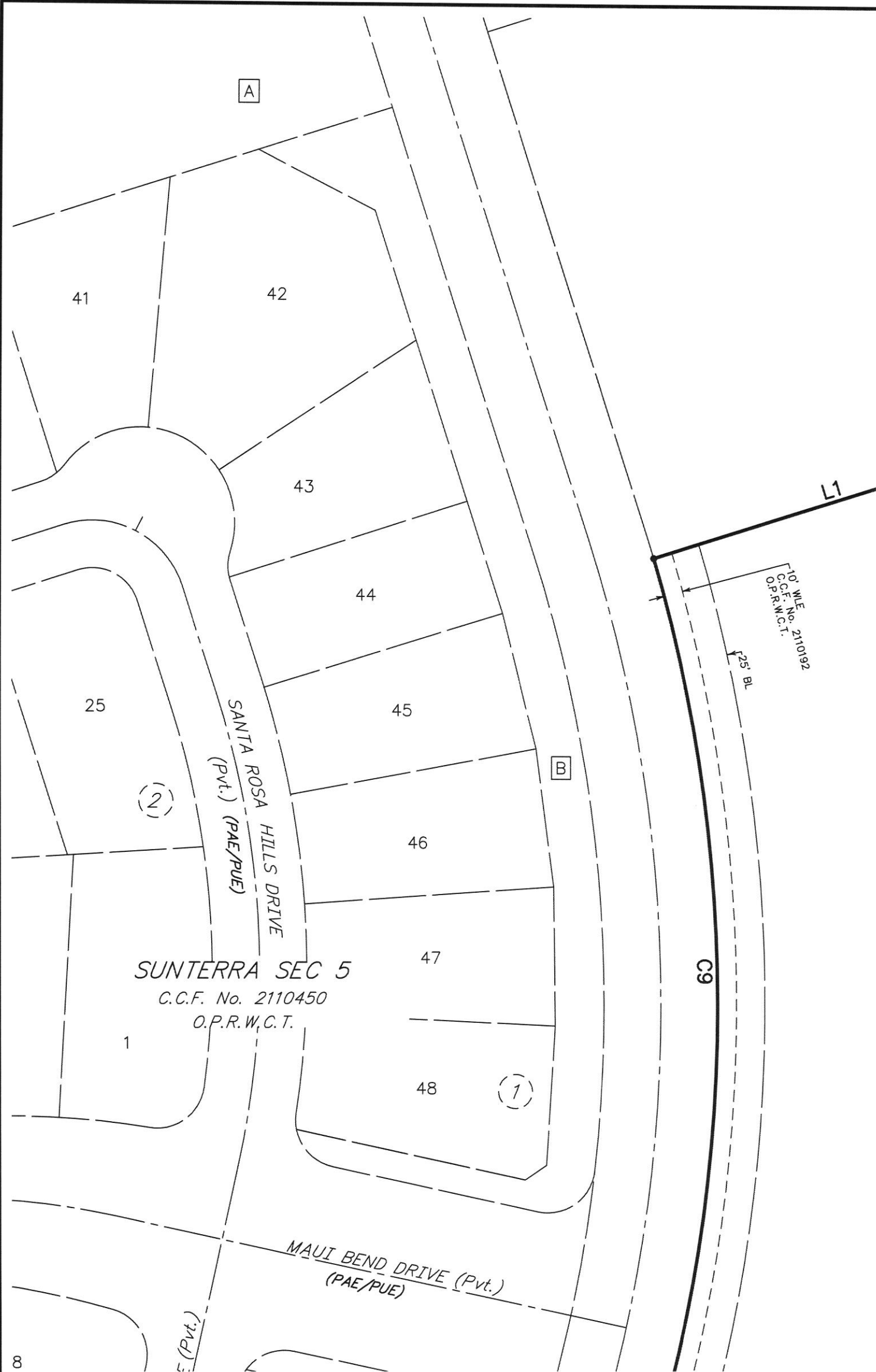
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SCALE: 1" = 200'

DATE: JUNE 2026	FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1	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 mheyne@abhr.com	OWNER SUNTERRA PROPERTY OWNERS ASSOCIATION INC., a Texas non-profit corporation 447 Bartlett Rd. Katy, TX, 77493 (281) 371-6136 Sunterra@ciramail.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 832.913.4000 CJAMNIK@QUIDDITY.COM
SCALE NTS				
SHEET 1K OF 1				

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DATE: JUNE 2026	FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1	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 mheyne@abhr.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, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. 1-23296 & 10040300 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 CJAMNIK@QUIDDITY.COM
SCALE NTS				
SHEET 1L OF 1				

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

Brookshire-Katy Drainage
Called 77.23 Ac. Agreement
(Exhibit "A-1")
C.C.F. No. 2009285
O.P.R.W.C.T.



DATE: JUNE 2026

SCALE NTS

SHEET 1M OF 1

FINAL REPLAT
OF
SUNTERRA
LAGOON
PARTIAL
REPLAT No 1

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
mheyne@abhr.com

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

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

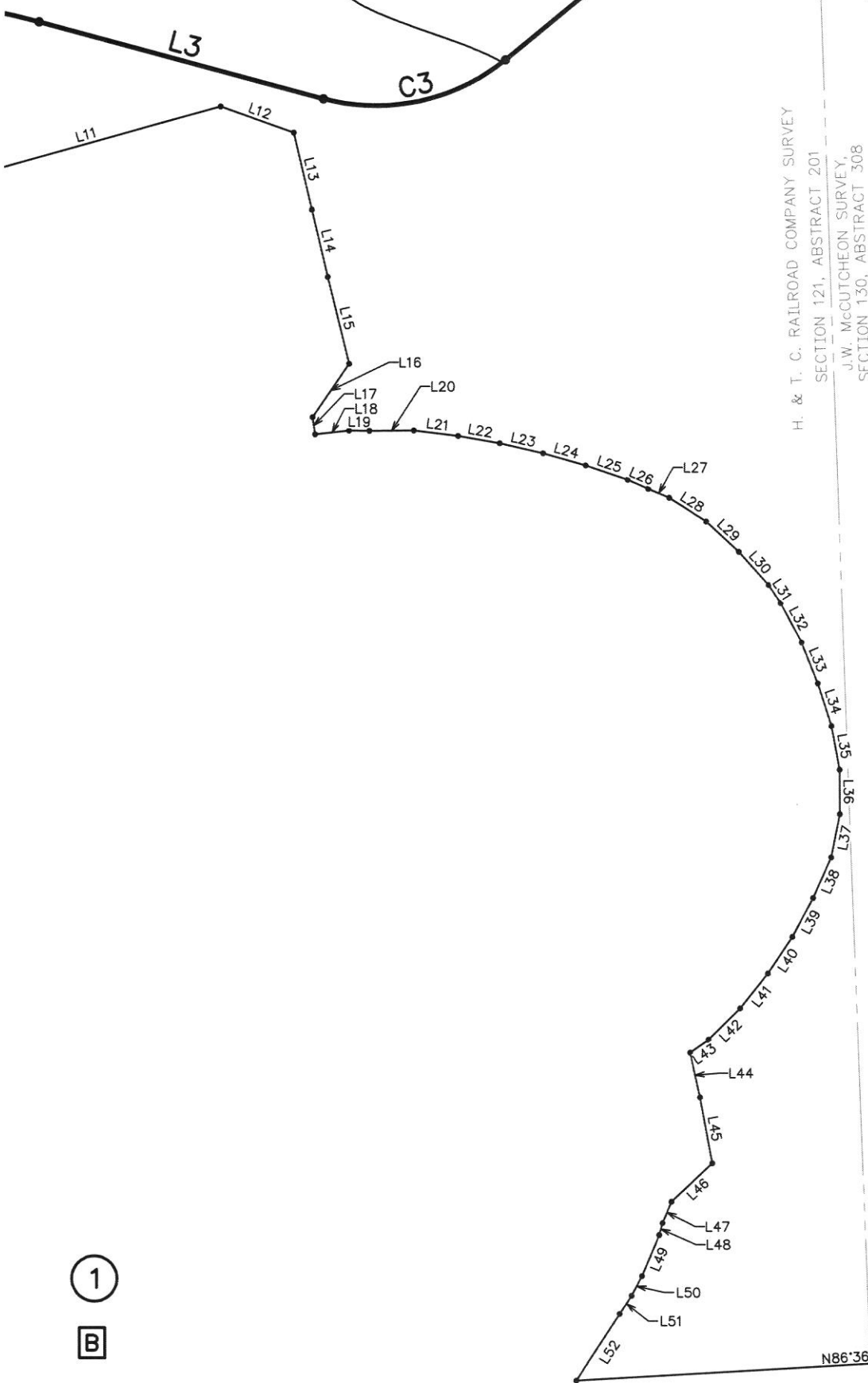
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. E-23290 & L0046100
2322 West Grand Parkway North, Suite 150 - Katy, TX 77449 832.913.4000

CJAMNIK@QUIDDITY.COM

re-Katy Drainage District
23 Ac. Agreement Tract
Exhibit "A-1"
No. 2009285
R.W.C.T.

N: 13,865,449.42
E: 2,964,919.04

1
D



5' W.E.
C.C.F. No.
2110192
O.P.R.W.C.T.

15' SSE
C.C.F. No.
2110192
O.P.R.W.C.T.

O.P.R.W.C.T.
430.91'

N86°36'50"E 246.95'

1
B

DATE: JUNE 2026
SCALE NTS
SHEET 1N OF 1

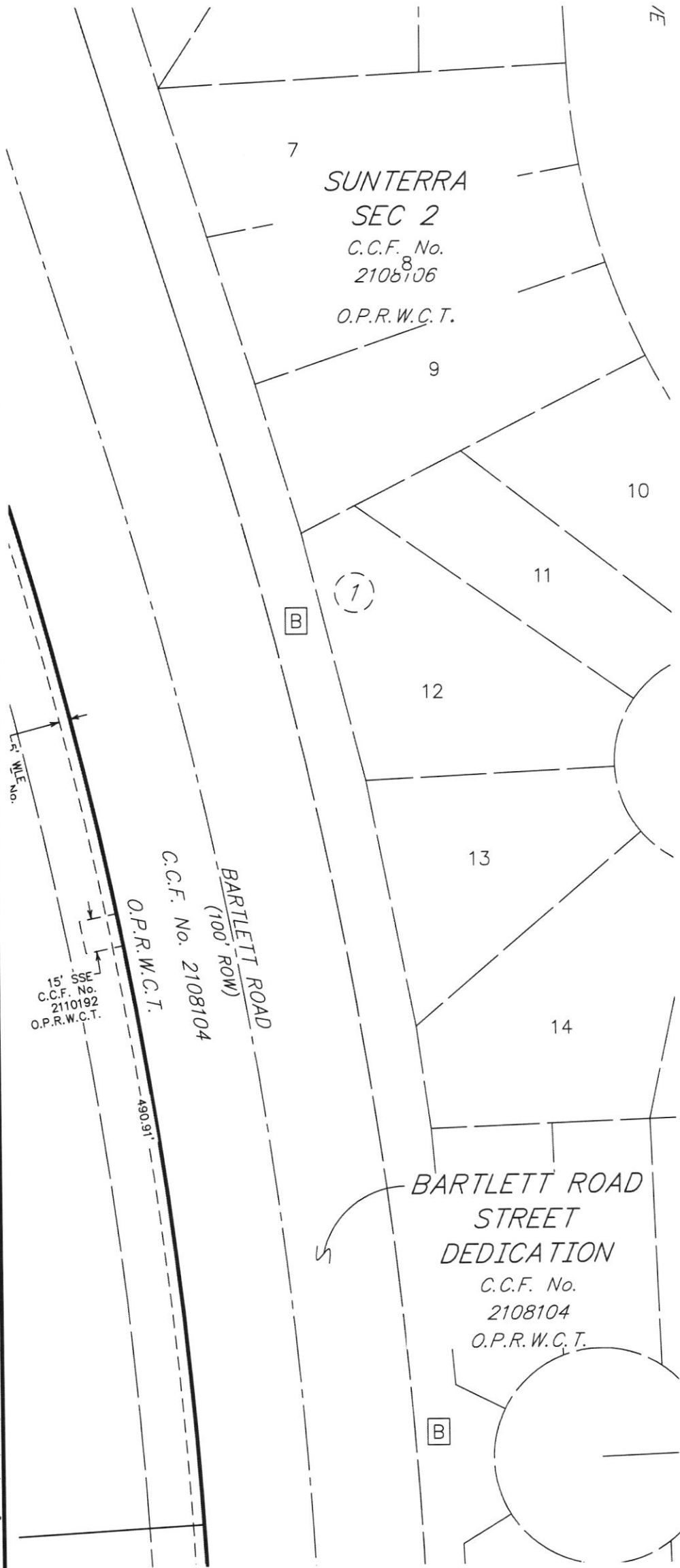
FINAL REPLAT
OF
SUNTERRA
LAGOON
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OWNER
HARRIS-WALLER COUNTIES
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NO. 5 a Political subdivision of
the State of Texas
3200 Southwest Freeway, Suite 2600
Houston, TX 77002
(713) 860-6400
mheyne@abhr.com

OWNER
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OWNERS ASSOCIATION
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(281) 371-6136
Sunterra@ciemail.com

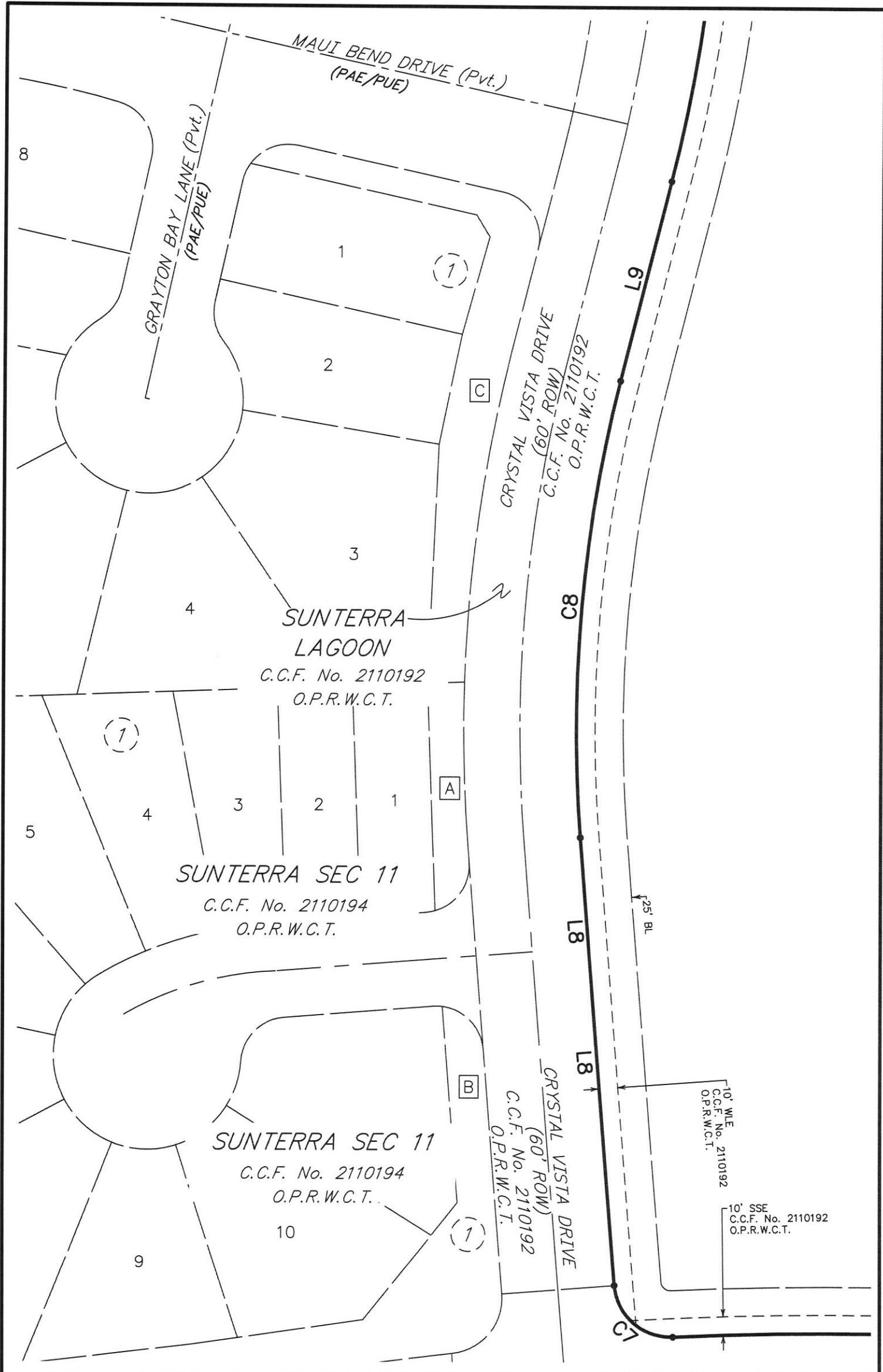
ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. P-232790 & 10546130
2322 West Grand Parkway North, Suite 150, Katy, TX 77449 832.913.4000
CJAMNIK@QUIDDITY.COM

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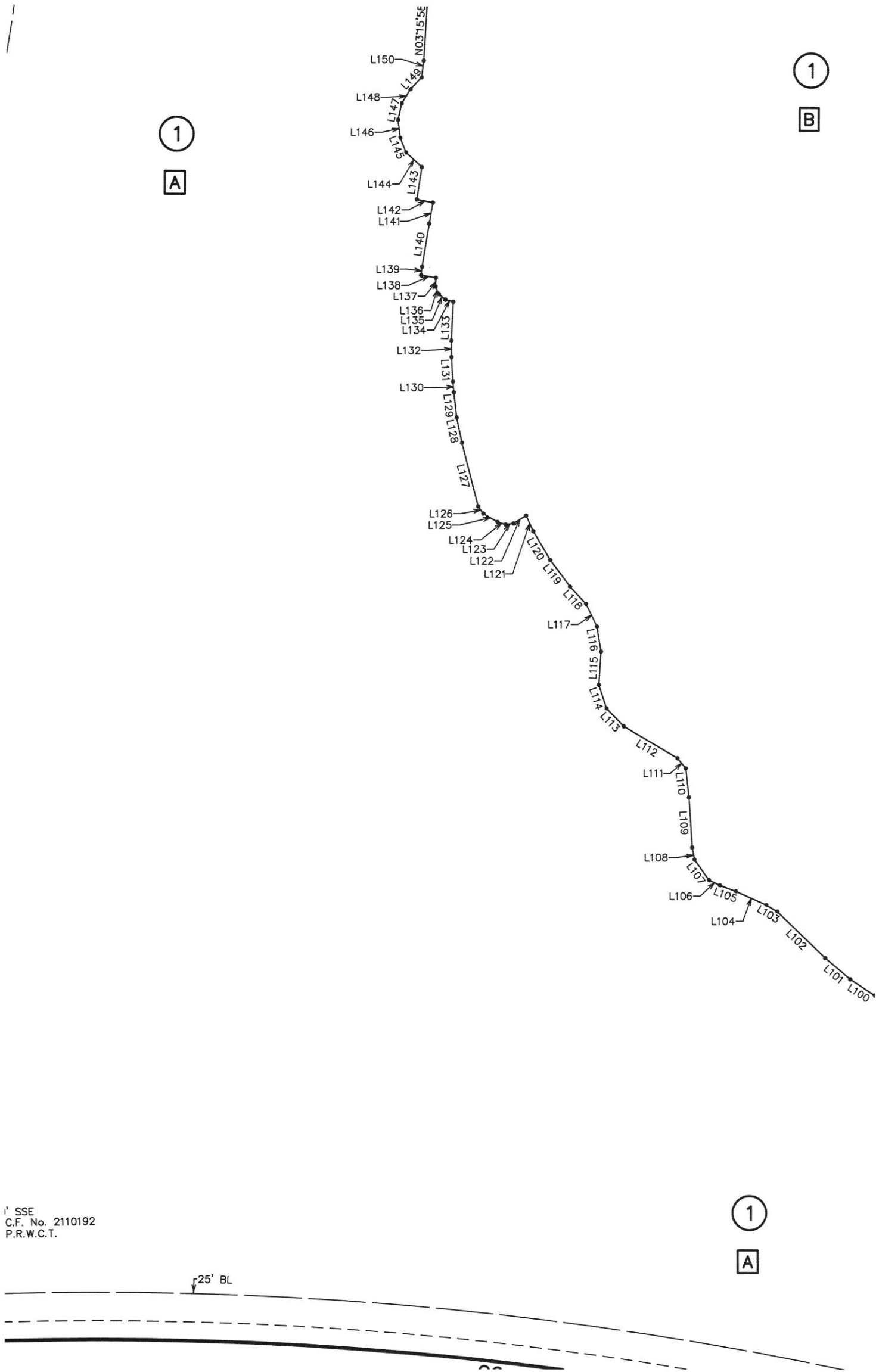
DATE: JUNE 2026	FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1	OWNER HARRIS-WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5 a Political subdivision of the State of Texas 3200 Southwest Freeway, Suite 2600 Houston, TX 77002 (713) 860-6400 mheyne@abhr.com	OWNER SUNTERRA PROPERTY OWNERS ASSOCIATION INC., a Texas non-profit corporation 447 Bartlett Rd. Katy, TX, 77493 (281) 371-6136 Suntterra@ciramail.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & L0040100 2322 West Grand Parkway North, Suite 150 - Katy, TX 77449 832.913.4000 CJAMNIK@QUIDDITY.COM
SCALE NTS				
SHEET 10 OF 1				

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DATE: JUNE 2026	FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1	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 mheyne@abhr.com	OWNER SUNTERRA PROPERTY OWNERS ASSOCIATION INC., a Texas non-profit corporation 447 Bartlett Rd. Katy, TX, 77493 (281) 371-6136 Suntterra@ciramail.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 & 10045100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832-913-4000 CJAMNIK@QUIDDITY.COM
SCALE NTS				
SHEET 1P OF 1				

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1" SSE
C.F. No. 2110192
P.R.W.C.T.

DATE: JUNE 2026
SCALE NTS
SHEET 1Q OF 1

FINAL REPLAT
OF
SUNTERRA
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PARTIAL
REPLAT No 1

OWNER
HARRIS-WALLER COUNTIES
MUNICIPAL UTILITY DISTRICT
NO. 5 a Political subdivision of
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Houston, TX 77002
(713) 860-6400
mheyne@abhr.com

OWNER
SUNTERRA PROPERTY
OWNERS ASSOCIATION
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447 Bartlett Rd.
Katy, TX, 77493
(281) 371-6136
Sunterra@ciramail.com

ENGINEER/PLANNER/SURVEYOR:

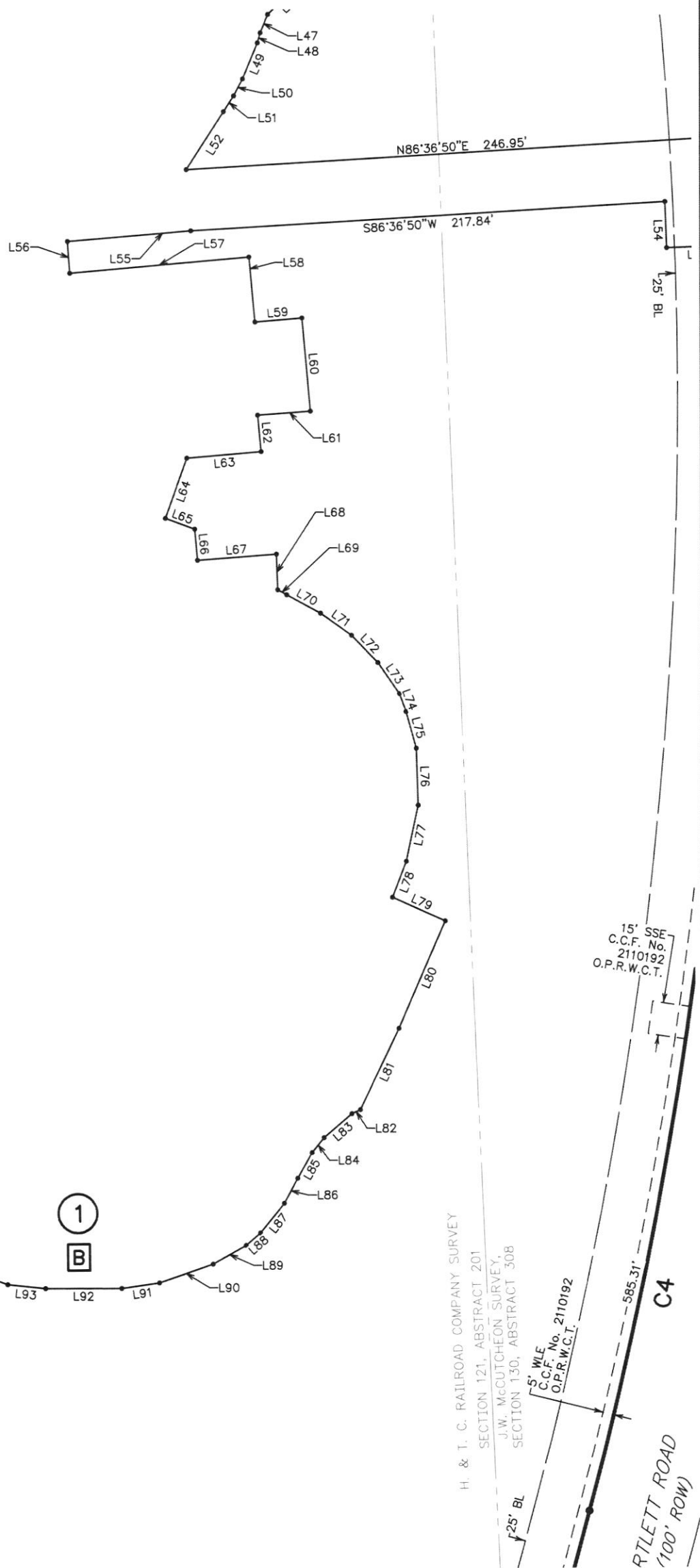


QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. P-232796 & L20441001
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

CJAMNIK@QUIDDITY.COM

B



H. & T. C. RAILROAD COMPANY SURVEY
SECTION 121, ABSTRACT 201
J.W. McCUTCHEON SURVEY,
SECTION 130, ABSTRACT 308

25' BL

5' WLE
C.C.F. No. 2110192
O.P.R.W.C.T.

SHEET 1R OF 1

FINAL REPLAT
OF
SUNTERRA
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OWNER
HARRIS-WALLER COUNTIES
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mhayne@abhr.com

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Suntterra@ciramail.com

ENGINEER/PLANNER/SURVEYOR:

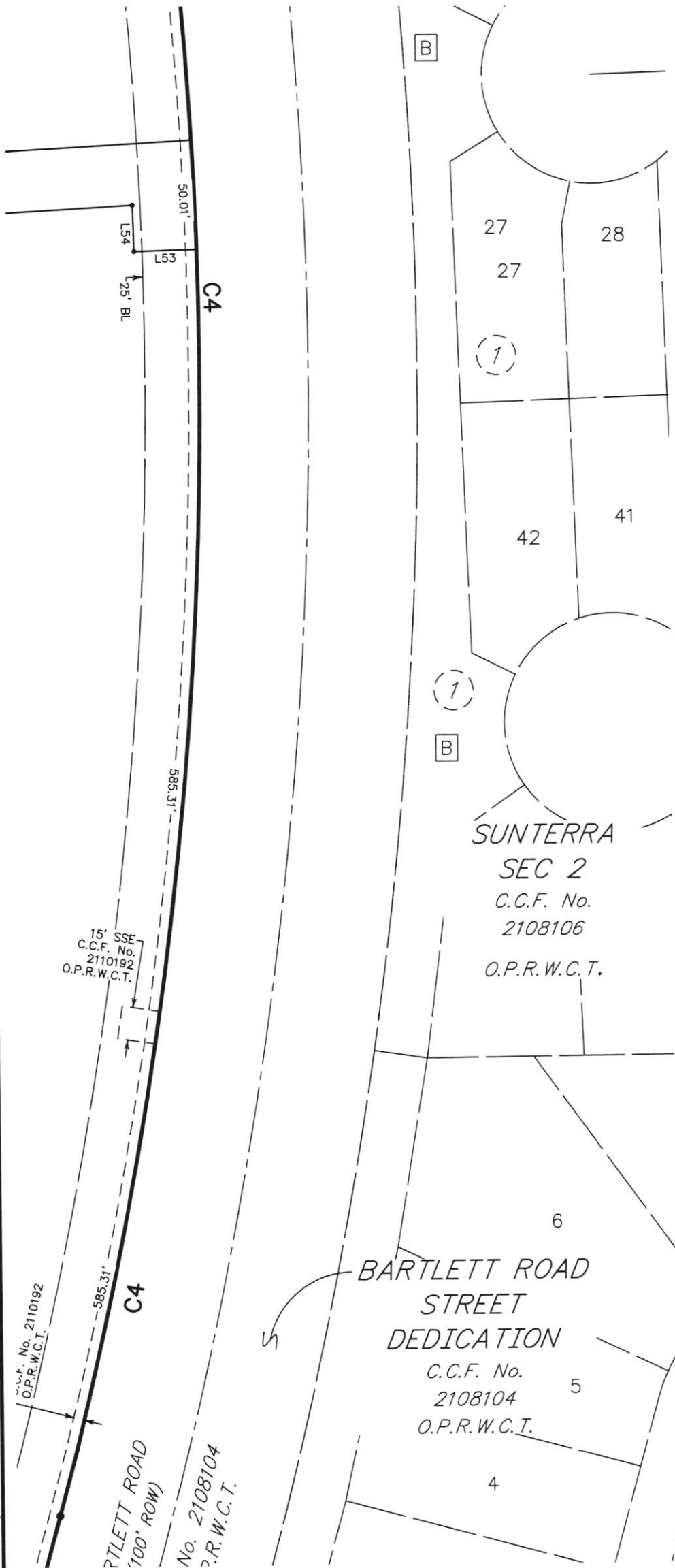


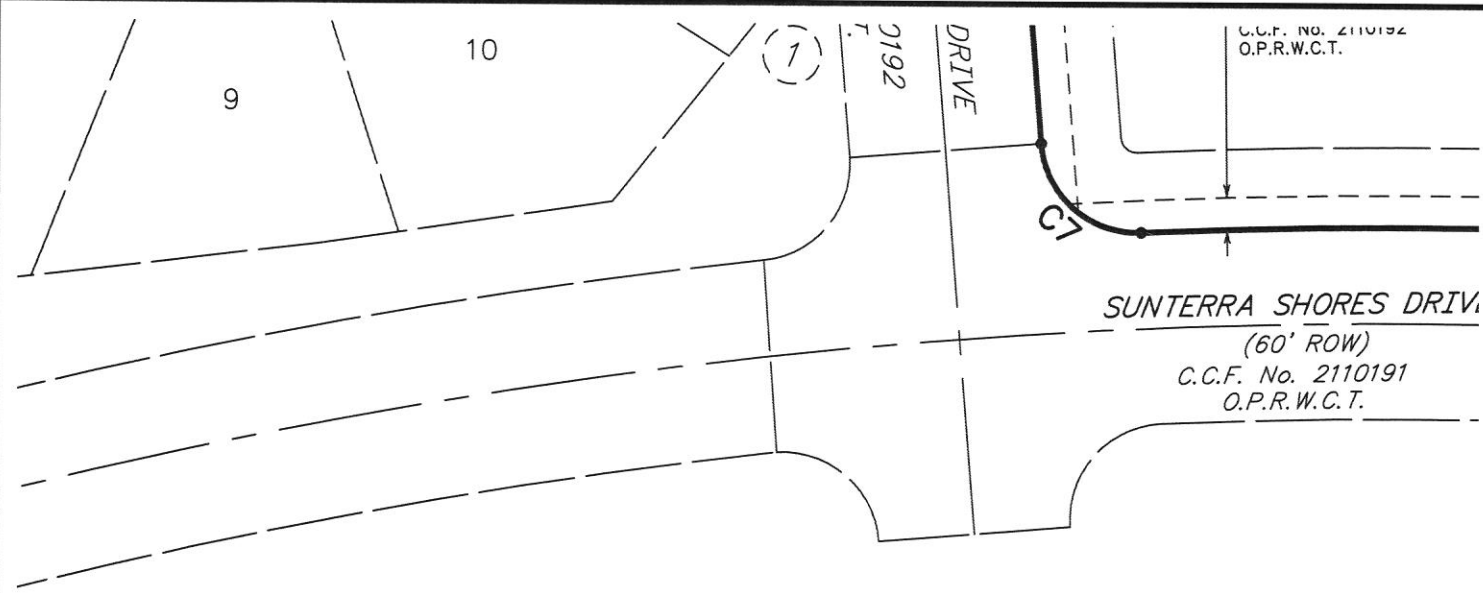
QUIDDITY

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CJAMNIK@QUIDDITY.COM

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SCALE NTS				
SHEET 1T OF 1				

A

25' BL

SHORES DRIVE

C6

60' ROW)
No. 2110191
P.R.W.C.T.

SUNTERRA
SHORES DRIVE
STREET
DEDICATION
C.C.F. No. 2110191
O.P.R.W.C.T.

Brookshire's
Called 310.65 Ac. "A"
(Exhibit
C.C.F. No. 20092/c
O.P.R.W.C.T.

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DATE: JUNE 2026

SCALE NTS

SHEET 1U OF 1

FINAL REPLAT
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OWNER
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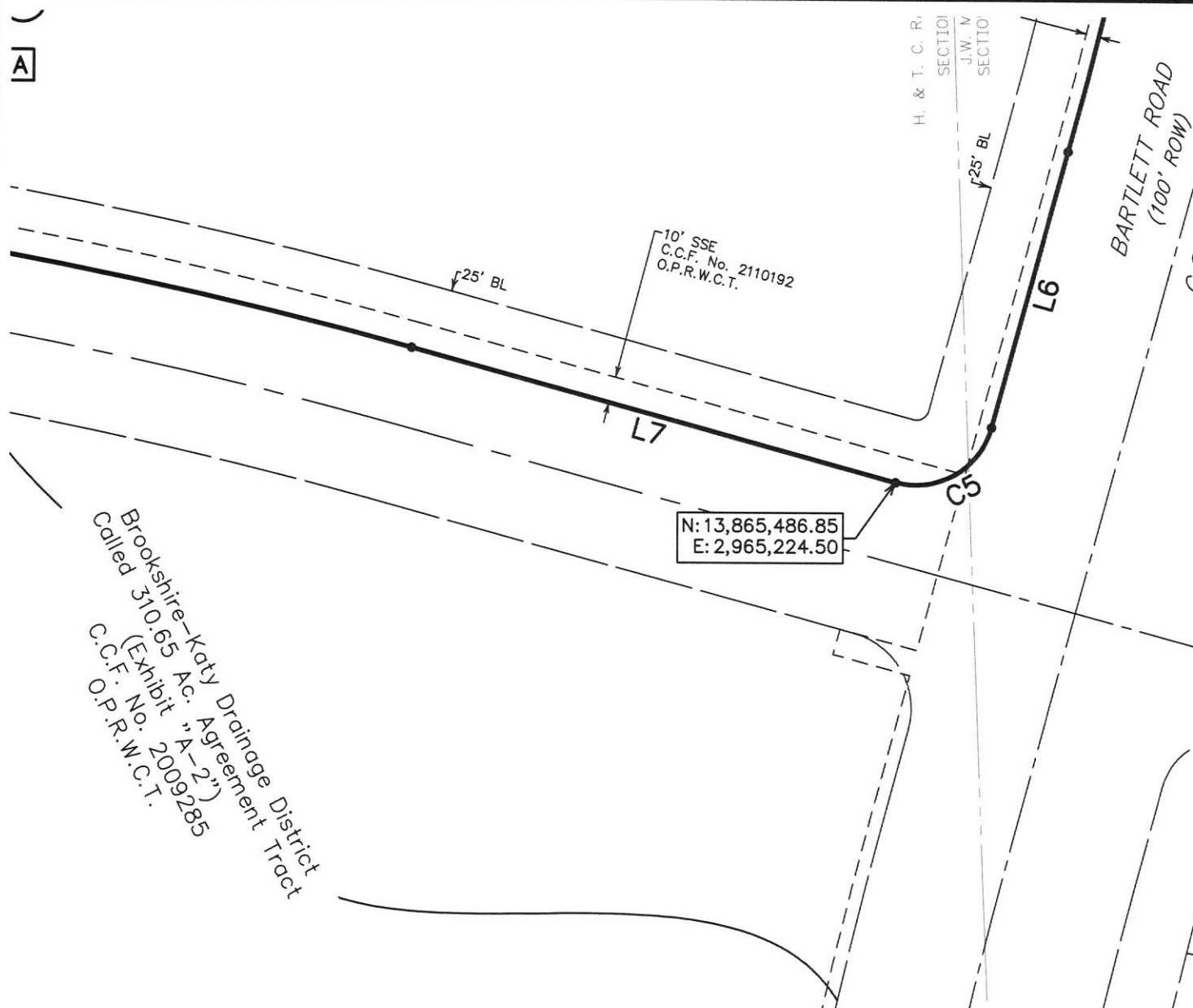
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

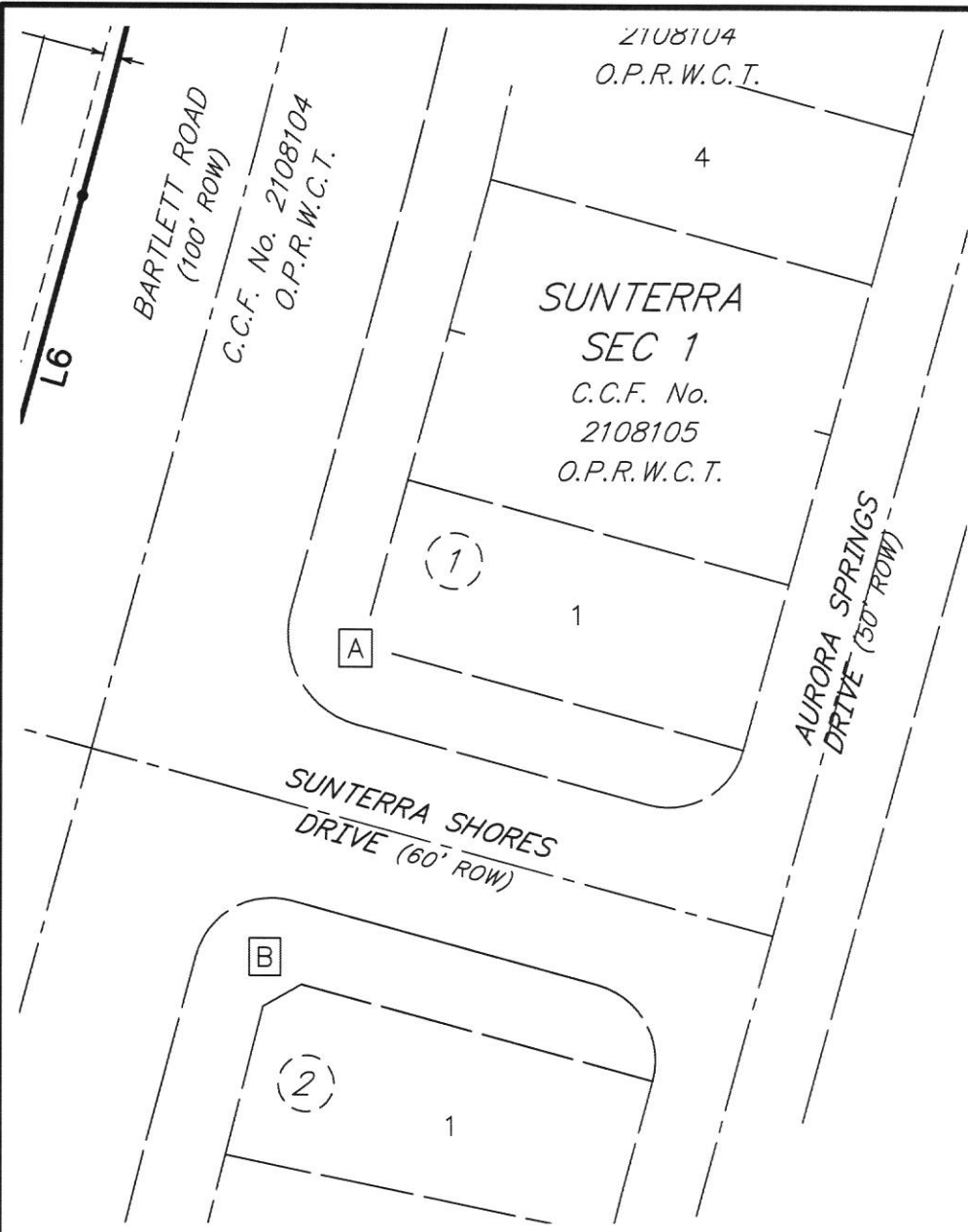
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Surveyors
Registration Nos. E-23296 & L-10045-100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
CJAMNIK@QUIDDITY.COM

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DATE: JUNE 2026	FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1	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 mheyne@abhr.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, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. E-23290 & 10045100 2322 West Grand Parkway North, Suite 250 Katy, TX 77449 832.913.4000 CJAMNIK@QUIDDITY.COM
SCALE NTS				
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DATE: JUNE 2026	FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1	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 mheyne@abhr.com	OWNER SUNTERRA PROPERTY OWNERS ASSOCIATION INC., a Texas non-profit corporation 447 Bartlett Rd. Katy, TX, 77493 (281) 371-6136 Sunterra@ciaramail.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. P-23290 & L00401100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 CJAMNIK@QUIDDITY.COM
SCALE NTS				
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