

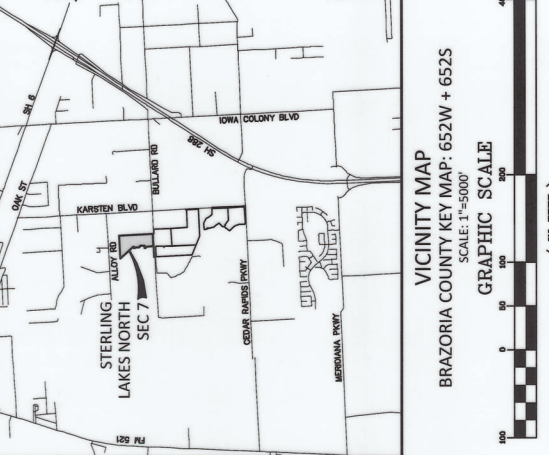
Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C1	47.12'	30.00'	090°00'00"	42.43'	N41°48'27"E
C2	39.27'	25.00'	090°00'00"	35.36'	N48°11'33"W
C3	118.02'	50.00'	135°14'47"	92.47'	N3°17'13"W
C4	86.12'	55.00'	089°43'00"	77.59'	N41°56'57"E
C5	88.39'	55.00'	090°00'00"	77.78'	N47°54'33"W
C6	118.48'	160.00'	04°15'36"	115.43'	N64°10'39"E
C7	132.70'	160.00'	09°04'12"	128.41'	N67°50'57"W
C8	138.22'	200.00'	03°35'48"	135.48'	N22°42'27"W
C9	47.12'	30.00'	090°00'00"	42.43'	N41°48'27"E
C10	39.27'	25.00'	090°00'00"	35.36'	N48°11'33"W
C11	231.78'	50.00'	265°36'48"	73.37'	N07°32'21"W
C12	19.41'	25.00'	04°29'36"	18.63'	N7°56'45"W
C13	17.84'	25.00'	04°10'12"	17.56'	N6°17'45"E
C14	4.89'	85.00'	03°17'51"	4.68'	N8°09'31"E
C15	15.31'	25.00'	03°05'48"	15.08'	N7°56'30"W
C16	133.78'	50.00'	13°18'55"	97.30'	N41°56'57"E
C17	15.31'	25.00'	03°05'48"	15.08'	N7°56'30"W
C18	4.89'	85.00'	03°17'51"	4.68'	N8°09'31"E
C19	39.15'	25.00'	089°43'00"	35.27'	N41°56'57"E
C20	39.39'	25.00'	090°17'00"	35.44'	N48°03'03"W
C21	39.15'	25.00'	089°43'00"	35.27'	N41°56'57"E
C22	39.39'	25.00'	090°17'00"	35.44'	N48°03'03"W

Reserve Letter	Area (Sqt Ft)	Area (Ac)	Use/Restriction
A	379,492.97	8.712	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
B	39,352.16	0.4443	LANDSCAPE, OPEN SPACE AND UTILITIES
TOTAL	398,845.13	9.156	

Street Name	ROW Width	Length (ft)	Length (miles)
Ocean Jasper Drive	60'	647.09 ft	.123 mi
Montana Ruby Drive	60'	801.94 ft	.152 mi
Jasper Breeze Drive	60'	311.06 ft	.059 mi
Evening Emerald Drive	60'	1440.39 ft	.273 mi
Ruby Copper Drive	60'	362.50 ft	.069 mi
Rose Gold Drive	60'	487.33 ft	.092 mi
Peacock Ore Drive	60'	250.56 ft	.047 mi
Cape Ruby Drive	100'	475.00 ft	.09 mi

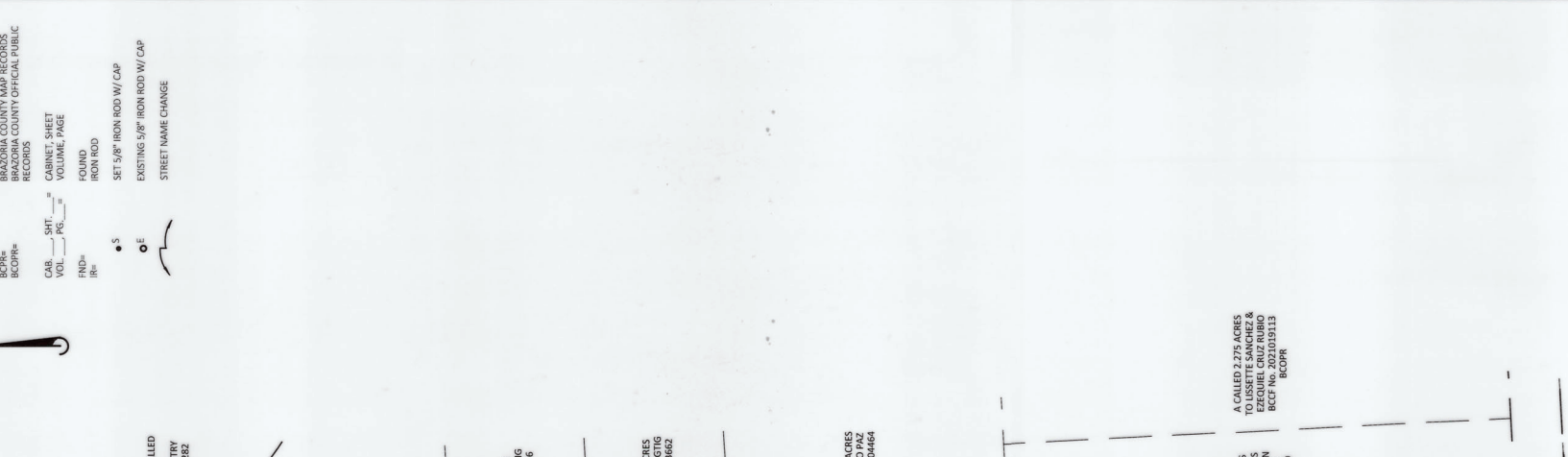
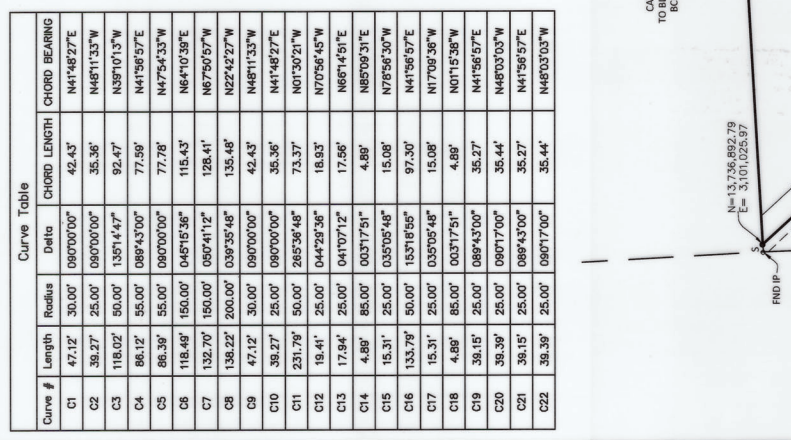
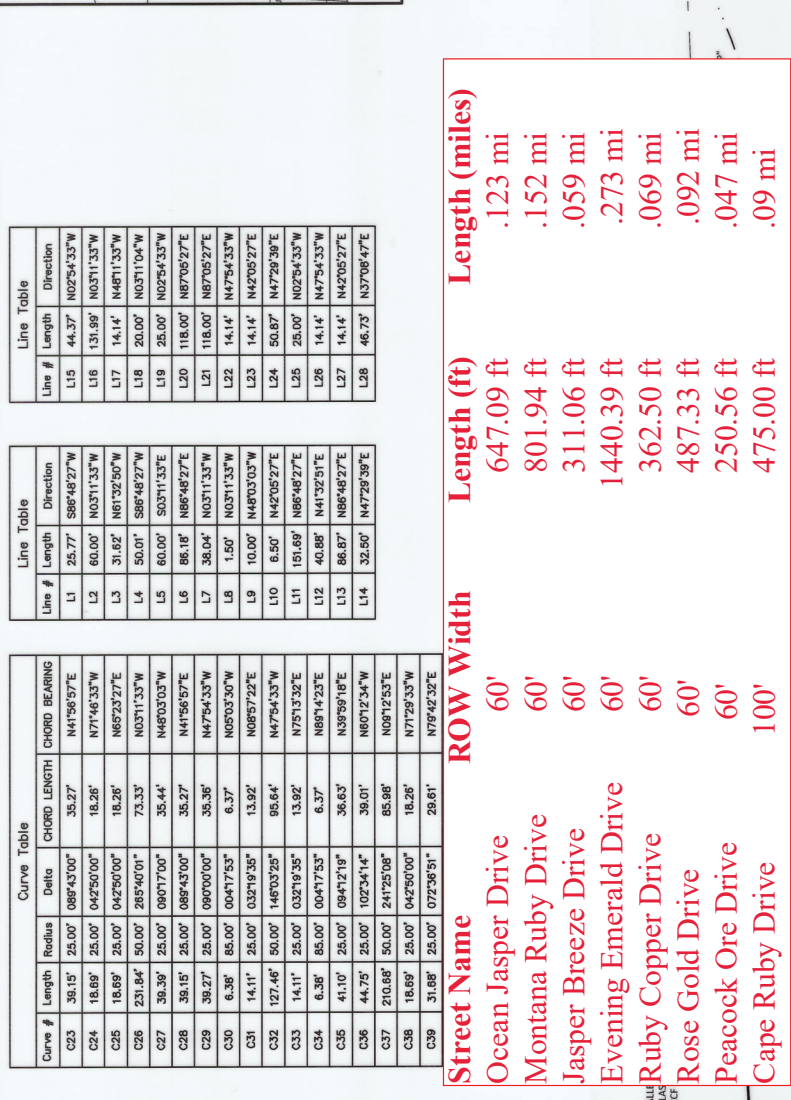
Line #	Length	Direction
L1	25.77'	S88°48'27"W
L2	60.00'	N03°11'33"W
L3	31.62'	N61°32'50"W
L4	50.01'	S88°48'27"W
L5	60.00'	S03°11'33"E
L6	86.18'	N86°48'27"E
L7	36.04'	N03°11'33"W
L8	1.50'	N03°11'33"W
L9	10.00'	N42°05'27"E
L10	6.50'	N42°05'27"E
L11	151.68'	N86°48'27"E
L12	40.88'	N41°32'51"E
L13	86.87'	N86°48'27"E
L14	32.50'	N47°29'38"E

Line #	Length	Direction
L1	25.77'	S88°48'27"W
L2	60.00'	N03°11'33"W
L3	31.62'	N61°32'50"W
L4	50.01'	S88°48'27"W
L5	60.00'	S03°11'33"E
L6	86.18'	N86°48'27"E
L7	36.04'	N03°11'33"W
L8	1.50'	N03°11'33"W
L9	10.00'	N42°05'27"E
L10	6.50'	N42°05'27"E
L11	151.68'	N86°48'27"E
L12	40.88'	N41°32'51"E
L13	86.87'	N86°48'27"E
L14	32.50'	N47°29'38"E



VICINITY MAP
BRAZORIA COUNTY KEY MAP: 652W + 652S
SCALE: 1"=500'
GRAPHIC SCALE
1 inch = 100 ft

ABBREVIATIONS
AE= AERIAL EASEMENT
PAE= PRIVATE ACCESS EASEMENT
PUE= PUBLIC UTILITY EASEMENT
STE= STORM SEWER EASEMENT
LVE= UNRESTRICTED VISIBILITY EASEMENT
WE= WATER EASEMENT
WLE= WATER LINE EASEMENT
BL= BUILDING LINE
R= RIGHT-OF-WAY
BCOP= BRAZORIA COUNTY CLERK'S FILE
BCOR= BRAZORIA COUNTY DEED RECORDS
BCOPR= BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
CAB= CABINET SHEET
VOL= VOLUMINAL PAGE
FND= FOUND
IR= IRON ROD
C/S= SET 5/8" IRON ROD W/ CAP
S= EXISTING 3/8" IRON ROD W/ CAP
ST= STREET NAME CHANGE



**FINAL PLAT
STERLING LAKES NORTH
SEC 7**

A SUBDIVISION OF 36.01 ACRES OF LAND
OUT OF THE
J.S. TALMAGE SURVEY, ABSTRACT NO. 561 (ALSO
KNOWN AS THE H.T. & B.R. CO. SURVEY, SECTION 68,
ABSTRACT NO. 561)
BRAZORIA COUNTY, TEXAS
118 LOTS 2 RESERVES 4 BLOCKS
MAY 23, 2024
**OWNER/
DEVELOPER:**
Astro Sterling Lakes North, LP,
a Delaware Limited Partnership
C/O STARWOOD LAND ADVISORS
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FLORIDA 34202
CASH WAHLEY
(713) 783-6702

**ENGINEER/
SURVEYOR:**



8. Drainage Easements shall be used only for the purposes of constructing, maintaining, and operating a drainage facility, and any and all needed equipment and facilities together with any and all necessary incidental and appurtenances thereto, upon, across, and through the Easement Area. The representative shall at present and future times, have the right and privilege of ingress and egress in, upon, across, and through the Easement Area.
9. Aerial Easements shall be used for ingress and egress to and from the drainage facilities and shall be kept clear of any and all obstructions. Certificates 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.
10. All drainage plans and plats shall be in conformance with the DISTRICT'S Rules, Regulations and Guidelines in only authorized and allowed plat does not constitute permission to deviate. Deviation from the DISTRICT'S Rules, Regulations and Guidelines shall be referenced on the plan cover page. Any Board approved variance shall be referenced on the plan cover page and on the appropriate sheet where applicable. The use of the term "variance" herein does not affect the mandatory nature of these Rules, Regulations and Guidelines.
11. The BRAZORIA COUNTY MUD No. 32 will be responsible for the maintenance of the drainage/detention shown on this plat.
12. The DISTRICT'S Standard District Notice:
- Any governmental body for purposes of drainage work may use drainage easements and fee strips provided the DISTRICT is properly notified.
 - Retention structures, including fences and permanent landscaping, shall be constructed in accordance with the DISTRICT'S Rules, Regulations and Guidelines.
 - Maintenance of detention facilities is the sole responsibility of the owner of the property. The DISTRICT will provide maintenance of 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.
 - Contractor shall notify the DISTRICT'S Inspector at least forty-eight (48) hours before beginning work and twenty-four (24) hours before ploiling for inspection at any time during construction or as may be warranted by the DISTRICT. The DISTRICT will provide maintenance of regional facilities. The DISTRICT shall not be responsible for the maintenance of detention facilities. The DISTRICT shall not be responsible for the maintenance of detention facilities.
 - The DISTRICT'S personnel shall have the right to enter upon the property at any time during construction or as may be warranted by the DISTRICT. The DISTRICT will provide maintenance of regional facilities. The DISTRICT shall not be responsible for the maintenance of detention facilities.
 - Appropriate cover for the side slopes, bottom, and maintenance berm shall be provided in accordance with the DISTRICT'S Rules, Regulations and Guidelines. The DISTRICT shall not be responsible for the maintenance of detention facilities. The DISTRICT shall not be responsible for the maintenance of detention facilities.
 - Any future development of this property must be in conformance with the DISTRICT'S Rules, Regulations and Guidelines. The DISTRICT shall not be responsible for the maintenance of detention facilities. The DISTRICT shall not be responsible for the maintenance of detention facilities.
 - The DISTRICT does not affect the property rights of third parties. The developer is responsible for obtaining and maintaining any and all necessary easements and other interests in the property that may be required for the purposes of moving access through to the third parties' property for the purposes of the drainage/detention shown on this plat and Final Plat.

FINAL PLAT NOTES:

- THIS PLAT LIES WITHIN THE BRAZORIA COUNTY MUD NO. 32 BOUNDARY.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH COAST COORDINATE SYSTEM, ZONE 16N. THE PLAT IS LOCATED AT THE INTERSECTION OF THE 42ND STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1:00013788.
- BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000.
- SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF SURVEYING AND MAPPING, INC. MONUMENTS SHALL BE SET TO THE STANDARDS INDICATED.
- ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 2/8" IRON RODS WITH PLASTIC CAPS STAMPED "E.L.S."
- BENCHMARK SHOWN HEREON ARE BASED ON TDDOT MONUMENT HV-79C, LOCATED IN THE MEDIAN OF A P.S. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 95 WITH A PUBLISHED ELEVATION OF 48.31 FEET, NAVD 86, 1981 ADJUSTMENT.
- THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DEFINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AND SHADED ZONE "X", AREAS WITHIN THE 500-YEAR FLOODPLAIN. THE PLAT IS LOCATED IN THE FLOOD INSURANCE RATE MAP NO. 48039C0108K, DATED DECEMBER 30, 2020.
- EACH LOT SHALL BE RESTRICTED TO A SINGLE-FAMILY RESIDENTIAL USE.
- SINGLE-FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE DWELLING UNIT. A DWELLING UNIT IS DEFINED AS A STRUCTURE OR PORTION THEREOF WHICH IS LOCATED AT A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT. A DWELLING UNIT IS NOT TO BE USED AS A SECOND DWELLING UNIT. A LOT THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A DRIVEWAY TO AN ADJACENT LOT SHALL BE CONSIDERED ONE DWELLING UNIT ON AN ADJACENT LOT. THIS SHALL BE SINGLE-FAMILY RESIDENTIAL.
- ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ARE LOCATED WITHIN THE SUBDIVISION. THE RESERVE SHALL BE SET AT THE INTERSECTION OF 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 THERE TO SHALL REVERT TO AND REST IN THE SUBDIVISOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.
- ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDEMENT.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY EASEMENTS MUST BE KEPT UNRESTRICTED FROM ANY NON-UTILITY PURPOSES. UNRESTRICTED MEANS THE DISTRICT'S PERSONNEL MAY REMOVE ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE, WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERMETER AND BACK TO BACK SHALL BE REMOVED BY THE PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE. SHOULD THEY BE AN OBSTRUCTION, PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- THERE ARE PRELIMS OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION AND ARE SHOWN EASEMENTS.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, OBSTRUCTIONS, OR OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE SET AT OR ABOVE THE MINIMUM APPROVED DRAINAGE STRUCTURE.
- ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL STORM WATER DRAINAGE PIPES, CURBVERTS, OR OTHER (INCLUDES DRAINAGE CURBVERTS) SHALL BE A MINIMUM 24" I.D. OR EQUIVALENT.
- THIS SUBDIVISION SHALL BE MAINTAINED BY BRAZORIA COUNTY MUD NO. 32.
- THE DISTRICT'S PERSONNEL SHALL BE ALLOWED TO ENTER THE PROPERTY OF ADJACENT PROPERTIES WITHIN THE SUBDIVISION PLAT BOUNDARY TO STORE AND CONVEY STORM WATER. THIS, DURING STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- ALL LOTS SHALL HAVE ADEQUATE WASTE-WATER FACILITIES.
- ALL WATER AND WASTE-WATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- IOWA COLONY SHALL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON URBAN TRAFFIC CONTROL.
- EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES. DRIVEWAY CURBVERTS WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
- STREETS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
- A MINIMUM OF 5 FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND DRIVEWAYS TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON URBAN TRAFFIC CONTROL.
- CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED. WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY THE COUNCIL.
- THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF SERRA VISTA DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND LAND TEXAS SERRA VISTA, LLC.
- THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT EASEMENTS TO ADJACENT PROPERTIES. THE DISTRICT DOES NOT AFFECT THE PROPERTY RIGHTS-OF-WAY. THE CITY OF IOWA COLONY HAS NO OBLIGATION, NOR DOES IOWA COLONY, TO MAINTAIN OR IMPROVE PERMANENT EASEMENTS WITHIN THE SUBDIVISION OR PROPERTY. THE DISTRICT DOES NOT AFFECT THE PROPERTY RIGHTS-OF-WAY OR MAINTENANCE OF PERMANENT EASEMENTS WITHIN THE SUBDIVISION OR PROPERTY IN THIS SUBDIVISION. THE DISTRICT DOES NOT AFFECT THE PROPERTY RIGHTS-OF-WAY OR MAINTENANCE OF PERMANENT EASEMENTS WITHIN THE SUBDIVISION OR PROPERTY IN THIS SUBDIVISION.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 36.01 acre (1,568,432 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 36.01 acre (1,568,432 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 5/8-inch iron rod (with cap) found, being the northerly northeast corner of said called 127.270 acre tract, being the interior southwest corner of a called 60.001 acre tract conveyed to Michael J. Gentry by deed recorded in Clerk's File No. 2020011282, Brazoria County Official Public Records, and being the northeast corner of the herein described tract;

THENCE, South 02°54'33" East, along the east line of said called 127.270 acre tract, at a distance of 659.90 feet passing a 5/8-inch iron rod (with cap) found, at a distance of 989.08 feet passing a 5/8-inch iron rod (with cap) found, and at a distance of 1,319.30 feet passing a 1/2-inch iron rod found, in all a total distance of 1,921.21 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the southwest corner of said Lot 1, Block 1 of Sanchez--Lagunas and being the southeast corner of the herein described tract, from which a 5/8-inch iron rod (with cap) found bears South 02°54'33" East, continuing along the east line of said called 127.270 acre tract, 29.92 feet, being on the north right-of-way of Bullard Road, a generally recognized public road (no record found; 60 feet wide as occupied);

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

1. South 86°48'27" West, 742.22 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the southwest corner of the herein described tract and being the beginning of a curve to the left;
 2. Along said curve to the left in a northeasterly 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 North 41°48'27" East, 42.43 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
 3. North 03°11'33" West, 390.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the left;
 4. Along said curve to the left in a northwesterly 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 North 48°11'33" West, 35.36 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
 5. South 86°48'27" West, 25.77 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
 6. North 03°11'33" West, 60.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
 7. North 86°48'27" East, 138.08 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
 8. North 03°11'33" West, 221.40 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the right;
 9. Along said curve to the right in a northerly 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 North 39°10'13" West, 92.47 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
 10. North 61°32'50" West, 31.62 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
 11. North 02°08'36" West, 227.22 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
 12. South 86°48'27" West, 50.01 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
 13. North 03°11'33" West, 60.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
 14. North 86°48'27" East, 86.18 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
 15. North 03°11'33" West, 38.04 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
 16. North 42°30'21" West, 1,004.04 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being on the north line of said called 127.270 acre tract, from which a 3/4-inch iron pipe found bears South 86°44'59" West, along the north line of said called 127.270 acre tract, 8.64 feet, 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;
- THENCE, North 86°44'59" East, along the north line of said called 127.270 acre tract and along the south line of said called 60.001 acre tract, 1,311.44 feet to the POINT OF BEGINNING, CONTAINING 36.01 acres (1,568,432 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 05/01/2024

[Signature]
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#: 24-000086

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 36.01 Acre tract described in the above and foregoing map of STERLING LAKES NORTH SEC 7, 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 7, 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, gulches, 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 19 day of May, 2024

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: [Signature]
Brian Stidham, Authorized Person

This plat is hereby APPROVED by the City of Iowa Colony City Council, this 19th day of May, 2024

[Signature]
Jesse Kennedy
Mayor

[Signature]
Arnetta Hicks Murray

[Signature]
Tim Varlack

[Signature]
Kareem Boyce

[Signature]
David Hurst
Chairman

[Signature]
Les Hosey

[Signature]
Brenda Dillon

[Signature]
Terry Hayes

[Signature]
Warren Davis

[Signature]
Robert Wall

[Signature]
Brian Johnson

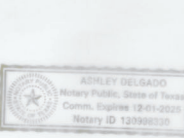
[Signature]
Sydney Hargroder

[Signature]

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 19 Day of May, 2024



[Signature]
Notary Public in and for the State of Texas

Printed Name: Ashley Delgado

My Commission expires 12-1-25

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.



[Signature]
Paul R. Bretherton
Texas Registration No. 5977

This plat is hereby APPROVED by the City of Iowa Colony City Engineer, this 19th day of May, 2024

[Signature]
Dinh V. Ho, P.E.

**FINAL PLAT
STERLING LAKES NORTH
SEC 7**

A SUBDIVISION OF 36.01 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
118 LOTS 2 RESERVES 4 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
(713) 783-6702

ENGINEER/
SURVEYOR: **ELEVATION
land solutions**
TPPE REGISTRATION NUMBER F-22671
1999 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TPPS REGISTRATION NUMBER 10194992

2024039409 Conformed Copy
Brazoria County - Joyce Hudman, County Clerk
05/12/2024 01:00 PM
Total Pages: 2
Fee: 222.00