

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Lakes Section 4

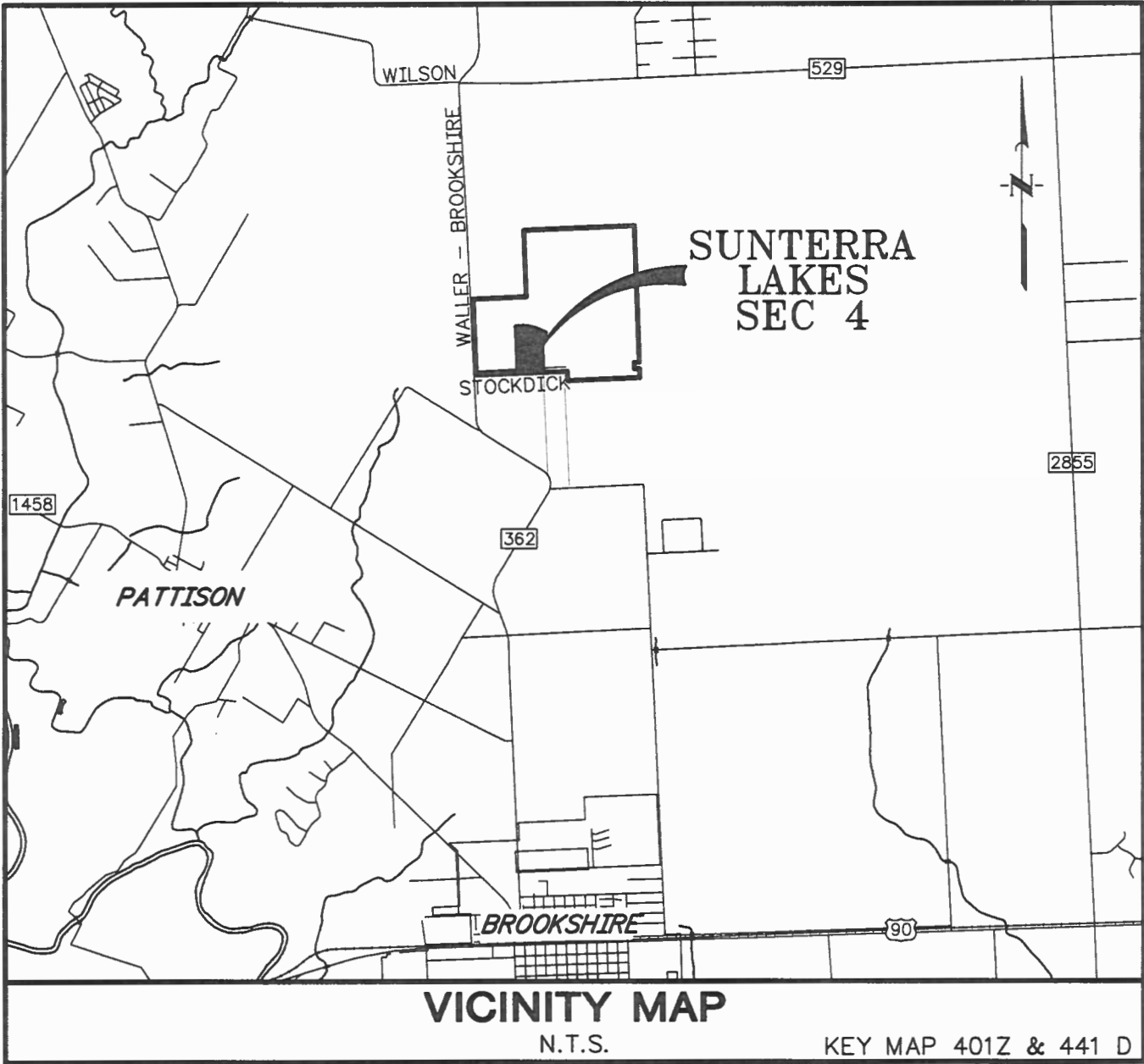
Date: May 28, 2025

Background

Final Plat of Sunterra Lakes Section 4 which consists of 33.96 acres will include 131 Lots, 5 Reserves and 5 Blocks in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



**FINAL PLAT OF
SUNTERRA
LAKES
SEC 4**

**A SUBDIVISION OF 33.96 ACRES OF LAND
OUT OF THE
H. & T. C. RAILROAD COMPANY SURVEY SECTION 49, A-142
WALLER COUNTY, TEXAS
131 LOTS 5 RESERVES 5 BLOCKS
MARCH 2025**

DATE: MARCH 2025

SCALE NTS

SHEET 1A OF 1

**FINAL PLAT OF
SUNTERRA
LAKES
SEC 4**

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-21290 & 10040-100
2127 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000

STATE OF TEXAS §
COUNTY OF WALLER §

A METES & BOUNDS description of a 33.96 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 the upper southwest corner of the residue 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 87 degrees 59 minutes 59 seconds East along the upper south line of the residue of said called 639.96 acre tract, same being the north line of said adjoining called 20.00 acre tract, and the north line of an adjoining called 22.00 acre tract recorded under County Clerk's File Number 1909882, Official Public Records, Waller County, Texas, 1,556.78 feet;

Thence North 02 degrees 00 minutes 01 second West crossing the residue of said called 639.96 acre tract, 58.05 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, 1,135.73 feet;
- North 08 degrees 19 minutes 58 seconds West, 100.15 feet;
- North 02 degrees 05 minutes 44 seconds West, 426.75 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:

- North 87 degrees 50 minutes 13 seconds East, 106.67 feet to a point in a non-tangent 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;
- South 02 degrees 09 minutes 47 seconds East, 5.38 feet;
- North 87 degrees 50 minutes 13 seconds East, 60.00 feet;
- North 02 degrees 09 minutes 47 seconds West, 4.93 feet to the beginning of a curve to the right;
- Thence with said curve to the right, having a central angle of 91 degrees 29 minutes 39 seconds, an arc length of 39.92 feet, a radius of 25.00 feet, and a chord bearing North 43 degrees 35 minutes 02 seconds East, 35.81 feet to the beginning of a compound curve to the right;
- Thence with said compound curve to the right, having a central angle of 25 degrees 53 minutes 12 seconds, an arc length of 614.46 feet, a radius of 1,360.00 feet, and a chord bearing South 77 degrees 43 minutes 32 seconds East, 609.24 feet;
- South 64 degrees 46 minutes 57 seconds East, 82.36 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 19 degrees 46 minutes 57 seconds East, 35.36 feet;
- South 64 degrees 46 minutes 57 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 70 degrees 13 minutes 03 seconds East, 35.36 feet;
- South 64 degrees 46 minutes 57 seconds East, 68.02 feet to the beginning of a curve to the left;
- Thence with said curve to the left, having a central angle of 01 degree 00 minutes 05 seconds, an arc length of 25.17 feet, a radius of 1,440.00 feet, and a chord bearing South 65 degrees 16 minutes 59 seconds East, 25.17 feet to the northeast corner of the herein described tract;

DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 4	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. 4-71290 & 10046100 2122 West Grand Parkway North, Suite 310 • Dallas, TX 75249 • 832.911.4000
SCALE 1"=60' SCALE NTS			
SHEET 1B OF 1			

K:\28745\28745-0009-01 Sunterra West Phase I - SF D\2 Design Phase\Planning\PLAT - Sunterra West Sec D.dwg Apr 25, 2025 - 10:56am CKJ

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

- South 24 degrees 12 minutes 58 seconds West, 20.32 feet;
- South 23 degrees 57 minutes 08 seconds West, 65.85 feet;
- South 21 degrees 59 minutes 19 seconds West, 48.64 feet;
- South 21 degrees 54 minutes 18 seconds West, 101.17 feet;
- South 18 degrees 30 minutes 40 seconds West, 51.58 feet;
- South 14 degrees 10 minutes 58 seconds West, 59.25 feet;
- South 05 degrees 57 minutes 38 seconds West, 59.17 feet;
- South 04 degrees 11 minutes 23 seconds West, 58.72 feet;
- South 00 degrees 16 minutes 07 seconds West, 58.60 feet;
- South 01 degree 59 minutes 54 seconds East, 884.48 feet to a point for corner; 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 59 minutes 59 seconds West, 558.42 feet to the beginning of a curve to the left;
- Thence with said curve to the left, having a central angle of 00 degrees 37 minutes 48 seconds, an arc length of 28.15 feet, a radius of 2,560.00 feet, and a chord bearing South 87 degrees 41 minutes 05 seconds West, 28.15 feet;
- South 87 degrees 22 minutes 12 seconds West, 150.00 feet to the beginning of a curve to the right;
- Thence with said curve to the right, having a central angle of 00 degrees 37 minutes 48 seconds, an arc length of 26.83 feet, a radius of 2,440.00 feet, and a chord bearing South 87 degrees 41 minutes 05 seconds West, 26.83 feet;
- South 87 degrees 59 minutes 59 seconds West, 136.62 feet to the Place of Beginning and containing 33.96 acres of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°50'13"E	106.66'
L2	S02°09'47"E	5.38'
L3	N87°50'13"E	60.00'
L4	N02°09'47"W	4.93'
L5	S64°46'57"E	82.36'
L6	S64°46'57"E	60.00'
L7	S64°46'57"E	68.02'
L8	S24°12'58"W	20.32'
L9	S23°57'08"W	65.85'
L10	S21°59'19"W	48.64'
L11	S21°54'18"W	101.17'
L12	S18°30'40"W	51.58'
L13	S14°10'58"W	59.25'
L14	S05°57'38"W	59.17'
L15	S04°11'23"W	58.72'
L16	S00°16'07"W	58.60'
L17	S87°22'12"W	150.00'
L18	S87°59'59"W	136.62'
L19	N08°19'58"W	100.15'
L20	N02°00'01"W	803.15'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S87°59'59"W	69.58'
L22	S87°59'59"W	450.00'
L23	N42°59'59"E	12.00'
L24	S87°59'59"W	490.00'
L25	N47°00'01"W	12.00'
L26	N02°00'01"W	585.90'
L27	S87°59'59"W	245.00'
L28	N42°59'59"E	10.00'
L29	S02°00'01"E	358.52'
L30	S25°13'03"W	50.90'
L31	S19°46'57"E	10.00'
L32	S64°46'57"E	245.00'
L33	S25°13'03"W	185.28'
L34	S89°10'02"E	98.71'
L35	S86°46'35"E	49.63'
L36	S82°58'38"E	104.85'
L37	S80°29'03"E	38.17'
L38	N15°09'00"E	127.82'
L39	N26°27'24"E	276.89'
L40	S02°00'01"E	290.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	S77°40'04"E	74.17'
L42	S75°13'42"E	39.92'
L43	S72°35'28"E	83.43'
L44	S69°36'20"E	56.20'
L45	S67°31'06"E	56.06'
L46	S64°46'57"E	106.05'
L47	S19°37'49"E	14.10'
L48	N25°13'03"E	116.49'
L49	N66°02'52"W	118.47'
L50	N16°21'57"E	62.81'
L51	S13°34'33"W	62.73'
L52	S06°10'38"W	62.70'
L53	S02°00'01"E	428.05'
L54	S02°00'01"E	420.00'
L55	S87°59'59"W	540.00'
L56	N87°50'13"E	131.18'
L57	S02°09'47"E	150.00'
L58	S01°54'54"E	289.53'

DATE: MARCH 2025

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	25.00'	90°00'00"	39.27'	S47°09'47"E	35.36'	25.00'
C2	25.00'	91°29'39"	39.92'	N43°35'02"E	35.81'	25.66'
C3	1,360.00'	25°53'12"	614.46'	S77°43'32"E	609.24'	312.56'
C4	25.00'	90°00'00"	39.27'	S19°46'57"E	35.36'	25.00'
C5	25.00'	90°00'00"	39.27'	N70°13'03"E	35.36'	25.00'
C6	1,440.00'	1°00'05"	25.17'	S65°16'59"E	25.17'	12.58'
C7	2,560.00'	0°37'48"	28.15'	S87°41'05"W	28.15'	14.07'
C8	2,440.00'	0°37'48"	26.83'	S87°41'05"W	26.83'	13.41'
C9	55.00'	90°00'00"	86.39'	S47°00'01"E	77.78'	55.00'
C10	55.00'	90°00'00"	86.39'	N42°59'59"E	77.78'	55.00'
C11	55.00'	90°00'00"	86.39'	S47°00'01"E	77.78'	55.00'
C12	650.00'	27°13'04"	308.78'	S11°36'31"W	305.88'	157.36'
C13	55.00'	90°00'00"	86.39'	S70°13'03"W	77.78'	55.00'
C14	650.00'	27°13'04"	308.78'	S11°36'31"W	305.88'	157.36'
C15	25.00'	89°50'11"	39.20'	S47°04'53"E	35.30'	24.93'
C16	70.00'	188°54'47"	230.80'	N02°27'23"E	139.58'	898.15'
C17	25.00'	98°49'40"	43.12'	S47°29'56"W	37.97'	29.18'
C18	25.00'	90°00'00"	39.27'	S47°00'01"E	35.36'	25.00'
C19	25.00'	90°00'00"	39.27'	N42°59'59"E	35.36'	25.00'
C20	25.00'	35°05'48"	15.31'	N11°06'30"E	15.08'	7.91'
C21	50.00'	153°18'55"	133.79'	S70°13'03"W	97.30'	210.82'
C22	25.00'	35°05'48"	15.31'	S50°40'23"E	15.08'	7.91'
C23	25.00'	90°00'00"	39.27'	N70°13'03"E	35.36'	25.00'
C24	25.00'	36°39'40"	16.00'	S17°16'20"E	15.72'	8.28'
C25	50.00'	157°12'19"	137.19'	N42°59'59"E	98.03'	248.03'
C26	25.00'	36°39'40"	16.00'	N76°43'41"W	15.72'	8.28'
C27	25.00'	36°39'40"	16.00'	S72°43'40"W	15.72'	8.28'
C28	50.00'	157°12'19"	137.19'	S47°00'01"E	98.03'	248.03'
C29	25.00'	36°39'40"	16.00'	N13°16'19"E	15.72'	8.28'
C30	25.00'	90°00'00"	39.27'	N47°00'01"W	35.36'	25.00'
C31	25.00'	88°14'04"	38.50'	N20°39'55"W	34.81'	24.24'
C32	25.00'	90°00'00"	39.27'	N42°59'59"E	35.36'	25.00'
C33	25.00'	90°00'00"	39.27'	N47°00'01"W	35.36'	25.00'
C34	25.00'	35°05'48"	15.31'	N12°06'33"E	15.08'	7.91'
C35	50.00'	153°18'55"	133.79'	S47°00'01"E	97.30'	210.82'
C36	25.00'	35°05'48"	15.31'	S73°53'26"W	15.08'	7.91'
C37	25.00'	90°00'00"	39.27'	N47°00'01"W	35.36'	25.00'
C38	25.00'	90°00'00"	39.27'	S42°59'59"W	35.36'	25.00'
C39	25.00'	90°00'00"	39.27'	N42°59'59"E	35.36'	25.00'
C40	1,800.00'	0°14'53"	7.80'	S02°02'21"E	7.80'	3.90'
C41	1,800.00'	0°05'07"	2.67'	S01°57'27"E	2.67'	1.34'

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SCALE NTS			
SHEET 1D OF 1			

RESTRICTED RESERVE [A]

Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.06 AC
2,500 Sq. Ft.

RESTRICTED RESERVE [B]

Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.40 AC
17,275 Sq. Ft.

RESTRICTED RESERVE [C]

Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.06 AC
2,402 Sq. Ft.

RESTRICTED RESERVE [D]

Restricted to Detention and
Drainage Purposes Only
3.42 AC
148,973 Sq. Ft.

RESTRICTED RESERVE [E]

Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.09 AC
3,810 Sq. Ft.

RESERVE TOTALS

4.03 AC
174,960 Sq. Ft.

Legend:

- AC "Acres"
- AE "Aerial Easement"
- BL "Building Line"
- C.C.F. "County Clerk's File"
- 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"
- IRF "Found 5/8-inch Iron Rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" as Per Certification"
- "Set 3/4-inch Iron Rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" as Per Certification"
- ① "Block Number"
-  "Street Name Break"

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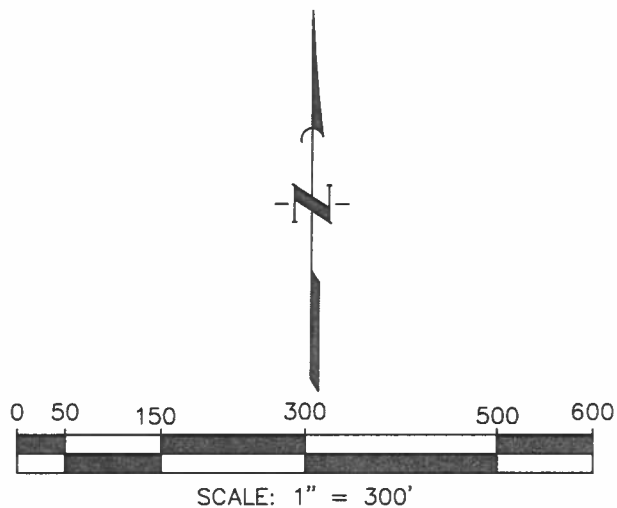
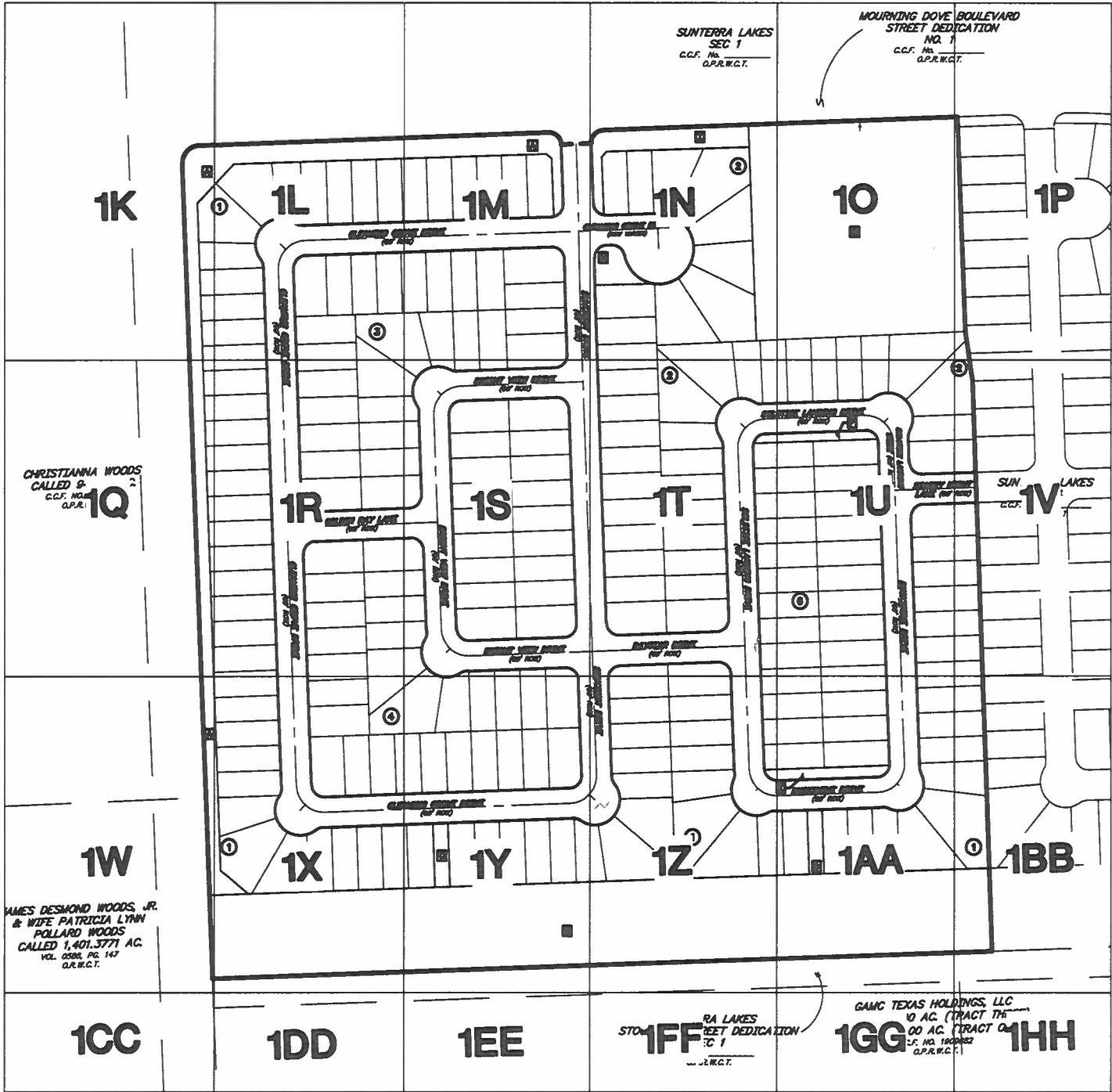
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SCALE NTS			
SHEET 1E OF 1			

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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. This subdivision is proposed for single-family residential, detention and other related uses.
- 3. The radius on all block corners is 25 feet, unless otherwise noted.
- 4. 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.
- 5. 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.
- 6. 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.
- 7. All bearings are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
- 8. A minimum of ten (10) feet shall be provided between sides of residential dwellings.
- 9. New development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.
- 10. 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.
- 11. 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.
- 12. No structure in this subdivision shall be occupied until connected to a public sewer system.
- 13. No structure in this subdivision shall be occupied until connected to an individual water supply or a state - approved community water system.
- 14. This tract lies within Unshaded Zone "X" of the Flood Insurance Rate Map, Community NO. 480640, Map Number 48473C0350E, Panel 0350, 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.
- 15. Right-of-way easements for widening streets or improving drainage shall be maintained by the landowner until all street or drainage improvements are actually constructed on the property. The county has the right at any time to take possession of any street widening easement for construction, improvement or maintenance.
- 16. The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by the Commissioners Court. The Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the public streets. The county will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets. The county assumes no responsibility for the accuracy of representations by other parties on the plat. Flood plain data, in particular, may change depending on subsequent development. The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the county. The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid 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.
- 17. There are pipeline easements within the platted area.
- 18. TBM 9617: Being a 3/4" iron rod with cap marked "Quiddity Eng. Control" located approximately 1,308 feet southwest of the lower northeast corner of a called 639.96 acre tract recorded under County Clerk's File Number 2311587, Official Public Records, Waller County, Texas, being a 5/8" Iron rod with cap marked "Quiddity", also being approximately 1,752 feet southeast of the lower northwest corner of said called 639.96 acre tract, being a 5/8" Iron rod with cap marked "Quiddity", also being approximately 2,109 feet northeast of the southwest corner of said called 639.96 acre tract, being a 1/2" Iron pipe. Coordinates - N: 13868874.03; E: 2,933,569.70.Elevation: 179.15'.
- 19. These utility easement were recorded with the Final Plat of Sunterra Lakes Sec 3 plat.

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SCALE NTS			
SHEET 1F OF 1			



DATE: MARCH 2025

SCALE 1"=300

SHEET 1 OF 1

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STATE OF TEXAS §
COUNTY OF WALLER §

We, Astro Sunterra West, L.P., a Delaware Limited Partnership, acting by and through Brian Stidham, Authorized Signer, owner hereinafter referred to as Owners of the 33.96 acre tract described in the above and foregoing map of Sunterra Lakes Sec 4, 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 and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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, L.P., 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, L.P.,
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 §

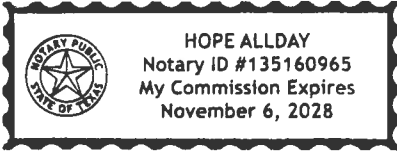
BEFORE ME, the undersigned authority, on this day personally appeared Brian Stidham, Authorized Signer known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21st day of March 2025

Hope All Day
Notary Public in and for the State of Texas

Print Name Hope All Day

My commission expires: 11-6-2028



DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 4	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 150, Katy, TX 77449 832-913-4200
SCALE 1"=60'			
SHEET 1H OF 1			

K:\28745\28745-0009-01 Sunterra West Phase 1 - SF D\2 Design Phase\Planning\PLAT - Sunterra West Sec D.dwg Mar 17, 2025 - 10:19am CKJ

Certificate of Surveyor
This is to certify that I, Chris D. Kalkomey, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me.

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.

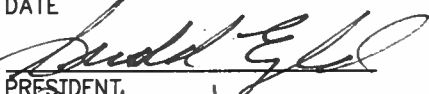
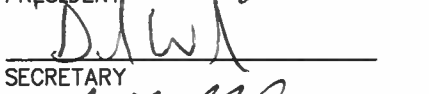
No portion of this subdivision lies within the boundaries of the 0.2% annual chance (500-year) floodplain as delineated on Waller County Community Panel #480640 of FIRM Map No. 48473C0350E, dated 2/18/2009.




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

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-139

APPROVED BY THE BOARD OF SUPERVISORS ON

1/13/2025
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 4	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-23390 & F-10045100 7322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE 1"=80'			
SHEET 11 OF 1			

K:\28745\28745-0009-01 Sunterra West Phase I - SF D\2 Design Phase\PLAT - Sunterra West Sec D.dwg Feb 21, 2025 - 8:48am CKJ

Certificate of Surveyor
This is to certify that I, Chris D. Kalkomey, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me.

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

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APPROVED BY THE BOARD OF SUPERVISORS ON

1.13.2025
DATE

PRESIDENT

SECRETARY

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DATE: FEBRUARY 2025	FINAL PLAT OF SUNTERRA LAKES SEC 4	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. F. 23390 & 10046100 2322 West Grand Parkway North, Suite 250 Katy, TX 77449 832.913.4000
SCALE 1"=80'			
SHEET 11 OF 1			

K:\28745\28745-0009-01 Sunterra West Phase 1 - SF D\2 Design Phase\PLAT - Sunterra West Sec D.dwg Feb 21, 2025 - 8:48am CKJ

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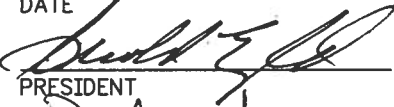
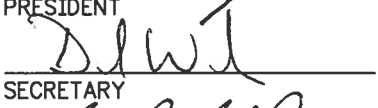
No portion of this subdivision lies within the boundaries of the 0.2% annual chance (500-year) floodplain as delineated on Waller County Community Panel #480640 of FIRM Map No. 48473C0350E, dated 2/18/2009.




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

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-139

APPROVED BY THE BOARD OF SUPERVISORS ON

1.13.2025
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 4	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-23790 & L-10045100 7327 West Grand Parkway North, Suite 250 Katy, TX 77449 832.913.4000
SCALE 1"=80'			
SHEET 11 OF 1			

K:\28745\28745-0009-01 Sunterra West Phase I - SF D\2 Design Phase\PLAT - Sunterra West Sec D.dwg Feb 21, 2025 - 8:48am CKJ

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

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

Kendric D. Jones
Commissioner, Precinct 3

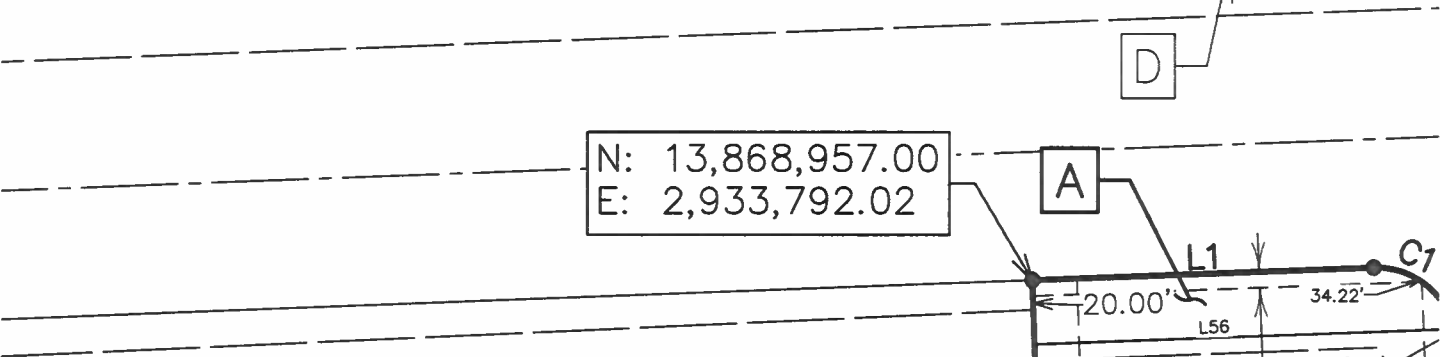
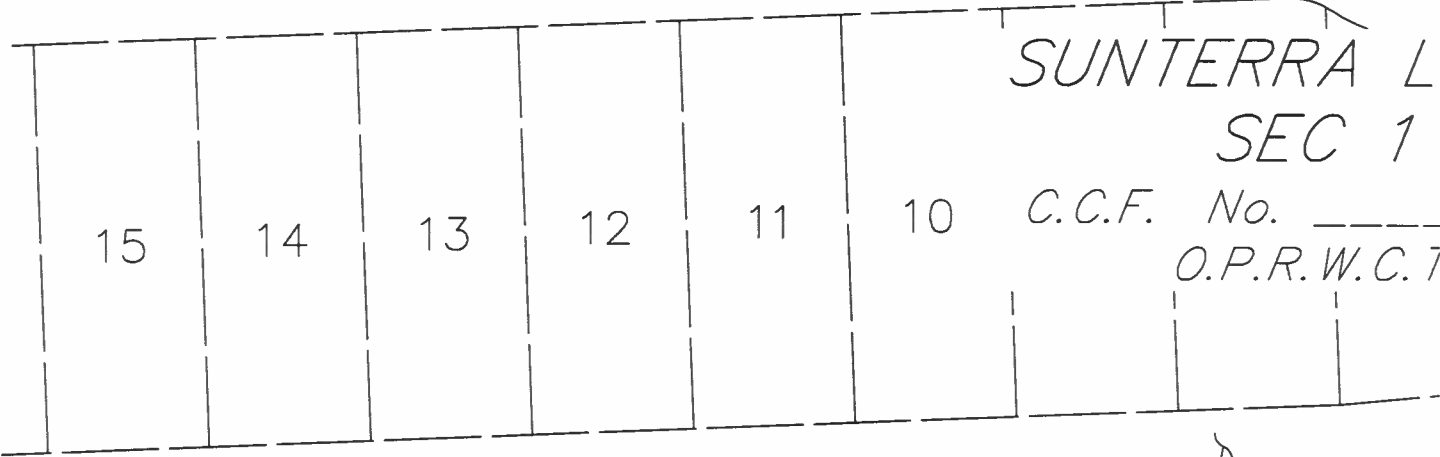
Justin Beckendorff
Commissioner, Precinct 4

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

DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 4	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. - 25220 & 10044130 2127 West Grand Parkway North, Suite 150 - Katy, TX 77449 832 913 4000
SCALE 1"=60'			
SHEET 1J OF 1			

K:\28745\28745-0009-01 Sunterra West Phase 1 - SF D\2 Design Phase\Planning\PLAT - Sunterra West Sec D.dwg Apr 25, 2025 - 10:58am CKJ

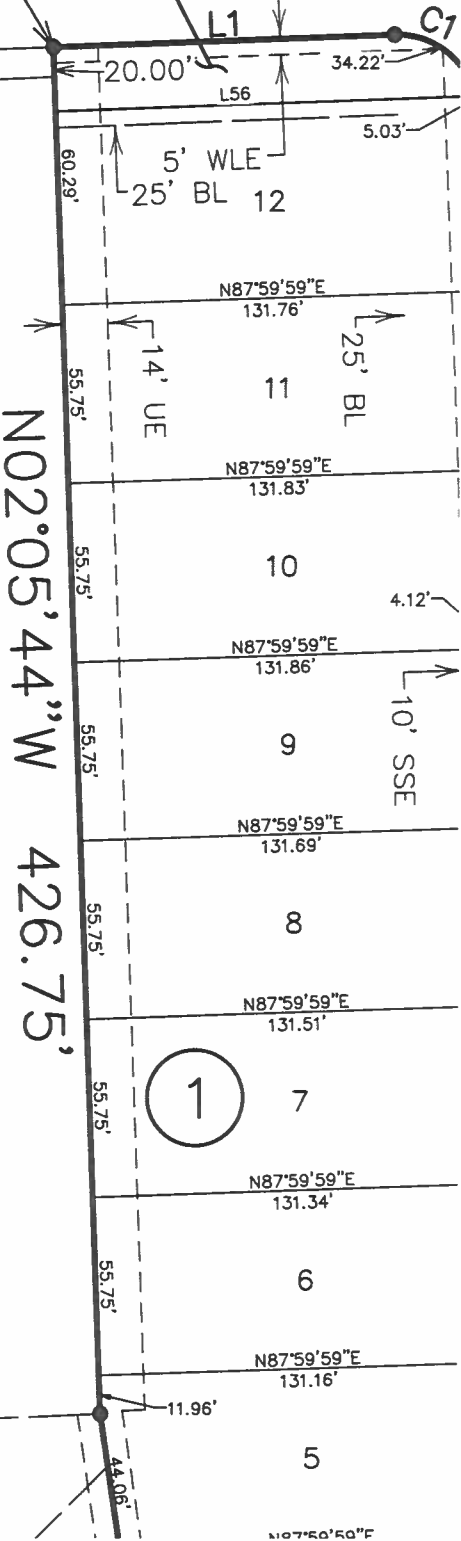
0' ROW)



SUNTERRA LAKES
SEC 3
C.C.F. No. _____
O.P.R.W.C.T.

G

4.0 AC. DRILL SITE
TRACT ONE
VOL. 416, PG. 178
D.R.W.C.T.



K:\28745\28745-0009-01 Sunterra West Phase I - SF D\2 Design Phase\Planning\PLAT - Sunterra West Sec D.dwg Apr 25,2025 - 10:58am CKJ

DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 4	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 & 10346-100 2122 West Grand Parkway North, Suite 150 Katy, TX 77449 832 911 4000
SCALE 1"=60'			
SHEET 1K OF 1			

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

C.C.F.

O.

D

E

B

②

SUNFLOWER STREET
(60' ROW)

AMOR
LANE 70'
W VARIES)

DATE: MARCH 2025

SCALE 1"=60'

SHEET 1L OF 1

FINAL PLAT OF
SUNTERRA
LAKES
SEC 4

OWNER/DEVELOPER:

ASTRO SUTERRA WEST L.P.
a Delaware Limited Liability Company
2450 FONDRE RD, STE 210
HOUSTON, TEXAS 77036
713-783-6702
BSTIDHAM@STARWOODLAND.COM

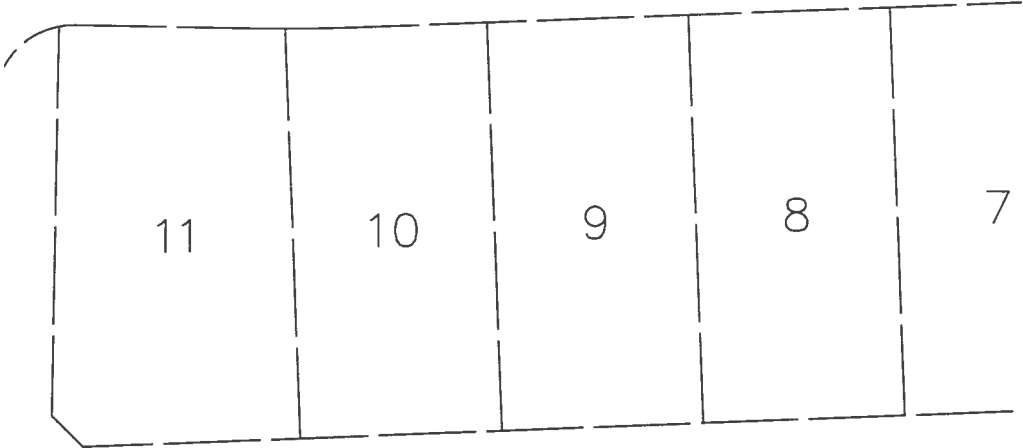
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E-23290 & 10046100
2322 West Grand Parkway North Suite 350 Katy, TX 77449 832.913.2000

SHIMMER SOL DRIVE
(60' ROW)



2

C

N: 13,868,713.79
E: 2,934,862.84

A

1

2

C

1

2

3

K:\28745\28745-0009-01 Sunterra West Phase I - SF D\2 Design Phase\Planning\PLAT - Sunterra West Sec D.dwg Apr 25, 2025 - 11:00am CKJ

DATE: MARCH 2025

SCALE 1"=60'

SHEET 10 OF 1

FINAL PLAT OF
SUNTERRA
LAKES
SEC 4

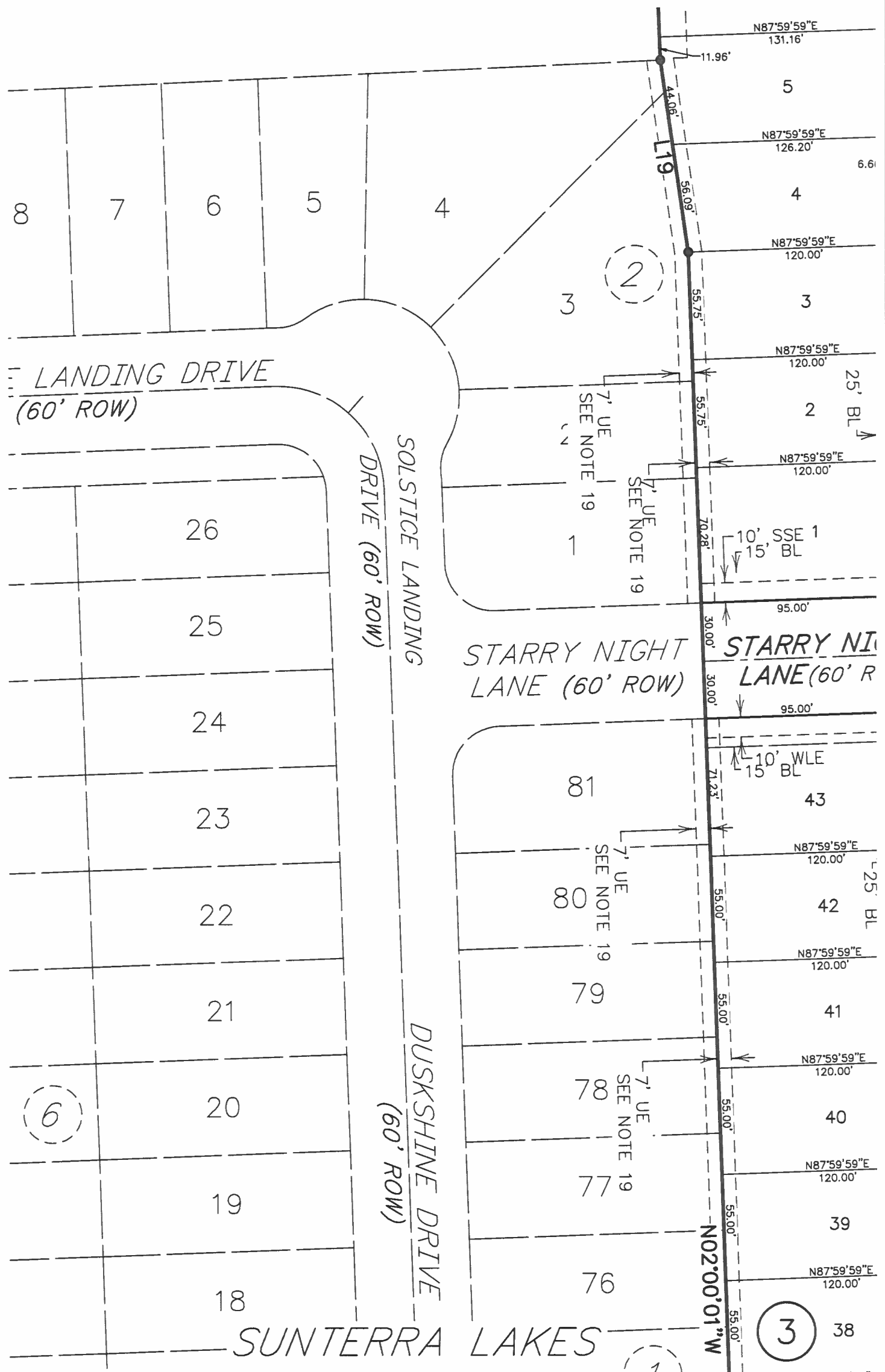
OWNER/DEVELOPER:
ASTRO SUNTERRA WEST L.P.
a Delaware Limited Liability Company
2450 FONDREN RD, STE 210
HOUSTON, TEXAS 77036
713-783-6702
BSTIDHAM@STARWOODLAND.COM

ENGINEER/PLANNER/SURVEYOR:

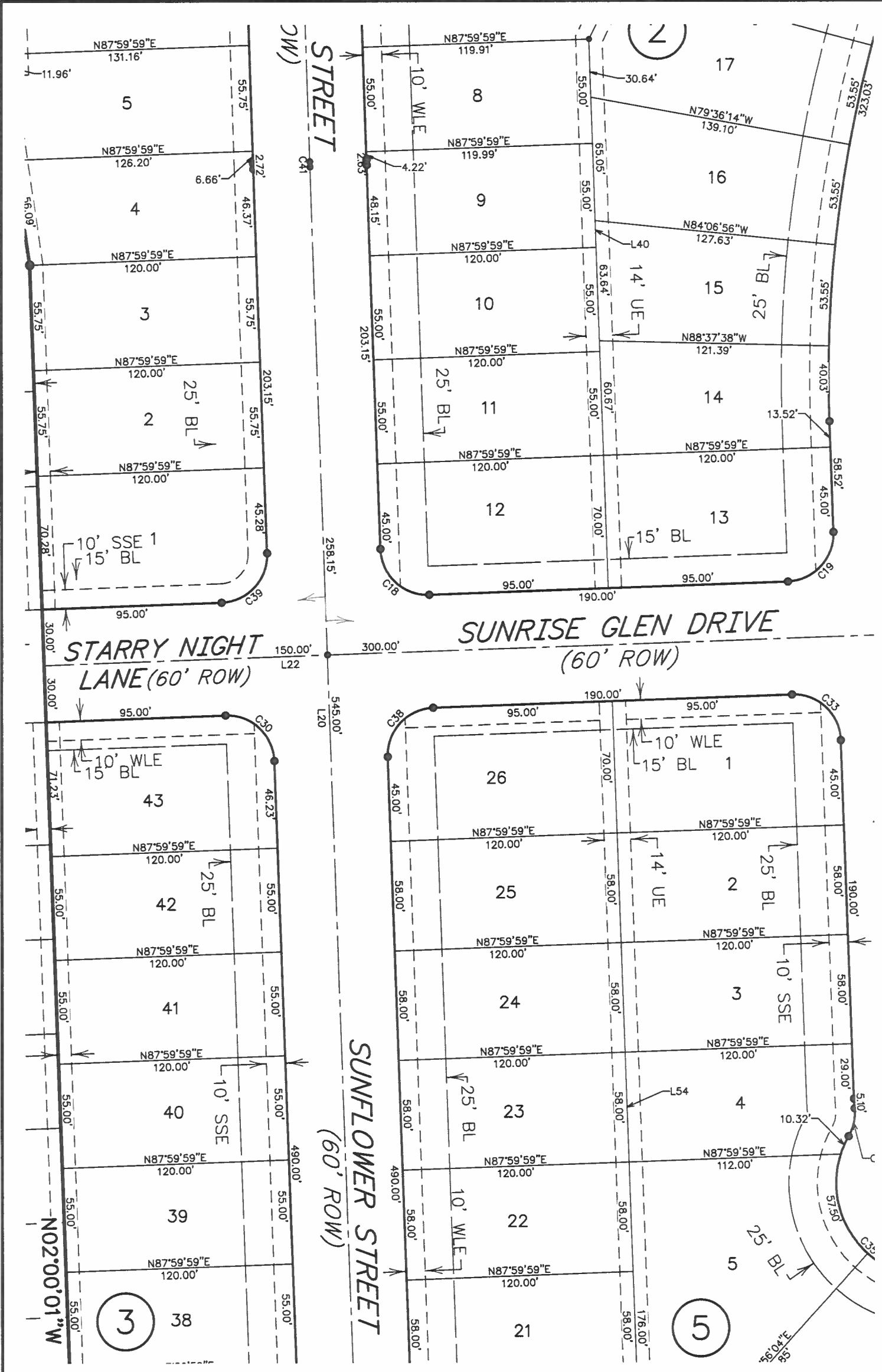


QUIDDITY
Quiddity Engineering, LLC

Texas Board of Professional Engineers and Land Surveyors
Registration Nos. P-21290 & 100491100
2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 832.913.4000

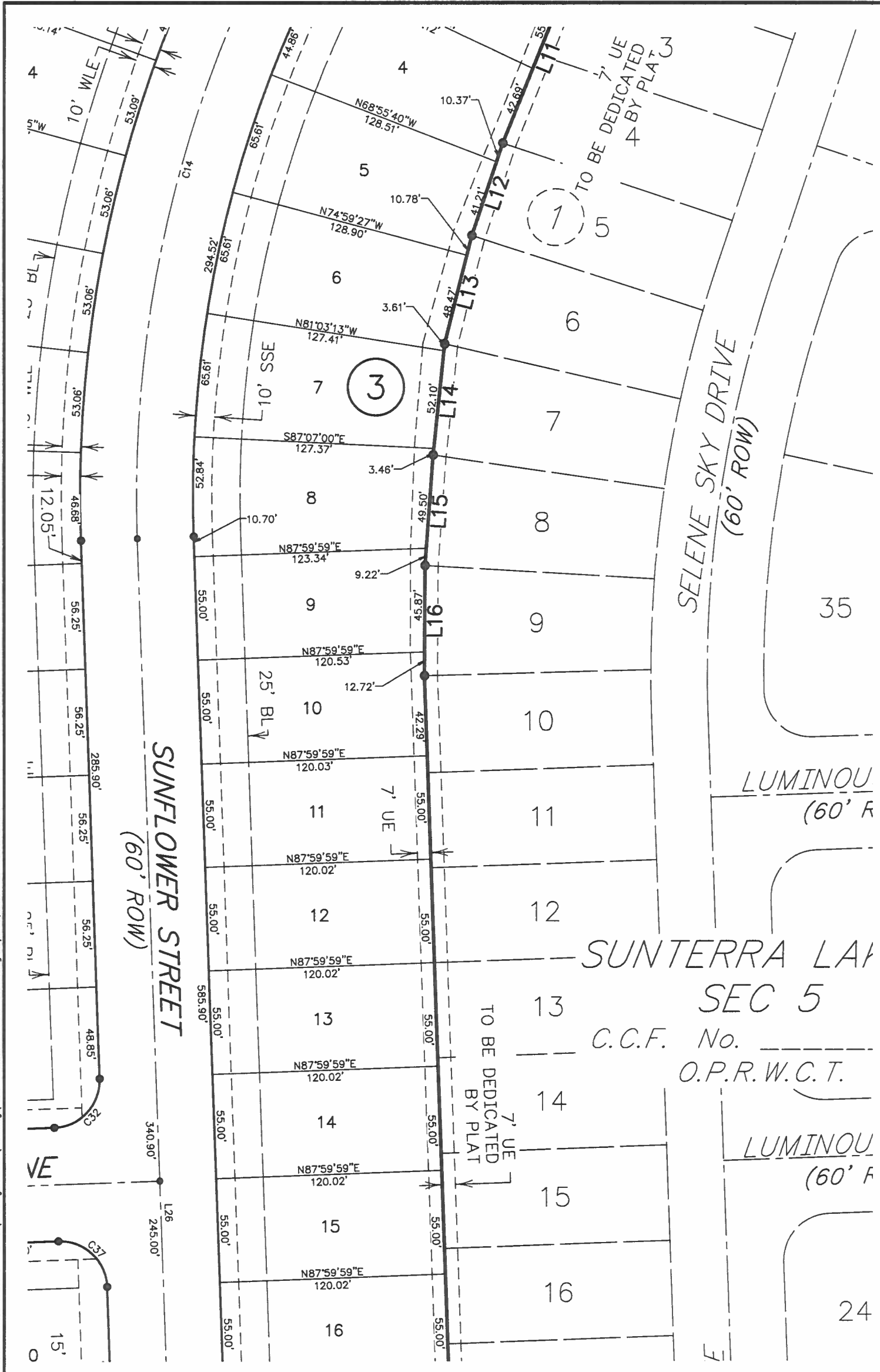


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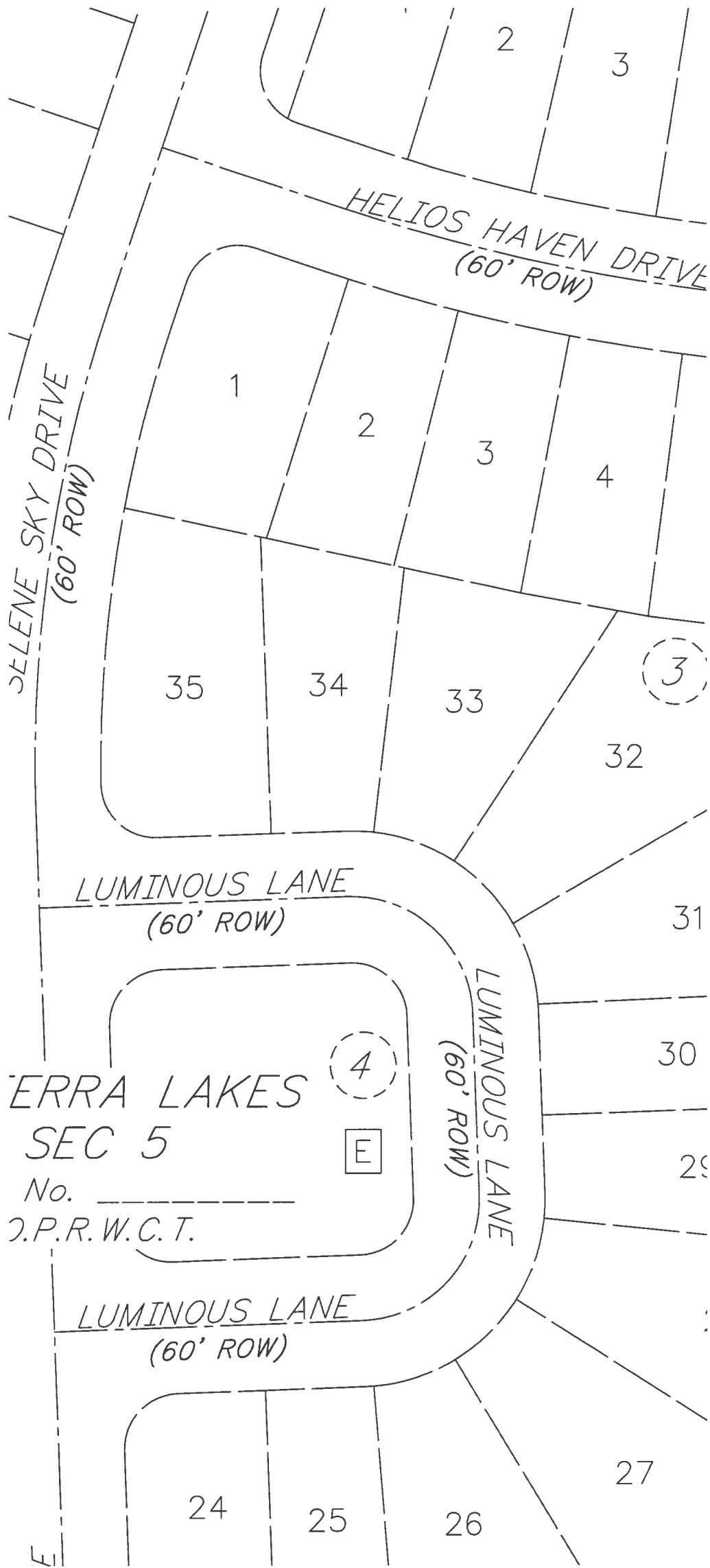
DATE: MARCH 2025 SCALE 1"=60' SHEET 1Q OF 1	FINAL PLAT OF SUNTERRA LAKES SEC 4	OWNER/DEVELOPER: ASTRO SUNTERRA WEST L.P. a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 BSTIDHAM@STARWOODLAND.COM	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. P-22290 & L3046130 2127 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000
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K:\28745\28745-0009-01 Sunterra West Phase 1 - SF D\2 Design Phase\Planning\PLAT - Sunterra West Sec D.dwg Apr 25,2025 - 11:01am CKJ



DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 4	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. - 71250 & 10046100 2127 West Grand Parkway North, Suite 7100 - Katy, TX 77449 832.911.4000
SCALE 1"=60'			
SHEET 1S OF 1			

K:\28745\28745-0009-01 Sunterra West Phase I - SF D\2 Design Phase\Planning\PLAT - Sunterra West Sec D.dwg Apr 25,2025 - 11:02am CKJ



DATE: MARCH 2025

SCALE 1"=60'

SHEET 1T OF 1

FINAL PLAT OF
SUNTERRA
LAKES
SEC 4

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

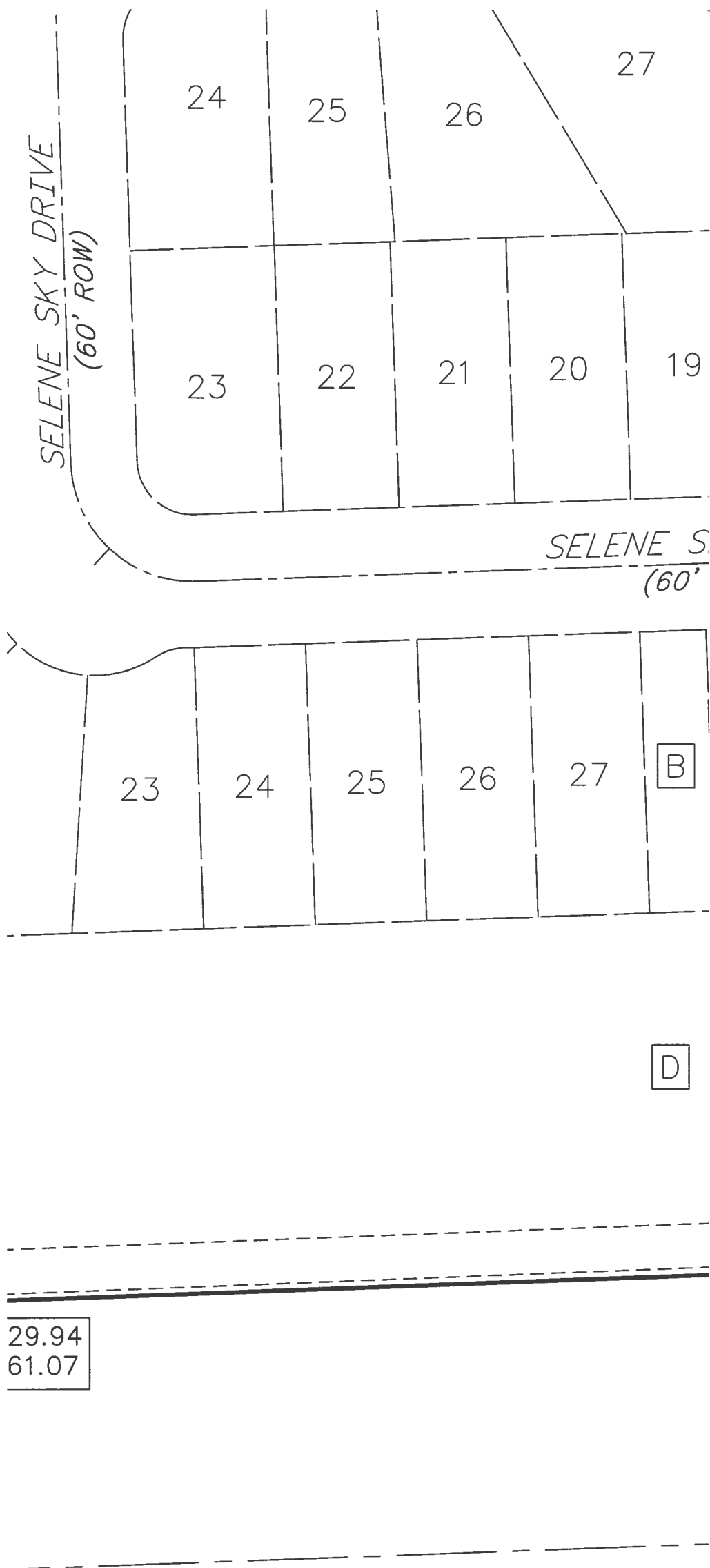
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

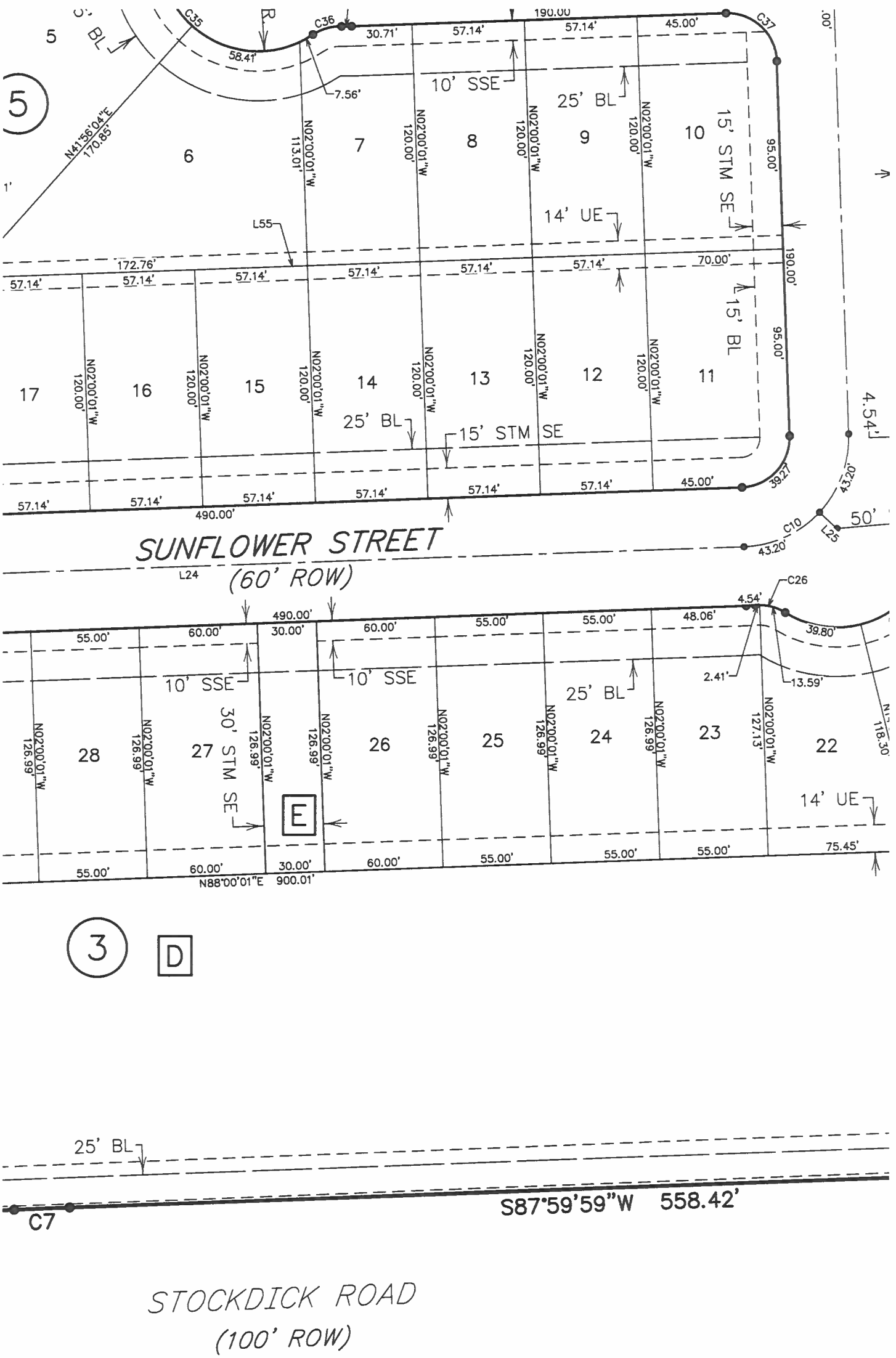
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. P-132950 & L0046100
2122 West Grand Parkway North, Suite 150, Katy, TX 77449 832.911.4000

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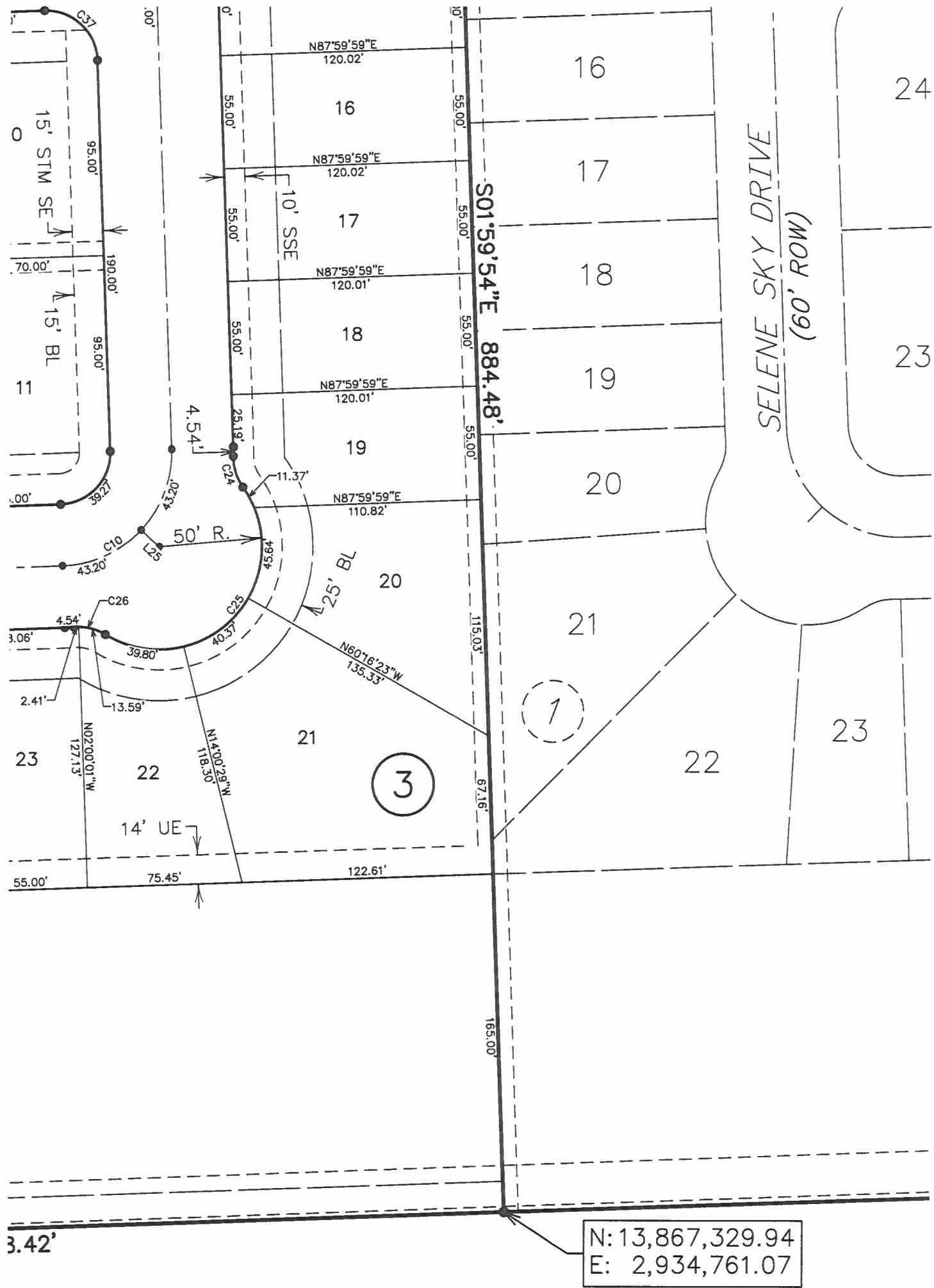
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SCALE 1"=60'			
SHEET 1Y OF 1			

K:\28745\28745-0009-01 Sunterra West Phase I - SF D\2 Design Phase\Planning\PLAT - Sunterra West Sec D.dwg Apr 25, 2025 - 11:02am CKJ



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SCALE 1"=60'			
SHEET 1W OF 1			

K:\28745\28745-0009-01 Sunterra West Phase I - SF D\2 Design Phase\Planning\PLAT - Sunterra West Sec D.dwg Apr 25,2025 - 11:03am CKJ



DATE: MARCH 2025

SCALE 1"=60'

SHEET 1X OF 1

FINAL PLAT OF
SUNTERRA
LAKES
SEC 4

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-23226 & L0046100
2122 West Grand Parkway North, Suite 250, Katy, TX 77449 832.911.4000