

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.

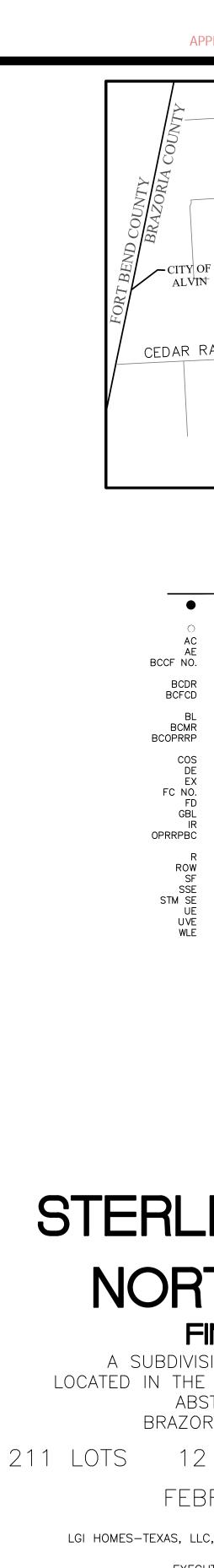
Should you have any questions, please do not hesitate to call our office.

Sincerely, Adico, LLC

TBPE Firm No. 16423

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

WE, LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ITS OFFICERS,	PLAT NOTES:	
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	1. ONE—FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREET WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE—SUBDIVIDED IN A RECORDED PLAT. THE ONE—FOOT RESERVE SHALL	21. ALL PERMANENT REFERENCE MONUMENTS (PRM) WILL BE SET AT ALL BOUNDARY LINE ANGLE POINTS, BLACK CORNERS, ANGLE POINTS, POINTS OF CURVATURE, AND AT INTERVALS NOT TO EXCEED ONE THOUSAND (1,000 FEET. PERMANENT REFERENCE MONUMENTS SHALL CONFORM TO THE TEXAS PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES.
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	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. 2. THE RADIUS ON ALL BLOCK CORNERS IS 25.00 FEET, UNLESS OTHERWISE	22. ALL MONUMENTS WILL BE SET TO THE STANDARD 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
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.	NOTED. 3. ALL EASEMENTS ARE CENTERED ON LOT LINES, UNLESS OTHERWISE SHOWN.	AS INDICATED. 23. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S
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	4. 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.	DESIGN CRITERIA. 24. THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT FOR STERLING LAKES AT IOWA COLONY AND SIERRA VISTA, AS APPROVED ON FEBRUAR'
THESE PRESENTS TO BE SIGNED BY	5. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD-83.	15, 2016, AMENDED IN JUNE, 2018 AND AMENDED JULY 19, 2021. BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 FINAL PLAT AND CONSTRUCTION NOTES:
THIS, 2023.	6. 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	 SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEE ABOVE FINISHED GRADE. (DOES NOT APPLY) ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES
LGI HOMES-TEXAS, LLC A TEXAS LIMITED LIABILITY COMPANY	OBSTRUCTIONS MAY BE REMOVED BY THE UTILITY AT THE PROPERTY OWNER'S EXPENSE.	BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AN MAINTENANCE OF DRAINAGE FACILITIES. 3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH
BY:	7. 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.	AN APPROVED DRAINAGE STRUCTURE. 4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THI PLAT WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINES
TITLE:	8. ALL STREETS SHALL BE CONSTRUCTED TO THE CITY'S DESIGN CRITERIA. 9. A MINIMUM OF FIVE (5) FOOT WIDE SIDEWALK SHALL BE REQUIRED ALONG	OWNERS; PROVIDED, HOWEVER, AND GOVERNMENTAL ÉNTITY HAV 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 EASEMENT
	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	TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DAT HEREOF. (DOES NOT APPLY) 5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORI
STATE OF TEXAS COUNTY OF	CRITERIA. 10. SIDEWALKS MUST BE CONSTRUCTED AS A PART OF THE ISSUANCE OF A	COUNTY DRAINAGE DISTRICT #5. 6. THIS RURAL COMMERCIAL SITE EMPLOYS A NATURAL DRAINAGE SYSTEM WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SITE THAT IS SIMILA
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED,	BUILDING PERMIT FOR EACH TRACT, IF SIDEWALKS ARE REQUIRED BY THE CITY'S SIDEWALK MASTER PLAN. 11. THE OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED. FITHER AS SHOWN ON THE PLAT OF BY SEPARATE INSTRUMENT	TO THAT WHICH EXISTED UNDER PRE—DEVELOPMENT CONDITIONS. THUS DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR ON THE SITE TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME
SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED.	REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION. 12. THE OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL	(DOES NOT APPLY) 7. OTHER THAN SHOWN HERON, THERE ARE NO PIPELINE EASEMENTS C
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF, 2023.	DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. 13. THIS SUBDIVISION EMPLOYS A DRAINAGE SYSTEM, WHICH UTILIZES	PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT. 8. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHE (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
NOTARY PUBLIC IN AND FOR THE	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. 14. CEDAR RAPID PARKWAY AND KARSTEN BOULEVARD ARE DESIGNATED AS A	9. DEDICATED DRAINAGE EASEMENT(S) GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 FOR DRAINAGE MAINTENANCE PURPOSES SHALL INCLUDE 4 FEET TOP OF BANK, PLUS THE SUM (FOOTAGE) OF BOTH DITCH SIDE SLOPE
STATE OF TEXAS MY COMMISSION EXPIRES	"PLANNED THOROUGHFARE" (MINIMUM 120' WIDTH) ON THE CURRENT MAJOR THOROUGHFARE PLAN.	AND CHANNEL BOTTOM AND 45 FEET OF BANK ON THE OPPOSITE BANK. 10.PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATION (SEE DISTRICT RESOLUTION NO 2007-08).
	<pre>15. PRIMARY BENCHMARK: NATIONAL GEODETIC SURVEY MARKER E306, BEING A BRASS DISK SET ON TOP OF A CONCRETE POST, STAMPED "E 306 1935",</pre>	11.PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATION (DISTRICT POLICY).
	AND NATIONAL GEODETIC SURVEY MARKER Q1512, BEING A STAINLESS STEEL ROD SET IN CASING, STAMPED "Q 1512 1987", ELEVATION OF 56.13'; (NAVD88)	12.PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORI COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTIN PRIOR TO CONSTRUCTION.
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;	16. BOUNDARY CLOSURE CALCULATION ERROR (1:412013) 17. THIS PROPERTY LIES WITHIN BCMUD NO 31.	13.ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO B GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERT OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE IN BRAZORIA COUNTY, TEXAS WITH A 'RECORDED DOCUMENT NUMBER
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.	18. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.	AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTE BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BOARD OF COMMISSIONERS. 14.IT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY IF AN
	19. 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.	BRAZORIA COUNTY DRAINAGE DISTRICT # 5 'DEDICATED' DRAINAGE EASEMENTS ARE ON OR CROSS THEIR PROPERTY. IF SO, THE PROPERT OWNER WILL COMPLY AS STATED WITHIN THE RECORDED EASEMENT. 15. PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FRO DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK I
BRIAN NAWARA REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6060	20. 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.	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 AN BRAZORIA COUNTY DRAINAGE DISTRICT # 5 RESOLUTION 2011—1, ALLOWABL TIME(S) AND PROCEDURES FOR STARTING—UP APPROVED PROJECTS.
	CERTIFICATE OF CITY COUNCIL	
	THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS TH 2023, HAS APPROVED THIS PLAT AND SUBDIVISION OF STERLING LAKES NORTH SEC 1	IIS THE DAY OF, PLAT AS SHOWN HEREON.
	MICHAEL BYRUM-BRATSEN, MAYOR	WIL KENNEDY
CERTIFICATE OF COUNTY CLERK LEGAL DESCRIPTION OF LAND PARCELED CAN BE FOUND ON SHEET 2 OF 7		
APPROVAL BY PLAT ROOM RECORDER	ARNETTA HICKS-MURRAY	MARQUETTE GREENE-SCOTT
		CHAD WILSEY
DATE JOYCE HUDMAN, COUNTY CLERK VOLUME, PAGE	CERTIFICATE OF CITY PLANNING COMMISSION	
	THIS IS TO CERTIFY THAT THE CITY PLANNING COMMISSION OF THE CITY OF IOWA COLOI HAS APPROVED THIS PLAT AND SUBDIVISION OF STERLING LAKES NORTH SEC 1 PLAT A	
	DAVID HURST, CHAIRMAN	BRENDA DILLON
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.	STEVEN BYRUM-BRASTEN	LES HOSEY
BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 APPROVAL BCDD5 REFERENCE ID # B200051	PRIAN JOUNGON	TIMOTHY WARLACK
LEE WALDEN, P.E., PRESIDENT DATE KERRY OSBURN, VICE PRESIDENT DATE	BRIAN JOHNSON	TIMOTHY VARLACK
	TERRY HAYES	
BRANDON MIDDLETON, SECRETARY/TREASURER DATE NAZAR SABTI, DISTRICT ENGINEER DATE	APPROVAL BY CITY ENGINEER	
	DINH HO, P.E., CITY ENGINEER	DATE



MINIMUM FINISHED FLOOR ELEVATIONS

58.17 58.30

58.30

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43 56.05

44 57.42

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46 57.68

47 57.68

48

BLOCK LOT NO | ELEV. | BLOCK LOT NO | ELEV.

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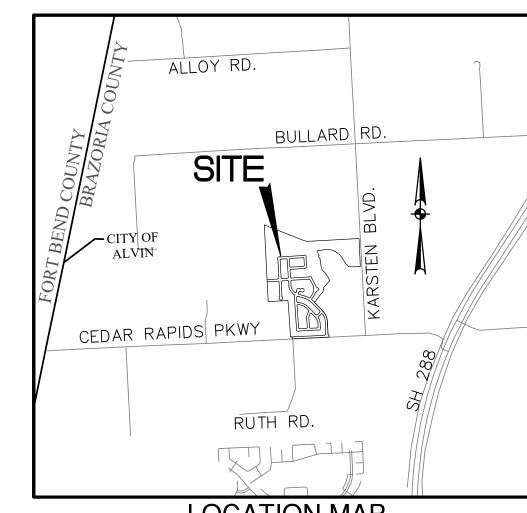
58.26

58.40

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58.04



LOCATION MAP SCALE: 1": 2640'

LEGEND FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE) SET 5/8" IRON ROD (PD) AC = AERIAL EASEMENT BCCF NO. = BRAZORIA COUNTY CLERK'S FILE NUMBER BRAZORIA COUNTY DEED RECORDS BRAZORIA COUNTY FLOOD CONTROL DISTRICT BUILDING LINE BRAZORIA COUNTY MAP RECORDS OFFICIAL PUBLIC RECORDS OF COMPENSATING OPEN SPACE DRAINAGE EASEMENT FILM CODE NUMBER GARAGE BUILDING LINE IRON ROD OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS RADIUS RIGHT-OF-WAY SQUARE FEET SANITARY SEWER EASEMENT STORM SEWER EASEMENT UTILITY EASEMENT = UNOBSTRUCTED VISIBILITY EASEMENT

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

12 RESERVES

8 BLOCKS

FEBRUARY 2023

LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY

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 I SAN ANTONIO I AUSTIN I FORT WORTH I DALLAS 10350 RICHMOND AVE, STE 200 I HOUSTON, TX 77042 I 713.428.2400 TBPE FIRM REGISTRATION #470 I 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			
С3	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'			
С8	300.00'	30°43'00"	S11°31'30"W	158.91'	160.83			
С9	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"	N4*04'48"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		
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'	40°46'38"	S41°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							CURV	E TABLE		
URVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LE
C41	25.00'	90°10'07"	N42°04'19"E	35.41	39.34'	C61	25.00'	44*50'52"	N19°34'27"E	19.07	1
C42	516.00'	4*34'36"	S0°43'26"E	41.21'	41.22'	C62	25.00'	90*59'01"	N48°20'29"W	35.66'	3
C43	484.00'	4"12'57"	N0*32'37"W	35.61'	35.61'	C63	25.00'	106°35'18"	S83°23'52"W	40.09'	4
C44	370.00'	34°13'28"	N19*45'49"W	217.74	221.01'	C64	270.00'	39*28'35"	N23*34'14"W	182.36'	18
C45	25.00'	96°25'55"	N85°05'31"W	37.28	42.08'	C65	25.00'	90°59'22"	N41°39'41"E	35.66'	[]
C46	25.00'	78*26'12"	S7*28'25"W	31.61'	34.22'	C66	25.00'	89°00'38"	S48*20'19"E	35.05	3
C47	330.00'	27*54'41"	S17*47'20"E	159.17	160.76	C67	270.00'	33°56'13"	S13*08'06"W	157.60'	1:
C48	25.00'	12°40'35"	S10°10'17"E	5.52'	5.53'	C68	370.00'	44*53'28"	N65°45'12"W	282.54	2
C49	50.00'	129°30'24"	S48°14'37"W	90.45	113.02'	C69	25.00'	78*38'12"	N3 ° 59'23"W	31.68'	Ţ
C50	25.00'	25*50'27"	N79 ° 55'24"W	11.18'	11.28'	C70	330.00'	39°09'43"	N15 ' 44'52"E	221.19'	2
C51	25.00'	26"11'34"	S74°03'36"W	11.33'	11.43'	C71	25.00'	90°59'22"	N41°39'41"E	35.66'	
C52	50.00'	141°16'37"	N48°23'53"W	94.34	123.29'	C72	25.00'	89*00'38"	S48°20'19"E	35.05'	3
C53	25.00'	26°04'25"	N9°12'13"E	11.28'	11.38'	C73	25.00'	95°38'03"	S43°59'02"W	37.05'	4
C54	330.00'	18*10'31"	N5°15'15"E	104.24	104.68'	C74	570.00'	30°19'27"	N58°10'04"W	298.17	3
C55	25.00'	72°03'02"	N21°41'00"W	29.41'	31.44'	C75	25.00'	89*41'52"	N1*50'35"E	35.26	[]
C56	330.00'	53*52'31"	N30°46'15"W	298.99	310.30'	C76	25.00'	90'00'00"	S8818'29"E	35.36	3
C57	25.00'	90°00'00"	N48*50'00"W	35.36'	39.27	C77	430.00'	46°15'22"	S66*26'10"E	337.80'	3
C58	25.00'	89°00'59"	S41°39'31"W	35.05'	38.84	C78	25.00'	85*43'51"	S46*41'55"E	34.01'	-3
C59	25.00'	40°44'23"	S23°13'10"E	17.40'	17.78'	C79	270.00'	14°03'02"	S3"11'31"W	66.05	6
C60	50.00'	265*35'14"	S89*12'16"W	73.38'	231.77	C80	25.00'	96°27'10"	S58°26'37"W	37.29'	4

	11710100	DLLIN			
C61	25.00'	44*50'52"	N19*34'27"E	19.07	19.57'
C62	25.00'	90*59'01"	N48°20'29"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"	N5810'04"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"	S3"11'31"W	66.05	66.21'
C80	25.00'	96°27'10"	S58 ° 26'37"W	37.29'	42.09'
L	INE TAB	LE	LINI	E TABLE	• •

		CURV	E TABLE		
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C81	25.00'	6512'06"	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*06'53"	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"	N76°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

C100	25.00	90 00 00	N48 50 00 W	35.36	39.27
		CURV	E 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'

	LINE TABLE			LINE TABLE				LINE TABLE	-
LINE #	BEARING	LENGTH		LINE #	BEARING	LENGTH	LINE #	BEARING	LENG
L1	N33°44'05"W	63.02'		L21	S28*30'05"W	3.97'	L41	S47*50'59"E	19.8
L2	N39°49'57"W	76.73'		L22	N88°59'58"W	53.56'	L42	N48°00'46"W	20.0
L3	N49°02'22"W	76.73'		L23	N87°09'01"E	1.83'	L43	S42*19'12"W	20.0
L4	N58*14'46"W	76.73'		L24	S48*28'31"E	4.34'	L44	N42°10'19"E	19.2
L5	N67°27'11"W	76.73'		L25	S42*45'44"W	2.57'	L45	S0*38'10"E	41.4
L6	N76 * 39'36"W	76.73'		L26	N51°26'42"W	2.40'	L46	S13°32'43"W	38.1
L7	N85*52'01"W	76.73'		L27	S36°47'30"W	79.67'	L47	S87°36'16"W	53.0
L8	S86°00'47"W	58.64'		L28	N1°33'52"E	78.26'	L48	N74*36'41"W	46.4
L9	S56°41'53"E	20.00'		L29	N2*39'06"W	35.12'	L49	N63°34'54"W	45.6
L10	S15*39'56"W	20.00'		L30	N3*50'00"W	111.39'	L50	S1°41'31"W	19.8
L11	S20°58'32"E	75.94		L31	S43*18'29"E	58.69'	L51	S51°03'22"E	45.5
L12	S48°23'11"E	114.80'		L32	N3*50'00"W	61.78'	L52	S54*32'46"E	55.2
L13	S2*38'50"E	56.51'		L33	S36°47'30"W	85.55	L53	S6013'20"E	55.2
L14	N3*49'52"W	53.06'		L34	N26°53'00"E	34.57'	L54	S65*53'53"E	55.2
L15	S87'09'23"W	51.30'		L35	N89°25'37"E	20.15	L55	S71°34'26"E	55.2
L16	S89°25'37"W	71.14'		L36	S89°25'37"W	2.57'	L56	S77*14'59"E	55.2
L17	S31°50'41"E	9.35'		L37	S26°53'00"W	21.69'	L57	S82*55'32"E	55.2
L18	N41°36'53"E	4.83'		L38	N3°50'00"W	111.39'	L58	S85*42'04"E	66.1
L19	N4419'09"W	1.72'		L39	N78*52'13"W	19.68'	L59	S73°44'42"E	21.2
L20	S86°10'00"W	21.13'		L40	N33°32'05"W	67.70'	L60	S16*15'18"W	18.2

7.29'	42.09'			
TABLE			LINE TABLE	•
RING	LENGTH	LINE #	BEARING	LENGTH
'05"W	3.97'	L41	S47°50'59"E	19.80'
'58"W	53.56	L42	N48°00'46"W	20.00'
9'01"E	1.83'	L43	S42*19'12"W	20.01
3'31"E	4.34'	L44	N42°10'19"E	19.24
3'44"W	2.57'	L45	S0°38'10"E	41.48'
'42"W	2.40'	L46	S13°32'43"W	38.13'
''30"W	79.67'	L47	S87°36'16"W	53.03'
'52"E	78.26'	L48	N74°36'41"W	46.42'
'06"W	35.12	L49	N63°34'54"W	45.65'
'00"W	111.39'	L50	S1°41'31"W	19.80'
3'29"E	58.69'	L51	S51°03'22"E	45.53'
'00"W	61.78'	L52	S54°32'46"E	55.25'
"30"W	85.55'	L53	S60°13'20"E	55.25'
3'00"E	34.57'	L54	S65°53'53"E	55.25'
5'37 " E	20.15'	L55	S71°34'26"E	55.25'
37"W	2.57'	L56	S77°14'59"E	55.25'
3'00"W	21.69'	L57	S82°55'32"E	55.25'
'00"W	111.39'	L58	S85°42'04"E	66.12'
2'13"W	19.68'	L59	S73°44'42"E	21.22'
2'05"W	67.70'	L60	S16°15'18"W	18.27

SHI 3 SHI 4 SHT 5 SHT 6		
SHT 5 SHT 7	SHT 3	SHT 4
SHT 5 SHT 6		
SHT 7	SHT 5	SHT 6
	1	

SHEET INDEX
SCALE: 1"=300'

	RESTRIC	TED RESERVE
$\langle A \rangle$		UTILITY, LANDSCAPE
	OR OPEN SPAC	CE PURPOSES ONLY)
	3.874 AC.	168,749 SQ.FT.

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

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

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

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

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

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

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

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

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

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

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

METES AND BOUNDS DESCRIPTION

DAWSON" FOUND FOR CORNER,

MARKED "PAPE DAWSON" FOUND CORNER;

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 (NA2011) FPOCH 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 NORTHEAST CORNER OF SECTION 57 OF THE H.T. & B. R.R. CO. SURVEY, ABSTRACT NO. 289. THE NORTHWEST CORNER OF SECTION 56 OF THE H.T. & B. R.R. CO. SURVEY. ABSTRACT NO. 515, THE SOUTHWEST CORNER OF SECTION 59 OF THE H.T. & B. R.R. CO. SURVEY, ABSTRACT NO. 284. AND THE NORTHWEST CORNER OF A CALLED 9.954 ACRE TRACT OF LAND CONVEYED TO THOMAS MOELLER AND PAULINE MOELLER, HUSBAND AND WIFE, DESCRIBED IN A DEED RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2002025798;

S 87°21'10" W, ALONG AND WITH THE COMMON SURVEY LINE BETWEEN SAID H.T. & B.R.R. SURVEY NO. 57 AND SAID H.T. & B.R.R. SURVEY NO. 58, A DISTANCE OF 1016.72 FEET TO A MAG NAIL FOUND IN THE RIGHT-OF-WAY OF COUNTY ROAD 57 AT THE SOUTHWEST CORNER OF SAID 98.190 ACRE TRACT, FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE: S 87'21'10" W, ALONG AND WITH A SOUTH LINE OF SAID 98.190 ACRE TRACT, WITHIN SAID COUNTY ROAD 57. A DISTANCE OF 1,006.99 FEET TO A MAG NAIL FOUND FOR THE SOUTHWEST CORNER

OF SAID 98.190 ACRE TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE: DEPARTING A SOUTH LINE OF SAID 98.190 ACRE TRACT, ALONG AND WITH THE WEST LINES OF SAID 98.190 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES: N 03°49'52" W, A DISTANCE OF 53.06 FEET TO A 5/8 INCH IRON ROD WITH CAP MARKED "PAPE

S 87°09'23" W, A DISTANCE OF 51.30 FEET TO A 5/8 INCH IRON ROD WITH CAP MARKED 'PAPE DAWSON" FOUND FOR CORNER N 03'59'57" W, PASSING AT A DISTANCE OF 335.69 FEET THE SOUTHEAST CORNER OF A CALLED 5.650 ACRE TRACT OF LAND CONVEYED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 31, AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2012033328 AND CONTINUING FOR A TOTAL DISTANCE OF 1,004.33 FEET TO A 5/8 INCH IRON ROD WITH CAP MARKED "PAPE DAWSON" FOUND AT AN INTERIOR CORNER OF SAID 98.190 ACRE TRACT AND FOR AN INTERIOR CORNER OF THIS TRACT, S 87'09'01" W, A DISTANCE OF 545.94 FEET TO A 5/8 INCH IRON ROD WITH CAP MARKED "PAPE DAWSON" SET ON A WEST LINE OF SAID 98.190 ACRE TRACT AND THE EAST LINE OF A CALLED 81.186 ACRE TRACT OF LAND CONVEYED TO 608 COLONY INVESTMENTS, LTD. AND DESCRIBED IN A DEED RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2021062744, AT A SOUTHWEST CORNER OF THIS

TRACT SAID 98.190 ACRE TRACT AND FOR A SOUTHWEST CORNER OF THIS TRACT; THENCE: N 02*50'59" W, ALONG AND WITH THE WEST LINE OF SAID 98.190 ACRE TRACT, THE EAST LINE OF SAID 81.186 ACRE TRACT, PASSING A 1/2 INCH IRON ROD FOUND AT A DISTANCE OF 1583.41 FEET FOR THE NORTHEAST CORNER OF SAID 81.186 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 120 ACRE TRACT CONVEYED TO AA SHARP INVESTMENTS, LTD., AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2007068904, AND DESCRIBED AS ITEM 8 IN VOLUME 1004, PAGE 761 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 2,108.28 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT (FALLS IN DITCH COULD NOT SET);

THENCE: DEPARTING THE WEST LINE OF SAID 98.190 ACRE TRACT AND EAST LINE OF SAID 120 ACRE TRACT, ALONG AND WITH THE NORTH LINE OF SAID 98.190 ACRE TRACT THE FOLLOWING COURSES AND S 68°27'09" E, A DISTANCE OF 1,160.40 FEET TO A POINT FOR CORNER,

S 73°33'19" E, A DISTANCE OF 99.58 FEET TO A POINT FOR CORNER, N 86°47'18" E, AT A DISTANCE OF 302.85 FEET PASSING A POINT FOR SOUTHWEST CORNER OF A CALLED 11.755 ACRE TRACT OF LAND CONVEYED TO ALVIN INDEPENDENT SCHOOL DISTRICT AND DESCRIBED AS "TRACT 3" IN A DEED RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2021027980, AT A DISTANCE OF 1099.18 FEET PASSING A POINT FOR THE SOUTHEAST CORNER OF SAID 11.755 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 1,430.69 FEET TO A 5/8 INCH IRON ROD WITH CAP

THENCE: S 02°51'42" E, ALONG AND WITH AN EAST LINE OF SAID 98.190 ACRE TRACT, BEING A COURSE RUNNING PARALLEL WITH AND OFFSET A DISTANCE OF 60.00 FEET WEST OF AN EAST LINE OF A CALLED 1101.117 ACRE TRACT OF LAND CONVEYED TO IOWA COLONY STERLING LAKES, LTD. AND DESCRIBED AS "TRACT 1" IN A DEED RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2003075438, A DISTANCE OF 768.43 FEET TO A 5/8 INCH IRON ROD WITH CAP MARKED "PAPE DAWSON" FOUND FOR

THENCE: ALONG AND WITH SAID 98.190 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES: S 87'09'23" W, A DISTANCE OF 205.35 FEET TO A POINT FOR CORNER,

N 86'41'09" W. A DISTANCE OF 106.62 FEET TO A POINT FOR CORNER. N 49°28'58" W, A DISTANCE OF 99.54 FEET TO A POINT FOR CORNER, N 33°32'52" W, A DISTANCE OF 180.00 FEET TO A POINT FOR CORNER, N 33'44'05" W, A DISTANCE OF 63.02 FEET TO A POINT FOR CORNER, N 39°49'57" W. A DISTANCE OF 76.73 FEET TO A POINT FOR CORNER. N 49°02'22" W, A DISTANCE OF 76.73 FEET TO A POINT FOR CORNER. N 5814'46" W, A DISTANCE OF 76.73 FEET TO A POINT FOR CORNER, N 67°27'11" W, A DISTANCE OF 76.73 FEET TO A POINT FOR CORNER, N 76°39'36" W, A DISTANCE OF 76.73 FEET TO A POINT FOR CORNER. N 85°52'01" W, A DISTANCE OF 76.73 FEET TO A POINT FOR CORNER, S 86°00'47" W, A DISTANCE OF 58.64 FEET TO A POINT FOR CORNER,

S 82°29'47" W, A DISTANCE OF 209.76 FEET TO A POINT FOR CORNER

S 14°55'53" E, A DISTANCE OF 125.31 FEET TO A POINT FOR CORNER, S 56°41'53" E, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER, SOUTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIAL BEARING OF S 56'41'53" E, A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 107'38'11", A CHORD BEARING AND DISTANCE OF S 20°30'58" E, 80.71 FEET, FOR AN ARC LENGTH OF 93.93 FEET TO A POINT FOR

S 15°39'56" W, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER, S 08°04'12" E, A DISTANCE OF 243.48 FEET TO A POINT FOR CORNER, S 20°58'32" E. A DISTANCE OF 75.94 FEET TO A POINT FOR CORNER. S 48°23'11" E, A DISTANCE OF 51.64 FEET TO A POINT FOR CORNER, S 48°23'11" E, A DISTANCE OF 63.16 FEET TO A POINT FOR CORNER, S 31°35'07" E, A DISTANCE OF 120.04 FEET TO A POINT FOR CORNER, S 28°37'54" E, A DISTANCE OF 120.04 FEET TO A POINT FOR CORNER, S 41"17"32" W, A DISTANCE OF 259.68 FEET TO A POINT FOR CORNER, S 06"13'51" W, A DISTANCE OF 108.43 FEET TO A POINT FOR CORNER, S 41°35'07" W, A DISTANCE OF 104.89 FEET TO A POINT FOR CORNER, S 36°47'30" W, A DISTANCE OF 270.29 FEET TO A POINT FOR CORNER,

S 43°00'21" E, A DISTANCE OF 347.22 FEET TO A POINT FOR CORNER, SOUTHEASTERLY, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF S 46'59'39" W, A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 40°21'15", A CHORD BEARING AND DISTANCE OF S 22'49'43" E, 296.63 FEET, FOR AN ARC LENGTH OF 302.86 FEET TO A FOR CORNER, S 02°39'06" E, A DISTANCE OF 348.71 FEET TO A FOUND 5/8 INCH IRON ROD WITH CAP MARKED "PAPE DAWSON" FOR A POINT OF CURVATURE,

SOUTHEASTERLY, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIAL BEARING OF N 87°20'54" E, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90"11'32", A CHORD BEARING AND DISTANCE OF S 47*44'52" E, 35.41 FEET, FOR AN ARC LENGTH OF 39.35 FEET TO A 5/8 INCH IRON ROD WITH CAP MARKED 'PAPE DAWSON" FOR A POINT OF TANGENCY,

S 02°38'50" E, A DISTANCE OF 56.51 FEET TO THE POINT OF BEGINNING, AND CONTAINING 98.190 ACRES IN THE BRAZORIA COUNTY, TEXAS. SAID TRACT BEING DESCRIBED IN ACCORDANCE WITH A SURVEY MADE ON THE GROUND AND A SURVEY MAP PREPARED UNDER JOB NUMBER 49007-20 BY PAPE-DAWSON ENGINEERS, INC.

ALLOY RD. BULLARD RD. ALVIN CEDAR RAPIDS PKWY RUTH RD.

> **LOCATION MAP** SCALE: 1": 2640'

LEGEND

FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE) SET 5/8" IRON ROD (PD)

AERIAL EASEMENT BCCF NO. = BRAZORIA COUNTY CLERK'S FILE NUMBER BRAZORIA COUNTY DEED RECORDS

BRAZORIA COUNTY FLOOD CONTROL DISTRICT BUILDING LINE BRAZORIA COUNTY MAP RECORDS BCMR

BCOPRRP OFFICIAL PUBLIC RECORDS OF REAL PROPERTY COMPENSATING OPEN SPACE DRAINAGE EASEMENT

FC NO. FILM CODE NUMBER = FOUND = GBL GARAGE BUILDING LINE =

EXISTING

IRON ROD OPRRPBC OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS RADIUS

ROW = RIGHT-OF-WAY SQUARE FEET SANITARY SEWER EASEMENT STM SE STORM SEWER EASEMENT UTILITY EASEMENT

UNOBSTRUCTED VISIBILITY EASEMENT 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 8 BLOCKS

FEBRUARY 2023

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

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 L66 N70°29'35"W 53.54

| N31°36'33"W | 20.00'

N4'35'23"E 28.12'

N42*09'01"E | 19.80'

S47°50'59"E | 19.80'

L67

L68

