

Wednesday, November 1, 2023

Merrett Huddleston
Elevation Land Solutions
9709 Lakeside Blvd., Suite 200
The Woodlands, TX 77381

Re: Sterling Lakes North Section 5 Final Plat
Letter of Recommendation to Approve
COIC Project No. 2991
Adico, LLC Project No. 16007-2-320

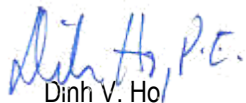
Dear Ms. Huddleston;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal for Sterling Lakes North Section 5 Final Plat received on or about November 1, 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 plat as resubmitted on November 1, 2023. Please provide two (2) sets of signed mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than November 2, 2023, for consideration at the November 7, 2023, Planning and Zoning meeting.

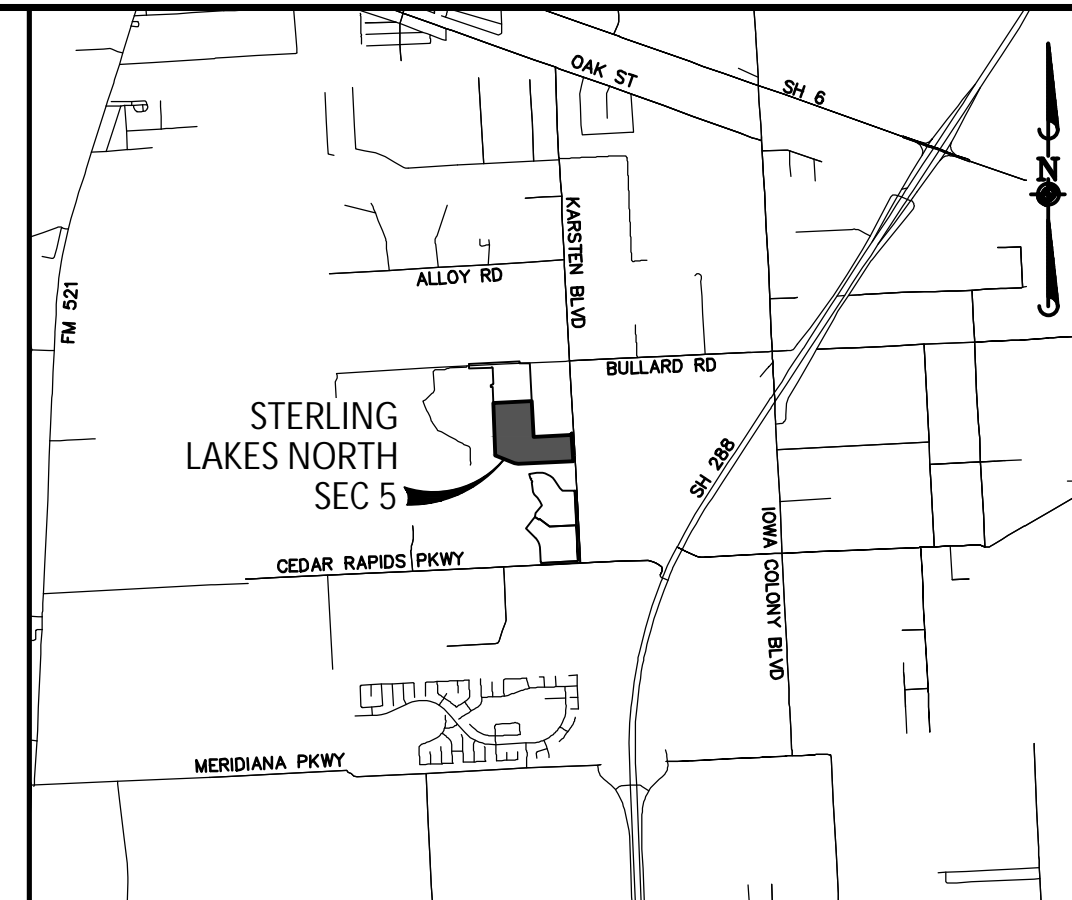
Should you have any questions, please do not hesitate to contact our office.

Sincerely,
Adico, LLC



Dinh V. Ho
TBPE Firm No.16423

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC



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



(IN FEET)
1 inch = 100 ft.

ABBREVIATIONS

- AE= AERIAL EASEMENT
- DE= DRAINAGE EASEMENT
- PAE= PRIVATE ACCESS EASEMENT
- PUE= PUBLIC UTILITY EASEMENT
- SSE= SANITARY SEWER EASEMENT
- SSM= STORM SEWER EASEMENT
- UE= UNIMPROVED UTILITY 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
- BCMR= BRAZORIA COUNTY MAP RECORDS
- BCOPR= BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- CAB SHT = CABINET SHEET
- VOL PG = VOLUME PAGE
- FND= FOUND
- IR= IRON ROD
- 5" IRON ROD W/ CAP
- EXISTING 5/8" IRON ROD W/ CAP
- STREET NAME CHANGE

Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restriction
A	1,131,468.35	25.97	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
B	56,778.31	1.304	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
C	98,362.99	2.258	RESTRICTED TO DRILL SITE
TOTAL	1,286,609.65	29.53	

FINAL PLAT
STERLING LAKES NORTH
SEC 5

A SUBDIVISION OF 51.41 ACRES OF LAND
OUT OF THE
W.H. DENNIS SURVEY, A-516
BRAZORIA COUNTY, TEXAS

83 LOTS 3 RESERVES 3 BLOCKS
NOVEMBER 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

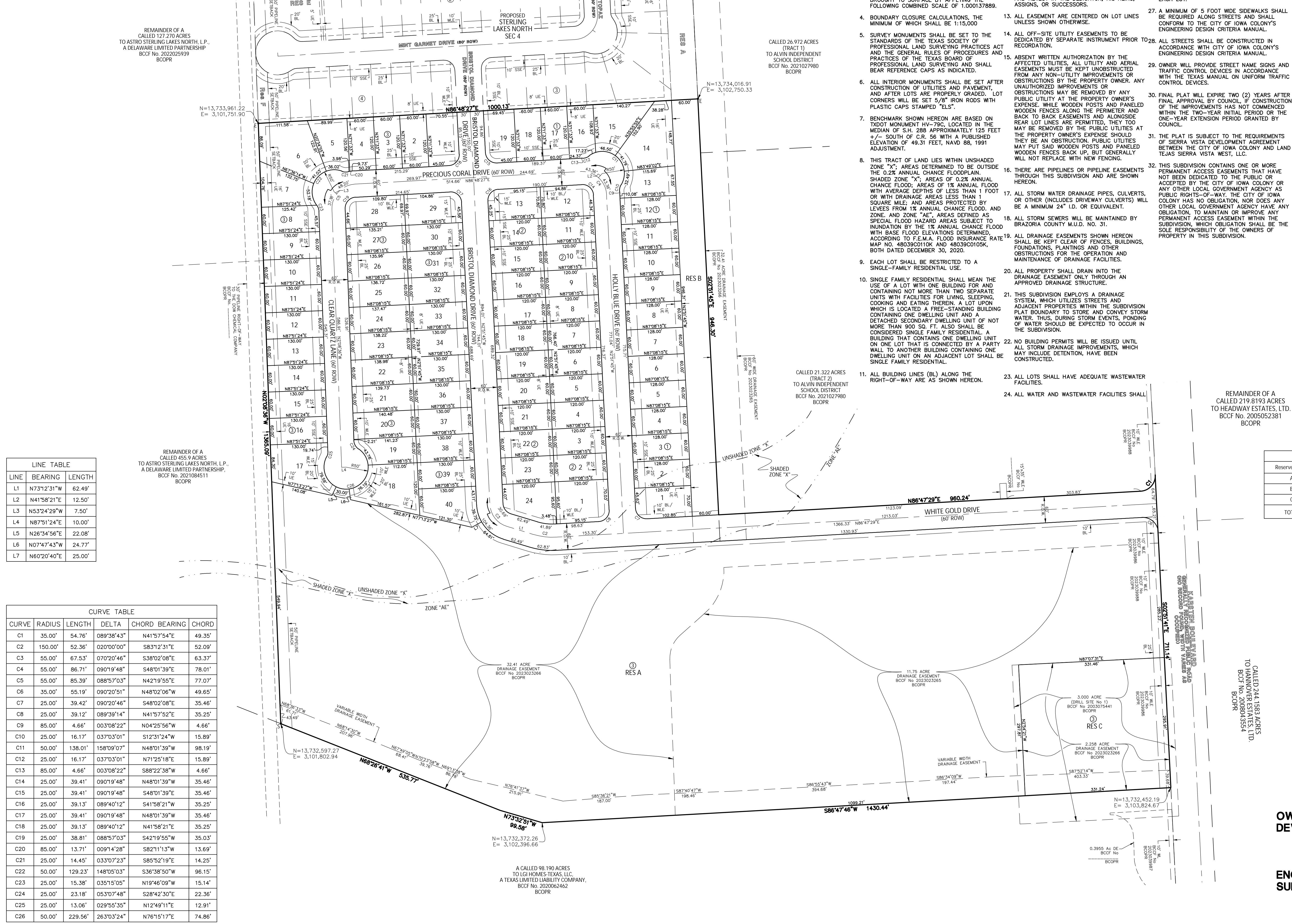
**ENGINEER/
SURVEYOR:** **ELEVATION**
land solutions
TBPE REGISTRATION NUMBER F-22671
1970 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77380 630-820-2200
TBPS REGISTRATION NUMBER 10194692

FINAL PLAT NOTES:

- THE PRELIMINARY PLAT WAS APPROVED BY CITY OF IOWA COLONY ON 05/15/2023
- THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 31 BOUNDARY.
- 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 1.000137889.
- 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 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 TPOOT MONUMENT HW-790, 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 DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, SHADED ZONE "X"; AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND ZONE "AE", AREAS DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED, ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C010K AND 48039C0105K, BOTH DATED DECEMBER 30, 2020.
- EACH LOT SHALL BE RESTRICTED TO A SINGLE-FAMILY RESIDENTIAL USE.
- SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQ. FT. ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
- ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
- 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.
- ALL EASEMENT ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.
- ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
- 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 OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- THERE ARE PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION AND ARE SHOWN HEREON.
- 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 DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS FOR THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS SUBDIVISION EMPLOY A DRAINAGE SYSTEM, WHICH UTILIZES STREETS AND ADJACENT PROPERTIES WITHIN THE SUBDIVISION PLAT BOUNDARY TO STORE AND CONVEY STORM WATER. THIS, DURING STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- ALL LOTS SHALL HAVE ADEQUATE WASTEWATER FACILITIES.
- ALL WATER AND WASTEWATER FACILITIES SHALL

LINE	BEARING	LENGTH
L1	N73°12'31"W	62.49'
L2	N41°58'21"E	12.50'
L3	N53°24'29"W	7.50'
L4	N87°51'24"E	10.00'
L5	N26°34'56"E	22.08'
L6	N07°47'43"W	24.77'
L7	N60°20'40"E	25.00'

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	35.00'	54.76'	089°38'43"	N41°57'54"E	49.35'
C2	150.00'	52.36'	020°00'00"	S83°12'31"E	52.09'
C3	55.00'	67.53'	070°20'46"	S38°02'08"E	63.37'
C4	55.00'	86.71'	090°19'48"	S48°01'39"E	78.01'
C5	55.00'	85.39'	088°57'03"	N42°19'55"E	77.07'
C6	35.00'	55.19'	090°20'51"	N48°02'06"W	49.65'
C7	25.00'	39.42'	090°20'46"	S48°02'08"E	35.46'
C8	25.00'	39.12'	089°39'14"	N41°57'52"E	35.25'
C9	85.00'	4.66'	003°08'22"	N04°25'56"W	4.66'
C10	25.00'	16.17'	037°03'01"	S12°31'24"W	15.89'
C11	50.00'	138.01'	158°09'07"	N48°01'39"W	98.19'
C12	25.00'	16.17'	037°03'01"	N71°25'18"E	15.89'
C13	85.00'	4.66'	003°08'22"	S88°22'38"W	4.66'
C14	25.00'	39.41'	090°19'48"	N48°01'39"W	35.46'
C15	25.00'	39.41'	090°19'48"	S48°01'39"E	35.46'
C16	25.00'	39.13'	089°40'12"	S41°58'21"W	35.25'
C17	25.00'	39.41'	090°19'48"	N48°01'39"W	35.46'
C18	25.00'	39.13'	089°40'12"	N41°58'21"E	35.25'
C19	25.00'	38.81'	088°57'03"	S42°19'55"W	35.03'
C20	85.00'	13.71'	009°14'28"	S82°11'13"W	13.69'
C21	25.00'	14.45'	033°07'23"	S85°52'19"E	14.25'
C22	50.00'	129.23'	148°05'03"	S36°38'50"W	96.15'
C23	25.00'	15.38'	035°15'05"	N19°46'09"W	15.14'
C24	25.00'	23.18'	053°07'48"	S28°42'30"E	22.36'
C25	25.00'	13.06'	029°55'35"	N12°49'11"E	12.91'
C26	50.00'	229.56'	263°03'24"	N76°15'17"E	74.86'



REMAINDER OF A CALLED 172.270 ACRES TO ASTRO STERLING LAKES NORTH, L.P., A DELAWARE LIMITED PARTNERSHIP BCCF No. 2022025939 BCOPR

REMAINDER OF A CALLED 455.9 ACRES TO ASTRO STERLING LAKES NORTH, L.P., A DELAWARE LIMITED PARTNERSHIP, BCCF No. 2021084511 BCOPR

CALLED 26.972 ACRES (TRACT 1) TO ALVIN INDEPENDENT SCHOOL DISTRICT BCCF No. 2021027980 BCOPR

CALLED 21.322 ACRES (TRACT 2) TO ALVIN INDEPENDENT SCHOOL DISTRICT BCCF No. 2021027980 BCOPR

REMAINDER OF A CALLED 219.8193 ACRES TO HEADWAY ESTATES, LTD. BCCF No. 2005052381 BCOPR

CALLED 244.1583 ACRES TO HANNOVER ESTATES LTD. BCCF No. 2008045554 BCOPR

A CALLED 98.190 ACRES TO LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BCCF No. 2020062462 BCOPR

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 51.41 acre (2,239,493 square feet) tract of land situated in the W.H. Dennis Survey, Abstract No. 516, in Brazoria County, Texas, being all of a called 11.755 acre tract (Tract 3) conveyed to Alvin Independent School District by deed recorded in Clerk's File No. 2021027980, Brazoria County Official Public Records, being a portion of a called 21.322 acre tract (Tract 2) conveyed to Alvin Independent School District by deed recorded in Clerk's File No. 2021027980, Brazoria County Official Public Records, being a portion of the remainder 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, and being a portion of the remainder of a called 127.270 acre tract conveyed to Astro Sterling Lakes North, L.P., a Delaware limited partnership, by deed recorded in Clerk's File No. 2022025939, Brazoria County Official Public Records; said 51.41 acre (2,239,493 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 the northwest corner of a called 26.972 acre tract (Tract 1) conveyed to Alvin Independent School District by deed recorded in Clerk's File No. 2021027980, Brazoria County Official Public Records, being on the centerline of Bullard Road, a generally recognized public road (no record found; 60 feet wide as occupied), from which a 5/8-inch iron rod (with cap) found bears South 02°51'45" East, 0.3 feet;

THENCE, South 02°51'45" East, along the west line of said called 26.972 acre tract, at a distance of 122.75 feet passing the southwest corner of said called 26.972 acre tract, being the northwest corner of said called 21.322 acre tract, in all a distance of 988.02 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the northerly northeast corner and the POINT OF BEGINNING of the herein described tract;

THENCE, South 02°51'45" East, 946.30 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being on the west line of said called 21.322 acre tract, from which a 5/8-inch iron rod (with cap) found bears South 02°51'45" East, 60.00 feet, being the southwest corner of said called 21.32 acre tract;

THENCE, North 86°47'29" East, over and across said called 21.322 acre tract, 960.24 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the left;

THENCE, continuing over and across said called 21.322 acre tract and along said curve to the left in a northeasterly direction, with a radius of 35.00 feet, a central angle of 89°38'43", an arc length of 54.76 feet, and a chord bearing North 41°57'54" East, 49.35 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the easterly northeast corner of the herein described tract;

THENCE, South 02°51'41" East, at a distance of 157.74 feet passing a 5/8-inch iron rod (with cap) found, being the northeast corner of said called 11.755 acre tract, at a distance of 415.23 feet passing a 5/8-inch iron rod (with cap) found, being the easterly southeast corner of said called 11.755 acre tract, in all a distance of 711.14 feet to a 5/8-inch iron rod (with cap) found, being the northeast corner of a called 98,190 acre tract conveyed to LCI Homes-Texas, LLC, a Texas limited liability company, by deed recorded in Clerk's File No. 2020062462, Brazoria County Official Public Records;

THENCE, along the north line of said called 98.190 acre tract, the following three (3) courses and distances:

- 1. South 86°47'46" West, at a distance of 331.24 feet passing a 5/8-inch iron rod found, being the southerly southeast corner of said called 11.755 acre tract, at a distance of 796.36 feet passing a 5/8-inch iron rod (with cap) found, being the southwest corner of said called 11.755 acre tract, in all a distance of 1,430.44 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the southerly southwest corner of the herein described tract;
2. North 73°32'51" West, 99.58 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
3. North 68°26'41" West, 535.77 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the westerly southwest corner of the herein described tract;

THENCE, North 02°08'36" West, over and across the remainder of said called 455.9 acre tract and the remainder of said called 127.270 acre tract, 1,365.09 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, North 86°48'27" East, over and across the remainder of said called 127.270 acre tract, 1,000.13 feet to the POINT OF BEGINNING, CONTAINING 51.41 acres (2,239,493 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

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 51.41 Acre tract described in the above and foregoing map of STERLING LAKES NORTH SEC 5, 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 arial easements. The arial 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 arial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the arial 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 arial easements. The arial 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 arial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the arial 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 5, 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 baysous, 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 _____, 20____.

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 City Council, this _____ day of _____, 20____.

Wil Kennedy
Mayor

McLean Barnett

Arnetta Hicks-Murray

Marquette Greene-Scott

Tim Varlack

Sydney Hargroder

Kareem Boyce

This plat is hereby APPROVED by the City of Iowa Colony Planning and Zoning Commission, this _____ day of _____, 20____.

David Hurst
Chairman

Warren Davis

Les Hosey

Robert Wall

Brenda Dillon

Brian Johnson

Terry Hayes

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

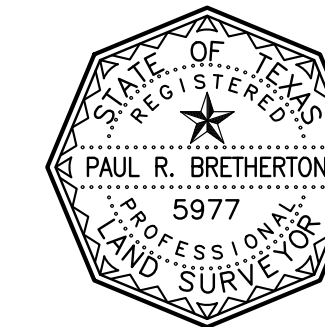
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ Day of _____, 20____

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 _____, 20____.

Dinh V. Ho, P.E.

FINAL PLAT
STERLING LAKES NORTH
SEC 5

A SUBDIVISION OF 51.41 ACRES OF LAND
OUT OF THE
W.H. DENNIS SURVEY, A-516
BRAZORIA COUNTY, TEXAS

83 LOTS 3 RESERVES 3 BLOCKS
NOVEMBER 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
19709 LAKESHORE BLVD, SUITE 200
THE WOODLANDS, TX 77380 832-823-2200
TBPS REGISTRATION NUMBER 10194692