

Wednesday, March 26, 2025

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

Re: Karsten Boulevard North Ph IV & Sterling Lakes Drive Street Dedication & Commercial Reserves Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 5871
ALLC Project No. 710-25-002-008

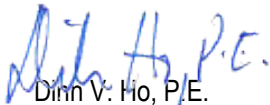
Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Karsten Boulevard North Phase IV & Sterling Lakes Drive Street Dedication & Commercial Reserves Preliminary Plat, received on or about March 25, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the plat as resubmitted on March 25, 2025. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than March 25, 2025, for consideration at the April 1, 2025, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC



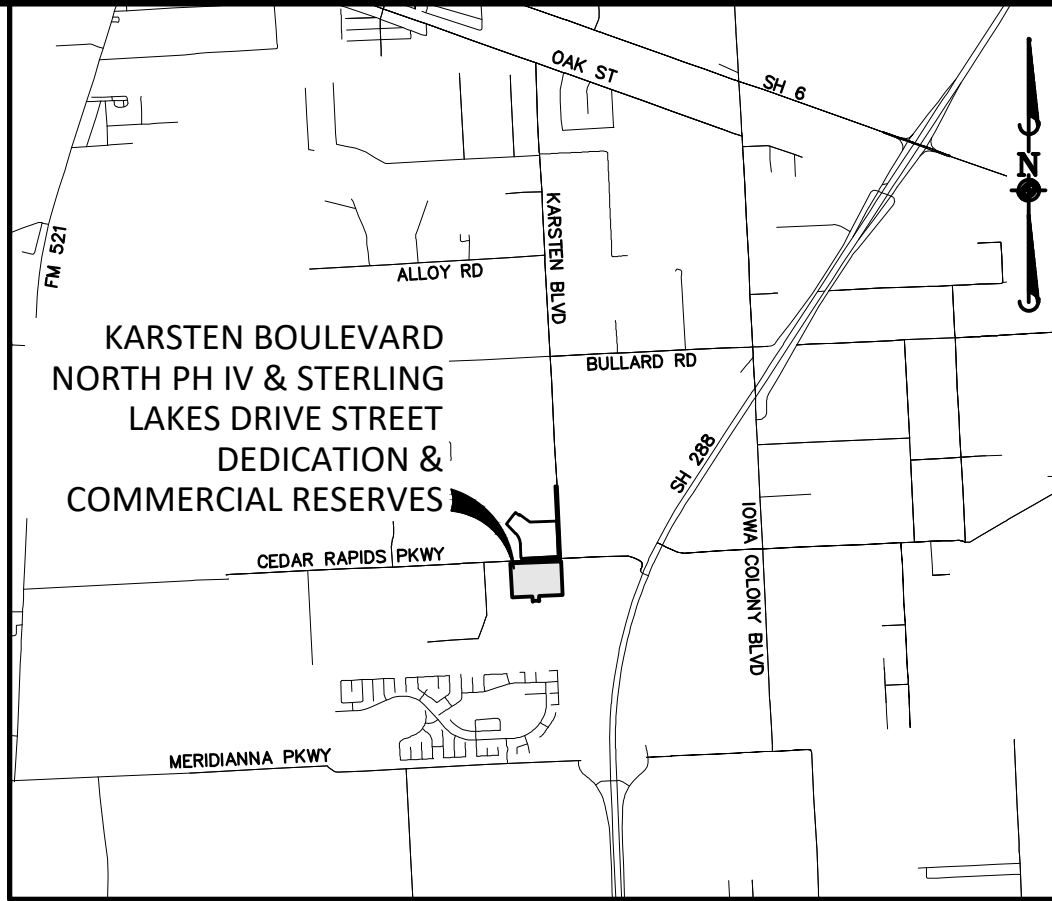
Dinn V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
Robert Hemminger
File: 710-25-002-008

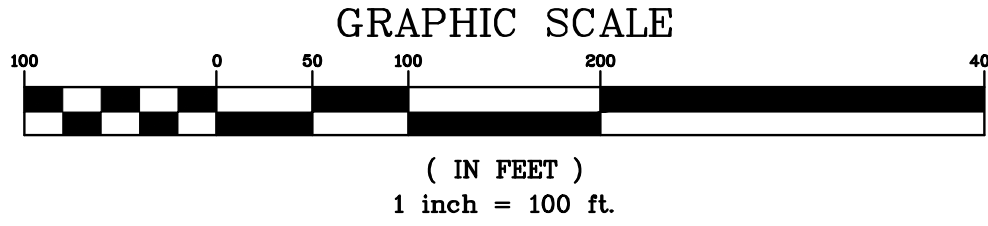
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	23.18'	25.00'	053°07'48"	22.36'	N29°13'20"W
C2	23.18'	25.00'	053°07'48"	22.36'	S23°54'28"W
C3	401.84'	600.00'	038°22'23"	394.37'	N21°50'37"W
C4	351.70'	525.00'	038°22'59"	345.16'	N21°50'19"W
C5	267.89'	400.00'	038°22'23"	262.92'	N21°50'37"W
C6	234.41'	350.00'	038°22'23"	230.05'	N21°50'37"W
C7	48.45'	30.00'	092°31'25"	43.35'	S41°05'27"W
C8	46.11'	30.00'	088°04'13"	41.71'	N48°36'43"W
C9	54.90'	35.00'	089°52'46"	49.45'	N47°42'27"W

Line Table		
Line #	Length	Direction
L1	135.00'	S02°39'26"E
L2	150.00'	S87°20'34"W
L3	135.00'	N02°39'26"W
L4	69.97'	N02°38'50"W
L5	10.00'	N87°20'34"E
L6	10.00'	N87°20'33"E

Reserve Area Table				
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To	
A	340,366.00	7.814	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES	
B	561,569.86	12.89	UNRESTRICTED	
C	113,138.11	2.597	UNRESTRICTED	
D	1,289.78	0.0296	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES	
E	1,289.78	0.0296	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES	
TOTAL	1,017,653.53	23.37		



VICINITY MAP
BRAZORIA COUNTY KEY MAP: 692A & 692E
SCALE: 1"=5000'



ABBREVIATIONS

- | | |
|---------------|---|
| AE= | AERIAL EASEMENT |
| DE= | DRAINAGE EASEMENT |
| PAE= | PRIVATE ACCESS EASEMENT |
| PUE= | PUBLIC UTILITY EASEMENT |
| SSE= | SANITARY SEWER EASEMENT |
| STM SE= | STORM SEWER EASEMENT |
| UVE= | UNOBSTRUCTED VISIBILITY EASEMENT |
| UE= | 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 |
| VOL __ PG __= | VOLUME, PAGE |
| FND= | FOUND |
| IR= | IRON ROD |
| • | SET 5/8" IRON ROD W/ CAP |
| ○ | EXISTING 5/8" IRON ROD W/ CAP |
| —○— | STREET NAME CHANGE |

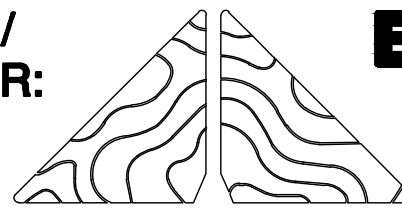
PRELIMINARY PLAT
KARSTEN BOULEVARD NORTH
PH IV & STERLING LAKES
DRIVE STREET DEDICATION &
COMMERCIAL RESERVES

A SUBDIVISION OF 27.16 ACRES OF LAND
OUT OF THE
H.T. & B.R.R. CO. SURVEY, SECTION 57, A-289
BRAZORIA COUNTY, TEXAS

0 LOTS 5 RESERVES 2 BLOCKS
MARCH 2025

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
8708 LAKESIDE BLVD, SUITE 200
THE WOODLAND, TX 77380
TBPS REGISTRATION NUMBER 10194692

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES

1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 12-INCHES ABOVE CROWN OF ROAD AND/OR 24-INCHES ABOVE BASE FLOOD ELEVATION.

2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, 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.

4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.

5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.

6. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.

7. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.

8. DEDICATED INGRESS/EGRESS ACCESSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 (SEE DISTRICT RESOLUTION NO 2007-06 & NO 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5'S LOCK.

9. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).

10. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).

11. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.

12. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A "RECORDED DOCUMENT NUMBER" AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BOARD OF COMMISSIONERS.

13. IT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY IF ANY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 "DEDICATED" DRAINAGE EASEMENTS ARE ON OR CROSS THEIR PROPERTY. IF SO, THE PROPERTY OWNER WILL COMPLY AS STATED WITHIN THE RECORDED EASEMENT.

14. PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL SECTION 1, INTRODUCTION; SUB -SECTION 1.5. PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES; TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5 RESOLUTION 2011-1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.

FINAL PLAT NOTES:

1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1.00013789.

2. BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000 SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.

3. SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.

4. 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 "EL5".

5. BENCHMARK SHOWN HEREON ARE BASED ON TXDOT MONUMENT HV-79C LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 1.25 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.

6. THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DEFINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, SHADED ZONE "X", AREAS DETERMINED TO BE WITHIN THE 500-YEAR FLOODPLAIN, AND FLOOD ZONE "AE", AREAS DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE ELEVATIONS DETERMINED ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0110K, DATED DECEMBER 30, 2020.

7. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDEATION.

8. ASSENT 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.

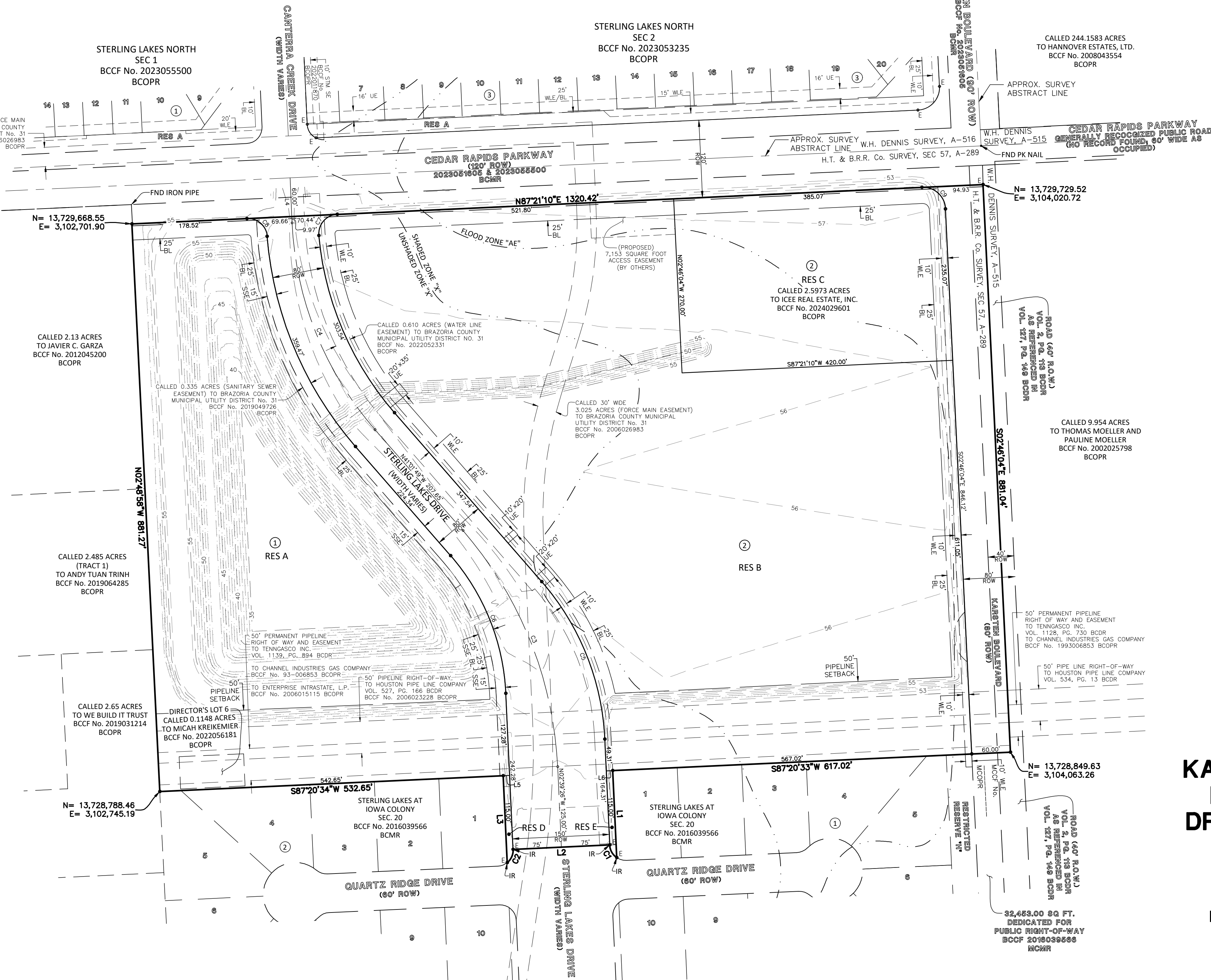
9. ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.

10. ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 31.

11. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.

12. FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.

13. ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OF 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 THEREO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.



STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain description of a certain 27.16 acre (1,182,998 square feet) tract of land situated in the H.T. & B.R.R. Co. Survey, Section 57, Abstract No. 289, in Brazoria County, Texas, being all of a called 0.1148 acre tract (Director's Lot No. 6) conveyed to Micah Kreikemeier by deed recorded in Clerk's File No. 2022056181, Brazoria County Official Public Records, and being a portion of a called 455.9 acre tract conveyed to Astro Sterling Lakes North, L.P. by deed recorded in Clerk's File No. 2021084511, Brazoria County Official Public Records; said 27.16 acre (1,182,998 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83:

COMMENCING at a PK nail found, being the northwest corner of a called 9.954 acre tract conveyed to Thomas Moeller and Pauline Moeller by deed recorded in Clerk's File No. 2002025798, Brazoria County Official Public Records, being on the east line of said called 455.9 acre tract, being on the centerline of Cedar Rapids Parkway (right-of-way width varies) recorded in Volume 2, Page 113, Brazoria County Deed Records, and according to the plat thereof recorded in Clerk's File No. 2023051605, Brazoria County Official Public Records, being on the centerline of Karsten Boulevard (90 foot right-of-way) according to the plat thereof recorded in Clerk's File No. 2023051605, Brazoria County Map Records, and being on the centerline of a road (40 foot right-of-way) recorded in Volume 2, Page 113, Brazoria County Deed Records;

THENCE, South 02°46'04" East, along the west line of said called 9.954 acre tract, along the east line of said called 455.9 acre tract, and along the centerline of said 40 foot road, 60.00 feet to a 5/8-inch iron rod (with cap) found, being on the south right-of-way line of said Cedar Rapids Parkway and being the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, South 02°46'04" East, continuing along the west line of said called 9.954 acre tract, continuing along the east line of said called 455.9 acre tract, and continuing along the centerline of said 40 foot road, 881.04 feet to a 5/8-inch iron rod (with cap) found, being the northeast corner of Sterling Lakes at Iowa Colony Sec. 20 according to the plat thereof recorded in Clerk's File No. 2016039566, Brazoria County Map Records, and being the southeast corner of the herein described tract;

THENCE, along the north line of said Sterling Lakes at Iowa Colony Sec. 20, the following seven (7) courses and distances:

- South 87°20'33" West, 617.02 feet to a 5/8-inch iron rod (with cap) found, being the northwest corner of Lot 1, Block 1, of said Sterling Lakes at Iowa Colony Sec. 20;
- South 02°39'26" East, along the west line of said Lot 1, Block 1, 135.00 feet to the southwest corner of said Lot 1, Block 1, being the beginning of a curve to the right, from which a 3/4-inch iron rod (with cap) found bears South 75°38' East, 0.2 feet
- Along said curve to the right in a northwesterly direction, with a radius of 25.00 feet, a central angle of 53°07'48", an arc length of 23.18 feet, and a chord bearing North 29°13'20" West, 22.36 feet to a point, from which a 3/4-inch iron rod (with cap) found bears South 89°49' East, 0.2 feet;
- South 87°20'34" West, 150.00 feet to a 3/4-inch iron rod (with cap) found, being the beginning of a curve to the right
- Along said curve to the right in a southwesterly direction, with a radius of 25.00 feet, a central angle of 53°07'48", an arc length of 23.18 feet, and a chord bearing South 23°54'28" West, 22.36 feet to the southeast corner of Lot 1, Block 2, of said Sterling Lakes at Iowa Colony Sec. 20, from which a 3/4-inch iron rod (with cap) found bears North 12°04' West, 0.4 feet;
- North 02°39'26" West, along the east line of said Lot 1, Block 2, 135.00 feet to a 5/8-inch iron rod (with cap) found, being the northeast corner of said Lot 1, Block 2;
- South 87°20'34" West, 532.65 feet to a 5/8-inch iron rod (with cap) found, being the northwest corner of said Sterling Lakes at Iowa Colony Sec. 20, being on the west line of said called 455.9 acre tract, being on the east line of a called 2.65 acre tract conveyed to We Build It Trust by deed recorded in Clerk's File No. 2019031214, Brazoria County Official Public Records, and being the southwest corner of the herein described tract;

THENCE, North 02°49'02" West, along the west line of said called 455.9 acre tract, 881.27 feet to a 5/8-inch iron rod (with cap) found, being on the east line of a called 2.13 acre tract conveyed to Javier C. Garza by deed recorded in Clerk's File No. 2012045200, Brazoria County Official Public Records, being on the south right-of-way line of said Cedar Rapids Parkway, and being the northwest corner of the herein described tract, from which a 1-1/4-inch iron pipe found bears North 02°49'02" West, 30.43 feet, being the northeast corner of said called 2.13 acre tract;

THENCE, North 87°21'10" East, along the south right-of-way line of said Cedar Rapids Parkway, 1,320.42 feet to the POINT OF BEGINNING, CONTAINING 27.16 acre (1,182,998 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

NOTE: 0.4045 acres of the subject tract lies within a public road (40 foot right-of-way) recorded in Volume 2, Page 113, Brazoria County Deed Records.

TRACT	ACRES	SQUARE FEET
Subject	27.16	1,182,998
Area within public road	0.4045	17,621
Net	26.75	1,165,377

BRAZORIA COUNTY DRAINAGE DISTRICT #5 APPROVAL

President Date
Lee Walden, P.E.

Vice President Date
Kerry L. Osburn

Secretary/Treasurer Date
Brandon Middleton

District Engineer Date
Dinh V. Ho, P.E.

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

Kareem Boyce

Sydney Hargroder

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, ASTRO STERLING LAKES NORTH, L.P., A DELAWARE LIMITED PARTNERSHIP, acting by and through Brian Stidham, Authorized Person, being an officer of ASTRO STERLING LAKES NORTH GP, LLC, a Delaware Limited Liability Company, its General Partner, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 27.16 Acre tract described in the above and foregoing map of KARSTEN BOULEVARD NORTH PH IV & STERLING LAKES DRIVE STREET DEDICATION & COMMERCIAL RESERVES, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter ground easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter ground easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter ground easements, from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back ground easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back ground easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back ground easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

FURTHER, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of KARSTEN BOULEVARD NORTH PH IV & STERLING LAKES DRIVE STREET DEDICATION & COMMERCIAL RESERVES, where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15'-0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Iowa Colony, Brazoria County, or any other governmental agency, the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, the ASTRO STERLING LAKES NORTH, L.P., a Delaware limited partnership, has caused these presents to be signed by Brian Stidham, Authorized Person, being an officer of ASTRO STERLING LAKES NORTH GP, LLC, a Delaware limited liability company, its General Partner, thereunto authorized this _____ day of _____, 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 Planning and Zoning Commission, this _____ day of _____, 20_____.

David Hurst
Chairman

Warren Davis

Les Hosey

Robert Wall

Brenda Dillon

Brian Johnson

Terry Hoyer

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_____.

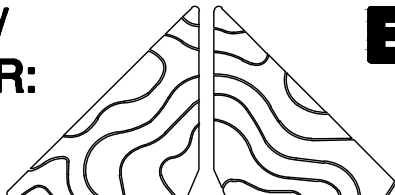
Dinh V. Ho, P.E.

PRELIMINARY PLAT
KARSTEN BOULEVARD NORTH
PH IV & STERLING LAKES
DRIVE STREET DEDICATION &
COMMERCIAL RESERVES

A SUBDIVISION OF 27.16 ACRES OF LAND
OUT OF THE
H.T. & B.R.R. CO. SURVEY, SECTION 57, A-289
BRAZORIA COUNTY, TEXAS

0 LOTS 5 RESERVES 2 BLOCKS
MARCH 2025

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
TBPB REGISTRATION NUMBER F-22671
8700 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-825-2200
TBPB REGISTRATION NUMBER 10194692