

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra North Commercial Development

Date: November 19, 2025

Background

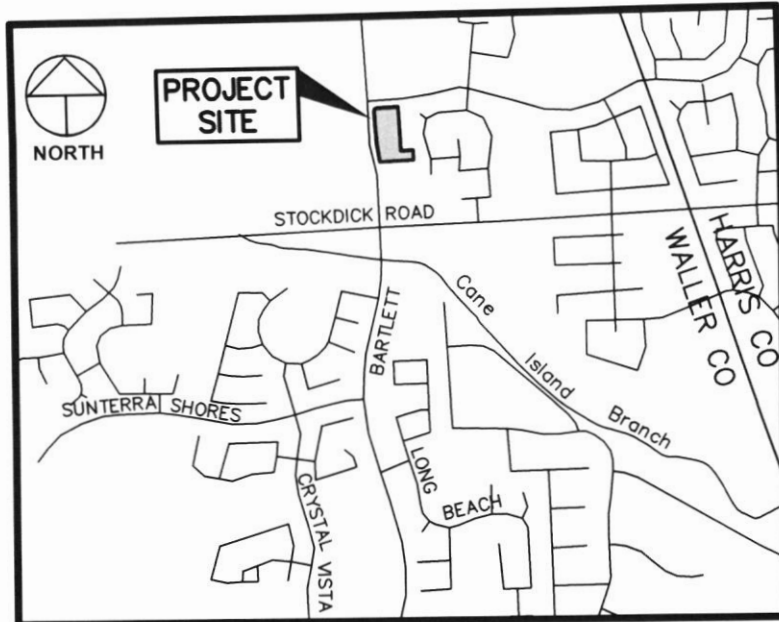
Final Plat of Sunterra North Commercial Development which consists of 3.365 acres will include 1 Block and 2 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond

ABBREVIATIONS

A.E.	-	AERIAL EASEMENT
D.E.	-	DRAINAGE EASEMENT
ESMT.	-	EASEMENT
FND	-	FOUND
W.C.C.F.	-	WALLER COUNTY CLERK FILE
W.C.D.R.	-	WALLER COUNTY DEED RECORDS
W.C.M.R.	-	WALLER COUNTY MAP RECORDS
W.C.P.R.	-	WALLER COUNTY PLAT RECORDS
IR	-	IRON ROD
NO.	-	NUMBER
PG.	-	PAGE
R.O.W.	-	RIGHT-OF-WAY
AC.	-	ACRES
SQ. FT.	-	SQUARE FEET
VOL.	-	VOLUME
B.L.	-	BUILDING LINE
W.L.E.	-	WATER LINE EASEMENT
S.S.E.	-	SANITARY SEWER EASEMENT
U.E.	-	UTILITY EASEMENT
	-	SET 5/8" CAPPED IR "WINDROSE"



WALLER COUNTY, TEXAS VICINITY MAP

SCALE: 1" = 2000'

BENCHMARK PUBLISHED ELEVATION - 156.48'
HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 190105 BEING AN ALUM ROD
STAMPED 190105 LOCATED FROM THE INTERSECTION OF CLAY ROAD AND PITTS
ROAD, TRAVEL NORTH APPROXIMATELY 0.2 MILES TO THE BRIDGE.

TEMPORARY BENCHMARK "E" ELEVATION - 162.88'
BEING A CUT BOX ON STORM INLET ON THE EAST R.O.W. LINE OF BARTLETT
ROAD APPROXIMATELY 150 FEET SOUTH FROM ITS INTERSECTION WITH TANTARA
BEND DRIVE.

Owner / Developer

MH SUNTERRA RETAIL II, LLC,
a Texas limited liability company

6003 Isla Vista Ct
Houston Tx 77041
832-858-5016

Chris@NobleMerchantProperties.com

Engineer

ALJ LINDSEY, LLC

18635 N. Eldridge Parkway, Ste. 200
Tomball, TX 77377
281-301-5955

DDenton@aljindsey.com
Firm Registration No. F-11526

Surveyor

WINDROSE
LAND SURVEYING | PLATTING

FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

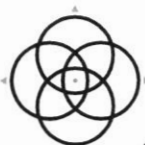
PROPOSED SITE USE:
COMMERCIAL DEVELOPMENT

FINAL PLAT OF
**SUNTERRA NORTH
COMMERCIAL DEVELOPMENT**

A SUBDIVISION OF
3.365 AC. / 146,565 SQ. FT.
SITUATED IN THE H. & T. C. RR. SURVEY
NO. 129, ABSTRACT NO. 204
WALLER COUNTY, TEXAS

1 BLOCK 2 RESERVES

JULY 2025



STATE OF TEXAS
COUNTY OF WALLER

We, MH SUNTERRA RETAIL II, LLC, a Texas limited liability company, acting by and through Malabar Hill Capital LLC, its General Partner, acting by and through PARVEZ MERCHANT, Manager, and MOUNANG DESAI, Manager, hereinafter referred to as the Owners of the 1.301 acre tract described in the above and foregoing map of SUNTERRA NORTHEAST COMMERCIAL DEVELOPMENT, 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 purposes 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 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 purposes 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 easements totals thirty feet (30'0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1- 3/4) square feet (18" diameter) with culverts or bridges to be provided for all the private driveways or walkways crossing such drainage facilities.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

IN TESTIMONY WHEREOF, MH SUNTERRA RETAIL II, LLC, a Texas limited liability company, acting by and through Malabar Hill Capital LLC, its General Partner, has caused these presents to be signed by PARVEZ MERCHANT, Manager, and MOUNANG DESAI, Manager, thereunto authorized, this

the 25 day of July, 2025.

By: MH SUNTERRA RETAIL II, LLC, a Texas limited liability company

By: Malabar Hill Capital LLC, its General Partner



PARVEZ MERCHANT - Manager



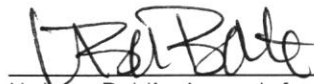
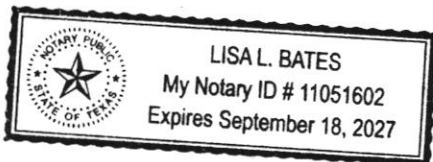
MOUNANG DESAI - Manager

STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared PARVEZ MERCHANT, Manager, and MOUNANG DESAI, Manager, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this the 25 day of July, 2025



Notary Public in and for the
State of Texas

9-18-27

My Commission Expires:

FINAL PLAT OF
**SUNTERRA NORTH
COMMERCIAL DEVELOPMENT**

A SUBDIVISION OF
3.365 AC. / 146,565 SQ. FT.
SITUATED IN THE H. & T. C. RR. SURVEY
NO. 129, ABSTRACT NO. 204
WALLER COUNTY, TEXAS

1 BLOCK 2 RESERVES

JULY 2025

I, MATTHEW CARPENTER, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.



Matthew Carpenter
MATTHEW CARPENTER
Registered Professional Land Surveyor
Texas Registration No. 6942

I, J. Ross McCall, P.E., County Engineer of Waller County, certify that the plat of this subdivision complies with all existing rules and regulations of Waller County, at such time this plat was approved. No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

Date

J. Ross McCall, P.E., County Engineer

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO.2025-03

Approved by the Board of Supervisor on 04.28.2025
Date

Donald E. Bell

President

D. H. L.

Secretary

Phil S. Taylor

District Engineer

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWER 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 PLAT HAVE BEEN COMPLETELY CHECKED AND VERIFIED. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

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JULY 2025

Z:\58517-SUNTERRA\PLAT\SEC5 P132230\LEGAL-20250724-PLAT-FINAL-SUNTERRA NORTH COMMERCIAL DEVELOPMENT-58517-P132230.DWG - AVO - 07/2

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APPROVED by Commissioners Court of Waller County, Texas, this
day of _____, 20____.

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

Walter E. Smith, P.E., RLPS
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 then current Waller County Subdivision and Development Regulation, in this regard.

Privately maintained paved streets: MH SUNTERRA RETAIL II, LLC, a Texas limited liability company, by filing this Plat of Record, and all future owners of property within this subdivision, by purchasing such property, acknowledge and agree that Waller County shall have no obligation whatsoever to repair or accept maintenance of the roads shown on this subdivision until and unless MH SUNTERRA RETAIL II, LLC, a Texas limited liability company and/or the Property Owner's Association has improved the roadways to the then current standards required by Waller County and the roads have been accepted for maintenance by formal, written action of the Waller County Commissioners Court and the roadway, with all required right of way, has been dedicated by the owners thereof, and accepted by the County, as a public street. MH SUNTERRA RETAIL II, LLC, a Texas limited liability company and all future owners of property within this subdivision shall look solely to MH SUNTERRA RETAIL II, LLC, a Texas limited liability company and/or the Property Owner's Association for future maintenance and repair of the roads and streets shown on this Subdivision.

I, Debbie Hollan, Clerk of the County Court of Waller County, Texas, do hereby certify that
the within instrument with its certificate of authentication was filed for registration in my office
on _____, 20____, at _____ o'clock____.M., and duly recorded
on _____, 20____, at _____ o'clock____.M., and under File
No. _____ of the Official Public Records of Waller County, Texas.

Debbie Hollan
County Clerk

By: _____
Deputy

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WALLER COUNTY, TEXAS

1 BLOCK 2 RESERVES
JULY 2025

DESCRIPTION RESERVE "A"

A TRACT OR PARCEL CONTAINING 1.742 ACRES OR 75,875 SQUARE FEET OF LAND BEING OUT OF A CALLED 12.28 ACRE TRACT, DESCRIBED IN DEED TO MH SUNTERRA HOLDINGS, LLC., AS RECORDED UNDER WALLER COUNTY CLERK'S FILE (W.C.C.F.) NO. 2300914, SITUATED IN THE H. & T. C. RR. CO. SURVEY, ABSTRACT NO. 204, WALLER COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204):

COMMENCING AT A CAPPED 5/8 INCH IRON ROD STAMPED "QUIDDITY ENG" FOUND ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF TANTARA BEND DRIVE, FOR THE NORTHWEST CORNER OF RESERVE "D", BLOCK 2, SUNTERRA SECTION 50, MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 2215869, WALLER COUNTY PLAT RECORDS (W.C.P.R.) AND THE NORTHEAST CORNER OF SAID 12.28 ACRE TRACT;

THENCE, SOUTH 02 DEG. 01 MIN. 40 SEC. EAST, WITH THE COMMON LINE OF SAID 12.28 ACRE TRACT AND SAID BLOCK 2, PASSING A DISTANCE OF 158.46 FEET, A CAPPED 5/8 INCH IRON ROD STAMPED "QUIDDITY ENG" FOUND FOR THE COMMON WEST CORNER OF LOTS 42 AND 43 OF SAID BLOCK 2, PASSING AT A DISTANCE OF 203.08 FEET, A CAPPED 5/8 INCH IRON ROD STAMPED "QUIDDITY ENG" FOUND FOR THE COMMON WEST CORNER OF LOTS 38 AND 39, OF SAID BLOCK 2, AND CONTINUING FOR A TOTAL DISTANCE OF 443.26 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE EASTERLY NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 01 MIN. 40 SEC. EAST, PASSING A DISTANCE OF 89.47 FEET, A CAPPED 5/8 INCH IRON STAMPED "QUIDDITY ENG" FOUND FOR THE COMMON WEST CORNER OF LOTS 34 AND 35 OF SAID BLOCK 2, AND CONTINUING FOR A TOTAL DISTANCE OF 103.58 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF SAID BLOCK 2 FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 51 MIN. 58 SEC. WEST, OVER AND ACROSS SAID 12.28 ACRE TRACT, A DISTANCE OF 350.51 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE EAST R.O.W. LINE OF BARTLETT ROAD (100 FEET WIDE) AS RECORDED UNDER W.C.C.F. NO. 2108104, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 09 DEG. 48 MIN. 38 SEC. WEST, WITH THE EAST R.O.W. LINE OF SAID BARTLETT ROAD, A DISTANCE OF 72.58 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, CONTINUING WITH THE EAST CURVED R.O.W. LINE OF SAID BARTLETT ROAD TO THE RIGHT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 05 DEG. 13 MIN. 14 SEC., AN ARC LENGTH OF 177.68 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 07 DEG. 12 MIN. 01 SEC. WEST, - 177.62 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 12.28 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 81 DEG. 25 MIN. 32 SEC. EAST, A DISTANCE OF 249.98 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 02 DEG. 01 MIN. 40 SEC. EAST, A DISTANCE OF 173.08 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR AN INTERIOR CORNER;

NORTH 87 DEG. 58 MIN. 20 SEC. EAST, A DISTANCE OF 128.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.742 ACRES OR 75,875 SQUARE FEET OF LAND.

DESCRIPTION RESERVE "B"

A TRACT OR PARCEL CONTAINING 1.623 ACRES OR 70,690 SQUARE FEET OF LAND BEING OUT OF A CALLED 12.28 ACRE TRACT, DESCRIBED IN DEED TO MH SUNTERRA HOLDINGS, LLC., AS RECORDED UNDER WALLER COUNTY CLERK'S FILE (W.C.C.F.) NO. 2300914, SITUATED IN THE H. & T. C. RR. CO. SURVEY, ABSTRACT NO. 204, WALLER COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204):

COMMENCING AT A CAPPED 5/8 INCH IRON ROD STAMPED "QUIDDITY ENG" FOUND ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF TANTARA BEND DRIVE, FOR THE NORTHWEST CORNER OF RESERVE "D", BLOCK 2, SUNTERRA SECTION 50, MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 2215869, WALLER COUNTY PLAT RECORDS (W.C.P.R.) AND THE NORTHEAST CORNER OF SAID 12.28 ACRE TRACT;

THENCE, WITH THE CURVED SOUTH R.O.W. LINE OF SAID TANTARA BEND DRIVE TO THE LEFT, HAVING A RADIUS OF 1,130.00 FEET, A CENTRAL ANGLE OF 01 DEG. 09 MIN. 51 SEC., AN ARC LENGTH OF 22.96 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 87 DEG. 04 MIN. 20 SEC. WEST ? 22.96 FEET TO A POINT OF TANGENCY;

THENCE, SOUTH 87 DEG. 39 MIN. 15 SEC. WEST, WITH THE SOUTH R.O.W. LINE OF SAID TANTARA BEND DRIVE, A DISTANCE OF 105.04 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 01 MIN. 40 SEC. EAST, OVER AND ACROSS SAID 12.28 ACRE TRACT, A DISTANCE OF 269.24 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 81 DEG. 25 MIN. 32 SEC. WEST, CONTINUING OVER AND ACROSS SAID 12.28 ACRE TRACT, A DISTANCE OF 249.98 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE EAST R.O.W. LINE OF BARTLETT ROAD (100 FEET WIDE) AS RECORDED UNDER W.C.C.F. NO. 2108104 FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE CURVED R.O.W. LINE OF SAID BARTLETT ROAD TO THE RIGHT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 02 DEG. 14 MIN. 39 SEC., AN ARC LENGTH OF 76.38 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 03 DEG. 28 MIN. 04 SEC. WEST, - 76.37 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR A POINT OF TANGENCY;

THENCE, NORTH 02 DEG. 20 MIN. 45 SEC. WEST, CONTINUING WITH THE EAST R.O.W. LINE OF SAID BARTLETT ROAD, A DISTANCE OF 190.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTH END OF A CURVED CUT-BACK CORNER AT THE INTERSECTION OF THE EAST R.O.W. LINE OF SAID BARTLETT ROAD AND THE SOUTH R.O.W. LINE OF SAID TANTARA BEND DRIVE FOR THE WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH SAID CURVED CORNER TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90 DEG. 00 MIN. 00 SEC., AN ARC LENGTH OF 47.12 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 42 DEG. 39 MIN. 15 SEC. EAST, - 42.43 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTH END OF SAID CUT-BACK LINE AND THE NORTHERLY NORTHWEST CORNER OF SAID 12.28 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 39 MIN. 15 SEC. EAST, WITH THE SOUTH R.O.W. LINE OF SAID TANTARA BEND DRIVE, A DISTANCE OF 221.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.623 ACRES OR 70,690 SQUARE FEET OF LAND.

FINAL PLAT OF SUNTERRA NORTH COMMERCIAL DEVELOPMENT

A SUBDIVISION OF
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GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN THE CITY PLANNING LETTER, FILE NO. 2791024-08503, DATED DECEMBER 2ND, 2024, AND IS SUBJECT TO THE LIMITATIONS OF THAT LETTER.
2. ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204, TEXAS COORDINATE SYSTEM OF 1983 (NAD 83), AND MAY BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR - 0.999899866.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR WALLER COUNTY, TEXAS, MAP NO. 48473C0375E REVISED/DATED UNDER LETTER OF MAP REVISION NO. 19-0601115 DATED APRIL 27, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE "A". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES.
4. NO PIPELINES OR PIPELINE EASEMENTS EXIST WITHIN THE BOUNDARIES OF THIS PLAT.
5. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ONSITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.
6. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM.
7. ALL PROPERTY CORNERS ARE MARKED WITH A 5/8-INCH CAPPED IRON ROD STAMPED "WINDROSE", UNLESS OTHERWISE INDICATED.
8. THIS PROPERTY IS FULLY LOCATED WITHIN THE CITY OF HOUSTON ETJ, WALLER COUNTY, BROOKSHIRE-KATY DRAINAGE DISTRICT, HARRIS-WALLER MUD #4, AND KATY INDEPENDENT SCHOOL DISTRICT.
9. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, WALLER COUNTY, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
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 MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE NEW FENCING.
11. IT IS TO BE UNDERSTOOD THAT THE APPROVAL OF THE PRELIMINARY PLAT BY BKDD DOES NOT CONSTITUTE OFFICIAL ACCEPTANCE OF THE PROPOSE DEVELOPMENT BY BKDD BUT DOES CONSTITUTE AN AUTHORIZATION TO BEGIN AND PROCEED WITH THE PREPARATION OF THE DRAINAGE PLANS AND PLAT.
12. THE APPLICANT SHALL NOT USE THIS PRELIMINARY APPROVAL TO COMMENCE ANY CONSTRUCTION ACTIVITIES UNTIL THE FINAL DRAINAGE PLANS AND PLAT HAVE BEEN APPROVED AND ACCEPTED IN OFFICIAL ACTIONS BY THE DISTRICT AND FROM ANY GOVERNING ENTITY WITH JURISDICTION.
13. SUBJECT TO SHORT FORM BLANKET EASEMENT RECORDED UNDER W.C.C.F. NO. 2208302.

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JULY 2025

RESTRICTED RESERVE "A", BLOCK 1
SUNTERRA BEND DRIVE STREET DEDICATION AND RESERVES
PLAT NO. 2215870, W.C.P.R.

TANTARA BEND DRIVE

60' R.O.W.
PLAT NO. 2215870, W.C.P.R.

$R=30.00'$
 $D=90^{\circ}00'00''$
 $L=47.12'$
 $CH=N\ 42^{\circ}39'15''\ E\ 42.43'$

X: 2,964,841.66 (GRID)
Y: 13,869,583.98 (GRID)

$N\ 02^{\circ}20'45''\ W\ 190.00'$

TBM "E"

BARTLETT ROAD
100' R.O.W.
W.C.C.F. NO. 2108104

$R=1950.00'$
 $D=07^{\circ}27'53''$
 $L=254.05'$
 $CH=N\ 06^{\circ}04'42''\ W\ 253.87'$

$N\ 09^{\circ}48'38''\ W\ 72.58'$

X: 2,964,888.68 (GRID)
Y: 13,869,070.23 (GRID)

$N\ 87^{\circ}39'15''\ E\ 221.50'$
10' S.S.E.
15' B.L.

25' ACCESS EASEMENT
W.C.C.F. NO. 2401726

RESTRICTED RESERVE "B"
1.623 AC.
70,690 SQ. FT.
(RESTRICTED TO COMMERCIAL USE)
7436 BARTLETT RD. KATY, TX 77493

$N\ 81^{\circ}25'32''\ E\ 249.98'$

RESTRICTED RESERVE "A"
1.742 AC.
75,875 SQ. FT.
(RESTRICTED TO COMMERCIAL USE)
7446 BARTLETT RD. KATY, TX 77493

$S\ 87^{\circ}51'58''\ W\ 350.51'$

CALLER 12.28 ACRES
MH SUNTERRA HOLDINGS, LLC
W.C.C.F. NO. 2300914

**SUNTERRA NORTH
COMMERCIAL DEVELOPMENT**

A SUBDIVISION OF
3.365 AC. / 146,565 SQ. FT.
SITUATED IN THE H. & T. C. RR. SURVEY
NO. 129, ABSTRACT NO. 204
WALLER COUNTY, TEXAS

1 BLOCK 2 RESERVES

JULY 2025

SHEET 7 OF 8



NORTH

0 60 120 Feet

GRAPHIC SCALE: 1" = 60'

Z:\58517-SUNTERRA\PLAT\SEC5 PI32230\LEGAL-20250724-PLAT-FINAL-SUNTERRA NORTH COMMERCIAL DEVELOPMENT-58517-PI32230.DWG -- AVO -- 07/2

RESTRICTED RESERVE "A", BLOCK 1
SUNTERRA BEND DRIVE STREET DEDICATION AND RESERVES
PLAT NO. 2215870, W.C.P.R.

ARA BEND DRIVE
60' R.O.W.
NO. 2215870, W.C.P.R.

N 87°39'15" E 221.50'

10' S.S.E.
15' B.L.

25' ACCESS EASEMENT
W.C.C.F. NO. 2401726

60.0'

P.O.B.

X: 2,965,091.69 (GRID)
Y: 13,869,624.25 (GRID)

FND 5/8" CAPPED
IR "QUIDDITY ENG"

RESERVE "D"

RESTRICTED RESERVE "B"
1.623 AC.
70,690 SQ. FT.
(RESTRICTED TO COMMERCIAL USE)
7436 BARTLETT RD. KATY, TX 77493

①

N 81°25'32" E 249.98'

SHEET 7
SHEET 8
SHEET 9

25' ACCESS EASEMENT
W.C.C.F. NO. 2401726

269.24'

S 02°01'40" E 442.32'

173.08'

N 87°58'20" E 128.00'

RESTRICTED RESERVE "A"
1.742 AC.
75,875 SQ. FT.
(RESTRICTED TO COMMERCIAL USE)
7446 BARTLETT RD. KATY, TX 77493

S 87°51'58" W 350.51'

CALLLED 12.28 ACRES
MH SUNTERRA HOLDINGS, LLC
W.C.C.F. NO. 2300914

X: 2,965,238.91 (GRID)
Y: 13,869,083.28 (GRID)

15' STM.S.E.

S 02°01'40" E
103.58'

FINAL PLAT OF

SUNTERRA NORTH COMMERCIAL DEVELOPMENT

A SUBDIVISION OF
3.365 AC. / 146,565 SQ. FT.
SITUATED IN THE H. & T. C. RR. SURVEY
NO. 129, ABSTRACT NO. 204
WALLER COUNTY, TEXAS

1 BLOCK 2 RESERVES
JULY 2025



NORTH

0 60 120 Feet

GRAPHIC SCALE: 1" = 60'

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