

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Clay Road Street Dedication Section 1

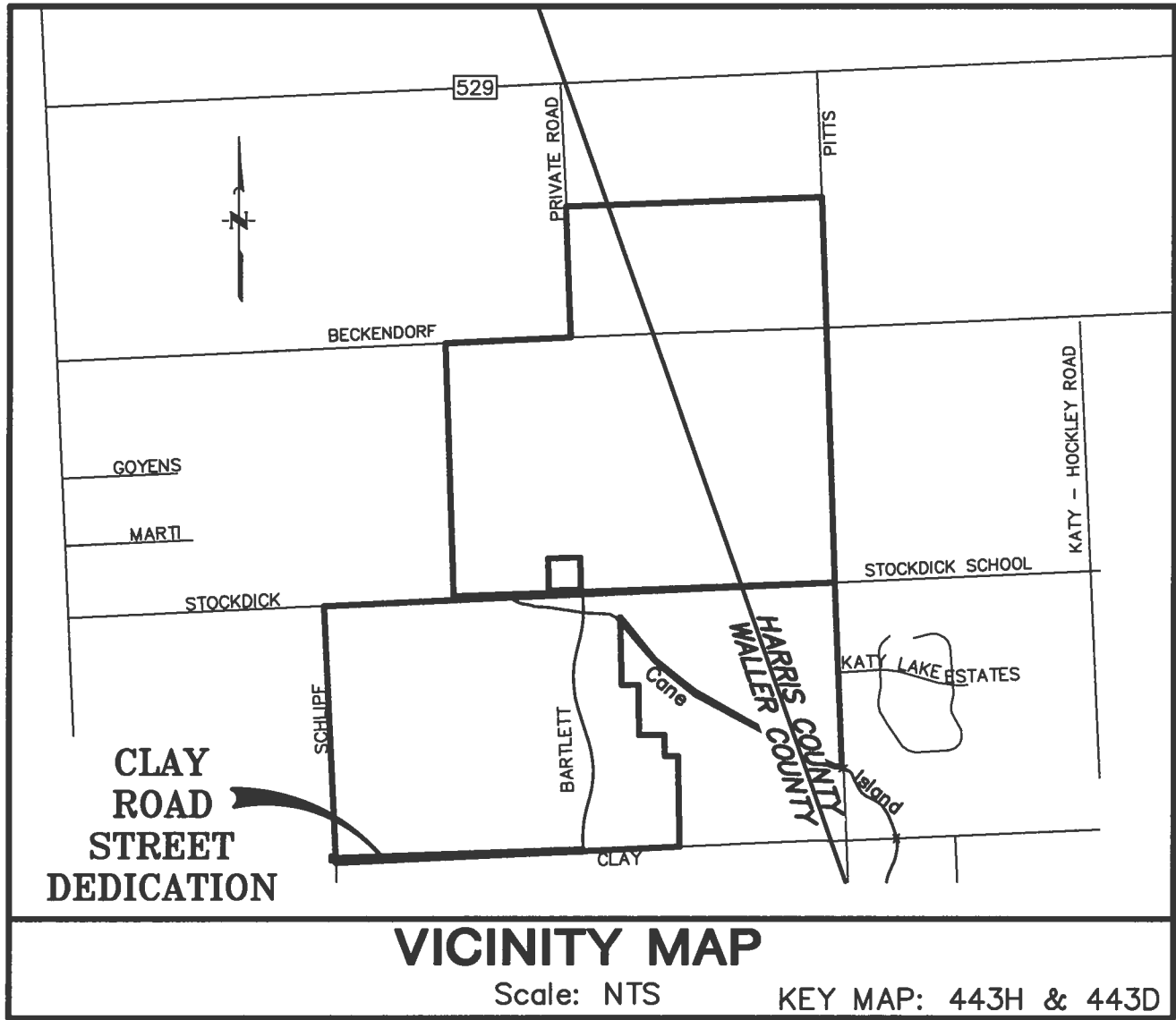
Date: April 16, 2025

Background

Final Plat of Clay Road Street Dedication Section 1 which consists of 5.94 acres in Precinct 4.

Staff Recommendation

Approve Plat and accept Construction Bond



**FINAL PLAT OF
CLAY ROAD
STREET DEDICATION
SEC 1**

**A SUBDIVISION OF 5.94 ACRES OF LAND
OUT OF THE
H. & T. C. RAILROAD COMPANY SURVEY SECTION 121, A-201
WALLER COUNTY, TEXAS
0 LOTS 0 RESERVES 0 BLOCKS
DECEMBER 2023**

BKDD Permit No. 2022-65

DATE: DECEMBER 2023
SCALE NTS
SHEET 1A OF 1

FINAL PLAT OF CLAY ROAD STREET DEDICATION SEC 1

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

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

K:\16537\16537-0048-00 Sunterra Phase 4A Detention & Mass Grad\2 Design Phase\Planning\Clay\Plat_Clay Road.dwg Feb 26,2025 - 11:42am cjs

A METES & BOUNDS description of a 5.94 acre tract of land in the H. & T. C. Railroad Company Survey Section 121, Abstract 201, Waller County, Texas, being over, through and across a portion of that certain called 234.139 acre tract (Exhibit "A", Tract 2) recorded under County Clerk's File Number 2115246, Official Public Records, Waller County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Beginning at the Intersection of Schlipf Road and Clay Road for the southwest corner of herein described tract, being the southwest corner of said H. & T. C. Railroad Company Survey Section 121, Abstract 201, and the southwest corner of said called 234.139 acre tract, the northwest corner of the adjoining T. S. Reese Survey, Abstract 333, and the northwest corner of an adjoining called 40.00 acre tract (Second Tract) recorded in Volume 181, Page 538, Deed Records, Waller County, Texas, the northeast corner of the adjoining H. & T. C. Railroad Company Survey Section 109, Abstract 171, being Tract 1 of Monticello Subdivision (unrecorded), and the southeast corner of the adjoining Fred Eule Survey, Abstract 373, being the southeast corner of an adjoining called 35.6821 acre tract recorded in Volume 567, Page 33, Deed Records, Waller County, Texas, from said point the southwest corner of the J. W. McCutcheon Survey Section 130, Abstract 308, the northwest corner of the H. & T. C. Railroad Survey Section 127, Abstract 205, the northeast corner of said T. S. Reese Survey, Abstract 333, and the southeast corner of said H. & T. C. Railroad Company Survey Section 121, Abstract 201, bears North 88 degrees 00 minutes 58 seconds East, 5,300.42 feet;

Thence North 02 degrees 05 minutes 05 seconds West along the west line of the herein described tract, the west line of said called 234.139 acre tract, and the west line of said H. & T. C. Railroad Company Survey Section 121, Abstract 201, same being the east line of said adjoining called 35.6821 acre tract and the east line of said adjoining Fred Eule Survey, Abstract 373, as located in Schlipf Road, 85.00 feet to the northwest corner of the herein described tract;

Thence North 88 degrees 00 minutes 58 seconds East establishing the upper north line of the herein described tract, crossing said called 234.139 acre tract, being 85.00 feet perpendicular and parallel to the south line of said called 234.139 acre tract, 50.00 feet to the upper northeast corner of the herein described tract;

Thence South 02 degrees 05 minutes 05 seconds East establishing the upper east line of the herein described tract, 0.06 feet to a point at the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 89 degrees 53 minutes 58 seconds, an arc length of 54.92 feet, a radius of 35.00 feet, and a chord bearing South 47 degrees 02 minutes 03 seconds East, 49.45 feet;

Thence North 88 degrees 00 minutes 58 seconds East establishing the lower north line of the herein described tract, being 50.00 feet perpendicular from and parallel to the south line of said called 234.139 acre tract, 5,049.66 feet to the lower northeast corner of the herein described tract;

Thence South 01 degree 58 minutes 57 seconds East establishing the east line of the herein described tract, 50.00 feet to the southeast corner of the herein described tract, said point being in the south line of said called 234.139 acre tract and said H. & T. C. Railroad Company Survey Section 121, Abstract 201, same being same being the north line of the aforementioned adjoining T. S. Reese Survey, Abstract 333, and the north line of an adjoining called 56-2/3 acre tract recorded in Volume 189, Page 343, Deed Records, Waller County, Texas, as located in Clay Road;

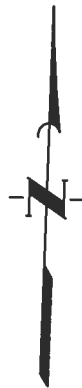
Thence South 88 degrees 00 minutes 58 seconds West along the south line of the herein described tract, the south line of said called 234.139 acre tract, and the south line of said H. & T. C. Railroad Company Survey Section 121, Abstract 201, same being the north line of said adjoining T. S. Reese Survey, Abstract 333, the north line of said adjoining called 56-2/3 acre tract, the north line of an adjoining called 46-2/3 acre tract recorded in Volume 189, Page 343, Deed Records, Waller County, Texas, the north line of an adjoining called 9.5693 acre tract recorded under County Clerk's File Number 2114613, Official Public Records, Waller County, Texas, the north line of an adjoining called 25-foot wide strip recorded in Volume 881, Page 264, Official Records, Waller County, Texas, the north line of an adjoining called 13.5984 acre tract recorded under County Clerk's File Number 1906390, Official Public Records, Waller County, Texas, the north line of an adjoining called 5.109 acre tract recorded in Volume 798, Page 810, Official Records, Waller County, Texas, the north line of an adjoining called 5.00 acre tract recorded in Volume 1171, Page 752, Official Records, Waller County, Texas, the north line of an adjoining called 1.100 acre tract recorded under County Clerk's File Number 2107753, Official Public Records, Waller County, Texas, the north line of an adjoining called 5.00 acre tract recorded in Volume 599, Page 699, Official Records, Waller County, Texas, the north line of an adjoining called 20.00 acre tract recorded under County Clerk's File Number 1703899, Official Public Records, Waller County, Texas, and the north line of the aforementioned adjoining called 40.00 acre tract (Second Tract), as located in Clay Road, 5,134.51 feet to the Place of Beginning and containing 5.94 acres of land, more or less.

Line Table		
Line	Bearing	Distance
L1	N88°00'58"E	50.00
L2	S02°05'05"E	0.06
L3	N88°00'58"E	5,049.66
L4	S01°58'57"E	50.00
L5	S88°00'58"W	5,134.51
L6	N02°05'05"W	85.00

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	35.00'	89°53'58"	54.92'	S47°02'03"E	49.45'	34.94'

DATE: DECEMBER 2023	FINAL PLAT OF CLAY ROAD STREET DEDICATION SEC 1	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjarnik@quiddity.com
SCALE NTS			
SHEET 1B OF 1			

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SCALE: 1" = 250'

LEGEND:

- AE "Aerial Easement"
- BL "Building Line"
- C.C.F. "County Clerk's File"
- GBL "Garage Building Line"
- 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"
- "Set 3/4-inch Iron With Cap Stamped "Quiddity Eng. Property Corner" as Per Certification"

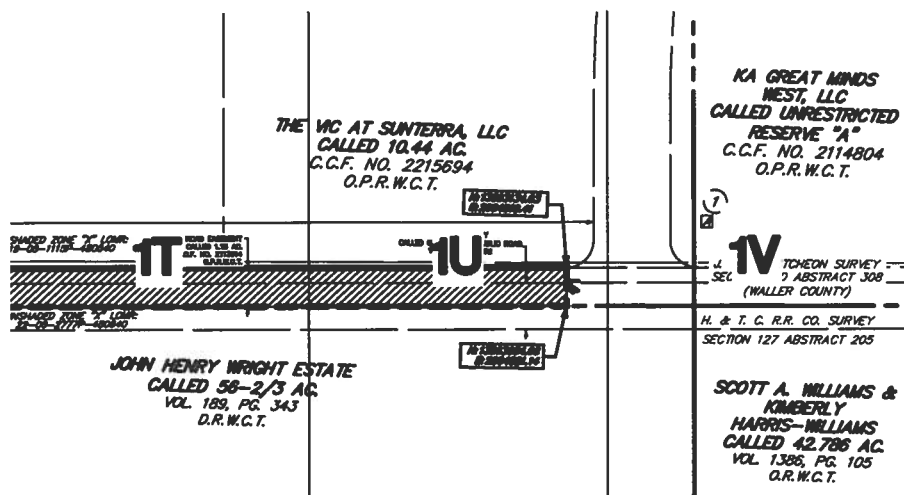
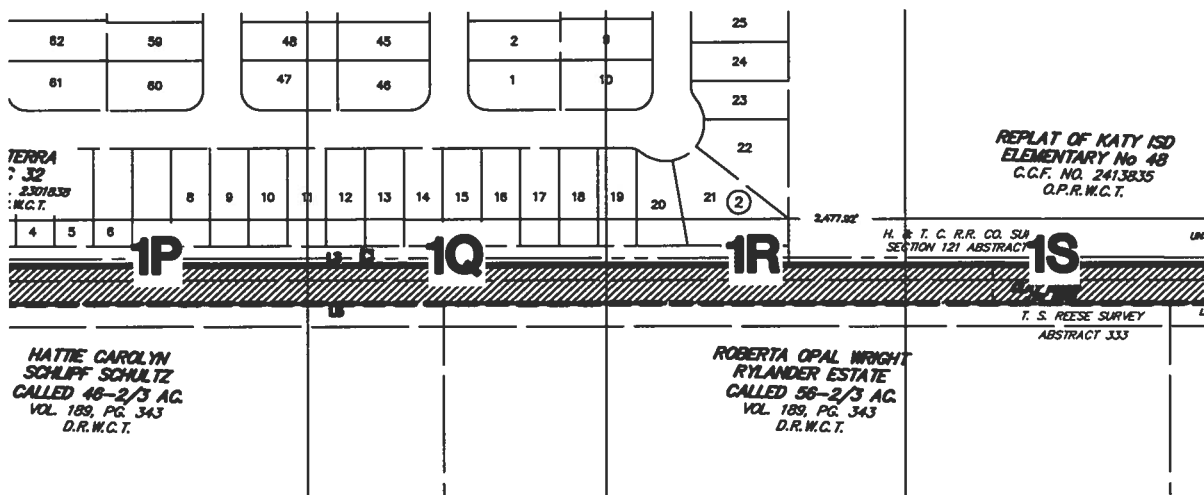
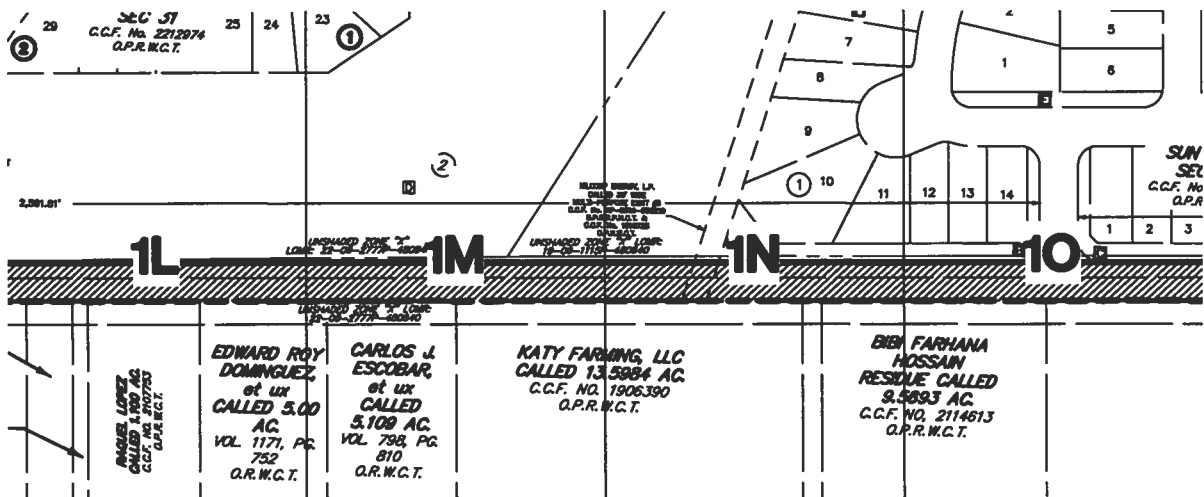
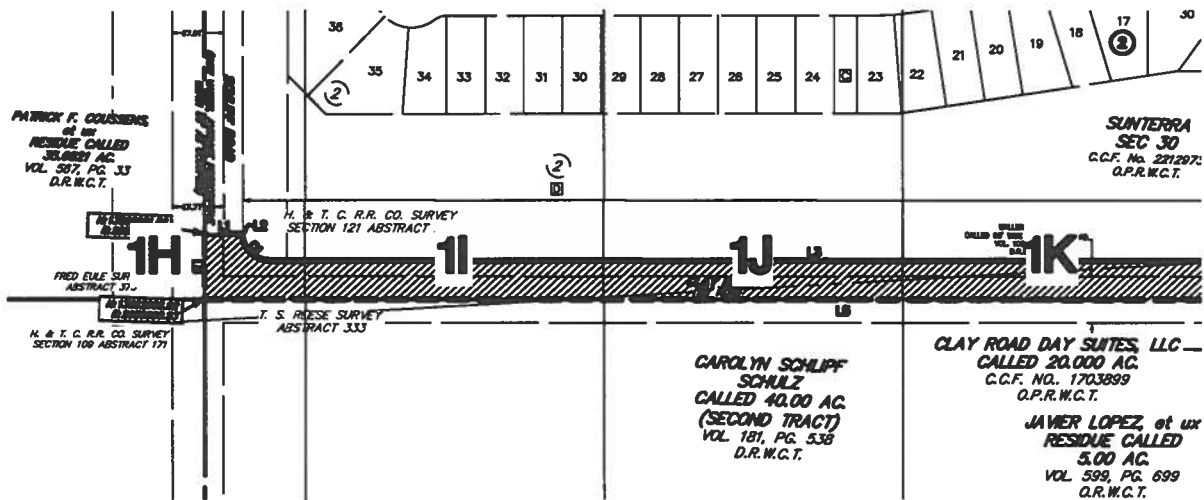
GENERAL NOTES:

- 1) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
- 2) 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 1.00010195040.
- 3) Site plans shall be submitted to Waller County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Waller County prior to beginning construction.
- 4) The drainage system for this subdivision is designed in accordance with the Katy Brookshire Drainage Criteria Manual which allows street ponding with intense rainfall events.
- 5) All property to drain into the drainage easements only through an approved drainage structure.
- 6) All drainage easements to be kept clear of fences, buildings, vegetations, and other obstructions to the operation and maintenance of drainage facility.
- 7) This Tract lies partially within Unshaded Zone "X" of the Flood Insurance Rate Map, Community No. 480640, Map Numbers 48473C0375E, Panel 0375, Suffix "E", Dated February 18, 2009 and revised under LOMR: 19-06-1115P dated April 27, 2020 and revised under LOMR 22-06-2777P dated November 20, 2023 for Waller County, Texas, and incorporated areas. Unshaded Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain.
- 8) Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- 9) All bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
- 10) All easements are centered on lot lines unless shown otherwise.
- 11) Project site is located within City of Houston ETJ.
- 12) 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).
- 13) TBM '7523" being a set cotton picker spindle. Located in the South edge of asphalt of Clay Road, being +/- 6,946' East of the intersection of Clay Road and Schlupf Road, and +/- 3,601' West of the intersection of Clay Road and Pitts Road. Elevation = 159.03' (NAVD88, 2001 Adjustment).
- 14) All pipeline easements within the platted area are shown hereon.
- 15) This plat was prepared from information furnished by Charter Title, Order G.F. No. 1076601800196A, Effective Date February 12, 2025. The Surveyor has not abstracted the above property.
- 16) Tract is subject to Surface Use Agreement recorded under C.C.F. No. RP-2019-559219, O.P.R.R.P.H.C.T. and C.C.F. No. 1910725, O.P.R.W.C.T.

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SCALE NTS			
SHEET 1C OF 1			

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DATE: DECEMBER 2023	FINAL PLAT OF CLAY ROAD STREET DEDICATION SEC 1	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:
SCALE 1" = 250'			 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
SHEET 1D OF 1			

Certificate of Surveyor

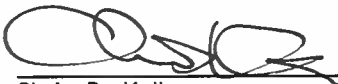
This is to certify that I, Chris D. Kalkomey, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points 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.

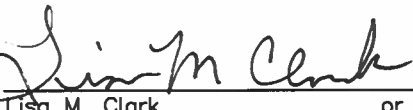
A portion of this subdivision lies within the boundaries of the 1% annual chance (100 year) flood plain as delineated on Waller County Community Panel #480640 dated 2/18/2009, and revised in LOMR 19-06-1115P dated 4/27/2020.

A portion of this subdivision lies within the boundaries of the 0.2% annual chance (500 year) flood plain as delineated on Waller County Community Panel #480640 dated 2/18/2009, and revised in LOMR 19-06-1115P dated 4/27/2020.




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 Clay Road Street Dedication Sec 1 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 20 day of DECEMBER, 2023.

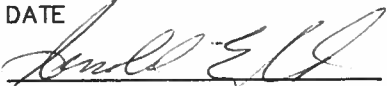
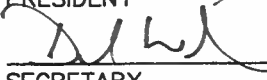
By:  Lisa M. Clark or M. Sonny Garza
Chair Vice Chairman

By:  Vonn Tran
Secretary



BROOKSHIRE-KATY DRAINAGE DISTRICT BKDD Permit No. 2022-65

APPROVED BY THE BOARD OF SUPERVISORS ON

5-30-2024
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.

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SCALE NTS			
SHEET 1E OF 1			

STATE OF TEXAS §
COUNTY OF WALLER §

We, Astro Sunterra, L.P., a Delaware Limited Partnership, acting by and through Brian Stidham, Authorized Signer, owner hereinafter referred to as Owners of the 5.94 acre tract described in the above and foregoing map of Clay Road Street Dedication Sec 1, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

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

1. That drainage of septic tanks into roads, streets, alleys or public ditches, streams, ect., either directly or indirectly is strictly prohibited.
2. All stock animals, horses and fowl, shall be fenced in and not allowed to run at large in the subdivision.
3. Drainage structures under private drives shall have a 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, a Texas Limited Liability Company has caused these presents to be signed by Brian Stidham, its Authorized Signer, thereunto authorized, this day of September, 2024

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

By: Brian Stidham
Brian Stidham, Authorized Signer

STATE OF TEXAS §
COUNTY OF WALLER §

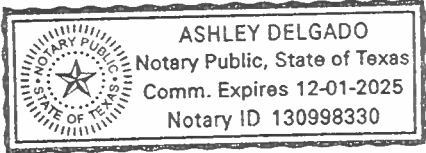
BEFORE ME, the undersigned authority, on this day personally appeared Brian Stidham, Authorized Signer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4 day of September, 2024

Ashley Delgado
Notary Public in and for the State of Texas

Ashley Delgado
Print Name

My commission expires: 12-1-25

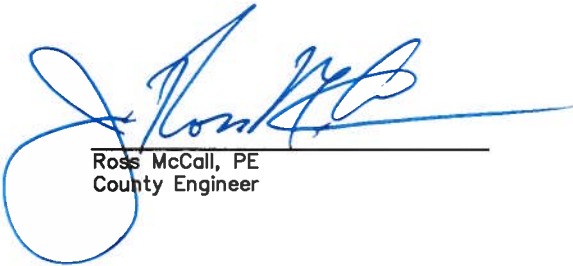


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SCALE NTS			
SHEET 1F OF 1			

I, 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.

3-24-25
Date


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.

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PATRICK F. COUSSENS,
et ux
RESIDUE CALLED
35.6821 AC.
VOL. 567, PG. 33
D.R.W.C.T.

(ROW VARIES, AVERAGE PRESCRIPTIVE
WIDTH 66' AS OCCUPIED)

SCHLIPF ROAD

H. & T.
SECTION

N: 13862991.86
E: 2959687.14

FRED EULE SURVEY
ABSTRACT 373

N: 13862906.92
E: 2959690.23

H. & T. C. R.R. CO. SURVEY
SECTION 109 ABSTRACT 171

T. S. REESE
ABSTRACT

DATE: DECEMBER 2023

SCALE 1"=60'

SHEET 1H OF 1

FINAL PLAT OF
CLAY ROAD
STREET
DEDICATION
SEC 1

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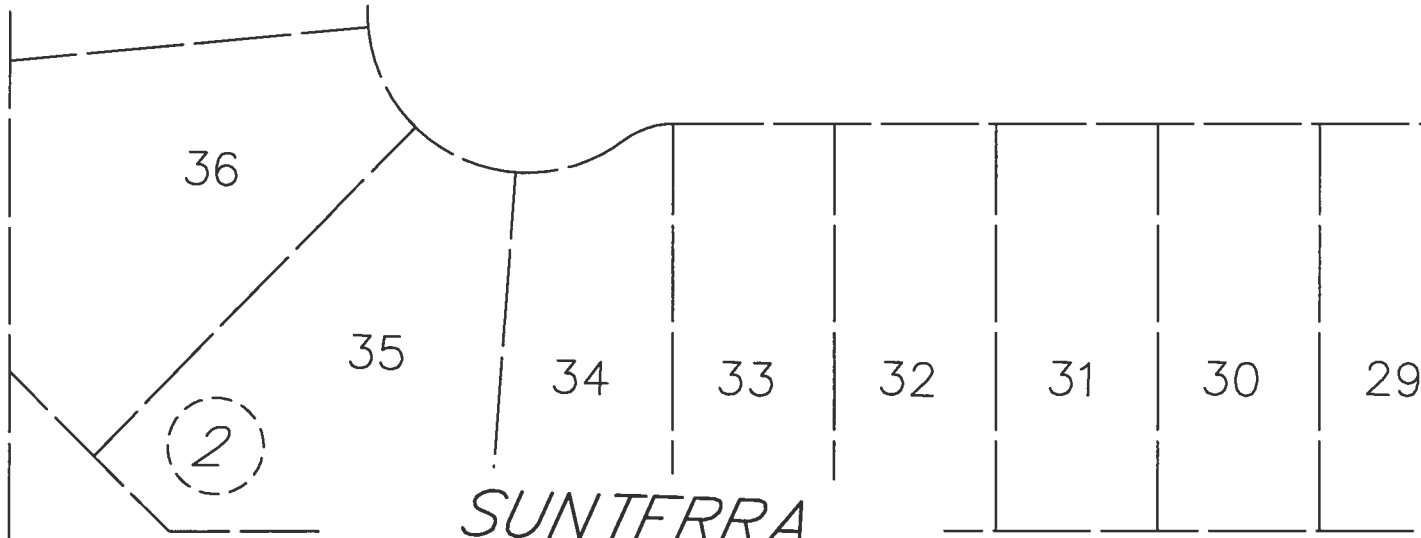
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000
Cjarnik@quiddity.com

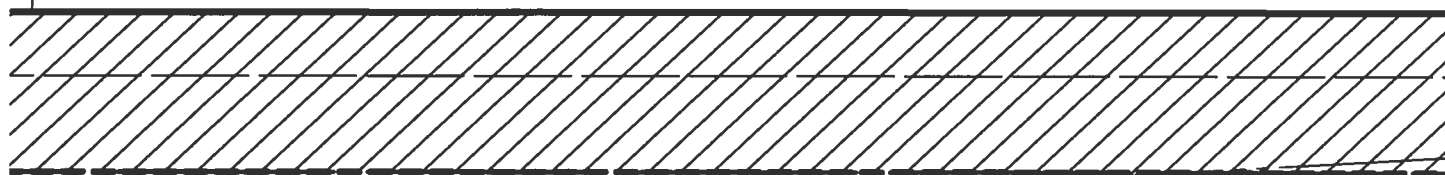
k:\6537\16537-0048-00 Sunterra Phase 4A Detention & Mass Gradi\2 Design Phase\Planning\Clay\Plot_Clay Road.dwg Feb 26,2025 - 11:44am cja



SUNTERRA
SEC 30
C.C.F. No. 2212973
O.P.R.W.C.T.

2
D

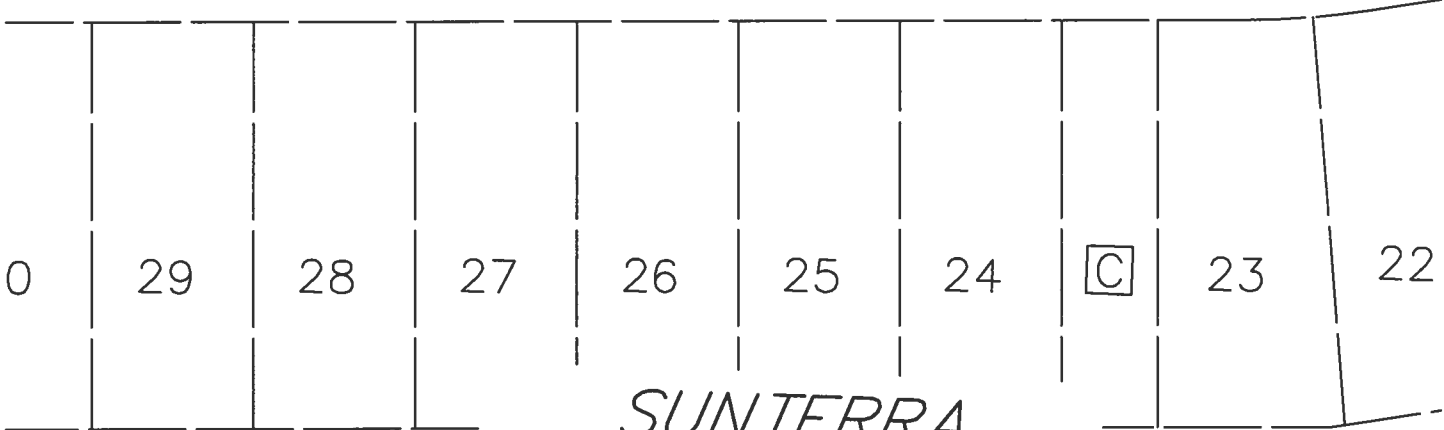
H. & T. C. R.R. CO. SURVEY
SECTION 121 ABSTRACT 201



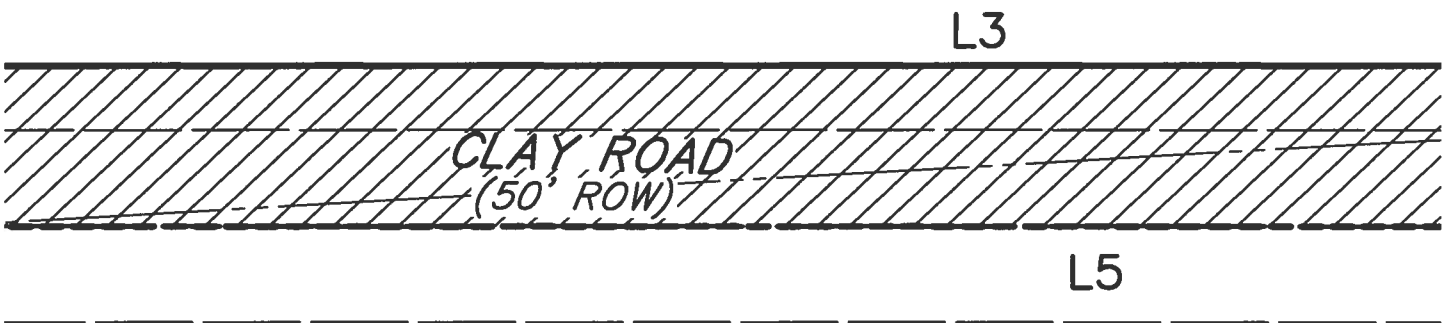
REESE SURVEY
ABSTRACT 333

CAROLYN SCHLIPF
SCHULZ
CALLED 40.00 AC.
(SECOND TRACT)
VOL. 181, PG. 538
D.R.W.C.T.

DATE: DECEMBER 2023	FINAL PLAT OF CLAY ROAD STREET DEDICATION SEC 1	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjamnik@quiddity.com
SCALE 1"=80'			
SHEET 11 OF 1			



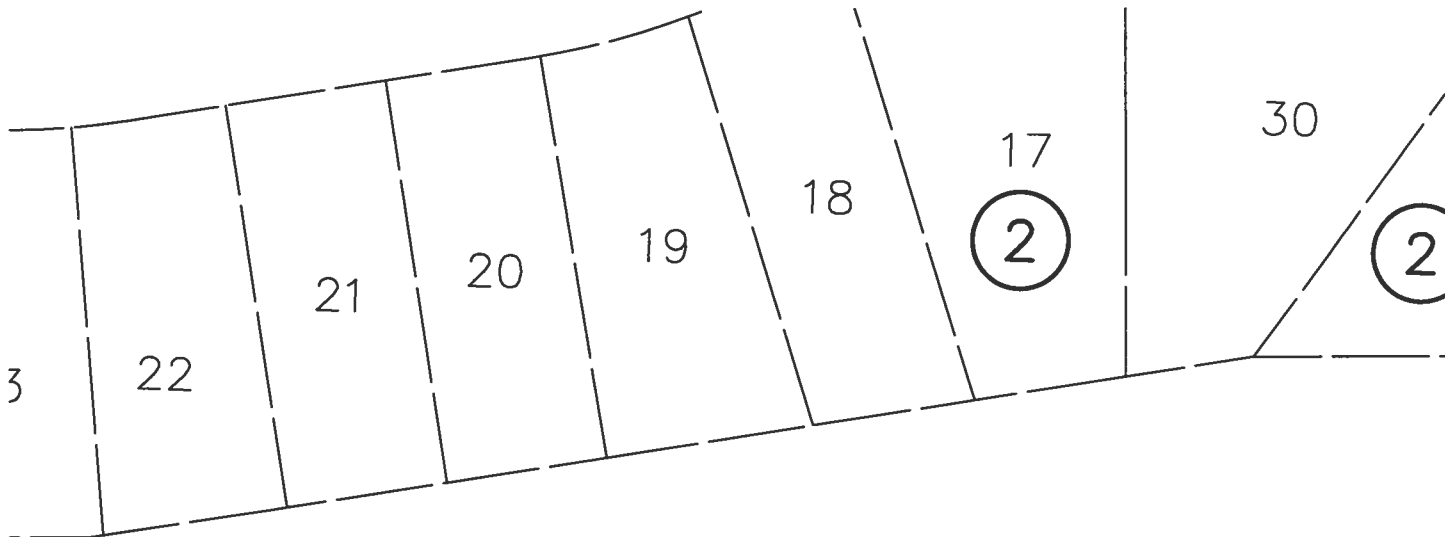
SUNTERRA
SEC 30
C.C.F. No. 2212973
O.P.R.W.C.T.



CAROLYN SCHLIPF
SCHULZ
CALLED 40.00 AC.
(SECOND TRACT)
VOL. 181, PG. 538
D.R.W.C.T.

K:\6537\16537-0048-00 Sunterra Phase 4A Detention & Mass Grad\2 Design Phase\Planning\Clay\Plot_Clay Road.dwg Feb 26, 2025 - 11:44am cjs

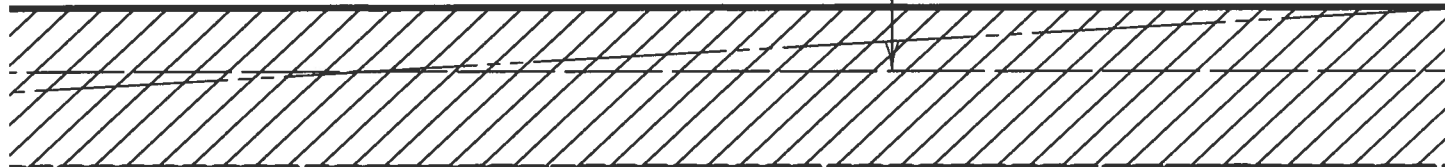
DATE: DECEMBER 2023	FINAL PLAT OF CLAY ROAD STREET DEDICATION SEC 1	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjamnik@quiddity.com
SCALE 1"=60'			
SHEET 1J OF 1			



SUNTERRA
SEC 30
C.C.F. No. 2212973
O.P.R.W.C.T.

2.1

WALLER COUNTY
CALLED 60' WIDE FOR PUBLIC ROAD
VOL. 106, PG. 492
D.R.W.C.T.



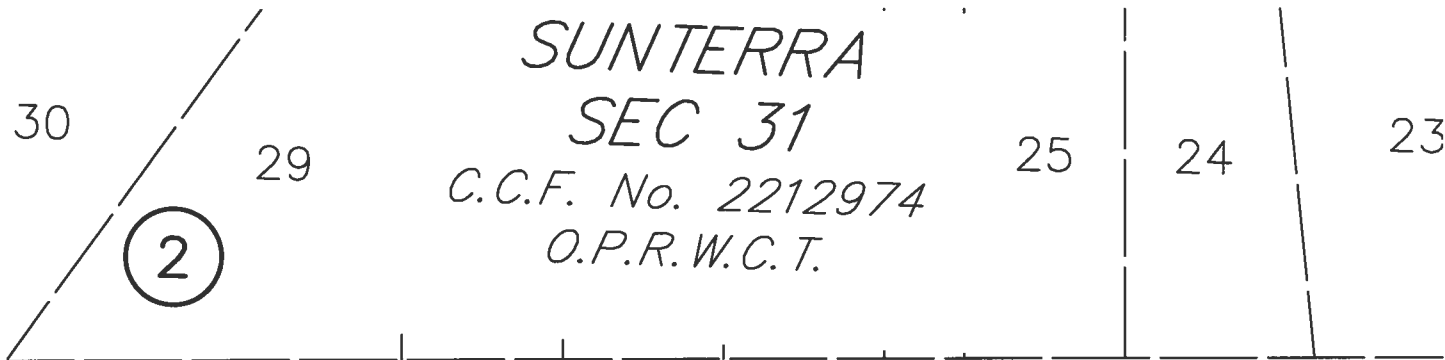
CLAY ROAD DAY SUITES, LLC
CALLED 20.000 AC.
C.C.F. NO.. 1703899
O.P.R.W.C.T.

JAVIER LOPEZ, et ux
RESIDUE CALLED
5.00 AC.
VOL. 599, PG. 699
O.R.W.C.T.

K:\16537\16537-0048-00 Sunterra Phase 4A Detention & Mass Grad\2 Design Phase\Planning\Clay\Plot_Clay Road.dwg Feb 26, 2025 - 11:45am cja

DATE: DECEMBER 2023	FINAL PLAT OF CLAY ROAD STREET DEDICATION SEC 1	OWNER/DEVELOPER: Astro Sunterra LP. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjamnik@quiddity.com
SCALE 1"=60'			
SHEET 1K OF 1			

K:\16537\16537-0048-00 Sunterra Phase 4A Detention & Mass Gradi\2 Design Phase\Planning\Clay\Plat_Clay Road.dwg Feb 26, 2025 - 11:45am cjs



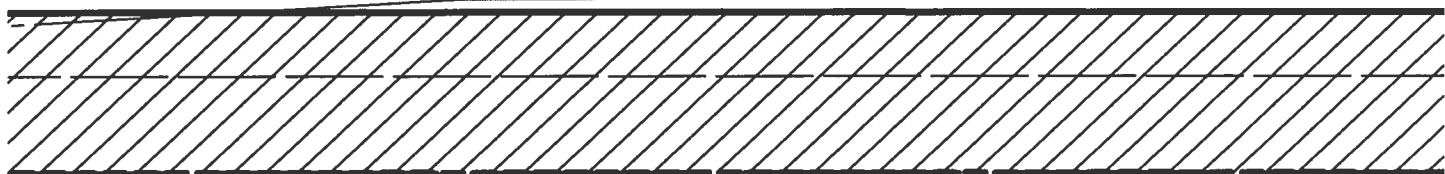
SUNTERRA
SEC 31
C.C.F. No. 2212974
O.P.R.W.C.T.

'A

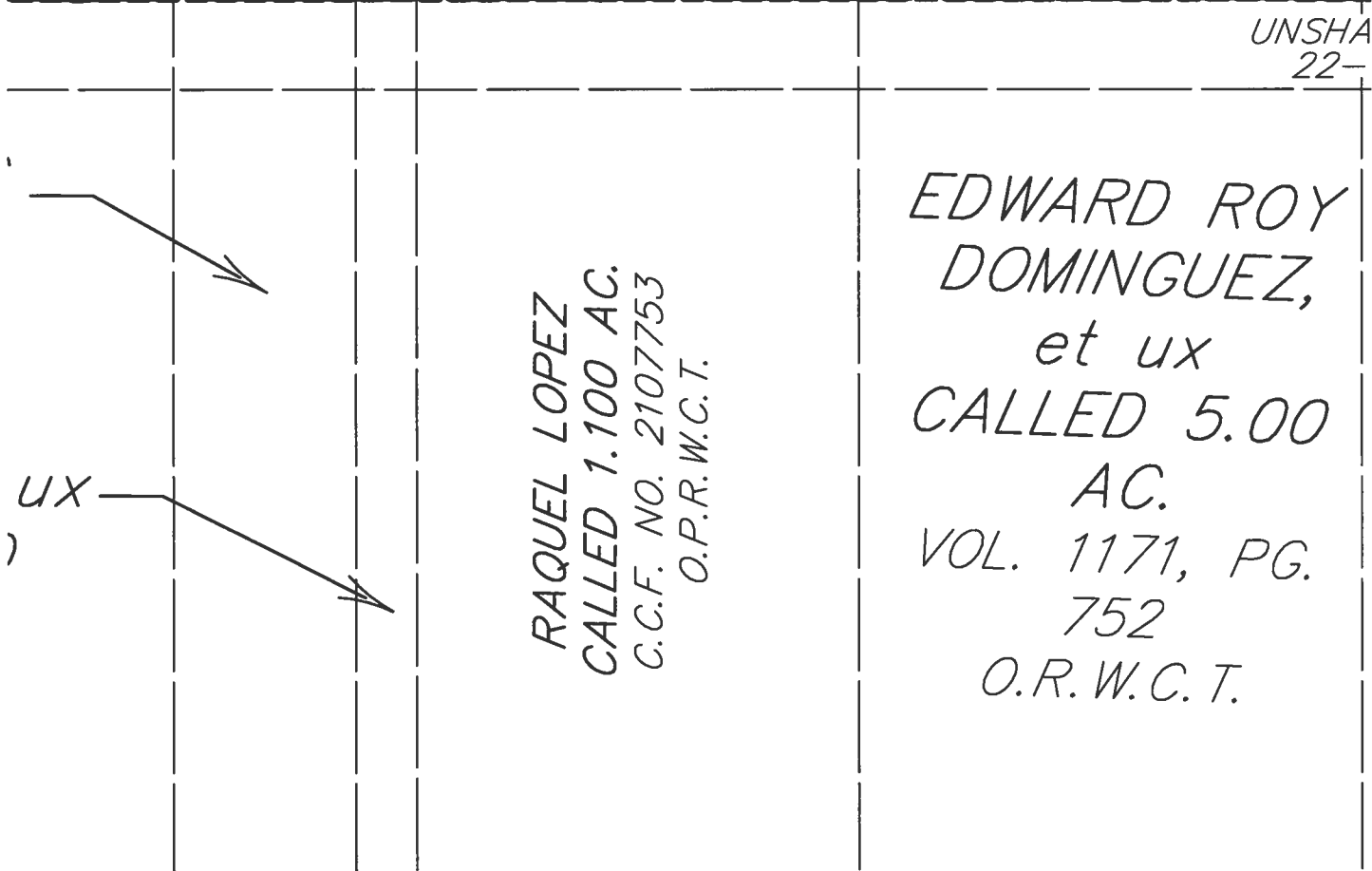
2973

2,591.81'

UNSH
LOMR: 22-



UNSHA
22-



DATE: DECEMBER 2023

SCALE 1"=60'

SHEET 1L OF 1

FINAL PLAT OF
CLAY ROAD
STREET
DEDICATION
SEC 1

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

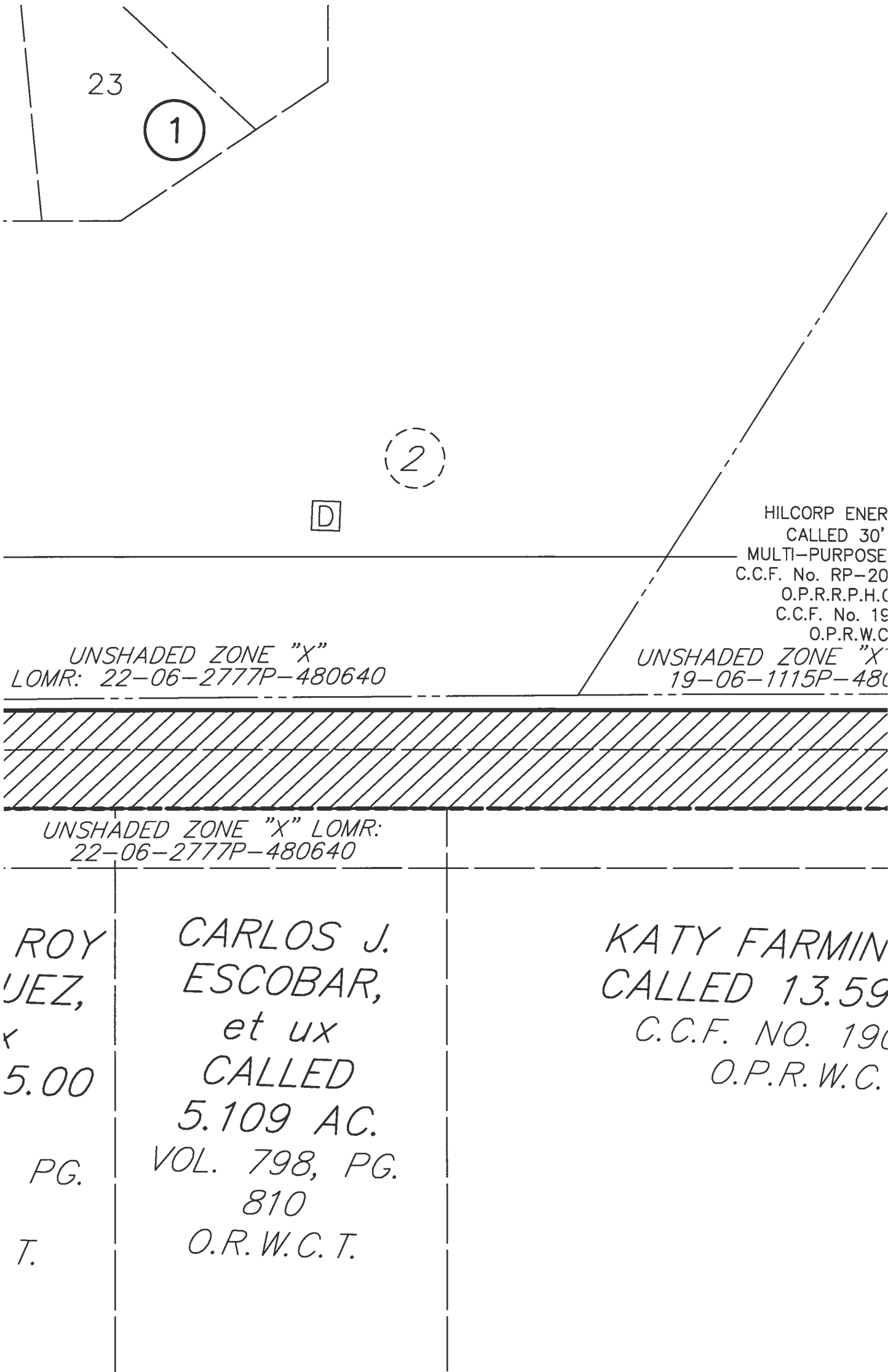
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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

K:\6537\16537-0048-00 Sunterra Phase 4A Detention & Mass Grad\2 Design Phase\Planning\Clay\Plot_Clay Road.dwg Feb 26, 2025 - 11:45am cja



HILCORP ENER
CALLED 30'
MULTI-PURPOSE
C.C.F. No. RP-20
O.P.R.R.P.H.C
C.C.F. No. 19
O.P.R.W.C
UNSHADED ZONE "X"
19-06-1115P-480640

UNSHADED ZONE "X"
LOMR: 22-06-2777P-480640

UNSHADED ZONE "X" LOMR:
22-06-2777P-480640

ROY
UEZ,
et ux
5.00
PG.
T.

CARLOS J.
ESCOBAR,
et ux
CALLED
5.109 AC.
VOL. 798, PG.
810
O.R.W.C.T.

KATY FARMIN
CALLED 13.59
C.C.F. NO. 19
O.P.R.W.C.

DATE: DECEMBER 2023

SCALE 1"=60'

SHEET 1M OF 1

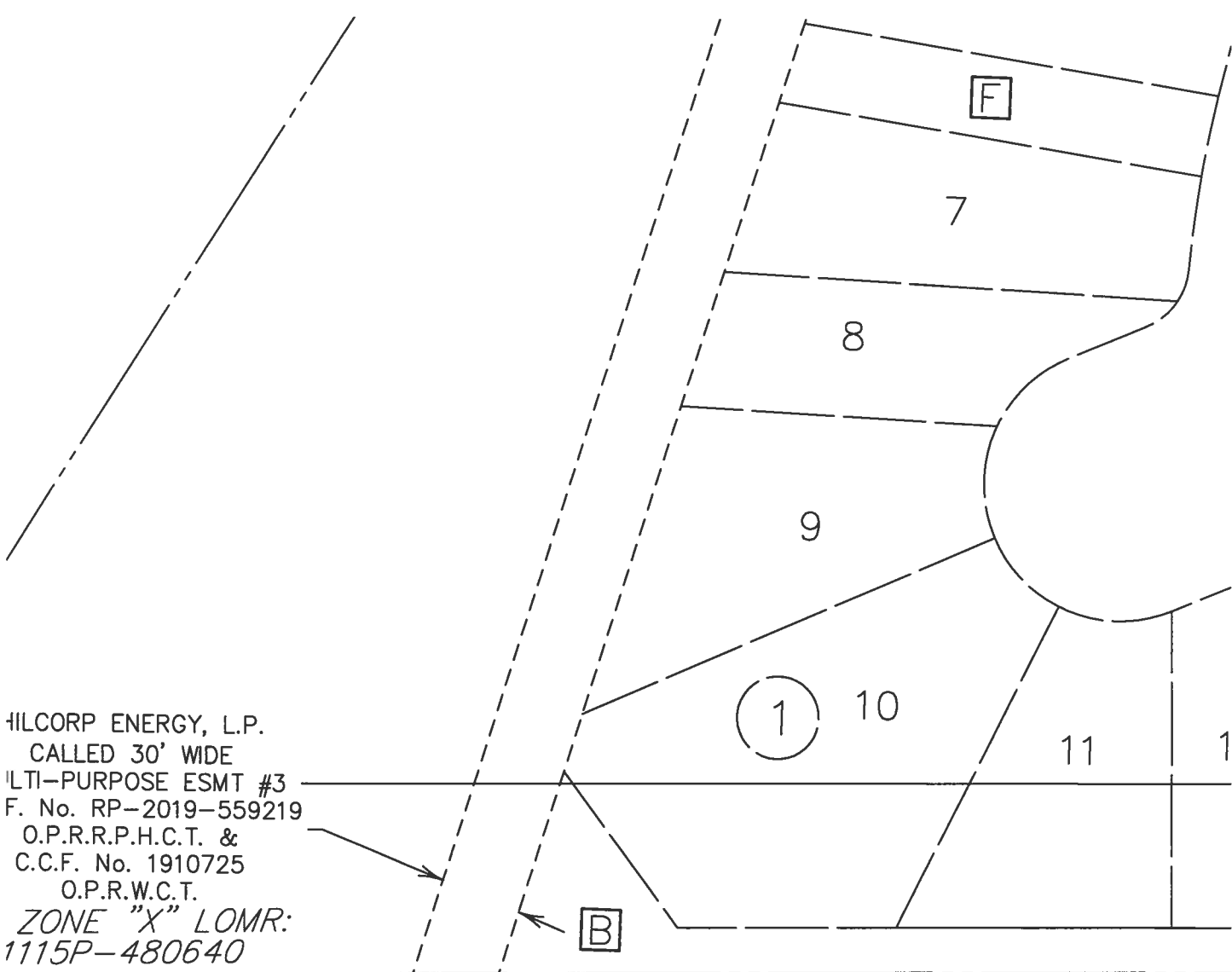
FINAL PLAT OF
CLAY ROAD
STREET
DEDICATION
SEC 1

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

ENGINEER/PLANNER/SURVEYOR:



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



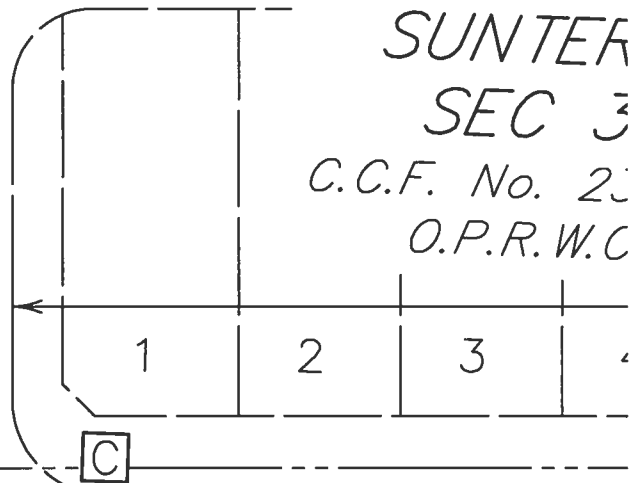
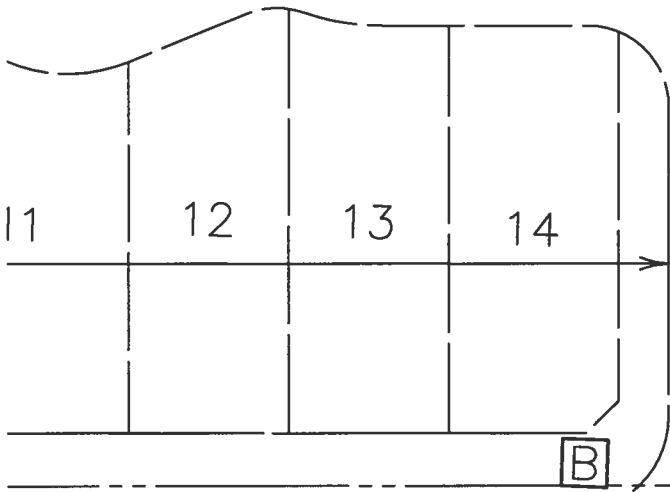
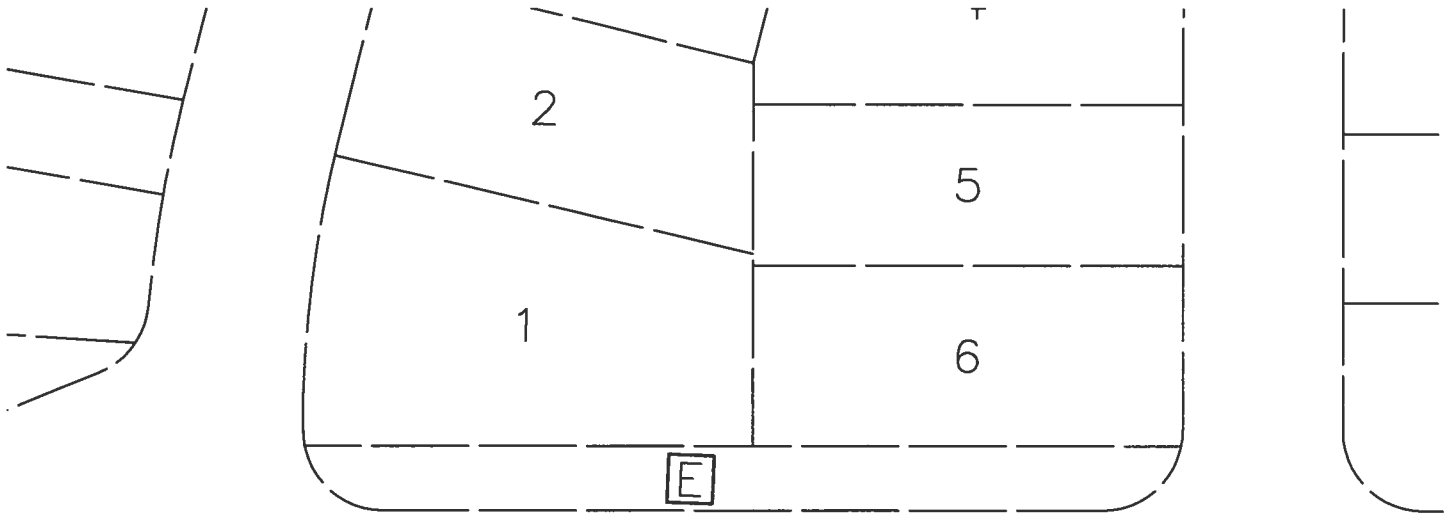
HILCORP ENERGY, L.P.
CALLED 30' WIDE
ULTI-PURPOSE ESMT #3
F. No. RP-2019-559219
O.P.R.R.P.H.C.T. &
C.C.F. No. 1910725
O.P.R.W.C.T.
ZONE "X" LOMR:
1115P-480640

ARMING, LLC
13.5984 AC.
NO. 1906390
R.W.C.T.

BIBI FA
HOS
RESIDUE
9.569
C.C.F. NO,
O.P.R.

K:\16537\16537-0048-00 Sunterra Phase 4A Detention & Mass Grad\2 Design Phase\Planning\Clay\Plot_Clay Road.dwg Feb 26, 2025 - 11:45am cjs

DATE: DECEMBER 2023	FINAL PLAT OF CLAY ROAD STREET DEDICATION SEC 1	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjamnik@quiddity.com
SCALE 1"=60'			
SHEET 1N OF 1			



SUNTER
SEC 3
C.C.F. No. 2
O.P.R.W.C



RIBI FARHANA
HOSSAIN
SIDUE CALLED
9.5693 AC.
F. NO, 2114613
O.P.R.W.C.T.

1
S
CH

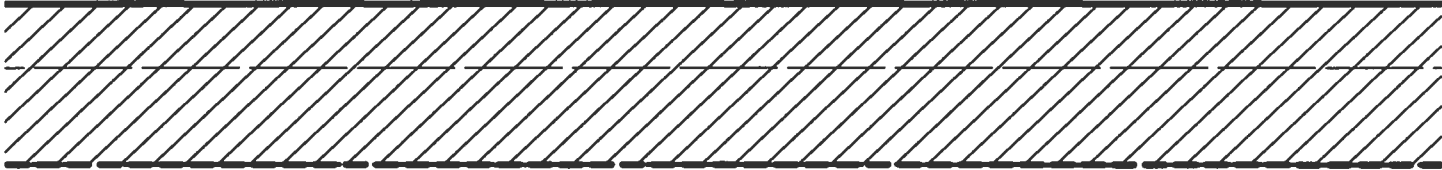
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DATE: DECEMBER 2023	FINAL PLAT OF CLAY ROAD STREET DEDICATION SEC 1	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjamnik@quiddity.com
SCALE 1"=80'			
SHEET 10 OF 1			

63	58	49
62	59	48
61	60	47

UNTERRA
SEC 32
No. 2301838
P.R.W.C.T.

					8	9	10	11
3	4	5	6	7				



HATTIE CAROLYN
 SCHLIPF SCHULTZ
 CALLED 46-2/3 AC.
 VOL. 189, PG. 343
 D.R.W.C.T.

k:\6537\16537-0048-00 Sunterra Phase 4A Detention & Mass Grad\2 Design Phase\Planning\Clay\Plat_Clay Road.dwg Feb 26,2025 -- 11:46am cjs

DATE: DECEMBER 2023	FINAL PLAT OF CLAY ROAD STREET DEDICATION SEC 1	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjamnik@quiddity.com
SCALE 1"=60'			
SHEET 1P OF 1			

49

44

3

8

48

45

2

9

7

46

1

10

SUNTERRA
SEC 32

C.C.F. No. 2301838
O.P.R.W.C.T.

11

12

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16

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L5

K:\16537\16537-0048-00 Sunterra Phase 4A Detention & Mass Grad\2 Design Phase\Planning\Clay\Plot_Clay Road.dwg Feb 26, 2025 - 11:46am cja

DATE: DECEMBER 2023

SCALE 1"=60'

SHEET 1Q OF 1

FINAL PLAT OF
CLAY ROAD
STREET
DEDICATION
SEC 1

OWNER/DEVELOPER:

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

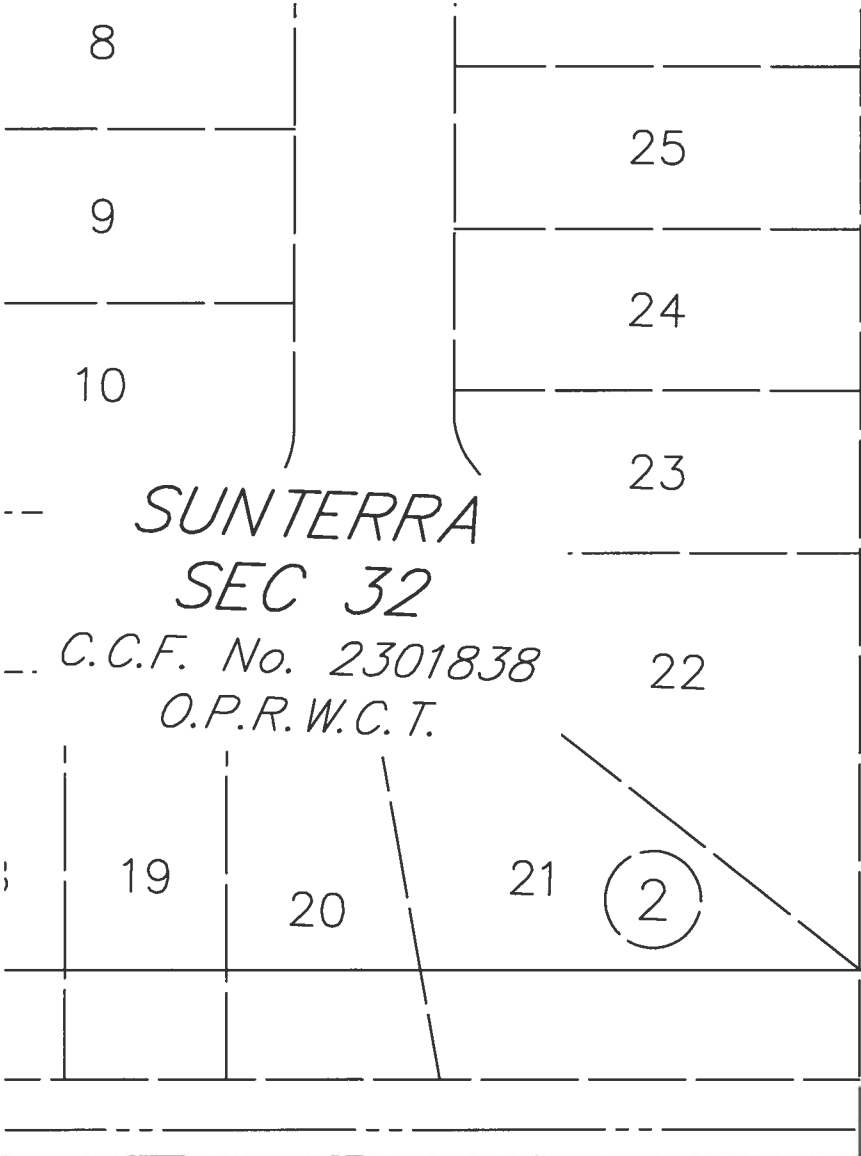
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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

K:\16537\16537-0048-00 Sunterra Phase 4A Detention & Mass Gradi\2 Design Phase\Planning\Clay\Plat\Clay Road.dwg Feb 26, 2025 -- 11:47am cjs



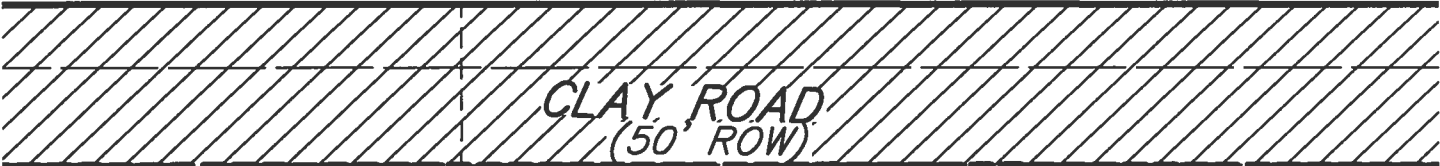
ROBERTA OPAL WRIGHT
RYLANDER ESTATE
CALLED 56-2/3 AC.
VOL. 189, PG. 343
D.R.W.C.T.

DATE: DECEMBER 2023	FINAL PLAT OF CLAY ROAD STREET DEDICATION SEC 1	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjarnik@quiddity.com
SCALE 1"=60'			
SHEET 1R OF 1			

REPLAT OF KATY ISD
ELEMENTARY No 48
C.C.F. NO. 2413835
O.P.R.W.C.T.

H. & T. C. R.R. CO. SURVEY
SECTION 121 ABSTRACT 201

UNSHAD
19-0



T. S. REESE SURVEY
ABSTRACT 333

UNSH,
22-

3HT
11
C.

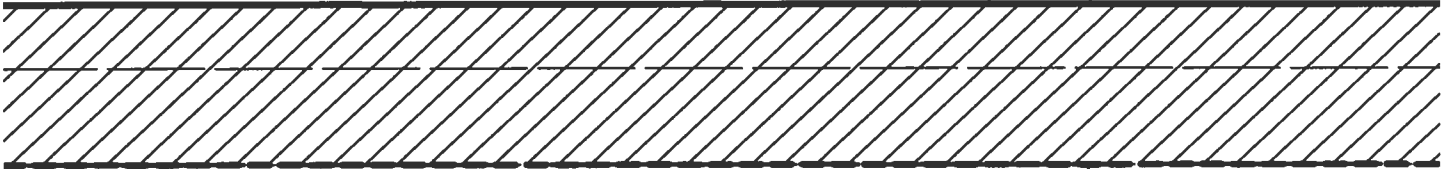
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DATE: DECEMBER 2023	FINAL PLAT OF CLAY ROAD STREET DEDICATION SEC 1	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjamnik@quiddity.com
SCALE 1"=80'			
SHEET 1S OF 1			

THE VIC
C,
C.C

UNSHADED ZONE "X" LOMR:
19-06-1115P-480640

50' WIDE ROAD EASEMENT
CALLED 1.15 AC.
C.C.F. NO. 2113914
O.P.R.W.C.T.



UNSHADED ZONE "X" LOMR:
22-06-2777P-480640

JOHN HENRY WRIGHT ESTA
CALLED 56-2/3 AC.
VOL. 189, PG. 343
D.R.W.C.T.

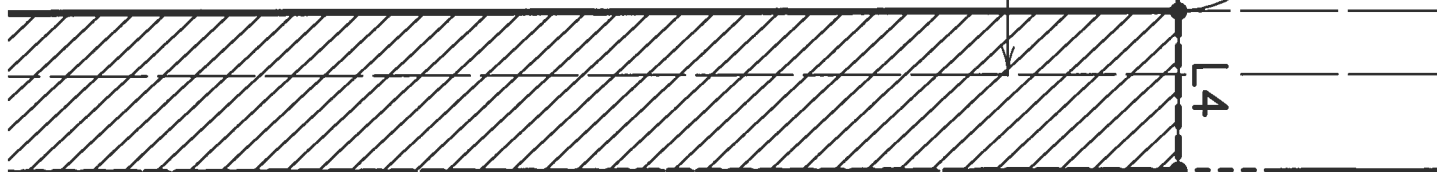
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DATE: DECEMBER 2023	FINAL PLAT OF CLAY ROAD STREET DEDICATION SEC 1	OWNER/DEVELOPER: Astro Sunterra LP. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjamnik@quiddity.com
SCALE 1"=60'			
SHEET 1T OF 1			

THE VIC AT SUNTERRA, LLC
CALLED 10.44 AC.
C.C.F. NO. 2215694
O.P.R.W.C.T.

N: 13863134.63
E: 2964819.41

WALLER COUNTY
CALLED 60' WIDE FOR PUBLIC ROAD
VOL. 106, PG. 492
D.R.W.C.T.



N: 13863084.66
E: 2964821.14

ESTATE
AC.
13

K:\16537\16537-0048-00 Sunterra Phase 4A Detention & Mass Grad\2 Design Phase\Planing\Clay\Plot_Clay Road.dwg Feb 26, 2025 - 11:47am cjs

DATE: DECEMBER 2023

SCALE 1"=60'

SHEET 1U OF 1

FINAL PLAT OF
CLAY ROAD
STREET
DEDICATION
SEC 1

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

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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

KA GREAT MINDS
WEST, LLC
CALLED UNRESTRICTED
RESERVE "A"
C.C.F. NO. 2114804
O.P.R.W.C.T.

1

A

J. W. MCCUTCHEON SURVEY
SECTION 130 ABSTRACT 308
(WALLER COUNTY)

H. & T. C. R.R. CO. SURVEY
SECTION 127 ABSTRACT 205

SCOTT A. WILLIAMS &
KIMBERLY
HARRIS-WILLIAMS
CALLED 42.786 AC.
VOL. 1386, PG. 105
O.R.W.C.T.

DATE: DECEMBER 2023

SCALE 1"=60'

SHEET 1V OF 1

FINAL PLAT OF
CLAY ROAD
STREET
DEDICATION
SEC 1

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

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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