

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Section Lift Station No. 6

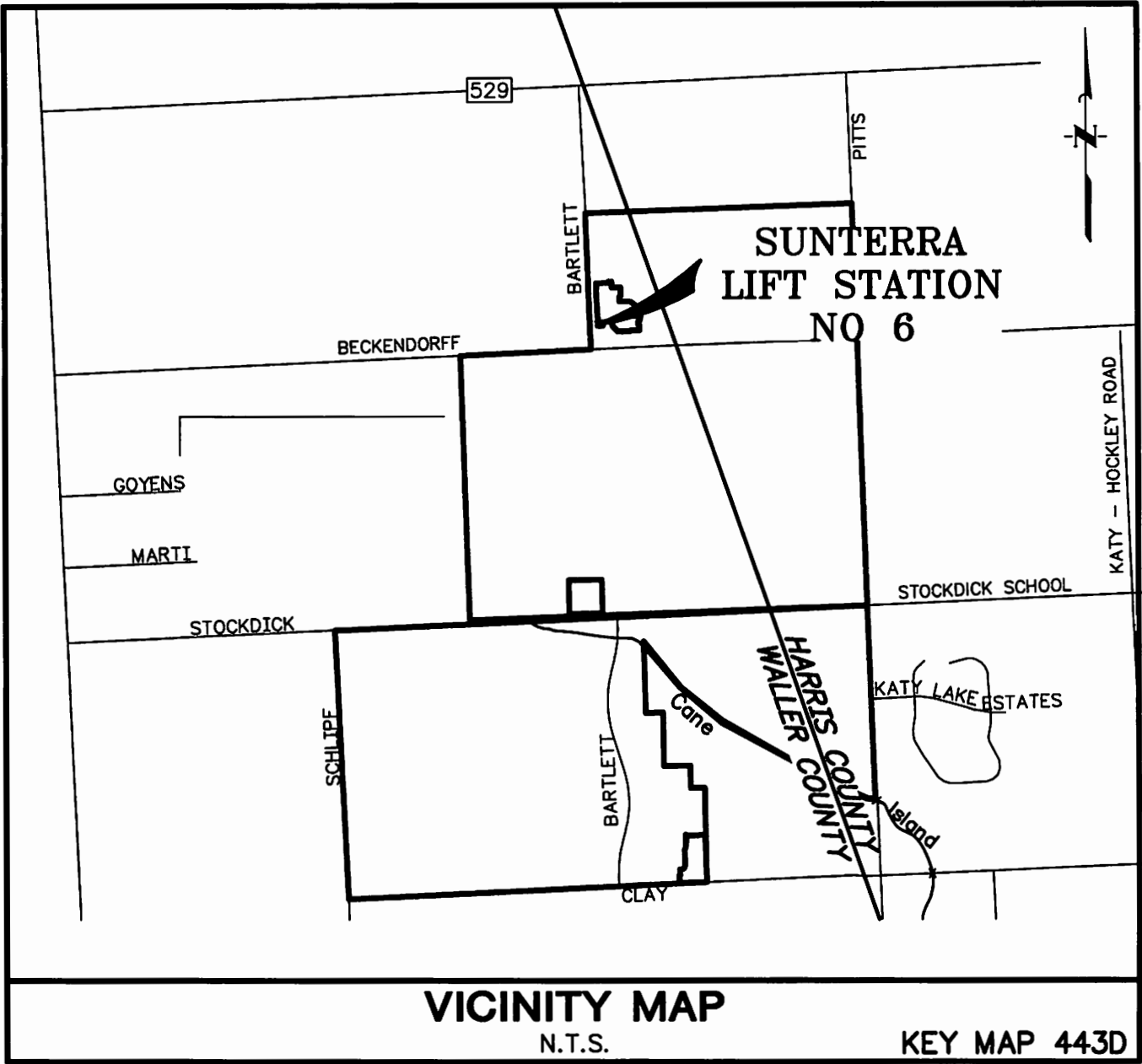
Date: September 4, 2024

Background

Final Plat of Sunterra Lift Station No. 6 Subdivision which consists of 0.16 acres will include 1 Block and 1 Reserve in Precinct 3.

Staff Recommendation

Approve Plat



FINAL PLAT OF SUNTERRA LIFT STATION NO 6

A SUBDIVISION OF 0.16 ACRES OF LAND
OUT OF THE

W. I. WILLIAMSON SURVEY, A-410

WALLER COUNTY, TEXAS

1 RESERVE 1 BLOCK

APRIL 2024

BKDD PERMIT NO. 2024-81

DATE: APRIL 2024

SCALE NTS

SHEET 1A OF 1

FINAL PLAT OF
SUNTERRA
LIFT STATION
NO. 6

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. E-23290 & L0548-100
2322 West Grand Parkway North, Suite 150 • Katy, TX 77459 • 832.913.4000
Cjamnik@quiddity.com

STATE OF TEXAS §
COUNTY OF WALLER §

A METES & BOUNDS description of a 0.16 acre tract of land in the W. I. Williamson Survey, Abstract 410, Waller County, Texas, being out of an a part of the residue of that certain called 322.56 acre tract recorded under County Clerk's File Number 2312086, 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 the northwest corner of an adjoining called 24.57 acre tract recorded under County Clerk's File Number 2400405, Official Public Records, Waller County, Texas, same being an interior corner of the residue of said called 322.56 acre tract, from which a 5/8 inch iron rod found for the northwest corner of the residue of said called 322.56 acre tract bears North 05 degrees 58 minutes 49 seconds West, 1,369.28 feet;

Thence South 01 degree 13 minutes 23 seconds East, crossing the residue of said called 322.56 acre tract, 710.21 feet to the northwest corner and Place of Beginning of the herein described tract;

Thence North 87 degrees 47 minutes 18 seconds East along the north line of the herein described tract, at 12.25 feet pass the southwest corner of said adjoining called 24.57 acre tract, and continue along the south line of said adjoining called 24.57 acre tract, for a total distance of 103.31 feet to the northeast corner of the herein described tract;

Thence South 02 degrees 12 minutes 42 seconds East establishing the east line of the herein described tract, crossing the residue of said called 322.56 acre tract, 70.00 feet to the southeast corner of the herein described tract;

Thence South 87 degrees 47 minutes 18 seconds West establishing the south line of the herein described tract, 95.17 feet to the southwest corner of the herein described tract;

Thence North 08 degrees 50 minutes 33 seconds West establishing the west line of the herein described tract, 70.47 feet to the Place of Beginning and containing 0.16 acre of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S87°47'18"W	103.31'
L2	N02°12'42"W	70.00'
L3	N87°47'18"E	95.17'
L4	S08°50'30"E	70.47'

RESTRICTED RESERVE 
Restricted to Lift Station
Purposes Only
0.16 AC
6,947 Sq. Ft.

K:\18537\Client Management\Plate\JS No. 8\Sunterra LS NO.6-PLAT.dwg Jul 25,2024 -- 4:41pm CKJ

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA LIFT STATION NO. 6	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. # 13290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1B OF 1			

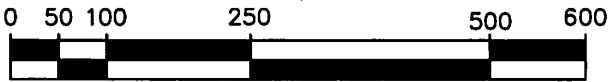
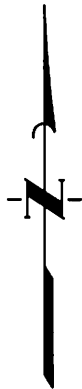
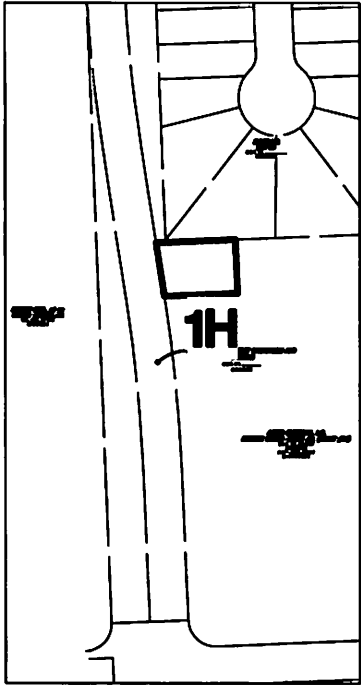
General Notes:

- AC "Acre"
- C.C.F. "County Clerk's File"
- BL "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"
- Sq Ft "Square Feet"
- UE "Utility Easement"
- Vol __, Pg __ . . . "Volume and Page"
- "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity" as Per Certification"
- ① "Block Number"

- 1. The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, NAD 83 (grid) based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.99989805999.
- 2. Site plans shall be submitted to Waller County and any other applicable jurisdiction for review and approval.
- 3. Development Permits and all other applicable permits shall be obtained from Waller County prior to beginning construction.
- 4. The drainage system for this subdivision is designed in accordance with the Brookshire-Katy Drainage Criteria Manual which allows street ponding with intense rainfall events.
- 5. All property to drain into the drainage easements only through an approved drainage structure.
- 6. All drainage easements to be kept clear of fences, buildings, vegetations, and other obstructions to the operation and maintenance of drainage facility.
- 7. This tract lies within Unshaded Zone "X" of the Flood Insurance Rate Map, Community NO. 480640, Map Number 48473C0375E, Panel 0375, suffix "E" dated February 18, 2009 for Waller County, Texas and incorporated areas.
- 8. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- 9. Project site is within the City of Houston ETJ
- 10. 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).
- 11. TBM '7523" being a set cotton picker spindle. Located in the South edge of asphalt of Clay Road, being +/- 6,946' East of the intersection of Clay Road and Schlipf Road, and +/- 3,601' West of the intersection of Clay Road and Pitts Road. Elevation = 159.03' (NAVD88, 2001 Adjustment).
- 12. No pipeline or pipeline easement exist within the boundaries of this plat.
- 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. Structures built on lots in the designated flood plain shall be elevated to two (2) feet or more above the 500-year floodplain elevation, in the 100-year floodplain. Within the 500-year, these structures must be elevated to one (1) foot above the 500-year floodplain level. 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.
- 15. Tract is subject to Detention Facilities Maintenance Agreement recorded under C.C.F. No 2009285, O.P.R.W.C.T.
- 16. Tract is subject to Surface Waiver Agreement recorded under C.C.F. No. 2203245, O.P.R.W.C.T. and C.C.F. No. RP-2022-140209, O.P.R.R.P.H.C.T.
- 17. Tract is subject to Survey Waiver agreement recorded under C.C.F. No. 2312084, O.P.R.W.C.T. and C.C.F. No. RP-2023-385717, O.P.R.R.P.H.C.T.

K:\16537 Client Management\Plats\LS No. 6\Sunterra LS NO.6-PLAT.dwg Jul 25, 2024 - 4:41pm CKJ

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA LIFT STATION NO. 6	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-13290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CJamnik@quiddity.com
SCALE 1"=80'			
SHEET 1C OF 1			



SCALE: 1" = 250'

K:\18537\Client Management\Plats\LS No. 6\Sunterra LS NO.6-PLAT.dwg Jul 25, 2024 -- 4:45pm CKJ

DATE: APRIL 2024	FINAL PLAT OF SUNTERRA LIFT STATION NO. 6	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. E-23290 & L0046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CJamnik@quiddity.com
SCALE 1" = 250'			
SHEET 1D OF 1			

STATE OF TEXAS 5
COUNTY OF WALLER 5

We, Astro Sunterra, L.P., a Delaware Limited Partnership, acting by and through Brian Stidham, Authorized Signer, owner hereinafter referred to as Owners of the 0.16 acre tract described in the above and foregoing map of Sunterra Lift Station No 6, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

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

- 1. That drainage of septic tanks into roads, streets, alleys or public ditches, streams, ect., either directly or indirectly is strictly prohibited.
- 2. All stock animals, horses and fowl, shall be fenced in and not allowed to run at large in the subdivision.
- 3. Drainage structures under private drives shall have a new drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and three quarters (1-1/4) square feet (15" diameter pipe) reinforced concrete pipe, unless specified by the County Road Administrator or County Engineer. Culverts and bridges must be used for all driveway and/or walks, although dip-style driveways are encouraged where appropriate.
- 4. Property owners will obtain Development Permits/Permit Exemptions from the County Flood Plain Administrator for all development.
- 5. There are no underground pipelines within the confines of the subdivision except as shown on the plat.
- 6. There shall be no sanitary sewer systems or any water well constructed within 50 feet of any lot line that does not adjoin with a public road.

IN TESTIMONY WHEREOF, the Astro Sunterra, L.P., a Delaware Limited Partnership has caused these presents to be signed by Brian Stidham, Authorized Signer, thereunto authorize, this 26 day of April, 2024.

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

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

By: Brian Stidham
Title: Authorized Signer

STATE OF TEXAS 5
COUNTY OF Harris 5

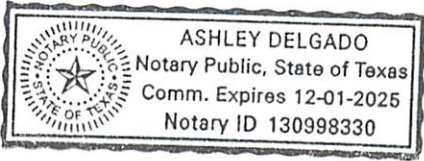
BEFORE ME, the undersigned authority, on this day personally appeared Brian Stidham, Authorized Signer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 26 day of April, 2024.

Ashley Delgado
Notary Public in and for the State of Texas

Ashley Delgado
Print Name

My commission expires: 12-1-25



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SCALE NTS			
SHEET 1E OF 1			

K:\16537\Client Management\Plats\LS No. 6\Suntterra LS NO.6-PLAT.dwg Apr 25,2024 - 3:10pm CKJ

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.

No 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 of the Flood Insurance Rate Map No. 48473C0375E, dated 2/18/2009.

No portion of this subdivision lies within the boundaries of the 0.2% annual chance (500-year) floodplain as delineated on Waller County Community Panel #480640 of the Flood Insurance Rate Map No. 48473C0375E, dated 2/18/2009.




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 Lift Station No. 6 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 15 day of may, 2024.

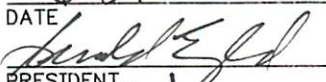
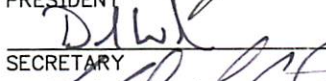
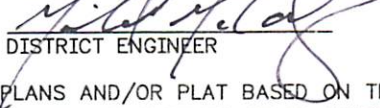
By: 
Lisa M. Clark or M. Sonny Garza
Title Chair Vice Chairman

By: 
Jennifer Ostlind, AICP
Secretary



BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-81

APPROVED BY THE BOARD OF SUPERVISORS ON

6-24-2024
DATE

PRESIDENT

SECRETARY

DISTRICT ENGINEER

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

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SCALE NTS			
SHEET 1F OF 1			

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.

Date

J. Ross McCall, PE
County Engineer

STATE OF TEXAS

§

COUNTY OF WALLER

§

I, Debbie Hollan, County Clerk in and for Waller County, Texas do hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2024, 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 _____, 2024.

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

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

Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorff
Commissioner, Precinct 4

NOTE: Acceptance of the above plat by the Commissioners Court does not signify Waller County acceptance of the dedicated roads for integration into the County Road System. The developer is required to comply with Sections 5 and 6 of the current Waller County Subdivision and Development Regulations, in this regard.

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SCALE NTS			
SHEET 10 OF 1			

K:\8537\Client Management\Plats\LS No. 6\Suntterra LS NO.6-PLAT.dwg Jul 25, 2024 - 4:45pm CKJ

K:\18537\Client Management\Plate\LS No. 6\Sunterra LS NO.6-PLAT.dwg Jul 31,2024 - 10:19am CKJ

MARTIN BELL, et ux
CALLED 19.0984 AC.
VOL. 657, PG 415
O.P.R.W.C.T.

BARTLETT ROAD
(not road)

BRIZZO BEACH LAKE
(not road)

SUNTERRA
SEC 66
C.C.F. No. 2408279
O.P.R.W.C.T.

NE 13874255.87
E: 2304637.00

NE 13874255.88
E: 2304734.22

NE 13874147.34
E: 2304645.63

NE 13874185.07
E: 2304738.02

BARTLETT ROAD STREET DEDICATION AND
RESERVES

C.C.F. NO. _____
O.P.R.W.C.T.

ASTRO SUNTERRA, L.P.
RESIDUE CALLED 322.56 AC. (TRACT #3A)
C.C.F. NO. 2312088
O.P.R.W.C.T.
& RP-2023-385719
O.P.R.R.P.H.C.T.

DATE: APRIL 2024

SCALE 1"=80'

SHEET 1H OF 1

FINAL PLAT OF
SUNTERRA
LIFT STATION
NO. 6

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

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Texas Board of Professional Engineers and Land Surveyors
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2122 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000
Cjarnik@quiddity.com