

Thursday, March 2, 2023

Amber Scopes
Pape-Dawson Engineers, Inc.
10350 Richmond Ave., Suite 200
Houston, TX

**Re: Sterling Lakes North Section 1 Final Plat
Letter of Recommendation to Approve
COIC Project No. 2048
ALLC Project No. 16007-2-283**

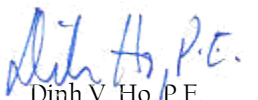
Dear Ms. Scopes;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Sterling Lakes North Section 1 Final Plat received on or about March 2, 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, we have no objections to the final plat as resubmitted on March 2, 2023. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than March 2, 2023, for consideration at the March 7, 2023, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-283

WE, LGI HOMES–TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ITS OFFICERS,

AND OWNERS, HEREINAFTER REFERRED TO AS OWNERS, OF THE 98.190 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF STERLING LAKES NORTH SEC 1 PLAT, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID PARTNERSHIP, FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNED TO WARRANT AND DEFEND THE TITLE OF THE LAND SO DEDICATED.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THE PLAT SPECIFICALLY NOTED A PUBLIC RIGHTS–OF–WAY, SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PUBLIC RIGHT–OF–WAY BY THE OWNERS, HEIRS, SUCCESSORS AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THE PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREFIGHTER, FIRE FIGHTING EQUIPMENT, POLICE AND EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ESTABLISHED AS PUBLIC RIGHTS–OF–WAY.

FURTHER, LIENHOLDERS MUST EXECUTE A SUBORDINATION AGREEMENT SUBORDINATING THEIR LIENS TO ALL PUBLIC STREETS, ALLEYS, PARKS, SCHOOL SITES AND OTHER PUBLIC AREAS SHOWN ON THE PLAT OF SUCH SUBDIVISION OR RESUBDIVISION AS BEING SET ASIDE FOR PUBLIC USE OR PURPOSE.

IN TESTIMONY WHEREOF, LGI HOMES–TEXAS, LLC A TEXAS LIMITED LIABILITY COMPANY, AUTHORIZED REPRESENTATIVE HAS CAUSED

THESE PRESENTS TO BE SIGNED BY _____, _____, THEREUNTO AUTHORIZED,

ATTESTED BY ITS _____, _____.

THIS _____ DAY OF _____, 2023.

LGI HOMES–TEXAS, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: _____

PRINT NAME: _____

TITLE: _____

BY: _____

PRINT NAME: _____

TITLE: _____

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, AND _____ OF LGI HOMES–TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGEMENT TO ME THAT THEY 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
MY COMMISSION EXPIRES

I, BRIAN NAWARA, 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; AND THAT, EXCEPT AS SHOWN, ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON PIPES OR IRON RODS HAVING A DIAMETER OF 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, SOUTH CENTRAL ZONE (4204), NAD–83.

BRIAN NAWARA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6060

CERTIFICATE OF COUNTY CLERK

LEGAL DESCRIPTION OF LAND PARCELED CAN BE FOUND ON SHEET 2 OF 7

APPROVAL BY PLAT ROOM RECORDER

DATE _____

JOYCE HUDMAN, COUNTY CLERK

VOLUME _____, PAGE _____

FLOOD PLAIN CERTIFICATION

STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOOD PLAIN MUST BE ELEVATED TO THE F.I.A. BASE FLOOD ELEVATION. NO BUILDING PERMITS WILL BE ISSUED IN A FLOODWAY BELOW THE BASE FLOOD ELEVATION (B.F.E.). THIS MUST BE IN ACCORDANCE WITH THE CITY OF IOWA COLONY FLOOD DAMAGE PREVENTION ORDINANCE. CONTACT THE FLOOD PLAIN ADMINISTRATOR'S OFFICE FOR SPECIFIC INFORMATION.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 APPROVAL
BCDD5 REFERENCE ID # B200051

LEE WALDEN, P.E., PRESIDENT

DATE _____

KERRY OSBURN, VICE PRESIDENT

DATE _____

BRANDON MIDDLETON, SECRETARY/TREASURER

DATE _____

NAZAR SABTI, DISTRICT ENGINEER

DATE _____

PLAT NOTES:

- ONE–FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREET WHERE SUCH STREETS ADJUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE–SUBDIVIDED IN A RECORDED PLAT, THE ONE–FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT–OF–WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVERT IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- THE RADIUS ON ALL BLOCK CORNERS IS 25.00 FEET, UNLESS OTHERWISE NOTED.
- ALL EASEMENTS ARE CENTERED ON LOT LINES, UNLESS OTHERWISE SHOWN.
- THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES, REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD–83; AND, MAY BE CONVERTED TO SURFACE VALUES BY DIVIDING BY THE COMBINED SCALE FACTOR OF 0.999870017.
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD–83.
- ABSENT WRITTEN AUTHORIZATION BY AFFECTED UTILITIES, ALL CENTERPOINT ENERGY, BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5, AND CITY OF IOWA COLONY UTILITY EASEMENTS MUST BE KEPT UNOBSTRUCTED BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY THE UTILITY AT THE PROPERTY OWNER'S EXPENSE.
- THE FINAL PLAT SHALL EXPIRE TWO (2) YEARS AFTER CITY COUNCIL APPROVAL IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO (2) YEAR PERIOD OR THE ONE (1) YEAR EXTENSION PERIOD GRANTED BY THE CITY COUNCIL.
- ALL STREETS SHALL BE CONSTRUCTED TO THE CITY'S DESIGN CRITERIA.
- A MINIMUM OF FIVE (5) FOOT WIDE SIDEWALK SHALL BE REQUIRED ALONG BOTH SPINE ROADS, OR A MINIMUM OF SIX (6) FOOT WIDE SIDEWALK SHALL BE REQUIRED ALONG 1 SIDE, AND A MINIMUM OF FOUR (4) FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS WITHIN THE RESIDENTIAL SECTION AND SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- SIDEWALKS MUST BE CONSTRUCTED AS A PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT, IF SIDEWALKS ARE REQUIRED BY THE CITY'S SIDEWALK MASTER PLAN.
- THE OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
- THE OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THIS SUBDIVISION EMPLOYS A DRAINAGE SYSTEM, WHICH UTILIZES STREETS AND ADJACENT PROPERTIES TO STORE AND CONVEY STORM WATER. THUS, DURING STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION.
- CEDAR RAPID PARKWAY AND KARSTEN BOULEVARD ARE DESIGNATED AS A "PLANNED THOROUGHFARE" (MINIMUM 120' WIDTH) ON THE CURRENT MAJOR THOROUGHFARE PLAN.
- PRIMARY BENCHMARK:
NATIONAL GEODETIC SURVEY MARKER E306, BEING A BRASS DISK SET ON TOP OF A CONCRETE POST, STAMPED "E 306 1935",
ELEVATION OF 52.00'; (NAVD88)
AND
NATIONAL GEODETIC SURVEY MARKER Q1512, BEING A STAINLESS STEEL ROD SET IN CASING, STAMPED "Q 1512 1987",
ELEVATION OF 56.13'; (NAVD88)
- BOUNDARY CLOSURE CALCULATION ERROR (1:412013)
- THIS PROPERTY LIES WITHIN BOMUD NO 31.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- SUBDIVISION IS LOCATED PARTIALLY IN ZONE "X" WITH NO BASE FLOOD BASE ELEVATION REQUIRED AND PARTIALLY LOCATED IN ZONE "AE" WITH A BASE FLOOD ELEVATION OF 53.0. THIS INFORMATION IS BASED ON BRAZORIA COUNTY FIRM COMMUNITY MAP 48039, PANEL 110K, DATED DECEMBER 30, 2020.
- MONUMENTS SET AS EXTERIOR BOUNDARY MARKERS WILL BE SET WITH A MINIMUM OF FIVE EIGHTS (5/8) INCH IRON ROD OR THREE QUARTERS (3/4) INCH IRON PIPE AT LEAST THIRTY SIX (36) INCHES LONG, ENCASED IN CONCRETE FOR A MINIMUM OF EIGHTEEN INCHES BELOW THE SURFACE OF THE GROUND.

CERTIFICATE OF CITY COUNCIL

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS THIS THE _____ DAY OF _____, 2023, HAS APPROVED THIS PLAT AND SUBDIVISION OF STERLING LAKES NORTH SEC 1 PLAT AS SHOWN HEREON.

MICHAEL BYRUM–BRATSEN, MAYOR

WIL KENNEDY

ARNETTA HICKS–MURRAY

MARQUETTE GREENE–SCOTT

CHAD WILSEY

CERTIFICATE OF CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE CITY PLANNING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS THIS THE _____ DAY OF _____, 2023, HAS APPROVED THIS PLAT AND SUBDIVISION OF STERLING LAKES NORTH SEC 1 PLAT AS SHOWN HEREON.

DAVID HURST, CHAIRMAN

BRENDA DILLON

STEVEN BYRUM–BRASTEN

LES HOSEY

BRIAN JOHNSON

TIMOTHY VARLACK

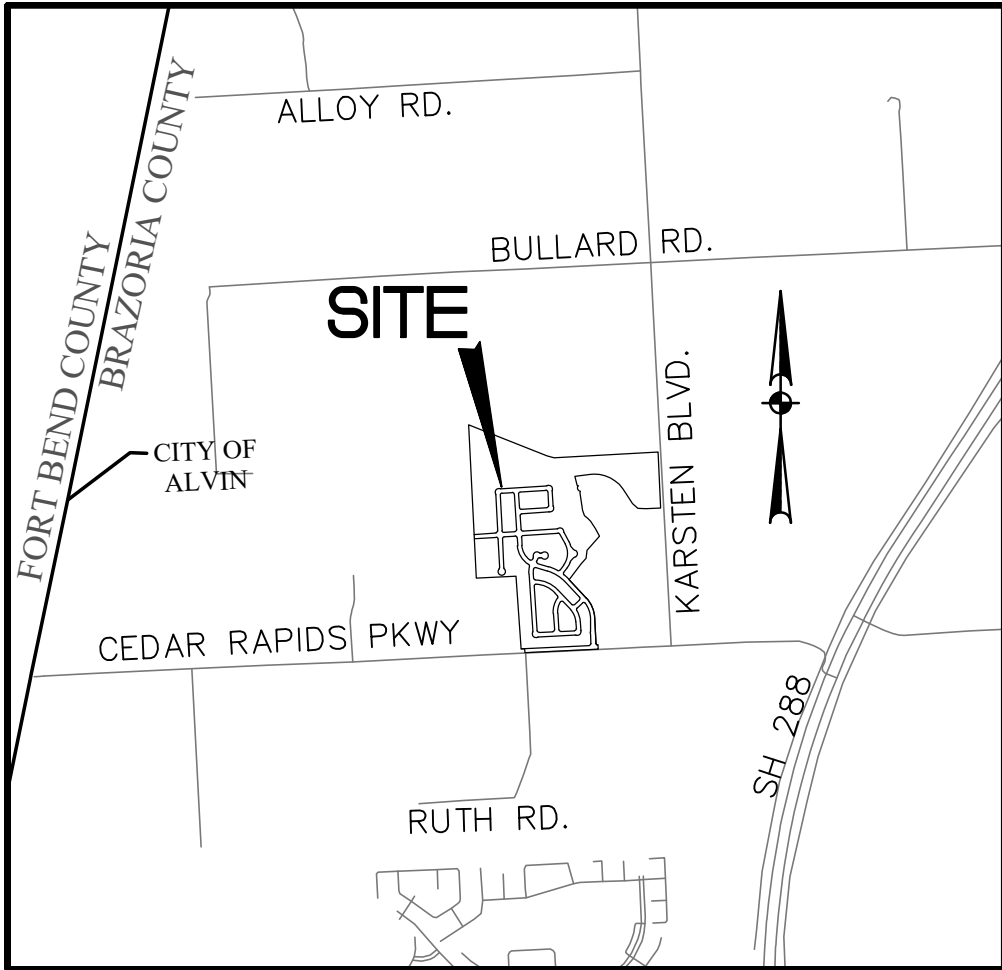
TERRY HAYES

APPROVAL BY CITY ENGINEER

DINH HO, P.E., CITY ENGINEER

DATE _____

MINIMUM FINISHED FLOOR ELEVATIONS					
BLOCK	LOT NO	ELEV.	BLOCK	LOT NO	ELEV.
1	1	58.21	4	9	58.17
1	2	58.08	4	10	58.30
1	3	57.95	4	11	58.30
1	4	57.81	4	12	58.15
1	5	57.92	4	13	57.96
1	6	58.10	4	14	57.77
1	7	58.37	4	15	57.58
1	8	58.51	5	1	57.50
1	9	58.51	5	2	57.51
1	10	58.51	5	3	57.43
1	11	58.22	5	4	57.89
1	12	58.22	5	5	57.89
1	13	58.08	5	6	58.33
1	14	57.93	5	7	58.26
1	15	57.99	5	8	58.26
1	16	58.14	5	9	57.63
1	17	58.14	5	10	57.42
1	18	57.98	5	11	57.42
1	19	57.99	5	12	57.71
1	20	58.14	5	13	57.71
1	21	58.30	5	14	57.49
1	22	58.87	5	15	57.40
1	23	59.06	5	16	57.59
1	24	59.21	5	17	57.78
1	25	59.04	5	18	57.78
1	26	59.04	5	19	57.55
1	27	58.36	5	20	57.51
1	28	58.17	5	21	57.70
1	29	57.97	5	22	57.47
1	30	58.04	5	23	57.67
1	31	58.23	5	24	57.86
1	32	58.41	5	25	57.86
1	33	58.41	5	26	57.78
1	34	58.13	5	27	57.81
1	35	57.93	5	28	58.15
1	36	57.84	5	29	58.10
1	37	57.98	5	30	58.10
1	38	58.12	5	31	57.93
1	39	58.25	5	32	57.65
1	40	58.25	5	33	57.46
1	41	58.18	5	34	57.66
1	42	57.93	5	35	57.86
1	43	57.88	5	36	57.86
1	44	58.00	5	37	57.63
1	45	57.66	5	38	57.47
1	46	57.31	5	39	57.39
1	47	57.71	5	40	57.52
1	48	57.86	5	41	57.52
1	49	58.14	5	42	57.35
1	50	58.14	5	43	56.05
1	51	57.93	5	44	57.42
1	52	57.72	5	45	57.45
1	53	58.15	5	46	57.68
1	54	58.04	5	47	57.68
1	55	57.72	5	48	57.48
1	56	57.93	5	49	57.34
1	57	58.14	5	50	57.52
1	58	57.86	5	51	57.70
1	59	57.86	5	52	57.79
1	60	57.71	5	53	57.59
1	61	57.93	5	54	57.61
2	1	58.08	5	55	57.79
2	2	58.08	5	56	57.97
2	3	57.85	6	1	57.74
2	4	58.04	6	2	57.53
2	5	58.04	6	3	57.88
2	6	58.29	6	4	57.88
2	7	58.29	6	5	57.65
2	8	58.09	6	6	57.37
2	9	58.04	6	7	57.25
2	10	58.19	6	8	57.40
2	11	58.23	6	9	57.59
2	12	58.23	6	10	57.78
3	1	57.79	6	11	57.78
3	2	58.15	6	12	57.55
3	3	58.15	6	13	57.51
3	4	58.19	6	14	57.70
3	5	58.12	6	15	58.31
3	6	58.12	6	16	58.55
3	7	58.13	6	17	58.55
3	8	58.28	6	18	58.24
3	9	58.28	6	19	58.47
3	10	58.23	6	20	58.69
3	11	58.06	6	21	58.69
3	12	58.07	6	22	58.64
3	13	58.26	7	1	57.53
3	14	58.26	7	2	57.72
3	15	58.26	7	3	57.90
3	16	58.26	7	4	57.90
3	17	58.06	7	5	57.72
3	18	57.96	7	6	57.61
3	19	58.14	7	7	57.38
3	20	58.33	7	8	57.26
3	21	58.33	7	9	57.49
3	22	58.31	7	10	57.49
3	23	58.11	7	11	57.45
3	24	57.91	7	12	57.27
3	25	58.26	8	1	57.73
4	1	57.90	8	2	57.75
4	2	57.98	8	3	57.57
4	3	58.13	8	4	57.64
4	4	58.40	8	5	57.83
4	5	58.40	8	6	57.83
4	6	58.26	8	7	57.65
4	7	58.11	8	8	57.47
4	8	58.04			



LOCATION MAP

SCALE: 1"=2640'

LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (PD)
- AC = ACRE
- AE = AERIAL EASEMENT
- BCCF NO. = BRAZORIA COUNTY CLERK'S FILE NUMBER
- BCDR = BRAZORIA COUNTY DEED RECORDS
- BCFCD = BRAZORIA COUNTY FLOOD CONTROL DISTRICT
- BL = BUILDING LINE
- BCMR = BRAZORIA COUNTY MAP RECORDS
- BCOPRRP = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- COS = COMPENSATING OPEN SPACE
- EX = DRAINAGE EASEMENT
- DE = EXISTING
- FC NO. = FILM CODE NUMBER
- FD = FOUND
- GBL = GARAGE BUILDING LINE
- IR = IRON ROD
- OPRRPBC = OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS
- R = RADIUS
- ROW = RIGHT–OF–WAY
- SE = SQUARE FEET
- SSE = SANITARY SEWER EASEMENT
- STM SE = STORM SEWER EASEMENT
- UE = UTILITY EASEMENT
- UVE = UNOBSTRUCTED VISIBILITY EASEMENT
- WLE = WATER LINE EASEMENT

STERLING LAKES NORTH SEC 1 FINAL PLAT

A SUBDIVISION OF 98.190 ACRES
LOCATED IN THE H.T. & B.R.R. CO. SURVEY,
ABSTRACT NO. 516
BRAZORIA COUNTY, TEXAS

211 LOTS 12 RESERVES 8 BLOCKS

FEBRUARY 2023

OWNER:
LGI HOMES–TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY
JACK LIPAR
EXECUTIVE VICE PRESIDENT
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL. 281.362.8998

SURVEYOR:
BRIAN NAWARA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6060
10350 RICHMOND AVENUE, SUITE 200
HOUSTON, TEXAS 77042
TEL. 713.428.2400

**PAPE-DAWSON
ENGINEERS**

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	50.00'	107°38'11"	S20°30'58"E	80.71'	93.93'
C2	430.00'	40°21'15"	S22°49'43"E	296.63'	302.86'
C3	25.00'	90°11'32"	S47°44'52"E	35.41'	39.35'
C4	400.00'	40°21'16"	N22°49'43"W	275.94'	281.73'
C5	600.00'	30°19'27"	N58°10'04"W	313.86'	317.55'
C6	300.00'	69°29'48"	N38°34'54"W	341.98'	363.88'
C7	55.00'	62°32'37"	S58°09'19"W	57.10'	60.04'
C8	300.00'	30°43'00"	S11°31'30"W	158.91'	160.83'
C9	55.00'	89°00'38"	S48°20'19"E	77.11'	85.44'
C10	55.00'	90°59'22"	N41°39'41"E	78.45'	87.34'
C11	300.00'	39°28'29"	N23°34'14"W	202.63'	206.69'
C12	400.00'	50°31'31"	N68°34'14"W	341.42'	352.73'
C13	300.00'	47°40'11"	S20°00'05"W	242.46'	249.60'
C14	55.00'	65°12'06"	N61°13'57"W	59.27'	62.59'
C15	300.00'	65°25'24"	N40°44'48"E	324.25'	342.56'
C16	55.00'	89°00'59"	N41°39'31"E	77.11'	85.45'
C17	55.00'	90°00'00"	S48°50'00"E	77.78'	86.39'
C18	55.00'	90°00'00"	S41°10'00"W	77.78'	86.39'
C19	25.00'	89°00'59"	N41°39'31"E	35.05'	38.84'
C20	25.00'	25°41'44"	N15°41'51"W	11.12'	11.21'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C41	25.00'	90°10'07"	N42°04'19"E	35.41'	39.34'
C42	516.00'	4°34'36"	S0°43'26"E	41.21'	41.22'
C43	484.00'	47°12'57"	N0°32'37"W	35.61'	35.61'
C44	370.00'	34°13'28"	N19°45'49"W	217.74'	221.01'
C45	25.00'	96°25'55"	N85°05'31"W	37.28'	42.08'
C46	25.00'	78°26'12"	S7°28'25"W	31.61'	34.22'
C47	330.00'	27°54'41"	S17°47'20"E	159.17'	160.76'
C48	25.00'	12°40'35"	S10°10'17"E	5.52'	5.53'
C49	50.00'	129°30'24"	S48°14'37"W	90.45'	113.02'
C50	25.00'	25°50'27"	N79°55'24"W	11.18'	11.28'
C51	25.00'	26°11'34"	S74°03'36"W	11.33'	11.43'
C52	50.00'	141°16'37"	N48°23'53"W	94.34'	123.29'
C53	25.00'	26°04'25"	N9°12'13"E	11.28'	11.38'
C54	330.00'	18°10'31"	N5°15'15"E	104.24'	104.68'
C55	25.00'	72°03'02"	N21°41'00"W	29.41'	31.44'
C56	330.00'	53°52'31"	N30°46'15"W	298.99'	310.30'
C57	25.00'	90°00'00"	N48°50'00"W	35.36'	39.27'
C58	25.00'	89°00'59"	S41°39'31"W	35.05'	38.84'
C59	25.00'	40°44'23"	S23°13'10"E	17.40'	17.78'
C60	50.00'	265°35'14"	S89°12'16"W	73.38'	231.77'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C81	25.00'	65°12'06"	N61°13'57"W	26.94'	28.45'
C82	270.00'	65°25'24"	N4°04'48"E	291.82'	308.30'
C83	25.00'	82°08'53"	N77°50'57"E	32.84'	35.83'
C84	630.00'	12°14'11"	S67°12'42"E	134.29'	134.55'
C85	25.00'	100°12'48"	S23°13'24"E	38.36'	43.73'
C86	25.00'	62°32'37"	S58°09'19"W	25.95'	27.29'
C87	25.00'	42°50'00"	N69°09'23"W	18.26'	18.69'
C88	50.00'	265°40'01"	S0°34'23"E	73.33'	231.84'
C89	25.00'	42°50'00"	N68°00'37"E	18.26'	18.69'
C90	25.00'	42°50'00"	S69°09'23"E	18.26'	18.69'
C91	50.00'	148°12'37"	N58°09'19"E	96.18'	129.34'
C92	25.00'	42°50'00"	N5°28'00"E	18.26'	18.69'
C93	25.00'	99°51'14"	N78°48'37"E	38.26'	43.57'
C94	270.00'	49°25'46"	S28°32'53"E	225.77'	232.93'
C95	25.00'	90°00'00"	S41°10'00"W	35.36'	39.27'
C96	25.00'	90°00'00"	N48°50'00"W	35.36'	39.27'
C97	25.00'	90°00'00"	N41°10'00"E	35.36'	39.27'
C98	25.00'	90°00'00"	S48°50'00"E	35.36'	39.27'
C99	25.00'	90°00'00"	S41°10'00"W	35.36'	39.27'
C100	25.00'	90°00'00"	N48°50'00"W	35.36'	39.27'

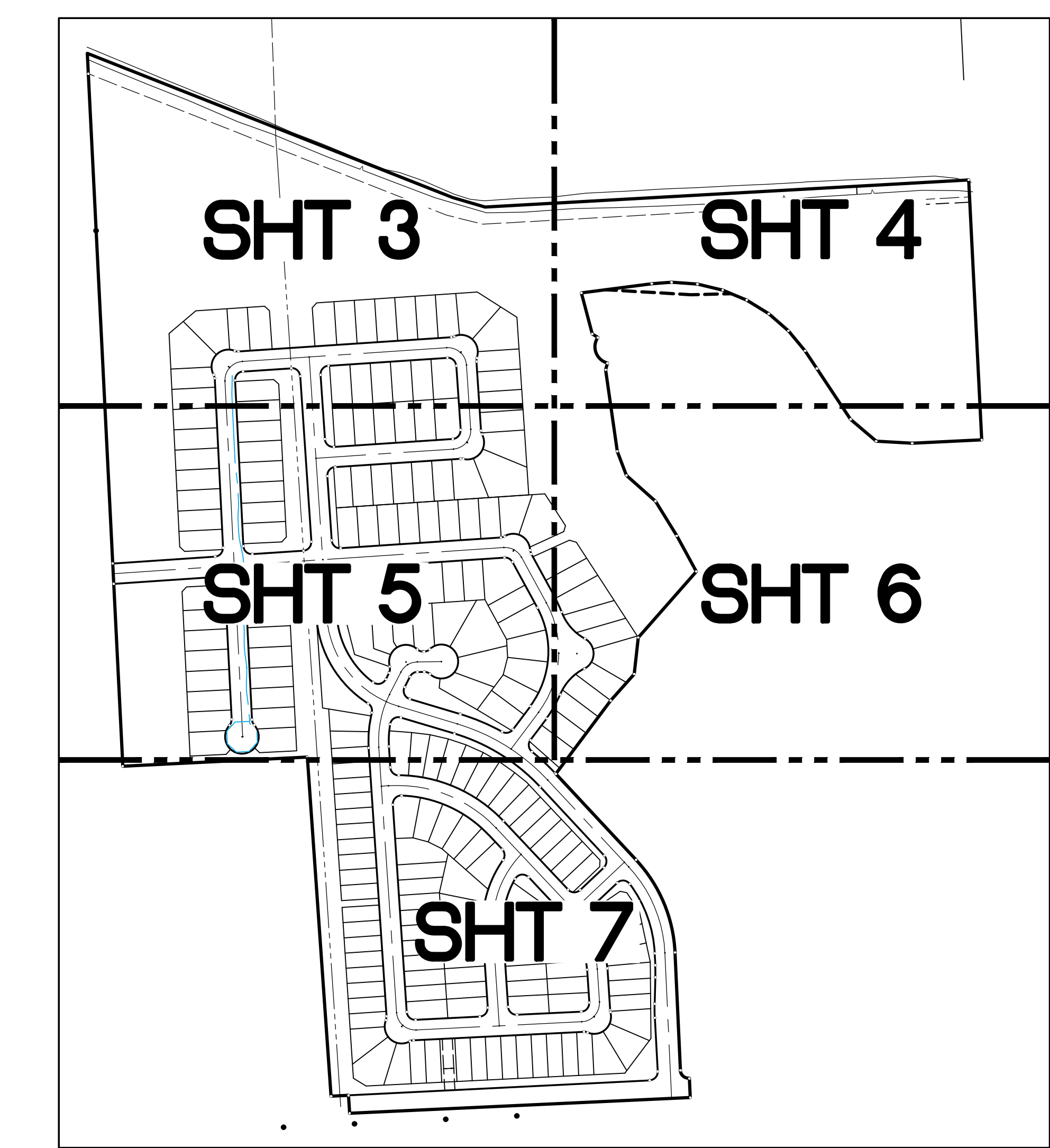
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C101	25.00'	90°00'00"	N41°10'00"E	35.36'	39.27'
C102	25.00'	90°59'01"	S48°20'29"E	35.66'	39.70'
C103	25.00'	89°00'59"	S41°39'31"W	35.05'	38.84'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C21	50.00'	140°03'47"	N41°29'11"E	93.99'	122.23'
C22	25.00'	25°21'04"	S81°09'28"E	10.97'	11.06'
C23	25.00'	20°05'14"	N76°07'23"E	8.72'	8.76'
C24	50.00'	134°43'40"	N46°33'24"W	92.30'	117.57'
C25	25.00'	24°38'26"	S8°29'13"W	10.67'	10.75'
C26	25.00'	25°39'10"	S16°39'35"E	11.10'	11.19'
C27	50.00'	133°42'36"	S37°22'08"W	91.95'	116.68'
C28	25.00'	18°03'25"	N84°48'17"W	7.85'	7.88'
C29	25.00'	90°00'00"	S41°10'00"W	35.36'	39.27'
C30	25.00'	90°00'00"	S48°50'00"E	35.36'	39.27'
C31	25.00'	26°54'38"	N72°42'41"E	11.63'	11.74'
C32	50.00'	118°35'17"	S61°26'59"E	85.98'	103.49'
C33	25.00'	26°28'34"	S15°23'37"E	11.45'	11.55'
C34	330.00'	7°57'02"	S24°39'23"E	45.76'	45.79'
C35	150.00'	14°06'34"	N41°04'11"E	104.52'	106.75'
C36	50.00'	124°55'05"	S1°00'02"W	88.67'	109.01'
C37	150.00'	40°46'38"	S43°04'16"W	104.52'	106.75'
C38	330.00'	14°06'34"	S29°44'14"W	81.06'	81.26'
C39	25.00'	88°14'17"	S7°19'38"E	34.81'	38.50'
C40	630.00'	8°26'25"	S47°13'34"E	92.72'	92.81'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C61	25.00'	44°50'52"	N19°34'27"E	19.07'	19.57'
C62	25.00'	90°59'01"	N48°20'28"W	35.66'	39.70'
C63	25.00'	106°35'18"	S83°23'52"W	40.09'	46.51'
C64	270.00'	39°28'35"	N23°34'14"W	182.36'	186.02'
C65	25.00'	90°59'22"	N41°39'41"E	35.66'	39.70'
C66	25.00'	89°00'38"	S48°20'19"E	35.05'	38.84'
C67	270.00'	33°56'13"	S13°08'06"W	157.60'	159.92'
C68	370.00'	44°53'28"	N65°45'12"W	282.54'	289.89'
C69	25.00'	78°38'12"	N3°59'23"W	31.68'	34.31'
C70	330.00'	39°09'43"	N15°44'52"E	221.19'	225.56'
C71	25.00'	90°59'22"	N41°39'41"E	35.66'	39.70'
C72	25.00'	89°00'38"	S48°20'19"E	35.05'	38.84'
C73	25.00'	95°38'03"	S43°59'02"W	37.05'	41.73'
C74	570.00'	30°19'27"	N58°10'04"W	298.17'	301.67'
C75	25.00'	89°41'52"	N1°50'35"E	35.26'	39.14'
C76	25.00'	90°00'00"	S88°18'29"E	35.36'	39.27'
C77	430.00'	46°15'22"	S66°26'10"E	337.80'	347.15'
C78	25.00'	85°43'51"	S46°41'55"E	34.01'	37.41'
C79	270.00'	14°03'02"	S31°13'1"W	66.05'	66.21'
C80	25.00'	96°27'10"	S58°26'37"W	37.29'	42.09'

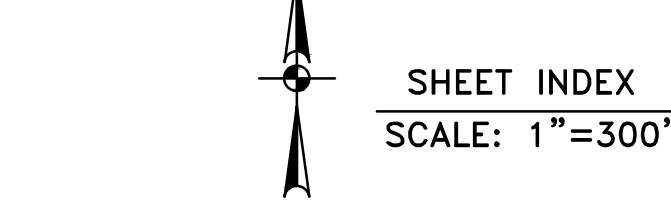
LINE TABLE		
LINE #	BEARING	LENGTH
L1	N33°44'05"W	63.02'
L2	N39°49'57"W	76.73'
L3	N49°02'22"W	76.73'
L4	N58°14'46"W	76.73'
L5	N67°27'11"W	76.73'
L6	N76°39'36"W	76.73'
L7	N85°52'01"W	76.73'
L8	S86°00'47"W	58.64'
L9	S56°41'53"E	20.00'
L10	S15°39'56"W	20.00'
L11	S20°58'32"E	75.94'
L12	S48°23'11"E	114.80'
L13	S2°38'50"E	56.51'
L14	N3°49'52"W	53.06'
L15	S87°09'23"W	51.30'
L16	S89°25'37"W	71.14'
L17	S31°50'41"E	9.35'
L18	N41°36'53"E	4.83'
L19	N44°19'09"W	1.72'
L20	S86°10'00"W	21.13'

LINE TABLE		
LINE #	BEARING	LENGTH
L61	N41°10'00"E	19.80'
L62	S48°50'00"E	19.80'
L63	S47°50'59"E	19.80'
L64	S14°24'08"W	53.43'
L65	S3°34'20"E	52.97'
L66	N71°00'28"W	110.06'
L67	N70°29'35"W	53.54'
L68	N31°36'33"W	20.00'
L69	N4°35'23"E	28.12'
L70	N42°09'01"E	19.80'
L71	S47°50'59"E	19.80'



LINE TABLE		
LINE #	BEARING	LENGTH
L21	S28°30'05"W	3.97'
L22	N88°59'58"W	53.56'
L23	N87°09'01"E	1.83'
L24	S48°28'31"E	4.34'
L25	S42°45'44"W	2.57'
L26	N51°26'42"W	2.40'
L27	S36°47'30"W	79.67'
L28	N1°33'52"E	78.26'
L29	N2°39'06"W	35.12'
L30	N3°50'00"W	111.39'
L31	S43°18'29"E	58.69'
L32	N3°50'00"W	61.78'
L33	S36°47'30"W	85.55'
L34	N26°53'00"E	34.57'
L35	N89°25'37"E	20.15'
L36	S89°25'37"W	2.57'
L37	S26°53'00"W	21.69'
L38	N3°50'00"W	111.39'
L39	N78°52'13"W	19.68'
L40	N33°32'05"W	67.70'

LINE TABLE		
LINE #	BEARING	LENGTH
L41	S47°50'59"E	19.80'
L42	N48°00'46"W	20.00'
L43	S42°19'12"W	20.01'
L44	N42°10'19"E	19.24'
L45	S0°38'10"E	41.48'
L46	S13°32'43"W	38.13'
L47	S87°36'16"W	53.03'
L48	N74°36'41"W	46.42'
L49	N63°34'54"W	45.65'
L50	S1°41'31"W	19.80'
L51	S51°03'22"E	45.53'
L52	S54°32'46"E	55.25'
L53	S60°13'20"E	55.25'
L54	S65°53'53"E	55.25'
L55	S71°34'26"E	55.25'
L56	S77°14'59"E	55.25'
L57	S82°55'32"E	55.25'
L58	S85°42'04"E	66.12'
L59	S73°44'42"E	21.22'
L60	S16°15'18"W	18.27'



A RESTRICTED RESERVE
(RESTRICTED TO UTILITY, LANDSCAPE,
OR OPEN SPACE PURPOSES ONLY)
3.874 AC. 168,749 SQ.FT.

B RESTRICTED RESERVE
(RESTRICTED TO UTILITY, LANDSCAPE,
OR OPEN SPACE PURPOSES ONLY)
0.210 AC. 9,154 SQ.FT.

C RESTRICTED RESERVE
(RESTRICTED TO UTILITY, LANDSCAPE,
OR OPEN SPACE PURPOSES ONLY)
0.427 AC. 18,591 SQ.FT.

D RESTRICTED RESERVE
(RESTRICTED TO LIFT STATION
PURPOSES ONLY)
0.317 AC. 13,806 SQ.FT.

E RESTRICTED RESERVE
(RESTRICTED TO UTILITY, LANDSCAPE,
OR OPEN SPACE PURPOSES ONLY)
0.047 AC. 2,045 SQ.FT.

F RESTRICTED RESERVE
(RESTRICTED TO UTILITY, LANDSCAPE,
OR OPEN SPACE PURPOSES ONLY)
0.354 AC. 15,430 SQ.FT.

G RESTRICTED RESERVE
(RESTRICTED TO UTILITY, LANDSCAPE,
OR OPEN SPACE PURPOSES ONLY)
0.252 AC. 10,957 SQ.FT.

H RESTRICTED RESERVE
(RESTRICTED TO UTILITY, LANDSCAPE,
OR OPEN SPACE PURPOSES ONLY)
0.104 AC. 4,535 SQ.FT.

I RESTRICTED RESERVE
(RESTRICTED TO UTILITY, LANDSCAPE,
OR OPEN SPACE PURPOSES ONLY)
0.149 AC. 6,507 SQ.FT.

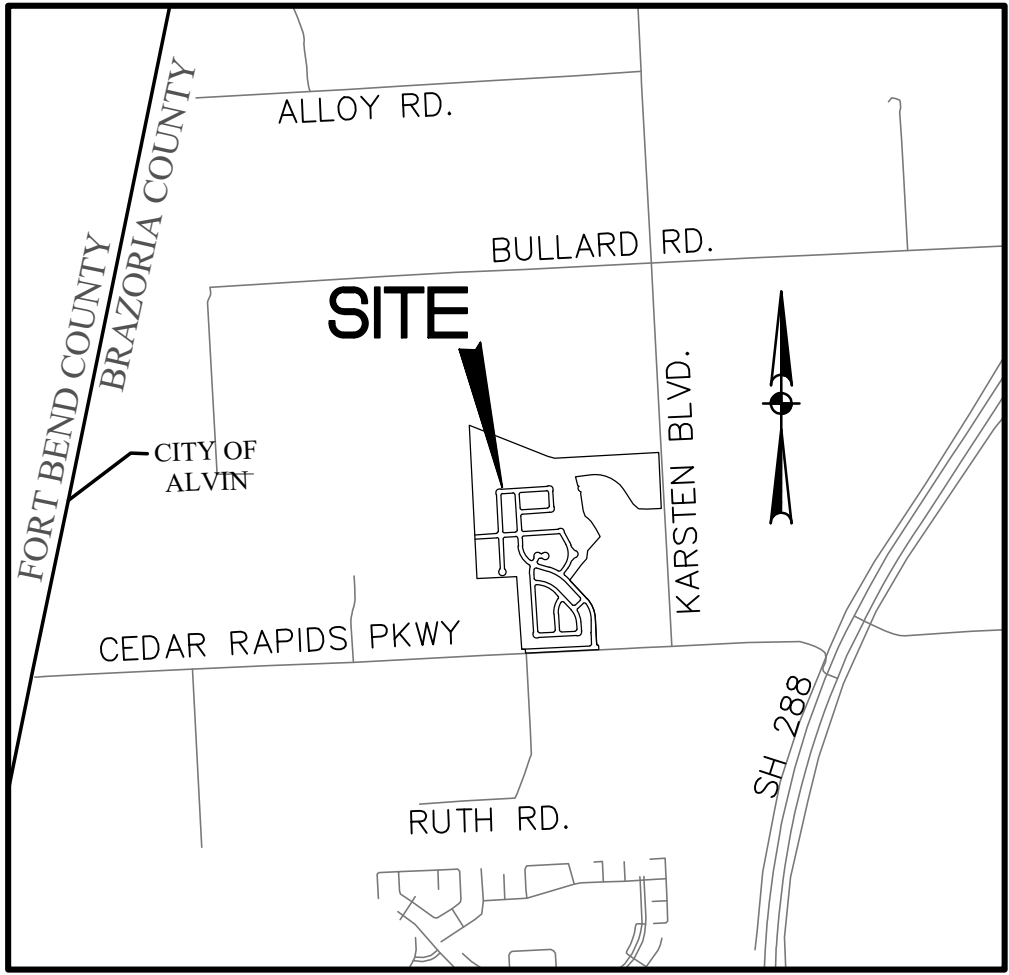
J RESTRICTED RESERVE
(RESTRICTED TO UTILITY, LANDSCAPE,
OR OPEN SPACE PURPOSES ONLY)
1.025 AC. 44,664 SQ.FT.

K RESTRICTED RESERVE
(RESTRICTED TO UTILITY, LANDSCAPE,
OPEN SPACE, DRAINAGE, OR
DETENTION PURPOSES ONLY)
37.639 AC. 1,639,547 SQ.FT.

L RESTRICTED RESERVE
(RESTRICTED TO UTILITY, LANDSCAPE,
OPEN SPACE, DRAINAGE, OR
DETENTION PURPOSES ONLY)
2.558 AC. 111,448 SQ.FT.

METES AND BOUNDS DESCRIPTION

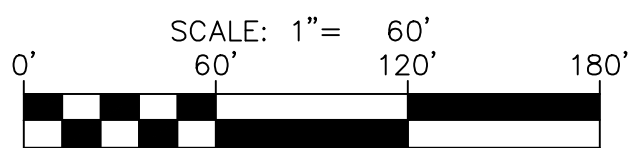
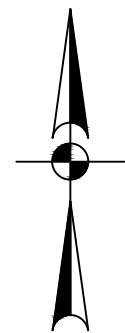
A 98.190 ACRE, OR 4,277,156 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING ALL OF A 98.190 ACRE TRACT OF LAND CONVEYED TO LGI HOMES—TEXAS, LLC AND DESCRIBED IN A DEED RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2020062462, SITUATED IN SECTION 58 OF THE H.T. & B. R.R. CO. SURVEY, ABSTRACT NO. 516, IN BRAZORIA COUNTY, TEXAS, SAID 98.190 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NAD2011) EPOCH 2010.00: COMMENCING: AT A PK NAIL FOUND IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 57 AND COUNTY ROAD 383, (60—FEET WIDE AS ACCEPTED INTO THE BRAZORIA COUNTY ROAD MAINTENANCE SYSTEM ON JUNE 26, 1967 BY THE BRAZORIA COUNTY COMMISSIONERS COURT), THE SOUTHEAST CORNER OF SAID SECTION 58, THE NORTHWEST CORNER OF SECTION 57 OF THE H.T. & B. R.R. CO. SURVEY, ABSTRACT NO. 2



LOCATION MAP
SCALE: 1"= 2640'

LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (PD)
- AC = ACRE
- AE = AERIAL EASEMENT
- BCF NO. = BRAZORIA COUNTY CLERK'S FILE NUMBER
- BCDR = BRAZORIA COUNTY DEED RECORDS
- BCFCD = BRAZORIA COUNTY FLOOD CONTROL DISTRICT
- BL = BUILDING LINE
- BCMR = BRAZORIA COUNTY MAP RECORDS
- BCOPRRP = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- COS = COMPENSATING OPEN SPACE
- DE = DRAINAGE EASEMENT
- EX = EXISTING
- FC NO. = FILM CODE NUMBER
- FD = FOUND
- GBL = GARAGE BUILDING LINE
- IR = IRON ROD
- OPRRPBC = OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS
- R = RADIUS
- ROW = RIGHT-OF-WAY
- SF = SQUARE FEET
- SSE = SANITARY SEWER EASEMENT
- STM SE = STORM SEWER EASEMENT
- UE = UTILITY EASEMENT
- UVE = UNOBSTRUCTED VISIBILITY EASEMENT
- WLE = WATER LINE EASEMENT



STERLING LAKES NORTH SEC 1 FINAL PLAT

A SUBDIVISION OF 98.190 ACRES
LOCATED IN THE H.T. & B.R.R. CO. SURVEY,
ABSTRACT NO. 516
BRAZORIA COUNTY, TEXAS

211 LOTS 12 RESERVES 8 BLOCKS
SCALE: 1" = 60' FEBRUARY 2023

OWNER:
LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY
JACK LIPAR
EXECUTIVE VICE PRESIDENT
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL. 281.362.8998

SURVEYOR:
BRIAN NAWARA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6060
10350 RICHMOND AVENUE, SUITE 200
HOUSTON, TEXAS 77042
TEL. 713.428.2400

**PAPE-DAWSON
ENGINEERS**

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

COULD NOT SET,
POINT FALLS IN DITCH
N: 13734551.55
E: 3101627.90
SET (PD)

ASTRO STERLING LAKES NORTH, L.P.
CALLED 455.9 ACRES
B.C.C.F. NO. 2021084511

BRAZORIA COUNTY DRAINAGE
DISTRICT 5 VARIABLE WIDTH
ACCESS EASEMENT
BCF NO. 2022061975

THE DOW CHEMICAL COMPANY
PIPE LINE RIGHT-OF-WAY
VOL. 397, PG. 269 B.C.D.R.
NO DEFINED WIDTH, BLANKET EASEMENT OVER
WEST 1/2 OF THE N.E. 1/4 OF SECTION 58

AA SHARP INVESTMENTS, LTD.
(B.C.C.F. NO. 2007068904)
DESCRIBED AS ITEM 8,
CALLED 120 ACRES
VOL. 1004, PG. 761 B.C.D.R.

FD. 1/2" I.R.

VOL. 395, PG. 609 B.C.D.R.

THE DOW CHEMICAL COMPANY
PIPE LINE RIGHT-OF-WAY
VOL. 395, PG. 609 B.C.D.R.
NO DEFINED WIDTH, BLANKET EASEMENT OVER
80 ACRES THE S.E. 1/4 OF SECTION 58

N0350'00"W 676.70'
50' BUILDING SETBACK

20' ACCESS
EASEMENT

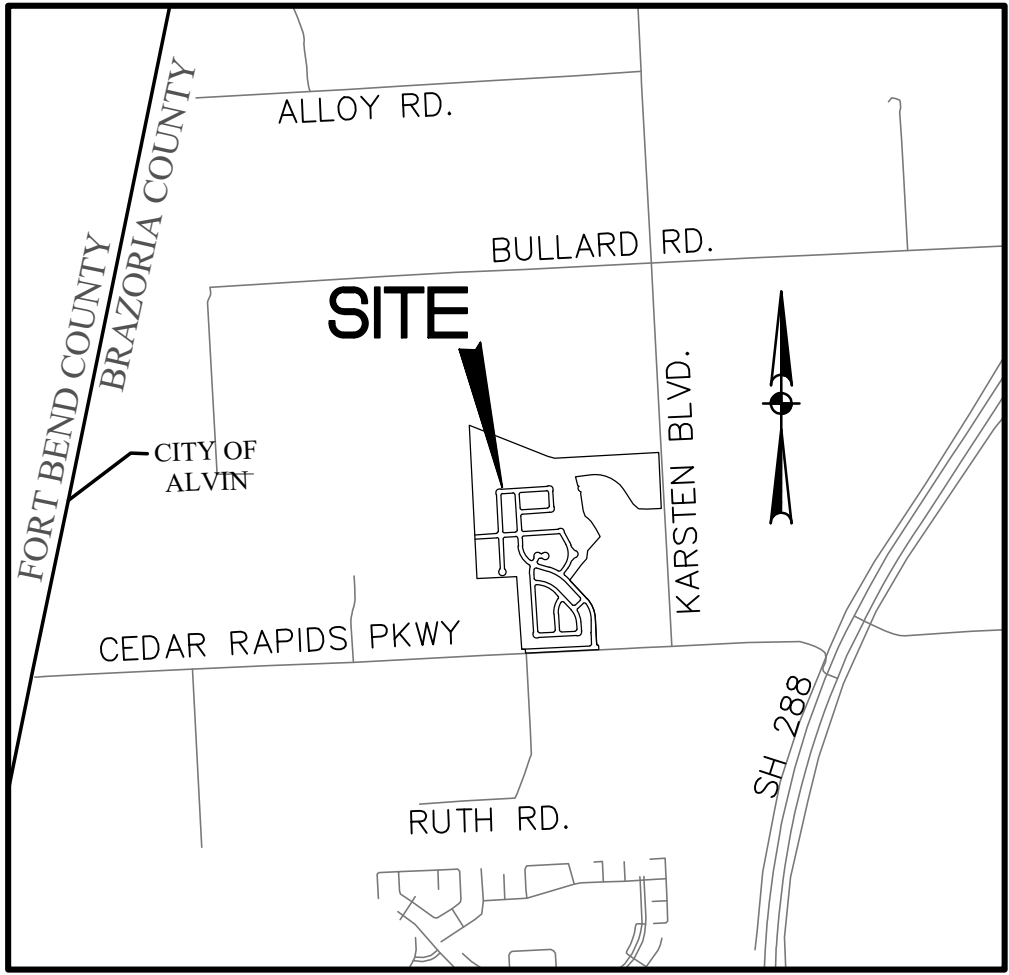
N0350'00"W 562.26'
50' BUILDING SETBACK

APACHE GOLD DRIVE
(60' ROW)

HONEY HOPAL DRIVE
(60' ROW)

MATCHLINE - SEE SHEET 5 OF 7

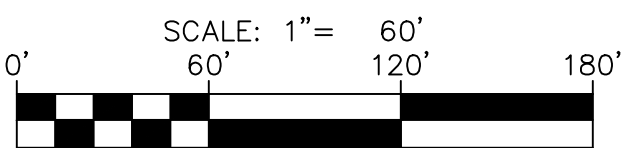
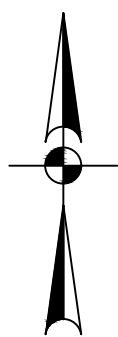
MATCHLINE - SEE SHEET 4 OF 7



LOCATION MAP
SCALE: 1"= 2640'

LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (PD)
- AC = ACRE
- AE = AERIAL EASEMENT
- BCCF NO. = BRAZORIA COUNTY CLERK'S FILE NUMBER
- BCDR = BRAZORIA COUNTY DEED RECORDS
- BCFCD = BRAZORIA COUNTY FLOOD CONTROL DISTRICT
- BL = BUILDING LINE
- BCMR = BRAZORIA COUNTY MAP RECORDS
- BCOPRRP = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- COS = COMPENSATING OPEN SPACE
- DE = DRAINAGE EASEMENT
- EX = EXISTING
- FC NO. = FILM CODE NUMBER
- FD = FOUND
- GBL = GARAGE BUILDING LINE
- IR = IRON ROD
- OPRRPBC = OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS
- R = RADIUS
- ROW = RIGHT-OF-WAY
- SF = SQUARE FEET
- SSE = SANITARY SEWER EASEMENT
- STM SE = STORM SEWER EASEMENT
- UE = UTILITY EASEMENT
- UVE = UNOBSTRUCTED VISIBILITY EASEMENT
- WLE = WATER LINE EASEMENT



STERLING LAKES
NORTH SEC 1
FINAL PLAT

A SUBDIVISION OF 98.190 ACRES
LOCATED IN THE H.T. & B.R.R. CO. SURVEY,
ABSTRACT NO. 516
BRAZORIA COUNTY, TEXAS

211 LOTS 12 RESERVES 8 BLOCKS
SCALE: 1" = 60' FEBRUARY 2023

OWNER:
LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY
JACK LIPAR
EXECUTIVE VICE PRESIDENT
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL. 281.362.8998

SURVEYOR:
BRIAN NAWARA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6060
10350 RICHMOND AVENUE, SUITE 200
HOUSTON, TEXAS 77042
TEL. 713.428.2400



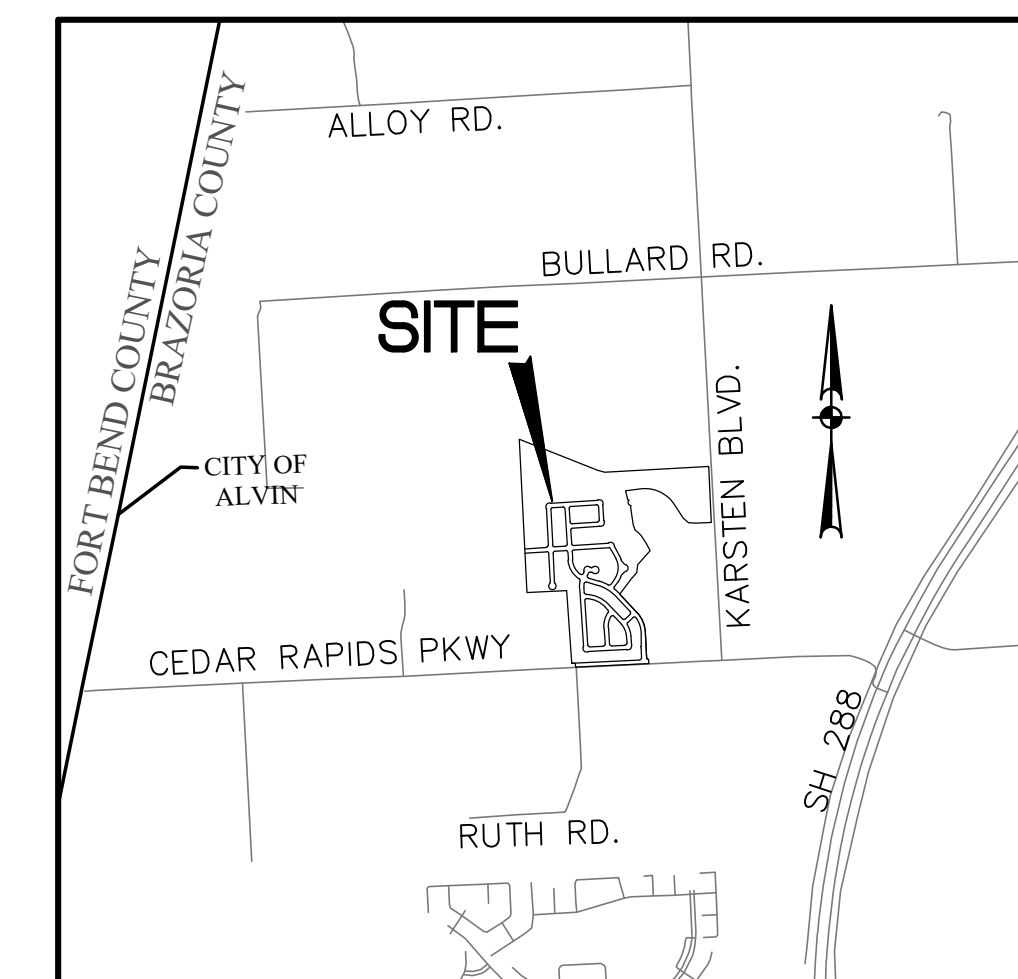
HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974



MATCHLINE - SEE SHEET 3 OF 7

MATCHLINE - SEE SHEET 6 OF 7

MATCHLINE - SEE SHEET 3 OF 7

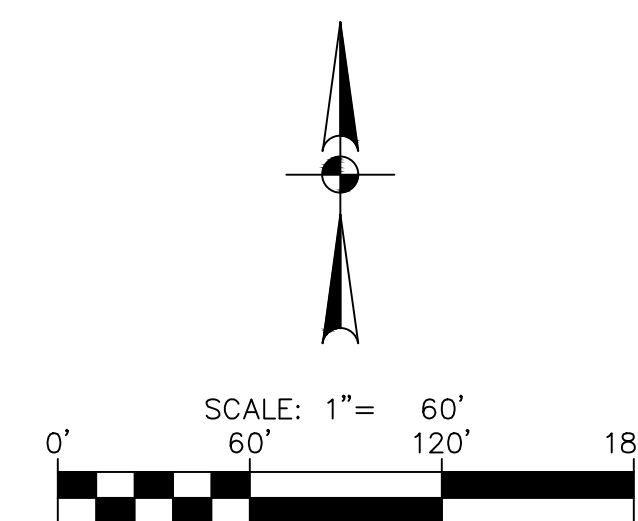


LOCATION MAP

SCALE: 1"=2640'

LEGEND

●	FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
○	SET 5/8" IRON ROD (PD)
AC	ACRE
AE	AERIAL EASEMENT
BCF NO.	BRAZORIA COUNTY CLERK'S FILE NUMBER
BCDR	BRAZORIA COUNTY DEED RECORDS
BCFD	BRAZORIA COUNTY FLOOD CONTROL DISTRICT
BL	BUILDING LINE
BCMR	BRAZORIA COUNTY MAP RECORDS
BCOPRRP	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
COS	COMPENSATING OPEN SPACE
DE	DRAINAGE EASEMENT
EX	EXISTING
FC NO.	FILM CODE NUMBER
FD	FOUND
GBL	GARAGE BUILDING LINE
IR	IRON ROD
OPRRPBC	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS
R	RADIUS
ROW	RIGHT-OF-WAY
SE	SQUARE FEET
SSE	SANITARY SEWER EASEMENT
STM SE	STORM SEWER EASEMENT
UVF	UNOBSTRUCTED VISIBILITY EASEMENT
WLF	WATER LINE EASEMENT



STERLING LAKES NORTH SEC 1 FINAL PLAT

A SUBDIVISION OF 98.190 ACRES
LOCATED IN THE H.T. & B.R.R. CO. SURVEY,
ABSTRACT NO. 516
BRAZORIA COUNTY, TEXAS

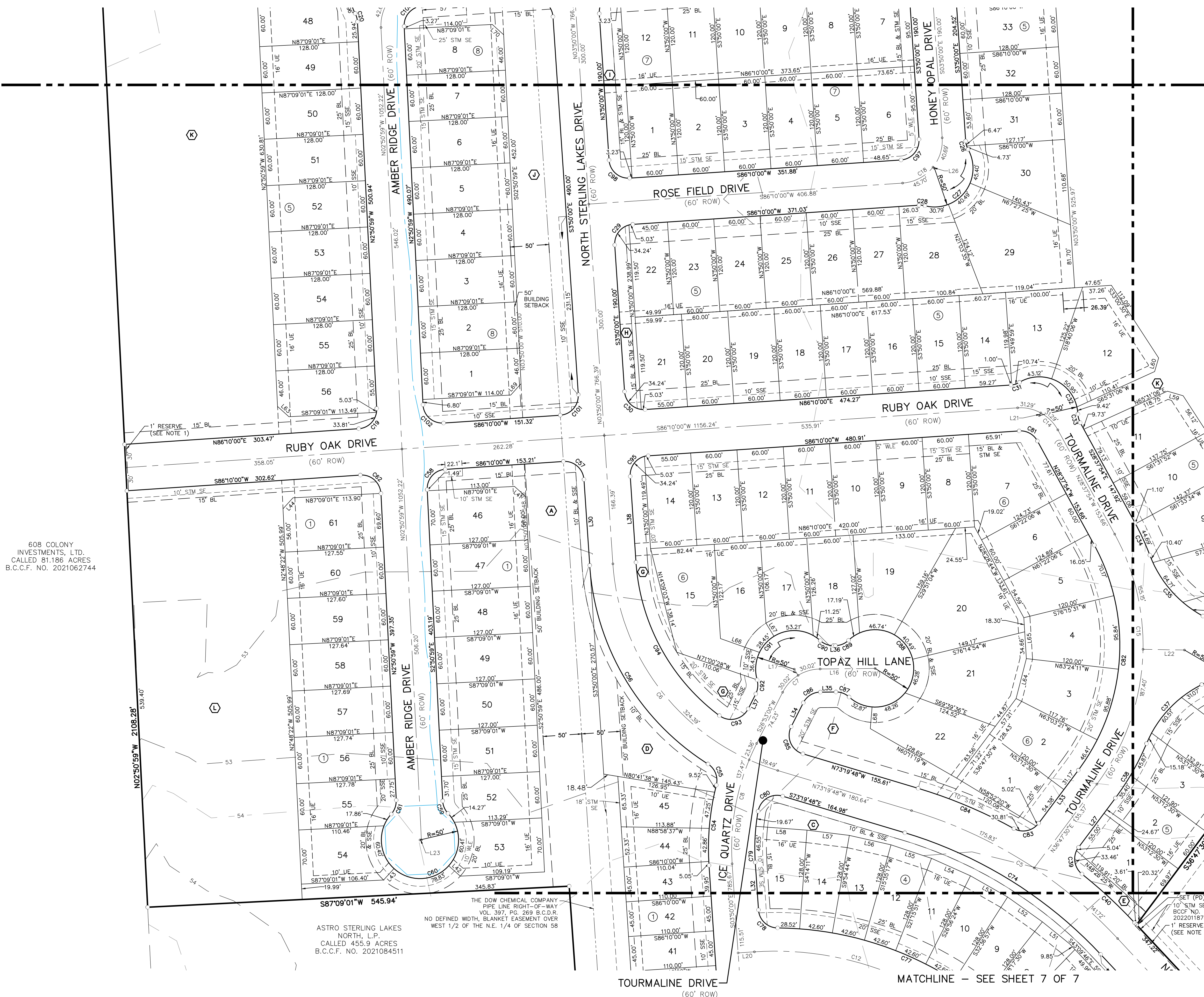
211 LOTS 12 RESERVES 8 BLOCKS
SCALE: 1" = 60' FEBRUARY 2023

OWNER:
LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY
JACK LIPAR
EXECUTIVE VICE PRESIDENT
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
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SURVEYOR:
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10350 RICHMOND AVENUE, SUITE 200
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10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10193974



MATCHLINE - SEE SHEET 7 OF 7

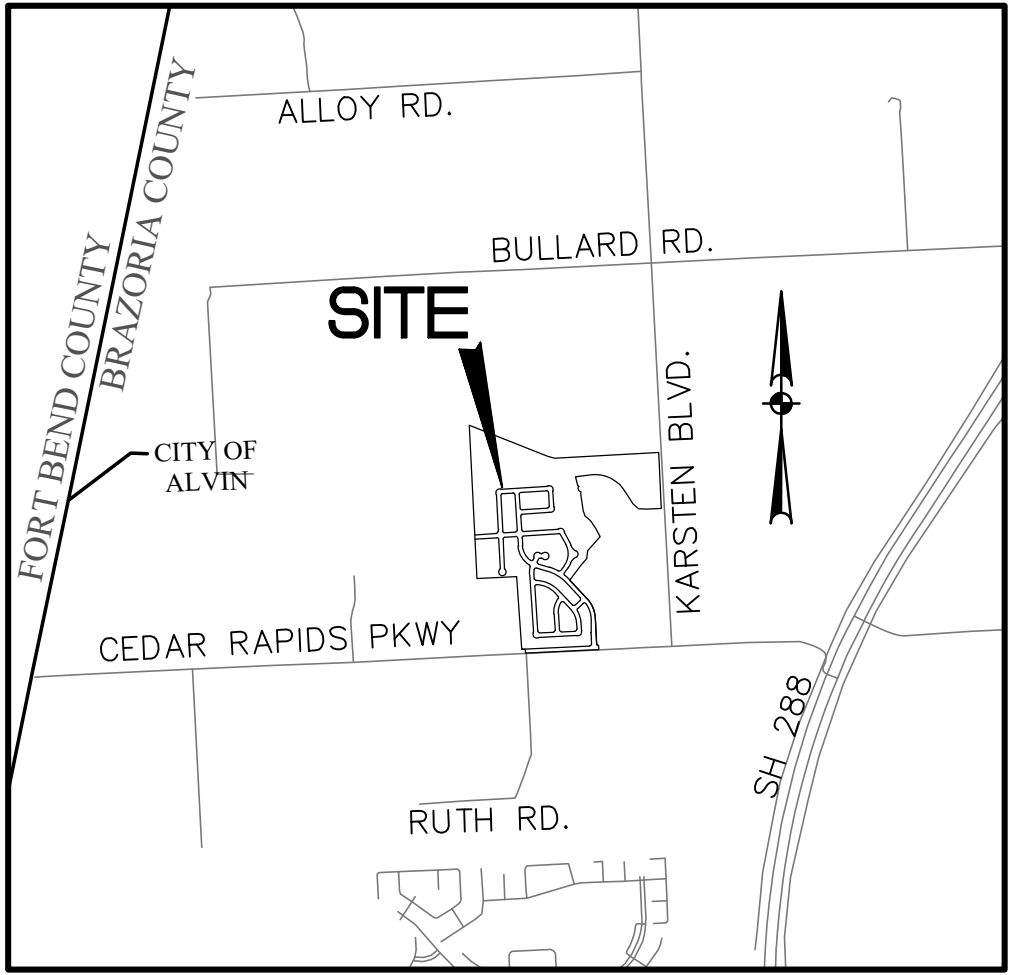
MATCHLINE - SEE SHEET 6 OF 7

608 COLONY
INVESTMENTS, LTD.
CALLED 81.186 ACRES
B.C.C.F. NO. 2021062744

ASTRO STERLING LAKES
NORTH, L.P.
CALLED 455.9 ACRES
B.C.C.F. NO. 2021084511

THE DOW CHEMICAL COMPANY
PIPE LINE RIGHT-OF-WAY
VOL. 397, PG. 269 B.C.D.R.
NO DEFINED WIDTH, BLANKET EASEMENT OVER
WEST 1/2 OF THE N.E. 1/4 OF SECTION 58

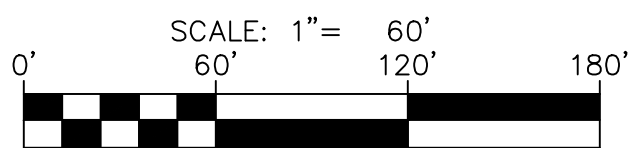
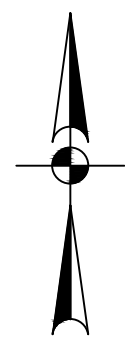
MATCHLINE – SEE SHEET 4 OF 7



LOCATION MAP
SCALE: 1"= 2640'

LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (PD)
- AC = ACRE
- AE = AERIAL EASEMENT
- BCCF NO. = BRAZORIA COUNTY CLERK'S FILE NUMBER
- BCDR = BRAZORIA COUNTY DEED RECORDS
- BCFD = BRAZORIA COUNTY FLOOD CONTROL DISTRICT
- BL = BUILDING LINE
- BCMR = BRAZORIA COUNTY MAP RECORDS
- BCOPRRP = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- COS = COMPENSATING OPEN SPACE
- DE = DRAINAGE EASEMENT
- EX = EXISTING
- FC NO. = FILM CODE NUMBER
- FD = FOUND
- GBL = GARAGE BUILDING LINE
- IR = IRON ROD
- OPRRPBC = OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS
- R = RADIUS
- ROW = RIGHT-OF-WAY
- SF = SQUARE FEET
- SSE = SANITARY SEWER EASEMENT
- STM SE = STORM SEWER EASEMENT
- UE = UTILITY EASEMENT
- UVE = UNOBSTRUCTED VISIBILITY EASEMENT
- WLE = WATER LINE EASEMENT



STERLING LAKES NORTH SEC 1 FINAL PLAT

A SUBDIVISION OF 98.190 ACRES
LOCATED IN THE H.T. & B.R.R. CO. SURVEY,
ABSTRACT NO. 516
BRAZORIA COUNTY, TEXAS

211 LOTS 12 RESERVES 8 BLOCKS
SCALE: 1" = 60' FEBRUARY 2023

OWNER:
LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY
JACK LIPAR
EXECUTIVE VICE PRESIDENT
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL. 281.362.8998

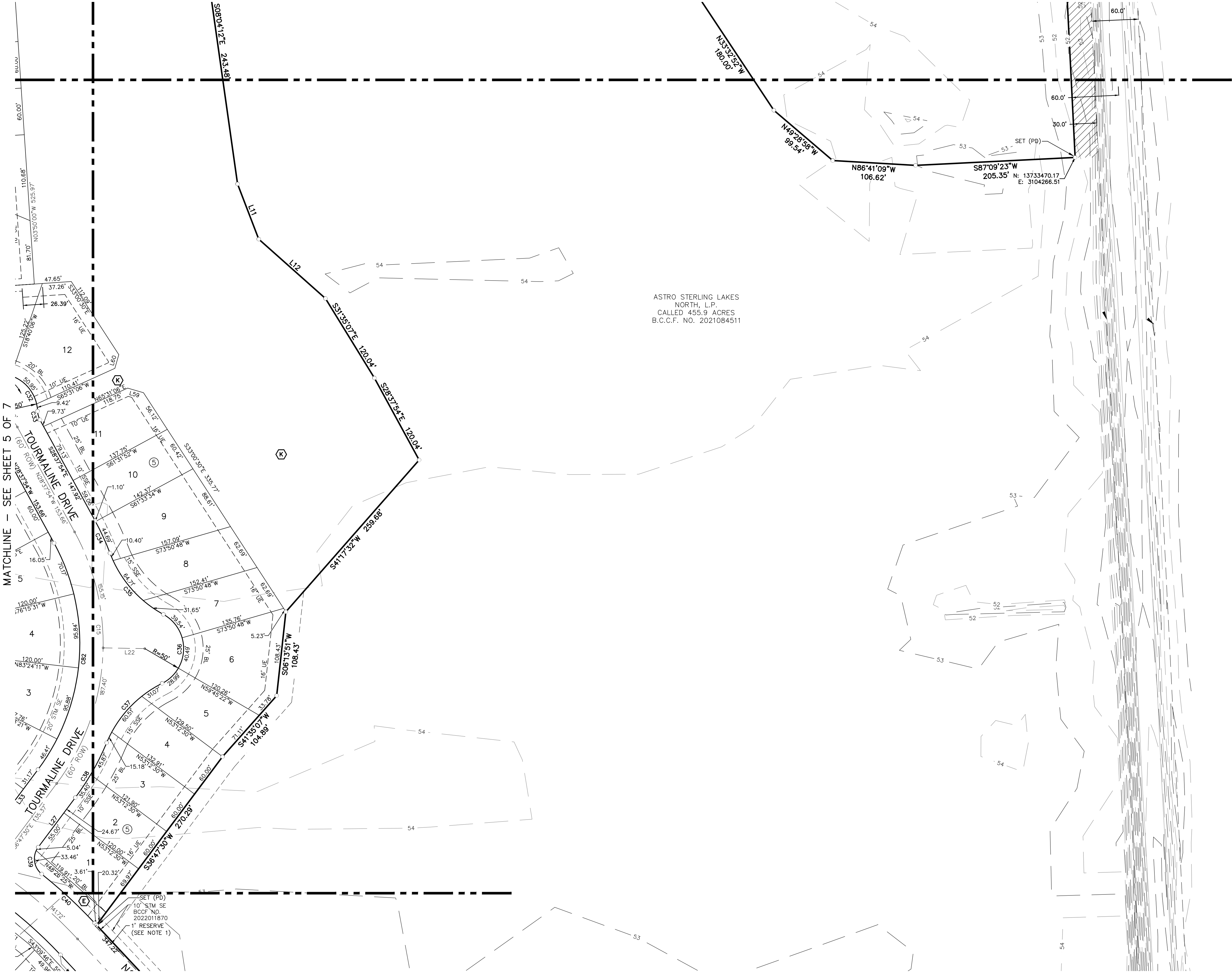
SURVEYOR:
BRIAN NAWARA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6060
10350 RICHMOND AVENUE, SUITE 200
HOUSTON, TEXAS 77042
TEL. 713.428.2400



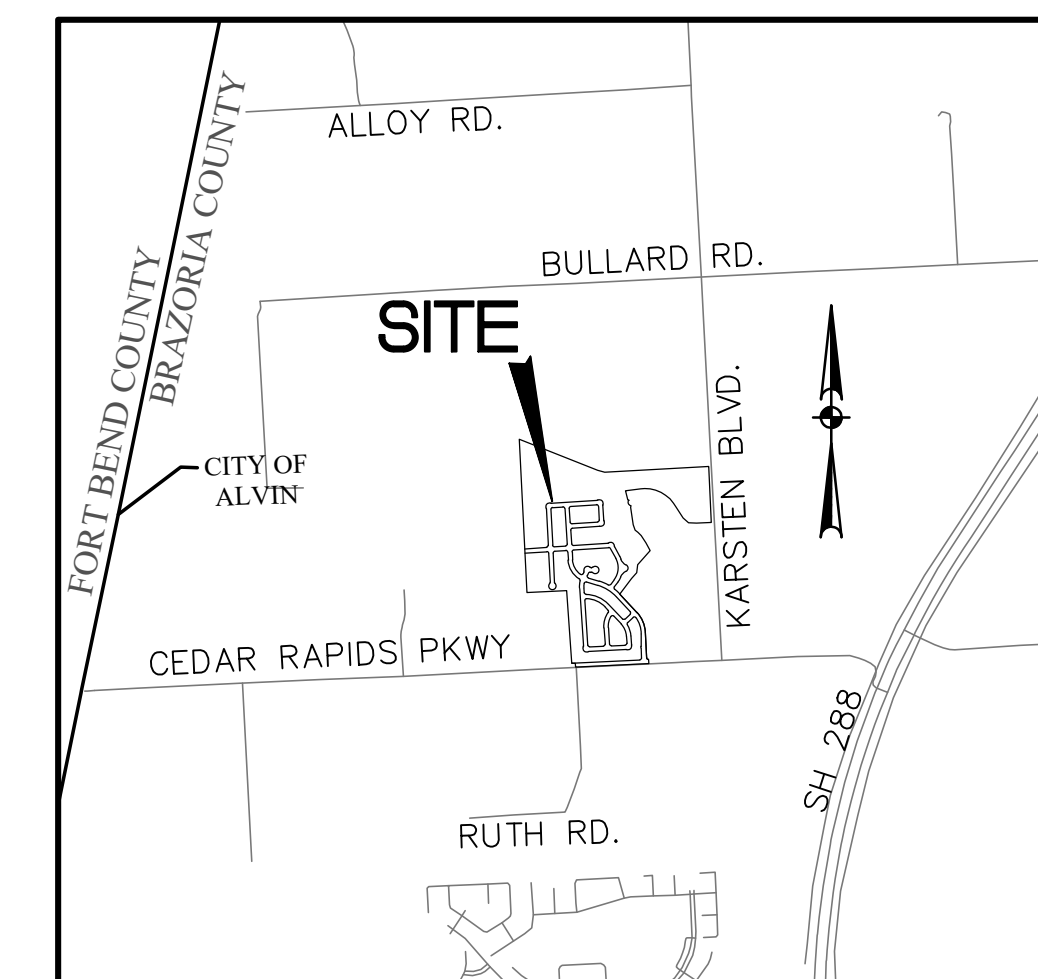
HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBPPE FIRM REGISTRATION #470 | TBPPLS FIRM REGISTRATION #10193974

MATCHLINE – SEE SHEET 7 OF 7

ASTRO STERLING LAKES
NORTH, L.P.
CALLED 455.9 ACRES
B.C.C.F. NO. 2021084511

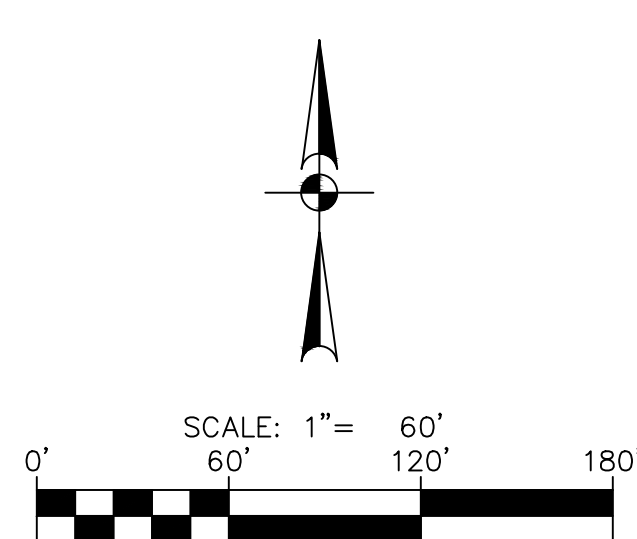


MATCHLINE - SEE SHEET 6 OF 7



LOCATION MAP

●		FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
○		SET 5/8" IRON ROD (PD)
AC	=	ACRE
AE	=	AERIAL EASEMENT
BCFC NO.	=	BRAZORIA COUNTY CLERK'S FILE NUMBER
BCDR	=	BRAZORIA COUNTY DEED RECORDS
BCFCD	=	BRAZORIA COUNTY FLOOD CONTROL DISTRICT
BL	=	BUILDING LINE
BCMR	=	BRAZORIA COUNTY MAP RECORDS
BCOPRRP	=	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
COS	=	COMPENSATING OPEN SPACE
DE	=	DRAINAGE EASEMENT
EX	=	EXISTING
FC NO.	=	FILM CODE NUMBER
FD	=	FOUND
GBL	=	GARAGE BUILDING LINE
R	=	RADIUS
OPRRPBC	=	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS
R	=	RADIUS
ROW	=	RIGHT-OF-WAY
SF	=	SQUARE FEET
SE	=	SANITARY SEWER EASEMENT
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**PAPE-DAWSON
ENGINEERS**

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