

# WALLER COUNTY

Yancy Scott, P.E., CFM  
County Engineer



12

## MEMORANDUM

**To:** Honorable Commissioners' Court

**Item:** Final Plat Approval-Sunterra Section 49

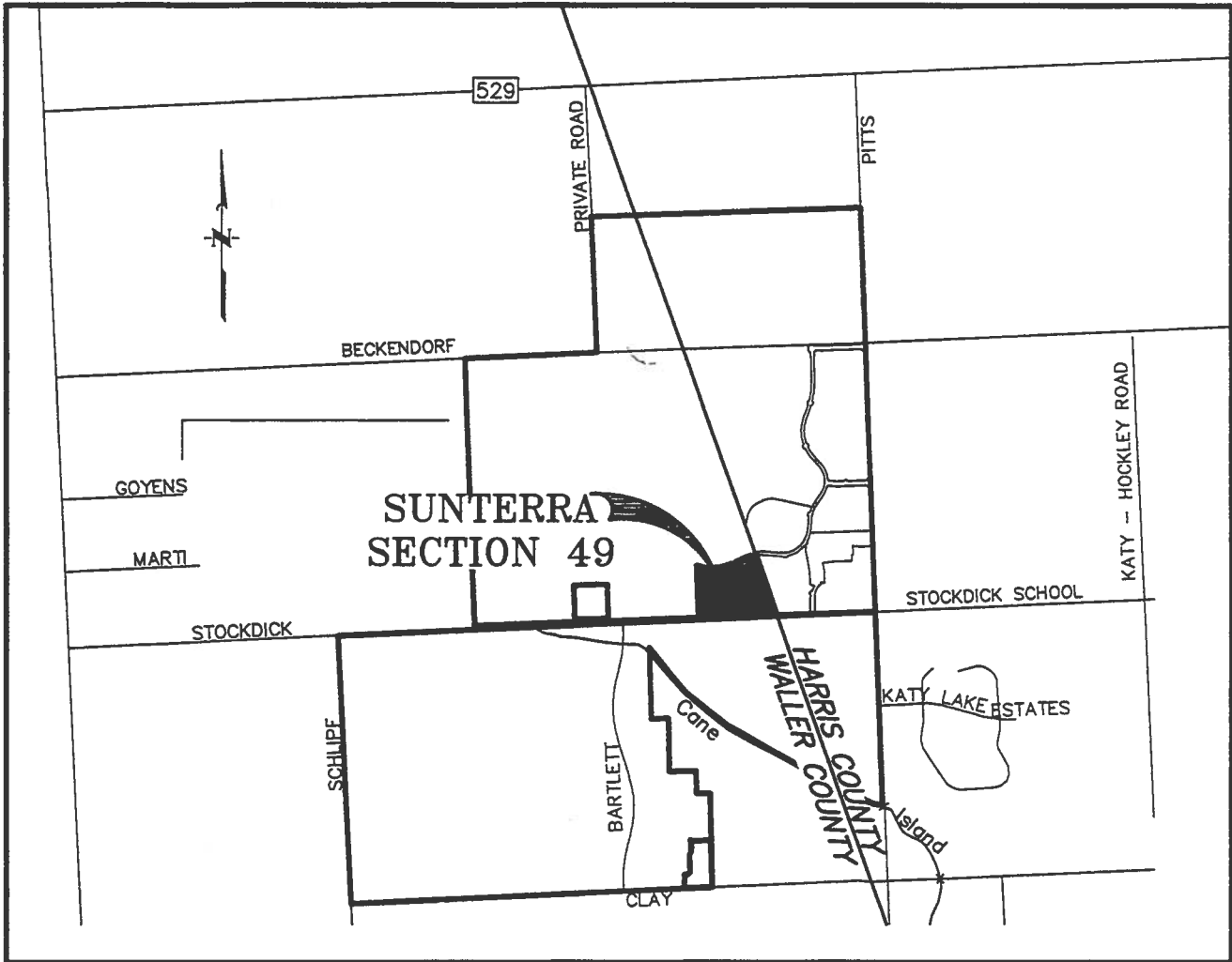
**Date:** November 30, 2022

### Background

Final Plat of Sunterra Section 49 Subdivision which consists of 33.63 acres will include 168 Lots, 6 Blocks and 8 Reserves in Precinct 3.

### Staff Recommendation

Approve Plat and accept Construction Bond



VICINITY MAP

Scale: NTS

KEY MAP 443 D

FINAL PLAT OF  
SUNTERRA  
SEC 49

A SUBDIVISION OF 33.63 ACRES OF LAND  
OUT OF THE  
H. & T. C. RAILROAD COMPANY SURVEY, SECTION 129, A-204,  
WALLER COUNTY, TEXAS  
168 LOTS    8 RESERVES    6 BLOCKS  
JULY 2022

BKDD Permit No. 2022-48

DATE: JULY 2022	FINAL PLAT OF SUNTERRA SEC 49	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-221289 &amp; 10046100 12781 Corporate Drive, Houston, Texas 77041 • 713.842.3033</small>
SCALE NTS			
SHEET 1A OF 1			

Cjamnik@quiddity.com

1. This subdivision is proposed for single-family residential, detention and other related uses.
2. The radius on all block corners is 25 feet, unless otherwise noted.
3. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by Charter Title Company, GF No. 1076601900020A and 1076602100270, Dated September 13, 2022.
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. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by the representative Title Company.
6. All coordinates shown are grid based on the Texas Coordinate System of 1983, South Central Zone (4204), and may be converted to surface by dividing by the combined scale factor of 0.99989805999.
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 lots 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 Zone "AE" with defined BFE, Unshaded Zone "X" and Zone "X Shaded" of the Flood Insurance Rate Map, Community NO. 480640, Map Number 48473C0375E, Panel 0375, suffix "E" dated February 18, 2009 and revised under LOMR 19-06-1115P dated April 27, 2020 for Waller County, Texas and incorporated areas. Zone AE; is defined as special flood hazard areas subject to inundation by the 1% annual chance flood event (100-year flood) with Base Flood Elevations determined. Unshaded Zone "X"; is defined as areas determined to be outside the 0.2% annual chance floodplain, Zone "X Shaded"; is defined as areas of the 0.2% annual chance flood (500-year flood); areas of 1% annual chance flood (100-year flood) with average depths of less than one foot or with drainage areas less than one square mile.
15. Unless otherwise indicated, the building line (B.L.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
16. Single Family Residential shall mean the use of a lot with one building designed for and containing no more than two separate units with facilities for living, sleeping cooking and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of no more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.
17. Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.
18. 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.
19. 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, LP, 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.
20. Project site is within City of Houston ETJ.
21. There are no pipeline easements within the platted area.
22. Areas identified as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed and maintained under a binding agreement among the owners of the property in the subdivision.
23. Tract is subject to Grant of Easement and Surface Use Agreement recorded under C.C.F. No. 2011586, O.P.R.W.C.T. and C.C.F. No. RP-2020-565105, O.P.R.R.P.H.C.T.
24. All lots shall have adequate wastewater collection services.

DATE: JULY 2022	FINAL PLAT OF SUNTERRA SEC 49	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. 1-13788A (08/2018) 1275 Corporate Drive, Houston, Texas 77071 • 281.342.2033</small> Cjamnik@quiddity.com
SCALE NTS			
SHEET 1B OF 1			

K:\18537\18537-0107-00 Sunterra Section 49 WSD&P\2 Design Phase\Planning\PLAT\_SUNTERRA 49.dwg Nov 02, 2022 8:22am CJK

- General Notes:
- AE . . . . . "Aerial Easement"
  - BL . . . . . "Building Line"
  - C.C.F. . . . . "County Clerk's File"
  - F.C. . . . . "Film Code"
  - GBL . . . . . "Garage Building Line"
  - No . . . . . "Number"
  - O.P.R.R.P.H.C.T. . . "Official Public Records Real Property, Harris County, Texas"
  - O.P.R.W.C.T. . . . . "Official Public Records Waller County, Texas"
  - ROW . . . . . "Right-of-Way"
  - SSE . . . . . "Sanitary Sewer Easement"
  - Sq Ft . . . . . "Square Feet"
  - UE . . . . . "Utility Easement"
  - Vol \_\_, Pg \_\_ . . . . "Volume and Page"
  - WLE . . . . . "Waterline Easement"
  - . . . . . "Set 3/4-inch Iron With Cap Stamped "Quiddity" as Per Certification"
  - ① . . . . . "Block Number"
  - ↘ . . . . . "Street Name Break"

A METES & BOUNDS description of a 33.63 acre tract of land in the H. & T. C. Railroad Company Survey, Section 129, Abstract 204, Harris County, Texas, being out of and a part of that certain called 304.68 acre tract (Exhibit "A", Tract 3) recorded under County Clerk's File Number 2115246, 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 the residue of an adjoining called 655.54 acre tract (Exhibit "A", Dollins Tract) recorded under County Clerk's File Number 2115246, Official Public Records, Waller County, Texas, and the northeast corner of the J. W. McCutcheon Survey Section 130, Abstract 1713, same being the southeast corner of said called 304.68 acre tract, the southeast corner of said H. & T. C. Railroad Company Survey, Section 129, Abstract 1715, the southwest corner of the George Spencer Survey, Abstract 1366, and the northwest corner of the H. & T. C. Railroad Company Survey Section 79, Abstract 464, as located in Pitts Road, from said point the southeast corner of said adjoining called 655.54 acre tract bears South 02 degrees 04 minutes 22 seconds East, 3,821.34 feet;

Thence South 87 degrees 58 minutes 20 seconds West, along the south line of said called 304.68 acre tract, and the south line of said H. & T. C. Railroad Company Survey, Section 129, Abstract 1715, being the north line of said adjoining called 655.54 acre tract, and the north line of said J. W. McCutcheon Survey, Section 130, Abstract 1713, 1,915.81 feet, being in the Harris-Waller County line;

Thence North 18 degrees 54 minutes 19 seconds West along said County line, 54.49 feet for the southeast corner and Place of Beginning of the herein described tract, being in the Harris-Waller County line;

Thence South 87 degrees 51 minutes 24 seconds West establishing the south line of the herein described tract, 1,555.50 feet to the southwest corner of the herein described tract;

Thence North 02 degrees 01 minute 40 seconds West establishing the west line of the herein described tract, 1,025.68 feet to the northwest corner of the herein described tract, being in a non-tangent curve to the left;

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

Thence with said non-tangent curve to the left, having a central angle of 39 degrees 30 minutes 27 seconds, an arc length of 710.22 feet, a radius of 1,030.00 feet, and a chord bearing North 87 degrees 09 minutes 25 seconds East, 696.24 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 87 degrees 18 minutes 00 seconds, an arc length of 45.71 feet, a radius of 30.00 feet, and a chord bearing South 68 degrees 56 minutes 48 seconds East, 41.42 feet;

South 25 degrees 17 minutes 48 seconds East, 1.18 feet;


North 64 degrees 42 minutes 12 seconds East, 60.00 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 90 degrees 00 minutes 00 seconds, an arc length of 47.12 feet, a radius of 30.00 feet, and a chord bearing North 19 degrees 42 minutes 12 seconds East, 42.43 feet;

North 64 degrees 42 minutes 12 seconds East, 144.97 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 19 degrees 30 minutes 48 seconds, an arc length of 262.24 feet, a radius of 770.00 feet, and a chord bearing North 74 degrees 27 minutes 36 seconds East, 260.98 feet to the northeast corner of the herein described tract, being in the Harris-Waller County line;

Thence South 18 degrees 54 minutes 19 seconds East along the Harris-County line, 1,250.35 feet to the Place of Beginning and containing 33.63 acres of land, more or less.

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SCALE NTS			
SHEET 1C OF 1			

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Line Table		
Line	Bearing	Distance
L1	S18°54'19"E	1250.35'
L2	S87°51'24"W	1555.50'
L3	S25°17'48"E	1.18'
L4	N64°42'12"E	60.00'
L5	N64°42'12"E	144.97'
L6	N25°17'48"W	204.56'
L7	N64°42'12"E	160.95'
L8	N71°04'53"E	76.21'
L9	N17°07'58"E	10.00'
L10	N18°54'19"W	706.66'
L11	N53°53'07"W	30.00'
L12	N87°58'20"E	1047.79'
L13	N42°58'20"E	7.98'
L14	N02°01'40"W	511.54'
L15	N37°50'54"W	20.06'
L16	N87°58'20"E	125.84'
L17	N07°13'04"W	46.43'
L18	N02°01'40"W	201.09'
L19	N43°17'03"E	11.56'
L20	N87°58'20"E	603.88'
L21	N71°05'41"E	43.73'
L22	N02°01'40"W	466.47'
L23	N02°01'40"W	75.10'
L24	N18°54'19"W	227.51'
L25	N02°01'40"W	39.39'
L26	N01°32'55"E	48.94'
L27	N02°01'40"W	39.39'
L28	N22°28'54"W	48.94'
L29	N18°54'19"W	103.23'
L30	N18°54'19"W	103.23'
L31	N15°19'44"W	48.94'
L32	N02°01'40"W	39.39'
L33	N05°36'15"W	48.94'
L34	N02°01'40"W	39.39'

Line Table		
Line	Bearing	Distance
L35	N25°17'48"W	116.49'
L36	N19°42'12"E	14.14'
L37	N64°42'12"E	51.73'
L38	N65°15'59"E	42.05'
L39	N68°11'26"E	41.05'
L40	N71°47'24"E	52.54'
L41	N75°15'55"E	38.63'
L42	N80°48'57"E	33.99'
L43	N72°56'10"W	83.37'
L44	N51°16'38"E	76.28'
L45	N87°58'20"E	665.10'
L46	N47°01'40"W	14.14'
L47	N02°01'40"W	114.91'
L48	N02°01'40"W	114.91'
L49	N42°58'20"E	14.14'
L50	N87°58'20"E	658.47'
L51	N47°01'40"W	56.57'
L52	N56°37'51"E	104.48'
L53	N81°00'41"W	86.84'
L54	N84°36'05"W	50.93'
L55	N87°27'22"W	50.66'
L56	N89°48'09"W	50.40'
L57	N86°47'48"E	49.68'
L58	N84°02'02"E	48.69'
L59	N81°20'31"E	49.09'
L60	N78°39'01"E	49.09'
L61	N75°57'30"E	49.09'
L62	N73°17'07"E	48.41'
L63	N70°35'36"E	49.77'
L64	N67°50'08"E	42.63'
L65	N68°43'50"W	14.52'
L66	N25°17'48"W	119.35'
L67	N02°01'40"W	441.54'
L68	N87°58'20"E	531.47'

Line Table		
Line	Bearing	Distance
L69	N02°01'40"W	237.41'
L70	N02°01'40"W	299.27'
L71	N81°45'32"E	264.76'
L72	N22°29'41"W	172.05'
L73	N18°55'14"W	50.92'
L74	N02°01'40"W	149.95'
L75	N18°54'19"W	458.87'
L76	N02°01'40"W	236.46'
L77	N87°58'20"E	376.00'
L78	N74°18'19"E	103.20'
L79	N87°58'20"E	127.00'
L80	N87°58'20"E	127.00'
L81	N64°42'12"E	76.00'

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SCALE NTS			
SHEET 1D OF 1			

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Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1030.00'	39°30'27"	710.22'	N87°09'25"E	696.24'	369.88'
C2	30.00'	87°18'00"	45.71'	S68°56'48"E	41.42'	28.62'
C3	30.00'	90°00'00"	47.12'	N19°42'12"E	42.43'	30.00'
C4	770.00'	19°30'48"	262.24'	N74°27'36"E	260.98'	132.40'
C5	300.00'	6°22'41"	33.40'	N67°53'33"E	33.38'	16.71'
C6	50.00'	90°00'48"	78.55'	N63°54'43"W	70.72'	50.01'
C7	75.00'	106°52'39"	139.90'	N34°32'01"E	120.48'	101.13'
C8	50.00'	90°00'00"	78.54'	N47°01'40"W	70.71'	50.00'
C9	50.00'	90°00'00"	78.54'	N42°58'20"E	70.71'	50.00'
C10	1200.00'	23°16'08"	487.34'	N76°20'16"E	484.00'	247.08'
C11	300.00'	5°11'24"	27.18'	N04°37'22"W	27.17'	13.60'
C12	50.00'	90°00'00"	78.54'	N47°01'40"W	70.71'	50.00'
C13	400.00'	16°52'39"	117.83'	N79°32'01"E	117.40'	59.34'
C14	100.00'	16°52'39"	29.46'	N10°27'59"W	29.35'	14.84'
C15	500.00'	6°23'29"	55.78'	N22°06'03"W	55.75'	27.92'
C16	25.00'	90°00'00"	39.27'	N70°17'48"W	35.36'	25.00'
C17	25.00'	46°38'35"	20.35'	N47°45'35"E	19.79'	10.78'
C18	50.00'	167°45'16"	146.39'	N71°41'04"W	99.43'	466.11'
C19	25.00'	36°42'38"	16.02'	N06°09'45"W	15.75'	8.29'
C20	25.00'	56°57'09"	24.85'	N29°08'25"W	23.84'	13.56'
C21	50.00'	187°27'46"	163.59'	N36°06'53"E	99.79'	766.66'
C22	25.00'	56°57'09"	24.85'	N78°37'48"W	23.84'	13.56'
C23	25.00'	90°00'00"	39.27'	N42°58'20"E	35.36'	25.00'
C24	30.00'	90°06'56"	47.18'	N47°05'08"W	42.47'	30.06'
C25	30.00'	89°53'04"	47.06'	N42°58'20"E	42.38'	29.94'
C26	25.00'	90°00'00"	39.27'	N47°01'40"W	35.36'	25.00'
C27	25.00'	38°07'30"	16.64'	N68°54'35"E	16.33'	8.64'
C28	50.00'	166°14'59"	145.08'	N47°01'40"W	99.28'	414.69'
C29	25.00'	38°07'30"	16.64'	N17°02'05"E	16.33'	8.64'
C30	25.00'	44°23'58"	19.37'	N18°33'17"W	18.89'	10.20'
C31	50.00'	183°33'42"	160.19'	N51°01'35"E	99.95'	1608.11'
C32	25.00'	54°50'06"	23.93'	N64°36'37"W	23.02'	12.97'
C33	25.00'	91°44'20"	40.03'	N20°34'22"E	35.89'	25.77'
C34	25.00'	87°50'20"	38.33'	N51°00'21"W	34.68'	24.07'
C35	25.00'	41°25'49"	18.08'	N18°41'15"E	17.69'	9.45'
C36	50.00'	172°18'38"	150.37'	N46°45'10"W	99.77'	744.02'
C37	25.00'	40°52'49"	17.84'	N67°31'56"E	17.46'	9.32'
C38	25.00'	90°00'00"	39.27'	N47°01'40"W	35.36'	25.00'
C39	500.00'	3°34'35"	31.21'	N00°14'22"W	31.20'	15.61'
C40	500.00'	3°34'35"	31.21'	N00°14'22"W	31.20'	15.61'
C41	25.00'	90°00'00"	39.27'	N42°58'20"E	35.36'	25.00'
C42	25.00'	87°36'49"	38.23'	N36°40'59"E	34.61'	23.98'
C43	25.00'	87°24'01"	38.57'	N69°29'48"W	34.86'	24.31'
C44	500.00'	3°34'35"	31.21'	N20°41'36"W	31.20'	15.61'
C45	75.00'	16°52'39"	22.09'	N10°27'59"W	22.01'	11.13'
C46	25.00'	90°00'00"	39.27'	N42°58'20"E	35.36'	25.00'
C47	25.00'	90°00'00"	39.27'	N19°42'12"E	35.36'	25.00'
C48	25.00'	91°01'38"	39.72'	N26°36'30"E	35.67'	25.45'
C49	25.00'	90°00'00"	39.27'	N47°01'40"W	35.36'	25.00'
C50	125.00'	16°52'39"	36.82'	N10°27'59"W	36.69'	18.54'
C51	500.00'	3°34'35"	31.21'	N17°07'01"W	31.20'	15.61'
C52	25.00'	89°12'04"	38.92'	N63°30'21"W	35.11'	24.65'
C53	25.00'	90°00'00"	39.27'	N47°01'40"W	35.36'	25.00'
C54	500.00'	3°34'35"	31.21'	N03°48'57"W	31.20'	15.61'
C55	500.00'	3°34'35"	31.21'	N03°48'57"W	31.20'	15.61'
C56	25.00'	90°00'00"	39.27'	N42°58'20"E	35.36'	25.00'

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SCALE NTS			
SHEET 2D OF 1			

Cjarnnik@quiddity.com

**[A] RESTRICTED RESERVE "A"**  
Restricted to  
Landscape/Open Space  
& Incidental Utility  
Purposes Only  
0.33 AC  
14,584 SQ FT

**[B] RESTRICTED RESERVE "B"**  
Restricted to  
Landscape/Open Space &  
Incidental Utility  
Purposes Only  
0.49 AC  
21,510 SQ FT

**[C] RESTRICTED RESERVE "C"**  
Restricted to  
Landscape/Open Space  
& Incidental Utility  
Purposes Only  
0.48 AC  
20,714 SQ FT

**[D] RESTRICTED RESERVE "D"**  
Restricted to  
Landscape/Open Space  
& Incidental Utility  
Purposes Only  
0.09 AC  
3,810 SQ FT

**[E] RESTRICTED RESERVE "E"**  
Restricted to  
Landscape/Open Space  
& Incidental Utility  
Purposes Only  
0.55 AC  
23,810 SQ FT

**[F] RESTRICTED RESERVE "F"**  
Restricted to  
Landscape/Open Space  
& Incidental Utility  
Purposes Only  
0.09 AC  
3,939 SQ FT

**[G] RESTRICTED RESERVE "G"**  
Restricted to  
Landscape/Open Space  
& Incidental Utility  
Purposes Only  
0.08 AC  
3,621 SQ FT

**[H] RESTRICTED RESERVE "H"**  
Restricted to  
Landscape/Open Space,  
Compensating Open Space  
& Incidental Utility  
Purposes Only  
0.19 AC  
8,341 SQ FT

**RESERVE TOTALS**  
2.30 AC  
100,329 SQ FT

LOT SIZES<5000 SF--SUBURBAN AREA

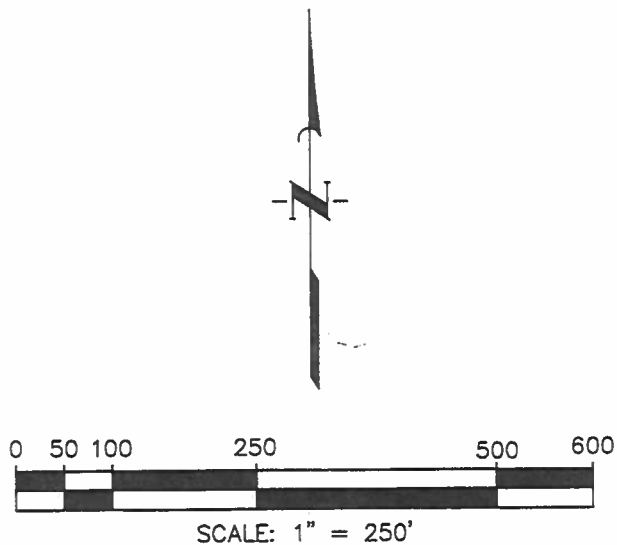
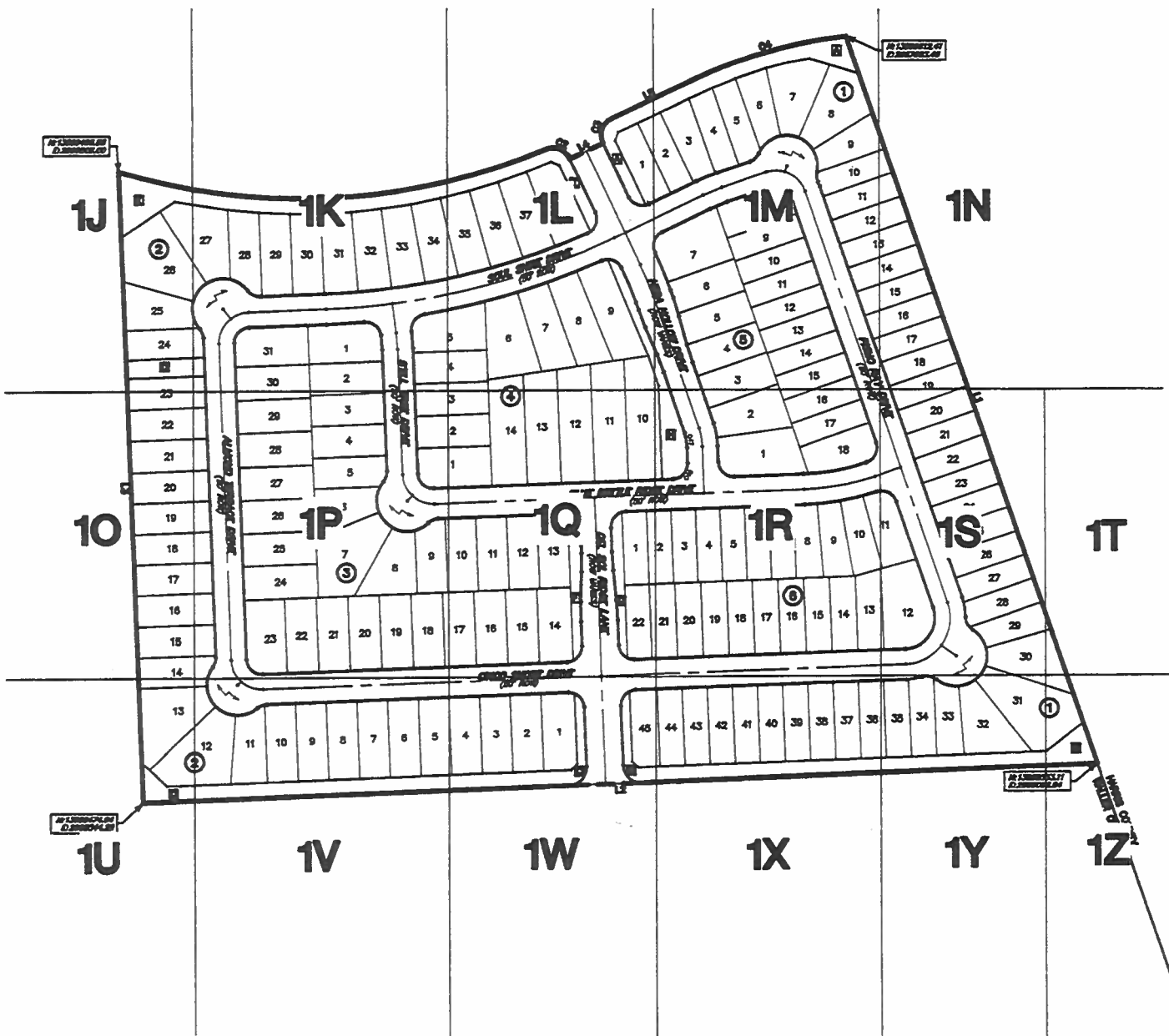
BLOCK NO.	LOT NO.	LOT AREA
BLOCK 1	10	4,911
	11	4,920
	12	4,920
	13	4,920
	14	4,920
	15	4,920
	16	4,920
	17	4,920
	18	4,920
	19	4,920
	20	4,920
	21	4,920
	22	4,920
	23	4,942
	24	4,920
	25	4,920
	26	4,920
	27	4,921
	29	4,912
	33	4,977
BLOCK 5	9	4,800
	10	4,800
	11	4,800
	12	4,800
	13	4,800
	14	4,800
	15	4,800
	16	4,800
BLOCK 6	17	4,800
	1	4,798
	2	4,800
	3	4,800
	4	4,800
	5	4,800
	6	4,800
	7	4,800
TOTAL NUMBER OF LOTS<5000 SF	22	4,789
	37	
TOTAL AREA OF LOTS <5000 SF		180,052

COMPENSATING OPEN SPACE TABLE--SUBURBAN AREA

- A. TOTAL NUMBER OF LOTS<5000 SF: 37  
B. TOTAL AREA OF LOTS <5000 SF: 180,052 SF  
C. AVERAGE LOT SIZE<5000 SF (B/A): 4,866 SF  
D. COMPENSATING OPEN SPACE REQUIRED PER LOT (BASED ON C): 100.0  
E. COMPENSATING OPEN SPACE REQUIRED (A X D): 3,700 SF  
F. TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED: 8,391 SF (RESERVE H)

DATE: JULY 2022	FINAL PLAT OF SUNTERRA SEC 49	<b>OWNER/DEVELOPER:</b> Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	<b>ENGINEER/PLANNER/SURVEYOR:</b>  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Tennessee Board of Professional Engineers and Land Surveyors Registration Nos. F-21290 &amp; 10044-100 1229 Corporate Drive, Knoxville, TN 37911 • 251.347.2033</small> CJamnik@quiddity.com
SCALE NTS			
SHEET E OF 1			

K: \\68537\\68537-0107-00 Sunterra Section 49 WSD&P\\2 Design Phase\\Planning\\PLAT\_SUNTERRA 49.dwg Nov 02,2022 - 8:29am CKD



DATE: JULY 2022

SCALE 1" = 250'

SHEET 1F OF 1

FINAL PLAT OF  
SUNTERRA  
SEC 49

OWNER/DEVELOPER:  
Astro Sunterra L.P.  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@andtejas.com

ENGINEER/PLANNER/SURVEYOR:



**QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration No. 7-23290 & 20000-000  
1229 Corporate Drive, Austin, Texas 78741 • 512.542.2033

Cjamnik@quiddity.com



Certificate of Surveyor  
This is to certify that I, Martin G. Hicks, 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.

A portion of this subdivision lies within the boundaries of any municipality's corporate city limits, or area of extra territorial jurisdiction.

A portion of this subdivision lies within the boundaries of the 1% annual chance (100 year) flood plain as delineated on Waller County Community Panel #480640 dated 2/18/2009, and revised in LOMR 19-06-1115P dated 4/27/2020.

A portion of this subdivision lies within the boundaries of the 0.2% annual chance (500 year) flood plain as delineated on Waller County Community Panel #480640 revised under LOMR 19-06-115P dated 2/27/2020.



*Martin G. Hicks*

Martin G. Hicks  
Registered Professional Land Surveyor  
Texas Registration No. 4387

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Sunterra Sec 49 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this 19 day of October, 2022.

By: *Martha L. Stein*  
Martha L. Stein or M. Sonny Garza  
Title Chair Vice Chairman

By: *H. Bodrug*  
Margaret Wallace Brown, AICP, CNU-A  
Secretary



BROOKSHIRE-KATY DRAINAGE DISTRICT

APPROVED BY THE BOARD OF SUPERVISORS ON

DATE *Arnold England*  
ARNOLD ENGLAND, PRESIDENT  
*David Welch*  
DAVID WELCH, SECRETARY  
*Rod Pinheiro*  
ROD PINHEIRO, PE, PMP, CFM, 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.

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2022-48

DATE: JULY 2022

SCALE NTS

SHEET 1G OF 1

FINAL PLAT OF  
SUNTERRA  
SEC 49

OWNER/DEVELOPER:  
Astro Sunterra L.P.  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@landtejas.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Regular rates fee: P-32290 & 10046 (20)

1129 Corporate Drive, Houston, Texas 77471 & 281.542.2023

Cjarnik@quiddity.com

I, Yancy Scott, 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.

11/21/22  
Date

  
Yancy Scott, PE, C.F.M.  
County Engineer

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 \_\_\_\_\_, 2022, 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Carbett "Trey" J. Duhon III  
County Judge

\_\_\_\_\_  
John A. Amsler  
Commissioner, Precinct 1

\_\_\_\_\_  
Walter E. Smith, P.E., 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: JULY 2022	FINAL PLAT OF SUNTERRA SEC 49	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-33290 &amp; L0046100 1219 Corporate Drive Rosenberg, Texas 77471 • 281.342.2033</small> Cjarnik@quiddity.com
SCALE NTS			
SHEET 11 OF 1			

STATE OF TEXAS 5  
COUNTY OF WALLER 5

We, Astro Sunterra, L.P., a Delaware Limited Partnership, acting by and through Melanie Ohi, Authorized Signer, owner hereinafter referred to as Owners of the 23.66 acre tract described in the above and foregoing map of Sunterra Sec 49, 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, 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 dedicated 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 net drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and three quarters ( 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 L.P., a Delaware Limited Partnership has caused these presents to be signed by Melanie Ohi, its Authorized Signer, thereunto authorize, this 28 day of July 2022.

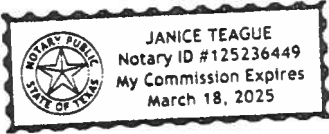
Astro Sunterra L.P.,  
a Delaware Limited Partnership  
By: Astro Sunterra GP LLC  
a Delaware Limited Liability Company  
Its General Partner  
By: Melanie Ohi  
By: Melanie Ohi  
Title: Authorized Signer

STATE OF TEXAS 5  
COUNTY OF WALLER 5

BEFORE ME, the undersigned authority, on this day personally appeared Melanie Ohi, 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 28th day of July 2022.

Janice Teague  
Notary Public in and for the State of Texas  
Janice Teague  
Print Name  
My commission expires: 03/18/2025



DATE: JULY 2022	FINAL PLAT OF SUNTERRA SEC 49	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. 4-232906, 15046120 1229 Corporate Drive, Houston, Texas 77471, 281.342.3513</small> Cjamnik@quiddity.com
SCALE NTS			
SHEET 1H OF 1			

ASTRO SUNTERRA, L.P.  
CALLED 304.68 AC.  
C.C.F. NO. 2115246  
O.P.R.W.C.T.

N: 13869499.77  
E: 2966508.01

BROOKSHIRE-KATY DRAINAGE  
DISTRICT  
(CALLED 86.2 Ac.)  
AGREEMENT TRACT EXHIBIT  
(A-2)  
C.C.F. No. 2200937  
O.P.R.W.C.T.

LOMR: ZONE "X"  
19-06-1115P  
LOMR: ZONE "AE"  
19-06-1115P

3

B

E

2

D

23

24

25

26

27

DATE: JULY 2022

SCALE 1"=60'

SHEET 1J OF 1

FINAL PLAT OF  
SUNTERRA  
SEC 49

OWNER/DEVELOPER:  
Astro Sunterra L.P.  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@landtejas.com

ENGINEER/PLANNER/SURVEYOR:



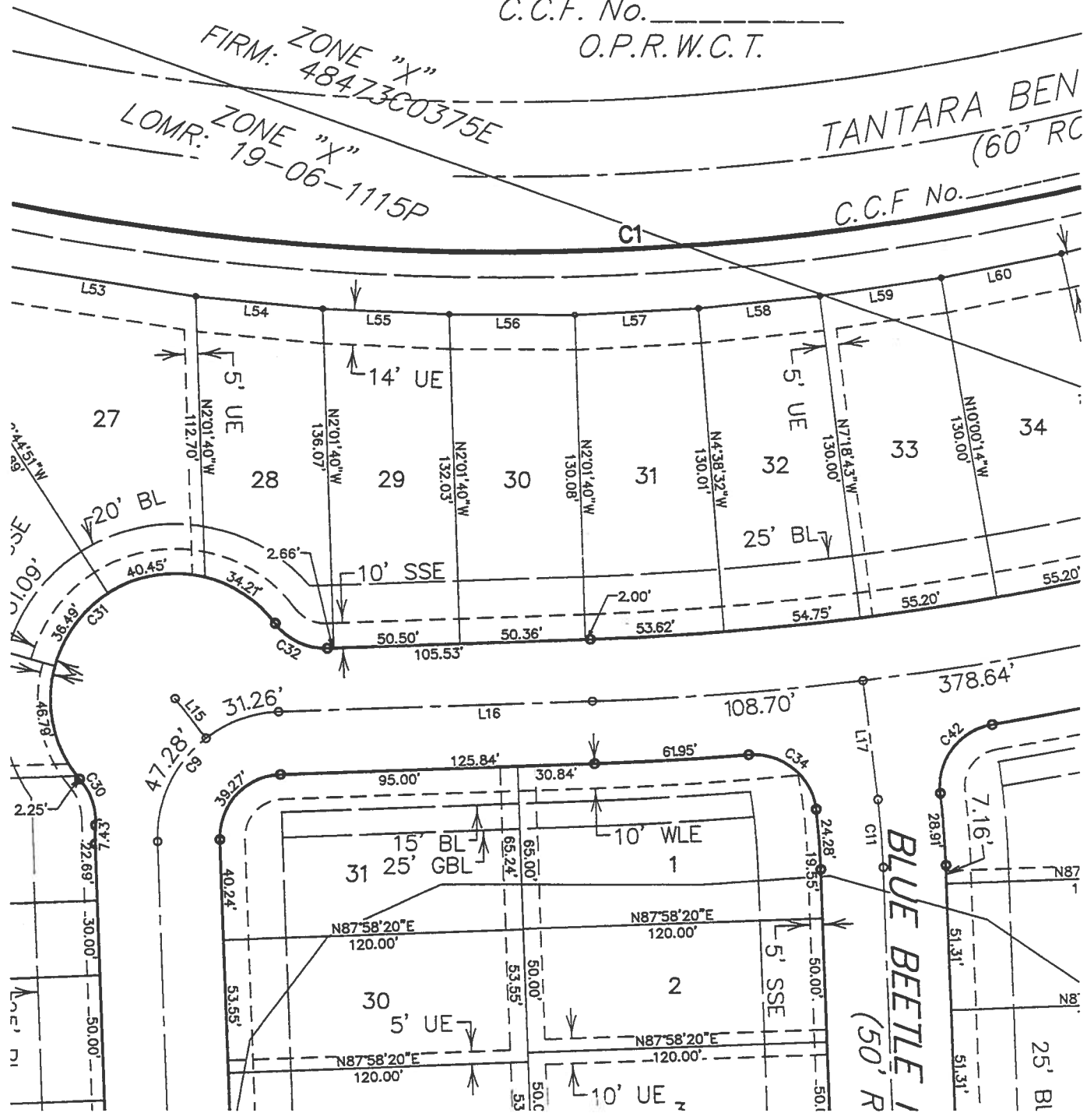
**QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration No. 6-212952, 340465200  
1270 Corporate Drive Rosenberg, Texas 77471, 281.341.2033

Cjamnik@quiddity.com

2

B

TANTARA BEND  
DRIVE STREET  
DEDICATION AND  
RESERVES  
C.C.F. No. \_\_\_\_\_  
O.P.R.W.C.T.



DATE: JULY 2022

SCALE 1"=60'

SHEET 1K OF 1

FINAL PLAT OF  
SUNTERRA  
SEC 49

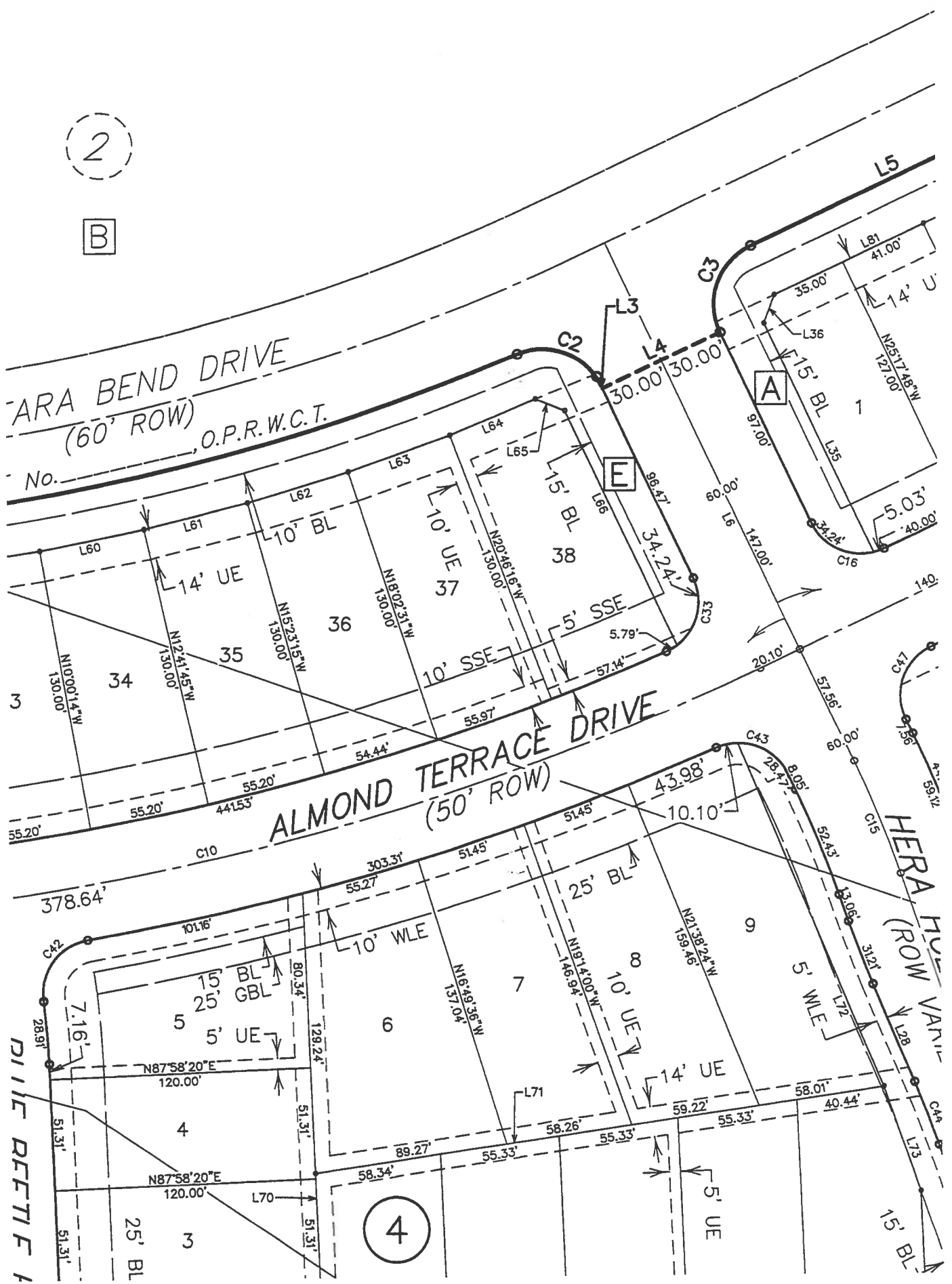
OWNER/DEVELOPER:  
Astro Sunterra L.P.  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@andtejas.com

ENGINEER/PLANNER/SURVEYOR:  
 **QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration No. F-333208 & L20446120  
1229 Corporate Drive, Round Rock, Texas 78117 • 281.342.2021  
Cjarnnik@quiddity.com

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2

B



4

DATE: JULY 2022

SCALE 1"=60'

SHEET 1L OF 1

FINAL PLAT OF  
SUNTERRA  
SEC 49

OWNER/DEVELOPER:  
Astro Sunterra L.P.  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@landtejas.com

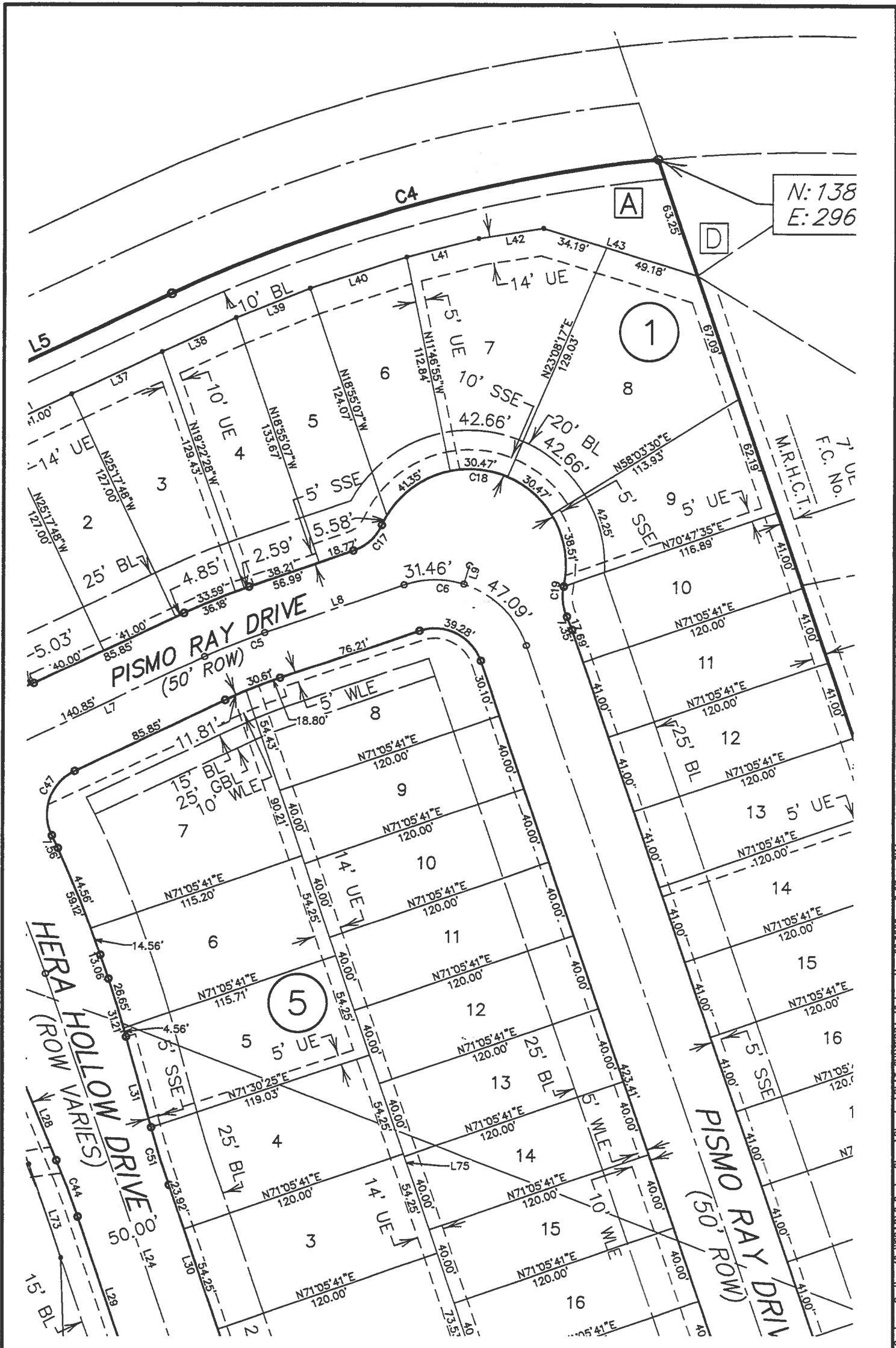
ENGINEER/PLANNER/SURVEYOR:



Cjarnik@quiddity.com

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DATE: JULY 2022	FINAL PLAT OF SUNTERRA SEC 49	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-3379018, B0004300 1129 Corporate Drive, Rosenberg, Texas 77471 • 281.342.2033</small>
SCALE 1"=60'			
SHEET 1M OF 1			

AURORA BEND DRIVE AND TANTARA  
BEND DRIVE STREET DEDICATION  
(60' ROW)

F.C. No. \_\_\_\_\_, M.R.H.C.T.

N: 13869715.76  
E: 2967693.35



DATE: JULY 2022

SCALE 1"=60'

SHEET 1N OF 1

FINAL PLAT OF  
SUNTERRA  
SEC 49

OWNER/DEVELOPER:  
Astro Sunterra L.P.  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@andtejas.com

ENGINEER/PLANNER/SURVEYOR:



**QUIDDITY**  
Quiddity Engineering, LLC

Texas Board of Professional Engineers and Land Surveyors Registration No. F-33790 & 10046106  
1229 Corporate Center, Rosenberg, Texas 77471 • 281.342.2033

Cjarnik@quiddity.com



06-1115P

B

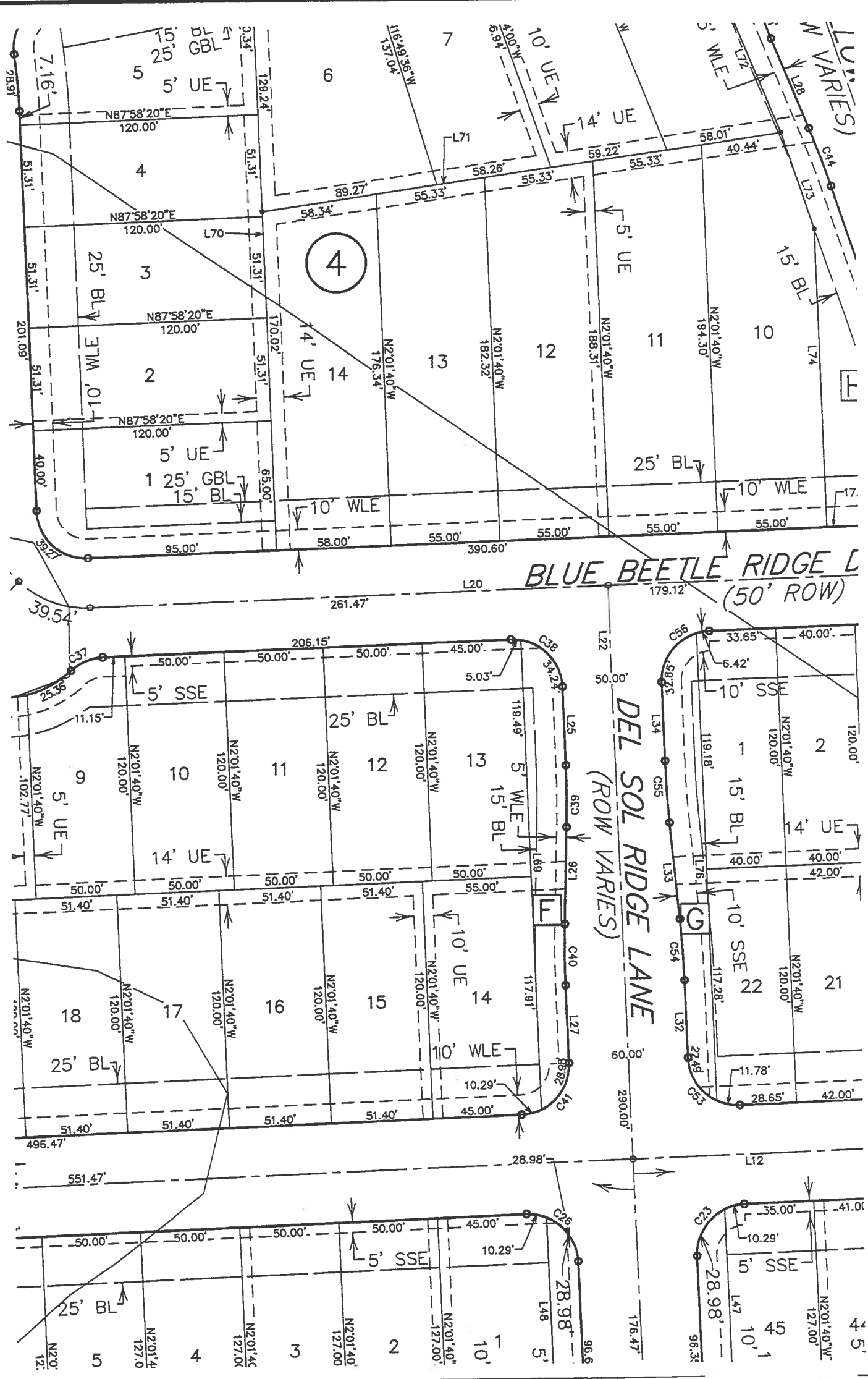
C.C.F. No. \_\_\_\_\_  
O.P.R.W.C.T. \_\_\_\_\_


(CALLED 85.1 Ac.)  
DRAINAGE EASEMENT  
RP 2021-623519  
O.P.R.R.P.H.C.T.



Cjamnik@quiddity.com

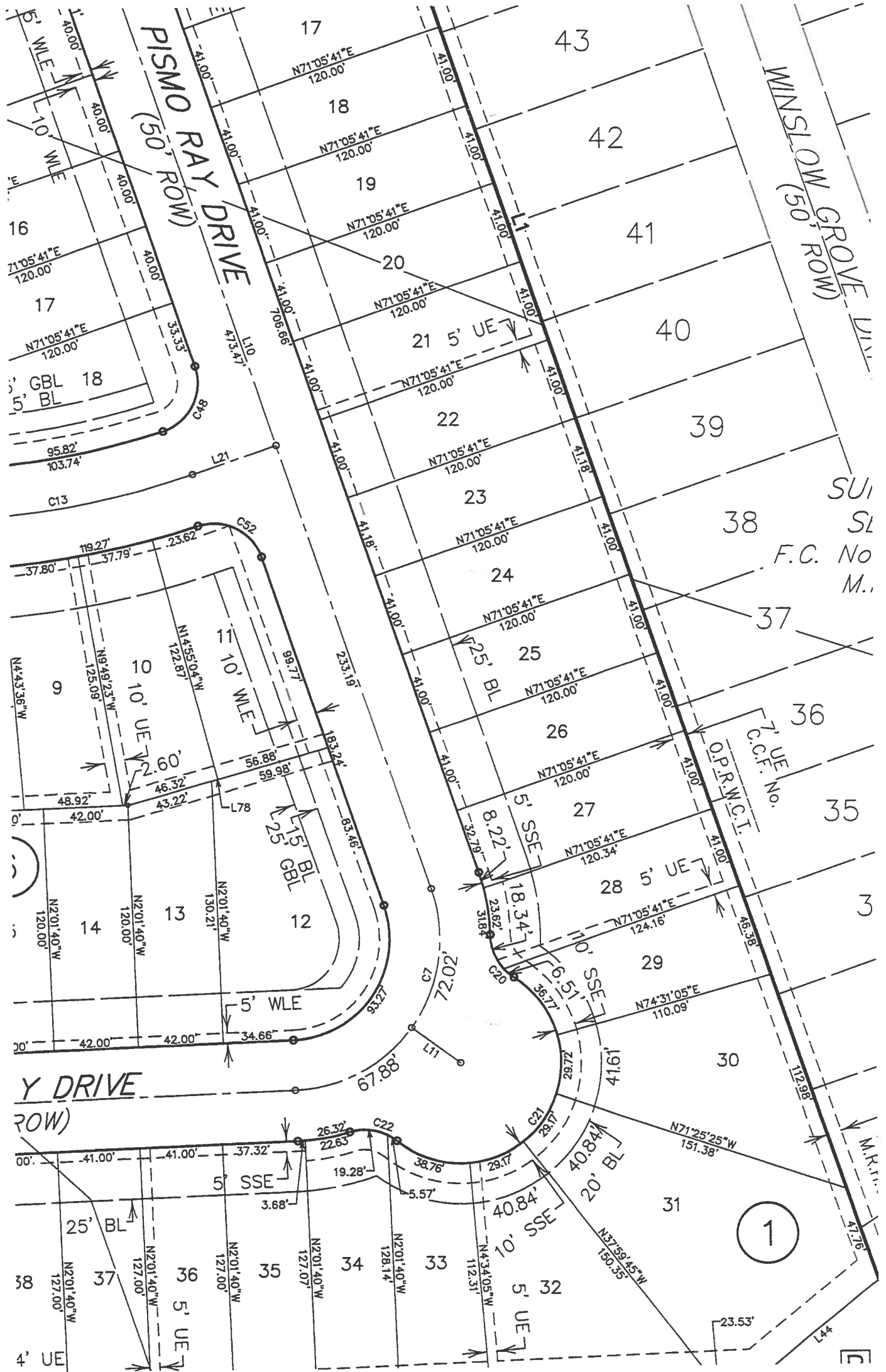




DATE: JULY 2022	FINAL PLAT OF SUNTERRA SEC 49	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. 1212056 1278 Corporate Drive, Houston, Texas 77071 • 281 342 2031</small>
SCALE 1"=60'			
SHEET 1Q OF 1			

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DATE: JULY 2022

SCALE 1"=60'

SHEET 1S OF 1

FINAL PLAT OF  
SUNTERRA  
SEC 49

**OWNER/DEVELOPER:**  
Astro Sunterra LP,  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@andtejas.com

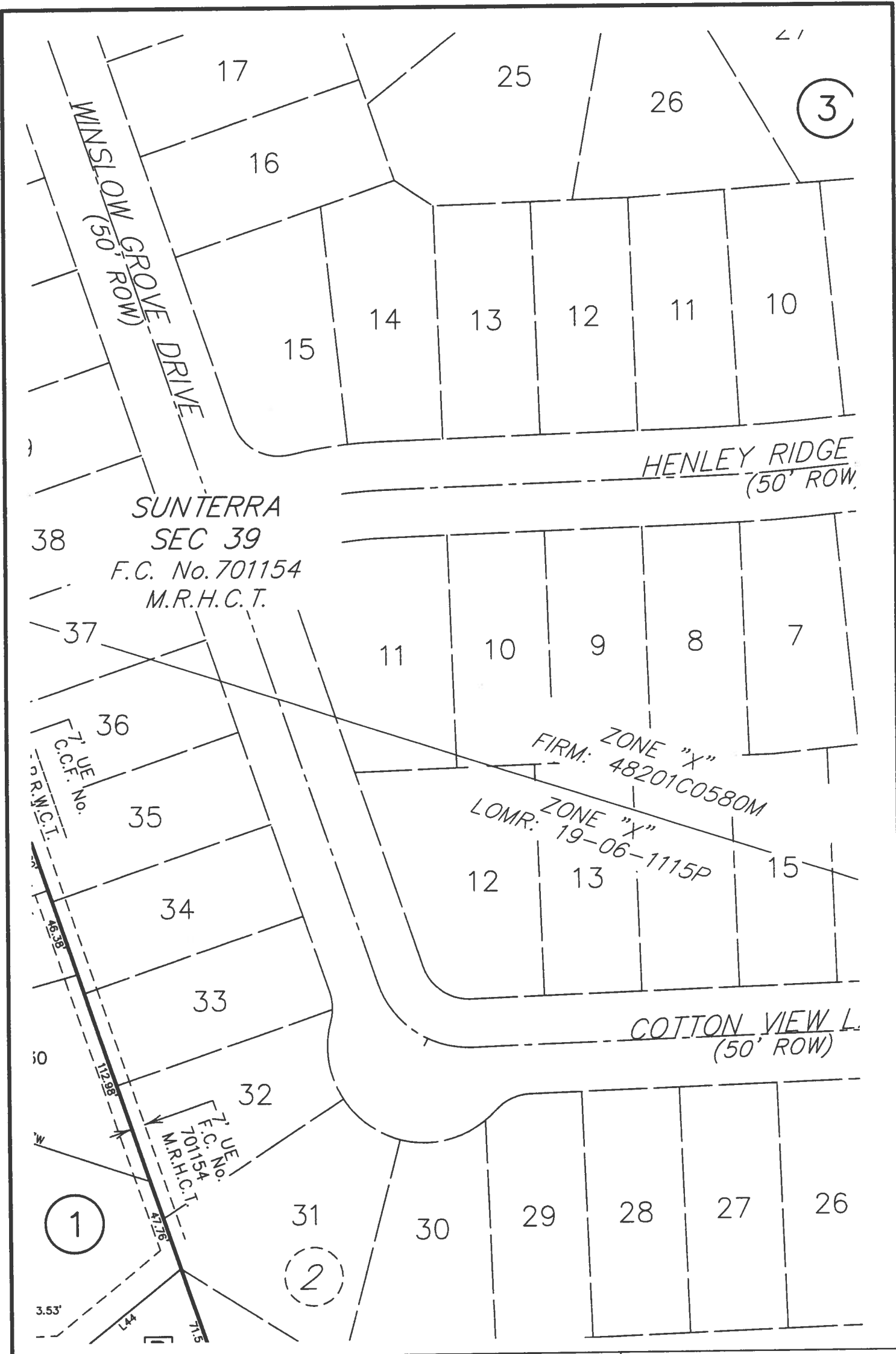
**ENGINEER/PLANNER/SURVEYOR:**



**QUIDDITY**  
Quiddity Engineering, LLC

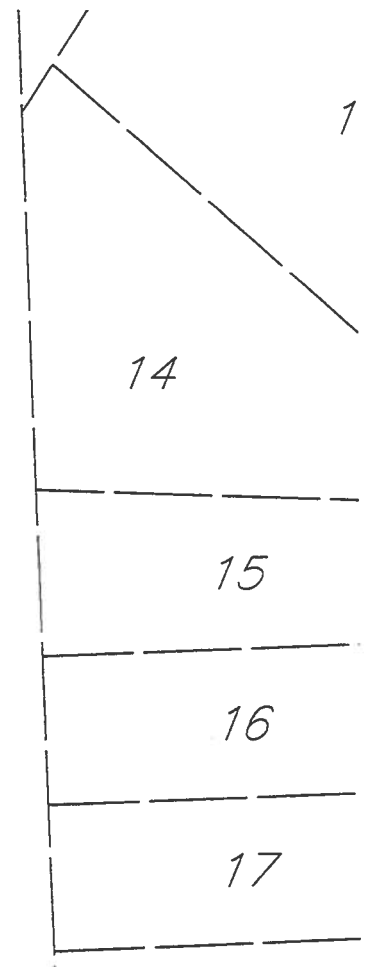
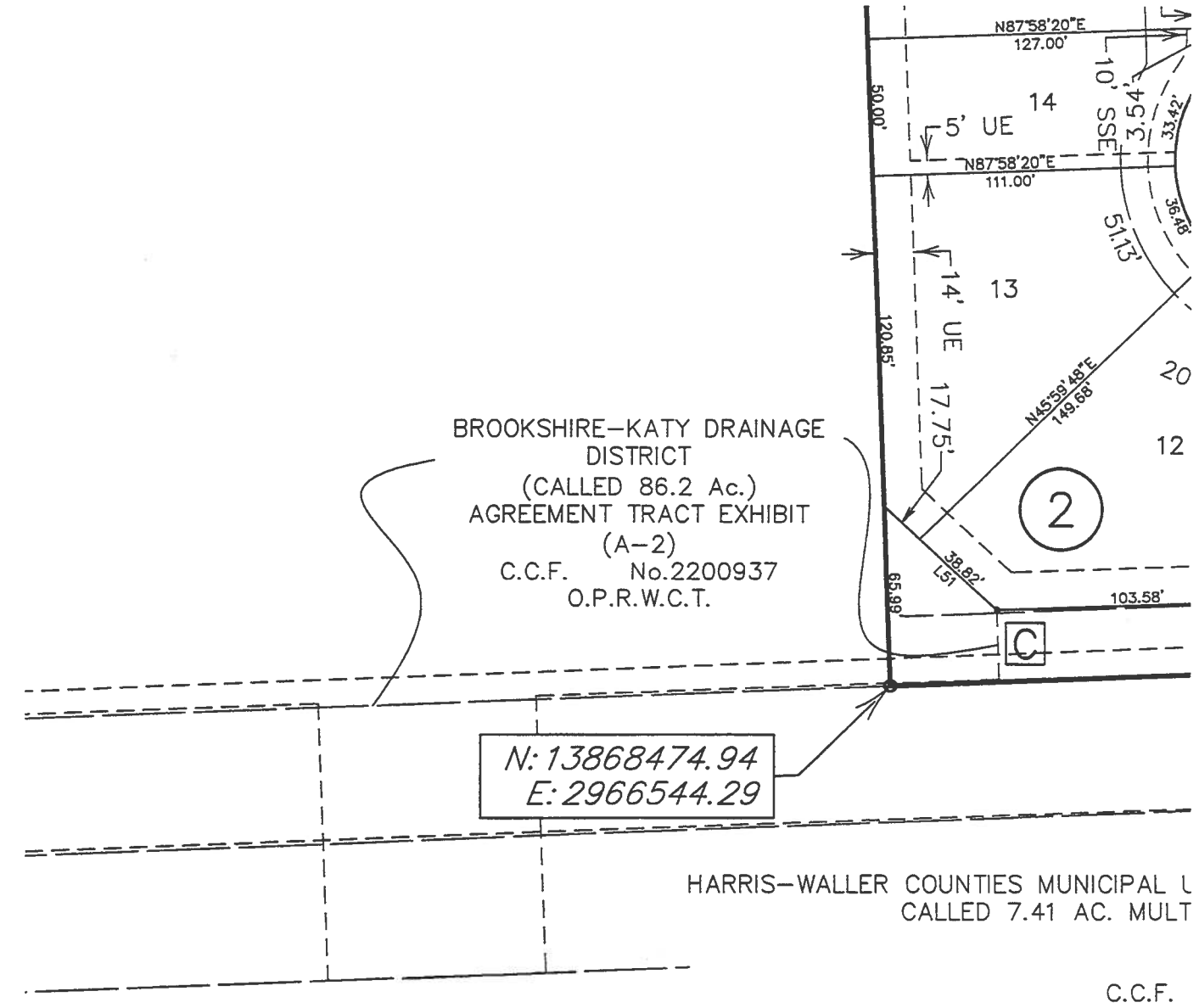
Texas Board of Professional Engineers and Land Surveyors Registration No. F-33760 & 110441100  
1179 Corporate Drive, Rosenberg, Texas 77471 • 281-342-3033


Cjarnnik@quiddity.com



DATE: JULY 2022	FINAL PLAT OF SUNTERRA SEC 49	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. 4-23280 &amp; 10096320 1129 Corporate Oaks Drive, Houston, Texas 77071 • 281.342.2032</small> Cjamnik@quiddity.com
SCALE 1"=60'			
SHEET 1T OF 1			

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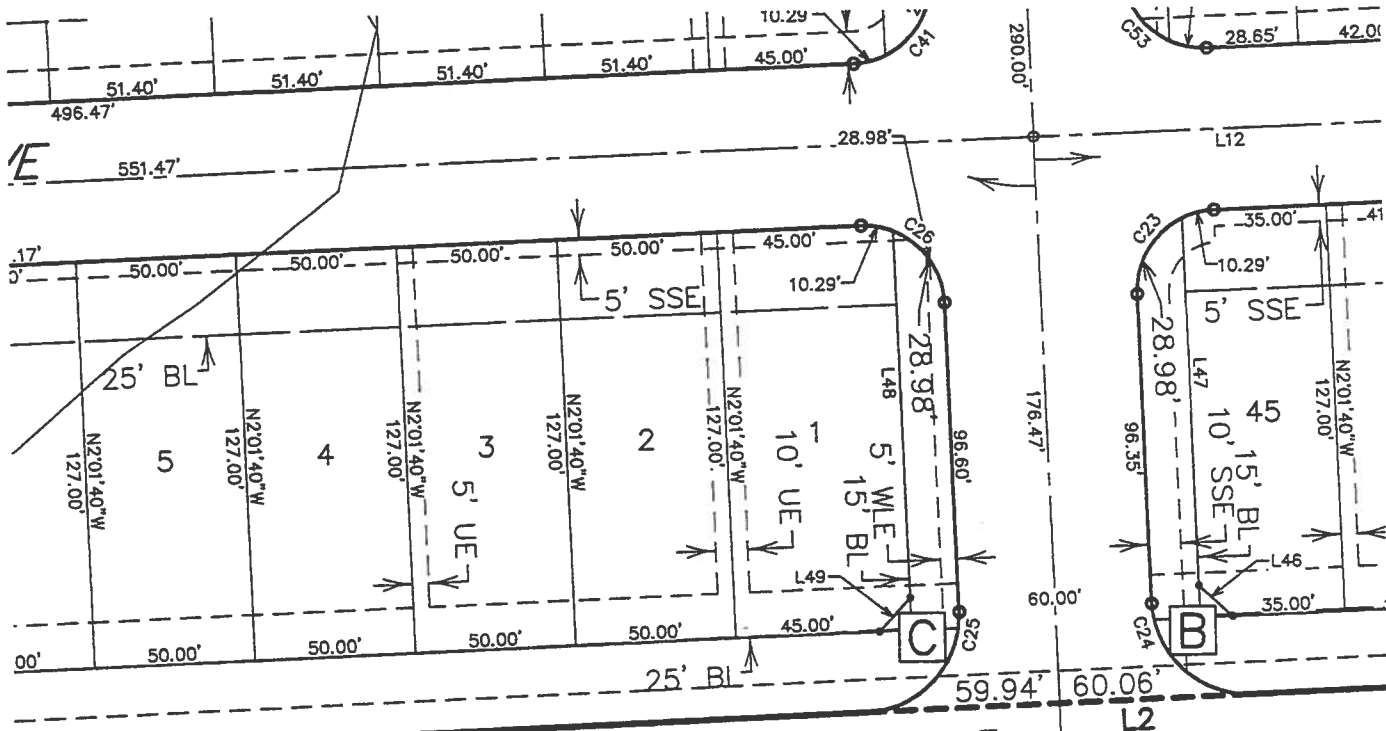


DATE: JULY 2022	FINAL PLAT OF SUNTERRA SEC 49	OWNER/DEVELOPER: Astro Sunterra LP. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23270 &amp; 10046102 1229 Corporate Drive, Round Rock, Texas 78664-1002</small> Cjarnik@quiddity.com
SCALE 1"=60'			
SHEET 1U OF 1			

K:\16537\16537-0107-00 Sunterra Section 49 WSDP V2 Design Phase\Planning\PLAT\_SUNTERRA 49.dwg Nov 02/2022 - 9:01am CKJ







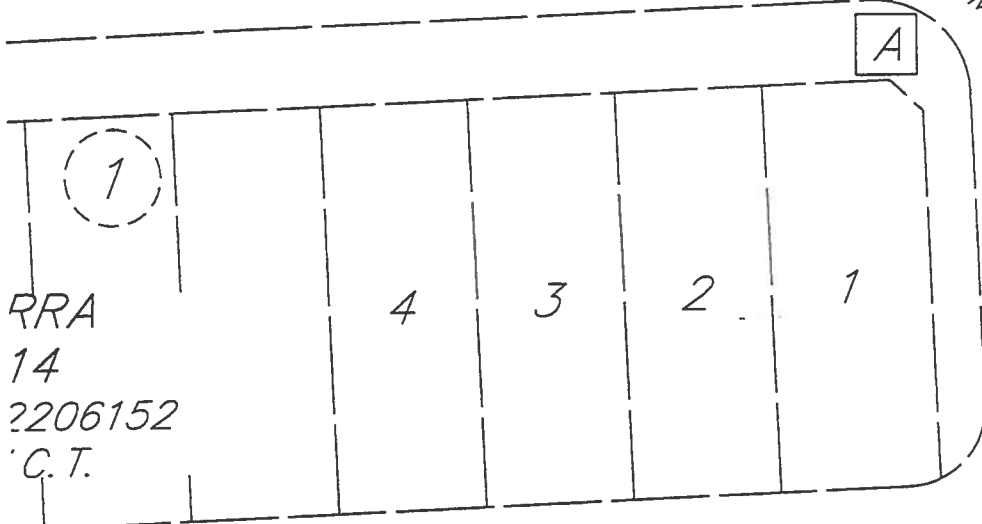
K ROAD STREET DEDICATION SECTION 5  
(50' ROW)

C.C.F. NO. \_\_\_\_\_, O.P.R.W.C.T.

ZONE "X SHADED"  
LOMR: 19-06-1115P

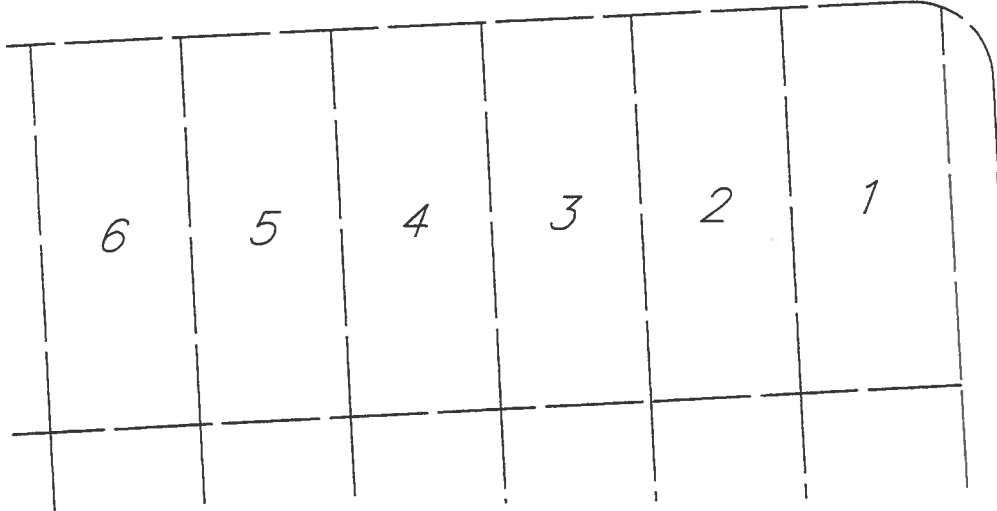
ZONE "AE"  
LOMR: 19-06-1115P

DEL SOL RIDGE LANE  
(60' ROW)



RRA  
14  
2206152  
C.T.

TWILIGHT GREEN DRIVE  
(50' ROW)



DATE: JULY 2022

SCALE 1"=60'

SHEET 1W OF 1

FINAL PLAT OF  
SUNTERRA  
SEC 49

OWNER/DEVELOPER:  
Astro Sunterra L.P.  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@landtejas.com

ENGINEER/PLANNER/SURVEYOR:



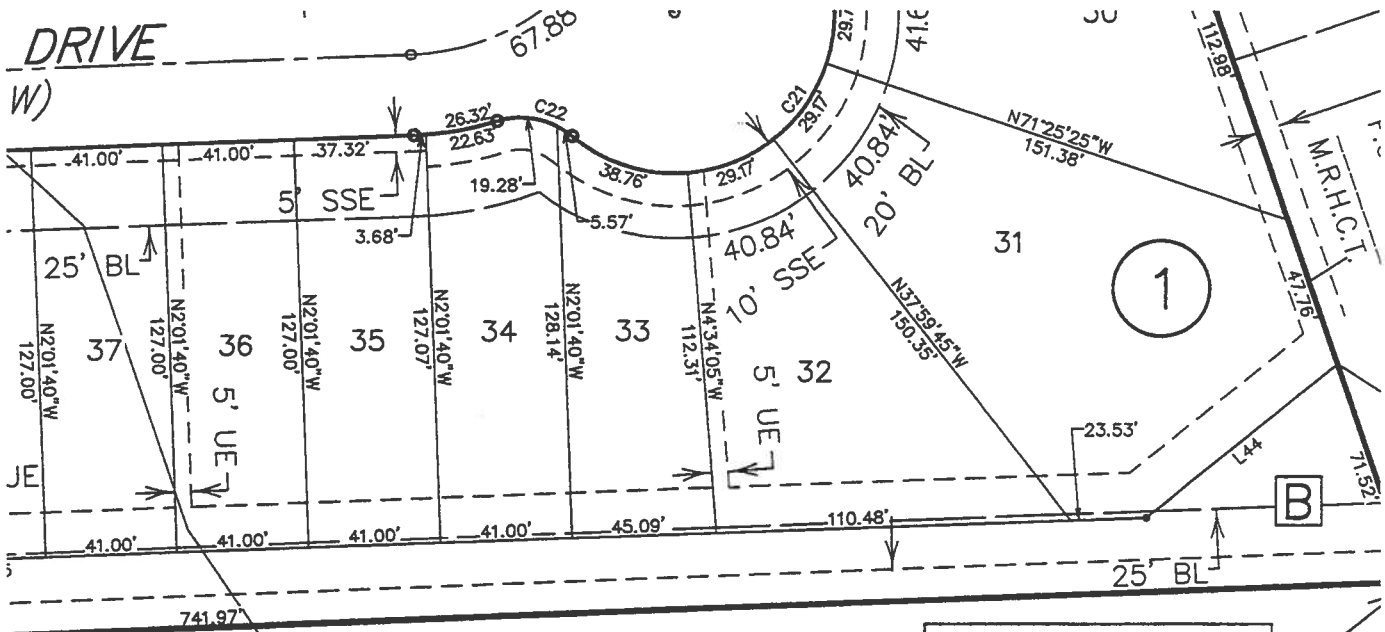
**QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration Nos. 6-22290 & 10046100  
1229 Corporate Drive Roundberg, Texas 77478-1281 541.2033

Cjarnik@quiddity.com



DRIVE

W)

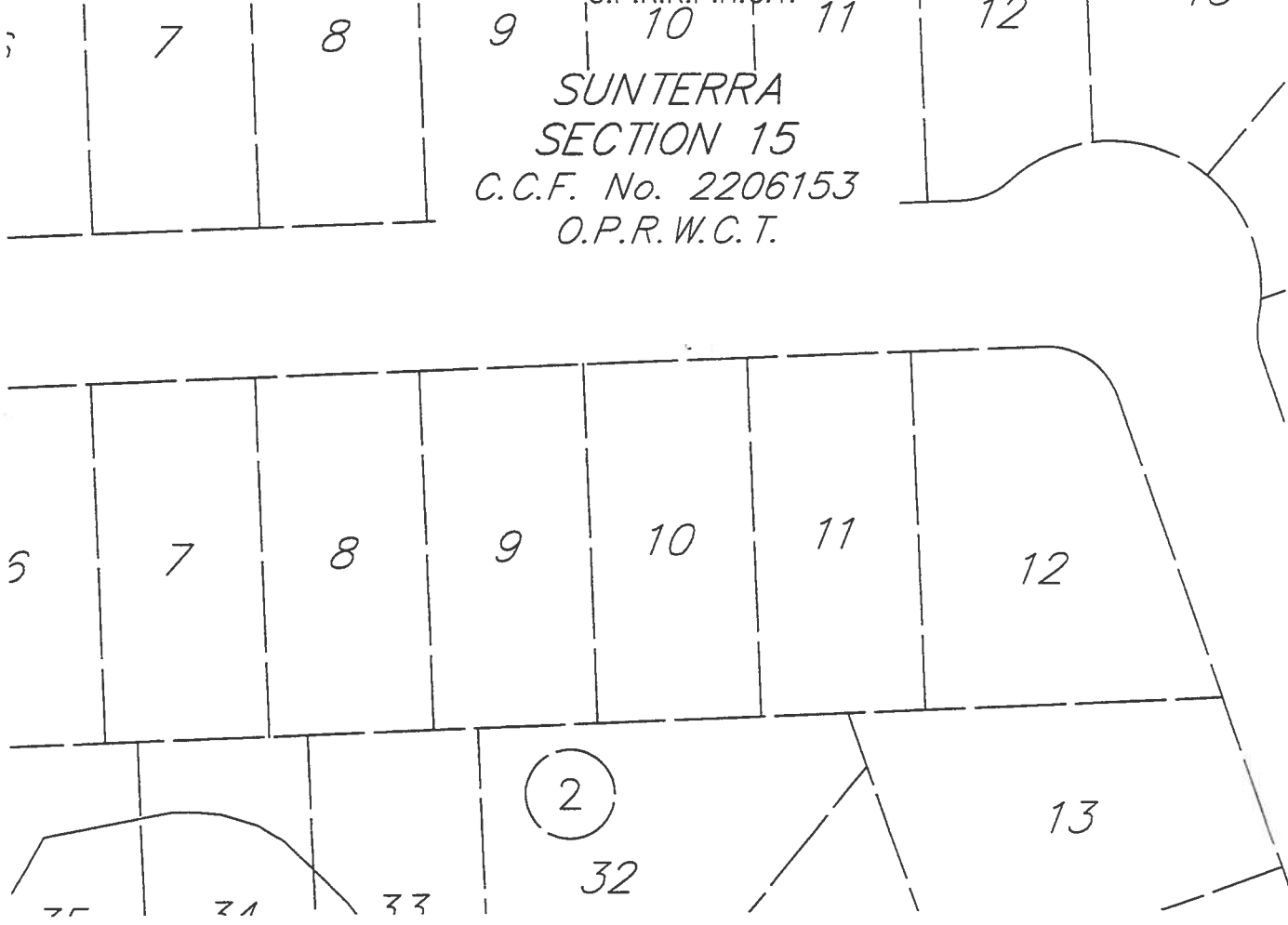


N: 13868533.10  
E: 2968098.39

ZONE "X"  
LOMR: 19-06-1115P

ZONE "X SHADED"  
LOMR: 19-06-1115P

IS-WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 4  
CALLED 7.41 AC. MULTI-PURPOSE EASEMENT  
C.C.F. NO. 2012749  
O.P.R.W.C.T. &  
C.C.F. NO. RP-2020-623446  
O.P.R.R.P.H.C.T.



SUNTERRA  
SECTION 15  
C.C.F. No. 2206153  
O.P.R.W.C.T.

DATE: JULY 2022

SCALE 1"=60'

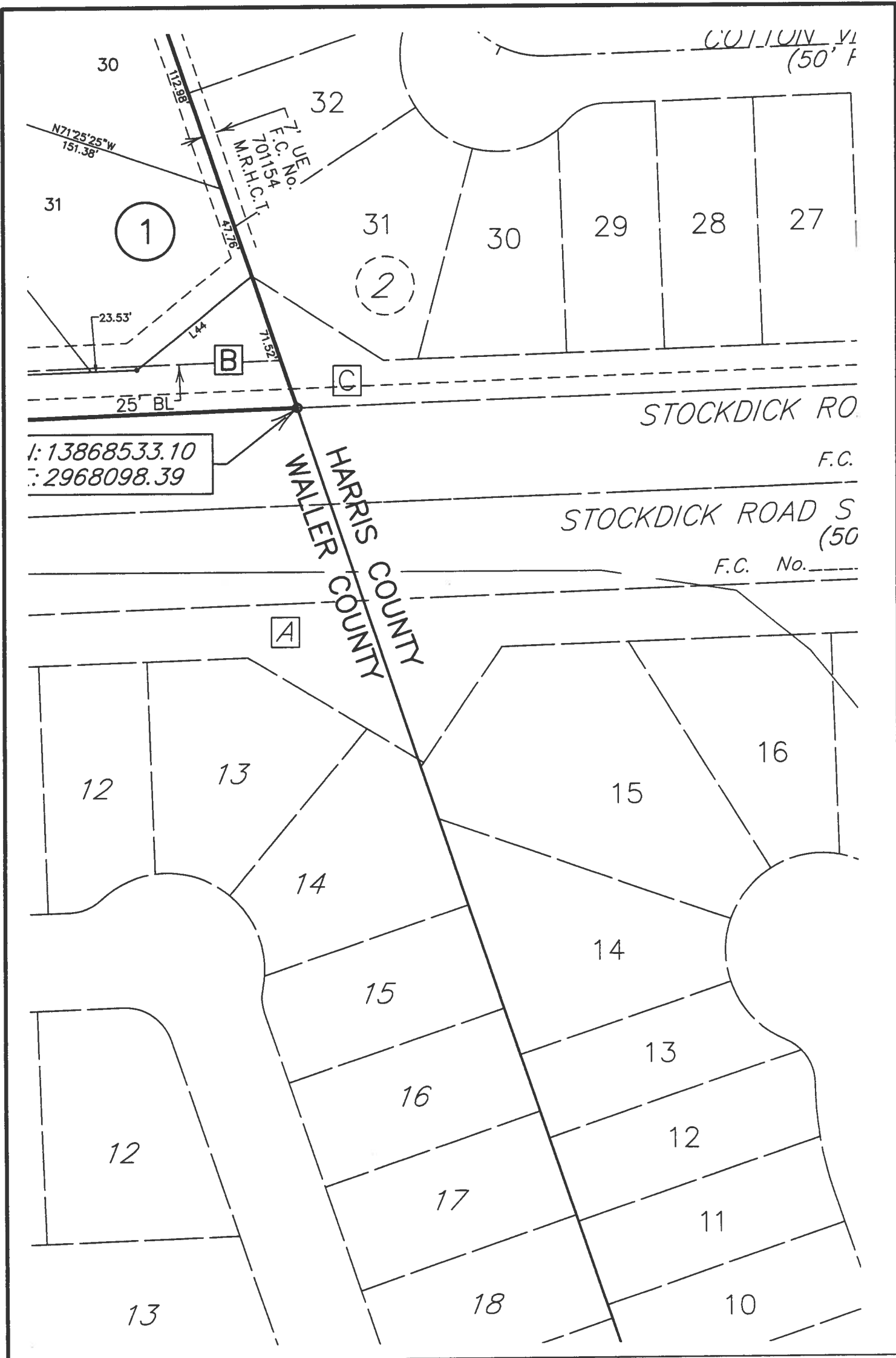
SHEET 1Y OF 1


FINAL PLAT OF  
SUNTERRA  
SEC 49

OWNER/DEVELOPER:  
Astro Sunterra L.P.  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@landtejas.com

ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration No. 6-22590 & 100000000  
1229 Corporate Drive, Rosenberg, Texas 77471-4781 281.342.2051  
Cjamnik@quiddity.com



DATE: JULY 2022	FINAL PLAT OF SUNTERRA SEC 49	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F 13290 &amp; 10046100 1229 Corporate Drive, Round Rock, Texas 78681, 512.342.7033 cjamnik@quiddity.com</small>
SCALE 1"=60'			
SHEET 12 OF 1			

K:\16537\16537-0107-00 Sunterra Section 49 WSDP\2 Design Phase\Planning\PLAT\_SUNTERRA 49.dwg Nov 02,2022 - 3:58pm CJK

# WALLER COUNTY

Yancy Scott, P.E., CFM  
County Engineer



## MEMORANDUM

**To:** Honorable Commissioners' Court

**Item:** Final Plat Approval-Sunterra Section 50

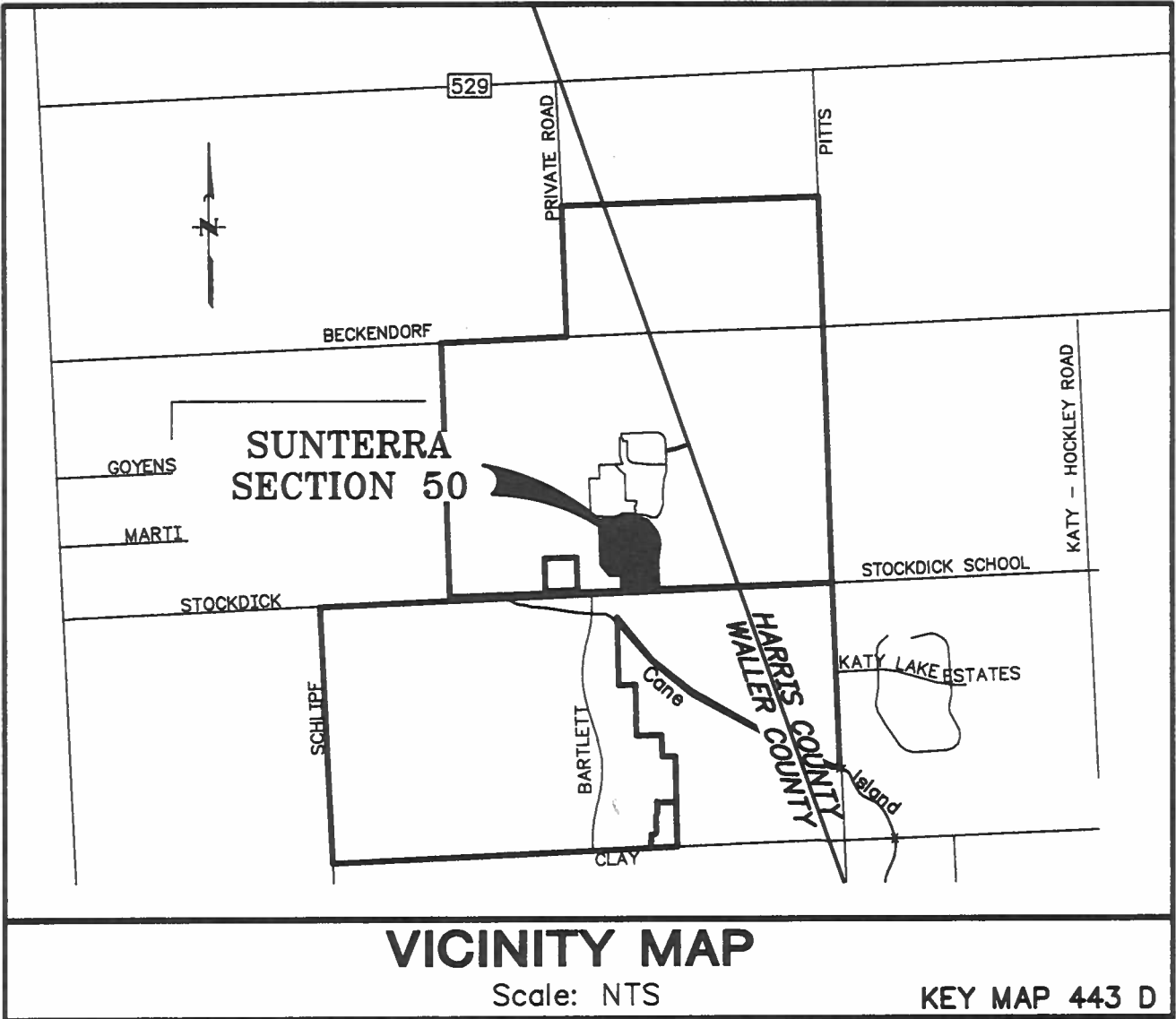
**Date:** November 30, 2022

### **Background**

Final Plat of Sunterra Section 50 Subdivision which consists of 23.66 acres will include 112 Lots, 3 Blocks and 6 Reserves in Precinct 3.

### **Staff Recommendation**

Approve Plat and accept Construction Bond



**FINAL PLAT OF  
SUNTERRA  
SEC 50**

**A SUBDIVISION OF 23.66 ACRES OF LAND OUT OF THE  
H. & T. C. RAILROAD COMPANY SURVEY SECTION 129, A-204,  
WALLER COUNTY, TEXAS  
112 LOTS    6 RESERVES    3 BLOCKS  
JULY 2022**

**BKDD Permit No. 2022-49**

DATE: JULY 2022	FINAL PLAT OF SUNTERRA SEC 50	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. 1-33790 &amp; 10046100 1229 Corporate Office Rosenberg, Texas 77471 • 281.342.2033 Cjarnik@quiddity.com</small>
SCALE NTS			
SHEET 1A OF 1			

K:\6557\6557-0108-00 Sunterra Section 50\502627 Design Phase\Planning\Plat\_Sunterra\_Sec 50.dwg Nov 15, 2022 11:17 am CJO

A METES & BOUNDS description of a 23.66 acre tract of land in the H. & T. C. Railroad Company Survey, Section 129, Abstract 204, and the Fred Eule Survey, Abstract 375, Waller County, Texas, being out of and a part of that certain called 304.68 acre tract (Exhibit "A", Tract 3) recorded under County Clerk's File Number 2115246, 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 an angle point in the north line of a called 655.54 acre tract (Exhibit "A", Dollins Tract) recorded under County Clerk's File Number 2115246, Official Public Records, Waller County, Texas, being the northwest corner of the J. W. McCutcheon Survey Section 130, Abstract 308, same being the northeast corner of the H. & T. C. Railroad Company Section 121, Abstract 201, same being an angle point in the south line of a called 1,263.584 acre tract recorded under Volume 449, Page 312, Deed Records, Waller County, Texas, being the southeast corner of the Fred Eule Survey, Abstract 375, same being the southwest corner of said Abstract 204, from which the northwest corner of Bartlett Road Street Dedication according to map or plat thereof recorded under County Clerk's File Number 2108104, Official Public Records, Waller County Texas, bears South 12 degrees 25 minutes 00 seconds East, 54.89 feet;

Thence North 87 degrees 58 minutes 20 seconds East along the south line of said called 1,263.584 acre tract, the south line of said called 304.68 acre tract, and the south line of said Abstract 204, being the north line of said called 655.54 acre tract and the north line of said J. W. McCutcheon Survey Section 130, Abstract 308, 821.20 feet;

Thence North 02 degrees 01 minute 40 seconds West crossing said called 304.68 acre tract, 47.12 feet to the lower southwest corner and Place of Beginning of the herein described tract;

Thence North 02 degrees 01 minute 40 seconds West establishing an interior line of the herein described tract, 295.27 feet to a point for reentry to the herein described tract;

Thence South 87 degrees 58 minutes 20 seconds West establishing the upper south line of the herein described tract, 212.68 feet to the upper southwest corner of the herein described tract;

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

North 41 degrees 15 minutes 17 seconds West, 214.98 feet;

North 02 degrees 01 minute 40 seconds West, 741.06 feet to the northwest corner of the herein described tract, being in a non-tangent curve to the left;

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

Thence with said non-tangent curve to the left, having a central angle of 08 degrees 35 minutes 00 seconds, an arc length of 169.28 feet, a radius of 1,130.00 feet, and a chord bearing North 82 degrees 11 minutes 54 seconds East, 169.12 feet;

North 77 degrees 54 minutes 24 seconds East, 105.05 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 14 degrees 56 minutes 00 seconds, an arc length of 304.95 feet, a radius of 1,170.00 feet, and a chord bearing North 85 degrees 22 minutes 24 seconds East, 304.08 feet to the beginning of a compound curve to the right;

Thence with said compound curve to the right, having a central angle of 93 degrees 01 minute 01 seconds, an arc length of 48.70 feet, a radius of 30.00 feet, and a chord bearing South 40 degrees 39 minutes 05 seconds East, 43.53 feet;

South 84 degrees 08 minutes 34 seconds East, 60.00 feet to a point in a non-tangent curve to the right;

South 86 degrees 44 minutes 17 seconds East, 49.02 feet;

South 72 degrees 40 minutes 54 seconds East, 82.38 feet;

South 41 degrees 38 minutes 16 seconds East, 134.06 feet;

South 39 degrees 09 minutes 26 seconds East, 64.57 feet to the northeast corner of the herein described tract;

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

South 30 degrees 57 minutes 54 seconds East, 64.57 feet;

South 22 degrees 46 minutes 23 seconds East, 64.57 feet;

South 14 degrees 34 minutes 51 seconds East, 64.57 feet;

South 06 degrees 23 minutes 20 seconds East, 64.57 feet;

South 01 degree 48 minutes 12 seconds West, 64.57 feet;

South 08 degrees 53 minutes 40 seconds West, 56.98 feet;

South 09 degrees 38 minutes 57 seconds West, 123.83 feet;

South 01 degree 59 minutes 25 seconds West, 45.58 feet;

South 01 degree 50 minutes 32 seconds East, 35.52 feet;

South 02 degrees 01 minute 40 seconds East, 388.41 feet;

South 42 degrees 58 minutes 20 seconds West, 56.57 feet;


South 02 degrees 02 minutes 07 seconds East, 26.76 feet to the southeast corner of the herein described tract;

Thence South 87 degrees 51 minutes 24 seconds West establishing the south line of the herein described tract, 554.00 feet to the Place of Beginning, and containing 23.66 acres of land, more or less.

DATE: JULY 2022	FINAL PLAT OF SUNTERRA SEC 50	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. E-22290 &amp; L20046100 1229 Corporate Drive, Rosenberg, Texas 77471 • 281.342.2033</small> Cjamnik@quiddity.com
SCALE NTS			
SHEET 1B OF 1			

K:\65537\65537-0108-00 Sunterra Section 50 WSD\2022\Design Phase\Planning\Plat\_Suntterra Sec 50.dwg - Nov 15, 2022 - 11:17am CJK

1. This subdivision is proposed for single-family residential, detention and other related uses.
2. The radius on all block corners is 25 feet, unless otherwise noted.
3. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by Charter Title Company, GF No. 1076601900020A and 1076602100270, Dated September 13, 2022.
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. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by the representative Title Company.
6. All coordinates shown are grid based on the Texas Coordinate System of 1983, South Central Zone, and may be converted to surface by applying the combined scale factor of 0.99989805999.
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 lots 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 Zone "AE" with no defined B.F.E. and Unshaded Zone X of the Flood Insurance Rate Map, Community No. 480640, Map Number 48473C0375E, Panel 0375, suffix "E" dated February 18, 2009, and revised under LOMR: 19-06-1115P dated April 27, 2020 for Waller County, Texas and incorporated areas. Zone AE; is defined as special flood hazard areas subject to inundation by the 1% annual chance flood event (100-year flood) with Base Flood Elevations determined. Unshaded Zone "X"; is defined as areas determined to be outside the 0.2% annual chance floodplain.
15. Unless otherwise indicated, the building line (B.L.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
16. Single Family Residential shall mean the use of a lot with one building designed for and containing no more than two separate units with facilities for living, sleeping cooking and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of no more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.
17. Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.
18. 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.
19. 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 LP, 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.
20. Project site is within City of Houston ETJ.
21. There are no pipeline easements within the platted.
22. Elevations shown hereon are based on TSARP Monument 190105, being located along Pitts Road, approximately 1,485 feet north of the intersection of Pitts Road and Clay Road. Benchmark is west of Pitts Road and north of Cane Island Branch, on the north high bank of Cane Island Branch between the end of a guardrail and an existing fence running north-south. Elevation = 156.48' (NAVD88, 2001 Adjustment).
23. All lots shall have adequate wastewater collection services.
24. Tract is subject to Grant of Easement and Surface Use Agreement recorded under C.C.F. No. 2011586, O.P.R.W.C.T. and C.C.F. No. RP-2020-565105, O.P.R.R.P.H.C.T.

DATE: JULY 2022	FINAL PLAT OF SUNTERRA SEC 50	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. 133290 &amp; 10046100 1229 Corporate Drive, Rosenberg, Texas 77471 • 281.342.2031</small> Cjamnik@quiddity.com
SCALE NTS			
SHEET 1C OF 1			

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General Notes

- AE . . . . . "Aerial Easement"
- BL . . . . . "Building Line"
- C.C.F. . . . . "County Clerk's File"
- H.C.M.R . . . . "Harris County Map Records"
- No . . . . . "Number"
- O.P.R.R.P.H.C.T. . "Official Public Records Real Property of Harris County, Texas"
- O.P.R.W.C.T. . . . "Official Public Records Waller County, Texas"
- ROW . . . . . "Right-of-Way"
- SSE . . . . . "Sanitary Sewer Easement"
- Sq Ft . . . . . "Square Feet"
- UE . . . . . "Utility Easement"
- Vol \_\_, Pg \_\_ . . . "Volume and Page"
- PRHC. . . . . "Public Records Harris County Texas"
- WLE . . . . . "Waterline Easement"
- . . . . . "Set 3/4-inch Iron With Cap Stamped "Quiddity Property Corner" as Per Certification"

Line Table		
Line	Bearing	Distance
L1	S84°08'34"E	60.00'
L2	S86°44'17"E	49.02'
L3	S72°40'54"E	82.38'
L4	S41°38'16"E	134.06'
L5	S39°09'26"E	64.57'
L6	S30°57'54"E	64.57'
L7	S22°46'23"E	64.57'
L8	S14°34'51"E	64.57'
L9	S06°23'20"E	64.57'
L10	S01°48'12"W	64.57'
L11	S08°53'40"W	56.98'
L12	S09°38'57"W	123.83'
L13	S01°59'25"W	45.58'
L14	S01°50'32"E	35.52'
L15	S02°01'40"E	388.41'
L16	S42°58'20"W	56.57'
L17	S02°02'07"E	26.76'
L18	S87°51'24"W	554.00'
L19	N02°01'40"W	295.27'
L20	S87°58'20"W	212.68'
L21	N41°15'17"W	214.98'
L22	N02°01'40"W	741.06'
L23	N77°54'24"E	105.05'
L24	N05°51'26"E	64.77'
L25	N11°40'39"E	53.05'
L26	N09°49'13"E	139.17'
L27	N02°01'40"W	267.02'

Line Table		
Line	Bearing	Distance
L28	N47°01'40"W	9.50'
L29	N87°58'20"E	234.95'
L30	N02°01'40"W	4.19'
L31	N02°01'40"W	179.28'
L32	N87°58'20"E	240.00'
L33	N48°18'16"E	3.26'
L34	N02°01'40"W	249.65'
L35	N87°58'20"E	17.38'
L36	N87°58'20"E	243.81'
L37	N77°54'24"E	48.11'
L38	N87°58'20"E	3.03'
L39	N02°01'40"W	88.84'
L40	N12°05'36"W	284.16'
L41	N49°08'51"W	38.61'
L42	N77°54'24"E	18.10'
L43	N10°26'07"E	130.37'
L44	N58°52'37"E	13.27'
L45	N80°10'47"W	126.93'
L46	N80°10'47"W	126.94'
L47	N87°58'20"E	197.00'
L48	N47°01'40"W	14.14'
L49	N02°01'40"W	116.49'
L50	N02°01'40"W	116.49'
L51	N42°58'20"E	14.14'
L52	N87°58'20"E	237.00'
L53	N87°58'20"E	192.00'
L54	N79°19'14"W	51.26'

Line Table		
Line	Bearing	Distance
L55	N87°58'20"E	55.00'
L56	N02°01'40"W	240.00'
L57	N02°01'40"W	297.19'
L58	N84°21'37"E	79.84'
L59	N80°35'15"E	90.55'
L60	N77°56'35"E	117.89'
L61	N79°35'31"E	46.02'
L62	N81°52'01"E	46.93'
L63	N84°12'56"E	46.93'
L64	N86°33'51"E	46.93'
L65	N88°54'46"E	46.93'
L66	N88°12'40"W	45.26'
L67	N41°16'35"W	13.61'
L68	N05°51'26"E	116.92'
L69	N12°05'36"W	239.09'
L70	N15°44'14"E	25.46'
L71	N47°19'36"E	24.59'
L72	N84°05'23"E	209.62'
L73	N77°31'48"W	80.24'
L74	N52°25'55"W	42.81'
L75	N29°15'07"W	41.54'
L76	N13°36'53"W	39.01'
L77	N06°30'01"W	36.99'
L78	N05°00'14"E	140.10'
L79	N02°01'40"W	139.00'

DATE: JULY 2022

SCALE NTS

SHEET 1D OF 1


FINAL PLAT OF  
SUNTERRA  
SEC 50

OWNER/DEVELOPER:  
Astro Sunterra L.P.  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@landtejas.com

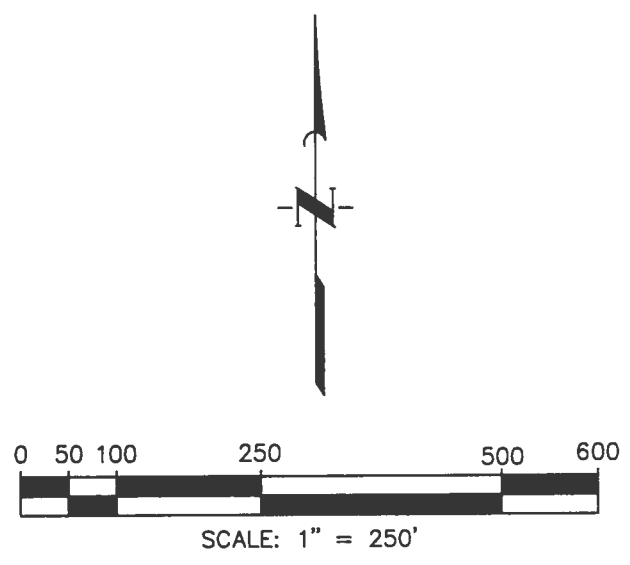
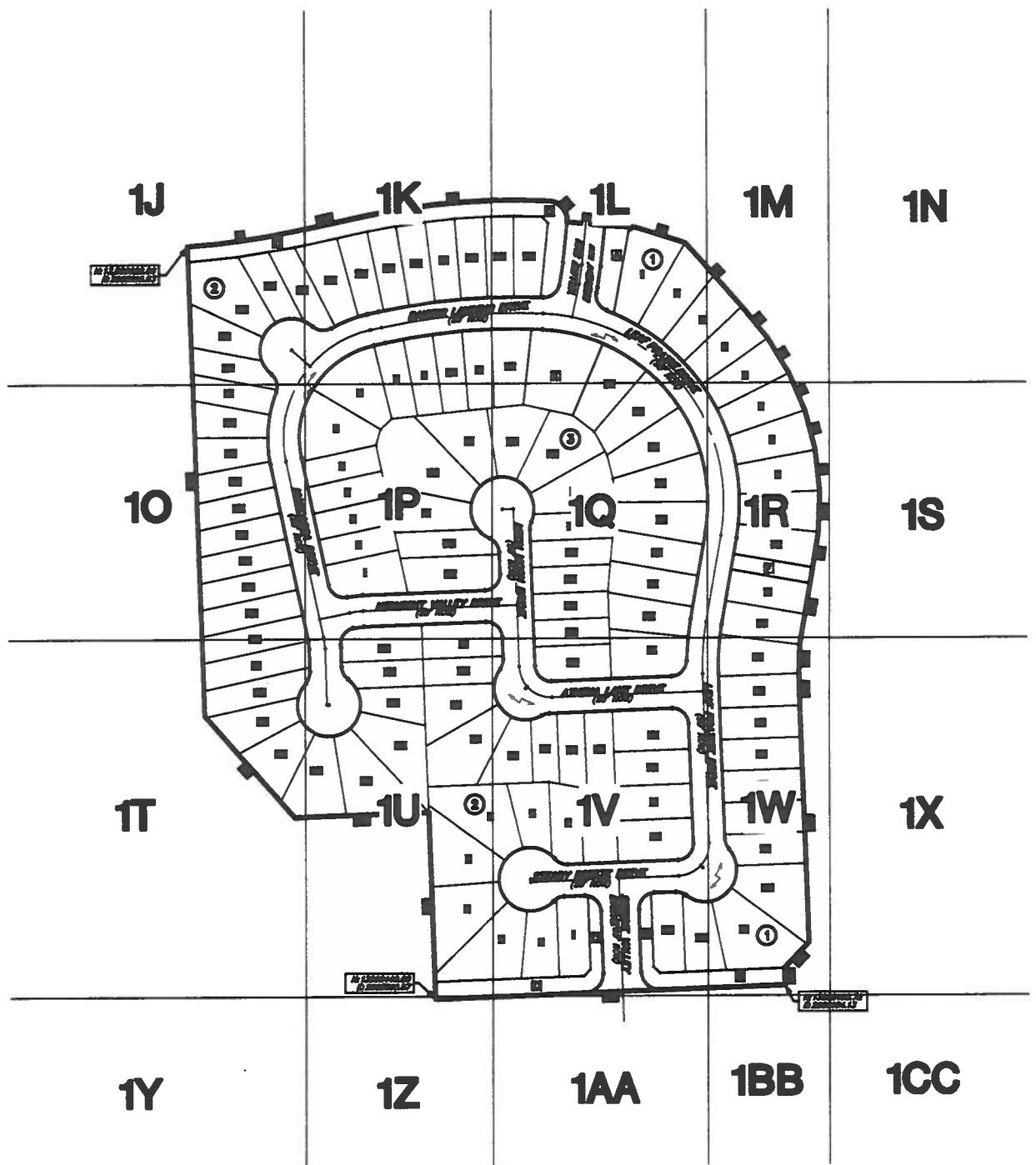
ENGINEER/PLANNER/SURVEYOR:  
 **QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration No. 1-2290 & 10046102  
1225 Corporate Drive, Houston, Texas 77071 • 281.342.2033  
Cjamnik@quiddity.com


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Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1130.00'	8°35'00"	169.28'	N82°11'54"E	169.12'	84.80'
C2	1170.00'	14°56'00"	304.95'	N85°22'24"E	304.08'	153.34'
C3	30.00'	93°01'01"	48.70'	S40°39'05"E	43.53'	31.62'
C4	300.00'	5°49'13"	30.47'	N08°46'02"E	30.46'	15.25'
C5	300.00'	97°03'09"	508.17'	N38°42'22"W	449.56'	339.40'
C6	400.00'	11°50'52"	82.71'	N03°53'46"E	82.57'	41.50'
C7	50.00'	90°00'00"	78.54'	N42°58'20"E	70.71'	50.00'
C8	50.00'	89°59'59"	78.54'	N47°01'40"W	70.71'	50.00'
C9	125.00'	10°03'56"	21.96'	N82°56'22"E	21.93'	11.01'
C10	100.00'	10°03'56"	17.57'	N07°03'38"W	17.55'	8.81'
C11	175.00'	90°00'00"	274.89'	N32°54'24"E	247.49'	175.00'
C12	993.00'	14°51'39"	257.56'	N85°20'14"E	256.84'	129.51'
C13	25.00'	80°57'32"	35.32'	N28°48'07"W	32.46'	21.34'
C14	25.00'	39°26'01"	17.21'	N21°44'40"W	16.87'	8.96'
C15	50.00'	168°52'01"	147.36'	N42°58'20"E	99.53'	513.03'
C16	25.00'	39°26'01"	17.21'	N72°18'39"W	16.87'	8.96'
C17	25.00'	90°00'00"	39.27'	N42°58'20"E	35.36'	25.00'
C18	30.00'	90°06'56"	47.18'	N47°05'08"W	42.47'	30.06'
C19	30.00'	89°53'04"	47.06'	N42°54'52"E	42.38'	29.94'
C20	25.00'	90°00'00"	39.27'	N47°01'40"W	35.36'	25.00'
C21	25.00'	43°44'28"	19.09'	N66°06'06"E	18.63'	10.03'
C22	50.00'	276°05'21"	240.93'	N02°16'33"E	66.86'	44.95'
C23	25.00'	52°20'54"	22.84'	N65°51'13"W	22.06'	12.29'
C24	25.00'	90°00'00"	39.27'	N47°01'40"W	35.36'	25.00'
C25	25.00'	31°30'42"	13.75'	N75°09'33"E	13.58'	7.05'
C26	50.00'	156°41'38"	136.74'	N42°14'59"W	97.94'	242.44'
C27	25.00'	38°07'30"	16.64'	N17°02'05"E	16.33'	8.64'
C28	25.00'	90°00'00"	39.27'	N47°01'40"W	35.36'	25.00'
C29	25.00'	82°07'42"	35.84'	N36°50'33"E	32.85'	21.78'
C30	25.00'	51°13'32"	22.35'	N27°38'26"W	21.61'	11.98'
C31	50.00'	276°13'41"	241.05'	N84°51'38"E	66.77'	44.84'
C32	25.00'	45°00'08"	19.64'	N20°28'24"E	19.14'	10.36'
C33	25.00'	70°32'26"	30.78'	N13°53'21"E	28.87'	17.68'
C34	50.00'	180°00'00"	157.08'	N40°51'09"E	100.00'	0.00'
C35	24.96'	70°31'44"	30.77'	N84°24'43"W	30.77'	17.68'
C36	25.00'	81°02'46"	35.36'	N52°12'02"E	32.49'	21.37'
C37	25.00'	87°04'23"	37.99'	N44°26'09"E	34.44'	23.75'
C38	25.00'	26°02'58"	11.37'	N10°59'49"E	11.27'	5.78'
C39	50.00'	270°16'10"	235.85'	N68°53'14"E	70.54'	49.77'
C40	25.00'	64°13'12"	28.02'	N34°08'16"W	26.58'	15.69'
C41	25.00'	90°00'00"	39.27'	N42°58'20"E	35.36'	25.00'
C42	25.00'	89°22'49"	39.00'	N56°47'00"W	35.16'	24.73'

DATE: JULY 2022	FINAL PLAT OF SUNTERRA SEC 50	OWNER/DEVELOPER: Astro Sunterra L.P., a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. 1-22290 &amp; 22046-100 1229 Corporate Drive, Houston, Texas 77071 • 281-342-2033</small> Cjamnik@quiddity.com
SCALE NTS			
SHEET 1E OF 1			

K:\1853\18537-0108-00 Sunterra Section 50 WSD\25\2 Design Phase\Planning\Plat\_Sunterra Sec 50.dwg Nov 15,2022 - 11:18am CLK



DATE: JULY 2022	FINAL PLAT OF SUNTERRA SEC 50	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. 4-23290 &amp; 10054100 1229 Corporate Drive, Rosenberg, Texas 77471 • 281.342.2032 Cjamnik@quiddity.com</small>
SCALE 1" = 250'			
SHEET 1F OF 1			

K:\1853\1853-0108-00 Sunterra Section 50 WSDP\2 Design Phase\Planning\Plat\_Sunterra Sec 50.dwg Nov 15, 2022 - 11:18am CLK

Certificate of Surveyor

This is to certify that I, Martin G. Hicks, 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.

A portion of this subdivision lies within the boundaries of any municipality's corporate city limits, or area of extra territorial jurisdiction.

A portion of this subdivision lies within the boundaries of the 1% annual chance (100 year) flood plain as delineated on Waller County Community Panel #480640 dated 2/18/2009, and revised in LOMR 19-06-1115P dated 4/27/2020.

A portion of this subdivision lies within the boundaries of the 0.2% annual chance (500 year) flood plain as delineated on Waller County Community Panel # 480640 revised under LOMR 19-06-1115P dated 4/27/2020.



*Martin G. Hicks*

Martin G. Hicks  
Registered Professional Land Surveyor  
Texas Registration No. 4387

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Sunterra Sec 50 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this 2 day of November, 2022.

By:

Martha L. Stein  
Title Chair

or

*M. Sonny Garza*  
M. Sonny Garza  
Vice Chairman

By:

*H. Rodriguez*  
Margaret Wallace Brown, AICP, CNU-IA  
Secretary



BROOKSHIRE-KATY DRAINAGE DISTRICT

APPROVED BY THE BOARD OF SUPERVISORS ON

DATE

7.25.22

*Arnold England*  
ARNOLD ENGLAND, PRESIDENT

*David Welch*  
DAVID WELCH, SECRETARY

*Rod Pinheiro*  
ROD PINHEIRO, PE, PMP, CFM, 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.

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2022-49

DATE: JULY 2022

SCALE NTS

SHEET 1G OF 1

FINAL PLAT OF  
SUNTERRA  
SEC 50

OWNER/DEVELOPER:

Astro Sunterra L.P.  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@landtejas.com

ENGINEER/PLANNER/SURVEYOR:



**QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration Nos. 1-23290 & 10048100  
1329 Corporate Oaks, Rosenberg, Texas 77471, 281-341-2031

Cjamnik@quiddity.com

STATE OF TEXAS §  
COUNTY OF WALLER §

We, Astro Sunterra, L.P., a Delaware Limited Partnership, acting by and through Melanie Ohi, Authorized Signer, owner hereinafter referred to as Owners of the 23.66 acre tract described in the above and foregoing map of Sunterra Sec 50, 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 (or the placement of mobile home subdivision) 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 net drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and three quarters ( 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 L.P., a Delaware Limited Partnership has caused these presents to be signed by Melanie Ohi, its Authorized Signer, thereunto authorize, this 2nd day of August 2022.

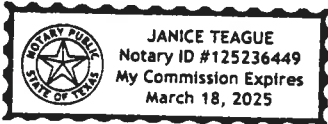
Astro Sunterra L.P.,  
a Delaware Limited Partnership  
By: Astro Sunterra GP LLC  
a Delaware Limited Liability Company  
Its General Partner  
By: Melanie Ohi  
By Melanie Ohi  
Title: Authorized Signer

STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Melanie Ohi, 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 2nd day of August 2022.

Janice Teague  
Notary Public In and for the State of Texas  
Janice Teague  
Print Name  
My commission expires: 03/18/2025



DATE: JULY 2022	FINAL PLAT OF SUNTERRA SEC 50	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. 7-23328 &amp; 23343300 1229 Corporate Oaks, Houston, Texas 77042-2952-2953</small> CJamnik@quiddity.com
SCALE NTS			
SHEET 1H OF 1			

I, Yancy Scott, 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.

11/21/22  
Date

Yancy Scott  
Yancy Scott, PE, C.F.M.  
County Engineer

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 \_\_\_\_\_, 2022, 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 \_\_\_\_\_, 2022.

Carbett "Trey" J. Duhon III  
County Judge

John A. Amsler  
Commissioner, Precinct 1

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

Kendric D. Jones  
Commissioner, Precinct 3

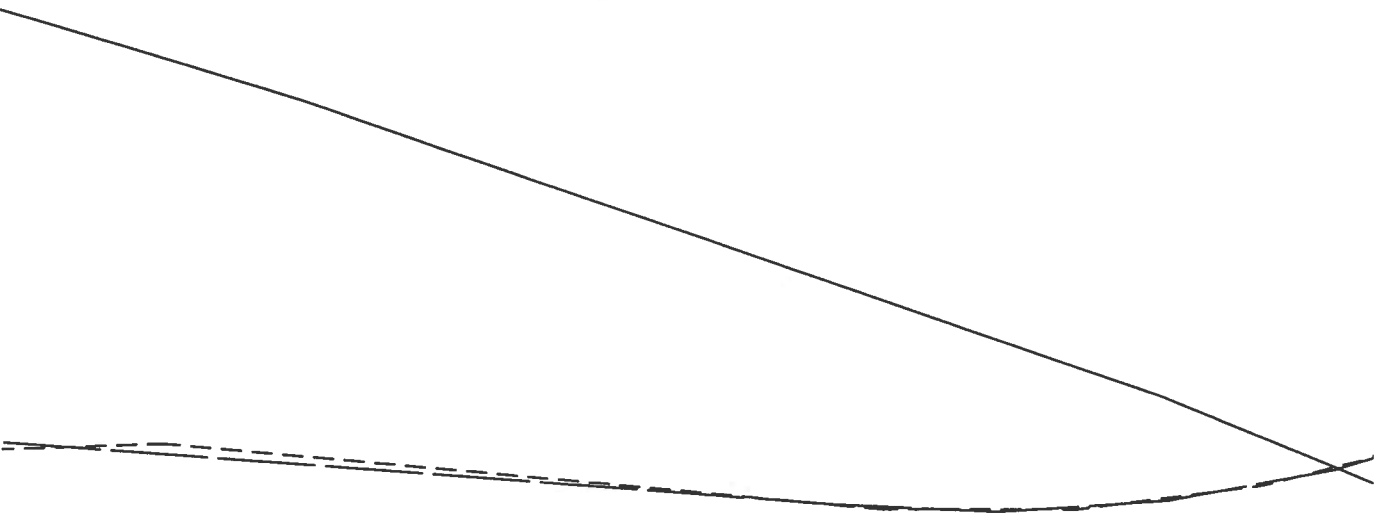
Justin Beckendorff  
Commissioner, Precinct 4

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: JULY 2022	FINAL PLAT OF SUNTERRA SEC 50	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-22290 &amp; L20046100 1329 Corporate Drive, Houston, Texas 77471, a 281.342.3033</small> Cjamnik@quiddity.com
SCALE NTS			
SHEET 11 OF 1			

K:\1853\18537-0108-00 Sunterra Section 50 WSD\2\ Design Phase\Planning\Plat\_Suntterra Sec 50.dwg Nov 15, 2022 -- 11:42am CJK

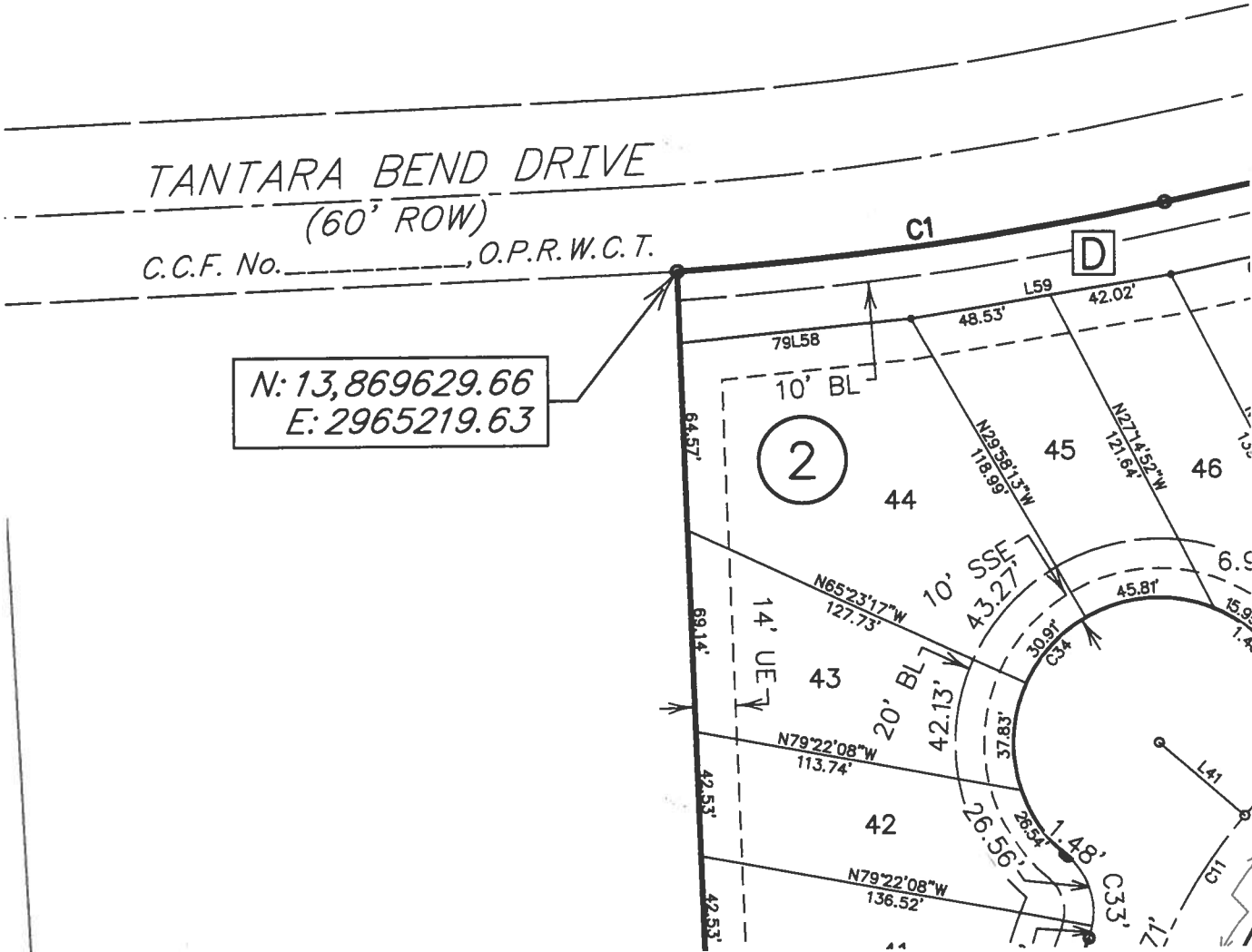




A

1

TANTARA B.  
DRIVE STR.  
DEDICATION  
RESERVE  
C.C.F. No. \_\_\_\_\_  
O.P.R.W.C.



DATE: JULY 2022

SCALE 1"=60'

SHEET 1J OF 1

FINAL PLAT OF  
SUNTERRA  
SEC 50

OWNER/DEVELOPER:  
Astro Sunterra L.P.  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@landtejas.com

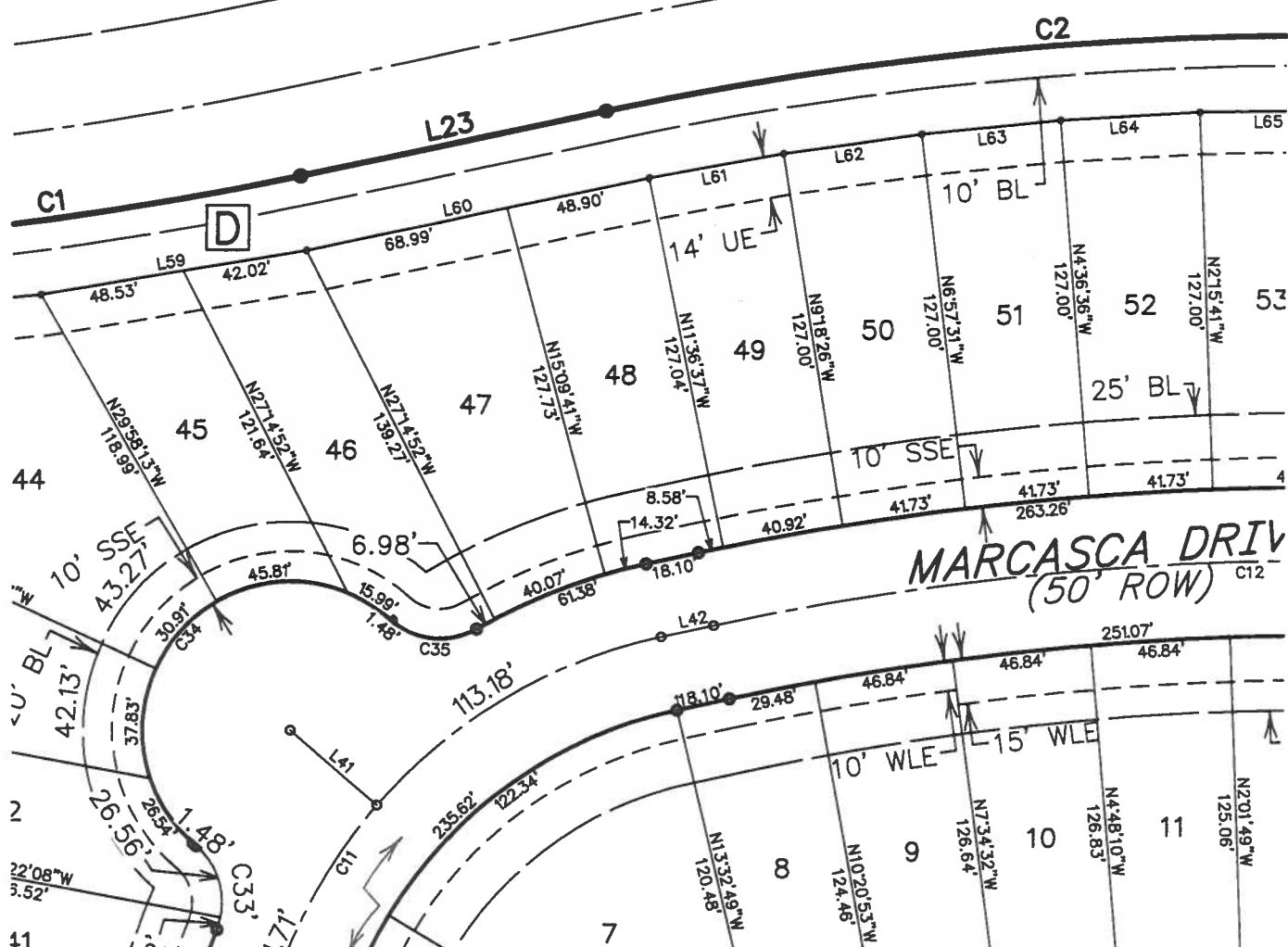
ENGINEER/PLANNER/SURVEYOR:  
 **QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration No. 1-33290 & 17046100  
1279 Corporate Drive, Houston, Texas 77411 • 281.342.7233  
Cjamnik@quiddity.com

K:\1853\18537-0108-00 Sunterra Section 50 WSDP\2 Design Phase\Planning\Plat\_Suntarra Sec 50.dwg Nov 15, 2022 - 10:28am CKJ

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

UNSHAL  
LOMR:

LOMR: ZONE 19-00

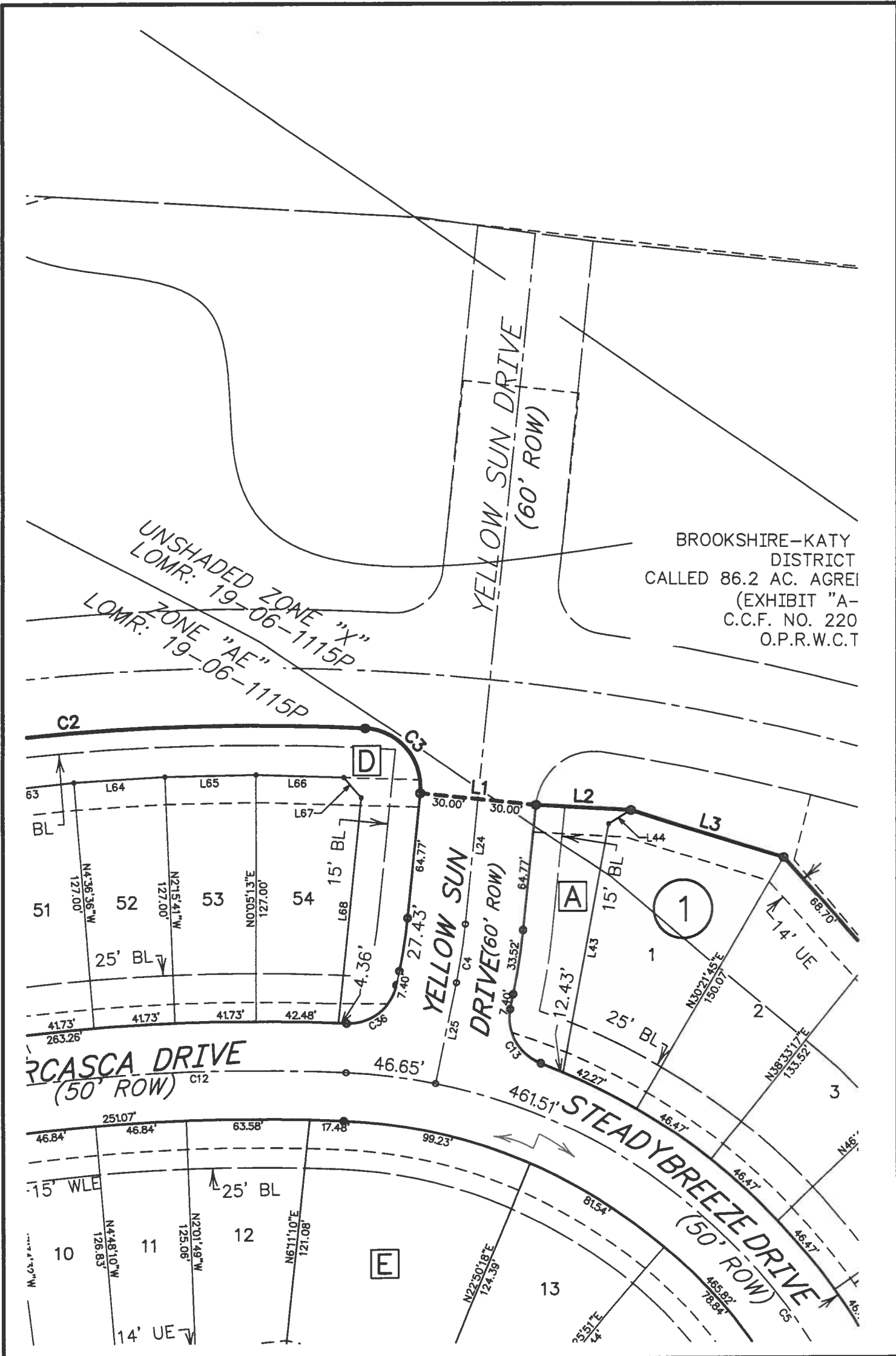


SHEET 1K OF 1

**OWNER/DEVELOPER:**  
Astro Sunterra L.P.  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@landtejas.com

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration No. 1 73290 & 10046100  
1329 Corporate Drive Rosenberg, Texas 77471 • 713 347 7031  
**Cjarnik@quiddity.com**





BROOKSHIRE-KATY  
DISTRICT  
CALLED 86.2 AC. AGREI  
(EXHIBIT "A"  
C.C.F. NO. 220  
O.P.R.W.C.T

DATE: JULY 2022  
SCALE 1"=60'  
SHEET 1L OF 1

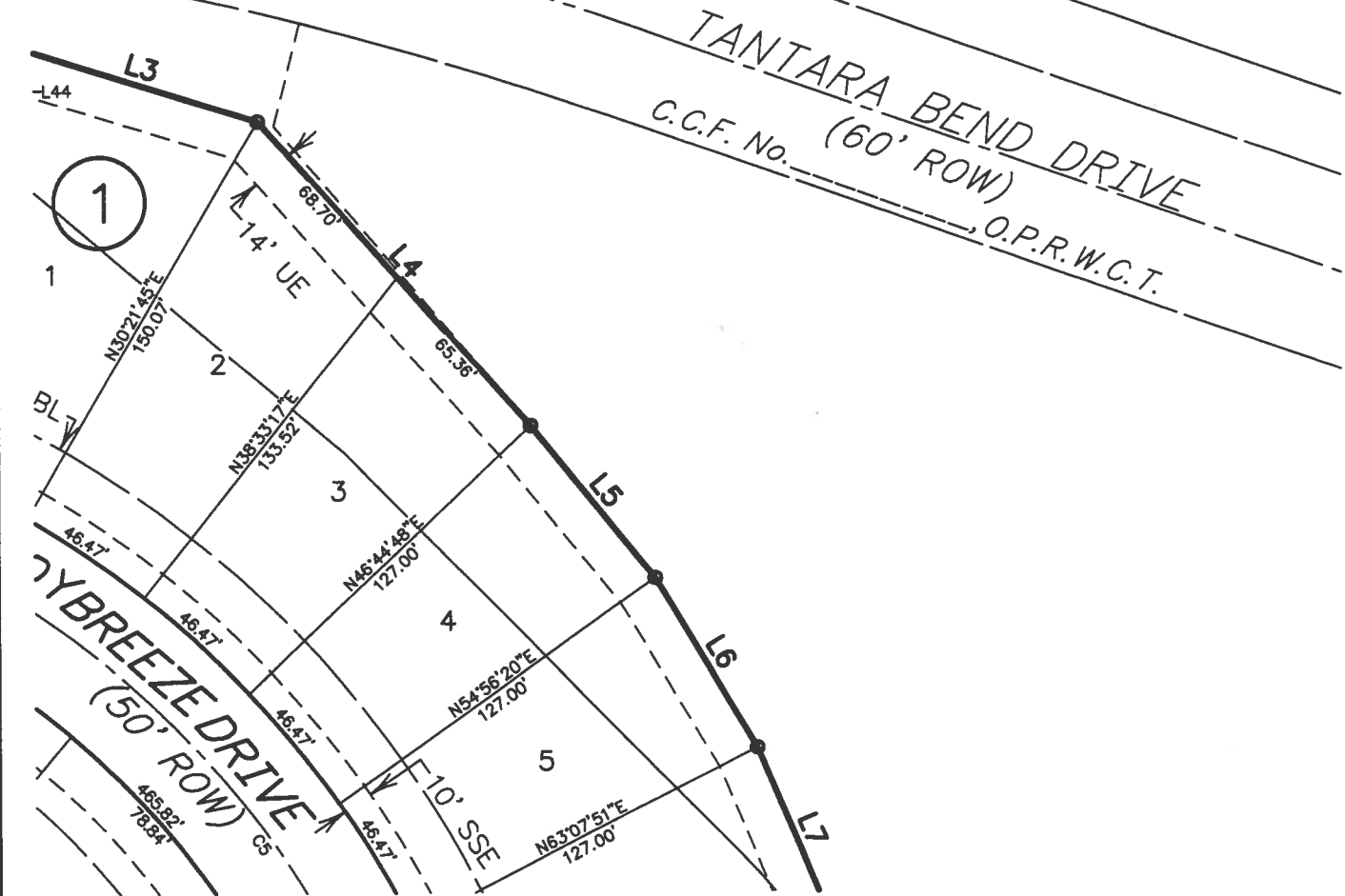
FINAL PLAT OF  
SUNTERRA  
SEC 50

OWNER/DEVELOPER:  
Astro Sunterra LP,  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@andtejas.com

ENGINEER/PLANNER/SURVEYOR:  
**QUIDDITY**  
Quality Engineering, PLLC  
Texas Board of Professional Engineers and Land Surveyors Registration No. F-73290 & 10048100  
1729 Corporate Drive • Houston, Texas 77057 • (281) 347-3033  
Cjamnik@quiddity.com

BROOKSHIRE-KATY DRAINAGE  
DISTRICT  
CALLED 86.2 AC. AGREEMENT TRACT  
(EXHIBIT "A-2")  
C.C.F. NO. 2200987  
O.P.R.W.C.T.

TANTARA BEND  
DRIVE STREET  
DEDICATION AND  
RESERVES  
C.C.F. No. \_\_\_\_\_  
O.P.R.W.C.T.



DATE: JULY 2022

SCALE 1"=60'

SHEET 1M OF 1

FINAL PLAT OF  
SUNTERRA  
SEC 50

OWNER/DEVELOPER:  
Astro Sunterra L.P.  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@andtejas.com

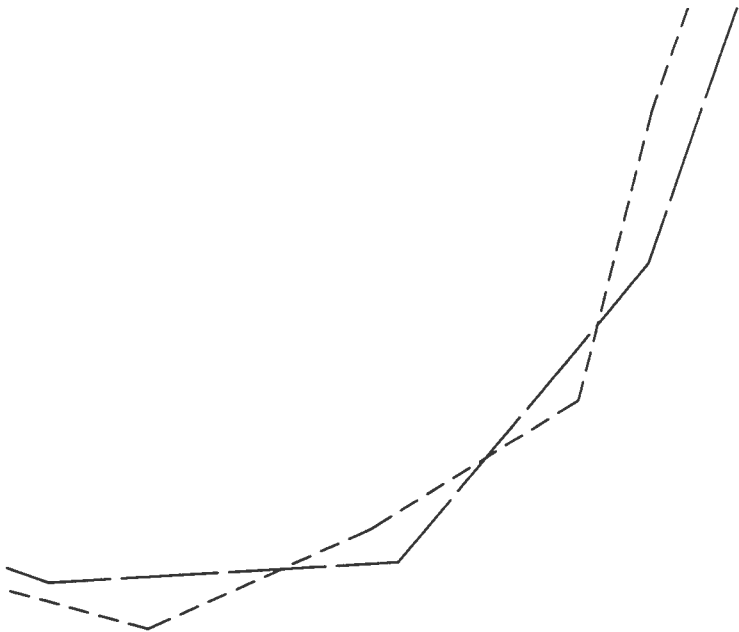
ENGINEER/PLANNER/SURVEYOR:



**QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-22790 & L2046100  
1229 Corporate Drive, Rosenberg, Texas 77471 • 281.342.2011

Cjarnnik@quiddity.com

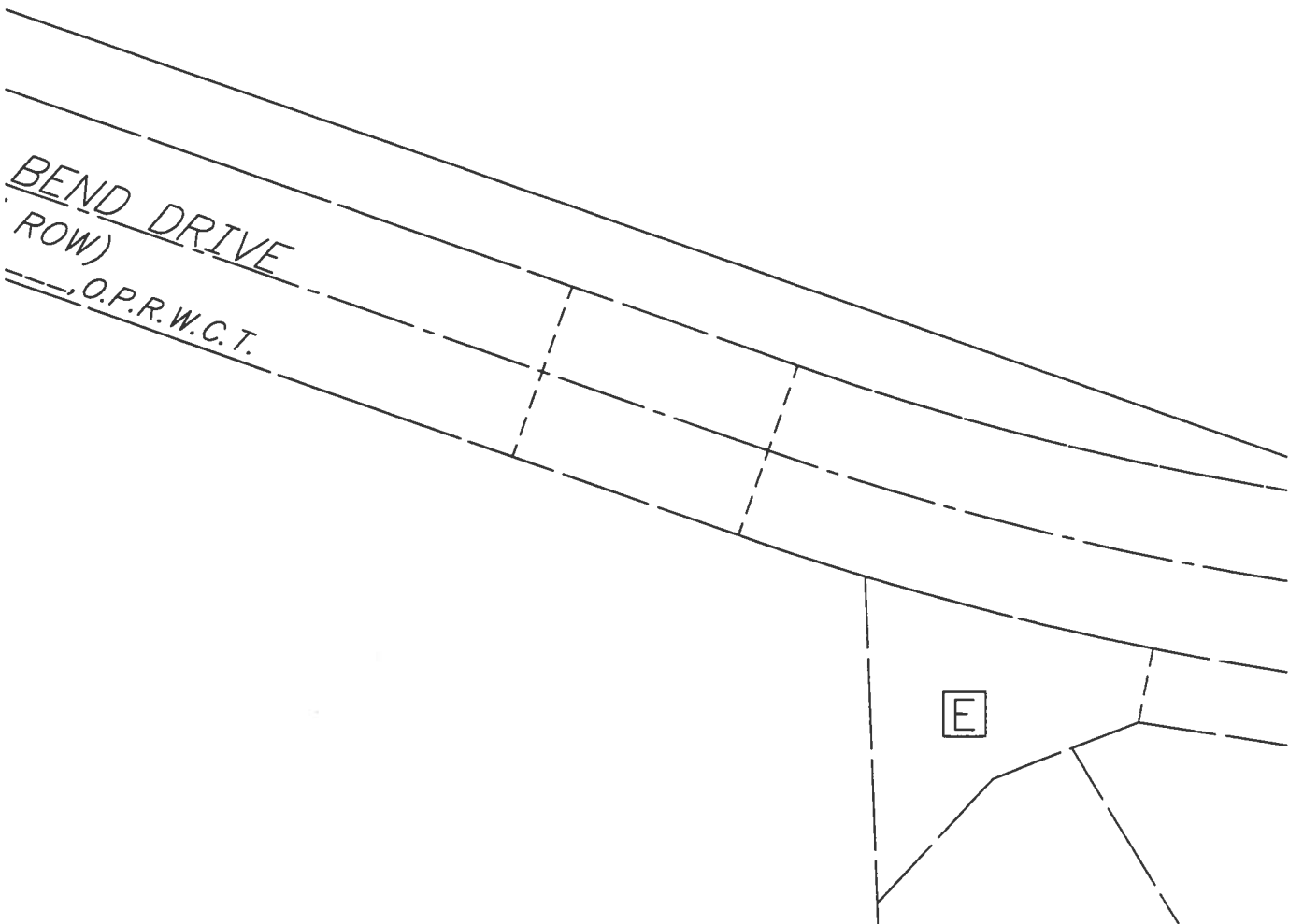


TANTARA BEND  
DRIVE STREET  
DEDICATION AND  
RESERVES


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

2

B



E

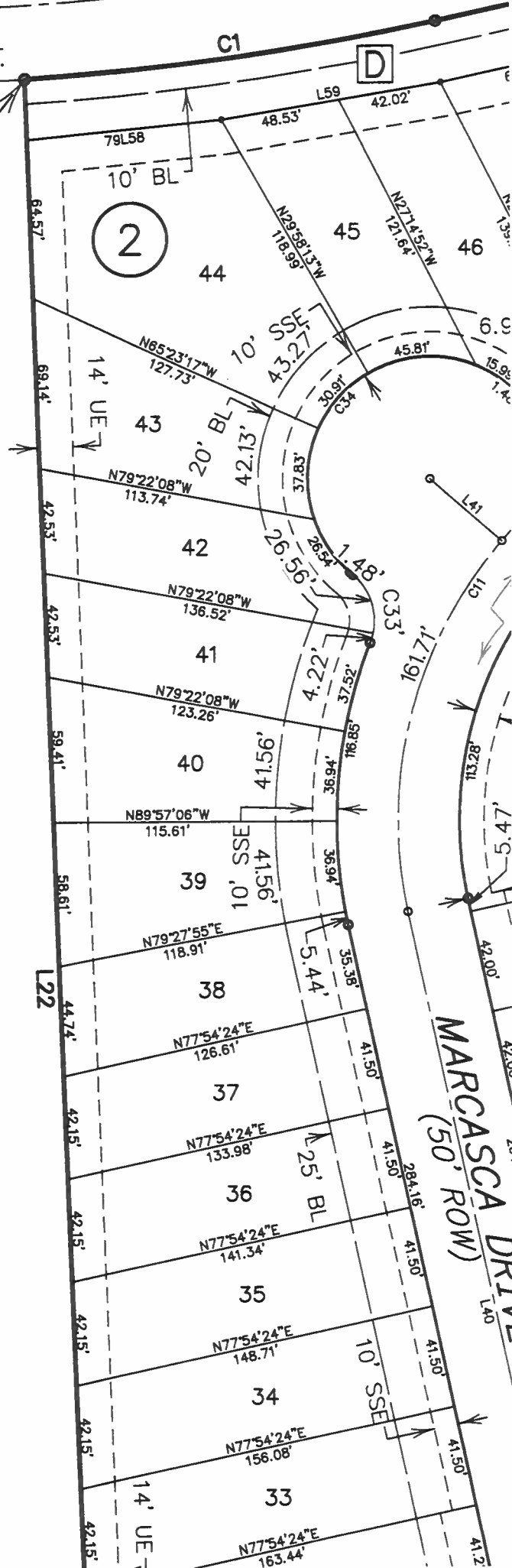
DATE: JULY 2022	FINAL PLAT OF SUNTERRA SEC 50	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyers Registration No. F-232780 &amp; 10064100 1279 Corporate Drive, Rosenberg, Texas 77471 • 281.542.2231</small> Cjamnik@quiddity.com
SCALE 1"=60'			
SHEET 1N OF 1			

TANTARA BEND DRIVE  
(60' ROW)

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

N: 13,869629.66  
E: 2965219.63

SUNTERRA  
PROJECTS, LTD.  
CALLED 12.28 AC.  
C.C.F. NO. 2211623  
O.P.R.W.C.T.



DATE: JULY 2022

SCALE 1"=60'

SHEET 10 OF 1

FINAL PLAT OF  
SUNTERRA  
SEC 50

OWNER/DEVELOPER:

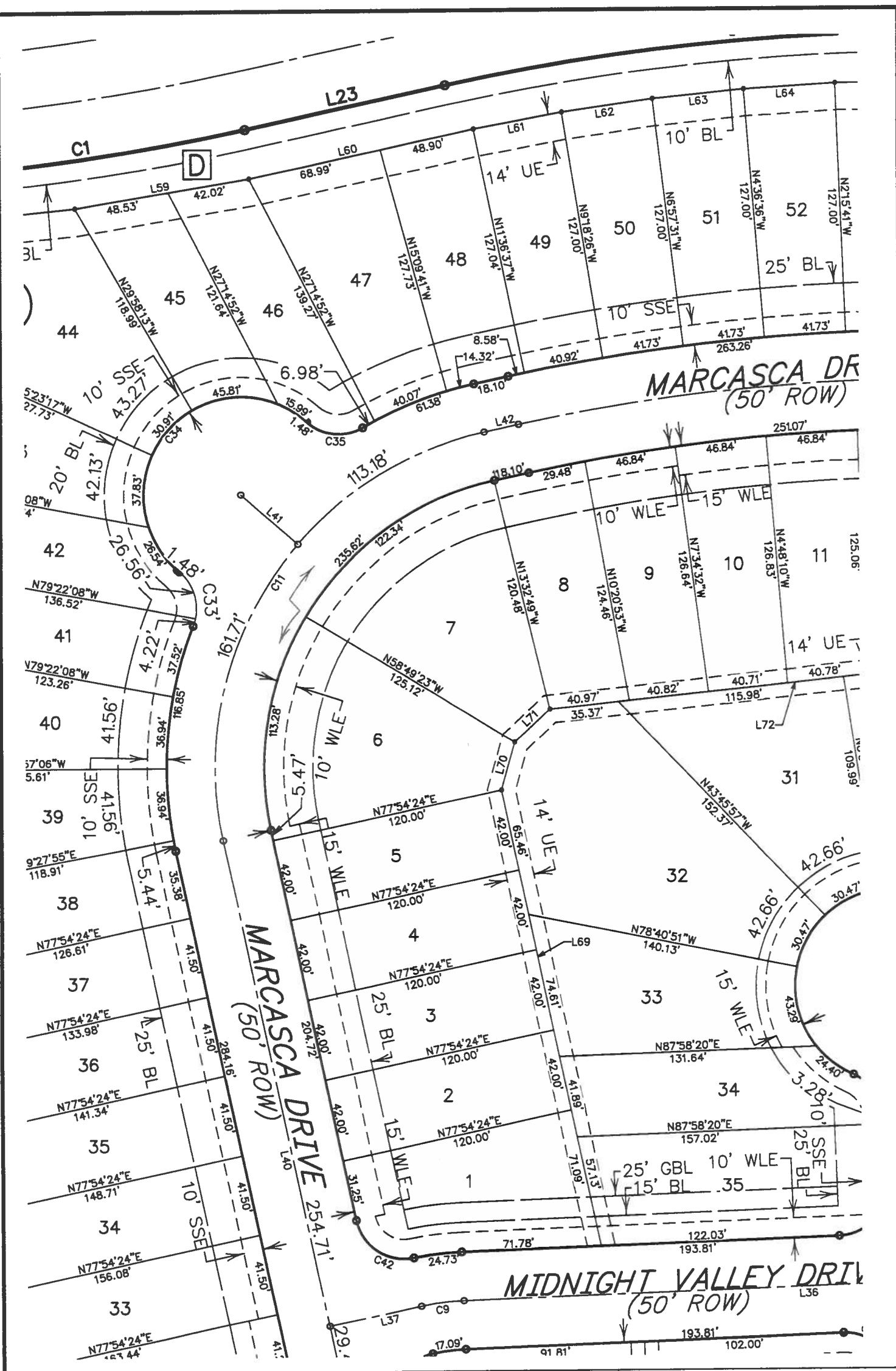
Astro Sunterra L.P.  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@andtejas.com

ENGINEER/PLANNER/SURVEYOR:

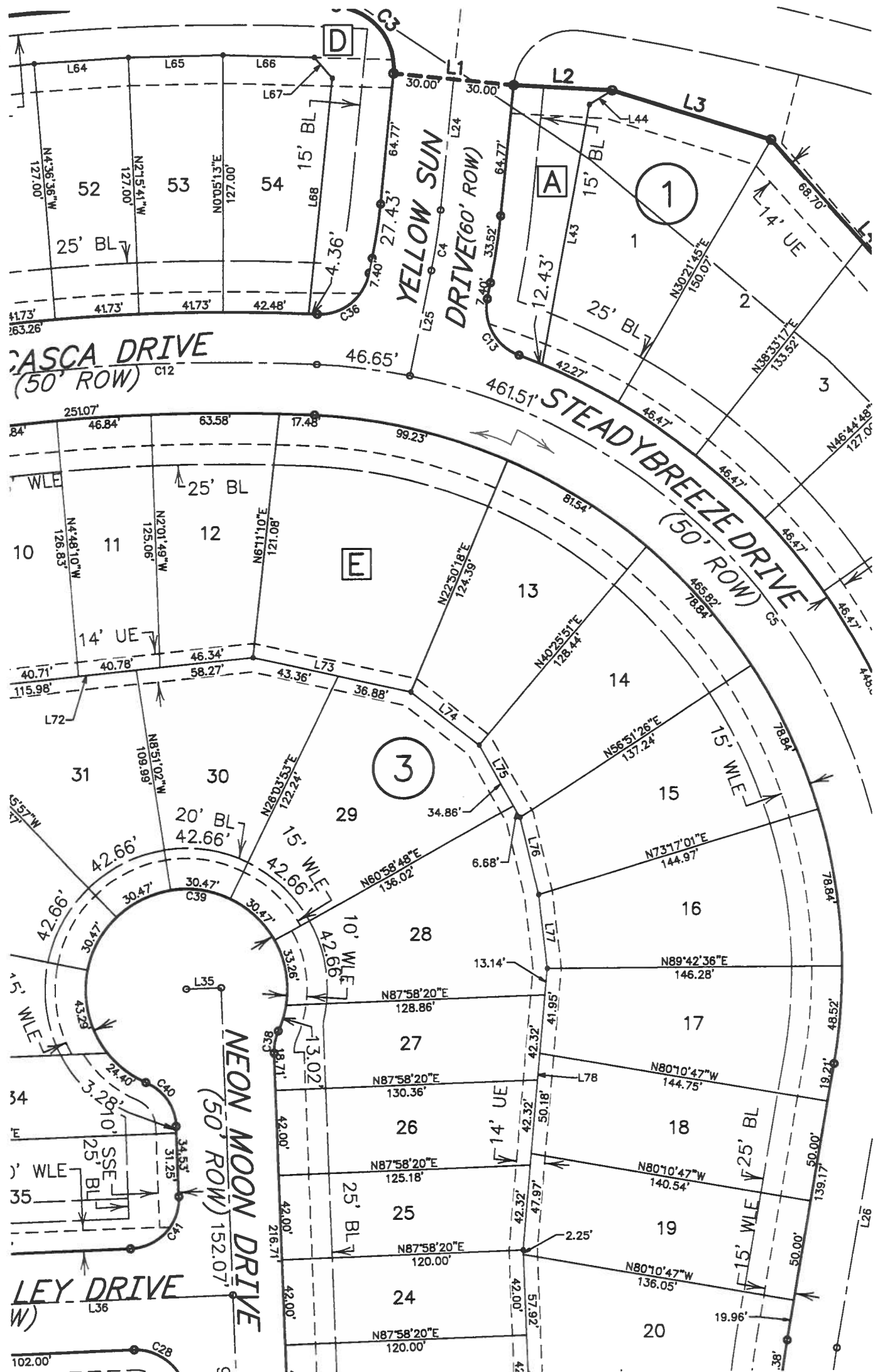


**QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration No. F-233PG & 10044-100  
2225 Corporate Drive, Suite 200, Houston, Texas 77057-3423  
CJamnik@quiddity.com



\\s02ap02\Design Phase\Planning\Plot\_Sunterra Sec 50.dwg Nov 15, 2022 - 10:32am CKJ



DATE: JULY 2022

SCALE 1"=60'

SHEET 1Q OF 1

FINAL PLAT OF  
SUNTERRA  
SEC 50

**OWNER/DEVELOPER:**  
Astro Sunterra L.P.  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@landtejas.com

ENGINEER/PLANNER/SURVEYOR:



## QUIDDITY

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration No. 9 23290 & 10046100  
1229 Corporate Drive • Rosenberg, Texas 77471 • 281.342.7033  
Cjarnik@quiddity.com

Cjamnik@quiddity.com



BEND DRIVE  
POW)  
O.P.R.W.C.T.

E

2

2

26

25

24

D

23

22

UNSHADED ZONE "X"  
LOMR: 19-06-1115P

ZONE "AE"  
LOMR: 19-06-1115P

3

C

TANTARA BEND

DATE: JULY 2022

SCALE 1"=60'

SHEET 1S OF 1

FINAL PLAT OF  
SUNTERRA  
SEC 50

OWNER/DEVELOPER:  
Astro Sunterra L.P.  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@andtejas.com

ENGINEER/PLANNER/SURVEYOR:



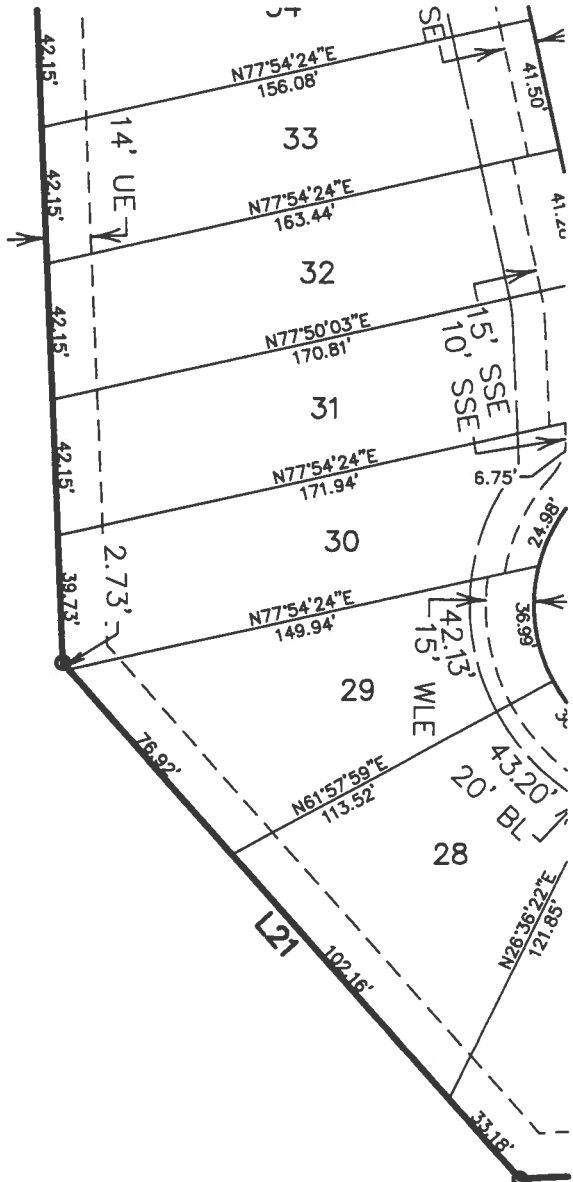
**QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration Nos. 1-23290 & 10046100  
1229 Corporate Drive Rosenberg, Texas 77471 • 281.342.2031

Cjamnik@quiddity.com

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HARRIS-WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 4  
CALLED 7.41 AC. MULTI-PURPOSE EASEMENT  
C.C.F. NO. 2012749  
O.P.R.W.C.T. &  
C.C.F. NO. RP-2020-623446  
O.P.R.R.P.H.C.T.

DATE: JULY 2022

SCALE 1"=60'

SHEET 1T OF 1

FINAL PLAT OF  
SUNTERRA  
SEC 50

OWNER/DEVELOPER:  
Astro Sunterra L.P.  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@andtejas.com

ENGINEER/PLANNER/SURVEYOR:

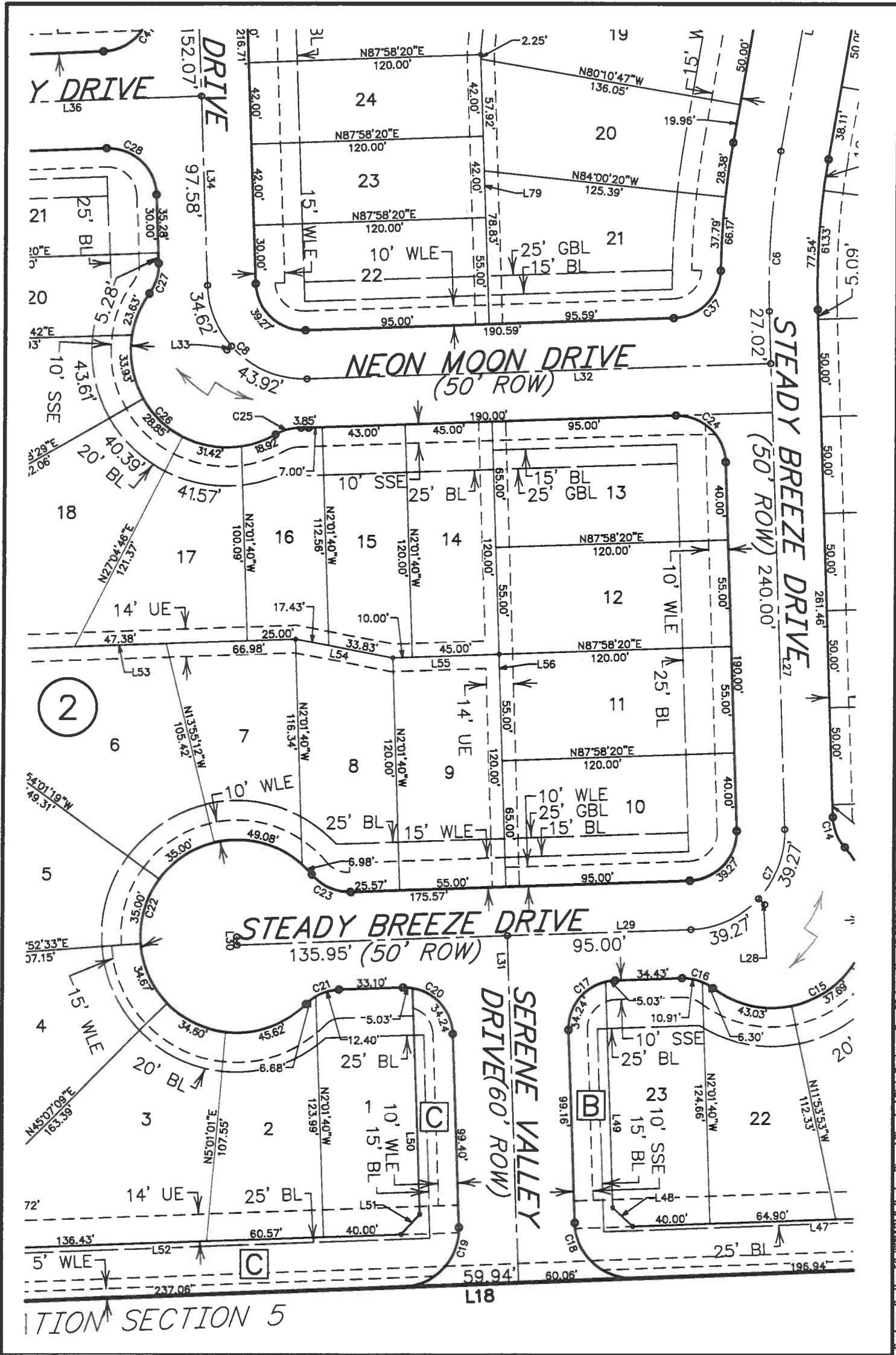



**QUIDDITY**

Quiddity Engineering, LLC  
Texas: Board of Professional Engineers and Land Surveyors Registration No. 7-12270 & 10044-100  
3129 Corporate Drive, Round Rock, Texas 78681-1212

Cjornik@quiddity.com





DATE: JULY 2022	FINAL PLAT OF SUNTERRA SEC 50	OWNER/DEVELOPER: Astro Sunterra LP, a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. 4-38290 &amp; 12044-120 1279 Corporate Drive, Houston, Texas 77057 • 713.347.7022</small> CJamnik@quiddity.com
SCALE 1"=60'			
SHEET 1V OF 1			

K:\18537-0108-00 Sunterra Section 50\5028P\2 Design Phase\Planning\plat\plat\_sunterra Sec 50.dwg Nov 15, 2022 10:36am CJK

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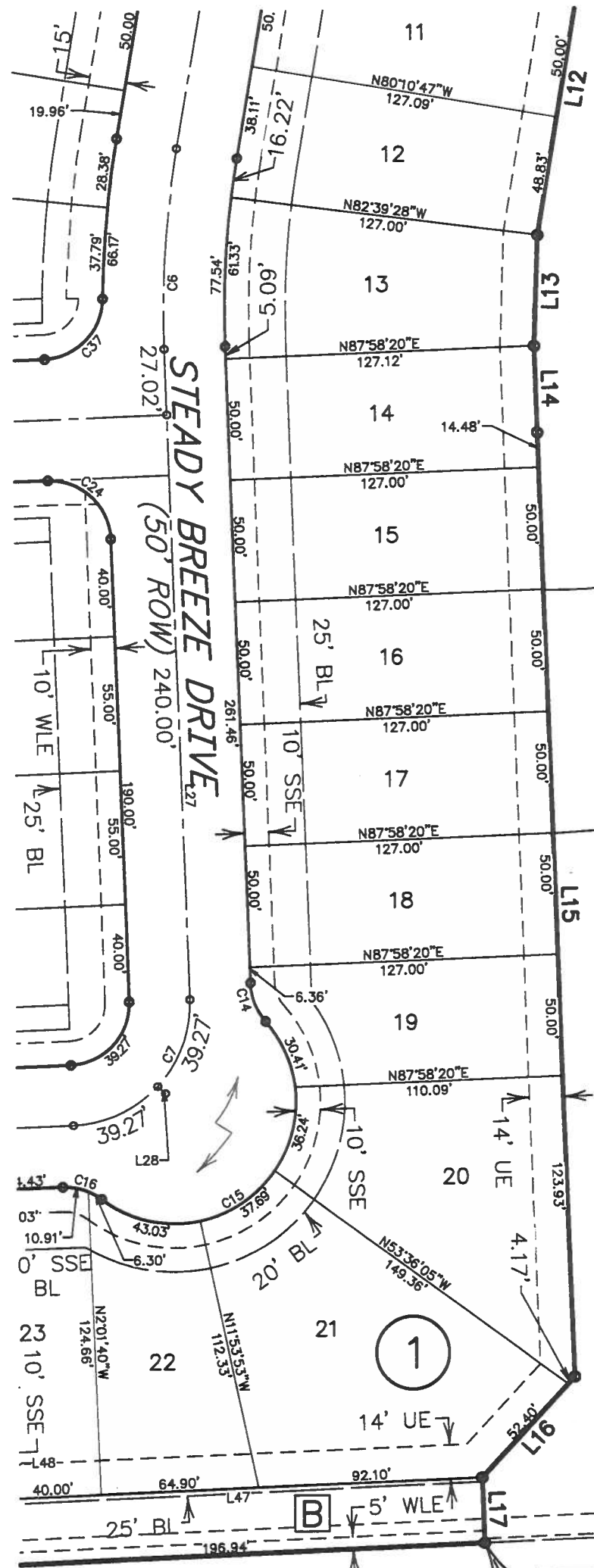
# TANTARA BEND DRIVE STREET DEDICATION AND RESERVES


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

HARRIS-WALLER COUNTY M.U.  
(CALLED 85.1 Ac.)  
DRAINAGE EASEMENT  
RP 2021-623519  
O.P.R.R.P.H.C.T.

BROOKSHIRE-KATY DI  
DISTRICT  
(CALLED 86.2 A  
AGREEMENT TRACT EXH:  
C.C.F. No.22009  
O.P.R.W.C.T.

N: 13868460.72  
E: 2966164.13



DATE: JULY 2022	FINAL PLAT OF SUNTERRA SEC 50	OWNER/DEVELOPER: Astro Sunterra LP. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyers Registration No. 13390 &amp; 12046100 1229 Corporate Drive, Houston, Texas 77057-3122</small> Cjarnik@quiddity.com
SCALE 1"=60'			
SHEET 1W OF 1			

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TANTARA BEND  
DRIVE STREET  
DEDICATION AND  
RESERVES

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

HARRIS-WALLER COUNTY M.U.D. No.4  
(CALLED 85.1 Ac.)  
DRAINAGE EASEMENT  
RP 2021-623519  
O.P.R.R.P.H.C.T.

BROOKSHIRE-KATY DRAINAGE  
DISTRICT  
(CALLED 86.2 Ac.)  
AGREEMENT TRACT EXHIBIT (A-2)  
C.C.F. No.2200937  
O.P.R.W.C.T.

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68460.72  
6164.13

DATE: JULY 2022

SCALE 1"=60'

SHEET 1X OF 1

FINAL PLAT OF  
SUNTERRA  
SEC 50

**OWNER/DEVELOPER:**  
Astro Sunterra L.P.  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@andtejas.com

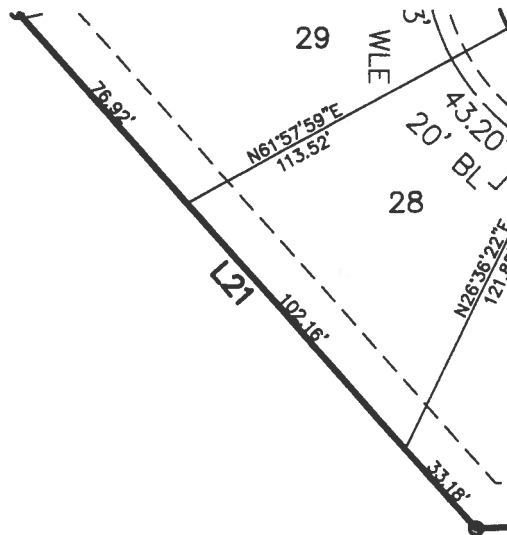
**ENGINEER/PLANNER/SURVEYOR:**



**QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration Nos. E-23790 & L2046103  
1179 Corporate Drive, Houston, Texas 77071, a 303 242 2023

Cjarnik@quiddity.com



HARRIS-WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 4  
CALLED 7.41 AC. MULTI-PURPOSE EASEMENT  
C.C.F. NO. 2012749  
O.P.R.W.C.T. &  
C.C.F. NO. RP-2020-623446  
O.P.R.R.P.H.C.T.

H. & T. C. R.R. CO. SURVEY SECTION 129  
ABSTRACT 204 (WALLER COUNTY)

J. W. MCCUTCHEON SURVEY SECTION 130  
ABSTRACT 308 (WALLER COUNTY)

DATE: JULY 2022

SCALE 1"=60'

SHEET 1Y OF 1

FINAL PLAT OF  
SUNTERRA  
SEC 50

OWNER/DEVELOPER:  
Astro Sunterra L.P.  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@landtejas.com

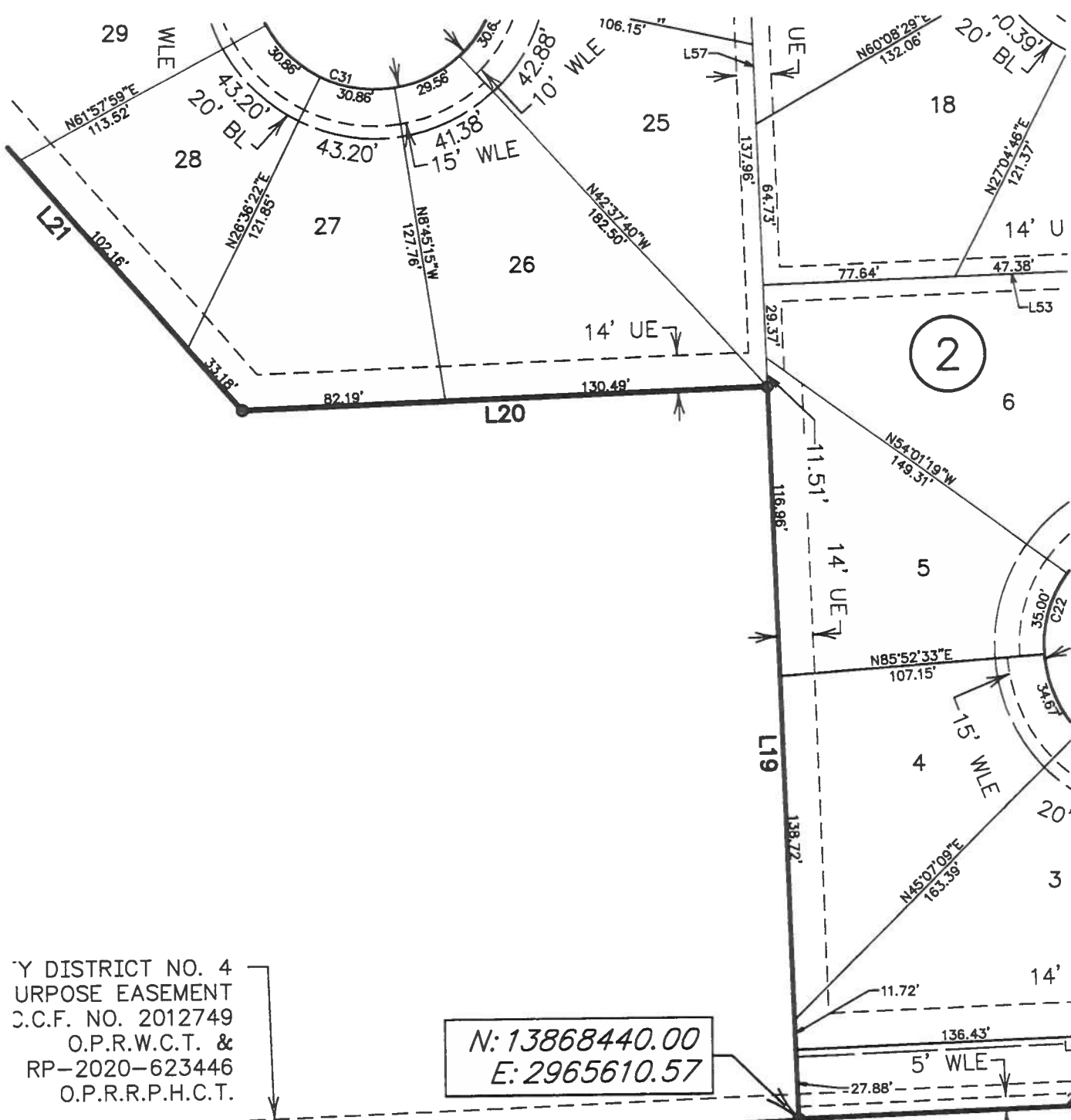
ENGINEER/PLANNER/SURVEYOR:



**QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10344-103  
1219 Corporate Center, Rosenberg, Texas 77471 • 281 342 2033

Cjornik@quiddity.com



Y DISTRICT NO. 4  
URPOSE EASEMENT  
C.C.F. NO. 2012749  
O.P.R.W.C.T. &  
RP-2020-623446  
O.P.R.R.P.H.C.T.

N: 13868440.00  
E: 2965610.57

STOCKDICK ROAD STREET DEDICATION SE  
(50' ROW)

C.C.F. NO. \_\_\_\_\_, O.P.R.W.C.T.

STOCKDICK ROAD STREET L  
(50' RO


C.C.F. NO. 220826

HARRIS-WALLER COUNTIES  
MUNICIPAL UTILITY DISTRICT NO.

4

CALLED 3.01 AC.

C.C.F. No. 2109907

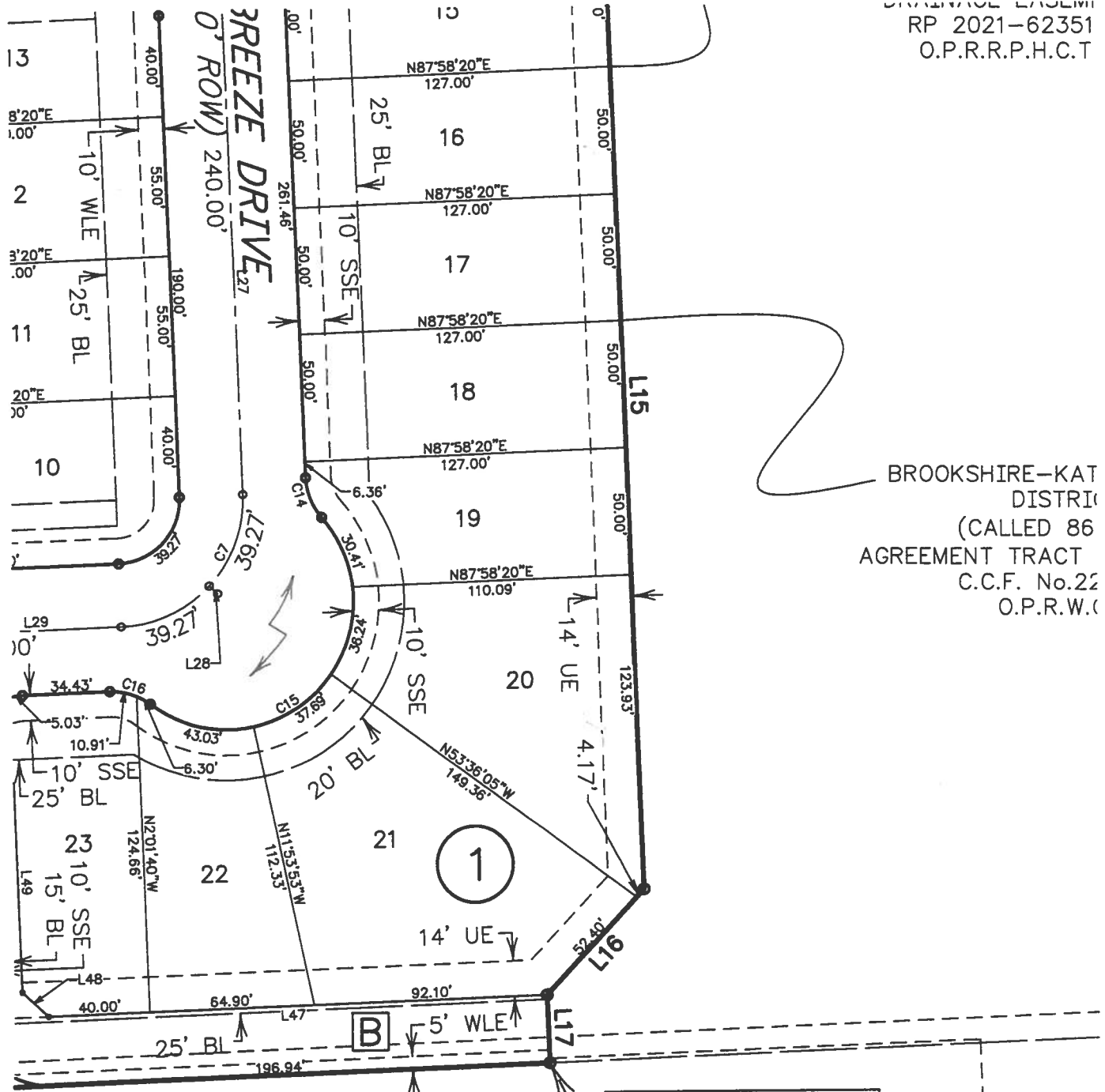
DATE: JULY 2022	FINAL PLAT OF SUNTERRA SEC 50	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. E-22280 &amp; L20046104 1229 Corporate Drive, Rosenberg, Texas 77471-4011 (2013)</small> CJamnik@quiddity.com
SCALE 1"=60'			
SHEET 1Z OF 1			

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STATE OF TEXAS  
RP 2021-62351  
O.P.R.R.P.H.C.T



BROOKSHIRE-KAT  
DISTRICT  
(CALLED 86  
AGREEMENT TRACT  
C.C.F. No.22  
O.P.R.W.C.T)

HARRIS WALLER COUNTIES  
MUNICIPAL UTILITY DISTRICT NO. 4  
Called 85.1 Ac. Agreement Tract  
C.C.F. No. 2112679  
O.P.R.W.C.T.

(2) [E]

INTERRA, L.P.  
CALLED 655.54 AC.  
(DOLLINS TRACT)  
C.C.F. No. 2115246  
O.P.R.W.C.T.

SUN  
SECT.  
C.C.F. No.  
O.P.R.

DATE: JULY 2022

SCALE 1"=60'

SHEET 1BB OF 1

FINAL PLAT OF  
SUNTERRA  
SEC 50

OWNER/DEVELOPER:  
Astro Sunterra L.P.,  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@landtejas.com

ENGINEER/PLANNER/SURVEYOR:



**QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration No. 1-22290 & 10046100  
1279 Corporate Drive, Rosenberg, Texas 77471 • 281.342.2033

Cjamnik@quiddity.com

DRAINAGE EASEMENT  
RP 2021-623519  
O.P.R.R.P.H.C.T.

BROOKSHIRE-KATY DRAINAGE  
DISTRICT  
(CALLED 86.2 Ac.)  
AGREEMENT TRACT EXHIBIT (A-2)  
C.C.F. No. 2200937  
O.P.R.W.C.T.

58460.72  
5164.13

ALLER COUNTIES  
Y DISTRICT NO. 4  
Agreement Tract  
C.C.F. No. 2112679  
O.P.R.W.C.T.

(2)

[E]

SUNTERRA  
SECTION 16  
C.C.F. No. 2206154  
O.P.R.W.C.T.

DATE: JULY 2022

SCALE 1"=60'

SHEET 1CC OF 1

FINAL PLAT OF  
SUNTERRA  
SEC 50

OWNER/DEVELOPER:  
Astro Sunterra L.P.  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@andtejas.com

ENGINEER/PLANNER/SURVEYOR:



**QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration No. F 22790 & 10446  
1229 Corporate Drive, Houston, Texas 77057-2801 (832) 342-2033

Cjarnik@quiddity.com

# WALLER COUNTY

Yancy Scott, P.E., CFM  
County Engineer



## MEMORANDUM

**To:** Honorable Commissioners' Court

**Item:** Final Plat Approval-Tantara Bend Drive Street Dedication and Reserves

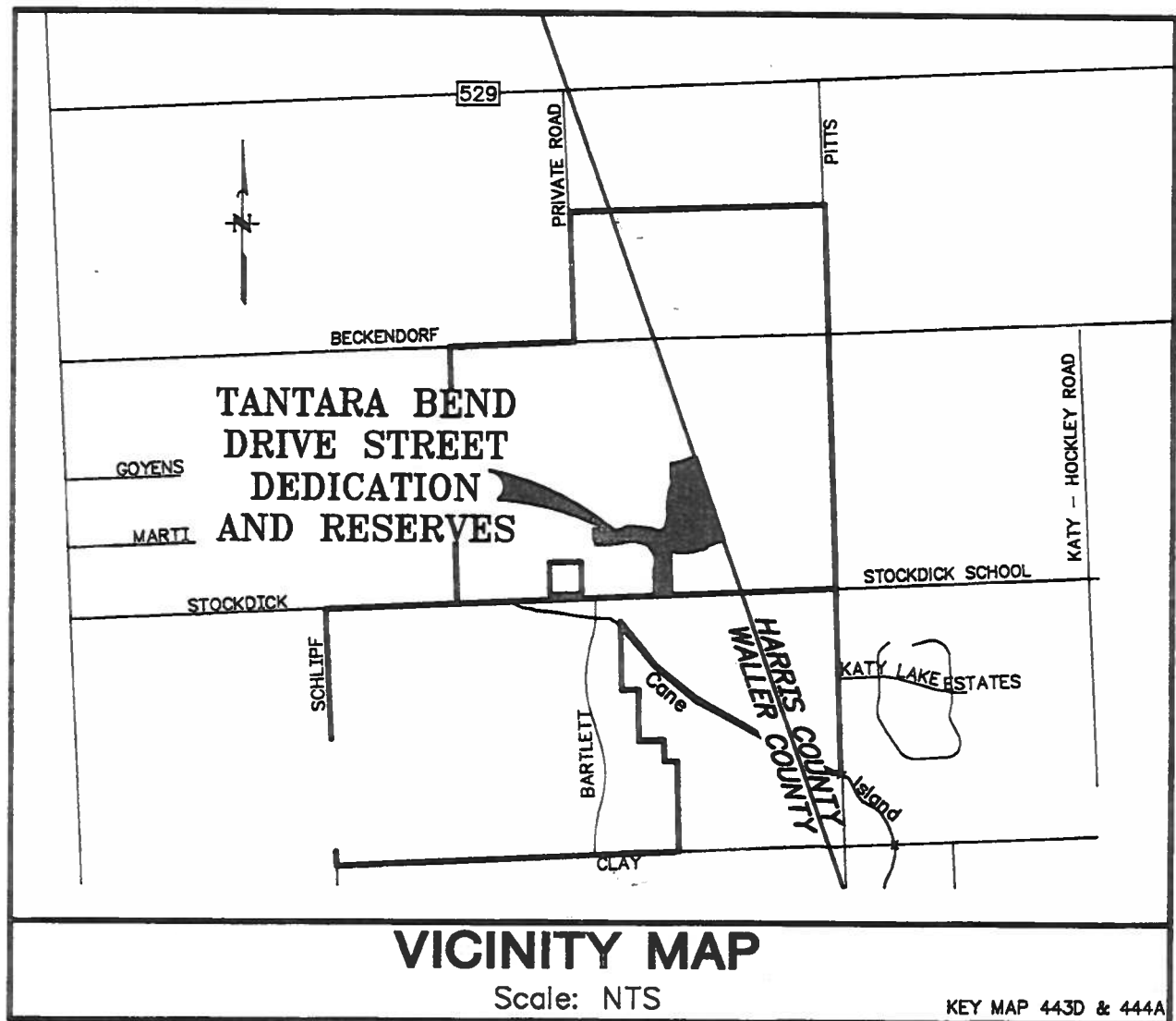
**Date:** November 30, 2022

### Background

Final Plat of Tantara Bend Drive Street Dedication & Reserves which consists of 59.75 acres will include 3 Blocks and 3 Reserves in Precinct 3.

### Staff Recommendation

Approve Plat and accept Construction Bond



# FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND RESERVES

A SUBDIVISION OF 59.75 ACRES OF LAND OUT OF THE  
H. T. & C. RAILROAD COMPANY SURVEY SECTION 129, A-204,  
WALLER COUNTY, TEXAS  
0 LOTS 3 RESERVES 3 BLOCKS  
JULY 2022

BKDD Permit No. 2022-64

DATE: JULY 2022	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND RESERVES	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. A-23790 &amp; 10044100 1279 Corporate Drive, Houston, Texas 77071, 281.543.2003</small> Cjarnik@quiddity.com
SCALE NTS			
SHEET 1A OF 1			

\\1853\\18537-0105-00 Collector D Segment 3 & 4 W508P.V Design Phase\\Planning\\Vial\_Collector D Seg 3 and 4.dwg Nov 17,2022 - 8:14am CJK

A METES & BOUNDS description of a 59.75 acre tract of land in the H. & T. C. Railroad Company Survey Section 129, Abstract 204, Waller County, Texas, being out of and a part of that certain called 304.68 acre tract (Exhibit 'A'; Tract 3) recorded under County Clerk's File Number 2115246, Official Public Records, Waller County, Texas, that certain called 349.96 acre tract recorded under County Clerk's File Number 2203247, Official Public Records, Waller County, Texas, that certain called 20.82 acre tract recorded under County Clerk's File Number 2203295, Official Public Records, Waller County, Texas, and that certain called 39.58 acre tract recorded under County Clerk's File Number 2203289, 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 304.68 acre tract and the southeast corner of the H. & T. C. Railroad Company Survey Section 129, Abstract 1715, same being the southwest corner of the George Spencer Survey, Abstract 1366, the northwest corner of the H. & T. C. Railroad Company Survey Section 79, Abstract 464, and the northeast corner of the J. W. McCutcheon Survey Section 130, Abstract 1713, being the northeast corner of a called 655.54 acre tract (Exhibit 'A'; Dollins Tract) recorded under County Clerk's File Number 2115246, Official Public Records, Waller County, Texas, said point being in the intersection of Pitts Road and Stockdick School Road;

Thence North 87 degrees 58 minutes 20 seconds West along the south line of said called 304.68 acre tract, the south line of said H. & T. C. Railroad Company Survey, Section 129, Abstract 1715, Harris County, and said Abstract 204, Waller County, being the north line of said called 655.54 acre tract, the north line of said J. W. McCutcheon Survey, Section 130, Abstract 1713, Harris County, and Abstract 308, Waller County, 3,487.02 feet to a point on said line;

Thence North 02 degrees 08 minutes 44 seconds West, crossing said 304.68 acre tract, 49.01 feet to the southeast corner and Place of Beginning of the herein described tract;

Thence South 87 degrees 51 minutes 24 seconds West establishing the lower south line of the herein described tract, 380.47 feet to the southwest corner of the herein described tract;

Thence establishing the westerly line of the herein described tract, crossing said called 304.68 acre tract, said called 349.96 acre tract, said called 20.82 acre tract, and said called 39.58 acre tract, with the following courses and distances:

- North 02 degrees 02 minutes 07 seconds West, 26.76 feet;
- North 42 degrees 58 minutes 20 seconds East, 56.57 feet;
- North 02 degrees 01 minute 40 seconds West, 388.41 feet;
- North 01 degree 50 minutes 32 seconds West, 35.52 feet;
- North 01 degree 59 minutes 25 seconds East, 45.58 feet;
- North 09 degrees 38 minutes 57 seconds East, 123.83 feet;
- North 08 degrees 53 minutes 40 seconds East, 56.98 feet;
- North 01 degree 48 minutes 12 seconds East, 64.57 feet;
- North 06 degrees 23 minutes 20 seconds West, 64.57 feet;
- North 14 degrees 34 minutes 51 seconds West, 64.57 feet;
- North 22 degrees 46 minutes 23 seconds West, 64.57 feet;
- North 30 degrees 57 minutes 54 seconds West, 64.57 feet;
- North 39 degrees 09 minutes 26 seconds West, 64.57 feet;
- North 41 degrees 38 minutes 16 seconds West, 134.06 feet;
- North 72 degrees 40 minutes 54 seconds West, 82.38 feet;
- North 86 degrees 44 minutes 17 seconds West, 49.02 feet;
- North 84 degrees 08 minutes 34 seconds West, 60.00 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 93 degrees 01 minute 01 second, an arc length of 48.70 feet, a radius of 30.00 feet, and a chord bearing North 40 degrees 39 minutes 05 seconds West, 43.53 feet to the beginning of a compound curve to the left;

Thence with said compound curve to the left, having a central angle of 14 degrees 56 minutes 00 seconds, an arc length of 304.95 feet, a radius of 1,170.00 feet, and a chord bearing South 85 degrees 22 minutes 24 seconds West, 304.08 feet;

South 77 degrees 54 minutes 24 seconds West, 105.05 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 09 degrees 44 minutes 51 seconds, an arc length of 192.24 feet, a radius of 1,130.00 feet, and a chord bearing South 82 degrees 46 minutes 50 seconds West, 192.01 feet;

South 87 degrees 39 minutes 15 seconds West, 326.54 feet;

North 02 degrees 20 minutes 45 seconds West, 60.00 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 90 degrees 00 minutes 00 seconds, an arc length of 47.12 feet, a radius of 30.00 feet, and a chord bearing North 47 degrees 20 minutes 45 seconds West, 42.43 feet;

North 02 degrees 20 minutes 45 seconds West, 223.45 feet;

South 85 degrees 22 minutes 22 seconds East, 405.63 feet;

South 85 degrees 41 minutes 35 seconds East, 47.67 feet;

DATE: JULY 2022	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND RESERVES	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. 1-23298 &amp; 2004110 1129 Commerce Street, Houston, Texas 77001-3311-342303</small> Cjarnik@quiddity.com
SCALE NTS			
SHEET 1B OF 1			

\\18537\18537-0105-00 Collector D Segment 3 & 4 WSDP\X Design Phase\Planning\Plat\_Collector D Seg 3 and 4.dwg Nov 17, 2022 - 8:16am 8x

North 88 degrees 59 minutes 15 seconds East, 52.62 feet;  
North 82 degrees 28 minutes 07 seconds East, 52.45 feet;  
North 75 degrees 56 minutes 50 seconds East, 52.66 feet;  
North 64 degrees 51 minutes 37 seconds East, 104.82 feet;  
North 50 degrees 54 minutes 58 seconds East, 32.40 feet;  
South 86 degrees 43 minutes 42 seconds East, 266.70 feet;  
South 82 degrees 12 minutes 15 seconds East, 30.01 feet;  
South 05 degrees 51 minutes 26 seconds West, 2.03 feet;  
South 84 degrees 08 minutes 34 seconds East, 232.95 feet;  
South 71 degrees 52 minutes 52 seconds East, 163.72 feet;  
North 86 degrees 44 minutes 44 seconds East, 105.18 feet;  
North 38 degrees 33 minutes 49 seconds East, 130.43 feet;  
North 18 degrees 33 minutes 47 seconds East, 157.81 feet;  
North 11 degrees 30 minutes 34 seconds East, 63.72 feet;  
North 04 degrees 11 minutes 44 seconds East, 63.71 feet;  
North 02 degrees 24 minutes 09 seconds West, 62.21 feet;  
North 06 degrees 09 minutes 14 seconds West, 50.29 feet;  
North 03 degrees 36 minutes 39 seconds West, 53.91 feet;  
North 03 degrees 44 minutes 59 seconds East, 96.77 feet;  
North 06 degrees 09 minutes 49 seconds East, 251.25 feet;  
North 17 degrees 20 minutes 07 seconds East, 166.62 feet;  
North 00 degrees 13 minutes 40 seconds West, 81.02 feet;

North 02 degrees 20 minutes 45 seconds West, 362.84 feet to the northwest corner of the herein described tract, being in the east line of said called 39.58 acre tract and an interior line of said called 349.96 acre tract;

Thence establishing the north line of the herein described tract, crossing said called 349.96 acre tract and said called 304.68 acre tract with the following courses and distances:

North 87 degrees 39 minutes 15 seconds East, 17.42 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 16 degrees 33 minutes 34 seconds, an arc length of 180.64 feet, a radius of 625.00 feet, and a chord bearing North 79 degrees 22 minutes 28 seconds East, 180.01 feet;

North 71 degrees 05 minutes 41 seconds East, 349.69 feet to the northeast corner of the herein described tract, being in the Harris-Waller County line;

Thence South 18 degrees 54 minutes 19 seconds East along the upper east line of the herein described tract, crossing said called 349.96 acre tract and said called 304.68 acre tract, being common with the Harris-Waller County line, 1,913.31 feet to the upper southeast corner of the herein described tract, being in a non-tangent curve to the left;

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

Thence with said non-tangent curve to the left, having a central angle of 19 degrees 30 minutes 48 seconds, an arc length of 262.24 feet, a radius of 770.00 feet, and a chord bearing South 74 degrees 27 minutes 36 seconds West, 260.98 feet;

South 64 degrees 42 minutes 12 seconds West, 144.97 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 South 19 degrees 42 minutes 12 seconds West, 42.43 feet;

South 64 degrees 42 minutes 12 seconds West, 60.00 feet;

North 25 degrees 17 minutes 48 seconds West, 1.18 feet to the beginning of a curve to the left;

Thence with curve to the left, having a central angle of 87 degrees 18 minutes 00 seconds, an arc length of 45.71 feet, a radius of 30.00 feet, and a chord bearing North 68 degrees 56 minutes 48 seconds West, 41.42 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 39 degrees 30 minutes 27 seconds, an arc length of 710.22 feet, a radius of 1,030.00 feet, and a chord bearing South 87 degrees 09 minutes 25 seconds West, 696.24 feet to an interior corner of the herein described tract;

Thence South 02 degrees 01 minute 40 seconds East, establishing the lower east line of the herein described tract, 1,025.68 feet to the Place of Beginning, and containing 59.75 acres of land, more or less.

DATE: JULY 2022	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND RESERVES	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. E-23729 &amp; L2046140 1305 Corporate Office Building, Suite 1700, Houston, Texas 77057-3452, 2021</small> Cjamnik@quiddity.com
SCALE NTS			
SHEET 1C OF 1			

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General Notes

- AE . . . . . "Aerial Easement"
- BL . . . . . "Building Line"
- C.C.F. . . . . "County Clerk's File"
- M.R.H.C.T . . . . "Map Records, Harris County, Texas"
- No . . . . . "Number"
- O.P.R.R.P.H.C.T. . "Official Public Records of Real Property, Harris County, Texas"
- O.P.R.W.C.T. . . . "Official Public Records, Waller County, Texas"
- ROW . . . . . "Right-of-Way"
- SSE . . . . . "Sanitary Sewer Easement"
- Sq Ft . . . . . "Square Feet"
- UE . . . . . "Utility Easement"
- Vol \_ Pg \_ . . . . "Volume and Page"
- WLE . . . . . "Waterline Easement"
- . . . . . "Set 3/4-inch Iron With Cap Stamped "Quiddity" as Per Certification"

1. A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
3. The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 1.0001019504
4. Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
5. 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 lots 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.
6. 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 lots 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.
7. This tract lies within Zone "AE" with defined BFE, Zone "A" with no defined BFE, Unshaded Zone "X" and Shaded Zone "X" of the Flood Insurance Rate Map, Community NO. 480640, Map Number 48473C0375E, Panel 0375, suffix "E" dated February 18, 2009 and revised under LOMR 19-06-1115P dated April 27, 2020 for Waller County, Texas and incorporated areas. Zone AE; is defined as special flood hazard areas subject to inundation by the 1% annual chance flood event (100-year flood) with Base Flood Elevations determined. Unshaded Zone "X"; is defined as areas determined to be outside the 0.2% annual chance floodplain, Zone "X Shaded"; is defined as areas of the 0.2% annual chance flood (500-year flood); areas of 1% annual chance flood (100-year flood) with average depths of less than one foot or with drainage areas less than one square mile.
8. Elevations shown hereon are based on TSARP Monument 190105, being located along Pitts Road, approximately 1,485 feet north of the intersection of Pitts Road and Clay Road. Benchmark is west of Pitts Road and north of Cane Island Branch, on the north high bank of Cane Island Branch between the end of a guardrail and an existing fence running north-south. Elevation = 156.48' (NAVD88, 2001 Adjustment).
9. TBM "2081865" being a cut square in the north curb of the southern half of Stockdick Road and shown hereon. Elevation = 163.71'

DATE: JULY 2022	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND RESERVES	OWNER/DEVELOPER: Astro Sunterra LP. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. 1-12798 &amp; 12045100 1129 Corporate Drive, Houston, Texas 77471   281.341.2031</small>
SCALE NTS			
SHEET 1D OF 1			
		Cjamnik@quiddity.com	

K:\6537\6537-0105-00 Collector D Segment 3 & 4 WSOB-V Design Phase\Planning\Plat\_Collector D Seg 3 and 4.dwg Nov 17, 2022 - 8:16am RJD

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	625.00'	16°33'34"	180.64'	N79°22'28"E	180.01'	90.95'
C2	770.00'	19°30'48"	262.24'	S74°27'36"W	260.98'	132.40'
C3	30.00'	90°00'00"	47.12'	S19°42'12"W	42.43'	30.00'
C4	30.00'	87°18'00"	45.71'	N68°56'48"W	41.42'	28.62'
C5	1,030.00'	39°30'27"	710.22'	S87°09'25"W	696.24'	369.88'
C6	30.00'	93°01'01"	48.70'	N40°39'05"W	43.53'	31.62'
C7	1,170.00'	14°56'00"	304.95'	S85°22'24"W	304.08'	153.34'
C8	1,130.00'	9°44'51"	192.24'	S82°46'50"W	192.01'	96.35'
C9	30.00'	90°00'00"	47.12'	N47°20'45"W	42.43'	30.00'
C10	800.00'	19°00'47"	265.47'	N74°12'35"E	264.26'	133.97'
C11	1,000.00'	44°41'10"	779.92'	N87°02'47"E	760.30'	411.01'
C12	1,200.00'	31°28'57"	659.37'	N86°21'07"W	651.11'	338.24'
C13	1,100.00'	9°44'51"	187.14'	N82°46'50"E	186.91'	93.80'
C14	30.00'	87°16'14"	45.69'	N49°29'33"E	41.40'	28.60'
C15	30.00'	87°16'14"	45.69'	N37°46'41"W	41.40'	28.60'
C16	30.00'	93°01'01"	48.70'	N52°21'56"E	43.53'	31.62'

Line Table		
Line	Bearing	Distance
L1	S64°42'12"W	144.97'
L2	S64°42'12"W	60.00'
L3	N25°17'48"W	1.18'
L4	N02°02'07"W	26.76'
L5	N42°58'20"E	56.57'
L6	N01°50'32"W	35.52'
L7	N01°59'25"E	45.58'
L8	N09°38'57"E	123.83'
L9	N08°53'40"E	56.98'
L10	N01°48'12"E	64.57'
L11	N06°23'20"W	64.57'
L12	N14°34'51"W	64.57'
L13	N22°46'23"W	64.57'
L14	N30°57'54"W	64.57'
L15	N39°09'26"W	64.57'
L16	N41°38'16"W	134.06'
L17	N72°40'54"W	82.38'
L18	N86°44'17"W	49.02'
L19	N84°08'34"W	60.00'
L20	S77°54'24"W	105.05'

Line Table		
Line	Bearing	Distance
L21	S87°39'15"W	326.54'
L22	N02°20'45"W	60.00'
L23	S85°22'22"E	405.63'
L24	S85°41'35"E	47.67'
L25	N88°59'15"E	52.62'
L26	N82°28'07"E	52.45'
L27	N75°56'50"E	52.66'
L28	N64°51'37"E	104.82'
L29	N50°54'58"E	32.40'
L30	S82°12'15"E	30.01'
L31	S05°51'26"W	2.03'
L32	S84°08'34"E	232.95'
L33	S71°52'52"E	163.72'
L34	N86°44'44"E	105.18'
L35	N38°33'49"E	130.43'
L36	N18°33'47"E	157.81'
L37	N11°30'34"E	63.72'
L38	N04°11'44"E	63.71'
L39	N02°24'09"W	62.21'
L40	N06°09'14"W	50.29'

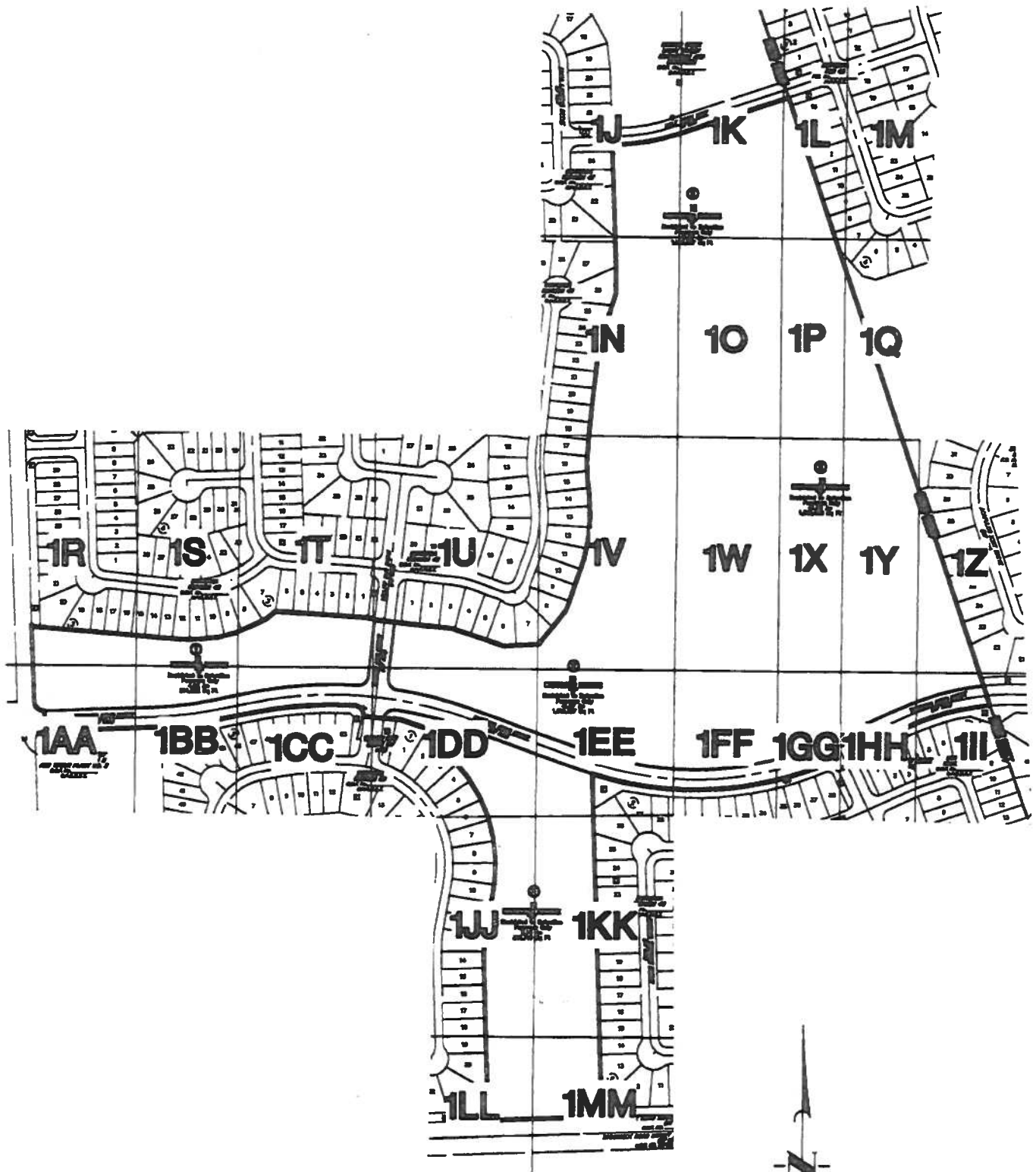
Line Table		
Line	Bearing	Distance
L41	N03°36'39"W	53.91'
L42	N03°44'59"E	96.77'
L43	N17°20'07"E	166.62'
L44	N00°13'40"W	81.02'
L45	N87°39'15"E	17.42'
L46	N64°42'12"E	215.04'
L47	N25°17'48"W	60.00'
L48	N70°36'38"W	362.94'
L49	N05°51'26"E	290.40'
L50	N77°54'24"E	105.05'
L51	N87°39'15"E	326.54'
L52	N02°01'37"W	125.42'
L53	N87°58'23"E	20.00'
L54	N02°01'37"W	125.08'

RESERVE TOTALS  
55.35 AC  
2,411,068 SQ FT

DATE: JULY 2022	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND RESERVES	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-437990 &amp; L2004110 2279 Corporate Drive, Houston, Texas 77051 • 281.341.2833</small> Cjarnnik@quiddity.com
SCALE NTS			
SHEET 1E OF 1			

16:\1853\1853-0105-00 Collector D Segment 3 & 4 WSP\1853\_V Design Photo\Printing\Plat\_Collector D Seg 3 and 4.dwg Nov 17,2022 - B:18cm OK





SCALE: 1" = 250'

DATE: JULY 2022

SCALE 1" = 250'

SHEET 1F OF 1

FINAL PLAT OF  
TANTARA BEND  
DRIVE STREET  
DEDICATION AND  
RESERVES

**OWNER/DEVELOPER:**  
Astro Sunterra L.P.  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@landtejas.com

**ENGINEER/PLANNER/SURVEYOR:**



**QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration No. F-22289 & L204140  
1279 Corporate Drive, Spring, Texas 77471 • 281.341.2533

Cjarnik@quiddity.com

Certificate of Surveyor  
This is to certify that I, Chris D. Kalkomey, a Registered Professional Land Surveyor of the State of Texas, have plotted 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.

A portion of this subdivision lies within the boundaries of any municipality's corporate city limits, or area of extra territorial jurisdiction.

A portion of this subdivision lies within the boundaries of the 1% annual chance (100 year) flood plain as delineated on Waller County Community Panel #480640 dated 2/18/2009, and revised in LOMR 19-06-1115P dated 4/27/2020.






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

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Tantara Bend Drive Street Dedication and Reserves in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this 26 day of September, 2022.

By:   
Martha L. Stein or M. Sonny Garza  
Title Chair Vice Chairman

By:   
Margaret Wallace Brown, MCP, CNUA  
Secretary

APPROVED BY THE BOARD OF SUPERVISORS ON

September 12, 2022  
DATE  
  
ARNOLD ENGLAND, PRESIDENT  
  
DAVID WELCH, SECRETARY  
  
ROD PINHEIRO, PE, PMP, CFM, 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.

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2022-17

DATE: JULY 2022	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND RESERVES	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Texas Board of Professional Engineers and Land Surveyors Reg. No. F-212790 6330 West Loop South, Suite 150 • Houston, TX 77061 • 713.777.5337</small> Swinter@jonescarter.com
SCALE NTS			
SHEET 1G OF 1			

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STATE OF TEXAS §  
COUNTY OF WALLER §

Astro Sunterra, L.P., a Delaware Limited Partnership, acting by and through Melanie Ohi, Authorized Signer, owner hereinafter referred to as Owners of the 59.75 acre tract described in the above and foregoing map of Tantara Bend Drive Street Dedication and Reserves, 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 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 each aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County or any other governmental agency, the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, the Astro Sunterra, L.P., a Delaware Limited Partnership has caused these presents to be signed by Melanie Ohi, its Authorized Signer, thereunto authorize, this 20 day of September, 2022.

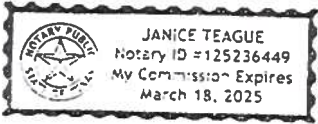
Astro Sunterra, L.P.,  
a Delaware Limited Partnership  
By: Astro Sunterra GP LLC  
a Delaware Limited Liability Company,  
its General Partner  
By: Melanie Ohi  
By: Melanie Ohi  
Title: Authorized Signer

STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Melanie Ohi, 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 20<sup>th</sup> day of September, 2022.

Janice Teague  
Notary Public in and for the State of Texas  
Janice Teague  
Print Name  
My commission expires: 03/18/2025



DATE: JULY 2022	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND RESERVES	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Texas Board of Professional Engineers and Land Surveyors Reg. No. 6-23292 6100 West Loop South, Suite 1400, Houston, TX 77057 • 713.777.5337</small> Swinter@jonescarter.com
SCALE NTS			
SHEET 1H OF 1			

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I, Yancy Scott, 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 \_\_\_\_\_ Yancy Scott, PE, C.F.M.  
County Engineer

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 \_\_\_\_\_, 2022, 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 \_\_\_\_\_, 2022.

Carbett "Trey" J. Duhon III  
County Judge


John A. Amsler  
Commissioner, Precinct 1

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

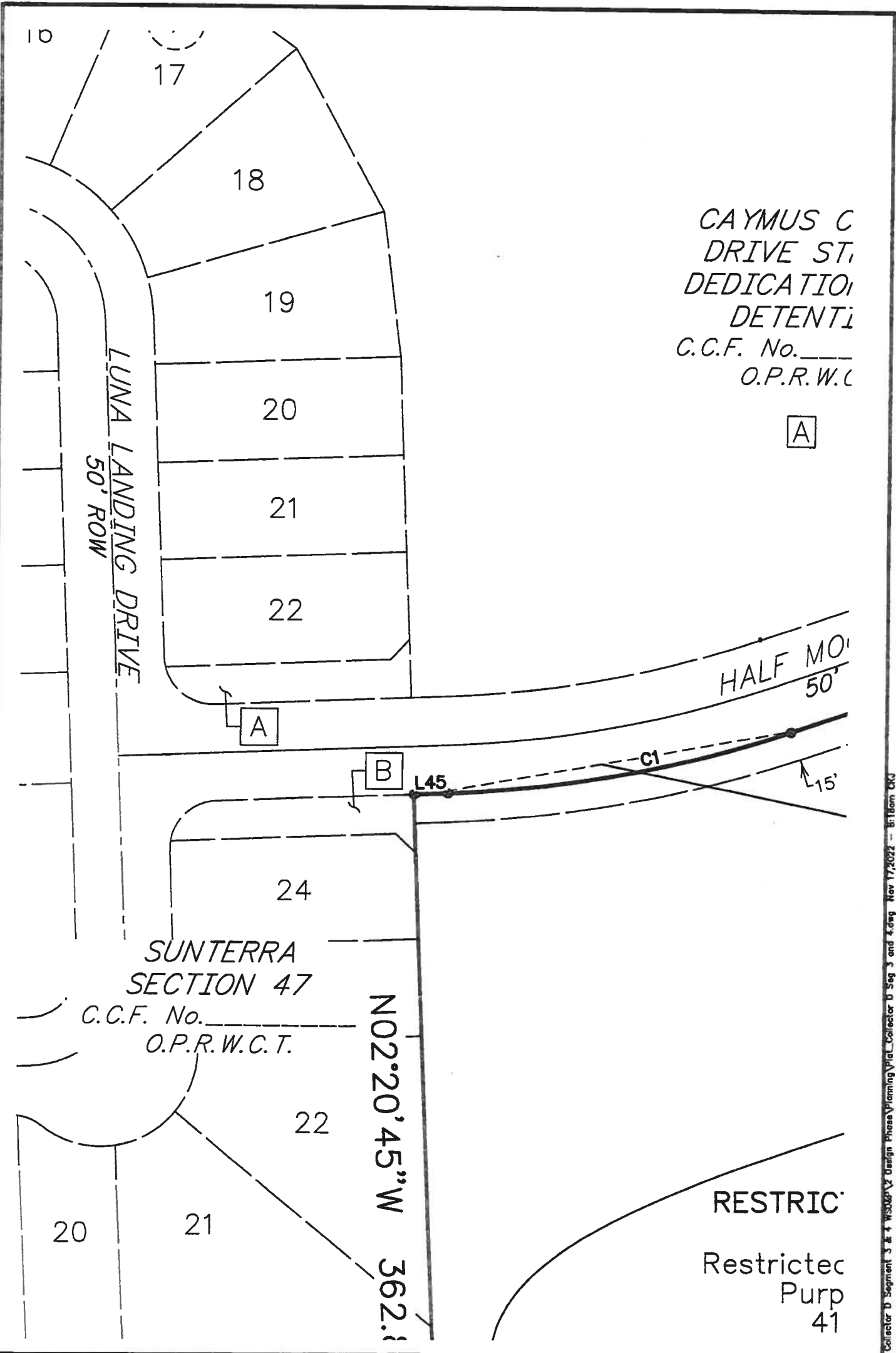
Kendric D. Jones  
Commissioner, Precinct 3

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: JULY 2022	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND RESERVES	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 &amp; L20045100 1229 Corporate Drive, Round Rock, Texas 78681-3422</small> Cjamnik@quiddity.com
SCALE NTS			
SHEET 11 OF 1			

K:\0557\1853-0105-00 Collector D Segment 3 & 4 WSDP\2 Design Phase\Planning\Plat\_Collector D Seg 3 and 4.dwg Nov 17,2022 10:16am OK



DATE: JULY 2022

SCALE 1"=60'

SHEET 1J OF 1

FINAL PLAT OF  
TANTARA BEND  
DRIVE STREET  
DEDICATION AND  
RESERVES

OWNER/DEVELOPER:  
Astro Sunterra L.P.  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@landtejas.com

ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration No. F-33298 & 10064100  
1279 Corporate Drive Rosenberg, Texas 77471 (281) 342-2631  
Cjarnik@quiddity.com

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CAYMUS CREEK  
DRIVE STREET  
DEDICATION AND  
DETENTION

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

A

HARRIS COUNTY  
WALLER COUNTY

HALF MOON REEF  
50' ROW

N71°05'41"E 349.69'

C1

15' BL

2

B

RESTRICTED RESERVE  
"B"

Restricted to Detention  
Purposes Only

DATE: JULY 2022

SCALE 1"=60'

SHEET 1K OF 1

FINAL PLAT OF  
TANTARA BEND  
DRIVE STREET  
DEDICATION AND  
RESERVES

OWNER/DEVELOPER:  
Astro Sunterra L.P.  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@landtejas.com

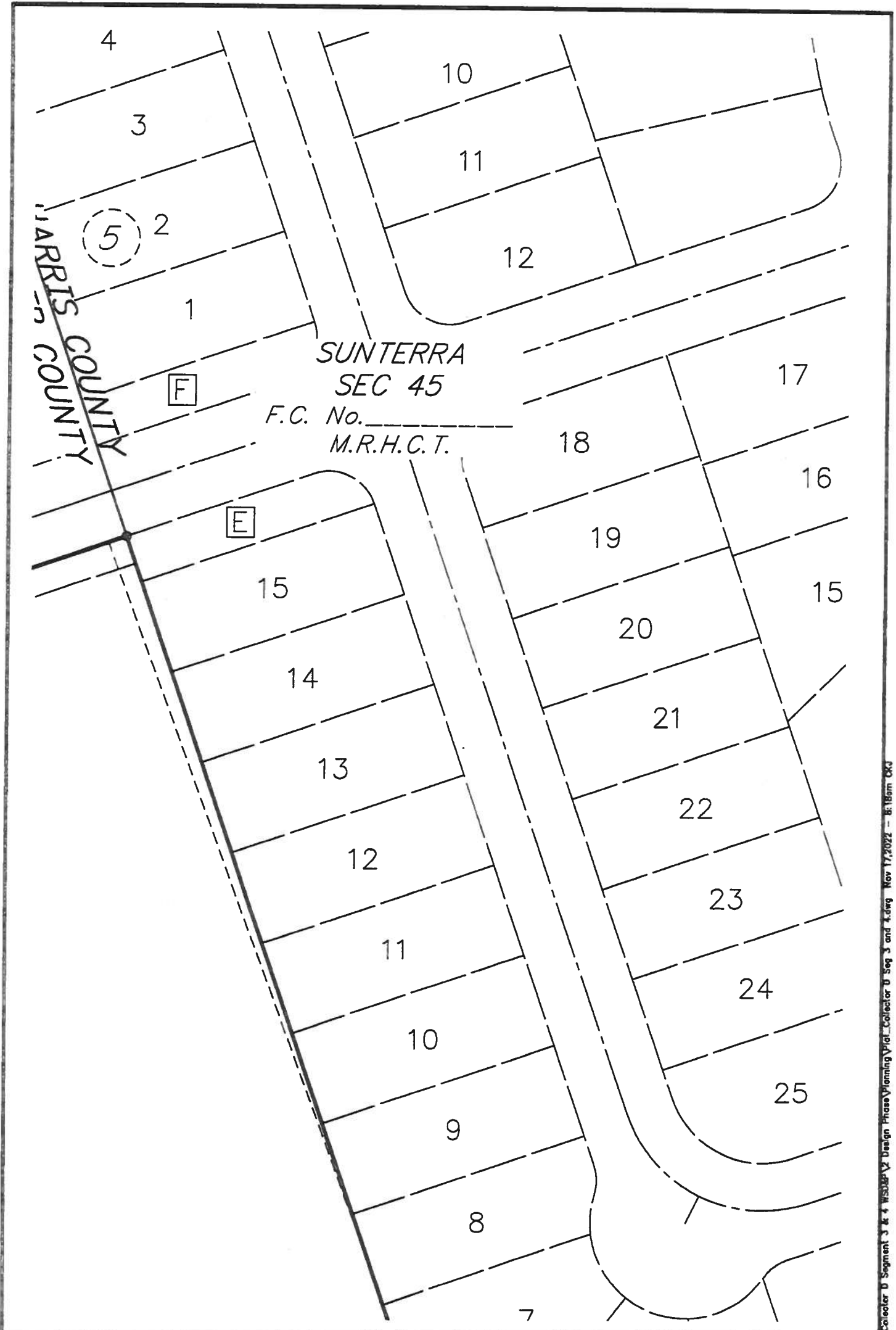
ENGINEER/PLANNER/SURVEYOR:




**QUIDDITY**

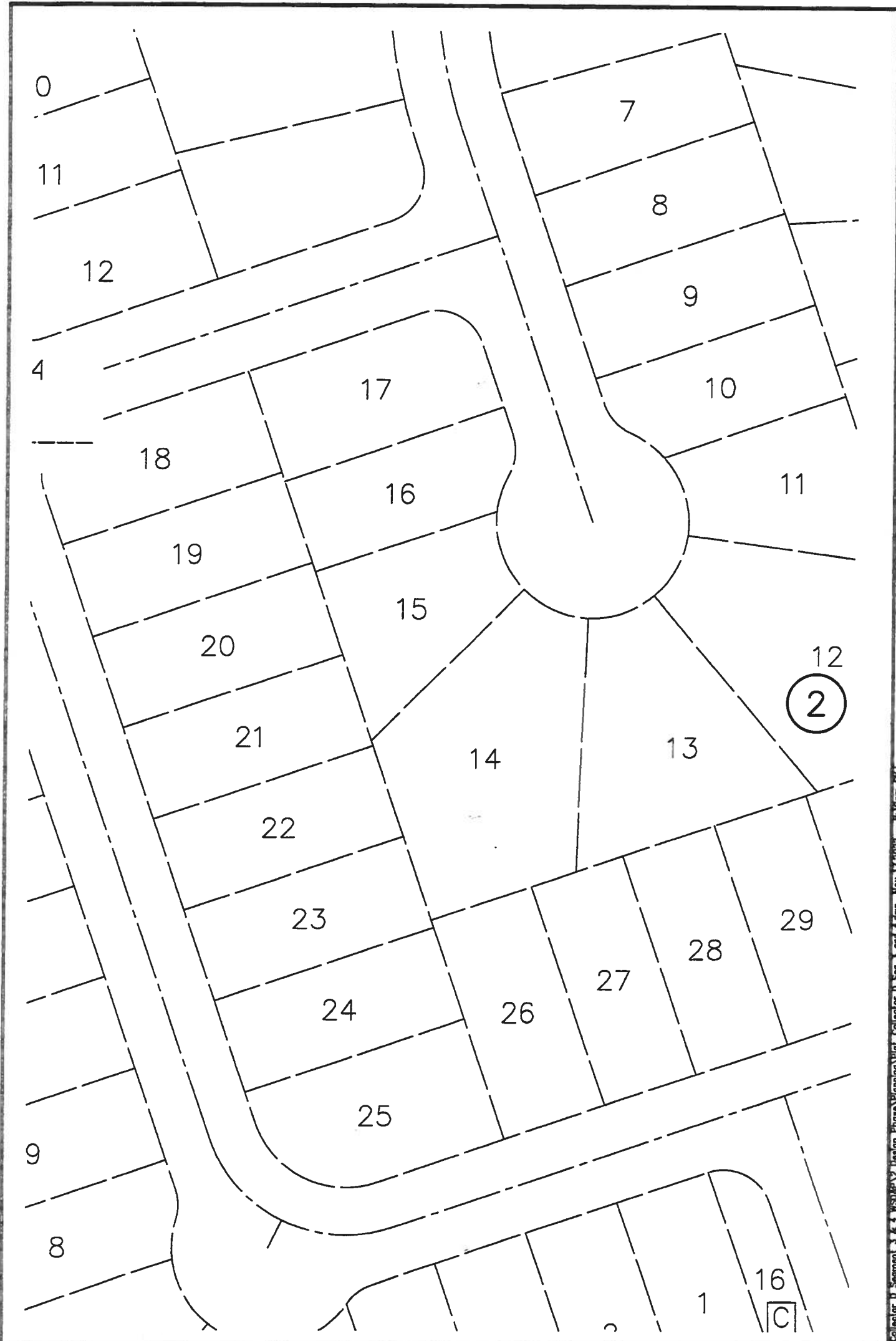
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration Nos. 6122705 & 12061102  
1279 Corporate Center, Houston, Texas 77071 a351.343.2023

Cjarnik@quiddity.com



DATE: JULY 2022	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND RESERVES	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-73190 &amp; 18804100 1237 Corporate Drive-Arlington, Texas 76010-3612</small> Cjarnnik@quiddity.com
SCALE 1"=60'			
SHEET 1L OF 1			

\\1853\\1853-0105-00 Collector D Segment 3 & 4 WSDAP V Design Phase\\Planning\\Plot Collector D Seg 3 and 4.dwg Nov 17, 2022 - 8:18am CJK



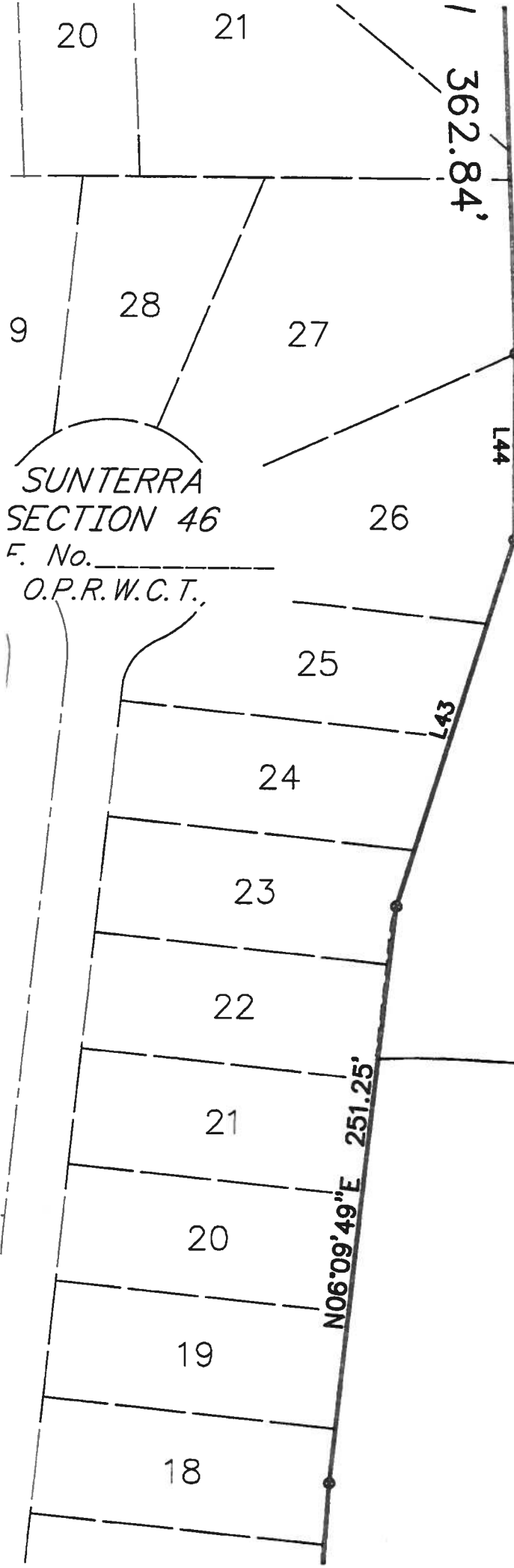
DATE: JULY 2022	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND RESERVES	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-22229 &amp; 10046180 3329 Corporate Drive, Houston, Texas 77071 • 281.345.2033</small> Cjarnnik@quiddity.com
SCALE 1"=60'			
SHEET 1M OF 1			


K:\0533\18537-0105-00 Collector D Segment 3 & 4 WSOBP\2 Design Phase\Planning\Plot\_Collector D Seg 3 and 4.dwg Nov 17, 2022 - 8:16am CJD



RESERVES

Restricted  
Purp  
41  
1,815,



DATE: JULY 2022	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND RESERVES	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-132799 &amp; 18846109 1279 Computer Drive - Springtown, Texas 75472 - (817) 342-7253</small> Cjarnnik@quiddity.com
SCALE 1"=60'			
SHEET 1N OF 1			

K:\10537\10537-0105-00 Collector D Segment 3 & 4 WSD\Map\Design Phase\Planning\Plat Collector D Seg 3 and 4.dwg Nov 17, 2022 - 11:20am CJK

RESTRICTED RESERVE  
"B"  
Restricted to Detention  
Purposes Only  
41.68 Ac  
1,815,460 Sq Ft

Brookshire-Katy Drainage District  
Called 86.2 Ac. Agreement Tract  
(EXHIBIT "A-2")  
C.C.F. No. 2200987  
O.P.R.W.C.T.

HARRIS WALLER COUNTIES  
MUNICIPAL UTILITY DISTRICT NO.  
4  
Called 85.1 Ac. Agreement Tract  
C.C.F. No. 2112679  
O.P.R.W.C.T.

DATE: JULY 2022

SCALE 1"=60'

SHEET 10 OF 1

FINAL PLAT OF  
TANTARA BEND  
DRIVE STREET  
DEDICATION AND  
RESERVES

OWNER/DEVELOPER:  
Astro Sunterra LP.  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@landtejas.com

ENGINEER/PLANNER/SURVEYOR:

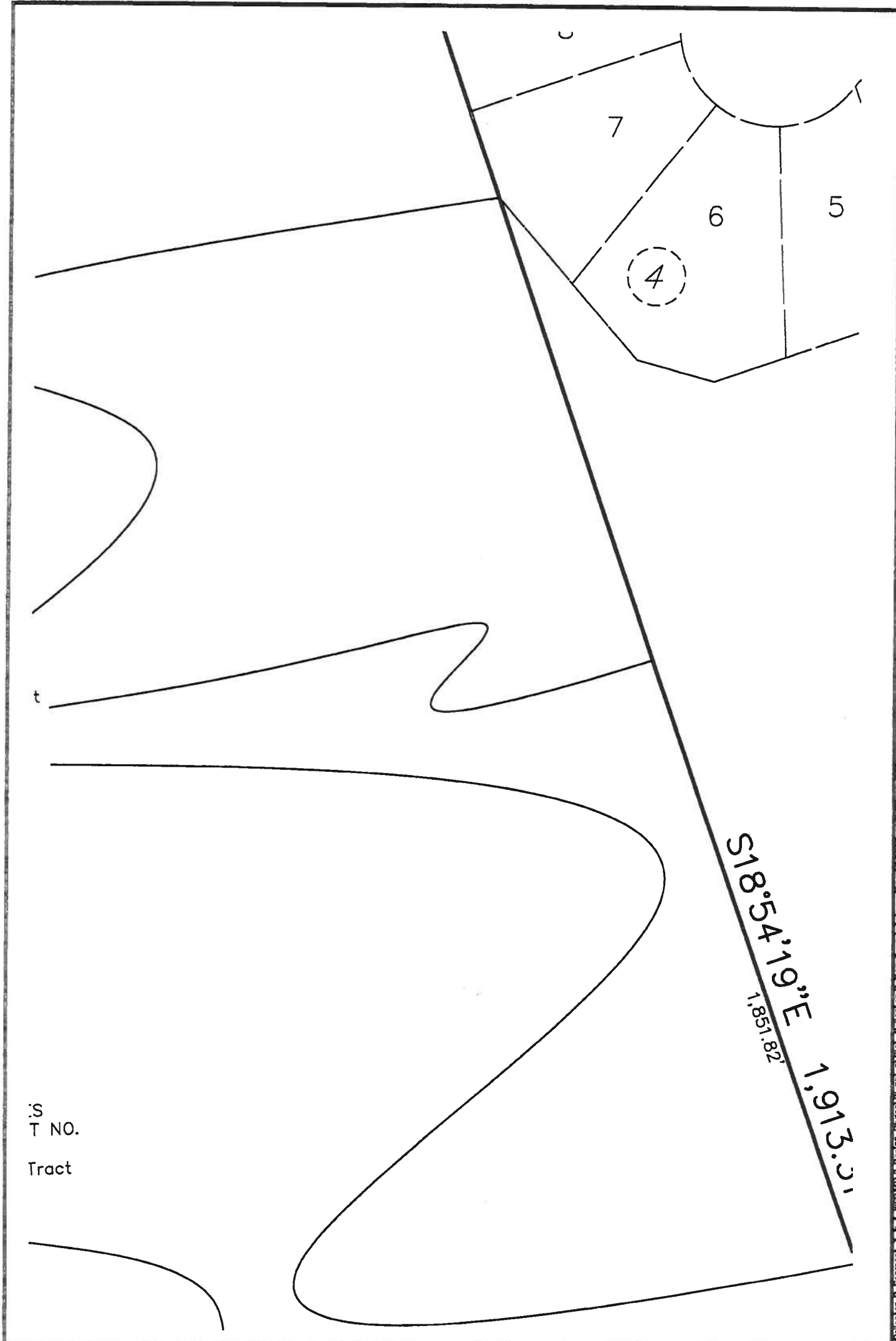


**QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration No. F-33290 & L2045100  
1379 Corporate Drive, Rosenberg, Texas 77071 • 281.242.2633

CJamnik@quiddity.com

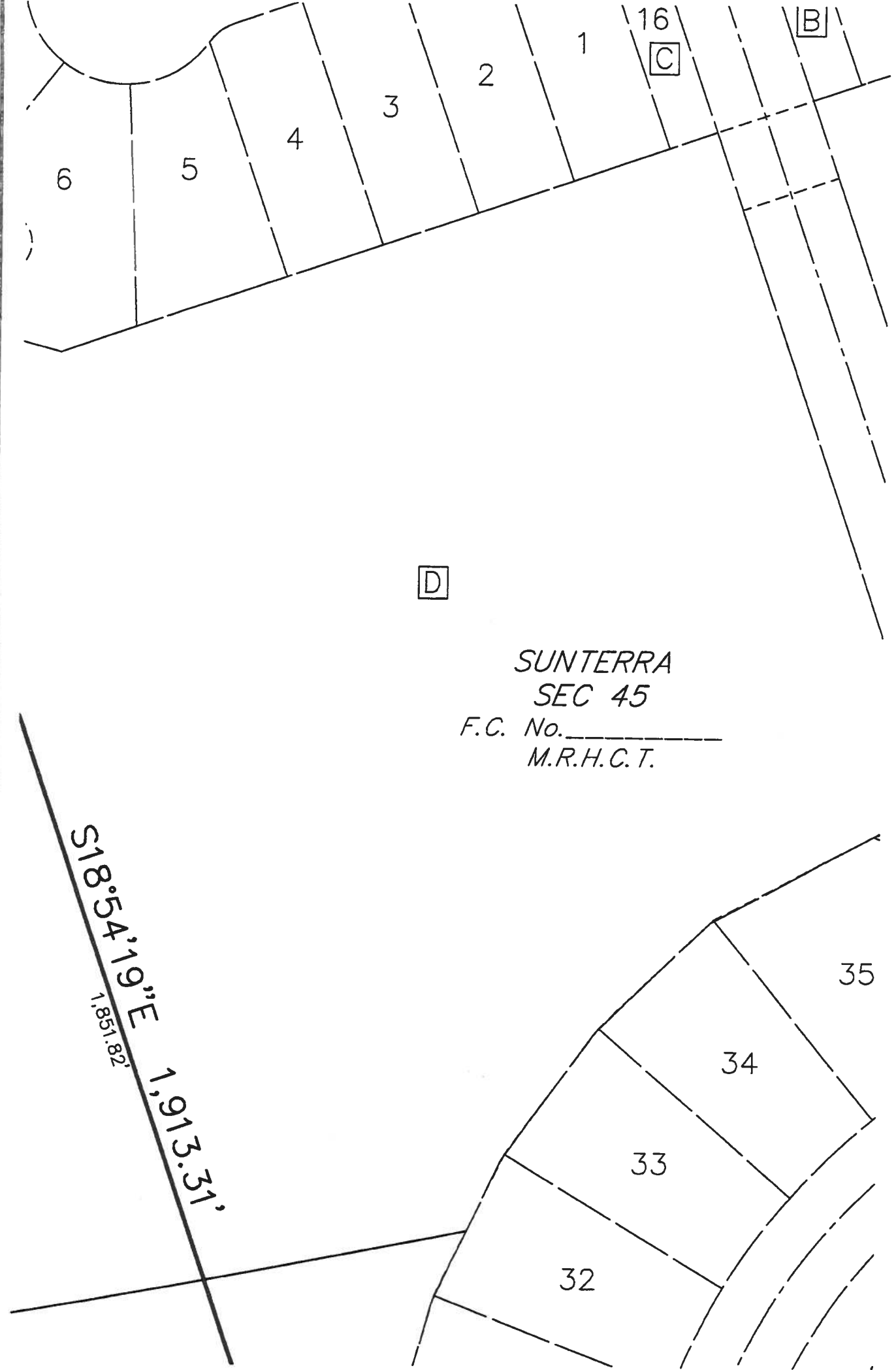
K:\16537\16537-0105-00 Collector D Segment 3 & 4 WSP\16537 Design Phase\Planning\16537 Collector D Seg 3 and 4.dwg Nov 17, 2022 - 8:20am OKJ



S  
T NO.  
Tract


DATE: JULY 2022	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND RESERVES	OWNER/DEVELOPER: Astro Sunterra LP, a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-122750 &amp; 2084110 1229 Corporate Drive, Houston, Texas 77071 • 281.342.2013</small> Cjarnik@quiddity.com
SCALE 1"=60'			
SHEET 1P OF 1			

K:\653\16537-0105-00 Collector D Segment 3 & 4\5022\X Design Phase\Planning\Plot\_Collector D Seg 3 and 4.dwg Nov 17, 2022 - 8:25am CJK



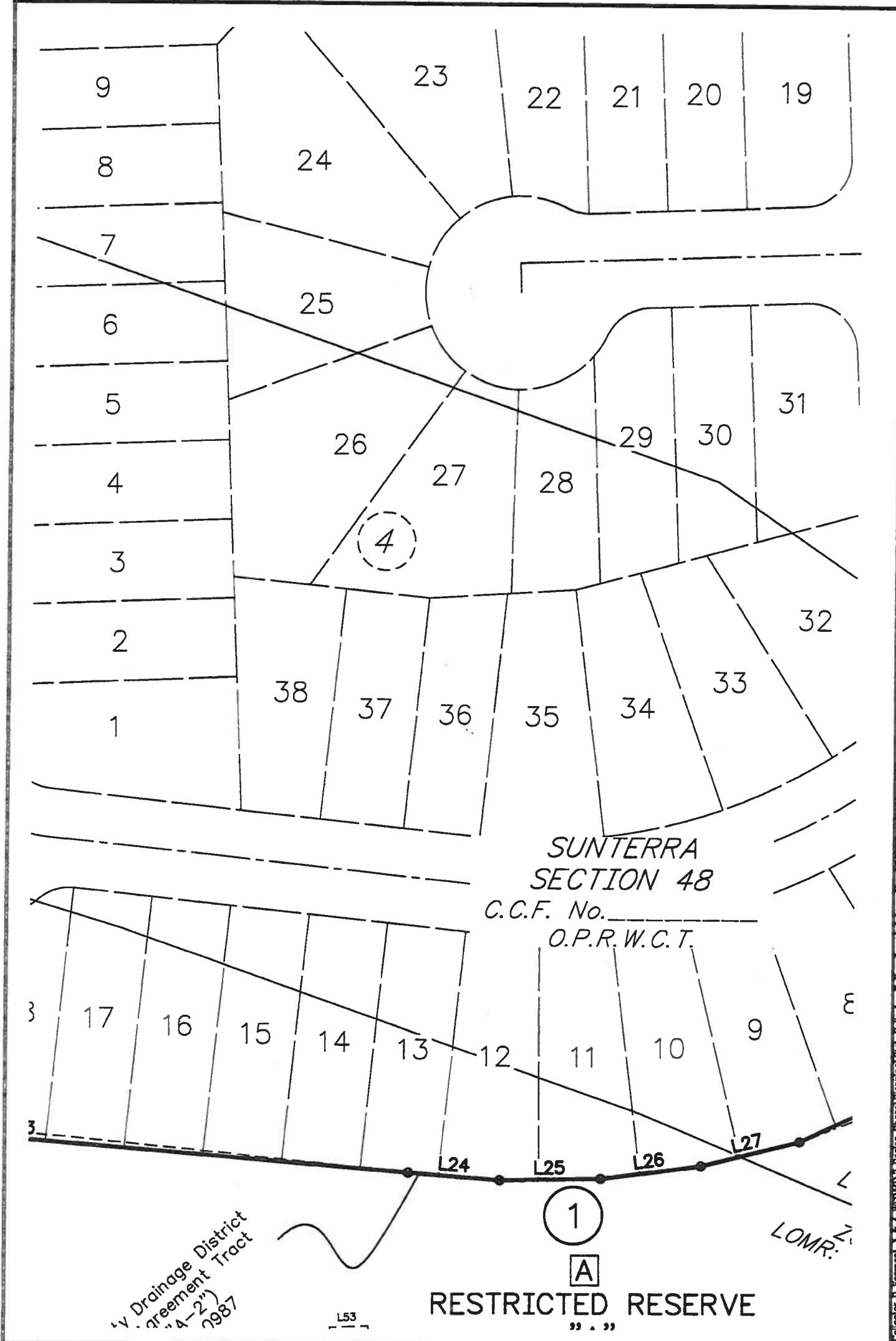
SUNTERRA  
SEC 45  
F.C. No. \_\_\_\_\_  
M.R.H.C.T.

S18°54'19"E 1,851.82'  
1,913.31'

DATE: JULY 2022	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND RESERVES	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. 1-11220 &amp; 10846-100 1229 Corporate Drive Rosenberg, Texas 77471 • 281-343-2511</small> Cjamnik@quiddity.com
SCALE 1"=60'			
SHEET 1Q OF 1			

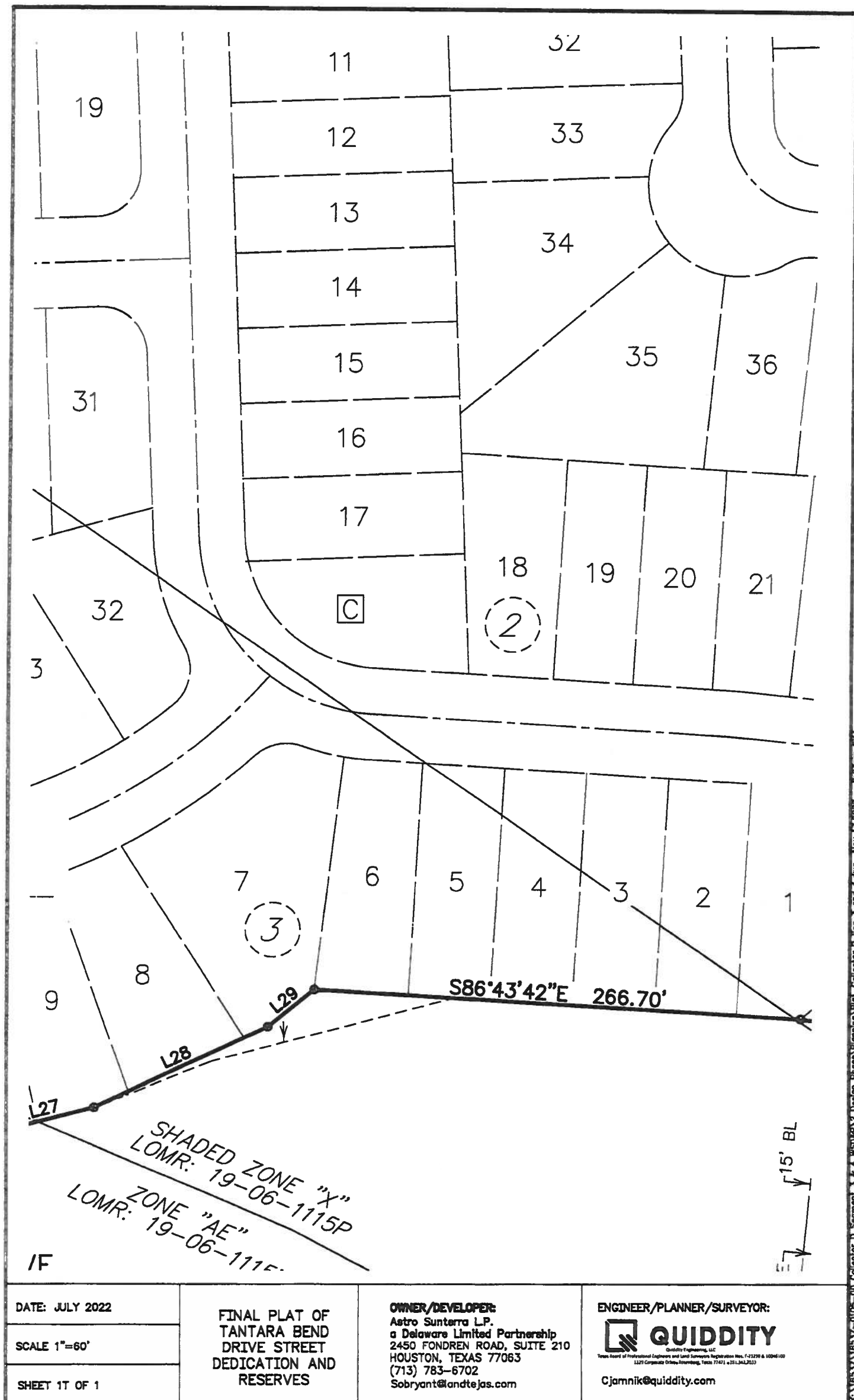
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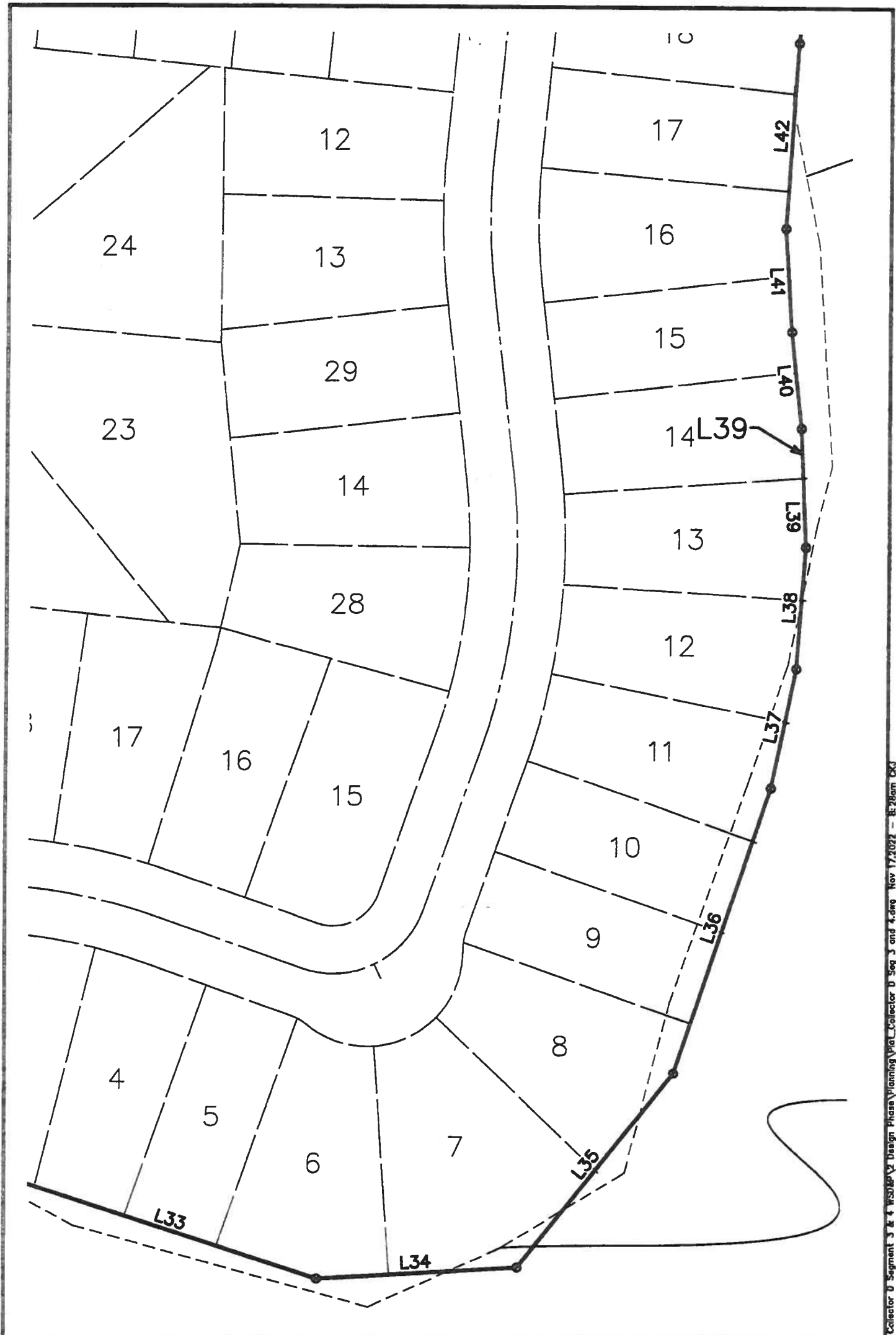
DATE: JULY 2022	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND RESERVES	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineering and Land Surveyors Registration Nos. F-33798 &amp; L2041103 2329 Corporate Drive, Rosenberg, Texas 77471-2329</small> Cjarnik@quiddity.com
SCALE 1"=60'			
SHEET 1S OF 1			

K:\1853\1853-0105-00 Collector D Segment 3 & 4 West\2 Design Phase\Planning\Plat Collector D Seg 3 and 4.dwg Nov 17, 2022 - B:23m CKD



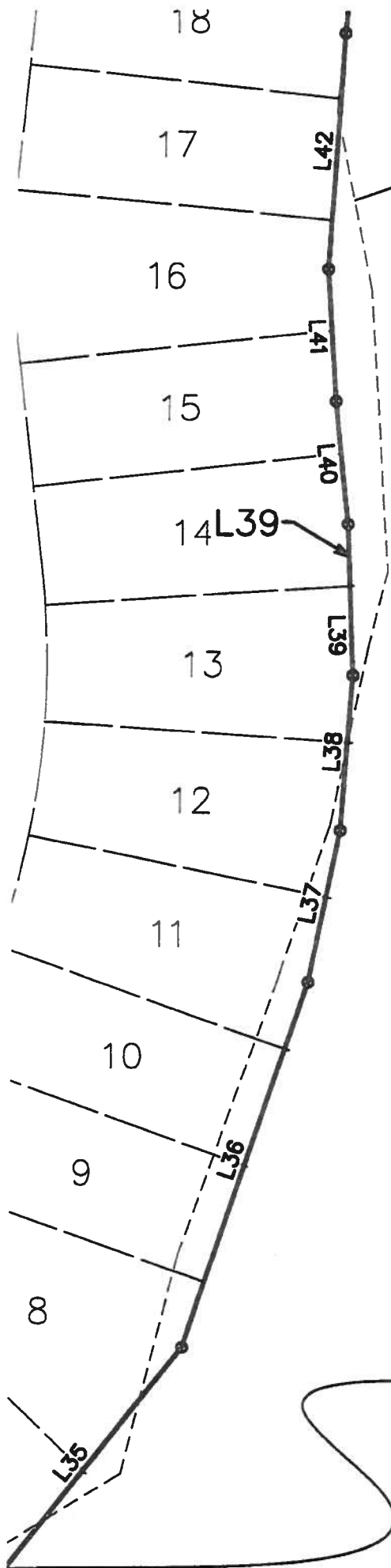






DATE: JULY 2022	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND RESERVES	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. 1-23329 &amp; 10946100 1329 Corporate Drive Houston, Texas 77421, a211.342.2011</small>
SCALE 1"=60'			
SHEET 1V OF 1			

K:\18537\18537-0105-00 Collector D Segment 3 & 4 WSD\18537\18537-0105-00 Collector D Segment 3 & 4.dwg Nov 17, 2022 - 8:28am CJD



Brookshire-Katy Drainage District  
Called 86.2 Ac. Agreement Tract  
(EXHIBIT "A-2")  
C.C.F. No. 2200987  
O.P.R.W.C.T.

DATE: JULY 2022

SCALE 1"=60'

SHEET 1W OF 1

FINAL PLAT OF  
TANTARA BEND  
DRIVE STREET  
DEDICATION AND  
RESERVES

OWNER/DEVELOPER:  
Astro Sunterra LP,  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@landtejas.com

ENGINEER/PLANNER/SURVEYOR:



**QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration Nos. T-33270 & S2046100  
1239 Corporate Office Building, Texas 77021-4512, 281.241.2611

Cjarnik@quiddity.com

K:\1653\1653-0105-00 Collector D Segment 3 & 4 WSDP\Design Phase\Planning\Plat\_Collector D Seg 3 and 4.dwg Nov 17, 2022 - 8:26am CKJ

City Drainage District  
Agreement Tract  
3IT "A-2")  
o. 2200987  
R.W.C.T.

DATE: JULY 2022	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND RESERVES	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. E-31250 &amp; L20945100 1179 Corporate Drive, Houston, Texas 77057-1281</small>
SCALE 1"=60'			
SHEET 1X OF 1			

Cjarnnik@quiddity.com

K:\1853\1853-0105-00 Collector D Segment 3 & 4 WSDP\2 Design Phase\Planning\Plot\_Collector D Seg 3 and 4.dwg Nov 17, 2022 -- 8:28am CLK

2

B

RESTRICTED RESERVE  
"B"

Restricted to Detention  
Purposes Only

41.68 Ac

1,815,460 Sq Ft

Brookshire-Katy Drainage District  
Called 86.2 Ac. Agreement Tract  
(EXHIBIT "A-2")  
C.C.F. No. 2200987

DATE: JULY 2022

SCALE 1"=60'

SHEET 1Y OF 1

FINAL PLAT OF  
TANTARA BEND  
DRIVE STREET  
DEDICATION AND  
RESERVES

OWNER/DEVELOPER:

Astro Sunterra L.P.  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@landtejas.com

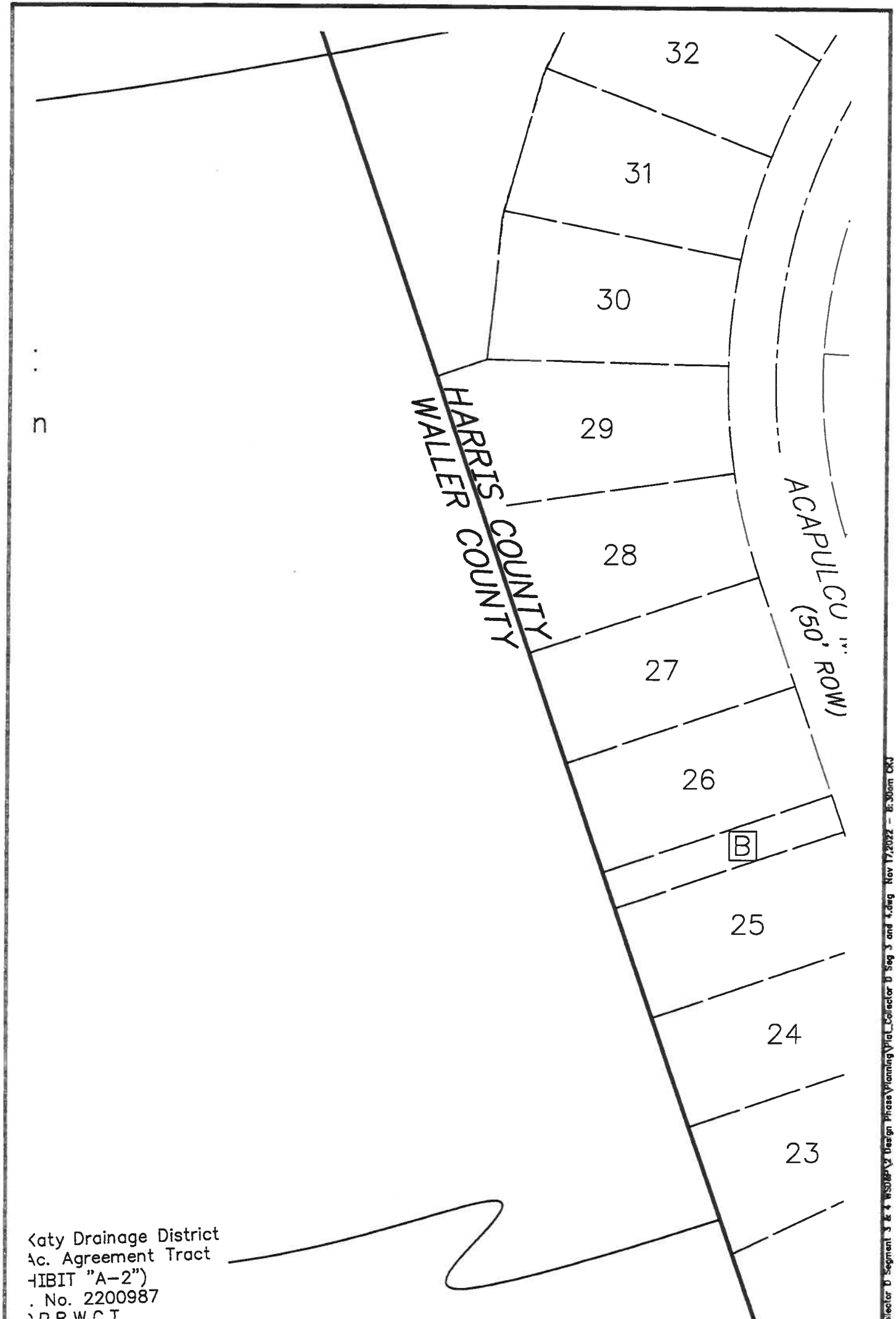
ENGINEER/PLANNER/SURVEYOR:



**QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-33290 & L28941102  
1129 Corporate Drive, Irving, Texas 75039 • (972) 343-2633

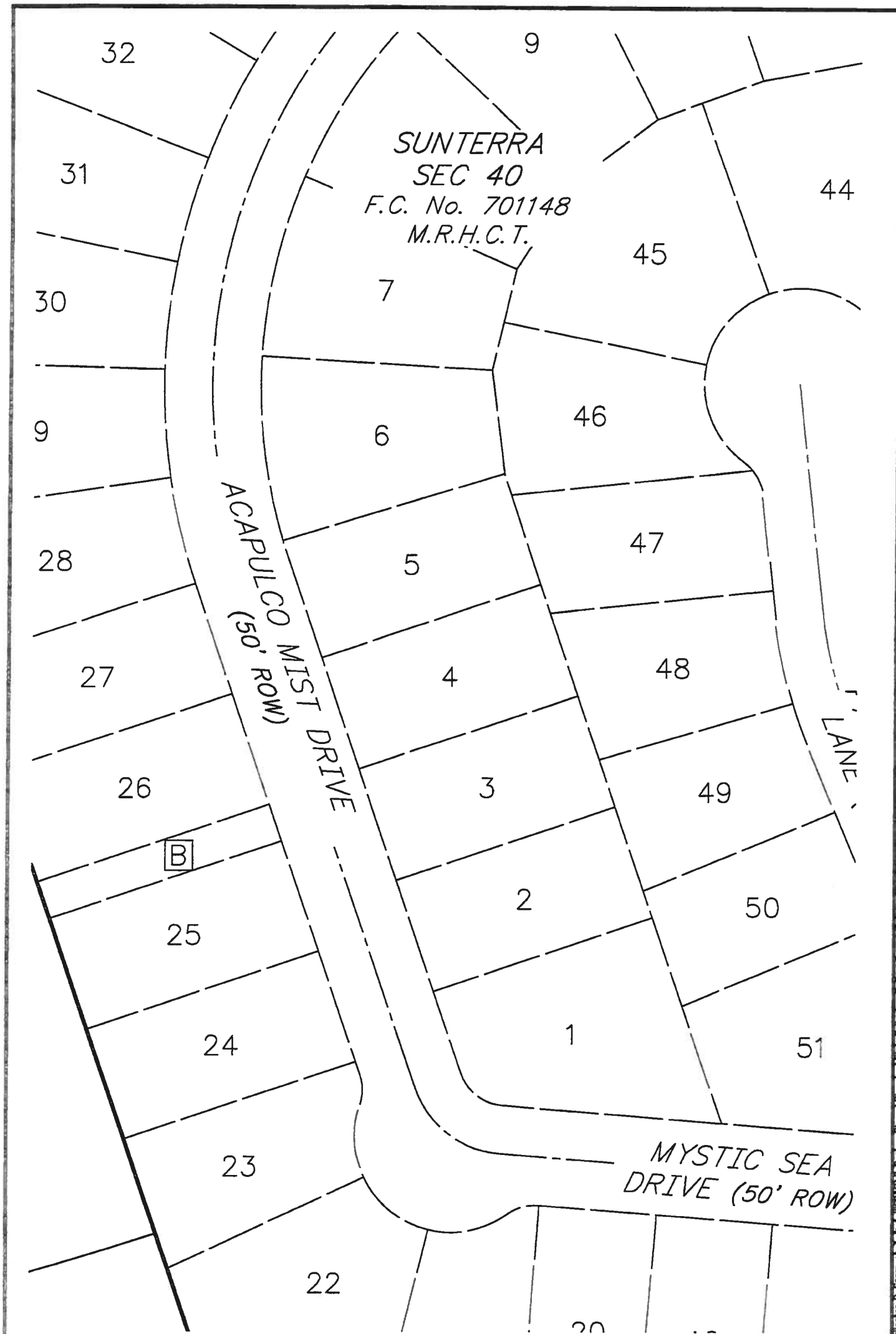
Cjarnik@quiddity.com




Katy Drainage District  
Ac. Agreement Tract  
HIBIT "A-2")  
No. 2200987  
INDWCT

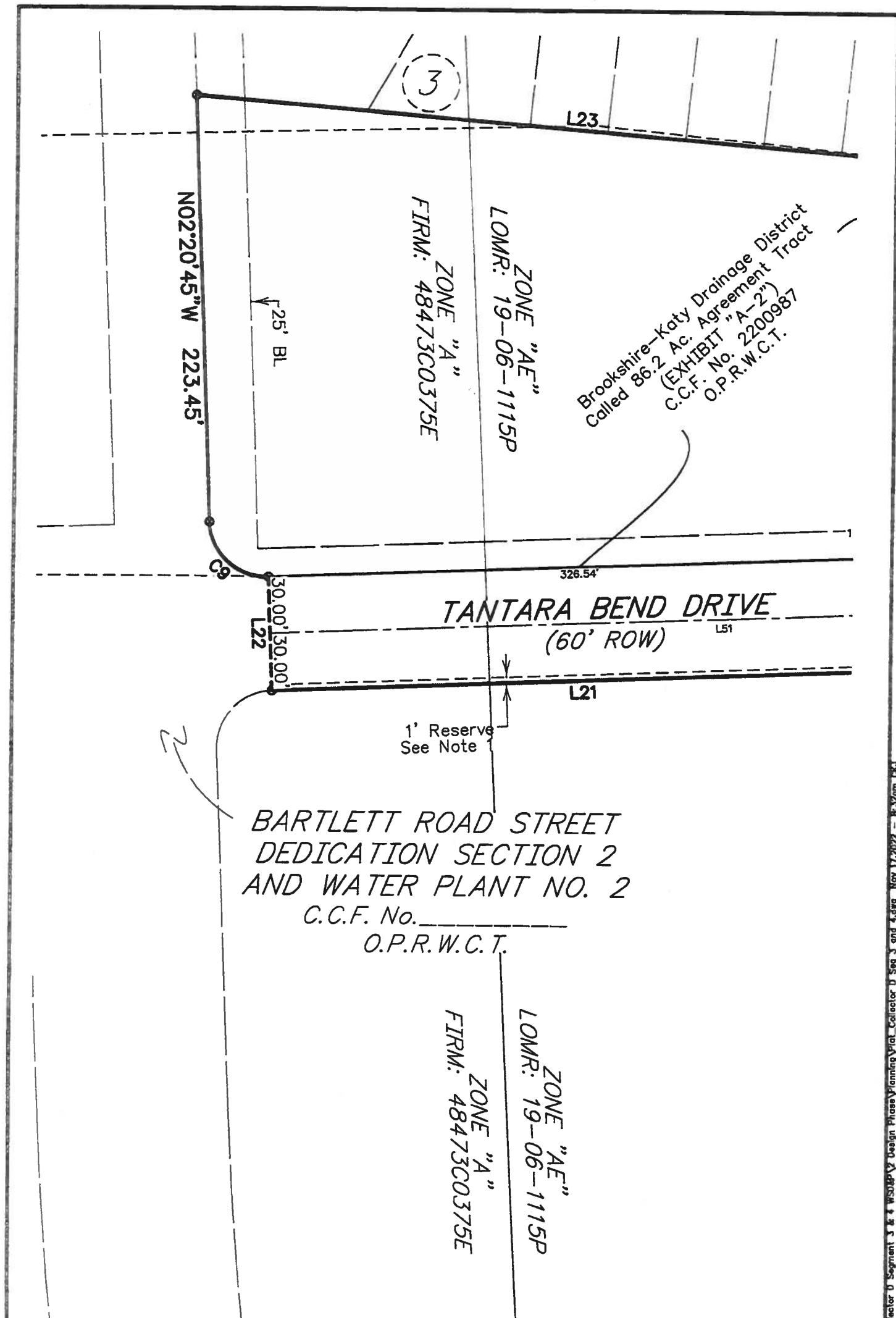
DATE: JULY 2022	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND RESERVES	OWNER/DEVELOPER: Astro Sunterra LP, a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-133750 &amp; 10046100 6329 Corporate Drive Houston, Texas 77063 • 281.342.2001</small> Cjarnnik@quiddity.com
SCALE 1"=60'			
SHEET 12 OF 1			

R:\6537\6537-0105-00 Collector D Segment 3 & 4 WSDP\2 Design Phase\Planning\Via\_Collector D Seg 3 and 4.dwg Nov 17,2022 - B:30am CKJ



DATE: JULY 2022	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND RESERVES	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. 1-32320 &amp; 10946100 1275 Corporate Office Building, Suite 7500, Houston, Texas 77071-4383</small>
SCALE 1"=60'			
SHEET 1AA OF 1			

K:\8537\8537-0105-00 Collector D Segment 3 & 4 WSD\A\2 Design Phase\Planning\Viol\_Collector D Seg 3 and 4.dwg Nov 17,2022 - 8:39am D33



**DATE: JULY 2022**

FINAL PLAT OF  
TANTARA BEND  
DRIVE STREET  
DEDICATION AND  
RESERVES

**OWNER/DEVELOPER:**  
Astro Sunterra L.P.  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@andtejas.com

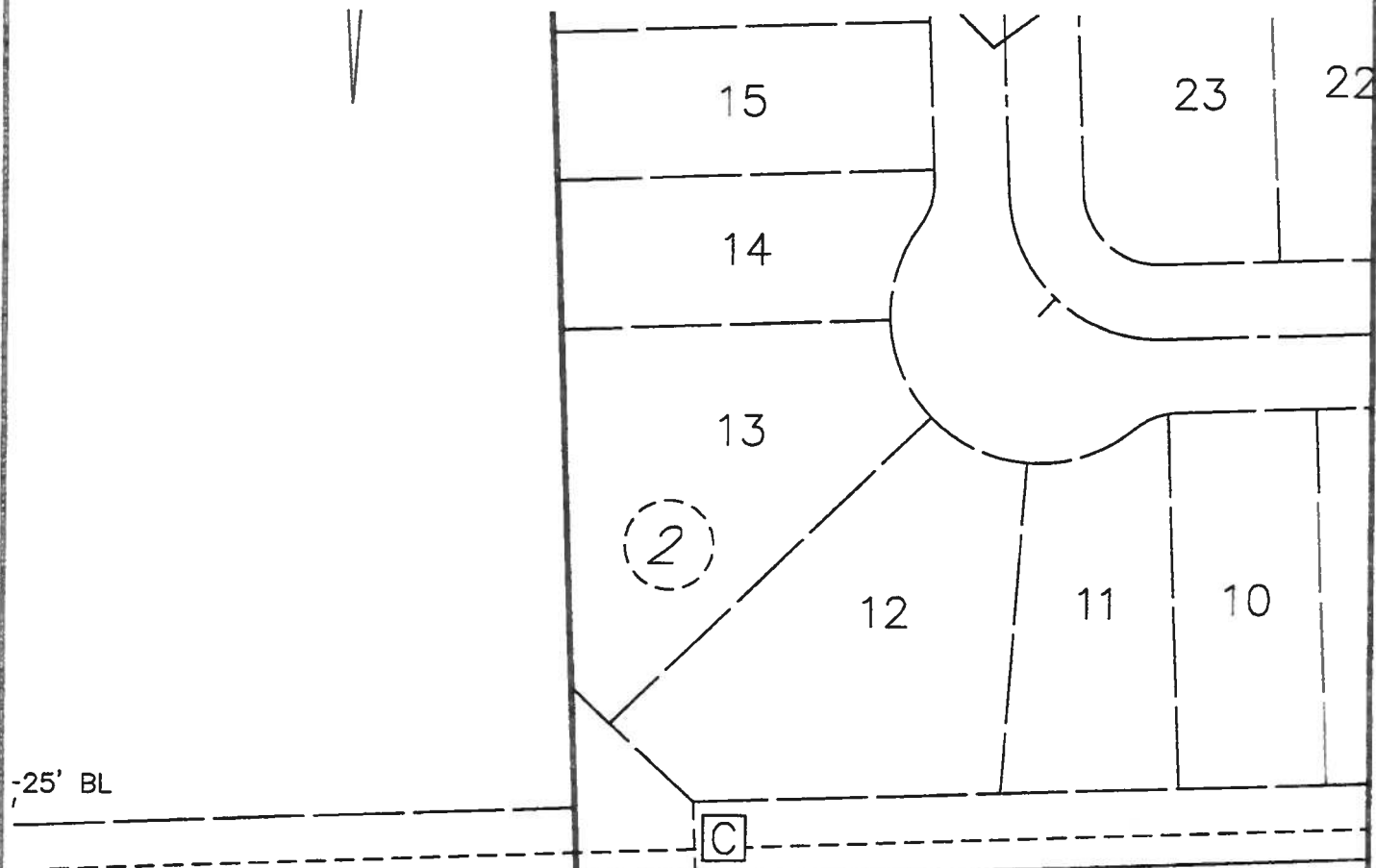
ENGINEER/PLANNER/SURVEYOR:



## QUIDDITY

**Quality Engineering, LLC**  
Texas Board of Professional Engineers and Land Surveyors Registration No. 7-73290 & 1084612  
1329 Corporate Drive, Suite 200, Texas 77471 • 281.342.3013

**Cjarnik@quiddity.com**



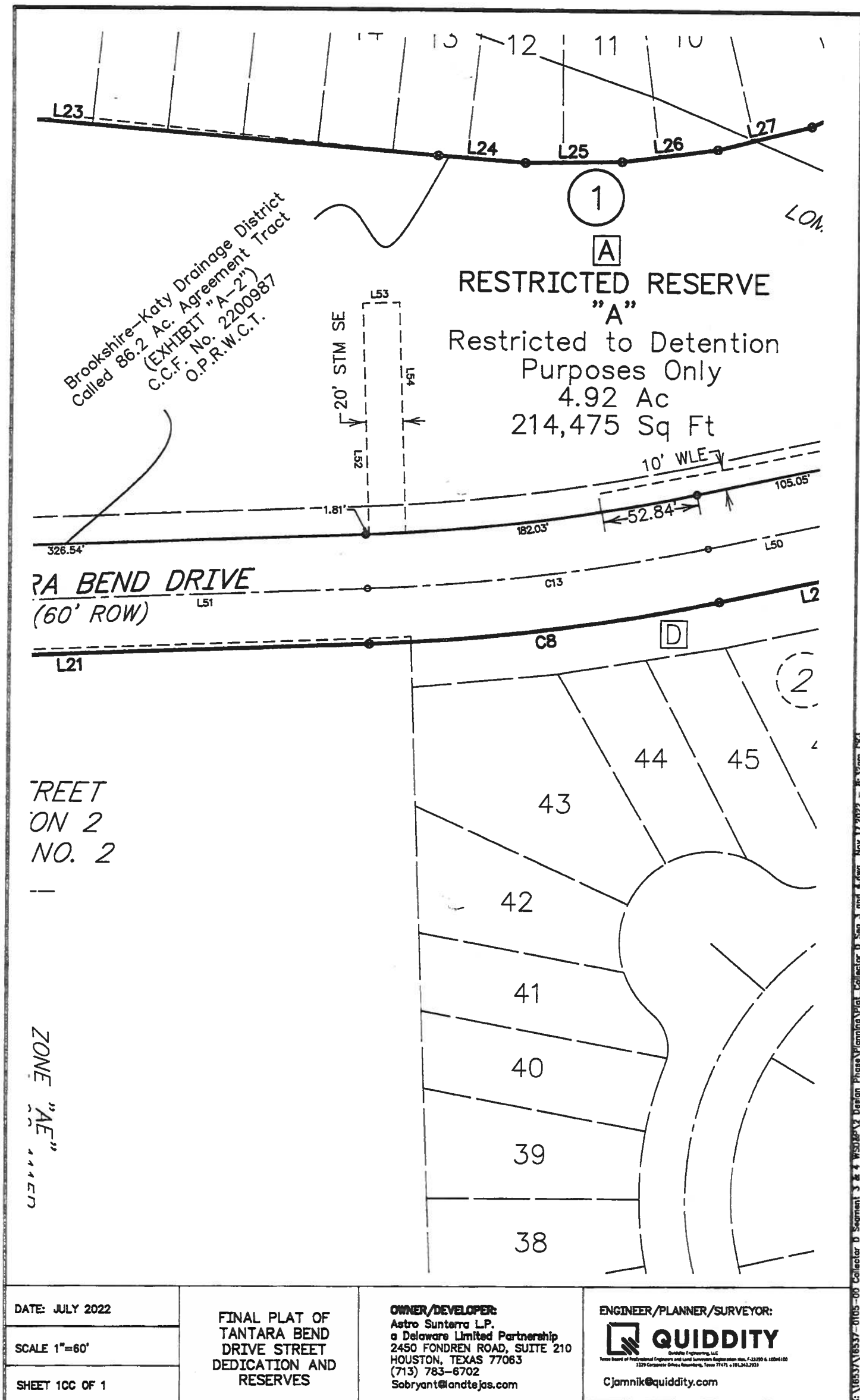
47' STOCKDICK ROAD STREET DEDICATION SECTION  
(50' ROW)  
C.C.F. NO. \_\_\_\_\_, O.P.R.W.C.T.

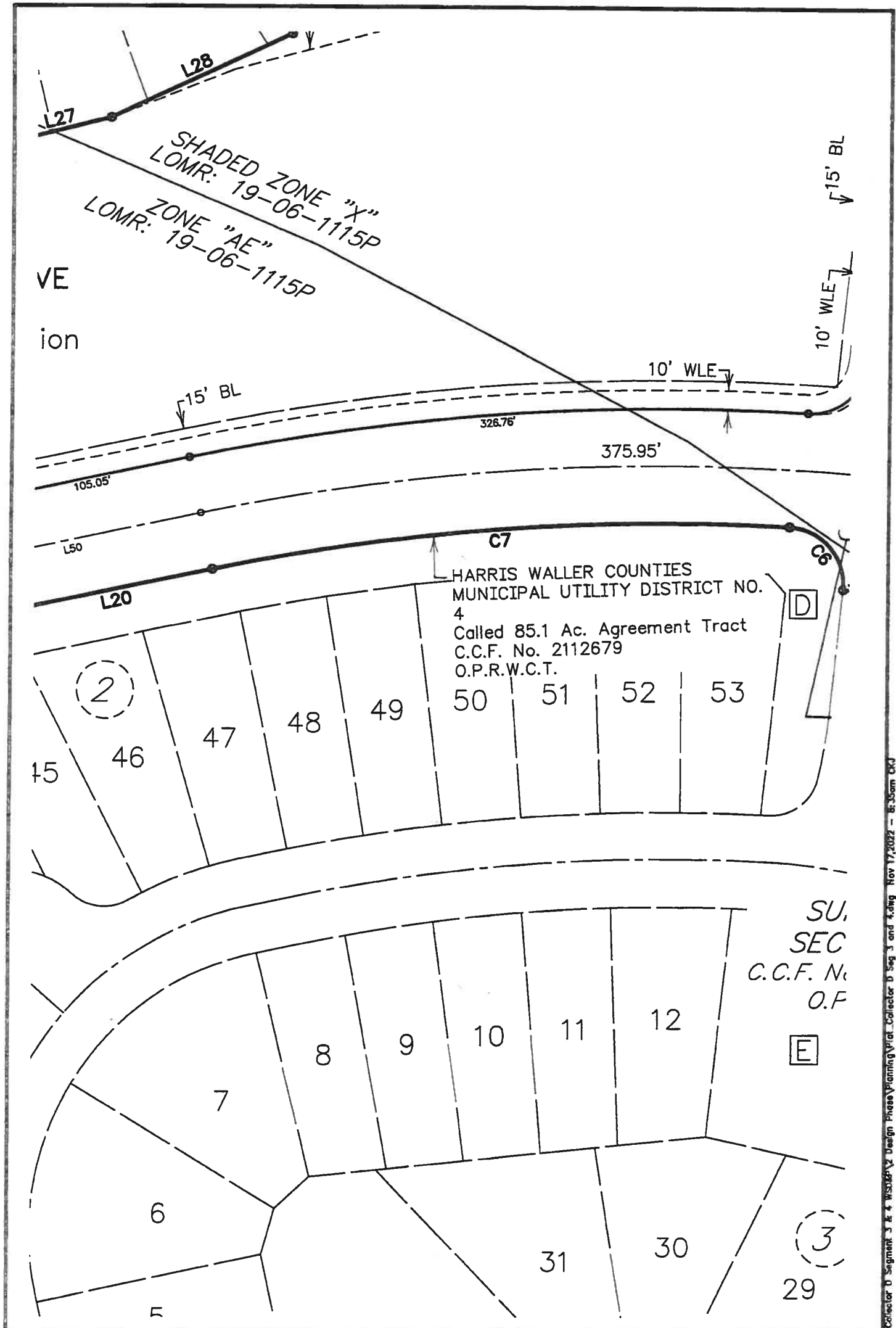
STOCKDICK ROAD STREET DEDICATION SECTION 2  
(50' ROW)  
C.C.F. NO. 2208260, O.P.R.W.C.T.

DATE: JULY 2022	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND RESERVES	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-32720 &amp; 10946120 1329 Corporate Drive, Houston, Texas 77047, a 501(c)(3) corporation</small> Cjamnik@quiddity.com
SCALE 1"=60'			
SHEET 100 OF 1			

R:\1653\16537-0105-80 Collector D Segment 3 & 4 WSD\2 Design Phase\Planning\Plat\_Collector D Seg 3 and 4.dwg Nov 17/2022 - R:36am CJK

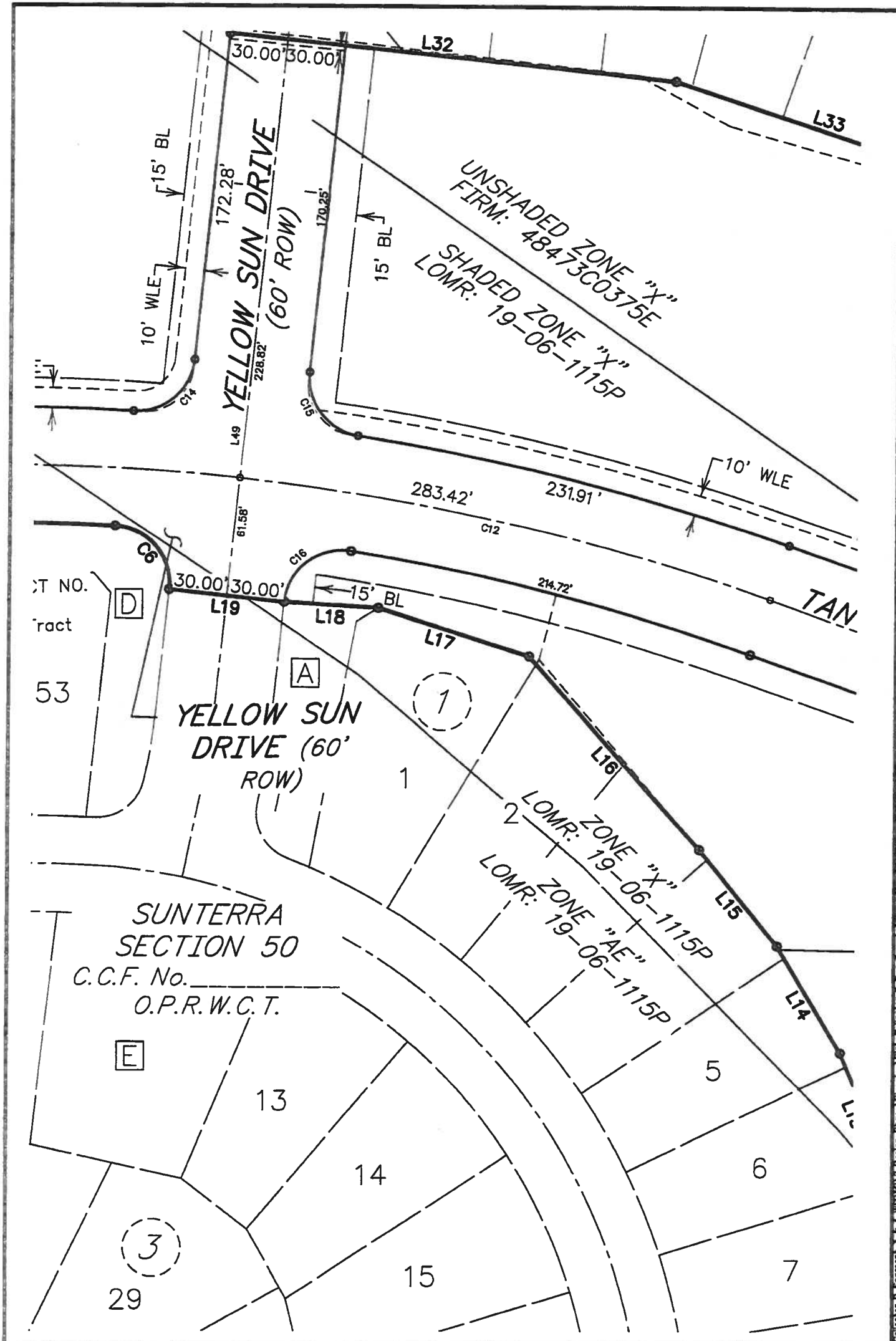






DATE: JULY 2022	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND RESERVES	OWNER/DEVELOPER: Astro Sunterra LP, a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. 7-22700 &amp; 10840-100 1420 Corporate Center, Houston, Texas 77057-1001</small>
SCALE 1"=60'			
SHEET 1DD OF 1			

K:\8537\8537-0105-00 Collector D Segment 3 & 4 Wisler\Design Phase\Planning\at\_Collector D Seg 3 and 4.dwg Nov 17, 2022 - B:35am CKJ



DATE: JULY 2022	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND RESERVES	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@tandtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23790 &amp; L0044100 1329 Corporate Drive, Houston, Texas 77057, (281) 342-2033</small>
SCALE 1"=60'			
SHEET 1EE OF 1			

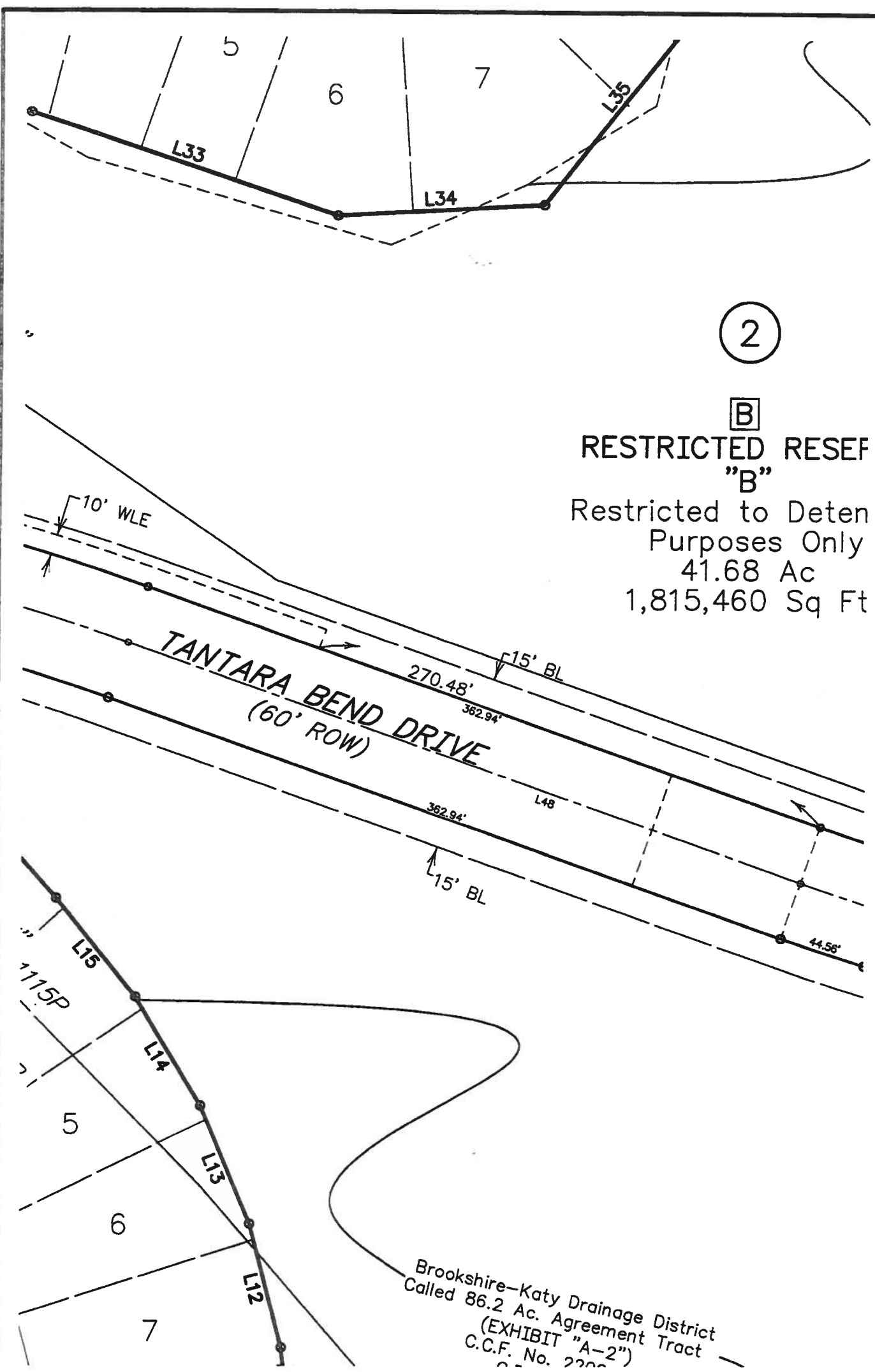
16\\1653\\16537-0016-00 Collector D Segment 3 & 4 VISO24\\Design Phase\\Planning\\Vial\_Collector D Seg 3 and 4.dwg Nov 17, 2022 - 8:35am CKJ

2

B

RESTRICTED RESEF  
"B"

Restricted to Deten  
Purposes Only  
41.68 Ac  
1,815,460 Sq Ft



DATE: JULY 2022	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND RESERVES	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. 1-22190 &amp; 10246-101 1225 Corporate Drive, Houston, Texas 77057, a 2014-2021</small>
SCALE 1"=60'			
SHEET 1FF OF 1			

K:\18537\18537-0705-00 Collector D Segment 3 & 4 WSD&P\2 Design Phase\Planning\Plat\_Collector D Seg 3 and 4.dwg Nov 17/2022 - B:Joom CKJ



Tract  
C.C.F. No. 2200987  
O.P.R.W.C.T.

2

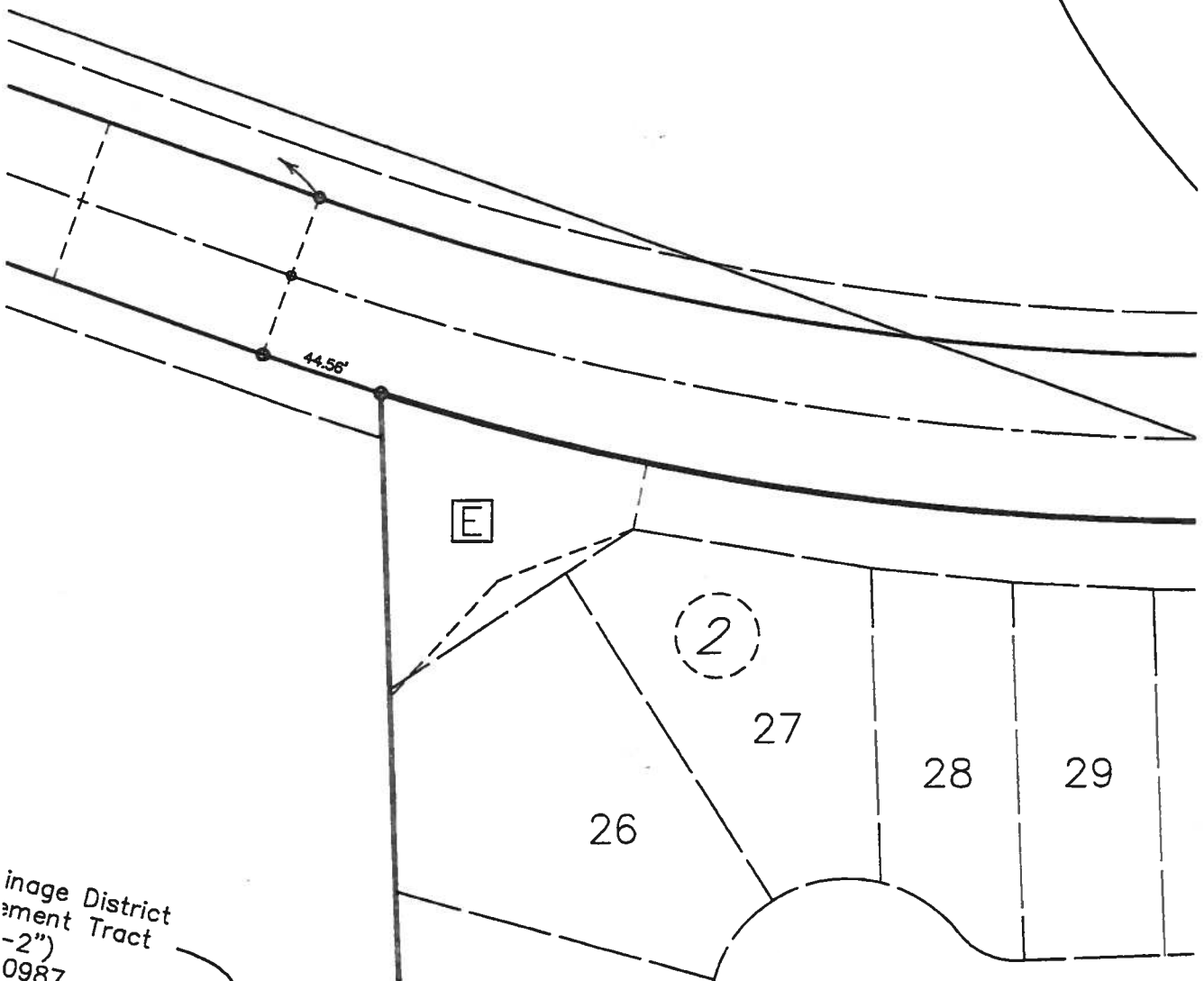
B

RESTRICTED RESERVE  
"B"

Restricted to Detention  
Purposes Only

41.68 Ac

1,815,460 Sq Ft



DATE: JULY 2022

SCALE 1"=60'

SHEET 166 OF 1

FINAL PLAT OF  
TANTARA BEND  
DRIVE STREET  
DEDICATION AND  
RESERVES

OWNER/DEVELOPER:  
Astro Sunterra L.P.  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@landtejas.com

ENGINEER/PLANNER/SURVEYOR:

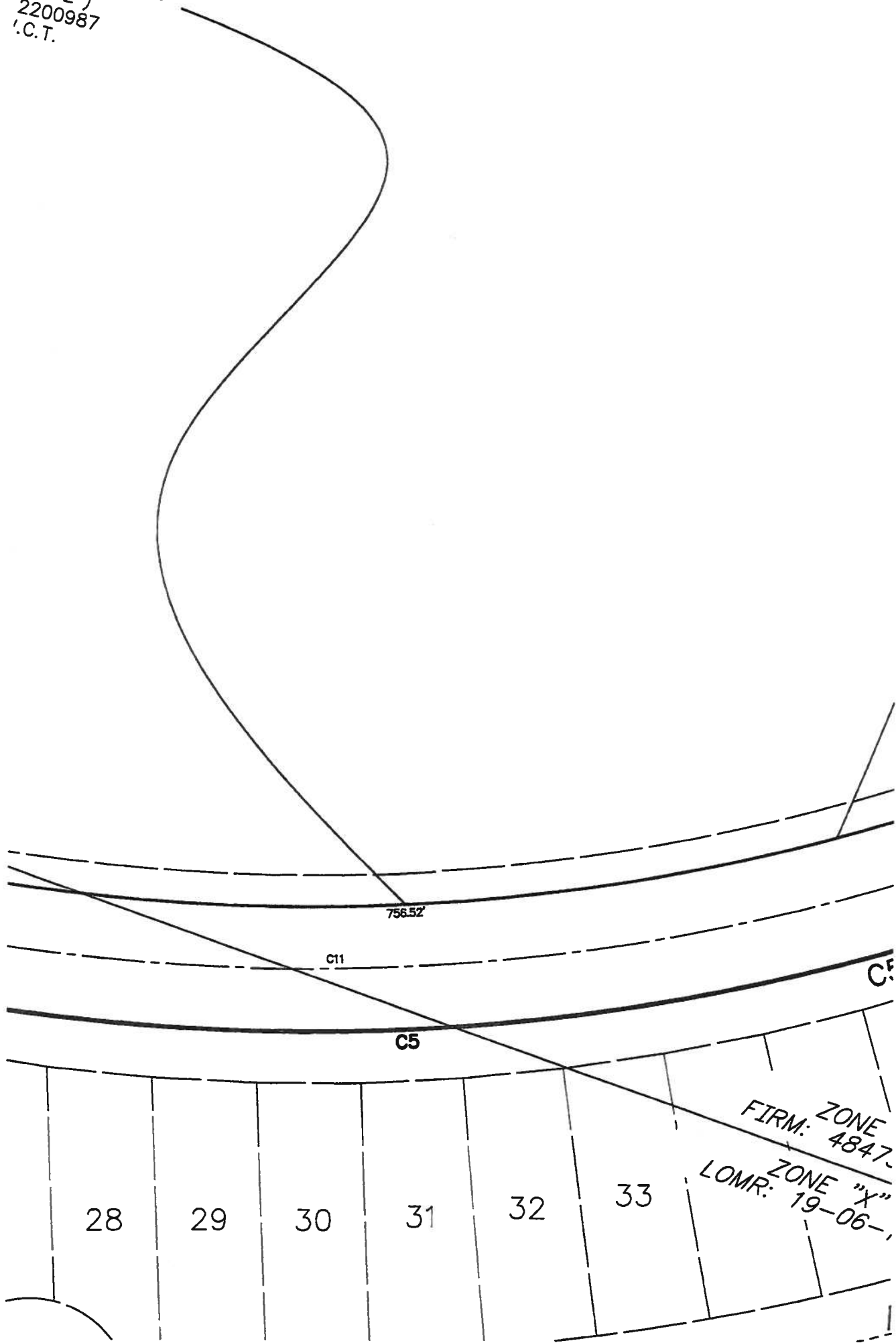


**QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration Nos. 1-23299 & 10040100  
1220 Corporate Drive - Irving, Texas 75039-4311 (972) 251-2011

Cjamnik@quiddity.com

Drainage District  
Agreement Tract  
"A-2")  
2200987  
I.C.T.



DATE: JULY 2022

SCALE 1"=60'

SHEET 1HH OF 1

FINAL PLAT OF  
TANTARA BEND  
DRIVE STREET  
DEDICATION AND  
RESERVES

OWNER/DEVELOPER:  
Astro Sunterra L.P.  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@landtejas.com

ENGINEER/PLANNER/SURVEYOR:

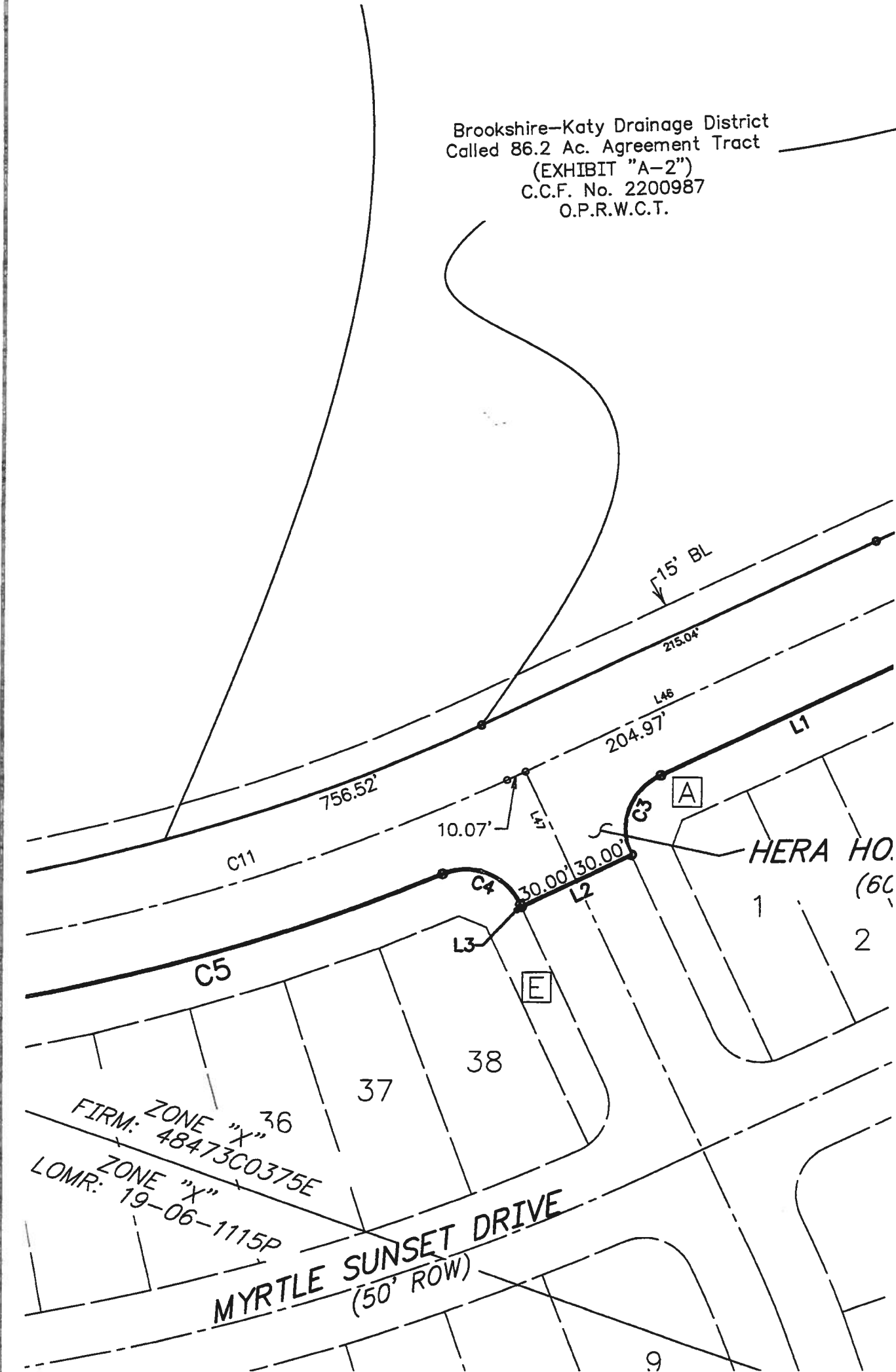


**QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration No. F-23250 & 10044-101  
12201 Corporate Drive, Houston, Texas 77041, 281.344.2033

CJamnik@quiddity.com

Brookshire-Katy Drainage District  
Called 86.2 Ac. Agreement Tract  
(EXHIBIT "A-2")  
C.C.F. No. 2200987  
O.P.R.W.C.T.



DATE: JULY 2022	FINAL PLAT OF TANTARA BEND DRIVE STREET DEDICATION AND RESERVES	OWNER/DEVELOPER: Astro Sunterra L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 Sobryant@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. 1-23390 &amp; 10864100 1373 Corporate Drive, Houston, Texas 77042 a251.343.2012</small>
SCALE 1"=60'			
SHEET 1II OF 1			

R:\18537\18537-0105-00 Collector D Segment 3 & 4 WSDR-V Design Phase\Planning\Map\_Collector D Seg 3 and 4.dwg Nov 17, 2022 - 8:36am CJD

/ Drainage District  
Agreement Tract  
IT "A-2")  
D. 2200987  
R.W.C.T.

23

FIRM: 48201C0580M  
ZONE "X"

TANTARA BEND DRIVE  
(60' ROW)

WALL

HERA HOLLOW DRIVE  
(60' ROW)

SUNTERRA  
SECTION 49

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

DATE: JULY 2022

SCALE 1"=60'

SHEET 1J OF 1

FINAL PLAT OF  
TANTARA BEND  
DRIVE STREET  
DEDICATION AND  
RESERVES

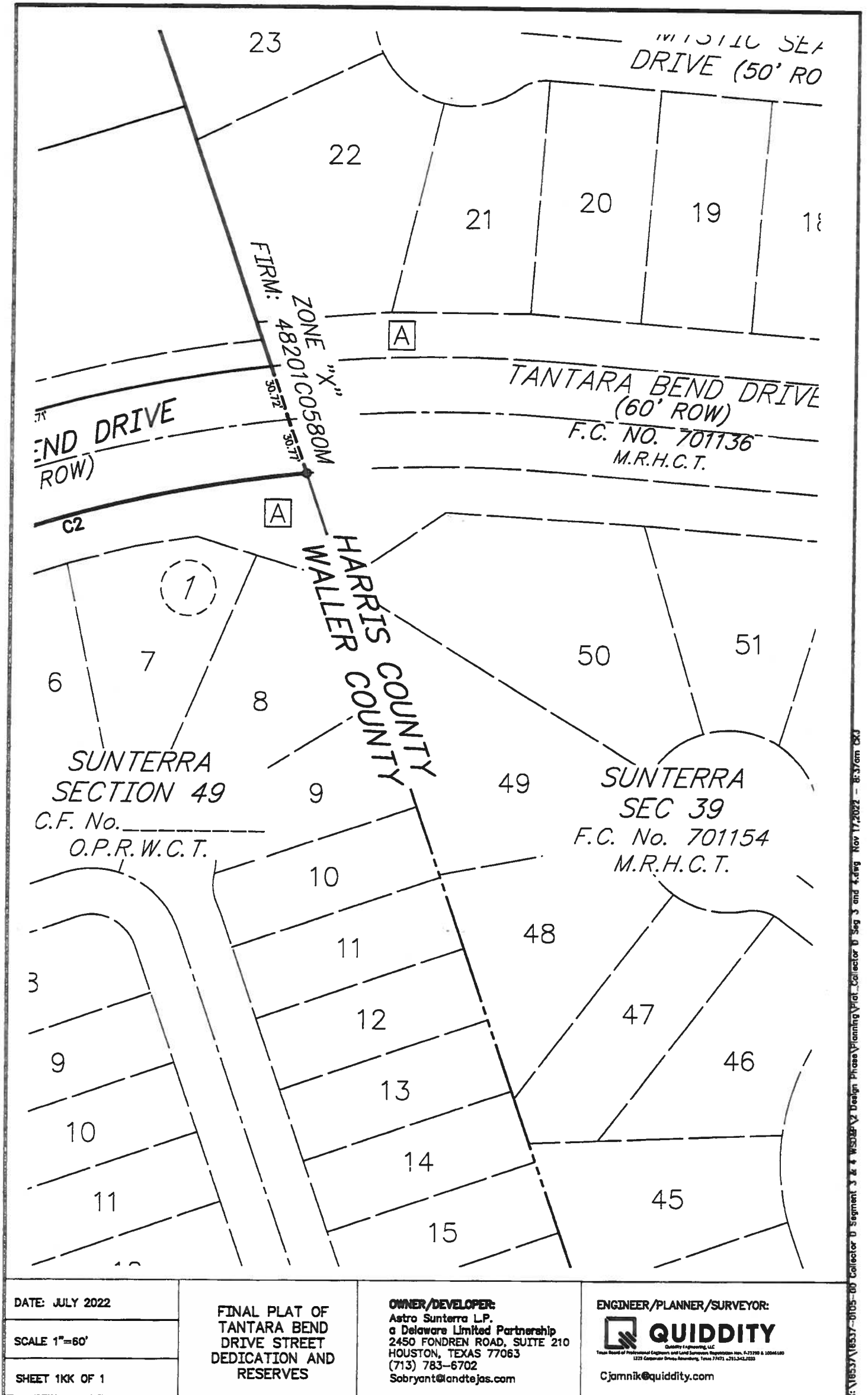
OWNER/DEVELOPER:  
Astro Sunterra L.P.  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@andtejas.com

ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 & 10096102  
1279 Corporate Drive, Irving, Texas 75039-1279  
Cjamnik@quiddity.com

RE:\653\16537-0105-00 Collector D Segment 3 & 4 WSD\6537 Design Phase\Planning\Plat\_Collector D Seg 3 and 4.dwg Nov 17, 2022 - 8:37am BJK





K:\18537\18537-0105-00 Collector D Segment 3 & 4 WSOB-V2 Design Phase\Planning\Print\_Collector D Seg 3 and 4.dwg Nov 17, 2022 - 8:37 am CBJ

Brookshire-Katy Drainage District  
Called 86.2 Ac. Agreement Tract  
(EXHIBIT "A-2")  
C.C.F. No. 2200987  
O.P.R.W.C.T.

3

**C**  
**RESTRICTED RESERVE**  
**"C"**

Restricted to Detention  
Purposes Only  
8.76 Ac  
381,719 Sq Ft

LOW

HARRIS WALLER COUNTIES  
MUNICIPAL UTILITY DISTRICT NO. 4

Called 85.1 Ac. Agreement Tract  
C.C.F. No. 2112679  
O.P.R.W.C.T.

N02°01'40"W 388.

DATE: JULY 2022

SCALE 1"=60'

SHEET 1LL OF 1

FINAL PLAT OF  
TANTARA BEND  
DRIVE STREET  
DEDICATION AND  
RESERVES

**OWNER/DEVELOPER:**  
Astro Sunterra L.P.  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@andtejas.com

**ENGINEER/PLANNER/SURVEYOR:**



**QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration No. P-23290 & L2046120  
1229 Corporate Drive, Houston, Texas 77041, c. 2013.341.3033

Cjarnnik@quiddity.com

K:\18537\18537-00 Collector D Segment D Seg 3 and 4.dwg Nov 17, 2022 -- B: 37cm CKJ

Drainage District  
Reement Tract  
"A-2")  
200987  
S.T.

RESERVE

Attention  
Only

Ft

LOMR: ZONE "AE"  
19-06-1115P

S02°01'40"E 1,025.68'

ZONE "X SHADED"  
LOMR: 19-06-1115P

26

25

24

D

23

22

21

20

19

18

17

16

15

14

SUNTERRA  
SECTION 49

C.C.F. No.

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

31

30

29

28

27

26

25

24

23

ALMOND TERRACE DRIVE  
(50' ROW)

DATE: JULY 2022

SCALE 1"=60'

SHEET 1MM OF 1

FINAL PLAT OF  
TANTARA BEND  
DRIVE STREET  
DEDICATION AND  
RESERVES

OWNER/DEVELOPER:

Astro Sunterra L.P.  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@andtejas.com

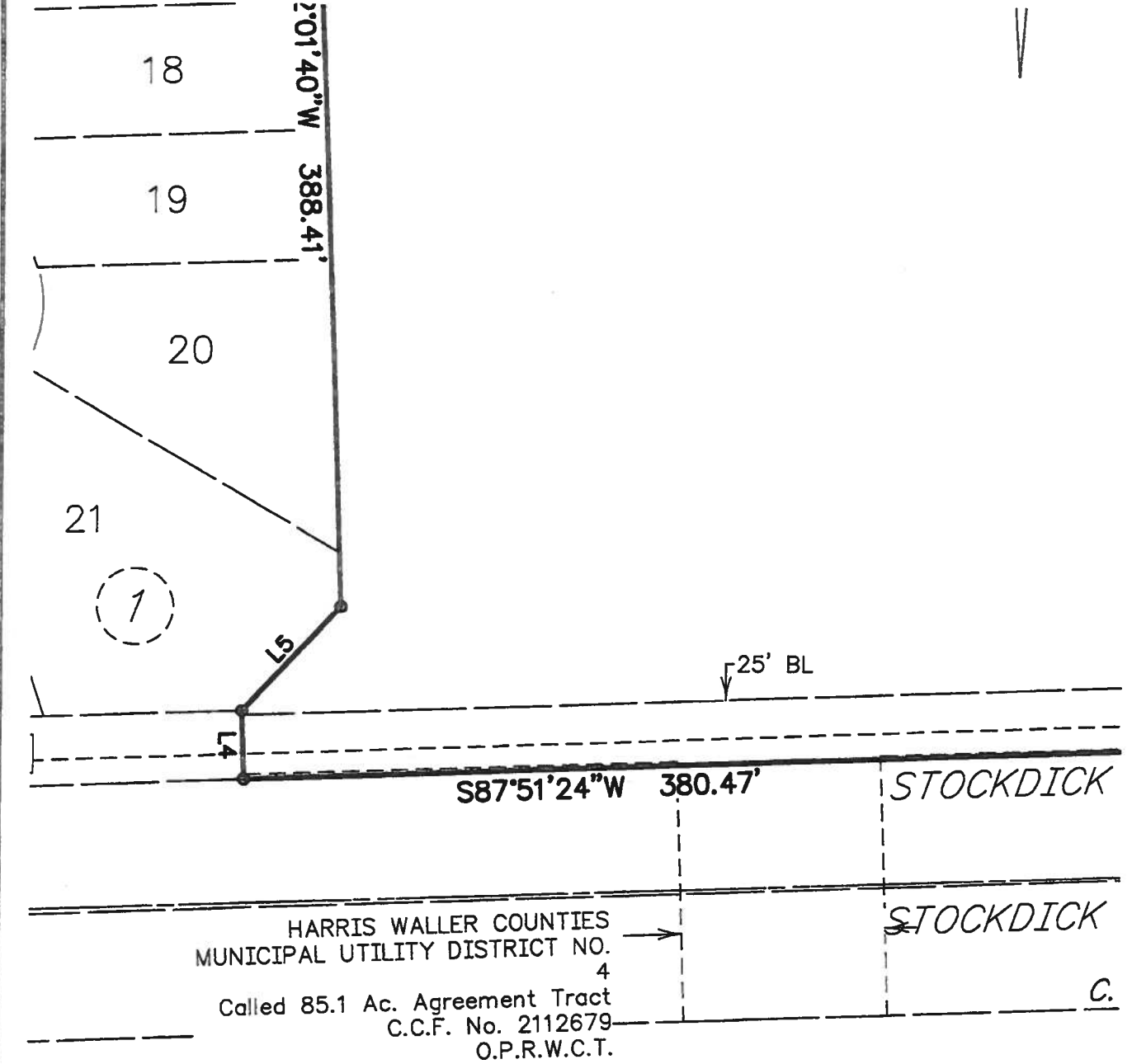
ENGINEER/PLANNER/SURVEYOR:



**QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration No. 1-33299 & 1096100  
1225 Corporate Belvoir-Alexander, Suite 7707, Houston, Texas 77057

Cjamnik@quiddity.com



DATE: JULY 2022

SCALE 1"=60'

SHEET 1NN OF 1

FINAL PLAT OF  
TANTARA BEND  
DRIVE STREET  
DEDICATION AND  
RESERVES

OWNER/DEVELOPER:  
Astro Sunterra L.P.  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
Sobryant@andtejas.com

ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration No. 1-32250 & 12046120  
1327 Corporate Drive Humble, Texas 77041 • 281.344.2033

Cjamnik@quiddity.com

K:\16537\16537-0105-00 Collector D Segment C & 4 WSD\AP\Design Phase\Planning\Plat\_Collector D Seg C and 4.dwg Nov 17, 2022 -- B: Stem OK