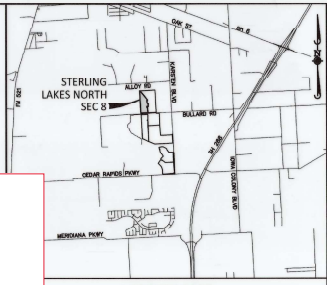


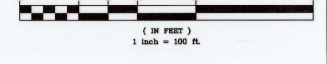
Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C1	118.02	50.00	137°41'47"	92.47	S30°10'37"E
C2	38.27	25.00	090°00'00"	35.36	S45°11'33"E
C3	47.12	30.00	090°00'00"	42.43	S47°48'27"W
C4	96.09	50.00	099°19'00"	77.89	N48°03'03"W
C5	231.79	50.00	285°36'48"	73.37	N04°52'46"W
C6	17.94	25.00	047°01'12"	17.58	N72°37'57"W
C7	18.41	25.00	047°29'38"	18.93	N64°33'39"E
C8	6.18	85.00	004°10'02"	6.18	N85°53'28"E
C9	14.40	25.00	033°07'23"	14.25	S74°24'47"W
C10	129.32	50.00	148°11'43"	96.17	S48°03'03"E
C11	14.45	25.00	033°07'23"	14.25	N09°29'07"E
C12	6.18	85.00	004°10'02"	6.18	S04°59'33"E
C13	36.39	25.00	090°17'00"	35.44	S48°03'03"E
C14	39.15	25.00	089°43'00"	35.27	S47°56'57"W
C15	36.39	25.00	090°17'00"	35.44	S48°03'03"E
C16	39.15	25.00	089°43'00"	35.27	S47°56'57"W
C17	36.39	25.00	090°17'00"	35.44	S48°03'03"E
C18	18.69	25.00	042°50'00"	18.29	N71°44'33"W
C19	18.69	25.00	042°50'00"	18.29	N02°32'27"E
C20	231.84	50.00	265°40'01"	73.33	N03°11'33"W
C21	39.15	25.00	089°43'00"	35.27	S47°56'57"W
C22	36.39	25.00	090°17'00"	35.44	N48°03'03"W
C23	39.15	25.00	089°43'00"	35.27	N47°56'57"E
C24	36.39	25.00	090°17'00"	35.44	S48°03'03"E
C25	20.30	25.00	046°37'59"	19.79	S20°24'27"W
C26	16.80	25.00	038°44'22"	16.58	N22°16'44"W
C27	231.58	50.00	265°22'21"	73.51	N85°57'44"W
C28	25.44	50.00	029°08'59"	25.16	S08°41'01"E

Reserve Letter	Area (sq Ft)	Area (Ac)	Usage Restricted To
A	3,770.53	1.08	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
B	3,977.26	0.95	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
C	48,597.73	1.16	LANDSCAPE, OPEN SPACE AND UTILITIES
D	87,792.32	2.05	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
E	8,504.35	0.19	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
TOTAL	200,670.39	4.607	

Street Name	ROW	Length(ft)	Length(mile)
Lavender Jade Drive	60'	1333	0.25
Cherry Ruby Drive	60'	318	0.06
Rose Gold Drive	60'	382	0.07
Imperial Jade Drive	60'	336	0.06
Jasper Breeze Drive	60'	583	0.11



VICINITY MAP  
BRAZORIA COUNTY KEY MAP: 652W + 652S  
SCALE: 1"=5000'  
GRAPHIC SCALE



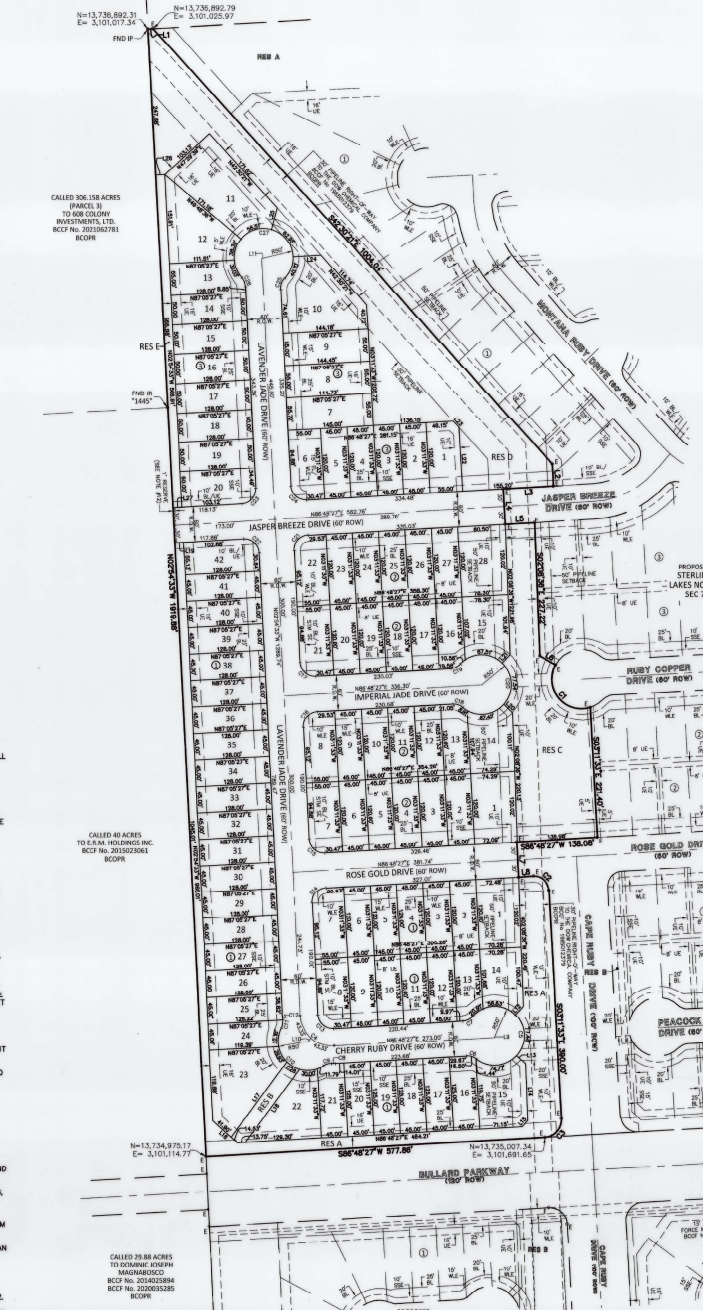
ABBREVIATIONS

AL-	AIRLINE EASEMENT
DE-	DRAINAGE EASEMENT
PA-	PRIVATE ACCESS EASEMENT
PE-	PUBLIC UTILITY EASEMENT
SE-	SEWER EASEMENT
SE-S-	SEWER SERVICE EASEMENT
UC-	UNOBSTRUCTED OCCUPANCY EASEMENT
UE-	UTILITY EASEMENT
WE-	WATER LINE EASEMENT
BL-	BUILDING LINE
PL-	PRIVATE
RT-	RIGHT-OF-WAY
CC-	BRAZORIA COUNTY CLIENTS FILE
BC-	BRAZORIA COUNTY DEED RECORDS
BCP-	BRAZORIA COUNTY MAP RECORDS
BCOP-	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
CAB - SH-	CADASTRAL SHEET
VOL - PG -	VOLUME, PAGE
FIND -	FINDING
SH -	IRON ROD
5'	SET 5" IRON ROD W/ CAP
6"	DRIVING 6" IRON ROD W/ CAP
8"	8" STREET NAME CHANGE

Line #	Length	Direction
L1	8.64	N88°44'59"E
L2	38.04	S03°11'33"E
L3	86.18	S88°48'27"W
L4	80.00	S03°11'33"E
L5	50.01	N88°49'27"E
L6	07.82	S91°52'02"E
L7	60.00	S03°11'33"E
L8	25.77	N88°48'27"E
L9	1.50	N03°11'33"W
L10	7.50	N47°56'57"E
L11	3.20	N87°02'47"E
L12	20.00	N43°27'49"E
L13	20.00	N47°45'01"W
L14	96.64	N03°08'38"W
L15	14.27	N42°19'50"E
L16	104.89	N36°24'16"E
L17	159.69	N36°52'16"E
L18	56.43	N48°03'03"W
L19	18.00	S88°48'27"W
L20	20.00	N47°43'08"W
L21	20.00	N43°29'20"E
L22	108.19	N07°15'57"W
L23	13.87	N42°32'27"W
L24	47.34	N87°02'27"E
L25	35.98	N43°07'37"E
L26	15.00	N87°02'27"E
L27	15.00	N88°48'27"E

FINAL PLAT NOTES:

- THE PRELIMINARY PLAT WAS APPROVED BY CITY OF IOWA COLONY ON 02/08/2024.
- THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 32 BOUNDARY.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4224 STATE PLANE GRID COORDINATES (NAD83), AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING CORRECTION SCALE OF 1:0003769.
- 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 AND SHALL OBSERVE THE GENERAL RULES OF PROCEDURE AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
- 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 "TSL".
- BENCHMARK SHOWN HEREON ARE BASED ON TxDOT MONUMENT HV-79C, LOCATED IN THE NE CORNER OF THE INTERSECTION OF 129 FEET "A" SOUTH OF C.R. 58 WITH A PUBLISHED ELEVATION OF 48.31 FEET, NAVD 86, 1991 ADJUSTMENT.
- THIS TRACT OF LAND LIES WITHIN UNDEVELOPED ZONE "C" AREAS DEEMED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 1308020101, DATED DECEMBER 30, 2020 AND REVISIONS, 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 BUILDING FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR KITCHEN, BATHROOM, SLEEPING AND OTHER VICTUALS, A LOT WITH WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 800 SQ. FT. ALSO SHALL BE RESTRICTED TO A SINGLE-FAMILY RESIDENTIAL USE. 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.
- ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
- ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE TWO SIDES OF STREETS WHERE SUCH STRIPS ARE ADJACENT PROPERTY, THE CONDITION OF SUCH RESERVE BEING THAT WHEN THE ADJACENT PROPERTY IS ACQUIRED BY A SINGLE PARTY, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FUTURE RIGHT-OF-WAY SHALL BE THE RIGHT AND INTEREST IN THE DEDICATOR, 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 RECONSTRUCTION.
- 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. UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNERS' EXPENSE. WIRE, WOODEN POSTS AND PANGLED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE NEAR LOT LINES ARE POINTED. THEY TOO MAY BE REMOVED BY THE PUBLIC UTILITIES AT THE PROPERTY OWNERS' EXPENSE. SHOULD THEY BE AN OBSTRUCTION TO THE LAYOUT OF SAID WOODEN POSTS AND PANGLED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- THERE ARE PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION AND ARE SHOWN HEREON.
- 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.
- SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE SET AT OR ABOVE THE MINIMUM 5.48 ELEVATIONS DEFINED.
- ALL STORM WATER DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER INCLUDES DRAINWAY CULVERTS) WILL BE A MINIMUM 24" I.D. AND EQUIVALENT.
- ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 32.
- THIS SUBDIVISION EMPLOYS A DRAINAGE SYSTEM, WHICH UTILIZES STREETS AND ADJACENT PROPERTIES WITHIN THE SUBDIVISION PLAT BOUNDARY TO STORE AND CONVEY STORM WATER. DURING STORM EVENTS, FLOODING OF WATER SHOULD BE EXPECTED TO OCCUR IN THIS SUBDIVISION.
- ALL LOTS SHALL HAVE ADEQUATE WASTEWATER FACILITIES.
- ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- 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 THE ADJACENT SPACE SHALL BE PROVIDED.
- SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
- A MINIMUM OF 3 FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE 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 UNIFORM TRAFFIC CONTROL DEVICES.
- FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL OF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.
- THE PLAT IS SUBJECT TO THE REQUIREMENTS OF SIERRA VITA DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND LAND TRUSTS SIERRA VITA WEST, L.L.C.
- THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS TO THE CITY OF IOWA COLONY. THE CITY OF IOWA COLONY HAS ACCEPTED BY THE CITY OF IOWA COLONY THE CITY OF IOWA COLONY HAS NO OBLIGATION, NOR DOES THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING OR IMPROVING ANY PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.



**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. CO. SURVEY, SECTION 68, ABSTRACT NO. 561) BRAZORIA COUNTY, TEXAS

90 LOTS 5 RESERVES 3 BLOCKS MAY 23, 2024

**OWNER/DEVELOPER:** AETNO STERLING LAKES NORTH, L.P., a Delaware Limited Partnership  
C/O STARWOOD LAND ADVEGRS  
6310 CAPITAL DRIVE, SUITE 130  
LAKEWOOD RANCH, FLORIDA 34202  
JOSH WADLEY  
(713) 783-6702

**ENGINEER/SURVEYOR:** [Signature]

**ELEVATION**  
land solutions  
1300 REGISTRATION NUMBER E-22671  
1300 REGISTRATION NUMBER E-22672  
1300 REGISTRATION NUMBER E-22673  
1300 REGISTRATION NUMBER E-22674  
1300 REGISTRATION NUMBER E-22675

SHEET 1 OF 2

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 8B, 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. 202204542, Brazoria County Official Public Records, and being 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. 202108278, Brazoria County Official Public Records, and being the northwest corner of the herein described tract;

BEGNNING 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. 202204542, 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. 202108278, 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 60,000 acre tract conveyed to Michael J. Gentry by deed recorded in Clerk's File No. 2020011282, Brazoria County Official Public Records;

THENCE, over 2nd 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 30°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 01°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 southeasterly 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 office of Elevation Land Solutions in The Woodlands, Texas.

**BRAZORIA DRAINAGE DISTRICT NO. 4 SIGNATURE BLOCK**

APPROVED BY BOARD OF COMMISSIONERS ON 05/07/2024  
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, owner 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 on 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 (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 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 on 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 (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 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 boulevards, gutters, runways, alleys, or other narrow easements located in said plat, as easements for drainage purposes, giving the City of low Colony, Brazoria County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose 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 way and easements clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility and that such adjoining 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 16 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: Brian Stidham Authorized Person

This plat is hereby APPROVED by the City of low Colony City Council, this 16th day of May, 2024

Will Kennedy  
Mayor  
Arnell Murray  
Tim Vortock  
Koreem Bayl  
Mickson Barnett  
Marquette Green-Scott  
Sydney Hargrove

This plat is hereby APPROVED by the City of low Colony Planning and Zoning Commission, this 23rd day of May, 2024

Diane Hest  
Chairman  
Les Hoxey  
Brenda Dillon  
Terry Hayes  
Warren Davis  
Robert Wall  
Brian Johnson

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 hereto stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16 Day of May, 2024  
Paul R. Bretherton  
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.



Paul R. Bretherton  
Paul R. Bretherton  
Texas Registration No. 9977

This plat is hereby APPROVED by the City of low Colony City Engineer, this 16th day of June, 2024

John H.  
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**  
630 CAPITAL DRIVE, SUITE 130  
LAKEWOOD RANCH, FLORIDA 34202  
JOSH WILEY  
(713) 763-8702

ENGINEER/ SURVEYOR: **ELEVATION and solutions**  
1785 REGISTRATION NUMBER 12345  
6000 AMERICAN BLDG. SUITE 200  
THE WOODLANDS, TX 77380  
TPS REGISTRATION NUMBER 0716492

