

Tuesday, August 29, 2023

Merrett Huddleston
Elevation Land Solutions
2445 Technology Forest Blvd, Suite 200
Houston, TX

Re: Sterling Lakes North Section 3 Final Plat
Letter of Recommendation to Approve with Conditions
COIC Project No. 2247
Adico, LLC Project No. 16007-2-290

Dear Ms. Huddleston;

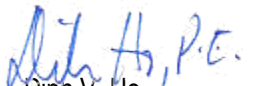
On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Sterling Lakes North Section 3 Final Plat received on or about August 28, 2023. The review of the final plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based upon our review, we have no objections to approving this final plat with conditions. The conditions were noted in our First Review dated April 18, 2023 (attached) and as follows:

1. Provide easement recording document number missing as part of this review.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,
Adico, LLC

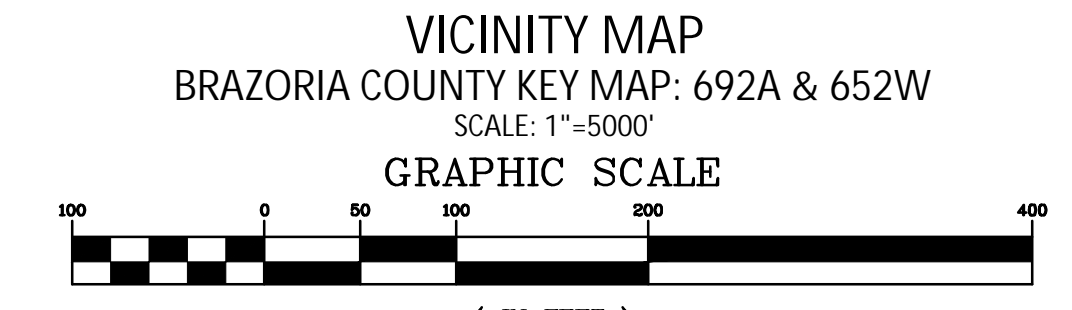

Dinn V. Ho
TBPE Firm No.16423

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, DELTA, CHORD BEARING, CHORD. Lists curves C1 through C40 with their respective measurements.

LINE TABLE with columns: LINE, BEARING, LENGTH. Lists lines L1 through L29 with their respective bearings and lengths.

Reserve Area Table with columns: Reserve Letter, Area (Sq Ft), Area (Ac), Usage Restricted To. Lists reserves A through G and a TOTAL.



- ABBREVIATIONS: Aerial Easement, Drainage Easement, Private Access Easement, Public Utility Easement, Sanitary Sewer Easement, Storm Sewer Easement, Unobstructed Visibility Easement, Utility Easement, Water Line Easement, Building Line, Private Right-of-Way, etc.

- BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES: 1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE. 2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.

- FINAL PLAT NOTES: 1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1.00013789.



CALLLED 244 1583 ACRES TO HANNOVER ESTATES, LTD. BCCF No. 2008043554 BCOPR

FINAL PLAT STERLING LAKES NORTH SEC 3 A SUBDIVISION OF 26.64 ACRES OF LAND OUT OF THE W.H. DENNIS SURVEY, A-516 BRAZORIA COUNTY, TEXAS

92 LOTS 7 RESERVES 5 BLOCKS AUGUST 2023

OWNER/ DEVELOPER: ASTRO STERLING LAKES NORTH, L.P. A DELAWARE LIMITED PARTNERSHIP C/O STARWOOD LAND ADVISORS 6310 CAPITAL DRIVE, SUITE 130 LAKEWOOD RANCH, FLORIDA 34202 (713) 783-6702

ENGINEER/ SURVEYOR: ELEVATION land solutions. Includes logo and registration information.

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 26.64 acre (1,160,569 square feet) tract of land situated in the W.H. Dennis Survey, Abstract No. 516, in Brazoria County, Texas, being a portion of a called 455.9 acre tract conveyed to Astro Sterling Lakes North, L.P., a Delaware limited partnership, by deed recorded in Clerk's File No. 2021084511, Brazoria County Official Public Records; said 26.64 acre (1,160,569 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

BEGINNING at a 5/8-inch iron rod (with cap) found, being on the east line of a called 98.190 acre tract conveyed to LGI Homes - Texas, LLC, a Texas limited liability company, by deed recorded in Clerk's File No. 2020062462, Brazoria County Official Public Records, being on the west right-of-way line of Karsten Boulevard, a generally recognized public road (no record found; width varies as occupied), and being the northeast corner of the herein described tract;

THENCE, over and across said called 455.9 acre tract, the following five (5) courses and distances:

1. South 02°31'41" East, 909.64 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
2. South 87°21'10" West, 698.28 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
3. North 53°12'02" West, 338.66 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
4. South 36°47'58" West, 24.72 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
5. North 53°12'02" West, 109.99 feet to a 5/8-inch iron rod (with cap) found, being on the east line of said called 98.190 acre tract and being the southwest corner of the herein described tract;

THENCE, along the east line of said called 98.190 acre tract, the following twenty-four (24) courses and distances:

1. North 06°13'49" East, 108.43 feet to a 5/8-inch iron rod (with cap) found;
2. North 41°17'30" East, 259.68 feet to a 5/8-inch iron rod (with cap) found;
3. North 28°37'56" West, 120.04 feet to a 5/8-inch iron rod (with cap) found;
4. North 31°35'09" West, 120.04 feet to a 5/8-inch iron rod (with cap) found;
5. North 48°23'13" West, 114.80 feet to a 5/8-inch iron rod (with cap) found;
6. North 20°58'34" West, 75.94 feet to a 5/8-inch iron rod (with cap) found;
7. North 08°04'14" West, 243.48 feet to a 5/8-inch iron rod (with cap) found;
8. North 15°39'54" East, 20.00 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
9. Along said curve to the right in a northerly direction, with a radius of 50.00 feet, a central angle of 107°37'38", an arc length of 93.92 feet, and a chord bearing North 20°31'00" West, 80.71 feet to a 5/8-inch iron rod (with cap) found;
10. North 56°41'55" West, 20.00 feet to a 5/8-inch iron rod (with cap) found;
11. North 14°55'55" West, 125.31 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the northwest corner of the herein described tract;
12. North 82°29'45" East, 209.76 feet to a 5/8-inch iron rod (with cap) found;
13. North 86°00'45" East, 58.64 feet to a 5/8-inch iron rod (with cap) found;
14. South 85°52'03" East, 76.73 feet to a 5/8-inch iron rod (with cap) found;
15. South 76°39'38" East, 76.73 feet to a 5/8-inch iron rod (with cap) found;
16. South 67°27'13" East, 76.73 feet to a 5/8-inch iron rod (with cap) found;
17. South 58°14'48" East, 76.73 feet to a 5/8-inch iron rod (with cap) found;
18. South 49°02'24" East, 76.73 feet to a 5/8-inch iron rod (with cap) found;
19. South 39°49'59" East, 76.73 feet to a 5/8-inch iron rod (with cap) found;
20. South 33°44'07" East, 63.02 feet to a 5/8-inch iron rod (with cap) found;
21. South 33°32'54" East, 180.00 feet to a 5/8-inch iron rod (with cap) found;
22. South 49°29'00" East, 99.54 feet to a 5/8-inch iron rod (with cap) found;
23. South 86°41'11" East, 106.62 feet to a 5/8-inch iron rod (with cap) found;
24. North 87°09'21" East, 205.35 feet to the POINT OF BEGINNING, CONTAINING 26.64 acres (1,160,569 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

This plat is hereby APPROVED by the City of Iowa Colony City Council, this _____ day of _____, 2023

 Wil Kennedy
 Mayor

 McLean Barnett

 Arnetta Hicks-Murray

 Marquette Greene-Scott

 Tim Varlack

 Steven Byrum-Bratsen

 Sydney Hargroder

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

We, ASTRO STERLING LAKES NORTH, L.P., A DELAWARE LIMITED PARTNERSHIP, acting by and through Brian Stidham, Authorized Person, being an officer of ASTRO STERLING LAKES NORTH GP, LLC, a Delaware Limited Liability Company, its General Partner, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 26.65 Acre tract described in the above and foregoing map of STERLING LAKES NORTH SEC 3, 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 certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of STERLING LAKES NORTH SEC 3, where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, 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 Iowa Colony, Brazoria 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 operation 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 STERLING LAKES NORTH, L.P., a Delaware limited partnership, has caused these presents to be signed by Brian Stidham, Authorized Person, being an officer of ASTRO STERLING LAKES NORTH GP, LLC, a Delaware limited liability company, its General Partner, thereunto authorized this _____ day of _____, 2023.

ASTRO STERLING LAKES NORTH, L.P.,
 A Delaware limited partnership

By: ASTRO STERLING LAKES NORTH GP, LLC,
 a Delaware limited liability company,
 its General Partner

By: _____
 Brian Stidham, Authorized Person

This plat is hereby APPROVED by the City of Iowa Colony Planning and Zoning Commission, this _____ day of _____, 2023

 David Hurst
 Chairman

 Warren Davis

 Les Hosey

 Robert Wall

 Brenda Dillon

 Brian Johnson

 Terry Hayes

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared Brian Stidham, Authorized Person, being an officer of ASTRO STERLING LAKES NORTH GP, LLC, a Delaware Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ Day of _____, 2023

 Notary Public in and for the State of Texas

Printed Name: _____

My Commission expires _____

I, Paul R. Bretherton, am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

 Paul R. Bretherton
 Texas Registration No. 5977

This plat is hereby APPROVED by the City of Iowa Colony City Engineer, this _____ day of _____, 2023

 Dinh V. Ho, P.E.

BRAZORIA COUNTY DRAINAGE DISTRICT #5 APPROVAL

 President
 Lee Walden, P.E.

 Vice President
 Kerry L. Osburn

 Secretary/Treasurer
 Brandon Middleton

 District Engineer
 Nazar Sabti

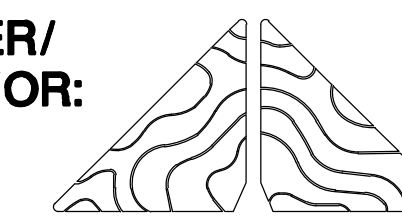
**FINAL PLAT
 STERLING LAKES NORTH
 SEC 3**

A SUBDIVISION OF 26.64 ACRES OF LAND
 OUT OF THE
 W.H. DENNIS SURVEY, A-516
 BRAZORIA COUNTY, TEXAS

92 LOTS 7 RESERVES 5 BLOCKS
 AUGUST 2023

**OWNER/
 DEVELOPER:** **ASTRO STERLING LAKES NORTH, L.P.**
 A DELAWARE LIMITED PARTNERSHIP
 C/O STARWOOD LAND ADVISORS
 6310 CAPITAL DRIVE, SUITE 130
 LAKEWOOD RANCH, FLORIDA 34202
 (713) 783-6702

**ENGINEER/
 SURVEYOR:** **ELEVATION**
 land solutions
 TBPE REGISTRATION NUMBER F-22671
 9709 LAKESIDE BLVD, SUITE 200
 THE WOODLANDS, TX 77381 832-823-2200
 TBPS REGISTRATION NUMBER 10194692



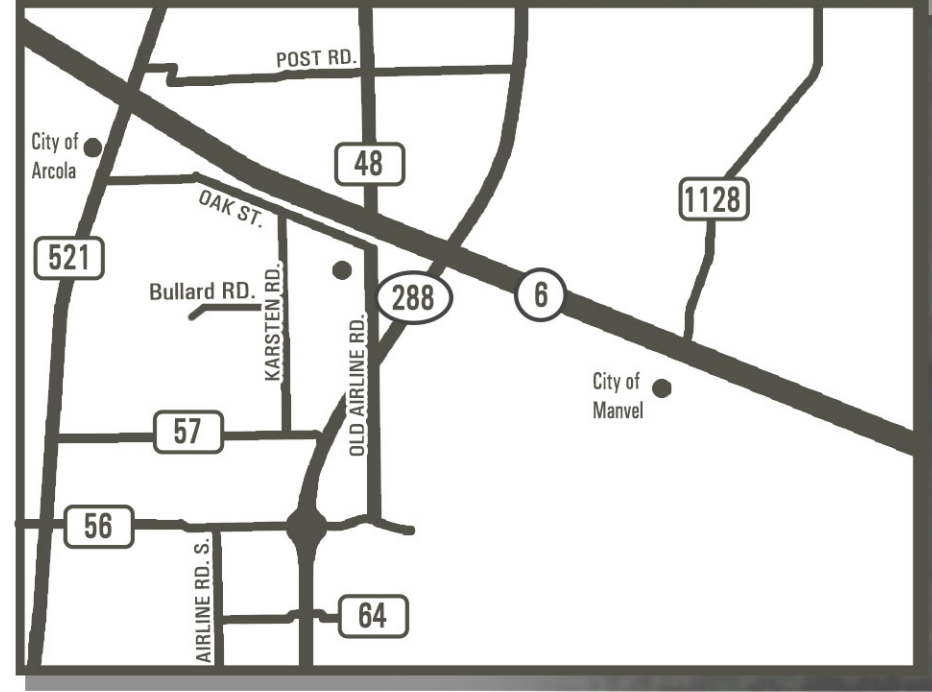
Sterling Lakes North



LOT TABLE						
	45's	50's	55's	60's	>60'	TOTAL
Section 1				38		38
Section 2				91	5	96
Section 3				114		114
Section 4	42					42
Section 5				39		39
Section 6	55					55
Section 7				83		83
Section 9	100					100
Section 10	58					58
Section 11	68					68
Section 12		183				183
TOTAL	323	183	0	365	5	876

LEGEND

- FUTURE LOTS
- CIVIC
- GATED ENTRY
- NEIGHBORHOOD PLAYGROUND



NORTH

0' 150' 300' 600'

SCALE: 1"=300'

DATE: 10.2021

FIGURE 8

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

Tuesday, April 18, 2023

Merrett Huddleston
Elevation Land Solutions
2445 Technology Forest Blvd, Suite 200
Houston, TX

Re: Sterling Lakes North Section 3 Final Plat
First Review
COIC Project No. 2247
Adico, LLC Project No. 16007-2-290

Dear Ms. Huddleston;

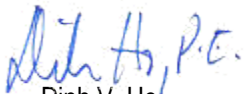
On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal for Sterling Lakes North Section Three Final Plat received on or about April 10, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based upon our review, please see our comments to be addressed on the following pages.

Please provide a written response to our comments and send digital files in .pdf format for further review.

Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC



Dinh V. Ho
TBPE Firm No.16423

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC

