

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Lakes North Street Dedication and Reserve

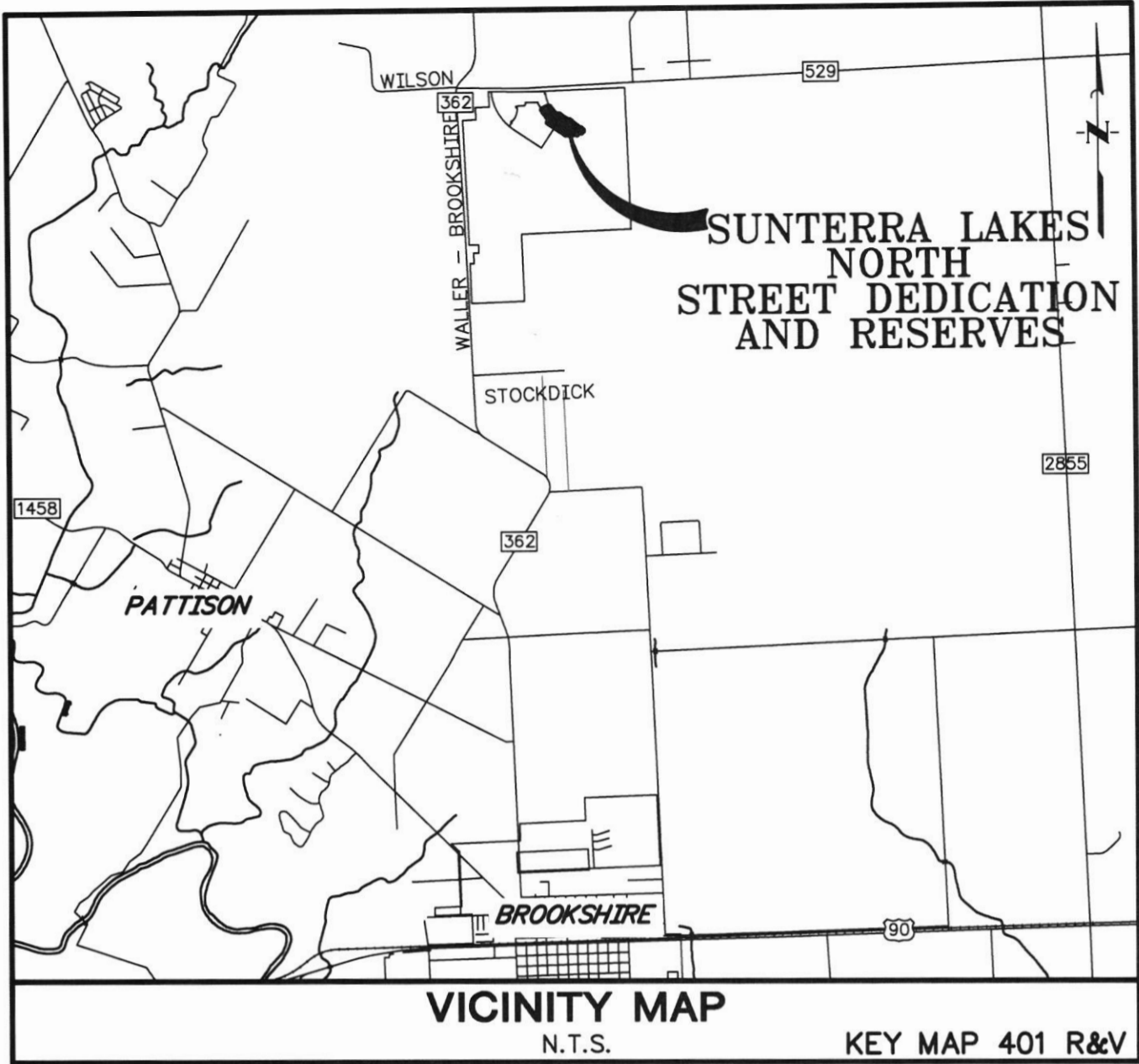
Date: April 1, 2026

Background

Final Plat of Sunterra Lakes North Street Dedication and Reserve which consists of 15.78 acres will include 1 Block and 1 Reserve in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT OF SUNTERRA LAKES NORTH STREET DEDICATION AND RESERVE

A SUBDIVISION OF 15.78 ACRES OF LAND
OUT OF THE
WILLIS McCUTCHEON SURVEY
SECTION 52, A-310
WALLER COUNTY, TEXAS
1 RESERVE 1 BLOCK
FEBRUARY 2026

BKDD PERMIT NO. 2025-53

DATE: FEBRUARY 2026

SCALE: NTS

SHEET 1A OF 1

FINAL PLAT OF
SUNTERRA LAKES
NORTH
STREET DEDICATION
AND RESERVE

OWNER/DEVELOPER:
ASTRO SUNTERRA LAKES NORTH, L.P.
a DELAWARE LIMITED PARTNERSHIP
2450 FONDREN RD, STE 210
HOUSTON, TEXAS 77036
713-255-5957
bstidham@starwoodland.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23270 & 10046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

alruiz@quiddity.com

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STATE OF TEXAS §
 COUNTY OF WALLER §

A METES & BOUNDS description of a 15.78 acre tract of land in the Willis McCutcheon Survey, Section 52, Abstract 310, Waller County, Texas, being out of and a part of that certain called 824.80 acre tract recorded under County Clerk's File Number 2412961, 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 northeast corner of said called 824.80 acre tract, same being the northwest corner of an adjoining called 264.963 acre tract described in deed recorded in Volume 0755, Page 243, Official Records, Waller County, Texas, also being a point in the east line of said Willis McCutcheon Survey, Section 52, Abstract 310, same being the west line of the adjoining H. & T. C. Railroad Company Survey Section 67, Abstract 151, and being a point in the south right-of-way line of F. M. Highway 529 (120-foot wide);

Thence South 87 degrees 53 minutes 33 seconds West along the north line of said called 824.80 acre tract, same being the south right-of-way line of F. M. Highway 529, 2,509.04 feet;

Thence South 02 degrees 06 minutes 27 seconds East, crossing said called 824.80 acre tract, 559.13 feet to the north corner and Place of Beginning of the herein described tract, being a point in a non-tangent curve to the right;

Thence establishing the northeast line of the herein described tract, crossing said called 824.80 acre tract with the following courses and distance:

Thence with said non-tangent curve to the right, having a central angle of 86 degrees 50 minutes 25 seconds, an arc length of 45.47 feet, a radius of 30.00 feet, and a chord bearing South 73 degrees 02 minutes 52 seconds East, 41.24 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 21 degrees 19 minutes 08 seconds, an arc length of 461.39 feet, a radius of 1,240.00 feet, and a chord bearing South 40 degrees 17 minutes 14 seconds East, 458.73 feet;

North 39 degrees 03 minutes 12 seconds East, 80.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 07 degrees 13 minutes 26 seconds, an arc length of 146.25 feet, a radius of 1,160.00 feet, and a chord bearing South 54 degrees 33 minutes 31 seconds East, 146.16 feet;

South 58 degrees 10 minutes 14 seconds East, 269.64 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 47.12 feet, a radius of 30.00 feet, and a chord bearing North 76 degrees 49 minutes 46 seconds East, 42.43 feet;

South 58 degrees 10 minutes 14 seconds East, 80.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 47.12 feet, a radius of 30.00 feet, and a chord bearing South 13 degrees 10 minutes 14 seconds East, 42.43 feet;

South 58 degrees 10 minutes 14 seconds East, 117.61 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 10 degrees 22 minutes 53 seconds, an arc length of 279.03 feet, a radius of 1,540.00 feet, and a chord bearing South 52 degrees 58 minutes 47 seconds East, 278.65 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 87 degrees 26 minutes 40 seconds, an arc length of 45.79 feet, a radius of 30.00 feet, and a chord bearing North 88 degrees 29 minutes 19 seconds East, 41.47 feet;

South 45 degrees 14 minutes 01 second East, 80.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 87 degrees 26 minutes 40 seconds, an arc length of 45.79 feet, a radius of 30.00 feet, and a chord bearing South 01 degree 02 minutes 38 seconds West, 41.47 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 00 degrees 43 minutes 51 seconds, an arc length of 19.64 feet, a radius of 1,540.00 feet, and a chord bearing South 42 degrees 18 minutes 46 seconds East, 19.64 feet to the east corner of the herein described tract;

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

South 48 degrees 03 minutes 09 seconds West, 80.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 104 degrees 56 minutes 53 seconds, an arc length of 54.95 feet, a radius of 30.00 feet, and a chord bearing South 85 degrees 34 minutes 42 seconds West, 47.58 feet to a point for corner;

North 56 degrees 53 minutes 44 seconds West, 80.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 11 degrees 25 minutes 33 seconds, an arc length of 137.60 feet, a radius of 690.00 feet, and a chord bearing South 27 degrees 23 minutes 29 seconds West, 137.37 feet;

North 68 degrees 19 minutes 17 seconds West, 50.90 feet;

South 87 degrees 05 minutes 55 seconds West, 75.09 feet;

South 87 degrees 26 minutes 33 seconds West, 301.21 feet to the south corner of the herein described tract;

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

North 55 degrees 00 minutes 34 seconds West, 114.56 feet;

North 56 degrees 21 minutes 58 seconds West, 166.00 feet;

North 55 degrees 59 minutes 23 seconds West, 548.54 feet;

North 33 degrees 49 minutes 46 seconds East, 67.73 feet;

North 00 degrees 57 minutes 50 seconds West, 82.12 feet;

North 35 degrees 45 minutes 25 seconds West, 417.87 feet to the west corner of the herein described tract;

Thence North 63 degrees 31 minutes 55 seconds East establishing the northwest line of the herein described tract, 299.69 feet to the Place of Beginning and containing 15.78 acres of land, more or less.

K:\28745\28745-0026-01 Sunterra Lakes Phase I - North - Collector\2 Design Phase\Planning\Sunterra Lakes N STD and Rec - PLAT.dwg Mar 11, 2026 - 11:30am airuiz

DATE: FEBRUARY 2026	FINAL PLAT OF SUNTERRA LAKES NORTH STREET DEDICATION AND RESERVE	OWNER/DEVELOPER: ASTRO SUNTERRA LAKES NORTH, L.P. a DELAWARE LIMITED PARTNERSHIP 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-255-5957 bstidham@starwoodland.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quality Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-232790 & I0046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 airuiz@quiddity.com
SCALE: NTS			
SHEET 1B OF 1			

Legend:

- AC "Acres"
- BL "Building Line"
- ESMT "Easement"
- C.C.F. "County Clerk's File"
- D.R.W.C.T. "Deed Records, Waller County, Texas"
- 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"
- VOL. → PG. → "Volume and Page"
- WLE "Waterline Easement"
- ① "Block Number"
- Set 3/4-inch iron rod with Cap Stamped "Quiddity Eng. Property Corner" as Per Certification
- └─ "Street Name Break"

RESTRICTED RESERVE [A]

Restricted to Recreation
and Drill Site
Purposes Only
13.53 AC
589,491 Sq. Ft.

RESERVE TOTAL

13.53 AC
589,491 Sq. Ft.

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 detention and other related uses.
3. The radius on all block corners is 25 feet, unless otherwise noted.
4. 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.
5. All bearings are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
6. New development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.
7. 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 lot 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.
8. Structures built on lots in the designated floodplain 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.
9. No structure in this subdivision shall be occupied until connected to a public sewer system.
10. No structure in this subdivision shall be occupied until connected to an individual water supply or a state - approved community water system.
11. 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.
12. 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.
13. 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 Lakes North, 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.
14. This plat was prepared from information furnished by Charter Title Company, G.F. No. 1076602100218, Effective Date March 1, 2026. The surveyor has not abstracted the above property.
15. All pipelines and pipeline easements within the platted area are shown hereon.
16. TBM "2300005": being a 5/8" iron rod with cap marked "Quiddity Eng. Control Point" located approximately 2,803 feet southwest from the upper northwest corner of a called 824.80 acre tract recorded under County Clerk's File Number 2412961, Official Public Records, Waller County, Texas, same being the northeast corner of an adjoining called 2.9271 acre tract recorded under County Clerk's File Number 2206502, Official Public Records, Waller County, Texas, also being in the south right-of-way line of F. M. Highway 529, and located approximately 2,671 feet southeast from the northeast corner of said called 824.80 acre tract, being in the south right-of-way line of F. M. Highway 529. Elevation = 184.78' (NAVD88).
17. Tract is subject to Drill Site and Easements recorded in Volume 238, Page 115, D.R.W.C.T.
18. Tract is subject to Detention Facilities Maintenance Agreement between BKDD and Waller County MUD No. 60 recorded under C.C.F. No. 2510682, O.P.R.W.C.T.
19. Tract is subject to Detention Facilities Maintenance Agreement between BKDD and Waller County MUD No. 1 recorded under C.C.F. No. 2500856, O.P.R.W.C.T.
20. Tract is subject to Telecommunications Easement recorded under C.C.F. No. 2514340, O.P.R.W.C.T.

K:\28745\28745-0026-01 Sunterra Lakes Phase I - North - Collector\2 Design Phase\Planning\Sunterra Lakes N STD and Rec - PLAT.dwg Mar 11, 2026 - 4:32pm alruiz

DATE: FEBRUARY 2026	FINAL PLAT OF SUNTERRA LAKES NORTH STREET DEDICATION AND RESERVE	OWNER/DEVELOPER: ASTRO SUNTERRA LAKES NORTH, L.P. a DELAWARE LIMITED PARTNERSHIP 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-255-5957 bstidham@starwoodland.com	ENGINEER/PLANNER/SURVEYOR:
SCALE: NTS			 QUIDDITY <small>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</small>
SHEET 1C OF 1			

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N39°03'12"E	80.00'
L2	S58°10'14"E	269.64'
L3	S58°10'14"E	80.00'
L4	S58°10'14"E	117.61'
L5	S45°14'01"E	80.00'
L6	S48°03'09"W	80.00'
L7	N56°53'44"W	80.00'
L8	N68°19'17"W	50.90'
L9	S87°05'55"W	75.09'
L10	N55°00'34"W	114.56'
L11	N56°21'58"W	166.00'
L12	N33°49'46"E	67.73'
L13	N00°57'50"W	82.12'
L14	N58°10'14"W	527.25'
L15	N31°49'46"E	70.00'
L16	S44°45'59"W	23.55'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	30.00'	86°50'25"	45.47'	N73°02'52"W	41.24'	28.39'
C2	1,240.00'	21°19'08"	461.39'	S40°17'14"E	458.73'	233.39'
C3	1,160.00'	7°13'26"	146.25'	S54°33'31"E	146.16'	73.22'
C4	30.00'	90°00'00"	47.12'	N76°49'46"E	42.43'	30.00'
C5	30.00'	90°00'00"	47.12'	S13°10'14"E	42.43'	30.00'
C6	1,540.00'	10°22'53"	279.03'	N52°58'47"W	278.65'	139.90'
C7	30.00'	87°26'40"	45.79'	N88°29'19"E	41.47'	28.69'
C8	30.00'	87°26'40"	45.79'	S01°02'38"W	41.47'	28.69'
C9	1,540.00'	0°43'51"	19.64'	N42°18'46"W	19.64'	9.82'
C10	30.00'	104°56'53"	54.95'	S85°34'42"W	47.58'	39.06'
C11	690.00'	11°25'33"	137.60'	S27°23'29"W	137.37'	69.03'
C12	1,200.00'	7°13'26"	151.30'	S54°33'31"E	151.53'	75.91'
C13	1,500.00'	16°13'23"	424.72'	N50°03'32"W	423.30'	213.79'
C14	650.00'	11°39'43"	132.30'	S38°56'07"W	132.07'	66.38'
C15	30.00'	83°08'32"	43.53'	N06°05'24"W	39.81'	26.61'

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SCALE: NTS			
SHEET 1D OF 1			

STATE OF TEXAS §

COUNTY OF WALLER §

We, Astro Sunterra Lakes North, L.P., a Delaware Limited Partnership acting by and through Brian Stidham, Authorized Signer, owner hereinafter referred to as Owners of the 15.78 acre tract described in the above and foregoing map of Sunterra Lakes North Street Dedication and Reserve, 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, 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 Lakes North L.P., a Delaware Limited Partnership, has caused these presents to be signed by Brian Stidham, Authorized Signer thereunto authorized, this 24th day of

February, 2026

Astro Sunterra Lakes North, L.P.,
a Delaware Limited Partnership

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

By: 
Brian Stidham
Authorized Signer

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DATE: FEBRUARY 2026	FINAL PLAT OF SUNTERRA LAKES NORTH STREET DEDICATION AND RESERVE	OWNER/DEVELOPER: ASTRO SUNTERRA LAKES NORTH, L.P. a DELAWARE LIMITED PARTNERSHIP 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-255-5957 bstidham@starwoodland.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10048300 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000</small> aruiroz@quiddity.com
SCALE: NTS			
SHEET 1E OF 1			

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 24th day of February 2026

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

Print Name Hope All Day

My commission expires: 11-6-2028



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 extraterritorial jurisdiction.

No portion of the 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 the 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.



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

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DATE: FEBRUARY 2026	FINAL PLAT OF SUNTERRA LAKES NORTH STREET DEDICATION AND RESERVE	OWNER/DEVELOPER: ASTRO SUNTERRA LAKES NORTH, L.P. a DELAWARE LIMITED PARTNERSHIP 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-255-5957 bstidham@starwoodland.com	ENGINEER/PLANNER/SURVEYOR:
SCALE: NTS			 QUIDDITY <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 & L2046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000</small>
SHEET 1F OF 1			alruiz@quiddity.com

I, J. Ross McCall, PE, 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

BROOKSHIRE-KATY DRAINAGE DISTRICT Permit No. 2025-53
APPROVED BY THE BOARD OF SUPERVISORS ON

09-08-2025
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.

K:\28745\28745-0028-01 Sunterra Lakes Phase I - North - Collector\2 Design Phase\Planning\Sunterra Lakes N STD and Rec - PLAT.dwg Feb 25, 2026 - 2:29pm alruiz

DATE: FEBRUARY 2026	FINAL PLAT OF SUNTERRA LAKES NORTH STREET DEDICATION AND RESERVE	OWNER/DEVELOPER: ASTRO SUNTERRA LAKES NORTH, L.P. a DELAWARE LIMITED PARTNERSHIP 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-255-5957 bstidham@starwoodland.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY <small>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</small> alruiz@quiddity.com
SCALE: NTS			
SHEET 1G OF 1			

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 _____, 202__, 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 _____, 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

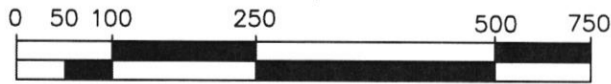
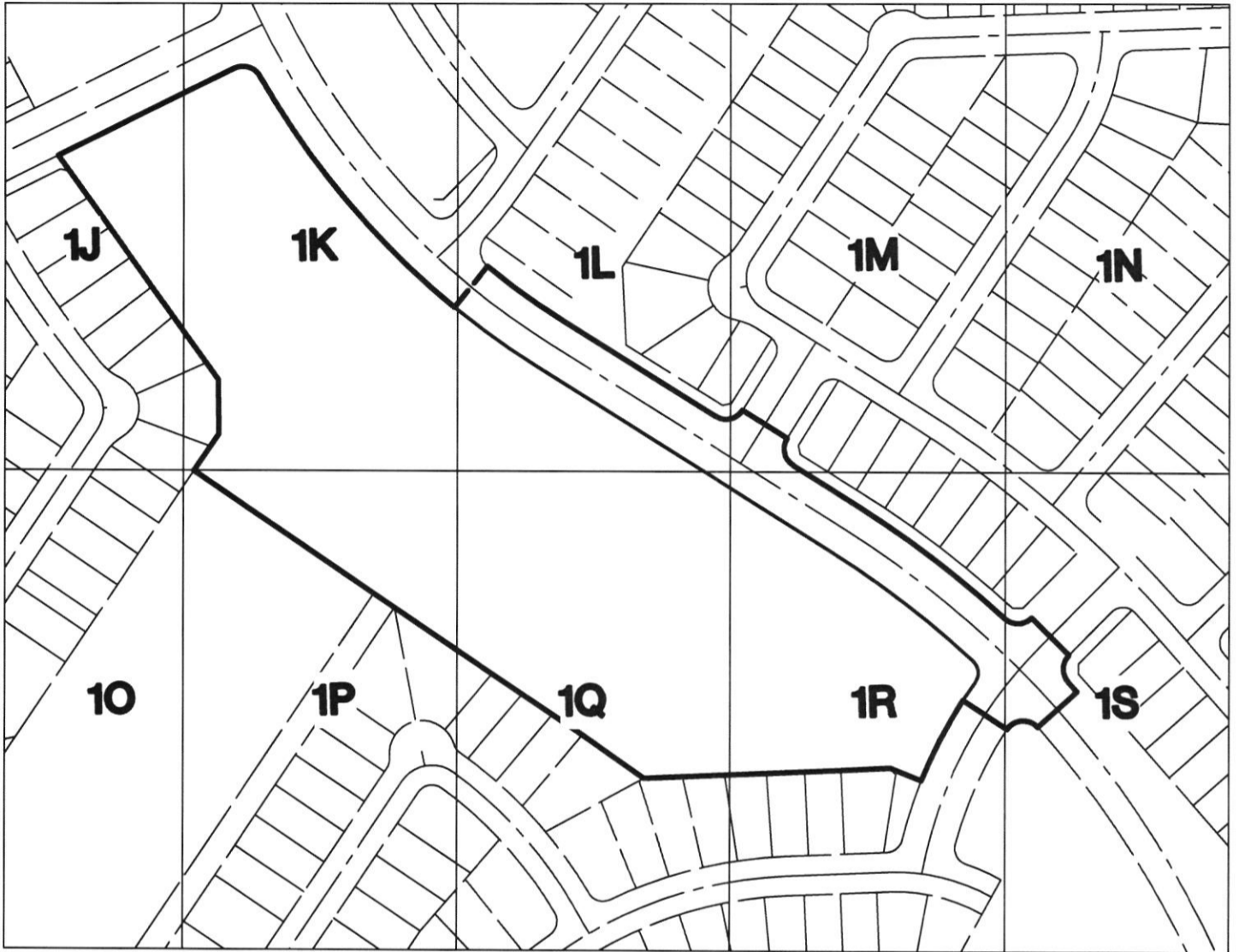
Justin Beckendorff
Commissioner, Precinct 4

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.

K:\28745\28745-0026-01 Sunterra Lakes Phase I - North - Collector\2 Design Phase\Planning\Sunterra Lakes N STD and Rec - PLAT.dwg Mar 11, 2026 - 11:34am alruiz

DATE: FEBRUARY 2026	FINAL PLAT OF SUNTERRA LAKES NORTH STREET DEDICATION AND RESERVE	OWNER/DEVELOPER: ASTRO SUNTERRA LAKES NORTH, L.P. a DELAWARE LIMITED PARTNERSHIP 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-255-5957 bstidham@starwoodland.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY <small>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 832 911 4000 alruiz@quiddity.com</small>
SCALE: NTS			
SHEET 1H OF 1			

K:\28745\28745-0026-01 Sunterra Lakes Phase I - North - Collector\2 Design Phase\Planning\Sunterra Lakes N STD and Rec - PLAT.dwg Mar 11, 2026 - 11:34am alruiz



SCALE: 1" = 250'

DATE: FEBRUARY 2026

SCALE: NTS

SHEET 1I OF 1

FINAL PLAT OF
SUNTERRA LAKES
NORTH
STREET DEDICATION
AND RESERVE

OWNER/DEVELOPER:
ASTRO SUNTERRA LAKES NORTH, L.P.
a DELAWARE LIMITED PARTNERSHIP
2450 FONDREN RD, STE 210
HOUSTON, TEXAS 77036
713-255-5957
bstidham@starwoodland.com

ENGINEER/PLANNER/SURVEYOR:

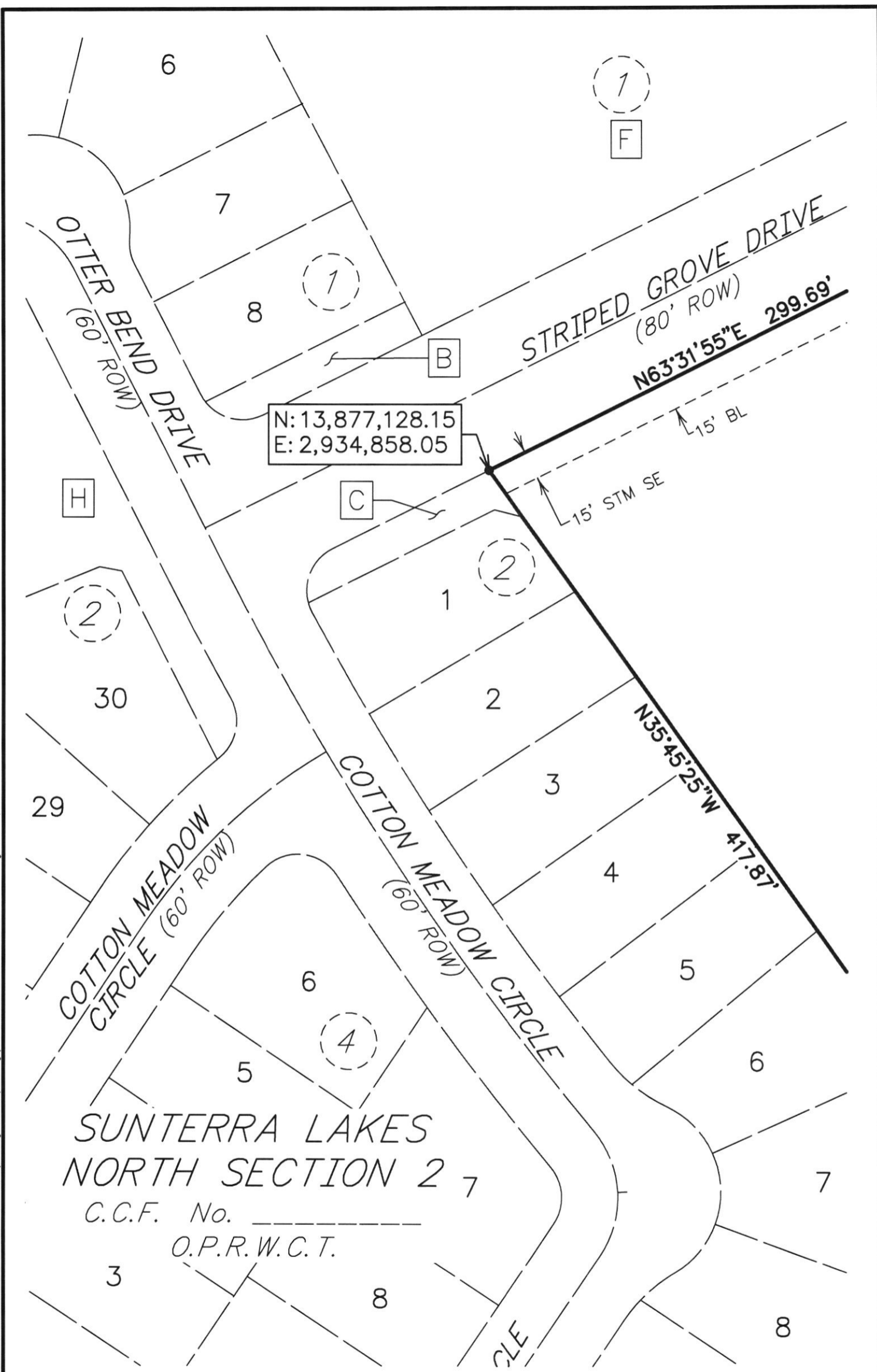


QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E-23290 & 10048100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

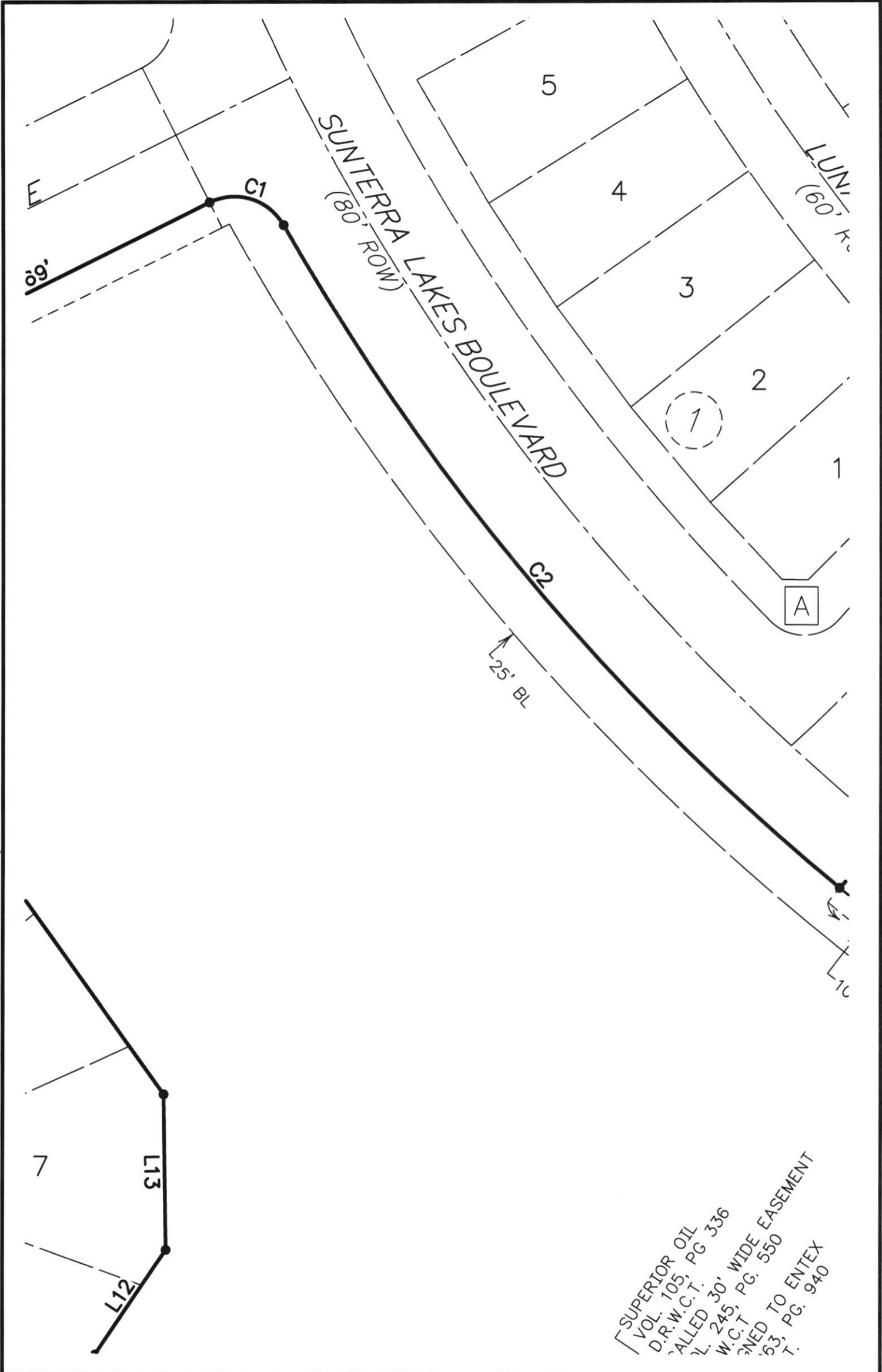
alruiz@quiddity.com

K:\28745\28745-0028-01 Sunterra Lakes Phase I - North - Collector\2 Design Phase\Planning\Sunterra Lakes N STD and Rec - PLAT.dwg Mar 11, 2026 - 11:35am alruiz



DATE: FEBRUARY 2026	FINAL PLAT OF SUNTERRA LAKES NORTH STREET DEDICATION AND RESERVE	OWNER/DEVELOPER: ASTRO SUNTERRA LAKES NORTH, L.P. a DELAWARE LIMITED PARTNERSHIP 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-255-5957 bstidham@starwoodland.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY <small>Quiddity Engineers, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. 1-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000</small> alruiz@quiddity.com
SCALE 1"=60'			
SHEET 1J OF 1			

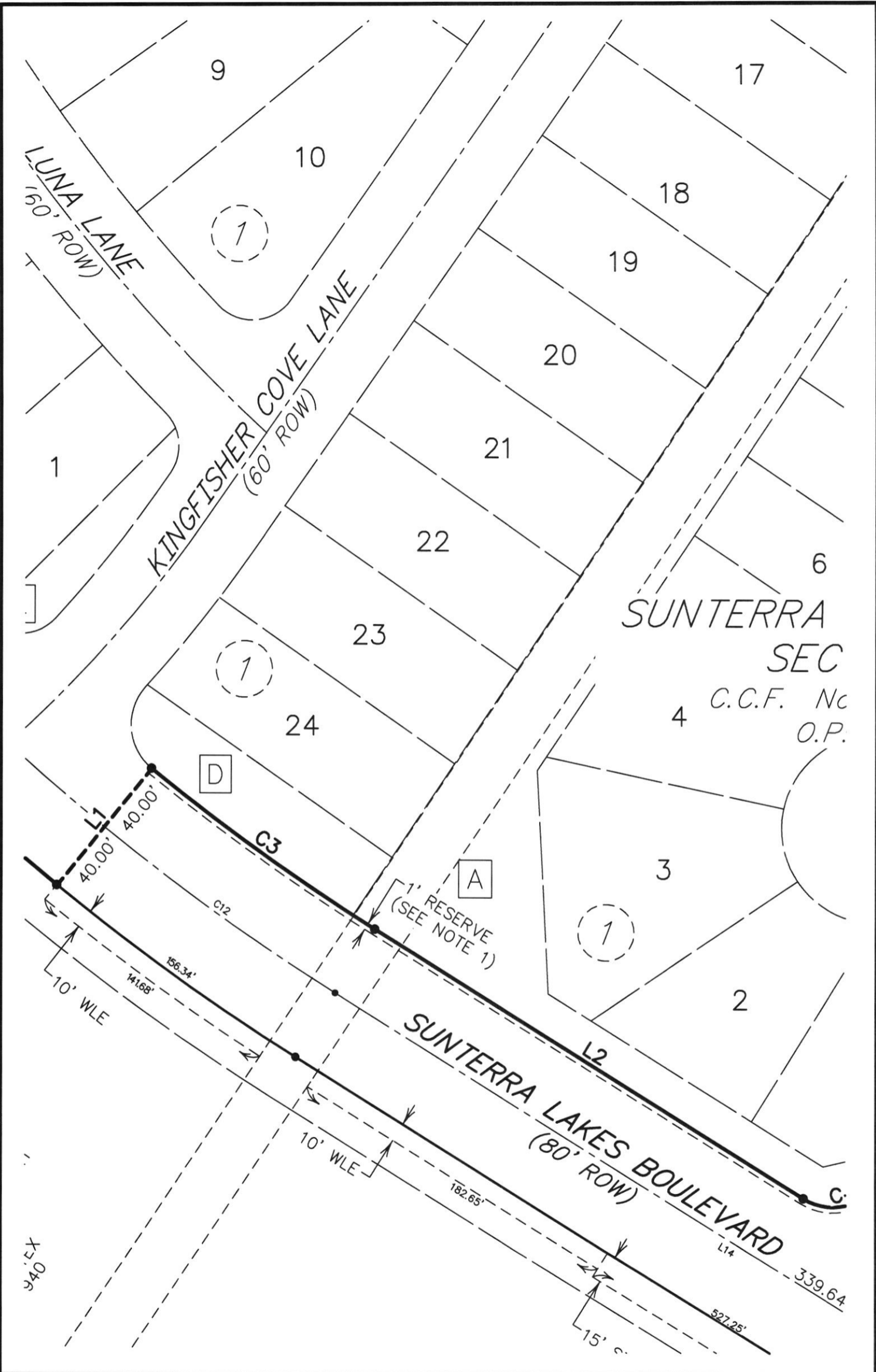
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SUPERIOR OIL
 VOL. 105, PG. 336
 D.R.W.C.T.
 CALLED 30' WIDE EASEMENT
 L. 245, PG. 550
 W.C.T.
 NED TO ENTEX
 53, PG. 940
 T.

DATE: FEBRUARY 2026	FINAL PLAT OF SUNTERRA LAKES NORTH STREET DEDICATION AND RESERVE	OWNER/DEVELOPER: ASTRO SUNTERRA LAKES NORTH, L.P. a DELAWARE LIMITED PARTNERSHIP 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-255-5957 bstidham@starwoodland.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F 23390 & 10048100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000</small> airuiz@quiddity.com
SCALE 1"=60'			
SHEET 1K OF 1			

K:\28745\28745-0026-01 Sunterra Lakes Phase I - North - Collector\2 Design Phase\Planning\Sunterra Lakes N STD and Rec - PLAT.dwg Mar 11, 2026 - 11:36am alruiz

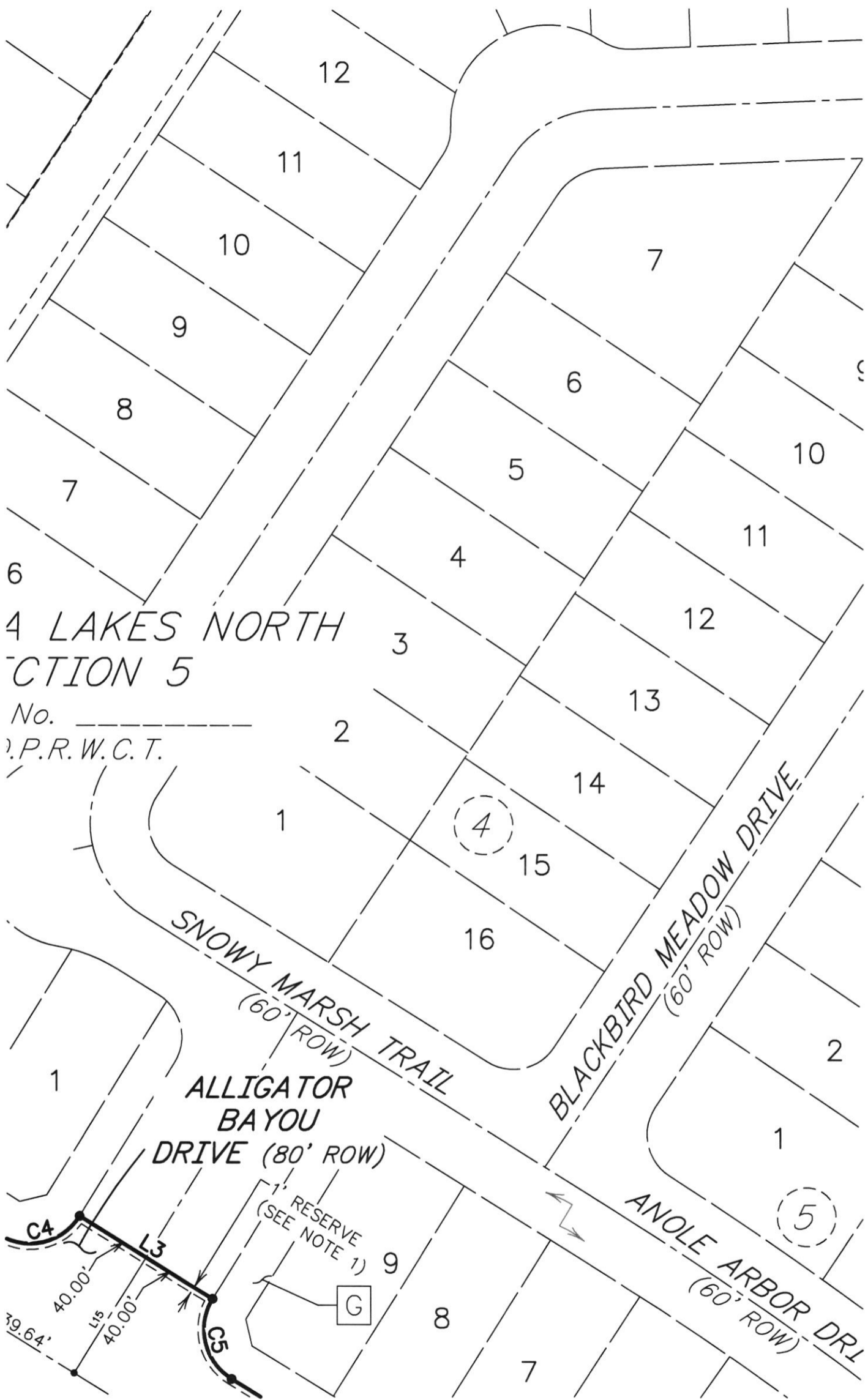


<p>DATE: FEBRUARY 2026</p>	<p>FINAL PLAT OF SUNTERRA LAKES NORTH STREET DEDICATION AND RESERVE</p>	<p>OWNER/DEVELOPER: ASTRO SUNTERRA LAKES NORTH, L.P. a DELAWARE LIMITED PARTNERSHIP 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-255-5957 bstidham@starwoodland.com</p>	<p>ENGINEER/PLANNER/SURVEYOR:  QUIDDITY <small>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</small> alruiz@quiddity.com</p>
<p>SCALE 1"=60'</p>			
<p>SHEET 1L OF 1</p>			

K:\28745\28745-0026-01 Sunterra Lakes Phase I - North - Collector\2 Design Phase\Planning\Suntterra Lakes N STD and Rec - PLAT.dwg Mar 11, 2026 - 11:36am alruiz

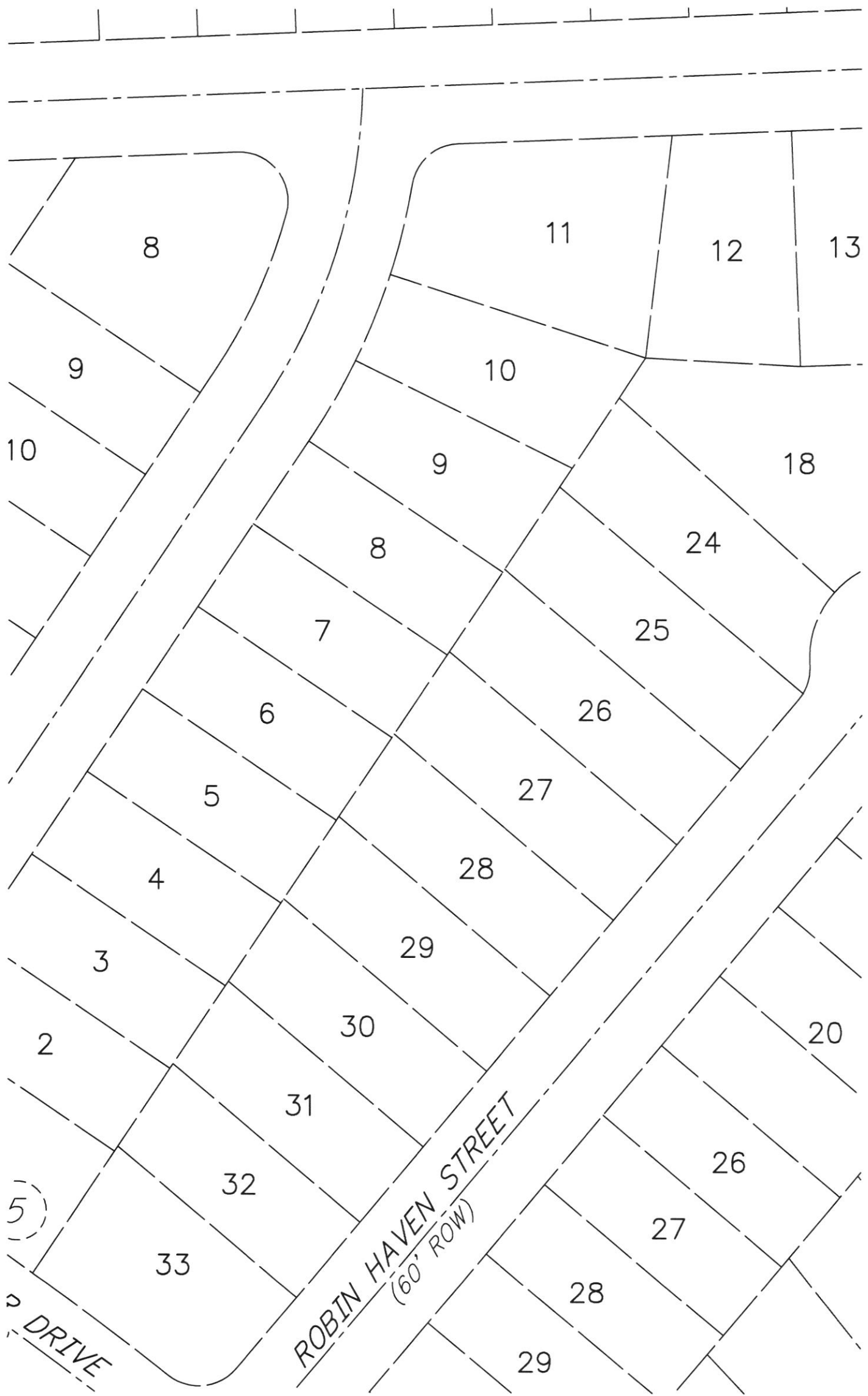
4 LAKES NORTH SECTION 5

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



DATE: FEBRUARY 2026	FINAL PLAT OF SUNTERRA LAKES NORTH STREET DEDICATION AND RESERVE	OWNER/DEVELOPER: ASTRO SUNTERRA LAKES NORTH, L.P. a DELAWARE LIMITED PARTNERSHIP 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-255-5957 bstidham@starwoodland.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY <small>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</small> alruiz@quiddity.com
SCALE 1"=60'			
SHEET 1M OF 1			

K:\28745\28745-0026-01 Sunterra Lakes Phase I - North - Collector\2 Design Phase\Sunterra Lakes N STD and Rec - PLAT.dwg Mar 11, 2026 - 11:37am alruiz



DATE: FEBRUARY 2026

SCALE 1"=60'

SHEET 1N OF 1

FINAL PLAT OF
SUNTERRA LAKES
NORTH
STREET DEDICATION
AND RESERVE

OWNER/DEVELOPER:
ASTRO SUNTERRA LAKES NORTH, L.P.
a DELAWARE LIMITED PARTNERSHIP
2450 FONDREN RD, STE 210
HOUSTON, TEXAS 77036
713-255-5957
bstidham@starwoodland.com

ENGINEER/PLANNER/SURVEYOR:

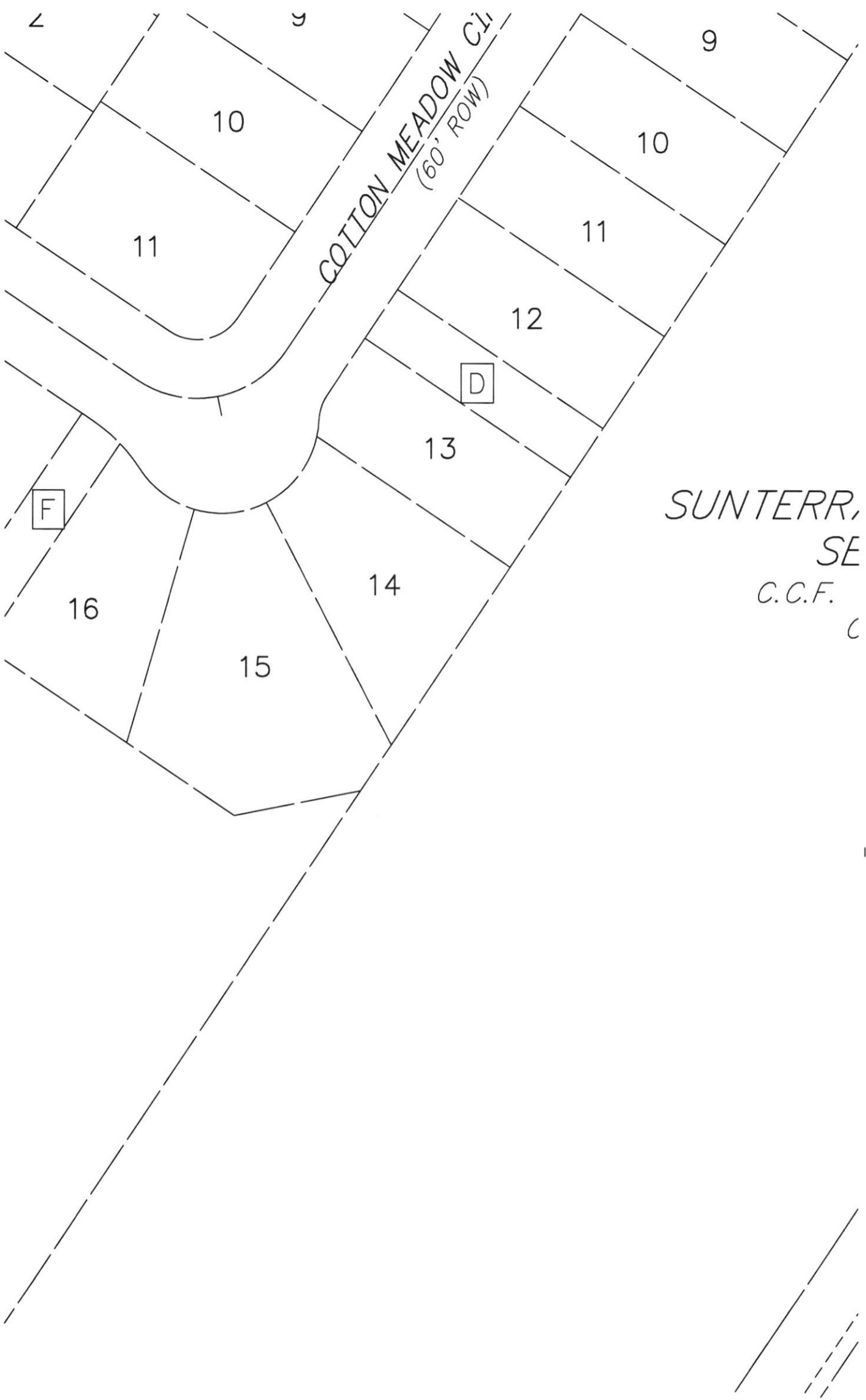


QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. P-23290 & 10048100
2322 West Grand Parkway North, Suite 350 Katy, TX 77449 832.913.4000

alruiz@quiddity.com

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SUNTERR,
SE
C.C.F.

DATE: FEBRUARY 2026

SCALE 1"=60'

SHEET 10 OF 1

FINAL PLAT OF
SUNTERRA LAKES
NORTH
STREET DEDICATION
AND RESERVE

OWNER/DEVELOPER:
ASTRO SUNTERRA LAKES NORTH, L.P.
a DELAWARE LIMITED PARTNERSHIP
2450 FONDREN RD, STE 210
HOUSTON, TEXAS 77036
713-255-5957
bstidham@starwoodland.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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

alruiz@quiddity.com

C.V.C.
D.R. ASSI.
VOL.
D.R.W.C.

N55°59'23"W 548.54'

2

D

ERRA LAKES NORTH SECTION 2

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

2

22

21

20

SUNTERRA LAKES NO. 1 SECTION 4A

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

17

A

1

14

16

13

15

12

14

LING DUCK STREET
(60' ROW)

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DATE: FEBRUARY 2026
SCALE 1"=60'
SHEET 1P OF 1

FINAL PLAT OF
SUNTERRA LAKES
NORTH
STREET DEDICATION
AND RESERVE

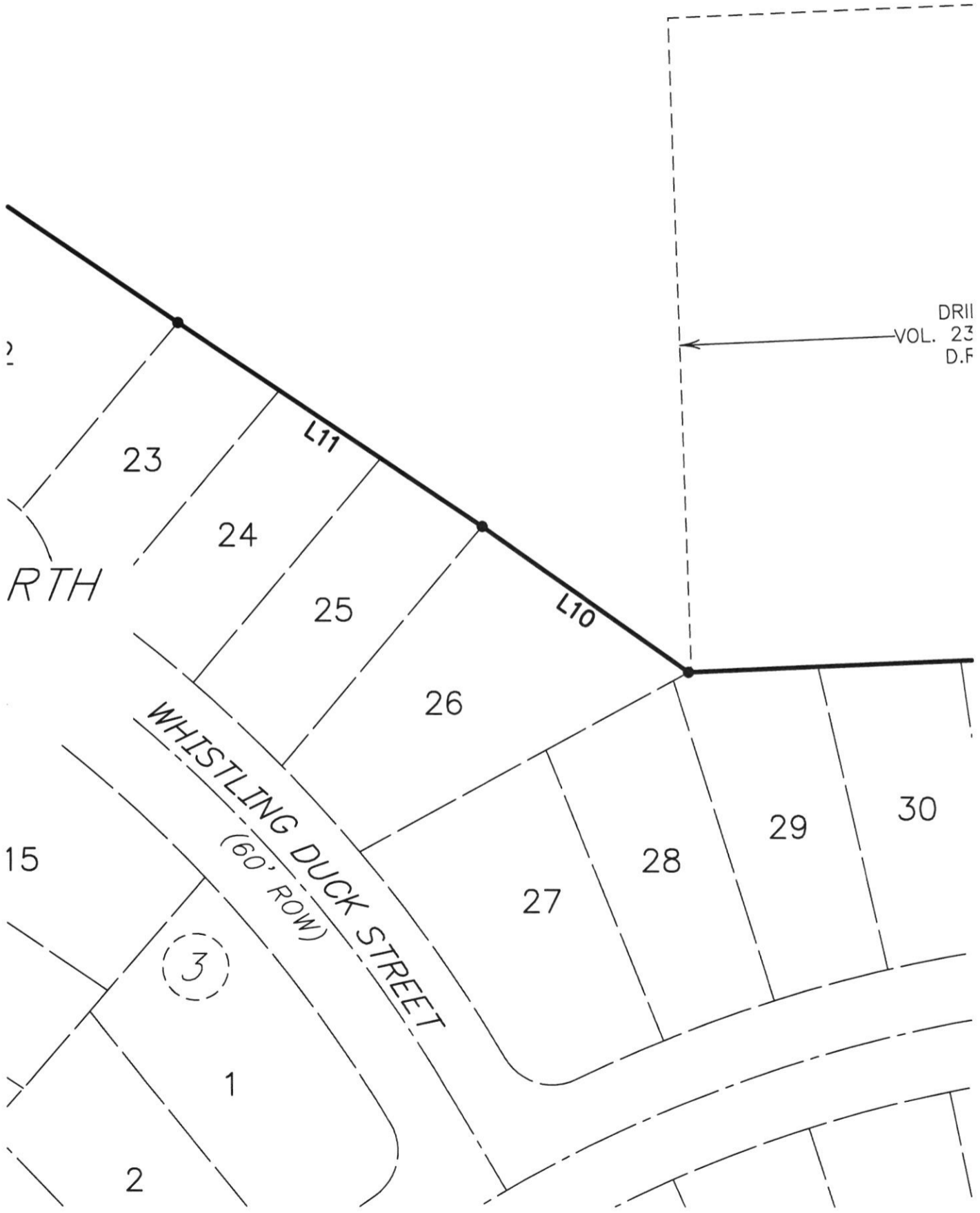
OWNER/DEVELOPER:
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a DELAWARE LIMITED PARTNERSHIP
2450 FONDREN RD, STE 210
HOUSTON, TEXAS 77036
713-255-5957
bstidham@starwoodland.com

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
alruiz@quiddity.com

57M SE

1

A



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DATE: FEBRUARY 2026

SCALE 1"=60'

SHEET 1Q OF 1

FINAL PLAT OF
SUNTERRA LAKES
NORTH
STREET DEDICATION
AND RESERVE

OWNER/DEVELOPER:
ASTRO SUNTERRA LAKES NORTH, L.P.
a DELAWARE LIMITED PARTNERSHIP
2450 FONDREN RD, STE 210
HOUSTON, TEXAS 77036
713-255-5957
bstidham@starwoodland.com

ENGINEER/PLANNER/SURVEYOR:

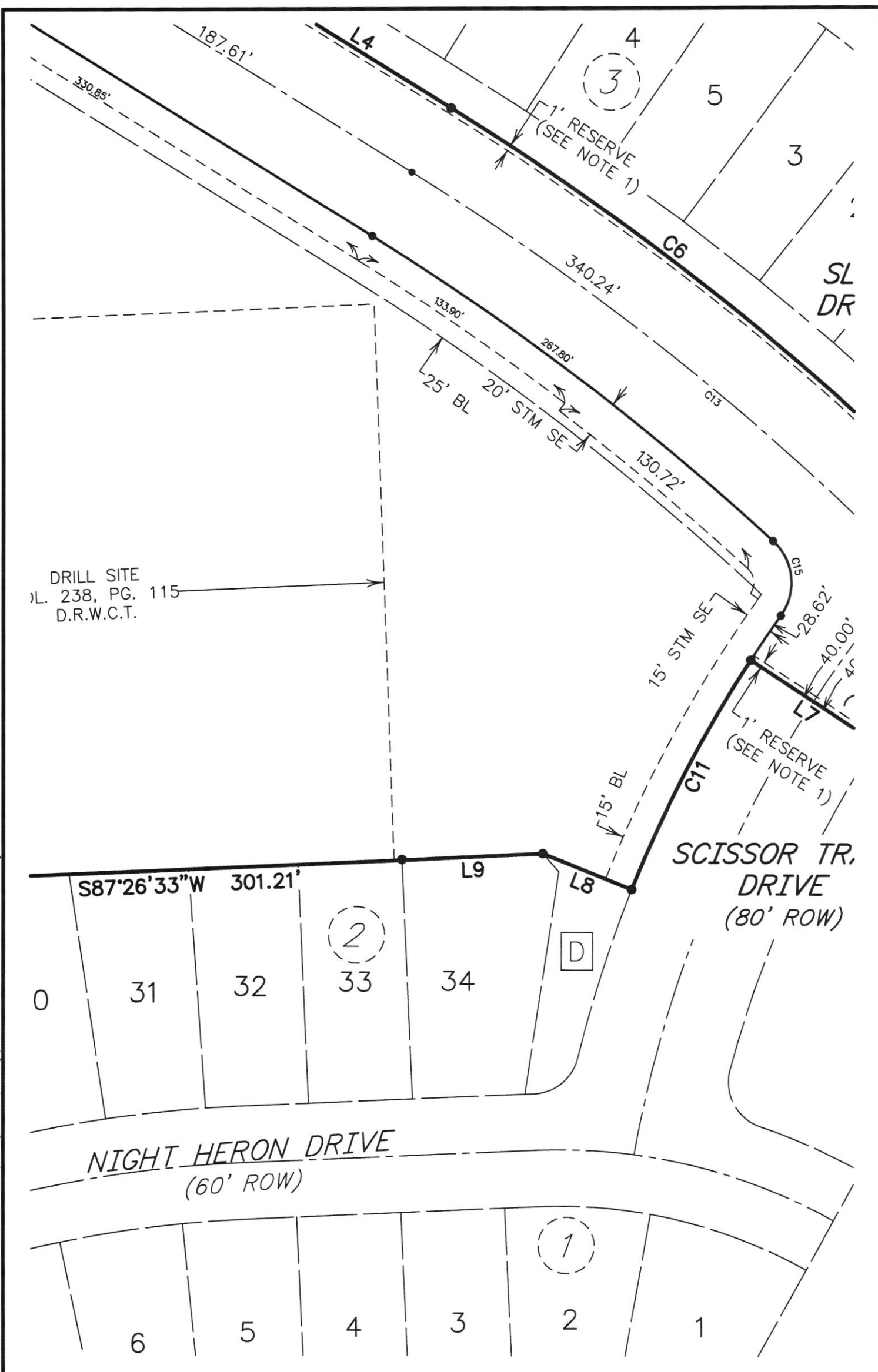


QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E-23290 & 10045100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

alruiz@quiddity.com

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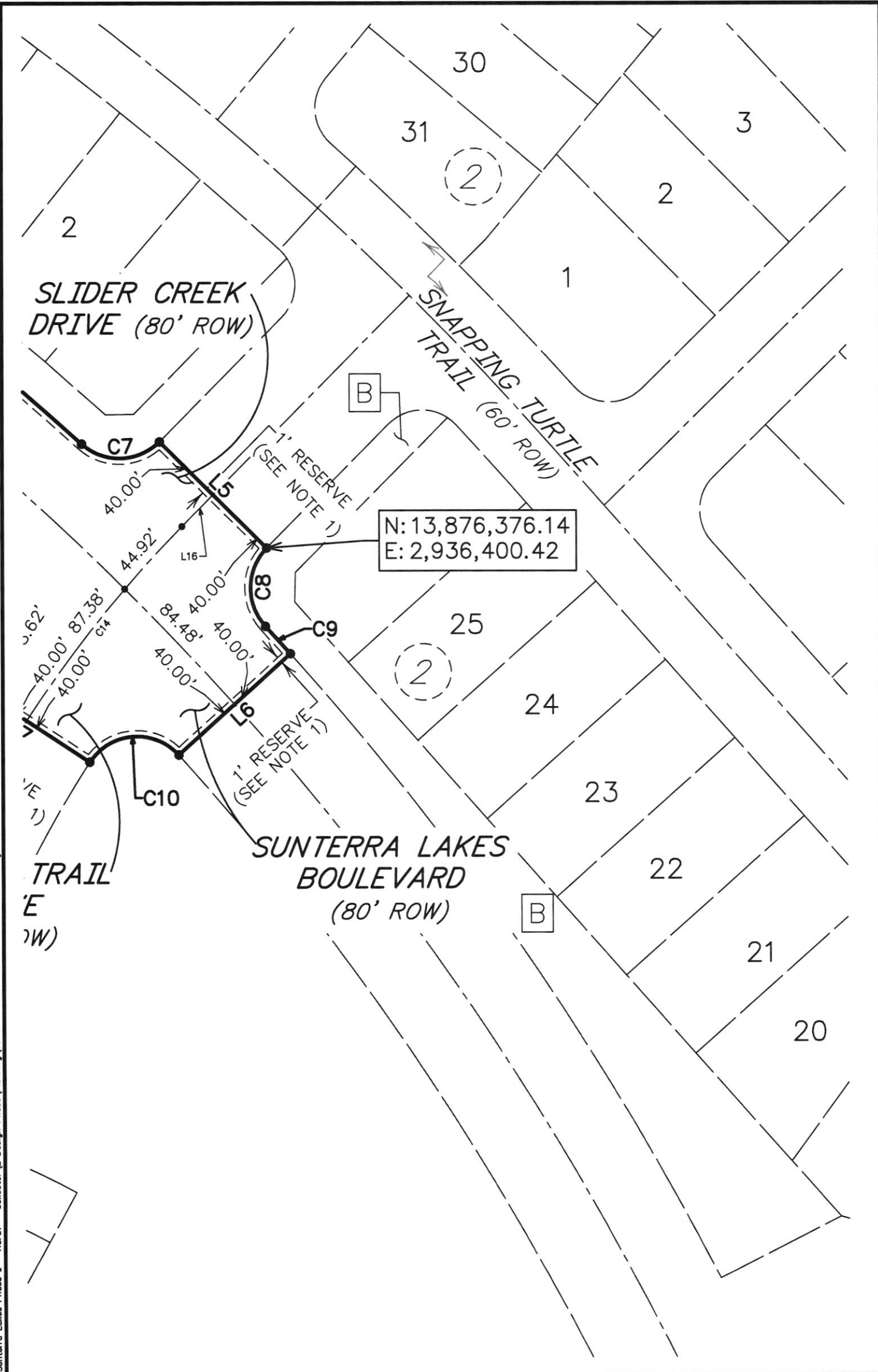
DATE: FEBRUARY 2026
 SCALE 1"=60'
 SHEET 1R OF 1

FINAL PLAT OF
 SUNTERRA LAKES
 NORTH
 STREET DEDICATION
 AND RESERVE

OWNER/DEVELOPER:
 ASTRO SUNTERRA LAKES NORTH, L.P.
 a DELAWARE LIMITED PARTNERSHIP
 2450 FONDREN RD, STE 210
 HOUSTON, TEXAS 77036
 713-255-5957
 bstidham@starwoodland.com

ENGINEER/PLANNER/SURVEYOR:
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 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.923.4000
 alruiz@quiddity.com

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DATE: FEBRUARY 2026
SCALE 1"=60'
SHEET 1S OF 1

FINAL PLAT OF
SUNTERRA LAKES
NORTH
STREET DEDICATION
AND RESERVE

OWNER/DEVELOPER:
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a DELAWARE LIMITED PARTNERSHIP
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bstidham@starwoodland.com

ENGINEER/PLANNER/SURVEYOR:



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