

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Bartlett Road Street Dedication Section 4

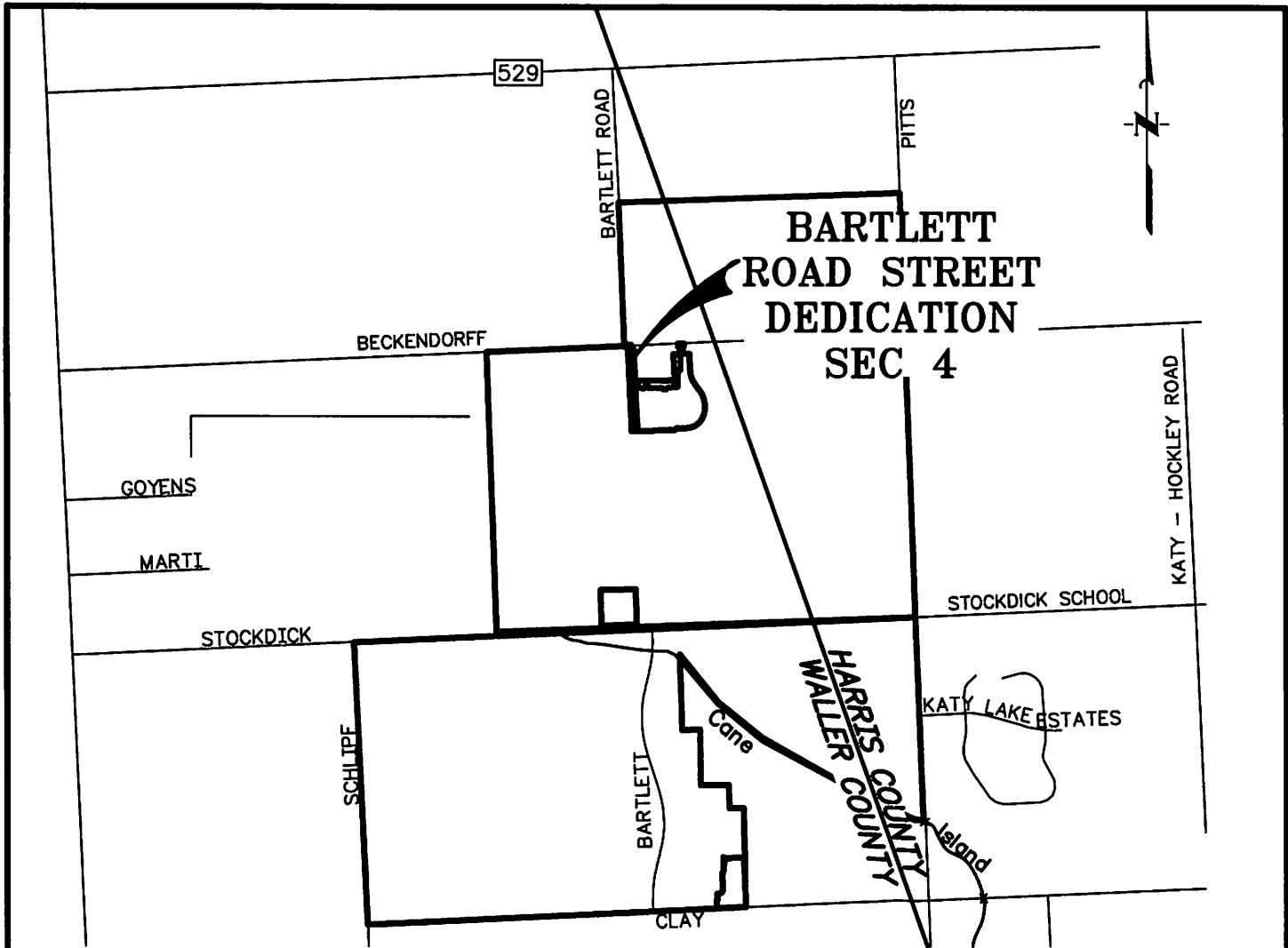
Date: August 21, 2024

Background

Final Plat of Bartlett Road Street Dedication Section 4 Subdivision which consists of 3.4 acres in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



VICINITY MAP

Scale: NTS

KEY MAP: 443H & 443D

FINAL PLAT OF
BARTLETT ROAD
STREET DEDICATION
SEC 4

A SUBDIVISION OF 3.47 ACRES OF LAND
OUT OF THE
H. & T. C. RAILROAD COMPANY SURVEY SECTION 129, A-204 AND
FRED EULE SURVEY, A-375
WALLER COUNTY, TEXAS
FEBRUARY 2024

DATE: FEBRUARY 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 4	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 Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. E-23290 & L-0046100 2322 W. Grand Parkway North, Suite 150 Katy, TX 77449 832-913-4000 Cjarnik@jonescarter.com
SCALE NTS			
SHEET 1A OF 1			

STATE OF TEXAS §
COUNTY OF WALLER §

A METES & BOUNDS description of a 3.47 acre tract of land in the H. & T. C. Railroad Company Survey, Section 129, Abstract 204, and the Fred Eule Survey, Abstract 375, Waller County, Texas, being out of and a part of that certain called 349.96 acre tract recorded under County Clerk's File Number 2203247, Official Public Records, Waller County, Texas, and the residue of that certain called 1,263.584 acre tract of land recorded in Volume 449, Page 312, Deed 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 northwest corner of the adjoining called Bartlett Road Street Dedication Section 3, recorded under County Clerk's File Number 2303089, Official Public Records, Waller County, Texas, being a point in the west line of said H. & T. C. Railroad Company Survey, Section 129, Abstract 204, the east line of said Fred Eule Survey, Abstract 375, and the east line of an adjoining called 60-foot wide easement recorded in Volume 200, Page 118 and Volume 221, Page 251, Deed Records, Waller County, Texas, and being the southwest corner and Place of Beginning of the herein described tract;

Thence North 02 degrees 20 minutes 45 seconds West, along the west line of the herein described tract, same being the west line of said H. & T. C. Railroad Company Survey, Section 129, Abstract 204, the east line of said Fred Eule Survey, Abstract 375, and the east line of said adjoining called 60-foot wide easement, at 1,363.95 feet pass a common interior line for said called 349.96 acre tract and the residue of said called 1,263.584 acre tract, and continue for a total distance of 1,449.16 feet to the beginning of a curve to the left;

Thence with said curve to the left, crossing said called 349.96 acre tract, having a central angle of 89 degrees 37 minutes 26 seconds, an arc length of 54.75 feet, a radius of 35.00 feet, and a chord bearing North 47 degrees 09 minutes 28 seconds West, 49.33 feet;

Thence North 01 degree 58 minutes 11 seconds West, crossing the residue of said called 1,263.584 acre tract, 50.00 feet the northwest corner of the herein described tract, being a point in the lower north line of the residue of said called 1,263.584 acre tract, same being the south line of an adjoining called 19.0984 acre tract recorded in Volume 657, Page 415, Official Record, Waller County, Texas, the south line of the adjoining H. & T. C. Railroad Company Survey, Section 119, Abstract 200, and the north line of said Fred Eule Survey, Abstract 375;

Thence North 88 degrees 01 minute 49 seconds East, along the north line of the herein described tract, same being the north line of said Fred Eule Survey, Abstract 375, the lower north line of the residue of said called 1,263.584 acre tract, the south line of said adjoining called 19.0987 acre tract, and the south line of said adjoining H. & T. C. Railroad Company Survey, Section 119, Abstract 200, 34.44 feet to a Mag nail found for the southeast corner of said adjoining called 19.0984 acre tract, being the southeast corner of said H. & T. C. Railroad Company Survey Section 119, Abstract 200, same being an interior corner of the residue of said called 1,263.584 acre tract, the southwest corner of the adjoining W. I. Williamson Survey, Abstract 410, the northwest corner of H. & T. C. Railroad Company Survey Section 129, Abstract 204, and the northeast corner of Fred Eule Survey, Abstract 375, as located in Beckendorff Road;

Thence North 87 degrees 48 minutes 06 seconds East, along the north line of the herein described tract, same being the north line of said H. & T. C. Railroad Company Survey, Section 129, Abstract 204, and the south line of said adjoining W. I. Williamson Survey, Abstract 410, 50.00 feet to the northeast corner of the herein described tract;

Thence establishing the east line of the herein described tract, crossing the residue of said called 1,263.584 acre tract and said called 349.96 acre tract with the following courses and distances:

- South 02 degrees 20 minutes 45 seconds East, 85.22 feet;
- North 87 degrees 39 minutes 15 seconds East, 50.00 feet;

South 02 degrees 20 minutes 45 seconds East, at 105.10 feet pass a common interior line for said called 349.96 acre tract and the residue of said called 1,263.584 acre tract, and continue for a total distance of 1,448.58 feet to the southeast corner of the herein described tract, being a point in the north line of said adjoining Bartlett Street Dedication Section 3;

Thence South 87 degrees 39 minutes 15 seconds West along the south line of the herein described tract, same being the north line of said adjoining Bartlett Street Dedication Section 3, 100.00 feet to the Place of Beginning and containing 3.47 acre of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°01'49"E	34.44'
L2	N87°48'06"E	50.00'
L3	S02°20'45"E	85.22'
L4	N87°39'15"E	50.00'
L5	S87°39'15"W	100.00'
L6	N01°58'11"W	50.00'
L7	N87°39'15"E	50.00'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	35.00'	89°37'26"	54.75'	N47°09'28"W	49.33'	34.77'

DATE: FEBRUARY 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 4	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 Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjammik@jonescarter.com
SCALE NTS			
SHEET 18 OF 1			

K:\1853\18537-0151-01 Sunterra Bartlett Road Section 4 (Seg 5) WSD&P\2 Design Phase\Planning\Bartlett STD Sec 4 - PLAT.dwg Jul 23, 2024 - 1:51pm CJ

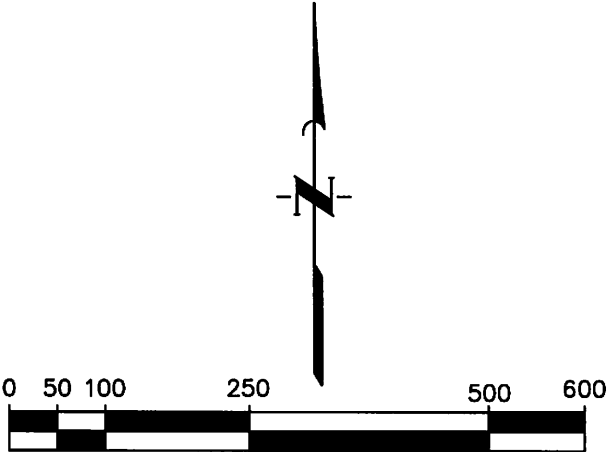
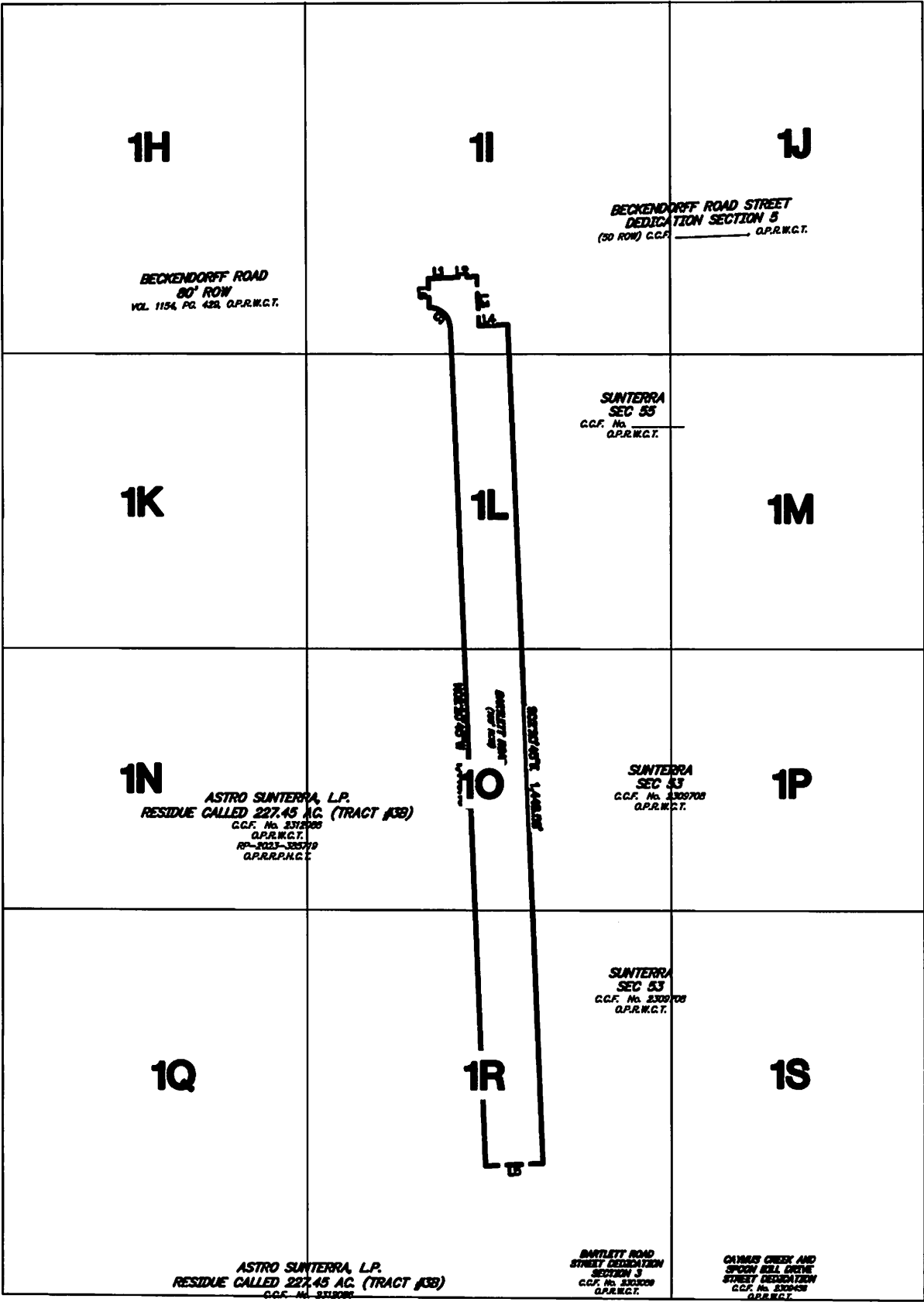
General Notes:

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

- 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. This subdivision is proposed for single-family residential, detention and other related uses.
- 3. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by Charter Title Company, GF No. 1076601900020c Dated September 10, 2023.
- 4. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by the representative Title Company.
- 5. All coordinates shown are grid based on the Texas Coordinate System of 1983, South Central Zone, and may be converted to surface by applying by the combined scale factor of 0.99989805999.
- 6. All bearings are based on the Texas Coordinate System of 1983, South Central Zone.
- 7. New development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.
- 8. 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.
- 9. Structures built on lots in the designated flood plain shall be elevated to 1.5 feet above the base flood elevation or 18" above the curb or 12" above the centerline of the street, whichever is higher. No building permits will be issues in a flood hazard area below 1.5 feet above the base flood elevation (B.F.E.) or 18" above the curb or 12" above the centerline of the street, whichever is higher.
- 10. No structure in this subdivision shall be occupied until connected to a public sewer system.
- 11. No structure in this subdivision shall be occupied until connected to an individual water supply or a state – approved community water system.
- 12. This tract lies within 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.
- 13. 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.
- 14. 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.
- 15. 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 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.
- 16. Project site is within City of Houston ETJ.
- 17. There are no pipeline easements within the platted area.
- 18. TBM 5000357: Being a 5/8" Iron rod with cap marked "Quiddity Eng. Control" located approximately 662 feet southeast of the northwest corner of a called 322.56 acre tract recorded under County Clerk's File Number 2312086, being a 5/8" Iron rod, also being approximately 2,712 feet northeast of the lower northeast corner of said 322.56 acre tract, being a Mag Nail set with Shiner. Coordinates – N: 13876292.99 E: 2965134.88 Elevation: 166.85'

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SCALE NTS			
SHEET 1C OF 1			

K:\6537\16537-0151-01 Sunterra Bartlett Road Section 4 (Seg 5) WSDP\X Design Phase\Planning\Bartlett S10 Sec 4 - PLAT.dwg Jul 23, 2024 - 1:15pm CJK



DATE: FEBRUARY 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 4	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 Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & L2046120 2322 W. Grand Parkway North, Suite 150 Katy, TX 77449-832-913-4000 Cjammik@jonescarter.com
SCALE 1" = 250'			
SHEET 10 OF 1			

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Bartlett Road Street Dedication Sec 4 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 2nd day of April 2024.

By: Martha L. Stein or M. Sonny Garza
Title Chair Vice Chairman

By: Jennifer Ostina for
Secretary



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 the Flood Insurance Rate Map No. 48473C0375E 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 the Flood Insurance Rate Map No. 48473C0375E, dated 2/18/2009



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

BROOKSHIRE-KATY DRAINAGE DISTRICT BKDD Permit No. 2024-05

APPROVED BY THE BOARD OF SUPERVISORS ON

DATE 4-8-24
[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.

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SCALE NTS			
SHEET 1E OF 1			

K:\6537\6537-0151-01 Sunterra Bartlett Road Section 4 (Seg 5) WSDP\2 Design Phase\Planning\Bartlett STD Sec 4 - PLAT.dwg Mar 14, 2024 - 7:05am CKJ

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 3.47 acre tract described in the above and foregoing map of Bartlett Road Street Dedication Sec 4, 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, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision Sunterra where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and to hereby make and establish and dedicated to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

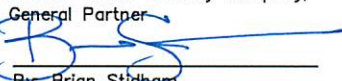
FURTHER, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Waller County, by Waller County, or any citizen thereof, by injunction as follows:

- 1. That drainage of septic tanks into roads, streets, alleys or public ditches, streams, ect., either directly or indirectly is strictly prohibited.
- 2. All stock animals, horses and fowl, shall be fenced in and not allowed to run at large in the subdivision.
- 3. Drainage structures under private drives shall have a new drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and three quarters (1-1/4) 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, Authorized Signer, thereunto authorize, this 14 day of March, 2024

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

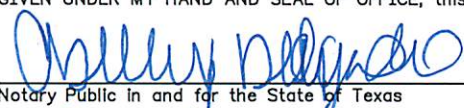
By: Astro Sunterra GP LLC
a Delaware Limited Liability Company,
Its General Partner

By: 
By: Brian Stidham
Title: Authorized Signer

STATE OF TEXAS §
COUNTY OF WALLER §

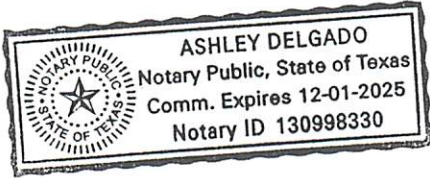
BEFORE ME, the undersigned authority, on this day personally appeared Brian Stidham, Authorized Signer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14 day of March, 2024.


Notary Public in and for the State of Texas

Print Name

My commission expires: 12-1-25



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SCALE NTS			
SHEET 1F OF 1			

K:\16537\16537-0151-01 Sunterra Bartlett Road Section 4 (Seg 5) WSD&P\2 Design Phase\Planning\Bartlett STD Sec 4 - PLAT.dwg Mar 13, 2024 - 12:12pm CKJ

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

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 _____, 2024, 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 _____, 2024.

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.

DATE: FEBRUARY 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 4	OWNER/DEVELOPER: Astro Sunterra LP, a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 W. Grand Parkway North, Suite 150 Katy, TX 77449-832913-4000 Cjammik@jonescarter.com
SCALE NTS			
SHEET 1G OF 1			

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BECKENDORFF ROAD

80' ROW

VOL. 1154, PG. 429, O.P.R.W.C.T.

FRED
ABS

DATE: FEBRUARY 2024

SCALE 1"=60'

SHEET 1H OF 1

FINAL PLAT OF
BARTLETT ROAD
STREET
DEDICATION SEC
4

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**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23290 & L2046100
2322 W. Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
Cjammik@jonescarter.com

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AS
RESIDUE CAL

W. I. WILLIAMSON SURVEY
ABSTRACT 410
(WALLER COUNTY)

H. & T. C. R.R. CO. SURVEY
SECTION 119 ABSTRACT 200

N: 13,873,638.19
E: 2,964,541.09

FRED EULE SURVEY
ABSTRACT 375

N: 13,873,638.19
E: 2,964,541.09

1' RESERVE
(SEE NOTE 1)

B

A

15' SSE
C.C.F. NO
2300313
O.P.R.W.C.T.

16

DATE: FEBRUARY 2024

SCALE 1"=60'

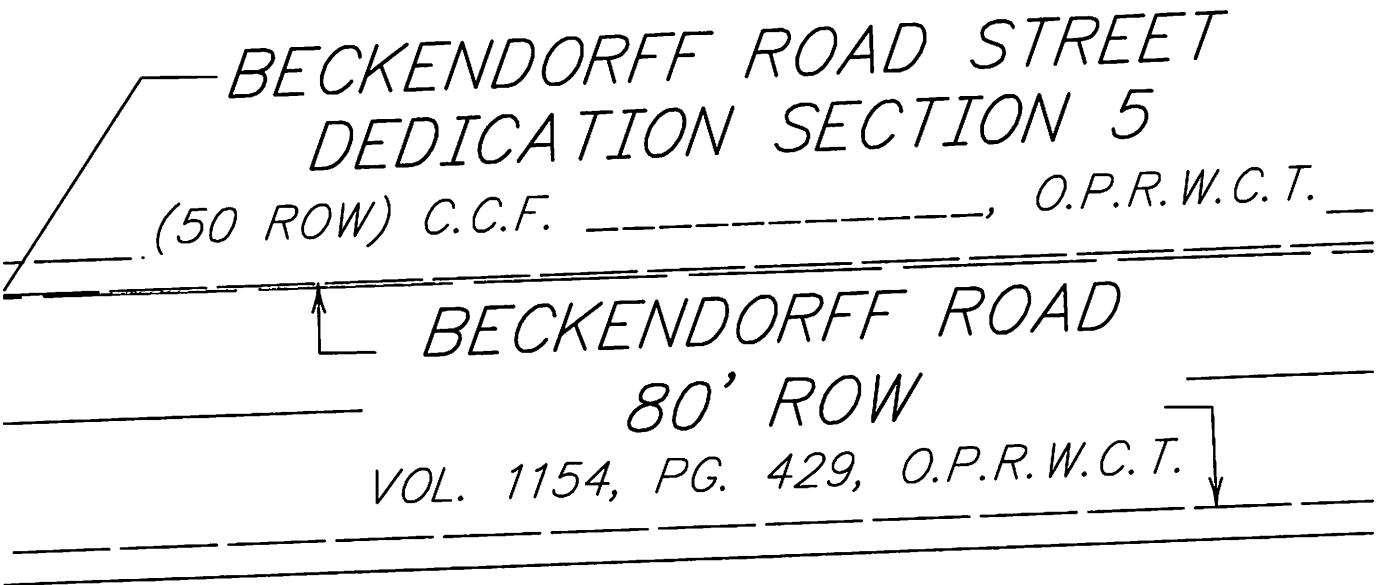
SHEET 11 OF 1

FINAL PLAT OF
BARTLETT ROAD
STREET
DEDICATION SEC
4

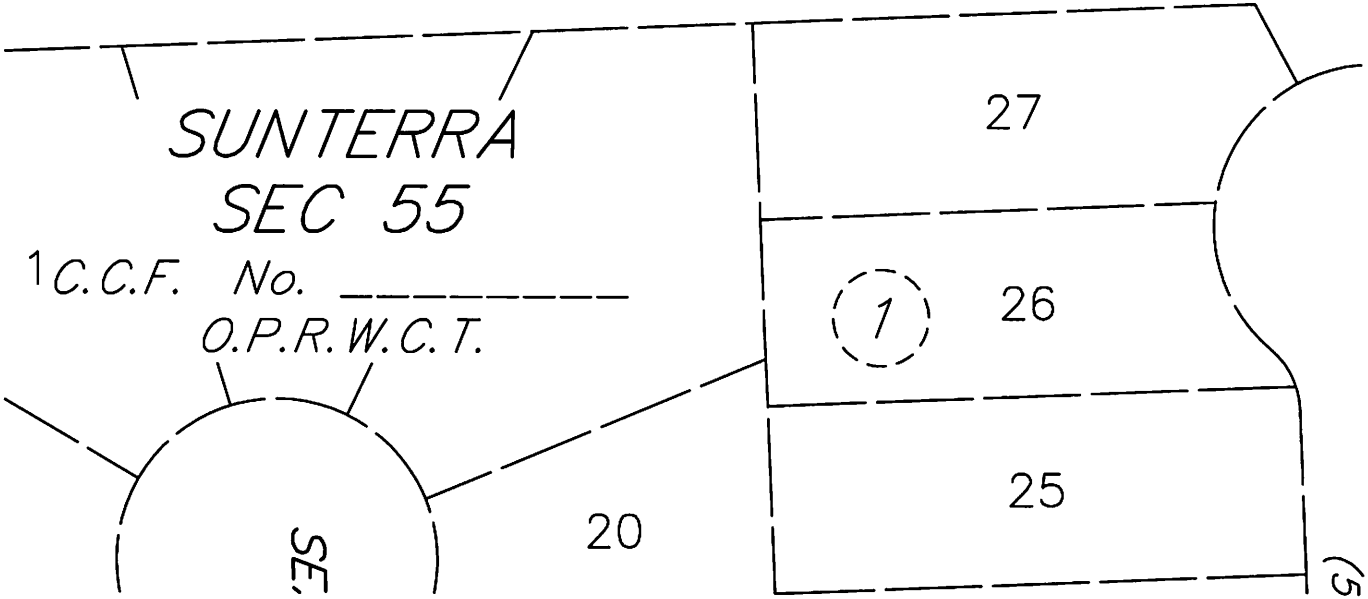
OWNER/DEVELOPER:
Astro Sunterra L.P.
a Delaware Limited Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702
Sobryant@andtejas.com

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & L2046120
2322 W. Grand Parkway North, Suite 150 Katy, TX 77449-8321
Cjammik@jonescarter.com

ASTRO SUNTERRA, L.P.
DEDICATED 322.56 AC. (TRACT #3A)
C.C.F. No. 2312086
O.P.R.W.C.T.
RP-2023-385719
O.P.R.R.P.H.C.T.



373,558.20
34,678.91

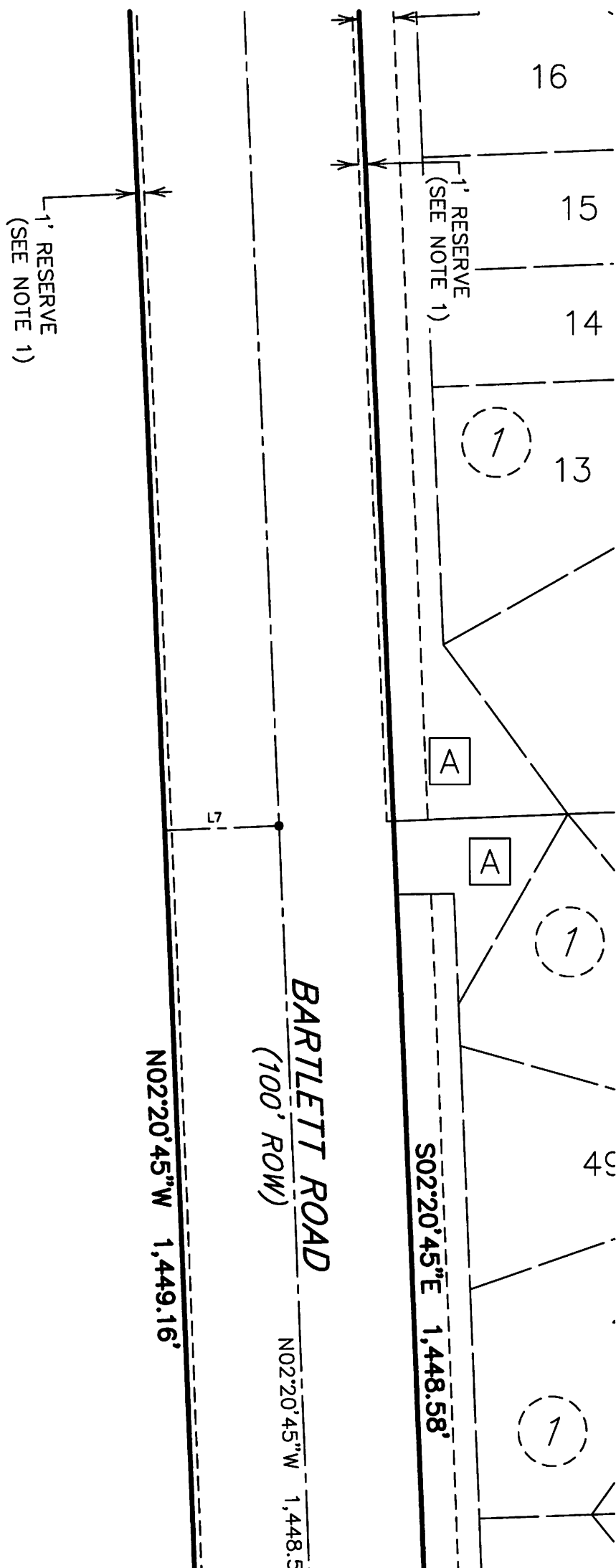


DATE: FEBRUARY 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 4	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. 23250 & 12046100 2322 W. Grand Parkway North, Suite 150 - Katy, TX 77449-832913-4000 Cjamm@jonescarter.com
SCALE 1"=80'			
SHEET 1J OF 1			

*ASTRO SUNTERRA, L.P.
RESIDUE CALLED 227.45 AC. (TR.
C.C.F. No. 2312086
O.P.R.W.C.T.*

DATE: FEBRUARY 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 4	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 Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 W. Grand Parkway North, Suite 150 Katy, TX 77449-832 913 4000 Cjarnik@jonescarter.com
SCALE 1"=60'			
SHEET 1K OF 1			

K:\1853\18537-015-01 Sunterra Bartlett Road Section 4 (Seg 5) WSDP\2 Design Phase\Planning\Bartlett STD Sec 4 - PLAT.dwg Jul 23,2024 - 1:55pm CKJ



1. P.
(TRACT #3B)

DATE: FEBRUARY 2024

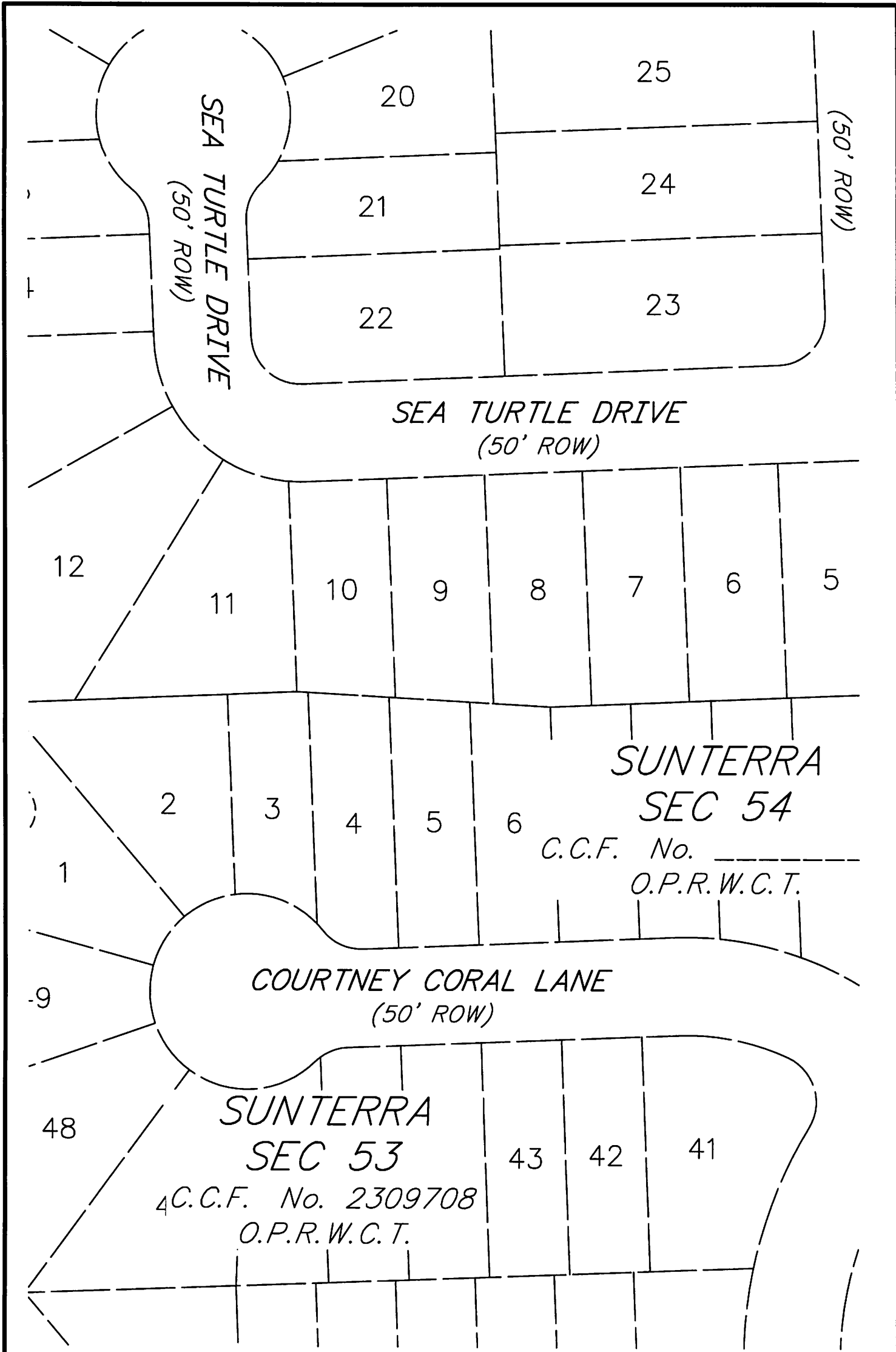
SCALE 1"=80'

SHEET 1L OF 1

FINAL PLAT OF
BARTLETT ROAD
STREET
DEDICATION SEC
4

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



DATE: FEBRUARY 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 4	OWNER/DEVELOPER: Astro Sunterra LP, a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjammik@jonescarter.com
SCALE 1"=60'			
SHEET 1M OF 1			

R:\18537\18537-0151-01 Sunterra Bartlett Road Section 4 (Seg 5) WSDr V Design Phase Vanning Bartlett STD Sec 4 - PLAT.dwg Jul 23, 2024 - 1:56pm CKJ

RESIDUE CALLED 221.45 AC. (1R,
C.C.F. No. 2312086
O.P.R.W.C.T.
RP-2023-385719
O.P.R.R.P.H.C.T.

C2

DATE: FEBRUARY 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 4	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 Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & L0046100 2322 W. Grand Parkway North, Suite 150 • Katy, TX 77469 • 832.913.4000 Cjammik@jonescarter.com
SCALE 1"=60'			
SHEET 1N OF 1			

K:\1653\16537-0151-01 Sunterra Bartlett Road Section 4 (Seg 5) WSD&P\Design Phase\Planning\Bartlett STD Sec 4 - PLAT.dwg Jul 23,2024 - 1:56pm CJD

(IRACI #3B)

W 1,448.58

A

1' RESERVE
(SEE NOTE 1)

15' SSE
C.C.F. NO
2300313
O.P.R.W.C.T.

N: 13,872,106.89
E: 2,964,638.29

CAYMIS CREEK DRIVE—

DATE: FEBRUARY 2024

SCALE 1"=60'

SHEET 10 OF 1

FINAL PLAT OF
BARTLETT ROAD
STREET
DEDICATION SEC
4

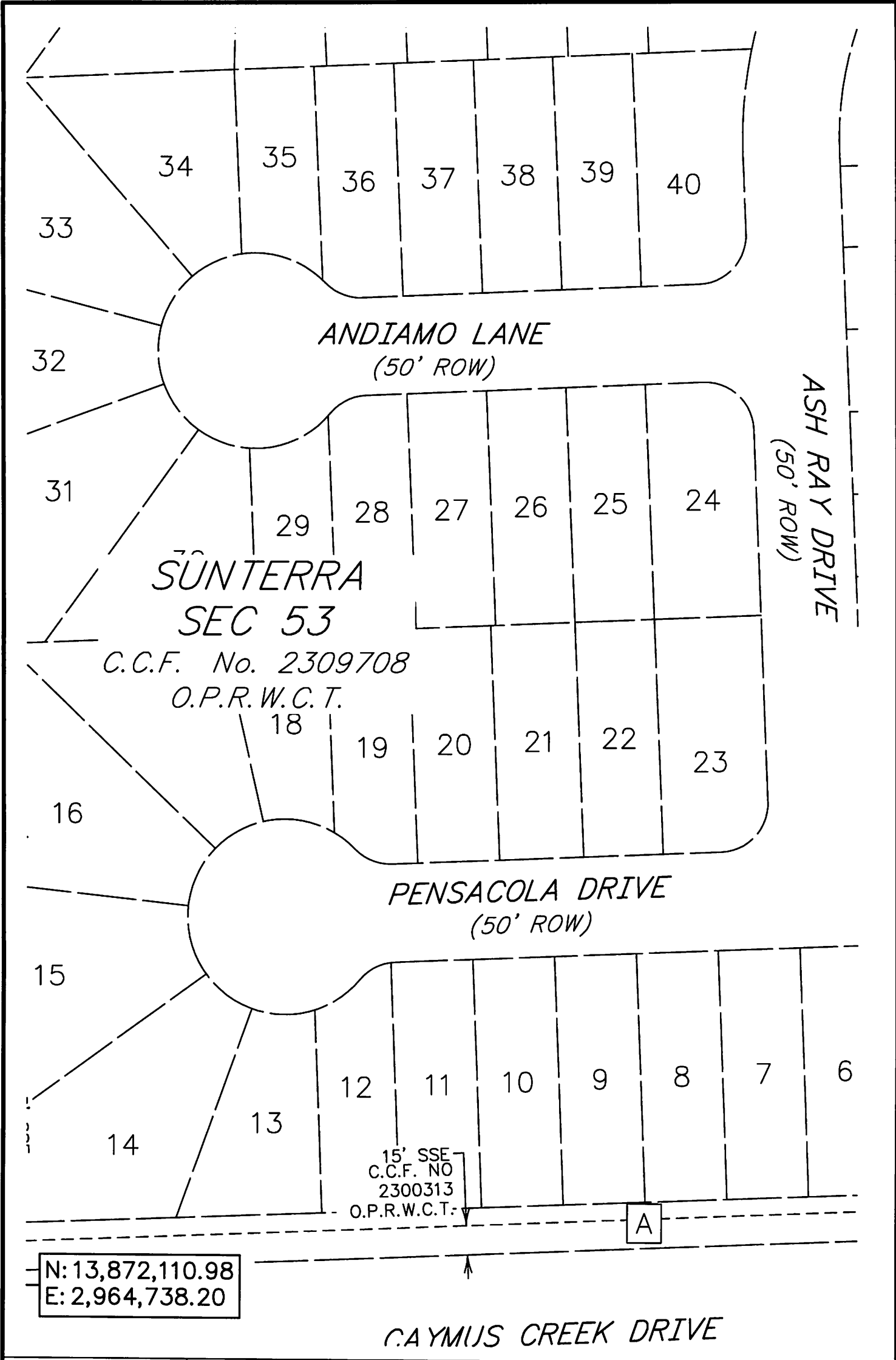
OWNER/DEVELOPER:
Astro Sunterra L.P.
a Delaware Limited Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702
Sobryant@landtejas.com

ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832 913 4000
Cjannik@jonescarter.com

K:\1853\1853-0151-01 Sunterra Bartlett Road Section 4 (Seg 5) WSDOT\2 Design Phase\Planning\Bartlett STD Sec 4 - PLAT.dwg Jul 23, 2024 - 1:57pm CKJ



DATE: FEBRUARY 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 4	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 Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CJamnik@jonescarter.com
SCALE 1"=60'			
SHEET 1P OF 1			

K:\0637\0637-0151-01 Sunterra Bartlett Road Section 4 (Seg 5) WSDP\2 Design Phase\Planning\Bartlett STD Sec 4 - PCA1.dwg Jul 23, 2024 - 1:57pm CJD

N: 13
E: 2,

CAYMUS CREEK
(100' ROW)

ASTRO SUNTERRA, L.P.
RESIDUE CALLED 227.45 AC. (TRACT
C.C.F. No. 2312086
O.P.R.W.C.T.
RP-2023-385719
O.P.R.R.P.H.C.T.

DATE: FEBRUARY 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 4	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 Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-231290 & L0046100 2322 W. Grand Parkway North, Suite 1500, Katy, TX 77449-8329 832.913.4000 Cjammik@jonescarter.com
SCALE 1"=60'			
SHEET 1Q OF 1			

K:\6537\16537-0151-01 Sunterra Bartlett Road Section 4 (Sog 5) WSDP\Design Phase\Planning\Bartlett STD Sec 4 - PLAT.dwg JUI 23,2024 - 1:57pm CJD

N: 13,872,106.89
E: 2,964,638.29

CAYMUS CREEK DRIVE
(100' ROW)

H. & T. C. R.R. CO. SURVEY SECTION
129 ABSTRACT 204
(WALLER COUNTY)

BARTLETT ROAD
(50' ROW)

ASTRO, L.P.
AC. (TRACT #3B)
'2086
T.
5719
S.T.

DATE: FEBRUARY 2024

SCALE 1"=60'

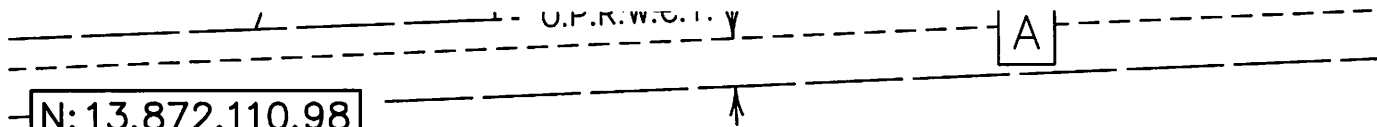
SHEET 1R OF 1

FINAL PLAT OF
BARTLETT ROAD
STREET
DEDICATION SEC
4

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**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. P-21290 & L2046120
2322 W. Grand Parkway North, Suite 150 Katy, TX 77449-8329 832-913-4000
Cjammik@jonescarter.com

K:\16537\16537-01-Sunterra Bartlett Road Section 4 (Seg 5) WSDP\2 Design Phase\Planning\Bartlett STD Sec 4 - 122024.dwg PLOT.dwg 23/2/2024 1:38pm CKJ



N: 13,872,110.98
E: 2,964,738.20

CAYMUS CREEK DRIVE
(100' ROW)

BARTLETT ROAD
STREET DEDICATION
SECTION 3
C.C.F. No. 2303089
O.P.R.W.C.T.

CAYMUS CREEK AND
SPOON BILL DRIVE
STREET DEDICATION
C.C.F. No. 2309456
O.P.R.W.C.T.

ASTRO SUNTERRA, L.P.
CALLED 304.68 AC.
(EXHIBIT "A", TRACT 3)
C.C.F. NO. 2115246
O.P.R.W.C.T.

DATE: FEBRUARY 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 4	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 Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 W. Grand Parkway North, Suite 150 Katy, TX 77449-832-913-4000 Cjammik@jonescarter.com
SCALE 1"=60'			
SHEET 1S OF 1			

K:\18537\18537-0151-01 Sunterra Bartlett Road Section 4 (Seg 3) WSDGP\2 Design Phase\Planning\Bartlett STD Sec 4 - PLAT.dwg Jul 23, 2024 - 1:59pm OK