

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Sunterra Lakes Section 4 Amending Plat No. 1

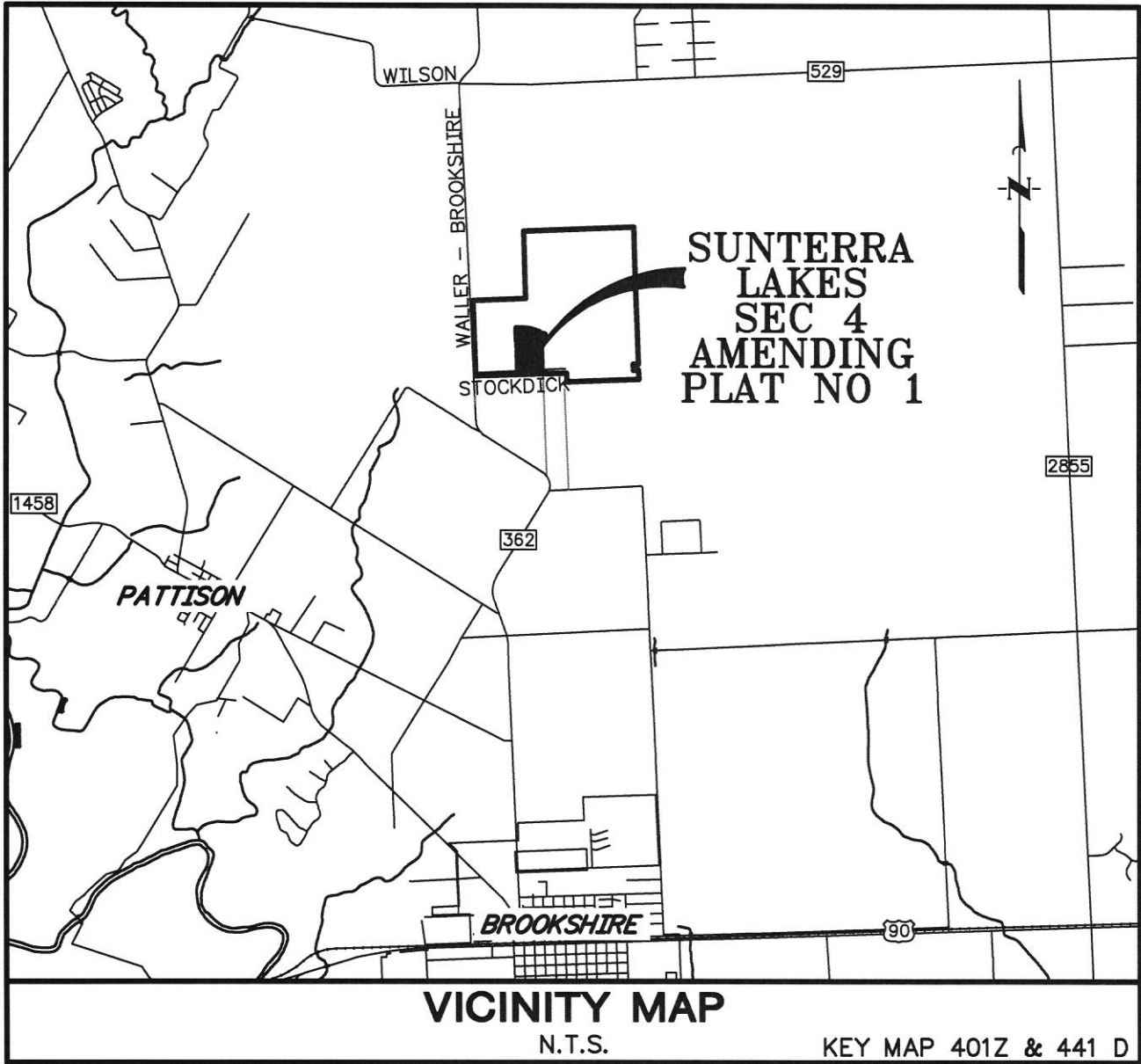
Date: August 5, 2026

Background

Amend Sunterra Lakes Section 4 Plat No. 1 to depict missing front building line on Lots 1-12, Block 1 and adjust distances and Lot Lines on Lots 20 and 21, Block 2.

Staff Recommendation

Amending Plat No. 1



FINAL PLAT OF SUNTERRA LAKES SEC 4 AMENDING PLAT NO 1

A SUBDIVISION OF 2,319 ACRES OF LAND
OUT OF THE
H. & T. C. RAILROAD COMPANY SURVEY SECTION 49, A-142
ALSO BEING AN AMENDING PLAT OF LOTS 1-12, BLOCK 1, AND LOTS 20 AND 21 OF
BLOCK 2
RECORDED UNDER SUNTERRA LAKES SEC 4, C.C.F. NO. 2506307
WALLER COUNTY, TEXAS

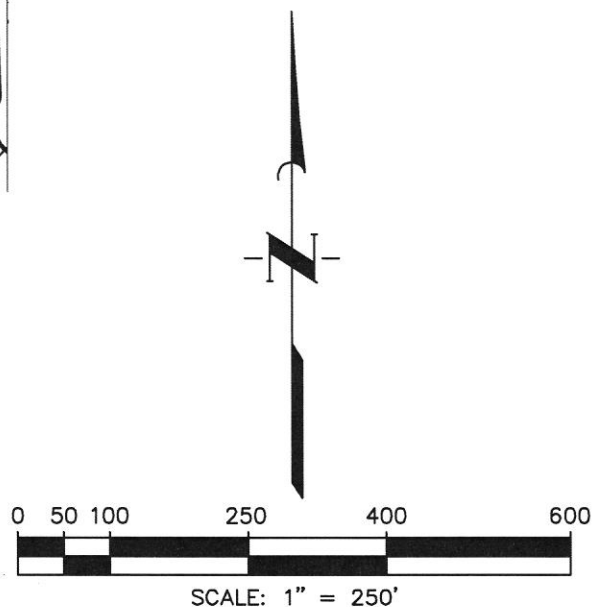
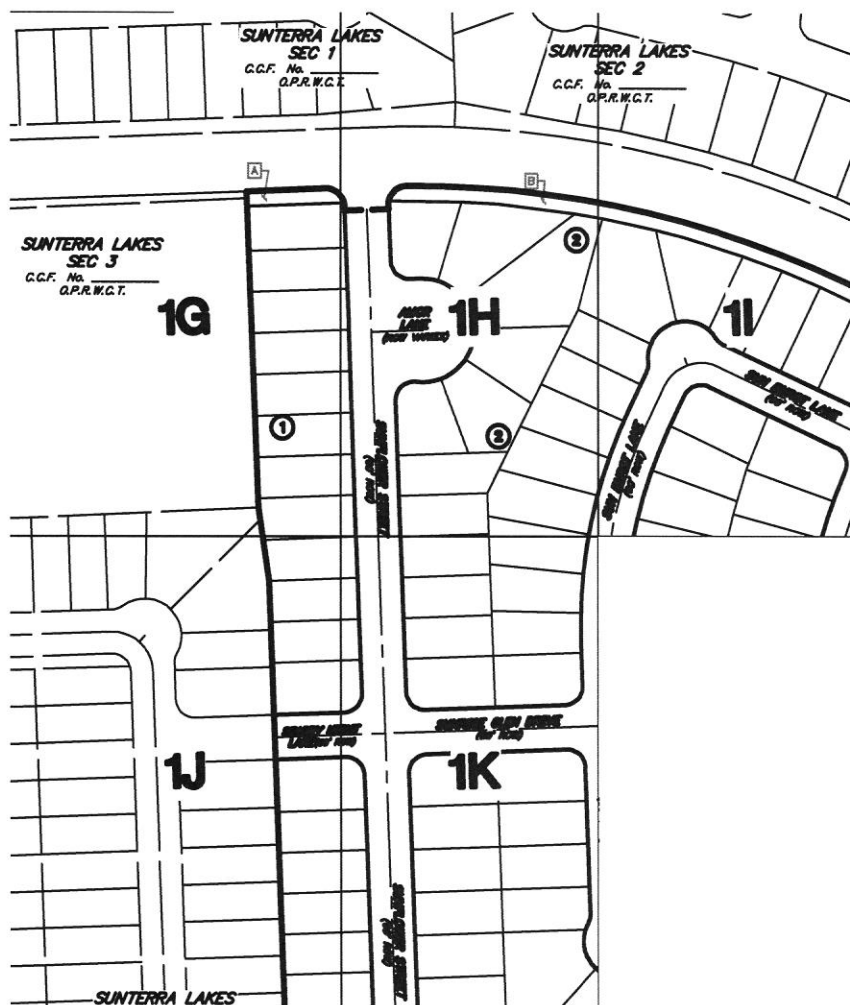
14 LOTS 0 RESERVES 2 BLOCKS

JUNE 2026

REASON FOR AMENDING PLAT: TO DEPICT MISSING FRONT BUILDING LINE
ON LOTS 1-12, BLOCK 1 AND ADJUST DISTANCES AND LOT LINES ON LOTS 20
AND 21, BLOCK 2.

DATE: JUNE 2026	FINAL PLAT OF SUNTERRA LAKES SEC 4 AMENDING PLAT NO 1	<u>OWNER/DEVELOPER</u> Long Lake, Ltd., a Texas Limited Liability 15915 Katy Freeway Suite 405 Houston, Texas 77094 281.646.1727 rrue@longlakeltd.com	<u>OWNER/DEVELOPER</u> D.R. Horton - Texas, Ltd., a Texas Limited Liability 400 Carriage Hills Blvd. Conroe, Texas 77384 936.777.6635 EWindsor@drhorton.com	<u>ENGINEER/PLANNER/SURVEYOR:</u>  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. P-23290 & L0046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE NTS				
SHEET 1A OF 1				

- 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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SCALE NTS				
SHEET 1B OF 1				

K:\28745\28745-0009-01 Sunterra West Phase I - SF D\2 Design Phase\Planning\AMENDING PLAT\Suntterra Lakes Sec 4 Amending Plat - Plat.dwg Jun 25,2026 -- 1:56pm dnuiz

STATE OF TEXAS §
COUNTY OF Harris §

We, Long Lake Ltd., a Texas Limited Partnership acting by and through Jason B. Ervin, Chief Financial Officer, owners of the property directly affected by this amending plat being lots 1 through 12 out of Block 1 and lots 20 and 21 out of Block 2 as indicated hereon, to hereby consent to this amending plat for the purposes herein expressed.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

Long Lake Ltd.,
a Texas Limited Partnership

By: LL Manager LLC, a Texas limited liability company,
it's General Partner

By: Jason B. Ervin
Jason B. Ervin
Chief Financial Officer

STATE OF TEXAS §
COUNTY OF Harris §

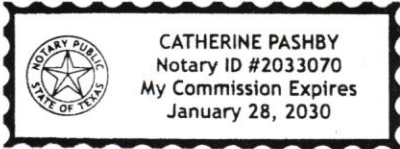
BEFORE ME, the undersigned authority, on this day personally appeared Jason B. Ervin, Chief Financial Officer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8th day of July, 2026

Catherine Pashby
Notary Public in and for the State of Texas

CATHERINE PASHBY
Print Name

My commission expires: 1-28-30



DATE: JUNE 2026	FINAL PLAT OF SUNTERRA LAKES SEC 4 AMENDING PLAT NO 1	OWNER/DEVELOPER Long Lake, Ltd., a Texas Limited Liability 15915 Katy Freeway Suite 405 Houston, Texas 77094 281.646.1727 rrue@longlakeltd.com	OWNER/DEVELOPER D.R. Horton - Texas, Ltd., a Texas Limited Liability 400 Carriage Hills Blvd. Conroe, Texas 77384 936.777.6635 EWindsor@drhorton.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046400 2322 West Grand Parkway North, Suite 150 - Katy, TX 77449 832.913.4000
SCALE 1' = 250'				
SHEET 1C OF 1				

K:\28745\28745-0009-01 Sunterra West Phase 1 - SF D\2 Design Phase\Planning\AMENDING PLAT\Suntterra Lakes Sec 4 Amending Plat - Plat.dwg Jun 25, 2026 - 1:56pm drulz

STATE OF TEXAS §

COUNTY OF Montgomery §

We, D.R. Horton-Texas, LTD, a Texas Limited Partnership, by D.R. Horton Inc., a Delaware Corporation, Its Authorized Agent acting by and through Kelli Sandell, Authorized Signer, owners of the property directly affected by this amending plat being lots 1 through 12 out of Block 1 and lots 20 and 21 out of Block 2 as indicated hereon, to hereby consent to this amending plat for the purposes herein expressed.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

D.R. Horton-Texas, LTD,
a Texas Limited Partnership

By D.R. Horton Inc., a Delaware Corporation, Its Authorized Agent

By: Kelli Sandell
Kelli Sandell
Authorized Signer

STATE OF TEXAS §

COUNTY OF Montgomery §

BEFORE ME, the undersigned authority, on this day personally appeared Kelli Sandell, 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 26th day of JUNE, 2026

Lacy Groschke

Notary Public in and for the State of Texas

Lacy Groschke

Print Name

My commission expires: 10/11/26



DATE: JUNE 2026

SCALE 1"=60'

SHEET 1D OF 1

FINAL PLAT OF
SUNTERRA
LAKES
SEC 4 AMENDING
PLAT NO 1

OWNER/DEVELOPER
Long Lake, Ltd.,
a Texas Limited Liability
15915 Katy Freeway
Suite 405
Houston, Texas 77094
281.646.1727
rrue@longlakeltd.com

OWNER/DEVELOPER
D.R. Horton - Texas, Ltd.,
a Texas Limited Liability
400 Carriage Hills Blvd.
Conroe, Texas 77384
936.777.6635
EWindsor@drhorton.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. P-23290 & L0046100
2122 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

APPROVED BY THE BOARD OF SUPERVISORS ON

11.24.2025
DATE
[Signature]
PRESIDENT
[Signature]
SECRETARY
[Signature]
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.

Certificate of Surveyor

I, Chris D. Kalkomey, hereby certify that the following changes were necessary to eliminate errors which appear on the plat of Sunterra Lakes Sec 4, recorded on May 30, 2025 under County Clerk's File No. 2506307, of the Official Public Records of Waller County, Texas:

- Reason for Amending Plat
- 1. To correct lot line dimensions on lot 20 and 21 of Block 2.
 - 2. To move lot lines on lot 20 and 21 of Block 2.
 - 3. To depict missing building line on lots 1-12 of Block 1.

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



I Christian R. Walker, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements for Waller county and is in compliance with the County's regulations and will all generally accepted engineering standards.



[Signature]
Christian R. Walker, PE
Professional Engineer No. 161142

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SCALE 1"=60'				
SHEET 1E 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 _____, 202__.

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

Kendric D. Jones
Commissioner, Precinct 3

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

Justin Beckendorff
Commissioner, Precinct 4

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

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SCALE 1"=60'				
SHEET 1F OF 1				

0' ROW)

SUNTERRA L

SEC 1

C.C.F. No. 250

O.P.R.W.C.T.

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12

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D

N: 13,868,957.00
E: 2,933,792.02

A

20.00' 34.22'

L56

SUNTERRA LAKES

SEC 3

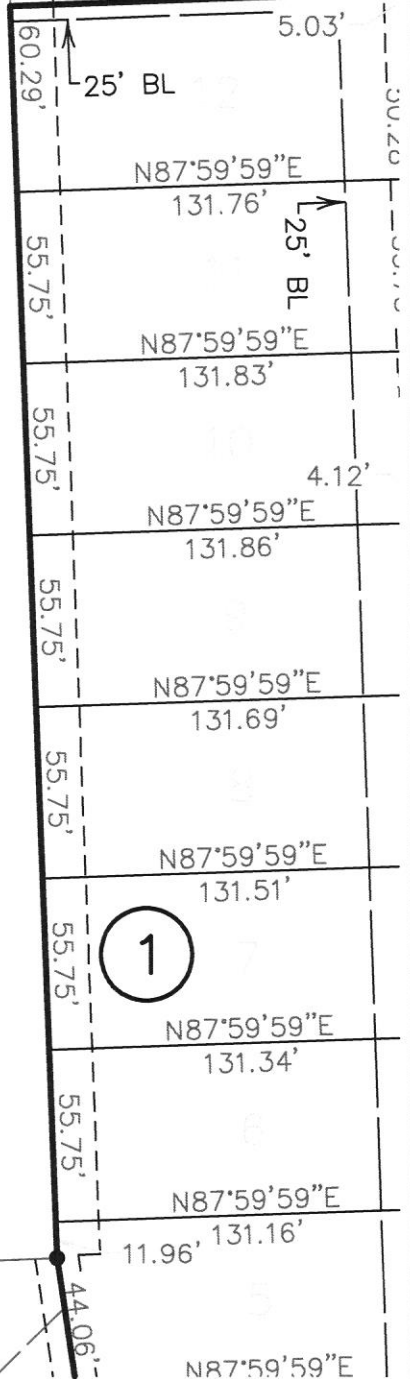
C.C.F. No. 2506296

O.P.R.W.C.T.

2

G

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



DATE: JUNE 2026

SCALE 1"=60'

SHEET 1G OF 1

FINAL PLAT OF
SUNTERRA
LAKES
SEC 4 AMENDING
PLAT NO 1

OWNER/DEVELOPER
Long Lake, Ltd.,
a Texas Limited Liability
Company
15915 Katy Freeway
Suite 405
Houston, Texas 77094
281.646.1727
rrue@longlakeltd.com

OWNER/DEVELOPER
D.R. Horton - Texas, Ltd.,
a Texas Limited Liability
Company
400 Carriage Hills Blvd.
Conroe, Texas 77384
936.777.6635
EWindsor@drhorton.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23290 & 10048100
2322 West Grand Parkway North, Suite 150 Katy, TX 77749 832.913.4000

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SUNTERRA LAKES
SEC 2

C.C.F. No. 2507917
O.P.R.W.C.T.

SUNSCAPE

MOORING DOUVE
BOULEVARD (80' ROW)
C.C.F. No. 2504907
O.P.R.W.C.T.

SUN BURST LANE
(60' ROW)

B

2

2

20

19

18

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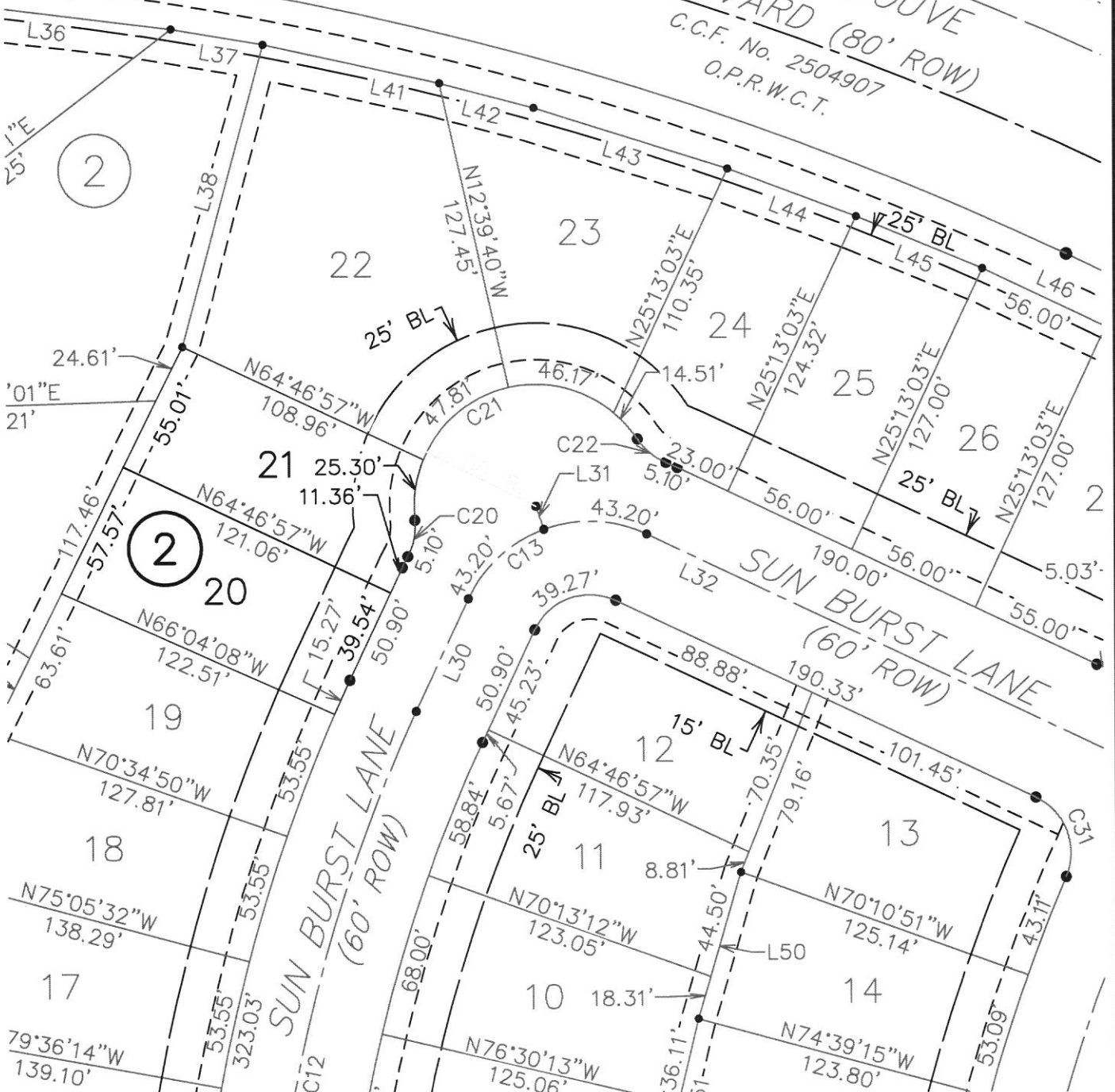
26

2

12

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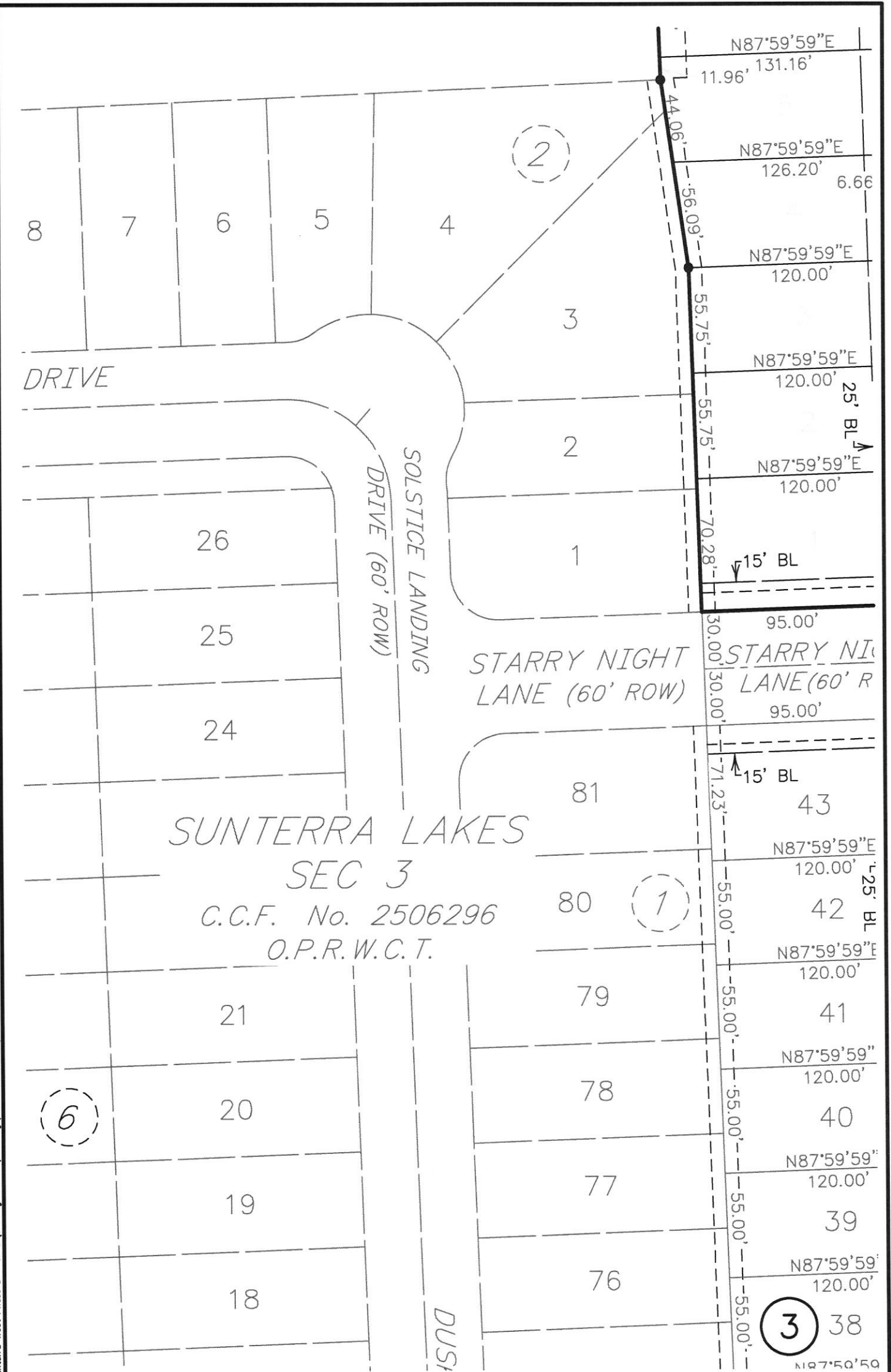
14



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SCALE 1"=60'				
SHEET 11 OF 1				

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SCALE 1"=60'				
SHEET 1J OF 1				

