

# WALLER COUNTY

J. Ross McCall, P.E.  
County Engineer



## MEMORANDUM

**To:** Honorable Commissioners' Court

**Item:** Final Plat Approval-Sunterra Lakes North Section 1

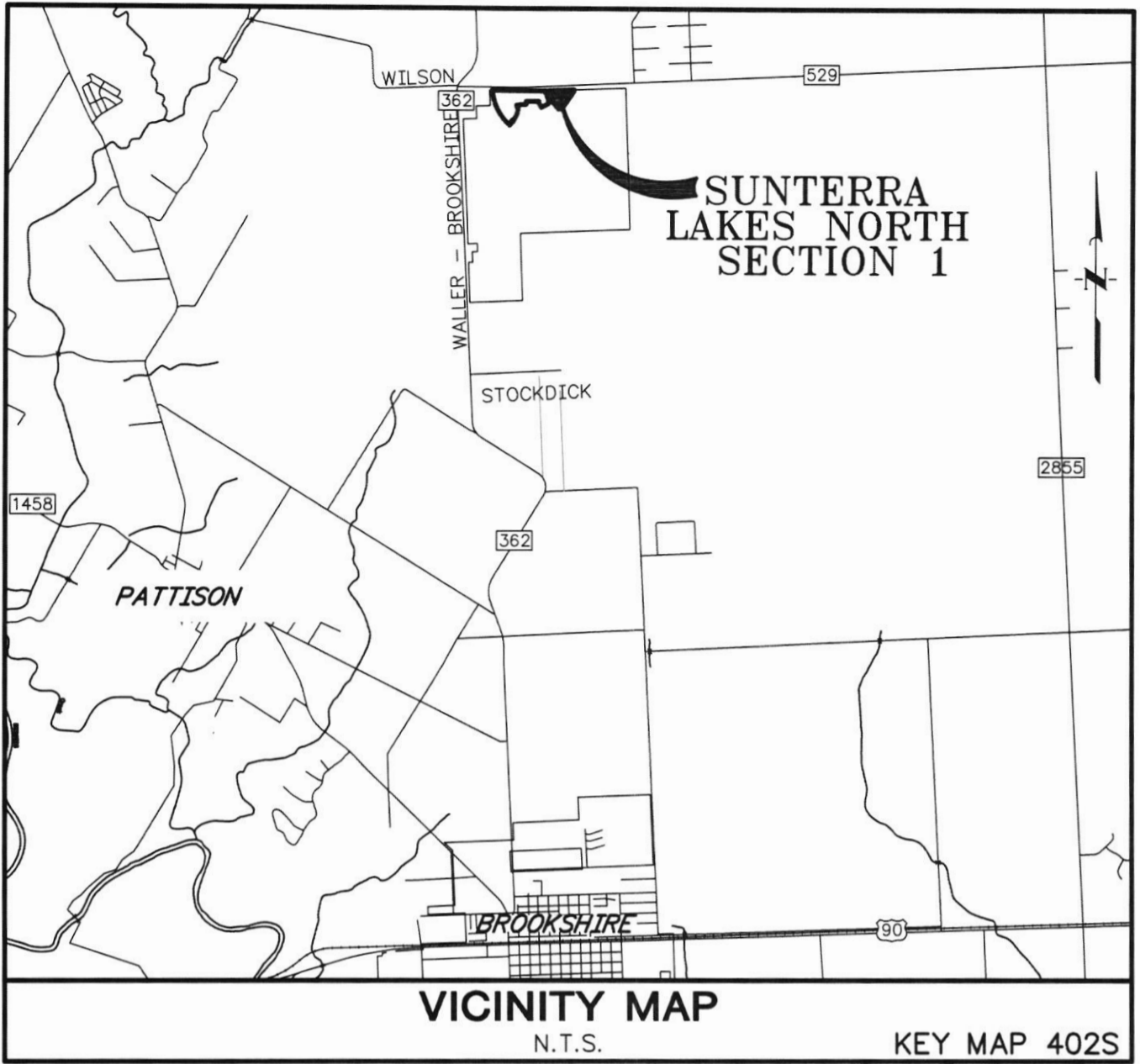
**Date:** April 1, 2026

### Background

Final Plat of Sunterra Lakes North Section 1 which consists of 17.20 acres will include 28 Lots, 4 Reserves and 1 Block in Precinct 3.

### Staff Recommendation

Approve Plat and accept Construction Bond



# FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 1

A SUBDIVISION OF 17.20 ACRES OF LAND  
OUT OF THE  
WILLIS MCCUTCHEON SURVEY, SECTION 52, A-310  
WALLER COUNTY, TEXAS


**28 LOTS**

**4 RESERVES**

**1 BLOCK**

**FEBRUARY 2026**

K:\28745\28745-0029-01 Sunterra Lakes Phase I - North - Section 1\2 Design Phase\Planning\Sunterra Lakes North sec 1 - Model - PLAT.dwg Mar 10, 2026 - 12:13pm CKJ

DATE: FEBRUARY 2026	FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 1	OWNER/DEVELOPER: ASTRO SUNTERRA LAKES NORTH, LP a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 JDBARNES@STARWOODLAND.COM	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. # 23290 &amp; 10041-100 2322 West Grand Parkway North, Suite 150, Katy, TX 77449 832.913.4000</small>	
SCALE NTS				CJAMNIK@QUIDDITY.COM
SHEET 1A OF 1				

STATE OF TEXAS §  
 COUNTY OF WALLER §

A METES & BOUNDS description of a 17.20 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, 1,742.15 feet to the northeast corner and Place of Beginning of the herein described tract;

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

South 02 degrees 06 minutes 27 seconds East, 68.87 feet;

South 33 degrees 49 minutes 46 seconds West, 1,094.02 feet to the south corner of the herein described tract, being a point in a non-tangent curve to the right;

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

Thence with said non-tangent curve to the right, having a central angle of 06 degrees 34 minutes 32 seconds, an arc length of 133.13 feet, a radius of 1,160.00 feet, and a chord bearing North 54 degrees 14 minutes 04 seconds West, 133.05 feet;

South 39 degrees 03 minutes 12 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 21 degrees 19 minutes 08 seconds, an arc length of 461.39 feet, a radius of 1,240.00 feet, and a chord bearing North 40 degrees 17 minutes 14 seconds West, 458.73 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, 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 North 73 degrees 02 minutes 52 seconds West, 41.24 feet;

North 26 degrees 28 minutes 05 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 86 degrees 50 minutes 25 seconds, an arc length of 45.47 feet, a radius of 30.00 feet, and a chord bearing North 20 degrees 06 minutes 43 seconds East, 41.24 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 19 degrees 49 minutes 52 seconds, an arc length of 429.19 feet, a radius of 1,240.00 feet, and a chord bearing North 13 degrees 23 minutes 34 seconds West, 427.05 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 88 degrees 37 minutes 49 seconds, an arc length of 46.41 feet, a radius of 30.00 feet, and a chord bearing North 47 degrees 47 minutes 33 seconds West, 41.92 feet to the northwest corner of the herein described tract, being a point in the north line of said called 824.80 acre tract and the south right-of-way line of F. M. Highway 529;

Thence North 87 degrees 53 minutes 33 seconds East along the north line of the herein described tract, same being the north line of said called 824.80 acre tract and the south right-of-way line of F. M. Highway 529, 1,253.25 feet to the Place of Beginning and containing 17.20 acres of land, more or less.

K:\28745\28745-0029-01 Sunterra Lakes Phase I - North - Section 1\2 Design Phase\Planning\Sunterra Lakes North sec. 1 - Model - PLAT.dwg Mar 10, 2026 - 9:11am CKJ

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SCALE NTS			 <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. P-23290 &amp; 10040-100 2322 West Grand Parkway, North, Suite 150 • Katy, TX 77449 • 832.913.4000</small>
SHEET 1B OF 1			CJAMNIK@QUIDDITY.COM

General Notes

1. One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of street where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the dedicator, his heirs, assigns or successors.
2. This subdivision is proposed for single-family residential, detention and other related uses.
3. The radius on all block corners is 25 feet, unless otherwise noted.
4. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by Charter Title Company, GF No. 1076602100218, Dated February 4, 2026.
5. All easements are centered on lot lines unless otherwise shown. All 14 foot utility easements shown extend 7 feet on each side of a common lot line unless otherwise indicated.
6. All coordinates shown are grid based on the Texas Coordinate System, South Central Zone, and may be converted to surface by dividing by the combined scale factor of 0.99989432.
7. All bearings are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
8. A minimum of ten (10) feet shall be provided between sides of residential dwellings.
9. New development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.
10. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear 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.
11. Structures built on lots in the designated flood plain shall be elevated to two (2) feet or more above the 500-year floodplain elevation, in the 100-year floodplain. Within the 500-year, these structures must be elevated to one (1) foot above the 500-year floodplain level. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.) Contact the County Engineer's office for specific information.
12. No structure in this subdivision shall be occupied until connected to a public sewer system.
13. No structure in this subdivision shall be occupied until connected to an individual water supply or a state - approved community water system.
14. This tract lies within Unshaded Zone "X" of the Flood Insurance Rate Map, Community No. 480640, Map Number 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.
15. Right-of-way easements for widening streets or improving drainage shall be maintained by the landowner until all street or drainage improvements are actually constructed on the property. The county has the right at any time to take possession of any street widening easement for construction, improvement or maintenance.
16. The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by the Commissioners Court. The Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the public streets. The county will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets. The county assumes no responsibility for the accuracy of representations by other parties on the plat. Flood plain data, in particular, may change depending on subsequent development. The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the county. The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid Astro Sunterra Lakes North, L.P., 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.
17. There are no pipelines or pipeline easements within the platted area.
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'.
19. Tract is subject to Drill Site and Easements recorded in Volume 238, Page 115, D.R.W.C.T.
20. 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.
21. 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.
22. Tract is subject to Telecommunications Easement recorded under C.C.F. No. 2514340, O.P.R.W.C.T.
23. Tract is subject to Short Form Blanket Easement for Certain Utilities recorded under C.C.F. No. 2600782, O.P.R.W.C.T.
24. Tract is subject to Agreement for Underground Electric Service recorded under C.C.F. No. 2601311, O.P.R.W.C.T.

K:\28745\28745-0029-01 Sunterra Lakes Phase I - North - Section 1\2 Design Phase\Planning\Sunterra Lakes North sec. 1 - Model - PLAT.dwg Mar 10, 2026 - 9:12am CKJ

DATE: FEBRUARY 2026	<b>FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 1</b>	<b>OWNER/DEVELOPER:</b> ASTRO SUNTERRA LAKES NORTH, LP a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 JDBARNES@STARWOODLAND.COM	<b>ENGINEER/PLANNER/SURVEYOR:</b>
SCALE NTS			 <b>QUIDDITY</b> <small>Quiddity Engineering, LLC                  Texas Board of Professional Engineers and Land Surveyors                  Registration No. F-23276 &amp; 10246180                  2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000</small>
SHEET 1C OF 1			CJAMNIK@QUIDDITY.COM

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"
- G.B.L. . . . . "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"
- 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

**CURVE TABLE**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1,160.00'	6°34'32"	133.13'	N54°14'04"W	133.05'	66.64'
C2	1,240.00'	21°19'08"	461.39'	N40°17'14"W	458.73'	233.39'
C3	30.00'	86°50'25"	45.47'	N73°02'52"W	41.24'	28.39'
C4	30.00'	86°50'25"	45.47'	N20°06'43"E	41.24'	28.39'
C5	1,240.00'	19°49'52"	429.19'	N13°23'34"W	427.05'	216.76'
C6	30.00'	88°37'49"	46.41'	N47°47'33"W	41.92'	29.29'
C7	1,200.00'	48°49'19"	1022.53'	S26°32'08"E	991.87'	544.62'
C8	700.00'	7°10'34"	87.67'	N38°30'32"E	87.61'	43.89'
C9	985.00'	19°41'47"	338.61'	S37°18'27"E	336.95'	170.99'
C10	30.00'	91°32'22"	47.93'	S42°07'22"W	42.99'	30.82'
C11	30.00'	93°04'05"	48.73'	N88°36'24"E	43.55'	31.65'
C12	25.00'	79°25'47"	34.66'	N04°47'38"W	31.95'	20.77'
C13	25.00'	27°07'50"	11.84'	N43°02'14"W	11.73'	6.03'
C14	50.00'	261°33'00"	228.25'	S74°10'22"W	75.73'	57.98'
C15	25.00'	56°04'14"	24.47'	S03°05'15"E	23.50'	13.31'
C16	25.00'	101°50'16"	44.44'	N85°50'23"E	38.81'	30.78'
C17	25.00'	42°50'00"	18.69'	N13°30'15"E	18.26'	9.81'
C18	50.00'	265°40'01"	231.84'	N55°04'44"W	73.33'	53.93'
C19	25.00'	42°50'00"	18.69'	S56°20'16"W	18.26'	9.81'
C20	30.00'	93°01'23"	48.71'	S04°26'06"E	43.53'	31.63'

K:\28745\28745-0029-01\_Sunterra Lakes Phase I - North - Section I\2\_Design Phase\Planning\Sunterra Lakes North sec 1 - Model - PLAT.dwg Mar 10,2026 - 9:12am CKJ

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SCALE NTS			CJAMNIK@QUIDDITY.COM
SHEET 1D OF 1			

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°06'27"E	68.87'
L2	S39°03'12"W	80.00'
L3	N26°28'05"W	80.00'
L4	N63°31'55"E	68.07'
L5	N34°55'16"E	477.54'
L6	S62°32'27"W	11.15'
L7	N38°03'58"E	110.82'
L8	N87°11'15"E	13.09'
L9	S43°41'28"E	57.02'
L10	S40°36'29"E	55.11'
L11	S37°49'32"E	55.11'

LINE TABLE		
LINE	BEARING	DISTANCE
L12	S35°02'35"E	55.11'
L13	S32°02'12"E	55.11'
L14	S29°39'01"E	59.89'
L15	S02°54'25"W	27.82'
L16	N89°44'14"W	15.32'
L17	N06°21'19"E	72.49'
L18	N47°02'24"W	121.89'
L19	S82°00'36"W	26.48'
L20	N12°58'11"E	26.84'
L21	S54°13'25"E	158.96'
L22	S42°05'49"W	71.32'

**RESTRICTED RESERVE [A]**  
 Restricted to Open Space,  
 Landscape, and Incidental  
 Utility Purposes Only  
 0.26 AC  
 11,530 Sq. Ft.

**RESTRICTED RESERVE [B]**  
 Restricted to Drainage and  
 Detention  
 Purposes Only  
 6.61 AC  
 287,955 Sq. Ft.

**RESTRICTED RESERVE [C]**  
 Restricted to Open Space,  
 Landscape, and Incidental  
 Utility Purposes Only  
 1.81 AC  
 78,508 Sq. Ft.

**RESTRICTED RESERVE [D]**  
 Restricted to Open Space,  
 Landscape, and Incidental  
 Utility Purposes Only  
 0.07 AC  
 3,201 Sq. Ft.

**RESERVE TOTALS**  
 8.75 AC  
 381,194 Sq. Ft.

DATE: FEBRUARY 2026

SCALE NTS

SHEET 1E OF 1

FINAL PLAT OF  
 SUNTERRA LAKES  
 NORTH  
 SECTION 1

**OWNER/DEVELOPER:**  
 ASTRO SUNTERRA LAKES NORTH, LP  
 a Delaware Limited Liability Company  
 2450 FONDREN RD, STE 210  
 HOUSTON, TEXAS 77036  
 713-783-6702  
 JDBARNES@STARWOODLAND.COM

ENGINEER/PLANNER/SURVEYOR:



**QUIDDITY**

Quiddity Engineering, LLC  
 Texas Board of Professional Engineers and Land Surveyors  
 Registration No. P-23790 & 11064310  
 2322 West Grand Parkway North, Suite 150, Houston, TX 77440 832.913.4000

CJAMNIK@QUIDDITY.COM

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 17.20 acre tract described in the above and foregoing map of Sunterra Lakes North Section 1, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

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

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision Sunterra where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and to hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

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

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

IN TESTIMONY WHEREOF, the Astro Sunterra Lakes North, LP., a Delaware Limited Partnership has caused these presents to be signed by Brian Stidham, Authorized Signer, thereunto authorize, 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

K:\28745\28745-0029-01 Sunterra Lakes Phase I - North - Section 1\2 Design Phase\Planning\Sunterra Lakes North sec 1 - Model - PLAT.dwg Feb 24, 2026 - 9:24am CKJ

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SHEET 1F OF 1			CJAMNIK@QUIDDITY.COM

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 24<sup>th</sup> day of February, 2026.

Hope Amy  
Notary Public in and for the State of Texas

Hope Ailday  
Print Name

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 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 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

K:\28745\28745-0029-01 Sunterra Lakes Phase I - North - Section 1\2 Design Phase\Planning\Sunterra Lakes North sec 1 - Model - PLAT.dwg Feb 16, 2026 - 10:36am CKJ

DATE: OCTOBER 2025	FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 1	OWNER/DEVELOPER: ASTRO SUNTERRA LAKES NORTH, LP a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 JDBARNES@STARWOODLAND.COM	ENGINEER/PLANNER/SURVEYOR:
SCALE NTS			 <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 &amp; 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.911.4000</small>
SHEET 1G OF 1			CJAMNIK@QUIDDITY.COM

BROOKSHIRE-KATY DRAINAGE DISTRICT Permit No. 2025-45

APPROVED BY THE BOARD OF SUPERVISORS ON

08.25.2025

DATE

*Scott E. [Signature]*

PRESIDENT

*Del [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.

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

DATE: OCTOBER 2025

SCALE NTS

SHEET 1H OF 1

FINAL PLAT OF  
SUNTERRA LAKES  
NORTH  
SECTION 1

**OWNER/DEVELOPER:**  
ASTRO SUNTERRA LAKES NORTH, LP  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
JDBARNES@STARWOODLAND.COM

ENGINEER/PLANNER/SURVEYOR:



**QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. 4-23290 & 10046100  
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

CJAMNIK@QUIDDITY.COM

K:\28745\28745-0029-01 Sunterra Lakes Phase I - North - Section 1\2 Design Phase\Planning\Sunterra Lakes North sec 1 - Model - PLAT.dwg Feb 25, 2026 - 2:32pm CKJ

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\28745-0029-01 Sunterra Lakes Phase I - North - Section 1\2 Design Phase\Planning\Sunterra Lakes North sec 1 - Model - PLAT.dwg Mar 10, 2026 - 9:13am CKJ

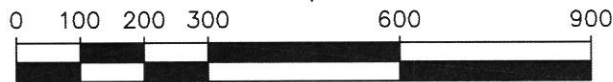
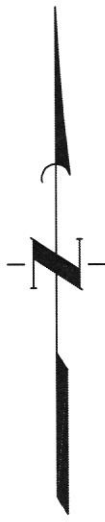
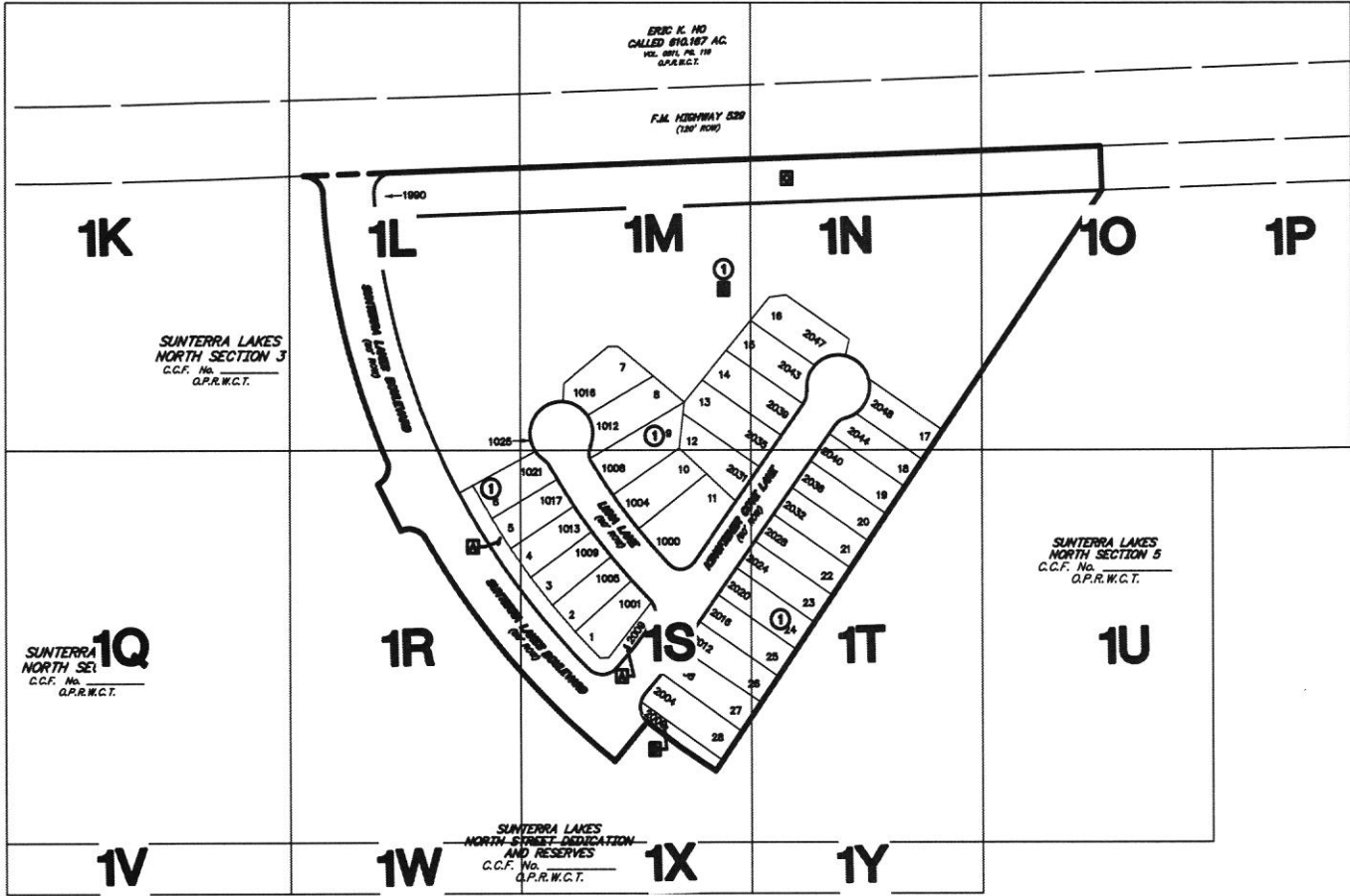
DATE: FEBRUARY 2026  
SCALE NTS  
SHEET 11 OF 1

FINAL PLAT OF  
SUNTERRA LAKES  
NORTH  
SECTION 1

**OWNER/DEVELOPER:**  
ASTRO SUNTERRA LAKES NORTH, LP  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
JDBARNES@STARWOODLAND.COM

**ENGINEER/PLANNER/SURVEYOR:**  
 **QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration No. P-23290 & 10046100  
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000  
CJAMNIK@QUIDDITY.COM

K:\28745\28745-0029-01 Sunterra Lakes Phase I - North - Section 1\2 Design Phase\Planning\Sunterra Lakes North sec 1 - Model - PLAT.dwg Mar 10, 2026 - 9:13am CKJ



SCALE: 1" = 300'

DATE: FEBRUARY 2026

SCALE NTS

SHEET 1J OF 1

FINAL PLAT OF  
SUNTERRA LAKES  
NORTH  
SECTION 1

**OWNER/DEVELOPER:**  
ASTRO SUNTERRA LAKES NORTH, LP  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
JDBARNES@STARWOODLAND.COM

ENGINEER/PLANNER/SURVEYOR:

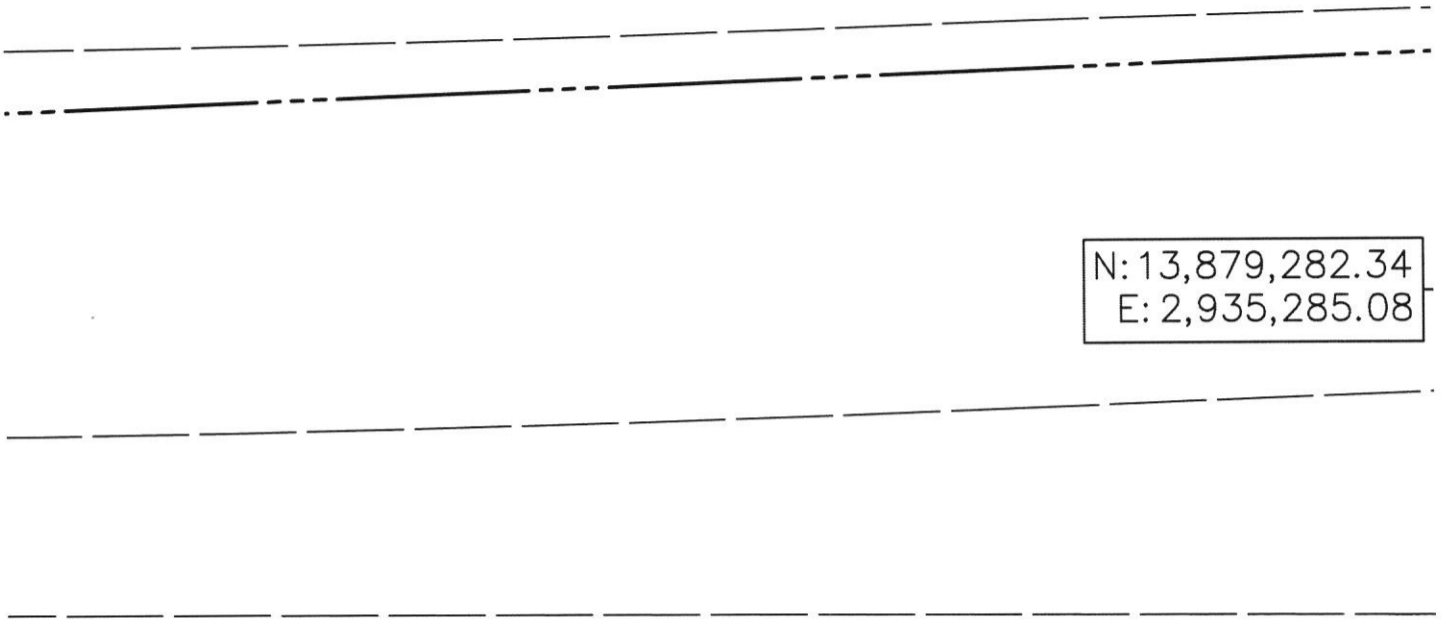


**QUIDDITY**

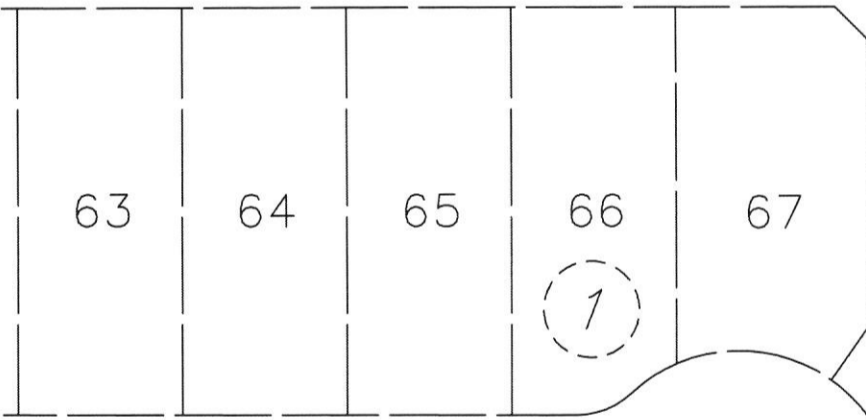
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. F-23290 & 10045-100  
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

CJAMNIK@QUIDDITY.COM

K:\28745\28745-0029-01 Sunterra Lakes Phase I - North - Section 1\2 Design Phase\Planning\Sunterra Lakes North sec 1 - Model - PLAT.dwg Mar 10,2026 - 9:49am CKJ

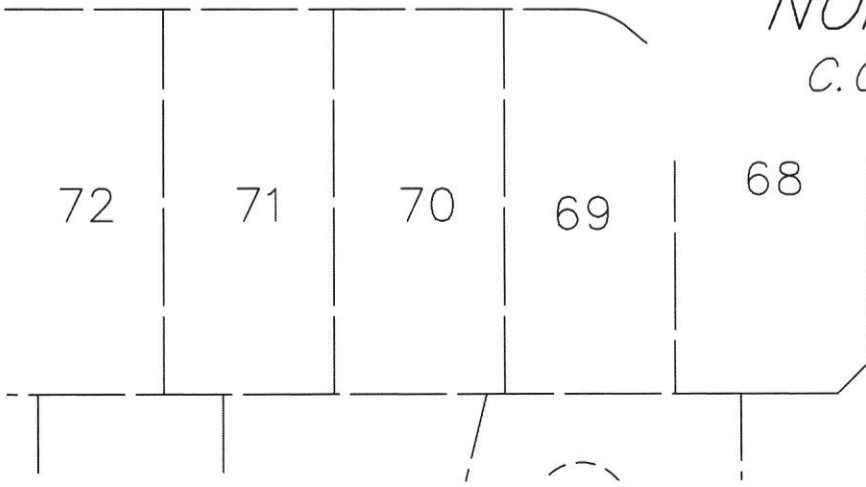



N: 13,879,282.34  
E: 2,935,285.08



*ULTURE BLUFF LANE*  
(60' ROW)

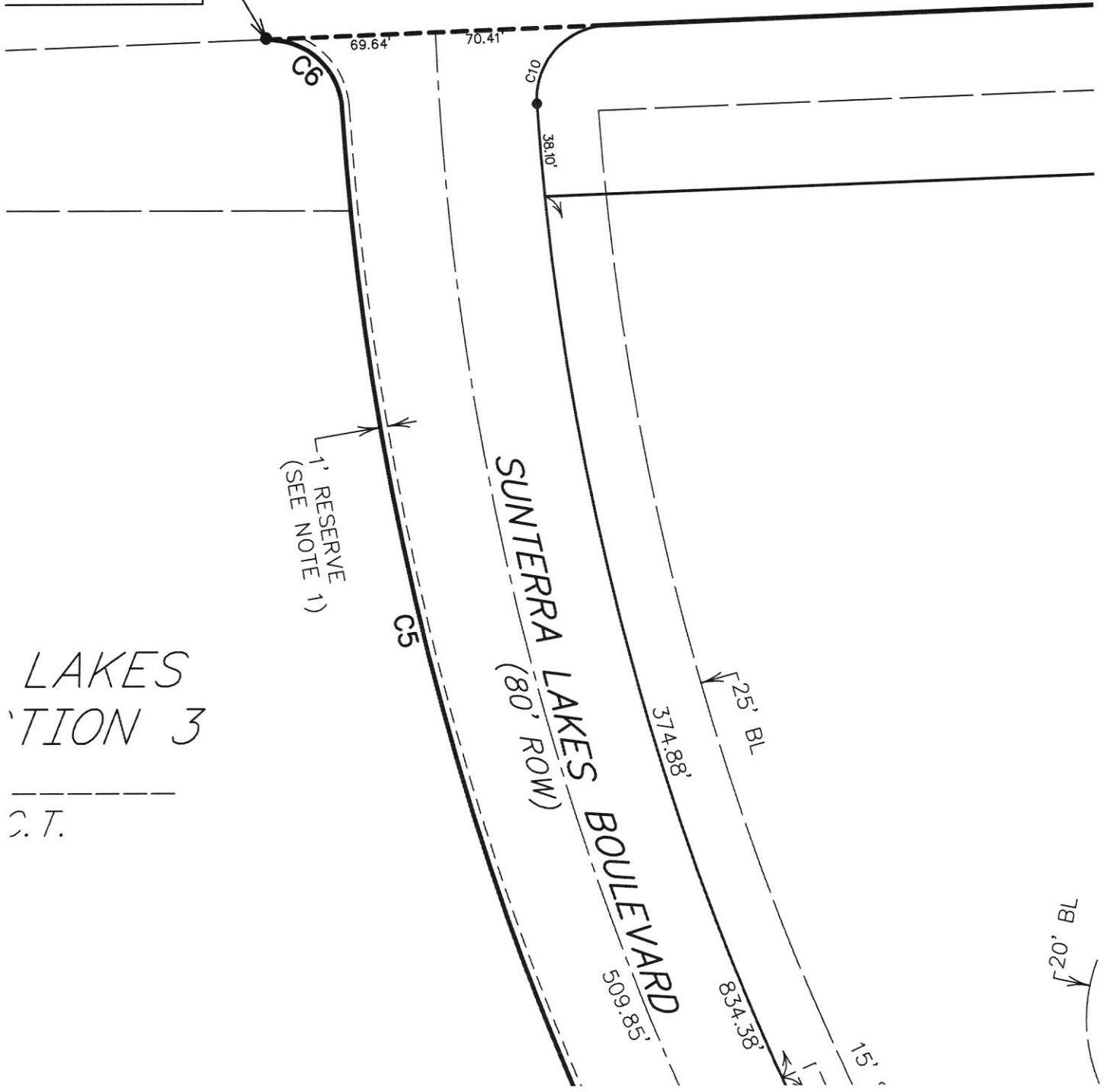
*SUNTERRA LAKES  
NORTH SECTION 3  
C.C.F. No. \_\_\_\_\_  
O.P.R.W.C.T.*



DATE: FEBRUARY 2026	FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 1	OWNER/DEVELOPER: ASTRO SUNTERRA LAKES NORTH, LP a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 JDBARNES@STARWOODLAND.COM	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-25290 &amp; 10045100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832-913-4000</small> CJAMNIK@QUIDDITY.COM
SCALE 1"=60'			
SHEET 1K OF 1			

K:\28745\28745-0029-01 Sunterra Lakes Phase I - North - Section 1\2 Design Phase\Planning\Sunterra Lakes North sec 1 - Model - PLAT.dwg Mar 10, 2026 - 9:49am CKJ

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2,935,285.08

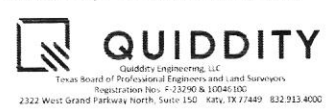


LAKES  
SECTION 3

C.T.

DATE: FEBRUARY 2026	<b>FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 1</b>	<b>OWNER/DEVELOPER:</b> ASTRO SUNTERRA LAKES NORTH, LP a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 JDBARNES@STARWOODLAND.COM
SCALE 1"=60'		
SHEET 1L OF 1		

ENGINEER/PLANNER/SURVEYOR:



CJAMNIK@QUIDDITY.COM

ERIC K. HO  
 CALLED 610.167 AC.  
 VOL. 0511, PG. 119  
 O.P.R.W.C.T.

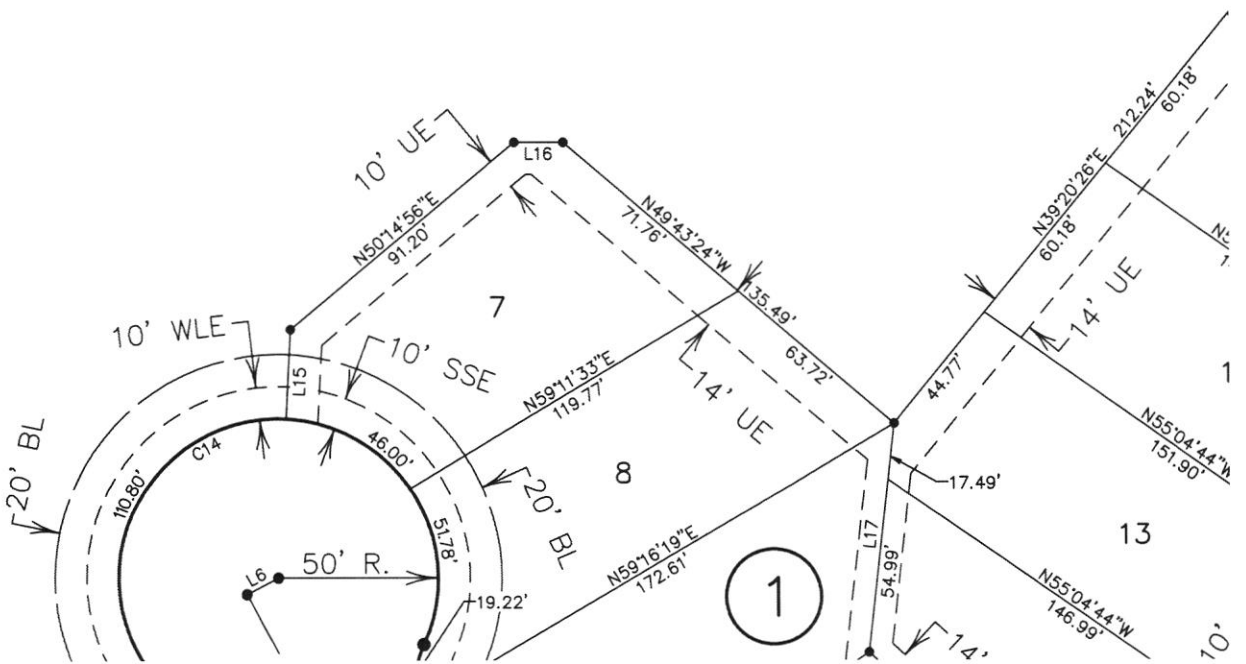
F.M. HIGHWAY 529  
 (120' ROW)

N87°53'33"E 1,253.25'  
 1,113.

35' BL

N87°53'33"E 1

1  
 B



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DATE: FEBRUARY 2026

SCALE 1"=60'

SHEET 1M OF 1

FINAL PLAT OF  
 SUNTERRA LAKES  
 NORTH  
 SECTION 1

**OWNER/DEVELOPER:**  
 ASTRO SUNTERRA LAKES NORTH, LP  
 a Delaware Limited Liability Company  
 2450 FONDREN RD, STE 210  
 HOUSTON, TEXAS 77036  
 713-783-6702  
 JDBARNES@STARWOODLAND.COM

ENGINEER/PLANNER/SURVEYOR:

**QUIDDITY**  
 Quiddity Engineering, LLC  
 Texas Board of Professional Engineers and Land Surveyors  
 Registration Nos. 5-25040 & LICENSE 100  
 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

CJAMNIK@QUIDDITY.COM

10  
57 AC.  
119

H. & T. C. R.R. CO. SURVEY  
SECTION 51 ABSTRACT 143

WILLIS McCUTCHEON SURVEY  
SECTION 52 ABSTRACT 310

4WAY 529  
' ROW)

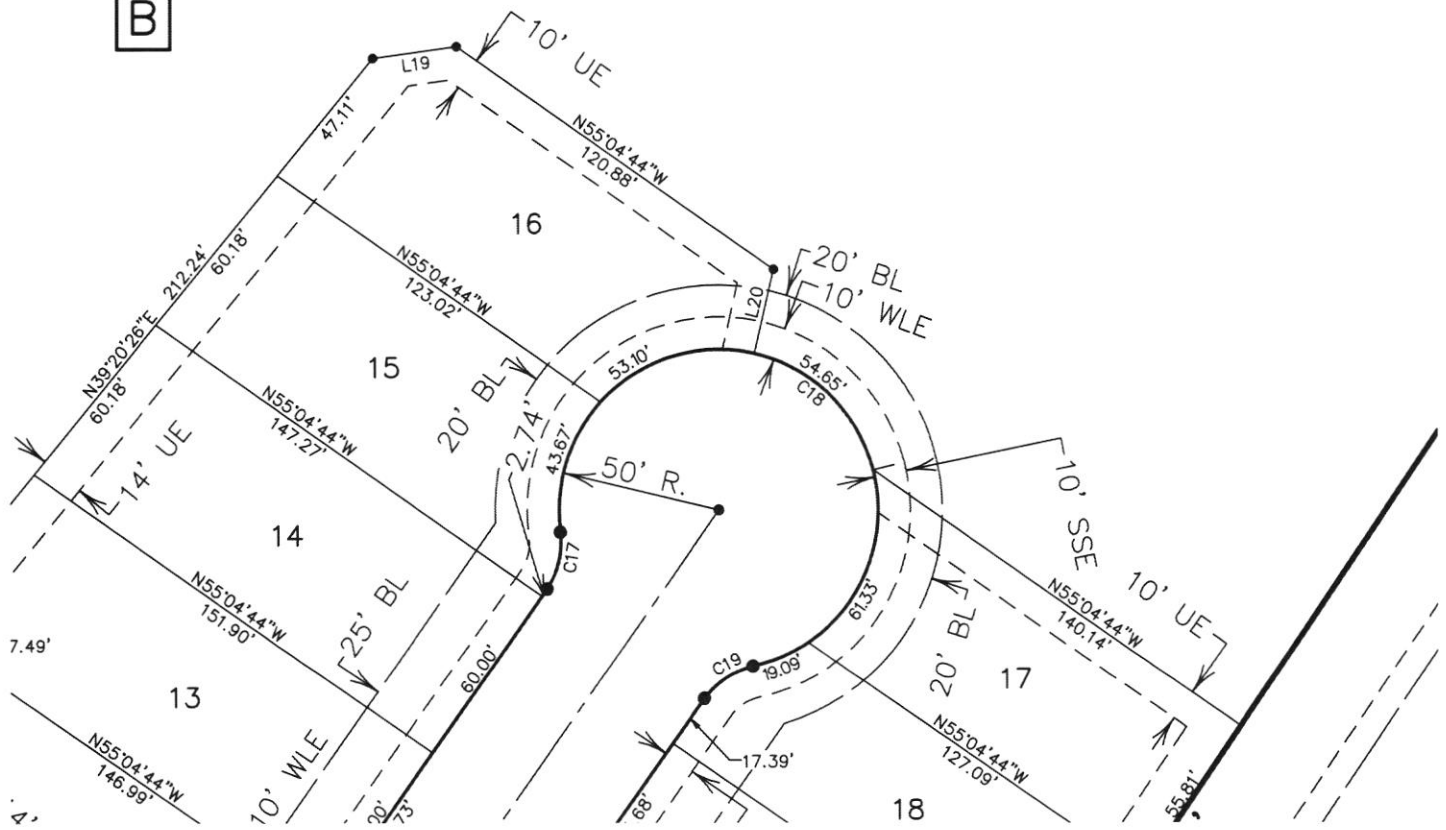
'E 1,253.25'

1,113.21'

C

N87°53'33"E 1,141.55'

1  
B



DATE: FEBRUARY 2026

SCALE 1"=60'

SHEET 1N OF 1

FINAL PLAT OF  
SUNTERRA LAKES  
NORTH  
SECTION 1

**OWNER/DEVELOPER:**  
ASTRO SUNTERRA LAKES NORTH, LP  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
JDBARNES@STARWOODLAND.COM

ENGINEER/PLANNER/SURVEYOR:



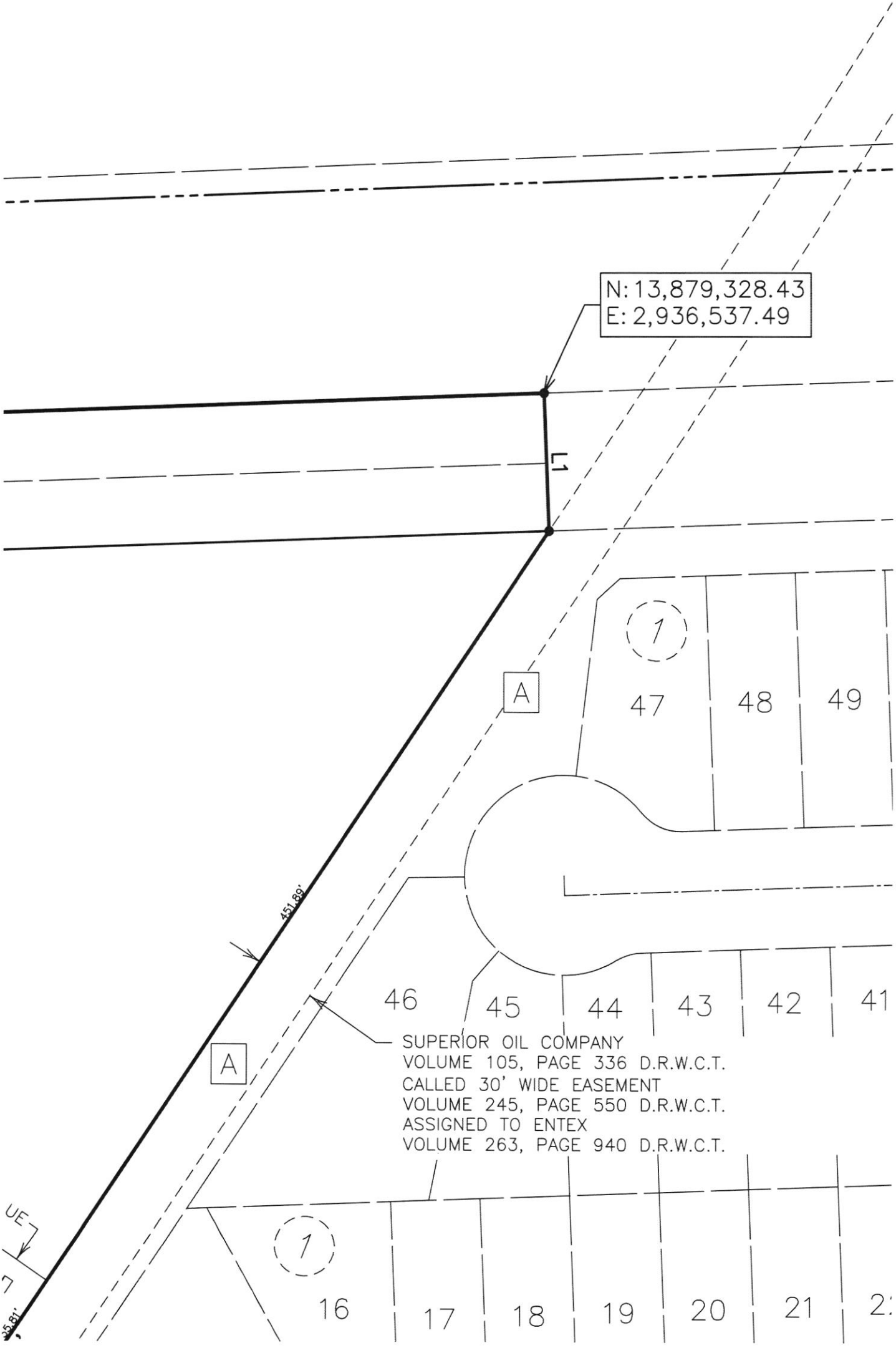
**QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration No. E-23290 & 10041100  
2322 West Grand Parkway North, Suite 150, Katy, TX 77449 832.913.4000

CJAMNIK@QUIDDITY.COM

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DATE: FEBRUARY 2026


SCALE 1"=60'

SHEET 10 OF 1

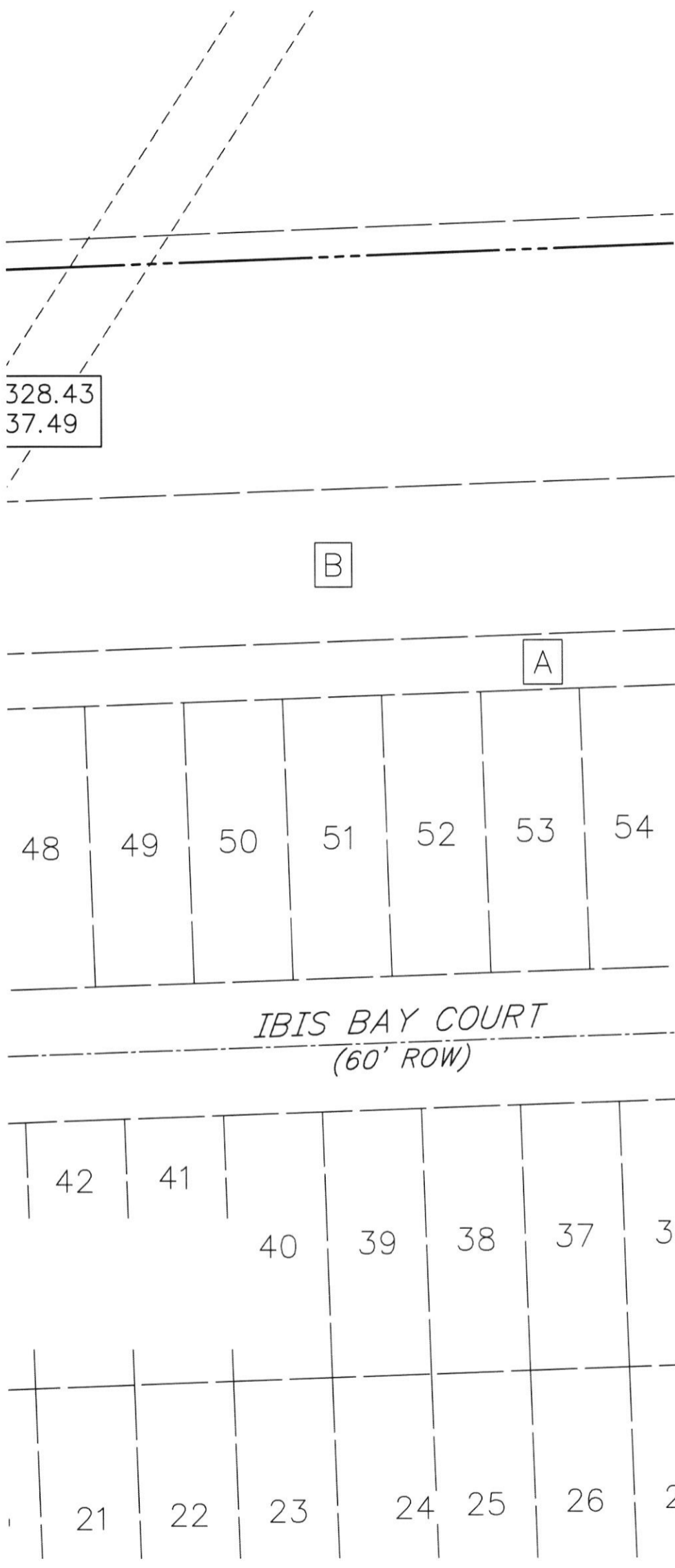
FINAL PLAT OF  
SUNTERRA LAKES  
NORTH  
SECTION 1

**OWNER/DEVELOPER:**  
ASTRO SUNTERRA LAKES NORTH, LP  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
JDBARNES@STARWOODLAND.COM

**ENGINEER/PLANNER/SURVEYOR:**

 **QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration No. P-23290 & L0046100  
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.8000  
CJAMNIK@QUIDDITY.COM

K:\28745\28745-0029-01 Sunterra Lakes Phase I - North - Section 1\2 Design Phase\Planning\Suntterra Lakes North sec 1- Model - PLAT.dwg Mar 10,2026 - 9:50am CKJ



DATE: FEBRUARY 2026


SCALE 1"=60'

SHEET 1P OF 1

FINAL PLAT OF  
SUNTERRA LAKES  
NORTH  
SECTION 1

**OWNER/DEVELOPER:**  
ASTRO SUNTERRA LAKES NORTH, LP  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
JDBARNES@STARWOODLAND.COM

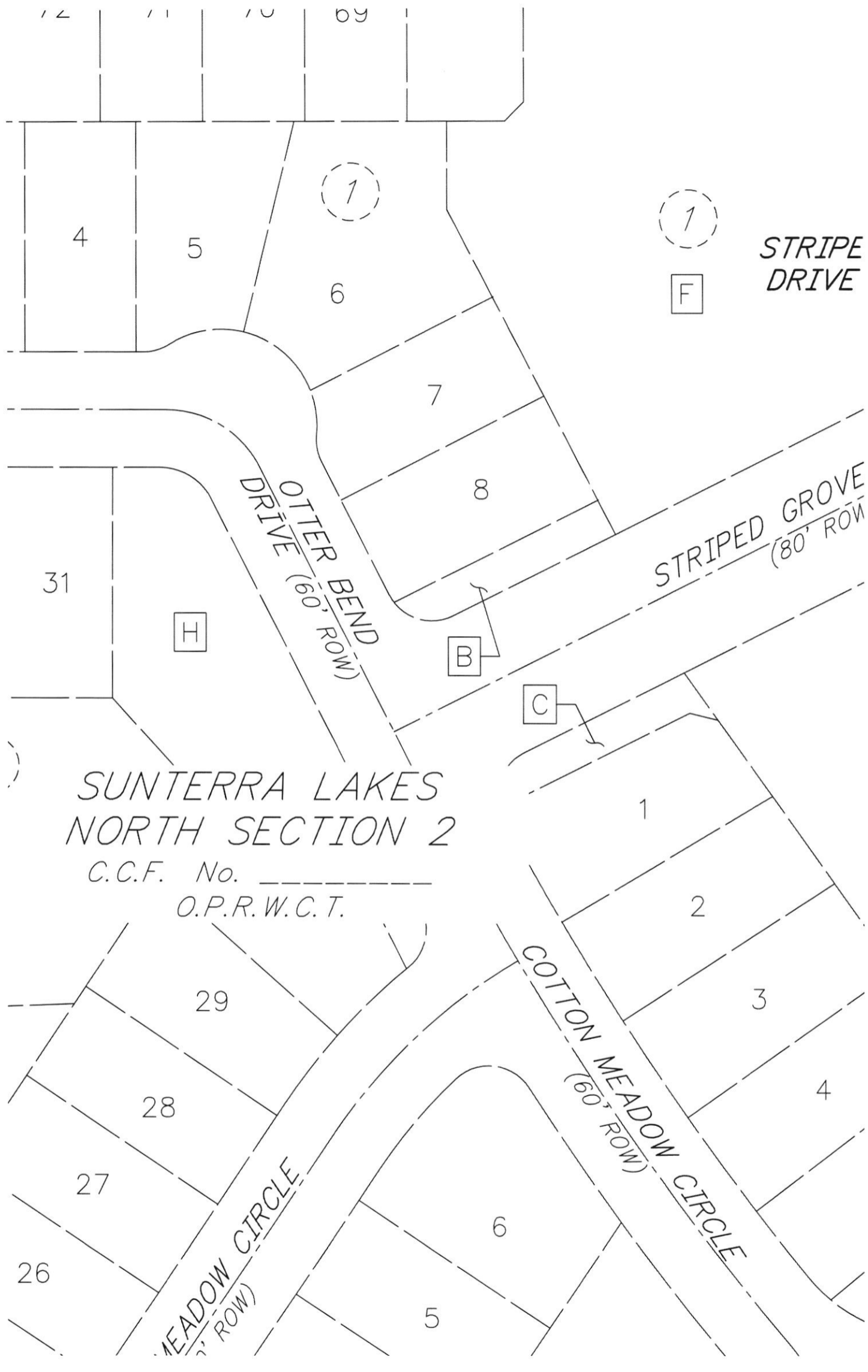
ENGINEER/PLANNER/SURVEYOR:




**QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration No. P-23290 & L0046333  
2322 West Grand Parkway North, Suite 250, Katy, TX 77449 832.913.4000

CJAMNIK@QUIDDITY.COM

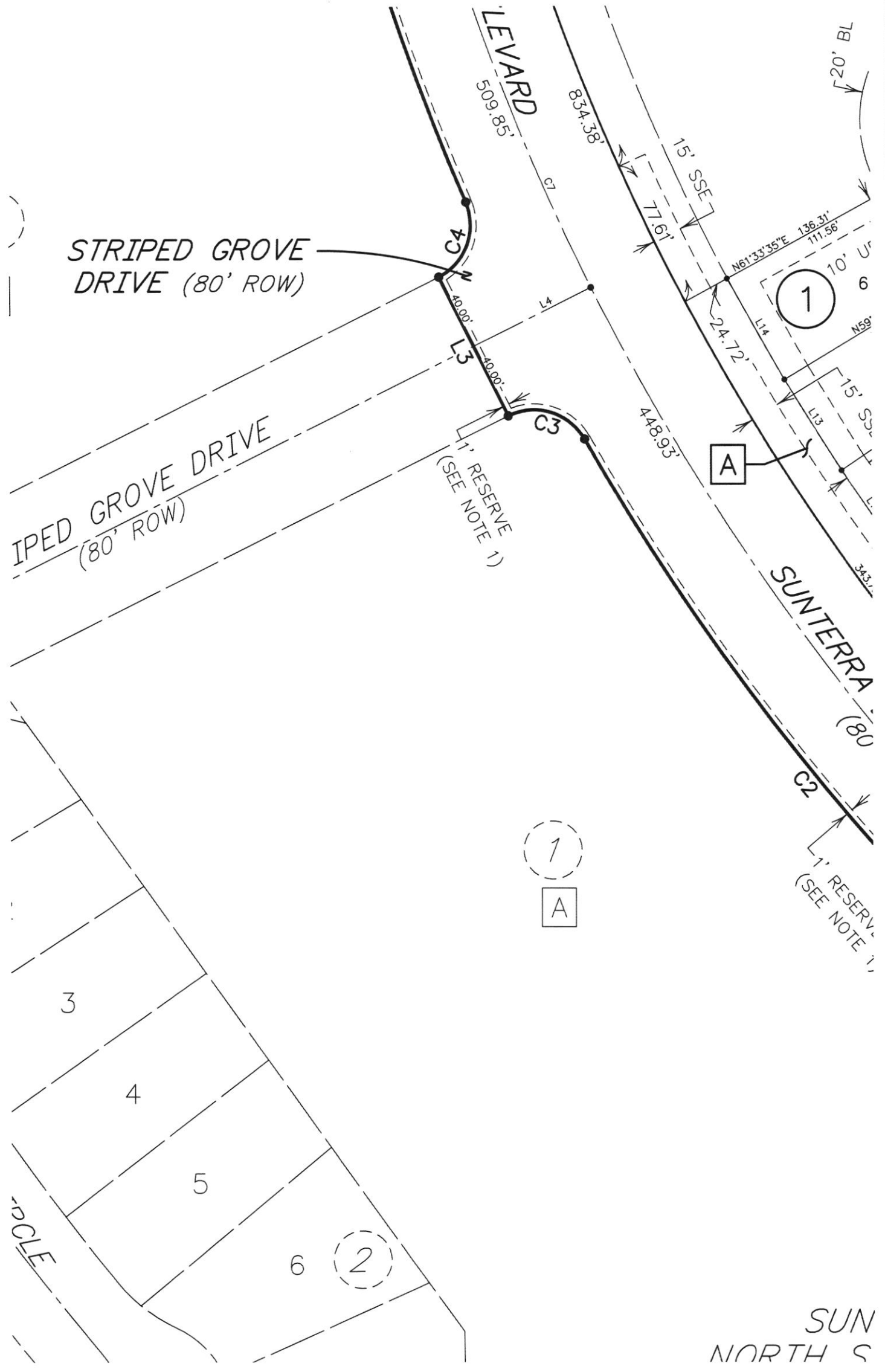
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SUNTERRA LAKES  
 NORTH SECTION 2  
 C.C.F. No. \_\_\_\_\_  
 O.P.R.W.C.T.

DATE: FEBRUARY 2026	FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 1	<b>OWNER/DEVELOPER:</b> ASTRO SUNTERRA LAKES NORTH, LP a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 JDBARNES@STARWOODLAND.COM	<b>ENGINEER/PLANNER/SURVEYOR:</b>  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC          Texas Board of Professional Engineers and Land Surveyors          Registration No. E-23290 &amp; 11046-102          2222 West Grand Parkway North, Suite 150 - Katy, TX 77449 832.913.4000</small> CJAMNIK@QUIDDITY.COM
SCALE 1"=60'			
SHEET 1Q OF 1			

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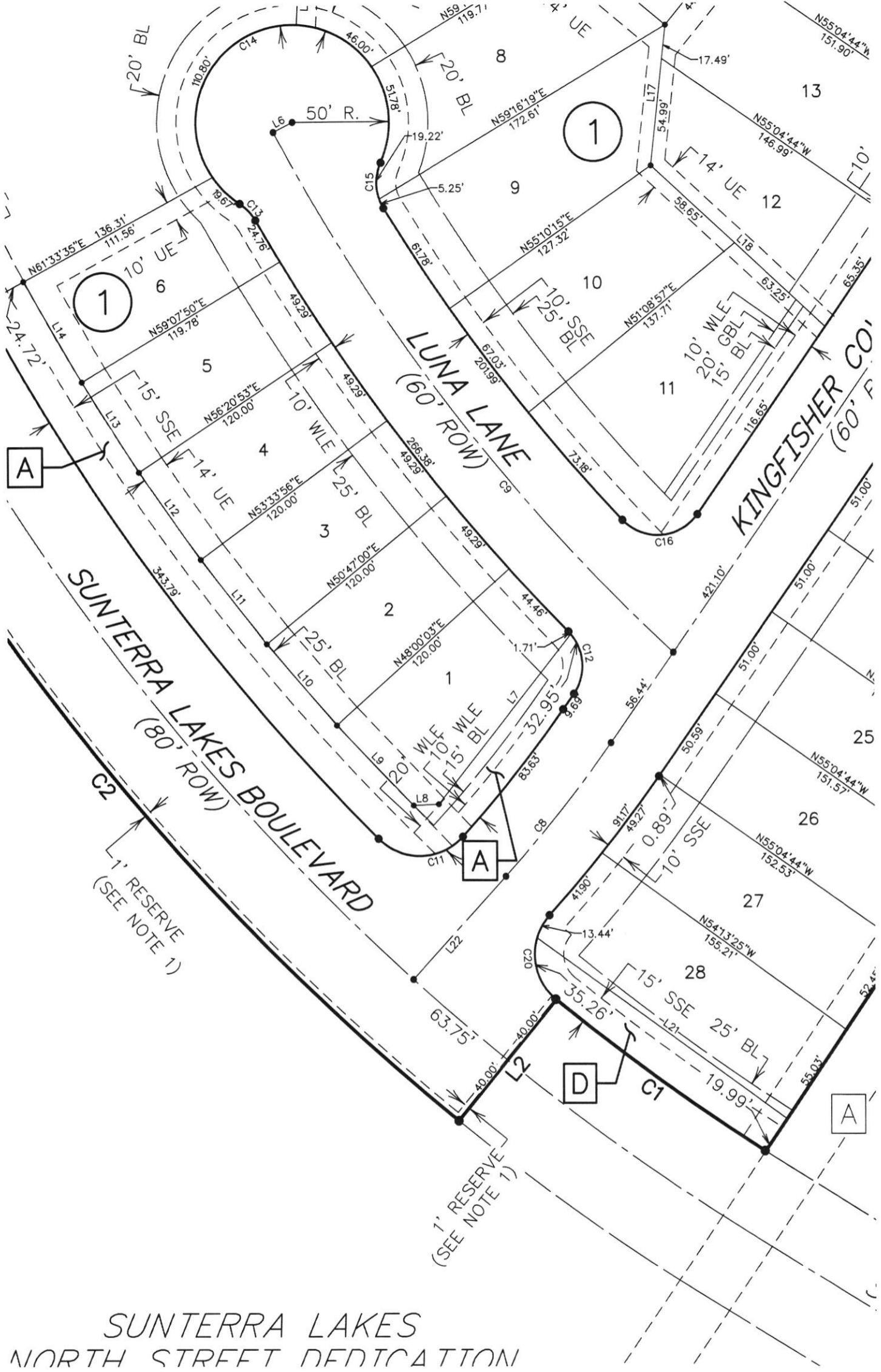
DATE: FEBRUARY 2026  
 SCALE 1"=60'  
 SHEET 1R OF 1

FINAL PLAT OF  
 SUNTERRA LAKES  
 NORTH  
 SECTION 1

**OWNER/DEVELOPER:**  
 ASTRO SUNTERRA LAKES NORTH, LP  
 a Delaware Limited Liability Company  
 2450 FONDREN RD, STE 210  
 HOUSTON, TEXAS 77036  
 713-783-6702  
 JDBARNES@STARWOODLAND.COM

**ENGINEER/PLANNER/SURVEYOR:**  
 **QUIDDITY**  
Quiddity Engineering, LLC  
 Texas Board of Professional Engineers and Land Surveyors  
 Registration No. # 23290 & 1004100  
 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000  
 CJAMNIK@QUIDDITY.COM

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SUNTERRA LAKES  
NORTH STREET DEDICATION

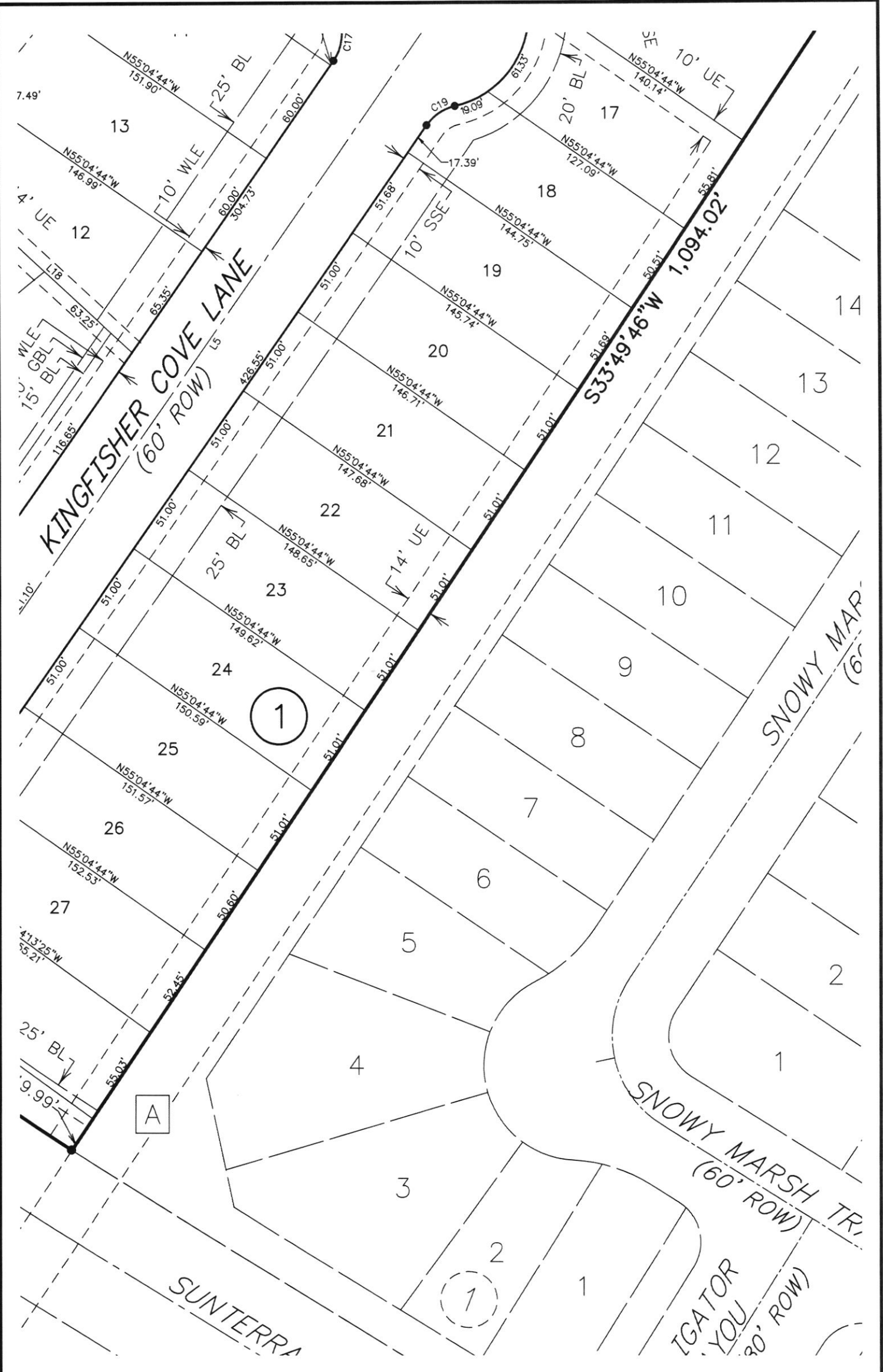
DATE: FEBRUARY 2026  
SCALE 1"=60'  
SHEET 1S OF 1

FINAL PLAT OF  
SUNTERRA LAKES  
NORTH  
SECTION 1

**OWNER/DEVELOPER:**  
ASTRO SUNTERRA LAKES NORTH, LP  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
JDBARNES@STARWOODLAND.COM

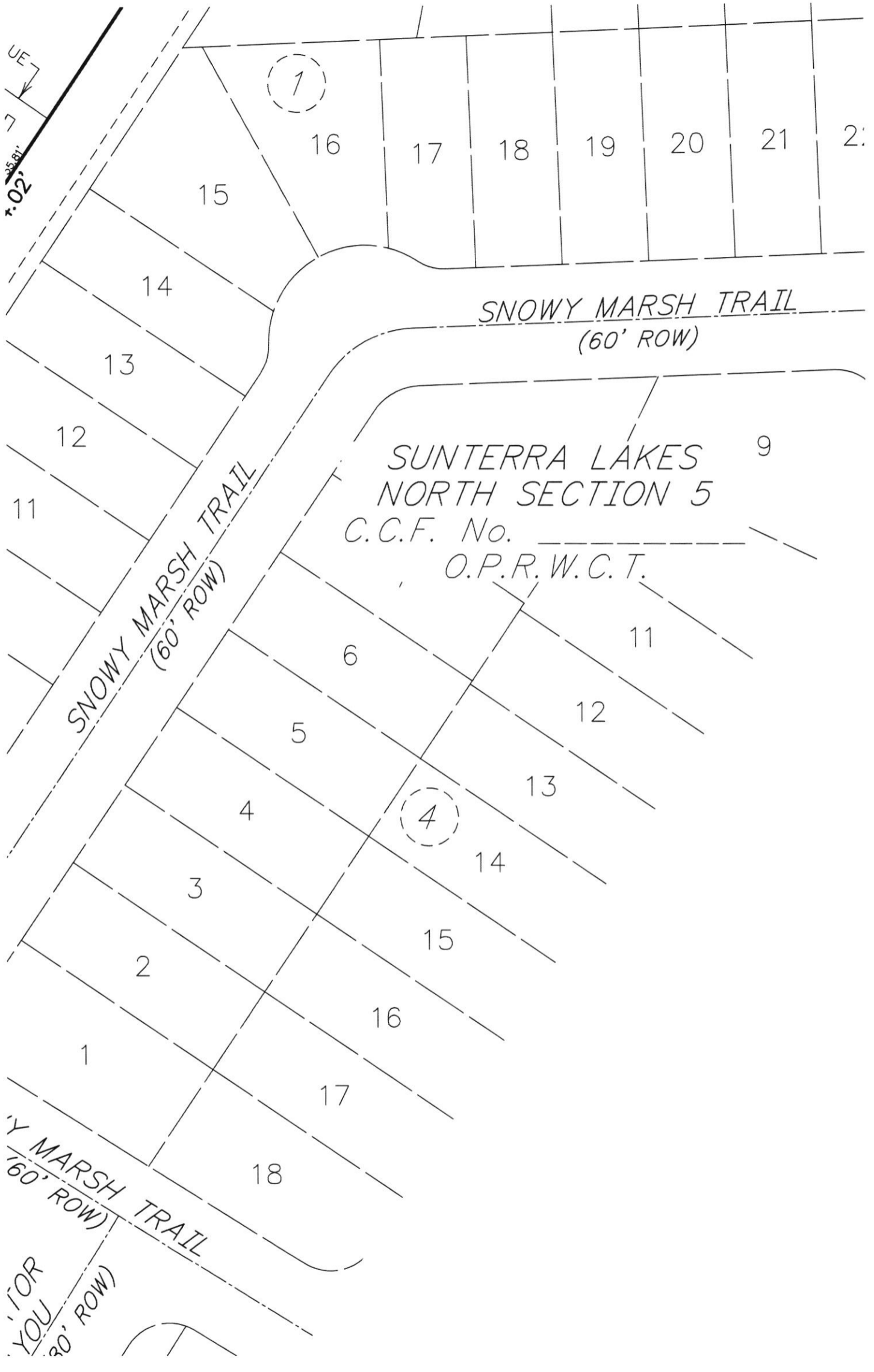
**ENGINEER/PLANNER/SURVEYOR:**  
 **QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration No. E-32390 & 100410N  
2122 West Grand Parkway North, Suite 150 - Katy, TX 77449 832.913.8000  
CJAMNIK@QUIDDITY.COM

K:\28745\28745-0029-01 Sunterra Lakes Phase I - North - Section I\2 Design Phase\Planning\Sunterra Lakes North sec. 1 - Model - PLAT.dwg Mar 10, 2026 - 2:31pm CKJ



DATE: FEBRUARY 2026	<p align="center"><b>FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 1</b></p>	<p><b>OWNER/DEVELOPER:</b> ASTRO SUNTERRA LAKES NORTH, LP a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 JDBARNES@STARWOODLAND.COM</p>	<p><b>ENGINEER/PLANNER/SURVEYOR:</b></p> <p align="center">  <b>QUIDDITY</b>  <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 &amp; 10044-030 2322 West Grand Parkway North, Suite 150, Katy, TX 77449 832.913.4000</small> </p> <p align="center">CJAMNIK@QUIDDITY.COM</p>
SCALE 1"=60'			
SHEET 1T OF 1			

K:\28745\28745-0029-01 Sunterra Lakes Phase I - North - Section 1\2 Design Phase\Planning\Sunterra Lakes North sec. 1 - Model - PLAT.dwg Mar 10, 2026 - 9:53am CKJ



DATE: FEBRUARY 2026

SCALE 1"=60'

SHEET 1U OF 1

FINAL PLAT OF  
SUNTERRA LAKES  
NORTH  
SECTION 1

**OWNER/DEVELOPER:**  
ASTRO SUNTERRA LAKES NORTH, LP  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
JDBARNES@STARWOODLAND.COM

ENGINEER/PLANNER/SURVEYOR:

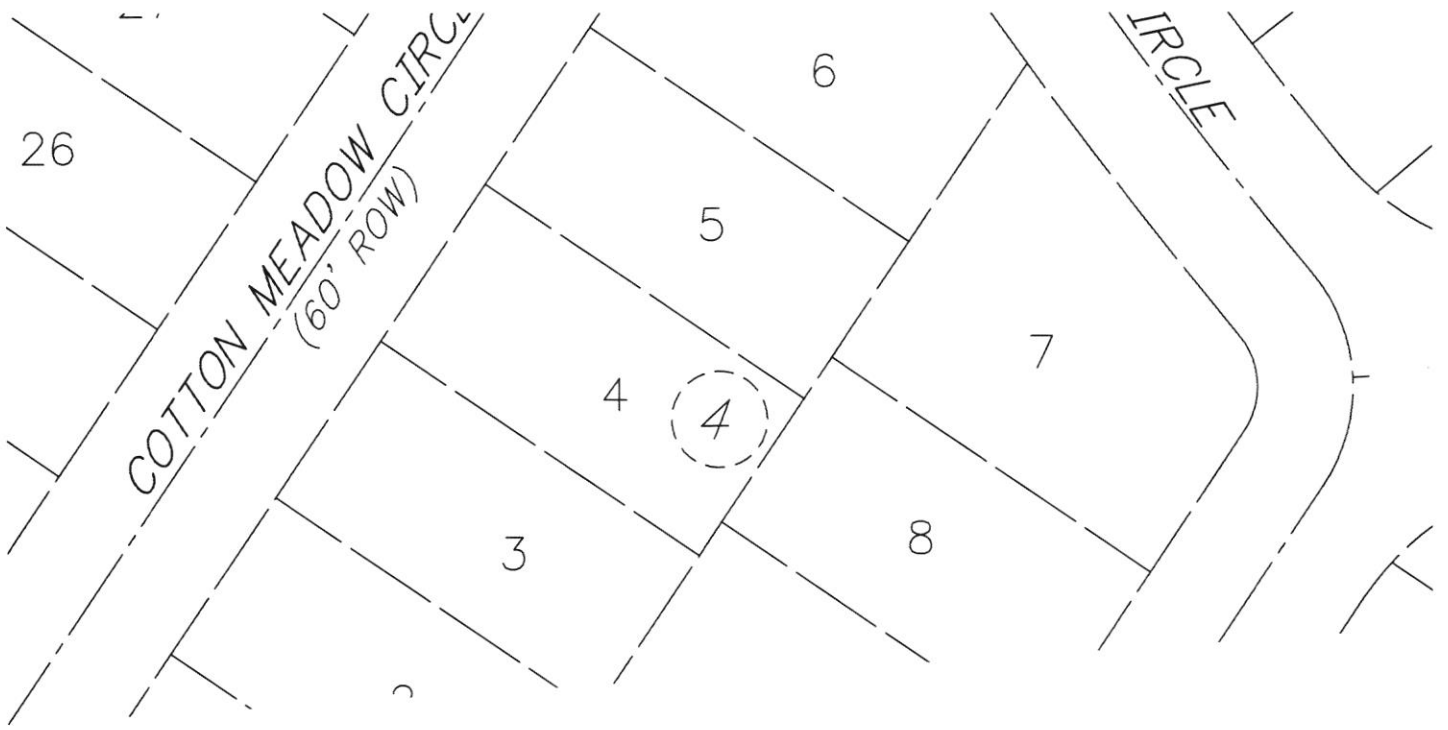


**QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. 7-23290 & 10046-030  
2122 West Grand Parkway North, Suite 150, Fort Worth, TX 76149 832.913.4000

CJAMNIK@QUIDDITY.COM

K:\28745\28745-0029-01 Sunterra Lakes Phase I - North - Section 1\2 Design Phase\Planning\Sunterra Lakes North sec 1 - Model - PLAT.dwg Mar 10,2026 - 9:53am CKJ



DATE: FEBRUARY 2026

SCALE 1"=60'

SHEET 1V OF 1

FINAL PLAT OF  
SUNTERRA LAKES  
NORTH  
SECTION 1

**OWNER/DEVELOPER:**  
ASTRO SUNTERRA LAKES NORTH, LP  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
JDBARNES@STARWOODLAND.COM

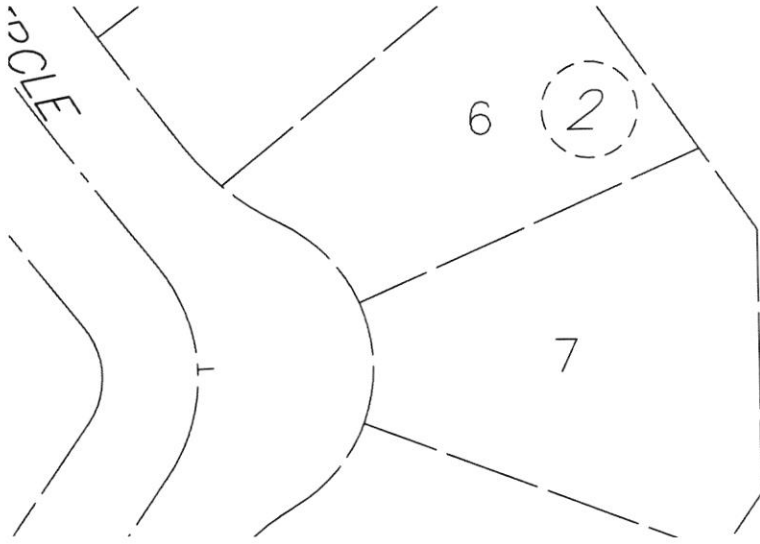
ENGINEER/PLANNER/SURVEYOR:



**QUIDDITY**


Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration No. F-232760 & 110246-110  
2322 West Grand Parkways North, Suite 150, Katy, TX 77449 832.913.4000

CJAMNIK@QUIDDITY.COM



SUN  
NORTH S  
AN  
C.C.F.  
C

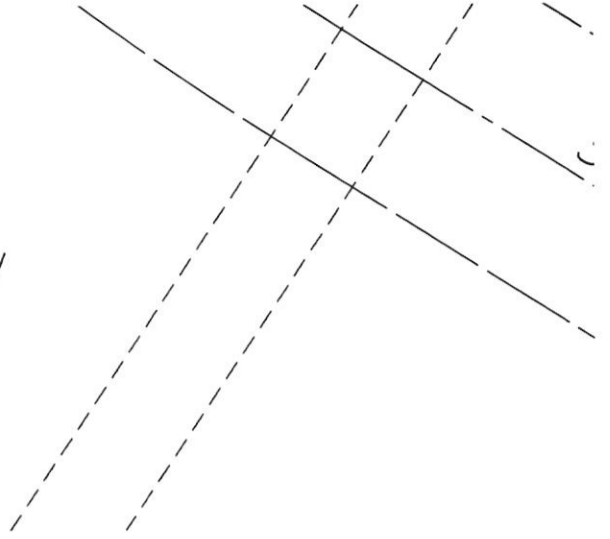
K:\28745\28745-0029-01 Sunterra Lakes Phase I - North - Section 1\2 Design Phase\Planning\Sunterra Lakes North sec 1 - Model - PLAT.dwg Mar 10,2026 - 9:53am CKJ

DATE: FEBRUARY 2026	<p>FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 1</p>	<p><b>OWNER/DEVELOPER:</b> ASTRO SUNTERRA LAKES NORTH, LP a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 JDBARNES@STARWOODLAND.COM</p>	<p>ENGINEER/PLANNER/SURVEYOR:</p>  <p><b>QUIDDITY</b> Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23790 &amp; 11046-100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 CJAMNIK@QUIDDITY.COM</p>
SCALE 1"=60'			
SHEET 1W OF 1			

7' R<sub>L</sub>  
(SEE NO. 1)

SUNTERRA LAKES  
NORTH STREET DEDICATION  
AND RESERVES

C.C.F. No. \_\_\_\_\_  
O.P.R.W.C.T.



K:\28745\28745-0029-01 Sunterra Lakes Phase I - North - Section 1\2 Design Phase\Planning\Sunterra Lakes North sec 1 - Model - PLAT.dwg Mar 10, 2026 - 9:54am CKJ

DATE: FEBRUARY 2026

SCALE 1"=60'

SHEET 1X OF 1

FINAL PLAT OF  
SUNTERRA LAKES  
NORTH  
SECTION 1

**OWNER/DEVELOPER:**  
ASTRO SUNTERRA LAKES NORTH, LP  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
JDBARNES@STARWOODLAND.COM

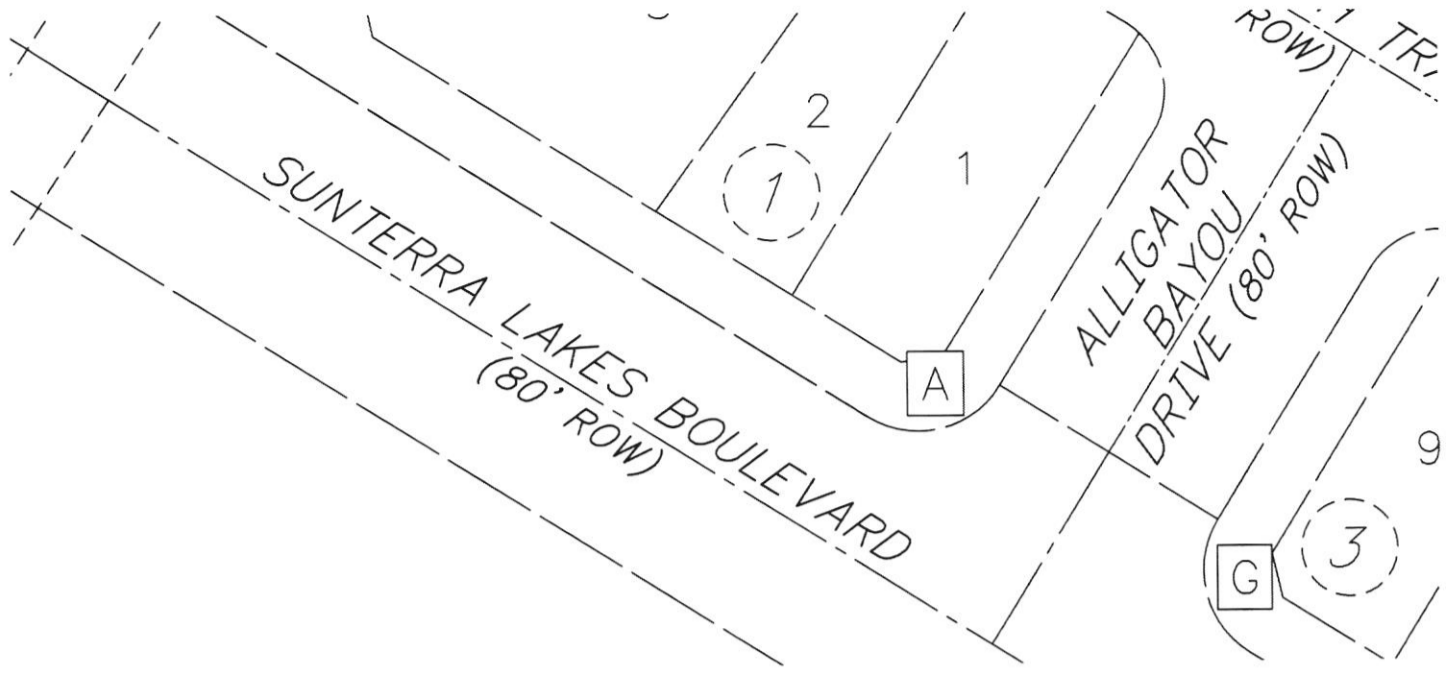
**ENGINEER/PLANNER/SURVEYOR:**



**QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration No. P-23290 & L0046100  
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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K:\28745\28745-0029-01 Sunterra Lakes Phase I - North - Section 1\2 Design Phase\Planning\Sunterra Lakes North sec. 1 - Model - PLAT.dwg Mar 10, 2026 - 9:54am CKJ

DATE: FEBRUARY 2026

SCALE 1"=60'

SHEET 1Y OF 1

FINAL PLAT OF  
SUNTERRA LAKES  
NORTH  
SECTION 1

**OWNER/DEVELOPER:**  
ASTRO SUNTERRA LAKES NORTH, LP  
a Delaware Limited Liability Company  
2450 FONDREN RD, STE 210  
HOUSTON, TEXAS 77036  
713-783-6702  
JDBARNES@STARWOODLAND.COM

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