

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Lakes Section 3

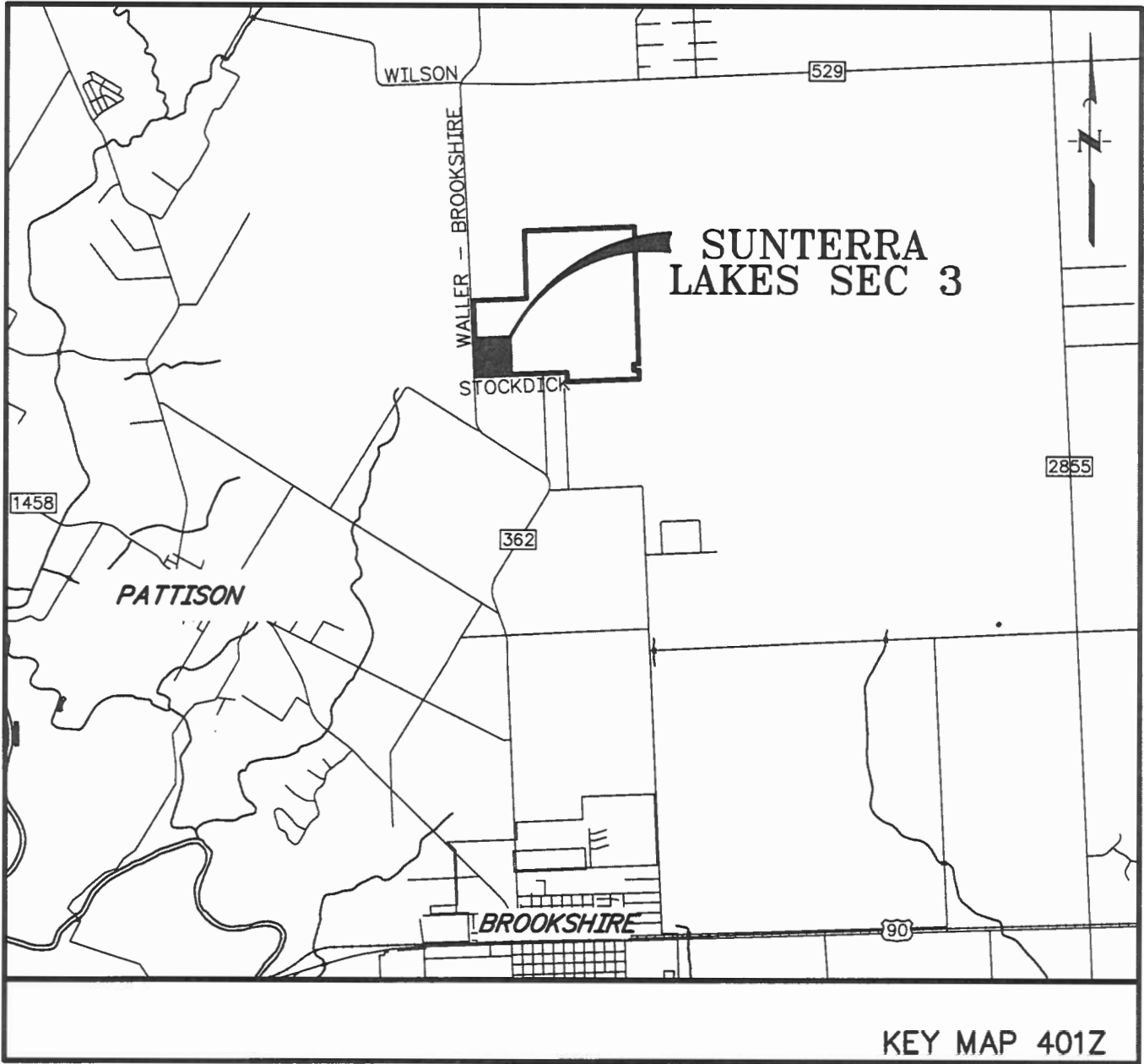
Date: May 28, 2025

Background

Final Plat of Sunterra Lakes Section 3 which consists of 59.25 acres will include 222 Lots, 9 Reserves and 6 Blocks in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



**FINAL PLAT OF
SUNTERRA
LAKES
SEC 3**

**A SUBDIVISION OF 59.25 ACRES OF LAND
OUT OF THE
H. & T. C. RAILROAD COMPANY SURVEY, SECTION 49, A-142
& THE J. G. BENNETT SURVEY, A-288
WALLER COUNTY, TEXAS
222 LOTS 9 RESERVES 6 BLOCKS
MARCH 2025**

DATE: MARCH 2025

SCALE NTS

SHEET 1A OF 1

**FINAL PLAT OF
SUNTERRA
LAKES
SEC 3**

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 No. E-12290 & L20045102
2122 West Grand Parkway North, Suite 150 • Killeen, TX 77744 • 832.911.4000

K:\28745\28745-0008-01 Sunterra West Phase I - SF C\2 Design Phase\Planning\SUNTERRA WEST SEC C - PLAT.dwg Apr 24,2025 - 9:31am CKJ

STATE OF TEXAS §
COUNTY OF WALLER §

A METES & BOUNDS description of a 59.25 acre tract of land in the H. & T. C. Railroad Company Survey Section 49, Abstract 142, Waller County, Texas, and the J. G. Bennett Survey, Abstract 288, 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 the upper southwest corner of said called 639.96 acre tract, being in the east right-of-way line of F. M. Highway 362 (100-foot wide), same being the northwest corner of an adjoining called 20.00 acre tract recorded under County Clerk's File Number 1909882, Official Public Records, Waller County, Texas;

Thence North 02 degrees 09 minutes 47 seconds West along the lower west line of said called 639.96 acre tract, same being the east right-of-way line of F. M. Highway 362 (100-foot wide), 58.05 feet to the southwest corner and Place of Beginning of the herein described tract;

Thence North 02 degrees 09 minutes 47 seconds West along the west line of the herein described tract, same being the lower west line of said called 639.96 acre tract and the east right-of-way line of F. M. Highway 362 (100-foot wide), 1,622.62 feet to the northwest corner of the herein described tract, being a point at the beginning of a curve to the right;

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

Thence with said curve to the right, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 54.98 feet, a radius of 35.00 feet, and a chord bearing North 42 degrees 50 minutes 13 seconds East, 49.50 feet;

North 87 degrees 50 minutes 13 seconds East, 697.26 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing South 47 degrees 09 minutes 47 seconds East, 35.36 feet;

North 87 degrees 50 minutes 13 seconds East, 60.00 feet to a point in a non-tangent curve to the right;

Thence with said non-tangent curve to the right, having a central angle of 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 50 minutes 13 seconds East, 35.36 feet;

North 87 degrees 50 minutes 13 seconds East, 707.65 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 02 degrees 05 minutes 44 seconds East, 426.75 feet;

South 08 degrees 19 minutes 58 seconds East, 100.15 feet;

South 02 degrees 00 minutes 01 second East, 1,135.73 feet to the southeast corner of the herein described tract;

Thence South 87 degrees 59 minutes 59 seconds West establishing the south line of the herein described tract, 1,556.95 feet to the Place of Beginning and containing 59.25 acres of land, more or less.

DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 3	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. F-23120 & 10344-100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832-911-4000
SCALE SCALE NTS			
SHEET 18 OF 1			

Legend

- AC "Acre"
- BL. "Building Line"
- Esmt "Easement"
- C.C.F. "County Clerk's File"
- "FND" "Found 5/8 " iron rod with cap stamped "Quiddity"
- I.R.F. : "Found 5/8" iron rod with cap stamped "Quiddity"
- No "Number"
- O.P.R.W.C.T. . . "Official Public Records, Waller County, Texas"
- ROW "Right-of-Way"
- Sq Ft "Square Feet"
- SSE "Sanitary Sewer Easement"
- STM SE "Storm Sewer Easement"
- UE "Utility Easement"
- WLE "Waterline Easement"
- ① "Block Number"
-Set 3/4-inch iron rod (with Cap Stamped "Quiddity Eng. Property Corner")
- ↗ Street Name Break

General Notes

- 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.
- This subdivision is proposed for single-family residential, detention and other related uses.
- The radius on all block corners is 25 feet, unless otherwise noted.
- 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.
- All easements are centered on lot lines unless otherwise shown. All 14 foot utility easements shown extend 7 feet on each side of a common lot line unless otherwise indicated.
- All coordinates shown are grid based on the Texas Coordinate System, South Central Zone, and may be converted to surface by dividing by the combined scale factor of 0.99989432.
- All bearings are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
- A minimum of ten (10) feet shall be provided between sides of residential dwellings.
- New development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- Structures built on lots in the designated flood plain shall be elevated to two (2) feet or more above the 500-year floodplain 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.
- No structure in this subdivision shall be occupied until connected to a public sewer system.
- No structure in this subdivision shall be occupied until connected to an individual water supply or a state - approved community water system.
- This tract 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 flood plain.
- Right-of-way easements for widening streets or improving drainage shall be maintained by the landowner until all street or drainage improvements are actually constructed on the property. The county has the right at any time to take possession of any street widening easement for construction, improvement or maintenance.
- The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by the Commissioners Court. The Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the public streets. The county will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets. The county assumes no responsibility for the accuracy of representations by other parties on the plat. Flood plain data, in particular, may change depending on subsequent development. The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the county. The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid Astro Sunterra West, LP, 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.
- All pipelines and pipeline easements within the platted area are shown hereon.
- 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)

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SCALE NTS			
SHEET 1C OF 1			

RESTRICTED RESERVE [A]
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
1.70 AC
73,971 Sq. Ft.

RESTRICTED RESERVE [B]
Restricted to Drainage and
Detention
Purposes Only
5.97 AC
259,997 Sq. Ft.

RESTRICTED RESERVE [C]
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.09 AC
3,810 Sq. Ft.

RESTRICTED RESERVE [D]
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.09 AC
3,810 Sq. Ft.

RESTRICTED RESERVE [E]
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.12 AC
5,437 Sq. Ft.

RESTRICTED RESERVE [F]
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.09 AC
4,121 Sq. Ft.

RESTRICTED RESERVE [G]
Restricted to
Drill Site
Purposes Only
4.10 AC
178,727 Sq. Ft.

RESTRICTED RESERVE [H]
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.12 AC
5,385 Sq. Ft.

RESTRICTED RESERVE [I]
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.37 AC
16,019 Sq. Ft.

RESERVE TOTALS
12.97 AC
564,818 Sq. Ft.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°50'13"E	60.00'
L2	S08°19'58"E	100.15'
L3	N02°09'47"W	70.95'
L4	N01°53'51"W	40.00'
L5	S46°56'56"E	15.00'
L6	S87°59'59"W	300.00'
L7	N42°59'59"E	15.00'
L8	N47°00'01"W	15.00'
L9	S87°59'59"W	550.00'
L10	N42°59'59"E	10.00'
L11	S47°00'01"E	10.00'
L12	N87°59'59"E	245.00'
L13	N01°14'23"W	192.50'
L14	N42°59'59"E	5.00'
L15	S87°59'59"W	200.00'
L16	N47°00'01"W	5.00'
L17	S87°59'59"W	162.00'
L18	S41°32'09"W	11.40'
L19	N87°59'59"E	200.00'
L20	S47°16'40"E	12.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N02°09'47"W	116.35'
L22	N47°01'49"W	14.17'
L23	S49°24'19"E	72.97'
L24	N02°00'01"W	126.98'
L25	N02°00'01"W	126.98'
L26	S01°59'59"E	426.99'
L27	N02°00'01"W	126.99'
L28	N02°00'01"W	126.99'
L29	S87°26'30"W	615.98'
L30	S02°00'01"E	696.81'
L31	S42°58'46"W	14.11'
L32	S02°09'47"E	116.72'
L33	N88°06'09"E	540.00'
L34	S02°00'01"E	239.14'
L35	S02°00'01"E	388.42'
L36	S02°00'01"E	388.74'
L37	S87°59'59"W	540.00'
L38	S02°00'01"E	477.48'
L39	S02°00'01"E	650.00'

DATE: MARCH 2025

SCALE NTS

SHEET 10 OF 1

FINAL PLAT OF
SUNTERRA
LAKES
SEC 3

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. 1-23290 & 10048100
2322 West Grand Parkway North, Suite 150, Katy, TX 77449 832.913.4000

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CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	90°00'00"	39.27'	S47°09'47"E	35.36'	24.00'
C2	25.00'	90°00'00"	39.27'	N42°50'13"E	35.36'	25.00'
C3	35.00'	90°00'00"	54.98'	N42°50'13"E	49.50'	35.00'
C4	1,800.00'	00°55'25"	29.01'	N01°42'05"W	29.01'	14.51'
C5	55.00'	90°06'08"	86.49'	S43°03'05"W	77.85'	55.10'
C6	55.00'	90°00'00"	86.39'	S47°00'01"E	77.78'	55.00'
C7	55.00'	90°00'00"	86.39'	N42°59'59"E	77.78'	55.00'
C8	55.00'	90°00'00"	86.39'	S47°00'01"E	77.78'	55.00'
C9	55.00'	90°00'00"	86.39'	S42°59'59"W	77.78'	55.00'
C10	55.00'	90°00'00"	86.39'	S47°00'01"E	77.78'	55.00'
C11	55.00'	90°00'00"	86.39'	N42°59'59"E	77.78'	55.00'
C12	55.00'	90°00'00"	86.39'	N47°00'01"W	77.78'	55.00'
C13	55.00'	90°00'00"	86.39'	S42°59'59"W	77.78'	55.00'
C14	25.00'	89°20'32"	38.98'	N43°25'53"E	35.15'	24.71'
C15	25.00'	38°59'18"	17.01'	S75°04'12"E	16.69'	8.85'
C16	50.00'	162°35'32"	141.89'	S43°07'41"W	98.85'	326.60'
C17	25.00'	36°10'04"	15.78'	N20°05'03"W	15.52'	8.16'
C18	25.00'	38°59'18"	17.01'	N14°52'43"E	16.69'	8.85'
C19	50.00'	162°44'46"	142.02'	S47°00'01"E	98.87'	329.56'
C20	25.00'	38°59'18"	17.01'	S71°07'16"W	16.69'	8.85'
C21	25.00'	38°59'18"	17.01'	N75°07'17"W	16.69'	8.85'
C22	50.00'	162°44'46"	142.02'	N42°59'59"E	98.87'	329.56'
C23	25.00'	38°59'18"	17.01'	S18°52'44"E	16.69'	8.85'
C24	25.00'	90°00'00"	39.27'	S42°59'59"W	35.36'	25.00'
C25	25.00'	90°00'00"	39.27'	N47°00'01"W	35.36'	25.00'
C26	25.00'	31°07'22"	13.58'	N08°48'33"E	13.41'	6.96'
C27	50.00'	142°44'29"	124.57'	S47°00'01"E	94.76'	148.32'
C28	25.00'	31°07'22"	13.58'	S77°11'26"W	13.41'	6.96'
C29	25.00'	31°07'22"	13.58'	N81°11'27"W	13.41'	6.96'
C30	50.00'	142°44'29"	124.57'	N42°59'59"E	94.76'	148.32'
C31	25.00'	31°07'22"	13.58'	S12°48'34"E	13.41'	6.96'

DATE: MARCH 2025

SCALE NTS

SHEET 1E OF 1

FINAL PLAT OF
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CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C32	25.00'	90°00'00"	39.27'	S42°59'59"W	35.36'	25.00'
C33	25.00'	90°00'00"	39.27'	S47°00'01"E	35.36'	25.00'
C34	25.00'	36°11'37"	15.79'	S11°28'04"W	15.53'	8.17'
C35	50.00'	156°03'27"	136.19'	N48°27'51"W	97.83'	235.81'
C36	25.00'	36°11'37"	15.79'	N71°36'14"E	15.53'	8.17'
C37	25.00'	36°39'45"	16.00'	S77°00'16"E	15.73'	8.28'
C38	50.00'	157°12'32"	137.19'	S42°43'20"W	98.03'	248.07'
C39	25.00'	36°39'45"	16.00'	N17°33'03"W	15.73'	8.28'
C40	25.00'	90°00'00"	39.27'	N42°59'59"E	35.36'	25.00'
C41	25.00'	90°00'00"	39.27'	S47°00'01"E	35.36'	25.00'
C42	25.00'	89°20'32"	38.98'	S43°25'53"W	35.15'	24.71'
C43	25.00'	80°54'55"	35.31'	N51°26'23"W	32.44'	21.32'
C44	70.00'	260°54'55"	318.77'	N38°33'37"E	106.52'	82.08'
C45	25.00'	90°39'28"	39.56'	S46°34'07"E	35.56'	25.29'
C46	25.00'	90°39'28"	39.56'	N46°34'07"W	35.56'	25.29'
C47	25.00'	90°00'00"	39.27'	N42°59'59"E	35.36'	25.00'
C48	25.00'	35°05'48"	15.31'	S77°53'27"E	15.08'	7.91'
C49	50.00'	153°18'55"	133.79'	S42°59'59"W	97.30'	210.82'
C50	25.00'	35°05'48"	15.31'	N16°06'34"W	15.08'	7.91'
C51	25.00'	90°00'00"	39.27'	N42°59'59"E	35.36'	25.00'
C52	25.00'	90°00'00"	39.27'	S47°00'01"E	35.36'	25.00'
C53	25.00'	90°00'00"	39.27'	S42°59'59"W	35.36'	25.00'
C54	25.00'	90°00'00"	39.27'	N47°00'01"W	35.36'	25.00'
C55	25.00'	35°05'48"	15.31'	S73°53'26"W	15.08'	7.91'
C56	50.00'	153°18'55"	133.79'	S47°00'01"E	97.30'	210.82'
C57	25.00'	35°05'48"	15.31'	N12°06'33"E	15.08'	7.91'
C58	25.00'	90°00'00"	39.27'	N47°00'01"W	35.36'	25.00'
C59	25.00'	90°00'00"	39.27'	N42°59'59"E	35.36'	25.00'
C60	25.00'	90°00'00"	39.27'	N47°00'01"W	35.36'	25.00'
C61	1,800.00'	00°45'38"	23.89'	S01°37'12"E	23.89'	11.95'

DATE: MARCH 2025

SCALE NTS

SHEET 1F OF 1

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I, J. Ross McCall, County Engineer of Waller County, Certify that the Plat of this subdivision complies with all existing rules and regulations of Waller County.

No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

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 _____, 20____.

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 SUNTERRA LAKES SEC 3	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-23290 & 10046/100 7122 West Grand Parkway North, Suite 150 Katy, TX 77449 832 911 4000
SCALE NTS			
SHEET 1G OF 1			

K:\28745\28745-0008-01 Sunterra West Phase 1 - SF C\2 Design Phase\Planning\SUNTERRA WEST SEC C - PLAT.dwg Mar 17, 2025 - 10:17am CKJ

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 59.25 acre tract described in the above and foregoing map of Sunterra West Sec 3, 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 some 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 21st day of March, 2025

Astro Sunterra West LP
a Delaware Limited Partnership

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

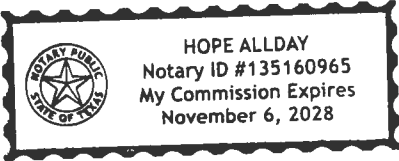
By: Brian Stidham
Authorized Signer

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 21st day of March, 2025

Notary Public in and for the State of Texas
Print Name Hope Allday
My commission expires: 11-6-2028



DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 3	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-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000
SCALE 1"=60'			
SHEET 1H OF 1			

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.

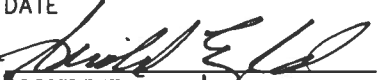
No portion of this subdivision lies within the boundaries of the 0.2% annual chance (500-year) floodplain as delineated on Waller County Community Panel #480640 of FIRM Map No. 48473C0350E, dated 2/18/2009.




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

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-138

APPROVED BY THE BOARD OF SUPERVISORS ON

12.23.2024
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.

DATE: FEBRUARY 2025	FINAL PLAT OF SUNTERRA LAKES SEC 3	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 No. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE 1"=60'			
SHEET 11 OF 1			

K:\28745\28745-0008-01 Sunterra West Phase 1 - SF C\2 Design Phase\SUNTERRA WEST SEC C - PLAT.dwg Feb 20,2025 - 2:14pm CKJ

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1K

1W

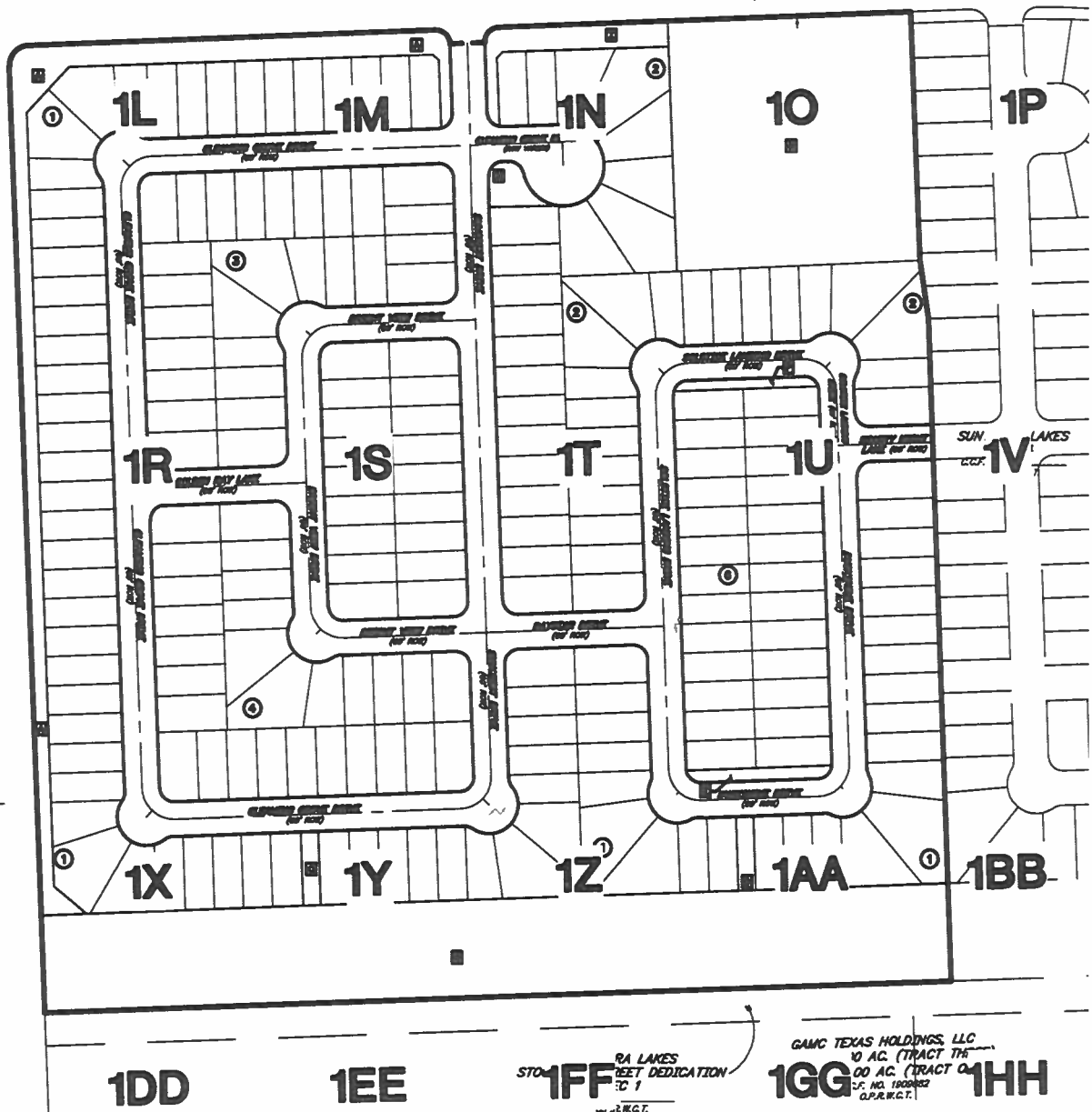
1CC

CHRISTIANN WOODS
CALLED 8-
C.C.F. NO. 1
O.P.R. 11/1/01

JAMES DESMOND WOODS, JR.
& WIFE PATRICIA LYNN
POLLARD WOODS
CALLED 1,401.3771 AC.
VOL. 0588, PG. 147
O.P.R. 11/1/01

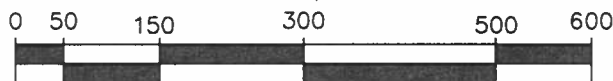
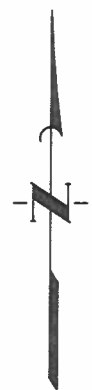
SUNTERRA LAKES
SEC 1
C.C.F. No. 1
O.P.R. 11/1/01

MOURNING DOVE BOULEVARD
STREET DEDICATION
NO. 1
C.C.F. No. 1
O.P.R. 11/1/01



SUNTERRA LAKES
STREET DEDICATION
NO. 1
C.C.F. No. 1
O.P.R. 11/1/01

GAMC TEXAS HOLDINGS, LLC
10 AC. (TRACT TH
00 AC. (TRACT O
C.C.F. NO. 190982
O.P.R. 11/1/01



SCALE: 1" = 300'

DATE: MARCH 2025

SCALE 1"=300

SHEET 1J OF 1

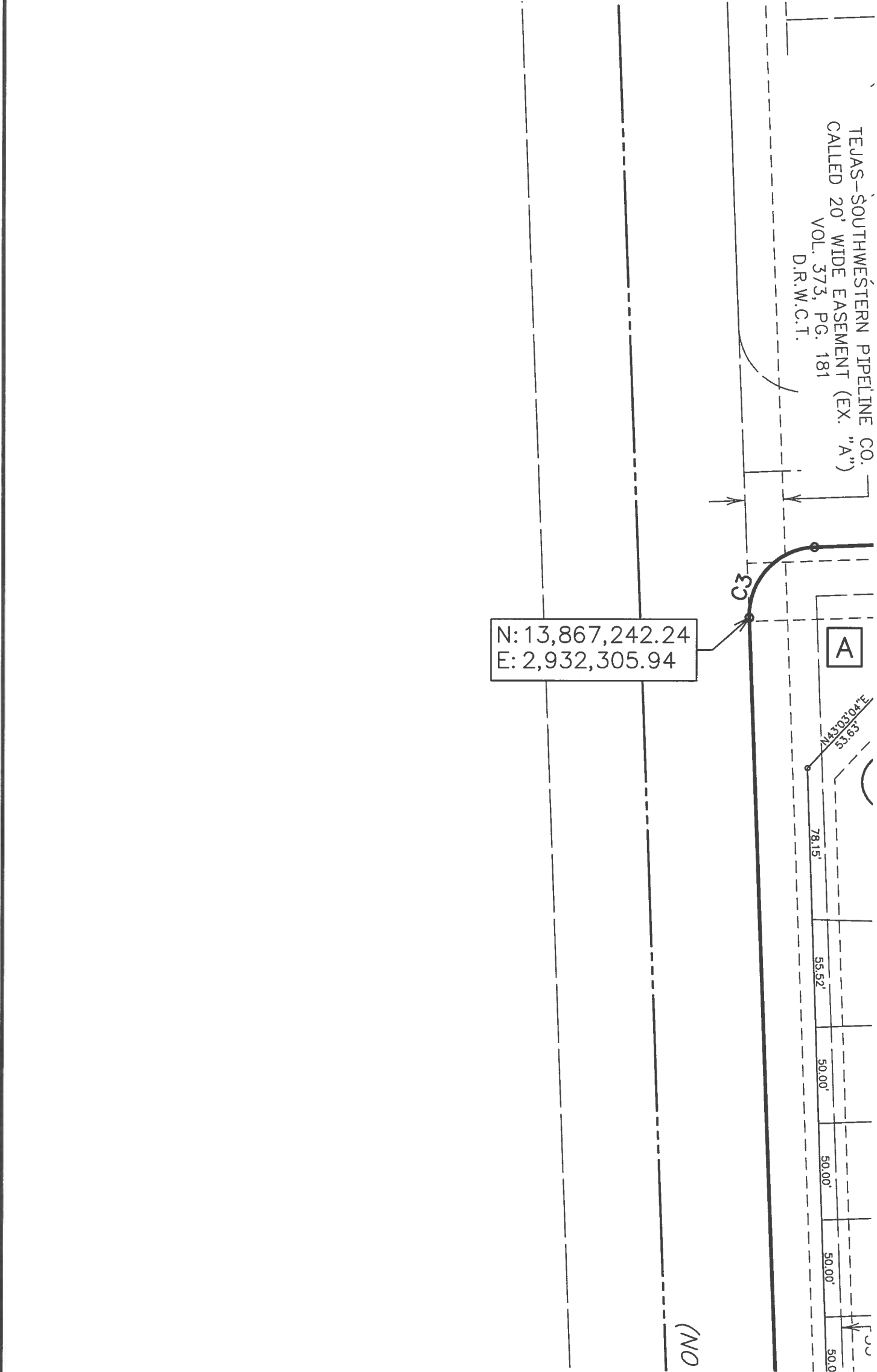
FINAL PLAT OF
SUNTERRA
LAKES
SEC 3

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-21290 & 100461100
2122 West Grand Parkway North, Suite 310 Katy, TX 77449 832.913.4000

K:\28745\28745-0008-01 Sunterra West Phase 1 - SF C\2 Design Phase\Planning\SUNTERRA WEST SEC C - PLAT.dwg Apr 24,2025 - 9:37am CKJ



DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 3	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-12250 & 10046180 7322 West Grand Parkway North, Suite 150, Katy, TX 77449 832.913.4000
SCALE 1"=60'			
SHEET 1K OF 1			

13

12

11

10

9

8

7

1

INGRESS AND EGRESS
CALLED 30' WIDE R.O.W.
VOL. 416, PG. 178
D.R.W.C.T.

TEJAS-SOUTHWESTERN PIPELINE CO.
CALLED 20' WIDE EASEMENT (EX. "A")
VOL. 373, PG. 181
D.R.W.C.T.

MOURNING DOVE
(80' ROW)

W. MOURNING DOVE
(80' ROW)
N87°50'13"E 697

$$\overline{25'} \quad \overline{BL} \quad \overline{7}$$

N88°06'09"E 624.70

A

①

GLEAMING GR
(60' RC

GLEAMING GROVE
(60' ROW)

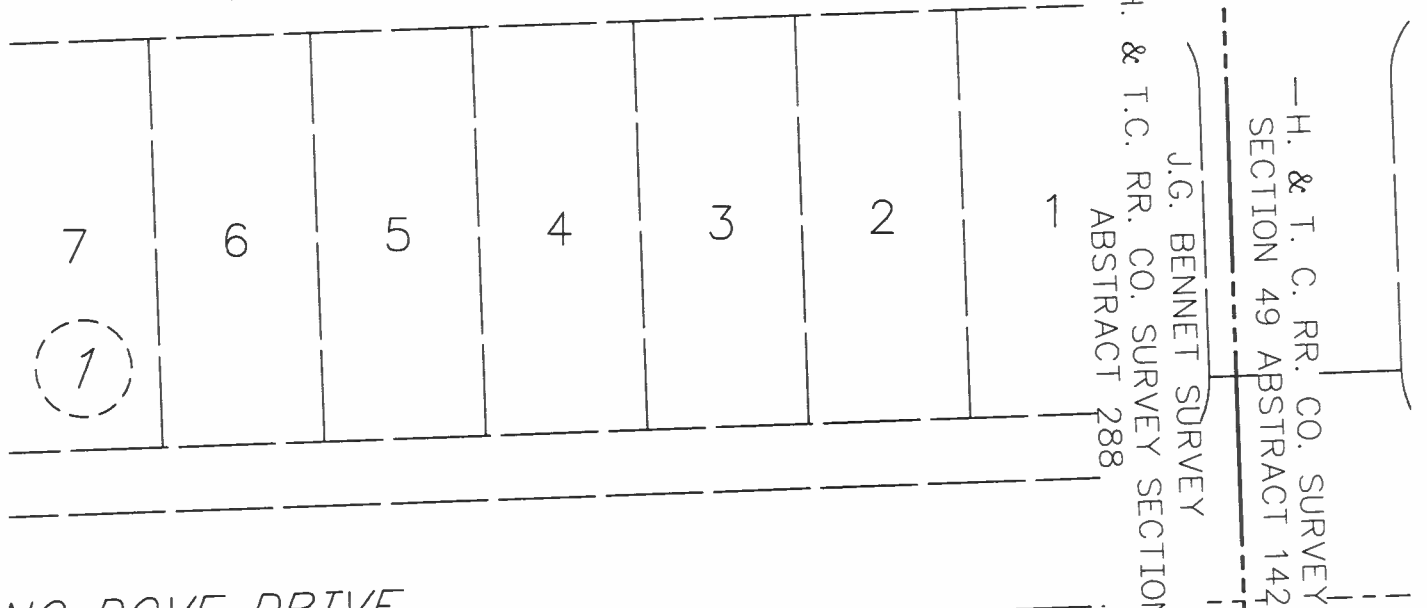
3

N55°33'40"W
147.60'

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E-23290 & 10046100
2722 West Grand Parkway North, Suite 150, Kelly, TX 77449 832.913.4000

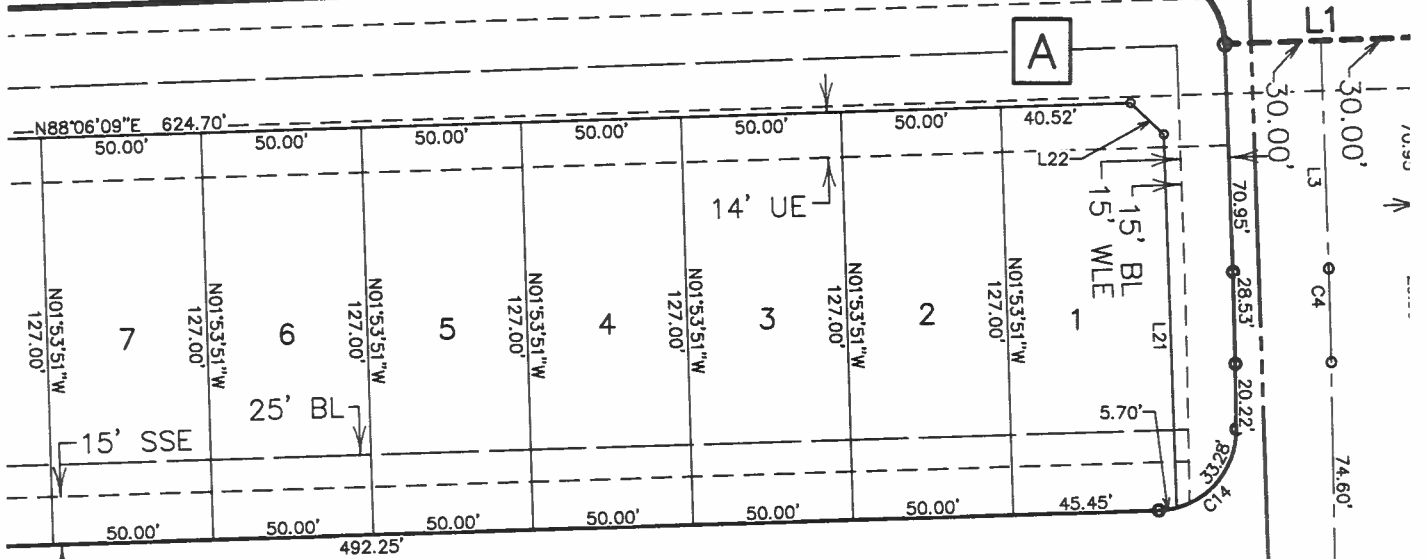
BS

SUNLIT CIRCLE
(60' ROW)

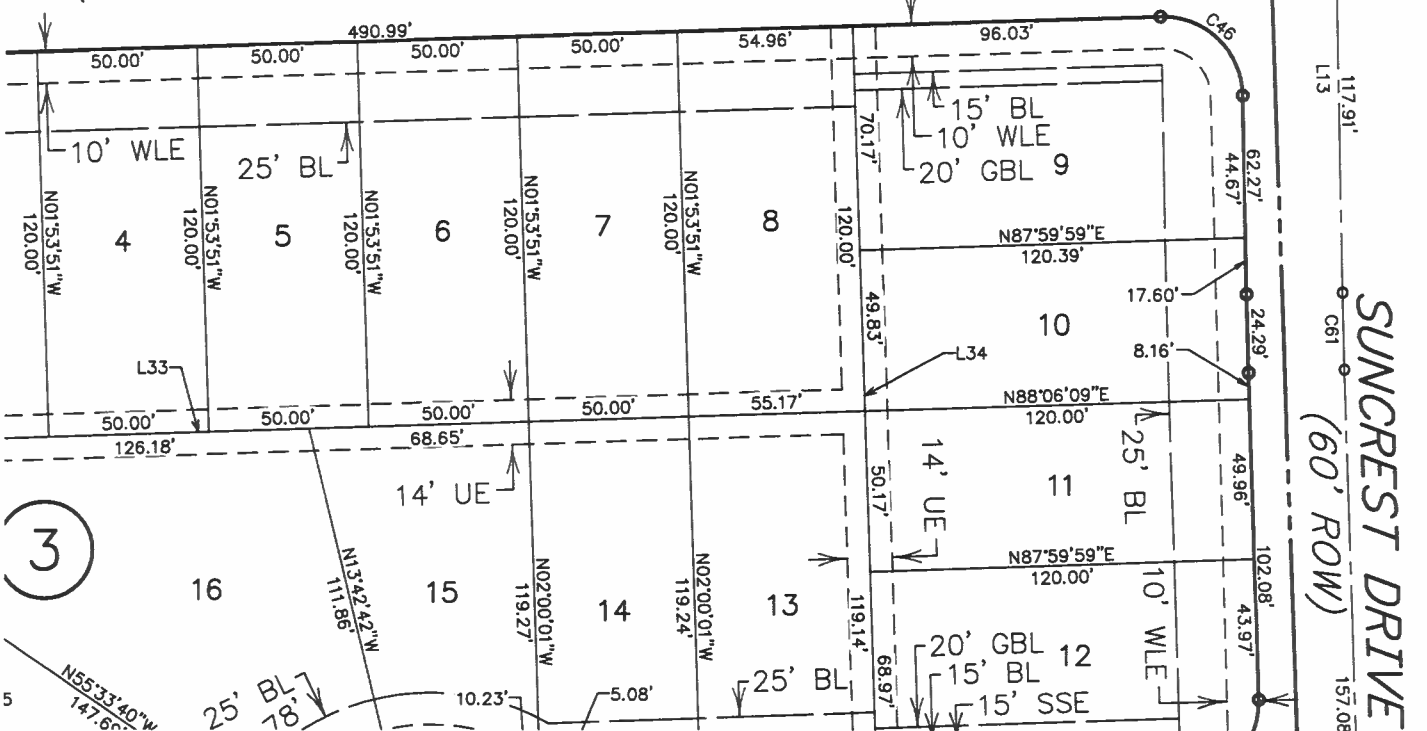


VG DOVE DRIVE
(80' ROW)

'E 697.26'



SUNCREST DRIVE
(60' ROW)



DATE: MARCH 2025

SCALE 1"=60'

SHEET 1M OF 1

FINAL PLAT OF
SUNTERRA
LAKES
SEC 3

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

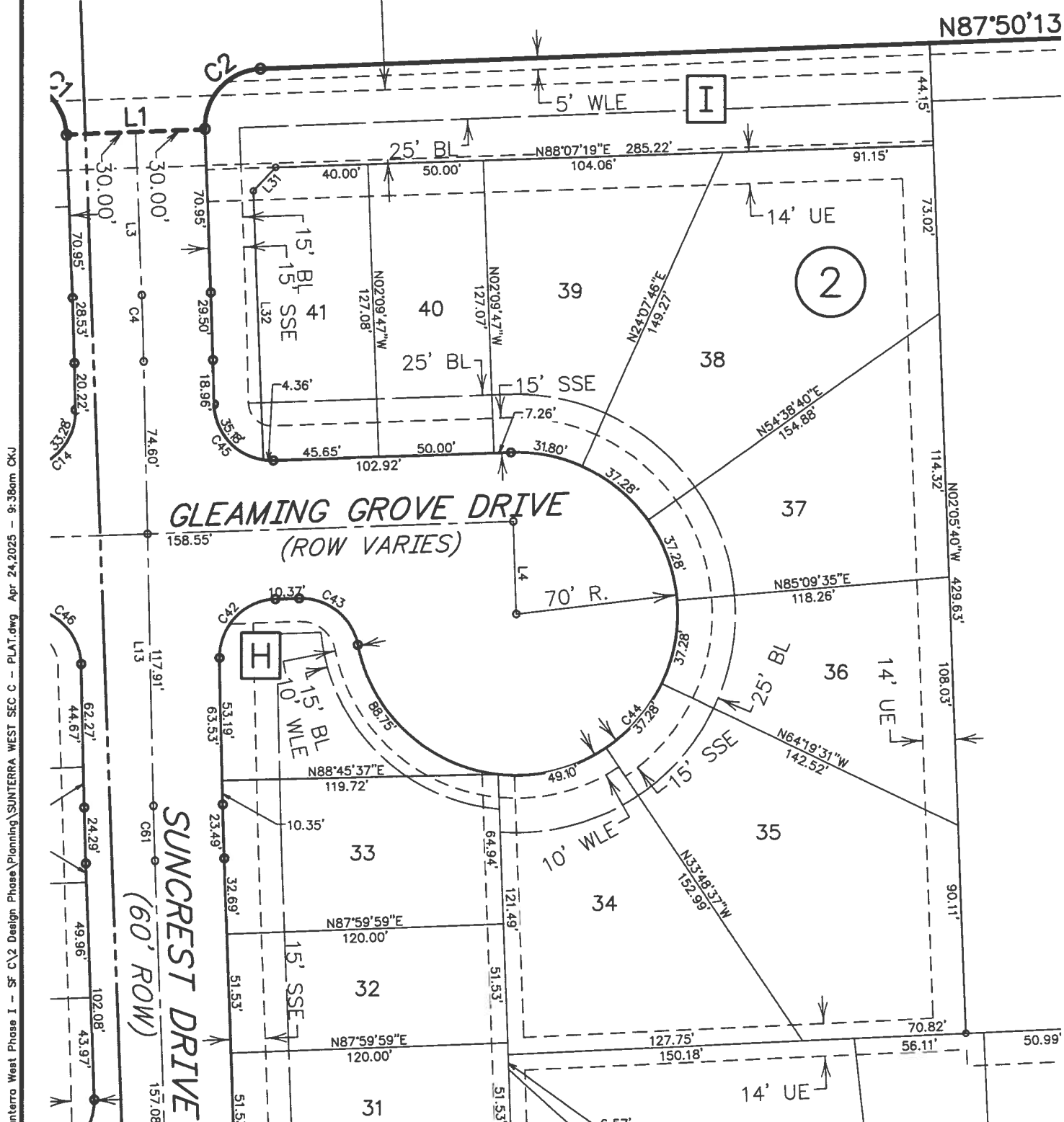
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E-23290 & 10046100
2122 West Grand Parkway North, Suite 150 - Katy, TX 77449 832-911-4000

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

—H. & T. C. RR. CO. SURVEY
SECTION 49 ABSTRACT 142

- INGRESS AND EGRESS
CALLED 30' WIDE R.O.W.
- VOL. 416, PG. 178 -
D.R.W.C.T.



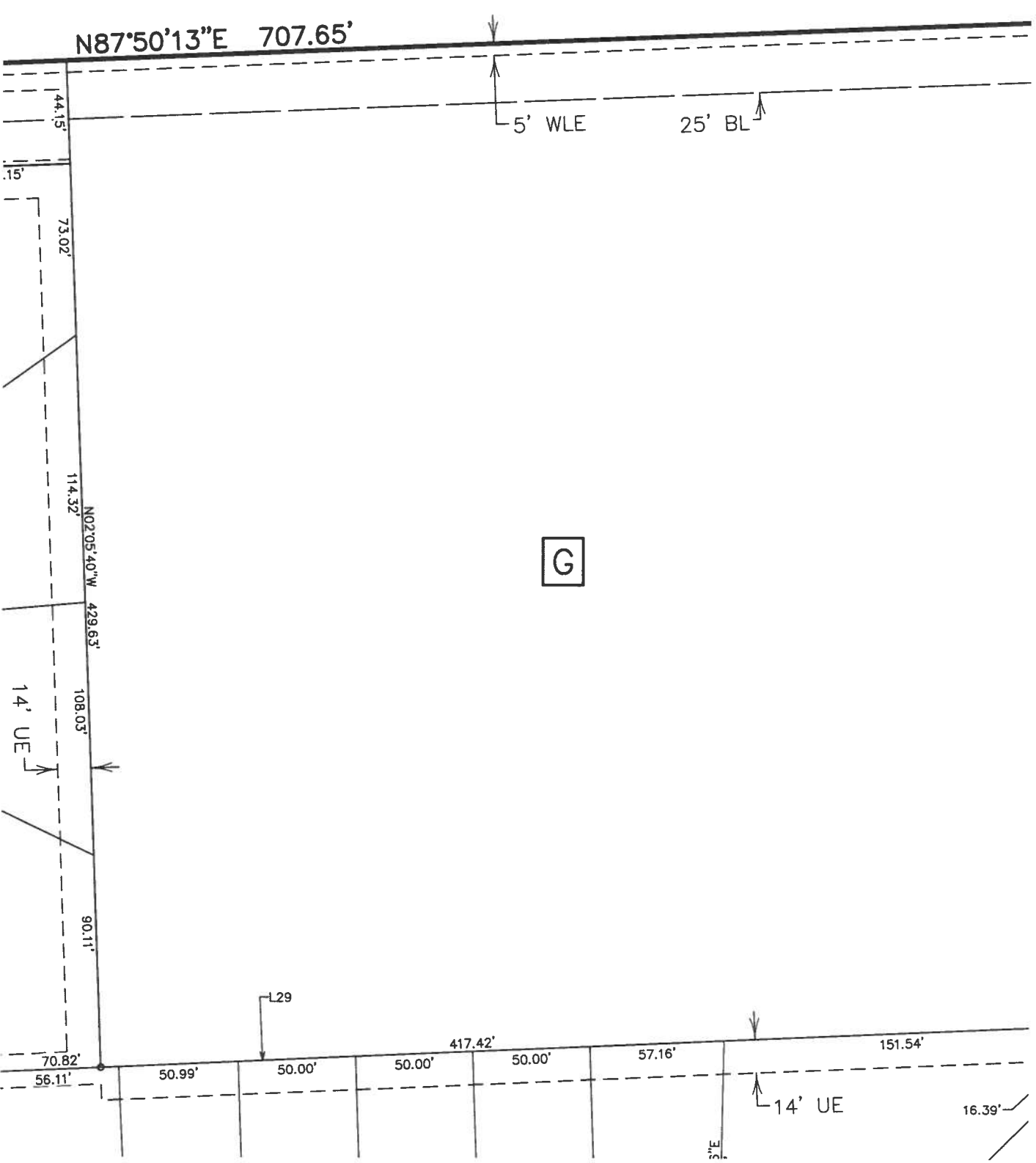
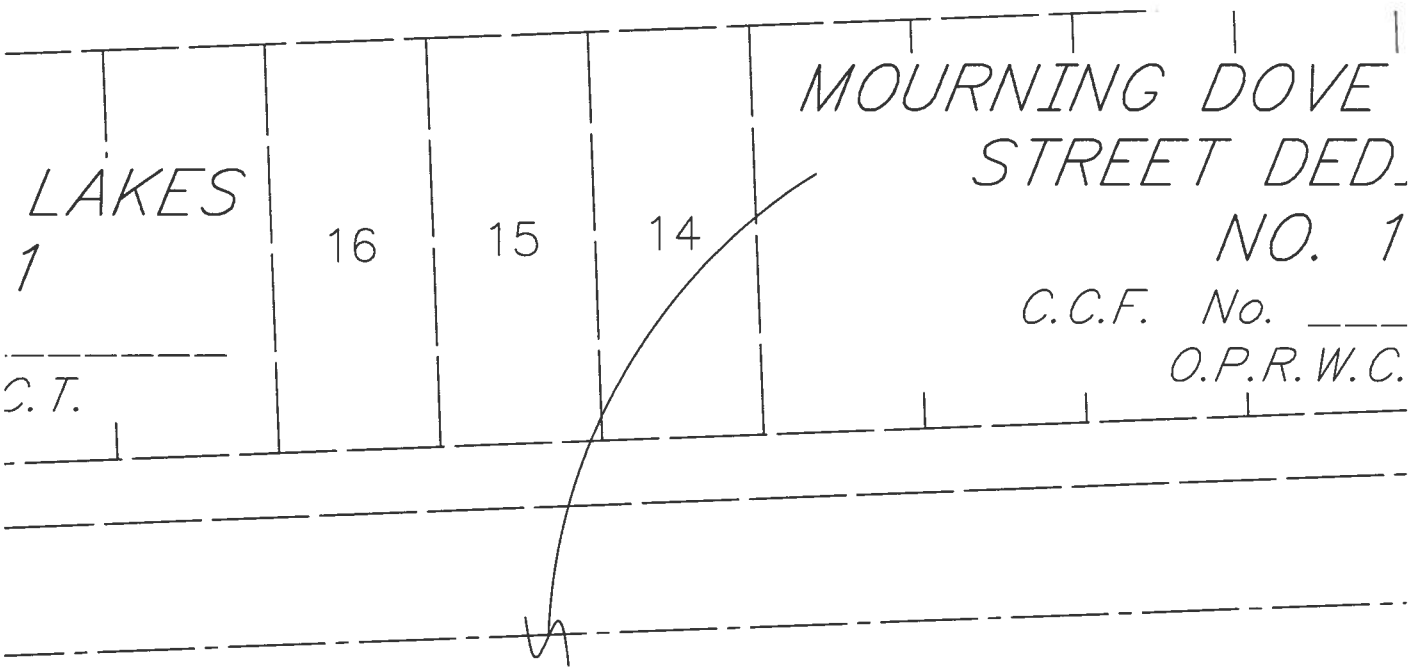
SHEET 1N OF 1

FINAL PLAT OF
SUNTERRA
LAKES
SEC 3

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

QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E-23290 & 10046100
2322 West Grand Parkway North, Suite 150, Katy, TX 77449 832.913.4000

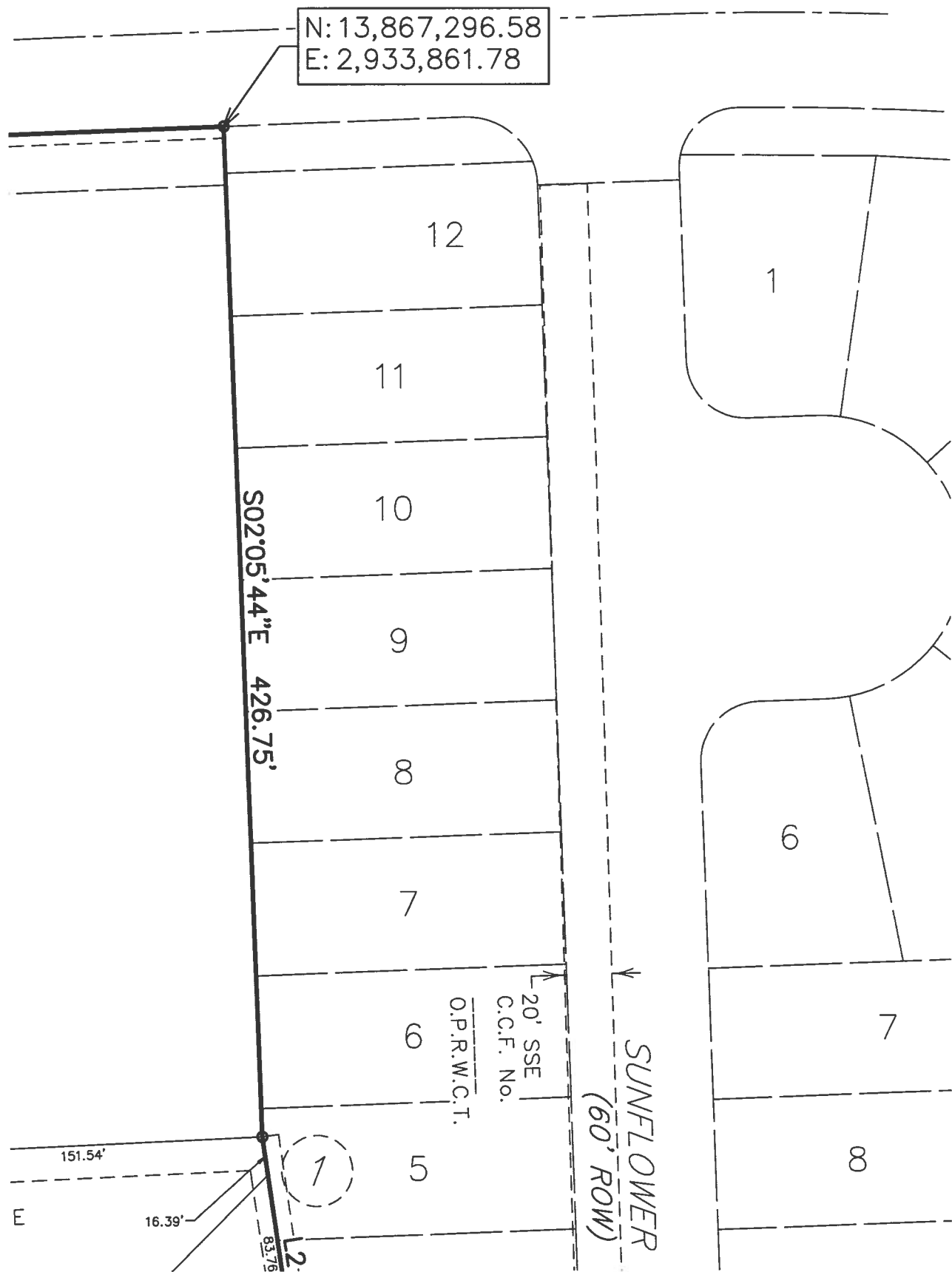


K:\28745\28745-0008-01 Sunterra West Phase I - SF C\2 Design Phase\Planning\SUNTERRA WEST SEC C - PLAT.dwg Apr 24,2025 - 9:39am CKJ

DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 3	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 No. 1-23290 & 30049-100 2122 West Grand Parkway North, Suite 150 Katy, TX 77449 832.911.4000
SCALE 1"=60'			
SHEET 10 OF 1			

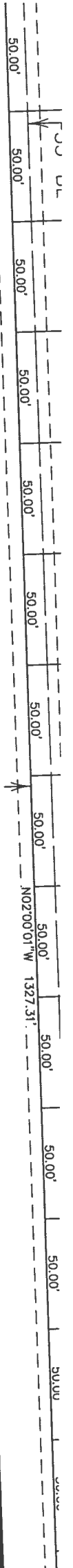
DOVE BOULEVARD
ET DEDICATION
NO. 1

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



K:\28745\28745-0008-01 Sunterra West Phase I - Sfr C\2 Design Phase\Planning\SUNTERRA WEST SEC C - PLAT.dwg Apr 24, 2025 -- 9:39am CKJ

DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 3	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. 1-23290 & 10046100 2122 West Grand Parkway North, Suite 510 Katy, TX 77449 832-911-4000
SCALE 1"=60'			
SHEET 1P OF 1			



F.M. HIGHWAY 362
(100' ROW)
(NO DEED OF RECORD FOUND)

N02°09'47"W 1,622.62'

CHRISTIANNA WOODS
CALLED 94.838 AC.
C.C.F. NO. 2201408
O.P.R.W.C.T.

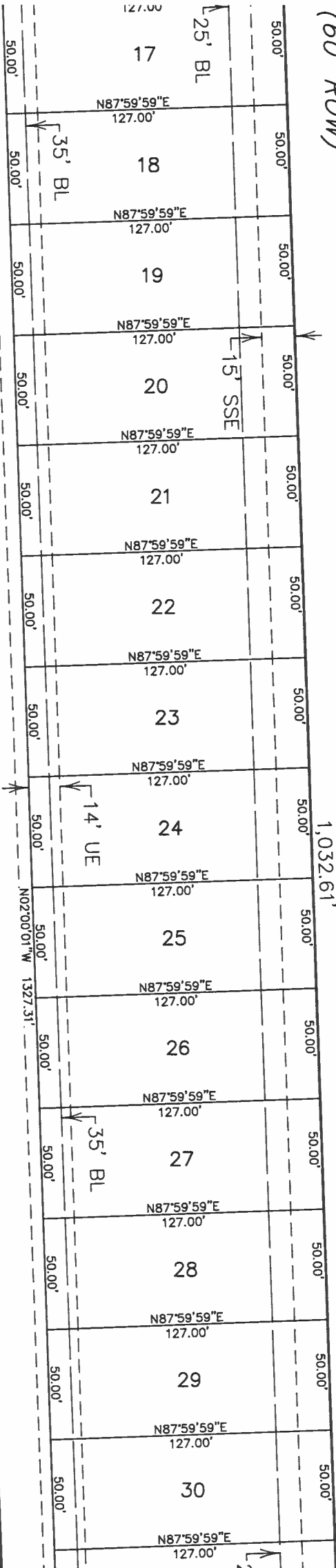
K:\28745\28745-0008-01 Sunterra West Phase I -- SF C\2 Design Phase\Planning\SUNTERRA WEST SEC C -- PLAT.dwg Apr 24,2025 -- 9:39am CKJ

DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 3	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-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832-911-4000
SCALE 1"=60'			
SHEET 1Q OF 1			

\\28745\28745-0008-01 Sunterra West Phase I - SF Design Phase\Planning\SUNTERRA WEST SEC C - PLAT.dwg Apr 24, 2025 -- 9:40am CKJ

FM HIGHWAY 362

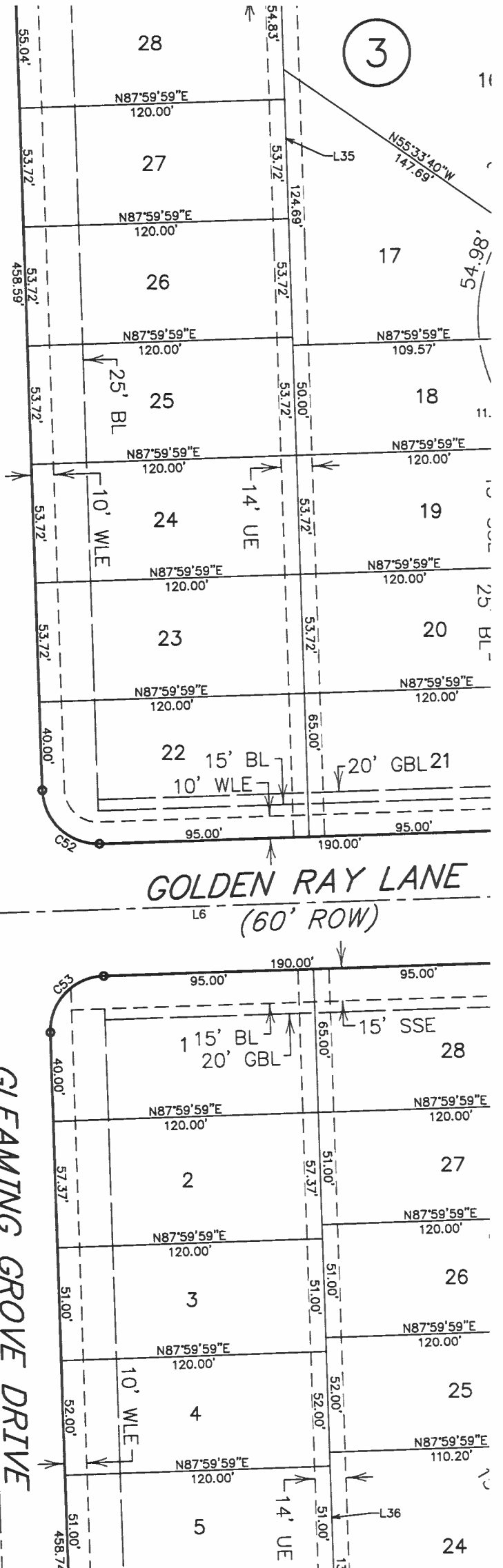
N02°09'47"W 1,622.62'



IG GROVE DRIVE
(60' ROW)

N02°00'01"W 1,027.33'

GLEAMING GROVE DRIVE
(60' ROW)



GOLDEN RAY LANE
(60' ROW)

DATE: MARCH 2025

SCALE 1"=60'

SHEET 1R OF 1

FINAL PLAT OF
SUNTERRA
LAKES
SEC 3

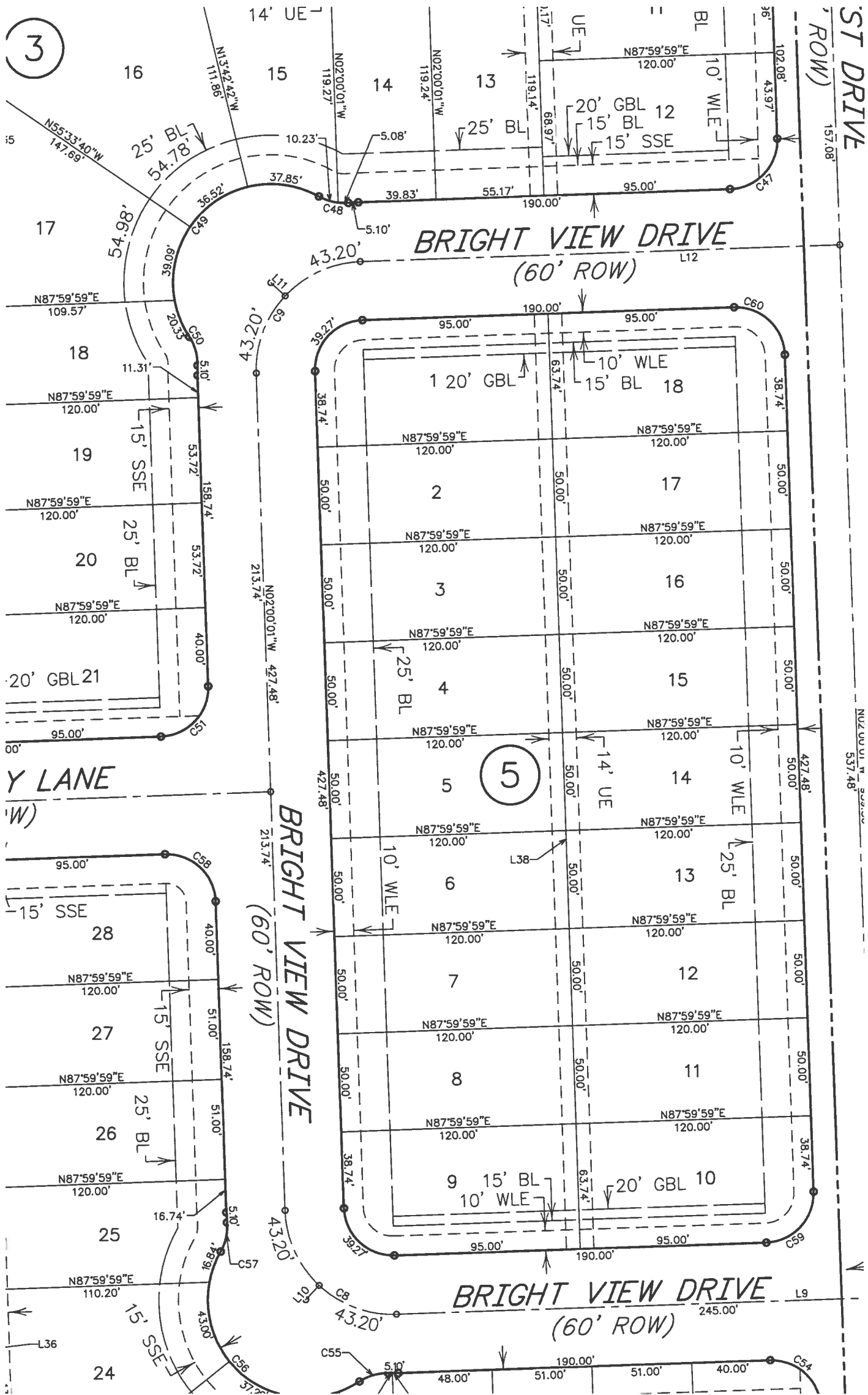
OWNER/DEVELOPER:
ASTRO SUNTERRA WEST L.P.
a Delaware Limited Liability Company
2450 FONDREN RD, STE 210
HOUSTON, TEXAS 77036
713-783-6702
BSTIDHAM@STARWOODLAND.COM

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. 1-21290 & 10046100
2327 West Grand Parkway North, Suite 150 Katy, TX 77449 832.911.4000

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DATE: MARCH 2025

SCALE 1"=60'

SHEET 1S OF 1

FINAL PLAT OF
SUNTERRA
LAKES
SEC 3

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 No. E-23290 & L3046100
2322 West Grand Parkway North, Suite 150, Katy, TX 77449 832.913.4000

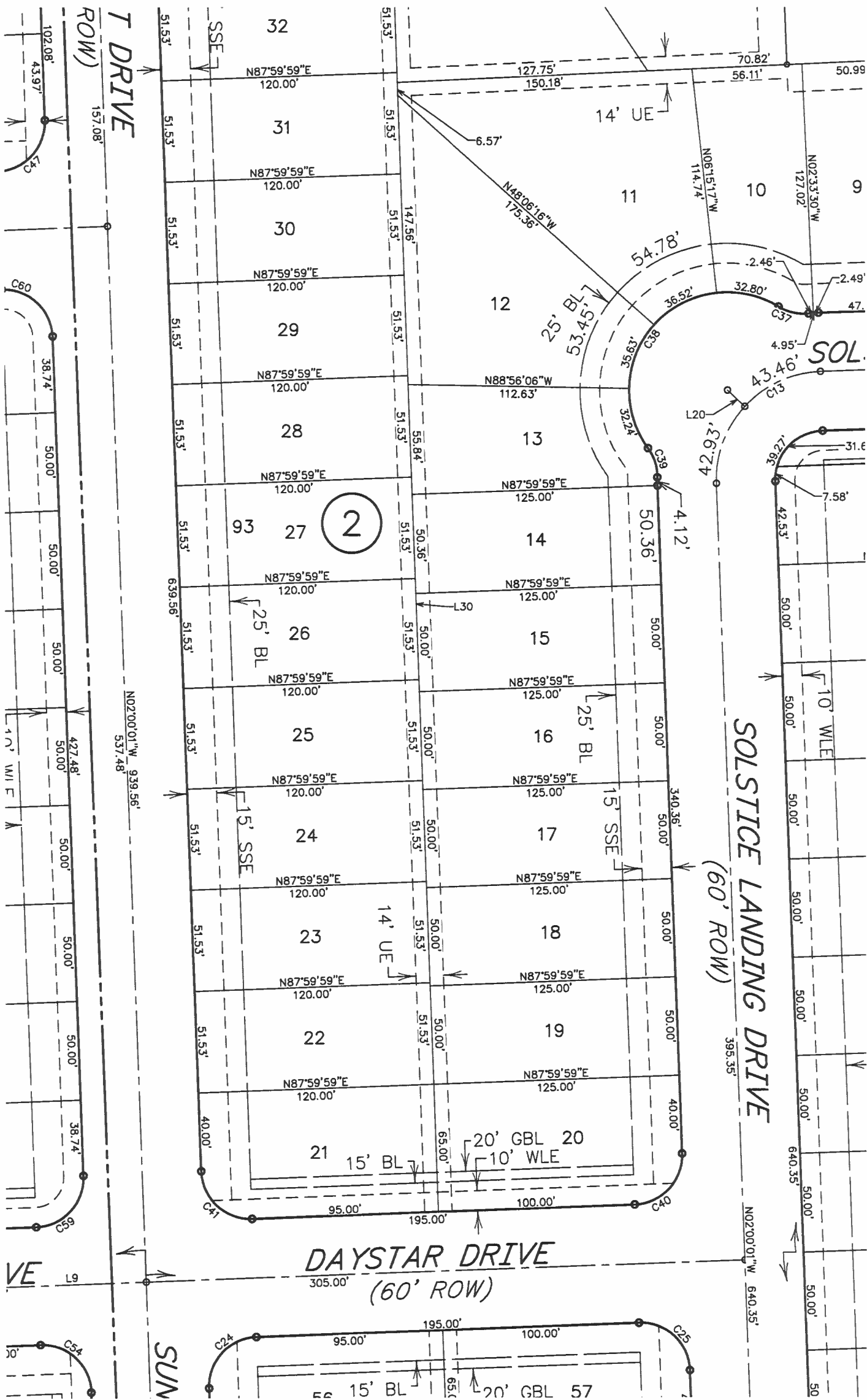
IN: 15,007,490.00
E: 2,933,861.78

AS HOLDINGS, LLC
0 AC. (TRACT THREE)
00 AC. (TRACT ONE)
F. NO. 1909882
O.P.R.W.C.T.

K:\28745\28745-0008-01 Sunterra West Phase I - SF C\2 Design Phase\Planning\SUNTERRA WEST SEC C - PLAT.dwg Apr 24, 2025 -- 9:45am CKJ

DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 3	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 No. P-21290 & 20046100 2122 West Grand Parkway North, Suite 250 - Katy, TX 77449 832.913.4000
SCALE 1"=60'			
SHEET 1HH OF 1			

K:\28745\28745-0008-01 Sunterra West Phase I - I - SF C\2 Design Phase\Planning\SUNTERRA WEST SEC C - PLAT.dwg Apr 24, 2025 -- 9:40am CKJ



DATE: MARCH 2025

SCALE 1"=60'

SHEET 1T OF 1

FINAL PLAT OF
SUNTERRA
LAKES
SEC 3

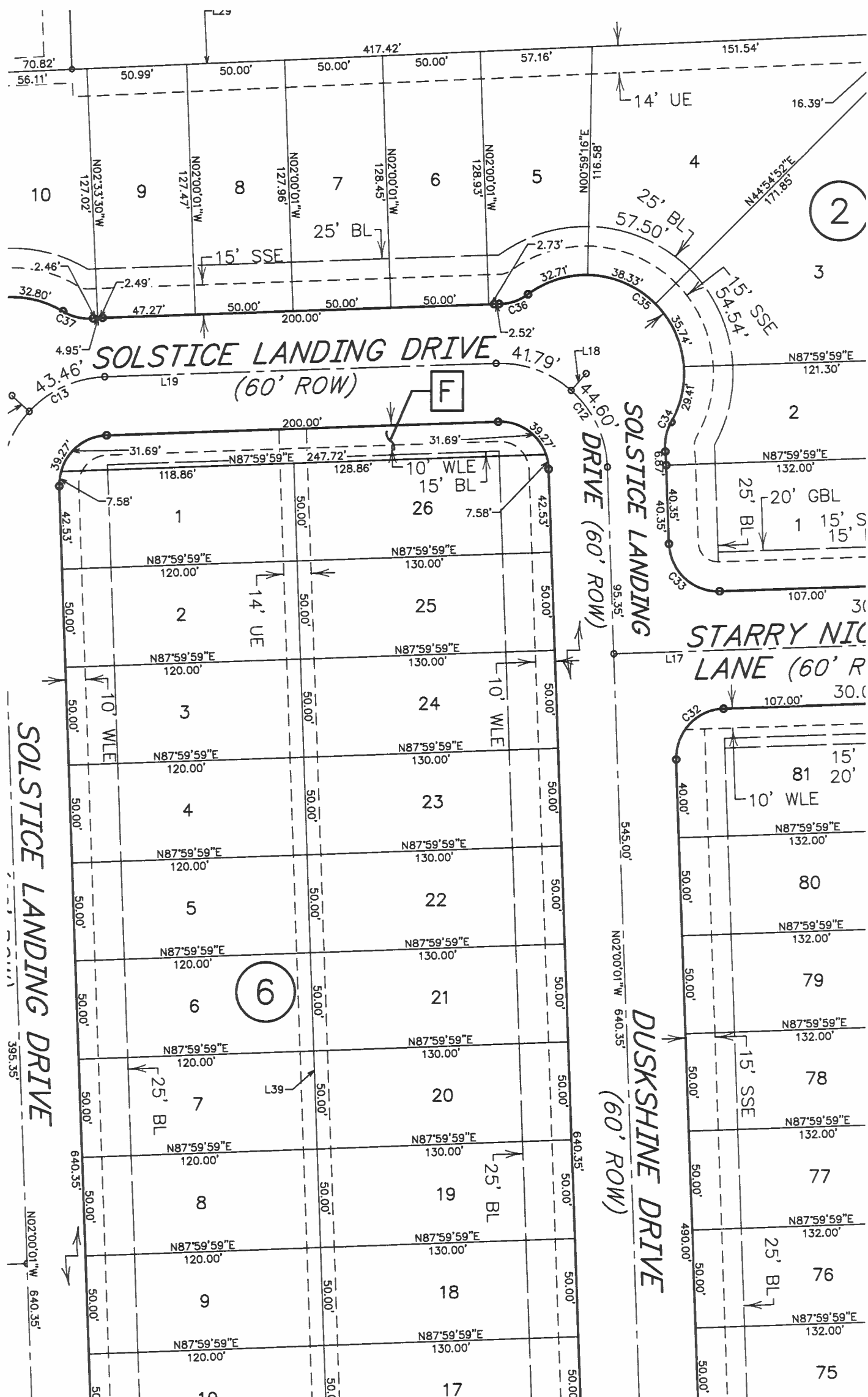
OWNER/DEVELOPER:
ASTRO SUNTERRA WEST L.P.
a Delaware Limited Liability Company
2450 FONDREN RD, STE 210
HOUSTON, TEXAS 77036
713-783-6702
BSTIDHAM@STARWOODLAND.COM

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

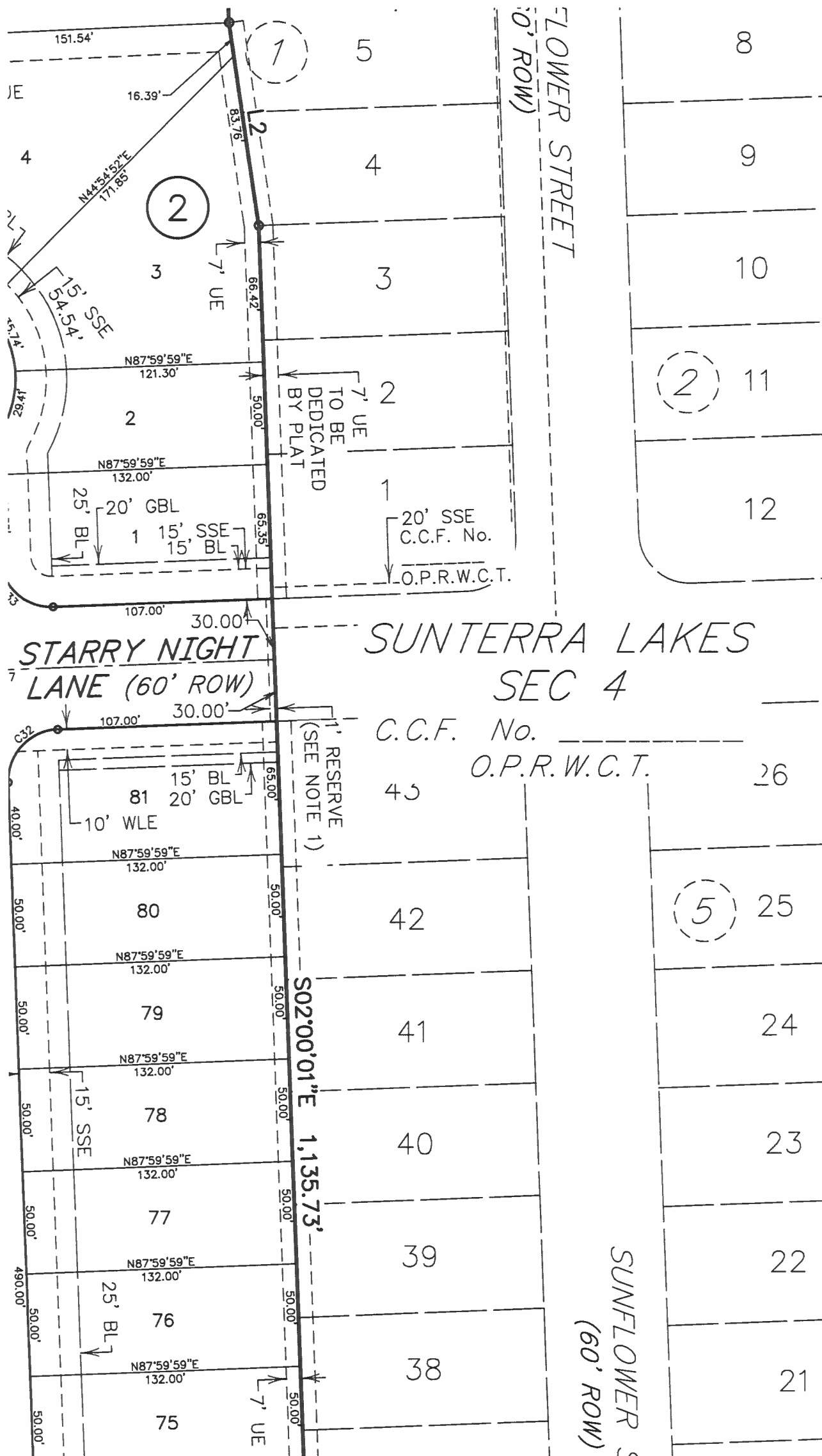
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E-23290 & 10046100
2127 West Grand Parkway North, Suite 350 Katy, TX 77449 832.913.4000



DATE: MARCH 2025

FINAL PLAT OF
SUNTERRA
LAKES
SEC 3

K:\28745\28745-0008-01 Sunterra West Phase 1 - SF C\2 Design Phase\Planning\SUNTERRA WEST SEC C - PLAT.dwg Apr 24, 2025 - 9:41am CKJ



DATE: MARCH 2025

SCALE 1"=60'

SHEET 1V OF 1

FINAL PLAT OF
SUNTERRA
LAKES
SEC 3

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 No. E-23290 & L20041120

2122 West Grand Parkway North, Suite 150 - Katy, TX 77449 832.913.4000

K:\28745\28745-0008-01 Sunterra West Phase 1 - SF C\2 Design Phase\Planning\SUNTERRA WEST SEC C - PLAT.dwg Apr 24,2025 - 9:41am CKJ

A

J.G. BENNET SURVEY
(H. & T.C. RR. CO. SURVEY SECTION 50)
ABSTRACT 288

H. & T. C. RR. CO.
SURVEY SECTION 21 ABSTRACT 185

166.97'

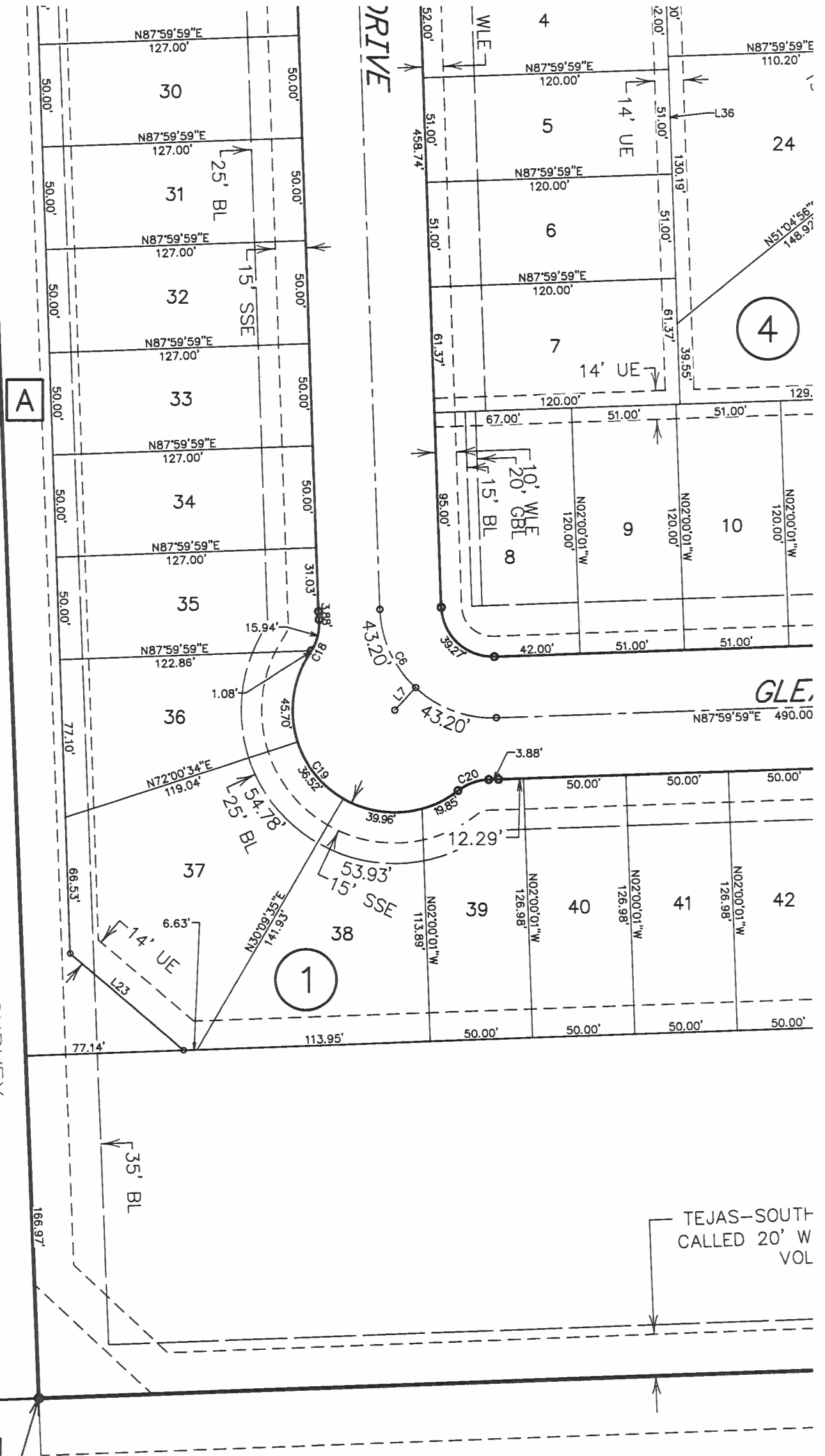
JAMES DESMOND WOODS, JR.
& WIFE PATRICIA LYNN
POLLARD WOODS
CALLED 1,401.3771 AC.
VOL. 0586, PG. 147
O.R.W.C.T.

N. 13 867 212 21

DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 3	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 No. # 21290 & 10046100 2127 West Grand Parkway North, Suite 150, Katy, TX 77449 832.913.4000
SCALE 1"=60'			
SHEET 1W OF 1			

K:\28745\28745-0008-01 Sunterra West Phase I -- SF C\2 Design Phase\Planning\SUNTERRA WEST SEC C -- PLAT.dwg Apr 24, 2025 -- 9:42am CKJ

J.G. BENNET SURVEY
(H. & T.C. RR. CO. SURVEY SECTION 50)
ABSTRACT 288

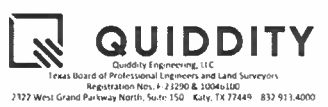


DATE: MARCH 2025
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SHEET 1X OF 1

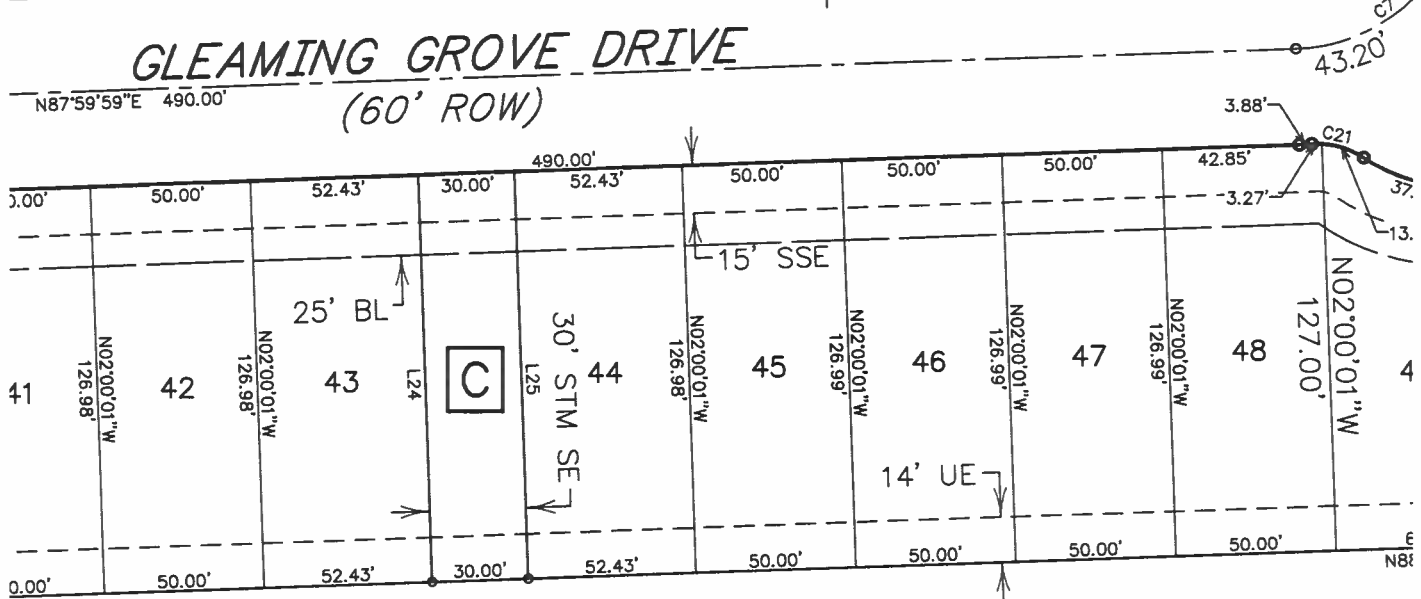
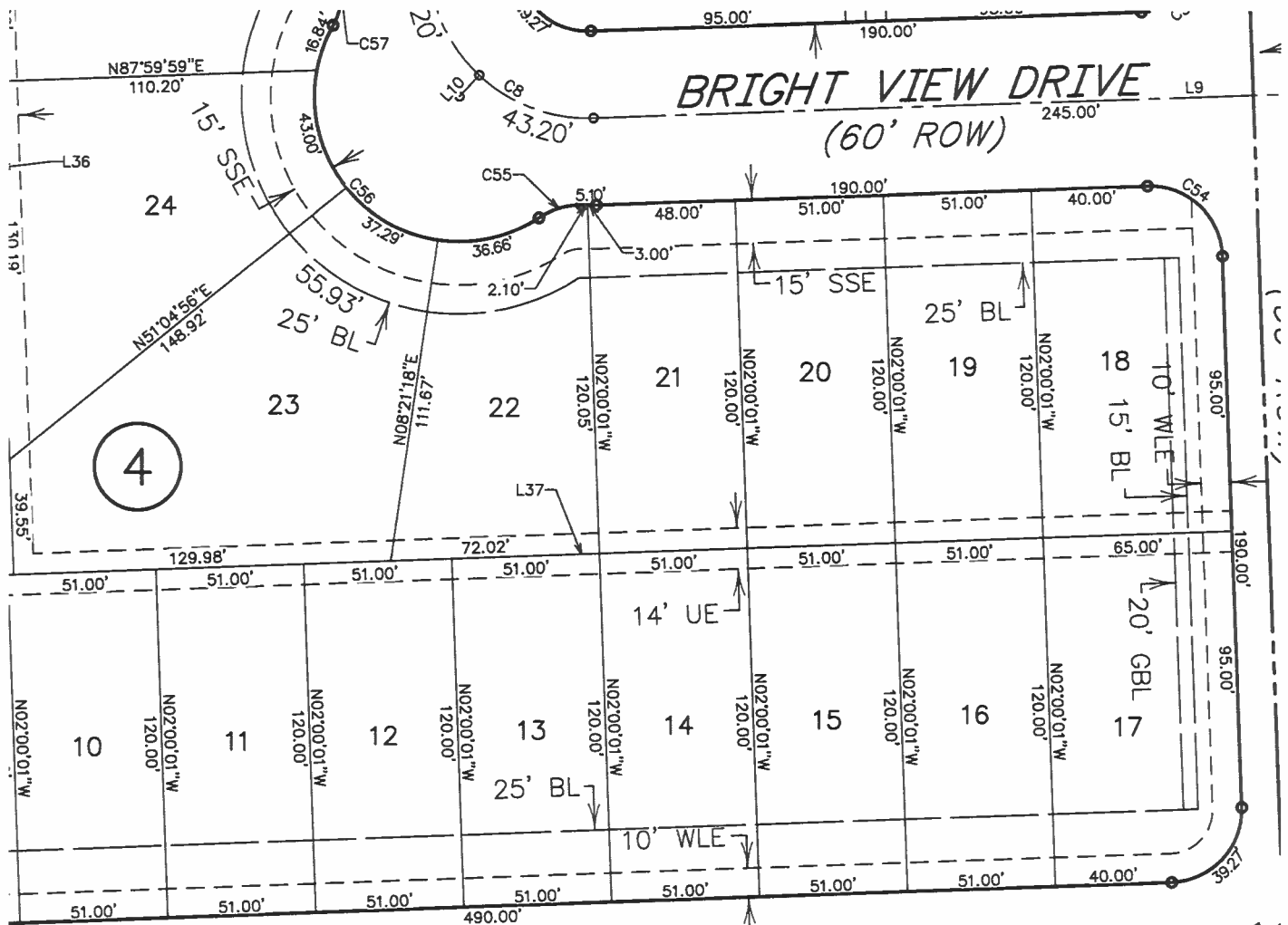
FINAL PLAT OF
SUNTERRA
LAKES
SEC 3

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:



K:\28745\28745-0008-01 Sunterra West Phase I - SF C\2 Design Phase\Planning\SUNTERRA WEST SEC C - PLAT.dwg Apr 24, 2025 -- 9:42am CKJ



TEJAS-SOUTHWESTERN PIPELINE CO.
CALLED 20' WIDE EASEMENT (EX. "A")
VOL. 373, PG. 181
D.R.W.C.T.

B

S87°59'

DATE: MARCH 2025

SCALE 1"=60'

SHEET 1Y OF 1

FINAL PLAT OF
SUNTERRA
LAKES
SEC 3

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

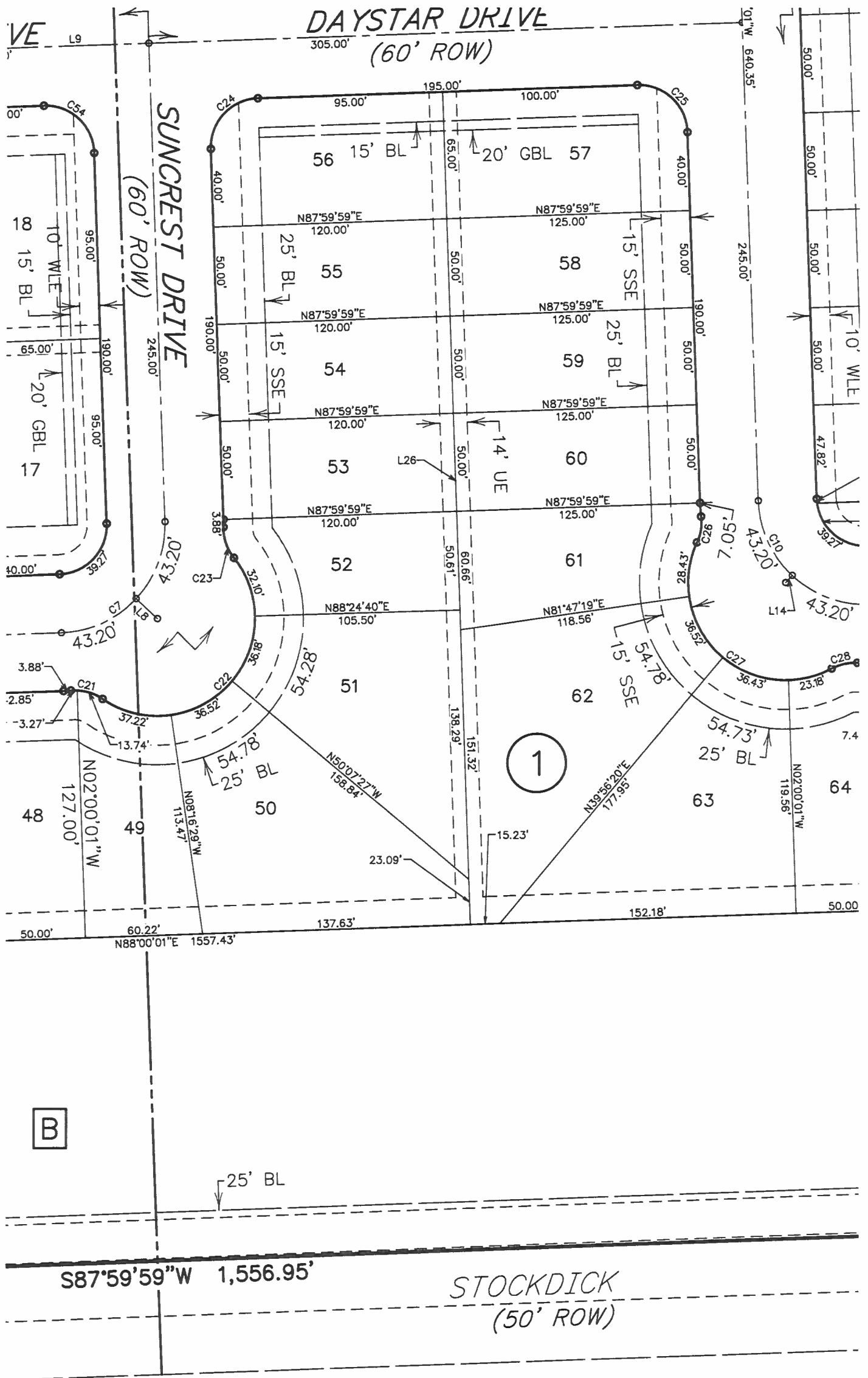
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. 1-23290 & 10046100
7127 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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DATE: MARCH 2025

SCALE 1"=60'

SHEET 12 OF 1

FINAL PLAT OF
SUNTERRA
LAKES
SEC 3

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

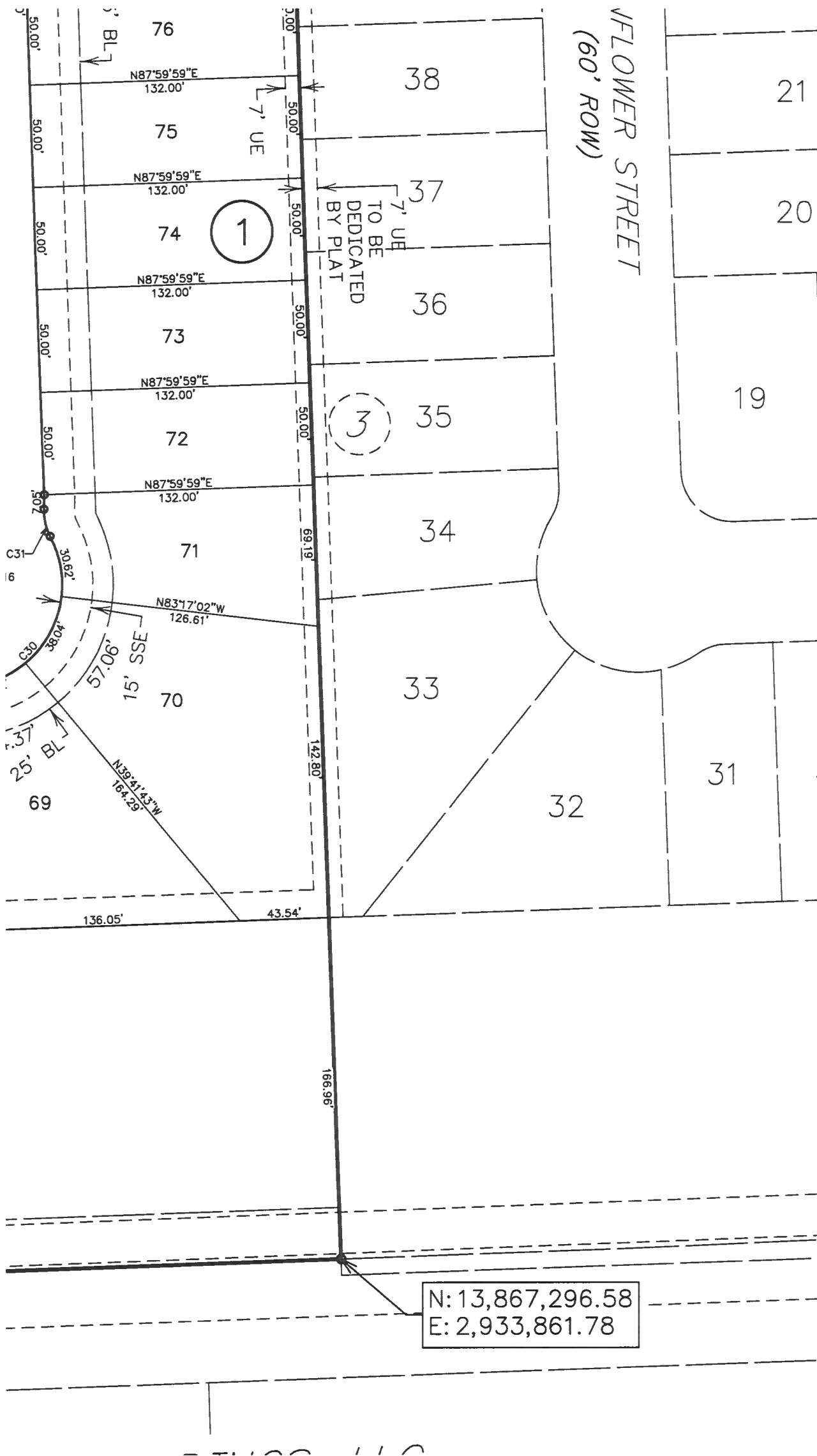
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E-23270 & L0046100
2122 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000

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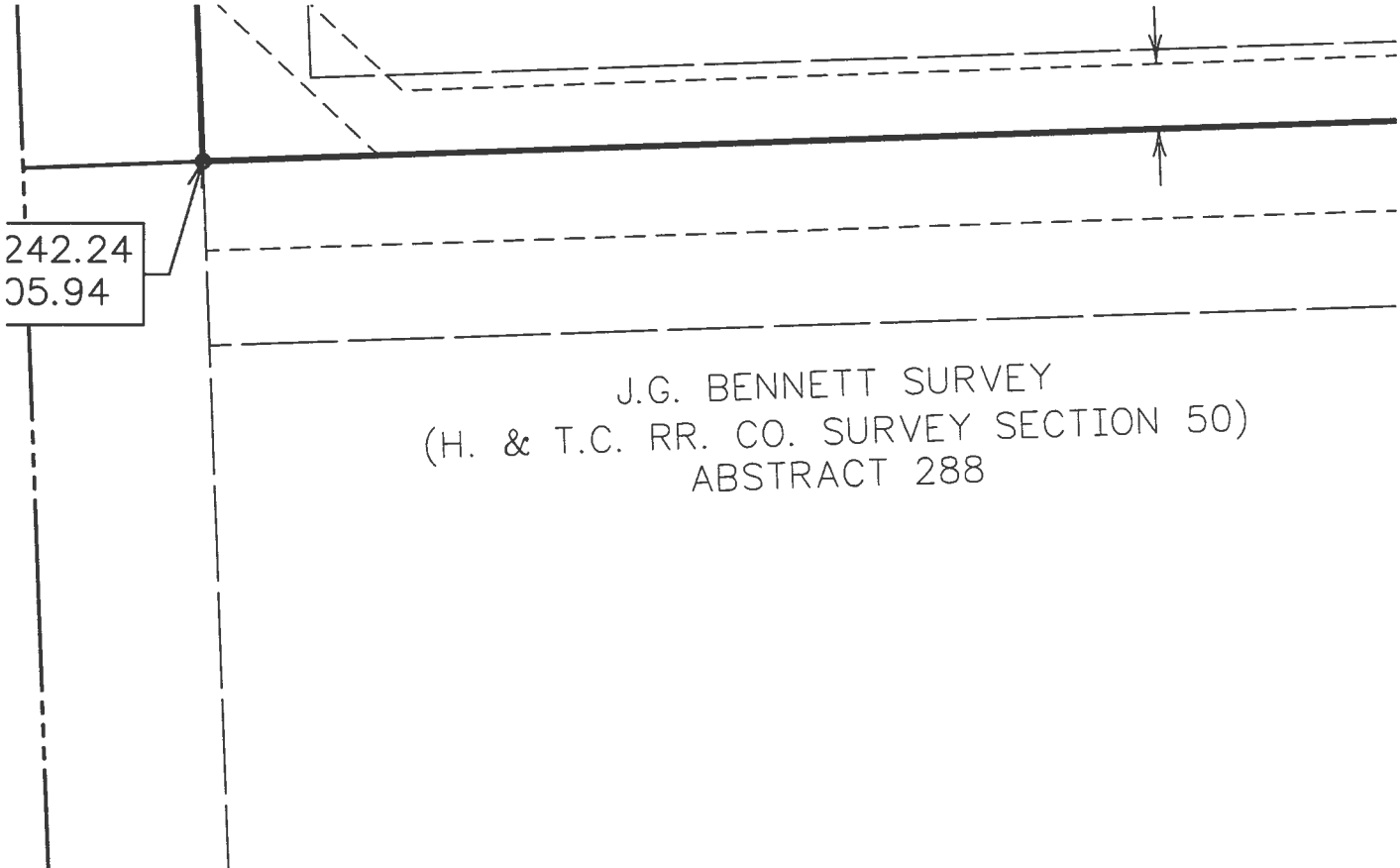
DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 3	OWNER/DEVELOPER: ASTRO SUNTERRA WEST L.P. a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 BSTIDHAM@STARWOODLAND.COM	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. E-23290 & 100461160 2122 West Grand Parkway North, Suite 310 • Katy, TX 77449 832.911.4000
SCALE 1"=60'			
SHEET 1BB OF 1			

VOL. 0586, PG. 141
O.R.W.C.T.

N: 13,867,242.24
E: 2,932,305.94

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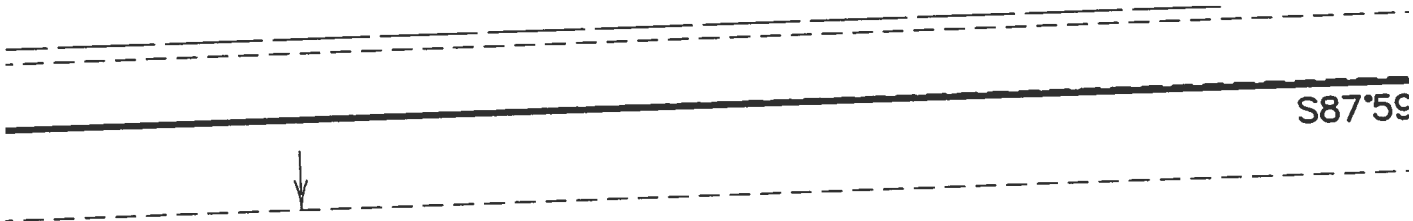
DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 3	OWNER/DEVELOPER: ASTRO SUNTERRA WEST L.P. a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 BSTIDHAM@STARWOODLAND.COM	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. P-23290 & 10046 LUG 2122 West Grand Parkway North, Suite 150 - Killeen, TX 77449 832 913 4000
SCALE 1"=60'			
SHEET 1CC OF 1			



J.G. BENNETT SURVEY
(H. & T.C. RR. CO. SURVEY SECTION 50)
ABSTRACT 288

K:\28745\28745-0008-01 Sunterra West Phase 1 - SF C\2 Design Phase\Planning\SUNTERRA WEST SEC C - PLAT.dwg Apr 24,2025 - 9:44am CKJ

DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 3	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-11290 & 10346 JSD 2122 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE 1"=60'			
SHEET 1DD OF 1			



50) CALLED 30' WIDE ACCESS EASEMENT
VOL. 401, PG. 405
D.R.W.C.T.

K:\28745\28745-0008-01 Sunterra West Phase I - SF c\2 Design Phase\Planning\SUNTERRA WEST SEC C - PLAT.dwg Apr 24,2025 - 9:45am CKJ

DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 3	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-23220 & 10046100 7127 West Grand Parkway North, Suite 350 Katy, TX 77449 832-911-4000
SCALE 1"=60'			
SHEET 1EE OF 1			

S87°59'59"W 1,556.95'

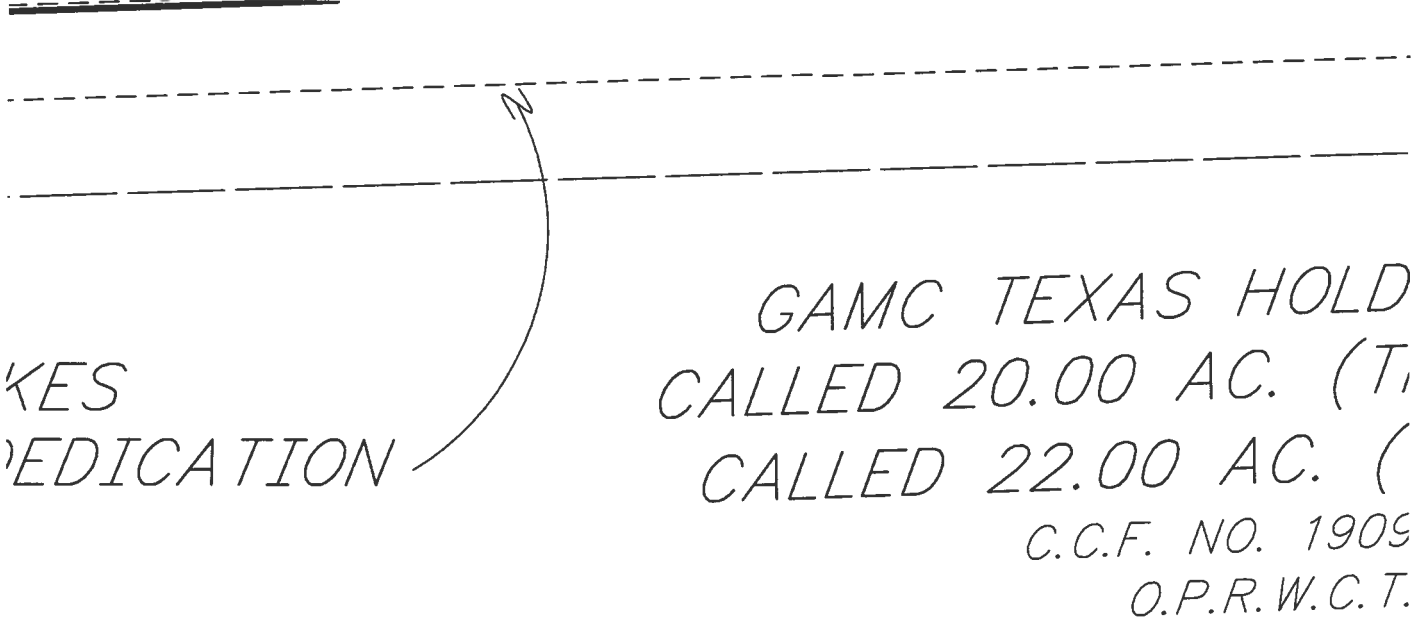
STOCKDICK
(50' ROW)

SUNTERRA LAKES
STOCKDICK STREET DEDICA
SEC 1

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

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DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 3	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-23290 & 10046160 2322 West Grand Parkway North, Suite 150, Katy, TX 77449 832.911.4000
SCALE 1"=60'			
SHEET 1FF OF 1			



LAKES
MEDICATION

GAMC TEXAS HOLD
CALLED 20.00 AC. (T,
CALLED 22.00 AC. (
C.C.F. NO. 1909
O.P.R.W.C.T.

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DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 3	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. 9-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000
SCALE 1"=60'			
SHEET 1GG OF 1			