

WALLER COUNTY

Yancy Scott, P.E., CFM
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final RePlat Approval for Sunterra Section 24 Partial Replat No.1

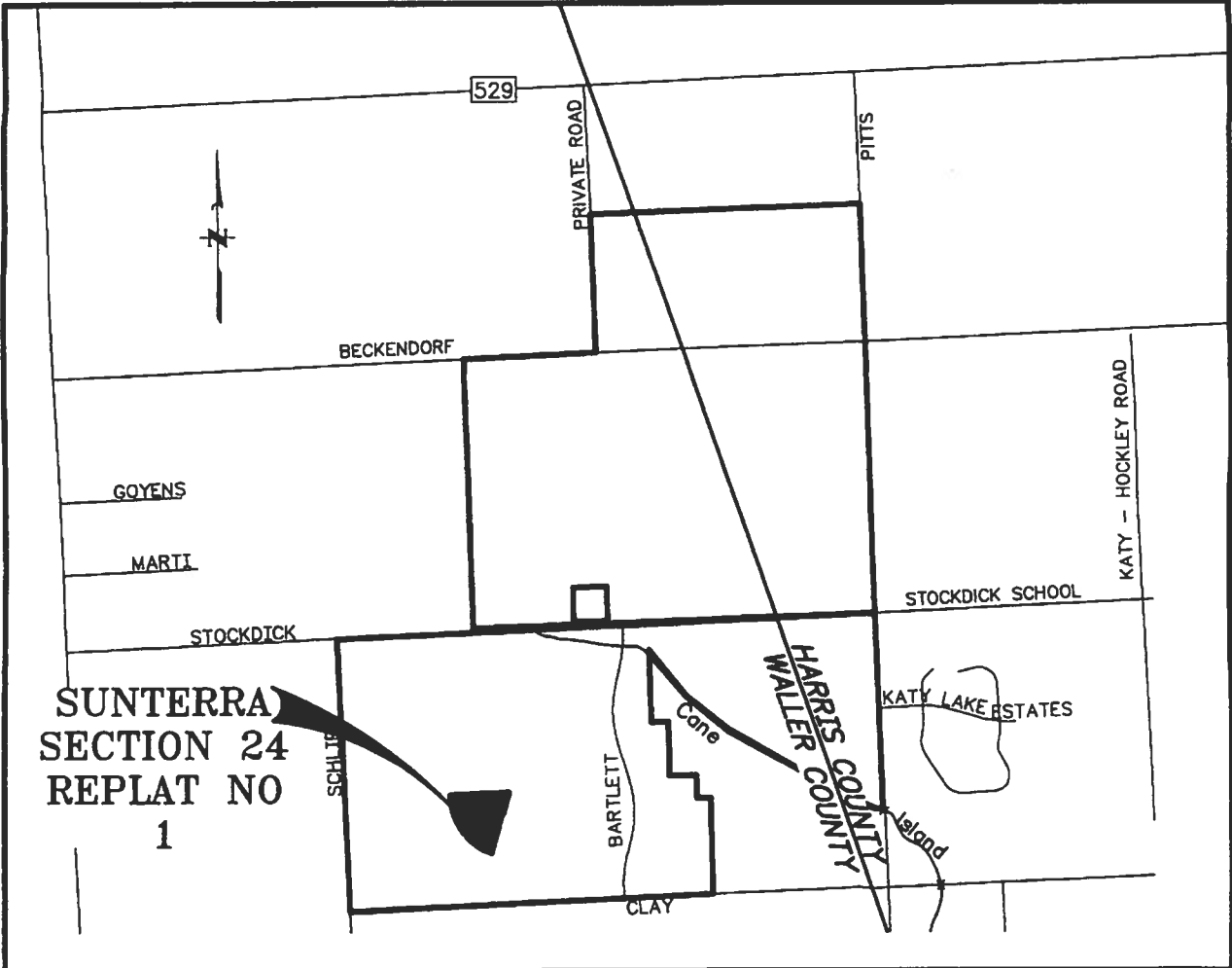
Date January 10, 2024

Background

Final RePlat of Sunterra Section 24 Partial Replat No. to create 112 Lots, 4 Reserves, and 2 Blocks and to correct scrivener's error of the lot count, and reserve totals in Precinct 3.

Staff Recommendation

Approve Plat



VICINITY MAP

Scale: NTS

KEY MAP 443 G

SUNTERRA
SECTION 24
REPLAT NO 1

A SUBDIVISION OF 26.73 ACRES OF LAND OUT OF THE
H. & T. C. SURVEY SECTION 121, A-201
WALLER COUNTY, TEXAS
112 LOTS 4 RESERVES 2 BLOCKS
NOVEMBER 2022

REASON: TO CREATE 112, LOTS, 4 RESERVES, AND 2 BLOCKS
AND TO CORRECT SCRIVENER'S ERROR OF THE LOT COUNT, AND
RESERVE TOTALS

BKDD Permit No. 2022-__

DATE: NOVEMBER 2022	SUNTERRA SECTION 24 REPLAT NO 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-232290 & 10046100 1229 Corporate Drive Rosemary, Texas 77471 281.342.2033 mahemandez@quiddity.com
SCALE NTS			
SHEET 1A OF 1			

A METES & BOUNDS description of a 26.73 acre tract of land in the H. & T. C. Railroad Company Survey Section 121, Abstract 201, Waller County, Texas, being out of and a part of that certain called 384.139 acre tract recorded under County Clerk's File Number 1910749, Official Public Records, Waller County, Texas, and a portion of that certain called 655.54 acre tract recorded under County Clerk's File Number 1910752, 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 a bolt spike found (6-inches of cover) at the intersection of Schlipf Road and Clay Road for the southwest corner of said H. & T. C. Railroad Company Survey Section 121, Abstract 201, and the southwest corner of said called 384.139 acre tract, said point also being the northwest corner of the T. S. Reese Survey, Abstract 333, being the northwest corner of a called 40.00 acre tract (Second Tract) recorded in Volume 181, Page 538, Deed Records, Waller County, Texas, the northeast corner of the H. & T. C. Railroad Company Survey Section 109, Abstract 171, being the northeast corner of a called 2.00 acre tract recorded in Volume 373, Page 42, Deed Records, Waller County, Texas, being Tract 1 of Monticello Subdivision (unrecorded), and the southeast corner of the Fred Eule Survey, Abstract 373, being the southeast corner of a called 35.6821 acre tract recorded in Volume 567, Page 33, Deed Records, Waller County, Texas;

Thence North 88 degrees 00 minutes 58 seconds East (called South 89 degrees 54 minutes 46 seconds East) along the south line of said called 384.139 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 T. S. Reese Survey, Abstract 333, the north line of a called 9.5693 acre tract recorded in Volume 569, Page 889, Official Records, Waller County, Texas, the north line of a called 25-foot wide strip recorded in Volume 881, Page 264, Official Records, Waller County, Texas, the north line of a called 13.5984 acre tract recorded under County Clerk's File Number 1906390, Official Public Records, Waller County, Texas, the north line of a called 5.109 acre tract recorded in Volume 798, Page 810, Official Records, Waller County, Texas, the north line of a called 5.00 acre tract recorded in Volume 1171, Page 752, Official Records, Waller County, Texas, the north line of a called 5.00 acre tract recorded in Volume 599, Page 699, Official Records, Waller County, Texas, the north line of a called 20.00 acre tract recorded under County Clerk's File Number 1703899, Official Public Records, Waller County, Texas, and the north line of said adjoining called 40.00 acre tract (Second Tract), as located in Clay Road, 2,462.04 feet to a point on said line, from said point a 1/2 inch iron pipe (8-inches of cover) found on said line for the southwest corner of the J. W. McCutcheon Survey, 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, 2,838.38 feet;

Thence North 01 degree 59 minutes 02 seconds West crossing said called 384.139 acre tract, 791.99 feet to a point for the south corner and Place of Beginning of the herein described tract, said point being in the east line of a called 30-foot wide Multi-Purpose Easement No. 3 recorded under County Clerk's File Number RP-2019-559219, Official Public Records of Real Property, Harris County, Texas, and being in a non-tangent curve to the right;

Thence establishing the southwest line of the herein described tract to points at the following courses and distances:

Thence with said non-tangent curve to the right, having a central angle of 27 degrees 44 minutes 30 seconds, an arc length of 651.22 feet, a radius of 1,345.00 feet, and a chord bearing North 57 degrees 43 minutes 02 seconds West, 644.88 feet to the beginning of a compound curve to the right;

Thence with said compound curve to the right, having a central angle of 93 degrees 03 minutes 05 seconds, an arc length of 48.72 feet, a radius of 30.00 feet, and a chord bearing North 02 degrees 40 minutes 45 seconds East, 43.54 feet;

North 40 degrees 47 minutes 42 seconds West, 80.00 feet to a point in a non-tangent curve to the right;

Thence with said non-tangent curve to the right, having a central angle of 93 degrees 03 minutes 05 seconds, an arc length of 48.72 feet, a radius of 30.00 feet, and a chord bearing North 84 degrees 16 minutes 10 seconds West, 43.54 feet to the beginning of a compound curve to the right;

Thence with said compound curve to the right, having a central angle of 34 degrees 50 minutes 45 seconds, an arc length of 817.99 feet, a radius of 1,345.00 feet, and a chord bearing North 20 degrees 19 minutes 15 seconds West, 805.45 feet;

North 02 degrees 53 minutes 52 seconds West, 99.86 feet to a point for the northwest corner of the herein described tract, said point being in the south line of an adjoining called 30-foot wide Multi-Purpose Easement No. 2 recorded under County Clerk's File Number RP-2019-559219, Official Public Records of Real Property, Harris County, Texas;

Thence North 88 degrees 08 minutes 52 seconds East along the south line of said adjoining called 30-foot wide Multi-Purpose Easement No. 2, 1,326.64 feet to a point for the northeast corner of the herein described tract, said point being in the east line of a called 50-foot wide Multi-Purpose Easement No. 5 recorded under County Clerk's File Number RP-2019-559219, Official Public Records of Real Property, Harris County, Texas;

Thence South 15 degrees 33 minutes 53 seconds West along the east line of said Multi-Purpose Easement No. 5, 180.13 feet to an angle point;

Thence South 15 degrees 48 minutes 31 seconds West continuing along said line, 296.05 feet to a point for corner, said point being the south corner of said Multi-Purpose Easement No. 5, and being in the south line of a called 30-foot wide Multi-Purpose Easement No. 4 recorded under County Clerk's File Number RP-2019-559219, Official Public Records of Real Property, Harris County, Texas;

Thence North 74 degrees 22 minutes 06 seconds West along the south line of said Multi-Purpose Easement No. 4, 20.00 feet to a point for a reentry corner to the herein described tract, said point being in the east line of the aforementioned Multi-Purpose Easement No. 3;

Thence South 15 degrees 48 minutes 31 seconds West along the east line of said Multi-Purpose Easement No. 3, 933.07 feet to the Place of Beginning and containing 26.73 acres of land, more or less.

DATE: NOVEMBER 2022	SUNTERRA SECTION 24 REPLAT NO 1	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sabryant@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. 1-21290 & 10046100 1729 Corporate Drive Rosenberg, Texas 77471 781 342 2031 mahermandez@quiddity.com
SCALE NTS			
SHEET 18 OF 1			

K:\18537\18537-0052-00 Sunterra Section 24 WSD\DWG\2 Design Phase\Planning\REPLAT\REPLAT_Section 24.dwg Nov 29, 2023 - 5:59am CKJ

1. This subdivision is proposed for single-family residential, detention, and other related uses.
2. The radius on all block corners is 25 feet, unless otherwise noted.
3. All easements are centered on lot lines unless otherwise shown. All 14 foot utility easements shown extend 7 feet on each side of a common lot line unless otherwise indicated.
4. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by Charter Title Company, GF No. 1076601800196A, Dated October 31, 2022.
5. All coordinates shown are grid based on the Texas Coordinate System of 1983, South Central Zone, and may be converted to surface by applying by the combined scale factor of 0.99989805999.
6. All bearings are based on the Texas Coordinate System of 1983, South Central Zone, and the project coordinates were determined with GPS observations. All of the distances shown are in U.S. survey feet.
7. A minimum of ten (10) feet shall be provided between sides of residential dwellings.
8. New development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.
9. 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.
10. Structures built on lots in the designated flood plain shall be elevated to two (2) feet or more above the 500-year floodplain. Within the 500-year, these structures must be elevated to one (1) foot above the 500-year floodplain elevation. No development permits will be issues in a Flood Hazard Area below the base flood elevation (B.F.E.). Contact the County Engineer's Office for specific information.
11. No structure in this subdivision shall be occupied until connected to a public sewer system.
12. No structure in this subdivision shall be occupied until connected to an individual water supply or a state - approved community water system.
13. This tract lies within Zone "A" with no defined BFE, and 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 19-06-1115P-48640 dated April 27, 2020 for Waller County, Texas and incorporated areas. Unshaded Zone "X"; is defined as areas determined to be outside the 0.2% annual chance floodplain. Zone "A"; is defined as Special Flood Hazard Areas subject to inundation by the 1% annual chance flood with no Base Flood Elevations determined.
14. Unless otherwise indicated, the building line (B.L.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
15. Single Family Residential shall mean the use of a lot with one building designed for and containing no more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of no more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.
16. Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.
17. Right-of-way easements for widening streets or improving drainage shall be maintained by the landowner until all street or drainage improvements are actually constructed on the property. The county has the right at any time to take possession of any street widening easement for construction, improvement or maintenance.
18. The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by the Commissioners Court. The Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the public streets. The county will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets. The county assumes no responsibility for the accuracy of representations by other parties on the plat. Flood plain data, in particular, may change depending on subsequent development. The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the county. The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid Astro Sunterra, L.P., A Delaware Limited Partnership, to the purchaser of each and every lot in the subdivision prior to culmination of each sale include certification that the subdivider has complied with the requirements of section 232.032 and that:
 - (a) the water quality and connections to the lots meet, or will meet, the minimum state standards;
 - (b) sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
 - (c) electrical connections provided to the lot meet, or will meet, the minimum state standards; and
 - (d) gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.
19. Project site is within City of Houston ETJ.
20. All pipeline easements within the platted area are shown hereon.
21. This subdivision contains one or more permanent access easements that have not been dedicated to or accepted by the City of Houston or any other local governmental agency as public right-of-way. The City of Houston has no obligation, nor does any other local governmental agency have any obligation, to maintain or improve any permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of the property in this subdivision.
22. 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).
23. TBM "7520" being a set cotton picker spindle. Located on the west edge of asphalt in Schlupf Road, being +/- 2,490' North of the intersection of Schlupf Road and Clay Road, and +/- 2,786' South of the intersection of Schlupf Road and Stockdick School Road. Elevation = 164.00 (NAVD88, 2001 Adjustment).
24. Tract is subject to Declaration of Covenants, Conditions, and Restrictions recorded under C.C.F. NOS. 2100543, 2108796, 2109155, 2110496, 2112068, 2113020, and 2115251, O.P.R.W.C.T.
25. Tract is subject to Grant of Easement and Surface Use Agreement recorded under C.C.F. NOS. 1910725, 1910726, and 2007577, O.P.R.W.C.T.
26. Tract is subject to Detention Facilities Maintenance Agreement Recorded under C.C.F. NOS. 2009285, 2200987, 2200988, 2200989, 2200990, and 2202918, O.P.R.W.C.T.
27. All lots shall have adequate wastewater service collection.

DATE: NOVEMBER 2022

SCALE NTS

SHEET 1C OF 1

SUNTERRA
SECTION 24
REPLAT NO 1

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

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 & 10046100
1229 Corporate Drive Rosenberg, Texas 77471 281 342 2033

mahernandez@quiddity.com

General Notes:

- AE "Aerial Easement"
BL "Building Line"
C.C.F. "County Clerk's File"
GBL "Garage Building Line"
No "Number"
O.P.R.W.C.T. . . . "Official Public Records,
Waller County, Texas"
O.P.R.R.P.H.C.T. . "Official Public Records of Real
Property, Harris County, Texas"
PAE/PUE. "Private Access Easement/
Public Utility Easement"
Pvt "Private"
ROW "Right-of-Way"
SSE "Sanitary Sewer Easement"
STM SE "Storm Sewer Easement"
Sq Ft "Square Feet"
UE "Utility Easement"
Vol __, Pg __ . . . "Volume and Page"
WLE "Waterline Easement"
• "Set 3/4-inch Iron Rod With Cap Stamped "Jones|Carter" as Per Certification"
① "Block Number"
↗ "Street Name Break"

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1,345.00'	27°44'30"	651.22'	N57°43'02"W	644.88'	332.13'
C2	30.00'	93°03'05"	48.72'	N02°40'45"E	43.54'	31.64'
C3	30.00'	93°03'05"	48.72'	N84°16'10"W	43.54'	31.64'
C4	1345.00'	34°50'45"	817.99'	N20°19'15"W	805.45'	422.09'
C5	500.00'	33°50'02"	295.26'	S57°42'43"E	290.98'	152.07'
C6	75.00'	89°33'45"	117.24'	N80°35'24"E	105.66'	74.43'
C7	200.00'	107°39'39"	375.81'	N38°01'18"W	322.91'	273.57'
C8	50.00'	90°00'00"	78.54'	S43°08'52"W	70.71'	50.00'
C9	200.00'	15°55'55"	55.61'	S80°10'54"W	55.43'	27.99'
C10	800.00'	38°56'34"	543.74'	S21°19'25"E	533.34'	282.85'
C11	25.00'	87°35'58"	38.22'	N86°59'43"W	34.61'	23.97'
C12	25.00'	59°24'23"	25.92'	N43°09'32"W	24.78'	14.26'
C13	50.00'	180°00'00"	157.08'	N76°32'39"E	100.00'	0.00'
C14	25.00'	53°07'48"	23.18'	S13°08'33"W	22.36'	12.50'
C15	25.00'	78°27'47"	34.24'	S13°13'47"W	31.62'	20.41'
C16	25.00'	48°11'23"	21.03'	S76°33'22"W	20.41'	11.18'
C17	50.00'	276°22'46"	241.19'	N37°32'20"W	66.67'	44.72'
C18	25.00'	48°11'23"	21.03'	N28°21'59"E	20.41'	11.18'
C19	25.00'	78°27'47"	34.24'	S88°18'26"E	31.62'	20.41'
C20	25.00'	90°00'00"	39.27'	S46°51'08"E	35.36'	25.00'
C21	25.00'	48°11'23"	21.03'	N67°45'27"W	20.41'	11.18'
C22	50.00'	276°22'46"	241.19'	N01°51'08"W	66.67'	44.72'
C23	25.00'	48°11'23"	21.03'	N64°03'10"E	20.41'	11.18'
C24	25.00'	47°12'33"	20.80'	S68°14'52"E	20.02'	10.92'
C25	50.00'	185°22'39"	161.77'	S42°40'05"W	99.89'	1064.71'
C26	25.00'	48°10'06"	21.02'	N25°56'11"W	20.40'	11.17'
C27	25.00'	90°00'00"	39.27'	N43°08'52"E	35.36'	25.00'
C28	25.00'	93°49'21"	40.94'	S60°52'22"E	38.51'	26.73'
C29	25.00'	27°46'10"	12.12'	S12°01'57"W	12.00'	6.18'
C30	50.00'	271°07'18"	236.60'	S70°21'22"W	70.02'	49.03'
C31	25.00'	63°21'08"	27.64'	N33°31'42"W	26.26'	15.43'
C32	25.00'	88°56'30"	38.81'	N04°44'03"E	35.03'	24.54'
C33	25.00'	93°49'21"	40.94'	S25°18'17"W	38.51'	26.73'
C34	25.00'	91°57'49"	40.13'	S84°48'47"E	35.98'	25.87'
C35	50.00'	180°00'00"	157.08'	N40°47'42"W	100.00'	0.00'
C36	25.00'	94°12'36"	41.11'	N02°06'00"W	38.63'	26.91'

Line Table		
Line	Bearing	Distance
L1	N88°08'52"E	1,326.64'
L2	S15°33'53"W	180.13'
L3	S15°48'31"W	296.05'
L4	N74°22'06"W	20.00'
L5	S15°48'31"W	933.07'
L6	N40°47'42"W	80.00'
L7	N02°53'52"W	99.86'
L8	N49°12'18"E	227.48'
L9	S40°47'42"E	91.26'
L10	N13°27'21"W	63.54'
L11	N15°48'31"E	243.07'
L12	S52°27'40"W	132.31'
L13	N88°08'52"E	311.28'
L14	S01°51'08"E	250.00'
L15	N47°23'22"W	20.03'
L16	N88°08'52"E	446.94'
L17	S72°12'57"W	58.15'
L18	N01°51'08"W	100.30'
L19	N88°08'52"E	16.36'
L20	N49°12'18"E	127.60'
L21	N01°59'27"E	13.59'
L22	N45°13'24"W	54.96'
L23	N47°37'53"W	55.05'
L24	N50°01'56"W	55.57'
L25	N52°27'43"W	56.37'
L26	N54°55'57"W	57.47'
L27	N57°10'59"W	46.23'
L28	N59°21'48"W	54.22'
L29	N61°41'00"W	46.05'
L30	N63°48'50"W	63.52'
L31	S75°07'14"W	131.40'
L32	S15°48'31"W	371.60'
L33	S74°11'29"E	132.00'
L34	N74°11'29"W	132.00'
L35	S15°48'31"W	204.08'
L36	S15°37'31"E	63.62'
L37	S66°51'03"W	188.56'
L38	S15°48'31"W	183.13'
L39	S45°15'05"E	63.13'
L40	S47°48'37"W	104.24'

Line Table		
Line	Bearing	Distance
L41	S15°34'49"W	27.47'
L42	S35°12'30"E	126.91'
L43	S01°51'08"E	132.00'
L44	S01°51'08"E	132.00'
L45	N55°08'13"E	110.09'
L46	S58°50'30"E	110.09'
L47	N38°27'02"E	95.50'
L48	S03°35'12"E	91.77'
L49	S06°40'39"E	45.43'
L50	S08°40'26"E	45.61'
L51	S10°53'16"E	55.57'
L52	S13°17'21"E	55.07'
L53	S15°40'13"E	54.63'
L54	S18°02'00"E	54.25'
L55	S20°22'52"E	53.92'
L56	S22°42'56"E	53.64'
L57	S25°02'21"E	53.42'
L58	S27°21'16"E	53.26'
L59	S29°39'50"E	53.15'
L60	S31°58'12"E	53.10'
L61	S34°16'30"E	53.10'
L62	S36°42'00"E	48.63'
L63	S38°44'51"E	13.63'
L64	N49°24'48"E	127.01'
L65	S17°31'59"W	148.08'
L66	N88°08'52"E	420.00'
L67	S00°20'25"E	170.18'
L68	S03°15'01"E	201.96'
L69	N88°08'52"E	331.51'
L70	S84°56'03"E	35.23'
L71	S50°25'07"E	30.33'
L72	S15°06'10"E	30.33'
L73	S13°53'19"W	39.75'
L74	S15°48'31"W	136.50'
L75	S24°09'20"W	121.13'
L76	S38°45'42"W	25.00'
L77	S38°45'42"W	25.18'
L78	S27°27'38"W	25.12'
L79	S27°27'38"W	25.30'
L80	S89°25'25"E	45.04'
L81	S51°59'13"E	81.52'
L82	S15°48'31"W	109.45'

DATE: NOVEMBER 2022

SCALE NTS

SHEET 10 OF 1

SUNTERRA
SECTION 24
REPLAT NO 1

OWNER/DEVELOPER:
Astro Sunterra L.P.
a Delaware Limited Partnership
2450 FONDREN ROAD, SUITE 210
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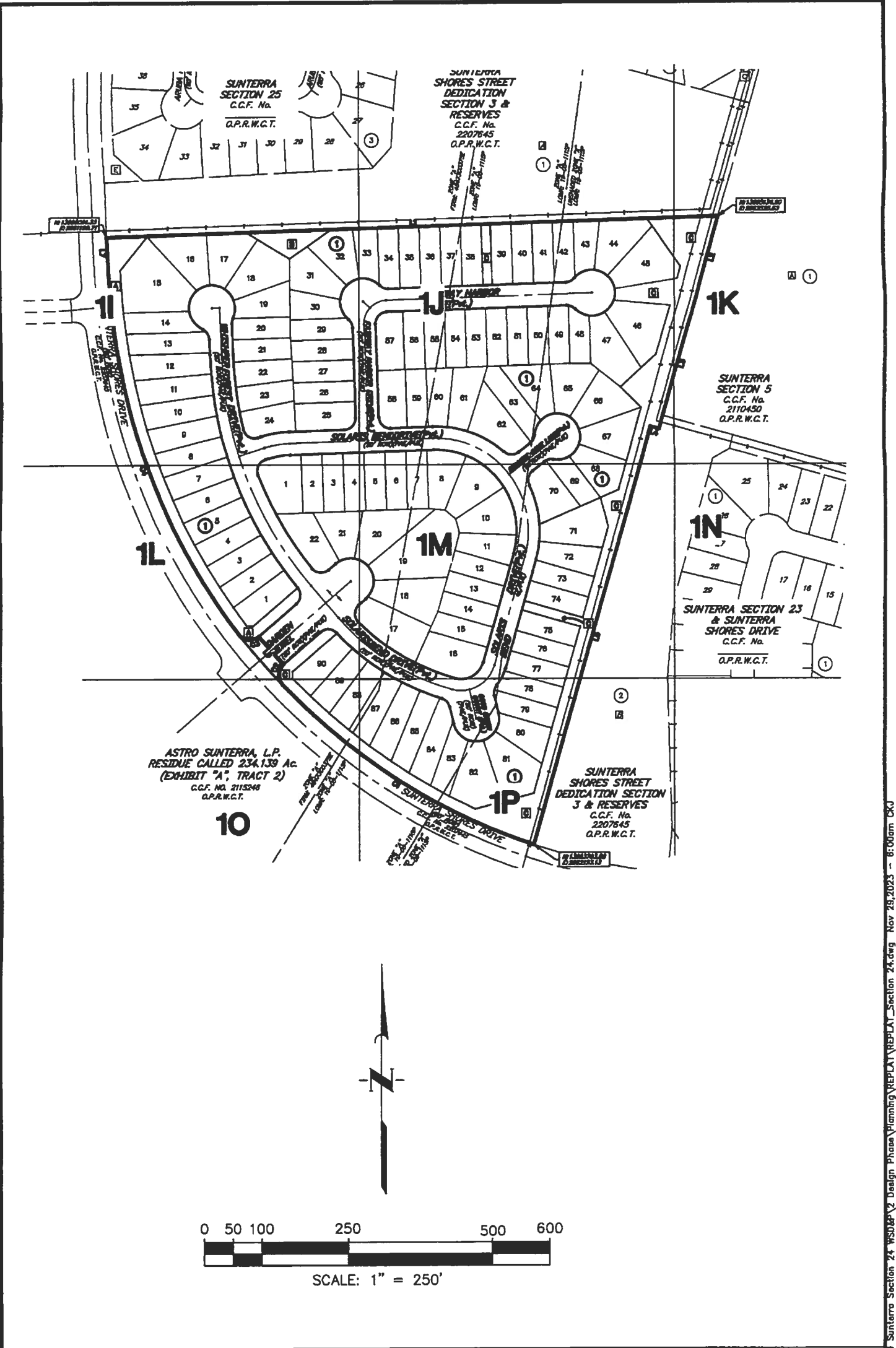
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10045100
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mahemandez@quiddity.com

K:\1853\1853-0052-00 Sunterra Section 24 WSO24-Y Design Phase\Planning\REPLAT\REPLAT Section 24.dwg Nov 29, 2023 - 5:59am CKJ



DATE: NOVEMBER 2022	SUNTERRA SECTION 24 REPLAT NO 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 1229 Corporate Drive Roseburg, Texas 77471 281.342.7033 mahernandez@quiddity.com
SCALE 1" = 250'			
SHEET 1E OF 1			

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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.

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.




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

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Sunterra Section 24 Replat No 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 5 day of DECEMBER, 2022.

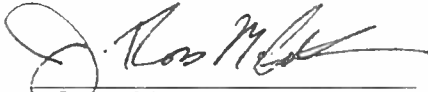
By: Martha L. Stein or M. Sonny Garza
Title Chair Vice Chairman
By: H. Brodugney
Margaret Wallace Brown, AICP, CNU-A
Secretary



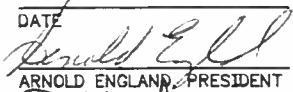
I, J. Ross McCall, County Engineer of Waller County, Certify that the Plat of this subdivision complies with all existing rules and regulations of Waller County.

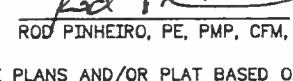
No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

1-4-24
Date


J. Ross McCall
County Engineer

BROOKSHIRE- KATY DRAINAGE DISTRICT
APPROVED BY THE BOARD OF SUPERVISORS ON

DATE 11/15/22

ARNOLD ENGLAND, PRESIDENT

DAVID WELCH, SECRETARY

ROD PINHEIRO, PE, PMP, CFM, DISTRICT ENGINEER

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

BROOKSHIRE- KATY DRAINAGE DISTRICT Permit No. 2022-96 REVISED

DATE: NOVEMBER 2022	SUNTERRA SECTION 24 REPLAT NO 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 The Texas Board of Professional Engineers and Land Surveyors Registration No. 71212104-11046100 1204 Corporate Drive, Houston, Texas 77002-1204 (281) 617-0101 mahernandez@quiddity.com
SCALE NTS			
SHEET 1F OF 1			

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STATE OF TEXAS 5
COUNTY OF WALLER 5

We, Astro Sunterra, L.P., A Delaware Limited Partnership, acting by and through James Henrie

Authorized Signer, owner hereinafter referred to as Owners of the 26.73 acre tract described in the above and foregoing map of Sunterra Section 24 Replat No 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, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision SUNTERRA where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and to hereby make and establish and dedicated to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

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

James Henrie its Authorized Signer thereunto authorize, this 17th day of November, 2022.

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

By: Astro Sunterra GP LLC
a Delaware Limited Liability Company,
Its General Partner

By: James Henrie
Title: Authorized Signer

DATE: NOVEMBER 2022	SUNTERRA SECTION 24 REPLAT NO 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. 9-23370 & 10046100 12219 Corporate Drive - Austin, Texas 78749 281-341-1233 mahernandez@quiddity.com
SCALE NTS			
SHEET 1G OF 1			

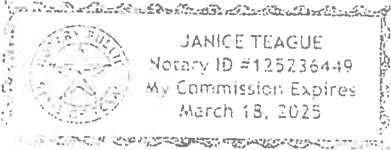
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STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared James Henne 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 17th day of November, 2022.

Janice Teague
Notary Public in and for the State of Texas
Janice Teague
Print Name



My commission expires: 03/18/2025

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 _____, 20____ 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 _____, 20____.

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

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

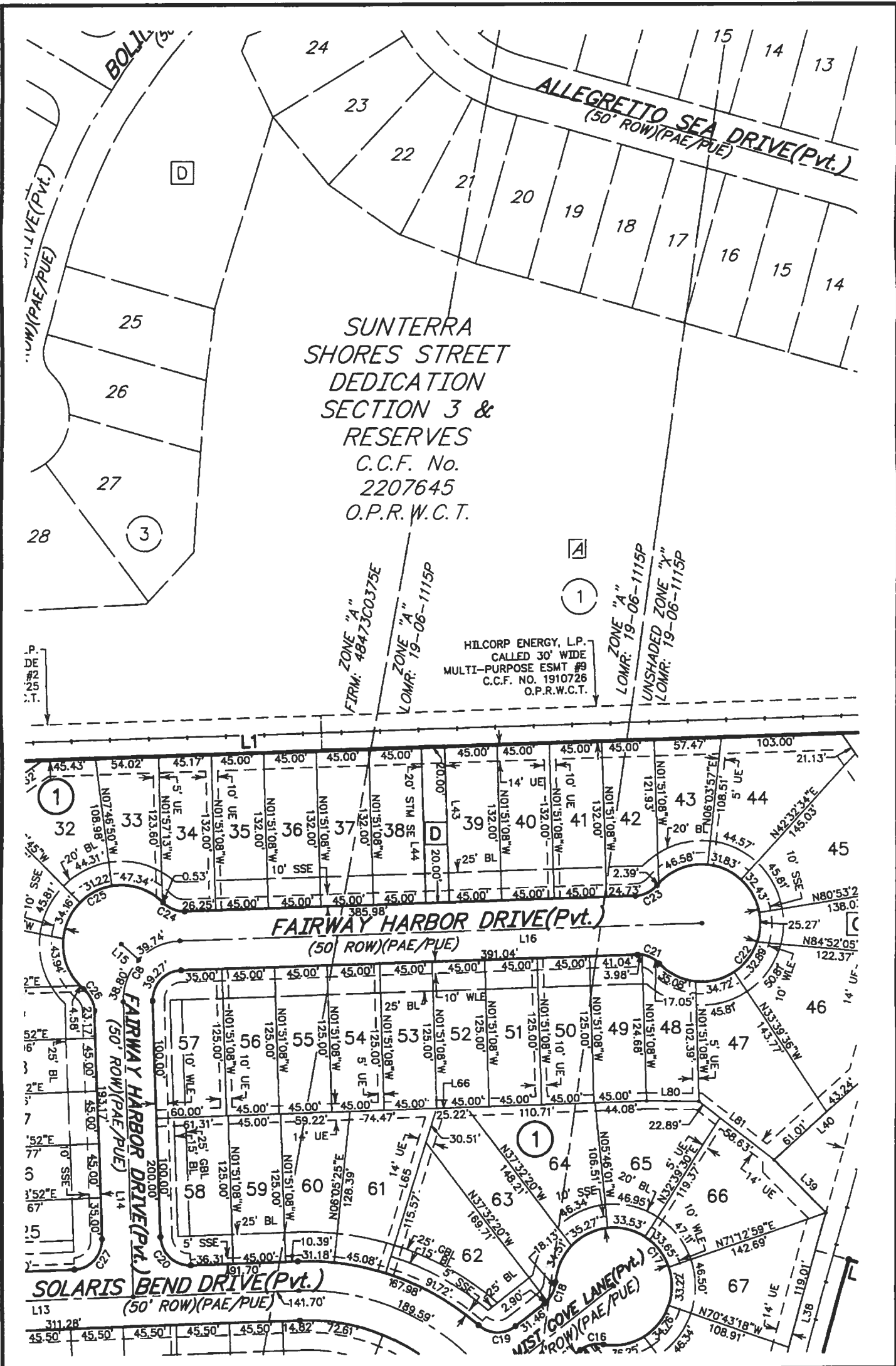
Kendric D. Jones
Commissioner, Precinct 3

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.

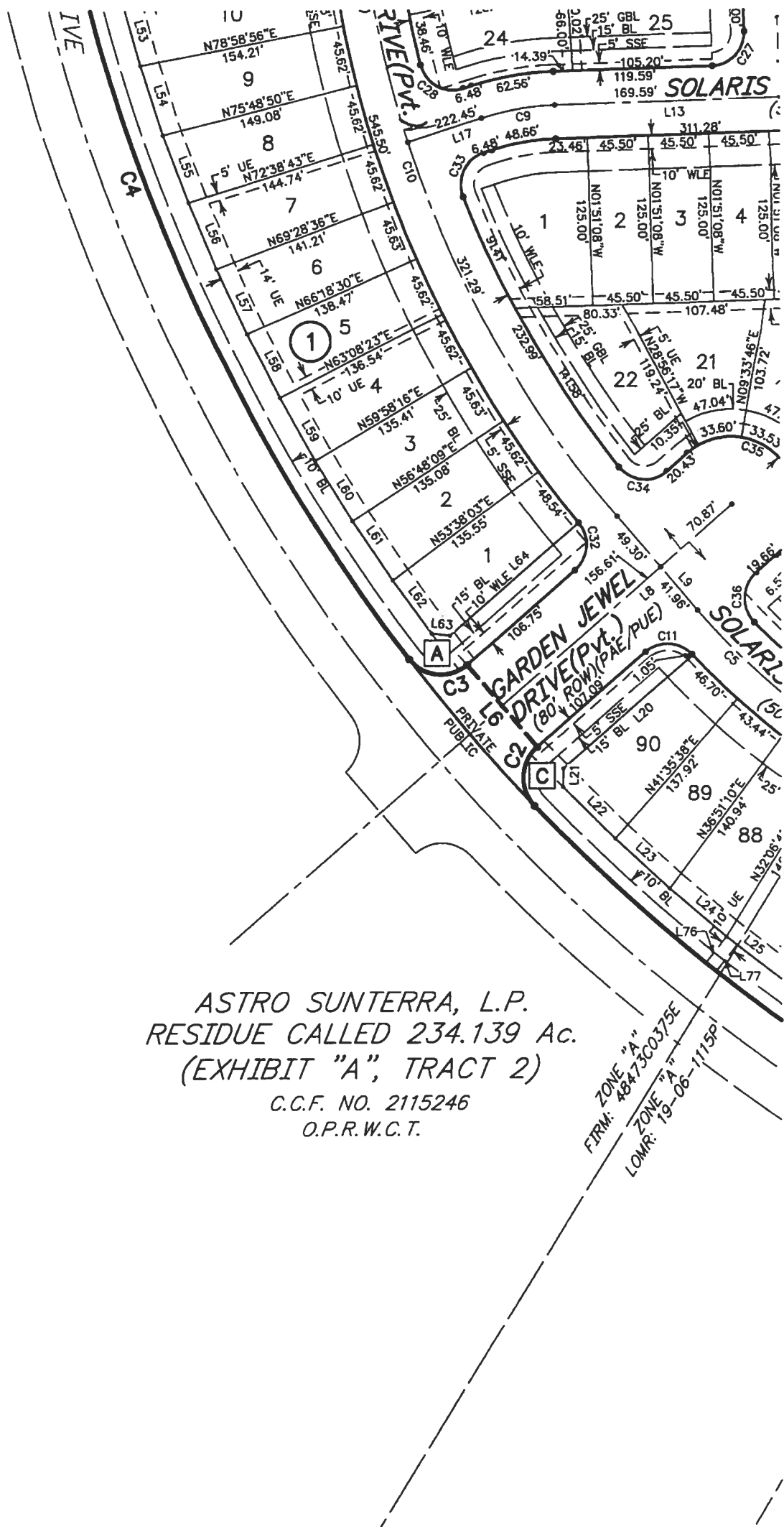
DATE: NOVEMBER 2022	SUNTERRA SECTION 20A 24 REPLAT NO 1	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23320 & 10046100 1729 Corporate Drive - Rosenberg, Texas 77471 281.342.2033 mahernandez@quiddity.com
SCALE NTS			
SHEET 1H OF 1			

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DATE: NOVEMBER 2022	SUNTERRA SECTION 24 REPLAT NO 1	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sabryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quidd by Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10045100 1229 Corporate Drive - Rosenberg, Texas 77471 281 342 2033 mohamandez@quiddity.com
SCALE 1"= 100'			
SHEET 1J OF 1			

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ASTRO SUNTERRA, L.P.
RESIDUE CALLED 234.139 Ac.
(EXHIBIT "A", TRACT 2)
C.C.F. NO. 2115246
O.P.R.W.C.T.

ZONE "A"
FROM: 4847300375E
LOMR: 19-06-11150

DATE: NOVEMBER 2022

SCALE 1"=100'

SHEET 1L OF 1

SUNTERRA
SECTION 24
REPLAT NO 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:

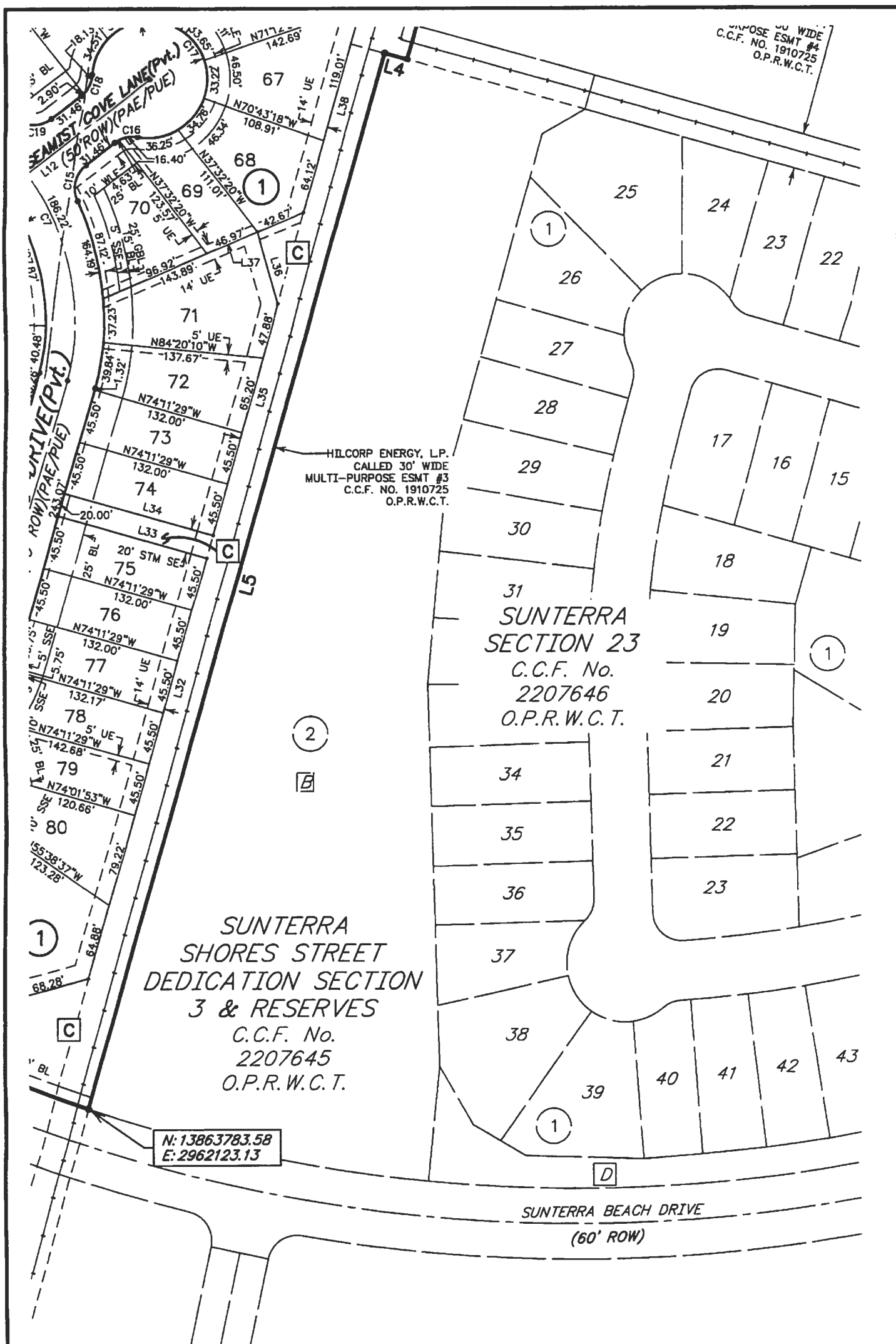


QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 & 10048100
1229 Corporate Drive Rosenberg, Texas 77471 281.342.2031

mahernandez@quiddity.com

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DATE: NOVEMBER 2022

SUNTERRA
SECTION 24
REPLAT NO 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:

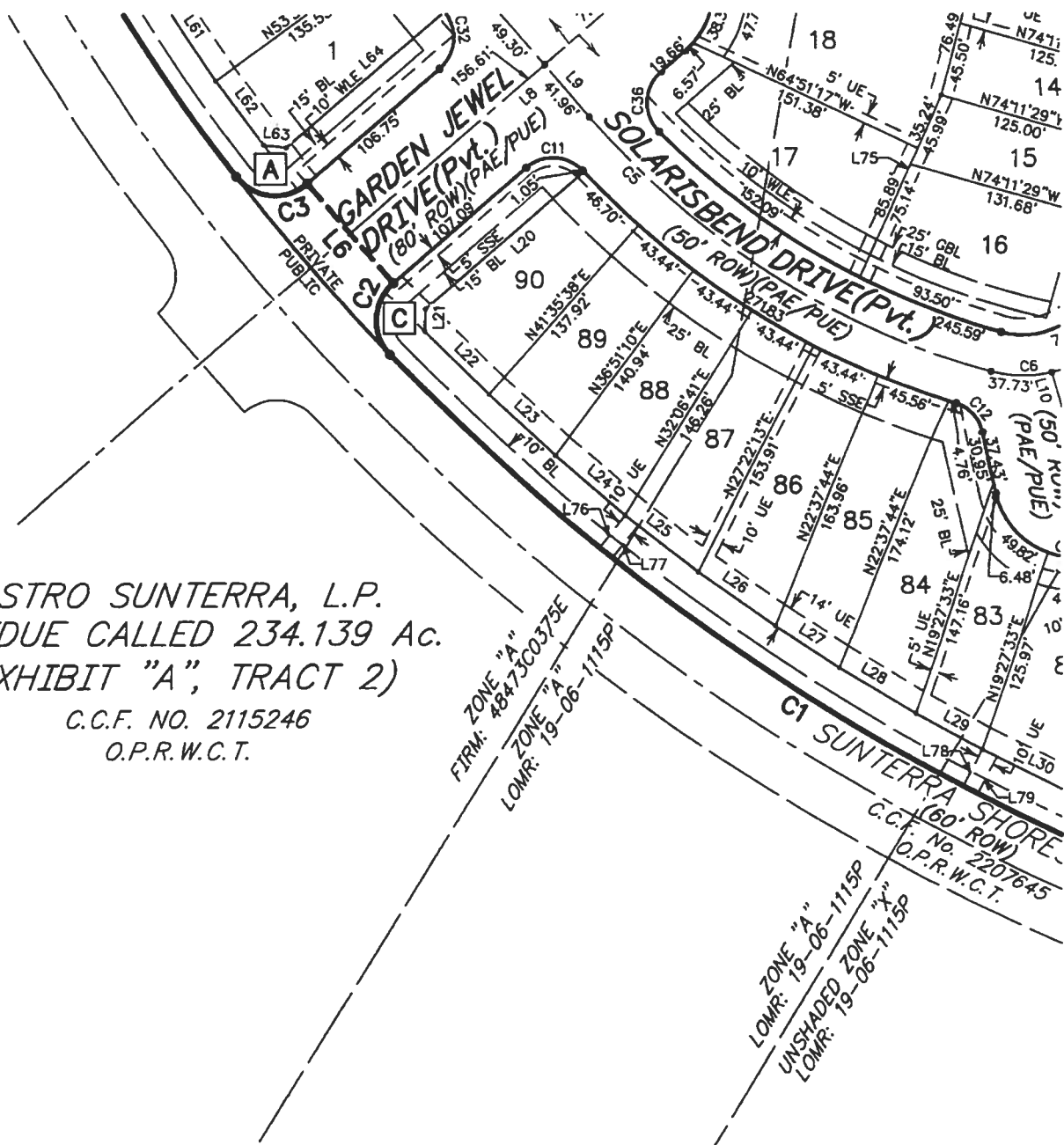


QUIDDITY

Quadracy Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100
1229 Corporate Drive Rosenberg, Texas 77471 281.342.7033

mahernandez@quiddity.com

ASTRO SUNTERRA, L.P.
RESIDUE CALLED 234.139 AC.
(EXHIBIT "A", TRACT 2)
C.C.F. NO. 2115246
O.P.R. W.C.T.



DATE: NOVEMBER 2022

SCALE 1"=100'

SHEET 10 OF 1

SUNTERRA
SECTION 24
REPLAT NO 1

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

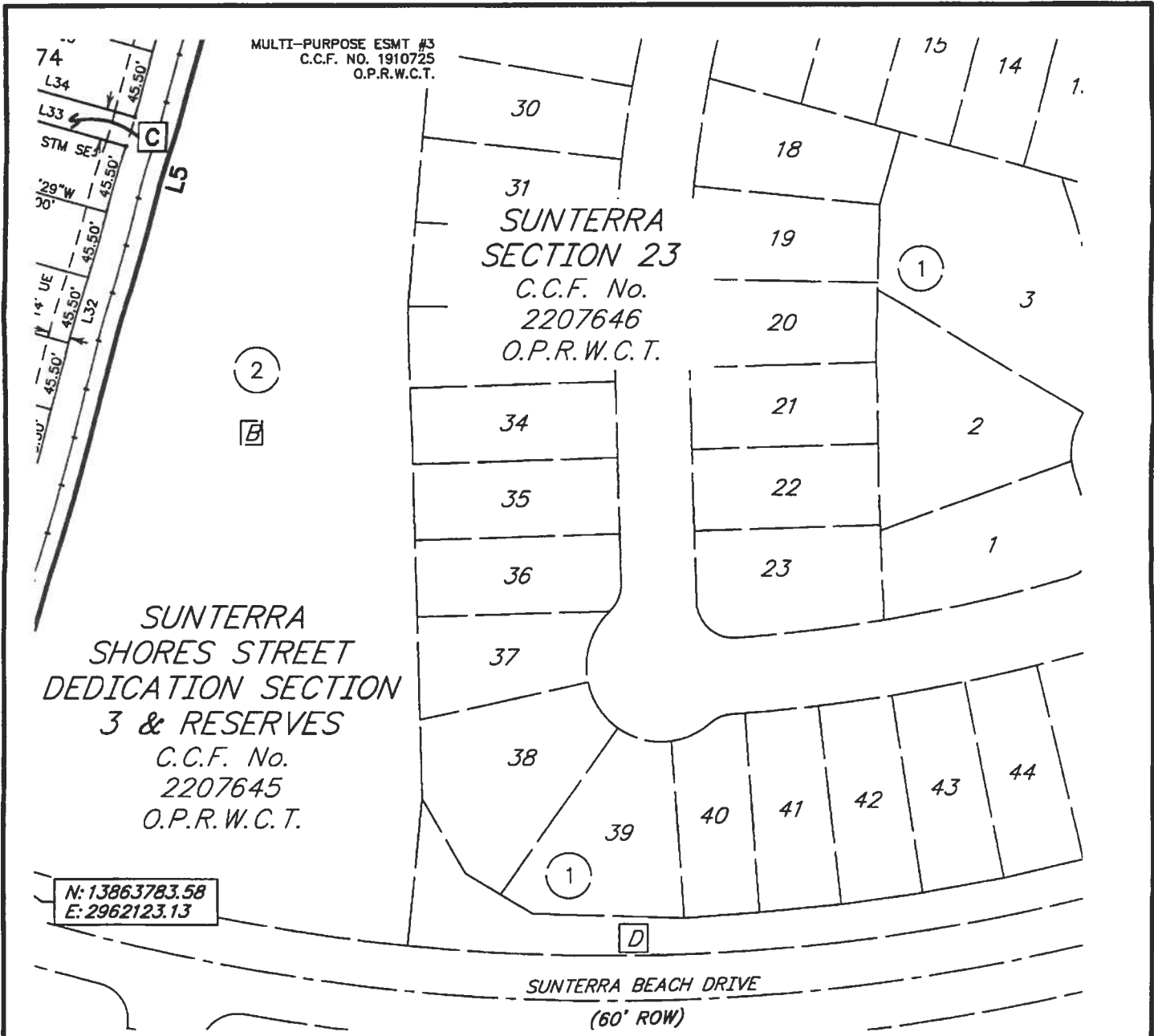
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY
Quiddity Engineering, LLC

Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-33290 & 10046100
1229 Corporate Drive, Asterberg, Texas 77471 281 347 7033

mahamandez@quiddity.com



A RESTRICTED RESERVE "A"

Restricted to Landscape, Open
Space & Incidental Utility
Purposes Only
0.67 AC
29,168 SQ FT

B RESTRICTED RESERVE "B"

Restricted to Landscape, Open Space
& Incidental Utility
Purposes Only
0.13 AC
5,537 SQ FT

C RESTRICTED RESERVE "C"

Restricted to Landscape, Open Space
& Incidental Utility
Purposes Only
2.14 AC
93,365 SQ FT

D RESTRICTED RESERVE "D"

Restricted to Landscape, Open Space
& Incidental Utility
Purposes Only
0.06 AC
2,640 SQ FT

RESERVE TOTALS

3.00 AC
130,715 Sq Ft

DATE: NOVEMBER 2022

SCALE 1"=80'

SHEET 1Q OF 1

SUNTERRA
SECTION 24
REPLAT NO 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-23790 & 10046100
1229 Corporate Drive, Rosenberg, Texas 77471 281-342-2033

mahernandez@quiddity.com