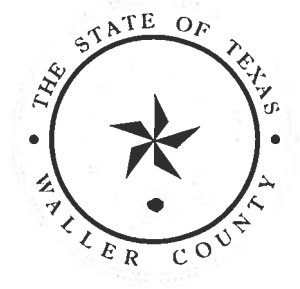


WALLER COUNTY

Yancy Scott, P.E., CFM
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final RePlat Approval for Sunterra Section 30 Partial Replat No.1

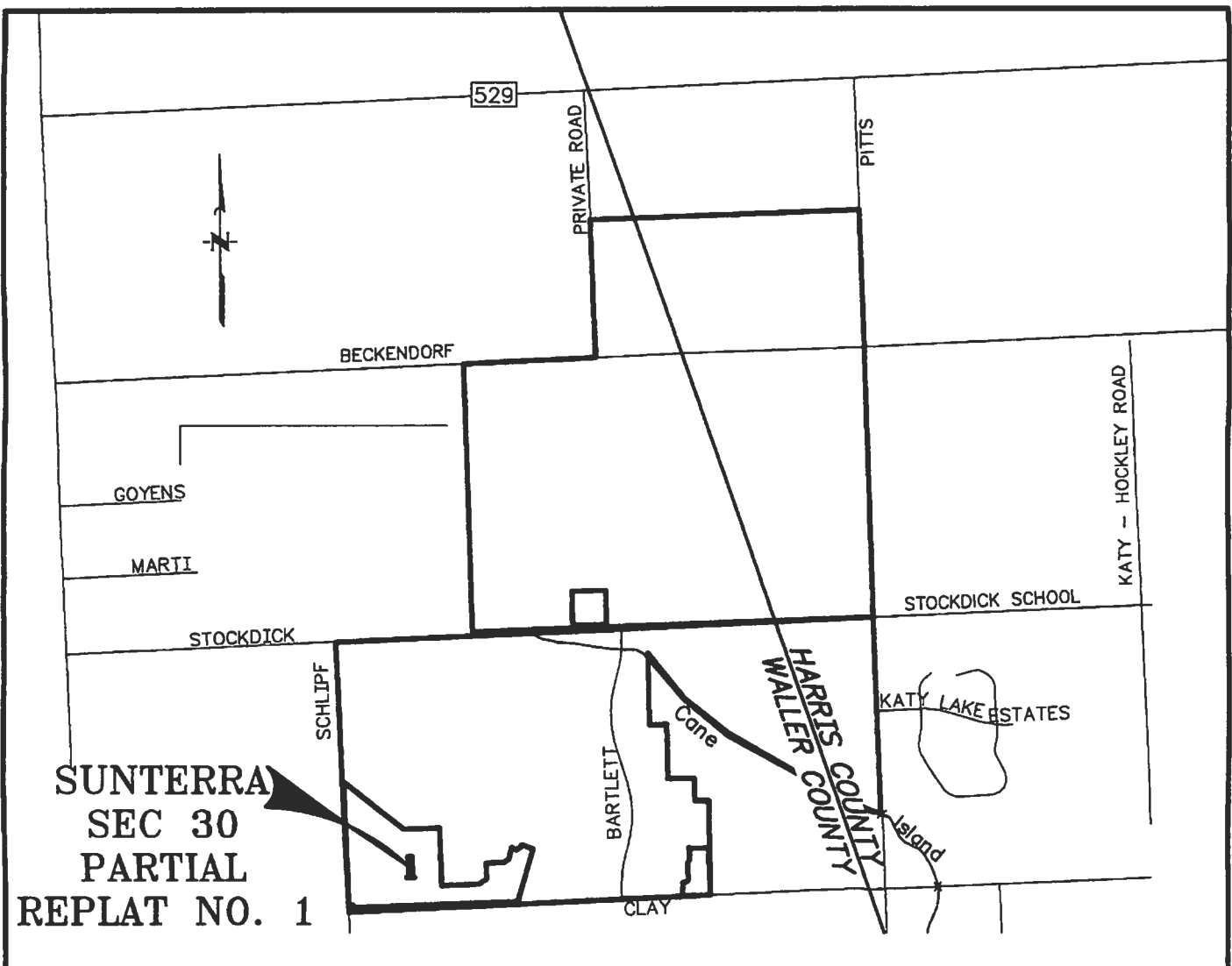
Date January 10, 2024

Background

Final RePlat of Sunterra Section 30 Partial Replat No.1 to change street name of Seawest Lake Drive to Sorrento Hill Drive in Precinct 3.

Staff Recommendation

Approve Plat



VICINITY MAP

Scale: NTS

KEY MAP 443 D

SUNTERRA

SEC 30 PARTIAL REPLAT NO 1

A SUBDIVISION OF 0.32 ACRE OF LAND
BEING A REPLAT OF THE RIGHT-OF-WAY OF "SEAWEST LAKE
DRIVE", SUNTERRA SEC 30, RECORDED UNDER C.C.F. NO.
2212973

OUT OF THE
H. & T. C. RAILROAD SURVEY SECTION 121, A-201
WALLER COUNTY, TEXAS

REASON FOR REPLAT: TO CHANGE STREET NAME OF
"SEAWEST LAKE DRIVE" TO "SORRENTO HILL DRIVE"

MAY 2023

DATE: MAY 2022

SCALE NTS

SHEET 1A OF 1

SUNTERRA
SEC 30 PARTIAL
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. E-23290 & L0048100
1229 Corporate Drive, Suite 100 | Aubrey, TX 77401 | 281.342.2033
Cjarnik@quiddity.com

K:\1853\1853-0089-00 Sunterra Section 30 WSDP\2 Design Phase\Planning\Replat\PR NO 1_Suntterra Sec 30.dwg Nov 28, 2023 - 7:15am CJK

A METES & BOUNDS description of an 0.32 acre strip of land in the H. & T. C. Railroad Company Survey Section 121, Abstract 201, Waller County, Texas, being over, through and across Sunterra Sec 30, according to map or plat thereof recorded under County Clerk's File Number 2212973, 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 a 5/8 Inch Iron rod with cap marked 'Quiddity' found for the northeast corner and Place of Beginning of the herein described tract, same being the northwest corner of Lot 7, Block 2 of said Sunterra Sec 30 and the southwest corner of Restricted Reserve 'B' of said Sunterra Sec 30, being in the east right-of-way line of Seawest Lake Drive (50-foot wide);

Thence along the east line of the herein described tract, being the east right-of-way line of said Seawest Lake Drive, being the west line of Lots 7 through 11, Block 2 of said Sunterra Sec 30, to points at the following courses and distances:

South 02 degrees 05 minutes 05 seconds East, 251.20 feet to a 1/4 inch iron rod with cap marked 'Quiddity' found at the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing South 47 degrees 05 minutes 05 seconds East, 35.36 feet to a 1/4 inch iron rod with cap marked 'Quiddity' found for the southeast corner of the herein described tract, same being the southwest corner of said Lot 11, Block 2;

Thence South 87 degrees 54 minutes 55 seconds West establishing the south line of the herein described tract, crossing said Seawest Lake Drive, 100.00 feet to a 1/4 inch iron rod with cap marked 'Quiddity' found for the southwest corner of the herein described tract, same being the southeast corner of Lot 20, Block 3, being in a non-tangent curve to the left;

Thence along the west line of the herein described tract, same being the west right-of-way line of said Seawest Lake Drive, and the east line of Lots 20 through 15, Block 3, to points at the following courses and distances:

Thence with said non-tangent curve to the left, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing North 42 degrees 54 minutes 55 seconds East, 35.36 feet to a 1/4 inch iron rod with cap marked 'Quiddity' found at the end of said curve;

North 02 degrees 05 minutes 05 seconds West, at 250.59 feet pass a 5/8 inch iron rod with cap marked 'Quiddity', continuing for a total distance of 251.20 feet to a point for the northwest corner of the herein described tract;

Thence North 87 degrees 54 minutes 55 seconds East establishing the north line of the herein described tract, crossing said Seawest Lake Drive, 50.00 feet to the Place of Beginning and containing 0.32 acre of land, more or less.

Line Table		
Line	Bearing	Distance
L1	N87°54'55"E	50.00'
L2	S02°05'05"E	251.20'
L3	S87°54'55"W	100.00'
L4	N02°05'05"W	251.19'
L5	N02°05'05"W	276.19'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	90°00'00"	39.27'	S47°05'05"E	35.36'	25.00'
C2	25.00'	90°00'00"	39.27'	N42°54'52"E	35.35'	25.00'

DATE: MAY 2022	SUNTERRA SEC 30 PARTIAL 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 Engineering and Land Surveyors Registration nos. P-23290 & L2046120 1224 Corporate Drive, Suite 100 Roundrock, TX 77471 281.342.2031 Cjamnik@quiddity.com
SCALE NTS			
SHEET 1B OF 1			

K:\18537\18537-0089-00 Sunterra Section 30 WSD&P\2 Design Phase\Planning\Replat\PR NO 1_Suntterra Sec 30.dwg Nov 28, 2023 - 7:51am CJK

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

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 _____, 2023, 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 _____, 2023.

Carbett "Trey" J. Duhan 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: MAY 2022	SUNTERRA SEC 30 PARTIAL 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. 1-23270 & 10045100 1228 Corporate Drive, Suite 200 - Rosenberg, TX 77470-2011-342-2231 Cjarnik@quiddity.com
SCALE 1"=60'			
SHEET 1C 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.

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.



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

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Sunterra Sec 30 Partial 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 14 day of JUNE, 2023.

By: *[Signature]* or *[Signature]*
Martha L. Stein Chair M. Sonny Garza Vice Chairman

By: *[Signature]*
Margaret Wallace Brown, AICP, AIA Secretary



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

6-27-2022
DATE
[Signature]
PRESIDENT
[Signature]
SECRETARY
[Signature]
DISTRICT ENGINEER

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

BROOKSHIRE- KATY DRAINAGE DISTRICT Permit No. 2022-25 REVISED

DATE: MAY 2022	SUNTERRA SEC 30 PARTIAL REPLAT NO 1	OWNER/DEVELOPER: Astro Sunterra LP. 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. E-23290 & L20046100 1229 Corporate Drive Suite 100 Houston, TX 77057-1281 282.2013 Cjamnik@quiddity.com
SCALE NTS			
SHEET 10 OF 1			

47-00089-00 Sunterra Section 30 WSD22-25 Design Phase Planning\Replat\PR NO 1_Suntterra Sec 30.dwg May 01/2023 - 11:53am OKD

STATE OF TEXAS 5
COUNTY OF WALLER 5

We, Astro Sunterra, L.P., a Delaware Limited Partnership, acting by and through Melanie Ohi, Authorized Signer, owner hereinafter referred to as Owners of the 0.32 acre tract described in the above and foregoing map of Sunterra Sec 30 Partial 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 show in said adjacent acreage.

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.

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

IN TESTIMONY WHEREOF, the Astro Sunterra, L.P., a Delaware Limited Partnership has caused these presents to be signed by Melanie Ohi, its Authorized Signer, thereunto authorize, this 3rd day of May 2023.

Astro Sunterra, L.P.,
a Delaware Limited Partnership
By: Astro Sunterra GP LLC
a Delaware Limited Liability Company,
Its General Partner
By: Melanie Ohi
By: Melanie Ohi
Title: Authorized Signer

STATE OF TEXAS 5
COUNTY OF HARRIS 5

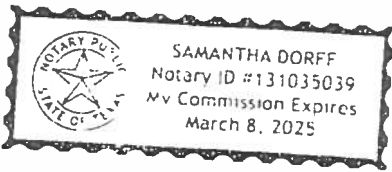
BEFORE ME, the undersigned authority, on this day personally appeared Melanie Ohi Authorized Signer known to me to be the person whose name is subscribed to the foregoing Instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3rd day of May 2023

Samantha Dorff
Notary Public in and for the State of Texas

Samantha Dorff
Print Name

My commission expires: 3-8-2025



DATE: MAY 2022	SUNTERRA SEC 30 PARTIAL 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. 1-23230 & 12041120 1129 Corporate Drive, Suite 105 Acumburg, TX 77471-281342123 Cjamnik@quiddity.com
SCALE 1" = 250'			
SHEET 1E OF 1			

K:\853\16537-0089-00 Sunterra Section 30 WSD23\Design Phase\Planning\Replat\PR No 1_Suntarra Sec 30.dwg May 01, 2023 - 2:30pm CKI

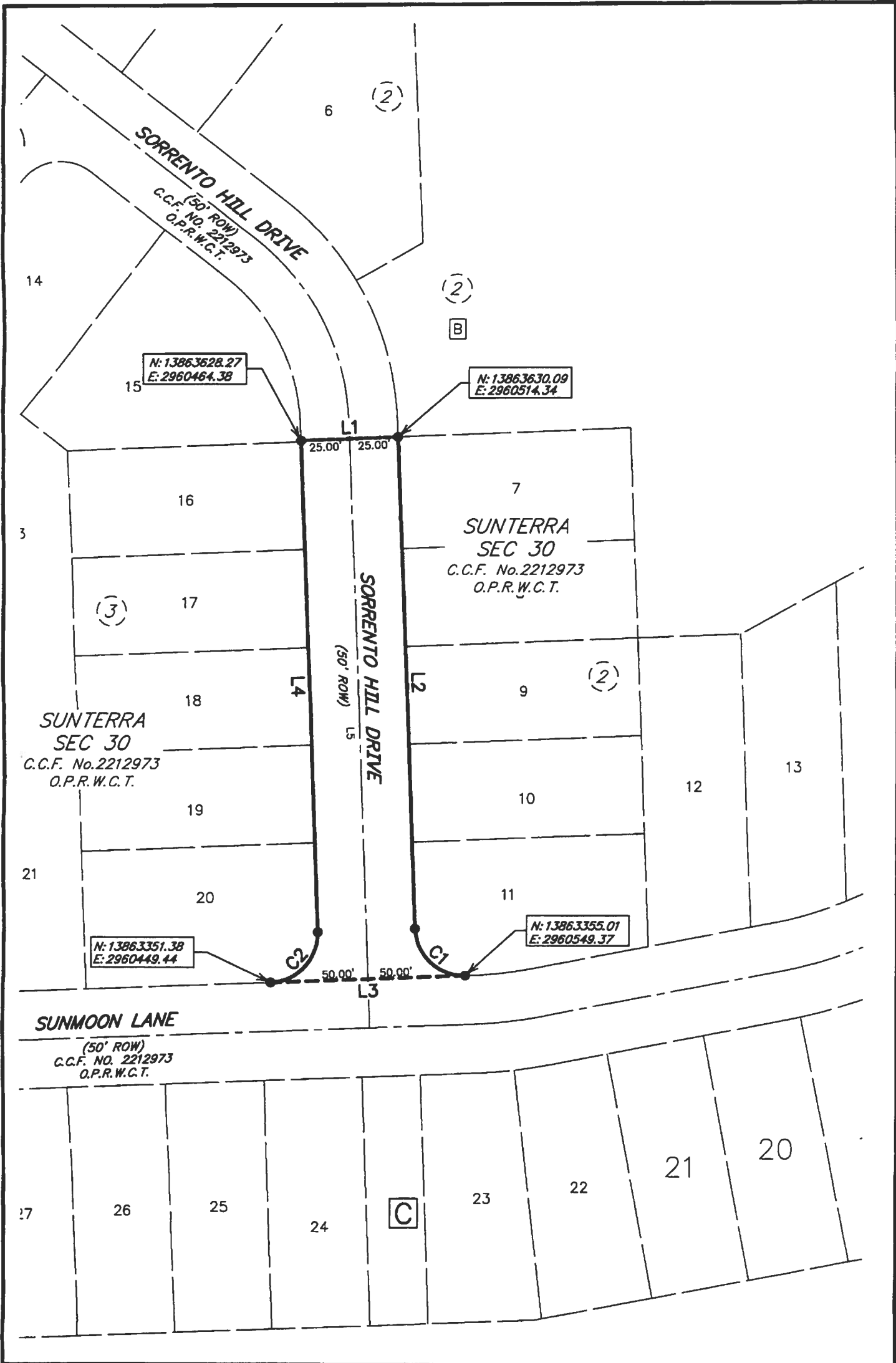
General Notes:

- AE "Aerial Easement"
BL "Building Line"
C.C.F. "County Clerk's File"
C.L. "Center Line"
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"
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 Rod With Cap Stamped
"Quiddity" as Per Certification"
① "Block Number"
↗ "Street Name Break"

1. The radius on all block corners is 25 feet, unless otherwise noted.
2. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by Charter Title Company, GF No. 1076601800196A, Dated March 6, 2023.
3. All coordinates shown are grid based on the Texas Coordinate System, South Central Zone of 1983, and may be converted to surface by applying the combined scale factor of 0.99989805999.
4. All bearings are based on the Texas Coordinate System, South Central Zone of 1983, and the project coordinates were determined with GPS observations. All of the distances shown are in U.S. survey feet.
5. New development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.
6. 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 solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
7. 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.
8. 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.
9. 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.
10. Project site is within City of Houston ETJ.
11. All pipeline easements within the platted area are shown hereon.
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 "7520" being a set cotton picker spindle. Located on the west edge of asphalt in Schilpf Road, being +/- 2,490' North of the intersection of Schilpf Road and Clay Road, and +/- 2,786' South of the intersection of Schilpf Road and Stockdick School Road. Elevation = 164.00 (NAVD88, 2001 Adjustment).

DATE: MAY 2022	SUNTERRA SEC 30 PARTIAL 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 No. F-123790 & 120645120 1729 Corporate Drive, Suite 100 Houston, TX 77057-2813 CJamnik@quiddity.com
SCALE NTS			
SHEET 1F OF 1			

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DATE: MAY 2022	SUNTERRA SEC 30 PARTIAL REPLAT NO 1	OWNER/DEVELOPER: Astro Sunterra LP, 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. # 21790 & 10046100 1229 Corporate Drive, Suite 1200 - Houston, TX 77020-2811, 281.347.2531 CJamnik@quiddity.com
SCALE NTS			
SHEET 1G OF 1			

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