

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Lakes Section 5

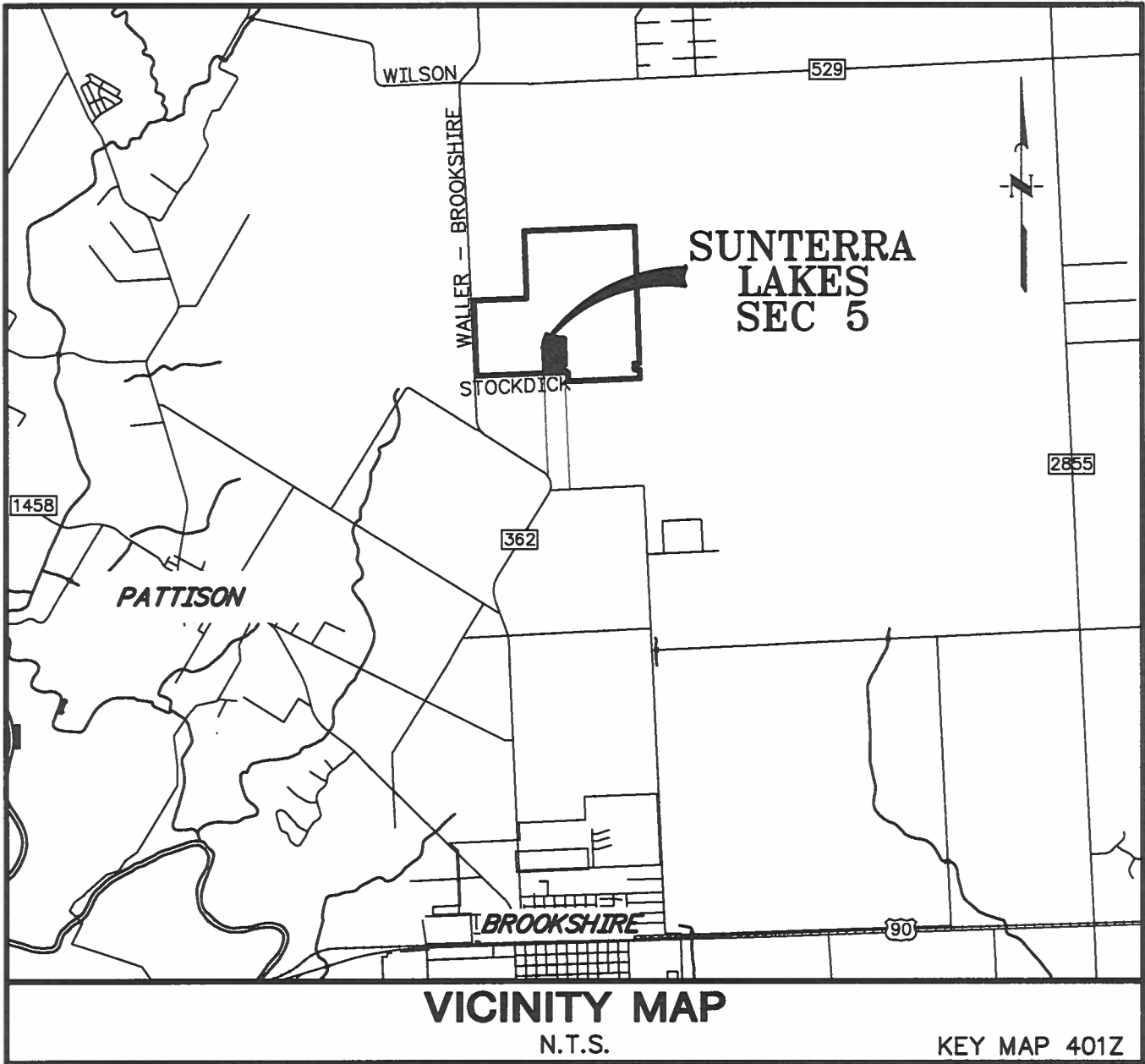
Date: May 28, 2025

Background

Final Plat of Sunterra Lakes Section 5 which consists of 23.78 acres will include 89 Lots, 6 Reserves and 4 Blocks in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT OF SUNTERRA LAKES SEC 5

A SUBDIVISION OF 23.78 ACRES OF LAND
OUT OF THE
H. & T. C. RR. CO. SURVEY
SECTION 49, A-142
WALLER COUNTY, TEXAS
89 LOTS 6 RESERVES 4 BLOCKS
MARCH 2025

BKDD PERMIT NO. 2024-131

DATE: MARCH 2025

SCALE NTS

SHEET 1A OF 1

FINAL PLAT OF
SUNTERRA
LAKES
SEC 5

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-33290 & 10046100

2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

STATE OF TEXAS §
COUNTY OF WALLER §

A METES & BOUNDS description of a 23.78 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 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, 2,456.78 feet;

Thence North 02 degrees 00 minutes 01 second West crossing the residue of said called 639.96 acre tract, 60.00 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 01 degree 59 minutes 54 seconds West, 884.48 feet;
- North 00 degrees 16 minutes 07 seconds East, 58.60 feet;
- North 04 degrees 11 minutes 23 seconds East, 58.72 feet;
- North 05 degrees 57 minutes 38 seconds East, 59.17 feet;
- North 14 degrees 10 minutes 58 seconds East, 59.25 feet;
- North 18 degrees 30 minutes 40 seconds East, 51.58 feet;
- North 21 degrees 54 minutes 18 seconds East, 101.17 feet;
- North 21 degrees 59 minutes 19 seconds East, 48.64 feet;
- North 23 degrees 57 minutes 08 seconds East, 65.85 feet;
- North 24 degrees 12 minutes 58 seconds East, 20.32 feet to the northwest corner of the herein described tract, being a point in a non-tangent curve to the left;

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

- Thence with said non-tangent curve to the left, having a central angle of 03 degrees 29 minutes 42 seconds, an arc length of 87.84 feet, a radius of 1,440.00 feet, and a chord bearing South 67 degrees 31 minutes 52 seconds East, 87.82 feet to the beginning of a reverse curve to the right;
- Thence with said reverse curve to the right, having a central angle of 87 degrees 50 minutes 54 seconds, an arc length of 38.33 feet, a radius of 25.00 feet, and a chord bearing South 25 degrees 21 minutes 16 seconds East, 34.69 feet;
- South 71 degrees 25 minutes 49 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 87 degrees 50 minutes 54 seconds, an arc length of 38.33 feet, a radius of 25.00 feet, and a chord bearing North 62 degrees 29 minutes 38 seconds East, 34.69 feet to the beginning of a reverse curve to the left;
- Thence with said reverse curve to the left, having a central angle of 16 degrees 47 minutes 51 seconds, an arc length of 422.16 feet, a radius of 1,440.00 feet, and a chord bearing South 81 degrees 58 minutes 50 seconds East, 420.65 feet to the northeast corner of the herein described tract, being a point at the beginning of a reverse curve to the right;

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

- Thence with said reverse curve to the right, 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 South 68 degrees 36 minutes 49 seconds East, 63.04 feet to the beginning of a reverse curve to the left;
- Thence with said reverse curve to the left, 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 South 47 degrees 25 minutes 57 seconds East, 1.94 feet to the beginning of a reverse curve to the right;
- Thence with said reverse curve to the right, 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 South 25 degrees 00 minutes 31 seconds East, 66.45 feet;
- South 02 degrees 00 minutes 01 second East, 317.50 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 42 degrees 59 minutes 59 seconds West, 35.36 feet;
- South 02 degrees 00 minutes 01 second 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 South 47 degrees 00 minutes 01 second East, 35.36 feet;

DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 5	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-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE 1"=60' SCALE NTS			
SHEET 1B OF 1			

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South 02 degrees 00 minutes 01 second 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 South 47 degrees 00 minutes 01 second East, 35.36 feet;

South 02 degrees 00 minutes 01 second East, 487.05 feet;

South 87 degrees 59 minutes 59 seconds West, 20.00 feet;

South 40 degrees 17 minutes 42 seconds West, 161.57 feet;

North 88 degrees 01 minute 17 seconds East, 128.73 feet;

South 02 degrees 00 minutes 01 second East, 81.30 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 90 degrees 38 minutes 34 seconds, an arc length of 47.46 feet, a radius of 30.00 feet, and a chord bearing South 43 degrees 19 minutes 17 seconds West, 42.66 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 88 degrees 38 minutes 34 seconds West, 66.97 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 00 degrees 38 minutes 34 seconds, an arc length of 28.72 feet, a radius of 2,560.00 feet, and a chord bearing South 88 degrees 19 minutes 17 seconds West, 28.72 feet;

South 87 degrees 59 minutes 59 seconds West, 704.62 feet to the Place of Beginning and containing 23.78 acres of land, more or less.

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SCALE 1"=60'			
SHEET 182 OF 1			

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 re-vest 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 18, 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, 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 48473C0375E, 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.There are pipeline easements within the platted area.
- 17. These offsite Utility Easements were recorded with the Final Plat of Sunterra Lakes Sec 4.
- 18. 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)
- 19. Tract is subject to Telecommunications Easement recorded under C.C.F. No. 2409048, O.P.R.W.C.T.

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SCALE NTS			
SHEET 1C OF 1			

Legend

- AC "Acre"
- BL "Building Line"
- Esmt "Easement"
- C.C.F. "County Clerk's File"
- D.R.W.C.T. . . . "Deed Records Waller County Texas"
- GBL "Garage Building Line"
- I.R.F. "Found 5/8" 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"
- Sq Ft "Square Feet"
- SSE "Sanitary Sewer Easement"
- STM SE "Storm Sewer Easement"
- UE "Utility Easement"
- VOL. PG. "Volume, Page"
- WLE "Waterline Easement"
- ① "Block Number"
- "Set 3/4-inch iron rod (with Cap Stamped "Quiddity Eng. Property Corner")
- ↗ "Street Name Break"

RESTRICTED RESERVE A Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.05 AC 2,311 Sq. Ft.	RESTRICTED RESERVE B Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.09 AC 3,810 Sq. Ft.	RESTRICTED RESERVE C Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.54 AC 23,666 Sq. Ft.
RESTRICTED RESERVE D Restricted to Drainage and Detention Purposes Only 3.01 AC 131,257 Sq. Ft.	RESTRICTED RESERVE E Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.40 AC 17,479 Sq. Ft.	RESTRICTED RESERVE F Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.29 AC 12,524 Sq. Ft.

RESERVE TOTALS
4.38 AC
191,047 Sq. Ft.

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DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 5	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-23190 & 10045100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE NTS			
SHEET 1D OF 1			

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N71°25'49"W	60.00'
L2	S02°00'01"E	60.00'
L3	S87°59'59"W	20.00'
L4	S40°17'42"W	161.57'
L5	N88°01'17"E	128.73'
L6	S02°00'01"E	81.30'
L7	S88°38'34"W	66.97'
L8	N00°16'07"E	58.60'
L9	N04°11'23"E	58.72'
L10	N05°57'38"E	59.17'
L11	N14°10'58"E	59.25'
L12	N18°30'40"E	51.58'
L13	N21°54'18"E	101.17'
L14	N21°59'19"E	48.64'
L15	N23°57'08"E	65.85'
L16	N24°12'58"E	20.32'
L17	N18°34'11"E	228.72'
L18	S02°00'01"E	481.32'
L19	S87°59'59"W	140.65'
L20	S02°00'01"E	82.82'
L21	S87°59'59"W	140.65'
L22	N42°59'59"E	10.00'
L23	S87°59'59"W	395.65'

LINE TABLE		
LINE	BEARING	DISTANCE
L24	N48°48'37"W	12.15'
L25	S02°00'01"E	630.72'
L26	N87°59'59"E	150.00'
L27	S40°45'54"W	5.00'
L28	S83°19'02"E	142.11'
L29	N71°25'49"W	85.39'
L30	S61°57'48"W	14.53'
L31	S74°38'35"E	44.27'
L32	S76°28'51"E	48.85'
L33	S78°23'49"E	48.81'
L34	S80°20'01"E	49.88'
L35	S82°18'48"E	51.01'
L36	S84°18'55"E	51.01'
L37	S86°41'15"E	69.88'
L38	S89°14'31"E	64.98'
L39	N45°37'16"W	86.87'
L40	N42°59'59"E	14.14'
L41	N87°59'59"E	114.49'
L42	S87°59'59"W	114.49'
L43	S47°00'01"E	14.14'
L44	N02°00'01"W	127.00'
L45	N02°00'01"W	127.00'
L46	N77°54'18"W	184.57'

LINE TABLE		
LINE	BEARING	DISTANCE
L47	N79°46'25"W	59.09'
L48	S83°06'03"E	54.83'
L49	S83°19'02"E	141.08'
L50	S02°00'01"E	454.89'
L51	S87°59'59"W	445.65'

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SCALE 1"=60'			
SHEET 1E OF 1			

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CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1,440.00'	3°29'42"	87.84'	N67°31'52"W	87.82'	43.93'
C2	25.00'	87°50'54"	38.33'	N25°21'16"W	34.69'	24.08'
C3	25.00'	87°50'54"	38.33'	N62°29'38"E	34.69'	24.08'
C4	1,440.00'	16°47'51"	422.16'	S81°58'50"E	420.65'	212.61'
C5	85.00'	43°31'52"	64.58'	S68°36'49"E	63.04'	33.94'
C6	95.00'	1°10'09"	1.94'	S47°25'57"E	1.94'	0.97'
C7	85.00'	46°01'01"	68.27'	S25°00'31"E	66.45'	36.10'
C8	25.00'	90°00'00"	39.27'	S42°59'59"W	35.36'	25.00'
C9	25.00'	90°00'00"	39.27'	S47°00'01"E	35.36'	25.00'
C10	30.00'	90°38'34"	47.46'	S43°19'17"W	42.66'	30.34'
C11	2560.00'	0°38'34"	28.72'	S88°19'17"W	28.72'	14.36'
C12	650.00'	20°34'12"	233.36'	S08°17'05"W	232.11'	117.95'
C13	55.00'	90°00'00"	86.39'	N47°00'01"W	77.78'	55.00'
C14	55.00'	90°00'00"	86.39'	N42°59'59"E	77.78'	55.00'
C15	55.00'	90°00'00"	86.39'	S47°00'01"E	77.78'	55.00'
C16	55.00'	90°00'00"	86.39'	N42°59'59"E	77.78'	55.00'
C17	55.00'	81°19'01"	78.06'	N42°39'31"W	71.67'	47.24'
C18	850.00'	11°53'13"	176.35'	S77°22'25"E	176.03'	88.49'
C19	25.00'	90°00'00"	39.27'	S26°25'49"E	35.36'	25.00'
C20	25.00'	36°28'43"	15.92'	N78°26'37"E	15.65'	8.24'
C21	50.00'	141°55'53"	123.86'	N48°49'48"W	94.53'	144.93'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C22	25.00'	31°07'22"	13.58'	S06°34'27"W	13.41'	6.96'
C23	25.00'	90°00'00"	39.27'	S47°00'01"E	35.36'	25.00'
C24	25.00'	78°27'47"	34.24'	S48°46'06"W	31.62'	20.41'
C25	25.00'	36°46'54"	16.05'	S19°10'09"E	15.77'	8.31'
C26	50.00'	157°29'58"	137.44'	N41°11'23"E	98.08'	251.36'
C27	25.00'	36°46'54"	16.05'	N78°27'05"W	15.77'	8.31'
C28	25.00'	35°05'48"	15.31'	S73°53'26"W	15.08'	7.91'
C29	50.00'	153°18'55"	133.79'	S47°00'01"E	97.30'	210.82'
C30	25.00'	35°05'48"	15.31'	N12°06'33"E	15.08'	7.91'
C31	25.00'	90°00'00"	39.27'	S42°59'59"W	35.36'	25.00'
C32	85.00'	90°00'00"	133.52'	N42°59'59"E	120.21'	85.00'
C33	25.00'	91°06'24"	39.75'	S46°26'49"E	35.70'	25.49'
C34	25.00'	90°00'00"	39.27'	S63°34'11"W	35.36'	25.00'
C35	25.00'	90°00'00"	39.27'	S42°59'59"W	35.36'	25.00'
C36	25.00'	90°00'00"	39.27'	S47°00'01"E	35.36'	25.00'

DATE: MARCH 2025

SCALE 1"=80'

SHEET 1F OF 1

FINAL PLAT OF
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LAKES
SEC 5

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a Delaware Limited Liability Company
2450 FONDREN RD, STE 210
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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 23.78 acre tract described in the above and foregoing map of Sunterra Lakes Sec 5, 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, 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 Lakes Sec 5 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 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

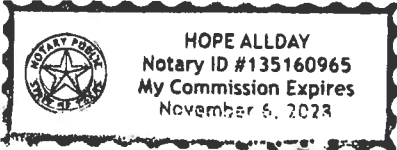
STATE OF TEXAS
COUNTY OF Harris

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 Allday
Notary Public in and for the State of Texas
Hope Allday
Print Name

My commission expires: 11-6-2028



DATE: MARCH 2025

SCALE 1"=60'

SHEET 1G OF 1

FINAL PLAT OF
SUNTERRA
LAKES
SEC 5

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\28745-0010-01 Sunterra West Phase 1 - SF E12 Design Phase\PLAT-SUNTERRA WEST SEC E.dwg Mar 17, 2025 - 11:10am 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 FIRM Map #48473C0350E dated 2/18/2009.

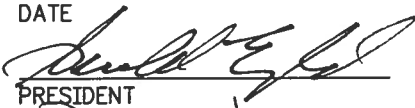
No portion of this subdivision lies within the boundaries of the 0.2% annual chance (500 year) floodplain as delineated on Waller County FIRM Map #48473C0350E dated 2/18/2009.




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

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-131

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.

K:\28745\28745-0010-01 Sunterra West Phase I - SF E\2 Design Phase\Planning\PLAT-SUNTERRA WEST SEC E.dwg Feb 25, 2025 - 9:56am M

DATE: FEBRUARY 2025	FINAL PLAT OF SUNTERRA LAKES SEC 5	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. F 32390 & 10046.00 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE 1"=60'			
SHEET 1H OF 1			

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

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

Date

J. Ross McCall
County Engineer

STATE OF TEXAS §

COUNTY OF WALLER §

I, Debbie Hollan, County Clerk in and for Waller County, Texas do hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2025, at _____ o'clock ____M in File No. _____ of the Plat Records of said County. Witness my hand and seal of office, at Hempstead, Texas, the day and date last above written.

Debbie Hollan
Waller County,
Texas

By: _____
Deputy

CERTIFICATE OF COMMISSIONERS COURT

APPROVED by the Commissioners' Court of Waller County, Texas, this _____ day of _____, 2025.

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

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

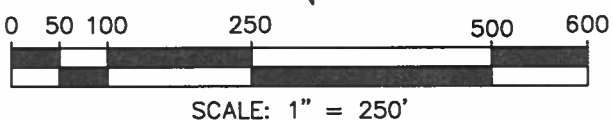
Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorff
Commissioner, Precinct 4

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

DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 5	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-22790 & L0046100 2322 West Grand Parkway North, Suite 150 - Katy, TX 77449 832.913.4000
SCALE 1"=80'			
SHEET 11 OF 1			

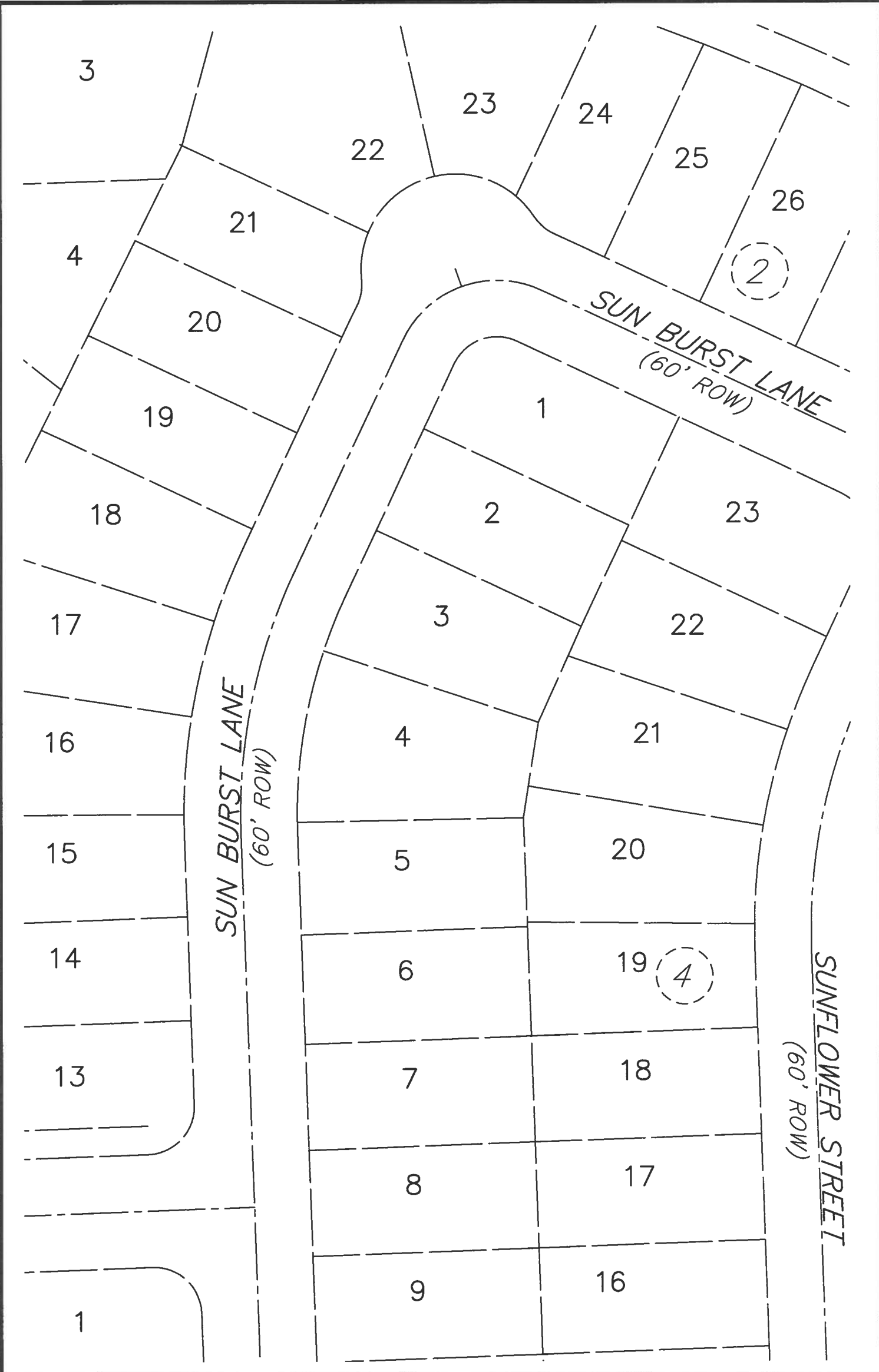
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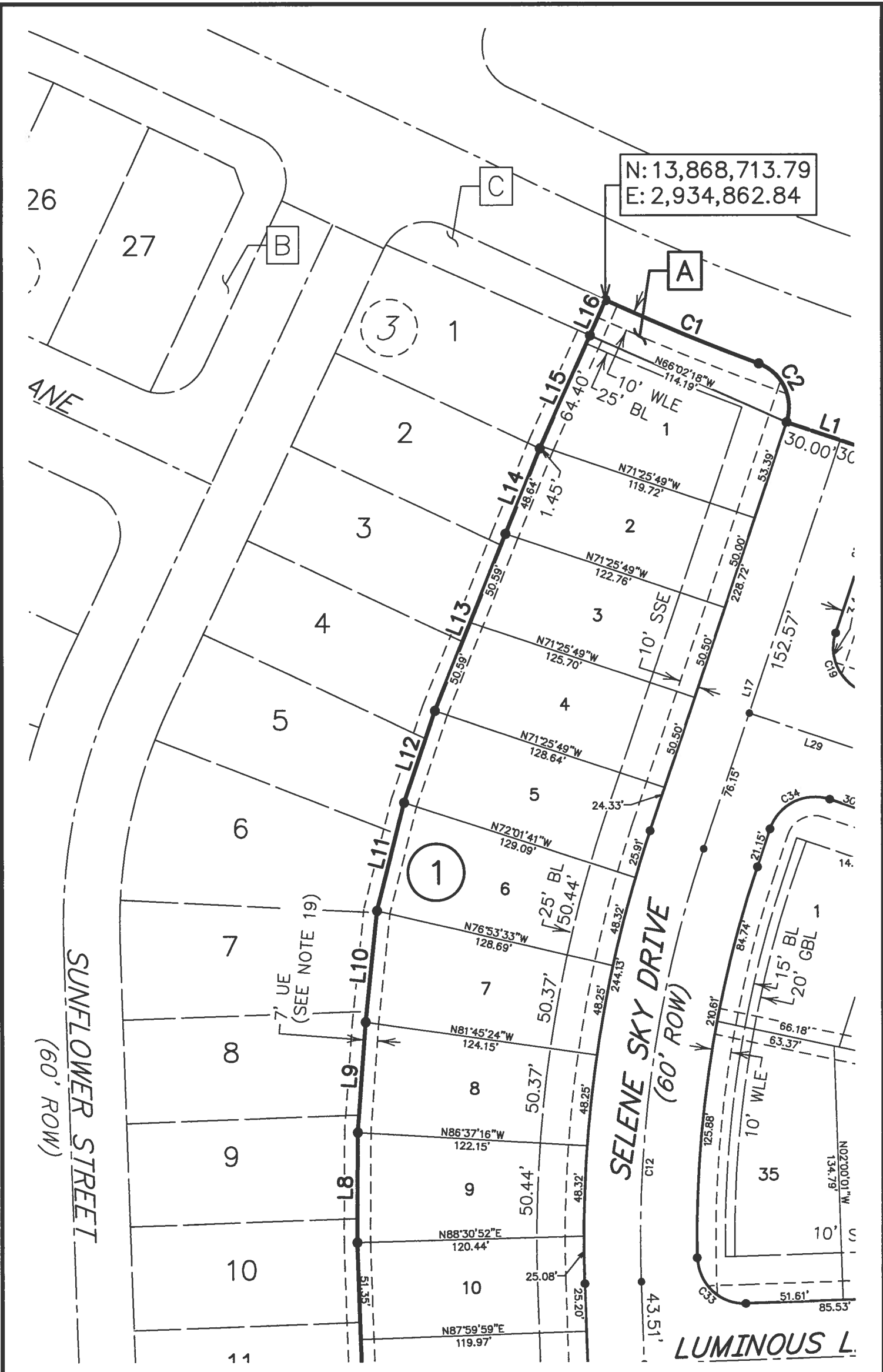
DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 5	OWNER/DEVELOPER: ASTRO SUNTERRA WEST L.P., a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 BSTIDHAM@STARWOODLAND.COM	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. T-23290 & T-10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE 1"=80'			
SHEET 1J OF 1			

K:\28745\28745-0010-01 Sunterra West Phase I - SF E\2 Design Phase\PLAT-SUNTERRA WEST SEC E.dwg Apr 03,2025 -- 11:07am rvl



DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 5	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. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE 1"=60'			
SHEET 1K OF 1			

K:\28745\28745-0010-01 Sunterra West Phase I - SF E\2 Design Phase\Planning\PLAT-SUNTERRA WEST SEC E.dwg Apr 10,2025 -- 1:28pm r\1



DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 5	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-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE 1"=80'			
SHEET 1L OF 1			

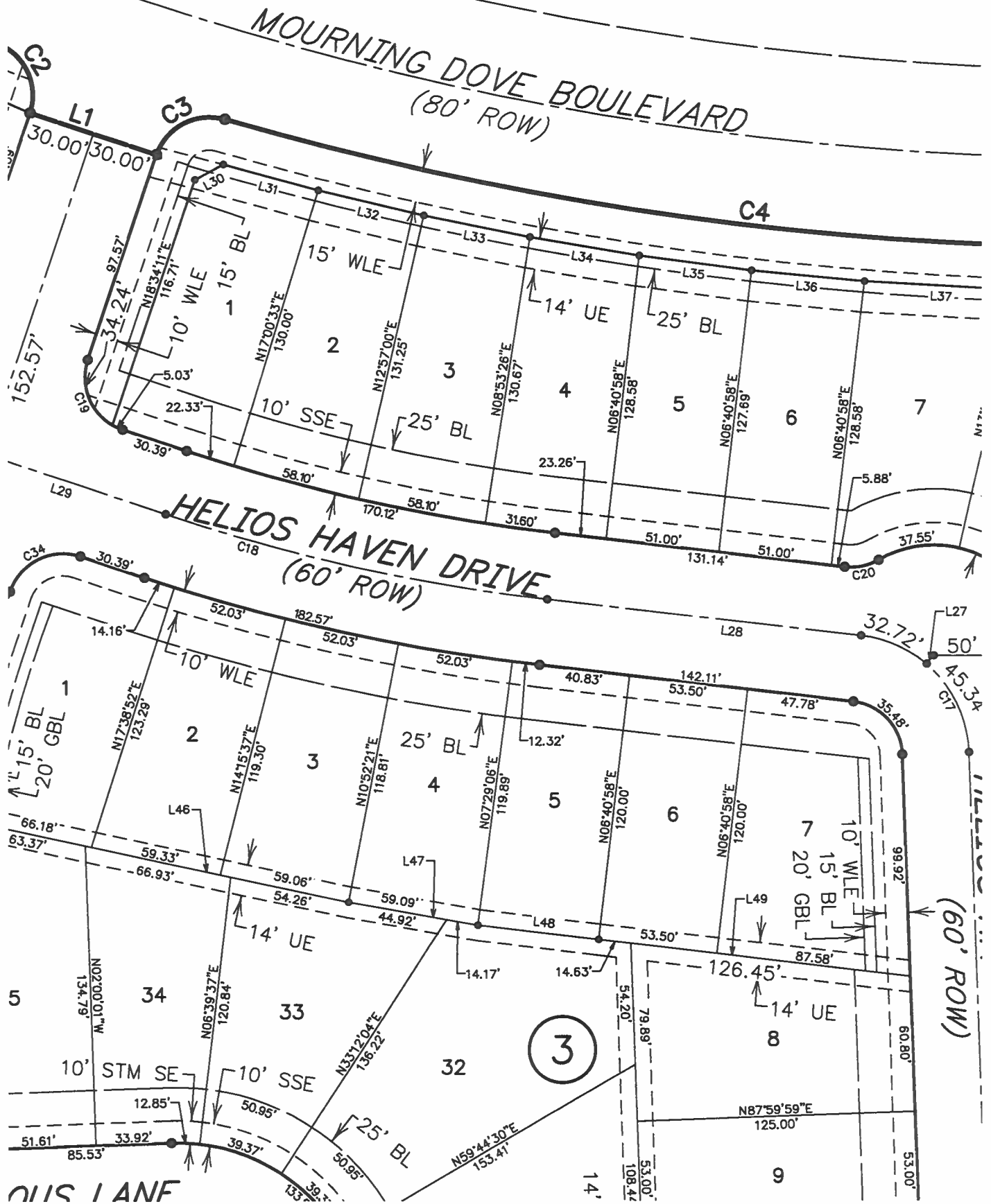
3.79
.84

SUNTERRA LAKES SEC 2

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

2

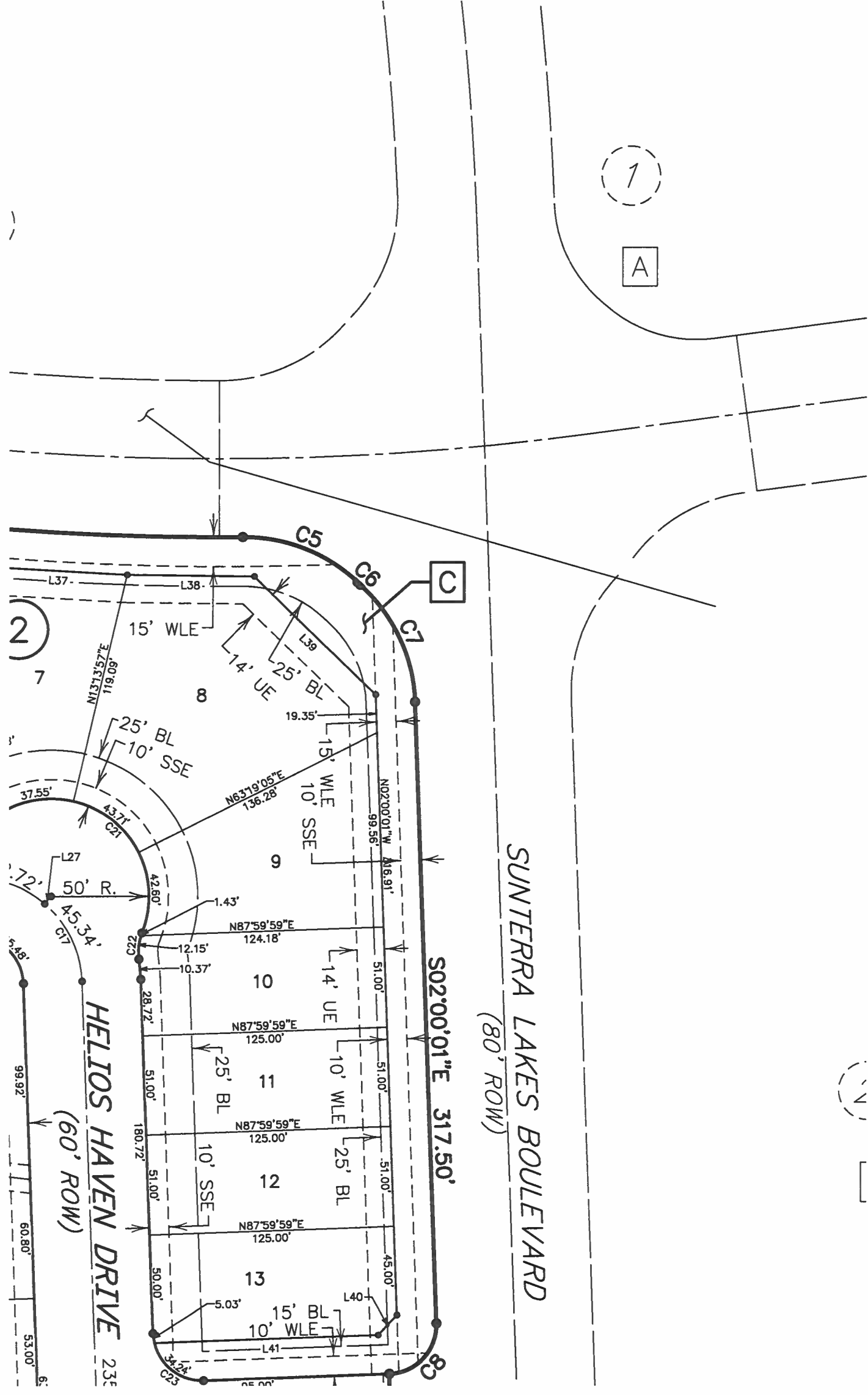
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DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 5	OWNER/DEVELOPER: ASTRO SUNTERRA WEST L.P. a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 BSTIDHAM@STARWOODLAND.COM	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-23790 & 10045100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE 1"=80'			
SHEET 1M OF 1			

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DATE: MARCH 2025

SCALE 1"=80'

SHEET 1N OF 1

FINAL PLAT OF
SUNTERRA
LAKES
SEC 5

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

1

A

MOURNING DOVE BOULEVARD
(80' ROW)

MOURNING DOVE
BOULEVARD
STREET DEDICATION
SEC 1

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

2

B

SUNTERRA LAKES
DETENTION RESERVES AND
STREET DEDICATION

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

DATE: MARCH 2025

SCALE 1"=80'

SHEET 10 OF 1

FINAL PLAT OF
SUNTERRA
LAKES
SEC 5

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

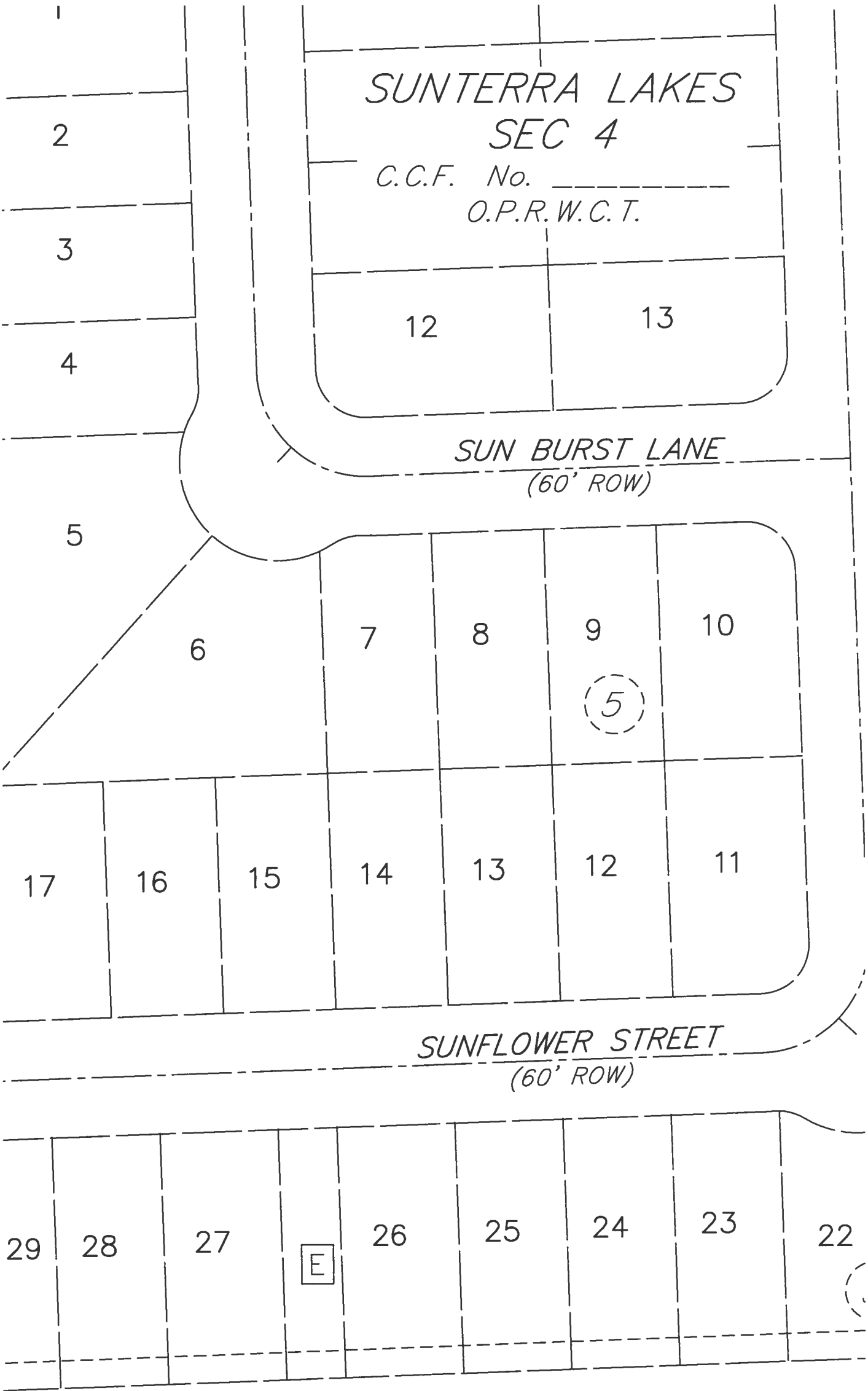
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F 23790 & 10046100

2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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DATE: MARCH 2025

SCALE 1"=60'

SHEET 1P OF 1

FINAL PLAT OF
SUNTERRA
LAKES
SEC 5

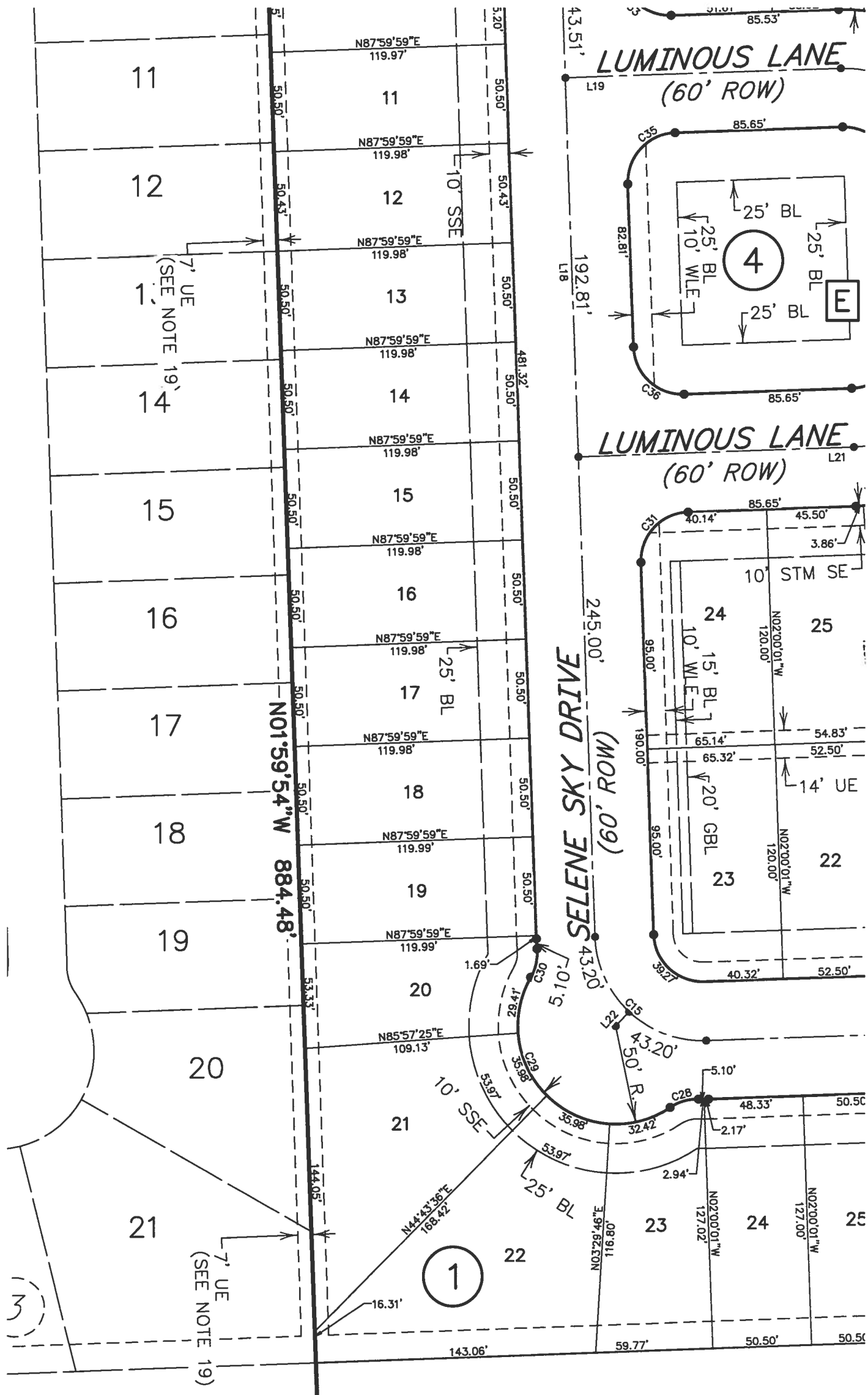
OWNER/DEVELOPER:
ASTRO SUNTERRA WEST L.P.
a Delaware Limited Liability Company
2450 FONDREN RD, STE 210
HOUSTON, TEXAS 77036
713-783-6702
BSTIDHAM@STARWOODLAND.COM

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E 23290 & L 100461000
2322 West Grand Parkway North, Suite 350 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 5

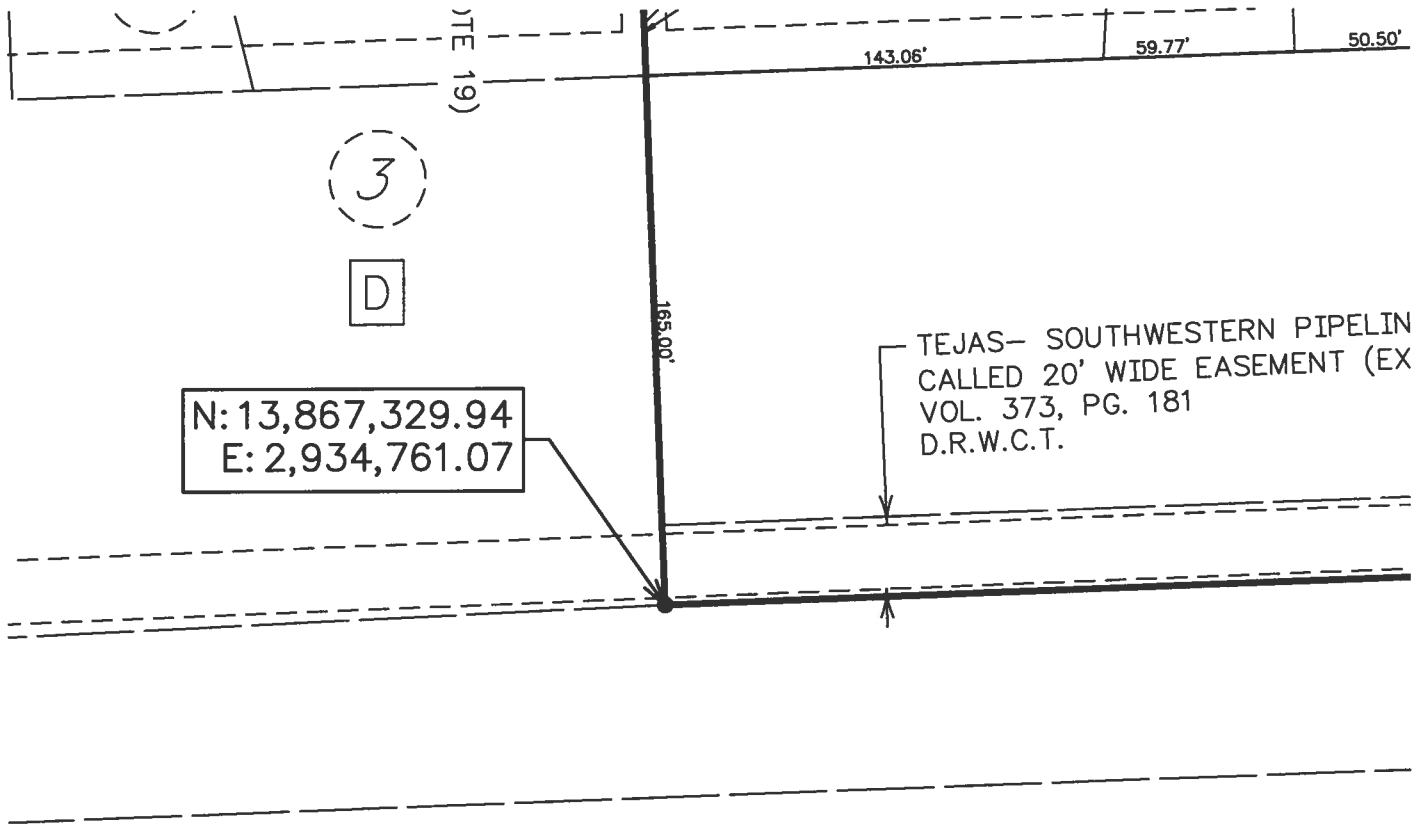
OWNER/DEVELOPER:
ASTRO SUNTERRA WEST L.P.
a Delaware Limited Liability Company
2450 FONDREN RD, STE 210
HOUSTON, TEXAS 77036
713-783-6702
BSTIDHAM@STARWOODLAND.COM

ENGINEER/PLANNER/SURVEYOR:



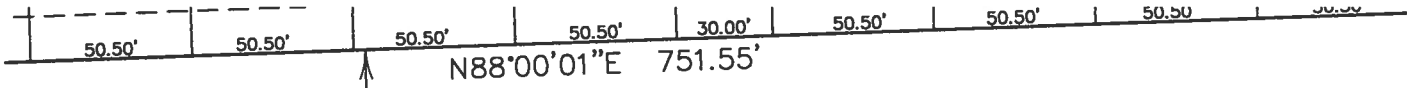
QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F 23790 & 10046100
2322 West Grand Parkway North, Suite 150 - Katy, TX 77449 832.913.4000



K:\28745\28745-0010-01 Sunterra West Phase I - SF E\2 Design Phase\PLAT-SUNTERRA WEST SEC E.dwg Apr 03,2025 - 11:11am rvl

DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 5	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-23790 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE 1"=80'			
SHEET 1T OF 1			



D

PIPELINE CO.
MENT (EX. "A")

25' BL

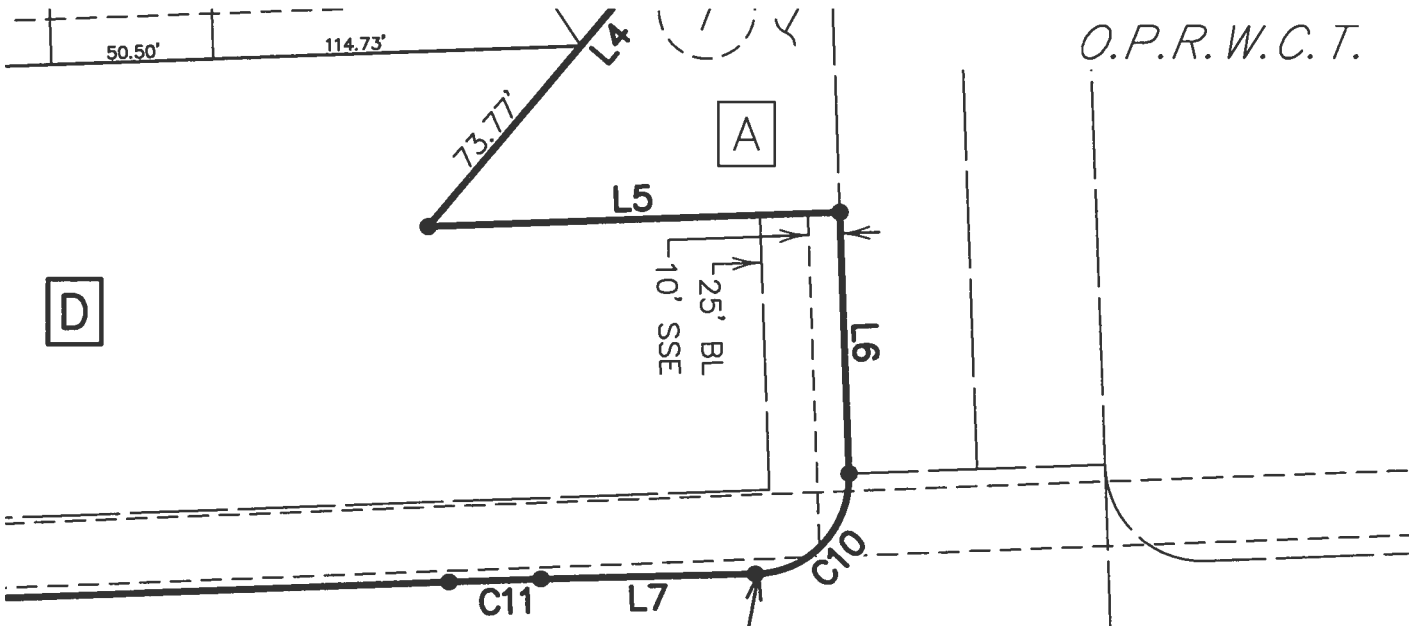
S87°59'59"W 704.62'

STOCKDICK ROAD
(100' ROW)

SUNTERR.
STOCK
STREET DE
SEC
C.C.F. No.
O.P.R.

K:\28745\28745-0010-01 Sunterra West Phase I - SF E\2 Design Phase\PLAT-SUNTERRA WEST SEC E.dwg Apr 03,2025 - 11:11am rvl

DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 5	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 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE 1"=80'			
SHEET 1U OF 1			



ITERRA LAKES
STOCKDICK
ET DEDICATION
SEC 1

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

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DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 5	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-23290 & 10046100 2322 West Grand Parkway North, Suite 250 Katy, TX 77449 832.913.4000
SCALE 1"=80'			
SHEET 1V OF 1			