

Tuesday, April 30, 2024

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

Re: Sterling Lakes North Section 8 Final Plat  
Letter of Recommendation to Approve  
COIC Project No. 3709  
ALLC Project No. 16007-2-358

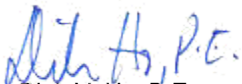
Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Sterling Lakes North Section 8 Final Plat, received on or about April 26, 2024. 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 April 26, 2024. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than May 1, 2024, for consideration at the May 7, 2024, Planning and Zoning Meeting.

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

Sincerely,  
Adico, LLC



Dinh V. Ho, P.E.

TBPE Firm No. 16423

Cc: Kayleen Rosser  
Robert Hemminger  
File: 16007-2-358

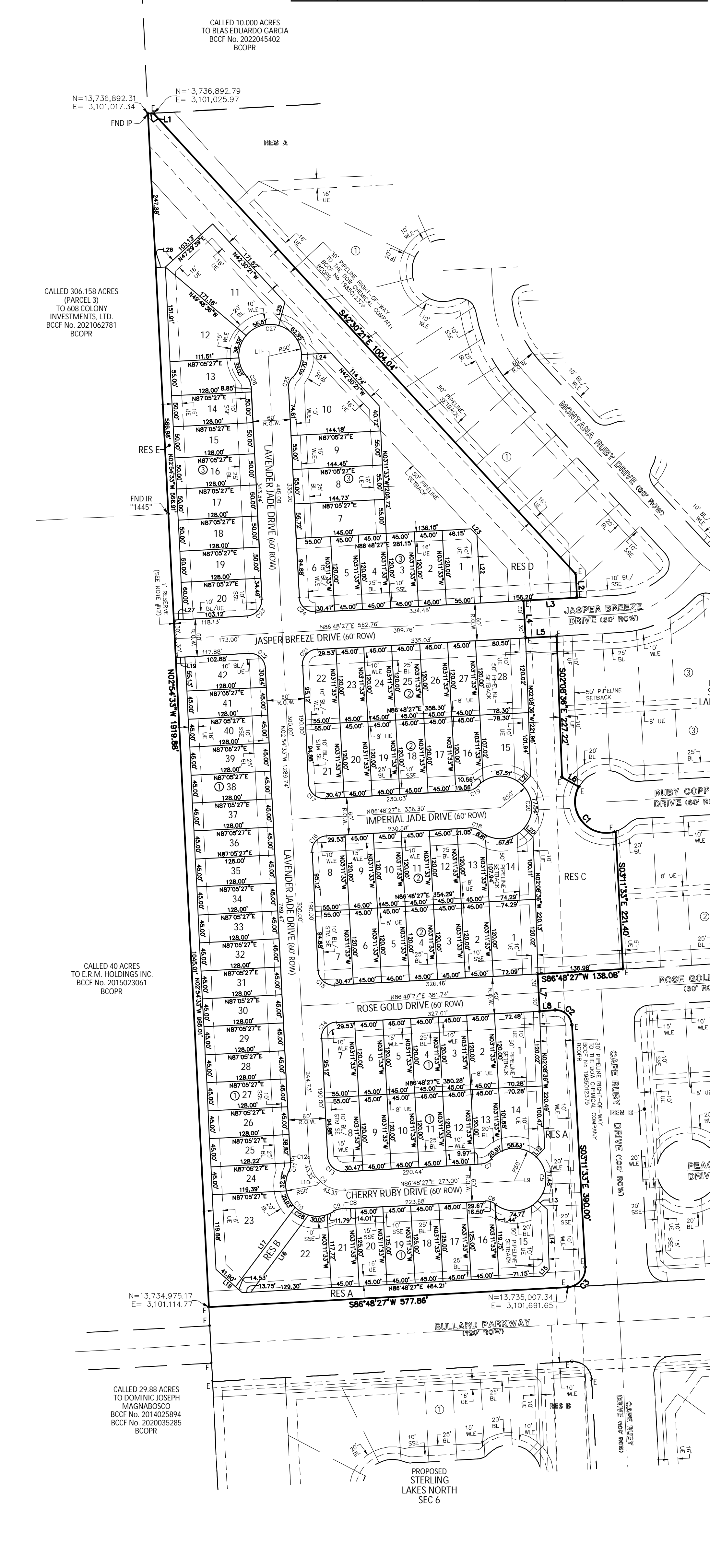
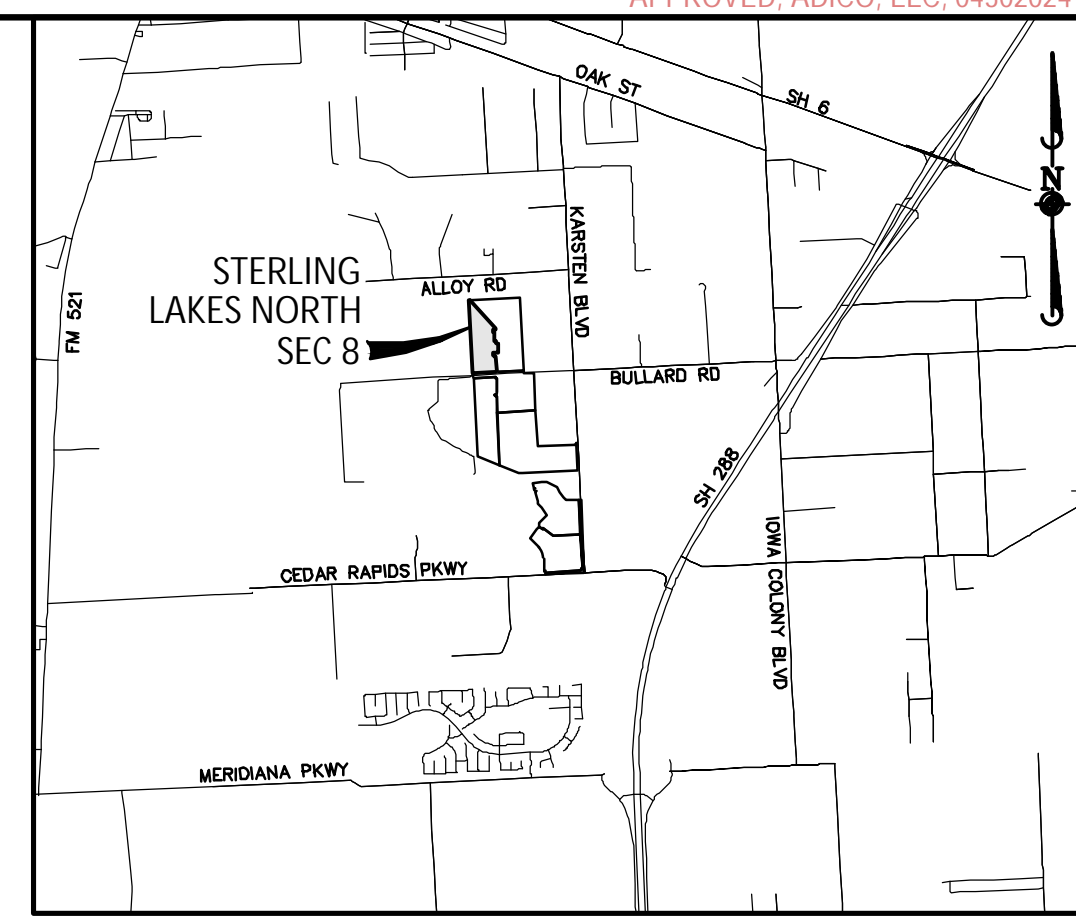
Curve Table with columns: Curve #, Length, Radius, Delta, CHORD LENGTH, CHORD BEARING. Lists curves C1 through C28 with their respective measurements.

Line Table with columns: Line #, Length, Direction. Lists lines L1 through L27 with their respective lengths and directions.

- FINAL PLAT NOTES: 1. THE PRELIMINARY PLAT WAS APPROVED BY CITY OF IOWA COLONY ON 02/06/2024. 2. THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 32 BOUNDARY. 3. 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. 4. BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000. 5. 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. 6. 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". 7. BENCHMARK SHOWN HEREON ARE BASED ON TXDOT MONUMENT HV-79C, LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 58 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT. 8. THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DEFINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAPS NO. 48039C010K, DATED DECEMBER 30, 2020 AND 48039C010SK, DATED DECEMBER 30, 2020. 9. EACH LOT SHALL BE RESTRICTED TO A SINGLE-FAMILY RESIDENTIAL USE. 10. 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 DWELLING UNIT OR 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. 11. ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON. 12. ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY; THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJUT PROCEED IS SUBORDINATED 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. 13. ALL EASEMENT ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE. 14. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDEATION. 15. 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. 16. THERE ARE PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION AND ARE SHOWN HEREON. 17. 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. 18. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE SET AT OR ABOVE THE MINIMUM SLAB ELEVATIONS DEFINED. 19. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE. 20. ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT. 21. ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 32. 22. THIS SUBDIVISION EMPLOYS A DRAINAGE SYSTEM, WHICH UTILIZES STREETS AND ADJACENT PROPERTIES WITHIN THE SUBDIVISION PLAT BOUNDARY TO STORE AND CONVEY STORM WATER. THUS, DURING STORM EVENTS, FLOODING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION. 23. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER FACILITIES. 24. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL. 25. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED. 26. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT. 27. A MINIMUM OF 5 FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL. 28. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL. 29. OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. 30. 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. 31. THE PLAT IS SUBJECT TO THE REQUIREMENTS OF SIERRA VISTA DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND LAND TEXAS SIERRA VISTA, LLC. 32. THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF IOWA COLONY OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF IOWA COLONY 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.

Reserve Area Table with columns: Reserve Letter, Area (Sq Ft), Area (Ac), Usage Restricted To. Lists reserves A through E with their respective areas and usage restrictions.

Block 1, Block 2, Block 3 table with columns: Lot No., Min Slab Elev., Lot No., Min Slab Elev., Lot No., Min Slab Elev. Lists lot numbers and minimum slab elevations for each block.



ABBREVIATIONS: AE= AERIAL EASEMENT, DE= DRAINAGE EASEMENT, PAE= PRIVATE ACCESS EASEMENT, PUE= PUBLIC UTILITY EASEMENT, SSE= SANITARY SEWER EASEMENT, STM SE= STORM SEWER EASEMENT, LVE= 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, BCCR= BRAZORIA COUNTY DEED RECORDS, BCCP= BRAZORIA COUNTY MAP RECORDS, BCCPR= BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS, CAB= CABINET SHEET, VOL= VOLUME, PG.= PAGE, FND= FOUND IRON ROD, IR= SET 5/8" IRON ROD W/ CAP, EXISTING 5/8" IRON ROD W/ CAP, STREET NAME CHANGE.

FINAL PLAT STERLING LAKES NORTH SEC 8. A SUBDIVISION OF 22.19 ACRES OF LAND OUT OF THE J.S. TALMAGE SURVEY, ABSTRACT NO. 561 (ALSO KNOWN AS THE H.T. & B.R.R. CO. SURVEY, SECTION 68, ABSTRACT NO. 561) BRAZORIA COUNTY, TEXAS. 90 LOTS 5 RESERVES 3 BLOCKS APRIL 25, 2024. OWNER/ DEVELOPER: ASTRO STERLING LAKES NORTH, LP., a Delaware Limited Partnership C/O STARWOOD AND ADVISORS 6310 CAPITAL DRIVE, SUITE 130 LAKEWOOD RANCH, FLORIDA 34202 JOSH WADLEY (713) 783-6702.

- BCDD4 Standard District Notes: 1. Any governmental body for purposes of drainage work may use drainage easements and fee strips provided the DISTRICT is properly notified. 2. Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement, access easement, or fee strip. 3. Maintenance of detention facilities is the sole responsibility of the owner of the property. The DISTRICT will provide maintenance of regional facilities owned and constructed by the DISTRICT, or sub regional facilities constructed by developer(s) for which ownership has been transferred to the DISTRICT with the DISTRICT'S approval. The DISTRICT is responsible only for the maintenance of facilities owned by the DISTRICT unless the DISTRICT specifically contracts or agrees to maintain other facilities. 4. Contractor shall notify the DISTRICT'S Inspector at least forth-eight (48) hours before beginning work and twenty-four (24) hours before placing any concrete. 5. The DISTRICT'S personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facility and drainage system are operating properly. 6. Appropriate cover for the side slopes, bottom, and maintenance berm shall be established prior to acceptance of the construction by the DISTRICT. At least 95% germination of the grass must be established prior to acceptance of construction by the DISTRICT. 7. Any future development of this property must be in conformance with the DISTRICT'S Rules, Regulations & Guidelines. 8. The DISTRICT'S approval of the Final Drainage Plan (and Final Plat if required) does not affect the property rights of third parties. The developer is responsible for obtaining and maintaining any one all easements, fee strips, and/or any other rights-of-way across third parties' properties for purposes of moving excess runoff to the DISTRICT'S drainage facilities as contemplated by the Final Drainage Plan and Final Plat. 9. Drainage Easements shall be used only for the purposes of constructing, operating, maintaining, repairing, replacing, and reconstructing of a drainage facility, and any and all related equipment and facilities together with any and all necessary incidentals and appurtenances thereto in, upon, over, across, and through the Easement Area. The DISTRICT'S successors, assigns, agents, employees, workmen, and representatives shall all present and future times, have the right and privilege of ingress and egress in, upon, over, across, and through the Easement Area. 10. Access Easements shall be used for ingress and egress to the DISTRICT'S drainage facilities and shall be kept clear of any and all obstructions. 11. An As-Built Certificate and As-Built Survey are required to be submitted to the DISTRICT before a Certificate of Compliance can be issued. Contact the DISTRICT'S Inspector for further clarification. 12. All drainage plans and plats shall be in conformance with the DISTRICT'S Rules, Regulations & Guidelines. Board approval of a drainage plan or plat does not constitute permission to deviate. Deviation from the DISTRICT'S Rules, Regulations & Guidelines is only authorized and allowed by a separate Request for Variance which was approved by the Board. Any Board approved variance shall be referenced on the plan cover page and on the appropriate sheet where applicable. The use of the term "Guidelines" herein does not affect the mandatory nature of these Rules, Regulations & Guidelines. 13. Brazoria County MUD No. 32 will be responsible for the maintenance of the drainage/detention shown on this plat.

ENGINEER/ SURVEYOR: ELEVATION land solutions. TPBE REGISTRATION NUMBER F-22671 6700 LAKEVIEW BLVD, SUITE 200 THE WOODLANDS, TX 77380 832-823-2200 TPBS REGISTRATION NUMBER 10194692.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 22.19 acre (966,798 square feet) tract of land situated in the J.S. Talmage Survey, Abstract No. 561 (also known as the H.T. & B.R.R. Co. Survey, Section 68, Abstract No. 561), in Brazoria County, Texas, being a portion 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 22.19 acre (966,798 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:

BEGINNING at a 3/4-inch iron pipe found, being the northwest corner of said called 127.270 acre tract, being the southwest corner of a called 10,000 acre tract conveyed to Blas Eduardo Garcia by deed recorded in Clerk's File No. 2022045402, Brazoria County Official Public Records, and being on the east line of a called 306.158 acre tract (Parcel 3) conveyed to 608 Colony Investments, LTD., a Texas limited partnership, by deed recorded in Clerk's File No. 2021062781, Brazoria County Official Public Records, and being the northwest corner of the herein described tract;

THENCE, North 86°44'59" East, along the north line of said called 127.270 acre tract, 8.64 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, from which a 5/8-inch iron rod (with cap) found bears North 86°44'59" East, continuing along the north line of said called 127.270 acre tract, 1,311.44 feet, being the northerly northeast corner of said called 127.270 acre tract and being the interior southwest corner of a called 60,001 acre tract conveyed to Micheal J. Gentry by deed recorded in Clerk's File No. 2020011282, Brazoria County Official Public Records;

THENCE, over and across said called 127.270 acre tract, the following sixteen (16) courses and distances:

- 1. South 42°30'21" East, 1,004.04 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
2. South 03°11'33" East, 38.04 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
3. South 86°48'27" West, 86.18 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
4. South 03°11'33" East, 60.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
5. North 86°48'27" East, 50.01 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
6. South 02°08'36" East, 227.22 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
7. South 61°32'50" East, 31.62 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the left;
8. Along said curve to the left in a southeasterly direction, with a radius of 50.00 feet, a central angle of 135°14'47", an arc length of 118.02 feet, and a chord bearing South 39°10'13" East, 92.47 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
9. South 03°11'33" East, 221.40 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
10. South 86°48'27" West, 138.08 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
11. South 03°11'33" East, 60.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
12. North 86°48'27" East, 25.77 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the right;
13. Along said curve to the right in a southeasterly direction, with a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing South 48°11'33" East, 35.36 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
14. South 03°11'33" East, 390.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the right;
15. Along said curve to the right in a southwesterly direction, with a radius of 30.00 feet, a central angle of 90°00'00", an arc length of 47.12 feet, and a chord bearing South 41°48'27" West, 42.43 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
16. South 86°48'27" West, 577.86 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the southwest corner of the herein described tract, being on the west line of said called 127.270 acre tract, and being on the east line of a called 40 acre tract conveyed to E.R.M. Holdings, Inc., a Texas corporation, by deed recorded in Clerk's File No. 2015023061, Brazoria County Official Public Records, from which a 5/8-inch iron rod (with cap) found bears South 02°54'33" East, along the west line of said called 127.270 acre tract, and along the east line of said called 40 acre tract, 30.00 feet, being on the north right-of-way line of Bullard Road, a generally recognized public road (no record found; 60 feet wide as occupied);

THENCE, North 02°54'33" West, along the west line of said called 127.270 acre tract, 1,919.88 feet to the POINT OF BEGINNING, CONTAINING 22.19 acres (966,798 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

BRAZORIA DRAINAGE DISTRICT NO. 4 SIGNATURE BLOCK

APPROVED BY BOARD OF COMMISSIONERS ON \_\_\_\_\_

Brazoria Drainage District No. 4 \_\_\_\_\_

District Engineer \_\_\_\_\_

THE SIGNATURES ABOVE ARE EVIDENCE THAT THE DISTRICT'S BOARD OF COMMISSIONERS APPROVED THIS SUBMISSION ON THE DATE PROVIDED ABOVE BASED UPON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED THE SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THE APPROVAL OF A FINAL DRAINAGE PLAN OR REQUEST FOR VARIANCE WILL TYPICALLY EXPIRE ONE YEAR AFTER THE DATE OF BOARD APPROVAL. THE APPROVAL OF A DRAINAGE IMPACT ANALYSIS, MASTER DEVELOPMENT PLAN, OR FINAL PLAT WILL TYPICALLY EXPIRE TWO YEARS AFTER THE DATE OF APPROVAL. SEE SECTION 12 IN THE DISTRICT'S RULES, REGULATIONS, AND GUIDELINES FOR ADDITIONAL INFORMATION REGARDING THE EXPIRATION OF APPROVALS. AFTER EXPIRATION, RE-APPROVAL IS REQUIRED. PLEASE NOTE THAT THE DISTRICT APPROVAL DOES NOT NECESSARILY MEAN THAT ALL INFORMATION IN THE SUBMITTAL HAS BEEN CHECKED AND VERIFIED. IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES" AND THIS APPROVED SUBMITTAL, THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES" SHALL PREVAIL. ANY BOARD APPROVED DEVIATIONS FROM DISTRICT CRITERIA SHALL BE ITEMIZED ON THE COVER PAGE AND OTHER APPROPRIATE SHEETS. ANY SUBMITTAL PREPARED BY A PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR HAS TYPICALLY BEEN SIGNED AND SEALED BY THAT LICENSED PROFESSIONAL. THAT SIGNATURE AND SEAL CONVEYS RESPONSIBILITY AND ACCOUNTABILITY TO THAT ENGINEER OR SURVEYOR.

BDD4 REF ID#: \_\_\_\_24-000087\_\_\_\_\_

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 22.19 Acre tract described in the above and foregoing map of STERLING LAKES NORTH SEC 8, 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 STERLING LAKES NORTH SEC 8, 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 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.

Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

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 8

A SUBDIVISION OF 22.19 ACRES OF LAND
OUT OF THE
J.S. TALMAGE SURVEY, ABSTRACT NO. 561 (ALSO
KNOWN AS THE H.T. & B.R.R. CO. SURVEY, SECTION 68,
ABSTRACT NO. 561)
BRAZORIA COUNTY, TEXAS

90 LOTS 5 RESERVES 3 BLOCKS
APRIL 25, 2024

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
JOSH WADLEY
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