

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Section 69

Date: August 21, 2024

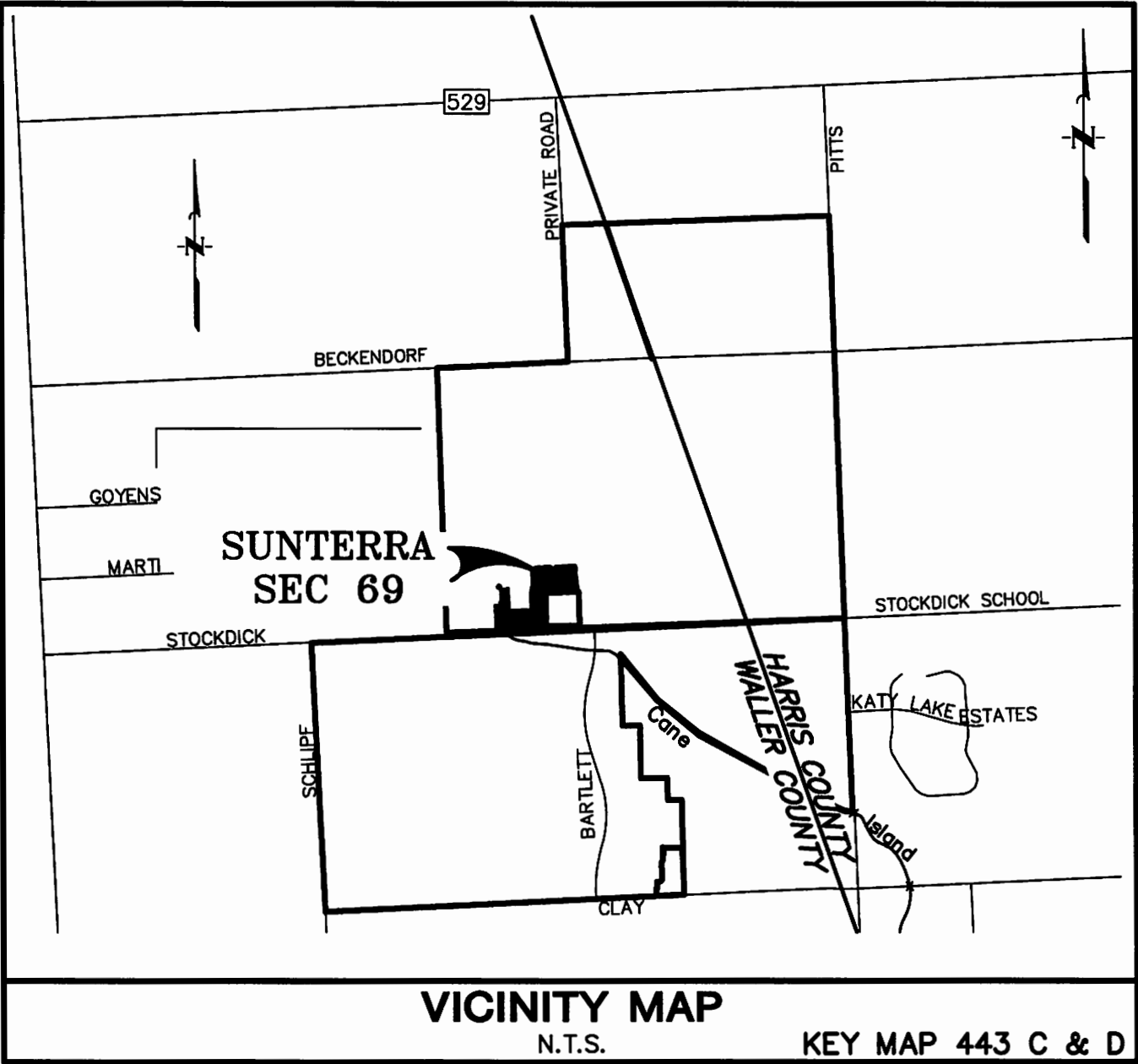
Background

Final Plat of Sunterra Section 69 Subdivision which consists of 24.19 acres will include 99 Lots, 4 Blocks and 6 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond

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**FINAL PLAT OF
SUNTERRA
SEC 69**

**A SUBDIVISION OF 24.19 ACRES OF LAND
OUT OF THE
FRED EULE SURVEY, A-375 AND THE
H. & T. C. RAILROAD COMPANY SURVEY SECTION 129, A-204
WALLER COUNTY, TEXAS
99 LOTS 6 RESERVES 4 BLOCKS**

APRIL 2024

BKDD PERMIT NO. 2024-54

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 69	OWNER/DEVELOPER: D.R. HORTON- TEXAS, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd CONROE, TEXAS 77384 (281) 269-6832	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23990 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE NTS			
SHEET 1A OF 1			

STATE OF TEXAS §
COUNTY OF WALLER §

A METES & BOUNDS description of a 24.19 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 all of that certain called 0.29 acre tract, and being out of and a part of the residue of that certain called 56.20 acre tract recorded under County Clerk's File Number 2312086, Official Public Records, Waller County, Texas, the residue of that certain called 304.68 acre tract recorded under County Clerk's File Number 2115246, Official Public Records, Waller County, Texas, and that certain called 39.40 acre tract recorded under County Clerk's File Number 2400397, 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 a called 12.28 acre tract recorded under County Clerk's File Number 2211623, Official Public Records, Waller County, Texas, being a point in the east right-of-way line of the adjoining Bartlett Road Street Dedication Sec 2 & Water Plant No. 2 (100-foot wide) recorded under County Clerk's File Number 2303088, Official Public Records, Waller County, Texas;

Thence South 87 degrees 39 minutes 15 seconds West, crossing Bartlett Road, 100.00 feet to a point in the west right-of-way line of said adjoining Bartlett Road (100-foot wide), being in the west line of said Abstract 204 and the east line of said Abstract 375, for the northeast corner and Place of Beginning of the herein described tract;

Thence along the east line of the herein described tract, same being the east line of said called 0.29 acre tract, and the west right-of-way line of said adjoining Bartlett Road (100-foot wide), with the following courses and distances:

South 02 degrees 20 minutes 45 seconds East, 190.00 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 07 degrees 27 minutes 53 seconds, an arc length of 267.08 feet, a radius of 2,050.00 feet, and a chord bearing South 06 degrees 04 minutes 41 seconds East, 266.89 feet;

South 09 degrees 48 minutes 38 seconds East, 100.01 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 07 degrees 47 minutes 19 seconds, an arc length of 265.08 feet, a radius of 1,950.00 feet, and a chord bearing South 05 degrees 54 minutes 58 seconds East, 264.87 feet to a point for corner;

South 02 degrees 01 minute 19 seconds East, 316.51 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 90 degrees 03 minutes 14 seconds, an arc length of 55.01 feet, a radius of 35.00 feet, and a chord bearing South 43 degrees 00 minutes 15 seconds West, 49.52 feet to the southeast corner of the herein described tract;

Thence establishing the south line of the herein described tract with the following courses and distances:

South 88 degrees 29 minutes 07 seconds West crossing the residue of said called 56.20 acre tract, 1.31 feet to a southwest corner for the herein described tract, being the southeast corner of an adjoining called 10.00 acre tract recorded in Volume 200, Page 118, Deed Records, Waller County, Texas;

North 01 degree 30 minutes 53 seconds West along the common line of the residue of said called 56.20 acre tract and said adjoining called 10.00 acre tract, 660.27 feet to an interior corner for the herein described tract, same being the northeast corner of said adjoining 10.00 acre tract;

South 88 degrees 29 minutes 07 seconds West continuing along said common line, at 18.11 feet pass the upper southeast corner of said called 39.40 acre tract, and continue along the upper south line of said called 39.40 acre tract and the north line of said adjoining called 10.00 acre tract for a total distance of 660.00 feet to an interior corner for the herein described tract, same being an interior corner of said called 39.40 acre tract and the northwest corner of said adjoining 10.00 acre tract;

South 01 degree 30 minutes 53 seconds East continuing along an interior line of said called 39.40 acre tract and the west line of said adjoining called 10.00 acre tract, at 611.97 feet pass the lower southeast corner of said called 39.40 acre tract, continuing along an interior line of the residue of said called 56.20 acre tract and the west line of said adjoining called 10.00 acre tract, at 660.27 feet pass the southwest corner of said adjoining called 10.00 acre tract, and continue for a total distance of 660.30 feet to a corner for the herein described tract, being a point in a non-tangent curve to the left;

Thence crossing the residue of said called 56.20 acre tract with said non-tangent curve to the left, having a central angle of 00 degrees 16 minutes 06 seconds, an arc length of 9.60 feet, a radius of 2,050.00 feet, and a chord bearing South 88 degrees 04 minutes 59 seconds West, 9.60 feet;

South 87 degrees 56 minutes 40 seconds West crossing said called 56.20 acre tract, 432.95 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 90 degrees 32 minutes 27 seconds, an arc length of 47.41 feet, a radius of 30.00 feet, and a chord bearing North 46 degrees 47 minutes 06 seconds West, 42.63 feet;

South 88 degrees 29 minutes 07 seconds West, 60.00 feet;

South 01 degree 30 minutes 53 seconds East, 1.13 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 89 degrees 27 minutes 33 seconds, an arc length of 46.84 feet, a radius of 30.00 feet, and a chord bearing South 43 degrees 12 minutes 54 seconds West, 42.23 feet;

South 87 degrees 56 minutes 40 seconds West, 449.94 feet to the southwest corner of the herein described tract;

Thence establishing the west line of the herein described tract, crossing the residue of said called 56.20 acre tract and said called 39.40 acre tract with the following courses and distances:

North 01 degree 57 minutes 42 seconds West at 49.17 feet pass the south line of said called 39.40 acre tract and an interior line of the residue of said called 56.20 acre tract, continuing for a total distance of 460.26 feet;

North 88 degrees 02 minutes 18 seconds East, 95.00 feet;

DATE: APRIL 2024

SCALE NTS

SHEET 1B OF 1

FINAL PLAT OF
SUNTERRA
SEC 69

OWNER/DEVELOPER:
D.R. HORTON— TEXAS, LTD.
a Texas Limited Partnership
400 Carriage Hills Blvd
CONROE, TEXAS 77384
(281) 269-6832

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-123790 & 10046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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North 01 degree 57 minutes 42 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 39.27 feet, a radius of 25.00 feet, and a chord bearing North 43 degrees 02 minutes 18 seconds East, 35.36 feet;

North 01 degree 57 minutes 42 seconds West, 172.59 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 24 degrees 58 minutes 40 seconds, at an arc length of 44.24 feet pass an angle point in the north line of said called 39.40 acre tract, continuing along the north line of said called 39.40 acre tract for a total arc length of 61.03 feet, a radius of 140.00 feet, and a chord bearing North 14 degrees 27 minutes 02 seconds West, 60.55 feet to the beginning of a compound curve to the left

Thence with said compound curve to the left, having a central angle of 95 degrees 31 minutes 56 seconds, an arc length of 41.68 feet, a radius of 25.00 feet, and a chord bearing North 74 degrees 42 minutes 20 seconds West, 37.02 feet;

North 32 degrees 28 minutes 18 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 27 degrees 03 minutes 41 seconds, an arc length of 70.85 feet, a radius of 150.00 feet, and a chord bearing North 43 degrees 59 minutes 51 seconds East, 70.19 feet to the northwest corner of the herein described tract;

Thence establishing the northerly lines of the herein described tract with the following courses and distances:

South 59 degrees 31 minutes 59 seconds East, 50.00 feet to a point in a non-tangent curve to the right;

Thence with said non-tangent curve to the right, having a central angle of 00 degrees 37 minutes 25 seconds, an arc length of 2.18 feet, a radius of 200.00 feet, and a chord bearing South 30 degrees 46 minutes 44 seconds West, 2.18 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 66 degrees 52 minutes 49 seconds, an arc length of 29.18 feet, a radius of 25.00 feet, and a chord bearing South 02 degrees 20 minutes 58 seconds East, 27.55 feet to the beginning of a reverse curve to the right

Thence with said reverse curve to the right, having a central angle of 16 degrees 11 minutes 03 seconds, an arc length of 53.67 feet, a radius of 190.00 feet, and a chord bearing South 27 degrees 41 minutes 52 seconds East, 53.49 feet to a point in the north line of said called 39.40 acre tract;

North 75 degrees 42 minutes 58 seconds East, 120.28 feet;

South 68 degrees 39 minutes 55 seconds East, 20.07 feet;

South 01 degree 57 minutes 42 seconds East, 425.13 feet;

North 88 degrees 29 minutes 07 seconds East, 414.26 feet;

North 01 degree 30 minutes 46 seconds West, 263.31 feet;

North 02 degrees 18 minutes 47 seconds East, 62.86 feet;

North 06 degrees 16 minutes 19 seconds East, 60.19 feet;

North 11 degrees 06 minutes 13 seconds East, 99.46 feet;

North 04 degrees 08 minutes 24 seconds East, 46.08 feet;

North 02 degrees 20 minutes 45 seconds West, 239.20 feet to a reentry corner of said called 39.40 acre tract, being an interior corner of the residue of said called 56.20 acre tract;

North 23 degrees 10 minutes 09 seconds West crossing the residue of said called 56.20 acre tract, 48.20 feet to a point in a non-tangent curve to the right;

Thence with said non-tangent curve to the right, having a central angle of 20 degrees 49 minutes 24 seconds, an arc length of 134.47 feet, a radius of 370.00 feet, and a chord bearing North 77 degrees 14 minutes 33 seconds East, 133.73 feet;

North 87 degrees 39 minutes 15 seconds East, 272.61 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 47.12 feet, a radius of 30.00 feet, and a chord bearing South 47 degrees 20 minutes 45 seconds East, 42.43 feet;

North 87 degrees 39 minutes 15 seconds East along the north line of said called 39.40 acre tract and an interior line of said called 56.20 acre tract, 50.00 feet to a point in a non-tangent curve to the right;

Thence crossing the residue of said called 56.20 acre tract with said non-tangent curve to the right, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 47.12 feet, a radius of 30.00 feet, and a chord bearing North 42 degrees 39 minutes 15 seconds East, 42.43 feet;

North 87 degrees 39 minutes 15 seconds East, at 342.67 feet pass the northwest corner of said called 0.29 acre tract, at 370.11 feet cross the common line of the residue of said called 304.68 acre tract and the residue of said called 0.29 acre tract, and continuing for a total distance of 376.99 feet to the beginning of a curve to the right, being a point in the west right-of-way line of said Bartlett Road (100-foot wide);

Thence with said curve to the right, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 47.12 feet, a radius of 30.00 feet, and a chord bearing South 47 degrees 20 minutes 45 seconds East, 42.43 feet to the Place of Beginning, and containing 24.19 acres of land, more or less.

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 69	OWNER/DEVELOPER: D.R. HORTON- TEXAS, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd CONROE, TEXAS 77384 (281) 269-6832	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. E-23290 & 10046100 2122 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE 1"=80'			
SHEET 1B2 OF 1			

General Notes

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 and other related uses.
3. The radius on all block corners is 25 feet, unless otherwise noted.
4. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by Charter Title Company, GF No. 1076601900020C, Dated May 5, 2024.
5. All easements are centered on lot lines unless otherwise shown. All 14 foot utility easements shown extend 7 feet on each side of a common lot line unless otherwise indicated.
6. All coordinates shown are grid based on the Texas Coordinate System, South Central Zone, and may be converted to surface by applying by the combined scale factor of 1.0010195040.
7. All bearings are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
8. A minimum of ten (10) feet shall be provided between sides of residential dwellings.
9. New development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.
10. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
11. Structures built on lots in the designated flood plain shall be elevated to two (2) feet or more above the 500-year floodplain elevation, in the 100-year floodplain. Within the 500-year, these structures must be elevated to one (1) foot above the 500-year floodplain level. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.) Contact the County Engineer's office for specific information.
12. No structure in this subdivision shall be occupied until connected to a public sewer system.
13. No structure in this subdivision shall be occupied until connected to an individual water supply or a state - approved community water system.
14. 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.
15. 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.
16. All lots are restricted to single family residential uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas, which may be amended from time to time.
17. 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.
18. 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 D.R. Horton- Texas, LTD. a Texas 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.
19. Project site is within City of Houston ETJ.
20. There are pipeline easements within the platted area.
21. TBM "2081865" being a cut square in the north curb of the south lane of Stockdick Road being +/- 463' East of the intersection of Stockdick Road and Bartlett Road, being being +/- 119' east of a Storm Sewer Manhole, and being +/- 34' North of a Sanitary Manhole. Elevation = 163.71'
22. All lots shall have adequate wastewater collection services.
23. Tract is subject to Surface Waiver Agreement recorded under C.C.F. No. 2312084, O.P.R.W.C.T.
24. Tract is subject to an On-Site Sewer Facility recorded under C.C.F. No. 2107264, O.P.R.W.C.T.
25. Tract is subject to Easement and Surface Use Agreement recorded under C.C.F. No. 2402081, O.P.R.W.C.T.

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SCALE NTS			
SHEET 1C OF 1			

RESTRICTED RESERVE [A]
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.37 AC
15,907 Sq. Ft.

RESTRICTED RESERVE [B]
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.27 AC
11,768 Sq. Ft.

RESTRICTED RESERVE [C]
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
1.00 AC
43,384 Sq. Ft.

RESTRICTED RESERVE [D]
Restricted to Open Space,
Landscape, and Pipeline
Purposes Only
0.59 AC
25,912 Sq. Ft.

RESTRICTED RESERVE [E]
Restricted to Open Space,
Landscape, and Pipeline
Purposes Only
0.60 AC
26,287 Sq. Ft.

RESTRICTED RESERVE [F]
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.17 AC
7,496 Sq. Ft.

RESTRICTED TOTAL
3.00 AC
130,754 Sq. Ft.

Legend

- AC "Acre"
- BL. "Building Line"
- DE "Drainage Easement"
- Esmt "Easement"
- C.C.F. "County Clerk's File"
- F.C. "Film Code"
- GBL "Garage Building Line"
- I.R.F. "Found 5/8" iron rod (with cap stamped "Quiddity Eng."Property Corner")
- No "Number"
- O.P.R.W.C.T. . . "Official Public Records, Waller County, Texas"
- ROW "Right-of-Way"
- Sq Ft "Square Feet"
- SSE "Sanitary Sewer Easement"
- STM SE "Storm Sewer Easement"
- UE "Utility Easement"
- VOL. PG. "Volume and Page"
- WLE "Waterline Easement"
- ① "Block Number"
- Set 3/4-inch iron rod (with Cap Stamped "Quiddity Eng. Property Corner")
- ↗ Street Name Break

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SCALE NTS			
SHEET 10 OF 1			

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°20'45"E	190.00'
L2	S09°48'38"E	100.01'
L3	S88°29'07"W	1.31'
L4	S88°29'07"W	60.00'
L5	S01°30'53"E	1.13'
L6	N88°02'18"E	95.00'
L7	S01°57'42"E	50.00'
L8	N01°57'42"W	172.59'
L9	S32°28'18"E	50.00'
L10	S59°31'59"E	50.00'
L11	N75°42'58"E	120.28'
L12	S68°39'55"E	20.07'
L13	N02°18'47"E	62.86'
L14	N06°16'19"E	60.19'
L15	N11°06'13"E	99.46'
L16	N04°08'24"E	46.08'
L17	N02°20'45"W	239.20'
L18	N23°10'09"W	48.20'
L19	N87°39'15"E	272.61'

LINE TABLE		
LINE	BEARING	DISTANCE
L20	N87°39'15"E	50.00'
L21	N87°39'15"E	376.99'
L22	N47°10'18"W	2.86'
L23	S01°57'42"E	451.01'
L24	S88°02'18"W	50.00'
L25	N88°29'07"E	617.46'
L26	N01°30'53"W	172.97'
L27	N46°30'53"W	7.00'
L28	S01°30'53"E	363.22'
L29	N11°06'13"E	100.42'
L30	N02°20'45"W	100.00'
L31	N87°39'15"E	480.00'
L32	S42°39'15"W	5.00'
L33	N02°20'45"W	107.35'
L34	N47°20'45"W	10.00'
L35	N87°39'15"E	190.00'
L36	N42°39'15"E	7.00'
L37	N02°20'45"W	299.35'
L38	S46°30'53"E	14.14'

LINE TABLE		
LINE	BEARING	DISTANCE
L39	S43°29'07"W	14.14'
L40	N88°29'07"E	127.00'
L41	N37°07'36"E	46.32'
L42	S76°35'56"W	67.69'
L43	S87°21'20"W	94.07'
L44	N47°20'45"W	14.14'
L45	N02°20'45"W	116.49'
L46	N02°20'45"W	116.50'
L47	N42°39'15"E	14.14'
L48	N47°20'45"W	83.63'
L49	N10°22'57"E	101.34'
L50	N07°42'41"E	71.61'
L51	N02°20'45"W	165.00'
L52	N46°45'37"W	12.23'
L53	N01°30'53"W	118.87'
L54	N01°30'53"W	119.72'
L55	N43°14'17"E	12.48'
L56	N02°20'45"W	125.00'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	2050.00'	7°27'53"	267.08'	S06°04'41"E	266.89'	133.73'
C2	1950.00'	7°47'19"	265.08'	S05°54'58"E	264.87'	132.74'
C3	35.00'	90°02'58"	55.01'	S43°00'15"W	49.52'	35.03'
C4	2050.00'	0°16'06"	9.60'	S88°04'59"W	9.60'	4.80'
C5	30.00'	90°32'27"	47.41'	N46°47'06"W	42.63'	30.28'
C6	30.00'	89°27'33"	46.84'	S43°12'54"W	42.23'	29.72'
C7	25.00'	90°00'00"	39.27'	N43°02'18"E	35.36'	25.00'
C8	140.00'	24°58'40"	61.03'	N14°27'02"W	60.55'	31.01'
C9	25.00'	95°31'56"	41.68'	N74°42'20"W	37.02'	27.54'
C10	150.00'	90°03'14"	70.85'	N43°59'51"E	70.19'	36.10'
C11	200.00'	0°37'25"	2.18'	S88°04'59"W	2.18'	1.09'
C12	25.00'	66°52'49"	29.18'	S02°20'58"E	27.55'	16.51'
C13	190.00'	16°11'03"	53.67'	S27°41'52"E	53.49'	27.01'
C14	370.00'	20°49'24"	134.47'	N77°14'33"E	133.73'	67.99'
C15	30.00'	24°58'40"	47.12'	S47°20'45"E	42.43'	30.00'
C16	30.00'	90°00'00"	47.12'	N42°39'15"E	42.43'	30.00'
C17	30.00'	90°00'00"	47.12'	S47°20'45"E	42.43'	30.00'
C18	175.00'	27°03'41"	82.65'	N43°59'51"E	81.89'	42.11'
C19	165.00'	45°12'37"	130.20'	N24°34'00"W	126.84'	68.70'
C20	50.00'	89°33'11"	78.15'	S46°44'17"E	70.43'	49.61'

DATE: APRIL 2024

SCALE NTS

SHEET 1E OF 1

FINAL PLAT OF
SUNTERRA
SEC 69

OWNER/DEVELOPER:
D.R. HORTON- TEXAS, LTD.
a Texas Limited Partnership
400 Carriage Hills Blvd
CONROE, TEXAS 77384
(281) 269-6832

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E-23390 & L-10046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

K:\16537\16537-0182-02 Sunterra Section 69 Water, Sanitary, Drainage and Paving Facilities\2 Design Phase\Planning\Sunterra Sec 69- PLAT.dwg Jul 25, 2024 -- 4:12pm rvl

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C21	50.00'	90°00'00"	78.54'	N43°29'07"E	70.71'	50.00'
C22	350.00'	12°37'06"	77.08'	S04°47'40"W	76.93'	38.70'
C23	350.00'	13°26'59"	82.16'	N04°22'44"E	81.97'	41.27'
C24	50.00'	90°00'00"	78.54'	S42°39'15"W	70.71'	50.00'
C25	50.00'	90°00'00"	78.54'	N47°20'45"W	70.71'	50.00'
C26	50.00'	90°00'00"	78.54'	N42°39'15"E	70.71'	50.00'
C27	50.00'	90°00'00"	78.54'	S47°20'45"E	70.71'	50.00'
C28	25.00'	30°27'58"	13.29'	N17°34'44"W	13.14'	6.81'
C29	50.00'	150°55'56"	131.71'	S42°39'15"W	96.80'	192.87'
C30	25.00'	30°27'58"	13.29'	S77°06'46"E	13.14'	6.81'
C31	25.00'	90°00'00"	39.27'	N42°39'15"E	35.36'	25.00'
C32	25.00'	90°00'00"	39.27'	S47°20'45"E	35.36'	25.00'
C33	25.00'	35°26'01"	15.46'	N69°56'15"E	15.22'	7.99'
C34	50.00'	160°52'02"	140.38'	N47°20'45"W	98.61'	296.67'
C35	25.00'	35°26'01"	15.46'	S15°22'15"W	15.22'	7.99'
C36	25.00'	39°51'25"	17.39'	S22°16'27"E	17.04'	9.06'
C37	50.00'	169°42'49"	148.10'	N42°39'15"E	99.60'	555.51'
C38	25.00'	39°51'25"	17.39'	N72°25'03"W	17.04'	9.06'
C39	25.00'	37°15'24"	16.26'	S69°01'33"W	15.97'	8.43'
C40	50.00'	164°30'48"	143.56'	S47°20'45"E	99.09'	367.71'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C41	25.00'	37°15'24"	16.26'	N16°16'57"E	15.97'	8.43'
C42	25.00'	90°00'00"	39.27'	N47°20'45"W	35.36'	25.00'
C43	25.00'	37°15'24"	16.26'	S20°08'34"E	15.97'	8.43'
C44	50.00'	164°30'48"	143.56'	N43°29'07"E	99.09'	367.71'
C45	25.00'	37°15'24"	16.26'	N72°53'11"W	15.97'	8.43'
C46	25.00'	90°00'00"	39.27'	S43°29'07"W	35.36'	25.00'
C47	25.00'	90°00'00"	39.27'	N46°30'53"W	35.36'	25.00'
C48	25.00'	36°57'05"	16.12'	S70°00'35"W	15.85'	8.35'
C49	50.00'	148°01'11"	129.17'	S54°27'22"E	96.13'	174.48'
C50	25.00'	21°30'55"	9.39'	N08°47'46"E	9.33'	4.75'
C51	25.00'	90°00'00"	39.27'	N46°57'42"W	35.36'	25.00'
C52	25.00'	90°00'00"	39.27'	S42°39'15"W	35.36'	25.00'

DATE: APRIL 2024

SCALE 1"=60'

SHEET 1F OF 1

FINAL PLAT OF
SUNTERRA
SEC 69

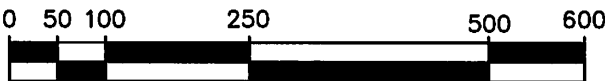
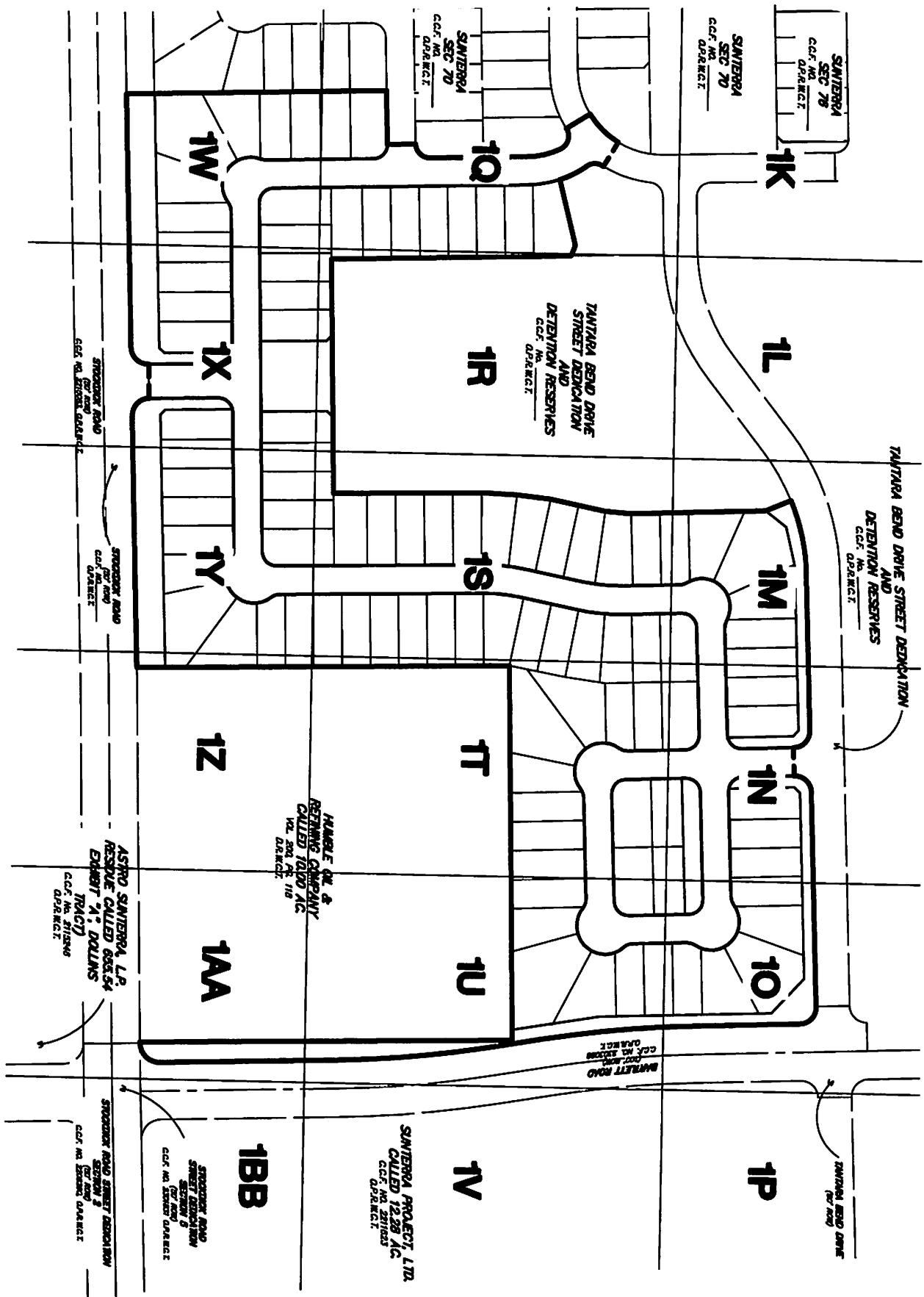
OWNER/DEVELOPER:
D.R. HORTON- TEXAS, LTD.
a Texas Limited Partnership
400 Carriage Hills Blvd
CONROE, TEXAS 77384
(281) 269-6832

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23790 & 10046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000



SCALE: 1" = 250'

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 69	OWNER/DEVELOPER: D.R. HORTON- TEXAS, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd CONROE, TEXAS 77384 (281) 269-6832	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 150 Katy, TX 77449 832.913.4000
SCALE 1" = 250'			
SHEET 1G 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) flood plain as delineated on Waller County Community Panel #480640 of the Flood Insurance Rate Map No. 48473C0375E, dated 2/18/2009, and revised in LOMR 22-06-2777P, dated 11/20/2023 for Waller County, Texas and incorporated areas.

No portion of this subdivision lies within the boundaries of the 0.2% annual chance (500-year) floodplain as delineated on Waller County Community Panel #480640 of the flood Insurance rate map No. 48473C0375E, dated 2/18/2009, and revised in LOMR 22-06-2777P, dated 11/20/2023 for Waller County, Texas and incorporated areas.



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

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Sunterra Sec 69 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 21 day of May, 2024

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

By: *[Signature]*
Jennifer Ostlund, AICP
Secretary



BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-54

APPROVED BY THE BOARD OF SUPERVISORS ON

5-13-2024
DATE
[Signature]
PRESIDENT

SECRETARY
[Signature]
DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S 'RULES, REGULATIONS, AND GUIDELINES'. THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 69	OWNER/DEVELOPER: D.R. HORTON- TEXAS, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd CONROE, TEXAS 77384 (281) 269-6832	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
SCALE NTS			
SHEET 114 OF 1			

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STATE OF TEXAS §
COUNTY OF WALLER §

We, D.R. Horton – Texas, Ltd., a Texas Limited Partnership, acting by and through Chad Estes, Land Development Manager, being an officer of D.R. Horton Inc., a Delaware Corporation, it's Authorized Agent, owner hereinafter referred to as Owners of the 24.19 acre tract described in the above and foregoing map of SUNTERRA SEC 69, 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, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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, D.R. Horton – Texas, Ltd., a Texas Limited Partnership, acting by and through D.R. Horton Inc., a Delaware Corporation, it's Authorized Agent has caused these presents to be signed by Chad Estes, Land Development Manager, thereunto authorized, this 13th day of May, 2024

D.R. Horton – Texas, Ltd.,
a Texas Limited Partnership

By: D.R. Horton Inc., a Delaware Corporation, Its Authorized Agent.

By: Chad Estes
Chad Estes
Land Development Manager

STATE OF TEXAS §
COUNTY OF Montgomery §

BEFORE ME, the undersigned authority, on this day personally appeared Chad Estes, Land Development Manager, 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 13th day of May, 2024

Jay Groschke
Notary Public in and for the State of Texas

Lacy Groschke
Print Name

My commission expires: 10/11/2026



DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 69	OWNER/DEVELOPER: D.R. HORTON- TEXAS, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd CONROE, TEXAS 77384 (281) 269-6832	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
SCALE NTS			
SHEET II OF I			

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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.

DATE: APRIL 2024

SCALE NTS

SHEET 1J OF 1

FINAL PLAT OF
SUNTERRA
SEC 69

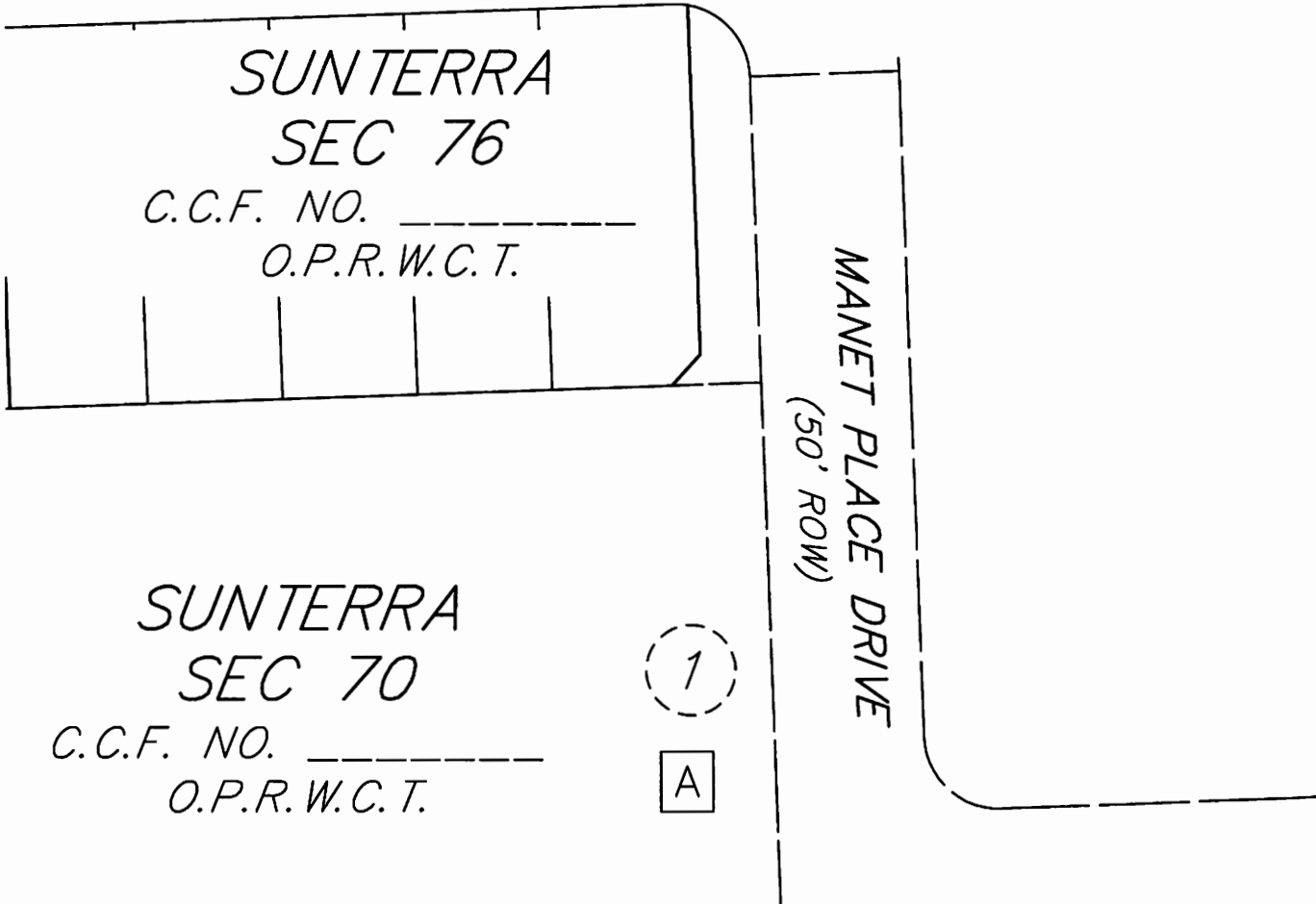
OWNER/DEVELOPER:
D.R. HORTON- TEXAS, LTD.
a Texas Limited Partnership
400 Carriage Hills Blvd
CONROE, TEXAS 77384
(281) 269-6832

ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23190 & 10046100
3322 West Grand Parkway North, Suite 150 Katy, TX 77449 832-913-4000

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DATE: APRIL 2024

SCALE 1"=60'

SHEET 1K OF 1

FINAL PLAT OF
SUNTERRA
SEC 69

OWNER/DEVELOPER:
D.R. HORTON- TEXAS, LTD.
a Texas Limited Partnership
400 Carriage Hills Blvd
CONROE, TEXAS 77384
(281) 269-6832

ENGINEER/PLANNER/SURVEYOR:



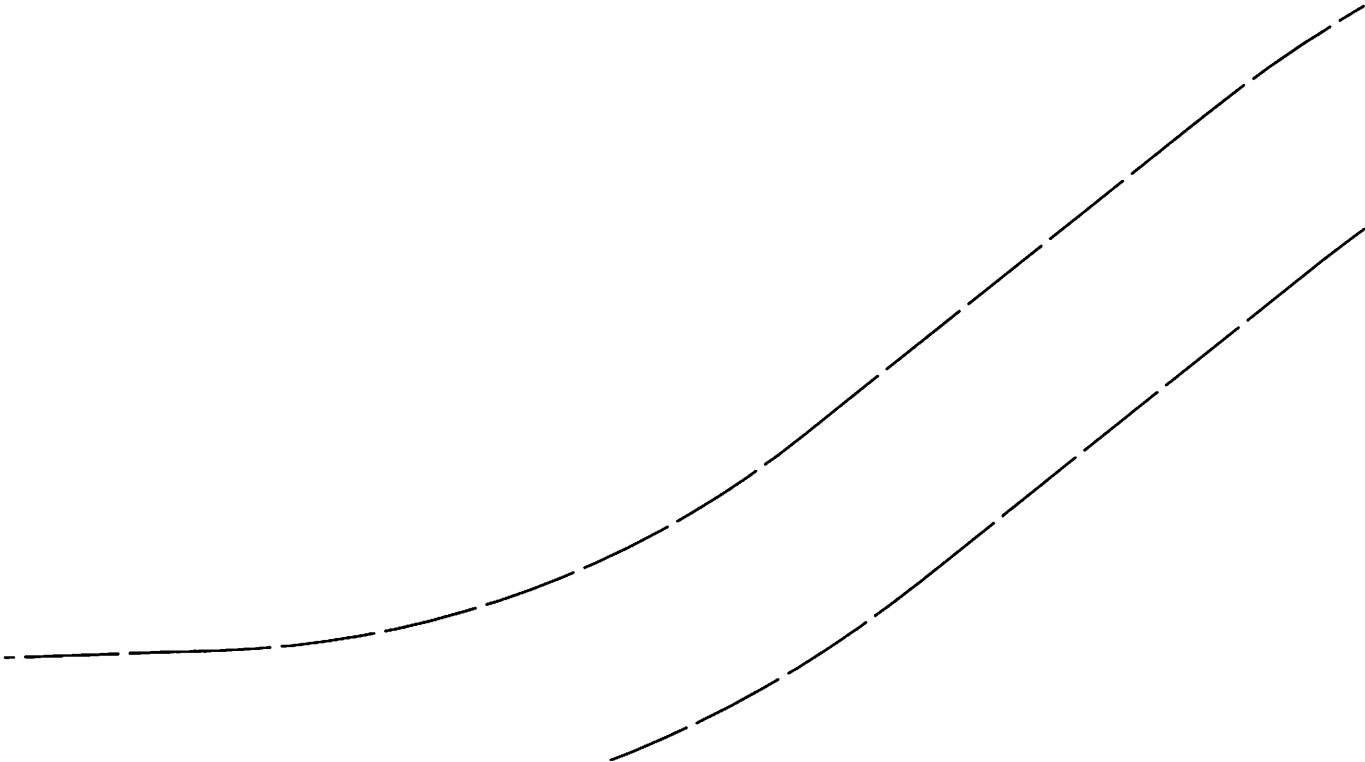
QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E-23290 & 10046-100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000

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TAI

1
A



DATE: APRIL 2024

SCALE 1"=80'

SHEET 1L OF 1

FINAL PLAT OF
SUNTERRA
SEC 69

OWNER/DEVELOPER:
D.R. HORTON- TEXAS, LTD.
a Texas Limited Partnership
400 Carriage Hills Blvd
CONROE, TEXAS 77384
(281) 269-6832

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

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

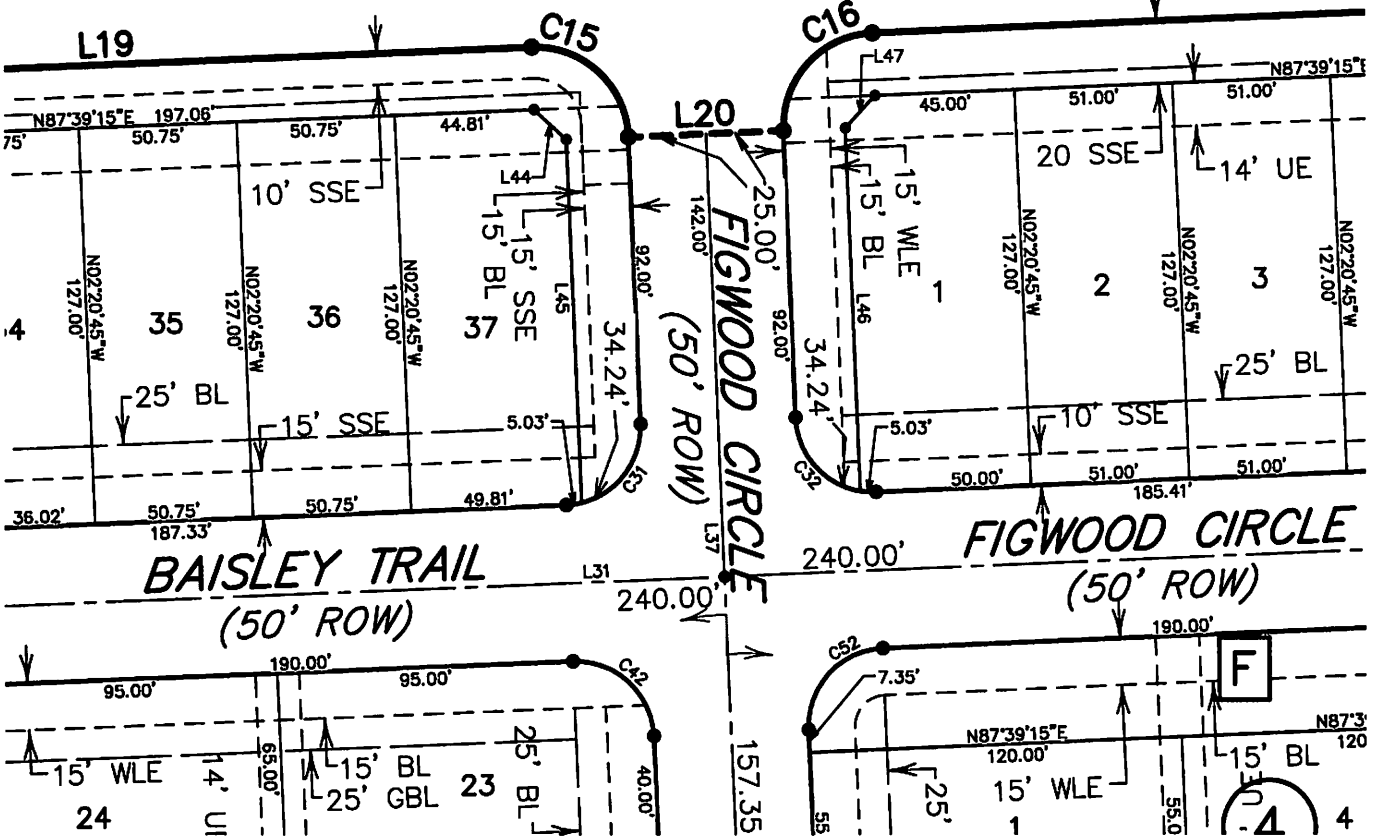


Quiddy Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E-23290 & 10046100
2322 West Grand Parkway North, Suite 150, Ennis, TX 75649, 817.813.4000

DEDICATION

S

TANTARA BEND DRIVE
(60' ROW)



DATE: APRIL 2024

SCALE 1"=60'

SHEET 1N OF 1

FINAL PLAT OF
SUNTERRA
SEC 69

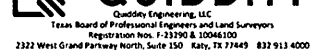
OWNER/DEVELOPER:
D.R. HORTON- TEXAS, LTD.
a Texas Limited Partnership
400 Carriage Hills Blvd
CONROE, TEXAS 77384
(281) 269-6832

ENGINEER/PLANNER/SURVEYOR:

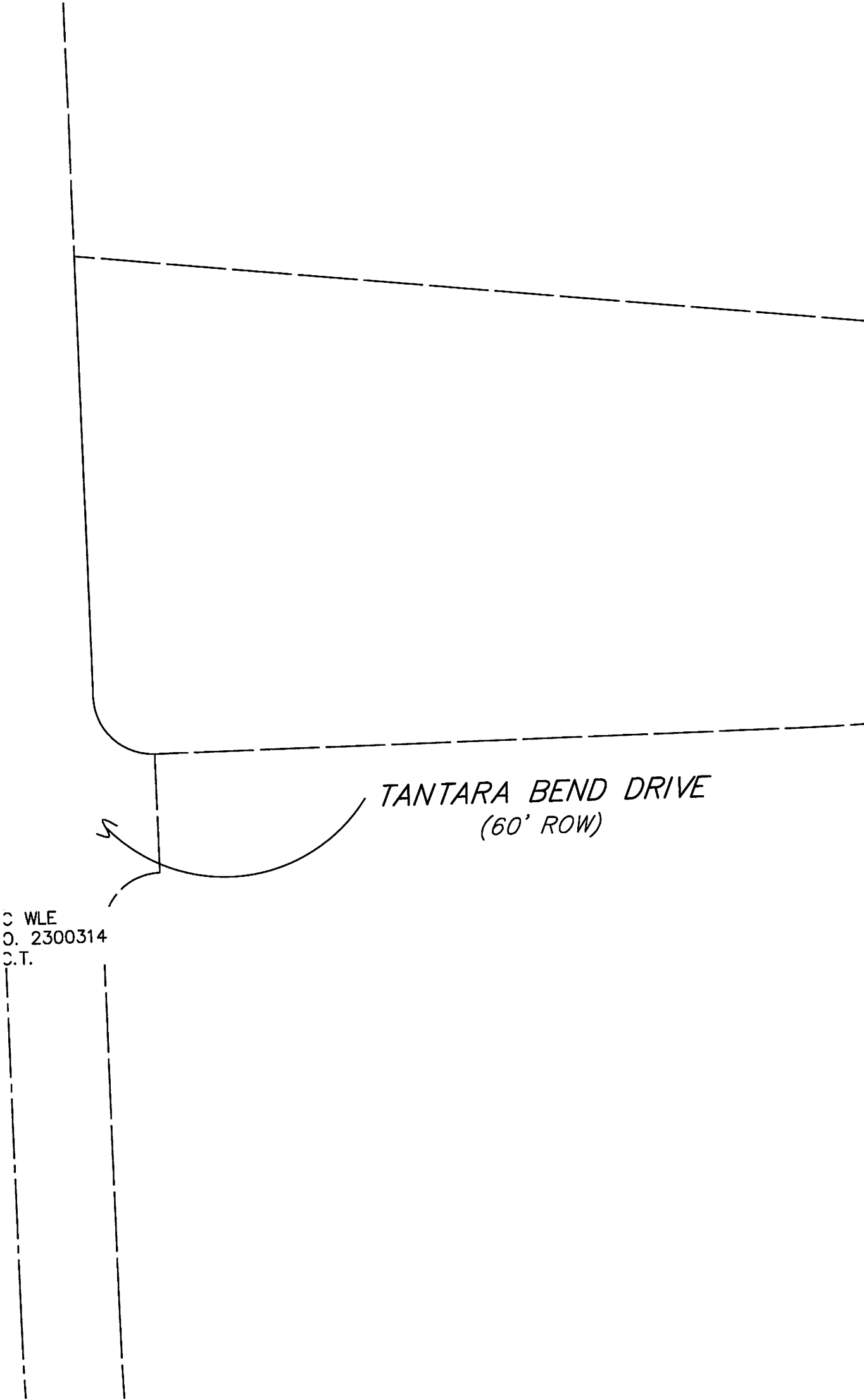


QUIDDITY

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



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DATE: APRIL 2024

SCALE 1"=60'

SHEET 1P OF 1

FINAL PLAT OF
SUNTERRA
SEC 69

OWNER/DEVELOPER:
D.R. HORTON- TEXAS, LTD.
a Texas Limited Partnership
400 Carriage Hills Blvd
CONROE, TEXAS 77384
(281) 269-6832

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E-233790 & L20848/00
2322 West Grand Parkway North, Suite 350 Katy, TX 77449 832.913.4000

①

SUNHILL DRIVE

NR8'D2'18" F

Quaddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E-23290 & 10046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

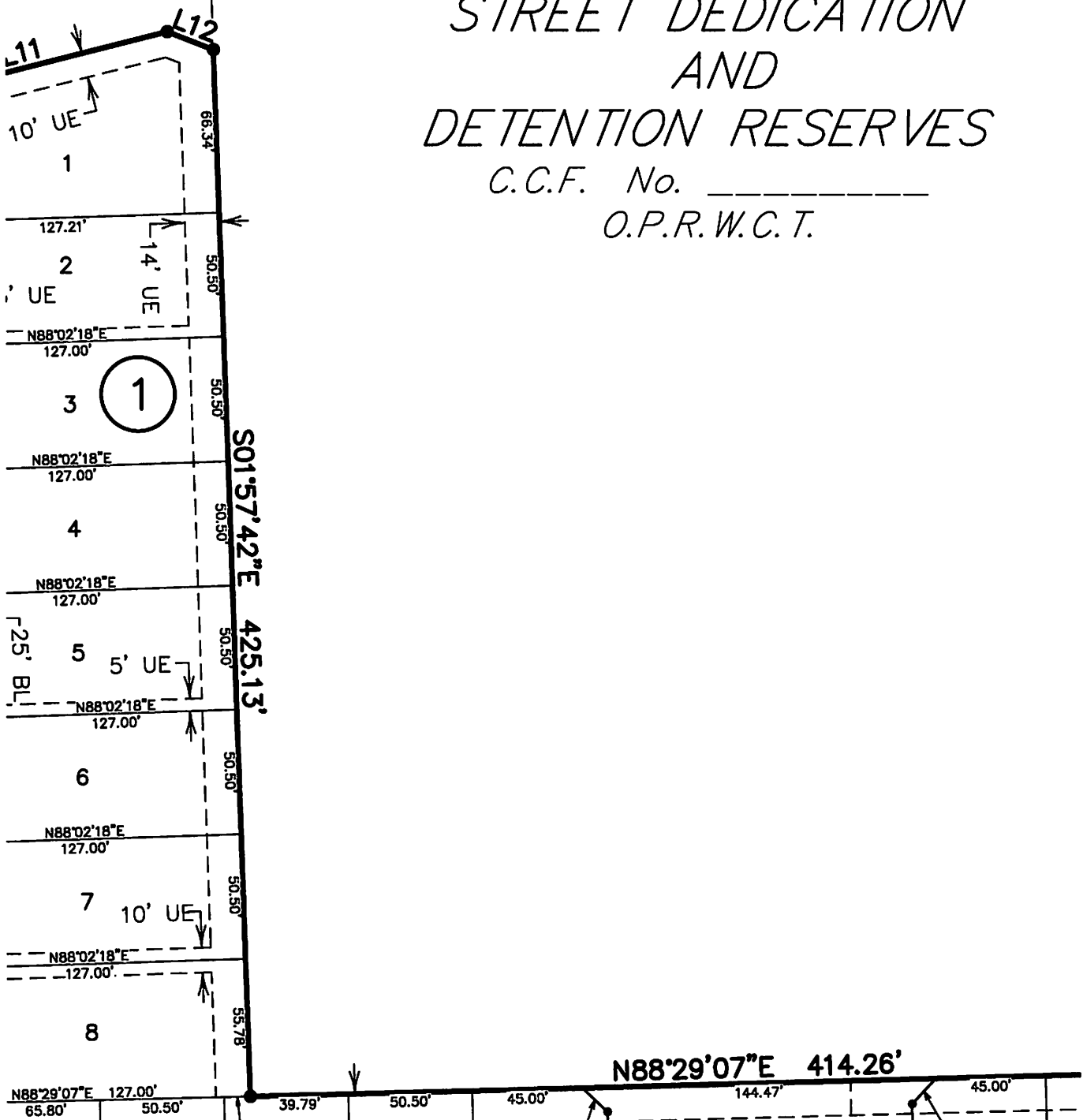
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2

2

B

TANTARA BEND DRIVE
STREET DEDICATION
AND
DETENTION RESERVES
C.C.F. No. _____
O.P.R.W.C.T.



DATE: APRIL 2024

SCALE 1"=60'

SHEET 1R OF 1

FINAL PLAT OF
SUNTERRA
SEC 69

OWNER/DEVELOPER:
D.R. HORTON- TEXAS, LTD.
a Texas Limited Partnership
400 Carriage Hills Blvd
CONROE, TEXAS 77384
(281) 269-6832

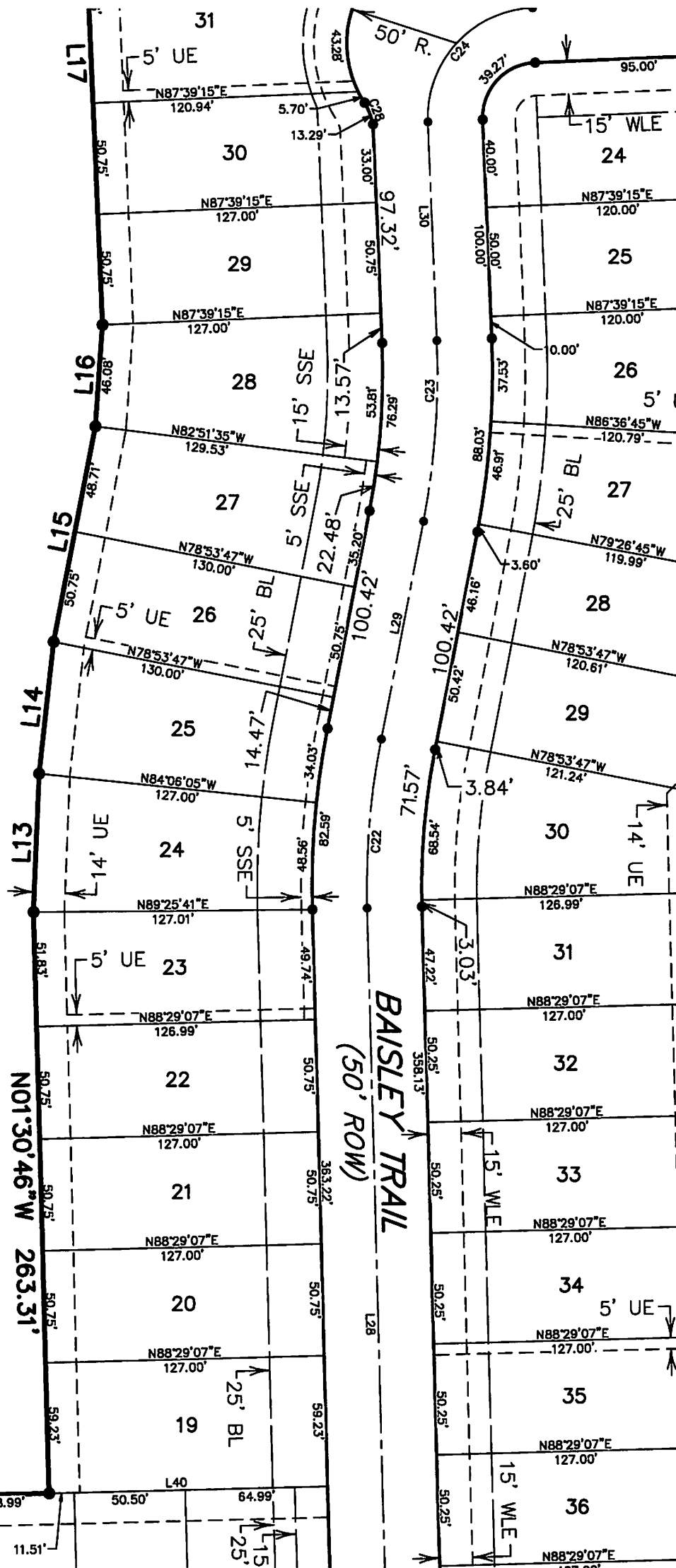
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23290 & 10046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000

RIVE
'ON
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DATE: APRIL 2024

SCALE 1"=60'

SHEET 1S OF 1

FINAL PLAT OF
SUNTERRA
SEC 69

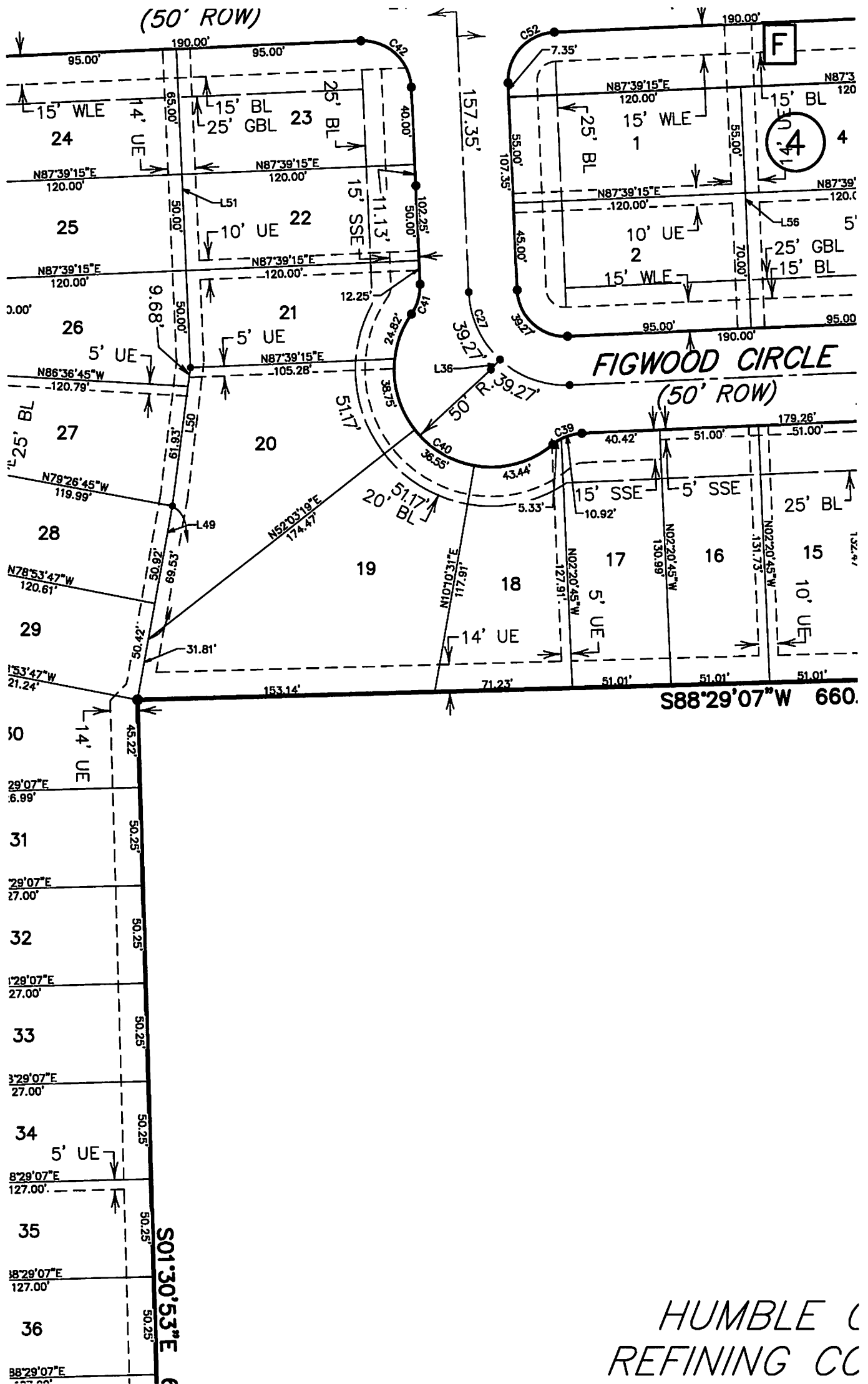
OWNER/DEVELOPER:
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CONROE, TEXAS 77384
(281) 269-6832

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-72290 & J0046100
2322 West Grand Parkway North, Suite 150 - Katy, TX 77449 832 913 4000



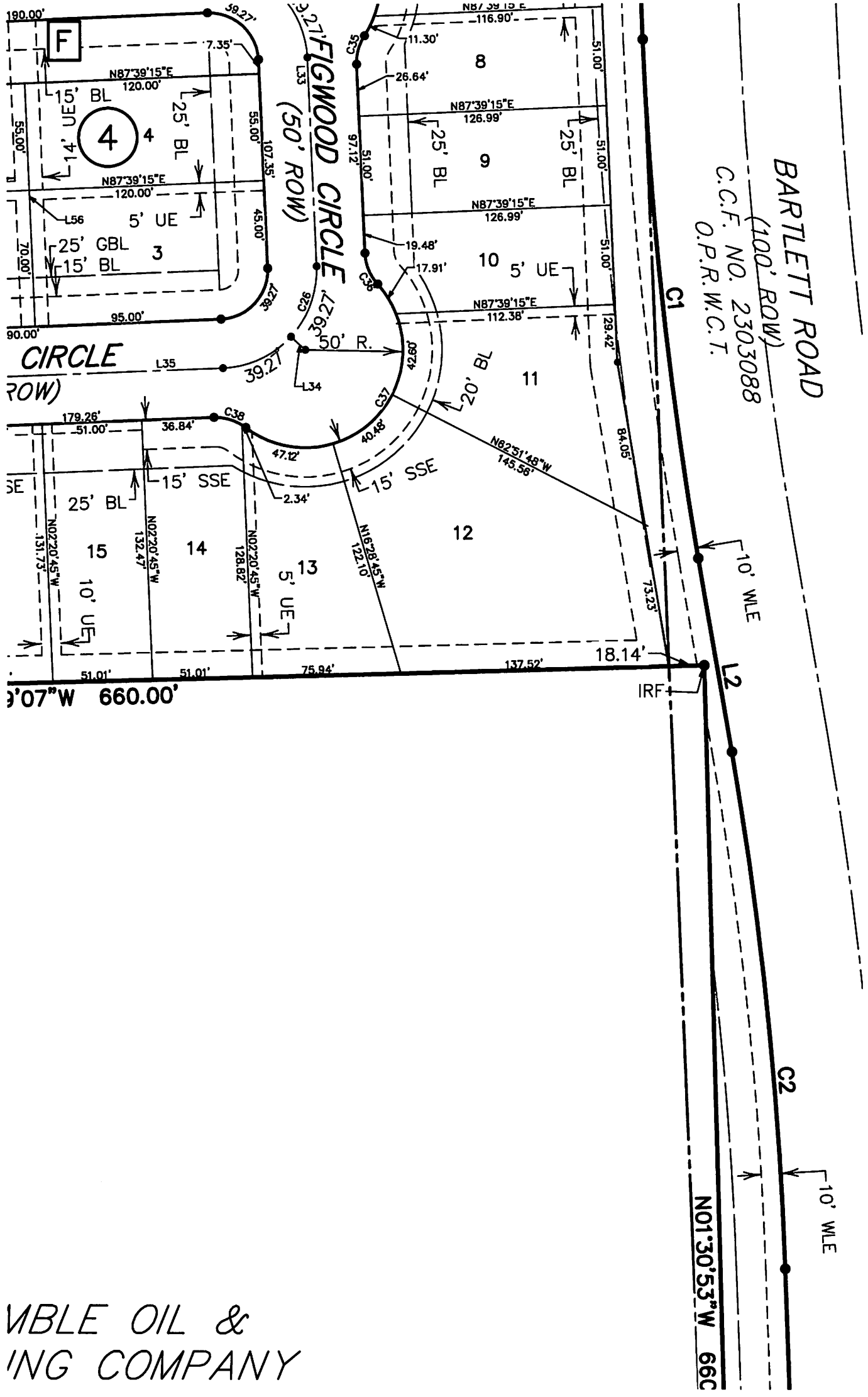
HUMBLE (REFINING CC

SHEET 1T OF 1

OWNER/DEVELOPER:
D.R. HORTON— TEXAS, LTD.
a Texas Limited Partnership
400 Carriage Hills Blvd
CONROE, TEXAS 77384
(281) 269-6832

QUIDDITY

Quaddy 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

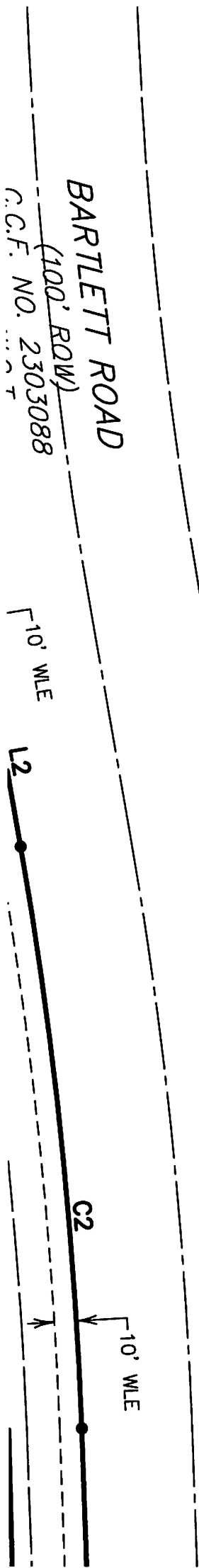


IBLE OIL &
ING COMPANY

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA SEC 69	OWNER/DEVELOPER: D.R. HORTON- TEXAS, LTD. a Texas Limited Partnership 400 Carriage Hills Blvd CONROE, TEXAS 77384 (281) 269-6832	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000
SCALE 1"=80'			
SHEET 10 OF 1			

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SUNTERRA PROJECT, LTD.
CALLED 12.28 AC.
C.C.F. NO. 2211623
O.P.R.W.C.T.

DATE: APRIL 2024

SCALE 1"=60'

SHEET 1V OF 1

FINAL PLAT OF
SUNTERRA
SEC 69

OWNER/DEVELOPER:
D.R. HORTON- TEXAS, LTD.
a Texas Limited Partnership
400 Carriage Hills Blvd
CONROE, TEXAS 77384
(281) 269-6832

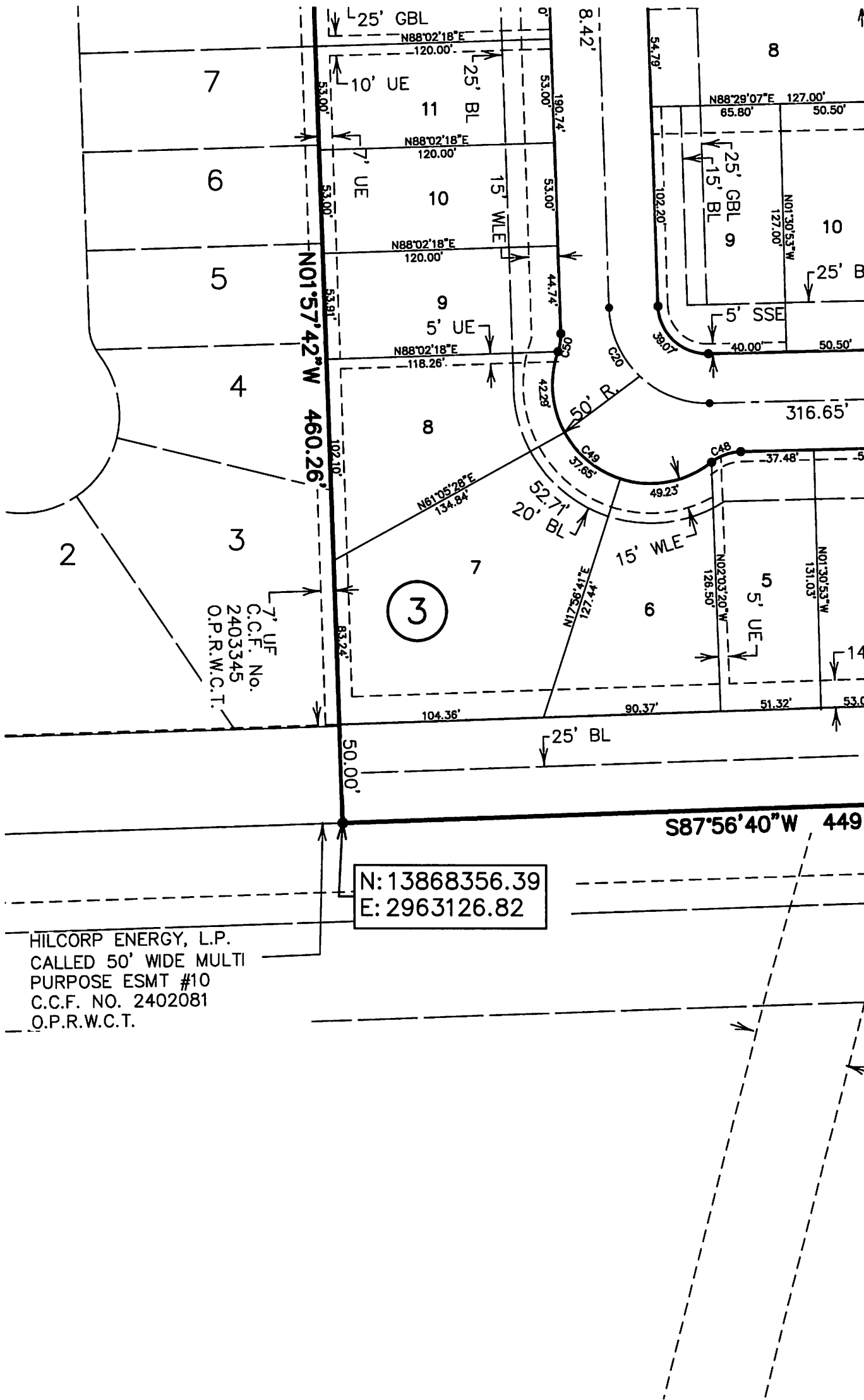
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23250 & 10046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

K:\6537\16537-0182-02 Sunterra Section 69 Water, Sanitary, Drainage and Paving Facilities\2 Design Phase\Planning\Sunterra Sec 69- PLAT.dwg Aug 08,2024 - 8:41am rvl



DATE: APRIL 2024

SCALE 1"=80'

SHEET 1W OF 1

FINAL PLAT OF
SUNTERRA
SEC 69

OWNER/DEVELOPER:
D.R. HORTON- TEXAS, LTD.
a Texas Limited Partnership
400 Carriage Hills Blvd
CONROE, TEXAS 77384
(281) 269-6832

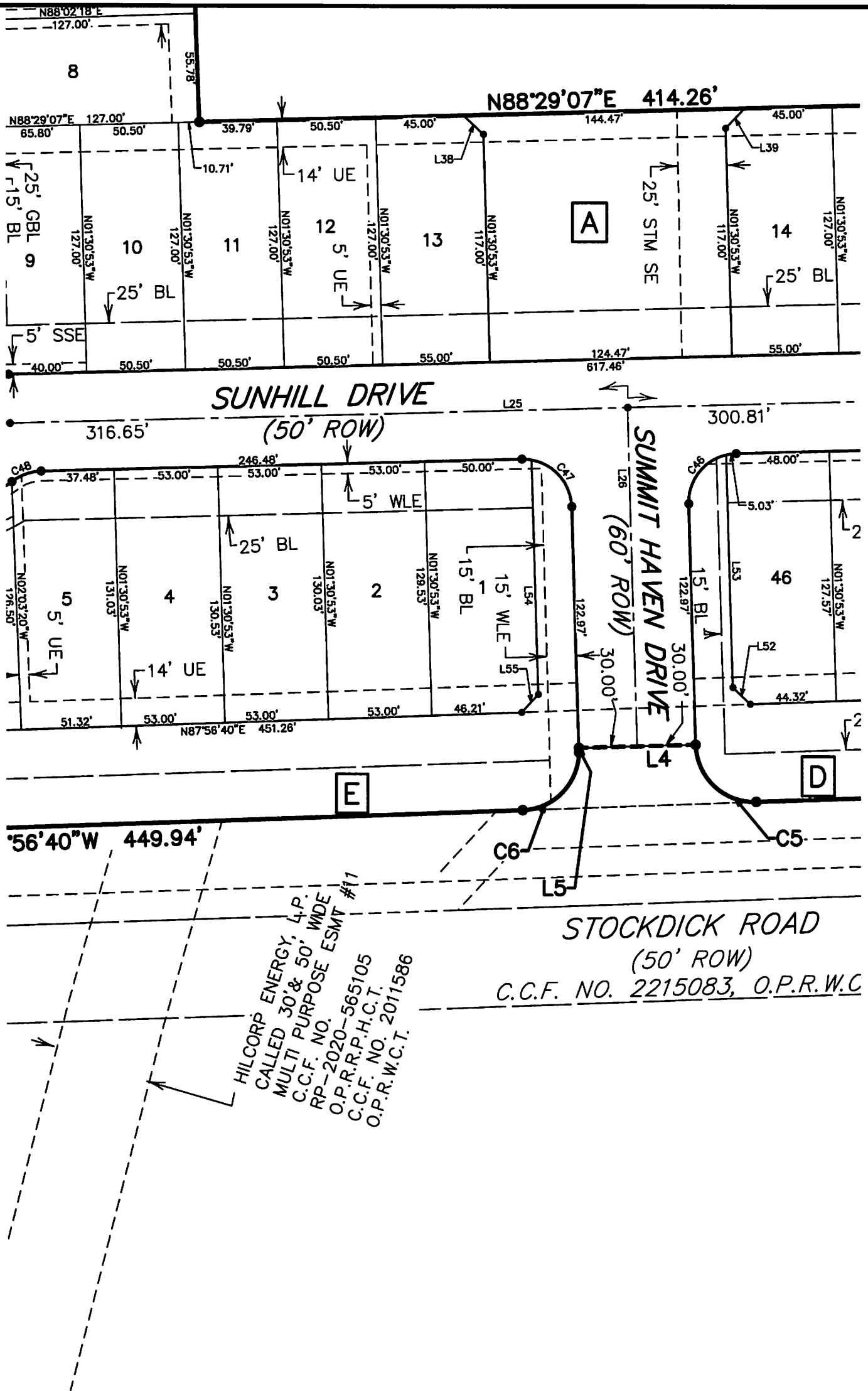
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-22290 & 10046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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DATE: APRIL 2024

SCALE 1"=80'

SHEET 1X OF 1

FINAL PLAT OF
SUNTERRA
SEC 69

OWNER/DEVELOPER:
D.R. HORTON- TEXAS, LTD.
a Texas Limited Partnership
400 Carriage Hills Blvd
CONROE, TEXAS 77384
(281) 269-6832

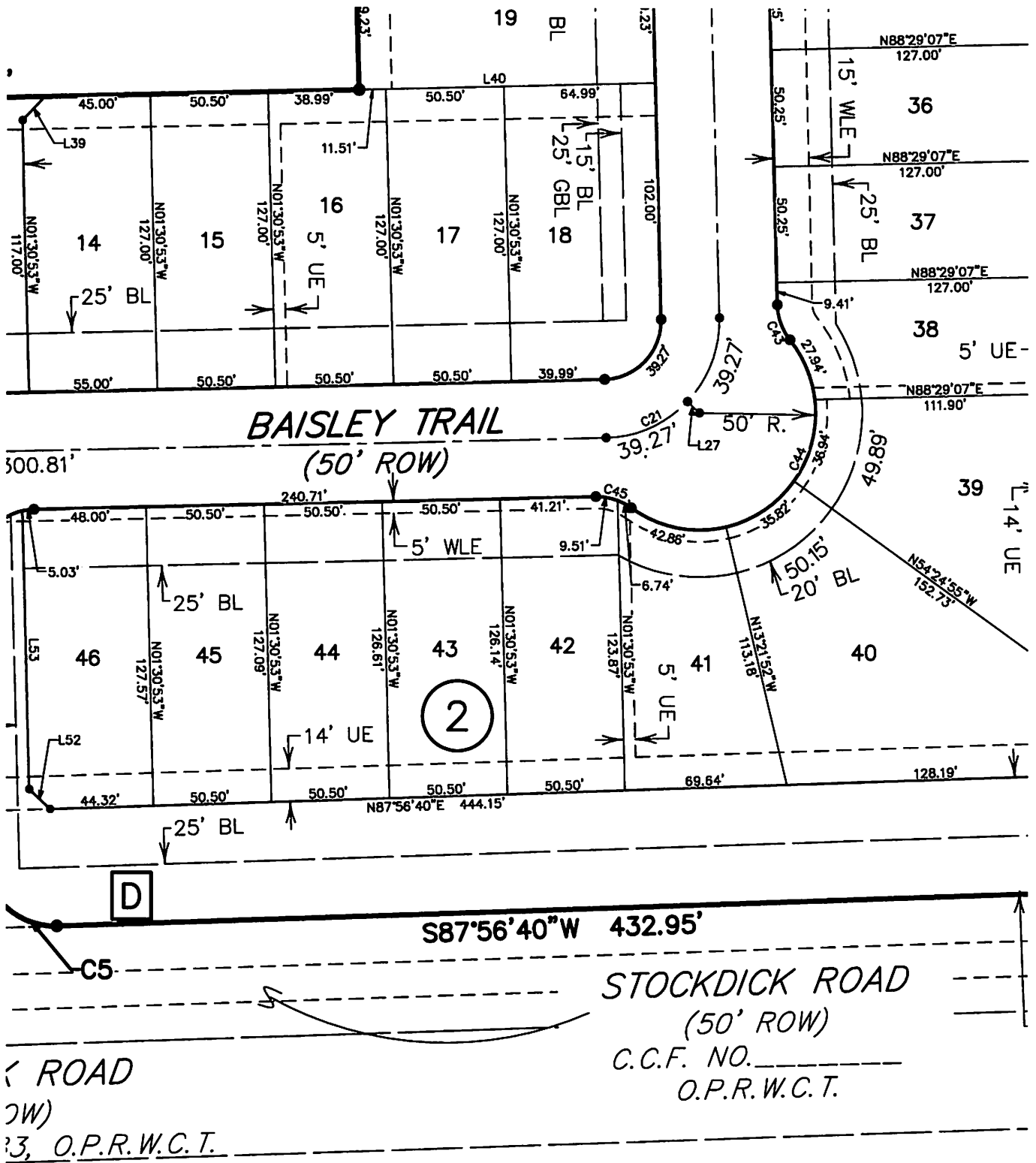
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & L0046100
2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000

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DATE: APRIL 2024

SCALE 1"=80'

SHEET 1Y OF 1

FINAL PLAT OF
SUNTERRA
SEC 69

OWNER/DEVELOPER:
D.R. HORTON- TEXAS, LTD.
a Texas Limited Partnership
400 Carriage Hills Blvd
CONROE, TEXAS 77384
(281) 269-6832

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F 23190 & 20046100
2122 West Grand Parkway North, Suite 150 - Dallas, TX 75249 832.911.4000

VOL. 200, P. 1
D.R.W.C.



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

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IBLE OIL &
ING COMPANY
ED 10.00 AC.
200, PG. 118
D.R.W.C.T.

N: 13868410.15
E: 2964798.27

ASTRO SUNTERRA, L.P.
RESIDUE CALLED 655.54
EXHIBIT "A", DOLLINS
TRACT)
C.C.F. No. 2115246
O.P.R.W.C.T.

0°53'W 660.27'
S02°01'19"E 316.51'

BL 52

IRF

C3

L3

DATE: APRIL 2024

SCALE 1"=80'

SHEET 1AA OF 1

FINAL PLAT OF
SUNTERRA
SEC 69

OWNER/DEVELOPER:
D.R. HORTON- TEXAS, LTD.
a Texas Limited Partnership
400 Carriage Hills Blvd
CONROE, TEXAS 77384
(281) 269-6832

ENGINEER/PLANNER/SURVEYOR:

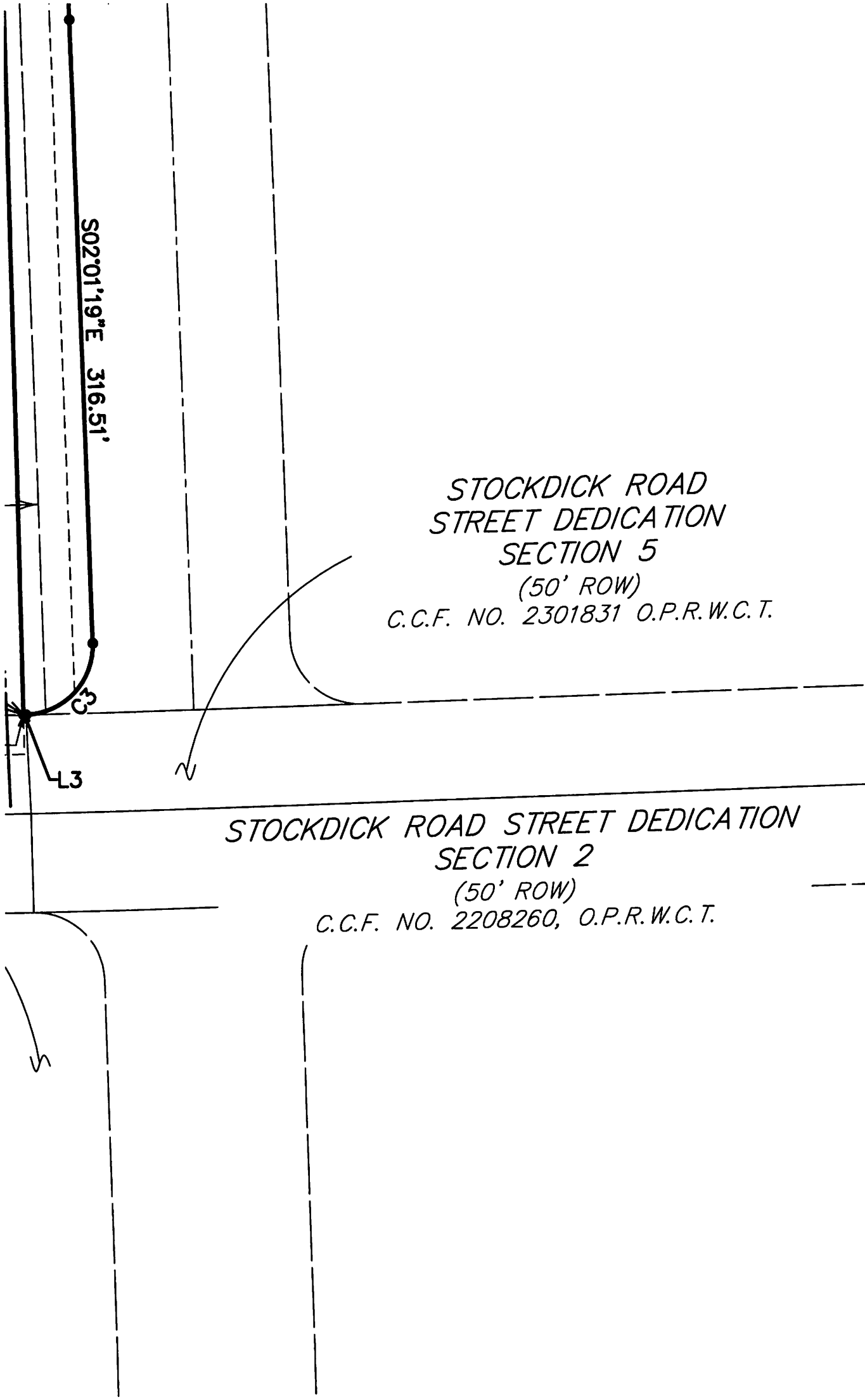


QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-33390 & 10046100
2322 West Grand Parkway North, Suite 150 Dallas, TX 75249 832.913.4000

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DATE: APRIL 2024

SCALE 1"=60'

SHEET 188 OF 1

FINAL PLAT OF
SUNTERRA
SEC 69

OWNER/DEVELOPER:
D.R. HORTON- TEXAS, LTD.
a Texas Limited Partnership
400 Carriage Hills Blvd
CONROE, TEXAS 77384
(281) 269-6832

ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23790 & L0046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000