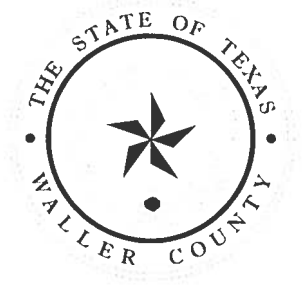


WALLER COUNTY

Yancy Scott, P.E., CFM
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final RePlat Approval for Sunterra Section 16 Partial Replat No.1

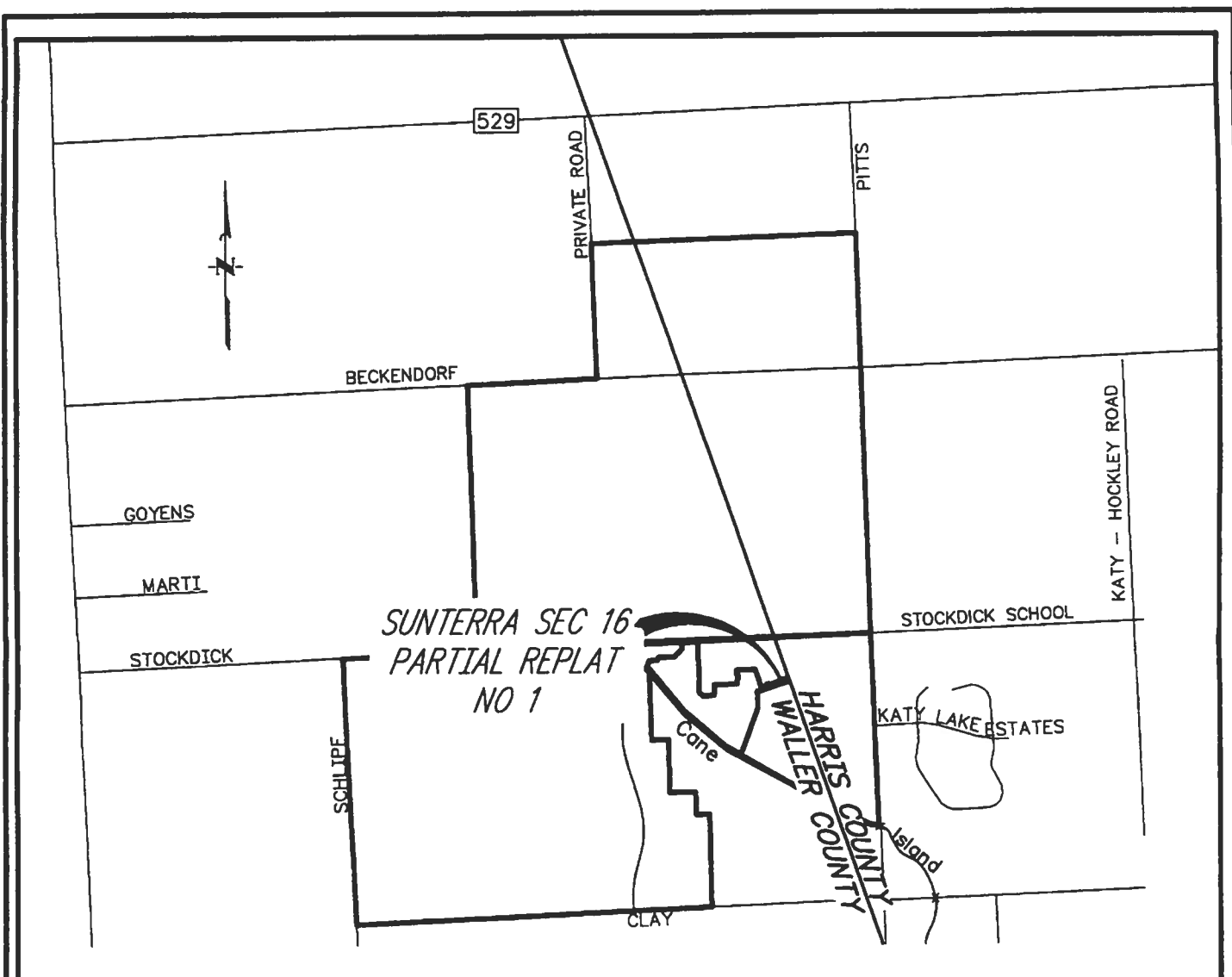
Date January 10, 2024

Background

Final RePlat of Sunterra Section 16 Partial Replat No. 1 street name change Sunset Gables Drive to Sunrise Gables Drive in Precinct 3.

Staff Recommendation

Approve Plat



VICINITY MAP

Scale: NTS

KEY MAP 443 D

SUNTERRA

SEC 16

PARTIAL REPLAT NO 1

A SUBDIVISION OF 0.04 ACRE OF LAND
BEING A REPLAT OF THE RIGHT-OF-WAY OF "SUNSET
GABLES DRIVE", SUNTERRA SEC 16, RECORDED UNDER C.C.F.
NO. 2206154
OUT OF THE
J. W. MCCUTCHEON SURVEY SECTION 130, A-308
WALLER COUNTY, TEXAS

NOVEMBER 2022

REASON FOR REPLAT: TO CHANGE STREET NAME
"SUNSET GABLES DRIVE" TO "SUNRISE GABLES DRIVE"

BKDD Permit No. 2021-64 REVISED

DATE: NOVEMBER 2022	SUNTERRA SEC 16 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 Nos. F-23290 & 10046100 61229 Corporate Drive Rosenberg, Texas 77471 281.347.2013 mahernandez@quiddity.com
SCALE NTS			
SHEET 1A OF 1			

K:\1653\1653-0039-00 Sunterra Section 16 W&S&D & Paving_Platting_Design Phase Planning\Replat\Sunterra Sec 16.dwg Nov 28, 2023 8:02am CKJ

STATE OF TEXAS §
COUNTY OF WALLER §

A METES & BOUNDS description of an 0.04 acre strip of land in the J. W. McCutcheon Survey, Section 130, Abstract 308, Waller County, Texas, being over, through and across Sunterra Sec 16, according to map or plat thereof recorded under County Clerk's File Number 2206154, 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 3/4 inch iron rod with cap marked "Quiddity" found for angle point in the east line of said Sunterra Sec 16, same being the southeast corner of the adjoining Sunterra Sec 15, according to map or plat thereof recorded under County Clerk's File Number 2206153, Official Public Records, Waller County, Texas, being in the north right-of-way line of Sol Bend Drive (60-foot wide) and being in a non-tangent curve to the left;

Thence along the northerly line of said Sunterra Sec 16, the north right-of-way line of Sol Bend Drive, and the south line of said adjoining Sunterra Sec 15, with the following courses and distances:

Thence with said non-tangent curve to the left, having a central angle of 00 degrees 13 minutes 59 seconds, an arc length of 2.16 feet, a radius of 530.00 feet, and a chord bearing South 71 degrees 11 minutes 53 seconds West, 2.16 feet to a 3/4 inch iron rod with cap marked "Quiddity" found;

South 71 degrees 04 minutes 53 seconds West, 92.85 feet to a 3/4 inch iron rod with cap marked "Quiddity" found for the east corner and Place of Beginning of the herein described tract;

Thence South 71 degrees 04 minutes 53 seconds West along the southeast line of the herein described tract, 100.00 feet to a 3/4 inch iron rod with cap marked "Quiddity" found for the south corner of the herein described tract, being in the lower north line of said Sunterra Sec 16 and the south line of said adjoining Sunterra Sec 15, being in a non-tangent curve to the left;

Thence with said non-tangent curve to the left along the southwest line of the herein described tract, being the lower north line of said Sunterra Sec 16 and the south line of said adjoining Sunterra Sec 15, 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 26 degrees 04 minutes 53 seconds East, 35.36 feet to a 3/4 inch iron rod with cap marked "Quiddity" found for the northwest corner of the herein described tract, being in the west right-of-way line of Sunrise Gables Drive (50-foot wide);

Thence North 71 degrees 04 minutes 53 seconds East along the northwest line of the herein described tract, being the lower north line of said Sunterra Sec 16 and the south line of said adjoining Sunterra Sec 15, 50.00 feet to a 3/4 inch iron rod with cap marked "Quiddity" found for the north corner of the herein described tract, being in the east line of said Sunrise Gables Drive, and being in a non-tangent curve to the left;

Thence with said non-tangent curve to the left along the northeast line of the herein described tract, being the lower north line of said Sunterra Sec 16 and the south line of said adjoining Sunterra Sec 15, 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 63 degrees 55 minutes 07 seconds East, 35.36 feet to the Place of Beginning and containing 0.04 acres of land, more or less.

Line Table		
Line	Bearing	Distance
L1	N71°04'53"E	50.00'
L2	S71°04'53"W	100.00'
L3	N18°55'07"W	25.00'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	90°00'00"	39.27'	N26°04'53"E	35.36'	25.00'
C2	25.00'	90°00'00"	39.27'	S63°55'07"E	35.36'	25.00'

DATE: NOVEMBER 2022	SUNTERRA SEC 16 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-73290 & 10046100 61229 Corporate Drive Rosenberg, Texas 77471 281.342.2011 mahemandez@quiddity.com
SCALE NTS			
SHEET 18 OF 1			

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- General Notes:
- AE "Aerial Easement"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - D.R.W.C.T. "Deed Records, Waller County, Texas"
 - F.C. "Film Code"
 - 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"
 - 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"

- With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by Charter Title Company, GF No. 1076601800196A, dated AUGUST 1, 2022.
- 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.
- All bearings are based on the Texas Coordinate System of 1983, South Central Zone, based on GPS observations.
- New development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.
- 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.
- 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.
- No structure in this subdivision shall be occupied until connected to a public sewer system.
- No structure in this subdivision shall be occupied until connected to an individual water supply or a state – approved community water system.
- This tract This tract lies within Zone "AE" with defined BFE, and Shaded 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 dated April 27, 2020 for Waller County, Texas and incorporated areas. Zone "AE"; is defined as special flood hazard areas subject to inundation by the 1% annual chance flood event (100-year flood) with Base Flood Elevations determined. Shaded Zone "X"; is defined as areas of the 0.2% annual chance flood (500-year flood); areas of 1% annual chance flood (100-year flood) with average depths of less than one foot or with drainage areas less than one square mile; and areas protected by levees from 1% annual chance flood.
- 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.
- 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., 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.
- Project site is within City of Houston ETJ.
- No pipelines or pipeline easements exist within the boundaries of this plat.
- Tract is subject to Declaration of Covenants, Conditions, and Restrictions recorded under C.C.F. NOS. 2100543, 2108796, 2109155, 2110496, 2112608, 2113020, and 2115251, O.P.R.W.C.T.
- Tract is subject to Grant of Easement and Surface Use Agreement recorded under C.C.F. NOS. 1910726 and 2007577, O.P.R.W.C.T.
- Tract is subject to Agreement for Underground Electric Service recorded under C.C.F. NO. 2202204, O.P.R.W.C.T.
- 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.
- TBM "7525" being a set cotton picker spindle. Located in Pitts Road, being +/- 192' North from the intersection of Pitts Road and Stockdick-School Road, being +/- 1' West of the East edge of asphalt of Pitts Road, and +/- 82' South of a power pole with guy anchor. Elevation = 162.09' (NAVD88, 2001 adjustment).

DATE: NOVEMBER 2022	SUNTERRA SEC 16 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 Nos. F-23290 & 10046100 61229 Corporate Drive - Rosenberg, Texas 77471 281.342.2033 mohemandez@quiddity.com
SCALE NTS			
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.




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

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 SEC 16 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. F-23290 & 10046100 61229 Corporate Drive Rosenberg, Texas 77471 281 142 2031 mahernandez@quiddity.com
SCALE NTS			
SHEET 1D OF 1			

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STATE OF TEXAS §
COUNTY OF WALLER §

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 0.04 acre tract described in the above and foregoing map of Sunterra Sec 16 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 James Henrie, Its Authorized Signer, thereunto authorize, this 12th 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: [Signature]
By: James Henrie
Title: Authorized Signer

DATE: NOVEMBER 2022	SUNTERRA SEC 16 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-23290 & 10046100 8117291 Update D or Austin, Texas 78741 281 347 2011 mahernandez@quiddity.com
SCALE 1" = 250'			
SHEET 1E OF 1			

K:\16537\16537-0038-00 Sunterra Section 16 W540 & Faving_Plat11V2 Design Phase\Platting\Replat\Suntterra Sec 16.dwg Nov 17,2022 - 9:55am CJK

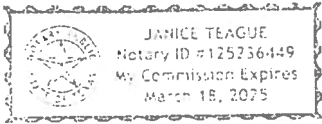
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared James Henrie, 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

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

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Sunterra Section 16 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 5 day of DECEMBER, 2022.

By: Martha L. Stein or M. Sunny Garza
Chair Vice Chairman

By: H. Rodriguez
Margaret Wallace Brown, AICP, CNU-A
Secretary



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

DATE 11/17/2022
Arnold England
ARNOLD ENGLAND, PRESIDENT

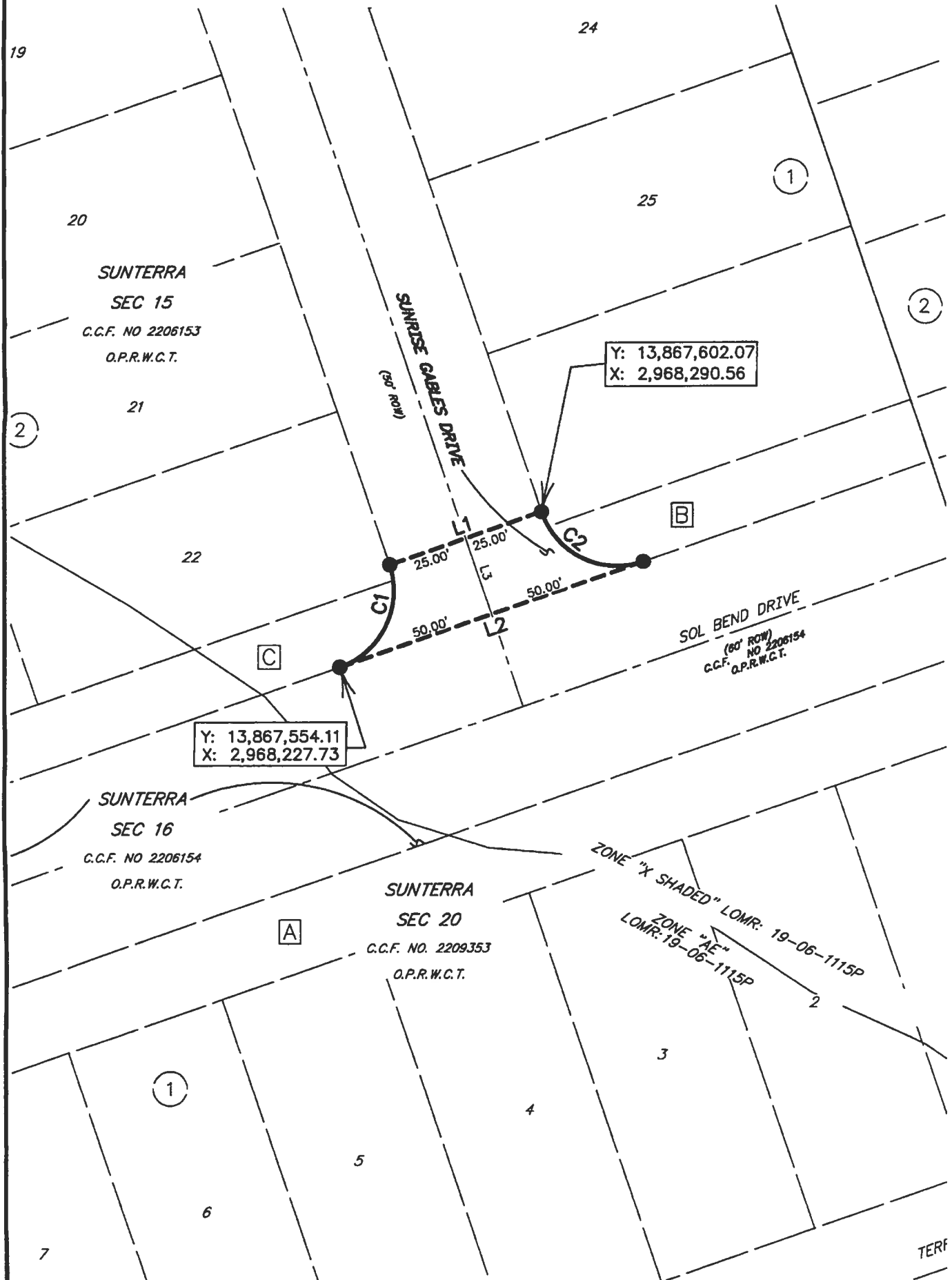
David Welch
DAVID WELCH, SECRETARY

Rod Pinheiro
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. 2022-64 REVISED

DATE: NOVEMBER 2022	SUNTERRA SEC 16 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 Texas Board of Professional Engineers and Land Surveyors Registration No. 423290 & 100450 602296, 602297, 602298, 602299, 602300, 602301, 602302, 602303, 602304, 602305, 602306, 602307, 602308, 602309, 602310, 602311, 602312, 602313, 602314, 602315, 602316, 602317, 602318, 602319, 602320, 602321, 602322, 602323, 602324, 602325, 602326, 602327, 602328, 602329, 602330, 602331, 602332, 602333, 602334, 602335, 602336, 602337, 602338, 602339, 602340, 602341, 602342, 602343, 602344, 602345, 602346, 602347, 602348, 602349, 602350, 602351, 602352, 602353, 602354, 602355, 602356, 602357, 602358, 602359, 602360, 602361, 602362, 602363, 602364, 602365, 602366, 602367, 602368, 602369, 602370, 602371, 602372, 602373, 602374, 602375, 602376, 602377, 602378, 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DATE: NOVEMBER 2022	SUNTERRA SEC 16 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 Nos. F-23290 & 10046100 61229 Corporate Drive, Rosenberg, Texas 77471 281.342.2033 mahernandez@quiddity.com
SCALE 1"=40'			
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