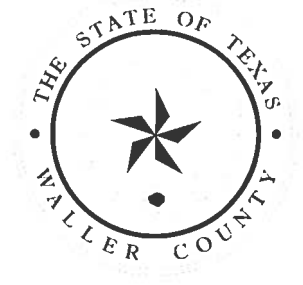


WALLER COUNTY

Yancy Scott, P.E., CFM
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final RePlat Approval for Sunterra Section 25 Partial Replat No.1

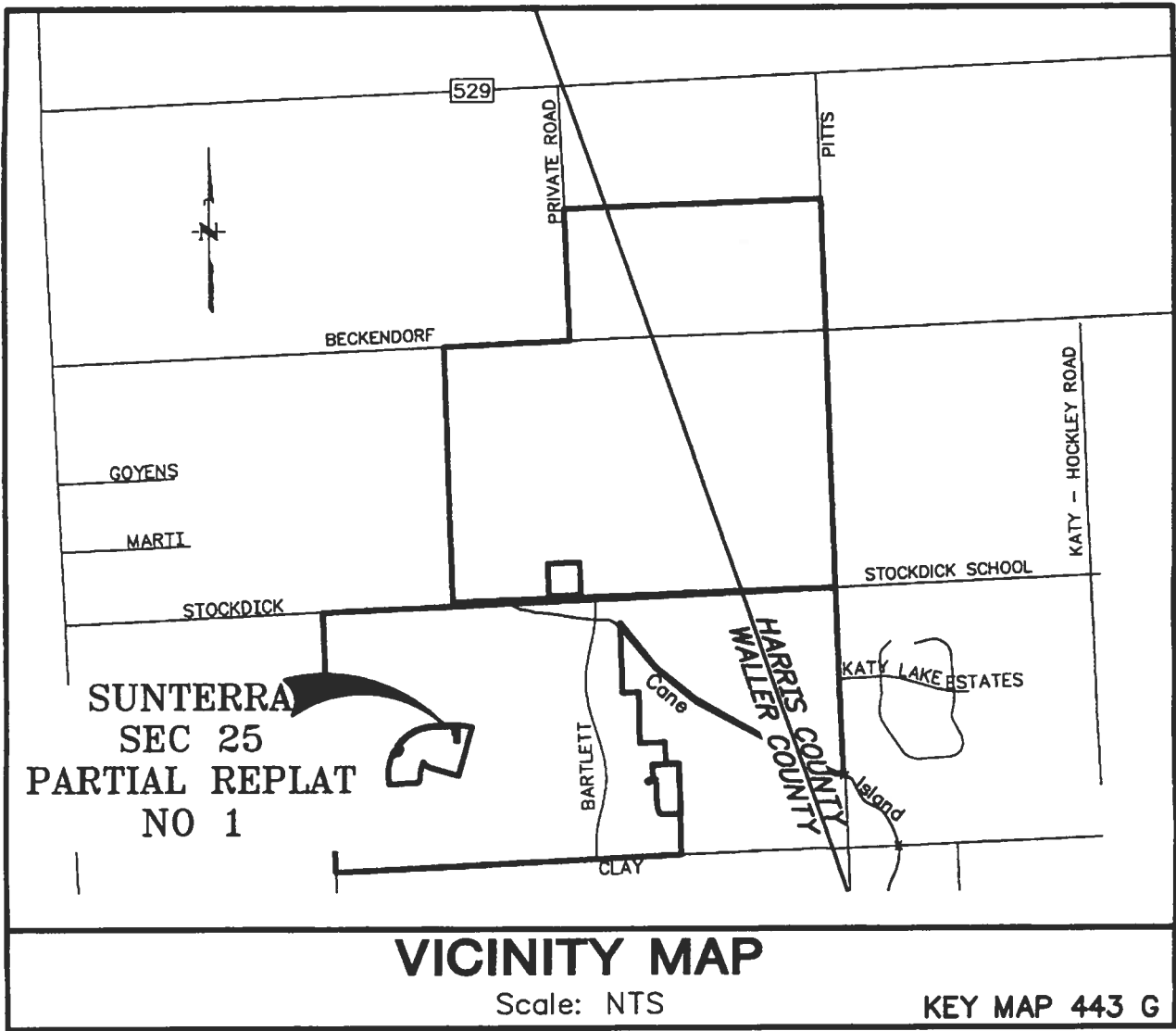
Date January 10, 2024

Background

Final RePlat of Sunterra Section 25 Partial Replat No.1 to change street name to Sunray Beach Drive (PVT), to Malibu Glen Drive (PVT), reconfigure entry on Sunlight Meadows Way (PVT) and to reconfigure reserve A Block 1 and Reserve E Block 3 in Precinct 3.

Staff Recommendation

Approve Plat



SUNTERRA

SEC 25

PARTIAL

REPLAT NO 1

A SUBDIVISION OF 159 ACRE OF LAND
BEING A REPLAT OF THE RIGHT-OF-WAY OF SUNRAY BEACH DRIVE (PVT), SUNLIGHT MEADOWS WAY (PVT), A PORTION OF RESERVE "A" BLOCK 1 AND RESERVE "E BLOCK 3",
SUNTERRA SEC 25, RECORDED UNDER C.C.F. NO. 2210839 OUT OF THE
H & T. C. RAILROAD COMPANY SURVEY SECTION 121, A-201
WALLER COUNTY, TEXAS
REASON FOR REPLAT: TO CHANGE STREET NAME
"SUNRAY BEACH DRIVE (PVT)" TO "MALIBU GLEN DRIVE (PVT)", RECONFIGURE ENTRY ON
"SUNLIGHT MEADOWS WAY (PVT) AND TO RECONGIFURE RESERVE "A" BLOCK 1 AND
RESERVE "E" BLOCK 3.
APRIL 2023
0 LOTS 2 RESERVES 2 BLOCKS

DATE: APRIL 2023	SUNTERRA SECTION 25 PARTIAL REPLAT NO 1	OWNER/DEVELOPER: BC Sunterra LLC. a Delaware Limited Partnership 336 James Tecord Road SW HUNTSVILLE, AL 35826 (713) 783-8702 Levi@BuiltToInvest.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. # 12150 & 10064300 1229 Corporate Drive, Suite 100 Rosenberg, TX 77479-2813 281.342.2033 CJamnlk@quiddity.com
SCALE NTS			
SHEET 1A OF 1			

K:\1853\18537-0053-00 Sunterra Section 25 WS08P-V Design Phase\Planning\Replat\Map\Sunterra Sec 25 PR NO. 1.dwg Nov 29, 2023 -- 8:30am CJD

A METES & BOUNDS description of a 1.59 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 Sunterra Sec 25, according to map or plat thereof recorded under County Clerk's File Number 2210839, 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 1/4 inch iron rod with cap marked "Quiddity" found for the northeast corner and Place of Beginning of the herein described tract, same being an angle point in the north line of said Sunterra Sec 25, the northwest corner of the adjoining Block 2, Lot 1, and the west corner of Restricted Reserve "B", being in the east right-of-way line of Sunray Beach Drive (50-foot wide);

Thence South 00 degrees 29 minutes 46 seconds West establishing the east line of the described tract, being the east right-of-way line of said Sunray Beach Drive, being the west line of said adjoining Block 2, Lot 1, the west line of Block 2, Lots 2 through 5, crossing Rivera Shores Drive (50-foot wide), 302.51 feet to a point for the upper southeast corner of the herein described tract;

Thence North 89 degrees 30 minutes 14 seconds West establishing the upper south line of the herein described tract, crossing said Sunray Beach Drive, 50.00 feet to a point for the upper southwest corner of the herein described tract, being in the west right-of-way line of said Sunray Beach Drive, and the east line of Block 4, Lot 5;

Thence establishing an interior line of the herein described tract, along the west right-of-way line of Sunray Beach Drive, an interior line of Restricted Reserve "A", the east line of said Block 4, Lot 5, and the east line of Block 1, Lot 34, to points at the following courses and distances:

North 00 degrees 29 minutes 46 seconds East, 181.26 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 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing South 45 degrees 29 minutes 46 seconds West, 35.36 feet;

North 00 degrees 29 minutes 46 seconds East, 136.26 feet;

North 45 degrees 27 minutes 13 seconds West, 13.91 feet to a point for reentry corner to the herein described tract;

Thence establishing an interior line of the herein described tract, along the southerly and interior lines of said Restricted Reserve "A", the northerly line of Block 1, Lots 13 through 33, the westerly line of Block 1, Lots 12 and 13, the northerly lines of Block 3, Lot 40 and 41, crossing said Restricted Reserve "A", Sunlight Meadows Drive (60-foot wide), and Restricted Reserve "E", to points at the following courses and distances:

South 88 degrees 35 minutes 47 seconds West, 366.26 feet;

South 87 degrees 08 minutes 51 seconds West, 52.48 feet;

South 83 degrees 58 minutes 07 seconds West, 52.48 feet;

South 80 degrees 47 minutes 09 seconds West, 52.48 feet;

South 77 degrees 36 minutes 12 seconds West, 52.48 feet;

South 74 degrees 25 minutes 16 seconds West, 52.48 feet;

South 71 degrees 14 minutes 20 seconds West, 52.47 feet;

South 68 degrees 03 minutes 26 seconds West, 52.46 feet;

South 64 degrees 52 minutes 35 seconds West, 52.45 feet;

South 61 degrees 41 minutes 46 seconds West, 52.44 feet;

South 58 degrees 31 minutes 00 seconds West, 52.42 feet;

South 55 degrees 20 minutes 17 seconds West, 52.41 feet;

South 54 degrees 08 minutes 55 seconds West, 46.50 feet;

South 47 degrees 23 minutes 48 seconds West, 78.90 feet;

South 42 degrees 20 minutes 58 seconds West, 127.02 feet;

South 07 degrees 43 minutes 28 seconds East, 79.26 feet;

South 58 degrees 48 minutes 59 seconds East, 35.25 feet;

South 31 degrees 11 minutes 01 second West, 105.00 feet;

North 58 degrees 48 minutes 59 seconds West, 28.52 feet;

South 59 degrees 04 minutes 38 seconds West, 107.34 feet;

North 67 degrees 29 minutes 36 seconds West, 28.10 feet to a point for the west corner of the herein described tract, being in the easterly line of the adjoining Sunterra Shores Drive Street Dedication Section 3 & Reserves, according to map or plat thereof recorded under County Clerk's File Number 2207645, Official Public Records, Waller County, Texas, the easterly right-of-way line of the adjoining Sunterra Shores Drive (60-foot wide), and the westerly line of said Restricted Reserve "E", and being in a non-tangent curve to the right;

Thence establishing the westerly and northerly lines of the herein described tract, being the easterly and upper south lines of said adjoining Sunterra Shores Drive, the southerly line of Sunterra Shores Drive Street Dedication Sec 4 and Lift Station No. 1, according to map or plat thereof recorded under County Clerk's File Number 2113487, Official Public Records, Waller County, Texas, and the northerly and westerly lines of said Restricted Reserve "A", crossing said Sunlight Meadows Drive and said Sunray Beach Drive, to points at the following courses and distances:

Thence with said non-tangent curve to the right, having a central angle of 05 degrees 30 minutes 30 seconds, an arc length of 93.26 feet, a radius of 970.00 feet, and a chord bearing North 25 degrees 15 minutes 39 seconds East, 93.22 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 10 minutes 07 seconds, an arc length of 40.65 feet, a radius of 25.00 feet, and a chord bearing North 74 degrees 35 minutes 58 seconds East, 36.32 feet;

North 31 degrees 24 minutes 04 seconds East, 60.00 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 17 minutes 14 seconds, an arc length of 40.70 feet, a radius of 25.00 feet, and a chord bearing North 11 degrees 57 minutes 19 seconds West, 36.35 feet to the beginning of a compound curve to the right;

Thence with said compound curve to the right, having a central angle of 53 degrees 54 minutes 30 seconds, an arc length of 912.65 feet, a radius of 970.00 feet, and a chord bearing North 61 degrees 38 minutes 32 seconds East, 879.36 feet;

North 88 degrees 35 minutes 47 seconds East, 378.66 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 91 degrees 53 minutes 59 seconds, an arc length of 40.10 feet, a radius of 25.00 feet, and a chord bearing South 45 degrees 27 minutes 14 seconds East, 35.94 feet;

South 89 degrees 29 minutes 13 seconds East, 50.00 feet to the Place of Beginning and containing 1.59 acres of land, more or less.

DATE: APRIL 2023	SUNTERRA SECTION 25 PARTIAL REPLAT NO 1	OWNER/DEVELOPER: BC Sunterra L.L.C. a Delaware Limited Partnership 336 James Tecord Road SW HUNTSVILLE, AL 35826 (713) 783-6702 Levi@BuiltToInvest.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-232790 & 10046100 1225 Corporate Drive, Suite 100 Rosenberg, TX 77471-2813 281.342.2033 Cjarnik@quiddity.com
SCALE NTS			
SHEET 18 OF 1			

K:\18537\18537-0053-00 Sunterra Section 25 WSD&P\2 Design Phase\Planning\Map\Sunterra Sec 25 PR NO. 1.dwg Nov 28, 2023 - 8:30am CKJ

General Notes:

- AE "Aerial Easement"
BL "Building Line"
C.C.F. "County Clerk's File"
FND. "Found 5/8" Iron Rod with Cap stamped "Jones|Carter""
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. "Permanent 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 "Quiddity" as Per Certification"
① "Block Number"
↘ "Street Name Break"

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, CF No. 1076601800196A, Dated January 12, 2023.
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. 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 issued in a Flood Hazard Area below the base flood elevation (B.F.E.). Contact the County Engineer's Office for specific information.
10. No structure in this subdivision shall be occupied until connected to a public sewer system.
11. No structure in this subdivision shall be occupied until connected to an individual water supply or a state - approved community water system.
12. This tract lies within Zone "A" with no defined BFE, Shaded Zone "X", 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. Shaded Zone "X"; is defined as areas of the 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than one foot or with drainage areas less than one square mile. 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 Elevation determined.
13. 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.
14. 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.
15. 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.
16. 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 BC Sunterra, LLC, a Texas Limited Liability Company, 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.
21. Project site is within City of Houston ETJ.
22. All pipelines within the platted area are shown hereon.
23. 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.
24. 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 Cone Island Branch, on the north high bank of Cone Island Branch between the end of a guardrail and an existing fence running north-south. Elevation = 156.48' (NAVD88, 2001 Adjustment).
25. TBM "7520" being a set cotton picker spindle. Located on the west edge of asphalt in Schlipf Road, being +/- 2,490' North of the intersection of Schlipf Road and Clay Road, and +/- 2,786' South of the intersection of Schlipf Road and Stockdick School Road. Elevation = 164.00 (NAVD88, 2001 Adjustment).
26. 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.
27. 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.
28. 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.
29. Tract is subject to Short Form Blanket Easement for certain utilities granted to CenterPoint Energy Houston Electric, LLC, et al, in instrument recorded under Clerk's File No. 2301446, Official Public Records of Waller County, Texas

DATE: APRIL 2023	SUNTERRA SECTION 25 PARTIAL REPLAT NO 1	OWNER/DEVELOPER: BC Sunterra LLC. a Delaware Limited Partnership 336 James Tecard Road SW HUNTSVILLE, AL 35826 (713) 783-8702 Levi@Bu1tToInvest.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. 133790 & 10046120 1229 Corporate Drive, Suite 100 Rosenberg, TX 77471-2811 281.342.2033 Cjamnik@quiddity.com
SCALE NTS			
SHEET 1C OF 1			

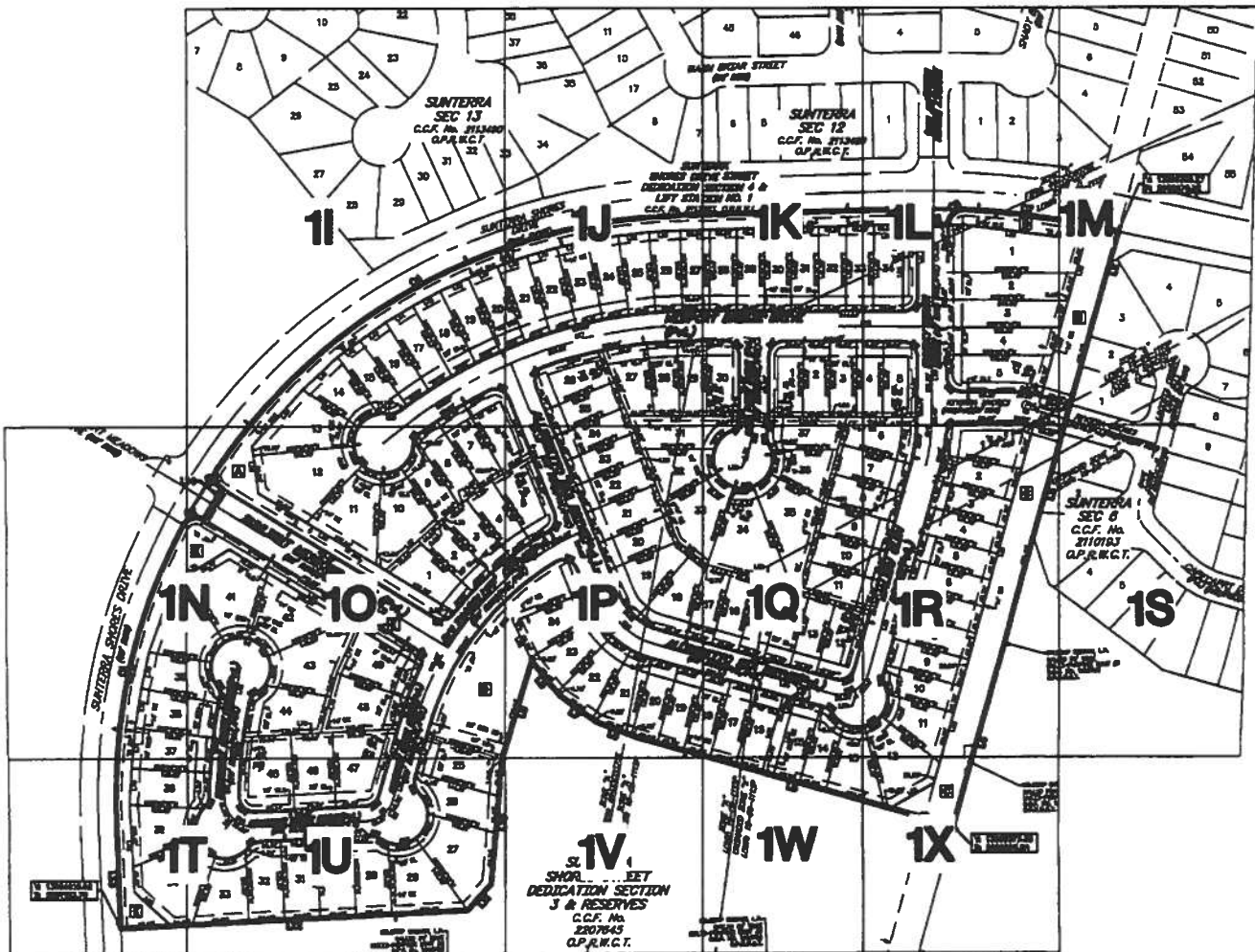
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[A] RESTRICTED RESERVE "A"
Restricted to Landscape, Open Space
and Incidental Utilities Purposes Only
0.93 AC
40,575 SQ FT

[B] RESTRICTED RESERVE "B"
Restricted to Landscape, Open Space
and Incidental Utilities Purposes Only
0.17 AC
7,545 SQ FT

DATE: APRIL 2023	SUNTERRA SECTION 25 PARTIAL REPLAT NO 1	OWNER/DEVELOPER: BC Sunterra LLC. a Delaware Limited Partnership 336 James Tecord Road SW HUNTSVILLE, AL 35826 (713) 783-6702 Levi@BuiltToInvest.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. E-212790 & L20046-100 1729 Corporate Drive, Suite 100 Houston, TX 77071-1281 361.263.1 Cjarnnik@quiddity.com
SCALE NTS			
SHEET 1D OF 1			

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DATE: APRIL 2023

SCALE 1" = 300'

SHEET 1E OF 1

SUNTERRA
SECTION 25
PARTIAL
REPLAT
NO 1

OWNER/DEVELOPER:
BC Sunterra LLC,
a Delaware Limited Partnership
336 James Tecord Road SW
HUNTSVILLE, AL 35826
(713) 783-8702
Levi@BuiltToInvest.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. 0-033780 & 12066120
1219 Corporate Drive, Suite 100 Rosenberg, TX 77471-2913 (281) 342-2033

Cjarnik@quiddity.com

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

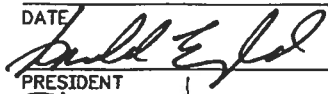
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Sunterra Section 25 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this 30 day of AUGUST, 2023..

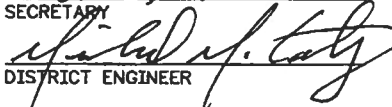
By: 
Martha L. Stein or M. Sonny Garza
Title Chair Vice Chairman

By: 
Margaret Wallace Brown AICP, CNC-A
Secretary



BROOKSHIRE- KATY DRAINAGE DISTRICT Permit No. 2021-87 REVISED

4-24-23
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.

DATE: MAY 2022	SUNTERRA SECTION 25 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@landtejas.com	OWNER/DEVELOPER: BC Sunterra L.L.C. a Delaware Limited Partnership 336 James Teard Road SW HUNTSVILLE, AL 35826 (713) 783-6702 Levi@BuiltToInvest.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. 23290 & 10046100 1229 Corporate Drive, Suite 100 Houston, TX 77071-2813 281 342 2033 CJamnik@quiddity.com
SCALE NTS				
SHEET 1F OF 1				

STATE OF TEXAS 5
COUNTY OF WALLER 5

We, BC SUNTERRA, L.L.C., a Texas Limited Liability Company, acting by and through Levi Mixon, an authorized officer, owner hereinafter referred to as Owners of the 1.59 acre tract described in the above and foregoing map of Sunterra Section 25 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, 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; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot. IN TESTIMONY WHEREOF, the BC SUNTERRA, L.L.C., a Texas Limited Liability Company has caused these presents to be signed by Levi Mixon, its Authorized Officer, thereunto, this 6th day of June 2023.

BC SUNTERRA, L.L.C.,
a Texas Limited Liability Company

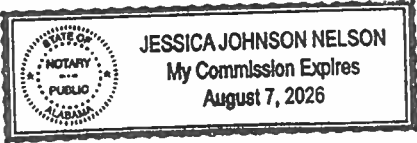
By: Levi Mixon
Levi Mixon, Authorized Officer

Alabama
STATE OF TEXAS 5
Jefferson
COUNTY OF WALLER 5

BEFORE ME, the undersigned authority, on this day personally appeared Levi Mixon, Authorized Officer, 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 6th day of June 2023.

Jessica Johnson Nelson
Notary Public in and for the State of ~~Texas~~ Alabama
Jessica Johnson Nelson
Print Name



My commission expires: August 7, 2026

DATE: APRIL 2023	SUNTERRA SECTION 25 PARTIAL REPLAT NO 1	OWNER/DEVELOPER: BC Sunterra L.L.C. a Delaware Limited Partnership 336 James Tecord Road SW HUNTSVILLE, AL 35826 (713) 783-6702 Levi@BuiltToInvest.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. E-23270 & L2045120 1229 Corporate Drive, Suite 123 • Huntsville, TN 37419 • 252.342.2013 Cjarnnik@quiddity.com
SCALE NTS			
SHEET 1G OF 1			

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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 _____, 2022, 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 _____, 2022.

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

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

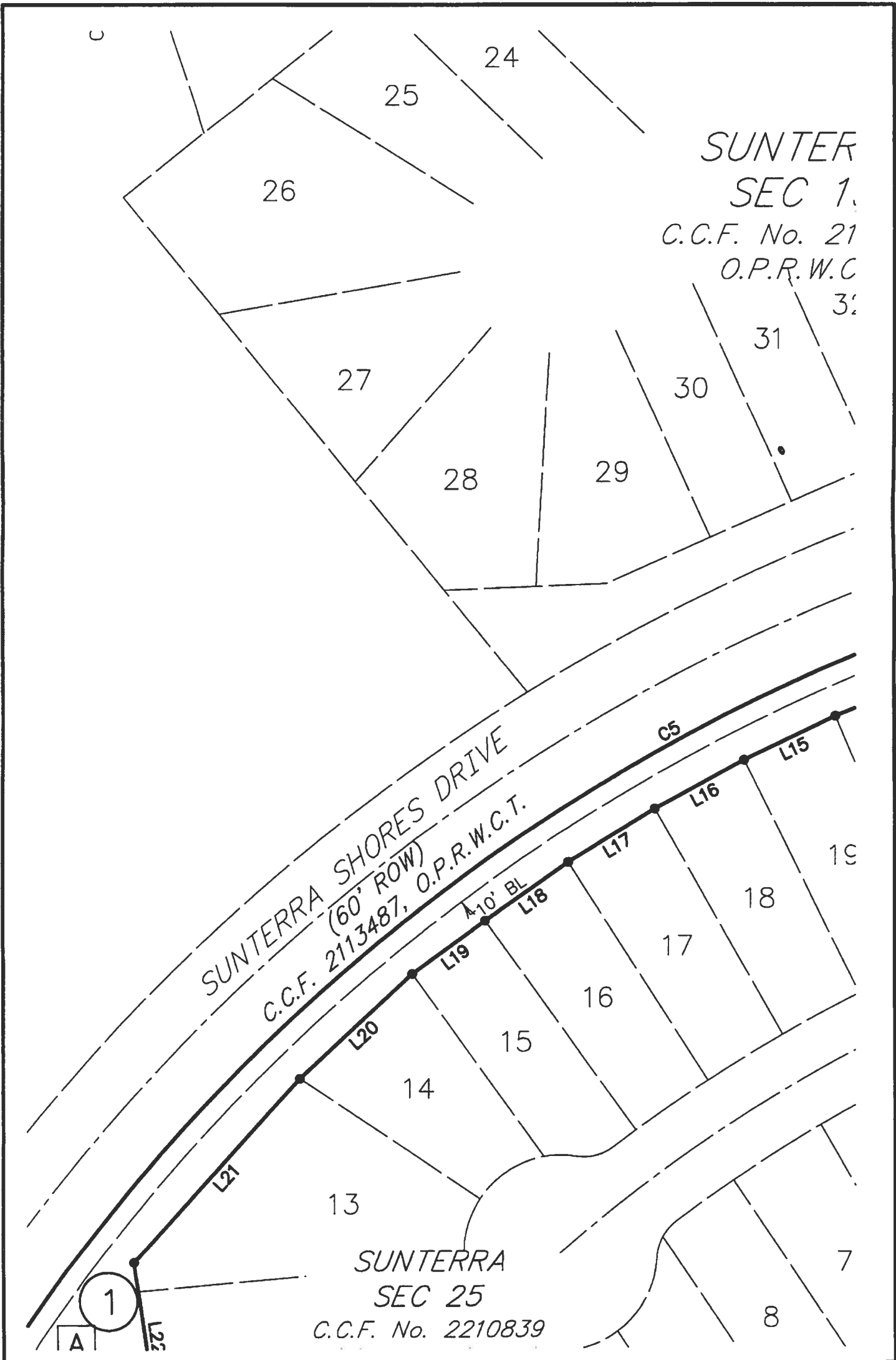
Kendric D. Jones
Commissioner, Precinct 3

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: APRIL 2023	SUNTERRA SECTION 25 PARTIAL REPLAT NO 1	OWNER/DEVELOPER: BC Sunterra LLC. a Delaware Limited Partnership 335 James Tecord Road SW HUNTSVILLE, AL 35826 (713) 783-6702 Levi@BuiltToInvest.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. 4-23290 & 10046100 1229 Corporate Drive, Suite 100 - Houston, TX 77025-1261 (409) 211-1111 Cjamnik@quiddity.com
SCALE NTS			
SHEET 1H OF 1			

K:\16537\16537-0053-00 Sunterra Section 25 WSP\16537 Design Phase\Planning\Replat\Plat_Suntterra Sec 25 PR NO. 1.dwg Doc 04/2023 - 7:11am CKJ



DATE: APRIL 2023	SUNTERRA SECTION 25 PARTIAL REPLAT NO 1	OWNER/DEVELOPER: BC Sunterra LLC, a Delaware Limited Partnership 338 James Tecord Road SW HUNTSVILLE, AL 35826 (713) 783-6702 Levi@BuiltToInvest.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. 123790 & 12046100 1229 Corporate Drive, Suite 100 Auburn, TX 77701-281342, 2013 Cjarnik@quiddity.com
SCALE 1"=60'			
SHEET 11 OF 1			

K:\18537\18537-0053-00 Sunterra Section 25 WSOB\A Design Phase\Planning\Replat\Map\Sunterra Sec 25 PR NO. 1.dwg Nov 28, 2023 - 8:31am OKJ

SUNTERRA
SEC 13

C. No. 2113490
O.P.R.W.C.T.

SUNTER,
STRE.
SECT.
S.
C.C.F.

(2)

(1)

A

A

SUNTERRA
SEC 25

C.C.F. No. 2210839
O.P.R.W.C.T.

ALLEGRETTO SE
(50' ROW)

DATE: APRIL 2023

SCALE 1"=60'

SHEET 1J OF 1

SUNTERRA
SECTION 25
PARTIAL
REPLAT
NO 1

OWNER/DEVELOPER:
BC Sunterra LLC,
a Delaware Limited Partnership
338 James Tecord Road SW
HUNTSVILLE, AL 35826
(713) 783-8702
Lev08uItToInvest.com

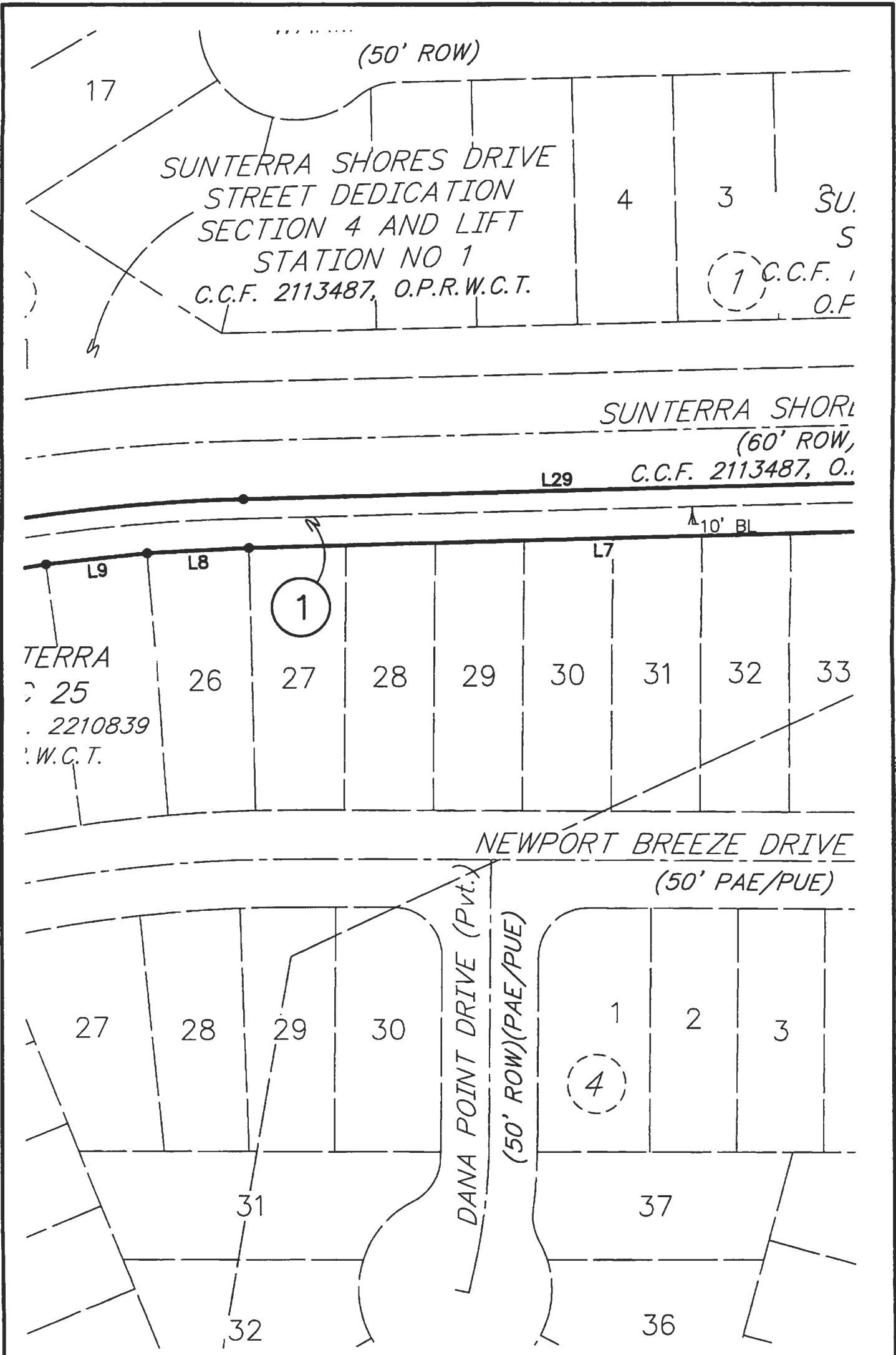
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

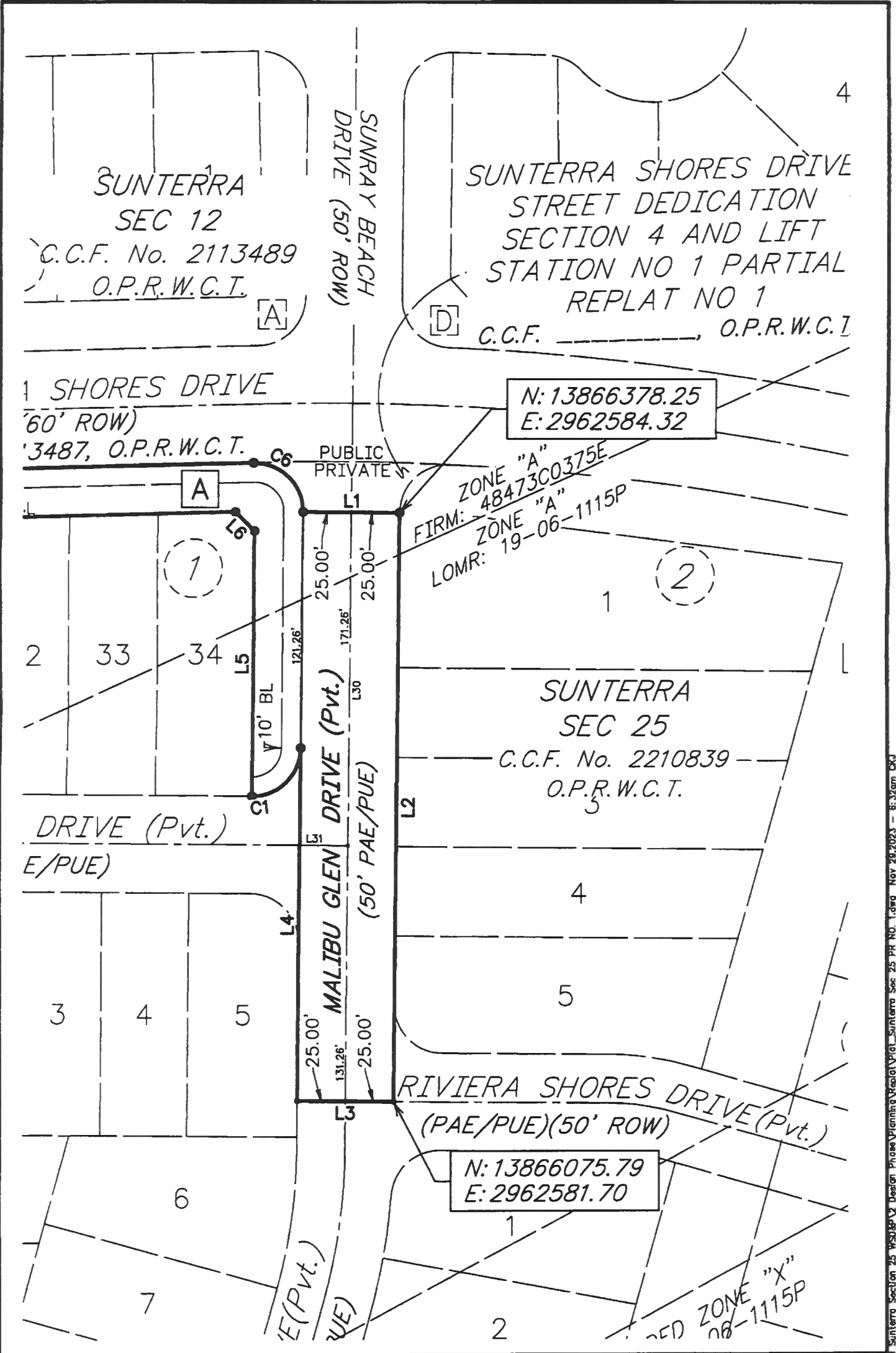
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. E-121200 & L20461109
1219 Corporate Drive, Suite 100 - Rosenberg, TX 77471-2813-2813

Cjarnik@quiddity.com



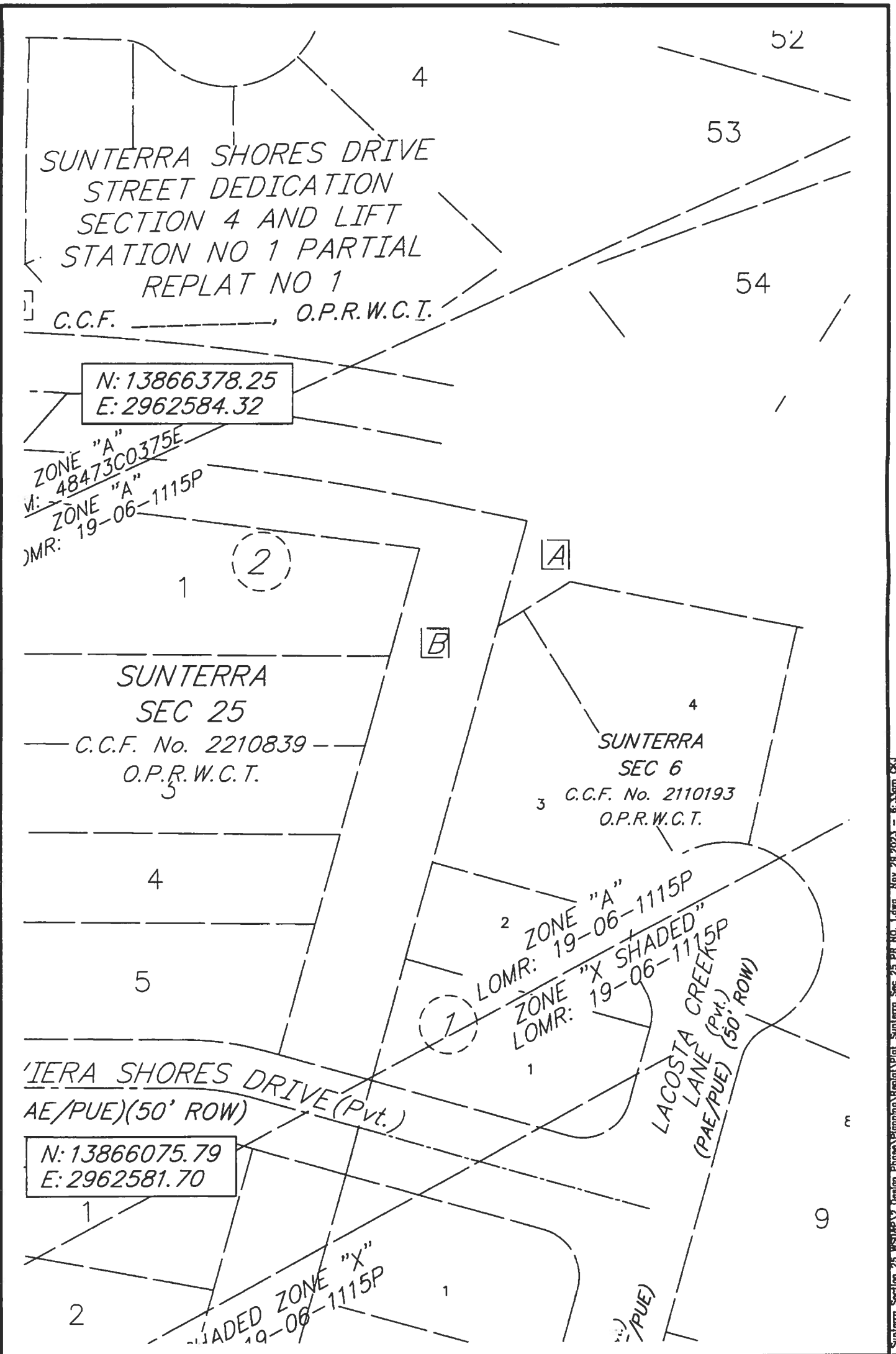
DATE: APRIL 2023	SUNTERRA SECTION 25 PARTIAL REPLAT NO 1	OWNER/DEVELOPER: BC Sunterra LLC, a Delaware Limited Partnership 336 James Tecord Road SW HUNTSVILLE, AL 35826 (713) 783-8702 Levi@BuiltToInvest.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. 1-33290 & 10048100 1219 Corporate Drive, Suite 100 Auburn, AL 36832 Cjornik@quiddity.com
SCALE 1"=60'			
SHEET 1K OF 1			

R:\18537\18537-0033-00 Sunterra Section 25 WSD\BP\2 Design Phase\Planning\Map\Plot\Plot Sunterra Sec 25 PR NO. 1.dwg Nov 29, 2023 - 6:32am CKJ



DATE: APRIL 2023	SUNTERRA SECTION 25 PARTIAL REPLAT NO 1	OWNER/DEVELOPER: BC Sunterra LLC. a Delaware Limited Partnership 336 James Tecord Road SW HUNTSVILLE, AL 35828 (713) 783-8702 Levi@BuiltToInvest.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Regular exam year: 7/31/2025 & 1/31/2026 1229 Corporate Drive, Suite 100 Roundberg, TX 77471-0811, 281.342.2033 Cjamnlk@quiddity.com
SCALE 1"=60'			
SHEET 1L OF 1			

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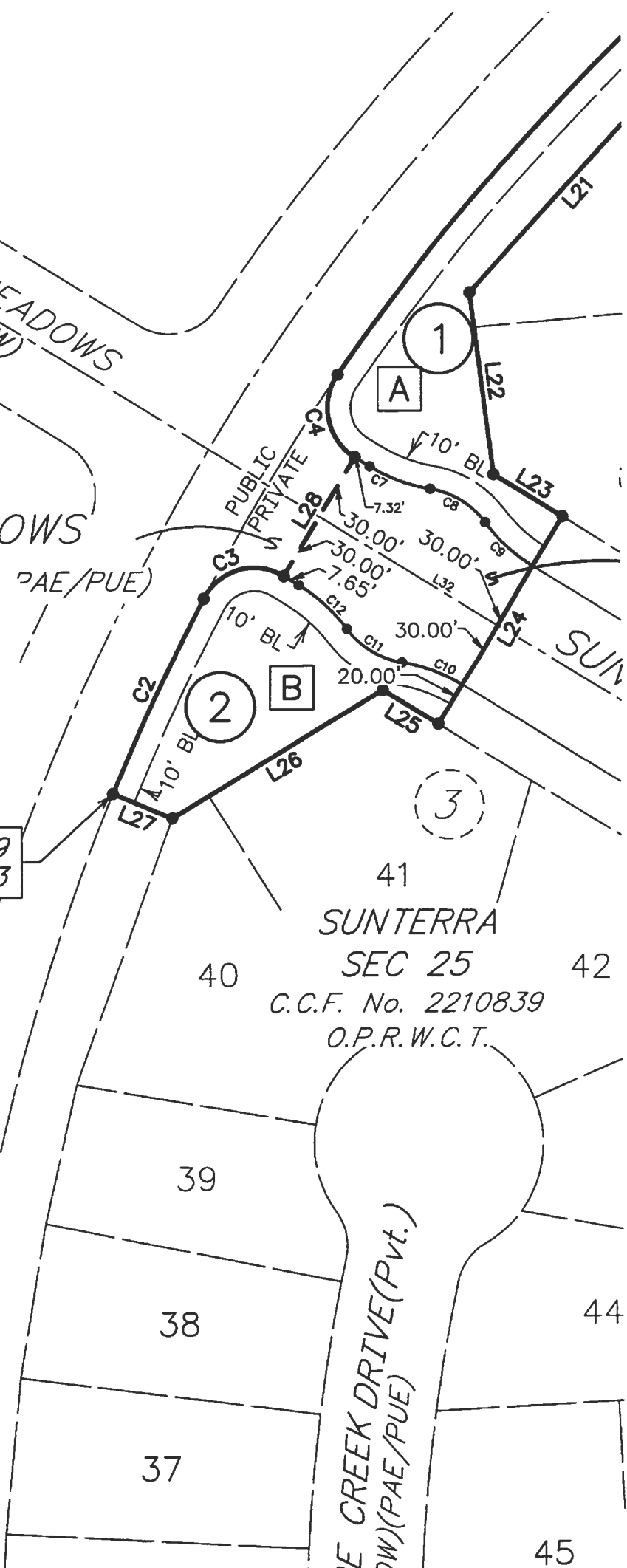
DATE: APRIL 2023	SUNTERRA SECTION 25 PARTIAL REPLAT NO 1	OWNER/DEVELOPER: BC Sunterra LLC. a Delaware Limited Partnership 336 James Tecord Road SW HUNTSVILLE, AL 35826 (713) 783-8702 Levi@BuiltToInvest.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. 7-23790 & 10046-120 1279 Corporate Drive, Suite 1200 - Huntsville, TN 37473-2813 251.942.3031 Cjarnik@quiddity.com
SCALE 1"=60'			
SHEET 1M OF 1			

K:\16537\16537-0005-00 Sunterra Section 25 WSU16537 Design Phase\Planning\Map\16537 Sunterra Sec 25 PR NO 1.dwg Nov 28/2023 - 8:35am OK

SUNLIGHT MEADOWS
DRIVE (60' ROW)

SUNLIGHT MEADOWS
ASTRO SUNTERRA, L.P. PAE/PUE
CALLED 655.54 AC.
(EXHIBIT "A", DOLLINS
TRACT)
C.C.F. NO. 2115246
O.P.R.W.C.T.

N: 13865796.29
E: 2961257.93



SUNTERRA
SEC 25
C.C.F. No. 2210839
O.P.R.W.C.T.

DATE: APRIL 2023	SUNTERRA SECTION 25 PARTIAL REPLAT NO 1	OWNER/DEVELOPER: BC Sunterra L.L.C. a Delaware Limited Partnership 336 James Tecord Road SW HUNTSVILLE, AL 35826 (713) 783-6702 Levi@BuiltToInvest.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-132390 & L20046100 1319 Corporate Drive, Suite 100 • Houston, TX 77071 • 281.342.3033 CJamnik@quiddity.com
SCALE 1"=60'			
SHEET 1N OF 1			

K:\18537\18537-0055-00 Sunterra Section 25 WSOB\2 Design Phase\Planning\Replat\Via\Suntterra Sec 25 Plat NO. 1.dwg Nov 28 2023 - 8:34am C&G

