

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Lakes North Section 4B

Date: April 1, 2026

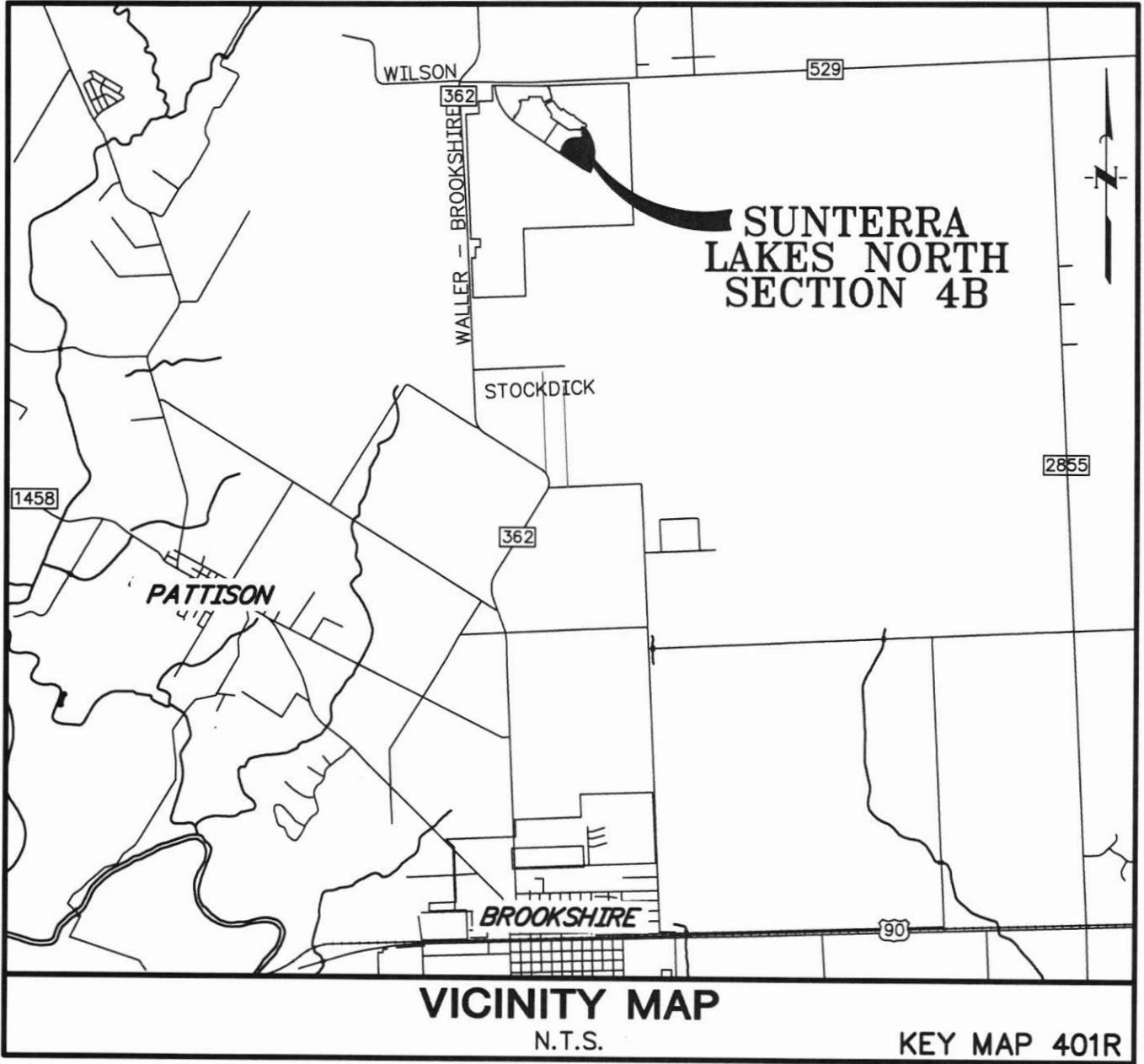
Background

Final Plat of Sunterra Lakes North Section 4B which consists of 27.94 acres will include 118 Lots, 2 Reserves and 5 Blocks in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond

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FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 4B

A SUBDIVISION OF 27.94 ACRES OF LAND
OUT OF THE
WILLIAM McCUTCHEON SURVEY, SECTION 52, A-310
WALLER COUNTY, TEXAS
118 LOTS 2 RESERVES 5 BLOCKS
FEBRUARY 2026

BKDD PERMIT No. 2025-86

DATE: FEBRUARY 2026

SCALE NTS

SHEET 1A OF 1

FINAL PLAT OF
SUNTERRA LAKES
NORTH
SECTION 4B

OWNER
ASTRO SUNTERRA LAKES NORTH, L.P.,
a Delaware Limited Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(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
alruiz@quiddity.com

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STATE OF TEXAS §
COUNTY OF WALLER §

A METES & BOUNDS description of a 27.94 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 southeast corner of said called 824.80 acre tract, same being the northeast corner of the residue of an adjoining called 639.96 acre tract recorded under County Clerk's File Number 2311587, Official Public Records, Waller County, Texas, the upper southeast corner of said Willis McCutcheon Survey, Section 52, Abstract 310, and the northeast corner of the adjoining H. & T. C. Railroad Company Survey, Section 49, Abstract 142, said point being in the west line of an adjoining called 492.753 acre tract described in deed recorded in Volume 1338, Page 106, Official Records, Waller County, Texas, and the west line of the adjoining J. G. Bennett Survey, Section 68, Abstract 289, Waller County, Texas;

Thence North 40 degrees 03 minutes 28 seconds West, crossing said called 824.80 acre tract, 2,524.08 feet to the south corner and Place of Beginning of the herein described tract, being a point in a non-tangent curve to the right;

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

Thence with said non-tangent curve to the right, having a central angle of 08 degrees 34 minutes 25 seconds, an arc length of 435.44 feet, a radius of 2,910.00 feet, and a chord bearing North 60 degrees 27 minutes 26 seconds West, 435.04 feet;

North 33 degrees 49 minutes 46 seconds East, 10.00 feet;

North 56 degrees 10 minutes 14 seconds West, 905.82 feet to the west corner of the herein described tract;

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

North 33 degrees 49 minutes 46 seconds East, 202.00 feet;

North 56 degrees 10 minutes 14 seconds West, 35.14 feet;

North 33 degrees 49 minutes 46 seconds East, 128.50 feet;

North 34 degrees 18 minutes 38 seconds East, 60.53 feet;

North 40 degrees 23 minutes 41 seconds East, 69.44 feet;

North 48 degrees 21 minutes 32 seconds East, 69.44 feet;

North 56 degrees 19 minutes 23 seconds East, 69.44 feet;

North 64 degrees 17 minutes 14 seconds East, 69.44 feet;

North 70 degrees 12 minutes 11 seconds East, 33.74 feet;

North 74 degrees 11 minutes 06 seconds East, 35.74 feet;

North 80 degrees 12 minutes 56 seconds East, 69.44 feet;

North 86 degrees 37 minutes 18 seconds East, 55.96 feet;

North 87 degrees 26 minutes 33 seconds East, 110.89 feet;

South 88 degrees 27 minutes 58 seconds East, 51.09 feet;

South 70 degrees 30 minutes 19 seconds East, 48.97 feet;

North 28 degrees 53 minutes 22 seconds East, 180.00 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 10 degrees 11 minutes 19 seconds, an arc length of 58.68 feet, a radius of 330.00 feet, and a chord bearing North 66 degrees 12 minutes 17 seconds West, 58.60 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 86 degrees 27 minutes 14 seconds, an arc length of 37.72 feet, a radius of 25.00 feet, and a chord bearing North 28 degrees 04 minutes 19 seconds West, 34.24 feet to the beginning of a compound curve to the right;

Thence with said compound curve to the right, having a central angle of 17 degrees 56 minutes 58 seconds, an arc length of 191.10 feet, a radius of 610.00 feet, and a chord bearing North 24 degrees 07 minutes 47 seconds East, 190.32 feet to the north corner of the herein described tract, being at the beginning of a compound curve to the right;

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

Thence with said compound curve to the right, 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 North 85 degrees 34 minutes 42 seconds East, 47.58 feet to the beginning of a compound curve to the right;

Thence with said compound curve to the right, having a central angle of 41 degrees 33 minutes 03 seconds, an arc length of 1,058.79 feet, a radius of 1,460.00 feet, and a chord bearing South 21 degrees 10 minutes 19 seconds East, 1,035.74 feet to the beginning of a compound curve to the right;

Thence with said compound curve to the right, having a central angle of 92 degrees 48 minutes 21 seconds, an arc length of 48.59 feet, a radius of 30.00 feet, and a chord bearing South 46 degrees 00 minutes 23 seconds West, 43.45 feet;

South 02 degrees 24 minutes 33 seconds West, 80.00 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 92 degrees 48 minutes 21 seconds, an arc length of 48.59 feet, a radius of 30.00 feet, and a chord bearing South 41 degrees 11 minutes 16 seconds East, 43.45 feet to the beginning of a compound curve to the right;

Thence with said compound curve to the right, having a central angle of 18 degrees 38 minutes 53 seconds, an arc length of 475.19 feet, a radius of 1,460.00 feet, and a chord bearing South 14 degrees 32 minutes 21 seconds West, 473.10 feet to a point for corner;

South 23 degrees 51 minutes 48 seconds West, 76.13 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 91 degrees 23 minutes 34 seconds, an arc length of 47.85 feet, a radius of 30.00 feet, and a chord bearing South 69 degrees 33 minutes 35 seconds West, 42.94 feet to the Place of Beginning and containing 27.94 acres of land, more or less

DATE: FEBRUARY 2026	<p align="center">FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 4B</p>	<p>OWNER ASTRO SUNTERRA LAKES NORTH, L.P., a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 bstidham@starwoodland.com</p>	<p>ENGINEER/PLANNER/SURVEYOR:</p>  <p>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</p>
SCALE NTS			
SHEET 1B OF 1			

K:\28745\Client Management\Sunterra Lakes - North Sections - Temporary Folders\Sunterra Lakes North - Phase I - Section 4B\2. Design Phase\Planning\Sunterra Lakes N Sec 4B - PLAT.dwg Mar 11, 2026 - 4:47pm alruiz

Legend:

- AC "Acres"
- AE "Aerial Easement"
- 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"
- 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"

General Notes:

1. One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of street where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. This subdivision is proposed for single-family residential, detention, and other related uses.
3. The radius on all block corners is 25 feet, unless otherwise noted.
4. 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.
5. 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.
6. All bearings are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
7. A minimum of ten (10) feet shall be provided between sides of residential dwellings.
8. New development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.
9. 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.
10. 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.
11. No structure in this subdivision shall be occupied until connected to a public sewer system.
12. No structure in this subdivision shall be occupied until connected to an individual water supply or a state - approved community water system.
13. 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.
14. 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.
15. 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.
16. There are no pipelines or pipeline easements within the platted area.
17. This plat was prepared from information furnished by Charter Title Company, G.F. No. 1076602100218, Effective Date January 15, 2026. The surveyor has not abstracted the above property.
18. 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' (NAVD 88).
19. Utility Easements to be dedicated with adjacent Sunterra Lakes North Section 4A plat.
20. Tract is subject to Drill Site and Easements recorded in Volume 238, Page 115, D.R.W.C.T.
21. 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.
22. 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.
23. Tract is subject to Telecommunications Easement recorded under C.C.F. No. 2514340, O.P.R.W.C.T.

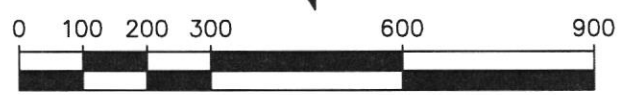
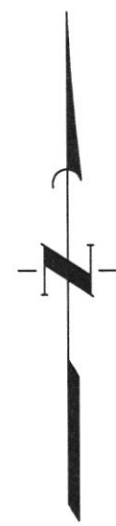
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SCALE NTS			
SHEET 1C OF 1			

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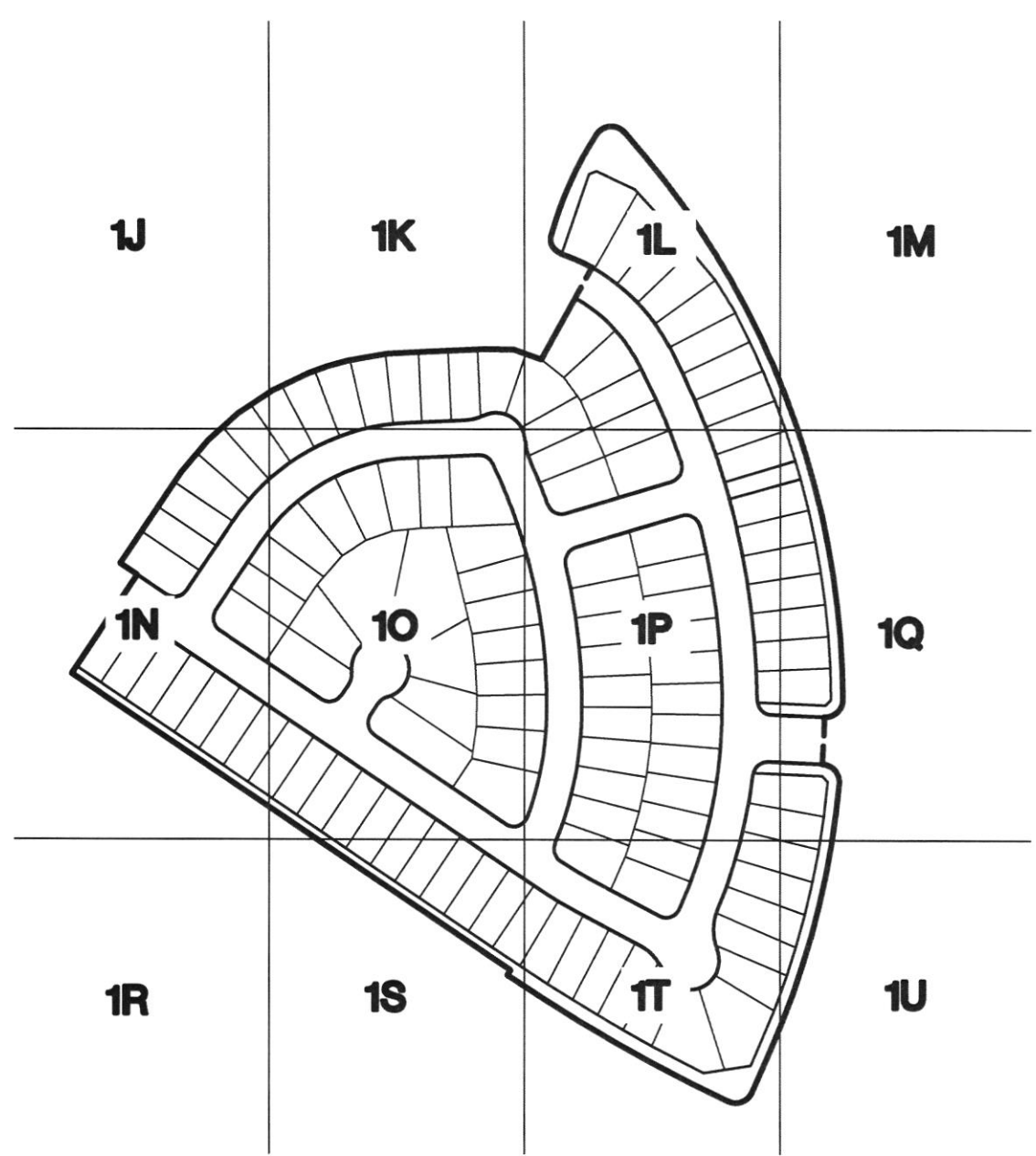
RESTRICTED RESERVE A
 Restricted to Open Space,
 Landscape, and Incidental
 Utility Purposes Only
 0.88 AC
 38,407 Sq. Ft.

RESTRICTED RESERVE B
 Restricted to Open Space,
 Landscape, and Incidental
 Utility Purposes Only
 0.94 AC
 40,768 Sq. Ft.

RESERVE TOTAL
 1.82 AC
 79,175 Sq. Ft.



SCALE: 1" = 300'



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SCALE NTS			
SHEET 1D OF 1			

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°24'33"W	80.00'
L2	S23°51'48"W	76.13'
L3	N33°49'46"E	10.00'
L4	N33°49'46"E	202.00'
L5	N56°10'14"W	35.14'
L6	N33°49'46"E	128.50'
L7	N34°18'38"E	60.53'
L8	N40°23'41"E	69.44'
L9	N48°21'32"E	69.44'
L10	N56°19'23"E	69.44'
L11	N64°17'14"E	69.44'
L12	N70°12'11"E	33.74'
L13	N74°11'06"E	35.74'
L14	N80°12'56"E	69.44'
L15	N86°37'18"E	55.96'
L16	N87°26'33"E	110.89'
L17	S88°27'58"E	51.09'
L18	S70°30'19"E	48.97'
L19	N28°53'22"E	180.00'
L20	S87°35'27"E	145.40'
L21	S22°54'18"E	50.79'
L22	N62°16'31"W	129.05'
L23	N33°49'46"E	130.00'
L24	S33°49'46"W	196.50'
L25	S87°26'33"W	120.92'
L26	N73°22'26"E	300.00'
L27	N67°03'16"E	13.38'
L28	S64°56'52"E	72.78'
L29	S42°28'56"E	142.38'
L30	S38°53'09"E	73.77'
L31	S30°55'55"E	65.97'

LINE TABLE		
LINE	BEARING	DISTANCE
L32	S26°05'12"E	56.80'
L33	S23°49'02"E	56.80'
L34	S21°33'41"E	56.80'
L35	S19°18'17"E	56.79'
L36	S17°12'49"E	56.80'
L37	S14°44'44"E	56.80'
L38	S12°34'29"E	56.80'
L39	S10°19'08"E	56.80'
L40	S08°03'46"E	56.80'
L41	S05°45'23"E	56.80'
L42	S03°26'54"E	56.80'
L43	S01°14'51"E	50.08'
L44	S55°37'40"W	11.94'
L45	S89°53'27"W	116.16'
L46	S87°35'27"E	118.29'
L47	S40°39'10"E	13.66'
L48	S06°09'18"W	59.18'
L49	S08°40'32"W	56.57'
L50	S10°55'54"W	56.82'
L51	S13°11'57"W	57.15'
L52	S15°28'52"W	57.54'
L53	S17°38'07"W	50.72'
L54	S19°54'56"W	63.89'
L55	S22°58'54"W	102.12'
L56	N81°23'46"E	82.37'
L57	N62°34'37"W	99.41'
L58	N61°01'54"W	56.21'
L59	N59°58'18"W	50.54'
L60	N58°58'02"W	50.58'
L61	N57°57'44"W	50.64'
L62	N56°54'05"W	56.19'

LINE TABLE		
LINE	BEARING	DISTANCE
L63	N56°11'02"W	56.03'
L64	N51°42'56"W	49.14'
L65	N36°14'16"W	48.06'
L66	N23°11'16"W	104.27'
L67	N20°00'25"W	73.70'
L68	N33°49'46"E	157.67'
L69	N40°53'27"E	65.50'
L70	N57°03'38"E	48.18'
L71	N70°53'50"E	48.18'
L72	N84°11'25"E	49.64'
L73	N87°26'33"E	165.09'
L74	S13°40'14"E	186.86'
L75	S06°28'12"E	52.73'
L76	S02°50'32"E	52.73'
L77	S01°00'07"W	52.28'
L78	S07°54'09"W	55.67'
L79	S33°49'46"W	59.78'
L80	S13°30'24"E	63.36'
L81	S10°08'54"E	69.44'
L82	S06°57'25"E	56.76'
L83	S04°05'11"E	56.76'
L84	S01°12'57"E	56.76'
L85	S02°04'15"W	58.85'
L86	S06°48'56"W	60.17'
L87	S11°44'30"W	60.17'
L88	S16°40'04"W	60.17'
L89	S19°56'24"W	19.77'
L90	S23°18'39"W	62.57'
L91	S57°15'16"W	20.00'

DATE: FEBRUARY 2026
 SCALE NTS
 SHEET 1E OF 1

FINAL PLAT OF
 SUNTERRA LAKES
 NORTH
 SECTION 4B

OWNER
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 a Delaware Limited Partnership
 2450 FONDREN ROAD, SUITE 210
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CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	330.00'	10°11'19"	58.68'	N66°12'17"W	58.60'	29.42'
C2	25.00'	86°27'14"	37.72'	N28°04'19"W	34.24'	23.50'
C3	610.00'	17°56'58"	191.10'	N24°07'47"E	190.32'	96.34'
C4	30.00'	104°56'53"	54.95'	N85°34'42"E	47.58'	39.06'
C5	1,460.00'	41°33'03"	1,058.79'	S21°10'19"E	1,035.74'	553.89'
C6	30.00'	92°48'21"	48.59'	N46°00'23"E	43.45'	31.51'
C7	30.00'	92°48'21"	48.59'	S41°11'16"E	43.45'	31.51'
C8	1,460.00'	18°38'53"	475.19'	S14°32'21"W	473.10'	239.71'
C9	30.00'	91°23'34"	47.85'	S69°33'35"W	42.94'	30.74'
C10	2,910.00'	8°34'25"	435.44'	N60°27'26"W	435.04'	218.13'
C11	300.00'	33°29'11"	175.33'	S44°22'02"E	172.85'	90.25'
C12	1,283.00'	28°57'04"	648.29'	S13°08'55"E	641.41'	331.22'
C13	850.00'	22°57'47"	340.67'	S12°48'31"W	338.39'	172.65'
C14	55.00'	93°26'05"	89.69'	S71°00'27"W	80.08'	58.40'
C15	650.00'	6°06'17"	69.26'	N59°13'22"W	69.22'	34.66'
C16	550.00'	26°16'33"	252.23'	N14°27'54"E	250.03'	128.37'
C17	983.00'	26°48'31"	459.94'	N12°04'38"W	455.76'	234.26'
C18	55.00'	67°04'33"	64.39'	N59°01'11"W	60.77'	36.46'
C19	350.00'	53°36'47"	327.50'	S60°38'10"W	315.68'	176.85'
C20	25.00'	87°12'56"	38.05'	S43°58'59"E	34.49'	23.81'
C21	25.00'	85°21'43"	37.25'	S49°43'42"W	33.90'	23.05'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C22	85.00'	45°26'12"	67.41'	S00°01'33"E	65.65'	35.59'
C23	50.00'	180°48'41"	157.79'	S67°39'42"W	100.00'	7,060.80'
C24	85.00'	40°20'34"	59.85'	N42°06'14"W	58.62'	31.23'
C25	25.00'	90°00'00"	39.27'	N78°49'46"E	35.36'	25.00'
C26	85.00'	23°07'16"	34.30'	N75°52'55"E	34.07'	17.39'
C27	50.00'	113°34'53"	99.12'	S58°53'16"E	83.67'	76.38'
C28	85.00'	22°10'27"	32.90'	S13°11'03"E	32.69'	16.66'
C29	25.00'	86°57'46"	37.94'	S63°08'41"E	34.41'	23.71'
C30	25.00'	92°34'01"	40.39'	N27°05'26"E	36.14'	26.15'
C31	25.00'	103°23'34"	45.11'	S72°08'00"W	39.24'	31.65'
C32	25.00'	90°00'00"	39.27'	N11°10'14"W	35.36'	25.00'
C33	25.00'	42°50'00"	18.69'	N55°14'46"E	18.26'	9.81'
C34	50.00'	265°40'01"	231.84'	N56°10'14"W	73.33'	53.93'
C35	25.00'	42°50'00"	18.69'	S12°24'46"W	18.26'	9.81'
C36	25.00'	90°00'00"	39.27'	S78°49'46"W	35.36'	25.00'
C37	25.00'	90°00'00"	39.27'	N11°10'14"W	35.36'	25.00'
C38	25.00'	86°57'46"	37.94'	N29°53'34"E	34.41'	23.71'
C39	25.00'	92°34'01"	40.39'	S60°20'33"E	36.14'	26.15'
C40	25.00'	79°13'56"	34.57'	N16°42'39"W	31.88'	20.69'
C41	1,440.00'	10°19'53"	259.65'	N37°54'40"W	259.30'	130.18'

DATE: FEBRUARY 2026	FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 4B	OWNER ASTRO SUNTERRA LAKES NORTH, L.P., a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 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 alruiz@quiddity.com</small>
SCALE NTS			
SHEET 1F OF 1			

K:\28745\Client Management\Sunterra Lakes North - Phase I - Section 4B\2. Design Phase\Planning\Sunterra Lakes North - Section 4B - PLAT.dwg - Feb 23, 2026 - 3:45pm alruiz

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 27.94 acre tract described in the above and foregoing map of Sunterra Lakes North Section 4B, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Waller County, by Waller County, or any citizen thereof, by injunction as follows:

1. That drainage of septic tanks into roads, streets, alleys or public ditches, streams, ect., either directly or indirectly is strictly prohibited.
2. All stock animals, horses and fowl, shall be fenced in and not allowed to run at large in the subdivision.
3. Drainage structures under private drives shall have a new drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and one quarter (1-1/4) square feet (15" diameter pipe) reinforced concrete pipe, unless specified by the County Road Administrator or County Engineer. Culverts and bridges must be used for all driveway and/or walks, although dip-style driveways are encouraged where appropriate.
4. Property owners will obtain Development Permits/Permit Exemptions from the County Flood Plain Administrator for all development.
5. There are no underground pipelines within the confines of the subdivision except as shown on the plat.
6. There shall be no sanitary sewer systems or any water well constructed within 50 feet of any lot line that does not adjoin with a public road.

IN TESTIMONY WHEREOF, the Astro Sunterra 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: [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 24th day of February, 2026

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

Print Name Hope Allday

My commission expires: 11-6-2028



DATE: FEBRUARY 2026	FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 4B	OWNER ASTRO SUNTERRA LAKES NORTH, L.P., a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 bstidham@starwoodland.com	ENGINEER/PLANNER/SURVEYOR:
SCALE NTS			 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100
SHEET 1G OF 1			2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 alruiz@quiddity.com

K:\28745\Client_Management\Sunterra Lakes -- North Sections -- Temporary Folders\Sunterra Lakes North -- Phase I -- Section 4B\2. Design Phase\Planning\Sunterra Lakes N Sec 4B -- PLAT.dwg Mar 11, 2026 -- 1:12pm alruiz

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

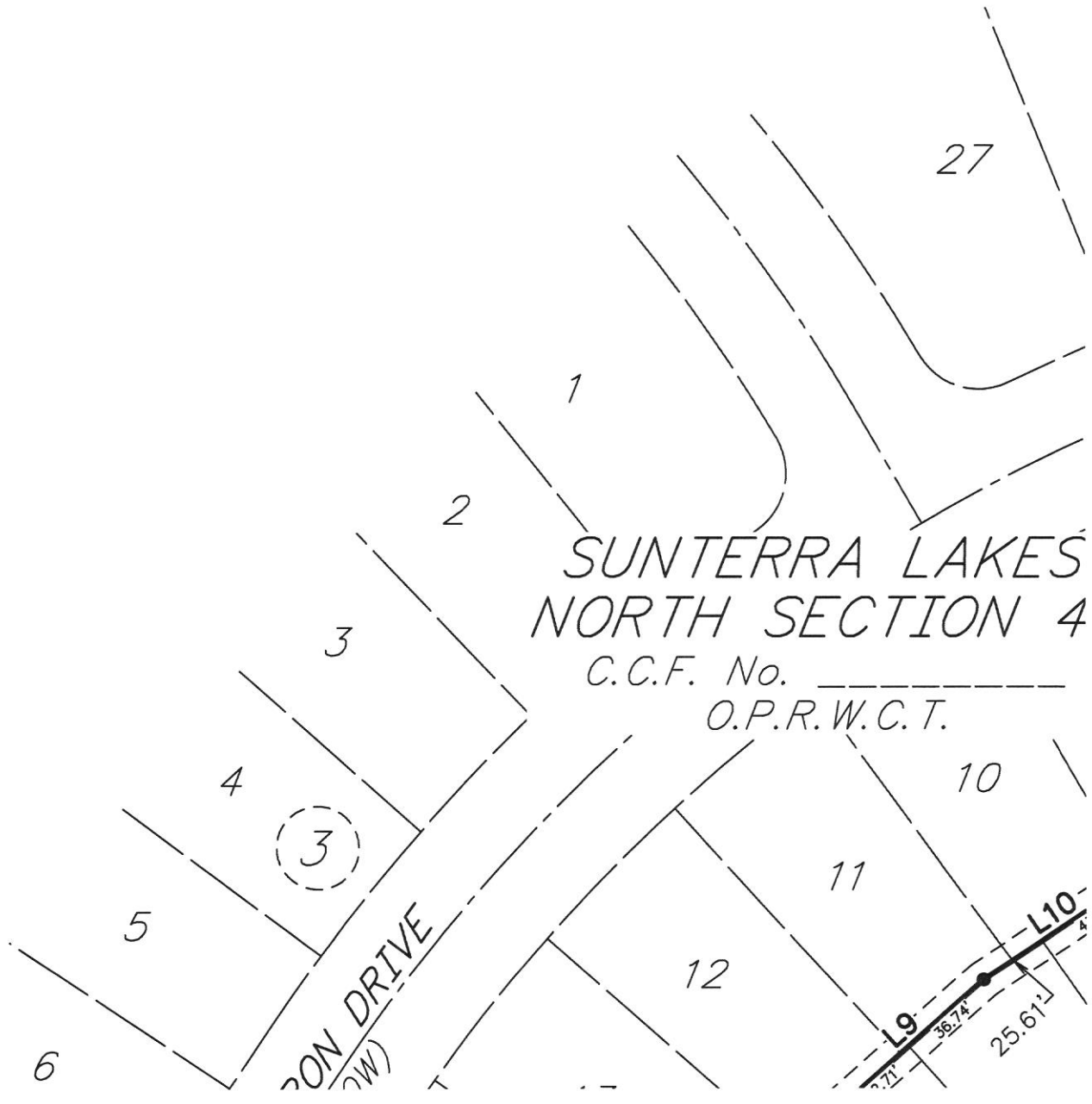
Kendric D. Jones
Commissioner, Precinct 3

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.

DATE: FEBRUARY 2026	FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 4B	OWNER ASTRO SUNTERRA LAKES NORTH, L.P., a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (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 alruiz@quiddity.com
SCALE NTS			
SHEET 11 OF 1			

K:\28745\Client Management\Sunterra Lakes - North Sections - Temporary Folders\Sunterra Lakes North - Phase I - Section 4B\2. Design Phase\Planning\Sunterra Lakes N Sec 4B - PLAT.dwg Mar 11, 2026 - 1:12pm alruiz



SUNTERRA LAKES
NORTH SECTION 4
C.C.F. No. _____
O.P.R.W.C.T.

DATE: FEBRUARY 2026

SCALE 1"=60'

SHEET 1J OF 1

FINAL PLAT OF
SUNTERRA LAKES
NORTH
SECTION 4B

OWNER
ASTRO SUNTERRA LAKES NORTH, L.P.,
a Delaware Limited Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(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
alruiz@quiddity.com

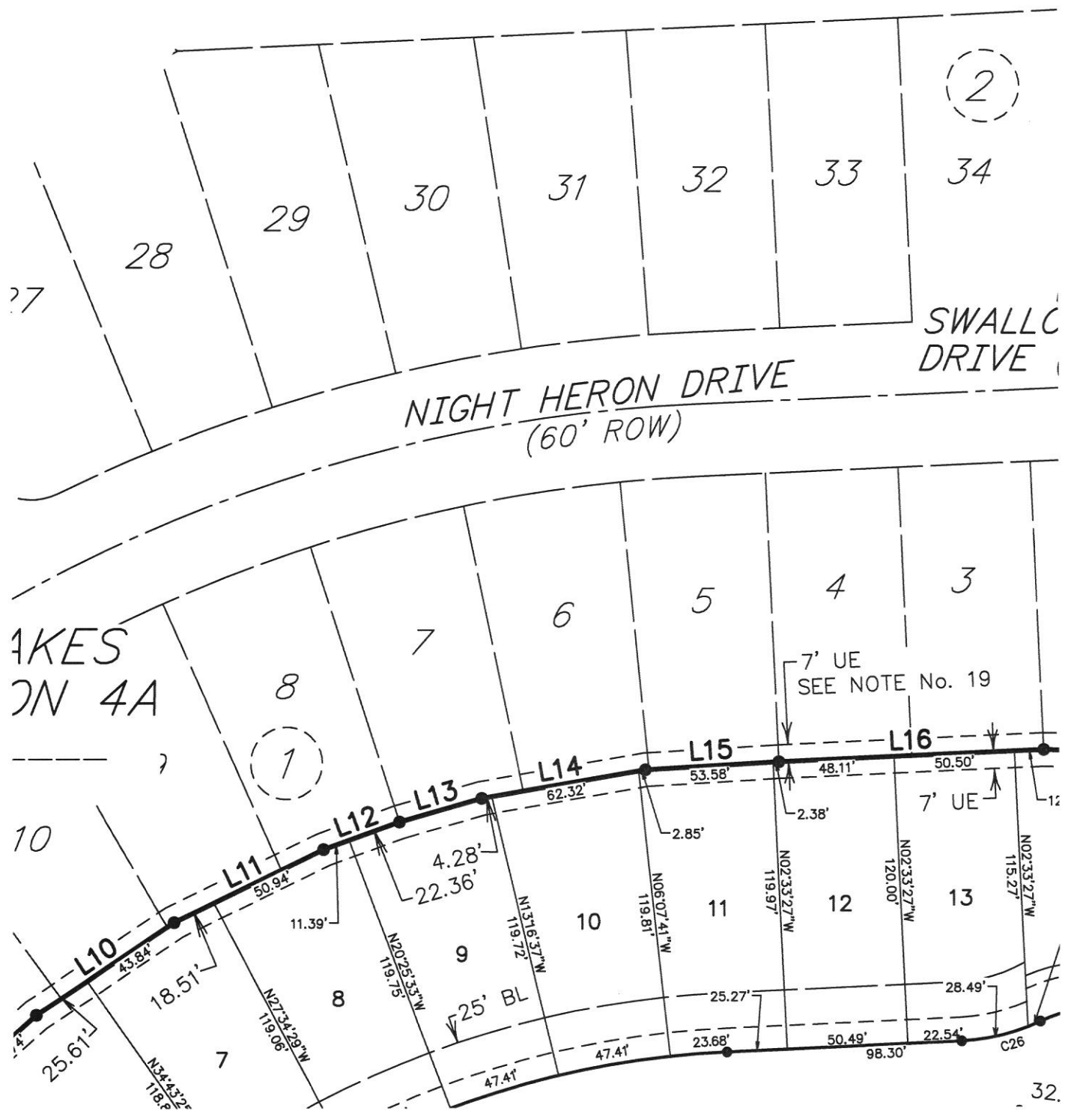
K:\28745\Client Management\Suntterra Lakes - North Sections - Temporary Folders\Suntterra Lakes North - Phase I - Section 4B\2. Design Phase\Planning\Suntterra Lakes N Sec 4B - PLAT.dwg Mar 11, 2026 - 1:13pm alruiz

1

A

SUNTERRA LAKES NORTH STREET DEDICATION AND RESERVE

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



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

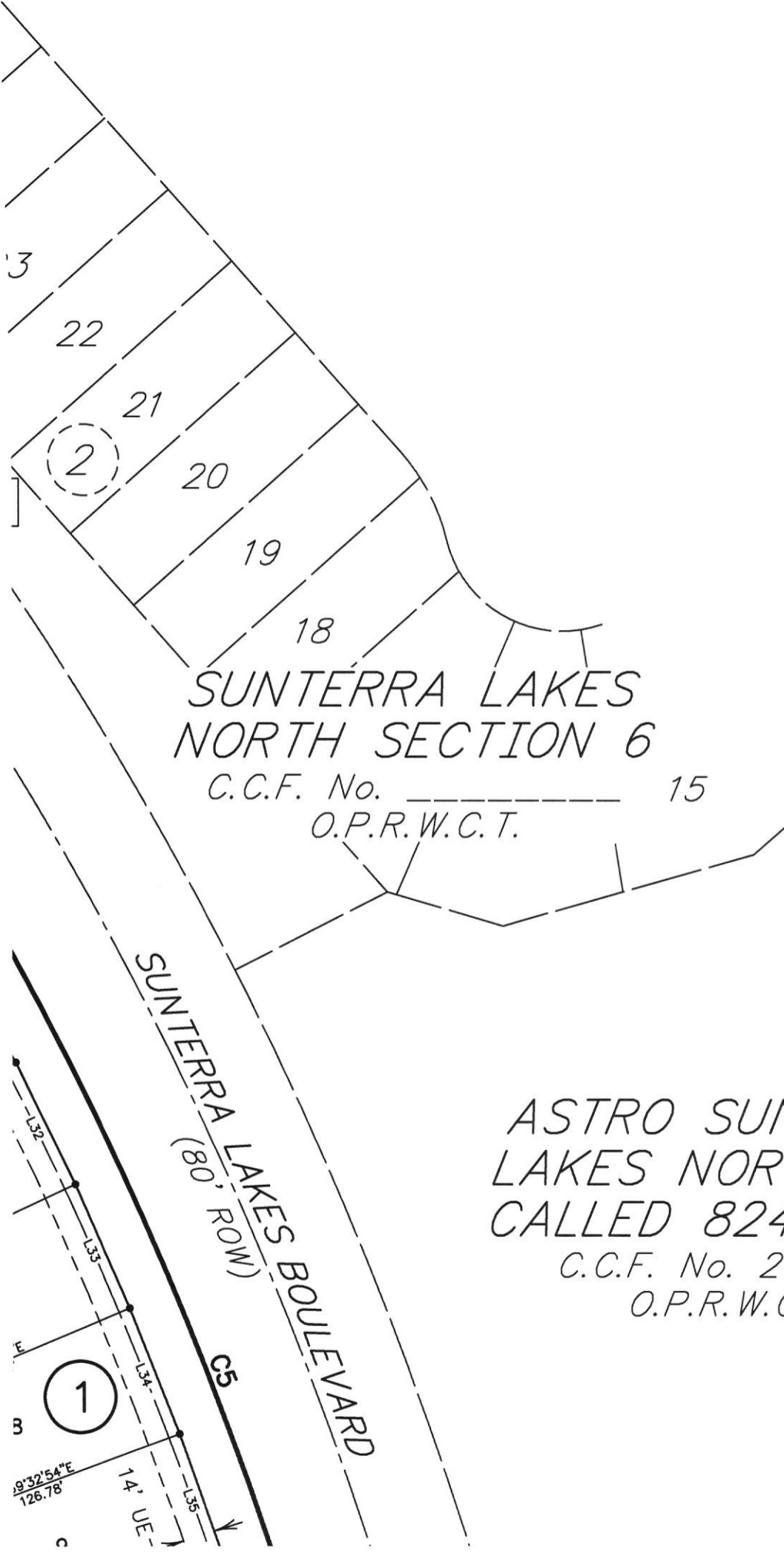
FINAL PLAT OF
SUNTERRA LAKES
NORTH
SECTION 4B

OWNER
ASTRO SUNTERRA LAKES NORTH, L.P.,
a Delaware Limited Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(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
alruiz@quiddity.com

K:\28745\Client_Management\Sunterra Lakes - North Sections - Temporary Folders\Sunterra Lakes North - Phase I - Section 4B\2_Design Phase\Planning\Sunterra Lakes N Sec 4B - PLAT.dwg Mar 11, 2026 - 1:15pm alruiz



DATE: FEBRUARY 2026

SCALE 1"=60'

SHEET 1M OF 1

FINAL PLAT OF
SUNTERRA LAKES
NORTH
SECTION 4B

OWNER
ASTRO SUNTERRA LAKES NORTH, L.P.,
a Delaware Limited Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702
bstidham@starwoodland.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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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



N: 13,85,342.68
E: 2,935,406.38

ASTRO SUNTERRA
LAKES NORTH, L.P.
CALLED 824.80 AC
CCE No. 2112061

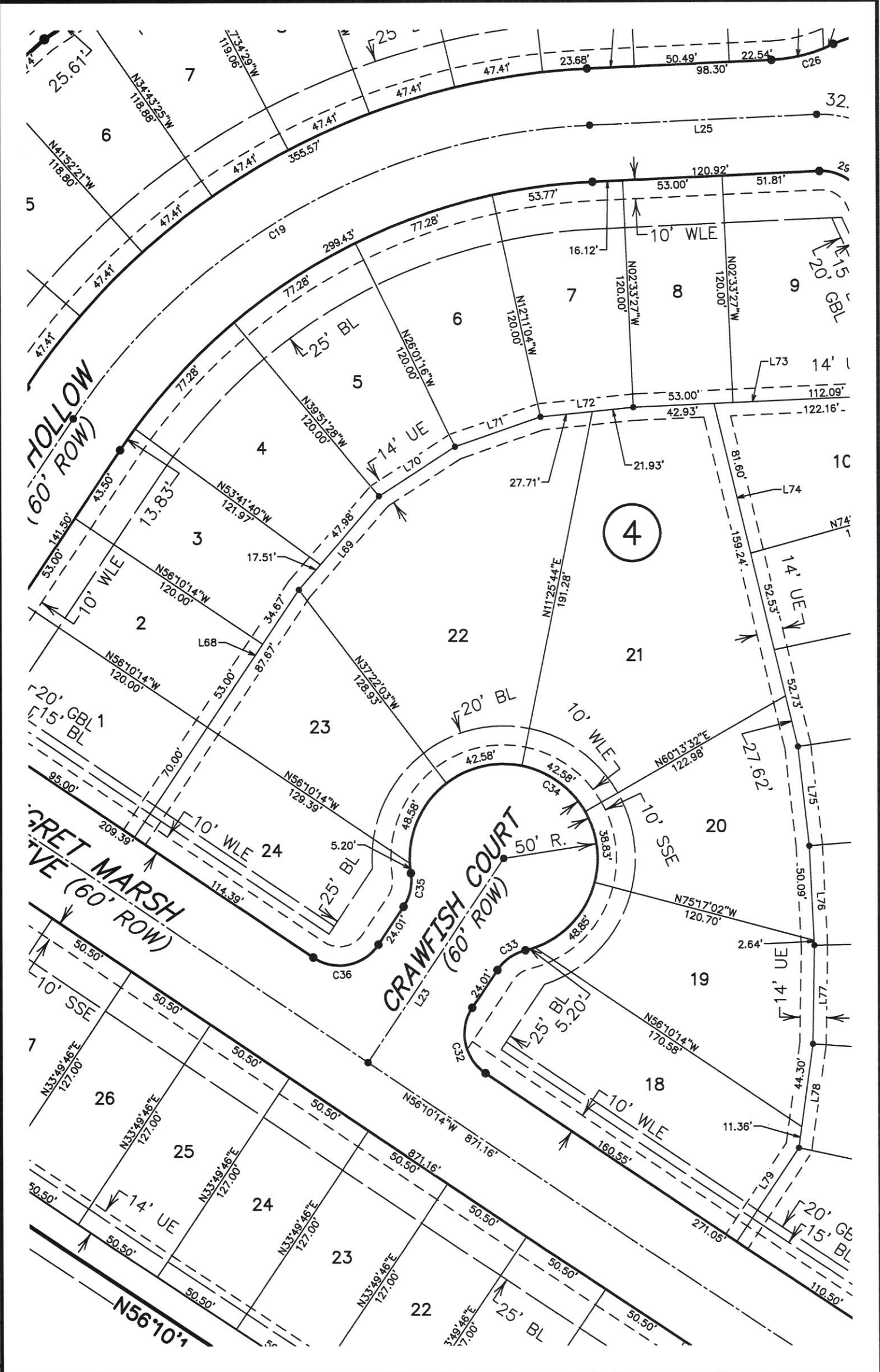
DATE: FEBRUARY 2026
SCALE 1"=60'
SHEET 1N OF 1

FINAL PLAT OF
SUNTERRA LAKES
NORTH
SECTION 4B

OWNER
ASTRO SUNTERRA LAKES NORTH, L.P.,
a Delaware Limited Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(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
alruiz@quiddity.com

K:\28745\Client Management\Sunterra Lakes - North Sections - Temporary Folders\Sunterra Lakes North - Phase I - Section 4B\2. Design Phase\Planning\Sunterra Lakes N Sec 4B - PLAT.dwg Mar 11, 2026 - 1:17pm alruiz



DATE: FEBRUARY 2026

SCALE 1"=60'

SHEET 10 OF 1

FINAL PLAT OF
SUNTERRA LAKES
NORTH
SECTION 4B

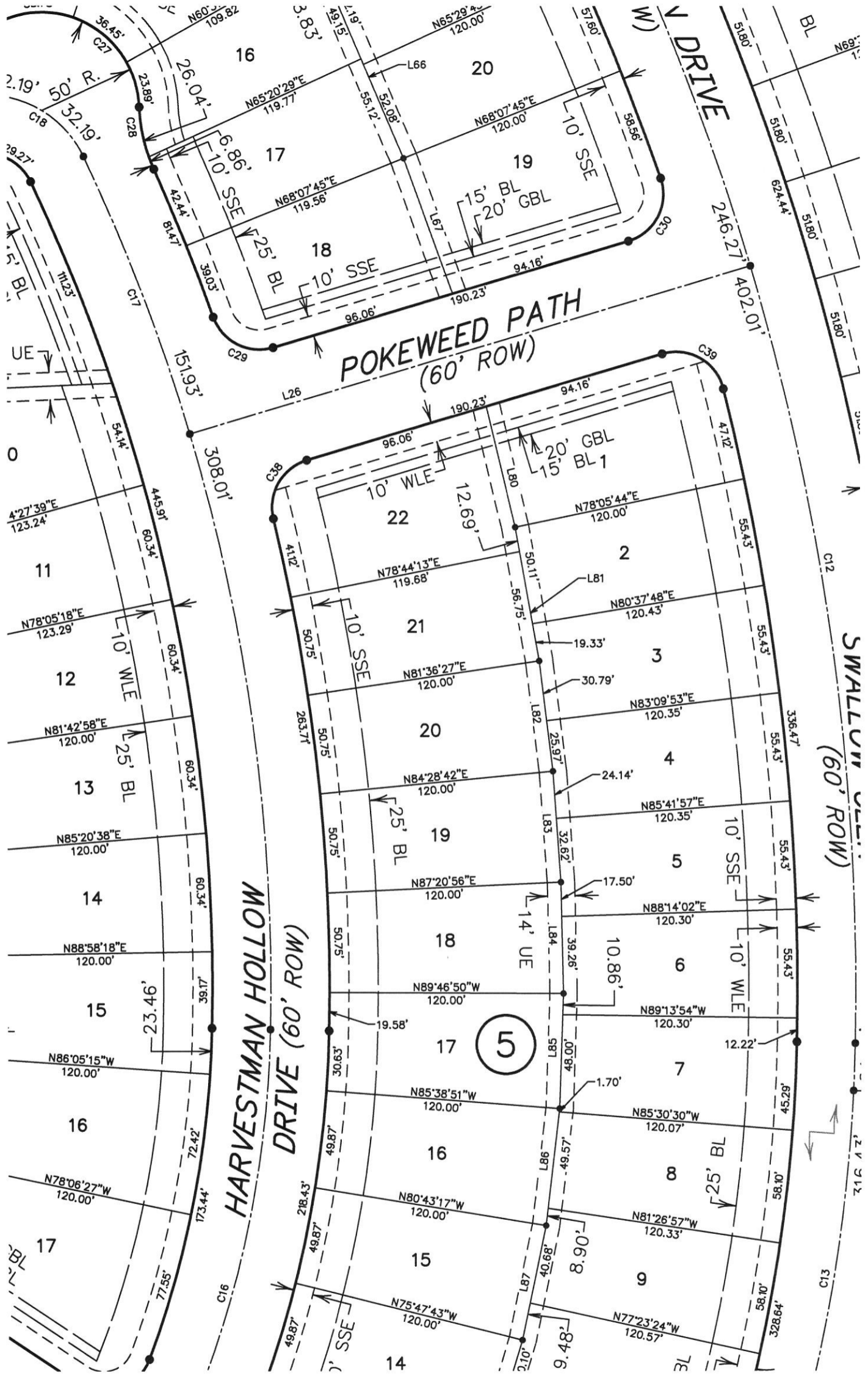
OWNER
ASTRO SUNTERRA LAKES NORTH, L.P.,
a Delaware Limited Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702
bstidham@starwoodland.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY
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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

K:\28745\Client Management\Sunterra Lakes - North Sections - Temporary Folders\Sunterra Lakes North - Phase I - Section 4B\2. Design Phase\Planning\Sunterra Lakes N Sec 4B - PLAT.dwg Mar 11, 2026 - 1:18pm alruiz



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

FINAL PLAT OF
 SUNTERRA LAKES
 NORTH
 SECTION 4B

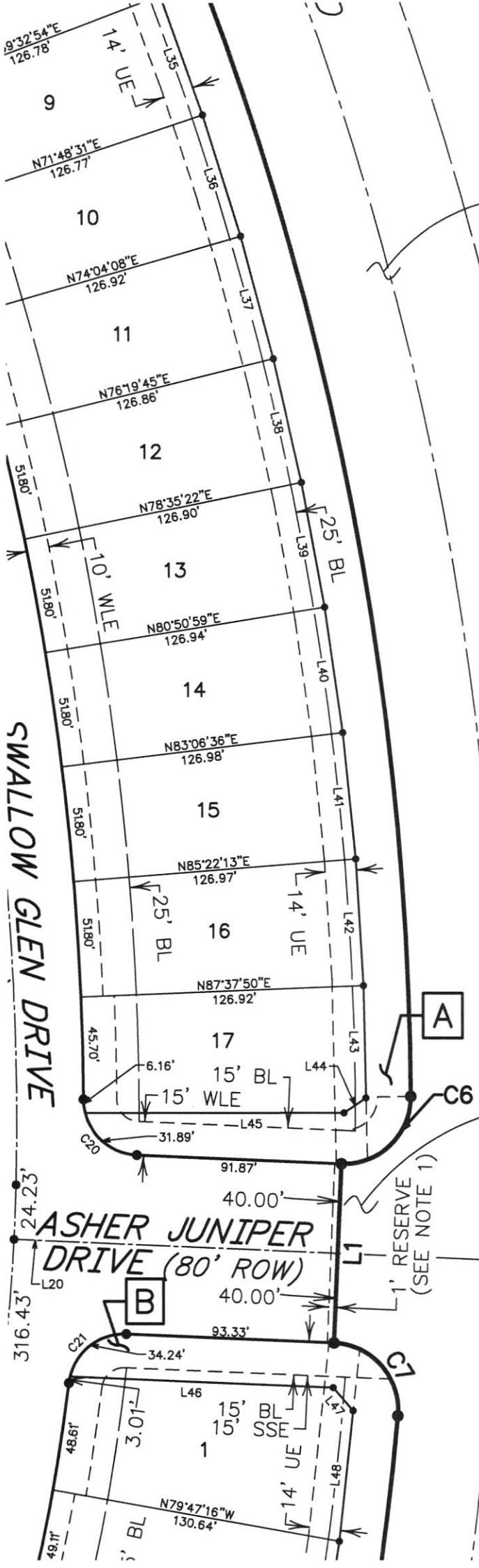
OWNER
ASTRO SUNTERRA LAKES NORTH, L.P.,
 a Delaware Limited Partnership
 2450 FONDREN ROAD, SUITE 210
 HOUSTON, TEXAS 77063
 (713) 783-6702
 bstidham@starwoodland.com

ENGINEER/PLANNER/SURVEYOR:



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 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

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SUNTERRA LAKES
NORTH
STREET
DEDICATION
SECTION 1

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

ASHER JUNIPER
DRIVE (80' ROW)

BITTERN BRANCH
DRIVE (80' ROW)

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

FINAL PLAT OF
SUNTERRA LAKES
NORTH
SECTION 4B

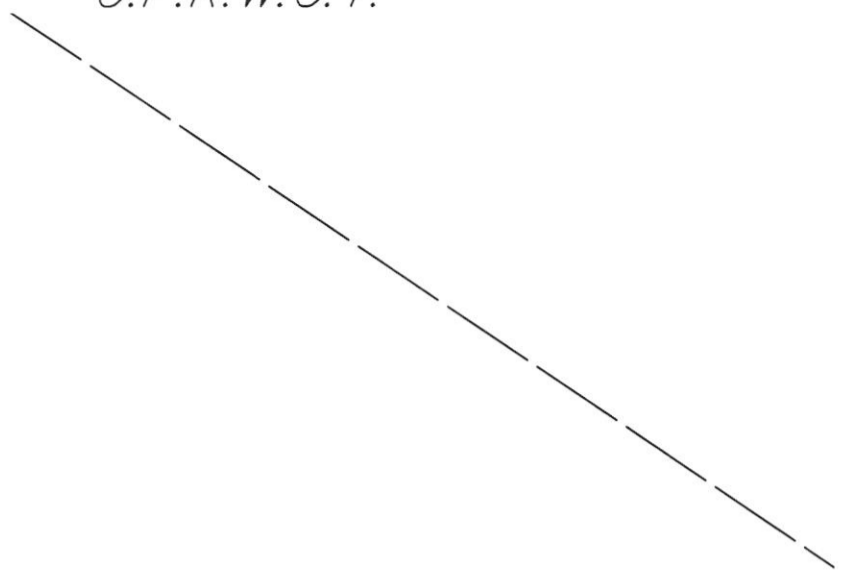
OWNER
ASTRO SUNTERRA LAKES NORTH, L.P.,
a Delaware Limited Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702
bstidham@starwoodland.com

ENGINEER/PLANNER/SURVEYOR:



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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

C.C.T. NO. 2412301
O.P.R.W.C.T.



K:\28745\Client Management\Sunterra Lakes - North Sections - Temporary Folders\Sunterra Lakes North - Phase I - Section 4B\2. Design Phase\Planning\Sunterra Lakes N Sec 4B - PLAT.dwg Mar 11, 2026 - 1:20pm alruiz

DATE: FEBRUARY 2026

SCALE 1"=60'

SHEET 1R OF 1

FINAL PLAT OF
SUNTERRA LAKES
NORTH
SECTION 4B

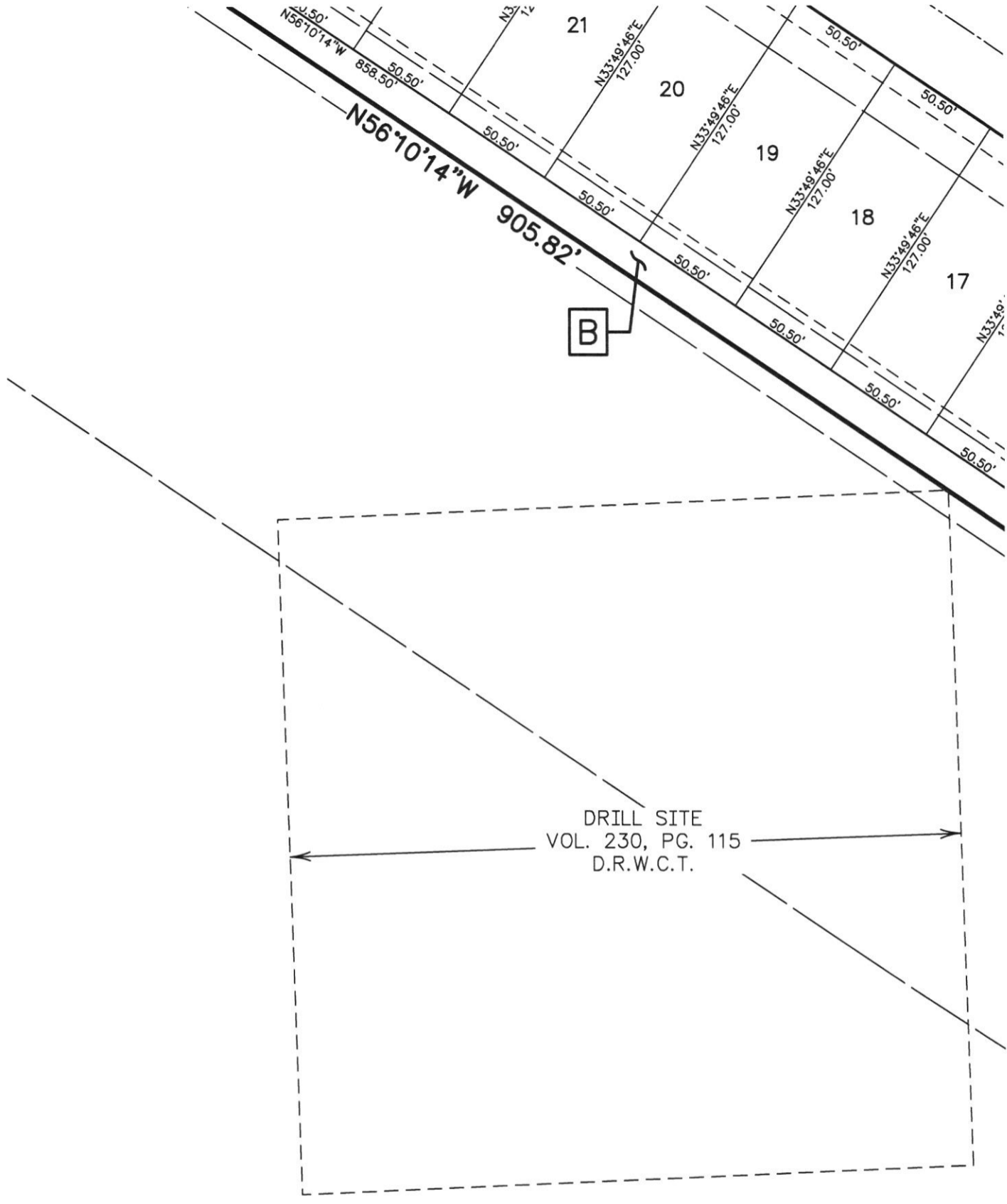
OWNER
ASTRO SUNTERRA LAKES NORTH, L.P.,
a Delaware Limited Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702
bstidham@starwoodland.com

ENGINEER/PLANNER/SURVEYOR:



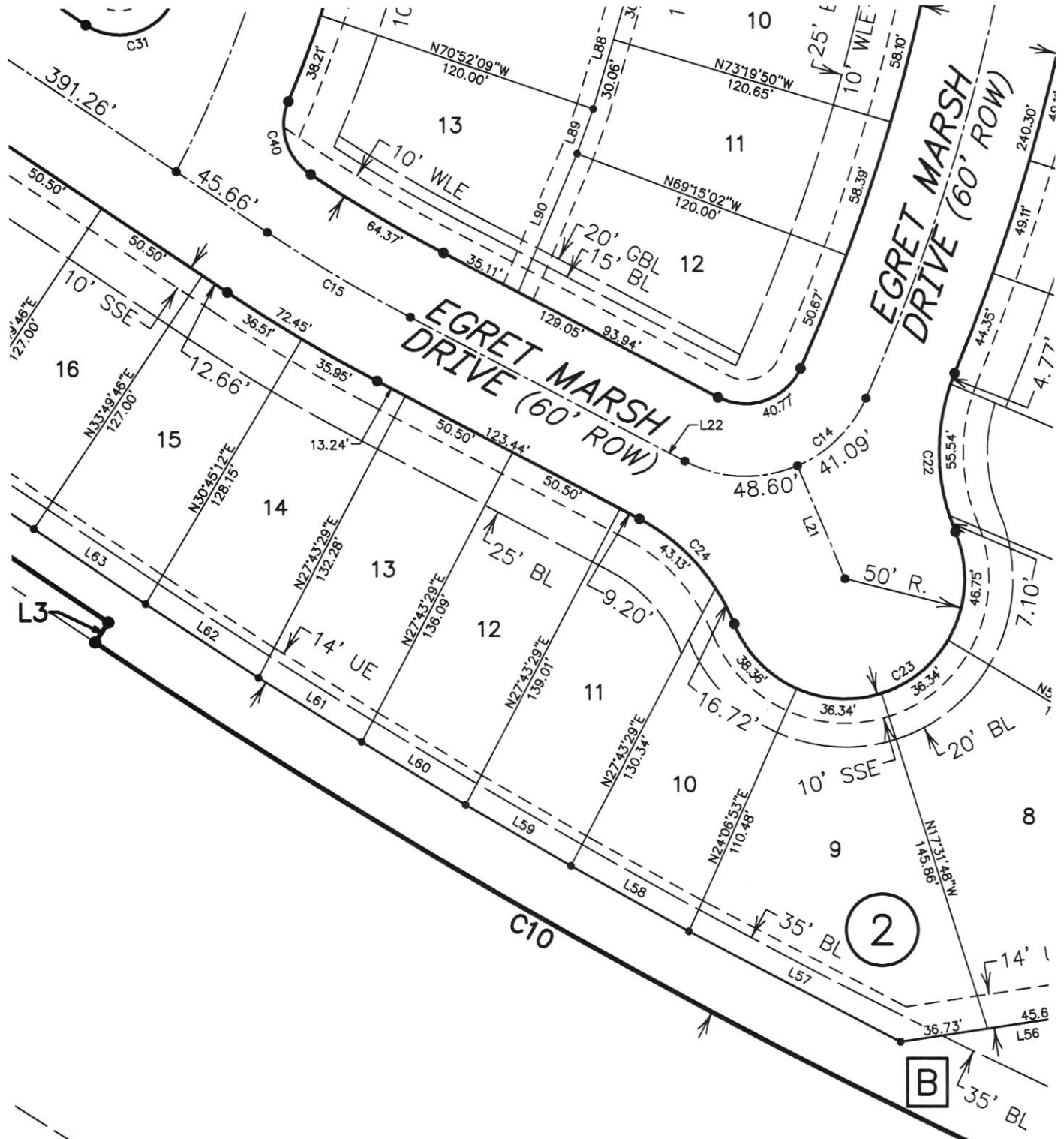
QUIDDITY

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
alruiz@quiddity.com



DATE: FEBRUARY 2026	<p align="center">FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 4B</p>	<p>OWNER ASTRO SUNTERRA LAKES NORTH, L.P., a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 bstidham@starwoodland.com</p>	<p>ENGINEER/PLANNER/SURVEYOR:</p>  <p>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</p>
SCALE 1"=60'			
SHEET 1S OF 1			

K:\28745\Client Management\Suntterra Lakes - North Sections - Temporary Folders\Suntterra Lakes North - Phase I - Section 4B\2. Design Phase\Planning\Suntterra Lakes N Sec 4B - PLAT.dwg Mar 12, 2026 - 10:13am alruiz

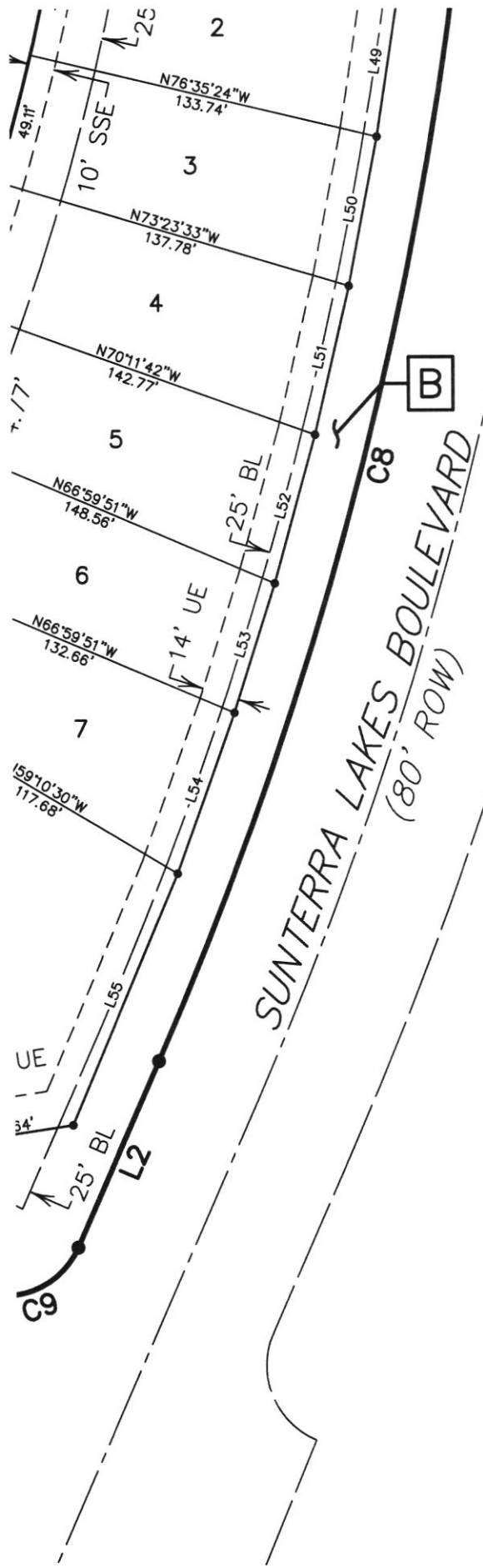


ASTRO SUNTERRA
 LAKES NORTH, L.P.
 CALLED 824.80 AC
 C.C.F. No. 2412961
 O.P.R.W.C.T.

N: 13,874,615.65
 E: 2,936,531.63

DATE: FEBRUARY 2026	FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 4B	OWNER ASTRO SUNTERRA LAKES NORTH, L.P., a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (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 alruiz@quiddity.com
SCALE 1"=60'			
SHEET 11 OF 1			

K:\28745\Client Management\Suntterra Lakes - North Sections - Temporary Folders\Suntterra Lakes North - Phase I - Section 4B\2. Design Phase\Planning\Suntterra Lakes N Sec 4B - PLAT.dwg Mar 11, 2026 - 1:23pm alruiz



ASTRO SUNTERRA
 LAKES NORTH, L.P.
 CALLED 824.80 AC
 C.C.F. No. 2412961
 O.P.R.W.C.T.

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

FINAL PLAT OF
 SUNTERRA LAKES
 NORTH
 SECTION 4B

OWNER
ASTRO SUNTERRA LAKES NORTH, L.P.,
 a Delaware Limited Partnership
 2450 FONDREN ROAD, SUITE 210
 HOUSTON, TEXAS 77063
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 bstidham@starwoodland.com

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