

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Bartlett Road Street Dedication Section 5

Date: August 21, 2024

Background

Final Plat of Bartlett Road Street Dedication Section 5 Subdivision which consists of 2.63 acres in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond

STATE OF TEXAS §
COUNTY OF WALLER §

A METES & BOUNDS description of a 2.63 acre tract of land in the H. & T. C. Railroad Company Survey Section 129, Abstract 204, Waller County, Texas, and the Fred Eule Survey, Abstract 375, Waller County, Texas, being out of the residue of that certain called 304.68 acre tract (Exhibit "A", Tract 3) recorded under County Clerk's File Number 2115246, Official Public Records, Waller County, Texas, that certain called 227.45 acre tract and that certain called 0.98 acre tract recorded under County Clerk's File Number 2312086, Official Public Records, Waller County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Commencing at the northwest corner of the adjoining called Bartlett Road Street Dedication Sec 3 recorded under County Clerk's File Number 2303089, Official Public Records, Waller County, Texas, being a point in the east line of said called 227.45 acre tract, the east line of the adjoining Fred Eule Survey, Abstract 375, Waller County, Texas, and the west line of said H. & T. C. Railroad Company Survey Section 129, Abstract 204;

Thence South 02 degrees 20 minutes 45 seconds East along the east line of said adjoining Fred Eule Survey, Abstract 375 and the west line of said H. & T. C. Railroad Company Survey Section 129, Abstract 204, 160.00 feet to the northwest corner and Place of Beginning for the herein described tract;

Thence North 87 degrees 39 minutes 15 seconds East along the north line of the herein described tract, being an interior line of said adjoining Bartlett Road Street Dedication Sec 3 and said called 227.45 acre tract, 50.00 feet to the northeast corner of the herein described tract, being in the west line of said adjoining Bartlett Road Street Dedication Sec 3 and the east line of said 227.45 acre tract;

Thence South 02 degrees 20 minutes 45 seconds East along the east line of the herein described tract, same being the east line of said called 227.45 acre tract, the east line of said called 0.98 acre tract, the west line of said adjoining Bartlett Road Street Dedication Sec 3, and the west line of the adjoining called Bartlett Road Street Dedication Sec 2 and Water Plant No. 2 recorded under County Clerk's File Number 2303088, Official Public Records, Waller County, Texas, at 872.40 feet pass the northwest corner of said adjoining Bartlett Road Street Dedication Sec 2 and Water Plant No. 2, same being the southwest corner of said adjoining Bartlett Road Street Dedication Sec 3, at 1,194.94 feet pass the northeast corner of said called 0.98 acre tract, at 2,044.93 feet pass the southeast corner of said called 0.98 acre tract, being in an interior line of the residue of said called 304.68 acre tract, and continuing for a total distance of 2,249.44 feet to the southeast corner of the herein described tract, being in the west line of said adjoining Bartlett Road Street Dedication Sec 2 and Water Plant No. 2;

Thence South 87 degrees 39 minutes 15 seconds West along the south line of the herein described tract, being an interior line of said adjoining Bartlett Road Street Dedication Sec 2 and Water Plant No. 2, 50.00 feet to the southwest corner of the herein described tract, being in the west line of said H. & T. C. Railroad Company Survey Section 129, Abstract 204 and the east line of said Fred Eule Survey, Abstract 375;

Thence along the west line of the herein described tract with the following courses and distances:

North 02 degrees 20 minutes 45 seconds West, at 205.19 feet pass the southwest corner of said called 0.98 acre tract, and continue for a total distance of 693.13 feet to the beginning of a curve to the left;

Thence with said curve to the left, departing the west line of said called 0.98 acre tract, the west line of said H. & T. C. Railroad Company Survey Section 129, Abstract 204, the east line of said called 227.45 acre tract and the east line of said Fred Eule Survey, Abstract 204, crossing said called 227.45 acre tract, 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 North 47 degrees 20 minutes 45 seconds West, 42.43 feet;

North 02 degrees 20 minutes 45 seconds West, 50.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, 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 North 42 degrees 39 minutes 15 seconds East, 42.43 feet to a point in the west line of said called 0.98 acre tract, the west line of said H. & T. C. Railroad Company Survey Section 129, Abstract 204, the east line of said 227.45 acre tract and the east line of said Fred Eule Survey, Abstract 375;

North 02 degrees 20 minutes 45 seconds West, at 251.37 feet pass the northwest corner of said called 0.98 acre tract, and continue, crossing said called 227.45 acre tract, for a total distance of 1,446.31 feet to the Place of Beginning and containing 2.63 acres of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°39'15"E	50.00'
L2	S02°20'45"E	2,249.44'
L3	S87°39'15"W	50.00'
L4	N02°20'45"W	693.13'
L5	N02°20'45"W	50.00'
L6	N02°20'45"W	1,446.31'
L7	N87°39'15"E	80.00'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	30.00'	90°00'00"	47.12'	N47°20'45"W	42.43'	30.00'
C2	30.00'	90°00'00"	47.12'	N42°39'15"E	42.43'	30.00'

DATE: FEBRUARY 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	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 Cjonnik@jonescarter.com
SCALE NTS			
SHEET 1B OF 1			

K:\1853\1853-0175-01 Sunterra Bartlett Road Section 5 WSOB\2 Design Phase\Planning\Bartlett S10 Sec 5 - PLAT.dwg Jul 28, 2024 - 2:53pm CJK

LEGEND

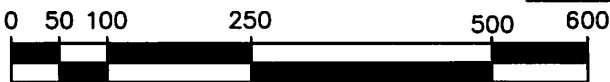
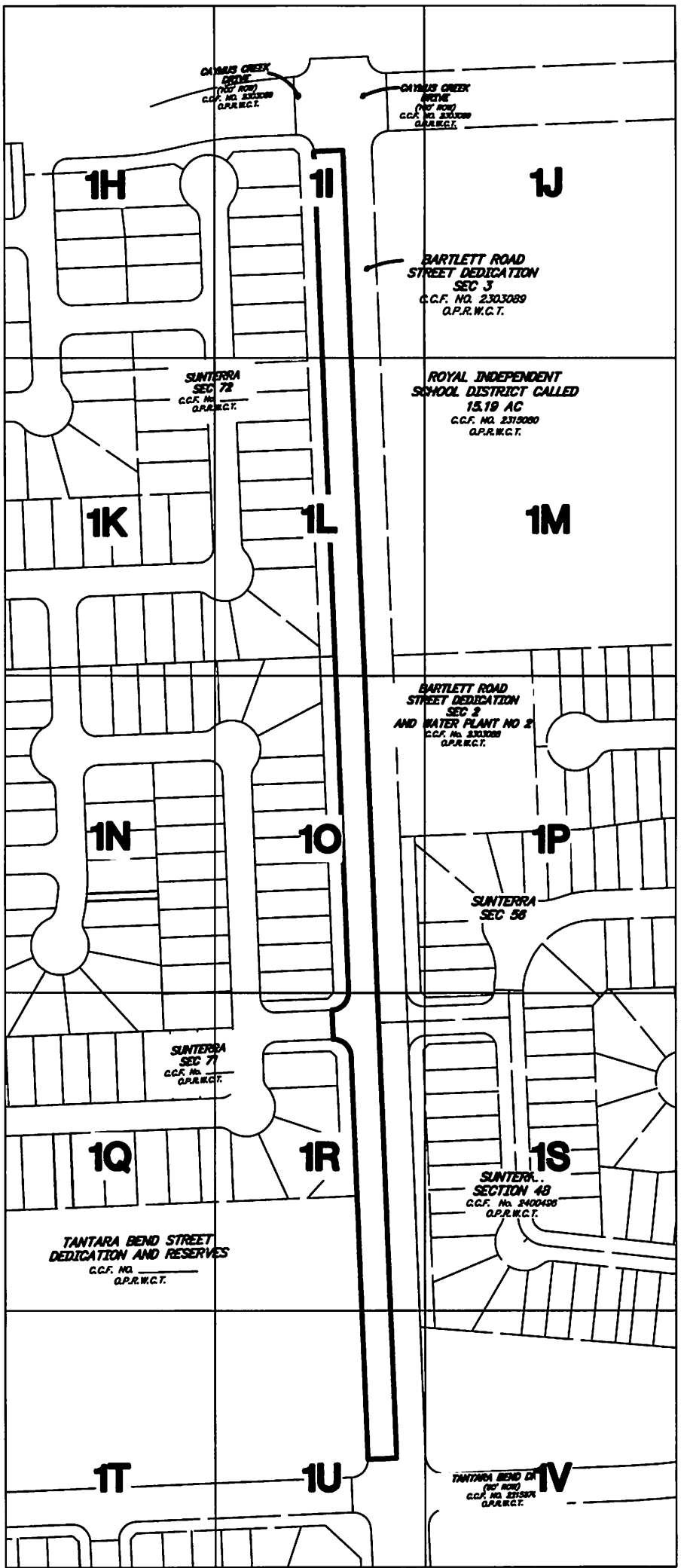
- AE "Aerial Easement"
- BL "Building Line"
- C.C.F. "County Clerk's File"
- D.R.W.C.T. "Deed Records, Waller County, Texas"
- No "Number"
- O.P.R.W.C.T. "Official Public Records, Waller County, Texas"
- ROW "Right-of-Way"
- SSE "Sanitary Sewer Easement"
- Sq Ft "Square Feet"
- UE "Utility Easement"
- Vol __ Pg __ "Volume and Page"
- "Set 3/4-inch Iron With Cap Stamped "Quiddity" as Per Certification"
- ① "Block Number"

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.
- 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.
- 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.
- 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.
- The drainage system for this subdivision is designed in accordance with the Katy Brookshire Drainage Criteria Manual which allows street ponding with intense rainfall events.
- All property to drain into the drainage easements only through an approved drainage structure.
- All drainage easements to be kept clear of fences, buildings, vegetations, and other obstructions to the operation and maintenance of drainage facility.
- 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.
- 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.
- All bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
- Project site is located within City of Houston ETJ.
- 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).
- 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'
- There are no pipeline easements within the platted area.
- This plat was prepared from information furnished by Charter Title, Order G.F. No. 1076601900020C, Effective Date March 13, 2024 The Surveyor has not abstracted the above property.

DATE: FEBRUARY 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	OWNER/DEVELOPER: Astro Sunterra LP. 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 Cjammix@jonescarter.com
SCALE NTS			
SHEET 1C OF 1			

K:\18537\18537-0175-01 Sunterra Bartlett Road Section 5 WS02P.V Design Phase V\Planning\Bartlett STD Sec 5 - PLAT.dwg Jul 31/2024 - 3:55pm CJO



SCALE: 1" = 250'

DATE: FEBRUARY 2024

SCALE 1" = 250'

SHEET 1D OF 1

FINAL PLAT OF
BARTLETT ROAD
STREET
DEDICATION SEC
5

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
Cjammik@jonescarter.com

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 3 day of April, 2024.

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

By: Diphi Mathur for
Jennifer Ostlund, AICP
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 PERMIT NO. 202--

APPROVED BY THE BOARD OF SUPERVISORS ON

4-8-24
DATE

Arnold England
ARNOLD ENGLAND, PRESIDENT

David Welch
DAVID WELCH, SECRETARY

Rod Pinheiro
ROD PINHEIRO, PE, PMP, CFM, 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: FEBRUARY 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	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. 12290 & 12046120 1129 Corporate Drive, Houston, Texas 77057 281 342 2033 Cjammik@jonescarter.com
SCALE NTS			
SHEET 1E OF 1			

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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 2.63 acre tract described in the above and foregoing map of Bartlett Road Street Dedication Sec 5 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 net 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 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: Brian Stidham
Authorized Signer

STATE OF TEXAS §
COUNTY OF WALLER §

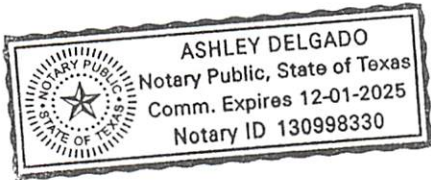
BEFORE ME, the undersigned authority, on this day personally appeared Brian Stidham, Authorized Signer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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

Ashley Delgado
Notary Public in and for the State of Texas

Ashley Delgado
Print Name

My commission expires: 12-1-25



DATE: FEBRUARY 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	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. F-23290 & 220481200 1229 Corporate Drive Rosenberg, Texas 77471 281.342.2033 Cjarnik@jonescarter.com
SCALE NTS			
SHEET 1F OF 1			

K:\1653\16537-0175-01 Sunterra Bartlett Road Section 5 WSD&P\2 Design Phase\Planning\Bartlett STD Sec 5 - PLAT.dwg Mar 13, 2024 - 12:54pm CJK

I, J. Ross McCall, 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
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

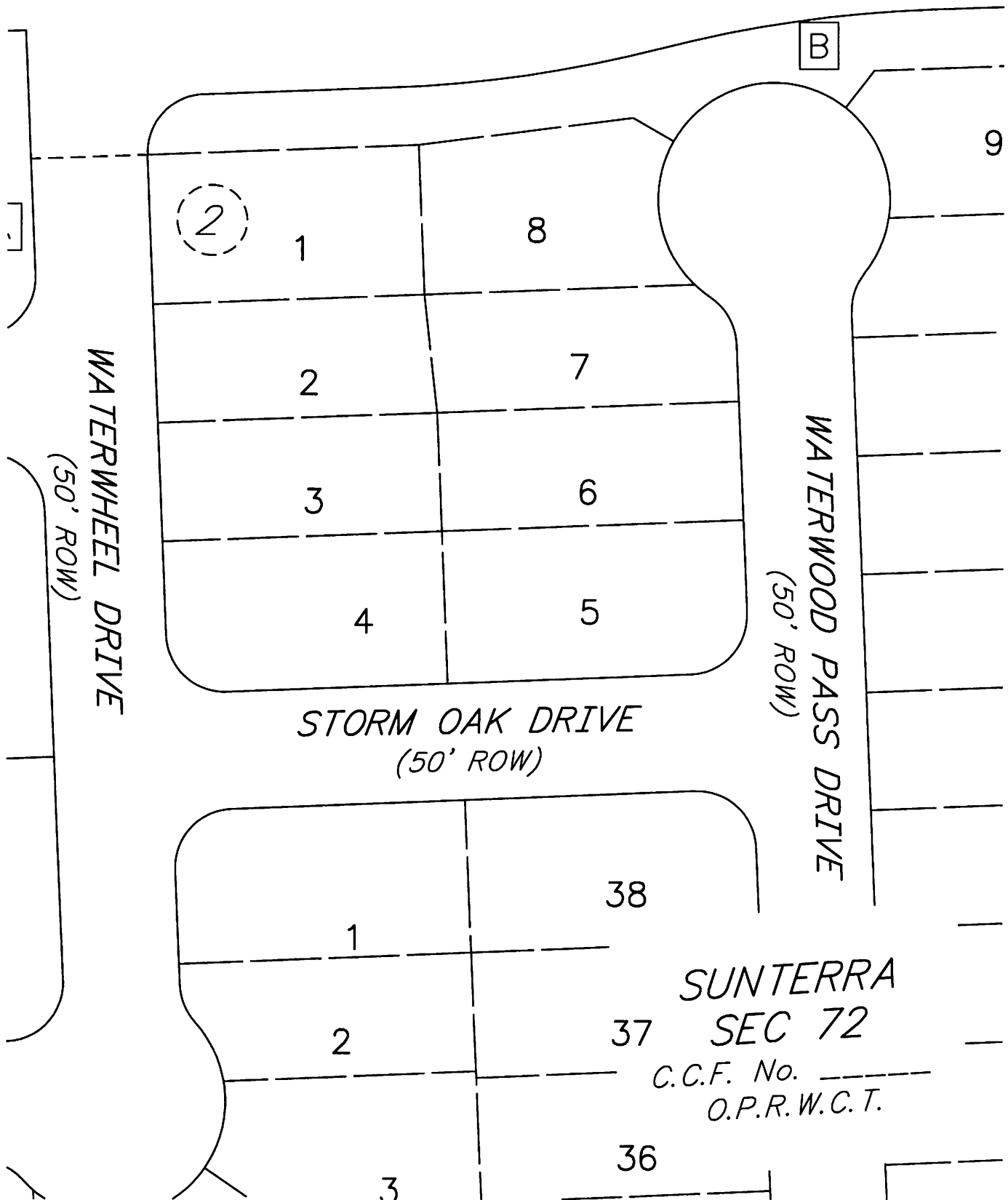
NOTE: Acceptance of the above plat by the Commissioners Court does not signify Waller County acceptance of the dedicated roads for integration into the County Road System. The developer is required to comply with Sections 5 and 6 of the current Waller County Subdivision and Development Regulations, in this regard.

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SCALE NTS			
SHEET 10 OF 1			

K:\1853\18537-0173-01 Sunterra Bartlett Road Section 6 WSDP V2 Design Phase Planning\Bartlett STD Sec 6 - PLAN.dwg Jul 25, 2024 - 2:56pm CJK

CAYMUS CREEK
DRIVE
(100' ROW)
C.C.F. NO. 23030
O.P.R.W.C.T.

N: 13,873
E: 2,964



DATE: FEBRUARY 2024

SCALE 1"=80'

SHEET 1H OF 1

FINAL PLAT OF
BARTLETT ROAD
STREET
DEDICATION SEC
5

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
Cjarnik@jonescarter.com

JS CREEK
RIVE

10' ROW)
NO. 2303089
O.P.R.W.C.T.

N: 13,873,360.29
E: 2,964,644.84

CAYMUS CREEK
DRIVE

(100' ROW)
C.C.F. NO. 2303089
O.P.R.W.C.T.

L1

9

10

11

12

13

14

15

16

17

1' RESERVE
(SEE NOTE 1)

BARTLETT ROAD
(50' ROW)

BARTLETT
STREET DE
SEC
C.C.F. NO.
O.P.R.

ROYAL
SCHOOL D
1.
C.C.F.

RA
2

:T.

DATE: FEBRUARY 2024

SCALE 1"=60'

SHEET 11 OF 1

FINAL PLAT OF
BARTLETT ROAD
STREET
DEDICATION SEC
5

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

CAYMUS CREEK
DRIVE
(100' ROW)
C.C.F. NO. 2309456
O.P.R.W.C.T.

CAYMUS CREEK
DRIVE
(100' ROW)
C.C.F. NO. 2309456
O.P.R.W.C.T.

BARTLETT ROAD
STREET DEDICATION
SEC 3
C.F. NO. 2303089
O.P.R.W.C.T.

ROYAL INDEPENDENT
HOOL DISTRICT CALLED
15.19 AC
C.C.F. NO. 2315080

ADDRESS

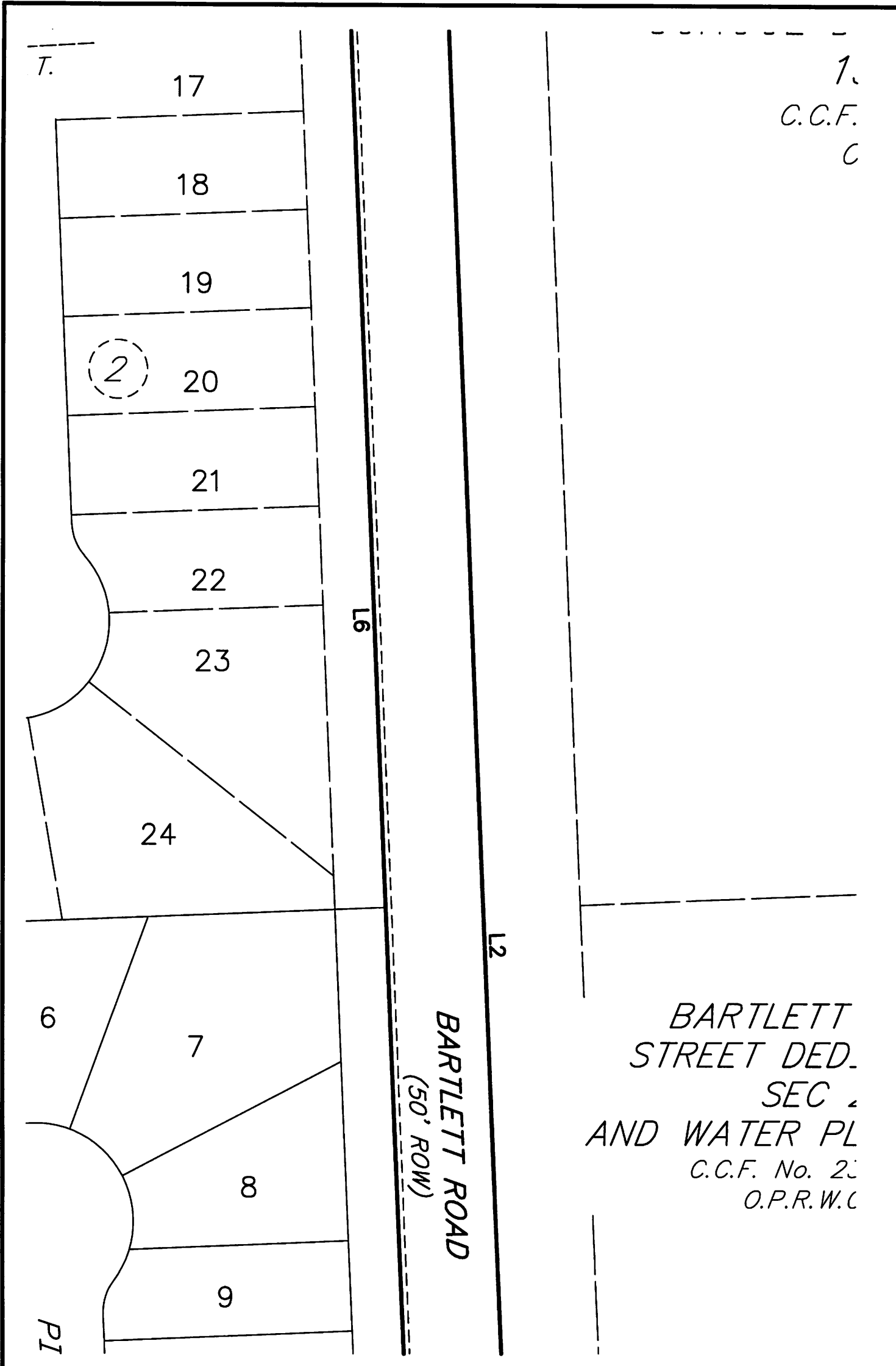
DATE: FEBRUARY 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77083 (713) 783-6702 Sobryant@andtejas.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjammik@quiddity.com
SCALE 1"=80'			
SHEET 1J OF 1			

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



DATE: FEBRUARY 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77083 (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 Cjammk@jonescarter.com
SCALE 1"=80'			
SHEET 1K OF 1			

K:\1853\18537-0173-01 Sunterra Bartlett Road Section 8 WSOB\2 Design Phase\Planning\Bartlett STD Sec 8 - PLAT.dwg Jul 31, 2024 - 10:52am C&J

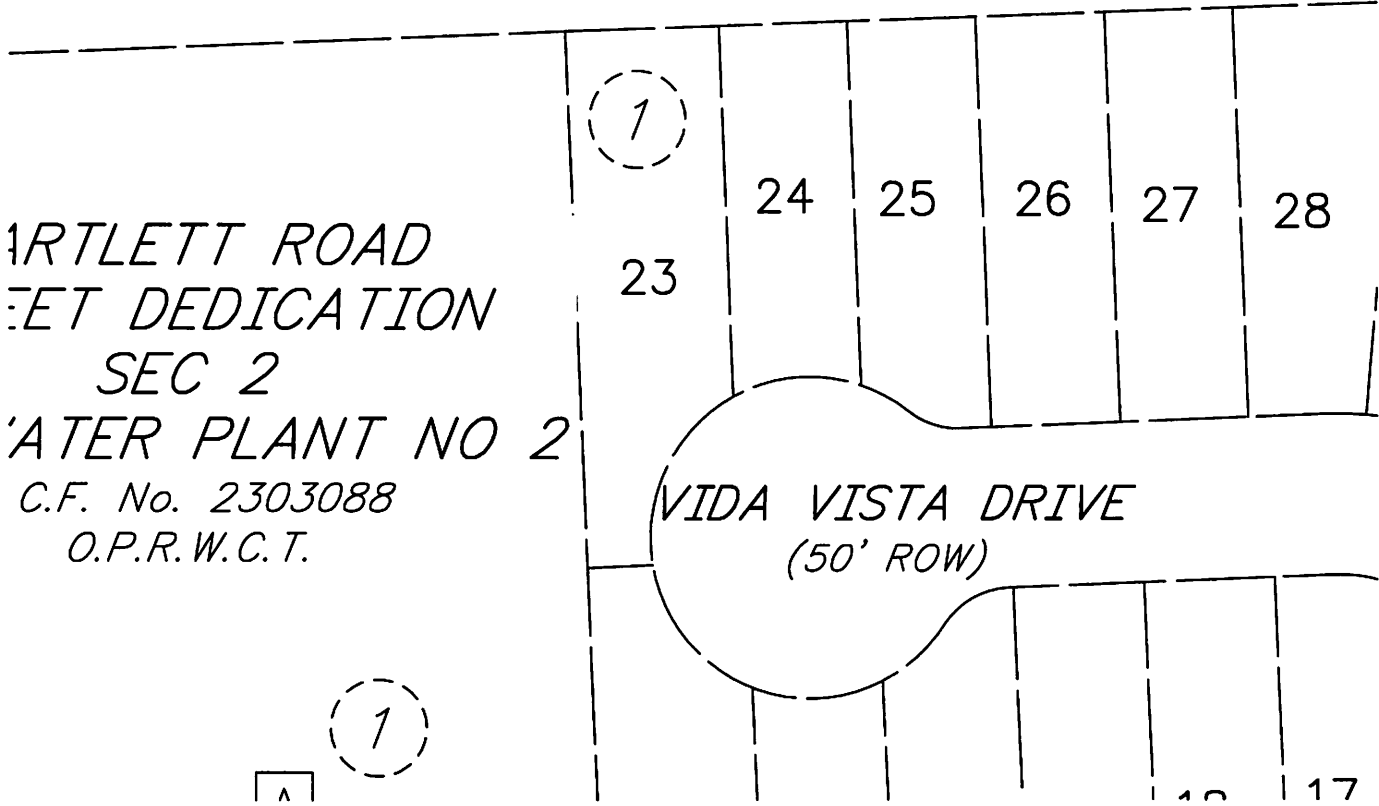


1.
C.C.F.
C

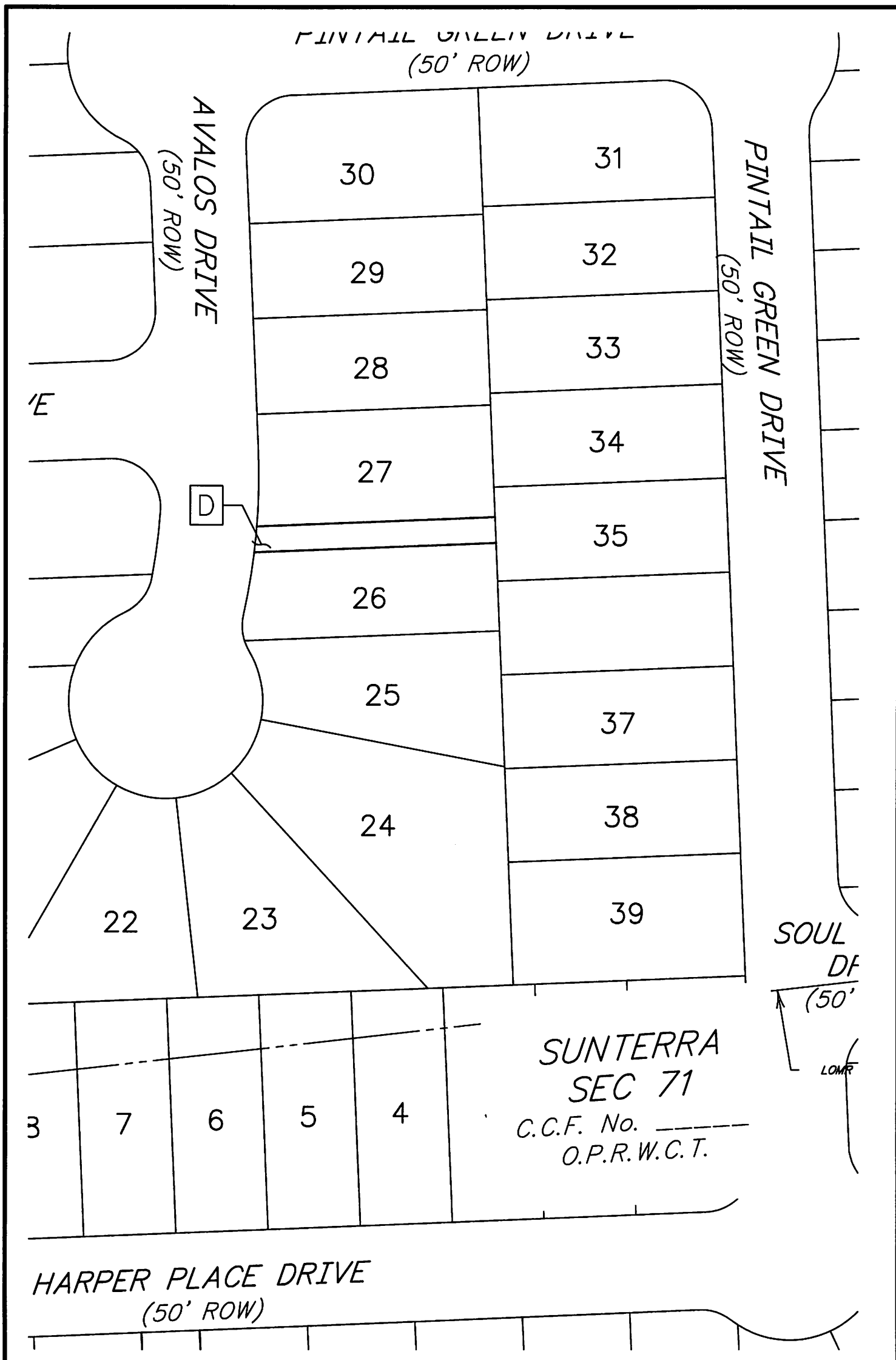
BARTLETT
STREET DED.
SEC 5
AND WATER PL
C.C.F. No. 2
O.P.R.W.C

DATE: FEBRUARY 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77083 (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 1L OF 1			

15.19 AC
C.C.F. NO. 2315080
O.P.R.W.C.T.

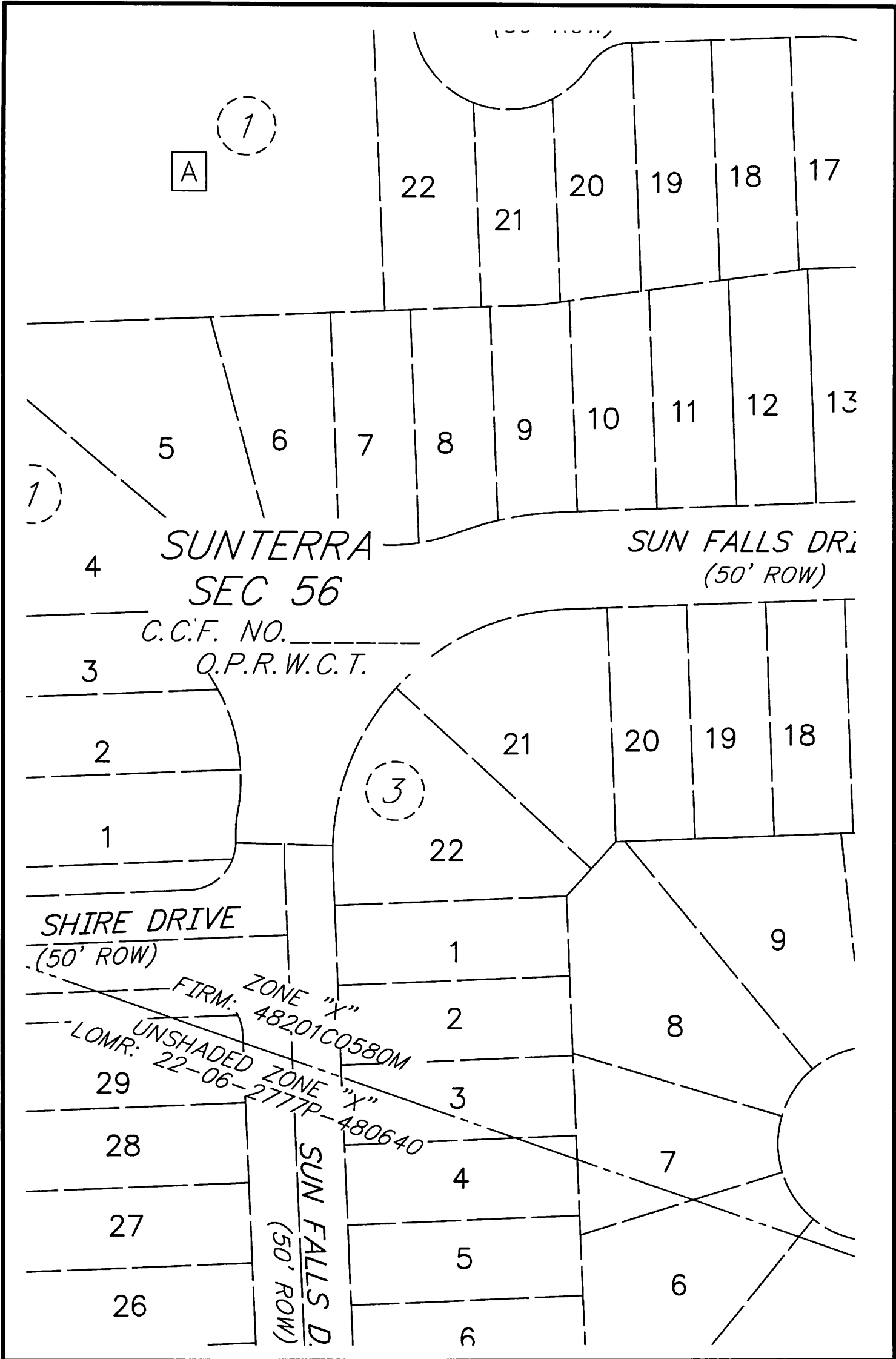


DATE: FEBRUARY 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board 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"=80'			
SHEET 1M OF 1			



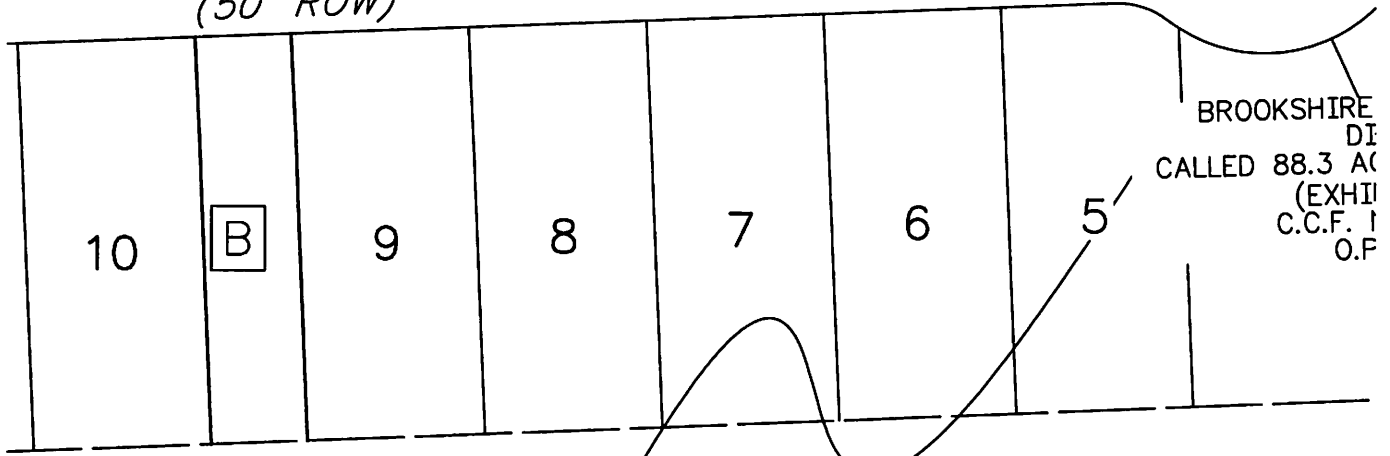
DATE: FEBRUARY 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@iandtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board 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"=80'			
SHEET 1N OF 1			

K:\1653\16537-0175-01 Sunterra Bartlett Road Section 5 WSD08V2 Design Phase\Planning\Bartlett STD Sec 5 - PLAN.dwg Jul 31, 2024 - 10:54am CJK



DATE: FEBRUARY 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	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 Cjamm@quiddity.com
SCALE 1"=60'			
SHEET 1P OF 1			

HARPER PLACE DRIVE
(50' ROW)



TANTARA BEND STREET
DEDICATION AND RESERVES

C.C.F. NO. _____
O.P.R.W.C.T. _____

FIR

HARRIS-WALLER COUNTIES
MUNICIPAL UTILITY DISTRICT NO. 4
CALLED 85.1 AC. MULTI PURPOSE
EASEMENT
C.C.F. NO. 2112679
O.P.R.W.C.T. _____

BROOKS
CALLED 86 AC
(C.C.F. NO. 1 O.P.R.W.C.T.)

DATE: FEBRUARY 2024

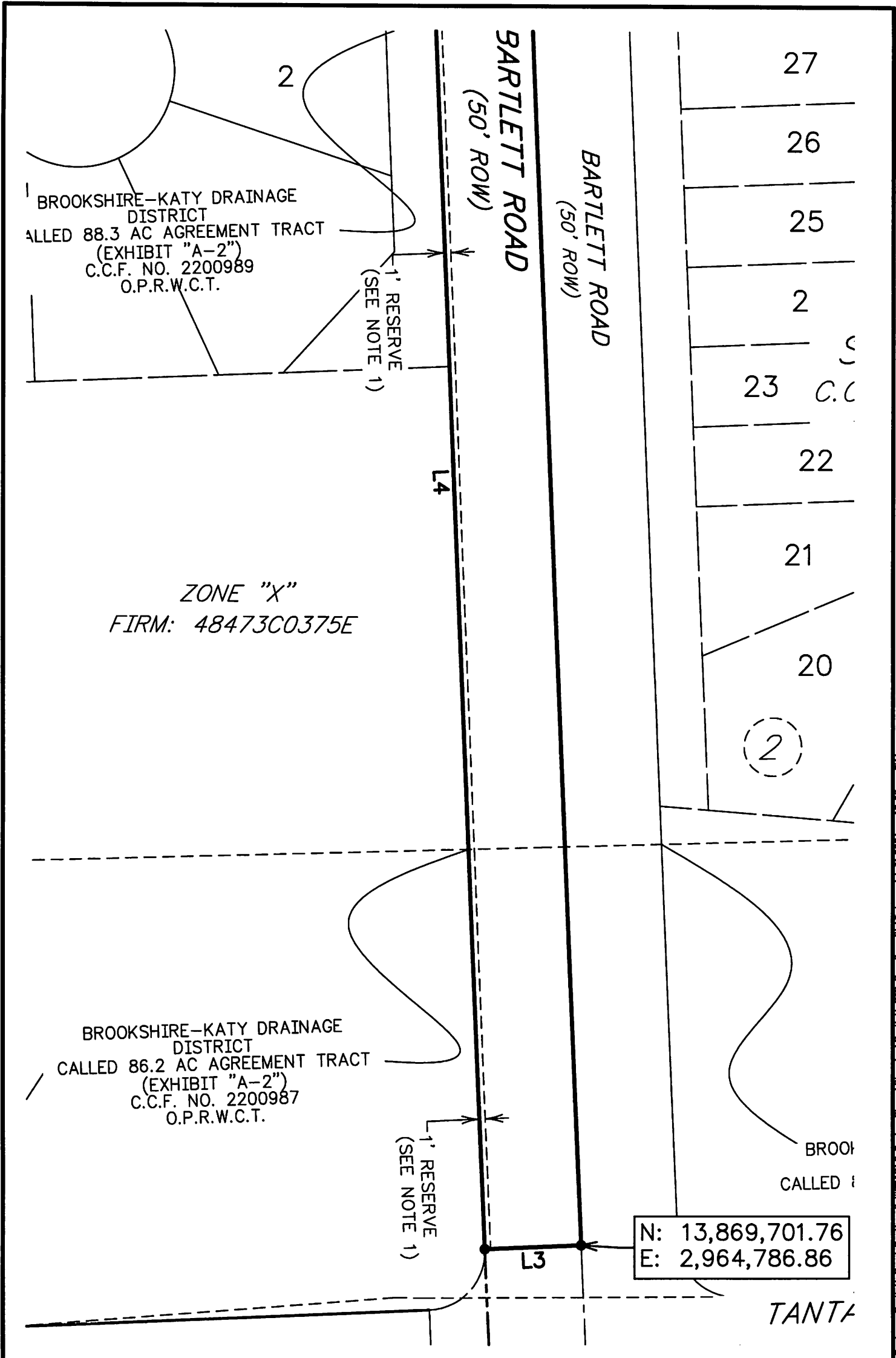
SCALE 1"=80'

SHEET 1Q OF 1

FINAL PLAT OF
BARTLETT ROAD
STREET
DEDICATION SEC
5

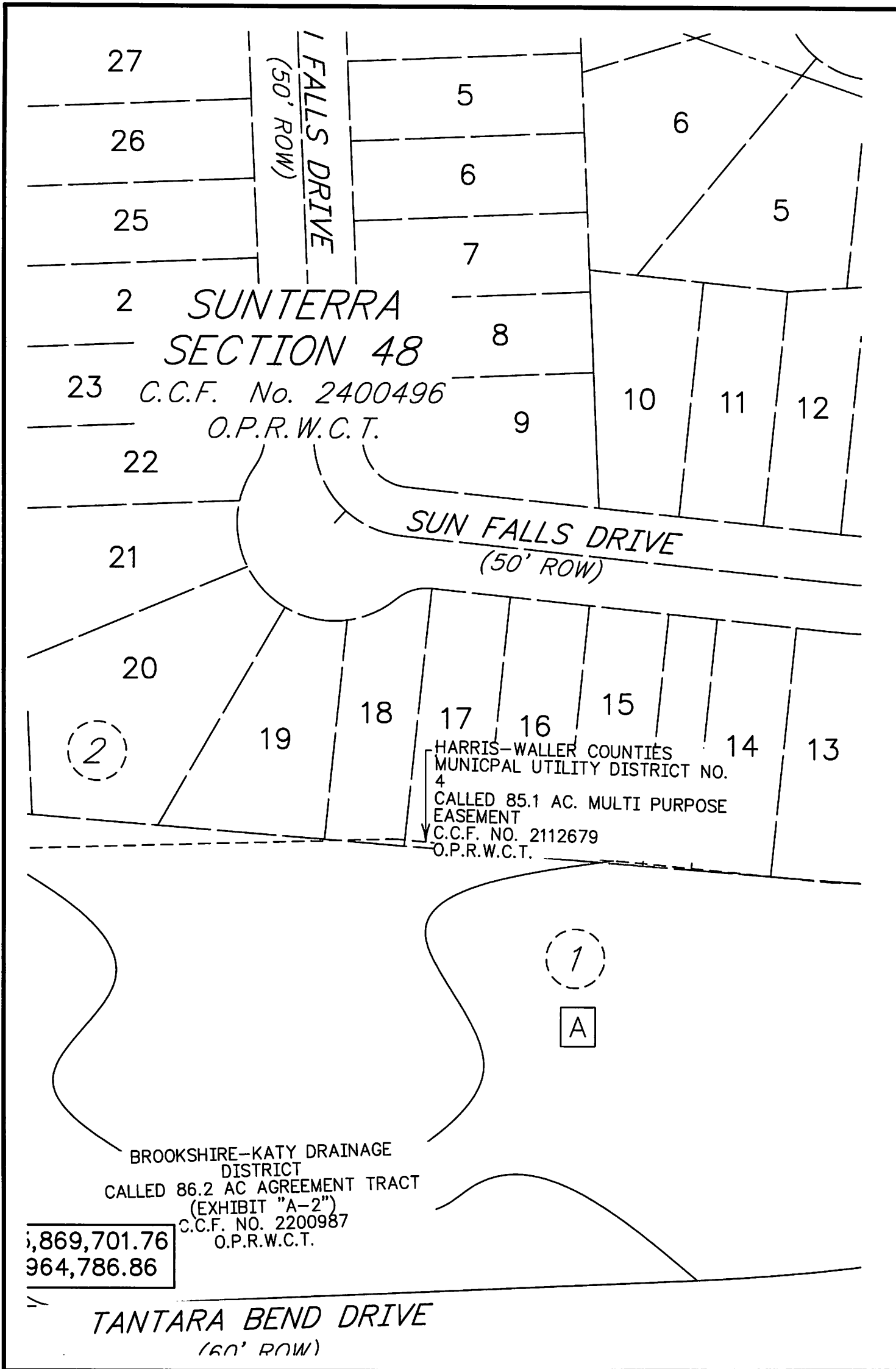
OWNER/DEVELOPER:
Astro Sunterra LP,
a Delaware Limited Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702
Sobryant@landtejas.com

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
Cjamnik@jonescarter.com



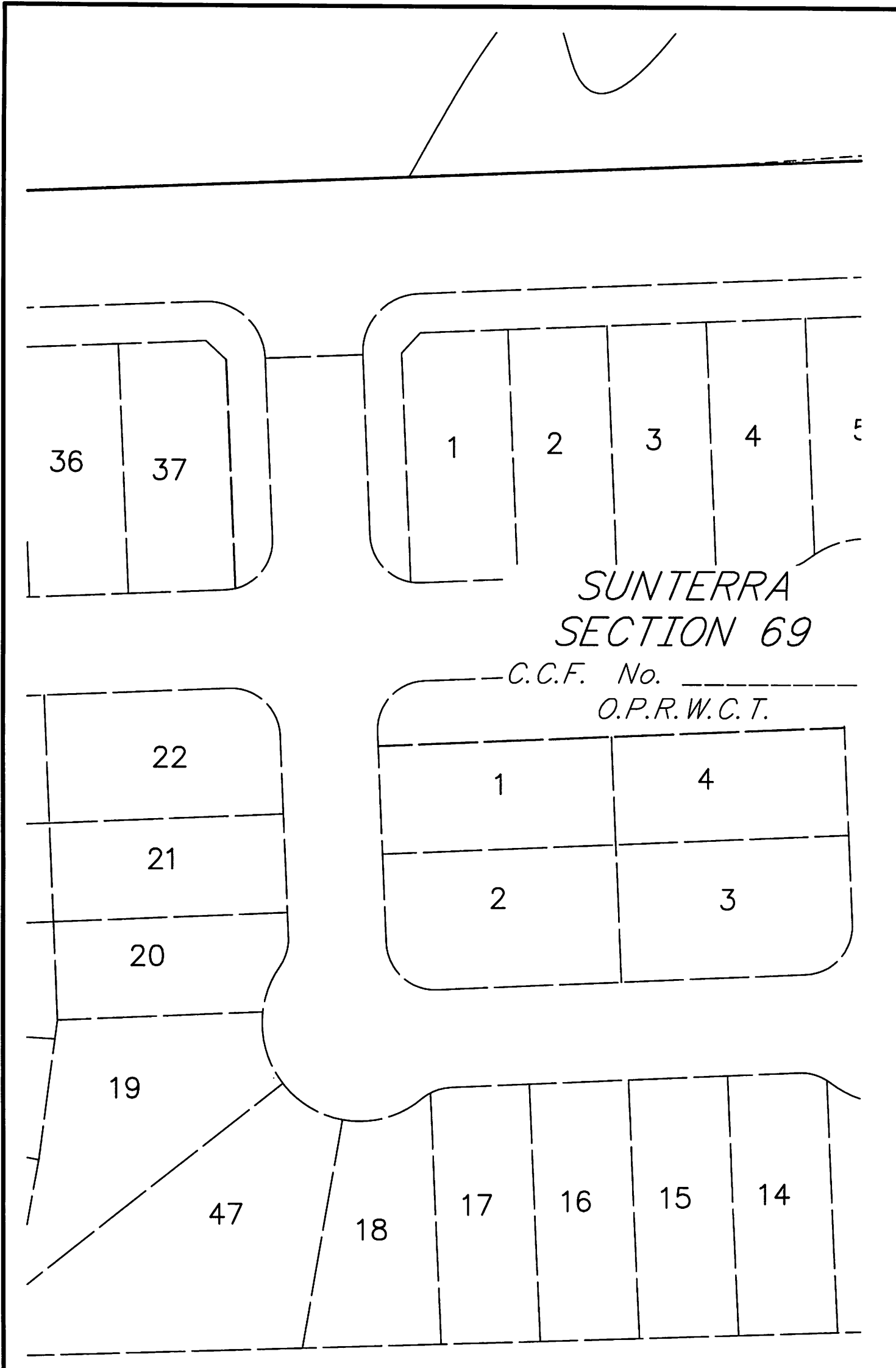
DATE: FEBRUARY 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board 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"=80'			
SHEET 1R OF 1			

K:\18537\18537-10-10-24\Sunterra Bartlett Road Section 8 WSD\8537-10-10-24\Design Phase\Planning\Bartlett STD Sec 8 - PLAT.dwg Jul 31, 2024 - 10:55am OKJ



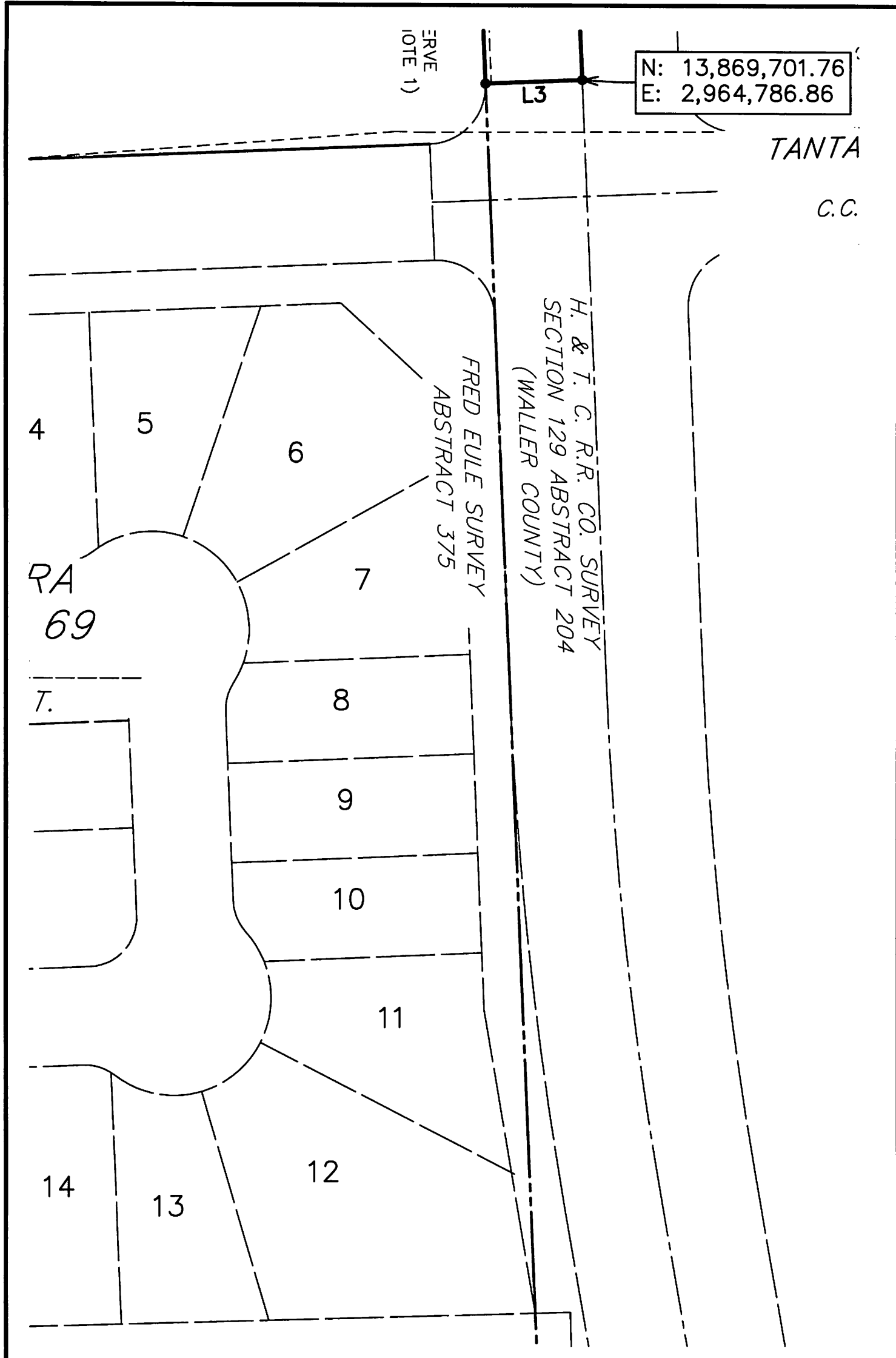
DATE: FEBRUARY 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board 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\18537-0175-01 Sunterra Bartlett Road Section 5 WSDR\Y Design Phase\Planning\Bartlett STD Sec 5 - PLAT.dwg Jul 31/2024 - 10:55am CKJ



DATE: FEBRUARY 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	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 Cjamm@jonescarter.com
SCALE 1"=60'			
SHEET 1T OF 1			

K:\1653\16537-0175-01 Sunterra Bartlett Road Section 69\0208\2 Design Phase\Planning\Bartlett STD Sec 6 - PCA.dwg Jul 31, 2024 - 10:56am CJK



DATE: FEBRUARY 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	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 Cjarnn@quiddity.com
SCALE 1"=80'			
SHEET 1U OF 1			

K:\16537\16537-0173-01 Sunterra Bartlett Road Section 6 WSDP V2 Design Phase\Planning\Bartlett STD Sec 6 - PLAT.dwg Jan 31, 2024 - 11:06am CJK

,869,701.76

364,786.86

(EXHIBIT A-2)
C.C.F. NO. 2200987
O.P.R.W.C.T.

TANTARA BEND DRIVE

(60' ROW)

C.C.F. NO. 2215870

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

DATE: FEBRUARY 2024	FINAL PLAT OF BARTLETT ROAD STREET DEDICATION SEC 5	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 Cjamnik@jonescarter.com
SCALE 1"=60'			
SHEET 1V OF 1			