

Item is scheduled for placement on the

#### City Council Agenda Item Request Form

This form is required to be completed by the applicable deadline for placement of an item on the City Council Agenda.

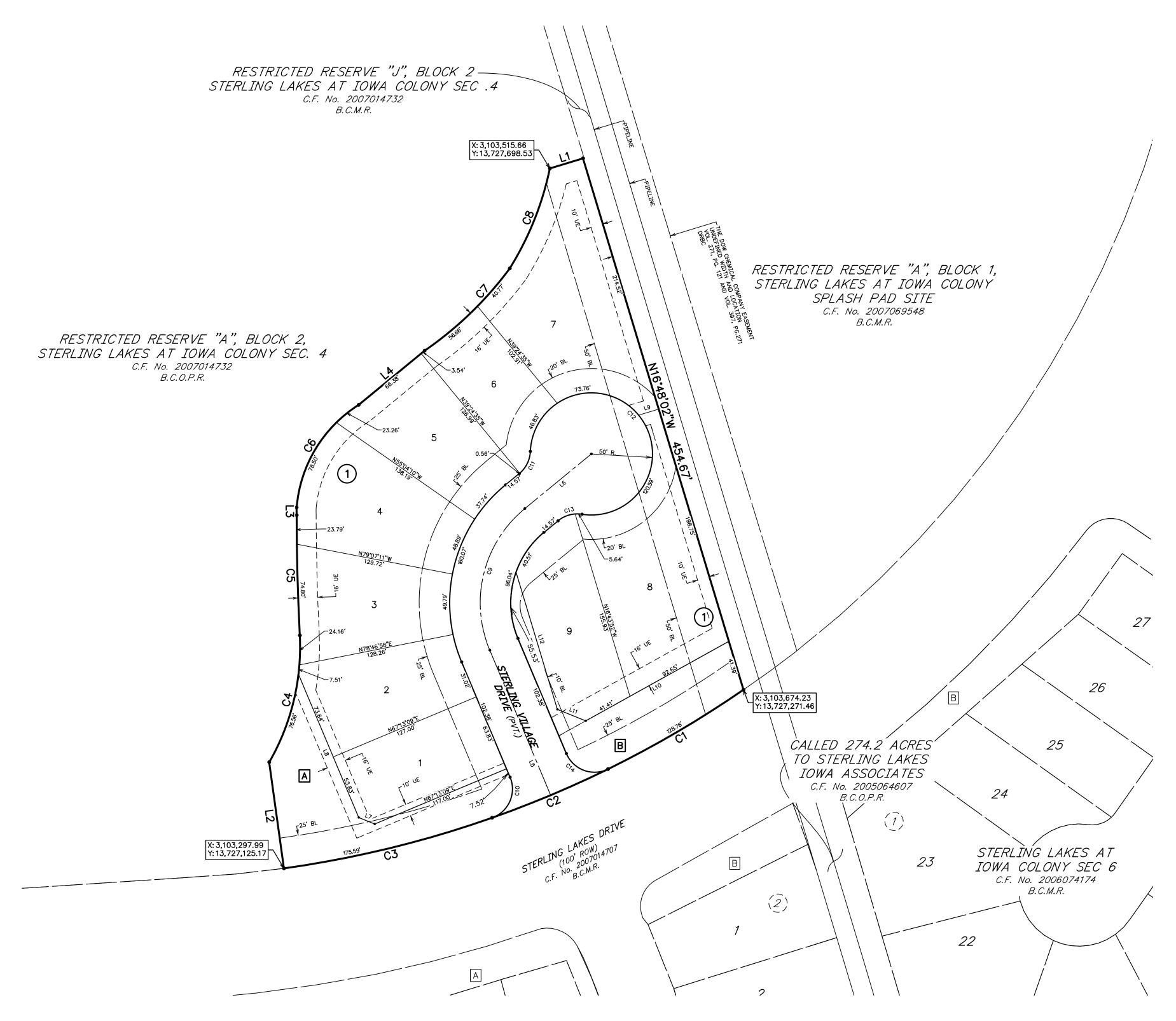
Date: 4/9/2025
Department Making Request: 35 - Community Development
Person Making Request: Dinh Ho, P.E.
Item Type: Action (other)
Budgeted? NO Cost: 0
If budgeted, identify account:
Short Description:
Proposed partial replat of the original Sterling Lakes Section 4 plat. The proposed plat is for development of 9 lots on 3.04 acres within the original Section 4.
Explanation/Justification Details:
Quiddity Engineering submitted a partial replat of the original Sterling Lakes Section 4 plat. The proposed plat is for development of 9 lots on 3.04 acres within the original Section 4.
The area to be proposed to be replatted to lots is within Restricted Reserve "A" - Restricted to Recreation.
The tract was identified within the approved Plan of Development is proposed to by Type II lots, or lots greater equal or than 60' wide, based on the 2013 approved land plan.
Staff has no objections to the proposed 9 lot subdivision as proposed, as the partial replat meets the requirements of the subdivision ordinance and Development Agreement.
However, Staff defers to City Council to allow for the granting the removal of the restrictions from Recreation to Single Family Residential.
Requestor Signature: All H. P.E.
This section to be completed by City Secretary, City Attorney, and City Manager's Office only:
Legal Review is complete, legal documents are prepared:
City Attorney
Item is approved for placement on Council Agenda:  City Manager
CHV Manager

Council Agenda.

City Secretary

RESTRICTED RESERVE A Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.24 AC
10,605 Sq. Ft.

RESTRICTED RESERVE B Restricted to Open Space, Landscape, Incidental Utility Purposes Only 8,233 Sq. Ft.



	LINE TAB	BLE				CURVE	TABLE		
LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	
L1	N73°11'58"E	28.36'	C1	875.00'	8°25'54"	128.76'	N59*37'52"E	128.65'	
L2	S07°54'39"E	87.83'	C2	875.00'	6°44'40"	103.00'	N67°13'09"E	102.94'	
L3	S00°09'18"E	6.27	С3	875.00'	11°29'52"	175.59'	N76°20'25"E	175.29'	8
L4	S50°35'25"W	69.93'	C4	189.16'	32°46'57"	108.23'	N13°32'51"E	106.76'	;
L5	S22°46'51"E	128.85'	C5	2100.88	2°41'19"	98.59'	S01°29'58"E	98.58'	4
L6	S50°35'25"W	70.47	C6	110.03'	52°59'07"	101.76'	S31°08'43"W	98.17	5
L7	S67°46'51"E	14.14'	C7	296.20'	18 <b>°</b> 50'50"	97.44'	N45°57'21"E	97.00'	4
L8	N22°46'51"W	127.53'	C8	251.02'	20°15'00"	88.72'	N21°50'11"E	88.26'	7
L9	N73°11'58"E	17.29'	С9	100.00'	73°22'16"	128.06'	S13°54'17"W	119.48'	7
L10	S60°56'53"W	134.07'	C10	25.00'	93°22'20"	40.74	N23°54'19"E	36.38'	2
L11	S67*53'29"E	25.09'	C11	25.00'	48°11'23"	21.03'	N26°29'44"E	20.41'	1
L12	N16°43'52"W	117.37'	C12	50.00'	276*22'46"	241.19'	N39°24'35"W	66.67'	4
			C13	25.00'	48°11'23"	21.03'	S74°41'07"W	20.41'	1
			C14	25.00'	93°22'20"	40.74	S69°28'01"E	36.38'	2

COUNTY ROAD 57 0 10 30 50 SCALE: 1'' = 50'IOWA COLONY BCMR. . . . . . . "Brazoria County Map Records" BCOPR . . . . . "Brazoria County Official Public Records" BL . . . . . . . . "Building Line" CF. . . . . . . . . . "Clerk's File" **VICINITY MAP** ESMT . . . . . . . . . "Easement" No. . . . . . . . "Number" ROW . . . . . . . . . . . . "Right-of-Way" Sq. Ft. . . . . . . "Square Feet" STM SE . . . . . . . "Storm Sewer Easement" WLE . . . . . . . . "Water Line Easement • . . . . . . . . . . "Set 3/4-inch Iron Rod with cap stamped "Quiddity Eng. Property Corner" as per certification" 1. All drainage easements shown hereon shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of drainage facilities.

2. All property shall drain into the drainage easement only through an approved drainage structure. The property subdivided in the foregoing plat lies within Brazoria County Drainage District No 5.
 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. 5. Other than shown hereon, there are no pipeline easements, or pipelines within the boundaries of this plat. 6. All storm water drainage pipes, culverts, or other (includes driveway culverts) will be a minimum 24" I.D. or equal. 7. No Building Permits will be issued until all storm drainage improvements, which may include detention, have been 8. The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time, or a six (6) month extension period granted by the City 9. According to Map No. 48039C0110K of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Montgomery County, Texas, dated December 30, 2020, the subject tract is situated within: Unshaded Zone "X"; defined as areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man—made or natural causes. This flood statement shall not create liability on the part of the surveyor. 10. All bearings based on the Texas State Plane Coordinate System, South Central Zone. 11. 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. 12. All permanent reference monuments ("PRM") will be set at all boundary line angle points, block 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. 13. All monuments will be set to the standard of the Texas society of professional land surveying practices act and the

# PRELIMINARY PLAT OF STERLING LAKES AT IOWA COLONY SEC 4

general rules of procedures and practices of the Texas board of professional land surveying and shall bear reference

wide sidewalk shall be required along 1 side, and a minimum of four (4) foot wide sidewalks shall be required along

16. A minimum of five (5) foot wide sidewalk shall be required along both spine roads, or a minimum of six (6) foot

17. Contributing open space areas shall include the area of the permanent water surface and the adjacent side slopes, at a maximum slope of 5:1, for detention reserves with a permanent lake with a minimum water depth of 6 feet

19. This plat is subject to the Development Agreement for Sterling Lakes at Iowa Colony and Sierra Vista, as amended

14. All streets shall be constructed in accordance with the city's design criteria. 15. All water and wastewater facilities shall conform to the city's design criteria.

18. All street shown hereon within the platted boundary are Private Streets.

on January 2022.

streets within the residential section and shall conform to the city's design criteria.

## PARTIAL REPLAT NO. 1

A SUBDIVISION OF 3.05 ACRES OF LAND OUT OF THE I.&G.N. SURVEY, A-367 BEING A REPLAT OF STERLING LAKES RESERVE "H" AT IOWA COLONY SEC 4 (FILE NO. 2007014732, P.R.B.C.) **BRAZORIA COUNTY, TEXAS** 

9 LOTS

2 RESERVES

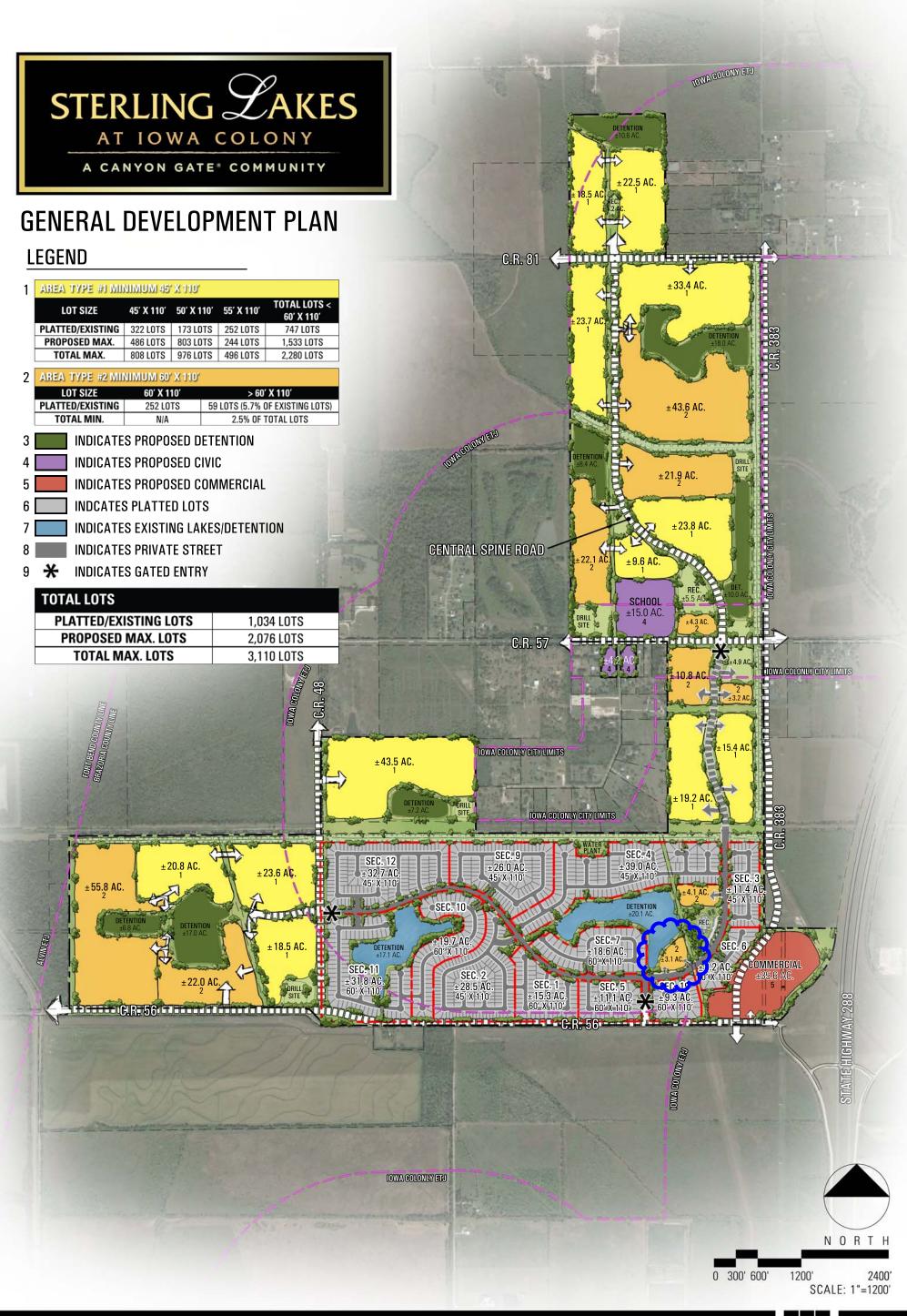
1 BLOCK

**MARCH 2025** 

STERLING MERIDIANA 35 GP LLC A Texas Limited Liability Company 5851 SAN FELIPE S. 800 HOUSTON, TEXAS 77057 (713) 622-0800

SURVEYOR/ENGINEER: **ELEVATION LAND SOLUTIONS** 9709 LAKESIDE BLVD, SUITE 200 THE WOODLANDS, TEXAS 77381 (832) 823-2200





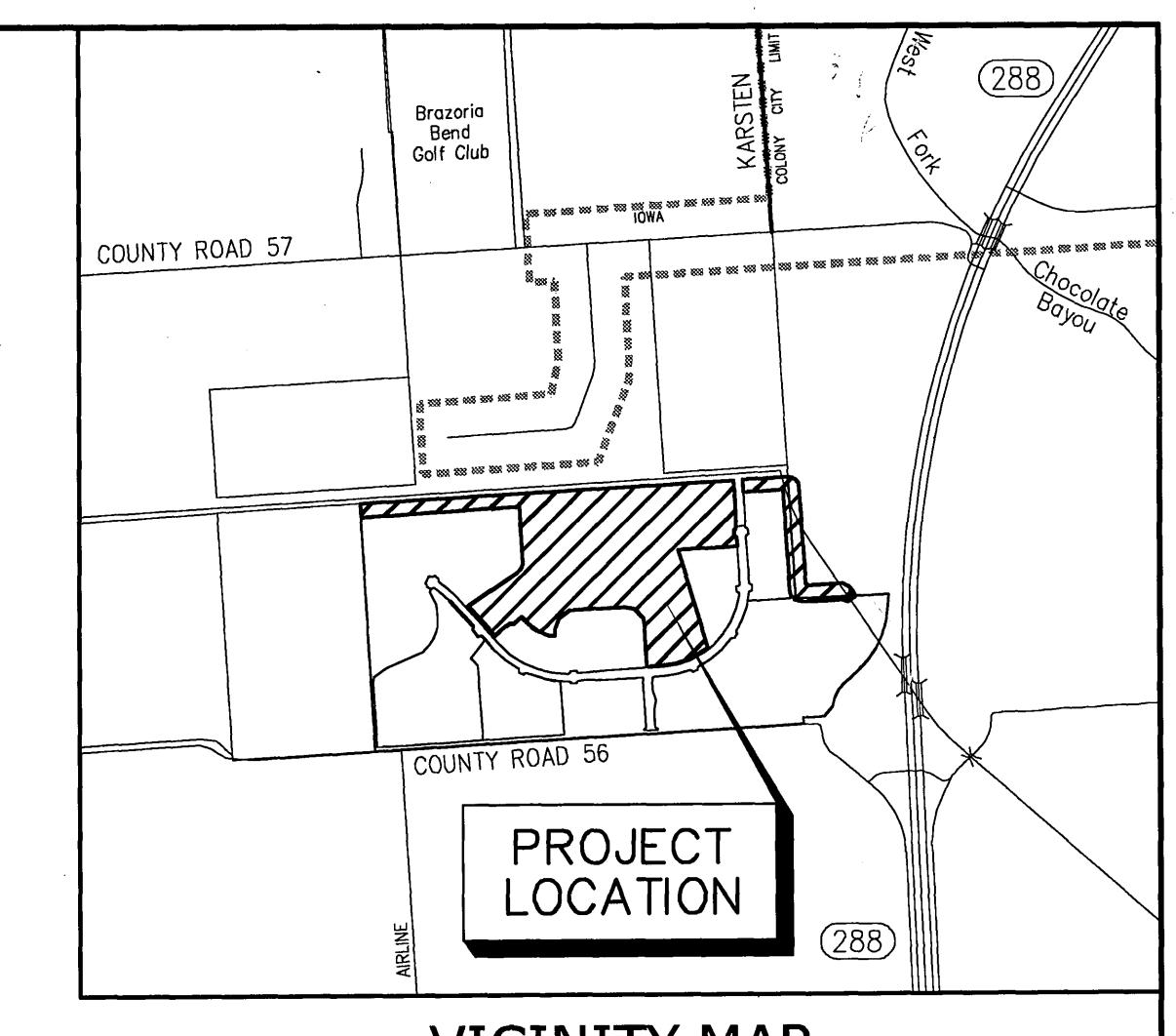
We, Courtney P. Grover, Vice President and Al P. Brende, Vice President, of Sterling Lakes Iowa Associates, a Texas Joint Venture, John E. Cork, President and CEO of CW-LT Capital Fund One, LLC, a Delaware limited liability company, Courtney P. Grover, Vice President and Al P. Brende, Vice President, of Iowa Colony Sterling Lakes Ltd., a Texas limited partnership, Nancy Wilson, Susan Hill, Jerry Wood, Michael R. Kees and William D. Baird, owners of the property subdivided, in this plat of Sterling Lakes at Iowa Colony Sec. 4, do hereby make subdivision of said property for and on behalf of said corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicated 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 to the land so dedicated. FURTHER, Owners do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets or permanent access easements, shall be hereby established and maintained as private streets or permanent access easements by the owners, heirs, successors and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public for firefighters, fire fighting equipment, police and emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, successors and established as private streets or permanent access 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, hereto, the Land Tejas Corporation, a Texas corporation General Partner, has caused these presents to be signed by Sterling Lakes Iowa Associates a Texas Joint Venture By: Iowa Colony Sterling Lakes 274, Ltd. a Texas limited liability partnership Managing Joint Venturer By: Land Tejas Companies, Ltd. a Texas limited partnership Its managing General Partner By: Land Tejas Corporation, a Texas corporation General Partner Vice President STATE OF TEXAS } COUNTY OF BEFORE ME, the under signed authority, on this day personally appeared Courtney P. Grover, Vice President, and Al P. Brende, Vice President of Land Tejas Corporation, a Texas corporation General Partner known to me, to be the persons whose names are subscribed to the foregoing instruments, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations CW-LT Capital Fund One, LLC, a Delaware limited liability company By: Coronado West Inc., STATE OF TEXAS COUNTY OF BEFORE ME, the under signed authority, on this day personally appeared John E. Cork, President and CEO of Coronado West Inc., an Arizona corporation, Manager known to me, to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations therein expressed, and in the capacities therein GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 2 DAY OF NOVEMBED 010. In Testimony, hereto, the Land Tejas Corporation, a Texas corporation General Partner, has caused these presents to be signed I Courtney P. Grover, its Vice President, thereunto authorized, attested by its Vice President Al P. Brende, and its common seal hereunto affixed, this 31 31 day of, 20 06. october Iowa Colony Sterling Lakes, Ltd. a Texas limited partnership By: Land Tejas Companies, Ltd. a Texas limited partnership Its managing General Partner By: Land Tejas Corporation, a Texas corporation General Partner

STATE OF TEXAS COUNTY OF }

therein expressed, and in the capacities therein stated.

Witness my hand in the City of Iowa Colony, Texas, this the \_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_\_\_, 20\_\_\_\_\_. SEE DOCUMENT #2007014730 STATE OF TEXAS } COUNTY OF BEFORE ME, the under signed authority, on this day personally appeared Nancy Wilson known to me, to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that they executed the same for the purposes and considerations therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_. in and for \_\_\_\_\_ County, Texas Witness my hand in the City of Iowa Colony, Texas, this the \_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_\_. STATE OF TEXAS } SEE DOWNENT # 2007 014729 COUNTY OF BEFORE ME, the under signed authority, on this day personally appeared Susan Hill known to me, to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that they executed the same for the purposes and considerations GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_. Witness my hand in the City of Iowa Colony, Texas, this the \_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_\_\_. SEE DOCUMENT \$ 2007014727 STATE OF TEXAS COUNTY OF BEFORE ME, the under signed authority, on this day personally appeared Jerry Wood known to me, to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that they executed the same for the purposes and considerations therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_. Notary Public in and for \_\_\_\_\_ County, Texas Witness my hand in the City of Iowa Colony, Texas, this the \_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_\_\_, Michael R. Kees SEE DOWMENT # 2007 014730 STATE OF TEXAS } COUNTY OF BEFORE ME, the under signed authority, on this day personally appeared Michael R. Kees known to me, to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that they executed the same for the purposes and considerations GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_. Notary Public in and for \_\_\_\_\_ County, Texas Witness my hand in the City of Iowa Colony, Texas, this the \_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_\_\_, 20\_\_\_\_\_. STATE OF TEXAS SEE DOWMENT 2007014728 COUNTY OF } BEFORE ME, the under signed authority, on this day personally appeared William D. Baird known to me, to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that they executed the same for the purposes and considerations therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_. We, Regions Bank, Owners and Holders of liens against the above-described property, said liens, being evidenced by Instruments of Record filed under Clerk's File Nos. 2005064607, 2005064608, 2005064609, 2005068852 and 2005057147, Brazoria County, Texas, do hereby in all things subordinate to said subdivision and dedication said liens, and we hereby confirm that we are the present owners of said liens and have not assigned the same, nor any part thereof. STATE OF TEXAS }

the act of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated.



VICINITY MAP 1" = 2,000'

Doc# 2007014732

STATE OF TEXAS } S COUNTY OF

same, nor any part thereof.

BEFORE ME, the under signed authority, on this day personally appeared GERALD W. NETEBOOK, SR. EKEN V. R.

filed under Clerk's File No. 2006001424, Brazoria County, Texas, do hereby in all things subordinate to said subdivision and dedication said lien, and we hereby confirm that we are the present owners of said lien and have not assigned the same, nor any

STATE OF TEXAS COUNTY OF

Luida C. Lynch

Notary Public Harris County, Texas We, Iowa Colony Sterling Lakes, Ltd., Owners and Holders of liens against the above-described property, said liens, being evidenced by Instrument of Record filed under Clerk's File Nos. 2005002661, 2005002662, 2005002663, 2005002665 and 2005002668, Brazoria County, Texas, do hereby in all things subordinate to said subdivision and dedication said lien, and we hereby confirm that we are the present owners of said lien and have not assigned the same, nor any part thereof.

Notary Public, State of Texas My Commission Expires

STATE OF TEXAS

COUNTY OF }

FINAL PLAT STERLING LAKES AT COLONY SEC. 4

A SUBDIVISION OF 88.41 ACRES

161 LOTS, 4 BLOCKS, 12 RESTRICTED RESERVES

& 6,347 L.F. OF R.O.W.

H.T. & B.R.R. CO. No. 57 SURVEY, A-289

BRAZORIA COUNTY, TEXAS

**OWNER:** 

STERLING LAKES IOWA ASSOCIATES,

STERLING LAKES IOWA ASSOCIATES, a Texas Joint Venture
2450 Fondren, Suite 210 - Houston, Texas 77063 - PHONE:713-783-6702

PATE SURVEYORS

a division of Pate Engineers, Inc.

13333 Northwest Freeway, Suite 300 - Houston, Texas 77040 - PHONE: 713-462-3178

PATE ENGINEERS, INC.
13333 Northwest Freeway. Suite 300 - Houston. Texas 77040-PHONE:713-462-3178

SCALE: 1"=100' PATE JOB NO. 716-025-00

SHEET 1 OF 5

This is to certify that I Summer Adams, R.P.L.S., a Registered Public Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made

Summer Adams, R.P.L.S Registered Professional Land Surveyor



I, Gerald Roberts, P.E., County Engineer of Brazoria County, do hereby certify that the plat of this subdivision complies with all existing rules and regulations of this office, as adopted by Commissioner's Court.

Date	Gera!

Texas Registration No. 5684

ald Roberts, P.E., County Engineer

#### APPROVAL BY COUNTY SURVEYOR

Randy Stroud, County Surveyor

#### APPROVAL BY PLAT ROOM RECORDER

Joyce Hudman, Plat Book Recorder

CERTIFICATE OF COUNTY CLERK

!	
!	

### FINAL PLAT NOTES, RESIDENTIAL:

- Slab elevations (finished floor) shall be set at or above the minimum slab elevations defined in this plat.
- 2. All drainage easements shown hereon shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of drainage facilities
- 3. All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat, with the exception of Brazoria County Drainage District #5 ditches #101-05-00, #101-05-01 and #101-05-02, will be maintained by the homeowner's association, provided, however, a governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas, Brazoria County Municipal Utility District No. 31 and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- . The property subdivided in the foregoing plat lies within Brazoria County Drainage District #5
- 6. This subdivision employs a drainage system, which is 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.
- Land use within the subdivision is limited to an average imperviousness of no more than 51 percent. The drainage and/or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- 8. Other than shown hereon, there are no pipeline easements, or pipelines within the boundaries of this plat.
- 9. All storm water drainage pipes, culverts, or other (includes driveway culverts) will be a minimum 24° I.D. or equal.
- 10. No Building Permits will be issued until all storm drainage improvements, which may include detention, have been constructed.
- 11. The Final Plat will expire two (2) years after the final approval by the City Council 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.
- This information is based on Brazoria County FIRM Community Map 485458, Panel 110H, dated June 5, 1989.
- . This subdivision contains one or more permanent access easements that have not been dedicated to the public or accepted by Brazoria County or any other local government agency as public rights—of—way. Brazoria County has no obligation, nor does any other local government agency have any obligation, to maintain or improve any permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.
- . Primarv Benchmark Punchmark in the top of a stainless steel rod encased in a 5 inch PVC pipe with a logo cap stamped "HGCSD 74 1986" located 74.1 feet north of the center of County Road 37, 43.3 feet west of the entrace drive to a church, and 12.6 feet northeast of the northeast corner of a brick church sign. Elev. 56.40' NGVD 29, 1979 ADJ.
- 15. All bearings based on the Texas State Plane Coordinate System, South Central Zone.

12. Subdivision is located in Zone "X" with no base flood base elevation required

16. All coordinates shown hereon are surface and may be converted to the Texas State Plane Coordinate System, South Central Zone, NAD 83 Grid Coordinates by applying the following scale factor: 0.999857950.

#### LEGAL DESCRIPTION

All that certain 88.41 acres of land described as Tract 1 and Tract 2, out of the 274.2 acre tract described in the deed from Iowa Colony Sterling Lakes, LTD. to Sterling Lakes Iowa Associates recorded under File No. 2005-064607, in the Official Records of Brazoria County, Texas, the 1101.117 acre tract described in the deed from South Freeway Limited to Iowa Colony Sterling Lakes, LTD, recorded under File No. 03 075438, in the Official Records of Brazoria County, Texas, and the 33.38 acre tract described in the deed from Glenn Nichols, Trustee to CW Capital Fund One, LLC. recorded under File No. 2005-057146, in the Official Records of Brazoria County, Texas, in the H.T. & B.R.R. Co. Survey No. 57, A-289, and the H.T. & B.R.R. Co. Survey No. 56, A-515, Brazoria County, Texas, and more particularly described by metes and bounds as follows: (All bearings based on the Texas State Plane Coordinate System, South Central

#### TRACT 1 - 80.80 ACRES OF LAND

All that certain 80.80 acres of land, out of the 274.2 acre tract described in the deed from lowa Colony Sterling Lakes, LTD. to Sterling Lakes Iowa Associates recorded under File No. 2005-064607, in the Official Records of Brazoria County, Texas, in the H.T. & B.R.R. Co. Survey No. 57, A-289, Brazoria County, Texas, and more particularly described by metes and bounds as follows: (All bearings based on the Texas State Plane Coordinate System, South Central Zone)

COMMENCING at P.K. Nail found for the northwest corner of the 9.954 acre tract described in the deed from Mike Fox to Thomas Moeller. et ux recorded under File No. 02-025798, in the Official Records of Brazoria County, Texas, common to the southwest corner of the 244.2369 acre tract described in the deed from Frank and Ina Brinton Educational and Charitable Trust for Texas to Washington County Hospital of Washington, et al recorded under File No. 97-000097, in the Official Records of Brazoria County, Texas, at the intersection of County Road No. 383 and County Road No. 57; THENCE South 02° 46' 29" East - 5260.85', along the east line of the H.T & B.R.R. Co. Survey No. 57, A-289, common to the west line of the H.T. & B.R.R. Co. Survey No. 56, A-515, to a railroad spike found for the northeast corner of the 240.9 acre tract described in a deed from 241 South Freeway Joint Venture to Denic Enterprises, Inc recorded under File No. 03-079750, in the Official Records of Brazoria County, Texas, in County Road No. 56, at 5192.22' passing a found Texas Department of Transportation concrete monument; THENCE South 87° 16' 10" West - 1616.96', along the north line of said 240.9 acre tract, in said County Road No. 56, to an angle corner; THENCE North 02° 43' 50" West - 703.04' to the most southerly southwest corner and POINT OF BEGINNING of the herein described tract:

THENCE North 02° 42' 17" West - 422.13' to a 3/4" iron rod set for an angle corner of the herein described tract; THENCE North 11° 53' 46" West - 87.95' to a 3/4" iron rod set for an angle corner of the herein described tract; THENCE North 44° 09' 05" West - 137.64' to a 3/4" iron rod set for an angle corner of the herein described tract; THENCE North 76° 24' 24" West - 102.90' to a 3/4" iron rod set for an angle corner of the herein described tract; THENCE South 87° 17' 43" West - 589.39' to a 3/4" iron rod set for an angle corner of the herein described tract; THENCE South 52° 10' 43" West - 144.13' to a 3/4" iron rod set for an angle corner of the herein described tract; THENCE South 19° 55' 24" West - 116.44' to a 3/4" iron rod set for an angle corner of the herein described tract; THENCE South 02° 42' 17" East - 75.61' to a 3/4" iron rod set for an angle corner of the herein described tract; THENCE South 87° 17' 43" West - 63.34' to a 3/4" iron rod set for an angle corner of the herein described tract; THENCE North 70° 14' 19" West - 73.10' to a 3/4" iron rod set for an angle corner of the herein described tract; THENCE North 63° 28' 06" West - 73.10' to a 3/4" iron rod set for an angle corner of the herein described tract; THENCE North 56° 41' 52" West - 73.10' to a 3/4" iron rod set for an angle corner of the herein described tract; THENCE North 49° 55' 38" West - 73.10' to a 3/4" iron rod set for an angle corner of the herein described tract; THENCE North 43° 27' 12" West - 74.30' to a 3/4" iron rod set for an angle corner of the herein described tract; THENCE South 50° 20' 14" West - 108.67' to a 3/4" iron rod set for a point on a curve to the left, having a central angle of 111° 39' 07", a radius of 50.00', and from which point the center of the circle of said curve bears South 37° 45' 54" West;

THENCE along said curve to the left, in a southwesterly direction, an arc distance of 97.43' to a 3/4" iron rod set for the end of

THENCE North 73° 53' 13" West - 7.44' to a 3/4" iron rod set for an angle corner of the herein described tract; THENCE South 47° 58' 13" West - 158.41' to a 3/4" iron rod set for the most westerly southwest corner of the herein described tract;

THENCE North 41° 04' 53" West - 430.57' to a 3/4" iron rod set for the west corner of the herein described tract; THENCE North 56° 37' 59" East - 625.16' to a 3/4" iron rod set for an angle corner of the herein described tract;

THENCE North 45° 33' 55" East - 40.38' to a 3/4" iron rod set for an angle corner of the herein described tract; THENCE North 40° 53' 20" East - 33.40' to a 3/4" iron rod set for an angle corner of the herein described tract; THENCE North 12° 37' 41" East - 47.45' to a 3/4" iron rod set for an angle corner of the herein described tract;

THENCE North 02° 40' 40" West - 648.78' to a 3/4" iron rod set for an angle corner of the herein described tract; THENCE South 87° 18' 50" West - 1436.20' to a 3/4" iron rod set for an angle corner of the herein described tract, in the west line of aforesaid 274.2 acre tract;

THENCE North 02° 40' 40" West - 130.00', along the west line of said 274.2 acre tract, to a 3/4" iron rod set for the northwest corner of the herein described tract, in the north line of said 274.2 acre tract;

THENCE North 87° 18' 50" East - 3735.91', along the north line of said 274.2 acre tract, to a 3/4" iron rod set for the northeast corner of the herein described tract; THENCE South 02° 46' 29" East - 503.59' to a 3/4" iron rod set for the Point of Curvature of a curve to the right, having a central angle of 90° 00' 00", and a radius of 25.00'; THENCE along said curve to the right, in a southwesterly direction, an arc distance of 39.27' to a 3/4" iron rod set for the end of

THENCE South 02° 46' 29" East - 60.00' to a 3/4" iron rod set for a point on a curve to the right, having a central angle of 90° 00' 00", a radius of 25.00', and from which point the center of the circle of said curve bears South 02° 46' 29" East; THENCE along said curve to the right, in a southeasterly direction, an arc distance of 39.27' to a 3/4" iron rod set for the end of

THENCE South 02° 46' 29" East - 95.00' to a 3/4" iron rod set for the most easterly southeast corner of the herein described tract: THENCE South 87° 13' 31" West - 635.16' to a 3/4" iron rod set for an angle carner of the herein described tract; THENCE South 16° 48' 02" East - 1095.83' to a 3/4" iron rod set for the most southerly southeast carner of the herein described tract

common to a point on a curve to the right, having a central angle of 35° 21' 16", a radius of 875.00', and from which point the center of the circle of said curve bears North 38° 03' 32" West: THENCE along said curve to the right, in a southwesterly direction, an arc distance of 539.92' to a 3/4" iron rod set for the end of

THENCE South 87° 17' 43" West - 154.34' to the POINT OF BEGINNING of the herein described tract and containing 80.80 acres of land.

#### LEGAL DESCRIPTION

TRACT 2 - 7.602 ACRES OF LAND

All that certain 7.602 acres of land, out of the 274.2 acre tract described in the deed from Iowa Colony Sterling Lakes, LTD. to Sterling Lakes Iowa Associates recorded under File No. 2005-064607, in the Official Records of Brazoria County, Texas, the 1101.117 acre tract described in the deed from South Freeway Limited to Iowa Colony Sterling Lakes, LTD. recorded under File No. 03 075438, in the Official COUNTY ROAD 57 Records of Brazoria County, Texas, and the 33.38 acre tract described in the deed from Glenn Nichols, Trustee to CW Capital Fund One, LLC recorded under File No. 2005-057146, in the Official Records of Brazoria County, Texas, in the H.T. & B.R.R. Co. Survey No. 57, A-289, and the H.T. & B.R.R. Co. Survey No. 56, A-515, Brazoria County, Texas, and more particularly described by metes and bounds as follows: (All bearings based on the Texas State Plane Coordinate System, South Central Zone) ux recorded under File No. 02-025798, in the Official Records of Brazoria County, Texas, common to the southwest corner of the 244.2369 acre tract described in the deed from Frank and Ina Brinton Educational and Charitable Trust for Texas to Washinaton County Hospital of Washinaton, et al recorded under File No. 97-000097, in the Official Records of Brazoria County, Texas, at the intersection of County Road No. 383 and County Road No. 57; THENCE South 02° 46' 29" East - 5260.85', along the east line of the H.T. & B.R.R. Co. Survey No. 57 A-289, common to the west line of the H.T. & B.R.R. Co. Survey No. 56, A-515, to a railroad spike found for the northeast corner of the

240.9 acre tract described in a deed from 241 South Freeway Joint Venture to Denic Enterprises, Inc. recorded under File No. 03-079750, the Official Records of Brazoria County, Texas, in County Road No. 56, at 5192.22' passing a found Texas Department of Transportation concrete monument; THENCE South 87° 16' 10" West - 487.94', along the north line of said 240.9 acre tract, in said County Road No. 56, to an angle corner: THENCE North 02° 43' 50" West - 2506.06' to the southwest corner and POINT OF BEGINNING of the herein described tract:

THENCE North 02° 46' 29" West - 130.00' to a 3/4" iron rod set for the northwest corner of the herein described tract; THENCE North 87° 18' 50" East - 468.30' to a 3/4" iron rod set for the Point of Curvature of a curve to the right, having a central angle

of 89° 54' 40", and a radius of 120.00'; THENCE along said curve to the right, in a southeasterly direction, an arc distance of 188.31' to a 3/4" iron rod set for the end of

THENCE South 02° 46' 29" East - 973.73' to a 3/4" iron rod set for the Point of Curvature of a curve to the left, having a central angle of 89° 26' 34", and a radius of 20.50'; THENCE along said curve to the left, in a southeasterly direction, an arc distance of 32.00' to a 3/4" iron rod set for the end of curve; PAGE 5 - STÉRLING LAKES AT IOWA COLONY SEC. 4

THENCE North 87° 46' 57" East - 346.61' to a 3/4" iron rod set for a point on a curve to the right, having a central angle of 71° 05' 30", a radius of 162.58', and from which point the center of the circle of said curve bears South 11° 03' 07" West: THENCE along said curve to the right, in a southeasterly direction, an arc distance of 201.72' to a 3/4" iron rod set for the end of

curve, common to the most easterly southeast corner of the herein described tract; common to a point on a curve to the left, having a central angle of 60° 41' 23", a radius of 50.00', and from which point the center of the circle of said curve bears South 58° 27' 44" West:

THENCE along said curve to the left, in a northwesterly direction, an arc distance of 52.96' to a 3/4" iron rod set for the end of curve; THENCE South 87° 46' 20" West - 408.62' to a 3/4" iron rod set for the Point of Curvature of a curve to the right, having a central angle of 89° 27' 10", and a radius of 120.00';

THENCE along said curve to the right, in a northwesterly direction, an arc distance of 187.35' to a 3/4" iron rod set for the end of curve, in an east line of aforesaid 274.2 acre tract, common to a west line of aforesaid 1101.117 acre tract; THENCE North 02° 46' 29" West - 1025.71', along said common line, to a 3/4" iron rod set for an angle corner of the herein described

THENCE South 87° 18' 50" West - 426.00' to the POINT OF BEGINNING of the herein described tract and containing 7.602 acres of land.

TRACT 1 AND TRACT 2 COMBINED FOR A GROSS ACREAGE OF 88.41 ACRES

approved this plat and subdivision of Sterling Lakes at Iowa Colony Sec. 6 as shown hereon

Dennis Myers

Kay Mudd

Ray Banda

PIPELINES

No pipe line or pipe line easement exist within the boundaries of this plat

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.). Contact the Floodplain Administrator's Office for specific information.

BRAZORIA\_COUNTY DRAINAGE DISTRICT #5 APPROVAL

///6/06 Date

11-6-06

has approved this plat and subdivision of Sterling Lakes at Iowa Colony Sep. 3 as shown hereon.

APPROVAL BY CITY ENGINEER

11.7.2006

Hazel Ledbetter

FINAL PLAT STERLING LAKES AT COLONY SEC. 4 A SUBDIVISION OF

> ACRES CONTAINING

161 LOTS, 4 BLOCKS, 12 RESTRICTED RESERVES & 6,347 L.F. OF R.O.W.

> OUT OF THE H.T. & B.R.R. CO. No. 57 SURVEY, A-289 BRAZORIA COUNTY, TEXAS

STERLING LAKES IOWA ASSOCIATES,

Brazoria

Bend Golf Club

COUNTY ROAD 56

PROJECT

VICINITY MAP

STERLING LAKES IOWA ASSOCIATES,

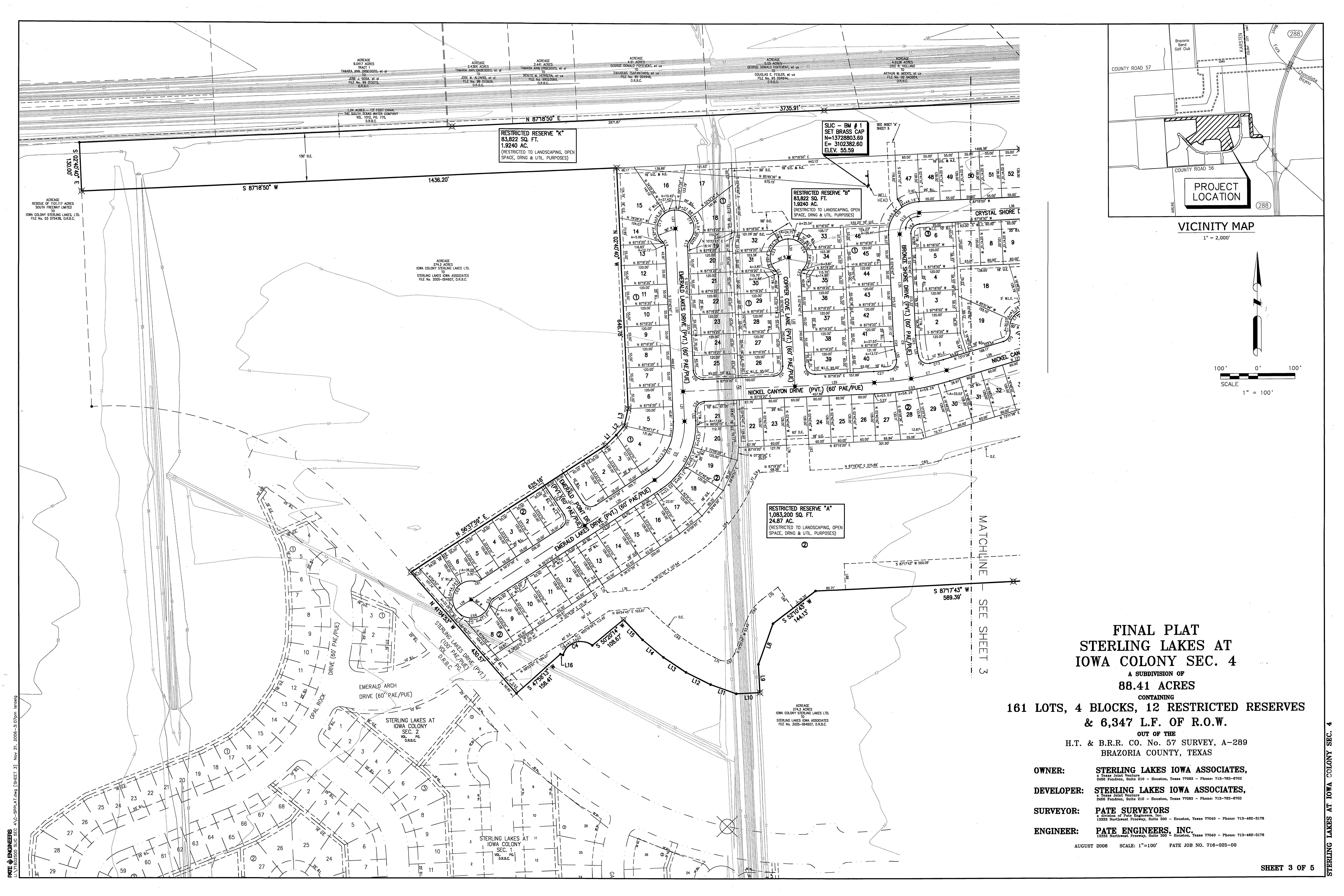
PATE SURVEYORS

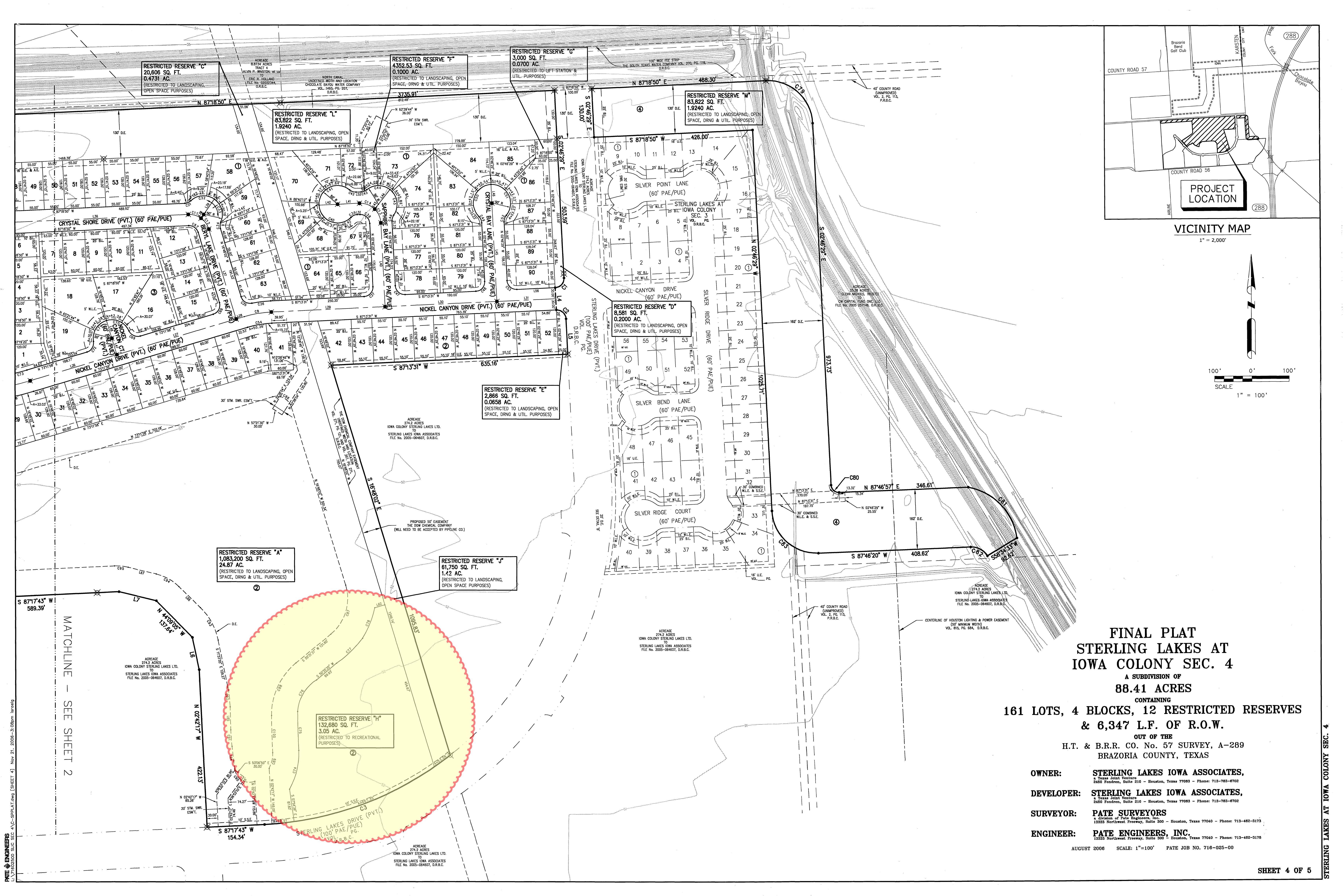
a division of Pate Engineers, Inc.

13333 Northwest Freeway, Suite 300 - Houston, Texas 77040-PHONE:713-462-3178

PATE ENGINEERS, INC.
13333 Northwest Freeway. Suite 300 - Houston. Texas 77040-PHONE:713-462-3178

SCALE: 1"=100' PATE JOB NO. 716-025-00





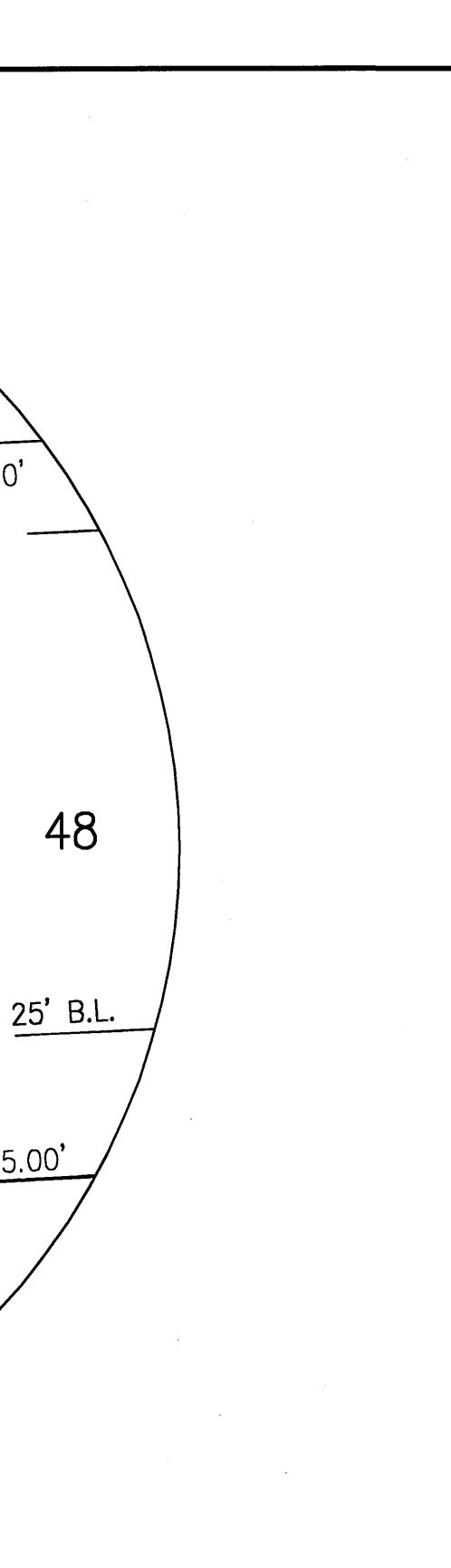
LINE TABLE	[				CUR	RVE TABLE		
LINE BEARING LENGTH	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE	RADIAL BEARING
L1 N 45'33'55" E 40.38	C1	90'00'00"	25.00'	39.27'	25.00'	N 4273'31" E	35.36	
L2 N 40'53'20" E 33.40	C2	90'00'00"	25.00'	39.27'	25.00'	N 47°46'29" W	35.36	S 02'46'29" E
L3 N 12'37'41" E 47.45	C3	35'21'16"	875.00'	539.92'	278.86	N 69'37'06" E	531.39	N 38'03'32" W
L4 S 02°46'29" E 60.00	C4	111'39'07"	50.00'	97.43'	73.64'	S 71'56'21" W	82.73	S 37'45'54" W
L5 S 02'46'29" E 95.00	C5	5948'39"	180.00'	186.33'	102.48'	N 26'58'39" E	178.12	
L6 N 11'53'46" W 87.95	C6	7'07'40"	800.00'	99.52'	49.83'	N 83'45'30" E	99.46	
L7 N 76'24'24" W 102.90	C7	6 <b>°</b> 59'41"	800.00	97.67	48.89'	N 76'41'49" E	97.61	
L8 S 19'55'24" W 116.44	C8	14'01'32"	300.00	73.44'	36.90'	S 8012'44" W	73.26	
L9 S 02'42'17" E 75.61	C9	7'07'40"	300.00'	37.32'	18.68'	S 0644'30" E	37.30	
L10 S 8747'43" W 63.34	C10	89 <b>'</b> 59'31"	55.00'	86.39'	54.99'	S 4219'05" W	77.78	
L11 N 7014'19" W 73.10	C11	37 <b>'</b> 56 <b>'</b> 34"	55.00'	36.42'	18.91'	N 73'42'53" W	35.76	
L12 N 63°28'06" W 73.10	C12	37'56'34 <b>"</b>	55.00'	36.42'	18.91	N 35'46'19" W	35.76	
L13 N 56°41'52" W 73.10	C13	42'57'40"	55.00'	41.24'	21.64'	N 2415'20" W	40.28	
L14 N 49'55'38" W 73.10	C14	46'57'00"	55.00'	45.07'	23.89'	N 6912'40" W	43.82	
L15 N 43°27'12" W 74.30	C15	5948'39"	150.00'	155.28'	85.40'	N 26'58'39" E	148.44	
L16 N 73°53'13" W 7.44	C16	42'50'00"	25.00'	18.69'	9.81'	N 24°05'40" W	18.26	
L17 S 33'22'01" E 150.00	C17	132'50'00"	50.00'	115.92'	114.54'	S 20'54'20" W	91.65	
L18 S 56°37'59" W 50.00	C18	132'50'00"	50.00'	115.92'	114.54'	N 2615'40" W	91.65	
L19 N 56'37'59" E 364.29	C19	42'50'00"	25.00'	18.69'	9.81'	S 18'44'20" W	18.26	
L20 N 56'37'59" E 224.71	C20	90'00'00"	25.00'	39.27'	25.00'	S 47°40'40" E	35.36	Į
L21 S 02'40'40" E 80.47	C21	90'00'00"	25.00'	39.27'	25.00'	N 42'19'20" E	35.36	
L22 S 02'40'40" E 439.13	C22	42'50'00"	25.00'	18.69'	9.81'	N 24°05'40" W	18.26	
L23 S 02'40'40" E 50.00	C23	132'50'00"	50.00'	115.92'	114.54'	S 20'54'20" W	91.65	1
L24 N 87"9'20" E 300.00	C24	132'50'00"	50.00'	115.92'	114.54	N 2615'40" W	91.65	-
L25 N 8719'20" E 212.99	C25	42'50'00"	25.00'	18.69'	9.81'	S 18'44'20" W	18.26	-
L26 N 73"11'58" E 242.62	C26	90'00'00"	25.00'	39.27'	25.00'	S 47°40'40" E	35.36	-
L27 N 73'11'58" E 333.91	C27	2'53'39"	770.00'	38.89'	19.45'	N 85°52'30" E	38.89	1
L28 N 73'11'58" E 22.98	C28	94'14'01"	25.00'	41.12'	26.92'	N 37'18'40" E	36.64	-
L29 S 87"3'31" W 305.35 L30 S 87"3'31" W 300.00	C29	7°07'40"	330.00'	41.05'	20.55'	S 06"4'30" E	41.03	1
L30 S 8743'31" W 300.00 L31 S 8743'31" W 158.04	C30 C31	89'59'31" 40'33'00"	85.00'	133.51'	84.99'	S 4219'05" W	120.20	1
L32 S 02'40'40" E 346.98		40'32'09"	25.00'	17.69'	9.23'	N 67°02'46" E	17.32	-
L33 S 02'40'40" E 50.00	C32	78'28'43"	50.00'	68.49'	40.84'	S 86°01'03" W	63.26	-
L34 N 09°48'21" W 80.11	C33	78'28'43"	50.00'	68.49'	40.84	N 15'30'14" W	63.26	
L35 S 02'40'40" E 273.33	C35	40'32'09"	25.00'	17.69'	9.23'	S 03'28'03" W	17.32	
L36 S 8718'50" W 497.34	C36	84'49'32"	25.00'	37.01'	22.84'	S 5912'48" E	33.72	-
L37 N 16'48'02" W 252.50	C37	8'51'05"	330.00'	50.98'	25.54'	S 82'47'58" W	50.93	-
L38 S 35"15'24" W 12.21	C38	90'00'00"	25.00'	39.27'	25.00'	N 42"3'31" E	35.36	-
L39 S 3515'24" W 50.00	C39	89'54'40" 42'50'00"	25.00' 25.00'	39.23'	24.96'	N 47°43'50" W	35.33 18.26	·
L40 N 02*46'29" W 225.57	C40	132 <b>'</b> 50'00"	50.00'	18.69' 115.92'	9.81' 114.54'	S 65'53'50" W S 69'06'10" E	91.65	
L41 S 8718'50" W 58.67	C41	132'50'00"	50.00	115.92	114.54	S 63'43'50" W	91.65	
L42 S 8718'50" W 50.00	C42	42'50'00"	25.00'	18.69'	9.81'	S 71"6'10" E	18.26	
L43 S 37*59'56" W 16.23	C43	36'41'03"	25.00'	16.01	8.29'	N 68'58'19" E	15.73	-
L44 S 37'59'56" W 50.00	C44	77*22'08"	50.00'	67.52'	40.04'	S 89"8'52" W	62.50	-
L45 N 02'46'29" W 264.14	C45	87°09'59"	50.00'	76.07'	47.59'	N 08'25'05" W	68.94	
L46 N 02'46'29" W 50.00	C46	37 <b>'</b> 56'24"	25.00'	16.55'	8.59'	S 1611'43" W	16.25	
L47 S 16'48'02" E 45.89	C47	90'00'00"	25.00'	39.27'	25.00'	S 47*46'29" E	35.36	_
L48 S 16'48'02" E 50.00	C48	90'00'00"	25.00'	39.27'	25.00 <b>'</b>	N 4213'31" E	35.36	-
L49 S 33'22'01" E 95.00	C49	42 <b>'</b> 50'00"	25.00'	18.69'	9.81'	N 2411'30" W	18.26	1
L50 N 09°48'21" W 23.08	C50	132'50'00"	50.00'	115.92'	114.54'	S 20'48'30" W	91.65	
L51 S 8748'50" W 7.68	C51	132*50'00"	50.00'	115.92'	114.54	N 26'21'29" W	91.65	
L52 S 8748'50" W 13.65	C52	42 <b>'</b> 50'00"	25.00'	18.69'	9.81'	S 18'38'31" W	18.26	1
L53 S 02°40'40" E 25.47	C53	90'00'00"	25.00'	39.27'	25.00'	S 47°46'29" E	35.36	1
L54 S 33'22'01" E 95.00	C54	14'01'31"	270.00°	66.09'	33.21	S 8012'44" W	65.93	1
L55 N 09'48'21" W 23.08	C55	14'07'22"	830.00'	204.58'	102.81'	N 80'15'39" E	204.07	1 .
L56 S 87"13"31" W 103.04	C56	90'00'00"	25.00'	39.27'	25.00'	S 4219'20" W	35.36	1
L57 S 04'41'46" W 18.98	C57	59 <b>18</b> '39"	210.00'	217.39'	119.57'	N 26'58'39" E	207.81	1
L58 N 8513'47" W 20.98	C58	42'50'00"	25.00'	18.69'	9.81'	S 3512'59" W	18.26	]
L59 N 31'29'34" W 35.61	C59	132*50'00"	50.00'	115.92'	114.54'	N 8012'59" E	91.65	
L60 N 26'08'13" E 36.06	C60	132'50'00"	50.00'	115.92'	114.54'	S 33'02'59" W	91.65	
L61 N 33'47'54" W 25.00	C61	42'50'00"	25.00'	18.69'	9.81'	N 78'02'59" E	18.26	
L62 S 73"1'58" W 28.36	C62	90'00'00"	25.00'	39.27'	25.00'	N 11°37'59" E	35.36	
	C63	90'00'00"	25.00'	39.27'	25.00'	S 78'22'01" E	35.36	
	C64	94'14'01"	25.00'	41.12'	26.92'	S 56'55'21" E	36.64	]
	C65	7°07'40"	270.00'	33.59'	16.82'	S 06"14'30" E	33.57	j
	C66	89'59'31"	25.00'	39.27'	25.00'	S 4219'05" W	35.35	1
	<u>C67</u>	75'53'08"	25.00'	33.11'	19.49'	N 54°44'36" W	30.74	1
	<u>C68</u>	89'59'56"	25.00'	39.27'	25.00'	N 2811'56" E	35.36	
	C69	83'01'23"	25.00'	36.23'	22.13'	S 65"17'20" E	33.14	4
	C70	83'01'23"	50.00'	72.45'	44.25'	N 6517'20" W	66.28	4
	C71	83'01'23"	50.00'	72.45'	44.25'	S 31°41′17″ W	66.28	4
	C72	83'01'23"	25.00'	36.23'	22.13'	N 31°41'17" E	33.14	4
	C73	2'45'40"	770.00'	37.11'	18.56'	N 74'34'48" E	37.10	4
	C74	32'37'18"	190.06'	108.21	55.62'	N 13'32'51" E	106.76	4
	C75	2'41'19"	2234.52'	104.86'	52.44'	S 01°25'08" E	104.85	4
	C76	52'59'07"	110.03'	101.76'	54.84'	S 31'08'43" W	98.17	4
	C77	18'50'50"	296.20'	97.44'	49.16'	N 45'57'21" E	97.00	4
	C78	2015'00"	251.02'	88.72'	44.83'	N 21'50'11" E	88.26	-
	C79	89'54'40"	120.00'	188.31'	119.81'	N 47°43'50" W	169.57	4
	C80 C81	89'26'34"	20.50'	32.00'	20.30'	S 47'29'46" E	28.85	0 4407707# ***
	C82	71'05'30"	162.58'	201.72'	116.16'	N 43°24'08" W	189.03 50.52	S 11°03'07" W
	C83	60'41'23" 80'27'10"	50.00'	52.96'	29.27'	N 61°52'58" W	168.89	S 58°27'44" W
	_ <u></u>	89 <b>'</b> 27 <b>'</b> 10 <b>"</b>	120.00'	187.35'	118.86′	S 47°30'05" E	100.09	J

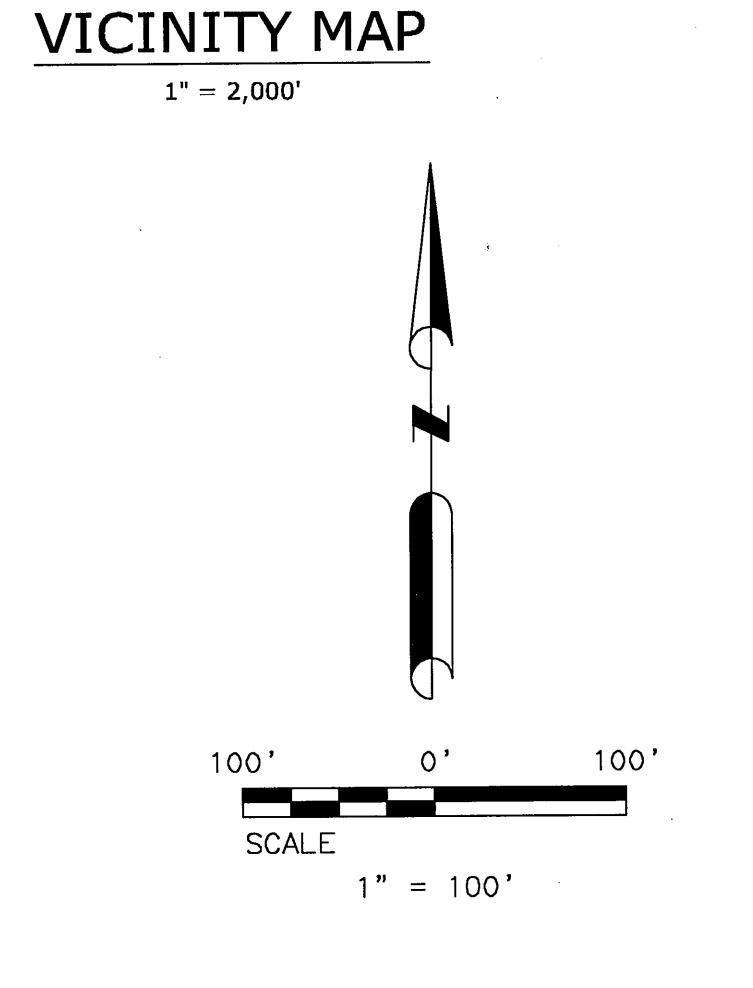
<u>LEGEND</u>		<u>ABBREVIATIONS</u>
	PLAT BOUNDARY	B.L. indicates a building line U.E. indicates a utility easement
	EXISTING PROPERTY LINES	W.L.E. indicates a water line easement S.S.E. indicates a sanitary sewer easement VDL., PG.indicates Volume, Page P.R.B.C. indicates Plat Records of Brazoria County
	R.O.W. CENTERLINE	D.R.B.C. indicates Deed Records of Brazoria County C.F.B.C. indicates Clerk Files of Brazoria County B.C.R.P.R. indicates Brazoria County Real Property Records O.R.B.C. indicates Official Records of Brazoria County
<u> </u>	EASEMENT LINE	Esm't. indicates Easement H.L. & P. indicates Houston Lighting and Power RB indicates radial bearing
	PROPERTY LINE	D.E. indicates a drainage easement I.R. indicates a iron rod Fnd. indicates found Min. indicates minimum
	R.O.W.	Stm. indicates storm Swr. indicates sewer PAE indicates permanent access easement
	EXISTING R.O.W.	PUE indicates public utility easement PVT. indicates private DRNG. indicates drainage
	BUILDING LINE	
•	PLAT BOUNDARY MARKER	
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10	LOT NUMBER	
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<b>~</b>	DEDMANENT CONTROL DOINT	

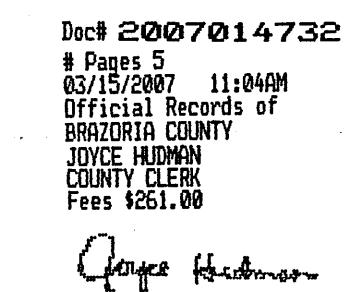
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	2	6,600	55.0	
	3	6,754	55.0	
	4	10,993	55.0	
	5	8,192	55.2	
	6	6,600	55.2	<u> </u>
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	9	6,600	55.7	
	10	6,600	55.7	
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	14	6,447	56.0	
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	34	5,705	55.7	
	35	6,581	55.1	
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	37	6,600	55.0	
-	38	6,600	55.0	
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	40	7,908	55.0	
	41	6,611	55.4	
	42	6,600	55.8	
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	44	6,600	55.9	
	45	., 6,600	55.7	
	46	6,300	55.7	
	47	7,873	55.6	
	48	7,040	55.6	
	49	7,040	55.6	
F				-
	50	7,040	55.9	_
L	51	7,040	55.9	
	52	7,040	55.9	
	53	7,040	55.7	
-	54	7,040	55.6	
-	55	7,040	····	
		<del> </del>	55.6	
	56	7,036	55.6	
	57	7,021	55.7	
	58	12,287	55.9	
	59	7,202	55.7	_
	60	7,366	55.6	
-	61	7,040	55.3	
-		<u> </u>		
	62	7,040	55.2	
	63	9,386	55.0	<b>                                     </b>
	64	8,048	55.9	<b>                                     </b>
	65	6,600	55.7	
	66	7,066	55.1	[
-		8,157		
	67		56.0	
_	68	7,976	56.3	
	69	7,603	56.7	
	70	13,809	56.7	
	71	9,182	56.4	
	72	6,479	56.0	1 [
-	<del></del>	<u> </u>		
	73	12,429	56.0	<b>∤</b>
	74	10,238	56.0	<b>                                     </b>
	75	6,538	55.7	<u> </u>
	76	6,780	55.4	L
	77	6,780	55.2	1
  -		7,666		1
-	78 		55.0	<b>∤</b>
L	79	7,666	55.0	<b> </b> -
	80	6,600	55.1	1 L
ſ	81	6,600	55.2	
	82	6,109	55.4	]
 	83	10,157	55.5	1
-		. 5, 157		1

	BLOCK	2	S 87°18'55" W 20.00'_
то	AREA IN SQ. FT.	MIN. SLAB ELEV.	$\frac{20.00}{}$
1	7,066	55.0	S 02
2	6,600	55.0	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$
3	6,600	55.0	
4	6,600	55.0	
5	6,600	55.0	N 87'18'50" E
6	6,012	55.0	60.0
7	6,712	55.0	
8	7,506	55.2	$\begin{array}{cccccccccccccccccccccccccccccccccccc$
9	7,944	55.2	16' U.E. & A.E.
0	8,000	55.0	
11	8,000	55.0	20' STM. SWR. ESM'T.
2	8,000	55.0	
3	8,000	55.0	
4	8,000	55.0	S 02°41′10″ 118.82′ 10″ E
5	8,000	55.0	司 8 4
6	8,000	55.0	RESERVE "B" N 2
7	8,295	55.0	TESERVE D
8	8,924	55.0	
9	8,924	55.2	
20	8,776	55.5	
21	7,505	55.5	
22	8,674	56.6	
23	7,680	55.0	
24	7,680	55.1	C 23°53'13" F -
25	7,680	55.1	S 23°53'13" E 40.55'
26	7,680	55.1	40.55
27	8,045	55.0	
28	8,359	55.0	
29	8,557	55.0	
50	7,687	55.1	- A S S S S S S S S S S S S S S S S S S
31	7,680	55.1	
32	7,680	55.0	
33	7,680	55.0	
34	7,680	55.0	TNICET "A"
35	7,680	55.0	INSET "A"
36	7,680	55.1	SCALE: 1"=30'
37	7,680	55.1	
38	7,680	55.0	
39	7,680	55.0	
40	9,071	55.2	
41	8,155	55.2	
42	8,933	55.9	
43	6,612	55.5	
44	6,612	55.3	
45 46	6,612	55.6	
46	6,612	55.8	
47	6,612	55.8	
48	6,612	55.8	

BLOCK 3				
LOT	AREA IN SQ. FT.	MIN. SLAB ELEV.		
1	8,551	55.0		
2	7,002	55.4		
3	7,000	55.9		
4	7,000	55.7		
5	7,000	55.7		
6	7,666	55.6		
7	7,561	56.2		
8	7,200	56.0		
9	7,200	55.9		
10	7,200	55.9		
11	8,422	55.7		
12	8,697	55.6		
13	6,960	55.3		
14	6,960	55.2		
15	8,026	55.0		
16	15,639	55.0		
17	13,032	55.2		
18	18,181	55.3		
19	13,569	55.2		







FINAL PLAT STERLING LAKES AT IOWA COLONY SEC. 4 A SUBDIVISION OF

88.41 ACRES

CONTAINING 161 LOTS, 4 BLOCKS, 12 RESTRICTED RESERVES & 6,347 L.F. OF R.O.W.

OUT OF THE H.T. & B.R.R. CO. No. 57 SURVEY, A-289 BRAZORIA COUNTY, TEXAS

**OWNER:** 

STERLING LAKES IOWA ASSOCIATES, a Texas Joint Venture 2450 Fondren, Suite 210 - Houston, Texas 77063 - Phone: 713-783-6702

DEVELOPER: STERLING LAKES IOWA ASSOCIATES,

a Texas Joint Venture
2450 Fondren, Suite 210 - Houston, Texas 77063 - Phone: 713-783-6702

PERMANENT CONTROL POINT

PATE SURVEYORS

a division of Pate Engineers, Inc.
13333 Northwest Freeway, Suite 300 - Houston, Texas 77040 - Phone: 713-462-3178 SURVEYOR: PATE ENGINEERS, INC.
13333 Northwest Freeway, Suite 300 - Houston, Texas 77040 - Phone: 713-462-3178