

# WALLER COUNTY

J. Ross McCall, P.E.  
County Engineer



## MEMORANDUM

**To:** Honorable Commissioners' Court

**Item:** Final Plat Approval-Sunterra Lakes Detention Reserves and Street Dedication

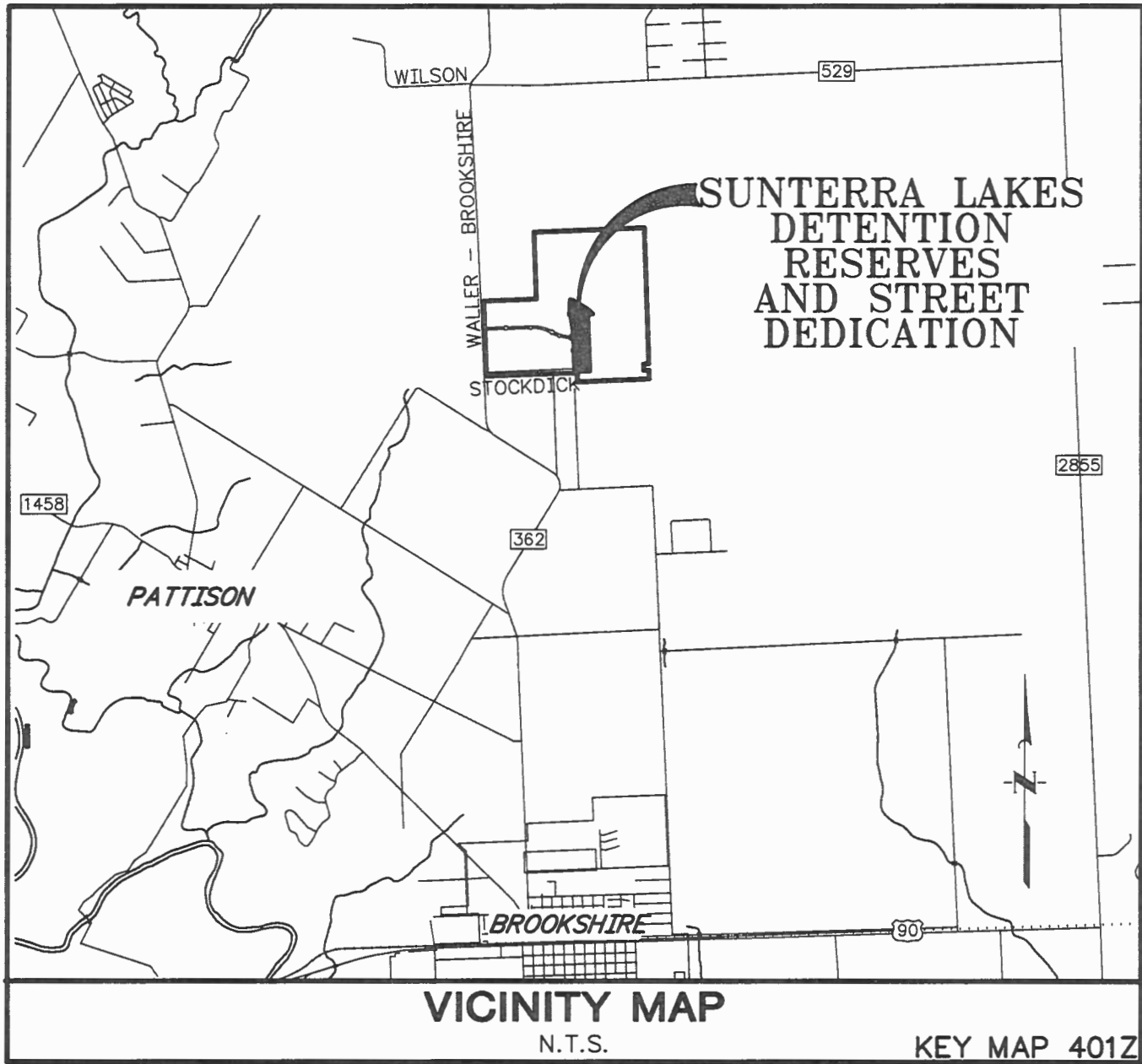
**Date:** May 28, 2025

### **Background**

Final Plat of Sunterra Lakes Detention Reserves and Street Dedication which consists of 33.14 acres will include 2 Blocks and 2 Reserves in Precinct 3.

### **Staff Recommendation**

Approve Plat and accept Construction Bond



# FINAL PLAT OF SUNTERRA LAKES DETENTION RESERVES AND STREET DEDICATION

A SUBDIVISION OF 33.14 ACRES OF LAND  
OUT OF THE  
H. & T. C. RAILROAD COMPANY SURVEY 48, A-142  
WALLER COUNTY, TEXAS  
0 LOTS 2 RESERVES 2 BLOCKS  
MARCH 2025

DATE: MARCH 2025

SCALE NTS

SHEET 1A OF 1

FINAL PLAT OF  
SUNTERRA  
LAKES  
DETENTION RESERVES  
AND STREET  
DEDICATION

**OWNER/DEVELOPER:**  
ASTRO SUNTERRA WEST L.P.  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
BSTIDHAM@STARWOODLAND.COM

**ENGINEER/PLANNER/SURVEYOR:**



**QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. P-23290 & L0046100  
2127 West Grand Parkway North, Suite 310, Katy, TX 77449 832.911.4000

STATE OF TEXAS           §  
COUNTY OF WALLER       §

A METES & BOUNDS description of a 33.14 acre tract of land in the H. & T. C. Railroad Company Survey Section 49, Abstract 142, Waller County, Texas, being out of and a part of the residue of that certain called 639.96 acre tract recorded under County Clerk's File Number 2311587, 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 ½ inch iron pipe (bent) found in the east right-of-way line of F. M. Highway 362 (100-foot wide) for the upper southwest corner of the residue of said called 639.96 acre tract, same being the northwest corner of a called 20.00 acre tract recorded under County Clerk's File Number 1909882, Official Public Records, Waller County, Texas, said point also being in the apparent occupied south right-of-way line of Stockdick Road (width varies);

Thence North 87 degrees 59 minutes 59 seconds East along the south line of the residue of said called 639.96 acre tract, the south line of said H. & T. C. Railroad Company Survey Section 49, Abstract 142, and the apparent occupied south right-of-way line of Stockdick Road, same being the lower north line of the adjoining J. G. Bennett Survey, Abstract 288, the north line said called 20.00 acre tract, the north line of a called 22.00 acre tract recorded under County Clerk's File Number 1909882, Official Public Records, Waller County, Texas, the north line of a called 1.3040 acre tract recorded under County Clerk's File Number 1600476, Official Public Records, Waller County, Texas, and the north line of a called 1.2161 acre tract recorded under County Clerk's File Number 1802522, Official Public Records, Waller County, Texas, 3,287.43 feet;

Thence North 02 degrees 00 minutes 01 second, crossing the residue of said called 639.96 acre tract, 89.09 feet to the southwest corner and Place of Beginning of the herein described tract;

Thence establishing the west line of the herein described tract, crossing the residue of said called 639.96 acre tract with the following courses and distances:

North 02 degrees 00 minutes 01 second West, 687.91 feet to 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 North 47 degrees 00 minutes 01 second West, 35.36 feet;

North 02 degrees 00 minutes 01 second West, 60.00 feet to a point in a non-tangent curve to the left;

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 59 minutes 59 seconds East, 35.36 feet;

North 02 degrees 00 minutes 01 second West, 317.50 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 46 degrees 01 minute 01 second, an arc length of 68.27 feet, a radius of 85.00 feet, and a chord bearing North 25 degrees 00 minutes 31 seconds West, 66.45 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 01 degree 10 minutes 09 seconds, an arc length of 1.94 feet, a radius of 95.00 feet, and a chord bearing North 47 degrees 25 minutes 57 seconds West, 1.94 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 43 degrees 31 minutes 52 seconds, an arc length of 64.58 feet, a radius of 85.00 feet, and a chord bearing North 68 degrees 36 minutes 49 seconds West, 63.04 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 01 degree 26 minutes 52 seconds, an arc length of 36.38 feet, a radius of 1,440.00 feet, and a chord bearing North 89 degrees 39 minutes 19 seconds West, 36.38 feet;

North 01 degree 04 minutes 07 seconds East, 80.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 00 degrees 58 minutes 18 seconds, an arc length of 23.06 feet, a radius of 1,360.00 feet, and a chord bearing South 89 degrees 25 minutes 02 seconds East, 23.06 feet to the beginning of a compound curve to the left;

Thence with said compound curve to the left, having a central angle of 48 degrees 51 minutes 37 seconds, an arc length of 72.49 feet, a radius of 85.00 feet, and a chord bearing North 65 degrees 40 minutes 01 second East, 70.31 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 02 degrees 45 minutes 56 seconds, an arc length of 4.59 feet, a radius of 95.00 feet, and a chord bearing North 42 degrees 37 minutes 10 seconds East, 4.58 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 46 degrees 24 minutes 02 seconds, an arc length of 68.84 feet, a radius of 85.00 feet, and a chord bearing North 20 degrees 48 minutes 07 seconds East, 66.97 feet to the beginning of a compound curve to the left;

Thence with said compound curve to the left, having a central angle of 07 degrees 18 minutes 54 seconds, an arc length of 186.40 feet, a radius of 1,460.00 feet, and a chord bearing North 06 degrees 03 minutes 21 seconds West, 186.27 feet;

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|                           |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: MARCH 2025          | FINAL PLAT OF<br>SUNTERRA<br>LAKES<br>DETENTION RESERVES<br>AND STREET<br>DEDICATION | OWNER/DEVELOPER:<br>ASTRO SUNTERRA WEST L.P.<br>a Delaware Limited Liability Company<br>2450 FONDREN RD, STE 210<br>HOUSTON, TEXAS 77036<br>713-783-6702<br>BSTIDHAM@STARWOODLAND.COM | ENGINEER/PLANNER/SURVEYOR:<br> <b>QUIDDITY</b><br><small>Quiddity Engineering, LLC<br/>Texas Board of Professional Engineers and Land Surveyors<br/>Registration Nos. P-11290 &amp; 100461001<br/>2122 West Grand Parkway North, Suite 150    Katy, TX 77449    832.911.4200</small> |
| SCALE 1"=60'    SCALE NTS |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                           |
| SHEET 18 OF 1             |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                           |

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North 09 degrees 42 minutes 48 seconds West, 507.43 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 84 degrees 18 minutes 11 seconds, an arc length of 44.14 feet, a radius of 30.00 feet, and a chord bearing North 51 degrees 51 minutes 53 seconds West, 40.27 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 01 degree 15 minutes 12 seconds, an arc length of 13.78 feet, a radius of 630.00 feet, and a chord bearing South 86 degrees 36 minutes 37 seconds West, 13.78 feet;

North 02 degrees 09 minutes 46 seconds West, 60.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 95 degrees 06 minutes 00 seconds, an arc length of 49.79 feet, a radius of 30.00 feet, and a chord bearing North 39 degrees 37 minutes 25 seconds East, 44.27 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 16 degrees 37 minutes 38 seconds, an arc length of 446.91 feet, a radius of 1,540.00 feet, and a chord bearing North 00 degrees 23 minutes 14 seconds East, 445.34 feet to the northwest corner of the herein described tract;

Thence establishing the north line of the herein described tract with the following courses and distances:

South 59 degrees 51 minutes 18 seconds East, 643.85 feet;

South 56 degrees 15 minutes 19 seconds East, 3.13 feet;

South 46 degrees 21 minutes 46 seconds East, 253.29 feet to the northeast corner of the herein described tract;

Thence establishing the east line of the herein described tract with the following courses and distances:

South 87 degrees 26 minutes 30 seconds West, 175.68 feet;

South 02 degrees 05 minutes 40 seconds East, 761.49 feet;

South 87 degrees 48 minutes 38 seconds West, 21.35 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 05 degrees 22 minutes 16 seconds, an arc length of 172.49 feet, a radius of 1,840.00 feet, and a chord bearing South 85 degrees 07 minutes 30 seconds West, 172.42 feet;

South 82 degrees 26 minutes 22 seconds West, 163.04 feet;

South 07 degrees 33 minutes 38 seconds East, 80.00 feet;

North 82 degrees 26 minutes 22 seconds East, 163.04 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 05 degrees 22 minutes 16 seconds, an arc length of 164.99 feet, a radius of 1,760.00 feet, and a chord bearing North 85 degrees 07 minutes 30 seconds East, 164.93 feet;

North 87 degrees 48 minutes 38 seconds East, 21.57 feet;

South 02 degrees 08 minutes 15 seconds East, 1,273.03 feet to the southeast corner of the herein described tract;

Thence establishing the south line of the herein described tract with the following courses and distances:

South 87 degrees 46 minutes 26 seconds West, 444.32 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 90 degrees 13 minutes 34 seconds, an arc length of 47.24 feet, a radius of 30.00 feet, and a chord bearing North 47 degrees 06 minutes 47 seconds West, 42.51 feet;

Thence North 02 degrees 00 minutes 01 second West, 0.98 feet;

Thence South 87 degrees 59 minutes 59 seconds West, 80.00 feet to the Place of Beginning and containing 33.14 acres of land, more or less.

|                  |                                                                                      |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                               |
|------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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| SCALE 1"=60'     |                                                                                      |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                               |
| SHEET 1C OF 1    |                                                                                      |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                               |

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| CURVE TABLE |           |             |            |               |              |         |
|-------------|-----------|-------------|------------|---------------|--------------|---------|
| CURVE       | RADIUS    | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
| C1          | 1,840.00' | 5°22'16"    | 172.49'    | S85°07'30"W   | 172.42'      | 86.31'  |
| C2          | 1,760.00' | 5°22'16"    | 164.99'    | N85°07'30"E   | 164.93'      | 82.55'  |
| C3          | 30.00'    | 90°13'34"   | 47.24'     | N47°06'47"W   | 42.51'       | 30.12'  |
| C4          | 25.00'    | 90°00'00"   | 39.27'     | N47°00'01"W   | 35.36'       | 25.00'  |
| C5          | 25.00'    | 90°00'00"   | 39.27'     | N42°59'59"E   | 35.36'       | 25.00'  |
| C6          | 85.00'    | 46°01'01"   | 68.27'     | N25°00'31"W   | 66.45'       | 36.10'  |
| C7          | 95.00'    | 1°10'09"    | 1.94'      | N47°25'57"W   | 1.94'        | 0.97'   |
| C8          | 85.00'    | 43°31'52"   | 64.58'     | N68°36'49"W   | 63.04'       | 33.94'  |
| C9          | 1,440.00' | 1°26'52"    | 36.38'     | N89°39'19"W   | 36.38'       | 18.19'  |
| C10         | 1,360.00' | 0°58'18"    | 23.06'     | S89°25'02"E   | 23.06'       | 11.53'  |
| C11         | 85.00'    | 48°51'37"   | 72.49'     | N65°40'01"E   | 70.31'       | 38.61'  |
| C12         | 95.00'    | 2°45'56"    | 4.59'      | N42°37'10"E   | 4.58'        | 2.29'   |
| C13         | 85.00'    | 46°24'02"   | 68.84'     | N20°48'07"E   | 66.97'       | 36.43'  |
| C14         | 1,460.00' | 7°18'54"    | 186.40'    | N06°03'21"W   | 186.27'      | 93.33'  |
| C15         | 30.00'    | 84°18'11"   | 44.14'     | N51°51'53"W   | 40.27'       | 27.16'  |
| C16         | 630.00'   | 1°15'12"    | 13.78'     | S86°36'37"W   | 13.78'       | 6.89'   |
| C17         | 30.00'    | 95°06'00"   | 49.79'     | N39°37'25"E   | 44.27'       | 32.80'  |
| C18         | 1,400.00' | 8°37'45"    | 210.85'    | N86°45'14"E   | 210.65'      | 105.62' |
| C19         | 1,500.00' | 7°42'47"    | 201.93'    | N05°51'24"W   | 201.78'      | 101.12' |
| C20         | 600.00'   | 6°55'00"    | 72.43'     | N83°44'55"E   | 72.39'       | 36.26'  |
| C21         | 1,500.00' | 18°24'51"   | 482.08'    | S00°30'22"E   | 480.01'      | 243.14' |
| C22         | 85.00'    | 46°01'01"   | 68.27'     | S21°00'30"W   | 66.45'       | 36.10'  |
| C23         | 95.00'    | 7°10'36"    | 11.90'     | N40°25'43"E   | 11.89'       | 5.96'   |
| C24         | 85.00'    | 45°35'57"   | 67.65'     | S59°38'23"W   | 65.88'       | 35.73'  |
| C25         | 70.00'    | 48°37'36"   | 59.41'     | S73°14'50"E   | 57.64'       | 31.63'  |
| C26         | 95.00'    | 1°15'26"    | 2.08'      | N49°33'45"W   | 2.08'        | 1.04'   |
| C27         | 70.00'    | 48°04'56"   | 58.74'     | S26°09'00"E   | 57.04'       | 31.23'  |

|                  |                                                                                      |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                    |
|------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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| SCALE NTS        |                                                                                      |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                    |
| SHEET 1D OF 1    |                                                                                      |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                    |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | S81°17'57"E | 80.00'   |
| L2         | S56°15'19"E | 3.13'    |
| L3         | S46°21'46"E | 253.29'  |
| L4         | S87°26'30"W | 175.68'  |
| L5         | S87°48'38"W | 21.35'   |
| L6         | S82°26'22"W | 163.04'  |
| L7         | S07°33'38"E | 80.00'   |
| L8         | N82°26'22"E | 163.04'  |
| L9         | N87°48'38"E | 21.57'   |
| L10        | N02°00'01"W | 0.98'    |
| L11        | S87°59'59"W | 80.00'   |
| L12        | N02°00'01"W | 60.00'   |
| L13        | N01°04'07"E | 80.00'   |
| L14        | N02°09'46"W | 60.00'   |
| L15        | N87°59'59"E | 65.00'   |
| L16        | N82°26'22"E | 108.28'  |
| L17        | N80°17'25"E | 4.52'    |

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|                  |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                     |
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| SCALE NTS        |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                     |
| SHEET 1E OF 1    |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                     |

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- Legend
- AC . . . . .

"Acres"
- AE . . . . .

"Aerial Easement"
- BL . . . . .

"Building Line"
- C.C.F. . . . .

"County Clerk's File"
- D.R.W.C.T. . . . .

"Deed Records, Waller County, Texas"
- IRF . . . . .

"Found 5/8-inch Iron Rod with cap stamped "Quiddity Eng. Property Corner "
- No . . . . .

"Number"
- O.P.R.W.C.T. . . . .

"Official Public Records, Waller County, Texas"
- ROW . . . . .

"Right-of-Way"
- STM SE . . . . .

"Storm Sewer Easement"
- 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 Eng. Property Corner" as Per Certification"
- ① . . . . .

"Block Number"

General Notes:

1. One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of street where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by Charter Title Company, GF No. 1076602100218A, Dated February 27, 2025.
3. This subdivision is proposed for single-family residential, detention and other related uses.
4. All coordinates shown are grid based on the Texas Coordinate System of 1983, South Central Zone, and may be converted to surface by dividing by the combined scale factor of 0.99989432.
5. All bearings are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
6. New development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.
7. 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.
8. 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.
9. This tract lies within Unshaded Zone "X" of the Flood Insurance Rate Map, Community No. 480640, Map Number 48473C0350E, Panel 0375, suffix "E" dated February 18, 2009 for Waller County, Texas and incorporated areas. Unshaded Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain.
10. 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.
11. 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 West, 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

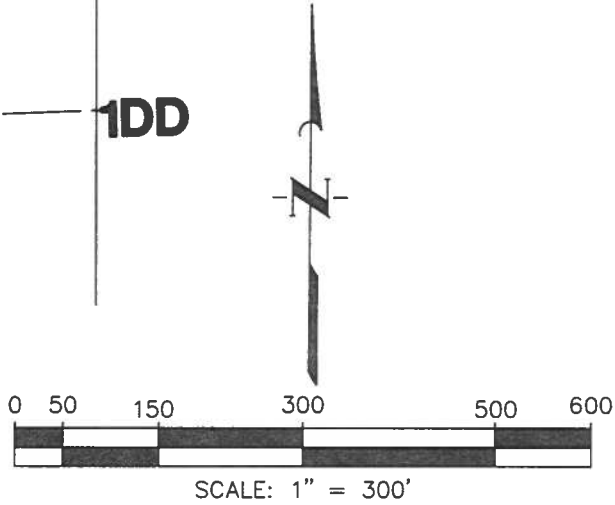
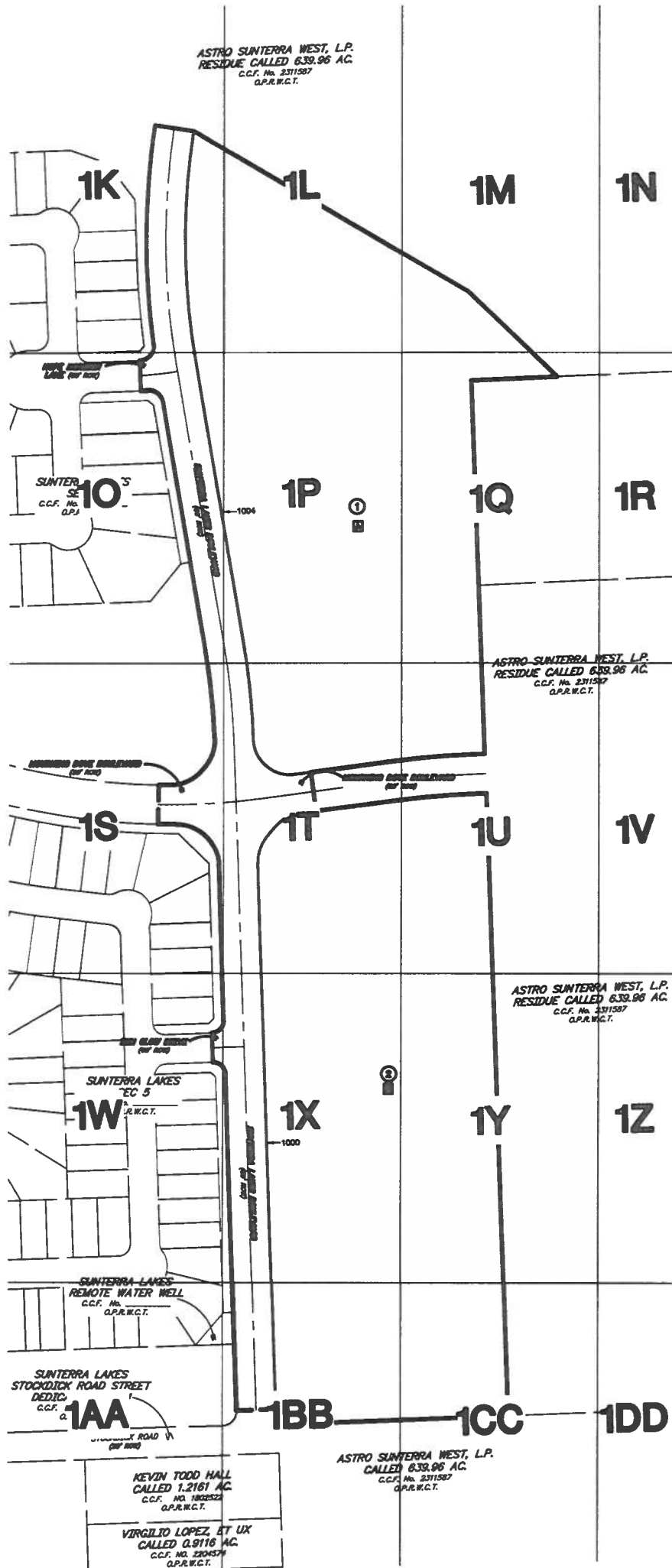
(d)gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.
12. TBM 555545: Being a 3/4" iron rod with cap marked "Quiddity Eng. Control" located approximately 2,423 feet southeast from a 5/8" Iron Rod with cap marked "Quiddity" found for the lower northwest corner of a called 639.96 acre tract recorded under County Clerk's File Number 2311587, Official Public Records, Waller County, Texas, also being approximately 1,161 feet southeast from a 5/8" Iron rod with cap marked "Quiddity" found for the lower northeast corner of said called 639.96 acre tract, being also being approximately 2,692 feet northeast from a 1/2" Iron pipe found for the southwest corner of said called 639.96 acre tract.

Coordinates - N: 13868903.09     E: 2934378.97

Elevation: 183.86' (NAVD 88)

|                  |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                |
|------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: MARCH 2025 | FINAL PLAT OF<br>SUNTERRA<br>LAKES<br>DETENTION RESERVES<br>AND STREET<br>DEDICATION | OWNER/DEVELOPER:<br>ASTRO SUNTERRA WEST L.P.<br>a Delaware Limited Liability Company<br>2450 FONDREN RD, STE 210<br>HOUSTON, TEXAS 77036<br>713-783-6702<br>BSTIDHAM@STARWOODLAND.COM | ENGINEER/PLANNER/SURVEYOR:<br><div> <b>QUIDDITY</b><br/><small>Quiddity Engineering, LLC<br/>Texas Board of Professional Engineers and Land Surveyors<br/>Registration No. E-23290 &amp; L2046100<br/>7127 West Grand Parkway North, Suite 150, Katy, TX 77449 832.913.4000</small></div> |
| SCALE NTS        |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                |
| SHEET 1F OF 1    |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                |

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|                  |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                      |
|------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: MARCH 2025 | FINAL PLAT OF<br>SUNTERRA<br>LAKES<br>DETENTION RESERVES<br>AND STREET<br>DEDICATION | OWNER/DEVELOPER:<br>ASTRO SUNTERRA WEST L.P.<br>a Delaware Limited Liability Company<br>2450 FONDREN RD, STE 210<br>HOUSTON, TEXAS 77036<br>713-783-6702<br>BSTIDHAM@STARWOODLAND.COM | ENGINEER/PLANNER/SURVEYOR:<br> <b>QUIDDITY</b><br><small>Quiddity Engineering, LLC<br/>Texas Board of Professional Engineers and Land Surveyors<br/>Registration Nos. P-23290 &amp; 10046-100<br/>7177 West Grand Parkway North, Suite 150, Katy, TX 77449 832.913.4000</small> |
| SCALE 1"=60'     |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                      |
| SHEET 1G OF 1    |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                      |

STATE OF TEXAS §  
COUNTY OF WALLER §

We, Astro Sunterra West, LP, a Delaware Limited Partnership, acting by and through Brian Stidham, Authorized Signer, owner hereinafter referred to as Owners of the 33.14 acre tract described in the above and foregoing map of Sunterra Lakes Detention Reserves and Street Dedication, 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, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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 dedicate to the use of the public utilities forever all public utility easements shown 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 one quarter ( 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 West LP., a Delaware Limited Partnership has caused these presents to be signed by Brian Stidham, Authorized Signer, thereunto authorize, this 25<sup>th</sup> day of March, 2025

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

By: Astro Sunterra West GP, L.L.C.,  
a Delaware Limited Liability Company, its General Partner

  
Brian Stidham  
Authorized Signer

STATE OF TEXAS §  
COUNTY OF Harris §

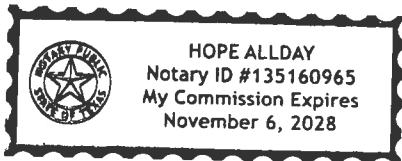
BEFORE ME, the undersigned authority, on this day personally appeared Brian Stidham, Authorized Signer known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 25<sup>th</sup> day of March, 2025

  
Notary Public in and for the State of Texas

  
Print Name

My commission expires: 11-6-2028



|                  |                                                                                      |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                |
|------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: MARCH 2025 | FINAL PLAT OF<br>SUNTERRA<br>LAKES<br>DETENTION RESERVES<br>AND STREET<br>DEDICATION | OWNER/DEVELOPER:<br>ASTRO SUNTERRA WEST LP.<br>a Delaware Limited Liability Company<br>2450 FONDREN RD, STE 210<br>HOUSTON, TEXAS 77036<br>713-783-6702<br>BSTIDHAM@STARWOODLAND.COM | ENGINEER/PLANNER/SURVEYOR:<br> <b>QUIDDITY</b><br>Quiddity Engineering, LLC<br>Texas Board of Professional Engineers and Land Surveyors<br>Registration Nos. 1-23190 & 10046150<br>2122 West Grand Parkway North, Suite 150 Dallas, TX 75249 817-913-4200 |
| SCALE 1"=60'     |                                                                                      |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                |
| SHEET 1H 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.

No 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) floodplain as delineated on Waller County Community Panel #480640 of FIRM Map No. 48473C0350E dated 2/18/2009.

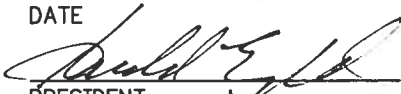
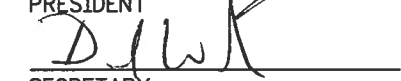
No portion of this subdivision lies within the boundaries of the 0.2% annual chance (500-year) floodplain as delineated on Waller County Community Panel #480640 of FIRM Map No. 48473C0350E, dated 2/18/2009.



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

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-140

APPROVED BY THE BOARD OF SUPERVISORS ON

12.09.2024  
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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|                  |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                    |
|------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: MARCH 2025 | FINAL PLAT OF<br>SUNTERRA<br>LAKES<br>DETENTION RESERVES<br>AND STREET<br>DEDICATION | OWNER/DEVELOPER:<br>ASTRO SUNTERRA WEST L.P.<br>a Delaware Limited Liability Company<br>2450 FONDREN RD, STE 210<br>HOUSTON, TEXAS 77036<br>713-783-6702<br>BSTIDHAM@STARWOODLAND.COM | ENGINEER/PLANNER/SURVEYOR:<br> <b>QUIDDITY</b><br><small>Quiddity Engineering, LLC<br/>Texas Board of Professional Engineers and Land Surveyors<br/>Registration Nos. E-23290 &amp; 10046100<br/>2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000</small> |
| SCALE 1"=80'     |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                    |
| SHEET 11 OF 1    |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                    |

I, J. Ross Mcall, 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, 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 Official public Records of Waller 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 \_\_\_\_\_, 202\_\_.

Carbett "Trey" J. Duhon III  
County Judge

John A. Amsler  
Commissioner, Precinct 1

Kendric D. Jones  
Commissioner, Precinct 3

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

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: MARCH 2025 | FINAL PLAT OF<br>SUNTERRA<br>LAKES<br>DETENTION RESERVES<br>AND STREET<br>DEDICATION | OWNER/DEVELOPER:<br>ASTRO SUNTERRA WEST L.P.<br>a Delaware Limited Liability Company<br>2450 FONDREN RD, STE 210<br>HOUSTON, TEXAS 77036<br>713-783-6702<br>BSTIDHAM@STARWOODLAND.COM | ENGINEER/PLANNER/SURVEYOR:<br> <b>QUIDDITY</b><br><small>Quiddity Engineering, LLC<br/>Texas Board of Professional Engineers and Land Surveyors<br/>Registration Nos. P-23290 &amp; 30046100<br/>2127 West Grand Parkway North, Suite 550 Katy, TX 77449 832.911.4000</small> |
| SCALE 1"=60'     |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                    |
| SHEET 1J OF 1    |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                    |

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ASTR  
RESI.

1' RESERVE  
(SEE NOTE 1)

L1

40.00'

40.00'

1' RESERVE  
(SEE NOTE 1)

C18

25' BL

469.22'

C21

1

40

41

42

43

44

45

46

5

6

TWILIGHT TERRACE  
DRIVE (60' ROW)



DATE: MARCH 2025

SCALE 1"=60'

SHEET 1K OF 1

FINAL PLAT OF  
SUNTERRA  
LAKES  
DETENTION RESERVES  
AND STREET  
DEDICATION

OWNER/DEVELOPER:  
ASTRO SUNTERRA WEST LP.  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
BSTIDHAM@STARWOODLAND.COM

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. P-23290 & 10346120  
2122 West Grand Parkway North, Suite 150 | Katy, TX 77449 | 832.913.4000

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ASTRO SUNTERRA WEST, L.P.  
RESIDUE CALLED 639.96 AC.

C.C.F. No. 2311587  
O.P.R.W.C.T.

ACAICIA NATURAL GAS CORP.  
CALLED 20' WIDE ESMT.  
VOL. 0637, PG. 137  
O.R.W.C.T.

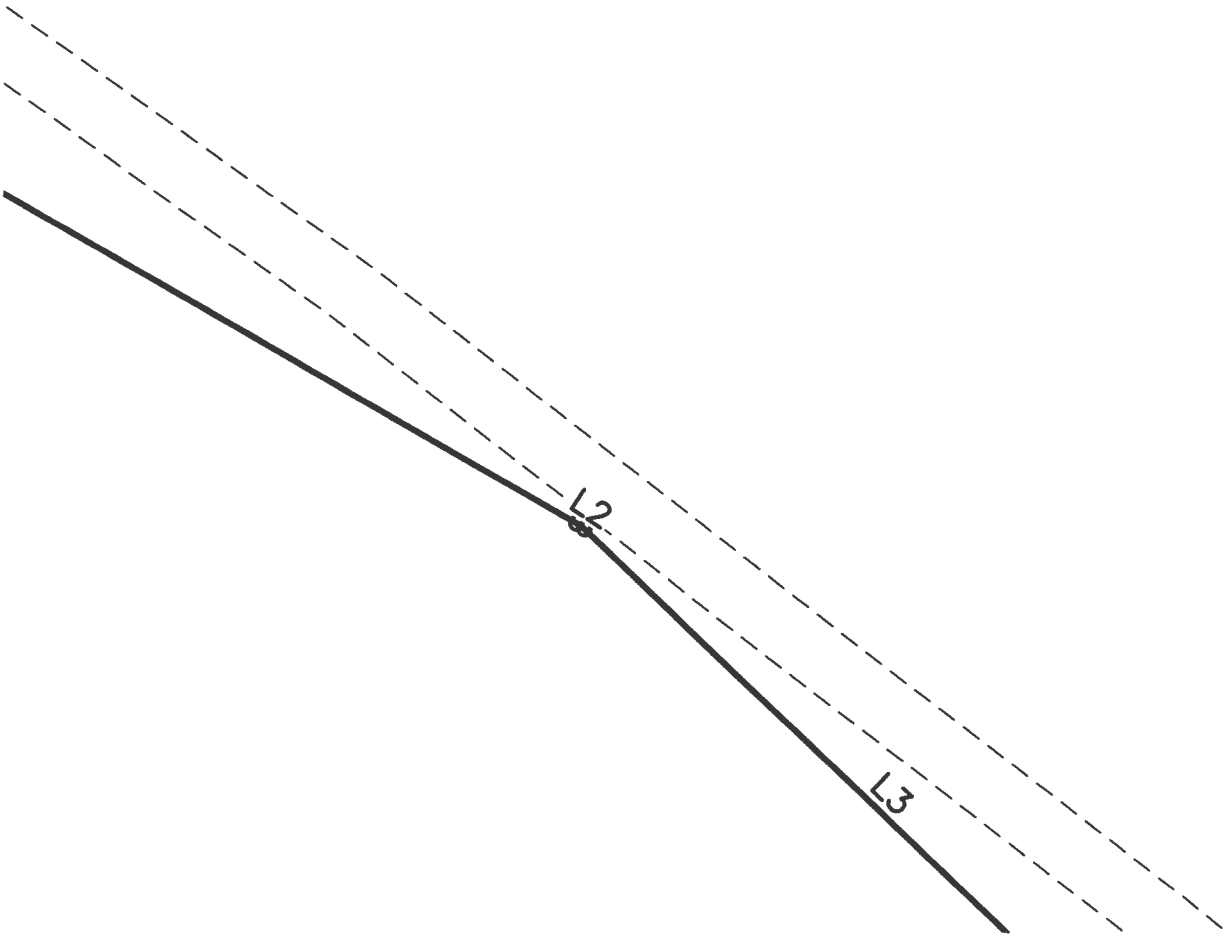
S59°51'18"E 643.85'

25' BL

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|                  |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                         |
|------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: MARCH 2025 | FINAL PLAT OF<br>SUNTERRA<br>LAKES<br>DETENTION RESERVES<br>AND STREET<br>DEDICATION | OWNER/DEVELOPER:<br>ASTRO SUNTERRA WEST L.P.<br>a Delaware Limited Liability Company<br>2450 FONDREN RD, STE 210<br>HOUSTON, TEXAS 77036<br>713-783-6702<br>BSTIDHAM@STARWOODLAND.COM | ENGINEER/PLANNER/SURVEYOR:<br> <b>QUIDDITY</b><br><small>Quiddity Engineering, LLC<br/>Texas Board of Professional Engineers and Land Surveyors<br/>Registration Nos. F-212790 &amp; 10046100<br/>2122 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 817.911.4000</small> |
| SCALE 1"=60'     |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                         |
| SHEET 1L OF 1    |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                         |

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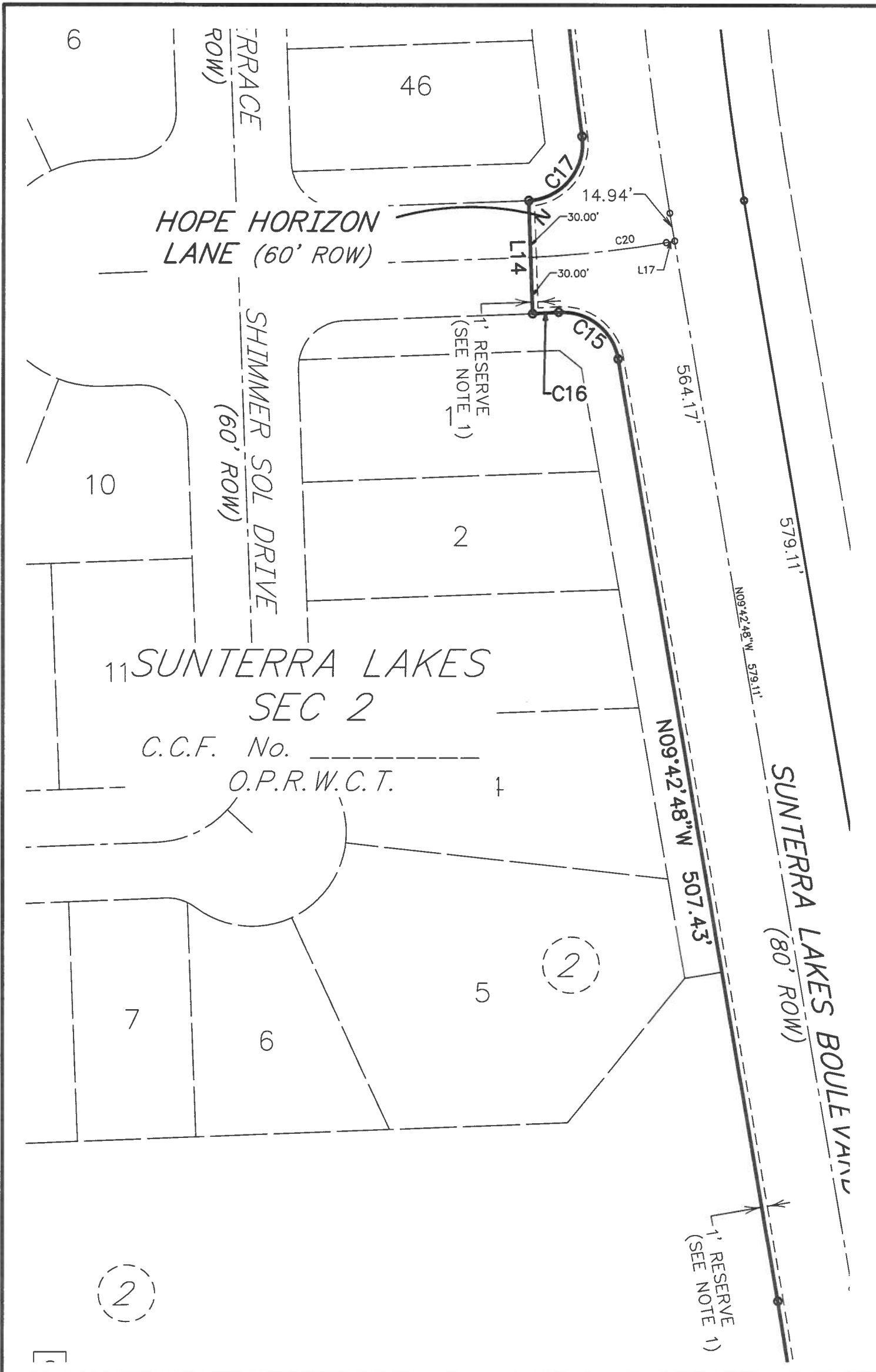


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|------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: MARCH 2025 | FINAL PLAT OF<br>SUNTERRA<br>LAKES<br>DETENTION RESERVES<br>AND STREET<br>DEDICATION | OWNER/DEVELOPER:<br>ASTRO SUNTERRA WEST LP.<br>a Delaware Limited Liability Company<br>2450 FONDREN RD, STE 210<br>HOUSTON, TEXAS 77036<br>713-783-6702<br>BSTIDHAM@STARWOODLAND.COM | ENGINEER/PLANNER/SURVEYOR:<br> <b>QUIDDITY</b><br><small>Quiddity Engineering, LLC<br/>Texas Board of Professional Engineers and Land Surveyors<br/>Registration Nos. E-22290 &amp; 20046 (D)<br/>2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000</small> |
| SCALE 1"=60'     |                                                                                      |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                     |
| SHEET 1M OF 1    |                                                                                      |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                     |

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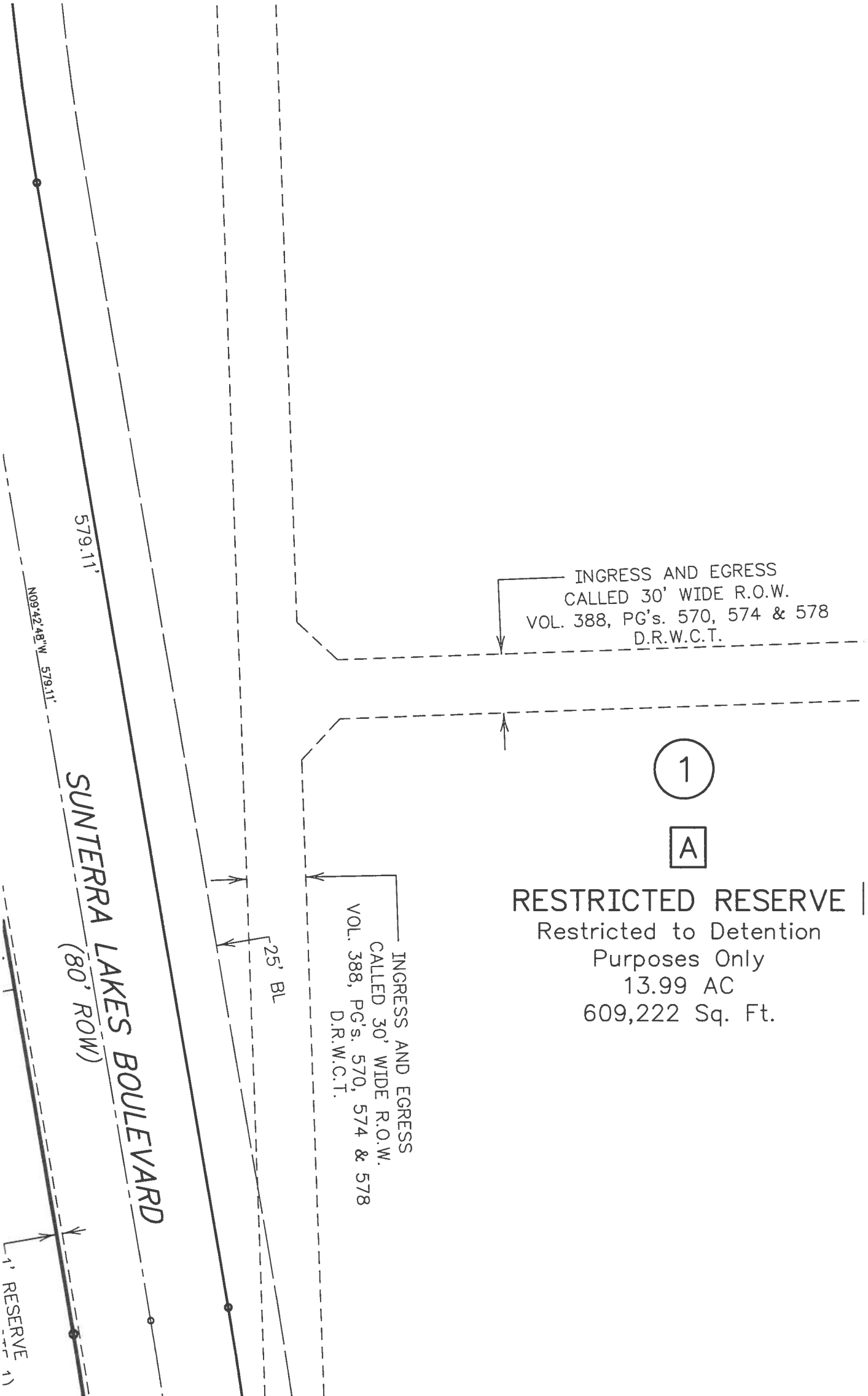
|                 |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE:MARCH 2025 | FINAL PLAT OF<br>SUNTERRA<br>LAKES<br>DETENTION RESERVES<br>AND STREET<br>DEDICATION | OWNER/DEVELOPER:<br>ASTRO SUNTERRA WEST L.P.<br>a Delaware Limited Liability Company<br>2450 FONDREN RD, STE 210<br>HOUSTON, TEXAS 77036<br>713-783-6702<br>BSTIDHAM@STARWOODLAND.COM | ENGINEER/PLANNER/SURVEYOR:<br> <b>QUIDDITY</b><br><small>Quiddity Engineering, LLC<br/>Texas Board of Professional Engineers and Land Surveyors<br/>Registration Nos. P-23290 &amp; 10046100<br/>2322 West Grand Parkway North, Suite 150 - Katy, TX 77449 832.911.4000</small> |
| SCALE 1"=60'    |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                      |
| SHEET 1N OF 1   |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                      |

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|------------------|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: MARCH 2025 | FINAL PLAT OF<br>SUNTERRA LAKES<br>DETENTION RESERVES<br>AND STREET<br>DEDICATION | OWNER/DEVELOPER:<br>ASTRO SUNTERRA WEST L.P.<br>a Delaware Limited Liability Company<br>2450 FONDREN RD, STE 210<br>HOUSTON, TEXAS 77036<br>713-783-6702<br>BSTIDHAM@STARWOODLAND.COM | ENGINEER/PLANNER/SURVEYOR:<br> <b>QUIDDITY</b><br><small>Quiddity Engineering, LLC<br/>Texas Board of Professional Engineers and Land Surveyors<br/>Registration No. E-22090 &amp; L2044100<br/>7122 West Grand Parkway North, Suite 150, Katy, TX 77449 832.913.4000</small> |
| SCALE 1"=60'     |                                                                                   |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                    |
| SHEET 10 OF 1    |                                                                                   |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                    |

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**RESTRICTED RESERVE** |  
Restricted to Detention  
Purposes Only  
13.99 AC  
609,222 Sq. Ft.

DATE: MARCH 2025

SCALE 1"=60'

SHEET 1P OF 1

FINAL PLAT OF  
SUTERRA  
LAKES  
DETENTION RESERVES  
AND STREET  
DEDICATION

**OWNER/DEVELOPER:**  
ASTRO SUTERRA WEST LP.  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
BSTIDHAM@STARWOODLAND.COM

ENGINEER/PLANNER/SURVEYOR:



**QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. E-12290 & 10346-100  
2122 West Grand Parkway North, Suite 150, Katy, TX 77449 832.913.4000

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S  
W.  
& 578

ERVE A  
tion

S02°05'40"E 761.49'

L3

L4

4.0 AC. DRILL SIT  
VOL. 388, PGs.  
570, 574 & 578  
D.R.W.C.T.

ASTRO SINTERRA V

DATE: MARCH 2025

SCALE 1"=60'

SHEET 1Q OF 1

FINAL PLAT OF  
SUNTERRA  
LAKES  
DETENTION RESERVES  
AND STREET  
DEDICATION

OWNER/DEVELOPER:  
ASTRO SUNTERRA WEST LP.  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
BSTIDHAM@STARWOODLAND.COM

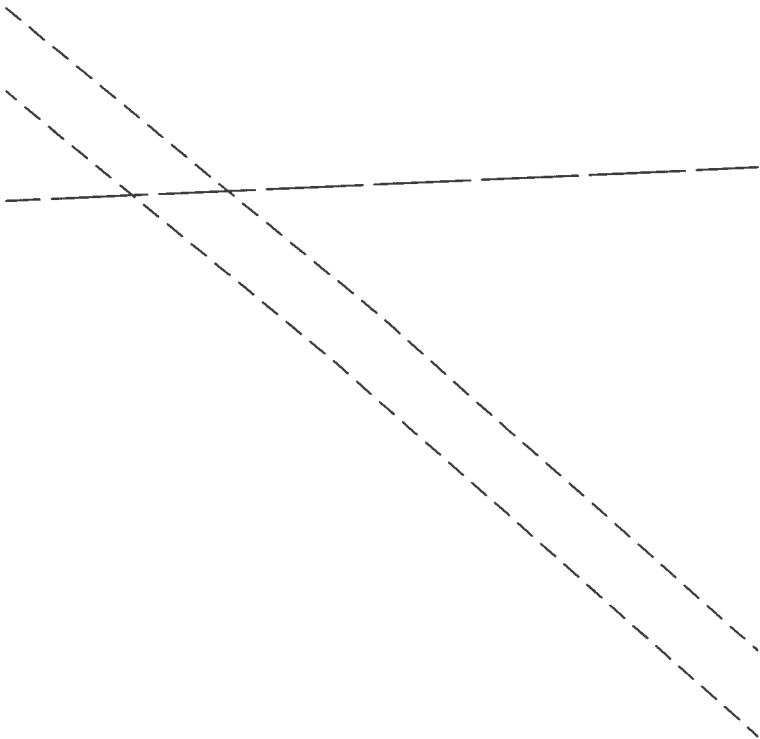
ENGINEER/PLANNER/SURVEYOR:



**QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. E-23276 & L2046100  
2327 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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C. DRILL SITE  
L. 388, PGs.  
, 574 & 578  
D.R.W.C.T.

*SUNTERRA WEST L.P.*

|                  |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                        |
|------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: MARCH 2025 | FINAL PLAT OF<br>SUNTERRA<br>LAKES<br>DETENTION RESERVES<br>AND STREET<br>DEDICATION | OWNER/DEVELOPER:<br>ASTRO SUNTERRA WEST L.P.<br>a Delaware Limited Liability Company<br>2450 FONDREN RD, STE 210<br>HOUSTON, TEXAS 77036<br>713-783-6702<br>BSTIDHAM@STARWOODLAND.COM | ENGINEER/PLANNER/SURVEYOR:<br> <b>QUIDDITY</b><br><small>Quiddity Engineering, LLC<br/>Texas Board of Professional Engineers and Land Surveyors<br/>Registration Nos. P-23290 &amp; L0046100<br/>2122 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000</small> |
| SCALE 1"=60'     |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                        |
| SHEET 1R OF 1    |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                        |

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2

C

-1' RESERVE  
(SEE NOTE 1)

C14

C13

C12

N

C10

L13

C18

159.51'

40.00'

40.00'

C

C9

C8

C7

C6

3

4

5

6

7

8

2

9

10

11

HELIOS HAVEN DRIVE  
(60' ROW)

HELIOS I  
(6

1' RESERVE  
(SEE NOTE 1)

N02°00'01"W 317.50'

DATE: MARCH 2025

SCALE 1"=60'

SHEET 1S OF 1

FINAL PLAT OF  
SUNTERRA  
LAKES  
DETENTION RESERVES  
AND STREET  
DEDICATION

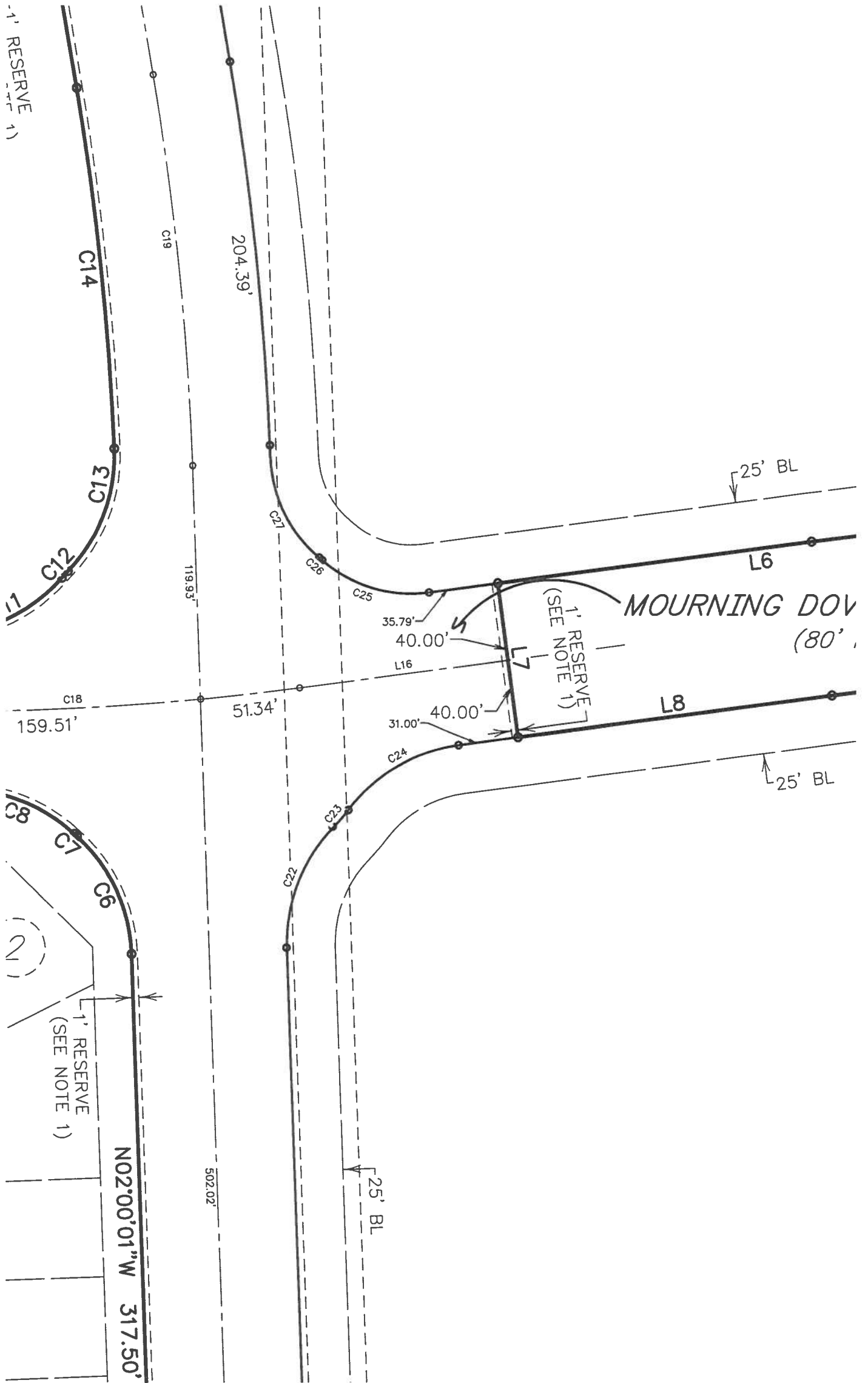
OWNER/DEVELOPER:  
ASTRO SUNTERRA WEST L.P.  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
BSTIDHAM@STARWOODLAND.COM

ENGINEER/PLANNER/SURVEYOR:



**QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. E-12790 & 10049100  
7122 West Grand Parkway North, Suite 1100 Katy, TX 77449 832.913.4000

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DATE: MARCH 2025

SCALE 1"=60'

SHEET 1T OF 1

FINAL PLAT OF  
SUNTERRA  
LAKES  
DETENTION RESERVES  
AND STREET  
DEDICATION

OWNER/DEVELOPER:  
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a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
BSTIDHAM@STARWOODLAND.COM

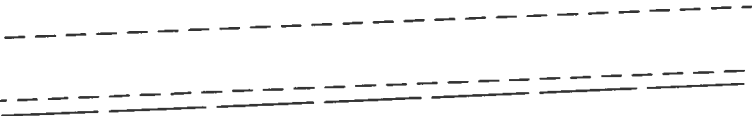
ENGINEER/PLANNER/SURVEYOR:



**QUIDDITY**

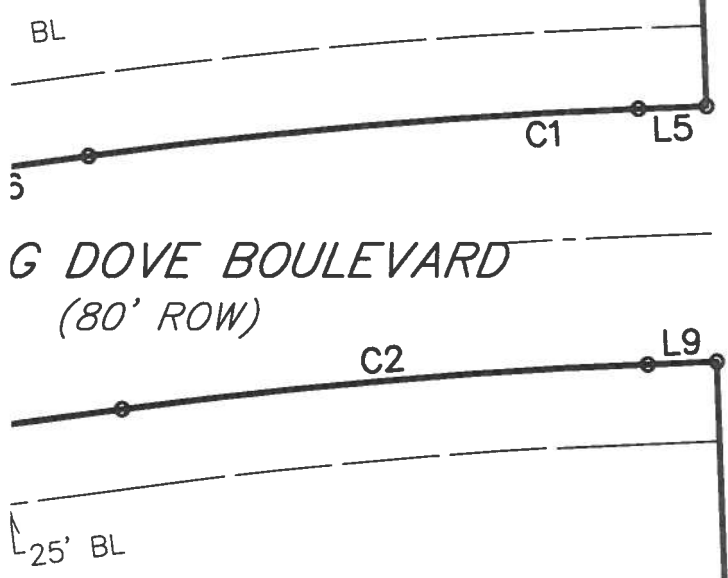
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. E-23290 & L2046100  
2127 West Grand Parkway North, Suite 150 - Katy, TX 77449 817.913.4000

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|                  |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                      |
|------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: MARCH 2025 | FINAL PLAT OF<br>SUNTERRA<br>LAKES<br>DETENTION RESERVES<br>AND STREET<br>DEDICATION | OWNER/DEVELOPER:<br>ASTRO SUNTERRA WEST L.P.<br>a Delaware Limited Liability Company<br>2450 FONDREN RD, STE 210<br>HOUSTON, TEXAS 77036<br>713-783-6702<br>BSTIDHAM@STARWOODLAND.COM | ENGINEER/PLANNER/SURVEYOR:<br> <b>QUIDDITY</b><br><small>Quiddity Engineering, LLC<br/>Texas Board of Professional Engineers and Land Surveyors<br/>Registration Nos. K-23290 &amp; 10046100<br/>2122 West Grand Parkway North, Suite 150 • Katy, TX 77449 832.911.4000</small> |
| SCALE 1"=60'     |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                      |
| SHEET 1DD OF 1   |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                      |

ASTRO SUNTERRA W  
RESIDUE CALLED 6  
C.C.F. No. 23115  
O.P.R.W.C.T.



K:\28745\28745-0002-01 Sunterra West Phase I - Collector B\2 Design Phase\Planning\Collector B - PLAT.dwg Apr 25, 2025 - 9:11am CKJ

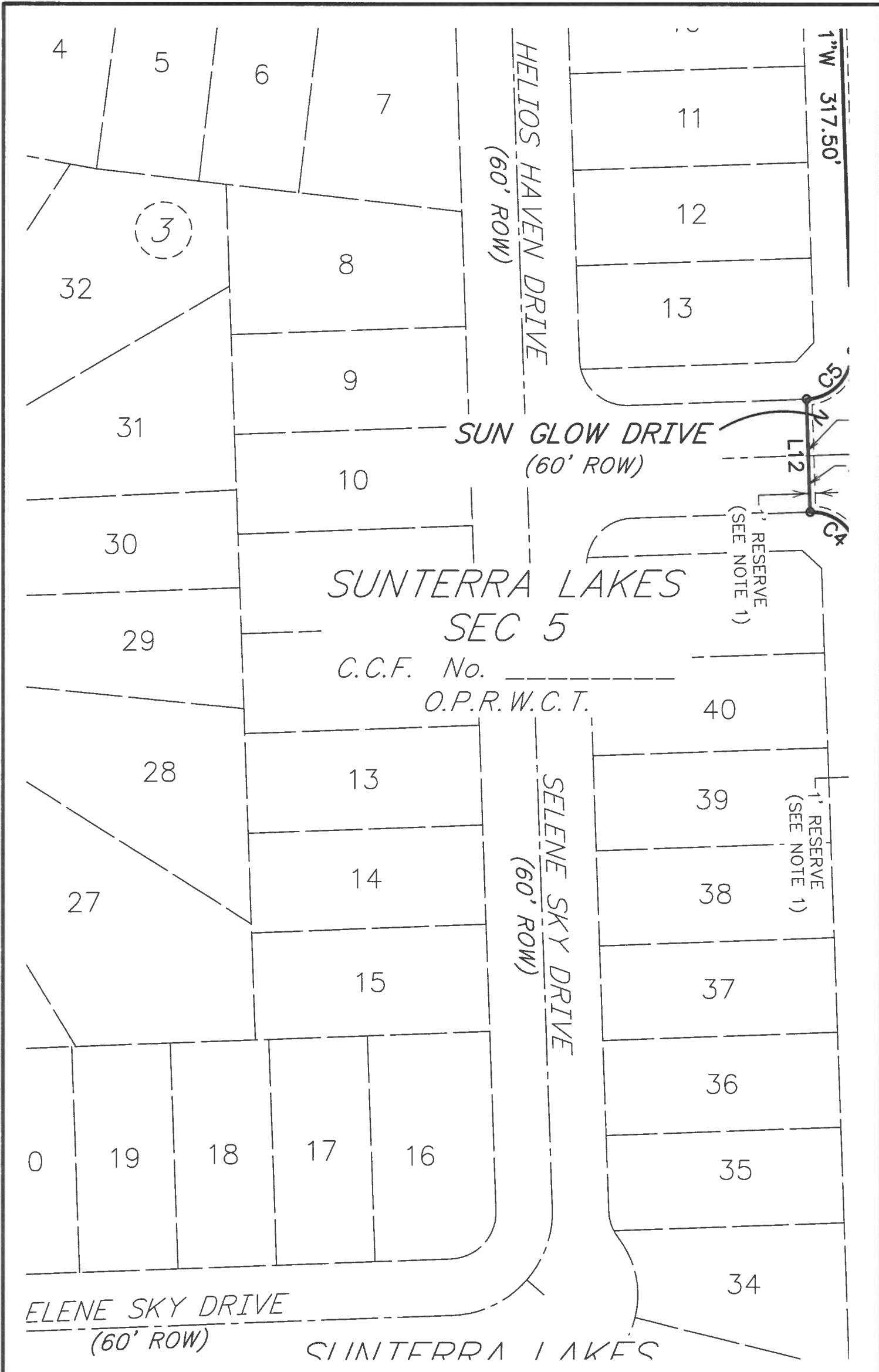
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|------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: MARCH 2025 | FINAL PLAT OF<br>SUNTERRA<br>LAKES<br>DETENTION RESERVES<br>AND STREET<br>DEDICATION | OWNER/DEVELOPER:<br>ASTRO SUNTERRA WEST L.P.<br>a Delaware Limited Liability Company<br>2450 FONDREN RD, STE 210<br>HOUSTON, TEXAS 77036<br>713-783-6702<br>BSTIDHAM@STARWOODLAND.COM | ENGINEER/PLANNER/SURVEYOR:<br> <b>QUIDDITY</b><br><small>Quiddity Engineering, LLC<br/>Texas Board of Professional Engineers and Land Surveyors<br/>Registration No. E-1290 &amp; 10046100<br/>2122 West Grand Parkway North, Suite 150 - Katy, TX 77449 832.913.4000</small> |
| SCALE 1"=60'     |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                    |
| SHEET 1U OF 1    |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                    |

SUNTERRA WEST, L.P.  
LAKES 639.96 AC.  
No. 2311587  
P.R.W.C.T.

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|                  |                                                                                      |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                      |
|------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: MARCH 2025 | FINAL PLAT OF<br>SUNTERRA<br>LAKES<br>DETENTION RESERVES<br>AND STREET<br>DEDICATION | OWNER/DEVELOPER:<br>ASTRO SUNTERRA WEST LP.<br>a Delaware Limited Liability Company<br>2450 FONDREN RD, STE 210<br>HOUSTON, TEXAS 77036<br>713-783-6702<br>BSTIDHAM@STARWOODLAND.COM | ENGINEER/PLANNER/SURVEYOR:<br> <b>QUIDDITY</b><br><small>Quiddity Engineering, LLC<br/>Texas Board of Professional Engineers and Land Surveyors<br/>Registration Nos. P-21250 &amp; 10446182<br/>2122 West Grand Parkway North, Suite 150   Katy, TX 77449 817.911.4000</small> |
| SCALE 1"=60'     |                                                                                      |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                      |
| SHEET 1V OF 1    |                                                                                      |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                      |

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|------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: MARCH 2025 | FINAL PLAT OF<br>SUNTERRA<br>LAKES<br>DETENTION RESERVES<br>AND STREET<br>DEDICATION | OWNER/DEVELOPER:<br>ASTRO SUNTERRA WEST L.P.<br>a Delaware Limited Liability Company<br>2450 FONDREN RD, STE 210<br>HOUSTON, TEXAS 77036<br>713-783-6702<br>BSTIDHAM@STARWOODLAND.COM | ENGINEER/PLANNER/SURVEYOR:<br> <b>QUIDDITY</b><br><small>Quiddity Engineering, LLC<br/>Texas Board of Professional Engineers and Land Surveyors<br/>Registration No. 1-21290 &amp; 10049/100<br/>2122 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000</small> |
| SCALE 1"=60'     |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                    |
| SHEET 1W OF 1    |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                    |

2  
B

RESTRICTED RI  
Restricted to De  
Purposes Or  
13.62 AC  
593,435 Sq.

TEJAS-SOUTHWESTERN PIPELINE CO.  
RECTIFIER SITE (EX. "B")  
VOL. 373, PG. 181  
D.R.W.C.T.

1,115.42'

SUNTERRA LAKES BOULEVARD  
(80' ROW)  
742.91'

N02°00'01"W 687.91'

1' RESERVE  
(SEE NOTE 1)

30.00'  
L15  
30.00'

1' RESERVE  
(SEE NOTE 1)

1"W 317.50'

40

39

38

37

36

35

34

DATE: MARCH 2025

SCALE 1"=60'

SHEET 1X OF 1

FINAL PLAT OF  
SUNTERRA  
LAKES  
DETENTION RESERVES  
AND STREET  
DEDICATION

OWNER/DEVELOPER:  
ASTRO SUNTERRA WEST LP.  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
BSTIDHAM@STARWOODLAND.COM

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. E-12790 & 10046100  
2127 West Grand Parkway North, Suite 1500, Katy, TX 77449 832.911.4000

ASTRO SUNTERR  
RESIDUE CALLE  
C.C.F. No. 2  
O.P.R.W.

S02°08'15"E 1,273.03'

2  
B

TED RESERVE B  
d to Detention  
oses Only  
3.62 AC  
-35 Sq. Ft.

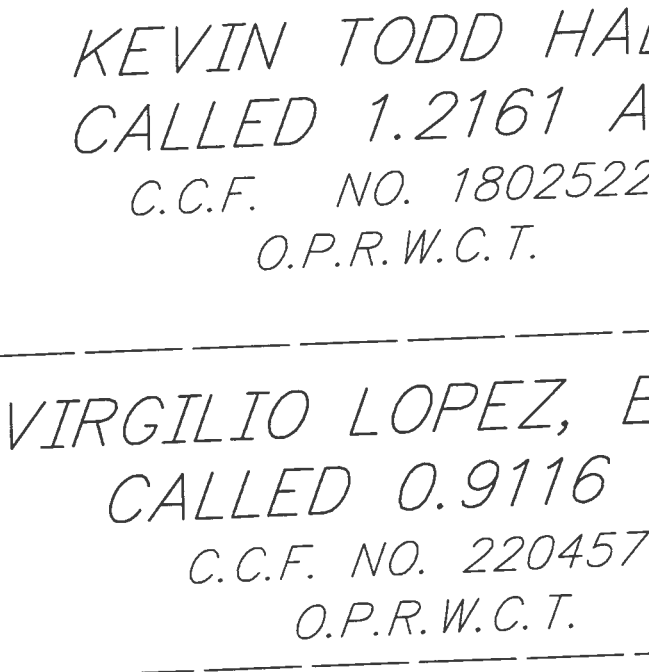
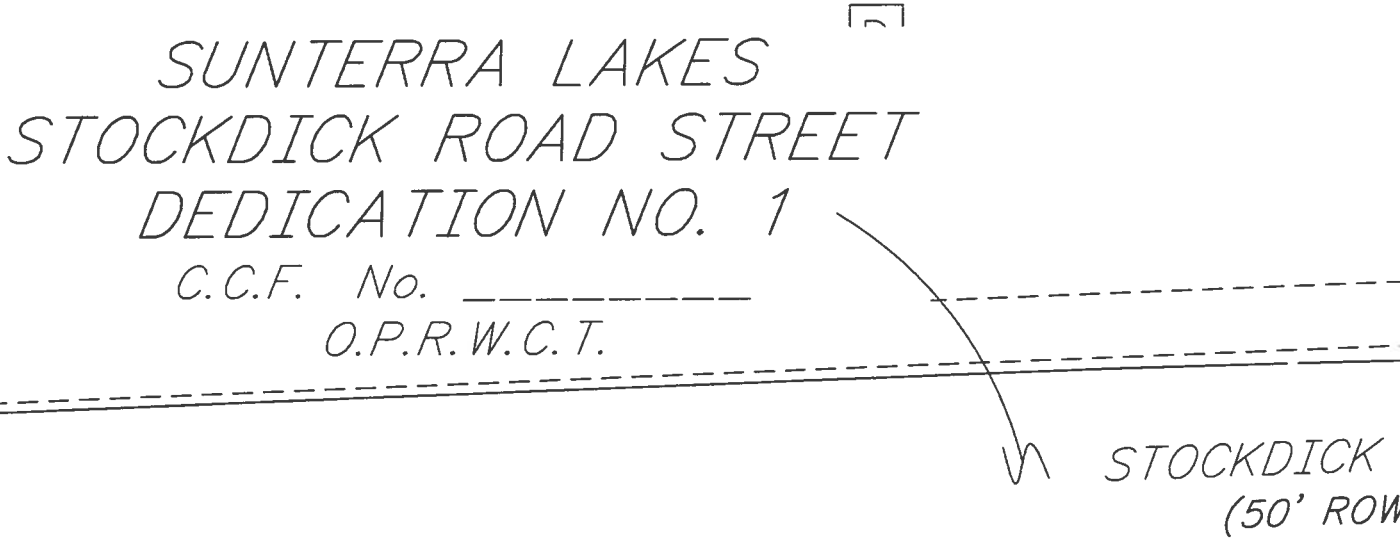
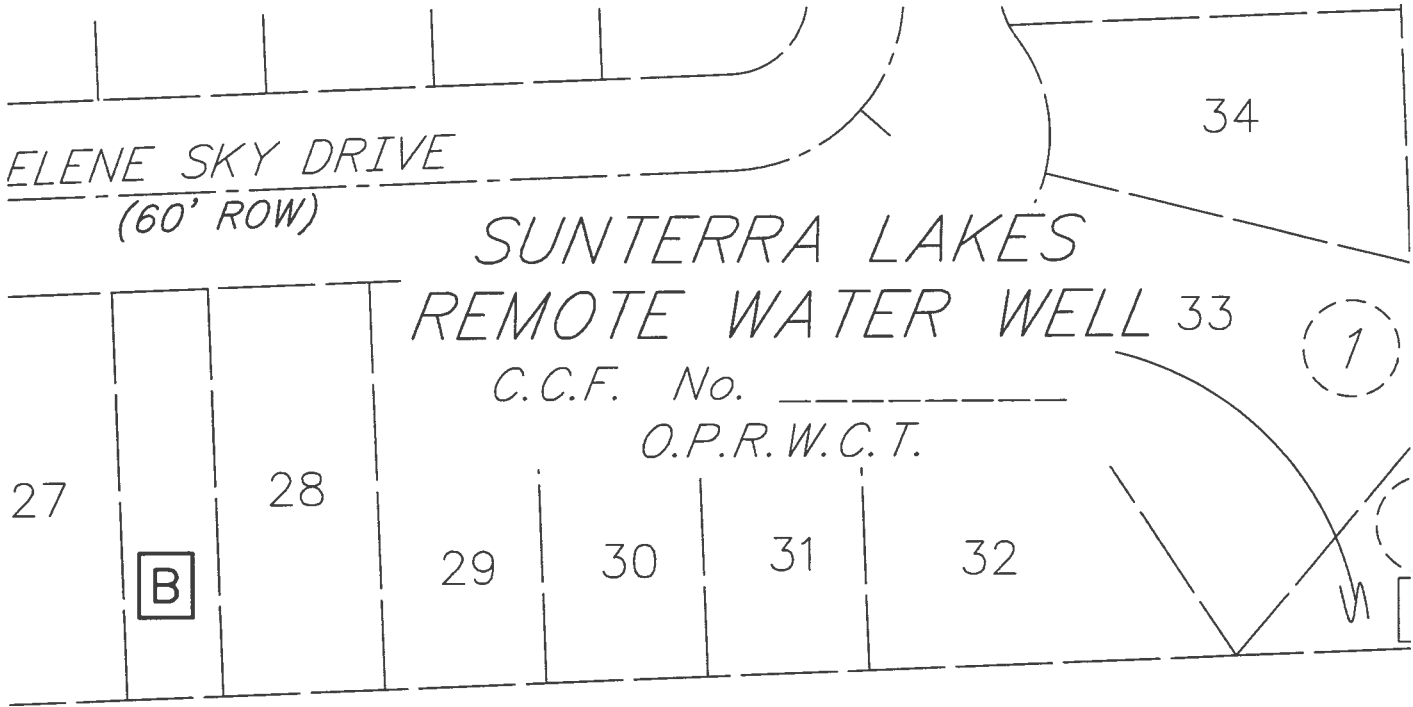
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|------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: MARCH 2025 | FINAL PLAT OF<br>SUNTERRA<br>LAKES<br>DETENTION RESERVES<br>AND STREET<br>DEDICATION | OWNER/DEVELOPER:<br>ASTRO SUNTERRA WEST L.P.<br>a Delaware Limited Liability Company<br>2450 FONDREN RD, STE 210<br>HOUSTON, TEXAS 77036<br>713-783-6702<br>BSTIDHAM@STARWOODLAND.COM | ENGINEER/PLANNER/SURVEYOR:<br> <b>QUIDDITY</b><br><small>Quiddity Engineering, LLC<br/>Texas Board of Professional Engineers and Land Surveyors<br/>Registration No's: 1-23290 &amp; 19344-100<br/>2122 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000</small> |
| SCALE 1"=60'     |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                      |
| SHEET 1Y OF 1    |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                      |

SUNTERRA WEST, L.P.  
CALLED 639.96 AC.  
C.F. No. 2311587  
O.P.R.W.C.T.

K:\28745\28745-0002-01 Sunterra West Phase 1 - Collector B\2 Design Phase\Planning\Collector B - PLAT.dwg Apr 25, 2025 - 9:12am CKJ

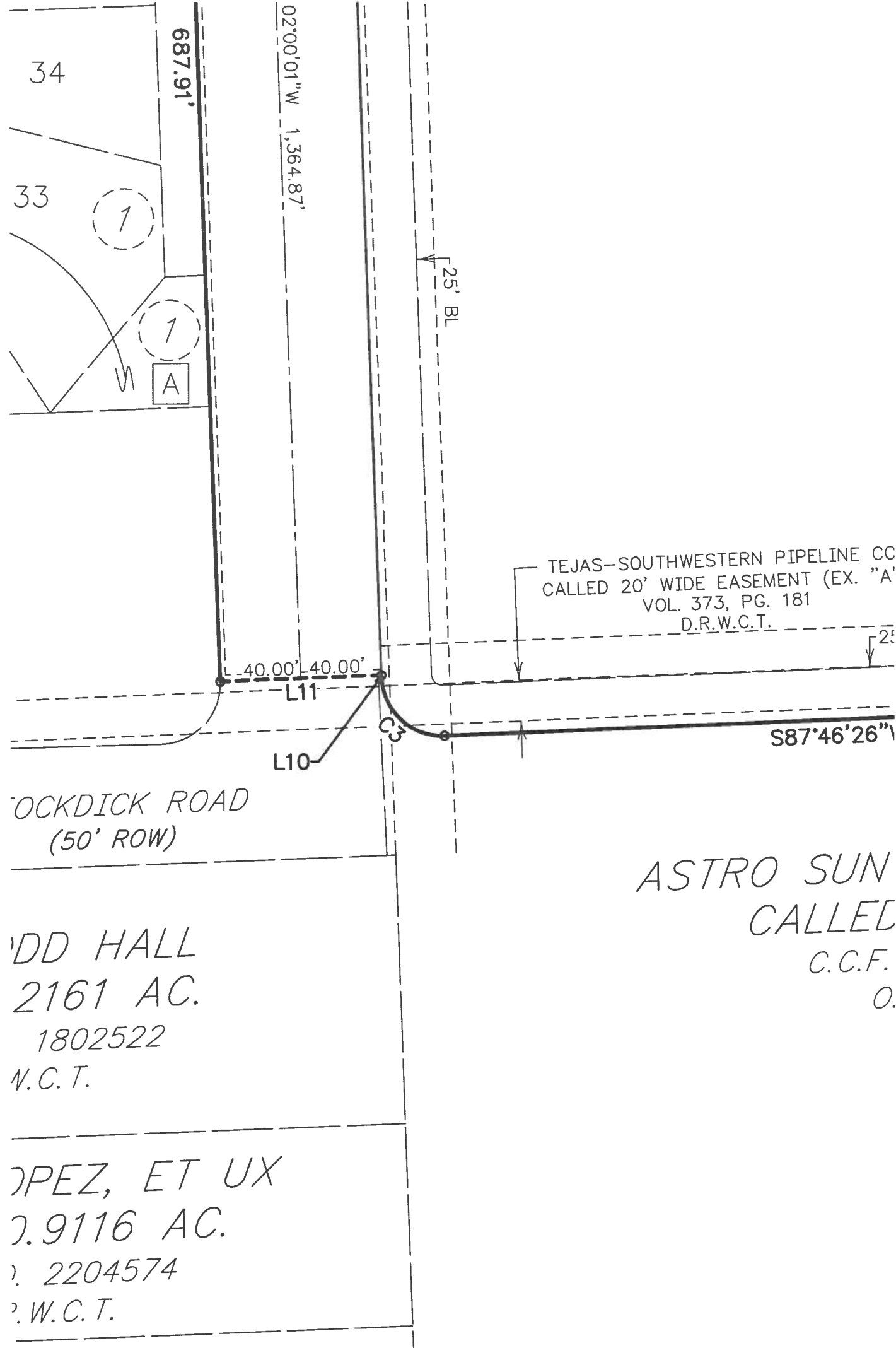
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|------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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| SCALE 1"=60'     |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                |
| SHEET 12 OF 1    |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                |



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|                  |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                       |
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| SCALE 1"=60'     |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                       |
| SHEET 1AA OF 1   |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                       |

K:\28745\28745-0002-01 Sunterra West Phase I - Collector B\2 Design Phase\Planning\Collector B - PLAT.dwg Apr 25, 2025 - 9:13am CKJ



DD HALL  
2161 AC.  
1802522  
N.C.T.

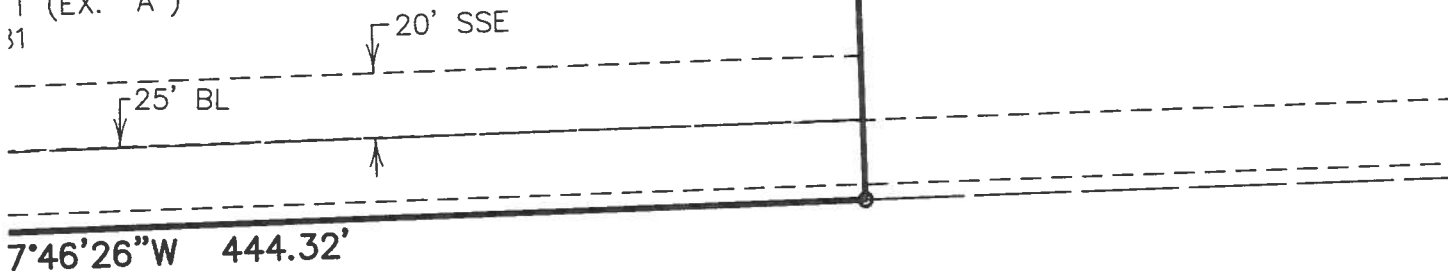
PEZ, ET UX  
2.9116 AC.  
2204574  
W.C.T.

ASTRO SUN  
CALLED  
C.C.F.  
O.

|                  |                                                                                      |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                      |
|------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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| SCALE 1"=60'     |                                                                                      |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                      |
| SHEET 1BB OF 1   |                                                                                      |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                      |

K:\28745\28745-0002-01 Sunterra West Phase 1 - Collector B\2 Design Phase\Planning\Collector B -- PLAT.dwg Apr 25, 2025 -- 9:13am CKJ

PELINE CO.  
T (EX. "A")  
31



SUNTERRA WEST, L.P.  
LLED 639.96 AC.  
C.C.F. No. 2311587  
O.P.R.W.C.T.

|                  |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                        |
|------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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| SCALE 1"=60'     |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                        |
| SHEET 1CC OF 1   |                                                                                      |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                        |