

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Tantara Bend Drive Street Dedication and Detention Reserves

Date: August 21, 2024

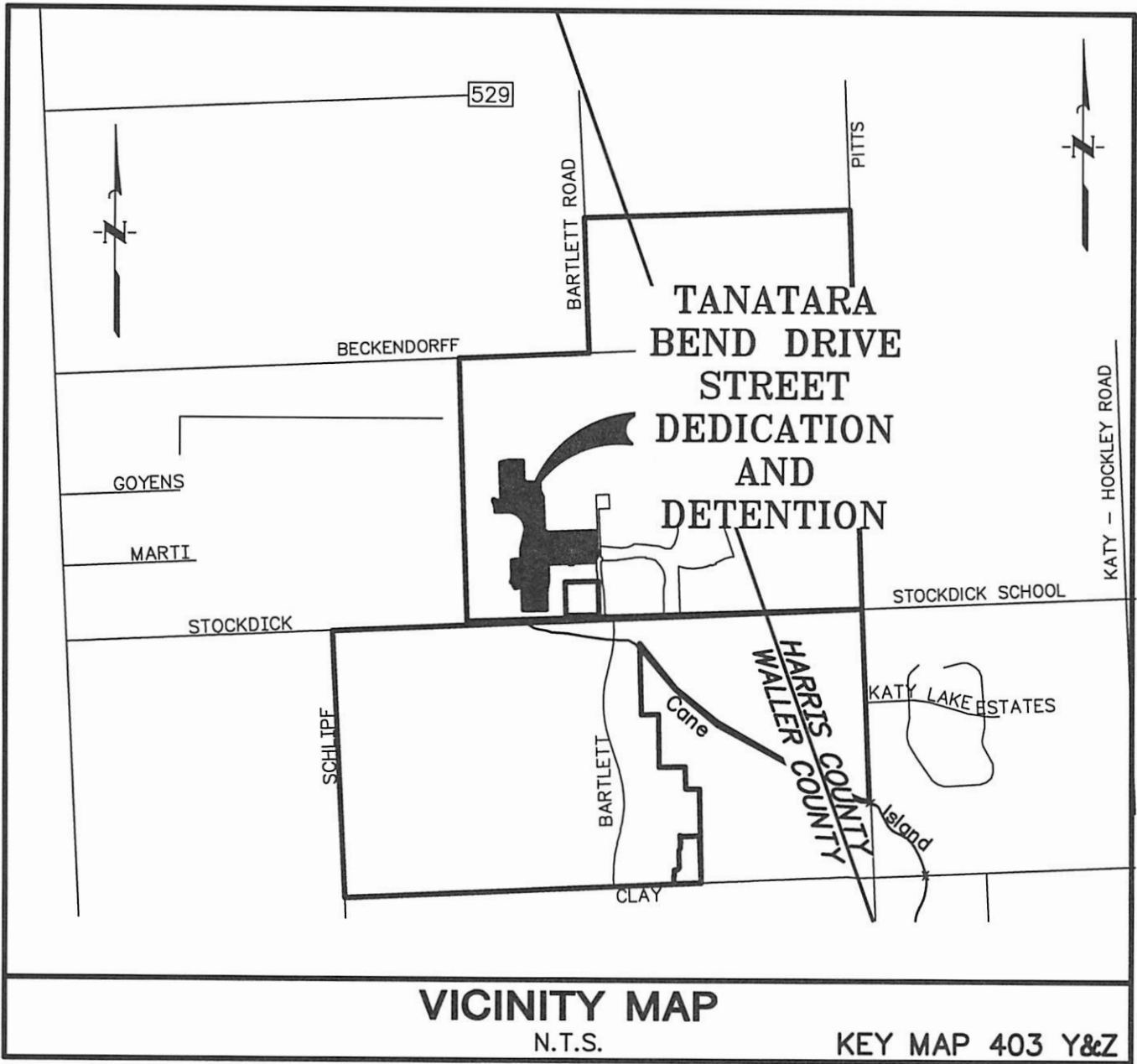
Background

Final Plat of Tantara Bend Drive Street Dedication and Detention Reserves which consists of 43.04 acres, 2 Blocks and 3 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond

K:\16537\16537-0175-01 Sunterra Collector D Segment 5 Water, Sanitary, Drainage and Paving Facilities\2 Design Phase\Planning\Collector D and Detention - PLAT.dwg Aug 05, 2024 - 2:09pm CKJ



FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES

A SUBDIVISION OF 43.04 ACRES OF LAND
OUT OF THE
FRED EULE SURVEY, A-375
WALLER COUNTY, TEXAS
3 RESERVES 2 BLOCKS
APRIL 2024

DATE: APRIL 2024	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	OWNER/DEVELOPER: Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 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 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjamnik@quiddity.com
SCALE NTS			
SHEET 1A OF 1			

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A METES & BOUNDS description of a 43.04 acre tract of land in the Fred Eule Survey, Abstract 375, Waller County, Texas, being out of and a part of 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 out of that certain called 227.45 acre tract (Tract #38) and that certain called 56.20 acre tract (Tract #3C) 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 southwest corner of the called Tantara Bend Drive Street Dedication and Reserves recorded under County Clerk's File Number 2215870, Official Public Records, Waller County, Texas, same being the northwest corner of a called 12.28 acre tract recorded under County Clerk's File Number 2211623, Official Public Records, Waller County, Texas, and being a point in the east right-of-way line of the adjoining Bartlett Road (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 said adjoining Bartlett Road (100-foot wide) to a point in the west right-of-way line for said adjoining Bartlett Road (100-foot wide), being in the west line of the adjoining H. & T. C. Railroad Company Survey Section 129, Abstract 204, Waller County, Texas, and the east line of said Abstract 375, for the upper southeast corner and Place of Beginning of the herein described tract;

Thence establishing the upper south line of the herein described tract, crossing the residue of said called 304.68 acre tract and said called 56.20 acre tract, with the following courses and distances:

South 87 degrees 39 minutes 15 seconds West, at 6.88 feet pass the common line of the residue of said called 304.68 acre tract and said called 56.20 acre tract, and continue for a total distance of 376.99 feet to the beginning of a curve to the left;

Thence with said 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 South 42 degrees 39 minutes 15 seconds West, 42.43 feet;

South 87 degrees 39 minutes 15 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 47 degrees 20 minutes 45 seconds West, 42.43 feet;

South 87 degrees 39 minutes 15 seconds West, 272.61 feet to the beginning of a curve to the left;

Thence with said curve to the left, 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 South 77 degrees 14 minutes 33 seconds West, 133.73 feet to reentry corner of the herein described tract;

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

South 23 degrees 10 minutes 09 seconds East, 48.20 feet;

South 02 degrees 20 minutes 45 seconds East, 239.20 feet;

South 04 degrees 08 minutes 24 seconds West, 46.08 feet;

South 11 degrees 06 minutes 13 seconds West, 99.46 feet;

South 06 degrees 16 minutes 19 seconds West, 60.19 feet;

South 02 degrees 18 minutes 47 seconds West, 62.86 feet;

South 01 degree 30 minutes 46 seconds East, 263.31 feet to the lower southeast corner of the herein described tract;

Thence South 88 degrees 29 minutes 07 seconds West establishing the lower south line of the herein described tract, 414.26 feet to the lower southwest corner of the herein described tract;

Thence establishing the west line of the herein described tract, crossing said called 56.20 acre tract, the residue of said called 304.68 acre tract, and said called 227.45 acre tract, with the following courses and distances:

North 01 degree 57 minutes 42 seconds West, 425.13 feet;

North 68 degrees 39 minutes 55 seconds West, 20.07 feet;

South 75 degrees 42 minutes 58 seconds West, 120.28 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 16 degrees 11 minutes 03 seconds, an arc length of 53.67 feet, a radius of 190.00 feet, and a chord bearing North 27 degrees 41 minutes 52 seconds West, 53.49 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, 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 North 02 degrees 20 minutes 58 seconds West, 27.55 feet to the beginning of a reverse curve to the left

Thence with said reverse curve to the left, 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 North 30 degrees 46 minutes 44 seconds East, 2.18 feet;

North 59 degrees 31 minutes 59 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 32 degrees 25 minutes 39 seconds, at an arc length of 76.55 cross a common line for said called 56.20 acre tract and the residue of said called 304.68 acre tract, and continue for a total arc length of 84.89 feet, a radius of 150.00 feet, and a chord bearing North 14 degrees 15 minutes 12 seconds East, 83.77 feet;

North 01 degree 57 minutes 38 seconds West, at 191.27 feet cross a common line for the residue of said called 304.68 acre tract and said called 227.45 acre tract, and continue for a total distance of 304.00 feet;

North 88 degrees 02 minutes 22 seconds East, 50.00 feet;

North 01 degree 57 minutes 38 seconds West, 4.33 feet;

North 88 degrees 02 minutes 22 seconds East, 117.00 feet;

North 43 degrees 02 minutes 22 seconds East, 14.14 feet;

North 01 degree 45 minutes 50 seconds West, 105.00 feet;

North 01 degree 57 minutes 38 seconds West, 53.77 feet;

North 04 degrees 51 minutes 06 seconds East, 51.04 feet;

North 12 degrees 09 minutes 48 seconds East, 53.10 feet;

North 13 degrees 05 minutes 44 seconds East, 220.00 feet;

DATE: APRIL 2024

SCALE NTS

SHEET 1B OF 1

FINAL PLAT OF
TANTARA BEND DRIVE
STREET DEDICATION
AND DETENTION
RESERVES

OWNER/DEVELOPER:
Astro Sunterra, L.P.,
A Delaware Limited Liability Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77082
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 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000
CJamnik@quiddity.com

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North 10 degrees 24 minutes 09 seconds East, 39.04 feet;
North 03 degrees 36 minutes 06 seconds East, 39.04 feet;
North 03 degrees 19 minutes 54 seconds West, 40.05 feet;
North 10 degrees 21 minutes 12 seconds West, 40.05 feet;
North 17 degrees 22 minutes 27 seconds West, 40.04 feet;
North 24 degrees 23 minutes 41 seconds West, 40.04 feet;
North 31 degrees 24 minutes 54 seconds West, 40.04 feet;
North 38 degrees 26 minutes 07 seconds West, 40.04 feet;
North 45 degrees 27 minutes 21 seconds West, 40.04 feet;
North 52 degrees 28 minutes 34 seconds West, 40.04 feet;
North 59 degrees 29 minutes 47 seconds West, 40.04 feet;
North 66 degrees 31 minutes 01 second West, 40.04 feet;
North 73 degrees 33 minutes 01 second West, 40.19 feet;
North 76 degrees 05 minutes 39 seconds West, 40.12 feet;
South 88 degrees 02 minutes 57 seconds West, 254.41 feet;
North 01 degree 57 minutes 03 seconds West, 76.68 feet to the beginning of a curve to the left;
Thence with said curve to the left, having a central angle of 36 degrees 14 minutes 00 seconds, an arc length of 110.67 feet, a radius of 175.00 feet, and a chord bearing North 20 degrees 04 minutes 04 seconds West, 108.83 feet to the beginning of a reverse curve to the right;
Thence with said reverse curve to the right, having a central angle of 65 degrees 25 minutes 11 seconds, an arc length of 28.54 feet, a radius of 25.00 feet, and a chord bearing North 05 degrees 28 minutes 28 seconds West, 27.02 feet;
South 66 degrees 11 minutes 32 seconds East, 117.12 feet;
North 65 degrees 51 minutes 35 seconds East, 12.89 feet;
North 15 degrees 59 minutes 13 seconds East, 83.78 feet;
North 00 degrees 32 minutes 02 seconds East, 65.08 feet;
North 01 degree 57 minutes 42 seconds West, 568.60 feet to the upper northwest corner of the herein described tract;
Thence establishing the upper north line of the herein described tract with the following courses and distances:
North 76 degrees 03 minutes 19 seconds East, 90.26 feet to the beginning of a curve to the right;
Thence with said curve to the right, having a central angle of 11 degrees 58 minutes 59 seconds, an arc length of 57.51 feet, a radius of 275.00 feet, and a chord bearing North 82 degrees 02 minutes 49 seconds East, 57.41 feet;
North 88 degrees 02 minutes 18 seconds East, 252.68 feet to the upper northeast corner of the herein described tract;
Thence establishing the upper east line of the herein described tract with the following courses and distances:
South 01 degree 57 minutes 42 seconds East, 345.54 feet;
South 47 degrees 09 minutes 13 seconds East, 84.57 feet to an interior corner for the herein described tract;
North 87 degrees 39 minutes 15 seconds East, 232.03 feet to a reentry corner for the herein described tract;
South 02 degrees 11 minutes 54 seconds East, 158.83 feet;
South 27 degrees 08 minutes 57 seconds East, 120.32 feet;
South 02 degrees 20 minutes 45 seconds East, 593.07 feet;
South 47 degrees 39 minutes 44 seconds East, 83.78 feet to a reentry corner of the herein described tract;
Thence North 87 degrees 39 minutes 15 seconds East establishing the lower north line of the herein described tract, 885.85 feet to the lower northeast corner of the herein described tract, being a point in the east line of said called 227.45 acre tract, the east line of said Abstract 375, the west line of said adjoining Abstract 204, and the west line of an adjoining called 0.98 acre tract recorded under County Clerk's File Number 2312086, Official Public Records, Waller County, Texas;
Thence along the easterly line of the herein described tract, being a portion of the east line of said called 227.45 acre tract, and crossing the residue of said called 304.68 acre tract, with the following courses and distances:
South 02 degrees 20 minutes 45 seconds East, at 247.69 feet pass the southeast corner of said called 227.45 acre tract, and continue for a total distance of 452.88 feet to the beginning of a curve to the right, being a point in the west right-of-way line of said adjoining 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 42 degrees 39 minutes 15 seconds West, 42.43 feet;
South 02 degrees 20 minutes 45 seconds East, 60.00 feet to the Place of Beginning and containing 43.04 acres of land, more or less.

DATE: APRIL 2024	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	OWNER/DEVELOPER: Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 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 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1C OF 1			

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Legend:

- AC "Acres"
- AE "Aerial Easement"
- BL "Building Line"
- C.C.F. "County Clerk's File"
- D.R.W.C.T. . . . "County Clerk's File"
- M.R.H.C.T. . . . "Map Records, Harris County, Texas"
- No "Number"
- O.P.R.R.P.H.C.T. . "Official Public Records of Real Property, Harris County, Texas"
- O.P.R.W.C.T. . . . "Official Public Records, Waller County, Texas"
- ROW "Right-of-Way"
- SSE "Sanitary Sewer Easement"
- Sq Ft "Square Feet"
- UE "Utility Easement"
- VOL. _ PG. _ . . "Volume and Page"
- WLE "Waterline Easement"
- ① "Block Number"
- "Set 3/4-inch Iron With Cap Stamped "Quiddity" as Per Certification"
- ↘ "Street Name Break"

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 revert in the dedicator, his heirs, assigns or successors.
- 2. All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
- 3. 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 1.0001019504
- 4. 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.
- 5. 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.
- 6. 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.
- 7. 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).
- 8. TBM "2081865" being a cut square in the north curb of the southern half of Stockdick Road and shown hereon. Elevation = 163.71'
- 9. Unless otherwise indicated, the building lines [BL], 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.
- 10. Tract is subject to Grant of Easement and Surface Use Agreement recorded under C.C.F. No. 2011586, O.P.R.W.C.T.
- 11. Tract is subject to Surface Waiver Agreement recorded under C.C.F. No. 2312084, O.P.R.W.C.T. and RP-2023-385717, O.P.R.R.P.H.C.T.

RESTRICTED RESERVE 
Restricted to Landscape, Open
Space and Incidental Utility
Purposes Only
0.55 AC
24,150 Sq. Ft.

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SCALE NTS			
SHEET 1D OF 1			

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N76°03'19"E	90.26'
L2	N88°02'18"E	252.68'
L3	S47°09'13"E	84.57'
L4	N87°39'15"E	232.03'
L5	S02°11'54"E	158.83'
L6	S27°08'57"E	120.32'
L7	S47°39'44"E	83.78'
L8	S02°20'45"E	60.00'
L9	S87°39'15"W	376.99'
L10	S87°39'15"W	50.00'
L11	S87°39'15"W	272.61'
L12	S23°10'09"E	48.20'
L13	S02°20'45"E	239.20'
L14	S04°08'24"W	46.08'
L15	S11°06'13"W	99.46'
L16	S06°16'19"W	60.19'
L17	S02°18'47"W	62.86'
L18	S01°30'46"E	263.31'
L19	N68°39'55"W	20.07'

LINE TABLE		
LINE	BEARING	DISTANCE
L20	S75°42'58"W	120.28'
L21	N59°31'59"W	50.00'
L22	N01°57'38"W	304.00'
L23	N88°02'22"E	50.00'
L24	N01°57'38"W	4.33'
L25	N88°02'22"E	117.00'
L26	N43°02'22"E	14.14'
L27	N01°45'50"W	105.00'
L28	S01°57'38"E	53.77'
L29	N04°51'06"E	51.04'
L30	N12°09'48"E	53.10'
L31	N10°24'09"E	39.04'
L32	N03°36'06"E	39.04'
L33	N03°19'54"W	40.05'
L34	N10°21'12"W	40.05'
L35	N17°22'27"W	40.04'
L36	N24°23'41"W	40.04'
L37	N31°24'54"W	40.04'
L38	N38°26'07"W	40.04'

LINE TABLE		
LINE	BEARING	DISTANCE
L39	N45°27'21"W	40.04'
L40	N52°28'34"W	40.04'
L41	N59°29'47"W	40.04'
L42	N66°31'01"W	40.04'
L43	N73°33'01"W	40.19'
L44	N76°05'39"W	40.12'
L45	S88°02'57"W	254.41'
L46	N01°57'03"W	76.68'
L47	S66°11'32"E	117.12'
L48	N65°51'35"E	12.89'
L49	N15°59'13"E	83.78'
L50	N00°32'02"E	65.08'
L51	S87°39'15"W	759.60'
L52	N02°20'45"W	60.00'
L53	N51°35'11"E	164.71'
L54	S88°02'22"W	145.70'
L55	N01°57'38"W	304.00'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	275.00'	11°58'59"	57.51'	S82°02'49"W	57.41'	28.86'
C2	30.00'	90°00'01"	47.12'	N42°39'15"E	42.43'	30.00'
C3	30.00'	90°00'00"	47.12'	S42°39'15"W	42.43'	30.00'
C4	30.00'	90°00'00"	47.12'	N47°20'45"W	42.43'	30.00'
C5	370.00'	20°49'24"	134.47'	S77°14'33"W	133.73'	67.99'
C6	190.00'	16°11'03"	53.67'	N27°41'52"W	53.49'	27.01'
C7	25.00'	66°52'49"	29.18'	N02°20'58"W	27.55'	16.51'
C8	200.00'	0°37'25"	2.18'	N30°46'44"E	2.18'	1.09'
C9	150.00'	32°25'39"	84.89'	N14°15'12"E	83.77'	43.62'
C10	175.00'	36°14'00"	110.67'	N20°04'04"W	108.83'	57.26'
C11	25.00'	65°25'11"	28.54'	S05°28'28"E	27.02'	16.06'
C12	400.00'	36°04'04"	251.80'	S69°37'13"W	247.66'	130.23'
C13	350.00'	36°27'12"	222.68'	N69°48'47"E	218.94'	115.25'
C14	175.00'	32°25'39"	99.04'	N14°15'12"E	97.73'	50.89'
C15	25.00'	82°57'32"	36.20'	N46°33'36"E	33.12'	22.10'
C16	25.00'	90°00'00"	39.27'	S46°57'38"E	35.36'	25.00'

DATE: APRIL 2024

SCALE NTS

SHEET 1E OF 1

FINAL PLAT OF
TANTARA BEND DRIVE
STREET DEDICATION
AND DETENTION
RESERVES

OWNER/DEVELOPER:
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A Delaware Limited Liability Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77082
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Sobryant@landtejas.com

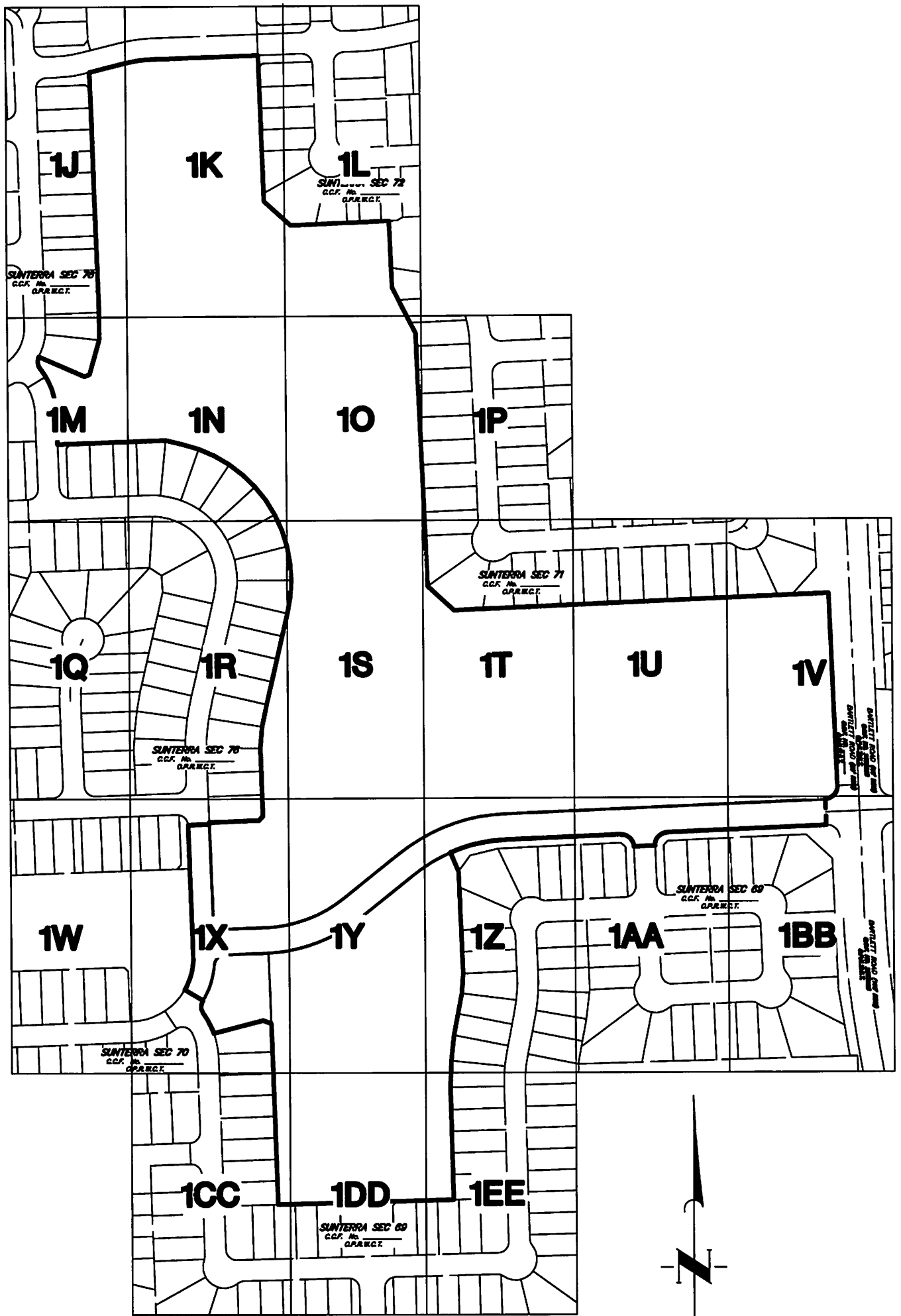
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SCALE: 1" = 300'

DATE: APRIL 2024

SCALE 1" = 250'

SHEET 1F OF 1

FINAL PLAT OF
TANTARA BEND DRIVE
STREET DEDICATION
AND DETENTION
RESERVES

OWNER/DEVELOPER:
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A Delaware Limited Liability Partnership
2450 FONDREN ROAD, SUITE 210
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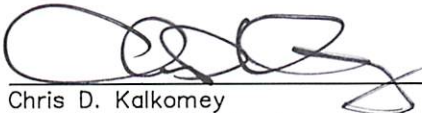
Certificate of Surveyor
This is to certify that I, Chris D. Kalkomey, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent 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.

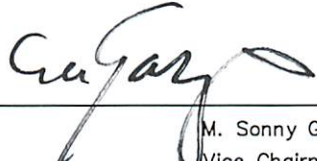
No portion of this subdivision lies within the boundaries of the 1% annual chance (100-year) flood plain as delineated on Waller County Community Panel #480640 of the Flood Insurance Rate Map No. 48473C0375E of the Flood Insurance Rate Map No. 48473C0375E, dated 2/18/2009 and revised in LOMR 22-06-2777P, dated 11/20/2023.

No portion of this subdivison 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

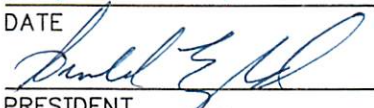
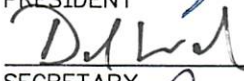
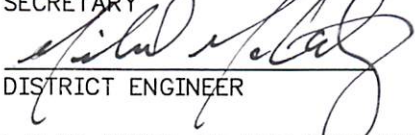
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Tantara bend Drive Street Dedication and Detention Reserves in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this 24th day of April, 2024.

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

By: 
Jennifer Ostlind, AICP Secretary



BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO 2024-55

APPROVED BY THE BOARD OF SUPERVISORS ON 5-13-2024
DATE

PRESIDENT

SECRETARY

DISTRICT ENGINEER

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

DATE: APRIL 2024

SCALE NTS

SHEET 13 OF 1

FINAL PLAT OF
TANTARA BEND DRIVE
STREET DEDICATION
AND DETENTION
RESERVES

OWNER/DEVELOPER:
Astro Sunterra, L.P.,
A Delaware Limited Liability Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77082
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 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000
Cjarnik@quiddity.com

K:\16537\16537-0175-01 Sunterra Collector D Segment 5 Water, Sanitary, Drainage and Paving Facilities\2 Design Phase\Planning\Collector D and Detention - PLAT.dwg Apr 05, 2024 - 12:55pm CKJ

STATE OF TEXAS §
COUNTY OF WALLER §

Astro Sunterra, L.P., a Delaware Limited Partnership, acting by and through Brian Stidham, Authorized Signer, owner hereinafter referred to as Owners of the 43.04 acre tract described in the above and foregoing map of Tantara Bend Drive Street Dedication and Detention Reserves, 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 (or the placement of mobile home subdivision) 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, 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 8 day of April, 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
By: Brian Stidham
Title: Authorized Signer

STATE OF TEXAS §
COUNTY OF HARRIS §

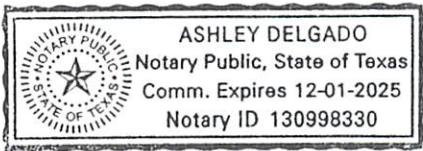
BEFORE ME, the undersigned authority, on this day personally appeared Brian Stidham Authorized Signer, known to me to be the person whose name is subscribed to the foregoing Instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8 day of April, 2024

Ashley Delgado
Notary Public in and for the State of Texas

Ashley Delgado
Print Name

My commission expires: 12-1-25



DATE: APRIL 2024	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	OWNER/DEVELOPER: Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 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 West Grand Pkwy North, Suite 150 • Katy, TX 77401 • 832.913.4000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1H OF 1			

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, 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 _____, 202__, at _____ o'clock ____M in File No. _____ of the Plat Records of said County. Witness my hand and seal of office, at Hempstead, Texas, the day and date last above written.

Debbie Hollan
Waller County, Texas

By: _____
Deputy

CERTIFICATE OF COMMISSIONERS COURT

APPROVED by the Commissioners' Court of Waller County, Texas, this _____ day of _____, 202__.

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

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

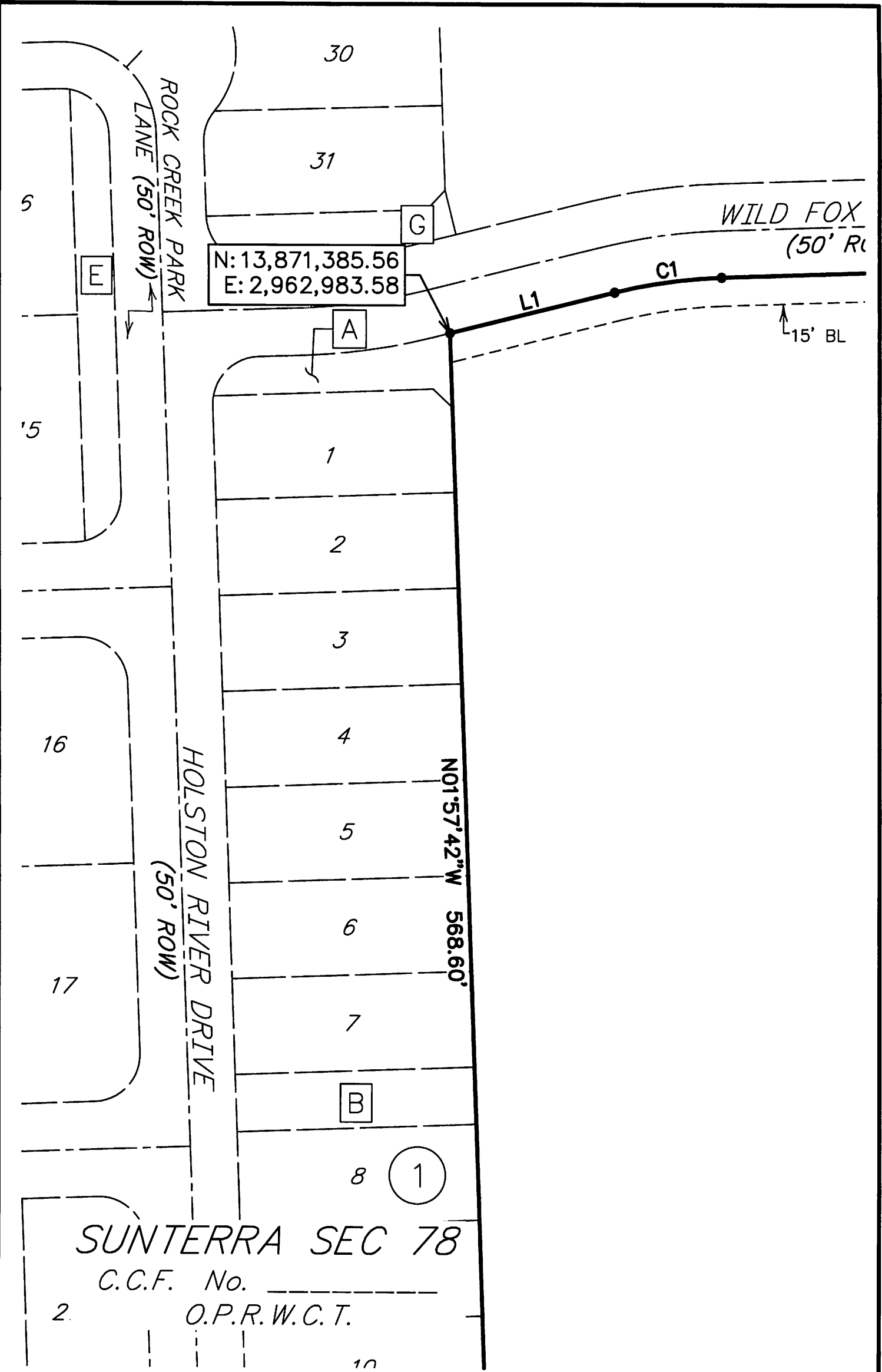
Kendric D. Jones
Commissioner, Precinct 3

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.

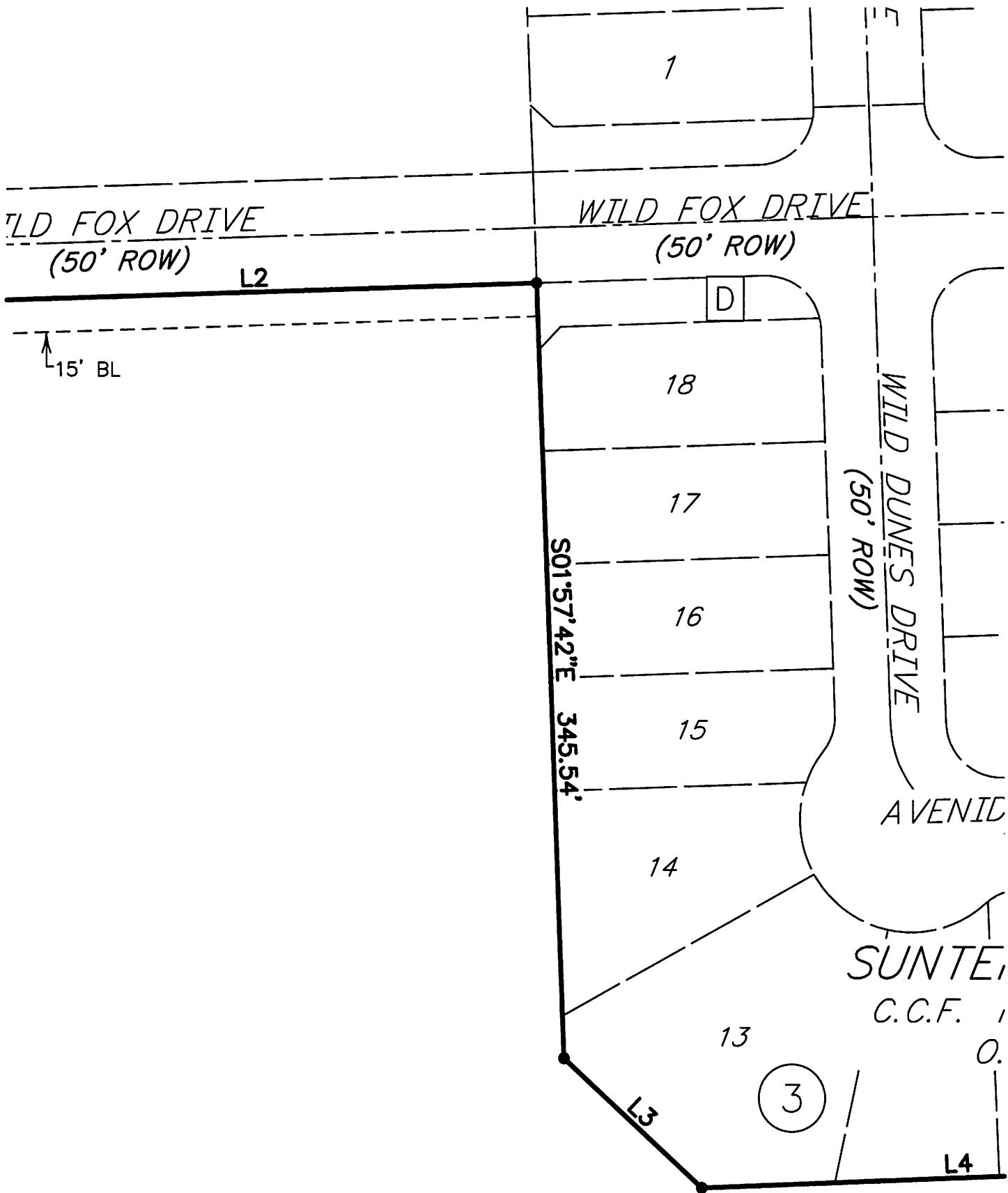
DATE: APRIL 2024	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	OWNER/DEVELOPER: Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 713.783.6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cdamnlk@quiddity.com
SCALE NTS			
SHEET 1I OF 1			

K:\16537\16537-0175-01 Sunterra Collector D Segment 5 Water, Sanitary, Drainage and Paving Facilities\2 Design Phase\Planning\Collector D and Detention - PLAT.dwg Aug 05, 2024 - 2:17pm CKJ



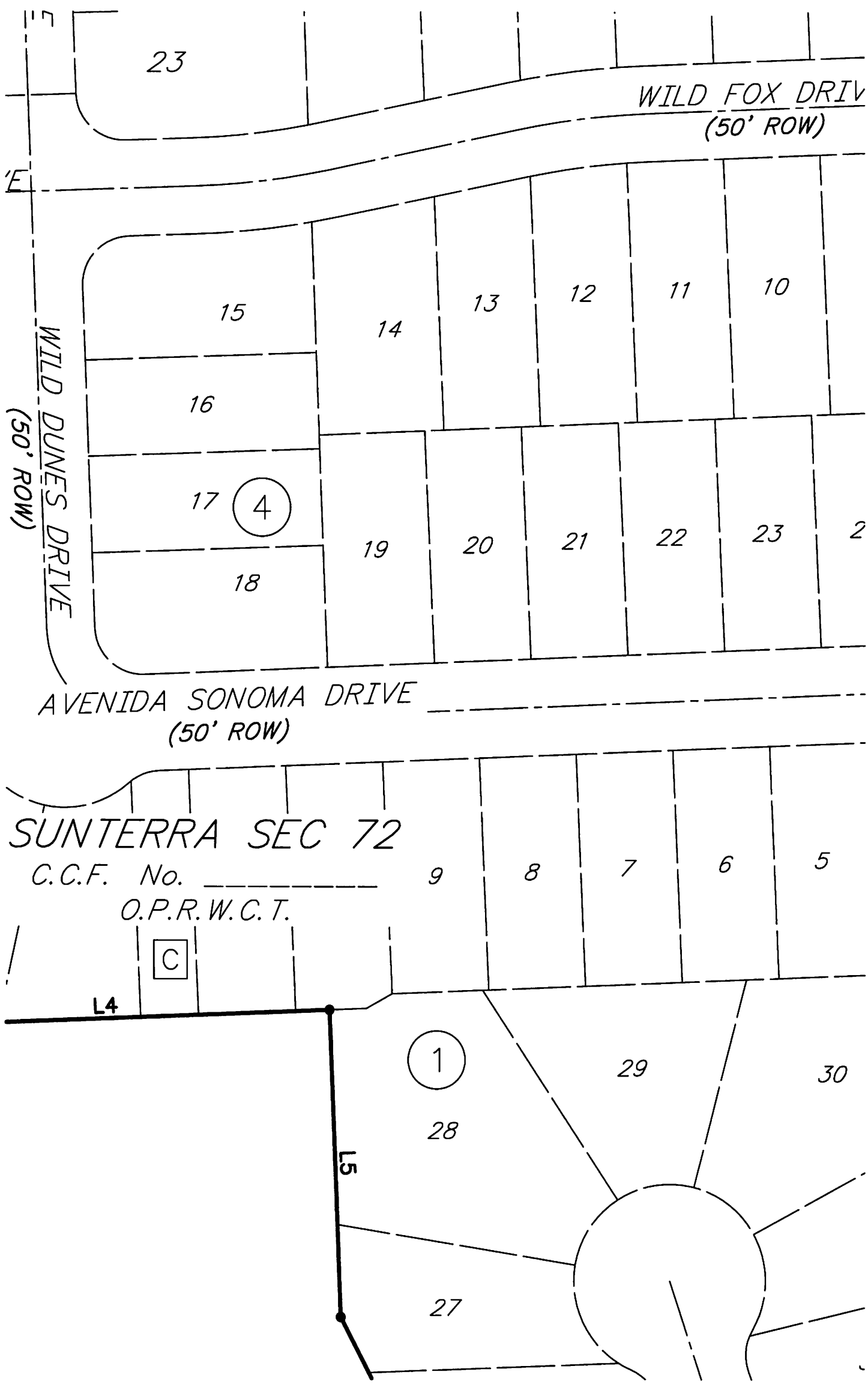
DATE: APRIL 2024	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	OWNER/DEVELOPER: Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 713.783.6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 CJamnik@quiddity.com
SCALE 1" = 250'			
SHEET 1J OF 1			

K:\16537\16537-0175-01 Sunterra Collector D Segment 5 Water, Sanitary, Drainage and Paving Facilities\2 Design Phase\Planning\Collector D and Detention - PLAT.dwg Aug 05, 2024 - 2:17pm CKJ



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SCALE 1" = 250'			
SHEET 1K OF 1			

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DATE: APRIL 2024	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	OWNER/DEVELOPER: Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 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 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 CJamnik@quiddity.com
SCALE 1" = 250'			
SHEET 1L OF 1			

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SUNTERRA SEC 78

C.C.F. No. _____

2

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

10

11

H

BITTERWEED DRIVE
(50' ROW)

L50

L48

L49

L47

C11

15' WLE

C10

15' BL

L46

BITTERWEED DRIVE
(50' ROW)

L45

L44

A

1

B

2

23

1

2

3

4

5

RIVE

MANET PLACE DRIVE
(50' ROW)

35

35

34

33

32

31

30

34

3

DATE: APRIL 2024

SCALE 1" = 250'

SHEET 1M OF 1

FINAL PLAT OF
TANTARA BEND DRIVE
STREET DEDICATION
AND DETENTION
RESERVES

OWNER/DEVELOPER:
Astro Sunterra, L.P.,
A Delaware Limited Liability Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77082
713.783.6702
Sobryant@landtejas.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

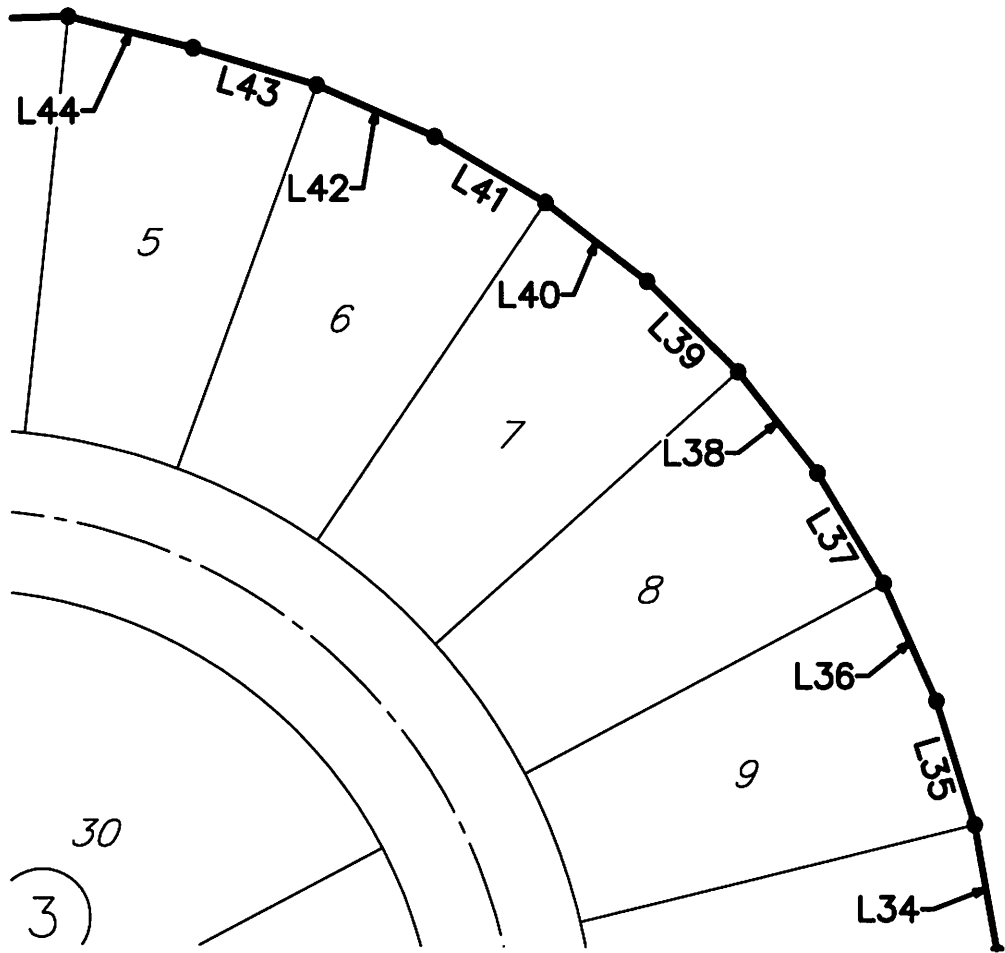
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000
CJamnik@quiddity.com

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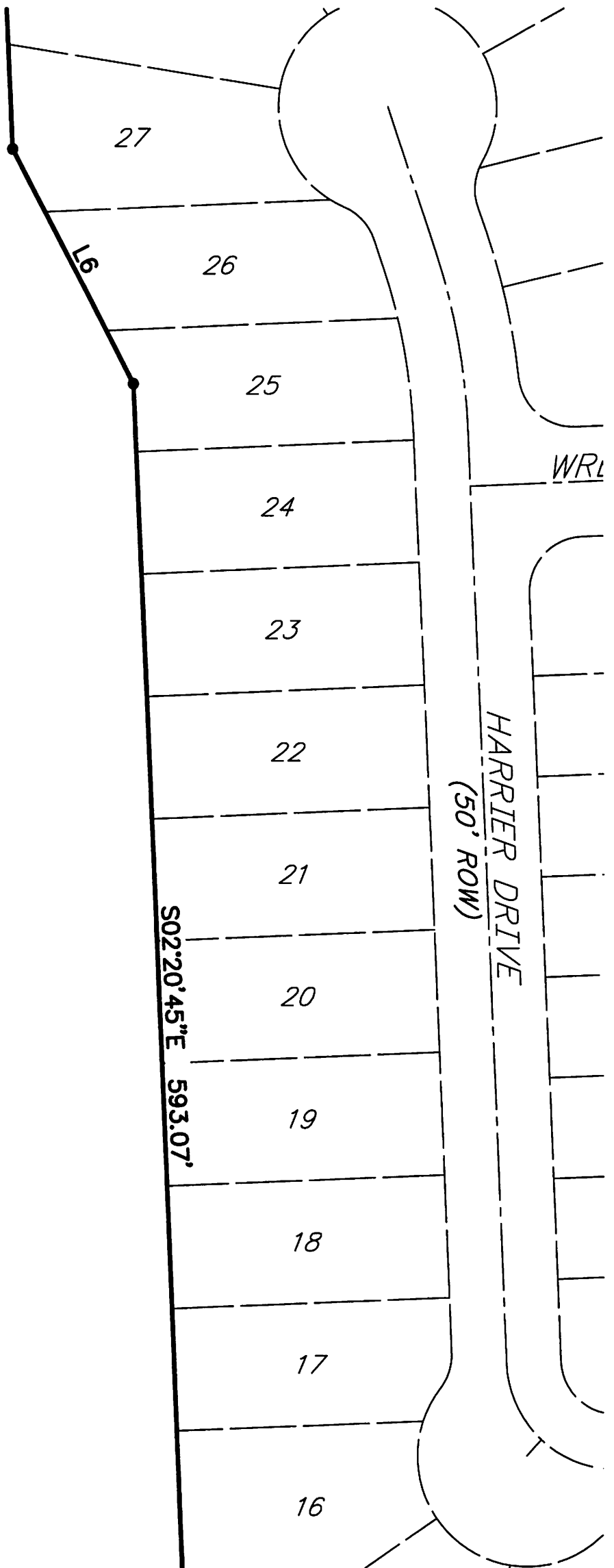
RESTRICTED RESERVE A
Restricted to Detention and
Drainage Purposes Only
33.10 AC
1,441,642 Sq. Ft.



DATE: APRIL 2024	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	OWNER/DEVELOPER: Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 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 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 CJamnik@quiddity.com
SCALE 1"=60'			
SHEET 1N OF 1			

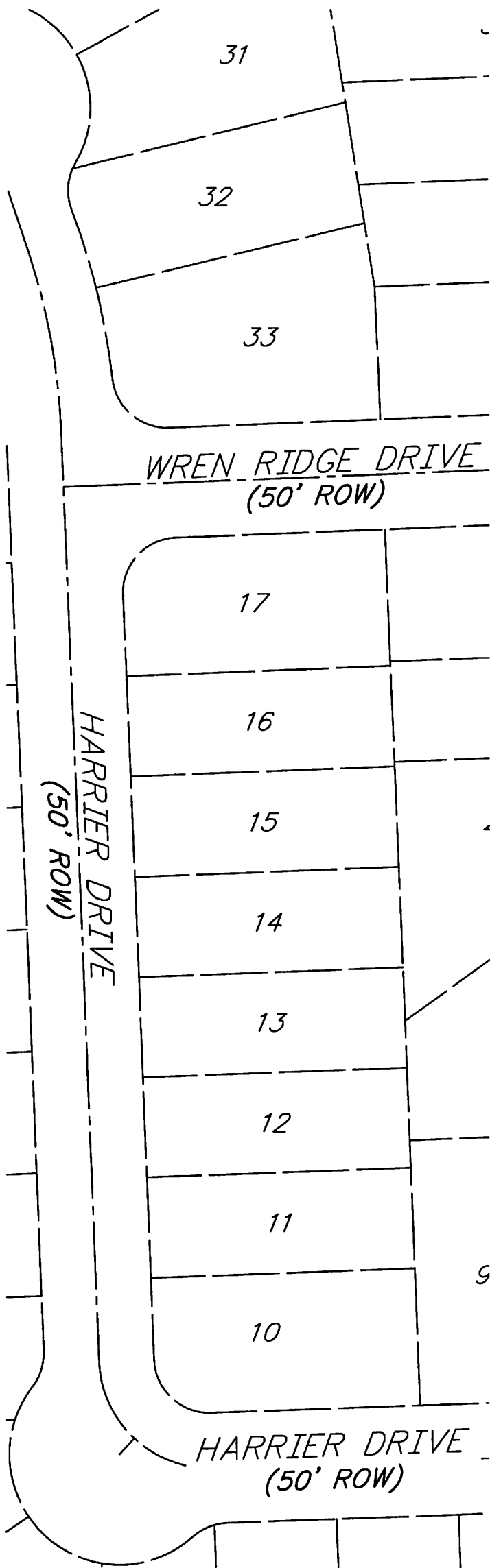
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RVE A
and
ily



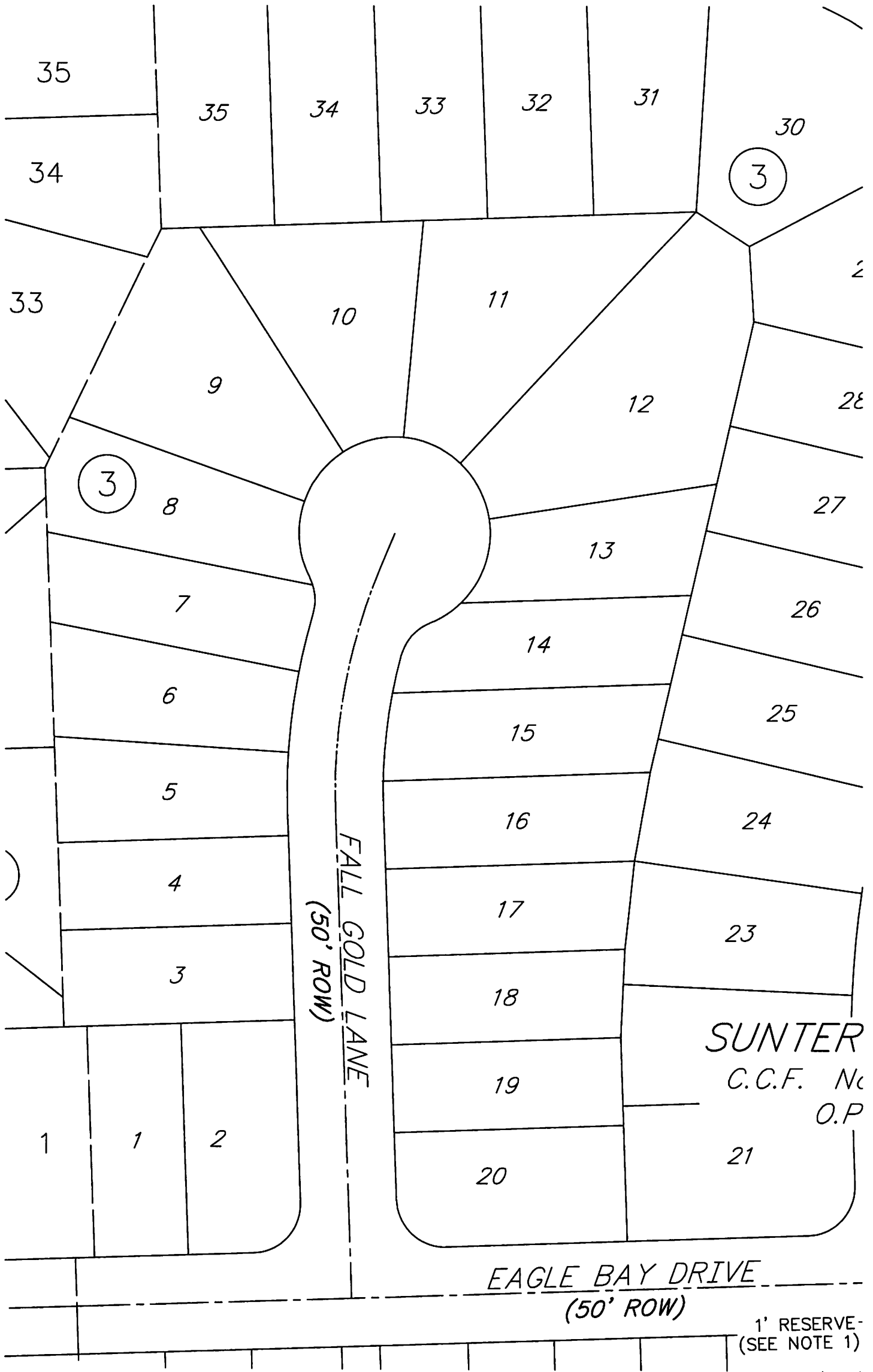
DATE: APRIL 2024	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	OWNER/DEVELOPER: Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 713.783.6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 CJamnik@quiddity.com
SCALE 1"=60'			
SHEET 10 OF 1			

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DATE: APRIL 2024	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	OWNER/DEVELOPER: Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 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 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 CJamnik@quiddity.com
SCALE 1"=60'			
SHEET 1P OF 1			

K:\16537\16537-0175-01 Sunterra Collector D Segment 5 Water, Sanitary, Drainage and Paving Facilities\2 Design Phase\Planning\Collector D and Detention - PLAT.dwg Aug 05, 2024 - 2:19pm CKJ



DATE: APRIL 2024

SCALE 1"=60'

SHEET 1Q OF 1

FINAL PLAT OF
TANTARA BEND DRIVE
STREET DEDICATION
AND DETENTION
RESERVES

OWNER/DEVELOPER:
Astro Sunterra, L.P.,
A Delaware Limited Liability Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77082
713.783.6702
Sobryant@landtejas.com

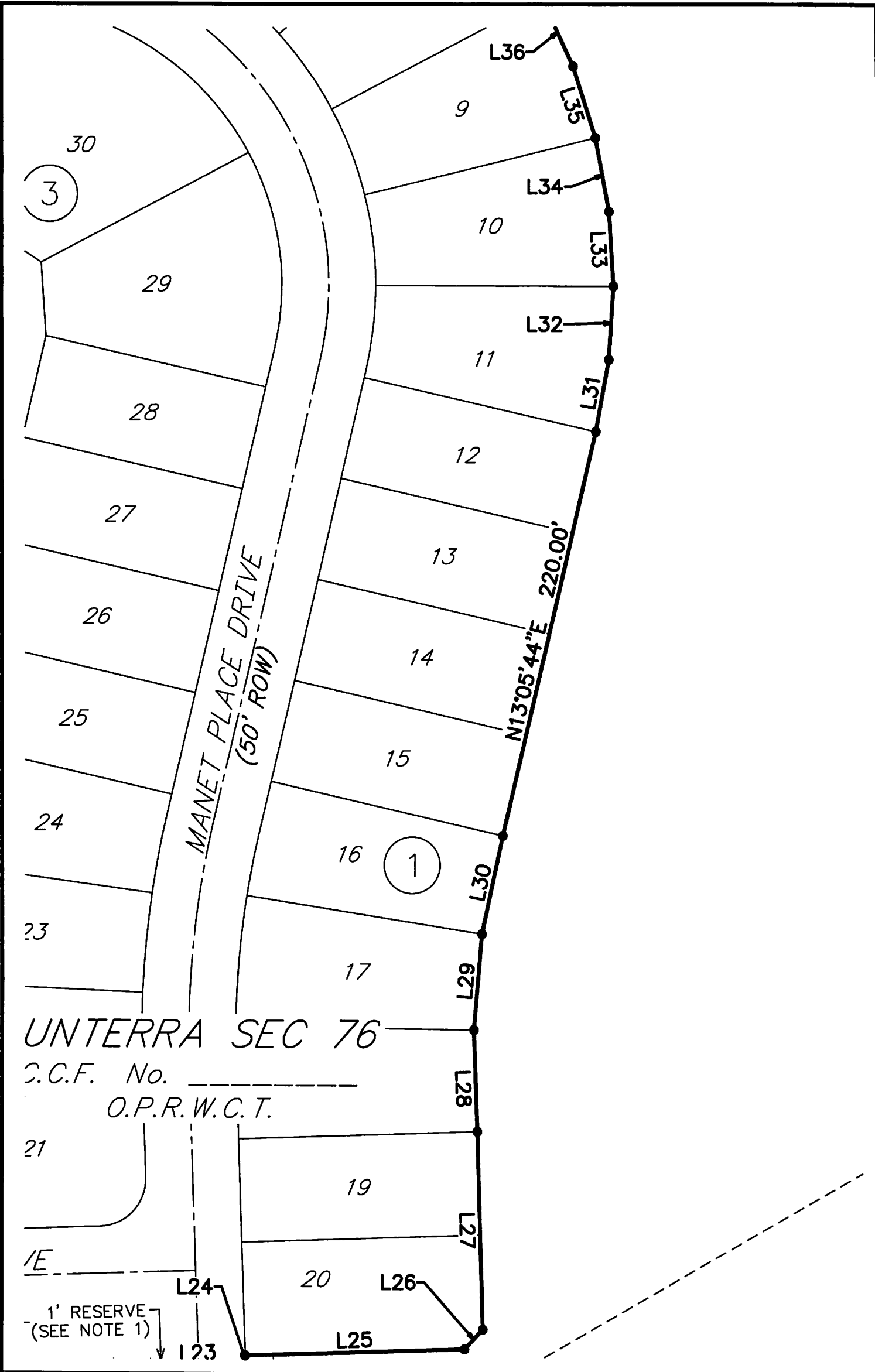
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

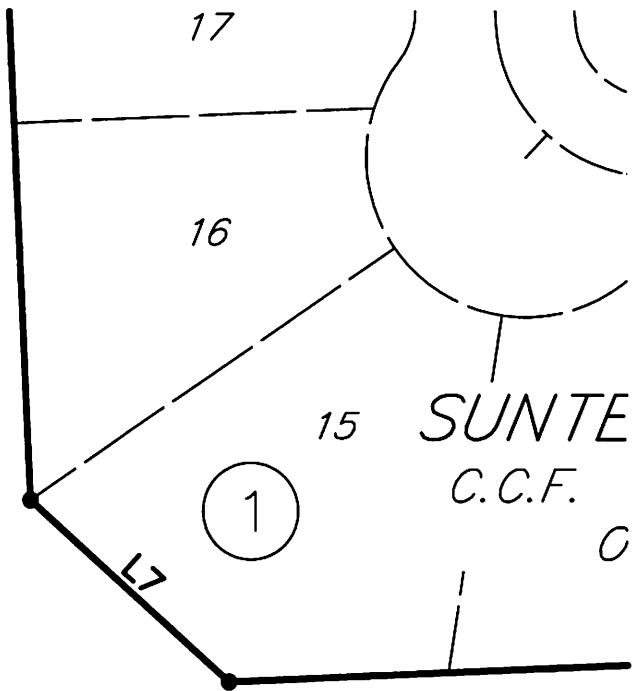
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000
Cjamnik@quiddity.com

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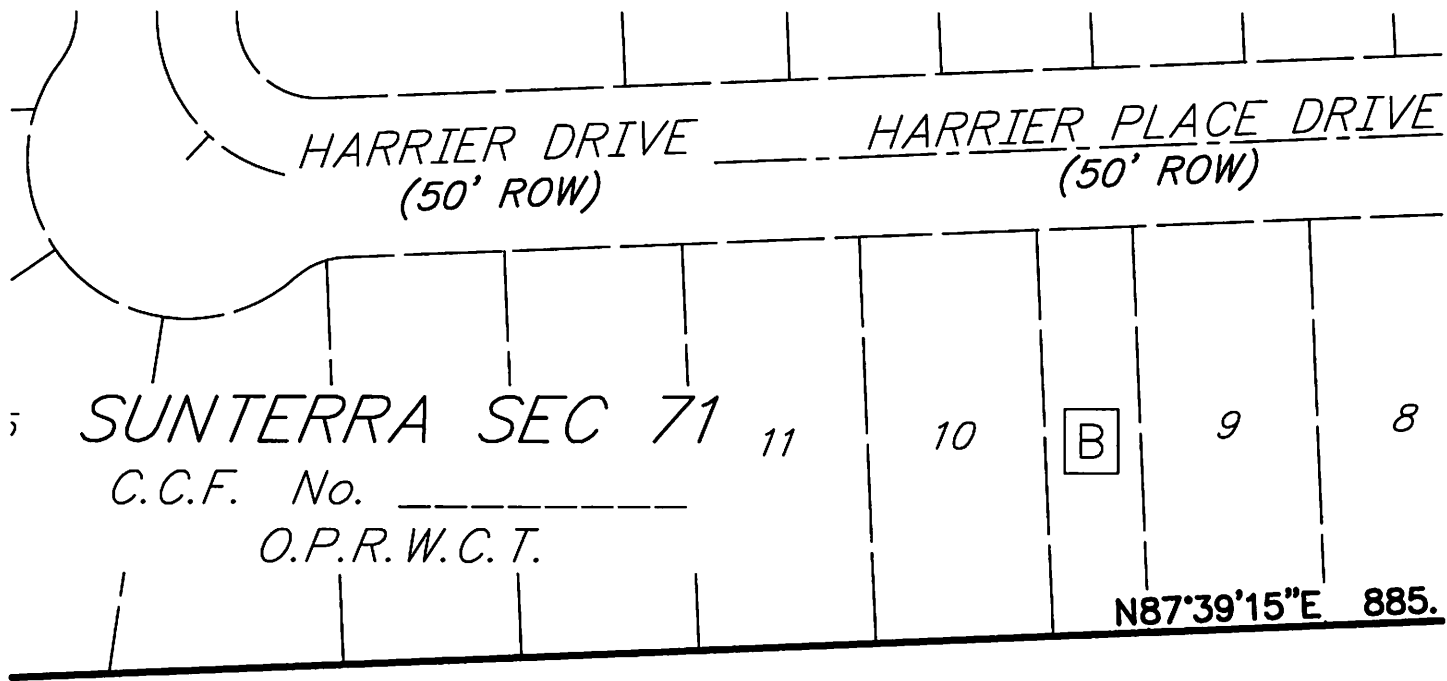
DATE: APRIL 2024	FINAL PLAT OF TANTARRA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	OWNER/DEVELOPER: Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 713.783.6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 CJamnik@quiddity.com
SCALE 1"=80'			
SHEET 1R OF 1			

K:\16537\16537-0175-01 Sunterra Collector D Segment 5 Water, Sanitary, Drainage and Paving Facilities\2 Design Phase\Planning\Collector D and Detention - PLAT.dwg Aug 05, 2024 - 2:20pm CKJ



DATE: APRIL 2024	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	OWNER/DEVELOPER: Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 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 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 CJamnik@quiddity.com
SCALE 1"=60'			
SHEET 1S OF 1			

K:\16537\16537-0175-01 Sunterra Collector D Segment 5 Water, Sanitary, Drainage and Paving Facilities\2 Design Phase\Planning\Collector D and Detention - PLAT.dwg Aug 05, 2024 - 2:20pm CKJ



1

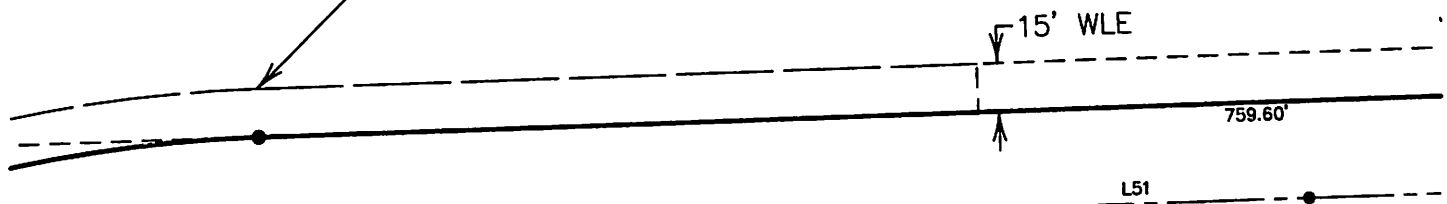
A

RESTRICTED RESERVE [A]

Restricted to Detention
and Drainage Purposes Only

33.10 AC
1,441,642 Sq. Ft.

BROOKSHIRE-KATY DRAINAGE
DISTRICT
CALLED 86.2 AC AGREEMENT TRACT
Addendum No. 1 (EXHIBIT "A-2")
C.C.F. NO. 2200987
O.P.R.W.C.T.



DATE: APRIL 2024

SCALE 1"=60'

SHEET 1T OF 1

FINAL PLAT OF
TANTARA BEND DRIVE
STREET DEDICATION
AND DETENTION
RESERVES

OWNER/DEVELOPER:
Astro Sunterra, L.P.,
A Delaware Limited Liability Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77082
713.783.6702
Sobryant@landtejas.com

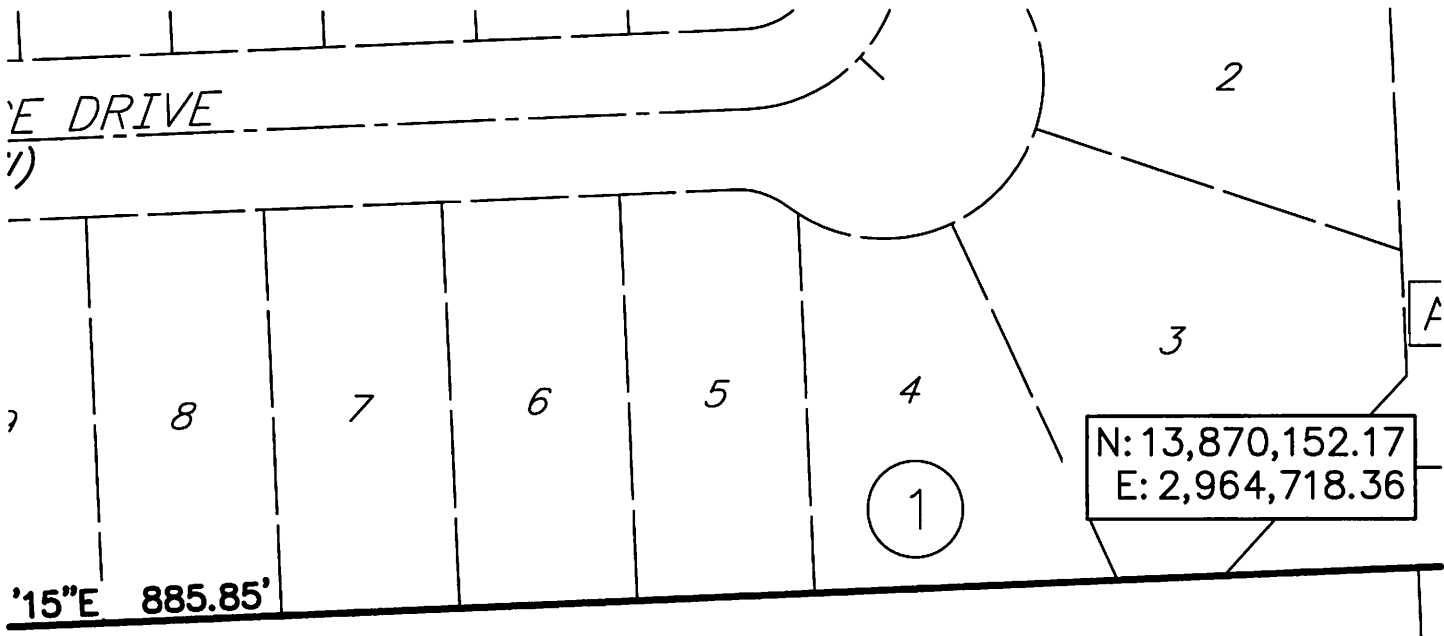
ENGINEER/PLANNER/SURVEYOR:



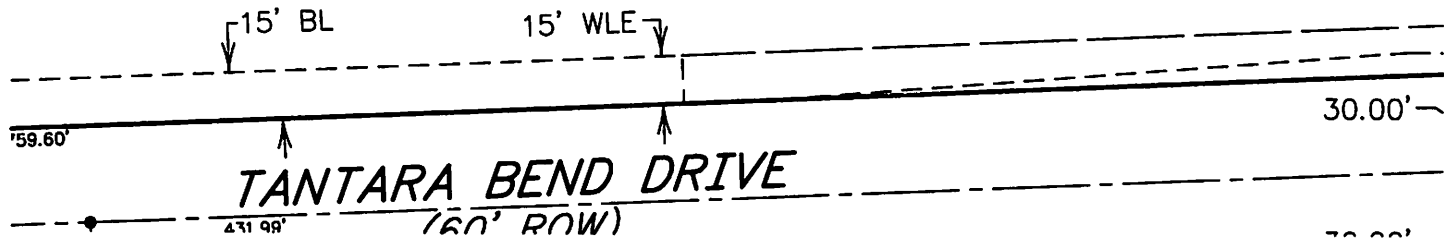
QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000
CJamnik@quiddity.com

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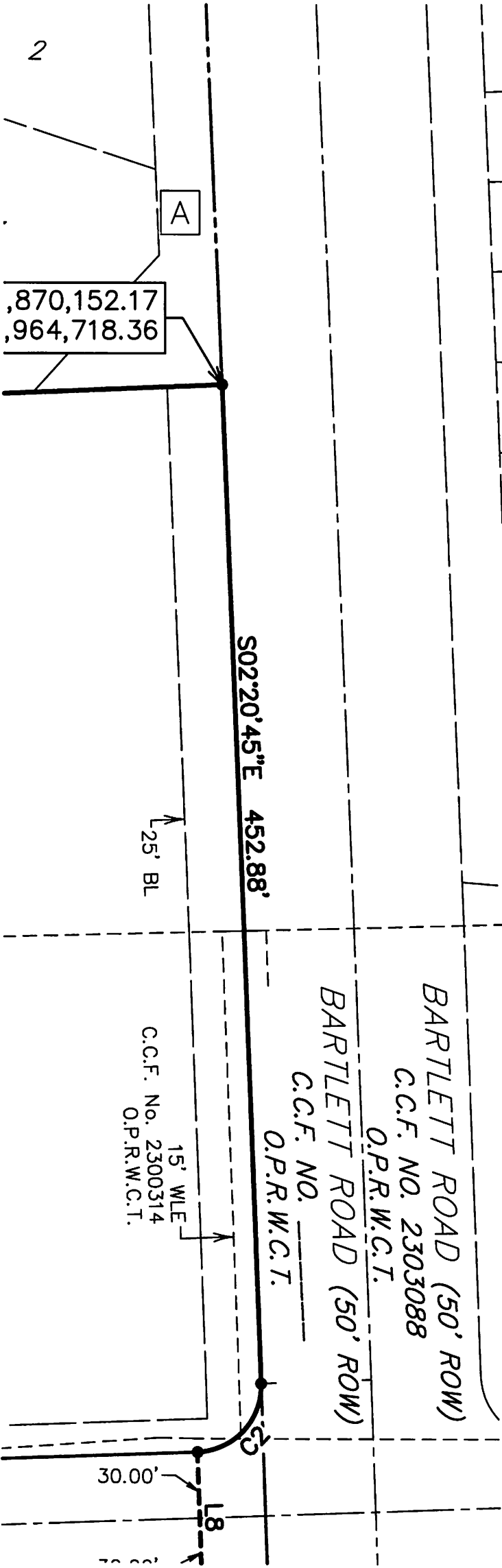


HARRIS-WALLER COUNTIES
MUNICIPAL UTILITY DISTRICT NO. 4
CALLED 85.1 AC. MULTI PURPOSE
EASEMENT
C.C.F. NO. 2112679
O.P.R.W.C.T.



DATE: APRIL 2024	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	OWNER/DEVELOPER: Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 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 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 CJamnik@quiddity.com
SCALE 1"=80'			
SHEET 1U OF 1			

K:\16537\16537-0175-01 Sunterra Collector D Segment 5 Water, Sanitary, Drainage and Paving Facilities\2 Design Phase\Planning\Collector D and Detention - PLAT.dwg Aug 05, 2024 - 2:21pm CKJ



DATE: APRIL 2024	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	OWNER/DEVELOPER: Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 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 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 CJamnik@quiddity.com
SCALE 1"=60'			
SHEET 1V OF 1			

K:\16537\16537-0175-01 Sunterra Collector D Segment 5 Water, Sanitary, Drainage and Paving Facilities\2 Design Phase\Planning\Collector D and Detention - PLAT.dwg Aug 05, 2024 - 2:21pm CKJ

EAGLE BAY DRIVE
(50' ROW)

1' RESERVE-
(SEE NOTE 1)

N: 13,869,613.90
E: 2,963,203.83

14

8

7

6

5

4

3

2

1

C

2

B

BROOKSHIRE-KATY DRAINAGE
DISTRICT
CALLED 86.2 AC AGREEMENT TRACT
(EXHIBIT "A-2")
C.C.F. NO. 2200987
O.P.R.W.C.T.

1

A

1' RESERVE
(SEE NOTE 1)

MARROT TERRACE DRIVE
(50' ROW)

6

5

4

3

2

1

1' RESERVE
(SEE NOTE 1)

MARROT TERRACE DRIVE
(50' ROW)

15

16

17

18

19

SUNTERRA SEC 70
C.C.F. No. _____
O.P.R.W.C.T.

4

DATE: APRIL 2024

SCALE 1"=60'

SHEET 1W OF 1

FINAL PLAT OF
TANTARA BEND DRIVE
STREET DEDICATION
AND DETENTION
RESERVES

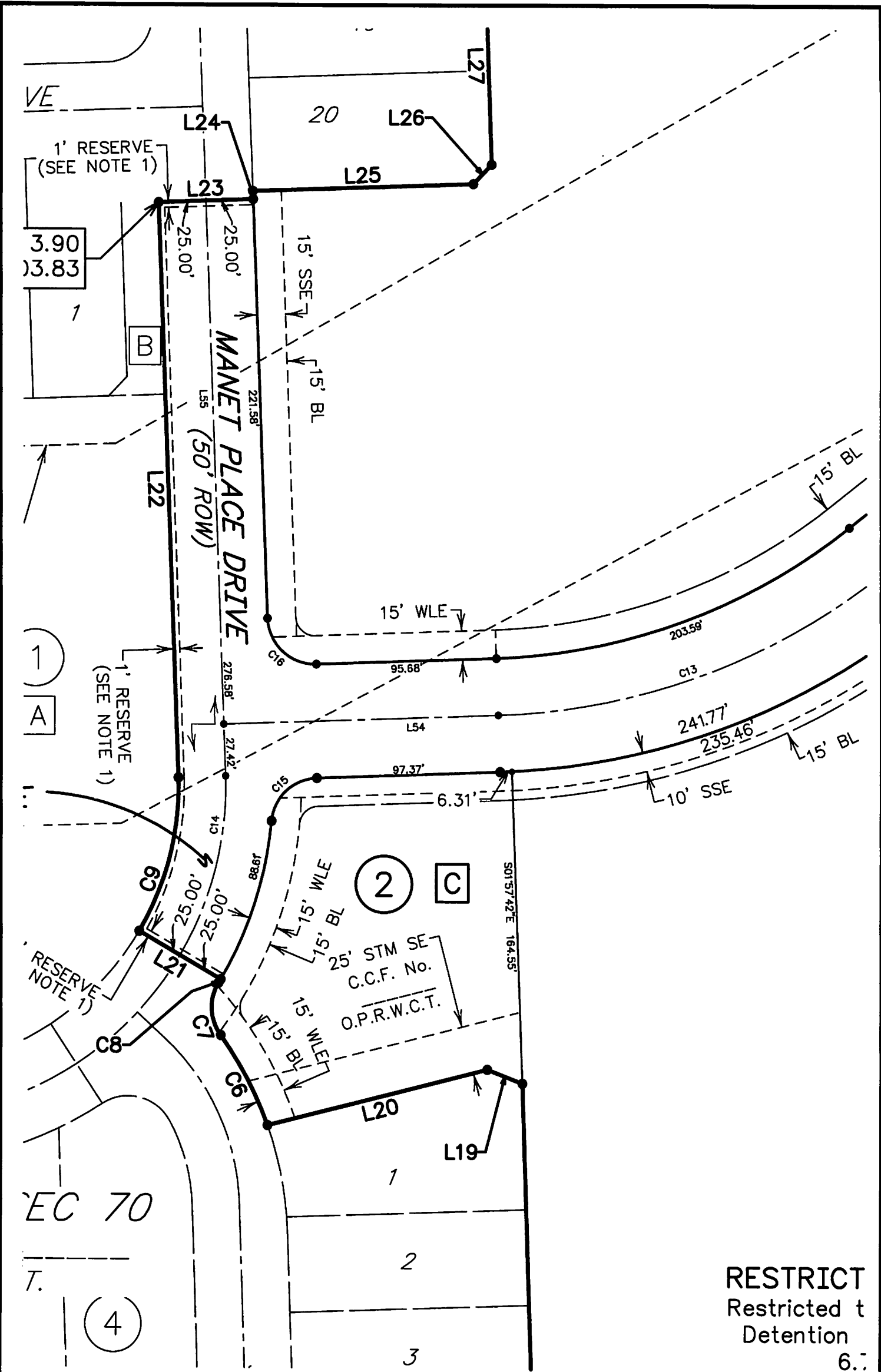
OWNER/DEVELOPER:
Astro Sunterra, L.P.,
A Delaware Limited Liability Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77082
713.783.6702
Sobryant@andtejas.com

ENGINEER/PLANNER/SURVEYOR:



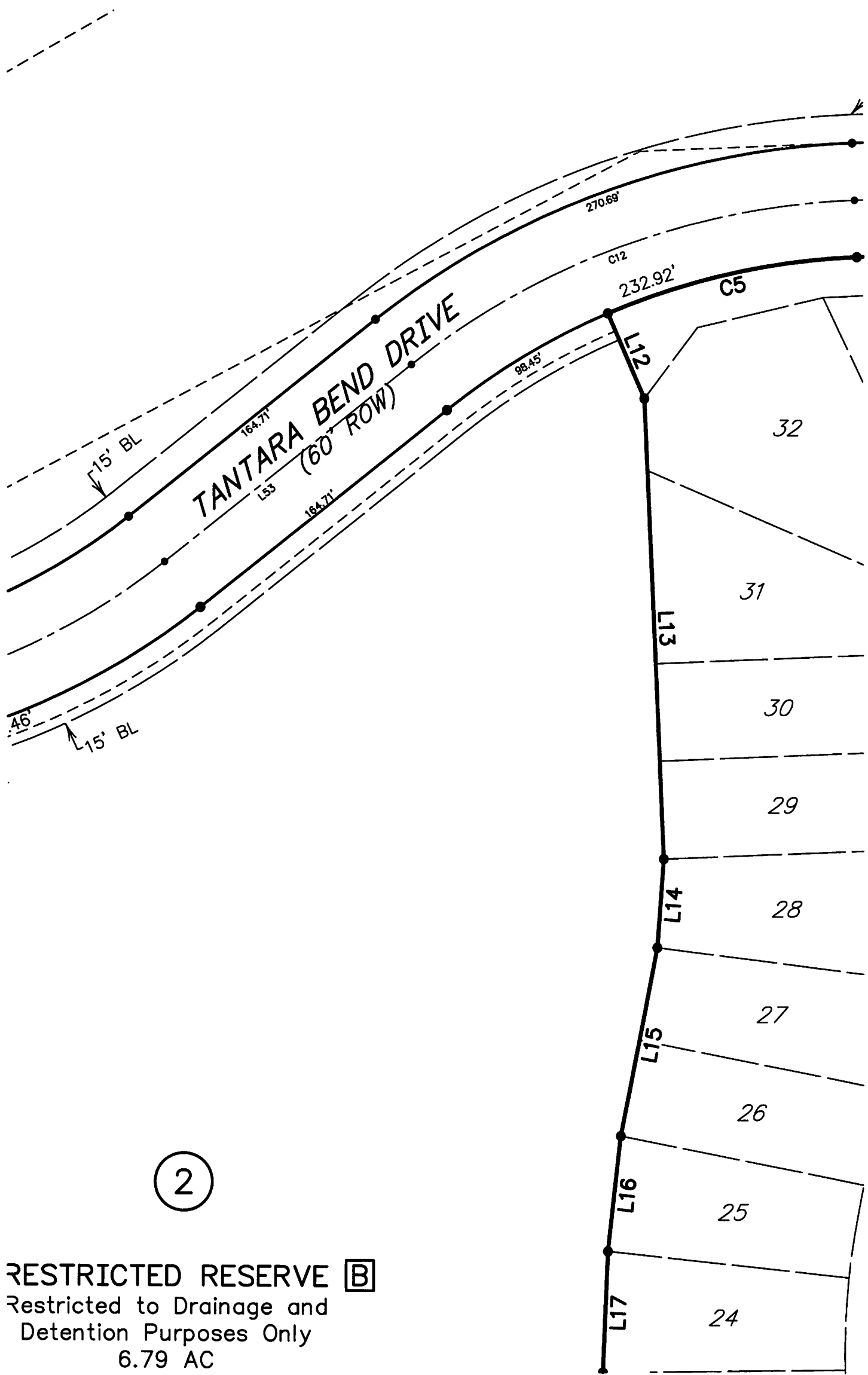
QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000
CJamnik@quiddity.com



DATE: APRIL 2024	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	OWNER/DEVELOPER: Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 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 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjarnik@quiddity.com
SCALE 1"=60'			
SHEET 1X OF 1			

K:\16537\16537-01 Sunterra Collector D Segment 5 Water, Sanitary, Drainage and Paving Facilities\2 Design Phase\Planning\Collector D and Detention - PLAT.dwg Aug 05, 2024 - 2:22pm CKJ

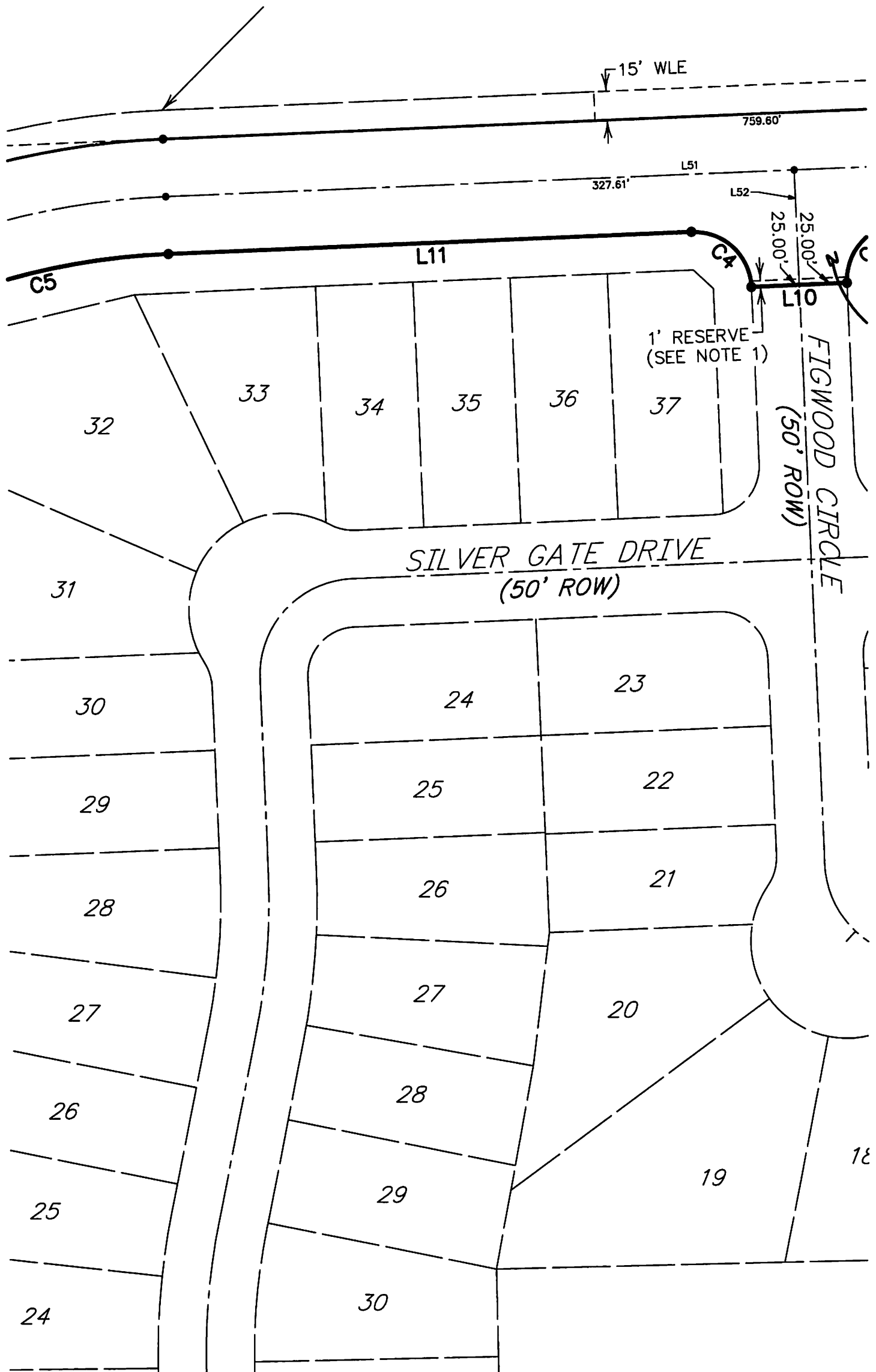


2

RESTRICTED RESERVE [B]
Restricted to Drainage and
Detention Purposes Only
6.79 AC

DATE: APRIL 2024	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	OWNER/DEVELOPER: Astra Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 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 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 CJamnik@quiddity.com
SCALE 1"=80'			
SHEET 1Y OF 1			

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DATE: APRIL 2024

SCALE 1"=80'

SHEET 12 OF 1

FINAL PLAT OF
TANTARA BEND DRIVE
STREET DEDICATION
AND DETENTION
RESERVES

OWNER/DEVELOPER:
Astro Sunterra, L.P.,
A Delaware Limited Liability Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77082
713.783.6702
Sobryant@andtejas.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC

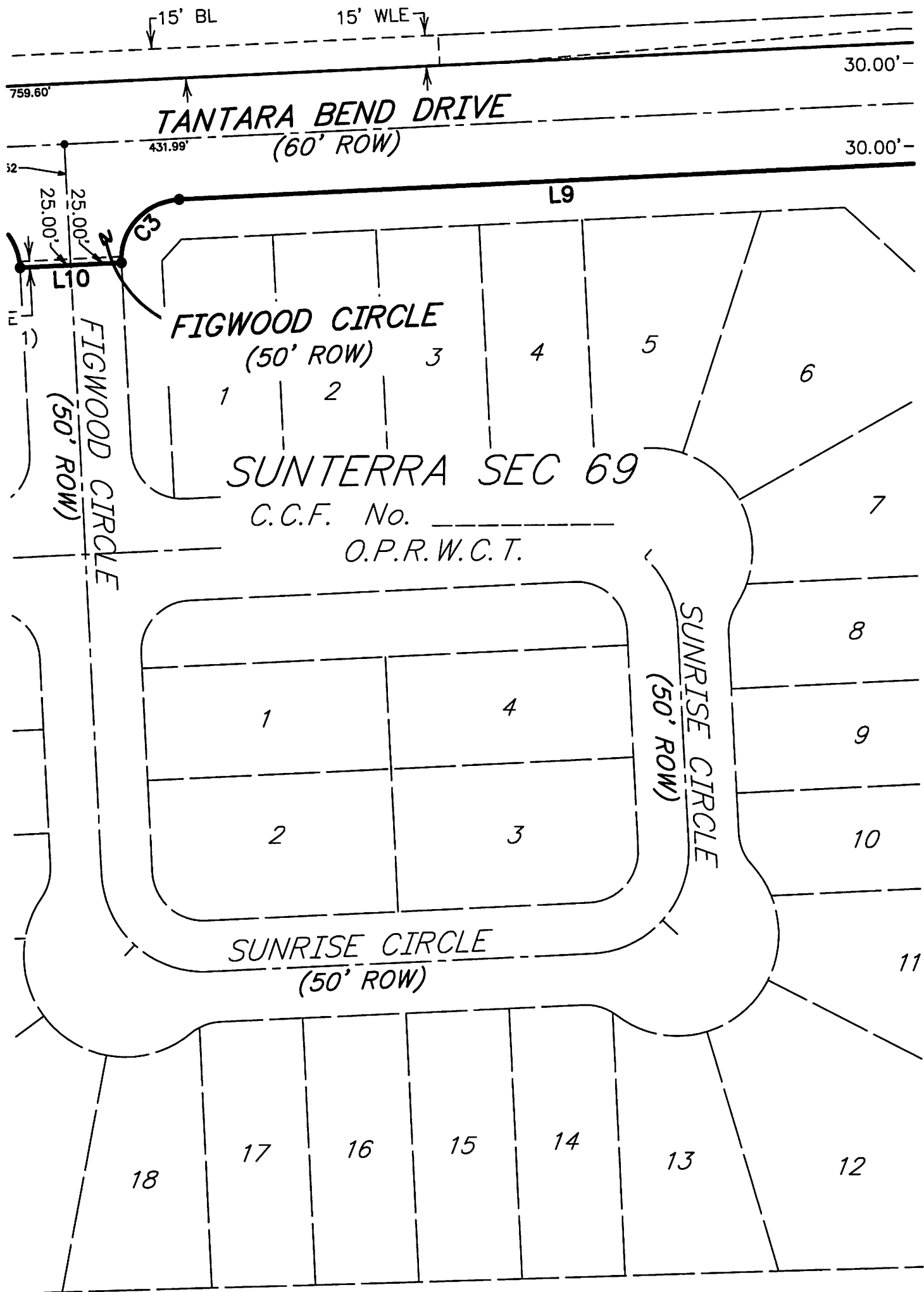
Texas Board of Professional Engineers and Land Surveyors

Registration Nos. F-23290 & 10046100

2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000

CJamnik@quiddity.com

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DATE: APRIL 2024

SCALE 1"=60'

SHEET 1AA OF 1

FINAL PLAT OF
TANTARA BEND DRIVE
STREET DEDICATION
AND DETENTION
RESERVES

OWNER/DEVELOPER:
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A Delaware Limited Liability Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77082
713.783.6702
Sobryant@landtejas.com

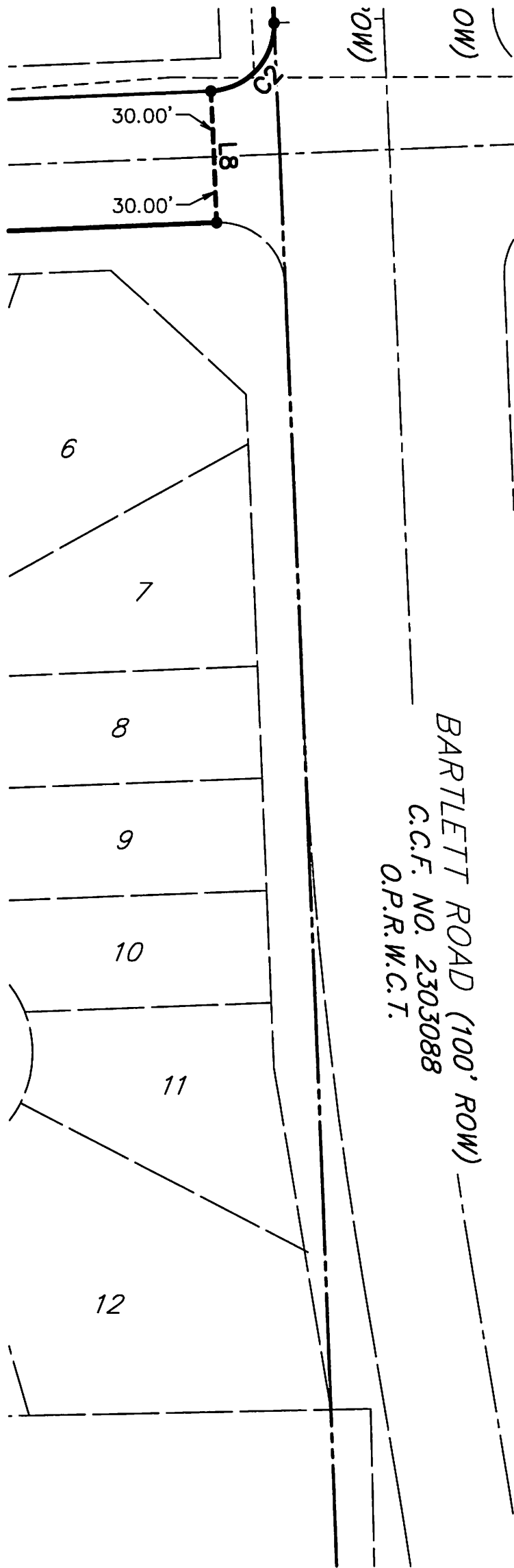
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000
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DATE: APRIL 2024

SCALE 1"=80'

SHEET 188 OF 1

FINAL PLAT OF
TANTARA BEND DRIVE
STREET DEDICATION
AND DETENTION
RESERVES

OWNER/DEVELOPER:
Astro Sunterra, L.P.,
A Delaware Limited Liability Partnership
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HOUSTON, TEXAS 77082
713.783.6702
Sobryant@andtejas.com

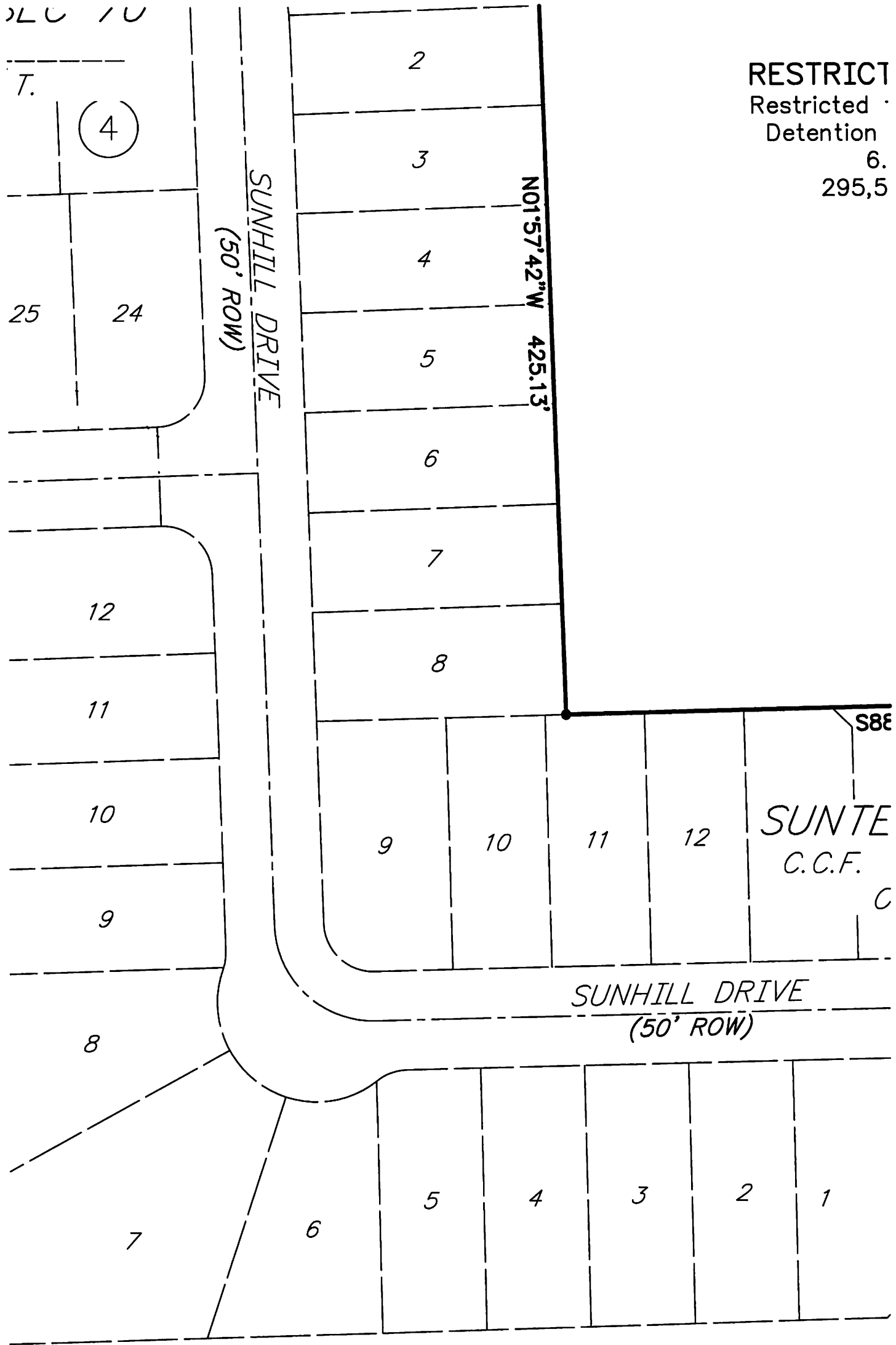
ENGINEER/PLANNER/SURVEYOR:



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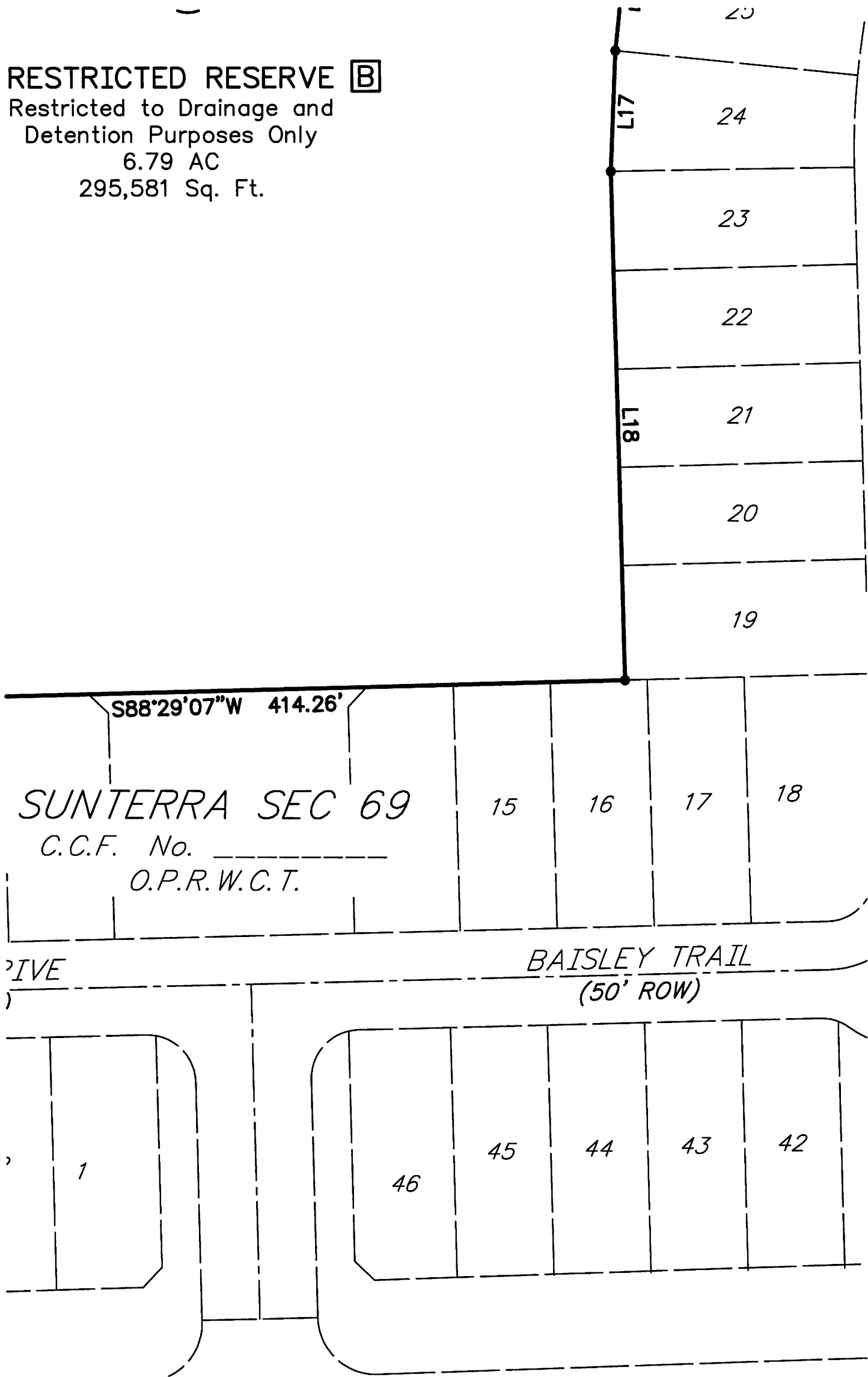
RESTRICT
Restricted
Detention
6.
295.5

DATE: APRIL 2024	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND DETENTION RESERVES	OWNER/DEVELOPER: Astro Sunterra, L.P., A Delaware Limited Liability Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77082 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 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 CJamnik@quiddity.com
SCALE 1"=60'			
SHEET 100 OF 1			

K:\16537\16537-0175-01 Sunterra Collector D Segment 5 Water, Sanitary, Drainage and Paving Facilities\2 Design Phase\Planning\Collector D and Detention - PLAT.dwg Aug 05, 2024 - 2:23pm CKJ

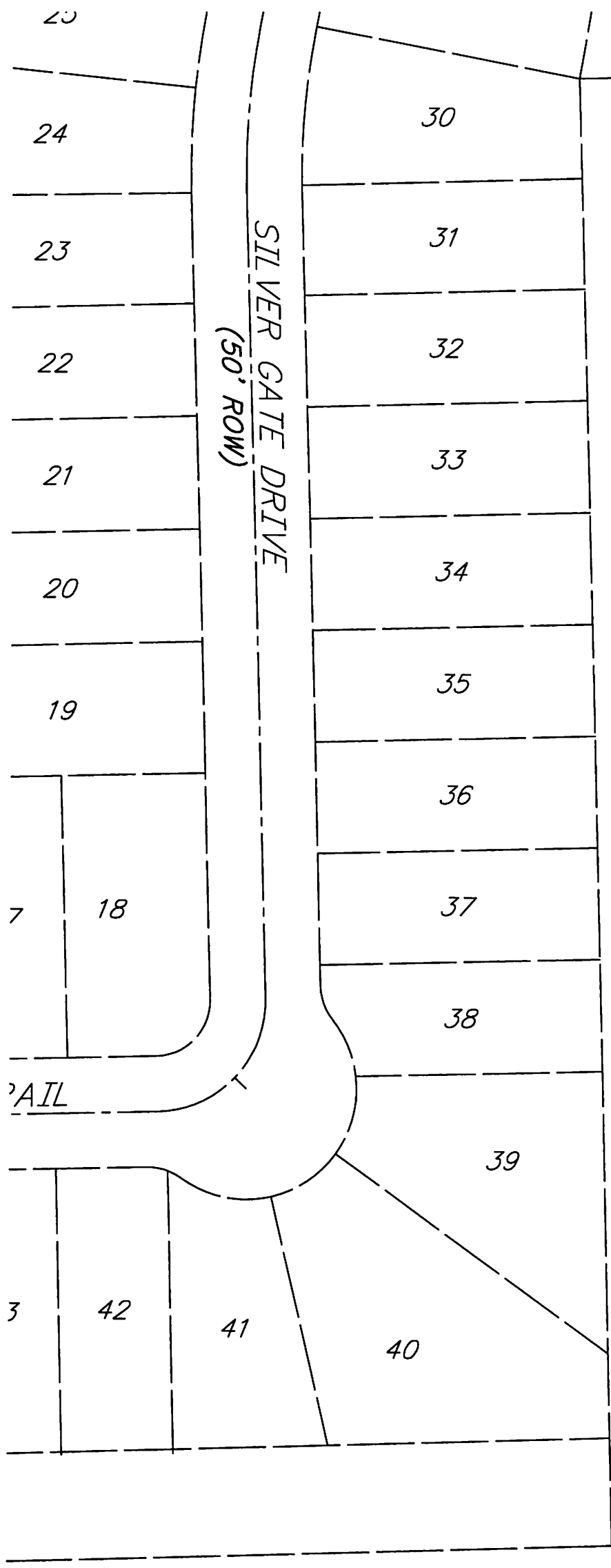
RESTRICTED RESERVE [B]

Restricted to Drainage and
Detention Purposes Only
6.79 AC
295,581 Sq. Ft.



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SCALE 1"=60'			
SHEET 100 OF 1			

K:\16537\16537-0175-01 Sunterra Collector D Segment 5 Water, Sanitary, Drainage and Paving Facilities\2 Design Phase\Planning\Collector D and Detention - PLAT.dwg Aug 05, 2024 - 2:23pm CKJ



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SCALE 1"=60'			
SHEET 1EE OF 1			