

Tuesday, August 29, 2023

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

Re: Sterling Lakes North Section 2 Final Plat  
Letter of Recommendation to Approve  
COIC Project No. 2248  
Adico, LLC Project No. 16007-2-289


Dear Ms. Huddleston;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Sterling Lakes North Section 2 Final Plat received on or about August 29, 2023. The review of the final plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based on our review, we have no objections to the final plat as resubmitted August 29, 2023. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than August 31, 2023, for consideration at the September 5, 2023, Planning and Zoning meeting.

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

Sincerely,  
Adico, LLC

  
Dinh V. Ho  
TBPE Firm No.16423

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC



CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	35.00'	55.11'	090°12'51"	49.59'	S42°14'45"W
C2	25.00'	26.20'	060°02'53"	25.02'	N32°41'02"W
C3	430.00'	302.85'	040°21'13"	296.63'	N22°49'45"W
C4	200.00'	137.69'	039°26'48"	134.99'	N72°55'26"W
C5	55.00'	86.19'	089°47'09"	77.64'	N47°45'15"W
C6	55.00'	86.60'	090°12'51"	77.93'	N42°14'45"E
C7	300.00'	67.31'	012°51'19"	67.17'	N80°55'30"E
C8	25.00'	34.82'	079°47'51"	32.07'	S03°06'13"E
C9	25.00'	43.72'	100°11'39"	38.36'	N86°53'47"E
C10	25.00'	39.27'	090°00'00"	35.36'	S81°47'58"W
C11	25.00'	39.27'	090°00'00"	35.36'	S08°12'02"E
C12	25.00'	39.27'	090°00'00"	35.36'	N42°21'10"E
C13	25.00'	39.27'	090°00'00"	35.36'	S47°38'50"E
C14	25.00'	39.18'	089°47'09"	35.29'	N47°45'15"W
C15	85.00'	15.63'	010°32'00"	15.60'	N87°22'50"W
C16	25.00'	16.25'	037°14'41"	15.97'	N79°15'49"E
C17	50.00'	138.03'	158°09'53"	98.19'	N40°16'33"W
C18	25.00'	18.18'	041°40'06"	17.78'	S17°58'22"W
C19	25.00'	39.36'	090°12'51"	35.42'	N42°14'45"E
C20	25.00'	39.18'	089°47'09"	35.29'	N47°45'15"W
C21	25.00'	39.36'	090°12'51"	35.42'	N42°14'45"E
C22	25.00'	18.19'	041°41'46"	17.79'	S23°42'34"E
C23	50.00'	144.30'	165°21'04"	99.18'	N38°07'05"E
C24	25.00'	17.52'	040°08'44"	17.16'	N79°16'45"W
C25	85.00'	9.95'	006°42'17"	9.94'	N84°00'02"E
C26	25.00'	39.27'	090°00'00"	35.36'	S47°38'50"E
C27	25.00'	39.27'	090°00'00"	35.36'	N42°21'10"E
C28	25.00'	20.58'	047°09'23"	20.00'	S69°04'09"E
C29	25.00'	16.64'	038°07'30"	16.33'	S68°17'25"W
C30	50.00'	231.50'	265°16'53"	73.56'	S01°52'07"W
C31	25.00'	36.26'	083°05'30"	33.16'	S32°57'06"W
C32	25.00'	36.23'	083°01'22"	33.14'	S63°59'29"E
C33	25.00'	39.27'	090°00'00"	35.36'	N47°38'50"W
C34	25.00'	39.27'	090°00'00"	35.36'	S42°21'10"W

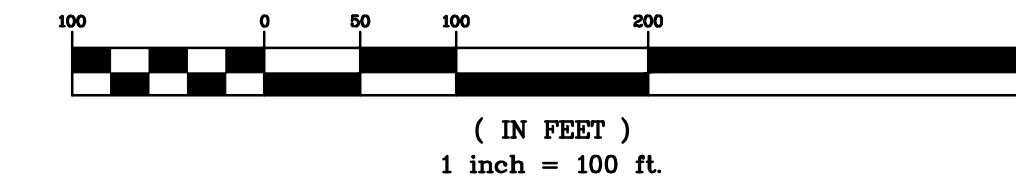
LINE	LENGTH	BEARING
L1	104.89'	N41°35'05"E
L2	109.99'	S53°12'02"E
L3	24.72'	N36°47'58"E
L4	12.75'	N49°57'08"E
L5	16.50'	N51°54'23"W
L6	4.00'	N02°38'50"W
L7	64.12'	N74°29'51"E

Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	65,215.70	1.497	LANDSCAPE, OPEN SPACE AND UTILITIES
B	106,684.94	2.449	RECREATION, LANDSCAPE, OPEN SPACE AND LANDSCAPE, OPEN SPACE AND UTILITIES
C	2,833.36	0.0650	LANDSCAPE, OPEN SPACE AND UTILITIES
D	5,477.23	0.1257	LANDSCAPE, OPEN SPACE AND UTILITIES
TOTAL	180,211.23	4.137	



VICINITY MAP  
BRAZORIA COUNTY KEY MAP: 692A & 652W  
SCALE: 1"=500'

GRAPHIC SCALE



ABBREVIATIONS

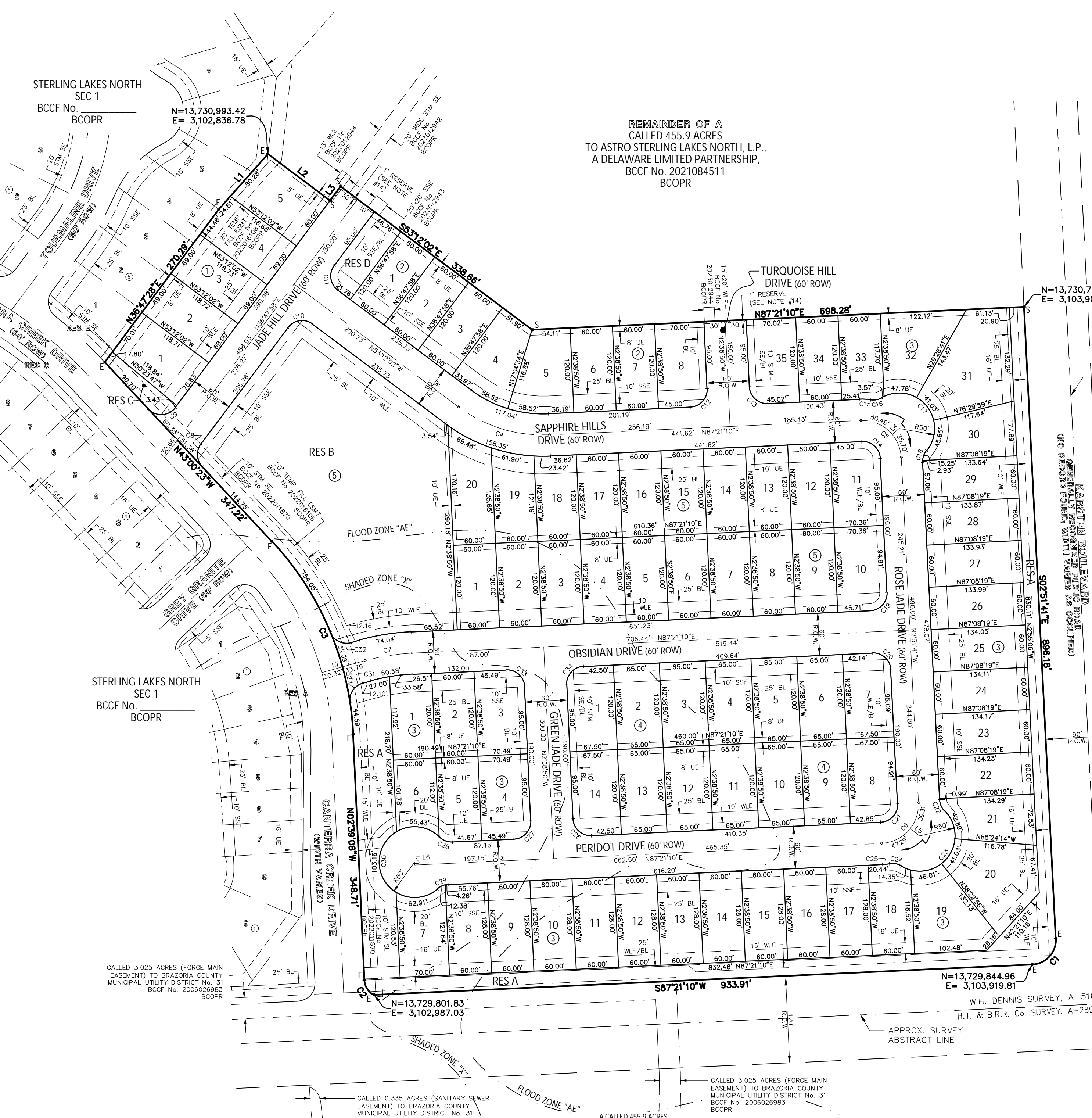
- AE= AERIAL EASEMENT
- DE= DRAINAGE EASEMENT
- PAE= PRIVATE ACCESS EASEMENT
- PUE= PUBLIC UTILITY EASEMENT
- SSE= SANITARY SEWER EASEMENT
- SSSE= STORM SEWER EASEMENT
- LVE= UNOBSTRUCTED VISIBILITY EASEMENT
- WLE= WATER LINE EASEMENT
- BL= BUILDING LINE
- PVT= PRIVATE
- ROW= RIGHT-OF-WAY
- BCCF= BRAZORIA COUNTY CLERK'S FILE
- BCDR= BRAZORIA COUNTY DEED RECORDS
- BCPM= BRAZORIA COUNTY MAP RECORDS
- BCPR= BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- VOL. \_\_ PG. \_\_ = VOLUME, PAGE
- FND= FOUND
- IR= IRON ROD
- SET 5/8" IRON ROD W/ CAP
- EXISTING 5/8" IRON ROD W/ CAP
- STREET NAME CHANGE

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES

- SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- ALL PROPERTY SHALL DRAIN INTO TO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
- THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
- ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUAL.
- DEDICATED INGRESS/EGRESS ACCESS ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 (SEE DISTRICT RESOLUTION NO 2007-06 & NO 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5 LOCK.
- PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
- PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A RECORDED DOCUMENT NUMBER AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BOARD OF COMMISSIONERS.
- IT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY IF ANY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 DEDICATED DRAINAGE EASEMENTS ARE ON OR CROSS THEIR PROPERTY. IF SO, THE PROPERTY OWNER WILL COMPLY AS STATED WITHIN THE RECORDED EASEMENT.
- PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL, SECTION 1, INTRODUCTION, SUB-SECTION 1.5, PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES. TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5 RESOLUTION 2011-1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.

FINAL PLAT NOTES:

- 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.
- BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000.
- SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
- ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "ELS".
- BENCHMARK SHOWN HEREON ARE BASED ON TxDOT MONUMENT HV-79C, LOCATED IN THE MEDIUM OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.
- THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X". AREAS DEFINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, SHADED ZONE "X". AREAS DETERMINED TO BE WITHIN THE 500-YEAR FLOODPLAIN, AND ZONE "AE". AREAS DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE ELEVATIONS DETERMINED ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 480390110K, DATED DECEMBER 30, 2020.
- ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDDATION.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY THE PUBLIC UTILITIES AT THE PROPERTY OWNERS 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.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION.
- ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
- ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 31.
- ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.
- ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, 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 FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.



FINAL PLAT  
**STERLING LAKES NORTH  
SEC 2**

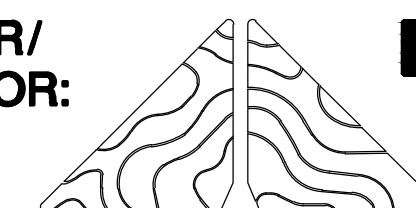
A SUBDIVISION OF 24.48 ACRES OF LAND  
OUT OF THE  
W.H. DENNIS SURVEY, A-516  
BRAZORIA COUNTY, TEXAS

82 LOTS      4 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 77380 833-823-2200  
TBPS REGISTRATION NUMBER 10194692



STATE OF TEXAS §  
 COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 24.48 acre (1,066,417 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 24.48 acre (1,066,417 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:

COMMENCING at a 5/8-inch iron rod (with cap) found, being a southeast corner 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, and being the beginning of a curve to the right;

THENCE, along the east line of said called 98.190 acre tract, the following seven (7) courses and distances:

1. Along said curve to the right in a westerly direction, with a radius of 25.00 feet, a central angle of 30°07'45", an arc length of 13.15 feet, and a chord bearing North 77°46'21" West, 13.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the POINT OF BEGINNING of the herein described tract and being the beginning of a curve to the right;
2. Along said curve to the right in a northerly direction, with a radius of 25.00 feet, a central angle of 60°02'53", an arc length of 26.20 feet, and a chord bearing North 32°41'02" West, 25.02 feet to a 5/8-inch iron rod (with cap) found;
3. North 02°39'08" West, 348.71 feet to a 5/8-inch iron rod (with cap) found;
4. Along said curve to the left in a northerly direction, with a radius of 430.00 feet, a central angle of 40°21'13", an arc length of 302.85 feet, and a chord bearing North 22°49'45" West, 296.63 feet to a 5/8-inch iron rod (with cap) found;
5. North 43°00'23" West, 347.22 feet to a 5/8-inch iron rod (with cap) found;
6. North 36°47'28" East, 270.29 feet to a 5/8-inch iron rod (with cap) found;
7. North 41°35'05" East, 104.89 feet to a 5/8-inch iron rod (with cap) found;

THENCE, over and across said called 455.9 acre tract, the following seven (7) courses and distances:

1. South 53°12'02" East, 109.99 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
2. North 36°47'58" East, 24.72 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
3. South 53°12'02" East, 338.66 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
4. North 87°21'10" East, 698.28 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the northeast corner of the herein described tract;
5. South 02°51'41" East, 896.18 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the right;
6. Along said curve to the right in a southwesterly direction, with a radius of 35.00 feet, a central angle of 90°12'51", an arc length of 55.11 feet, and a chord bearing South 42°14'45" West, 49.59 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
7. South 87°21'10" West, 933.91 feet to the POINT OF BEGINNING, CONTAINING 24.48 acres (1,066,417 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

**BRAZORIA COUNTY DRAINAGE DISTRICT #5 APPROVAL**

\_\_\_\_\_  
 President Date  
 Lee Walden, P.E.

\_\_\_\_\_  
 Vice President Date  
 Kerry L. Osburn

\_\_\_\_\_  
 Secretary/Treasurer Date  
 Brandon Middleton

\_\_\_\_\_  
 District Engineer Date  
 Nazar Sabti

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

\_\_\_\_\_  
 Wil Kennedy McLean Barnett  
 Mayor

\_\_\_\_\_  
 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 24.48 Acre tract described in the above and foregoing map of STERLING LAKES NORTH SEC 2, 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 2, 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 Warren Davis  
 Chairman

\_\_\_\_\_  
 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.

**FINAL PLAT  
 STERLING LAKES NORTH  
 SEC 2**

A SUBDIVISION OF 24.48 ACRES OF LAND  
 OUT OF THE  
 W.H. DENNIS SURVEY, A-516  
 BRAZORIA COUNTY, TEXAS

82 LOTS      4 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

