

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	
C1	35.00'	47.12'	090°05'00"	N41°48'27"E	42.43'
C2	35.00'	47.12'	090°05'00"	N41°48'27"E	42.43'
C3	35.00'	47.12'	090°05'00"	N41°48'27"E	42.43'
C4	35.00'	47.12'	090°05'00"	N41°48'27"E	42.43'
C5	35.00'	47.12'	090°05'00"	N41°48'27"E	42.43'
C6	35.00'	47.12'	090°05'00"	N41°48'27"E	42.43'
C7	35.00'	47.12'	090°05'00"	N41°48'27"E	42.43'
C8	35.00'	47.12'	090°05'00"	N41°48'27"E	42.43'
C9	35.00'	47.12'	090°05'00"	N41°48'27"E	42.43'
C10	35.00'	47.12'	090°05'00"	N41°48'27"E	42.43'
C11	35.00'	47.12'	090°05'00"	N41°48'27"E	42.43'
C12	35.00'	47.12'	090°05'00"	N41°48'27"E	42.43'
C13	35.00'	47.12'	090°05'00"	N41°48'27"E	42.43'
C14	35.00'	47.12'	090°05'00"	N41°48'27"E	42.43'
C15	35.00'	47.12'	090°05'00"	N41°48'27"E	42.43'
C16	35.00'	47.12'	090°05'00"	N41°48'27"E	42.43'
C17	35.00'	47.12'	090°05'00"	N41°48'27"E	42.43'
C18	35.00'	47.12'	090°05'00"	N41°48'27"E	42.43'
C19	35.00'	47.12'	090°05'00"	N41°48'27"E	42.43'
C20	35.00'	47.12'	090°05'00"	N41°48'27"E	42.43'
C21	35.00'	47.12'	090°05'00"	N41°48'27"E	42.43'
C22	35.00'	47.12'	090°05'00"	N41°48'27"E	42.43'
C23	35.00'	47.12'	090°05'00"	N41°48'27"E	42.43'
C24	35.00'	47.12'	090°05'00"	N41°48'27"E	42.43'
C25	35.00'	47.12'	090°05'00"	N41°48'27"E	42.43'
C26	35.00'	47.12'	090°05'00"	N41°48'27"E	42.43'
C27	35.00'	47.12'	090°05'00"	N41°48'27"E	42.43'
C28	35.00'	47.12'	090°05'00"	N41°48'27"E	42.43'
C29	35.00'	47.12'	090°05'00"	N41°48'27"E	42.43'
C30	35.00'	47.12'	090°05'00"	N41°48'27"E	42.43'

LINE TABLE			
LINE	BEARING	LENGTH	
L1	S89°40'12"E	50.01'	
L2	N02°02'30"W	62.01'	
L3	N86°46'27"E	39.32'	
L4	N02°02'30"W	62.22'	
L5	N02°02'30"W	62.22'	
L6	S02°02'30"W	62.22'	
L7	N03°03'35"W	7.50'	
L8	N02°01'45"W	150.00'	
L9	N02°11'33"W	7.50'	
L10	N02°11'33"W	113.07'	
L11	N48°11'22"W	14.14'	
L12	N02°02'30"W	20.00'	
L13	N08°46'27"E	126.34'	
L14	N08°46'27"E	25.00'	

Reserve Area Table			
Reserve Letter	Area (Eq Ft)	Area (Ac)	Usage
A	55,680.92	1.278	DRAINAGE, LANDSCAPE, OPEN SPACE, AND UTILITIES
B	2,374.87	0.0545	LANDSCAPE, OPEN SPACE, AND UTILITIES
C	9,467.03	0.2173	LIFT STATION, LANDSCAPE, OPEN SPACE, AND UTILITIES
D	21,541.38	0.4945	LANDSCAPE, OPEN SPACE, AND UTILITIES
E	35,060.22	0.8049	LANDSCAPE, OPEN SPACE, AND UTILITIES
F	3,187.60	0.0732	LANDSCAPE, OPEN SPACE, AND UTILITIES
TOTAL	127,312.02	2.922	

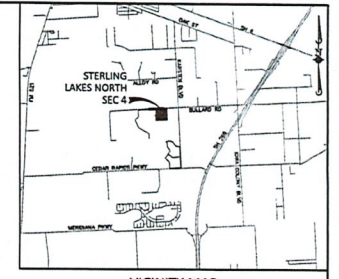
ABBREVIATIONS

AC= AERIAL EASEMENT
 DE= DRAINAGE EASEMENT
 PA= PRIVATE ACCESS EASEMENT
 PE= PUBLIC UTILITY EASEMENT
 SE= SANITARY SEWER EASEMENT
 SWE= STORM SEWER EASEMENT
 U= UNRESTRICTED VISIBILITY EASEMENT
 VE= UTILITY EASEMENT
 WL= WATER LINE EASEMENT

BL= BUILDING LINE
 PR= PRIVATE
 RW= RIGHT-OF-WAY
 RCL= BRAZORIA COUNTY CULTURE
 RCD= BRAZORIA COUNTY CEMETERY
 RCR= BRAZORIA COUNTY DECIDUOUS FOREST
 RCRF= BRAZORIA COUNTY PRAIRIE
 RCRP= BRAZORIA COUNTY PUBLIC RESERVE

GA= GARAGE
 SH= SHED
 VOL= VOLCANO
 PS= POND
 SW= SWAMP
 RHO= ROAD
 RW= RIGHT-OF-WAY
 S= SET
 SIF= SETBACK FROM ROAD
 SIK= SETBACK FROM KURVE
 SMC= STREET MAKE CHANCE

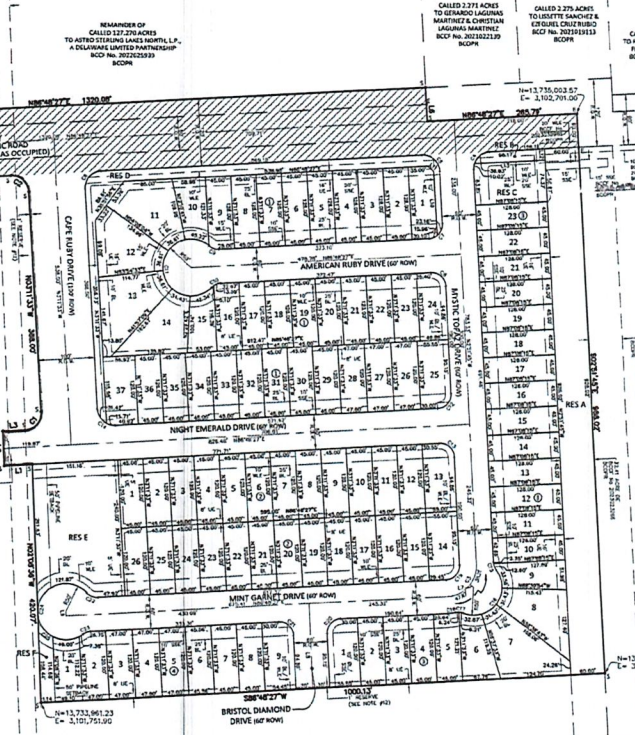
Confirmed Copy
 2024012422



VICINITY MAP
 BRAZORIA COUNTY KEY MAP: 692A & 652W
 SCALE: 1"=100'
 GRAPHIC SCALE
 1 inch = 100 ft.

- FINAL PLAT NOTES**
1. THE PRELIMINARY PLAT WAS APPROVED BY CITY OF IOWA COLONY ON 05/15/2023
 2. THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 21 BOUNDARY.
 3. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NAD 83 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1:00013796.
 4. BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1/16"±.
 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 8 1/4" HIGH RODS WITH PLASTIC CAPS STAMPED "TLL".
 7. BENCHMARK SHOWN HEREON ARE BASED ON TMOU MONUMENT HV-79C, LOCATED IN THE MIDDLE OF S41, 288 APPROXIMATELY 120 FEET +/- SOUTH OF C.L. 28 WITH A PUBLISHED ELEVATION OF 48.23 FEET, MADA #8, 1991 ADJUSTMENT.
 8. THIS TRACT OF LAND LIES WITHIN UNPAVED ZONE "Z", AREAS DEEMED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 480300040N, DATED DECEMBER 30, 2009.
 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 RESIDENCE AND NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, COOKING, BATHING, AND SLEEPING. A LOT WHICH IS LOCATED IN A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 800 SQ. FT. ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED TO 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 BUFFER DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WITHIN THE ADJACENT PROPERTY, THE CONSTRUCTION OF SUCH DEDICATION BEING THAT FOOT RESERVE SHALL THEREAFTER BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND FEE TITLE HEREIN IS SUBJECT TO SUCH VESTING AND REVERTS IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
 13. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.
 14. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT FROM THIS RESERVATION.
 15. ADEQUATE WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNRESTRICTED FOR ANY NON-UTILITY APPROVED BY THE AFFECTED UTILITIES OR THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS THAT MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE, WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE FRONTIER AND BACK TO BACK EASEMENTS AND ALONGSIDE NEAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY THE PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE OBSTRUCTED. PUBLIC UTILITIES MAY PUT LEAD 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. ALL STORMWATER SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 19. ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
 20. ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 21.
 21. THIS SUBDIVISION EMPLOYS A DRAINAGE SYSTEM, WHICH UTILIZES STREETS AND ADJACENT PROPERTIES WITHIN THE SUBDIVISION PLAT BOUNDARY TO STORE AND CONVEY STORM WATER. THIS DRAINAGE SYSTEM, INCLUDING STORM WATER STORAGE, IS EXPECTED TO OCCUR IN THE SUBDIVISION.
 22. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
 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 URBAN TRAFFIC CONTROL.
 30. FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL, BY WHICH TIME CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMPLETED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COMAAS.
 31. THE PLAT IS SUBJECT TO THE REQUIREMENTS OF SERVICIA VISTA DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND LAND TEXAS SERVICIA VISTA WEST 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 RIGHT-OF-WAY. THE CITY OF IOWA COLONY HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE SUCH EASEMENTS ACCESS EASEMENTS WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.

4.003 ACRES
 DEDICATED TO THE
 PUBLIC FOR
 RIGHT-OF-WAY PURPOSES



FINAL PLAT
STERLING LAKES NORTH
SEC 4
 A SUBDIVISION OF 25.11 ACRES OF LAND
 OUT OF THE
 W.H. DENNIS SURVEY, A-516 (ALSO KNOWN AS THE H.T.
 & B.R.R. CO SURVEY, SECTION 58, ABSTRACT NO. 516)
 AND THE
 J.S. TALMAGE SURVEY, A-561 (ALSO KNOWN AS THE H.T.
 & B.R.R. CO SURVEY, SECTION 68, ABSTRACT NO. 561)
 BRAZORIA COUNTY, TEXAS
 95 LOTS 6 RESERVES 4 BLOCKS
 NOVEMBER 2023

Street Name	ROW Width	Length (ft)	Length (miles)
Bullard Parkway	120'	1320.08 ft	0.25 mi

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
 (713) 783-6702

ENGINEER/SURVEYOR: ELEVATION land solutions
 TPIE REGISTRATION NUMBER A-27911
 TPIE REGISTRATION NUMBER 17153
 TPIE REGISTRATION NUMBER 10191492

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 25.11 acre (1,093,639 square feet) tract of land situated in the W.H. Dennis Survey, Abstract No. 516 (also known as the H.T. & B.R.R. Co. Survey, Section 58, Abstract No. 516), and the J.S. Talmage Survey, Abstract No. 561 (also known as the H.T. & B.R.R. Co. Survey, Section 58, Abstract No. 561), in Brazoria County, Texas, being a portion of the remainder of a certain 127,270 acre tract conveyed to Astro Sterling Lakes North, L.P., a Delaware limited partnership, by deed recorded in Clerk's File No. 202202938, Brazoria County Official Public Records; said 25.11 acre (1,093,639 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 the northeast corner of a certain 26.972 acre tract (Tract 1) conveyed to Alvin Independent School District by deed recorded in Clerk's File No. 2021027980, Brazoria County Official Public Records, being on the centerline of Bulford Road, a generally recognized public road (no record found, 60 feet wide as occupied), from which a 5/8-inch iron rod (with cap) found bears South 02°31'45" East, 0.3 feet;

THENCE, South 02°31'45" East, along the west line of said celled 26.972 acre tract, 088.02 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, over and across said celled 127,270 acre tract, the following nine (9) courses and distances:

1. South 86°48'27" West, 1,000.13 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
2. North 02°08'36" West, 420.07 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
3. South 86°48'27" West, 50.01 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
4. North 02°08'36" West, 60.01 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
5. North 86°48'27" East, 39.32 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the left;
6. 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;
7. North 03°11'33" West, 388.00 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 northwesterly direction, with a radius of 30.00 feet, a central angle of 89°59'31", an arc length of 47.12 feet, and a chord bearing North 48°11'33" West, 42.43 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
9. South 86°48'27" West, 578.51 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being on the west line of said celled 127,270 acre tract, from which the southwest corner of said celled 127,270 acre tract bears South 02°31'29" East, 1,041.53 feet, from said southwest corner a 5/8-inch iron rod (with cap) found bears South 87°00" West, 0.4 feet;

THENCE, North 02°31'29" West, along the west line of said celled 127,270 acre tract, at a distance of 30.17 feet passing a 5/8-inch iron rod (with cap) found, being on the south right-of-way line of said Bulford Road, in all a total distance of 60.22 feet to a point, being on the centerline of said Bulford Road;

THENCE, North 02°54'33" West, continuing along the west line of said celled 127,270 acre tract, at a distance of 29.97 feet passing a 5/8-inch iron rod (with cap) found, being on the north right-of-way line of said Bulford Road, in all a total distance of 59.78 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, from which a 3/4-inch iron pipe found bears North 02°54'33" West, 1,919.85 feet, being the northwest corner of said celled 127,270 acre tract;

THENCE, North 86°48'27" East, 1,520.08 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 02°54'33" West, 1,921.21 feet, being the northerly northeast corner of said celled 127,270 acre tract;

THENCE, South 02°54'33" East, at a distance of 29.92 feet passing a 5/8-inch iron rod (with cap) found, being on the north right-of-way line of said Bulford Road, in all a total distance of 80.00 feet to the centerline of said Bulford Road;

THENCE, North 86°48'27" East, along the centerline of said Bulford Road, 265.79 feet to the POINT OF BEGINNING, CONTAINING 25.11 acres (1,093,639 square feet) of land in Brazoria County, Texas, tied in the offices of Elevation Land Solutions in The Woodlands, Texas.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

The ASTRO STERLING LAKES NORTH, L.P., a Delaware limited partnership, acting by and through Brian Stinson, 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 "Owners") of the 25.11 Acre tract described in the above and foregoing map of STERLING LAKES NORTH SEC 4, do hereby make and establish said subdivision and development plan of said property according to all laws, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except) these streets depicted on said maps or plat and hereby dedicate to alleys, paths, 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 seven feet, six inches (14'-0") 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 station line (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated as aerial easements (L.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 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 4, 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 that are depicted with aerial easements (L.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

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

FURTHER, Owners do hereby dedicate to the public a strip of one fifteen feet (15'-0") wide on each side of the center line of any and all bayous, creeks, gulches, ravines, drains, swamps, or other natural drainage courses located in said plat, as 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, bayou, 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 draining 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 Stinson, Authorized Person, being an officer of ASTRO STERLING LAKES NORTH GP, LLC, a Delaware limited liability company, its General Partner, thereto authorized this 20th day of November, 2023.

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.
Brian Stinson
Brian Stinson, Authorized Person

This plat is hereby APPROVED by the City of Iowa Colony City Council, this 20th day of November, 2023.

William Borman
William Borman
Marjorie Greer-Scott
Marjorie Greer-Scott
Stacy Harwood
Stacy Harwood

This plat is hereby APPROVED by the City of Iowa Colony Planning and Zoning Commission, this 7th day of November, 2023.

Warren Davis
Warren Davis
Robert Hill
Robert Hill
Brian Johnson
Brian Johnson

Terry Hoops
Terry Hoops

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared Brian Stinson, 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 19th day of December, 2023.



Paul R. Bratherton
Notary Public in and for the State of Texas
Printed Name: Paul R. Bratherton
My Commission expires 12-25-25
ID: 16099830

I, Paul R. Bratherton, 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. Bratherton
Paul R. Bratherton
Texas Registration No. 5977

This plat is hereby APPROVED by the City of Iowa Colony City Engineer, this 20th day of November, 2023.

Dinh V. Ho, P.E.
Dinh V. Ho, P.E.

FINAL PLAT STERLING LAKES NORTH SEC 4

A SUBDIVISION OF 25.11 ACRES OF LAND
OUT OF THE
W.H. DENNIS SURVEY, A-516 (ALSO KNOWN AS THE H.T.
& B.R.R. CO SURVEY, SECTION 58, ABSTRACT NO. 516)
AND THE
J.S. TALMAGE SURVEY, A-561 (ALSO KNOWN AS THE H.T.
& B.R.R. CO SURVEY, SECTION 58, ABSTRACT NO. 561)
BRAZORIA COUNTY, TEXAS

95 LOTS 6 RESERVES 4 BLOCKS
NOVEMBER 2023

OWNER/ DEVELOPER: ASTRO STERLING LAKES NORTH, L.P.,
a Delaware limited partnership
C/O STARWOOD LAND ADVISORS
6310 CAPITAL DRIVE, SUITE 120
LAKEWOOD RANCH, FLORIDA 34222
(713) 763-6702

ENGINEER/ SURVEYOR: ELEVATION land solutions
TPI REGISTRATION NUMBER 1-21471
NO. 10000000-1-178-000-0000
TPI REGISTRATION NUMBER 2818456