



CITY OF IOWA COLONY

PLANNING & ZONING COMMISSION MEETING

Tuesday, March 04, 2025
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, MARCH 4, 2025 AT IOWA COLONY CITY HALL, 3144 MERIDIANA PKWY., 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.

PUBLIC HEARING

1. Hold a public hearing on a variance to the zoning district regulations for single family residential yard requirements.


ITEMS FOR CONSIDERATION

2. Consider approval of the February 4, 2025 Planning and Zoning Commission meeting minutes.
3. Consideration and possible action to make a recommendation to City Council for a variance to the zoning district regulations for single family residential yard requirements.
4. Consider approval of the Karsten Boulevard North Phase II Abbreviated Plat.
5. Consider approval of the Meridiana Section 55B Final Plat.
6. Consider approval of the Meridiana Section 35B Preliminary Plat.
7. Consider approval of the Magnolia Bend Estates Section 2 Final 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 February 28, 2025.




Kayleen Rosser, City Secretary

**CITY OF IOWA COLONY
NOTICE OF PUBLIC HEARINGS ON VARIANCE**

To be held on:

Public Hearing, **March 4, 2025, at 7:00 p.m.**

Public Hearing., **March 10, 2025, at 7:00 p.m.**

City Council Chambers

3144 Meridiana Pkwy., Iowa Colony, Texas, 77583

The Iowa Colony Planning and Zoning Commission will hold a public hearing at 7:00 p.m. on March 4, 2025, and the Iowa Colony City Council will hold a public hearing at 7:00 p.m. on March 10, 2025, each in the Iowa Colony City Council Chambers, 3144 Meridiana Pkwy., Iowa Colony, Texas, 77583, pursuant to the City of Iowa Colony Zoning Ordinance,

To consider a variance to ARTICLE VII – ZONING DISTRICT REGULATIONS, Sec. 70 (Single-Family Residential Dwelling District), (d) Yard Requirements. (2) Required side yard: 25 feet for interior side lots. Side yards adjacent to side streets shall be not less than 50 feet, except that side yards adjacent to the turn-around portion of a cul-de-sac street shall be not less than 25 feet. (3) Required rear yard: 50 feet; provided, however, a rear yard of at least 100 feet shall be maintained where adjacent to a street.

All interested persons may be heard concerning this matter. A copy of the application for action by the City of Iowa Colony and a map of the area subject to this action are available for inspection by any person upon a reasonable request to the City Secretary at the address herein stated or at krosser@iowacolonytx.gov.

Kayleen Rosser
Iowa Colony City Secretary



CITY OF IOWA COLONY

PLANNING & ZONING COMMISSION MEETING MINUTES

Item 2.

**Tuesday, February 04, 2025
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: Terry Hayes, David Hurst, Brian Johnson, Les Hosey, Brenda Dillon, and Robert Wall

Members absent: Warren Davis,

Others present: Dinh Ho, Natasha Brooks, and Councilmember Tim Varlack

CALL TO ORDER

Chairman Hurst called the meeting to order at 7:00 P.M.

CITIZEN COMMENTS

City Councilmember Tim Varlack

ITEMS FOR CONSIDERATION

1. Consider approval of the January 7, 2025 Planning and Zoning Commission meeting minutes.
Motion made by Hosey to approve the Planning and Zoning Commission meeting minutes of January 7, 2025, Seconded by Dillon.
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall
2. Consideration and possible action to approve the Market at Creekhaven South Preliminary Plat.
Motion made by Johnson to approve the Market at Creekhaven South Preliminary Plat, Seconded by Dillon.
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall
3. Consideration and possible action to provide a recommendation to City Council for the Sierra Vista West Plan of Development Amendment No. 2.
Myra Hernandez with Quiddity and Josh Wadley with Land Tejas presented the amendments as follows:
 - 1.Reduction of 187 townhome lots (on approximately 22 acres)
 2. Addition of 114 standard 50-foot wide lots on approximately 30.2 acres)
 3. Reduction in the acreage of the onsite recreational center site from 16.7 acres to 8.7 acres
 4. Dedication of an additional +/-18 acres of land to the Regional Park site on Cedar Rapids Parkway. The developer was required to donate 40 acres to the park. The Regional Park site would encompass a total of +/-58 acres with this addition.

Motion made by Dillon to provide a recommendation to City Council for the approval of the Sierra Vista West Plan of Development Amendment No. 2, Seconded by Wall.

Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall

ADJOURNMENT

The meeting was adjourned at 7:17 P.M.

APPROVED THIS 4th DAY OF MARCH 2025.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chair



IOWA COLONY COMMUNITY DEVELOPMENT

3144 Meridiana Parkway
Iowa Colony, TX 77583

Item 3.

Albert Cantu, Building Official

Office Phone: (346) 395-4551
Email: acantu@iowacolonytx.gov

Main Phone: (281) 369-2471
Website: iowacolonytx.gov

Staff Report

Agenda Date: March 4, 2025
Agenda Item: Variance Request 5002 Magnolia Bend

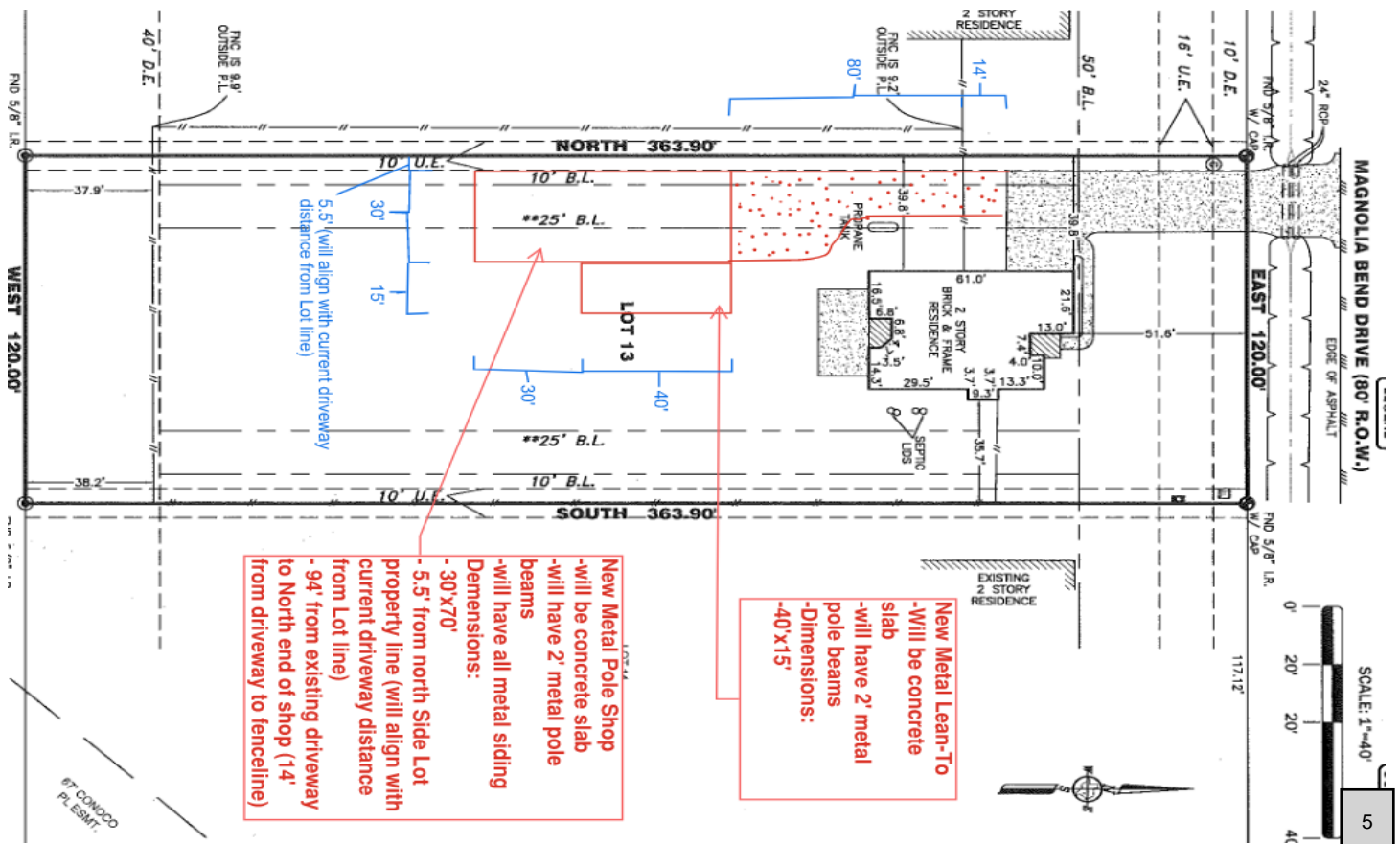
Project Description: Variances to Article VII– Zoning District Regulations, Sec. 70 (Single-Family Residential Dwelling District), (d) Yard Requirements.

Zoning Designation: Residential

Building Official- Albert Cantu

SUMMARY

This request was made by Curtis Olson for a variance to Zoning Ordinance Variance 70.D.2 Requirements for the side yard. Mr. Olson is requesting the Planning & Zoning Commission and City Council to review the applicability of this requirement to his permit request as the definition of Side Yard would make the scope of application for his building as not applicable for side yards. 70.D.3 Requirements for rear yards- he is requesting for his building to be located in the rear yard of his property and to be located 5' ft from the side property line due to best use of the property and to minimize financial hardship via location of building.



Variance Request

Mr. Olson is requesting a variance for his building to be located in the rear of his property and to be located 5' ft from the side property line due to best use of the property and to minimize financial hardship via location of the building.

Recommendation

The proposed location of this building will not meet the setback requirements as stated in this ordinance. It is the staff's recommendation to require the placement of this building to be placed on the property as required by ordinance.

Article VII- Zoning District Regulations- Sec. 70. - District SFR (Single-Family Residential Dwelling District).

(d) Yard requirements.

(1) Required front yard: 50 feet.

(2) Required side yard: 25 feet for interior side lots. Side yards adjacent to side streets shall be not less than 50 feet, except that side yards adjacent to the turn-around portion of a cul-de-sac street shall be not less than 25 feet.

(3) Required rear yard: 50 feet; provided, however, a rear yard of at least 100 feet shall be maintained where adjacent to a street.

Thursday, February 13, 2025

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

Re: Karsten Boulevard North Phase II Abbreviated Plat
Letter of Recommendation to Approve
COIC Project No. 3855
ALLC Project No. 16007-2-367

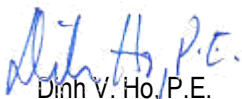
Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Karsten Boulevard North Phase II Abbreviated Plat, received on or about February 10, 2025. 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 February 10, 2025. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, February 25, 2025, for consideration at the March 4, 2025, 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: 16007-2-367

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 2,500 acre (108,886 square feet) tract of land situated in the W.H. Dennis Survey, Abstract No. 515 (also known as the H.T. & B.R.R. Co. Survey, Section 56, Abstract No. 515), and the H.T. & B.R.R. Co. Survey, Section 57, Abstract No. 289, in Brazoria County, Texas, being all of a called 2,500 acre tract conveyed to City of Iowa Colony by deed recorded in Clerk's File No. 2024032995, Brazoria County Official Public Records; said 2,500 acre (108,886 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;

COMMENCING at a 5/8-inch iron rod (with cap) found, being the northeast corner of a called 1.954 acre tract conveyed to Brazoria County Municipal Utility District No. 31 by deed recorded in Clerk's File No. 2023057065, Brazoria County Official Public Records, being the northeast corner of a called 31.51 acre tract (Tract 1) conveyed to Sterling Meridiana 35 CP, LLC by deed recorded in Clerk's File No. 2022035646, Brazoria County Official Public Records, being on the west right-of-way line of State Highway 288 (right-of-way width varies) recorded in Volume 1043, Page 898, Volume 1043, Page 902, Volume 1049, Page 719, Volume 1051, Page 524, and Volume 1129, Page 426, Brazoria County Deed Records, and being the southeast corner of a called 33.38 acre tract conveyed to Land Tejas Sterling Lakes South, L.L.C., by deed recorded in Clerk's File No. 2017048394, Brazoria County Official Public Records;

THENCE, South 87°46'39" West, along the north line of said called 1.954 acre tract, along the north line of said called 31.51 acre tract, and along the south line of said called 33.38 acre tract, at 353.43 feet passing a 5/8-inch iron rod (with cap) found, being the northwest corner of said called 1.954 acre tract, continuing in all a total distance of 426.39 feet to a 5/8-inch iron rod (with cap) found, being the northeast corner of said called 2,500 acre tract, being the northeast corner and POINT OF BEGINNING of the herein described tract, being on the north line of said called 31.51 acre tract, and being the beginning of a curve to the right;

THENCE, along the east line of said called 2,500 acre tract, the following five (5) courses and distances:

- Along said curve to the right in a southwesterly direction, at a distance of 652.43 feet passing a 5/8-inch iron rod (with cap) found, being the northeast corner of a called 3,333 acre tract conveyed to Rajendra K. Koduru and Janaki D. Sarikonda by deed recorded in Clerk's File No. 2024034153, Brazoria County Official Public Records, continuing in all along said curve to the right in a southwesterly direction, with a radius of 840.00 feet, a central angle of 58°58'49", an arc length of 864.70 feet, and a chord bearing South 37°16'25" West, 827.02 feet to a 5/8-inch iron rod (with cap) found, being on the north line of said called 3,333 acre tract;
- South 66°45'49" West, along the north line of said called 3,333 acre tract, 171.46 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
- Continuing along the north line of said called 3,333 acre tract and along said curve to the left in a southwesterly direction, with a radius of 760.00 feet, a central angle of 15°10'21", an arc length of 201.26 feet, and a chord bearing South 59°10'39" West, 200.67 feet to a 5/8-inch iron rod (with cap) found;
- South 51°35'28" West, continuing along the north line of said called 3,333 acre tract, at a distance of 18.17 feet passing a 5/8-inch iron rod (with cap) found, being the northwest corner of said called 3,333 acre tract and being the north corner of a called 5,988 acre tract conveyed to Shops at Sterling Lakes, LLC by deeds recorded in Clerk's File Nos. 2023026033 and 2024009587, Brazoria County Official Public Records, continuing in all a total distance of 118.40 feet to a 5/8-inch iron rod (with cap) found, being on the west line of said called 5,988 acre tract and being the beginning of a curve to the left;
- Along the west line of said called 5,988 acre tract and along said curve to the left in a southwesterly direction, with a radius of 260.00 feet, a central angle of 08°11'45", an arc length of 37.19 feet, and a chord bearing South 47°29'34" West, 37.16 feet to an "X" cut in concrete found, being on the west line of said called 5,988 acre tract and being on the east right-of-way line of Karsten Boulevard (right-of-way width varies) according to the plat thereof recorded in Clerk's File No. 2021034964, Brazoria County Map Records;

THENCE, North 46°36'20" West, 80.00 feet to the northeast corner of Reserve A of Karsten Boulevard North Phase 1 and Reserve according to the plat thereof recorded in Clerk's File No. 2021034964, Brazoria County Map Records, being on the west right-of-way line of said Karsten Boulevard and being the beginning of a curve to the right, from which a 5/8-inch iron rod (with cap) found bears South 79°43'05" East, 0.3 feet, from which the southeast corner of Lot 20, Block 1, of Sterling Lakes At Iowa Colony Sec 6 according to the plat thereof recorded in Clerk's File No. 2006074174, Brazoria County Map Records bears North 54°57'27" West, 10.11 feet, from which a 5/8-inch iron rod (with cap) found bears North 32°45'41" East, 0.3 feet;

THENCE, along the west line of said called 2,500 acre tract, the following five (5) courses and distances:

- Along said curve to the right in a northeasterly direction, with a radius of 340.00 feet, a central angle of 08°11'45", an arc length of 48.64 feet, and a chord bearing North 47°29'34" East, 48.59 feet to a 5/8-inch iron rod (with cap) found;
- North 51°35'28" East, 118.40 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
- Along said curve to the right in a northeasterly direction, at a distance of 220.18 feet passing a 5/8-inch iron rod (with cap) found, being the southeast corner of a called 7,105 acre tract conveyed to Rajendra K. Koduru and Ramesh Sakarepalle by deed recorded in Clerk's File No. 2024034147, Brazoria County Official Public Records, continuing in all along said curve to the right in a northeasterly direction, with a radius of 840.00 feet, a central angle of 15°10'21", an arc length of 222.44 feet, and a chord bearing North 59°10'39" East, 221.79 feet to a 5/8-inch iron rod (with cap) found, being on the east line of said called 7,105 acre tract;
- North 66°45'49" East, along the east line of said called 7,105 acre tract, 171.46 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
- Continuing along the east line of said called 7,105 acre tract and along said curve to the left in a northeasterly direction, with a radius of 760.00 feet, a central angle of 57°54'52", an arc length of 768.21 feet, and a chord bearing North 37°48'23" East, 735.92 feet to a 5/8-inch iron rod (with cap) found, being the northwest corner of said called 2,500 acre tract, being the northwest corner of the herein described tract, being on the north line of said called 31.51 acre tract, and being on the south line of said called 33.38 acre tract, from which a 5/8-inch iron rod (with cap) found bears South 87°46'39" West, along the north line of said called 31.51 acre tract and along the south line of said called 33.38 acre tract, 545.82 feet, being the northwest corner of said called 31.51 acre tract, being the southwest corner of said called 33.38 acre tract, and being on the east line of Lot 7, Block 1, of said Sterling Lakes At Iowa Colony Sec 6;

THENCE, North 87°46'39" East, along the north line of said called 2,500 acre tract, along the north line of said called 31.51 acre tract, and along the south line of said called 33.58 acre tract, 81.37 feet to the POINT OF BEGINNING, CONTAINING 2,500 acres (108,886 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, CITY OF IOWA COLONY, acting by and through Robert Hemminger, City of Iowa Colony City Manager, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 2,500 Acre tract described in the above and foregoing map of KARSTEN BOULEVARD NORTH PHASE II STREET DEDICATION PLAT, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter ground easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter ground easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter ground easements, from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back ground easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back ground easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back ground easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

FURTHER, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of KARSTEN BOULEVARD NORTH PHASE II STREET DEDICATION PLAT where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15'-0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Iowa Colony, Brazoria County, or any other governmental agency, the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, the CITY OF IOWA COLONY, acting by and through Robert Hemminger, City of Iowa Colony City Manager, thereunto authorized this _____ day of _____, 20____.

CITY OF IOWA COLONY

By: _____
Robert Hemminger
City of Iowa Colony City Manager

This plat is hereby APPROVED by the City of Iowa Colony Planning and Zoning Commission, this _____ day of _____, 20____

David Hurst
Chairman

Warren Davis

Les Hosey

Robert Wall

Brenda Dillon

Brian Johnson

Terry Hayes

This plat is hereby APPROVED by the City of Iowa Colony City Council, this _____ day of _____, 20____

Wil Kennedy
Mayor

McLean Barnett

Annetta Hicks-Murray

Marquette Greene-Scott

Tim Varlack

Kareem Boyce

Sydney Hargroder

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared Robert Hemminger, City of Iowa Colony City Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ Day of _____, 20____

Notary Public in and for the State of Texas

Printed Name: _____

My Commission expires _____

I, Paul R. Bretherton, am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Paul R. Bretherton
Texas Registration No. 5977

This plat is hereby APPROVED by the City of Iowa Colony City Engineer, this _____ day of _____, 20____

Dinh V. Ho, P.E.

**ABBREVIATED PLAT
STREET DEDICATION
KARSTEN BOULEVARD
NORTH PHASE II**

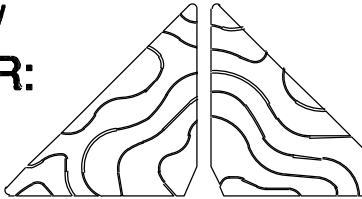
A SUBDIVISION OF 2,500 ACRES OF LAND
OUT OF THE

W.H. DENNIS SURVEY, A-515 (ALSO KNOWN AS THE
H.T.&B.R.R. Co. SURVEY, SECTION 56, A-515) AND
THE H.T.&B.R.R. Co. SURVEY SECTION 57, A-289
BRAZORIA COUNTY, TEXAS

FEBRUARY 2025

**OWNER/
DEVELOPER:** CITY OF IOWA COLONY
3144 MERIDIANA PARKWAY
IOWA COLONY, TX 77583
(281) 369-2471

**ENGINEER/
SURVEYOR:**



ELEVATION
land solutions
TBPB REGISTRATION NUMBER F-22671
10701 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPB REGISTRATION NUMBER 10194692

Monday, February 24, 2025

Kaitlin Gile
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
kgile@ehra.team

Re: Meridiana Section 55B Final Plat
Letter of Recommendation to Approve
COIC Project No. 5661
Adico, LLC Project No. 710-25-002-001

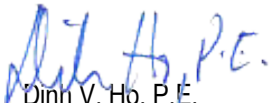
Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the resubmittal of Meridiana Section 55B Final Plat received on or about February 18, 2025. 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 final plat as resubmitted on February 18, 2025. Please send two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than February 25, 2025, for consideration at the March 4, 2025, 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, COIC
Robert Hemminger, COIC
File: 710-25-002-001

GENERAL NOTES:

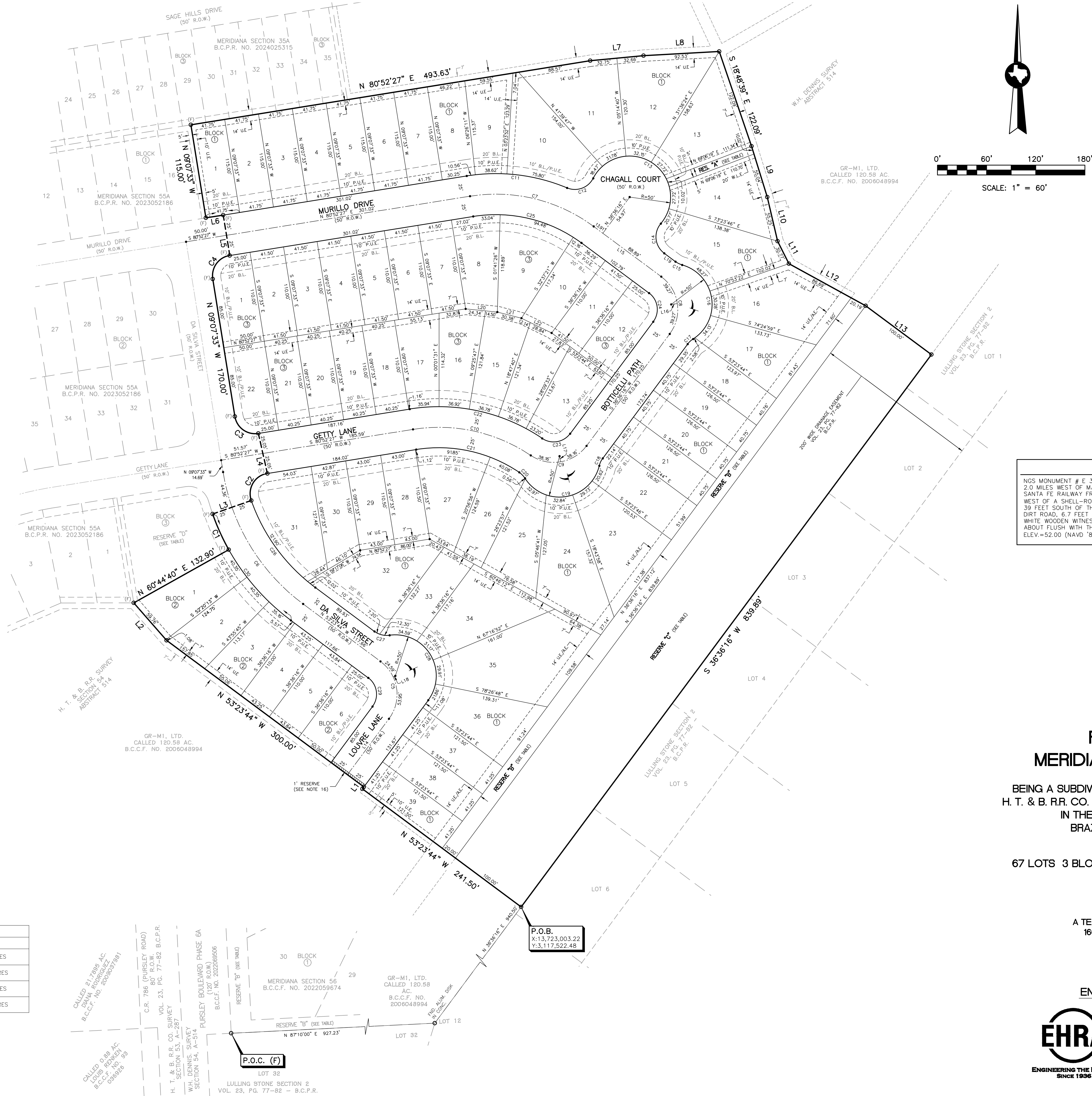
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, SouthCentral Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- 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 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. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, 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 EHRA.
- A indicates Abstract
A.E. indicates Aerial Easement
ALUM. indicates Aluminum
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.P.R. indicates Brazoria County Plot Records.
B.L. indicates Building Line.
CONC. indicates Concrete
(F) indicates Found 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500".FND. indicates Found
I.R. indicates Iron Rod.
NO. indicates Number
PG. indicates Page.
P.A.E. indicates Permanent Access Easement
P.O.B. indicates Point Of Beginning
P.O.C. indicates Point of Commencing
P.U.E. indicates Public Utility Easement.
R= indicates Radius
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement
STM.S.E. indicates Storm Sewer Easement
SQ. FT. indicates Square Foot
W.L.E. indicates Water Line Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
— indicates change in street name
- 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 any fences, buildings, plantings, or other obstructions.
- The property subdivided in the foregoing plot lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 55, Alvin Independent School District, and Brazoria County Drainage District #5.
- The terms and conditions of Amendment #1 of the City of Iowa Colony Ordinance #2007-7 may affect this plat. This plat is in conformance with the Meridiana P.U.D. Amendment No. 4.
- All sidewalks shall be a minimum of 4' wide and built in accordance to the Meridiana Planned Unit Development District Amendment No. 4 of the City of Iowa Colony Ordinance #2022-04.
- No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
- This final plat will expire two (2) years after final approval by City Council if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by City Council.
- All water and wastewater facilities shall conform to the city's design criteria.
- There are no visible or apparent pipelines within the boundaries of this subdivision.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- The boundary for this plat has a closure in excess of 1:15,000.
- This plat shall conform to the terms and conditions of Meridiana PUD Amendment No. 4 of the City of Iowa Colony Ordinance #2022-04.
- The Developer, Homeowners' Association, or Municipal Utility District shall be responsible for maintenance of Reserves "A" and "B". The Lulling Stone Property Owners Association shall be responsible for maintenance of Reserve "C".
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and revest in the dedicator, his heirs, assigns, or successors.
- All front lot maintenance within this section shall be performed by the Homeowners' Association per Meridiana P.U.D. Amendment No. 4.

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	275.00'	47.81'	9°57'43"	N 24°16'28" W 47.75'
C2	25.00'	30.27'	143°71'25"	N 30°47'25" E 38.35'
C3	25.00'	39.27'	90°00'00"	N 54°07'33" W 35.36'
C4	25.00'	39.27'	90°00'00"	N 35°52'27" E 35.36'
C5	50.00'	78.54'	90°00'00"	N 08°23'44" W 70.71'
C6	250.00'	148.80'	34°06'07"	N 36°20'40" W 146.61'
C7	200.00'	159.63'	45°43'49"	S 76°15'39" E 155.43'
C8	50.00'	78.54'	90°00'00"	S 08°23'44" E 70.71'
C9	50.00'	76.33'	87°27'46"	S 80°20'09" W 69.13'
C10	200.00'	150.72'	43°11'35"	N 77°31'46" W 147.23'
C11	225.00'	124.98'	31°49'30"	S 83°12'48" E 123.38'
C12	25.00'	37.52'	85°31'47"	N 69°56'03" E 33.95'
C13	50.00'	68.63'	18°13'59"	S 56°12'50" E 99.33'
C14	25.00'	40.93'	93°47'53"	S 06°29'47" E 36.51'
C15	25.00'	9.18'	21°02'22"	S 63°54'55" E 9.13'
C16	50.00'	115.26'	132°04'44"	S 08°23'44" E 91.38'
C17	25.00'	9.18'	21°02'22"	S 47°07'27" W 9.13'
C18	25.00'	10.05'	23°01'39"	S 25°05'26" W 9.98'
C19	50.00'	116.72'	133°45'09"	S 80°27'11" W 91.97'
C20	25.00'	10.15'	23°15'34"	N 44°18'01" W 10.08'
C21	175.00'	131.93'	43°11'46"	N 77°31'40" W 128.83'
C22	225.00'	169.62'	43°11'35"	S 77°31'46" E 165.63'
C23	25.00'	38.16'	87°27'46"	N 80°20'09" E 34.56'
C24	25.00'	39.27'	90°00'00"	N 08°23'44" W 35.36'
C25	175.00'	139.68'	45°43'49"	N 76°15'39" W 136.00'
C26	225.00'	133.92'	34°06'07"	S 36°20'40" E 131.95'
C27	50.00'	19.40'50"	134°40'50"	S 75°44'09" E 19.01'
C28	50.00'	117.53'	134°40'50"	S 30°44'09" E 92.28'
C29	25.00'	39.27'	90°00'00"	N 08°23'44" W 35.36'
C30	275.00'	163.68'	34°06'07"	N 36°20'40" W 161.27'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 36°36'16" E	3.16'
L2	N 41°16'25" W	60.84'
L3	N 70°42'23" E	50.00'
L4	N 12°43'13" W	50.10'
L5	N 09°07'33" W	50.00'
L6	S 80°52'27" W	21.48'
L7	N 84°29'56" E	65.41'
L8	N 86°55'19" E	92.53'
L9	S 17°14'49" E	65.06'
L10	S 13°06'06" E	58.29'
L11	S 26°45'41" E	30.77'
L12	S 61°16'59" E	106.88'
L13	S 53°23'44" E	100.00'
L14	N 36°36'16" E	85.00'
L15	S 53°23'44" E	102.79'
L16	S 81°36'16" W	7.57'
L17	N 10°22'29" W	7.05'
L18	N 64°46'49" E	2.95'
L19	S 53°23'44" E	17.12'
L20	S 84°22'53" E	38.83'
L21	S 75°39'52" E	30.38'
L22	S 63°54'13" E	40.98'

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,108 SQ. FT. / 0.0254 ACRES
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	16,770 SQ. FT. / 0.3850 ACRES
C	DRAINAGE, DETENTION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	83,989 SQ. FT. / 1.928 ACRES
TOTAL		101,867 SQ. FT. / 2.338 ACRES



BENCHMARK:

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, 6.7 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

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCKS 1, 2, & 3	49.1
EXISTING ELEVATION INFORMATION	
NATURAL GROUND	ELEVATION
1% ANNUAL CHANCE FLOOD	46.0
0.2% ANNUAL CHANCE FLOOD	46.1

FINAL PLAT
MERIDIANA SECTION 55B

BEING A SUBDIVISION OF 13.91 ACRES OUT OF THE
H. T. & B. R.R. CO. SURVEY, SECTION 54, ABSTRACT 514
IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS.

67 LOTS 3 BLOCKS 3 RESERVES (2.338 ACRES)

OWNER

GR-MI, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

FEBRUARY, 2025

ENGINEER/SURVEYOR



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

Monday, February 24, 2025

Michael Turzillo
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
mturzillo@ehra.team

Re: Meridiana Section 35B Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 5668
Adico, LLC Project No. 710-25-002-002

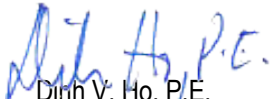
Dear Mr. Turzillo:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the resubmittal of Meridiana Section 35B Preliminary Plat received on or about February 19, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

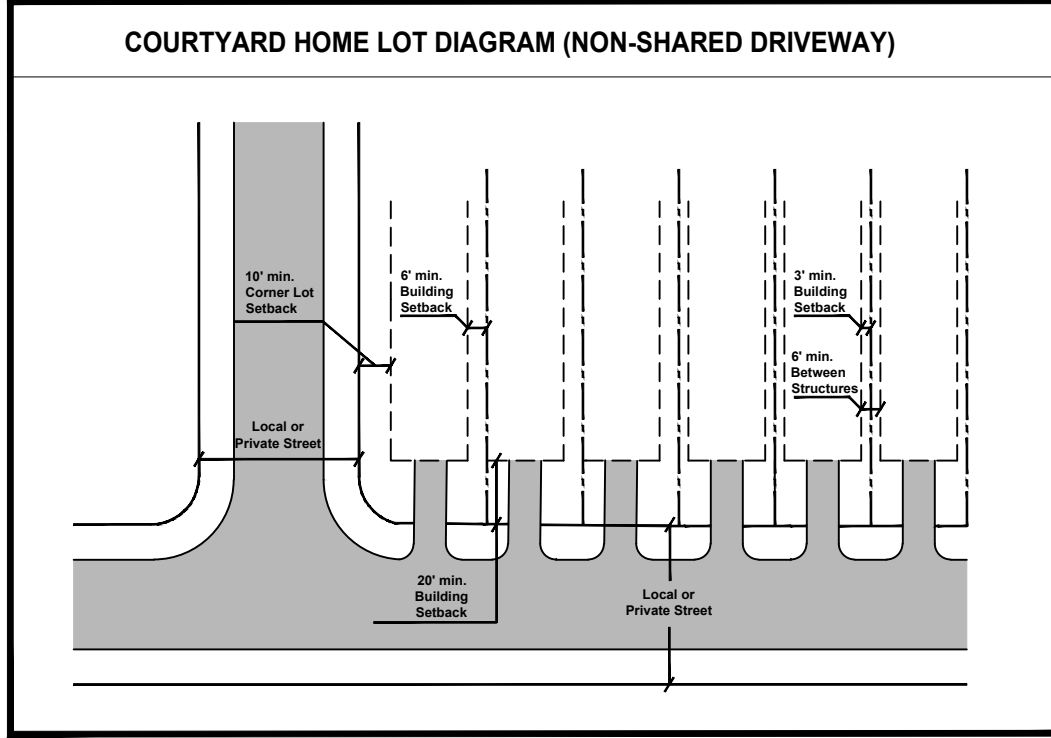
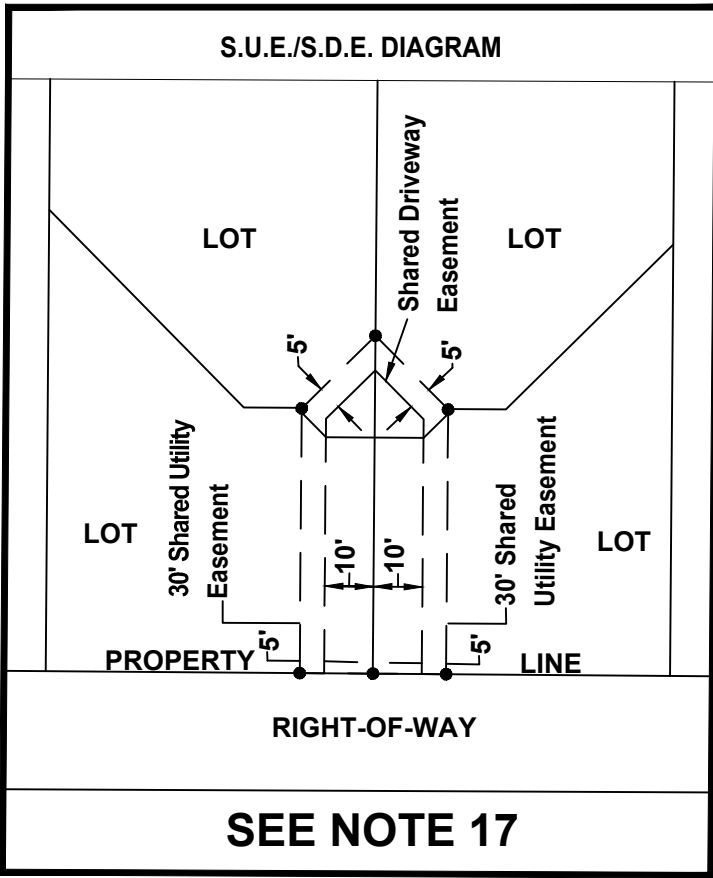
Based on our review, we have no objection to the preliminary plat as resubmitted on February 19, 2025. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than February 25, 2025, for consideration at the March 4, 2025, Planning and Zoning meeting.

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

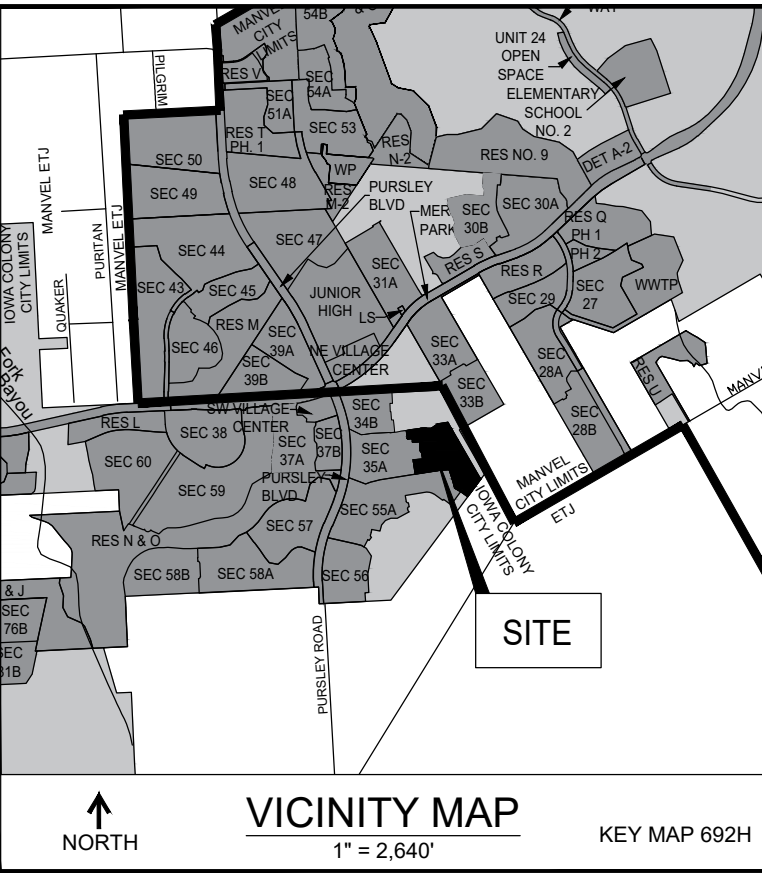
Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 710-25-002-002



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	475.00'	60.31'	S 85°39'24" W	60.27'

OFF-STREET GUEST PARKING SPACES			
NO. OF PROPOSED LOTS	NO. OF GUEST SPACES REQUIRED	NO. OF GUEST SPACES PROVIDED WITHIN R.O.W.	NO. OF GUEST SPACES PROVIDED OUTSIDE R.O.W.
84	21	10	11

LINE TABLE		
LINE	ANGLE	DISTANCE
L1	N 80°30'28" E	39.77'
L2	N 87°43'07" E	56.08'
L3	S 81°10'09" E	27.74'
L4	N 80°02'38" E	56.00'
L5	N 60°02'52" E	80.00'
L6	N 26°45'41" W	30.77'
L7	N 13°06'06" W	55.25'
L8	N 17°14'49" W	65.00'
L9	S 84°29'56" W	65.41'
L10	S 80°52'27" W	9.59'
L11	N 08°09'13" W	29.83'
L12	N 09°07'33" W	58.34'
L13	N 25°17'49" W	62.70'
L14	S 82°01'10" W	36.80'
L15	N 07°58'50" W	50.00'
L16	S 82°01'10" W	64.34'



RESERVE TABLE			
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,396.09	0.03
B	PARKING	573.50	0.01
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,898.17	0.04
D	PARKING	773.52	0.02
E	PARKING	758.50	0.02
F	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,238.28	0.05
G	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,261.91	0.03
H	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	8,828.88	0.20
I	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	71,355.40	1.64
J	DRAINAGE, DETENTION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	31,543.95	0.72
TOTAL		120,719.67	2.76

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: 0.99998742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48030C0110K and No. 48030C0120K, 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. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, 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 EHRA.
- A.E. indicates Aerial Easement.
B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
E.A.E. indicates Emergency Access Easement.
M.H. indicates Manhole.
NO. indicates Number.
PG. 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.E. indicates Sanitary Sewer Easement.
S.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
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. 55, Alvin Independent School District, 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.
- The Developer, Home Owners Association, or Municipal Utility District shall be responsible for the maintenance of Reserves A' through T. The Lulling Stone Property Owners Association shall be responsible for maintenance of Reserve 'J'.
- 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.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 35B 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 easement shown in said adjacent acreage.
- This plat is subject to the Development Agreement for Meridiana PUD Amendment No. 4.
- All front lot maintenance within this section shall be performed by the Homeowners Association per Meridiana PUD Amendment No. 4.
- A courtyard home that utilizes a shared driveway and has frontage on a public street is prohibited from having fencing that blocks the facade of the home from the street face.
- If lots do not utilize a shared driveway, lots may have a zero (0) foot side setback on one of the interior lot lines or three (3) feet side setbacks on both sides at the discretion of the developer, but all homes shall be separated by a minimum of six (6) feet.
- All courtyard home lots shall take access with shared driveways and not public R.O.W.
- Block 1, Lots 1-16 are subject to a shared utility easement/shared driveway easements. See S.U.E./S.D.E. Diagram for typical lot layout. Maintenance of the shared driveways within the lots shall be the responsibility of the lot owners.

OWNER CONTACT INFORMATION
GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, STE. 100
KATY, TX 77493
832-916-2162

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, 6.7 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



Wednesday, February 26, 2025

Steven Henderson
Windrose Land Services
11111 Richmond Ave., Suite 150
Houston, TX 77082
Email: steven.henderson@indroseservices.com

Re: Magnolia Bend Estates Section 2 Final Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 2016
Adico, LLC Project No. 16007-2-279

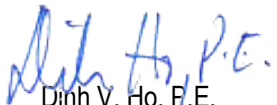
Dear Mr. Henderson:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the fifth submittal of Magnolia Bend Estates Section 2 final plat package, received on or about February 26, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based on our review, we have no objection to the final plat as resubmitted on February 26, 2025. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than February 26, 2025, for consideration at the March 4, 2025, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-279

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, 22.833 MAGNOLIA BEND, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH PAUL GROHMAN, BEING AN OFFICER OF 22.833 MAGNOLIA BEND, LLC, A TEXAS LIMITED LIABILITY COMPANY, HERENAFTER REFERRED TO AS THE OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF MAGNOLIA BEND ESTATES, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNED TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

IN TESTIMONY WHEREOF, 22.833 MAGNOLIA BEND, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY PAUL GROHMAN, AUTHORIZED SIGNATORY, THEREUNTO AUTHORIZED

THIS THE _____ DAY OF _____, 20____

22.833 MAGNOUIA BEND, LLC, A
TEXAS LIMITED LIABILITY COMPANY

BY: _____
PAUL GROHMAN

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAUL GROHMAN, OF 22.833 MAGNOUIA BEND, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET FORTH.

WITNESS MY HAND AND SEAL OF OFFICE THIS

THE _____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT I, MATTHEW CARPENTER, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, REGISTRATION NO. 6942, HAVE PLATED THE ABOVE AND FOREGOING SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION; THAT THIS PLAT ACCURATELY REPRESENTS THE FACTS AS FOUND BY THAT SURVEY MADE BY ME, AND; THAT PERMANENT CONTROL POINTS WILL BE SET AT THE TIME OF PLAT RECORDATION, THAT THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:15,000 AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.



Matthew Carpenter
Registered Professional Land Surveyor
Texas Registration No. 6942

APPROVED BY THE CITY ENGINEER OF THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, ON THIS

THIS _____ DAY OF _____, 20____

CITY ENGINEER
DINH V. HO, P.E.

APPROVED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, ON THIS

THIS _____ DAY OF _____, 20____

MAYOR
WL KENNEDY

COUNCIL MEMBER
TIM VARLACK

COUNCIL MEMBER
MCLEAN BARNETT

COUNCIL MEMBER
KAREEM BOYCE

COUNCIL MEMBER
ARNETTA MURRAY

COUNCIL MEMBER
SYDNEY HARGRODER

COUNCIL MEMBER
MARQUETTE GREENE-SCOTT

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, ON THIS

THE _____ DAY OF _____, 20____

DAVID HURST, CHAIRMAN

MEMBER
BRIAN JOHNSON

MEMBER
ROBERT WALL

MEMBER
TERRY HAYES

MEMBER
LES HOSEY

MEMBER
WARREN DAVIS

MEMBER
BRENDA DILLON

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

LEE WALDEN, P.E.
PRESIDENT

KERRY OSBURN
VICE PRESIDENT

BRANDON MIDDLETON
SECRETARY/TREASURER

DISTRICT ENGINEER

BCDD #5 Reference No.: B220070

Note: Project field startup will start within 365 calendar days from date here shown.
Continuous and reasonable field work is expected.

DESCRIPTION

A TRACT OR PARCEL CONTAINING 22.833 ACRES OR 994,585 SQUARE FEET OF LAND SITUATED IN THE CHARLES M. HAYS SURVEY, ABSTRACT NO. 537, BRAZORIA COUNTY, TEXAS, BEING THE RESIDUE OF A CALLED 76.813 ACRE TRACT OF LAND AND A CALLED 78.809 ACRE TRACT OF LAND CONVEYED TO IC-GROWMAX, LP AS RECORDED UNDER BRAZORIA COUNTY CLERKS FILE (B.C.C.F.) NO. 2007013283, WITH SAID 22.833 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "WILSON" FOUND ON THE SOUTHERLY LINE OF RESERVE "A", BLOCK 1 OF THE AMENDING PLAT OF MAGNOLIA BEND SECTION ONE, MAP OR PLAT THEREOF RECORDED UNDER B.C.C.F. NO. 2009031150 MARKING THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 2 OF SAID AMENDING PLAT OF MAGNOLIA BEND SECTION ONE, FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 09 DEG. 19 MIN. 26 SEC. EAST ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 317.63 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE COMMON WESTERLY CORNER OF SAID LOT 1 AND MAGNOLIA BEND DRIVE (807 WIDTH, B.C.C.F. NO. 2009031150), FROM WHICH A 5/8 INCH IRON ROD FOUND FOR REFERENCE BEARS SOUTH 23 DEG. 12 MIN. EAST - 1.47 FEET;

THENCE, SOUTH 11 DEG. 33 MIN. 28 SEC. EAST ALONG THE WESTERLY LINE OF SAID MAGNOLIA BEND DRIVE, A DISTANCE OF 80.37 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WILSON" FOUND MARKING THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 3 OF SAID AMENDING PLAT OF MAGNOLIA BEND SECTION ONE;

THENCE, SOUTH 05 DEG. 47 MIN. 00 SEC. EAST ALONG THE WESTERLY LINE OF SAID LOT 1, BLOCK 3, A DISTANCE OF 361.21 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WILSON" FOUND ON THE COMMON LINE OF SAID 78.809 ACRE TRACT AND A CALLED 32 ACRE TRACT OF LAND CONVEYED TO OSCAR F. GREAK, III AND DIANNA L. GREAK AS RECORDED UNDER B.C.C.F. NO. 2003065400, FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 17 MIN. 53 SEC. WEST ALONG THE COMMON LINE OF SAID 78.809 ACRE TRACT, SAID 32 ACRE TRACT, SAID 76.813 ACRE TRACT AND A CALLED 80.2622 ACRE TRACT OF LAND CONVEYED TO COUNTY ROAD 65 L.L.C. AS RECORDED UNDER B.C.C.F. NO. 2015050809, A DISTANCE OF 1,480.23 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE SOUTHEASTERLY CORNER OF A CALLED 47.4682 ACRE TRACT OF LAND CONVEYED TO THE CITY OF IOWA COLONY, TEXAS AS RECORDED UNDER B.C.C.F. NO. 2020046518, FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 42 MIN. 07 SEC. WEST ALONG THE EASTERLY LINE OF SAID 47.4682 ACRE TRACT, A DISTANCE OF 480.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WILSON" FOUND MARKING THE SOUTHWESTERLY CORNER OF LOT 1 OF SAID BLOCK 1, FOR A NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 17 MIN. 53 SEC. EAST ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 42.13 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING A POINT OF CURVATURE;

THENCE, CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,266.00 FEET, A CENTRAL ANGLE OF 04 DEG. 45 MIN. 21 SEC., AN ARC LENGTH OF 188.09 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 89 DEG. 40 MIN. 33 SEC. EAST - 188.04 FEET TO A POINT FOR THE SOUTHEASTERLY CORNER OF SAID LOT 1, BLOCK 1, FROM WHICH A CAPPED 5/8 INCH IRON ROD STAMPED "WILSON" FOUND FOR REFERENCE BEARS NORTH 57 DEG. 36 MIN. WEST - 0.32 FEET;

THENCE, NORTH 02 DEG. 42 MIN. 07 SEC. WEST ALONG THE EASTERLY LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 313.03 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE SOUTHWESTERLY CORNER OF SAID RESERVE "A", FOR A NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A CAPPED 5/8 INCH IRON ROD STAMPED "WILSON" FOUND MARKING THE NORTHEASTERLY CORNER OF SAID LOT 1, BLOCK 1 BEARS NORTH 02 DEG. 42 MIN. 07 SEC. WEST - 55.77 FEET;

THENCE, ALONG THE SOUTHERLY LINE OF SAID RESERVE "A", THE FOLLOWING THREE (3) COURSES AND DISTANCES:

SOUTH 84 DEG. 05 MIN. 15 SEC. EAST, A DISTANCE OF 389.99 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING A POINT OF CURVATURE, FROM WHICH A CAPPED 5/8 INCH IRON ROD STAMPED "WILSON" FOUND FOR REFERENCE BEARS SOUTH 19 DEG. 49 MIN. EAST - 0.88 FEET;

WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 2,324.33 FEET, A CENTRAL ANGLE OF 13 DEG. 30 MIN. 09 SEC., AN ARC LENGTH OF 547.76 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 86 DEG. 58 MIN. 27 SEC. EAST, 546.50 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING A POINT OF TANGENCY, FROM WHICH A CAPPED 5/8 INCH IRON ROD STAMPED "WILSON" FOUND FOR REFERENCE BEARS SOUTH 31 DEG. 02 MIN. EAST - 0.69 FEET;

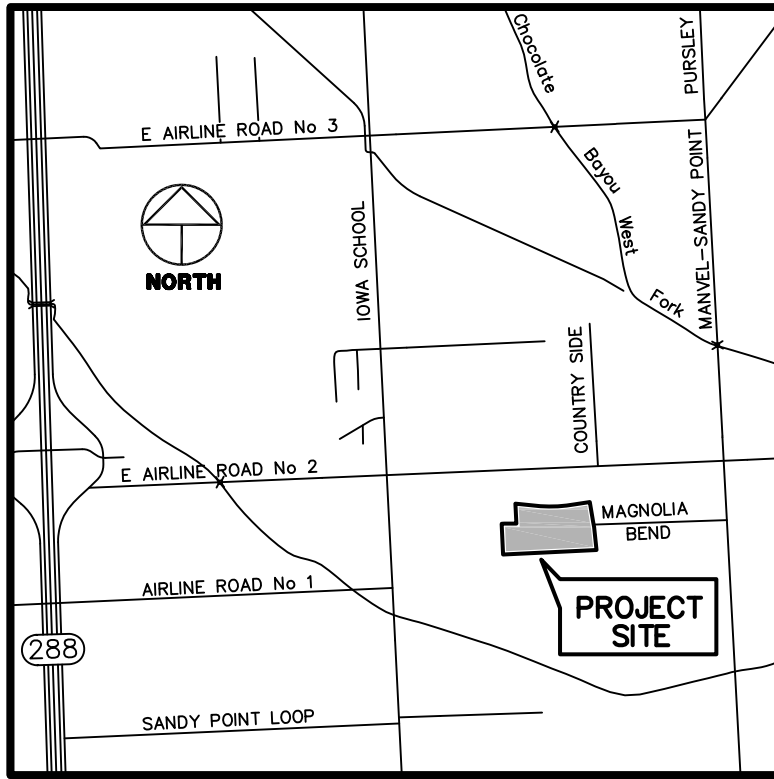
NORTH 80 DEG. 54 MIN. 52 SEC. EAST, A DISTANCE OF 231.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.833 ACRES OR 994,585 SQUARE FEET OF LAND.

GENERAL NOTES

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF BRAZORIA COUNTY AND THE CITY OF IOWA COLONY. FUTURE DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE DEVELOPMENT REQUIREMENTS OF THE CITY OF IOWA COLONY, TEXAS, AND IS SUBJECT TO THE ORDINANCES OF SAID CITY.
- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
- ALL BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- ALL 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 - 0.999867422.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 4803902120K REVISED/DATED DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE "AE". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. 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. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- THE BUILDING LINES (B.L.) FOR THIS SUBDIVISION SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF CODE OF ORDINANCES, CITY OF IOWA COLONY, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED.
- 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.

DISTRICT NOTES

- SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION; PROVIDED, HOWEVER, THAT ANY GOVERNMENTAL ENTITY, 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.
- THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- 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. THIS, 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.
- LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN FIFTY PERCENT (50%). 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.
- OTHER THAN SHOWN HERON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
- ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
- 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.
- 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.
- PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
- PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- 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.
- 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.
- 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.
- THE MINIMUM FINISHED FLOOR ELEVATION FOR ALL LOTS IS 47.50 FEET.



IOWA COLONY, BRAZORIA COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 3000'

TEMPORARY BENCHMARK "A" ELEVATION - 43.89'

BEING A MAG NAIL LOCATED IN THE CENTER OF THE CUL-DE-SAC AT THE WEST END OF MAGNOLIA BEND DRIVE, APPROXIMATELY 2,170 FEET WEST FROM THE INTERSECTION OF MAGNOLIA BEND DRIVE AND COUNTY ROAD 67. (AS SHOWN HEREON)

ABBREVIATIONS

A.E. - AERIAL EASEMENT
D.E. - DRAINAGE EASEMENT
FND - FOUND
B.C.C.F. - BRAZORIA COUNTY CLERKS FILE
B.C.D.R. - BRAZORIA COUNTY DEED RECORDS
B.C.M.R. - BRAZORIA COUNTY MAP RECORDS
IP - IRON PIPE
IR - IRON ROD
NO. - NUMBER
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
AC. - ACRES
SQ. FT. - SQUARE FEET
VOL. - VOLUME
B.L. - BUILDING LINE
W.L.E. - WATER LINE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
IRC - CAPPED IRON ROD
S - SET 5/8" CAPPED IR "WINDROSE"
P.O.B. - POINT OF BEGINNING

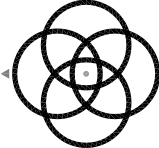
FINAL PLAT
**MAGNOLIA BEND
ESTATES SEC 2**
A SUBDIVISION OF
22.833 AC. / 994,585 SQ. FT.
SITUATED IN THE
CHARLES M. HAYS SURVEY, ABSTRACT NO. 537
IOWA COLONY, BRAZORIA COUNTY, TEXAS

2 BLOCKS 19 LOTS

JANUARY 2025

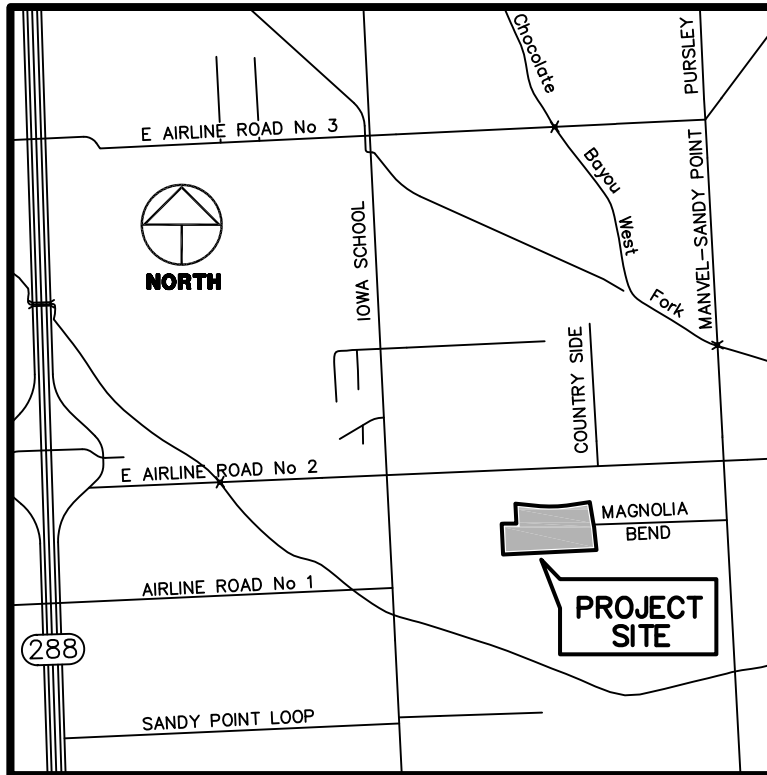
Owner
22.833 MAGNOLIA BEND, LLC, a
Texas Limited Liability Company
1925 Pearland Pkwy #150
Pearland, TX 77581
(281) 412-9210

Surveyor

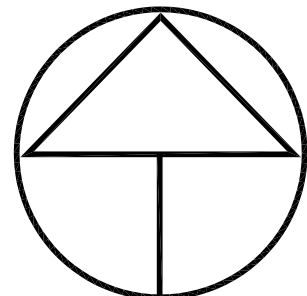


WINDROSE
LAND SURVEYING | PLATTING

FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041



IOWA COLONY, BRAZORIA COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 3000'



NORTH

60 0 60 120 Feet
GRAPHIC SCALE: 1" = 60'

ABBREVIATIONS

- A.E. - AERIAL EASEMENT
- D.E. - DRAINAGE EASEMENT
- ESMT. - EASEMENT
- FND - FOUND
- B.C.C.F. - BRAZORIA COUNTY CLERKS FILE
- B.C.D.R. - BRAZORIA COUNTY DEED RECORDS
- B.C.M.R. - BRAZORIA COUNTY MAP RECORDS
- P - IRON PIPE
- IR - IRON ROD
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- AC. - ACRES
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- B.L. - BUILDING LINE
- W.L.E. - WATER LINE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- IRC - CAPPED IRON ROD
- SET 5/8" IRC - SET 5/8" CAPPED IRON ROD
- P.O.B. - POINT OF BEGINNING

FINAL PLAT
MAGNOLIA BEND ESTATES SEC 2

A SUBDIVISION OF
22.833 AC. / 994,585 SQ. FT.
SITUATED IN THE
CHARLES M. HAYS SURVEY, ABSTRACT NO. 537
IOWA COLONY, BRAZORIA COUNTY, TEXAS

2 BLOCKS 19 LOTS

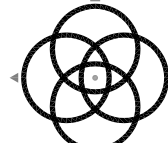
JANUARY 2025

Owner

22.833 MAGNOLIA BEND, LLC, a
a Texas limited liability company

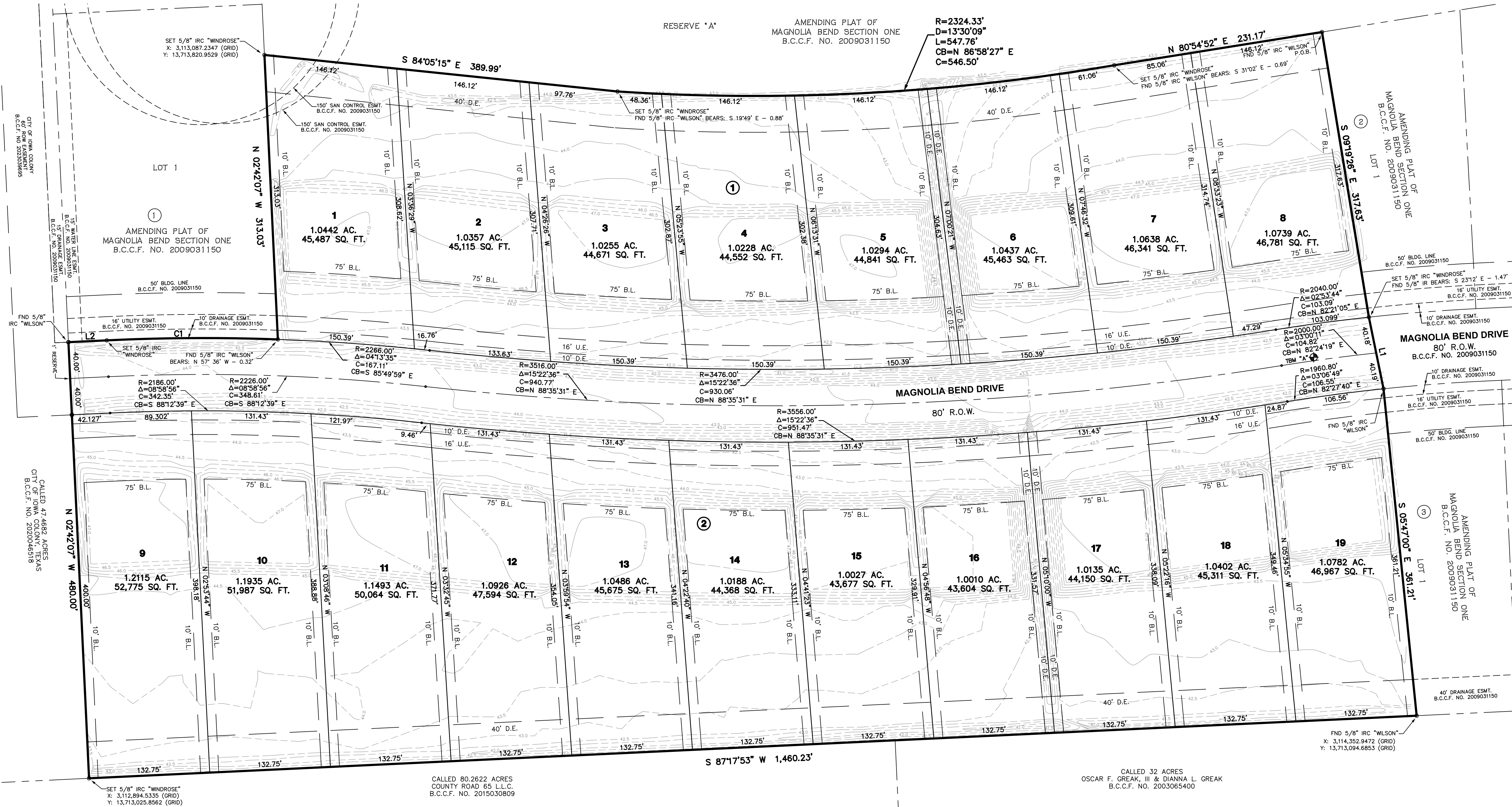
1925 Pearland Pkwy #150
Pearland, TX 77591
(281) 412-9210

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 11°33'28" E	80.37'
L2	N 87°17'53" E	42.13'

CURVE CHART				
CURVE	RADIUS	DELTA	BEARING	CHORD
CT	2,266.00'	4°45'21"	N 89°40'33" E	188.04'