

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Sunterra Lakes Section 2 Amending Plat No. 1

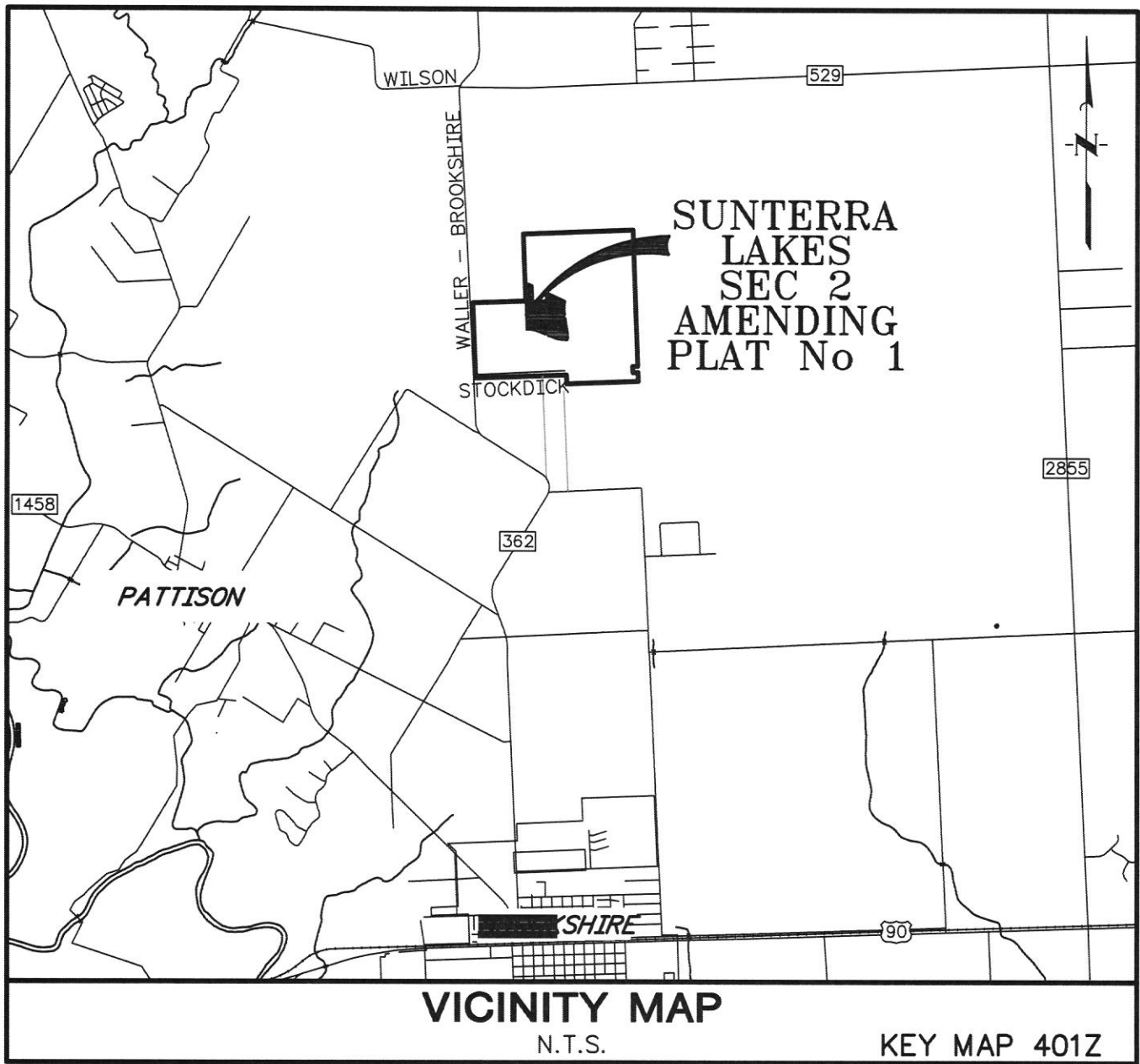
Date: August 5, 2026

Background

Amend Sunterra Lakes Section 2 Plat No. 1 to add omitted rear back lot distances on Lots 1-5, Block 3 and to correct ROW Distance on "Graham Way" ROW adjacent to Lot 15, Block 5, add a new street name and street breaks.

Staff Recommendation

Amending Plat No. 1



**FINAL PLAT OF
SUNTERRA LAKES
SEC 2
AMENDING PLAT No 1**

**AN AMENDING PLAT OF
A SUBDIVISION OF 0.889 ACRES OF LAND
ALSO BEING AN AMENDING PLAT OF LOTS 1-5, BLOCK 3,
A PORTION OF "GRAHAM WAY" ROW AND
A PORTION OF "HOPE HORIZON LANE" ROW
RECORDED UNDER C.C.F. No. 2504917, O.P.R.W.C.T.
OUT OF THE H. & T. C. RAILROAD COMPANY SURVEY SECTION 49, A-12
AND K.G. BENNETT SURVEY, A-288
WALLER COUNTY, TEXAS
5 LOTS 1 BLOCK
JUNE 2026**

**REASON FOR AMENDING PLAT: TO ADD OMITTED REAR BACK LOT DISTANCES ON LOTS 1-5, BLOCK 3 AND TO
CORRECT ROW DISTANCE ON "GRAHAM WAY" ROW ADJACENT TO LOT 15, BLOCK 5, ADD A NEW STREET NAME
AND STREET BREAKS.**

DATE: JUNE 2026	FINAL PLAT OF SUNTERRA LAKES SEC 2 AMENDING PLAT NO 1	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 & L0046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE NTS			
SHEET 1A OF 1			

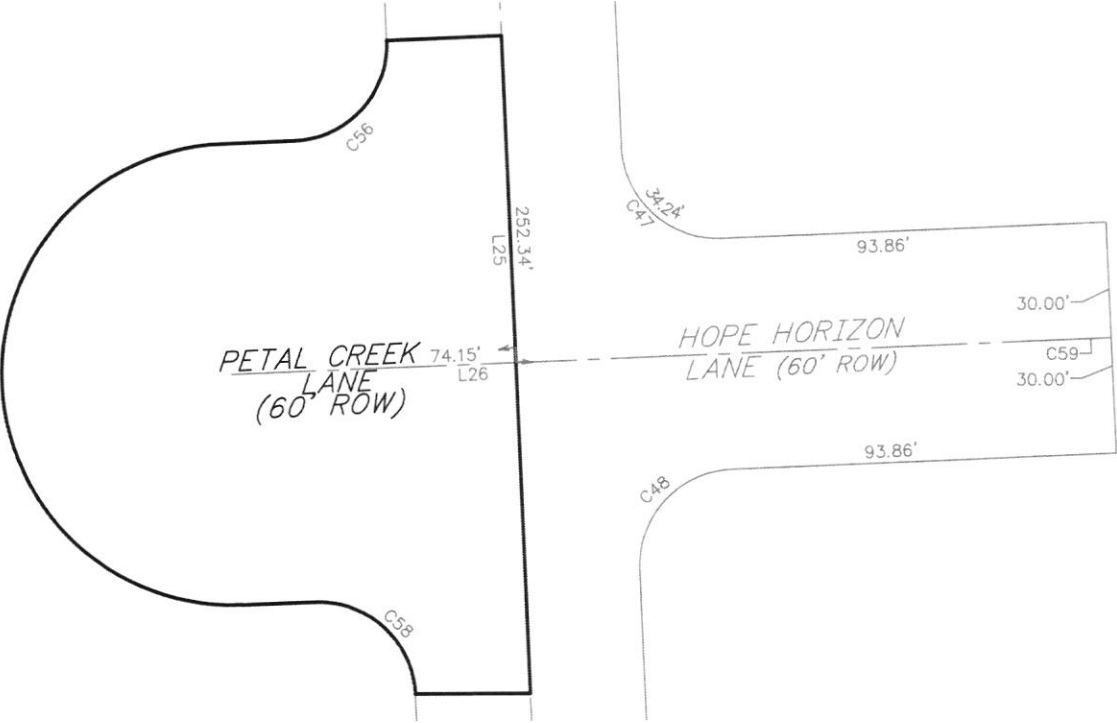
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Legend

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

INSET DETAIL A

SCALE: 1"=20'



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SHEET 1B OF 1			

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STATE OF TEXAS §
COUNTY OF Harris §

We, Astro Sunterra West, L.P., a Delaware Limited Partnership acting by and through Brian Stidham, Authorized Signer, owners of the property directly affected by this amending plat being lots 1 through 5 out of block 3 and a portion of "Graham Way" ROW and a portion of "Hope Horizon Lane" ROW 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.

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: [Signature]
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 17th day of June, 2026

[Signature]
Notary Public in and for the State of Texas

Melissa Jane Barnes
Print Name

My commission expires: 02.10.2030



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SCALE NTS			
SHEET 1C OF 1			

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

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 subdivison 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.



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

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

Date

J. Ross McCall, PE,
County Engineer

STATE OF TEXAS §
COUNTY OF WALLER §

I, Debbie Hollan, County Clerk in and for Waller County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 20__, at o'clock __M in File No. _____ of the Official public Records of Waller County. Witness my hand and seal of office, at Hempstead, Texas, the day and date last above written.

Debbie Hollan
Waller County, Texas

By: _____

Deputy

CERTIFICATE OF COMMISSIONERS COURT

APPROVED by the Commissioners' Court of Waller County, Texas, this _____ day of _____, 20__.

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

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

Kendric D. Jones
Commissioner, Precinct 3

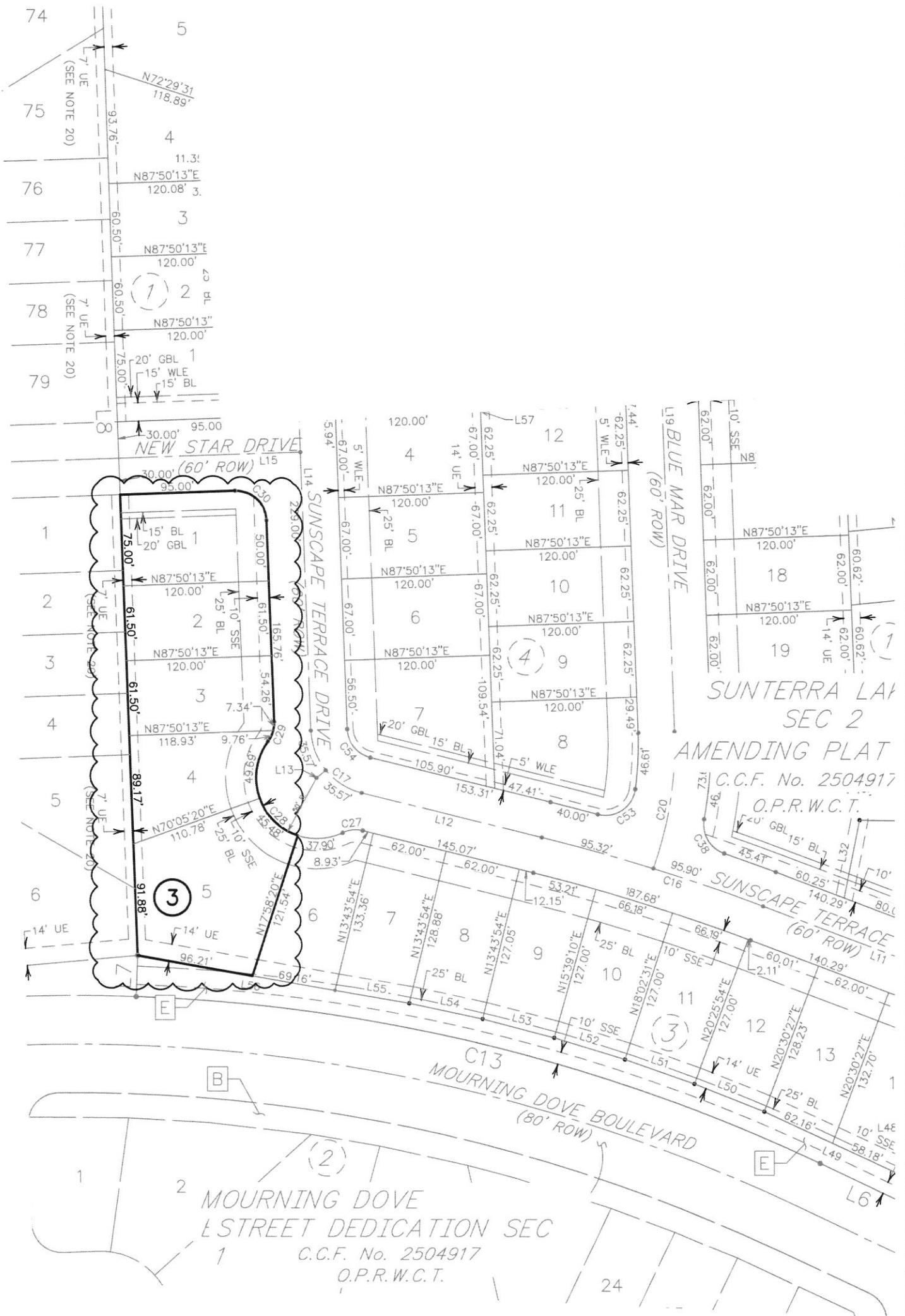
Justin Beckendorff
Commissioner, Precinct 4

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.

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SHEET 1E OF 1			

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SCALE NTS

SHEET 1G OF 1

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LAKES
SEC 2 AMENDING
PLAT NO 1

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

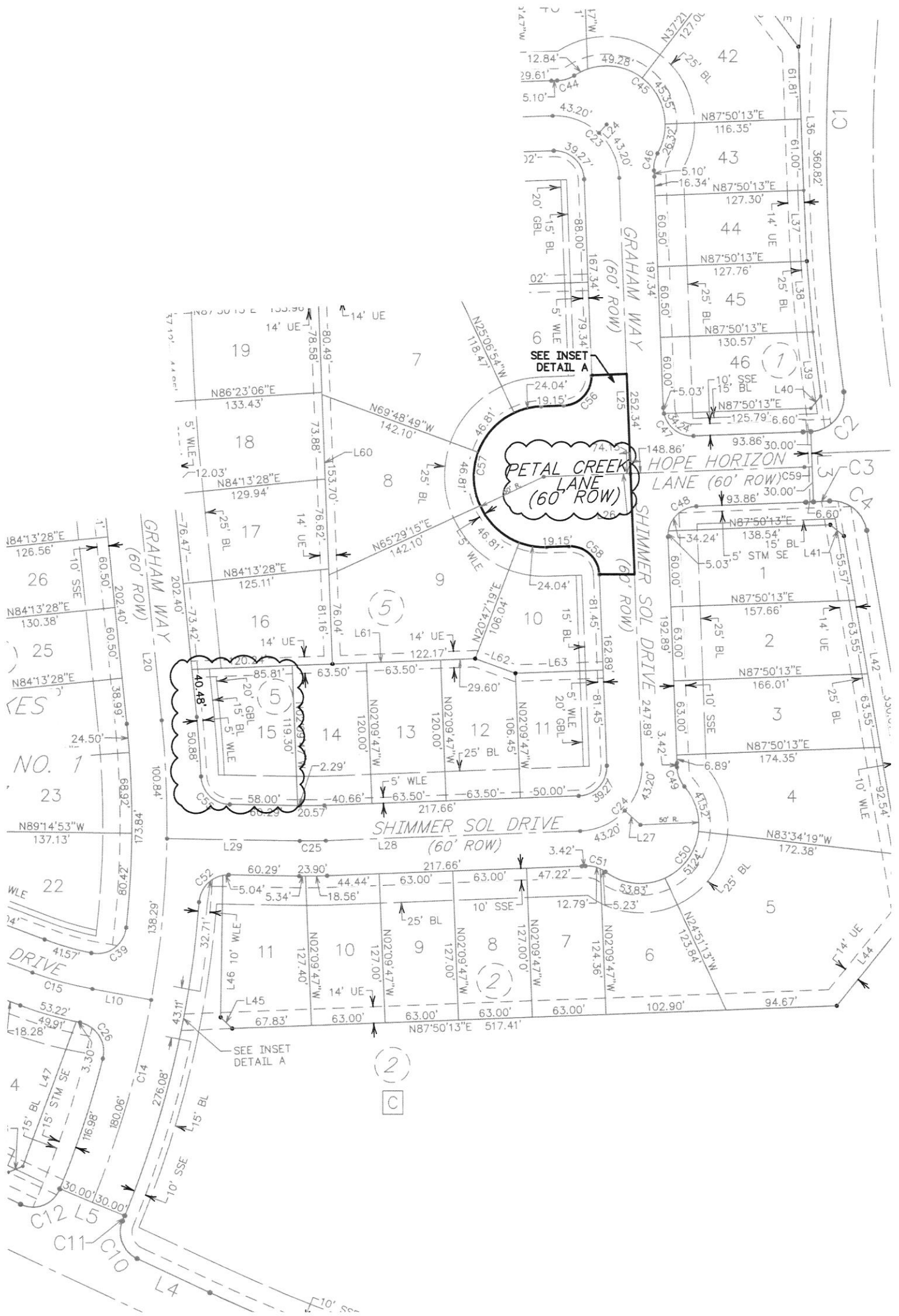
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. E-232760 & L2045100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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SHEET 1H OF 1

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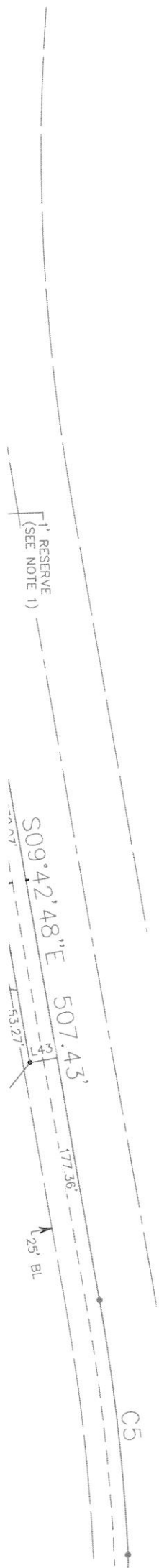
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E-23290 & L-10040100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.513.4000

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SCALE NTS

SHEET 1I OF 1

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OWNER/DEVELOPER:
ASTRO SUNTERRA WEST L.P.
a Delaware Limited Liability Company
2450 FONDREN RD, STE 210
HOUSTON, TEXAS 77036
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ENGINEER/PLANNER/SURVEYOR:

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