



**CITY OF
IOWA
COLONY**

**PLANNING & ZONING COMMISSION
MEETING**

**Tuesday, April 02, 2024
7:00 PM**

Iowa Colony City Council Chambers, 3144 Meridiana Parkway, Iowa Colony, Texas 77583

Phone: 281-369-2471 • Fax: 281-369-0005 • www.iowacolonytx.gov

THIS NOTICE IS POSTED PURSUANT TO THE TEXAS OPEN MEETING ACT (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE). THE **PLANNING AND ZONING COMMISSION OF IOWA COLONY** WILL HOLD A **PUBLIC MEETING AT 7:00 PM ON TUESDAY, MAY 7, 2024** IN THE **IOWA COLONY CITY COUNCIL CHAMBERS, 3144 MERIDIANA PARKWAY, IOWA COLONY, TEXAS 77583** FOR THE PURPOSE OF DISCUSSING AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE FOLLOWING ITEMS.

Requests for accommodations or interpreter services must be made 48 hours prior to this meeting. Please contact the City Secretary at 281-369-2471.

CALL TO ORDER

CITIZEN COMMENTS

An opportunity for the public to address the Planning and Zoning Commission on agenda items or concerns not on the agenda. To comply with Texas Open Meetings Act, this period is not for question and answer. Those wishing to speak must identify themselves and observe a three-minute time limit.

ITEMS FOR CONSIDERATION

1. Consider approval of the March 5, 2024 Planning and Zoning Commission meeting minutes.
2. Consider approval of the Brazoria County Municipal Utility District No. 57 Water Plant Preliminary Plat.
3. Consider approval of the Sterling Lakes Retail Final Plat.
4. Consider approval of the Creekhaven Section One Preliminary Plat.
5. Consider approval of the Creekhaven Section Two Preliminary Plat.

ADJOURNMENT

I, Kayleen Rosser, hereby certify that the above notice of meeting of the Iowa Colony Planning and Zoning Commission was posted pursuant to the Texas Open Meeting Act (Chapter 551 of the Texas Government Code) on Thursday 28, 2024.





Kayleen Rosser, City Secretary

March 5, 2024

To the Iowa Colony Planning and Zoning Commission

My name is Judy Myers. My husband Denny and I have lived at 2511 County Road 62 since 1973. The whole road from 288 to the west end of that road number is a well-established and neighborly community of single-family small acreage homes, many with livestock. We watch out for each other's property and livestock.

When Iowa Colony introduced zoning, that was a promise to not allow commercial properties on this road, except for the pre-existing RPM Systems right at the corner of 288.

A few years ago the home on ten acres directly across the road from us was for sale, and a potential customer wanted to buy it for a truck depot. The realtor, Carolyn Bowen, told him that this was an impermissible usage, and he went elsewhere. Perhaps he is the one who now has the truck depot just South of RPM systems with access to the 288 frontage road. Instead of a truck depot, we got wonderful new neighbors. This is how zoning is supposed to work.

Zoning has done its job on County Road 62. We would not have this nice community of residential acreage without it. There is quite a lot of commercially zoned property in Iowa Colony. I ask the current Planning and Zoning Commission to not allow this variance.

Statement from Luke Jechow, 2519 County Road 62, against rezoning Tract 465, of the Emigration Land Company's Subdivision from residential to business/retail.

Currently, County Road 62 is a quiet, rural, residential road. No development is taking place on this road save the lot clearing at the corner of County Road 62 and County road 48. Per the Iowa Colony Comprehensive plan, this is additional residential areas.

Since there appears to be no imminent plans to develop Karsten Road down to CR 62, there appears to be no rush or current need to rezone this lot to business use.

Any business built here will see very little passing traffic and no foot traffic. It may be more advantageous to readdress this in the future. Thank you for your consideration.



**PLANNING AND ZONING
COMMISSION MEETING MINUTES**

Item 1.

**Tuesday, March 05, 2024
7:00 PM**

Iowa Colony City Council Chambers, 3144 Meridiana Parkway, Iowa Colony, Texas 77583

Phone: 281-369-2471 • Fax: 281-369-0005 • www.iowacolonytx.gov

Members present: Warren Davis, Terry Hayes, David Hurst, and Brian Johnson

Members absent: Les Hosey, Robert Wall, and Brenda Dillon

Others present: Dinh Ho

CALL TO ORDER

The meeting was called to order at 7:00 P.M.

CITIZEN COMMENTS

There were no comments from the public.

PUBLIC HEARING

1. Hold a Public Hearing to consider rezoning the following property from Single Family Residential to Business and Retail:

Being a 5.34-acre tract of land out of Tract 465, of the Emigration Land Company's Subdivision, Section 3 of the Lavaca Navigation Co's Survey, Abstract 328, recorded in Volume 2, Page 113 of the Deed Records of Brazoria County, Texas, being the same called 5.34 acre tract conveyed to Dennis and Suzie Westerman recorded in County Clerk's File No. 1998-035115 of the Official Records of Brazoria County, Texas.

Chairman Hurst opened the public hearing at 7:00 P.M.

Judy Myers spoke against the rezoning application. Her comments are attached. Mrs. Myers also read the comments aloud that a neighbor provided since he could not attend the meeting. Mr. Luke Jechow's comments are attached.

Denny Myers spoke against the rezoning application. They had always expected that this area would remain single family residential, and they have enjoyed that for over 50 years. He remembers back when he was on the Planning and Zoning Commission and City Council, and they were considering how the city would look and areas would be designated. It was decided back then that CR 62 would be a residential road with single family homes. He pointed out that the new construction of the overpasses across SH 288 are located at Meridiana Parkway, CR 64, CR 63, and CR 60. There is not an overpass being constructed at CR 62, so the plan has always been for that area to remain single family residential with low traffic.

Jeff Harrington spoke against the rezoning application. He mentioned he is the next-door neighbor to the property being discussed. Living at 2518 CR 62, he will be the one that is most impacted if this zoning change is approved. He has lived at this property for 23 years. It has been quiet, peaceful, country style living. With the proposed retail site there will be noise, traffic will increase, lights, and instead of nature they will see buildings and businesses every day.

Chairman Hurst closed the public hearing at 7:09 P.M.

ITEMS FOR CONSIDERATION

2. Consider approval of the February 6, 2024, Planning and Zoning Commission meeting minutes.
Motion made by Johnson to approve the February 6, 2024 Planning and Zoning meeting minutes, Seconded by Davis.
Voting Yea: Johnson, Hurst, Hayes, Davis

3. Consider approval of the Boyd's Rental Final Plat.
Motion made by Hayes to approve the Boyd's Rental Final Plat, Seconded by Johnson.
Voting Yea: Johnson, Hurst, Hayes, Davis

4. Consider approval of the Sierra Vista Section 8A Amending Plat No. 1.
Motion made by Davis to approve the Sierra Vista Section 8A Amending Plat No. 1, Seconded by Hayes.
Voting Yea: Johnson, Hurst, Hayes, Davis

5. Consider approval of the Ames Boulevard Phase 3 Street Dedication Abbreviated Plat.
Motion made by Johnson to approve the Ames Boulevard Phase 3 Street Dedication Abbreviated Plat, Seconded by Hayes.
Voting Yea: Johnson, Hurst, Hayes, Davis

6. Consideration and possible action to make a recommendation to City Council for a variance to the community plant list requirements in the City's Unified Development Code for the Caldwell Lakes Community.

Corey Laughner with KGA Deforest presented a plant palette exhibit printed out to the Planning and Zoning Commission. Motion made by Johnson to recommend to City Council to approve the variances to the community plant list requirements in the City's Unified Development Code for the Caldwell Lakes Community and the Caldwell Crossing Community, Seconded by Hayes.
Voting Yea: Johnson, Hurst, Hayes, Davis

7. Consideration and possible action to make a recommendation to City Council for a variance to the community plant list requirements in the City's Unified Development Code for the Caldwell Crossing Community.

The action was taken per item No. 6.

8. Consideration and possible action on a recommendation to City Council concerning rezoning the following property from Single Family Residential to Business Retail.

Being a 5.34-acre tract of land out of Tract 465, of the Emigration Land Company's Subdivision, Section 3 of the Lavaca Navigation Co's Survey, Abstract 328, recorded in Volume 2, Page 113 of the Deed Records of Brazoria County, Texas, being the same called 5.34 acre tract conveyed to Dennis and Suzie Westerman recorded in County Clerk's File No. 1998-035115 of the Official Records of Brazoria County, Texas.

Motion made by Johnson recommended approval of the zoning change on County Road 62 from Single Family Residential to Business Retail, Seconded by Davis. Motion Failed.
Voting Nay: Johnson, Hurst, Hayes, Davis

ADJOURNMENT

The meeting was adjourned at 7:34 P.M.

APPROVED THIS 2nd DAY OF APRIL 2024.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chair



Monday, March 18, 2024

Brad Sweitzer
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
Email: bsweitzer@ehra.team

Re: Brazoria County Municipal Utility District No. 57 Water Plant Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 3710
Adico, LLC Project No. 16007-2-354

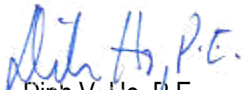
Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal for Brazoria County Municipal Utility District No. 57 Water Plant Preliminary Plat, received on or about March 6, 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 preliminary plat as submitted on March 6, 2024. Please submit ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later than March 27, 2024, for consideration at the April 2, 2024, Planning and Zoning Commission 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, COIC
Robert Hemminger, COIC
File: 16007-2-354

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0120K, dated December 30, 2020, the property lies within Zone AE.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.D.R. indicates Brazoria County Deed Record.
B.C.P.R. indicates Brazoria County Plat Record.
B.L. indicates Building Line.
C.R. indicates County Road.
D.E. indicates Drainage Easement.
E.A. indicates Emergency Access Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- 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, plantings, and other obstructions.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- Drainage plans to be provided prior to final plat submittal.
- Subject to Ordinance No. 2011-4 (Pipeline Setback Ordinance), no residential, commercial, or industrial structure, other than structures necessary to operate the facility or pipeline, shall be constructed within 50' of the pipelines located inside of this plat boundary.
- The temporary access easement provided must be 20-feet in width and have a load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).
- This temporary access will be released and abandoned and revert to the dedicator when the underlying property is subdivided in a recorded plat.

CURVE TABLE

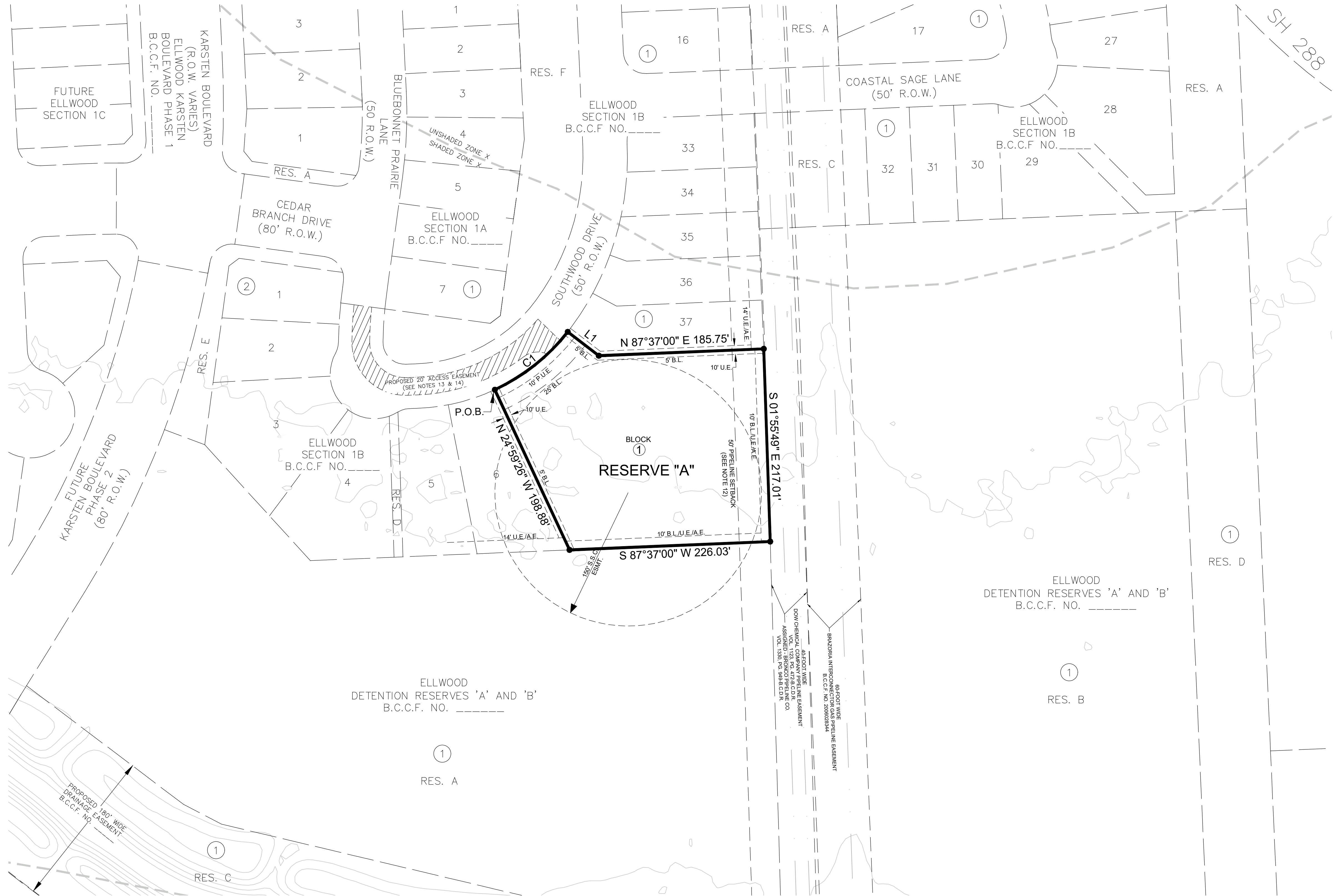
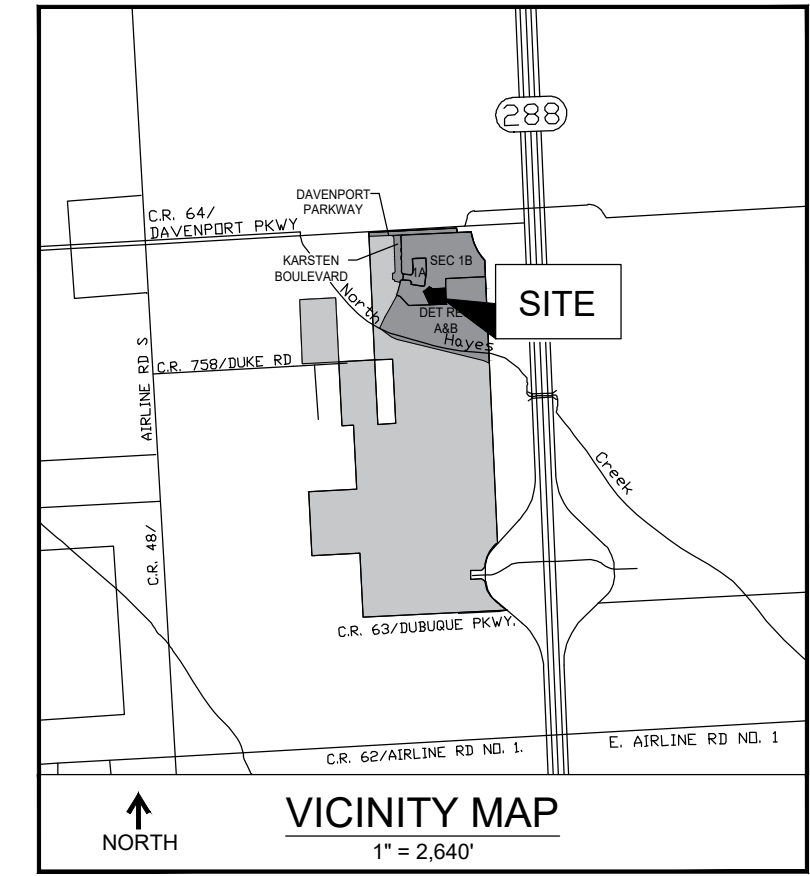
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	225.00'	105.66'	N 51°33'21" E	104.70'

LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 52°31'21" E	44.05'
L2	N 02°56'00" W	134.07'
L3	N 40°14'11" W	100.07'

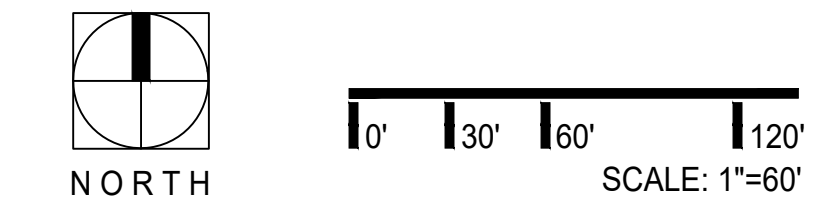
RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	WATER PLANT	58,632.20	1.35



BENCHMARK(S):
 NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 5.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
 ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

OWNER CONTACT INFORMATION
 KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
 10235 WEST LITTLE YORK, SUITE 200
 HOUSTON, TX 77040
 281-560-6600



Brazoria County Municipal Utility District No. 57 Water Plant Preliminary Plat
 Being a subdivision of 1.35 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lot 470 of the Emigration Land Company Subdivision in the City of Iowa Colony, Brazoria County, Texas.
 Owner: KLLB AIV LLC, a Delaware Limited Liability Company

10011 MEADOWGLEN LANE
 HOUSTON, TEXAS 77042
 713.784.4500
 WWW.EHRATEAM.COM
 TBP# E No. F-726
 TBP# S No. 10072500

EHRRA
 ENGINEERING THE FUTURE SINCE 1956

No warranty or representation of intended use, design or of facilities are subject to change without notice.
 EHRRA JOB NO. 071-0465-11
 March 6, 2024

P:\071-0465-11\PLAT\PPAT\BCHUB No. 57 Water Plant_Plat_PPAT_Rev2.dwg Map 05_2024-3000a Edited by: Rjpettsak

Friday, March 22, 2024

David White
Tetra Land Services
5304 Ashbrook
Houston, TX 77081
Email: dwhite@tlstx.com

Re: Sterling Lakes Retail Final Plat
Letter of Recommendation to Approve
COIC Project No. 3658
Adico, LLC Project No. 16007-2-353


Dear Mr. White:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Sterling Lakes Retail Final Plat received on or about March 20, 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 March 20, 2024. Please provide two (2) sets of signed mylars and ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, March 27, 2024, for consideration at the April 2, 2024, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


Dinh V. Ho
TBPE Firm No.16423

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 353

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, SHOPS AT STERLING LAKES, LLC, a Texas Limited Liability Company, and SHOPS AT STERLING LAKES, LLC, a Texas Limited Liability Company, acting by and through SANDY P. ARON, President, owners of the property subdivided in this plat (herein after referred to as "Owners") of the 5.9878 Acre tract described in the above and foregoing map of STERLING LAKES RETAIL, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map 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 to 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 ten 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 the 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.

IN TESTIMONY WHEREOF, SHOPS AT STERLING LAKES, LLC, a Texas Limited Liability Company, has caused these presents to be signed by SANDY P. ARON, President, this ____ day of February, 2024.

SHOPS AT STERLING LAKES, LLC
a Texas Limited Liability Company

SANDY P. ARON, President

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared SANDY P. ARON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2024

Notary Public in and for the State of Texas

My Commission expires: _____

SHOPS AT LAKEHOUSE, LLC
a Texas Limited Liability Company

SANDY P. ARON, President

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared SANDY P. ARON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2024

Notary Public in and for the State of Texas

My Commission expires: _____

We, CADENCE BANK, owner and holder of a lien (or liens) against the property described in the plat known as STERLING LAKES RETAIL, said lien (or liens) being evidenced by instrument of record in Clerk's File No. 2023026035 of the Official Public Records of Brazoria County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and I (or we) hereby confirm that I am (or we are) the present owner (or owners of said lien (or liens) and have not assigned the same nor any part thereof.

By: DICK SADKA, Senior Vice President

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared DICK SADKA, known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

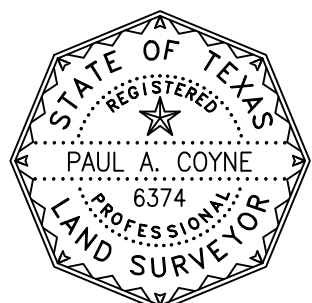
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2024

Notary Public in and for the State of Texas

My Commission expires: _____

THIS IS TO CERTIFY THAT I, PAUL A. COYNE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION SHOWN HEREON FROM AN ACTUAL SURVEY OF THE GROUND; THAT ALL EXTERIOR BOUNDARY CORNERS HAVE BEEN SET; THAT ALL BLOCK CORNERS, LOT CORNERS, PERMANENT CONTROL POINTS WILL BE SET AT COMPLETION OF CONSTRUCTION; AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME. FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHTS-OF-WAY HAVE NOT BEEN MONUMENTED.

PAUL A. COYNE
Texas Registration No. 6374



LEGAL DESCRIPTION:

BEING 5.9878 ACRES OF LAND SITUATED IN SECTION 56 OF THE H.T.&B. RR. CO. SURVEY, ABSTRACT NO. 515 AND IN SECTION 57 OF THE H.T.&B. RR. CO. SURVEY, ABSTRACT NO. 289, BRAZORIA COUNTY, TEXAS, BEING A PART OF THAT CERTAIN 31.51 ACRE TRACT OF LAND DESIGNATED AS TRACT 1 AND DESCRIBED IN THE DEED TO STERLING MERIDIANA 35 GP, LLC RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2022035646, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 5.9878 ACRE TRACT IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF MERIDIANA PARKWAY (WIDTH VARIES - A.K.A COUNTY ROAD NO. 56) AS DESCRIBED IN THE DEED TO BRAZORIA COUNTY RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2015043801, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, SAID CAPPED IRON ROD BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 31.51 ACRE TRACT AND THE SOUTHEAST CORNER OF KARSTEN BOULEVARD AS DEDICATED BY THE PLAT RECORDED IN DOCUMENT NO. 2021034964. PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID CAPPED IRON ROD IS AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 3500 FEET AND WHOSE RADIUS POINT BEARS NORTH 03 DEGREES 00 MINUTES 45 SECONDS WEST;

THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE EAST RIGHT-OF-WAY LINE OF SAID KARSTEN BOULEVARD, A WEST LINE OF SAID 31.51 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 17 MINUTES 10 SECONDS, 55.15 FEET TO A FOUND 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 02 DEGREES 43 MINUTES 36 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID KARSTEN BOULEVARD AND A WEST LINE OF SAID 31.51 ACRE TRACT, 96.76 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 280.00 FEET;

THENCE, IN A NORTHEASTERLY DIRECTION ALONG THE EAST RIGHT-OF-WAY LINE OF SAID KARSTEN BOULEVARD, A WEST LINE OF SAID 31.51 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46 DEGREES 07 MINUTES 16 SECONDS, 225.39 FEET TO A FOUND 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 43 DEGREES 23 MINUTES 40 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID KARSTEN BOULEVARD AND A WEST LINE OF SAID 31.51 ACRE TRACT, 70.19 FEET TO AN "X" IN CONCRETE FOUND FOR THE NORTHEAST CORNER OF SAID KARSTEN BOULEVARD AND A RE-ENRANT CORNER OF SAID 31.51 ACRE TRACT, SAID "X" IS AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 260.00 FEET;

THENCE, IN A NORTHEASTERLY DIRECTION ALONG THE EAST RIGHT-OF-WAY LINE OF PROPOSED KARSTEN BOULEVARD AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08 DEGREES 11 MINUTES 47 SECONDS, 37.19 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 51 DEGREES 35 MINUTES 28 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF PROPOSED KARSTEN BOULEVARD, 100.21 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, SOUTH 03 DEGREES 42 MINUTES 29 SECONDS EAST, 157.41 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 86 DEGREES 17 MINUTES 31 SECONDS EAST, 314.70 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 66 DEGREES 17 MINUTES 34 SECONDS EAST, 237.01 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET ON THE WEST LINE OF AN 80 FOOT WIDE CENTERPOINT ENERGY EASEMENT RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2019058975, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE, SOUTH 02 DEGREES 32 MINUTES 26 SECONDS EAST, ALONG THE WEST LINE OF SAID CENTERPOINT ENERGY EASEMENT, 390.87 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND ON A SOUTH LINE OF SAID 31.51 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 288 AS DESCRIBED IN THE DEED TO STATE OF TEXAS RECORDED IN VOLUME 1051, PAGE 524, DEED RECORDS OF BRAZORIA COUNTY, TEXAS, SAID CAPPED IRON ROD BEING THE SOUTHWEST CORNER OF SAID CENTERPOINT ENERGY EASEMENT;

THENCE, SOUTH 87 DEGREES 49 MINUTES 26 SECONDS WEST, ALONG A SOUTH LINE OF SAID 31.51 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 288, 219.87 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND FOR AN ANGLE POINT IN THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 288 AND THE NORTHEAST CORNER OF SAID MERIDIANA PARKWAY;

THENCE, SOUTH 86 DEGREES 17 MINUTES 31 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID MERIDIANA PARKWAY AND A SOUTH LINE OF SAID 31.51 ACRE TRACT, 500.04 FEET TO A FOUND 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, SOUTH 87 DEGREES 15 MINUTES 08 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID MERIDIANA PARKWAY AND A SOUTH LINE OF SAID 31.51 ACRE TRACT, 28.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.9878 ACRES OF LAND.

This plat is hereby APPROVED by the City of Iowa Colony City Council, this ____ day of _____, 2024

Will Kennedy Mayor

McLean Barnett

Arnetta Hicks-Murray

Marquette Greene-Scott

Timothy Varlack

Kareem Boyce

Sydney Hargroder

Dinh V. Ho, P.E., City Engineer

NOTES:

- 1. THE PLAT LIES WITHIN BRAZORIA COUNTY M.U.D. NO. 31
- 2. 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 FACTOR OF 0.999864895661.
- 3. SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
- 4. ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 1/2 INCH IRON RODS WITH PLASTIC CAPS STAMPED "TETRA".
- 5. THE SUBJECT PROPERTY LIES WITHIN UNSHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48039C0110K, WITH AN EFFECTIVE DATE OF 12/29/2020.
- 6. ALL BUILDING LINES ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
- 7. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED INSTRUMENT PRIOR TO RECORDED.
- 8. 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 LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND paneled WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- 9. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS FOR THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- 10. ALL STORM SEWERS WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS.
- 11. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- 12. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER FACILITIES.
- 13. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- 14. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF BUILDING PERMITS FOR EACH LOT.
- 15. A MINIMUM OF 5 FOOT SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- 16. IN ADDITION TO THE SETBACK LINES INDICATED ON THIS PLAT, DEVELOPMENT OF THIS PROPERTY IS SUBJECT TO THE BUILD-TO AND THE BUILDING SETBACK LINES WITHIN THE CITY OF IOWA COLONY UNIFIED DEVELOPMENT CODE. IF THERE IS A CONFLICT BETWEEN THE BUILDING LINES INDICATED ON THE SUBDIVISION PLAT AND THOSE INDICATED WITHIN THE UNIFIED DEVELOPMENT CODE, THE MOST RESTRICTIVE SHALL APPLY AS IN EFFECT AT THE TIME OF DEVELOPMENT OR REDEVELOPMENT.
- 17. BENCHMARK: TEXAS DEPARTMENT OF TRANSPORTATION CONTROL POINT HV-79C, AN ALUMINIUM DISK LOCATED IN THE GRASS MEDIAN OF STATE HIGHWAY 288, APPROXIMATELY 125 FEET SOUTH OF COUNTY ROAD 56.
ELEV.= 49.31'
TEMPORARY BENCHMARK: TBM "A" IS AN "X" CUT IN THE TOP OF A CONCRETE STORM INLET LOCATED ON THE NORTH SIDE OF MERIDIANA PARKWAY (COUNTY ROAD 56), APPROXIMATELY 250 FEET WEST OF THE STATE HIGHWAY 288 SERVICE ROAD.
ELEV.= 53.03'
- 18. THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT FOR STERLING LAKES AT IOWA COLONY AND SIERRA VISTA, AS APPROVED ON FEBRUARY 2016 AND AS AMENDED.

This plat is hereby APPROVED by the City of Iowa Colony Planning Commission, this ____ day of _____, 2024

David Hurst Chairman

Brian Johnson

Les Hosey

Terry Hayes

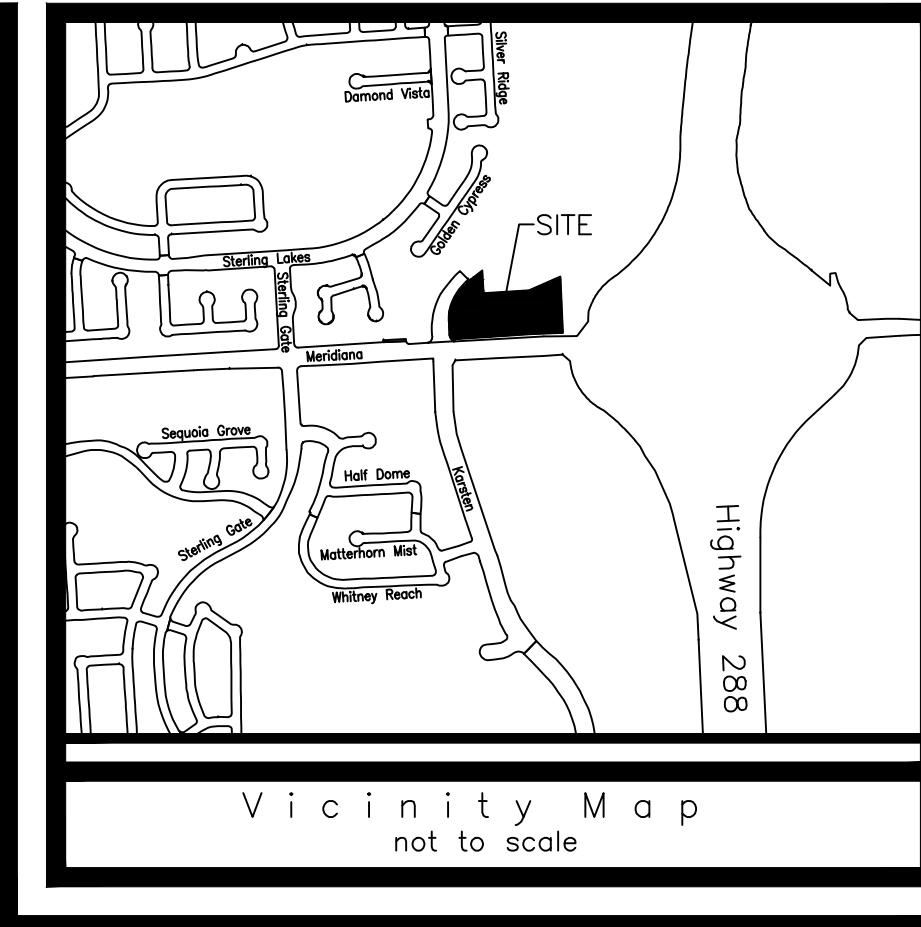
Brenda Dillon

Robert Wall

Warren David

NOTES:

- 1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.
- 2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- 3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
- 5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- 6. THIS RURAL COMMERCIAL SITE EMPLOYS A NATURAL DRAINAGE SYSTEM, WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SITE THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR ON THE SITE TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
- 7. LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 80 PERCENT. THE DRAINAGE AND /OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
- 8. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
- 9. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
- 10. DEDICATED DRAINAGE EASEMENT(S) GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 FOR DRAINAGE MAINTENANCE PURPOSES SHALL INCLUDE 45 FEET TOP OF BANK, PLUS THE SUM (FOOTAGE) OF BOTH DITCH SIDE SLOPES AND CHANNEL BOTTOM AND 45 FEET OF BANK ON THE OPPOSITE BANK.
- 11. DEDICATED INGRESS/EGRESS ACCESSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 (SEE DISTRICT RESOLUTION NO 2007-06 & NO 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5'S LOCK.
- 12. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
- 13. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- 14. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- 15. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A RECORDED DOCUMENT NUMBER AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BOARD OF COMMISSIONERS.
- 16. IT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY IF ANY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 DEDICATED DRAINAGE EASEMENTS ARE ON OR CROSS THEIR PROPERTY. IF SO, THE PROPERTY OWNER WILL COMPLY AS STATED WITHIN THE RECORDED EASEMENT.
- 17. PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL SECTION 1. INTRODUCTION; SUB-SECTION 1.5. PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES; TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5 RESOLUTION 2011-1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.

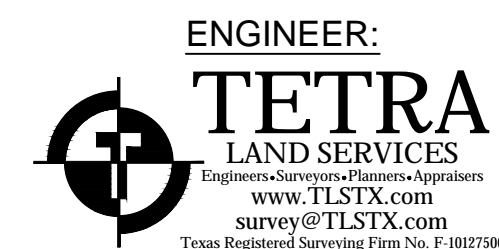


FINAL PLAT OF STERLING LAKES RETAIL

A SUBDIVISION OF 5.9878 ACRES OF LAND LOCATED IN SECTION 56 OF THE H.T.&B. RR. CO. SURVEY, ABSTRACT NO. 515 AND IN SECTION 57 OF THE H.T.&B. RR. CO. SURVEY, ABSTRACT NO. 289, BRAZORIA COUNTY, TEXAS.

OWNER: SHOPS AT STERLING LAKES, LLC, a Texas Limited Liability Company

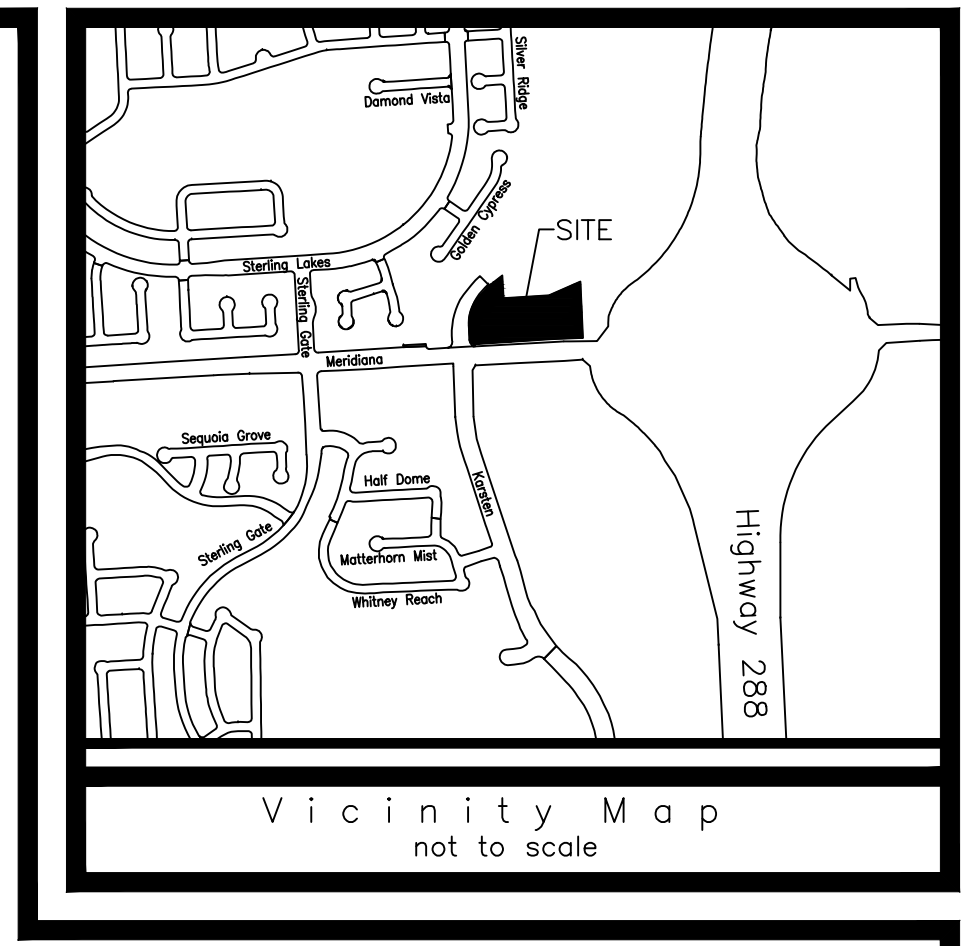
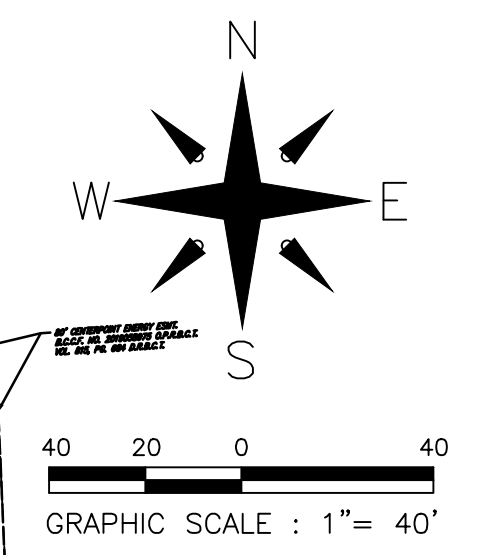
DATE: APRIL, 2024 SCALE: 1"=40'



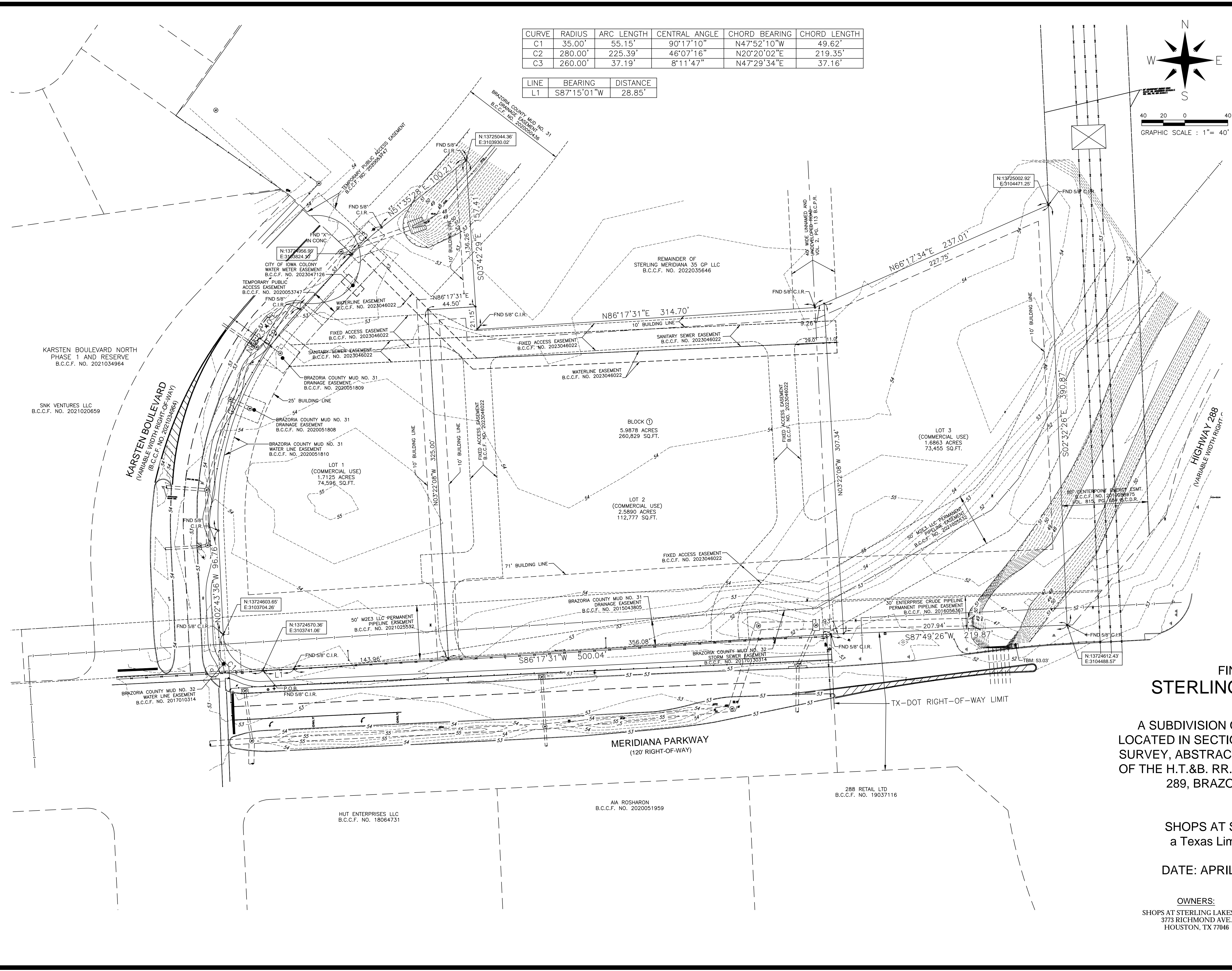
OWNERS: SHOPS AT STERLING LAKES, LLC 3773 RICHMOND AVE. HOUSTON, TX 77046

CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	35.00'	55.15'	90°17'10"	N47°52'10"W	49.62'
C2	280.00'	225.39'	46°07'16"	N20°20'02"E	219.35'
C3	260.00'	37.19'	8°11'47"	N47°29'34"E	37.16'

LINE	BEARING	DISTANCE
L1	S87°15'01"W	28.85'



- LEGEND:
- B.C.P.R. - Brazoria County Plat Records
 - B.C.D.R. - Brazoria County Deed Records
 - B.C.C.F. - Brazoria County Clerk's File
 - F.C. - Firm Code
 - P.O.B. - Point of Beginning
 - R.O.W. - Right-of-Way



FINAL PLAT OF STERLING LAKES RETAIL

A SUBDIVISION OF 5.9878 ACRES OF LAND LOCATED IN SECTION 56 OF THE H.T.&B. RR. CO. SURVEY, ABSTRACT NO. 515 AND IN SECTION 57 OF THE H.T.&B. RR. CO. SURVEY, ABSTRACT NO. 289, BRAZORIA COUNTY, TEXAS.

OWNER:
SHOPS AT STERLING LAKES, LLC,
a Texas Limited Liability Company

DATE: APRIL, 2024 SCALE: 1"=40'

OWNERS:
SHOPS AT STERLING LAKES, LLC
3773 RICHMOND AVE.
HOUSTON, TX 77046

SURVEYOR:
TETRA
LAND SERVICES
www.TLSTX.com
survey@TLSTX.com
Texas Registered Surveying Firm No. F-1027390

Friday, March 22, 2024

Caitlin King
META Planning and Design, LLC
24285 Katy Freeway, Suite 525
Katy, TX 77494
cking@meta-pd.com

Re: Creekhaven Section 1 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 3705
ALLC Project No. 16007-2-355

Dear Ms. King:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Creekhaven Section 1 Preliminary Plat, received on or about March 19, 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 preliminary plat as resubmitted on March 19, 2024. Please provide ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, March 27, 2024, for consideration at the April 2, 2024, Planning and Zoning meeting.

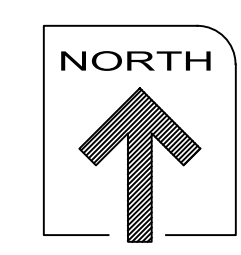
Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC



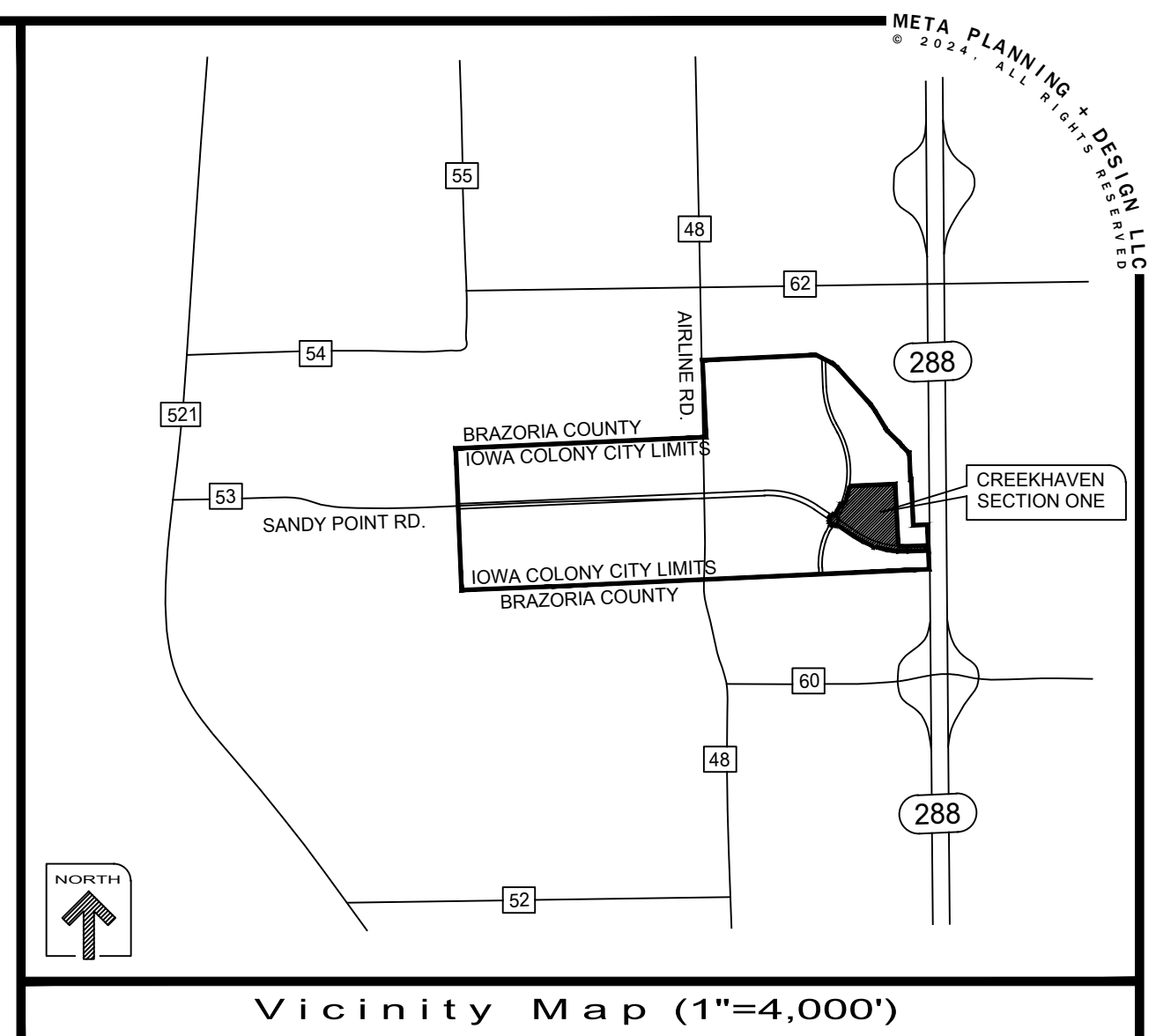
Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-355



LINE	DISTANCE	BEARING
L1	60.00'	N 71°26'35" W
L2	99.77'	N 59°42'34" W
L3	80.00'	S 68°56'56" E

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2060.00'	18°01'50"	648.27'	N 83°18'40" W	645.60'
C2	2060.00'	02°09'40"	77.70'	S 73°12'55" E	77.70'
C3	25.00'	89°18'30"	38.97'	S 63°12'40" W	35.14'
C4	3030.00'	00°01'46"	1.56'	S 18°34'19" W	1.56'
C5	25.00'	87°41'52"	38.27'	N 25°15'44" W	34.64'
C6	2060.00'	12°58'07"	466.27'	N 62°37'37" W	465.27'
C7	50.00'	51°34'35"	45.01'	N 81°55'52" W	43.50'
C8	127.00'	13°36'57"	30.16'	S 79°05'19" W	30.11'
C9	50.00'	55°09'35"	48.14'	S 58°19'01" W	46.30'
C10	50.00'	55°04'54"	48.07'	N 02°08'48" E	46.24'
C11	127.00'	20°49'40"	46.17'	N 14°58'49" W	45.91'
C12	50.00'	51°34'35"	45.01'	N 30°21'16" W	43.50'
C13	50.00'	51°34'35"	45.01'	N 81°55'52" W	43.50'
C14	127.00'	13°32'39"	30.02'	N 79°03'10" E	29.95'
C15	50.00'	56°17'33"	49.12'	N 57°40'43" E	47.17'
C16	1950.00'	01°42'19"	58.03'	N 28°40'48" E	58.03'
C17	500.00'	00°37'35"	5.47'	N 28°08'26" E	5.47'
C18	500.00'	06°45'32"	58.98'	N 25°04'27" E	58.95'
C19	1960.00'	00°38'37"	22.02'	N 21°22'23" E	22.02'
C20	2040.00'	12°01'07"	427.92'	N 15°02'31" E	427.14'
C21	1940.00'	11°03'51"	374.63'	N 86°47'40" W	374.04'



Vicinity Map (1"=4,000')

- GENERAL NOTES:
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
 - The Coordinates shown herein are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9999942485.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C000K, dated December 30, 2020, the property lies within Unshaded Zone X. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by flooding from said FEMA map. The actual location, as determined by elevation contours, may differ. Elevation Land Solutions, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Elevation Land Solutions.
 - "B.C.O.P.R." indicates Brazoria County Official Public Records
"B.C.D.R." indicates Brazoria County Deed Records
"B.L." indicates Building Line
"B.E." indicates Driveway Easement
"P.O.B." indicates Point of Beginning
"P.U.E." indicates Public Utility Easement
"R." indicates Right-Of-Way
"R.O.W." indicates Right-Of-Way
"U.E." indicates Utility Easement
"Y.O.L." indicates Volume
"---" indicates change in street name.
 - The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, and Brazoria County Drainage District No. 5.
 - 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, plantings, and other obstructions.
 - The Developer/Owners' Association shall be responsible for maintenance of all reserves.
 - Contour lines shown herein are based on the NGS Benchmark E 306 being noted herein.
 - Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
 - The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
 - Drainage plans to be provided prior to final plat submit.
 - The emergency access provided must be 20 feet in width and have a traffic load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).
 - This plat contains Type I, II, III lots, and is subject to such regulations defined in the Development agreement between Hees Interests and the City of Iowa Colony dated August 15, 2022.
 - Drainage plans to be provided prior to final plat submit.

(CALL SH 288 (S.O.W.)
VOL. 1007 PG. 910 B.C.D.R.
VOL. 1058 PG. 874 B.C.D.R.
VOL. 1073 PG. 643 B.C.D.R.

CREEKHAVEN SECTION ONE

BEING 42.76 ACRES OF LAND CONTAINING 169 LOTS AND FOUR RESERVES IN FIVE BLOCKS.

OUT OF THE DAVID TALLY LEAGUE, A-130 IOWA COLONY, BRAZORIA COUNTY, TEXAS

OWNER:
SANDY POINT DEV OWNER, LP
845 TEXAS ST., STE. 3400
HOUSTON, TX, 77002

ENGINEER:
ELEVATION LAND SOLUTIONS
9709 LAKESIDE BLVD., STE 200,
THE WOODLANDS, TX, 77381
(832)-823-2200
TBPLS FIRM REGISTRATION No. 10194692

PLANNER:
META
PLANNING + DESIGN
META PLANNING + DESIGN LLC
24225 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.76	32,955	LANDSCAPE/ OPEN SPACE
B	1.41	61,372	LANDSCAPE/ OPEN SPACE
C	0.70	30,940	LANDSCAPE/ OPEN SPACE
D	0.16	7,086	LANDSCAPE/ OPEN SPACE
	3.03	132,353	TOTAL

DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF IOWA COLONY PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

SCALE: 1" = 100'
0 100 200

MARCH 19, 2024

MTA-89001

Friday, March 22, 2024

Caitlin King
META Planning and Design, LLC
24285 Katy Freeway, Suite 525
Katy, TX 77494
cking@meta-pd.com

Re: Creekhaven Section 2 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 3706
ALLC Project No. 16007-2-356


Dear Ms. King:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Creekhaven Section 2 Preliminary Plat, received on or about March 19, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

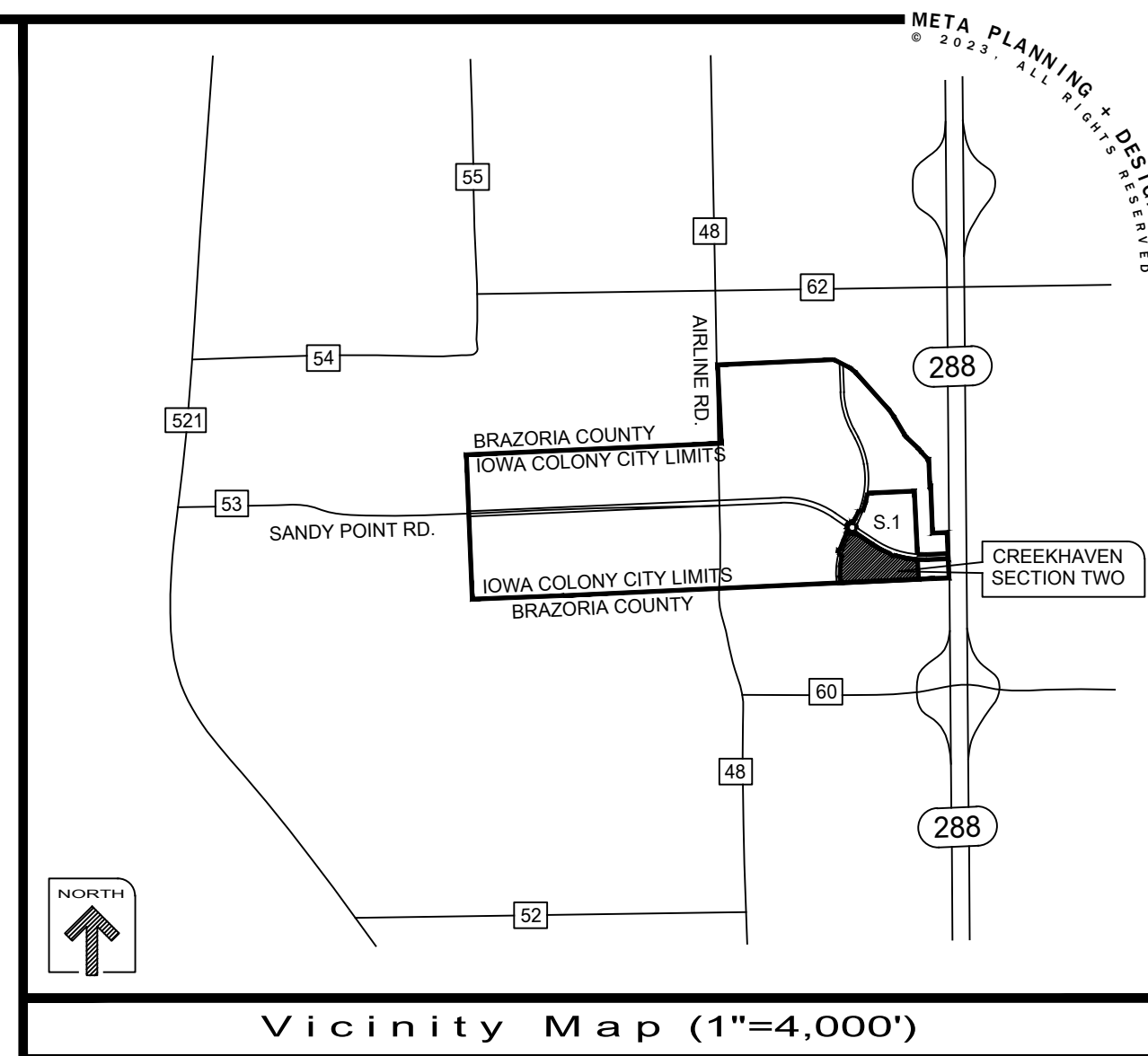
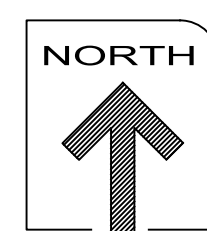
Based on our review, we have no objection to the preliminary plat as resubmitted on March 19, 2024. Please provide ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, March 27, 2024, for consideration at the April 2, 2024, Planning and Zoning meeting.

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

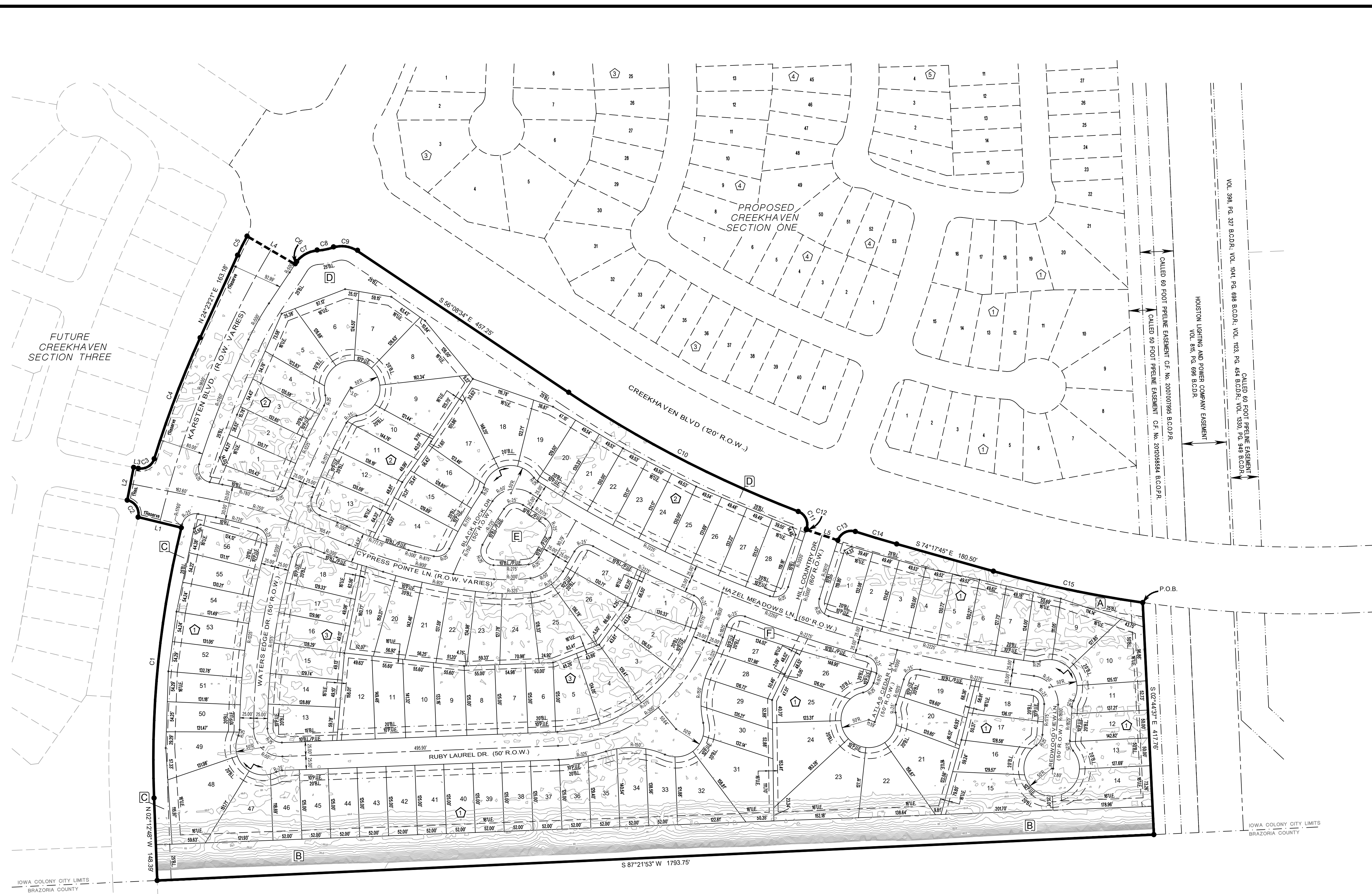
Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-356



- GENERAL NOTES**
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
 - The Coordinates shown herein are Texas South Central Zone No. 4204 state plane grid coordinates INAD 831 and may be brought to surface by applying the following scale factor: 0.999864295.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 480302000, dated December 30, 2020, the property lies within Unshaded Zone X. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions, floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Elevation Land Solutions, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Elevation Land Solutions.
 - "B.C.O.P.R." indicates Brazoria County Official Public Records.
"B.C.D.R." indicates Brazoria County Deed Records.
"B.L." indicates Building Line.
"B.E." indicates Drainage Easement.
"P.G." indicates Page.
"P.O.B." indicates Point of Beginning.
"P.U.E." indicates Public Utility Easement.
"R." indicates Radius.
"R.O.W." indicates Right-Of-Way.
"U.E." indicates Utility Easement.
"V.O.L." indicates Volume.
"—" indicates change in street name.
 - The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County Drainage District No. 5.
 - 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, plantings, and other obstructions.
 - The Developer /Homeowners' Association shall be responsible for maintenance of all reserves.
 - Contour lines shown herein are based on the NGS Benchmark E 306 being noted herein.
 - Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
 - The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
 - Drainage plans to be provided prior to final plat submital.
 - One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets and adjacent acreage tract, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title therein shall revert to and be vested in the dedicator, his heirs, assigns, or successors.
 - The emergency access provided must be 20 feet in width and have a traffic load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).
 - This plat contains Type II lots, and is subject to such regulations defined in the Development agreement between Hines Interests and the City of Iowa Colony dated August 15, 2022.
 - Drainage plans to be provided prior to final plat submital.



CALLED 615.92 ACRES
TO AA SHARP INVESTMENTS, LTD.
C.F. No. 2007068904 B.C.O.P.R.

RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.42	18,388	LANDSCAPE/ OPEN SPACE
B	2.37	103,158	DRAINAGE
C	0.38	16,751	LANDSCAPE/ OPEN SPACE
D	1.54	67,163	LANDSCAPE/ OPEN SPACE
E	0.24	10,329	LANDSCAPE/ OPEN SPACE
F	0.15	6,749	LANDSCAPE/ OPEN SPACE
	5.10	222,538	TOTAL

LINE	DISTANCE	BEARING
L1	80.00'	N 76°15'08" W
L2	60.00'	N 10°59'55" E
L3	8.55'	S 79°00'05" E
L4	99.76'	S 59°42'33" E
L5	60.00'	N 71°26'35" W

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1760.00'	15°57'40"	490.29'	N 05°46'02" E	488.70'
C2	25.00'	92°44'57"	40.47'	N 32°37'36" W	36.19'
C3	25.00'	83°51'39"	36.59'	N 59°04'06" E	33.41'
C4	1840.00'	07°15'05"	232.87'	N 20°45'49" E	232.71'
C5	500.00'	04°21'48"	38.08'	N 26°34'15" E	38.07'
C6	500.00'	00°05'40"	0.82'	S 31°43'39" W	0.82'
C7	50.00'	54°12'59"	47.31'	S 58°47'19" W	45.57'
C8	127.00'	13°36'57"	30.18'	N 79°05'19" E	30.11'
C9	50.00'	51°34'35"	45.01'	N 81°55'52" W	43.50'
C10	2060.00'	12°58'07"	466.27'	S 62°37'37" E	465.27'
C11	25.00'	87°41'52"	38.27'	S 25°15'44" E	34.64'
C12	3030.00'	00°01'46"	1.56'	S 18°34'19" W	1.56'
C13	25.00'	89°18'30"	38.97'	N 63°12'40" E	35.14'
C14	2060.00'	02°09'40"	77.70'	N 73°12'55" W	77.70'
C15	2060.00'	07°38'11"	274.62'	S 78°06'54" E	274.42'

CREEKHAVEN SECTION TWO

BEING 31.30 ACRES OF LAND CONTAINING 111 LOTS AND SIX RESERVES IN THREE BLOCKS.

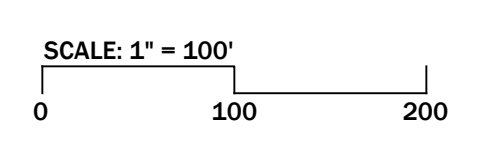
OUT OF THE DAVID TALLY LEAGUE, A-130 IOWA COLONY, BRAZORIA COUNTY, TEXAS

OWNER:
SANDY POINT DEV OWNER, LP
845 TEXAS ST., STE. 3400
HOUSTON, TX, 77002

ENGINEER/SURVEYOR:
ELEVATION LAND SOLUTIONS
9709 LAKESIDE BLVD., STE 200,
THE WOODLANDS, TX, 77381
(832)-823-2200
TBLS FIRM REGISTRATION No. 10194692



META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422



MARCH 19, 2024

MTA-89001

DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCES WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF IOWA COLONY PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL. THE PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.