PLANNING & ZONING COMMISSION MEETING

Tuesday, December 01, 2026
6:30 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 **6:30 PM** ON **TUESDAY, DECEMBER 1, 2026** AT **IOWA COLONY CITY HALL**, 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 November 4, 2026 Planning and Zoning Commission meeting minutes.
2. Consider approval of the Caldwell Crossing Section 5 Final Plat.
3. Consider approval of the Caldwell Crossing Section 6 Final Plat.
4. Consider approval of the Ellwood Section 6 Final Plat.
5. Consider approval of the Sterling Lakes at Iowa Colony Section 4 Partial Replat No. 1.
6. Consideration and possible action to provide a recommendation to City Council on amending Chapter 30 of the City's Code of Ordinances related to regulations for commercial signage along State Highway 288.

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 November 23, 2026.

Kayleen Rosser

Kayleen Rosser, City Secretary

CITY OF IOWA COLONY

PLANNING & ZONING COMMISSION MEETING MINUTES

Wednesday, November 04, 2026
6:30 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: David Hurst, Brenda Dillon, Les Hosey, Demond Woods, Robert Wall, De'Angelique Hardeman (newly sworn in)

Members absent: Terry Hayes

Others present: Dinh Ho

CALL TO ORDER
Chairman Hurst called the meeting 6:30 P.M.

CITIZEN COMMENTS
There were no comments from the public.

PUBLIC HEARING

1. Hold a public hearing pursuant to the Comprehensive Zoning Ordinance and the Unified Development Code, as amended, to consider rezoning the following property from Single Family Residential to a Planned Unit Development:

   Approximately 104-acres of land located on Cedar Rapids Parkway (County Road 57), A0286 H T & BRR TRACT 1-2-2C, Brazoria County, Texas

   Chairman Hurst opened the public hearing at 6:32 P.M.

   Tony De Leon, 4150 Cedar Rapids Parkway, stated that the posted sign did not provide sufficient information regarding the proposed rezoning. He asked why the Colony Retreat agreement had been brought before City Council at an earlier meeting, whether the proposed two-foot elevation increase would apply to the entire property, and whether any proposed homes would be located adjacent to the pipeline easement. He stated that he may return with additional questions.

   Rosie Flores, 4110 Cedar Rapids Parkway, stated that she had lived on her property for more than 30 years and expressed concerns about the potential for the proposed development to cause flooding on existing properties. She asked what assurances or protections would be provided to current residents. She also described existing traffic conditions as unsafe and asked what measures the City planned to implement to address the concerns. Ms. Flores stated that she had been advised that the City did not have sufficient funds to make the necessary traffic improvements.

   Robert Wall, 4109 Cedar Rapids Parkway, stated that Cedar Rapids Parkway could not accommodate additional traffic. He expressed concerns regarding increased noise, the lack of traffic controls, speed limits, and vehicle weight restrictions. Mr. Wall referenced retail development and plans for a hospital in a neighboring city as examples of the type of growth and development he would like to see in Iowa Colony.

Mario Granados, 4507 Plymouth Circle, expressed concern that potential flooding could adversely affect his seven-acre property. He asked what protections would be included in the proposed plans and whether the existing two-lane roads could adequately accommodate traffic generated by the proposed homes. He also questioned the City's ability to fund the necessary infrastructure improvements and raised concerns about potential impacts on property values and established residents.

Carol Wall, 4109 Cedar Rapids Parkway, expressed concerns regarding the proposed subdivision, identifying flooding as her primary concern. She asked where stormwater runoff from the development would be directed. She also stated that existing traffic conditions made it difficult for her to safely access her mailbox and expressed frustration that these issues remained unresolved despite the property taxes she pays.

Jayson Trembath, 4502 Plymouth Circle, expressed concerns regarding roadway safety and flooding. He stated that existing road conditions made it hazardous to enter and exit his property. He also asked whether the city would consider raising the concrete slabs of existing homes to help address potential flooding concerns.

Anuar Castro, 10530 Wagner Street, stated that he owns two homes within the City and expressed concerns regarding narrow streets, heavy traffic, and the addition of more homes when numerous properties were already listed for sale. He stated that residents deserve convenient access to services and encouraged the city to consider residents' input when making decisions regarding future growth and development. He also questioned why so many residents were choosing to move away.

Brenda Dillion, 4402 Bullhead Parkway, expressed concerns regarding increased traffic and potential flooding. She stated that even a small increase in stormwater runoff was a concern for existing residents. She also emphasized the importance of preserving the area's rural character.

Carolyn Bowen identified flooding as her primary concern and asked where stormwater runoff from the proposed subdivision would be directed. She also expressed frustration with the traffic conditions she encountered while traveling to the meeting. Drawing on her experience in real estate, Ms. Bowen acknowledged that the developer had already invested in the property and stated that she anticipated the property would eventually be developed. She noted that most of the property was located outside the City limits and expressed support for annexation, stating that it would provide the City with greater control over future development. She also expressed opposition to low-income housing being located adjacent to Meridiana.

Chairman Hurst closed the public hearing at 6:57 P.M.

EXECUTIVE SESSION- 6:57 P.M.

Executive session in accordance with *551.087* of the Texas Gov’t Code to deliberate on a prospective real estate development project proposal.

POST EXECUTIVE SESSION- 7:07 P.M.

ITEMS FOR CONSIDERATION

2. Administer Oath of Office to newly appointed members.

   City Secretary; Kayleen Rosser administered the Oath of Office to De'Angelique Hardeman.

3. Consideration and possible action on Executive Session matters.

   No action was taken.

4. Consider approval of the October 5, 2026 Planning and Zoning Commission meeting minutes.

Motion made by Hosey to approve October 5, 2026 Planning and Zoning Commission meeting minutes, Seconded by Dillon.
Voting Yea: Hurst, Dillon, Hosey, Wall, Woods
Voting Abstaining: Hardeman

5. Consider approval of the Alvin West College Campus Preliminary Plat.

   Motion made by Dillon to approve the Alvin West College Campus Preliminary Plat, Seconded by Wall.
   Voting Yea: Hurst, Dillon, Hosey, Wall, Woods
   Voting Abstaining: Hardeman

6. Consider approval of Glendale Lakes Drive Street Dedication Preliminary Plat.

   Motion made by Hosey to approve the Glendale Lakes Drive Street Dedication Preliminary Plat, Seconded by Dillon.
   Voting Yea: Hurst, Dillon, Hosey, Wall, Woods
   Voting Abstaining: Hardeman

7. Consider approval of Meridiana Section 35A Amending Plat No. 1.

   Motion made by Wall to approve the Meridiana Section 35A Amending Plat No. 1, Seconded by Hosey.
   Voting Yea: Hurst, Dillon, Hosey, Wall, Woods
   Voting Abstaining: Hardeman

8. Consider approval of Sierra Vista Replat No. 1.

   Motion made by Woods to approve the Sierra Vista Replat No. 1, Seconded by Dillon.
   Voting Yea: Hurst, Dillon, Hosey, Wall, Woods
   Voting Abstaining: Hardeman

9. Consider approval of Wynserra Section 1 Final Plat.

   Motion made by Hosey to approve the Wynserra Section 1 Final Plat, the Wynserra Section 2 Final Plat, the Wynserra Section 3 Final Plat, the Wynserra Section 4 Final Plat, the Wynserra Street Dedication and Reserves Section 1 Final Plat, the Wynserra Wastewater Treatment Plant Final Plat, the Wynserra Water Plant Final Plat, Seconded by Wall.
   Voting Yea: Hurst, Dillon, Hosey, Wall, Woods
   Voting Abstaining: Hardeman

10. Consider approval of Wynserra Section 2 Final Plat.
    The action was taken during item No. 9.

11. Consider approval of Wynserra Section 3 Final Plat.
    The action was taken during item No. 9.

12. Consider approval of Wynserra Section 4 Final Plat.
    The action was taken during item No. 9.

13. Consider approval of Wynserra Street Dedication and Reserves Section 1 Final Plat.
    The action was taken during item No. 9.

14. Consider approval of Wynserra Wastewater Treatment Plant Final Plat.
    The action was taken during item No. 9.

15. Consider approval of Wynserra Water Plant Final Plat.
    The action was taken during item No. 9.

16. Consideration and possible action to provide a recommendation to City Council concerning rezoning the following property from Single Family Residential to Planned Unit Development (PUD)

    Approximately 104-acres of land located on Cedar Rapids Parkway (County Road 57), A0286 H T & BRR TRACT 1-2-2C, Brazoria County, Texas

Mr. Srinivasa Gogineni thanked the members for the opportunity to present the Colony Retreat development. He stated that the proposed development consists of approximately 104 acres located at the corner of Iowa Colony Boulevard and Cedar Rapids Parkway. He noted that the development team had reviewed the comments received from neighboring residents, as well as staff recommendations, and had taken them into consideration when revising the proposal.

Mr. Gogineni stated that drainage was the residents' primary concern. In response, staff recommended providing a 20-foot buffer around the property. Staff also recommended installing masonry fencing along all major thoroughfares. He confirmed that they had agreed to include an inclusive playground and had removed the proposed 40-foot lots from the plan, leaving only 50-foot and 60-foot lots in consideration based on feedback from neighboring residents.

He stated that they were awaiting approval before proceeding with the Traffic Impact Analysis and Drainage Impact Analysis; however, both studies would be required. He assured the members that the development would comply with the more stringent requirements, whether established by the City or the County. He also confirmed that an area would be provided for community mailboxes.

Regarding traffic improvements, Mr. Gogineni stated that the developer would complete a Traffic Impact Analysis and contribute its proportionate share toward any necessary roadway improvements or traffic signals based on the findings of the study. He also discussed having a farm style type of homes to maintain the rural feel of the community.

He talked about the amenities. He provided an overview of the primary entrance concept. He also showed idea of second entrance concept.

Commission Member Wall expressed concerns regarding existing traffic conditions, stating that the roadway was already heavily congested and that the proposed development would add additional homes and traffic to the area. He asked about the developer's plans to address the increased traffic and noted that the developer was proposing to contribute funds toward a traffic signal.

Commission Member Hosey asked whether the proposed drainage would flow into Chocolate Bayou, noting that the area generally drains toward the bayou.

Commission Member Dillon expressed concerns regarding the pipeline running through the property. She stated that it was an active pipeline and recommended that the developer contact the Texas Railroad Commission for additional information. She further noted that the pipeline had exceeded its expected lifespan and expressed concern that it posed a potential hazard to the community.

Commission Member Woods asked whether the developer had visited the intersection to observe the existing traffic conditions. He stated that when he visited the area earlier that day, he had

nearly been involved in an accident. He reiterated that traffic and roadway safety were significant concerns.

Motion made by Hosey to recommend to City Council to approve rezoning the following property from Single Family Residential to Planned Unit Development (PUD) with staff's recommendations, Seconded by Woods.
Voting Yea: Hurst
Voting Nay: Dillon, Hosey, Wall, Woods
Voting Abstaining: Hardeman

17. Consideration and possible action to provide a recommendation to City Council regarding a variance request for the sign height requirements at 2038 Meridiana Parkway.

    Motion made by Woods to recommend to City Council to deny the variance request for the sign height requirements at 2038 Meridiana Parkway, Seconded by Hosey.
    Voting Yea: Hurst, Dillon, Hosey, Wall, Woods
    Voting Abstaining: Hardeman

18. Consideration and possible action to approve a resolution adopting bylaws for the Planning and Zoning Commission.

    No action was taken.

ADJOURNMENT
The meeting was adjourned at 8:24 P.M.

APPROVED THIS 1ST DAY OF DECEMBER 2026.

ATTEST:

_____ _____

Kayleen Rosser, City Secretary David Hurst, Chair

ADICO
CONSULTING ENGINEERS

Thursday, November 19, 2026

Gerardo Morales
DHI Engineering, LLC
6744 Horton Vista Dr.
Richmond, TX 77407
gamorales@dhiengineering.com

Re: Caldwell Crossing Section 5 Final Plat
Letter of Recommendation to Approve
COIC Project No. 8765
Adico, LLC Project No. 710-26-002-055

Dear Mr. Morales,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Caldwell Crossing Section 5 Final Plat received on or about November 19, 2026. 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 submitted on November 19, 2026.

Please provide at least two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, November 30, 2026, for consideration at the December 1, 2026, Planning and Zoning Commission meeting.

Following consideration at the Planning and Zoning Commission meeting, the plat will be placed on the December 21, 2026, City Council agenda for consideration.

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: Rachel Patterson
Kayleen Rosser
File: 710-26-002-055

APPROVED, ADICO, LLC, 11192026

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, CALDWELL DEVELOPERS, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH ISRAEL FOGIEL, PRESIDENT, OWNER, HEREINAFTER REFERRED TO AS OWNERS OF THE **32.301** ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF **CALDWELL CROSSING SECTION 5,** DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, 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 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 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 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.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION 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, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS 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, **CALDWELL DEVELOPERS, INC., A TEXAS CORPORATION,** HAS CAUSED THESE PRESENTS TO BE SIGNED BY **ISRAEL FOGIEL, ITS PRESIDENT,** THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 20__.

CALDWELL DEVELOPERS, INC.,
A TEXAS CORPORATION

BY: _____
ISRAEL FOGIEL, PRESIDENT

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **ISRAEL FOGIEL, PRESIDENT** OF **CALDWELL DEVELOPERS, INC.,** A TEXAS CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

I, **JON P. BORDOVSKY,** A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION WAS PREPARED FROM AN ACTUAL SURVEY OF THE PARENT TRACT PROPERTY, MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE OF THE PERIMETER BOUNDARY ONLY WILL BE MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "GBI PARTNERS" UNLESS OTHERWISE NOTED AT THE TIME OF RECORDATION AND THE PLAT CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF NAD 1983, SOUTH CENTRAL ZONE.

STATE OF TEXAS
REGISTERED
JON P. BORDOVSKY
6405
PROFESSIONAL
LAND SURVEYOR

_____
JON P. BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF **CALDWELL CROSSING SECTION 5** IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF IOWA COLONY, AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT

THIS _____, DAY OF _____ 20__.

_____
DAVID HURST, CHAIRMAN
PLANNING & ZONING COMMISSION MEMBER

_____
BRENDA DILLON
PLANNING & ZONING COMMISSION MEMBER

_____
ROBERT WALL
PLANNING & ZONING COMMISSION MEMBER

_____
BRIAN JOHNSON
PLANNING & ZONING COMMISSION MEMBER

_____
LES HOSEY
PLANNING & ZONING COMMISSION MEMBER

_____
TERRY HAYES
PLANNING & ZONING COMMISSION MEMBER

_____
DE'ANGELIQUE HARDEMAN
PLANNING & ZONING COMMISSION MEMBER

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF **CALDWELL CROSSING SECTION 5** IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF IOWA COLONY, AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT

THIS _____, DAY OF _____ 20__.

_____
WILL KENNEDY, MAYOR

_____
MARQUETTE GREENE-SCOTT
COUNCIL POSITION 3

_____
MARGARET MADARIAGA, COUNCIL POSITION 1

_____
TIMOTHY VARLACK, COUNCIL DISTRICT A

_____
ARNETTA HICKS-MURRAY, COUNCIL POSITION 2

_____
KAREEM BOYCE, COUNCIL DISTRICT B

APPROVAL BY CITY ENGINEER

_____
SYDNEY HARGRODER, COUNCIL DISTRICT C

_____
DINH HO, P.E., CITY ENGINEER

NOTES:

1. THIS PLAT LIES WITHIN BRAZORIA COUNTY, THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD 87, AND BRAZORIA DRAINAGE DISTRICT #5.
2. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS AMERICAN TITLE COMPANY. THE SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.
3. THE EXISTING PIPELINE EASEMENTS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT HAVE BEEN SHOWN, HEREON.
4. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99986724707.
5. TBM = INDICATES TEMPORARY BENCHMARK: TBM "G" ELEVATION = 58.75', NAVD 88, GEOID 18
6. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
7. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NO. 48039C0105K DECEMBER 30, 2020, THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
8. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF IOWA COLONY AND BRAZORIA DRAINAGE DISTRICT #5.
9. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
10. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
11. SIDEWALKS MUST BE CONSTRUCTED AS A PART OF ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
12. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN. (3) 12 INCHES ABOVE FINISHED GRADE.
13. BOUNDARY CLOSURE CALCULATION ERROR:
    1: 500,734.00
14. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
15. THE FINAL PLAT WILL EXPIRE (2) YEARS AFTER FINAL APPROVAL BY THE CITY COUNCIL IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO (2) YEAR PERIOD OR THE ONE (1) YEAR EXTENSION PERIOD GRANTED BY CITY COUNCIL.
16. THE OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
17. THE OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
18. MINIMUM OF FIVE (5) FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
19. ALL STREETS, WATER AND WASTEWATER FACILITIES SHALL BE CONSTRUCTED AND CONFORM TO THE CITY'S DESIGN CRITERIA.
20. INTERIOR LOT CORNER MONUMENTS ARE OR WILL BE SET WITH A MINIMUM OF FIVE EIGHTS (5/8) INCH IRON ROD SET AT LEAST THIRTY SIX (36) INCHES IN LENGTH.
21. THIS PLAT IS SUBJECT TO AN UNLOCATABLE PIPELINE EASEMENT GRANTED TO SINCLAIR REFINING COMPANY, AS SET FORTH BY INSTRUMENT FILED FOR RECORD UNDER VOLUME 291, PAGE 179, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.
22. SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS AS SET FORTH IN B.C.C.F. NO. 2025040192 (BLANKET IN NATURE).

BRAZORIA COUNTY DRAINAGE DISTRICT #5 NOTES:

1. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
2. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
3. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WITH THE EXCEPTION OF DISTRICT MAINTAINED FACILITIES, 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.
4. A DECLARATION OF MAINTENANCE COVENANT SHALL BE EXECUTED AND RECORDED IN BRAZORIA COUNTY, TEXAS, AND ALL APPLICABLE DRAINAGE AND STORMWATER FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE RECORDED DECLARATION.
5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
6. LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN N/A 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.
7. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
8. 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.
9. 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.
10. 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.
11. THIS PLAT PREPARED AND APPROVED IN ACCORDANCE WITH THE BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 RULES, REGULATIONS & GUIDELINES DATED 10/05/2026.

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

_____ _____
LEE WALDEN, P.E. DATE
PRESIDENT

_____ _____
KERRY OSBURN DATE
VICE PRESIDENT

_____ _____
BRANDON MIDDLETON DATE
SECRETARY/TREASURER

_____ _____
DINH HO, P.E. DATE
DISTRICT ENGINEER

BCDD5 REF. ID# **702-26-002-046**
NOTE: PROJECT FIELD STARTUP WILL START WITHIN 365 CALENDAR DAYS FROM HERE SHOWN. CONTINUOUS AND REASONABLE FIELD WORK IS EXPECTED.

I, SARAH L. ABRAMS GILBERT, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF BRAZORIA COUNTY, TEXAS, TO THE BEST OF MY KNOWLEDGE.

STATE OF TEXAS
SARAH L. ABRAMS GILBERT
134934
LICENSED
PROFESSIONAL ENGINEER

_____
SARAH L. ABRAMS GILBERT, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 134934

M&B'S DESCRIPTION:

BEING A TRACT CONTAINING 32.301 ACRES OF LAND, LOCATED IN THE WILLIAM PETTUS SURVEY, ABSTRACT NUMBER 714 IN BRAZORIA COUNTY, TEXAS; SAID 32.301 ACRE TRACT BEING A CALL 32.3001 ACRE TRACT STYLED AS TRACT 1 AND RECORDED IN THE NAME OF CALDWELL DEVELOPERS, INC. IN FILE NUMBER 2025027044 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY (O.P.R.B.C.), SAME BEING A PORTION OF LOT 54,57 AND 58, EMIGRATION LAND COMPANY SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 128 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.); SAID 32.301 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BEING BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, AS DERIVED FROM GPS OBSERVATIONS):

BEGINNING AT A 5/8-INCH IRON ROD FOUND AT THE SOUTHEASTERLY CORNER OF A CALL 73.689 ACRE TRACT RECORDED IN THE NAME OF D.R. HORTON-TEXAS, LTD. IN FILE NUMBER 2023047167 OF THE O.P.R.B.C. AND BEING ON THE WESTERLY LINE OF A CALL 28.215 ACRE TRACT RECORDED IN THE NAME OF WILLIAM A. TULL IN FILE NUMBER 03-011501 OF THE O.P.R.B.C.;

THENCE, WITH SAID WESTERLY LINE, SOUTH 03 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE OF 1470.47 FEET TO A 5/8-INCH IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF A CALL 1.439 ACRE TRACT RECORDED IN THE NAME OF GULF COAST WATER AUTHORITY IN FILE NUMBER 2021068142 OF THE O.P.R.B.C.;

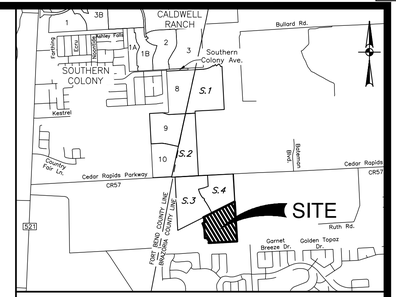
THENCE, WITH THE NORTHERLY LINE OF SAID 1.439 ACRE TRACT, SOUTH 86 DEGREES 54 MINUTES 36 SECONDS WEST, A DISTANCE OF 1051.46 FEET TO A 5/8-INCH IRON ROD WITH "GBI PARTNERS" CAP SET AT THE SOUTHWESTERLY CORNER OF SAID 32.301 ACRE TRACT;

THENCE, WITH THE WESTERLY LINE OF SAID 32.301 TRACT, THE FOLLOWING FIFTEEN (15) COURSES:

1) NORTH 41 DEGREES 58 MINUTES 03 SECONDS EAST, A DISTANCE OF 14.16 FEET TO A 5/8-INCH IRON ROD WITH "GBI PARTNERS" CAP SET;
2) NORTH 02 DEGREES 58 MINUTES 31 SECONDS WEST, A DISTANCE OF 116.04 FEET TO A 5/8-INCH IRON ROD WITH "GBI PARTNERS" CAP SET;
3) SOUTH 87 DEGREES 01 MINUTE 29 SECONDS WEST, A DISTANCE OF 41.80 FEET TO A 5/8-INCH IRON ROD WITH "GBI PARTNERS" CAP SET;
4) NORTH 02 DEGREES 58 MINUTES 31 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH "GBI PARTNERS" CAP SET;
5) SOUTH 87 DEGREES 01 MINUTE 29 SECONDS WEST, A DISTANCE OF 95.00 FEET TO A 5/8-INCH IRON ROD WITH "GBI PARTNERS" CAP SET;
6) NORTH 02 DEGREES 58 MINUTES 31 SECONDS WEST, A DISTANCE OF 210.75 FEET TO A 5/8-INCH IRON ROD WITH "GBI PARTNERS" CAP SET;
7) NORTH 03 DEGREES 29 MINUTES 48 SECONDS WEST, A DISTANCE OF 66.51 FEET TO A 5/8-INCH IRON ROD WITH "GBI PARTNERS" CAP SET;
8) NORTH 07 DEGREES 47 MINUTES 59 SECONDS WEST, A DISTANCE OF 66.02 FEET TO A 5/8-INCH IRON ROD WITH "GBI PARTNERS" CAP SET;
9) NORTH 12 DEGREES 50 MINUTES 41 SECONDS WEST, A DISTANCE OF 66.02 FEET TO A 5/8-INCH IRON ROD WITH "GBI PARTNERS" CAP SET;
10) NORTH 17 DEGREES 53 MINUTES 22 SECONDS WEST, A DISTANCE OF 66.02 FEET TO A 5/8-INCH IRON ROD WITH "GBI PARTNERS" CAP SET;
11) NORTH 22 DEGREES 55 MINUTES 32 SECONDS WEST, A DISTANCE OF 75.81 FEET TO A 5/8-INCH IRON ROD WITH "GBI PARTNERS" CAP SET;
12) NORTH 63 DEGREES 13 MINUTES 11 SECONDS EAST, A DISTANCE OF 93.90 FEET TO A 5/8-INCH IRON ROD WITH "GBI PARTNERS" CAP SET;
13) NORTH 26 DEGREES 46 MINUTES 49 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH "GBI PARTNERS" CAP SET;
14) NORTH 63 DEGREES 13 MINUTES 11 SECONDS EAST, A DISTANCE OF 35.10 FEET TO A 5/8-INCH IRON ROD WITH "GBI PARTNERS" CAP SET;
15) NORTH 26 DEGREES 46 MINUTES 49 SECONDS WEST, A DISTANCE OF 125.00 FEET TO A 5/8-INCH IRON ROD WITH "GBI PARTNERS" CAP SET ON THE SOUTHERLY LINE OF AFORESAID 73.689 ACRE TRACT;

THENCE, WITH SAID SOUTHERLY LINE, NORTH 63 DEGREES 13 MINUTES 11 SECONDS EAST, A DISTANCE OF 1293.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 32.301 ACRES OF LAND.

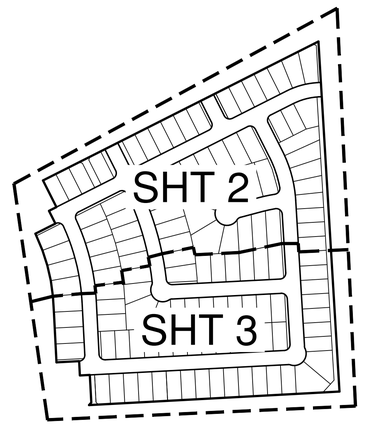
MINIMUM FINISH FLOOR EVEVATION	
BLOCK	ELEVATION
BLOCKS 1-7	60.00 FEET
THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 60.00 FEET ABOVE MEAN SEA LEVEL (NAVD88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN (24) INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES AND ABOVE THE 100-YR WATER SURFACE ELEVATION OF RECEIVING DETENTION POND SERVING THE PROPOSED DEVELOPMENT, WHICHEVER IS HIGHER. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN (24) INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND (12) INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.	



VICINITY MAP
SCALE: 1" = 2,640' (1/2 MILE)
KEY MAP: 691G & 691H

LEGEND

●		FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
○		SET 5/8" IRON ROD
○		SET 5/8" IRON ROD-ROW/LOT
AC	=	ACRE
AE	=	AERIAL EASEMENT
SSE	=	SANITARY SEWER EASEMENT
STM SE	=	STORM SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
DE	=	DRAINAGE EASEMENT
UE	=	UTILITY EASEMENT
BL	=	BUILDING LINE
RBL	=	REAR BUILDING LINE
R	=	RADIUS
ROW	=	RIGHT-OF-WAY
SQ.FT.	=	SQUARE FEET
IR	=	IRON ROD
FD	=	FOUND
B.C.D.R.	=	BRAZORIA COUNTY DEED RECORDS
B.C.O.P.R.	=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
B.C.P.R.	=	BRAZORIA COUNTY PLAT RECORDS
F.B.C.D.R.	=	FORT BEND COUNTY DEED RECORDS
O.R.F.B.C.	=	OFFICIAL RECORDS FORT BEND COUNTY
F.B.C.P.R.	=	FORT BEND COUNTY PLAT RECORDS
O.P.R.B.C.	=	OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY
	=	INDICATES STREET NAME CHANGE



SHEET INDEX
SCALE: 1"=300'

FINAL PLAT OF
CALDWELL CROSSING SECTION 5

A SUBDIVISION OF 32.301 ACRES
BEING A PARTIAL REPLAT OF
LOTS 54, 57, AND 58
IN THE EMIGRATION LAND COMPANY SUBDIVISION,
AS RECORDED IN VOLUME 3, PAGE 128, B.C.P.R.
LOCATED IN THE WILLIAM PETTUS SURVEY,
ABSTRACT NUMBER 714
CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

REASON TO REPLAT: TO CREATE
127 SINGLE FAMILY LOTS AND 18 RESERVES.

127 LOTS 18 RESERVES 7 BLOCKS

SCALE: 1"= 60' NOVEMBER 18, 2026

OWNER:
CALDWELL DEVELOPERS, INC.,
A TEXAS CORPORATION
ISRAEL FOGIEL, PRESIDENT
10003 NW MILITARY HWY, SUITE 2201
SAN ANTONIO, TEXAS 78231
(210) 344-9200

SURVEYOR:

GBI PARTNERS
4724 VISTA ROAD
PASADENA, TX 77505
PHONE: 281-499-4539
TBPELS FIRM #10130300
GBISurvey@GBISurvey.com
www.GBISurvey.com

PREPARED BY:

DHI Engineering, LLC
6744 HORTON VISTA DR., SUITE 100
RICHMOND, TX 77407
TBPE REG. NO. F-19561

Date: Nov 19, 2026, 3:22pm User ID: WAMorales
File: Z:_CLIENT PROJECTS\DR Horton\Caldwell Crossing\Section 5\800 - Platting\840 - Final Plat\Caldwell Crossing Section 5_Final Plat R1.dwg

APPROVED, ADICO, LLC, 11192026

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	300.00'	23°20'19"	S74°53'21"W	121.36'	122.20'
C2	500.00'	23°20'19"	S15°06'39"E	202.26'	203.67'
C3	600.00'	11°05'57"	S80°43'14"W	116.05'	116.23'
C4	50.00'	90°27'59"	S41°47'30"W	71.00'	78.95'
C5	50.00'	86°39'30"	N49°38'46"W	68.62'	75.62'
C6	1200.00'	20°27'48"	N16°32'55"W	426.31'	428.58'
C7	900.00'	23°48'18"	S14°52'40"E	371.25'	373.93'
C8	25.00'	90°00'00"	N18°13'11"E	35.36'	39.27'
C9	25.00'	90°00'00"	S71°46'49"E	35.36'	39.27'
C10	25.00'	90°00'00"	N18°13'11"E	35.36'	39.27'
C11	25.00'	90°00'00"	S71°46'49"E	35.36'	39.27'
C12	330.00'	23°20'19"	N74°53'21"E	133.49'	134.42'
C13	270.00'	23°20'19"	S74°53'21"W	109.22'	109.98'
C14	25.00'	90°00'00"	S18°13'11"W	35.36'	39.27'
C15	530.00'	23°20'19"	S15°06'39"E	214.40'	215.89'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C16	25.00'	21°29'03"	S14°11'02"E	9.32'	9.37'
C17	50.00'	133°26'06"	S41°47'30"W	91.86'	116.44'
C18	25.00'	21°29'03"	N82°13'59"W	9.32'	9.37'
C19	25.00'	90°00'00"	N42°01'29"E	35.36'	39.27'
C20	870.00'	21°35'50"	N13°46'26"W	326.00'	327.94'
C21	25.00'	92°12'28"	N70°40'35"W	36.03'	40.23'
C22	25.00'	88°02'48"	S19°11'47"W	34.75'	38.42'
C23	930.00'	21°51'06"	S13°54'04"E	352.54'	354.69'
C24	25.00'	90°00'00"	S47°58'31"E	35.36'	39.27'
C25	25.00'	90°27'59"	N41°47'30"E	35.50'	39.47'
C26	25.00'	89°32'01"	N48°12'30"W	35.21'	39.07'
C27	25.00'	29°24'04"	S72°19'28"W	12.69'	12.83'
C28	50.00'	145°24'48"	N49°40'10"W	95.48'	126.90'
C29	25.00'	29°19'18"	N8°22'35"E	12.65'	12.79'
C30	1170.00'	18°52'00"	N15°43'04"W	383.52'	385.26'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C31	25.00'	91°37'45"	N70°57'57"W	35.85'	39.98'
C32	25.00'	88°30'49"	S18°57'46"W	34.89'	38.62'
C33	1230.00'	18°45'42"	S15°54'47"E	400.97'	402.77'
C34	25.00'	86°26'34"	S49°45'13"E	34.24'	37.72'
C35	25.00'	90°27'59"	N41°47'30"E	35.50'	39.47'
C36	25.00'	96°06'36"	N51°29'48"W	37.19'	41.94'
C37	570.00'	5°16'39"	S77°48'35"W	52.48'	52.50'
C38	25.00'	42°50'00"	S53°45'15"W	18.26'	18.69'
C39	50.00'	265°40'01"	N14°49'45"W	73.33'	231.84'
C40	25.00'	42°50'00"	S83°24'44"E	18.26'	18.69'
C41	630.00'	6°00'04"	N78°10'18"E	65.96'	65.99'
C42	25.00'	91°46'52"	N35°16'53"E	35.90'	40.05'
C43	470.00'	16°10'16"	N18°41'41"W	132.21'	132.65'
C44	25.00'	90°00'00"	N71°46'49"W	35.36'	39.27'

NOTE:

ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

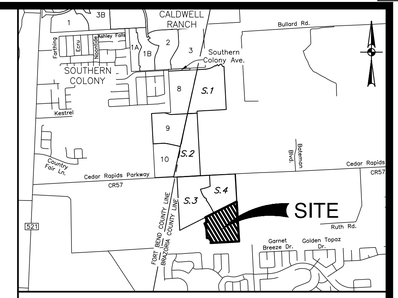


LINE TABLE		
LINE #	BEARING	LENGTH
L1	N41°58'03"E	14.16'
L2	S87°01'29"W	41.80'
L3	N2°58'31"W	60.00'
L4	N3°29'48"W	66.51'
L5	N7°47'59"W	66.02'
L6	N12°50'41"W	66.02'
L7	N17°53'22"W	66.02'
L8	N22°55'32"W	75.81'
L9	N63°13'11"E	93.90'

LINE TABLE		
LINE #	BEARING	LENGTH
L10	N26°46'49"W	60.00'
L11	N63°13'11"E	35.10'
L12	N86°33'30"E	14.53'
L13	S40°19'51"W	4.50'
L14	S26°46'49"E	22.45'
L15	N86°33'30"E	14.53'
L16	S86°33'30"W	14.53'
L17	N48°01'57"W	14.13'
L18	S71°46'49"E	14.14'

LINE TABLE		
LINE #	BEARING	LENGTH
L19	N18°13'11"E	14.14'
L20	N23°47'25"W	48.22'
L21	N9°18'10"W	19.70'
L22	S3°58'08"E	27.64'
L23	N2°58'31"W	25.00'
L24	N11°58'34"W	31.95'
L25	N8°04'52"W	59.15'
L26	N11°18'34"W	59.15'
L27	N14°32'15"W	59.15'

LINE TABLE		
LINE #	BEARING	LENGTH
L28	N17°45'56"W	59.15'
L29	N20°59'37"W	59.15'
L30	N24°12'54"W	58.90'
L31	N76°10'57"E	54.38'
L32	N73°32'48"E	68.42'
L33	N78°09'47"E	60.65'
L34	S8°04'52"E	49.34'
L35	N64°15'26"W	14.00'



LEGEND

●		FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
○		SET 5/8" IRON ROD
○		SET 5/8" IRON ROD-ROW/LOT
AC	=	ACRE
AE	=	AERIAL EASEMENT
SSE	=	SANITARY SEWER EASEMENT
STM SE	=	STORM SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
DE	=	DRAINAGE EASEMENT
UE	=	UTILITY EASEMENT
BL	=	BUILDING LINE
RBL	=	REAR BUILDING LINE
R	=	RADIUS
ROW	=	RIGHT-OF-WAY
SQ.FT.	=	SQUARE FEET
IR	=	IRON ROD
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B.C.D.R.	=	BRAZORIA COUNTY DEED RECORDS
B.C.O.P.R.	=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
B.C.P.R.	=	BRAZORIA COUNTY PLAT RECORDS
F.B.C.D.R.	=	FORT BEND COUNTY DEED RECORDS
O.R.F.B.C.	=	OFFICIAL RECORDS FORT BEND COUNTY
F.B.C.P.R.	=	FORT BEND COUNTY PLAT RECORDS
O.P.R.B.C.	=	OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY
	=	INDICATES STREET NAME CHANGE

FINAL PLAT OF
CALDWELL CROSSING SECTION 5

A SUBDIVISION OF 32.301 ACRES
BEING A PARTIAL REPLAT OF
LOTS 54, 57, AND 58
IN THE EMIGRATION LAND COMPANY SUBDIVISION,
AS RECORDED IN VOLUME 3, PAGE 128, B.C.P.R.
LOCATED IN THE WILLIAM PETTUS SURVEY,
ABSTRACT NUMBER 714
CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

REASON TO REPLAT: TO CREATE
127 SINGLE FAMILY LOTS AND 18 RESERVES.

127 LOTS 18 RESERVES 7 BLOCKS

SCALE: 1"= 60' NOVEMBER 18, 2026

OWNER:
CALDWELL DEVELOPERS, INC.,
A TEXAS CORPORATION
ISRAEL FOGIEL, PRESIDENT
10003 NW MILITARY HWY, SUITE 2201
SAN ANTONIO, TEXAS 78231
(210) 344-9200

SURVEYOR:

GBI PARTNERS
4724 VISTA ROAD
PASADENA, TX 77505
PHONE: 281-499-4539
TBPELS FIRM #10130300
GBIsurvey@GBIsurvey.com
www.GBISurvey.com

PREPARED BY:

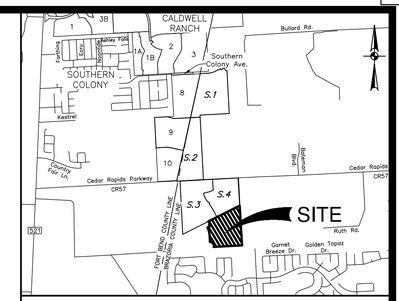
DHI Engineering, LLC
6744 HORTON VISTA DR., SUITE 100
RICHMOND, TX 77407
TBPE REG. NO. F-19561

Date: Nov 19, 2026, 3:22pm User ID: WMorales
File: Z:_CLIENT PROJECTS\DR Horton\Caldwell Crossing\Section 5\800 - Platting\840 - Final Plat\Caldwell Crossing Section 5_Final Plat R1.dwg

APPROVED, ADICO, LLC, 11192026

RESERVE TABLE			
RESERVE	ACRES	SQ. FT.	TYPE
A	0.054	2,367	RESTRICTED TO LANDSCAPE / OPEN SPACE
B	0.026	1,140	RESTRICTED TO LANDSCAPE / OPEN SPACE
C	0.026	1,140	RESTRICTED TO LANDSCAPE / OPEN SPACE
D	0.041	1,771	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
E	0.025	1,086	RESTRICTED TO LANDSCAPE / OPEN SPACE
F	0.597	25,992	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
G	0.060	2,620	RESTRICTED TO LANDSCAPE / OPEN SPACE
H	0.025	1,090	RESTRICTED TO LANDSCAPE / OPEN SPACE
I	0.025	1,082	RESTRICTED TO LANDSCAPE / OPEN SPACE
J	0.088	3,850	RESTRICTED TO LANDSCAPE / OPEN SPACE/ DRAINAGE
K	0.054	2,367	RESTRICTED TO LANDSCAPE / OPEN SPACE
L	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE
M	0.054	2,358	RESTRICTED TO LANDSCAPE / OPEN SPACE
N	0.025	1,090	RESTRICTED TO LANDSCAPE / OPEN SPACE
O	0.070	3,034	RESTRICTED TO LANDSCAPE / OPEN SPACE
P	0.063	2,738	RESTRICTED TO LANDSCAPE / OPEN SPACE
Q	0.027	1,180	RESTRICTED TO LANDSCAPE / OPEN SPACE
R	0.027	1,165	RESTRICTED TO LANDSCAPE / OPEN SPACE
TOTAL	1.337	58,250	

Caldwell Crossing Parkland Table								
Section	No. of Lots	Public Park Requirement (1 AC./54 DU)	Private Park Dedication (AC.)	Private Park Credit (50%)	Public Park Dedication (AC.) (Maintenance Berm)	Public Park Credit (50%)	Park Credit Provided (AC.)	Remaining Park Credit (AC.)
1	106	1.963	1.062	0.531	3.32	1.66	2.191	0.228
2	63	1.167	1.435	0.718	3.46	1.73	2.448	1.509
3	70	1.296	3.142	1.571	3.43	1.71	3.285	3.497
4	93	1.722	0.332	0.166	0.000	0.00	0.166	1.941
5	127	2.352	0.000	0.000	0.000	0.00	0.000	-0.411
6	64	1.185	0.587	0.294	0.000	0.00	0.294	-1.303
Total	523	9.685	6.558	3.279	10.207	5.104	8.383	

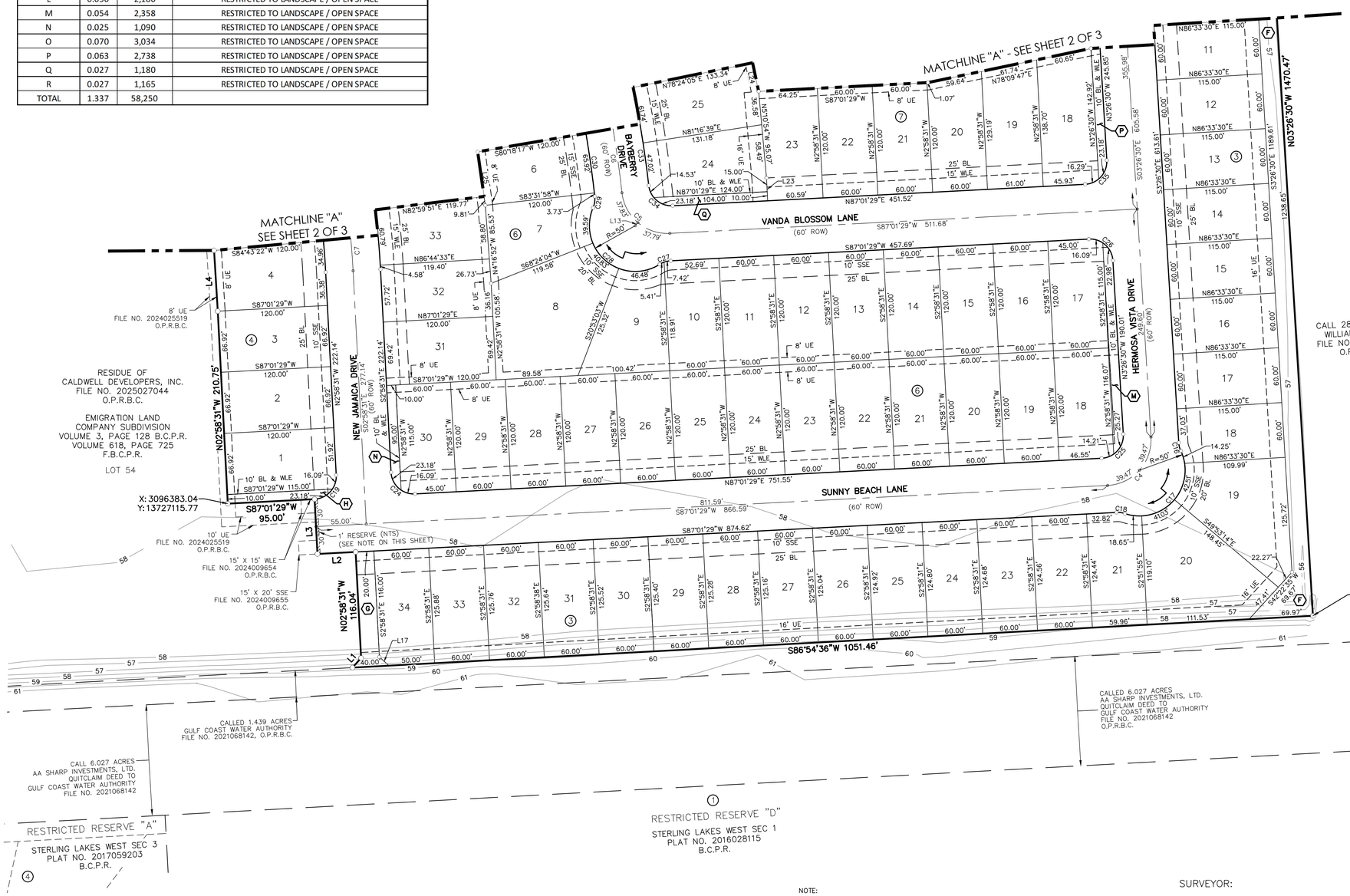


VICINITY MAP
SCALE: 1" = 2,640' (1/2 MILE)
KEY MAP: 691G & 691H

SCALE: 1"= 60'
0' 60' 120' 180'

LEGEND

●		FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
○		SET 5/8" IRON ROD
○		SET 5/8" IRON ROD–ROW/LOT
AC	=	ACRE
AE	=	AERIAL EASEMENT
SSE	=	SANITARY SEWER EASEMENT
STM SE	=	STORM SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
DE	=	DRAINAGE EASEMENT
UE	=	UTILITY EASEMENT
BL	=	BUILDING LINE
RBL	=	REAR BUILDING LINE
R	=	RADIUS
ROW	=	RIGHT–OF–WAY
SQ.FT.	=	SQUARE FEET
IR	=	IRON ROD
FD	=	FOUND
B.C.D.R.	=	BRAZORIA COUNTY DEED RECORDS
B.C.O.P.R.	=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
B.C.P.R.	=	BRAZORIA COUNTY PLAT RECORDS
F.B.C.D.R.	=	FORT BEND COUNTY DEED RECORDS
O.R.F.B.C.	=	OFFICIAL RECORDS FORT BEND COUNTY
F.B.C.P.R.	=	FORT BEND COUNTY PLAT RECORDS
O.P.R.B.C.	=	OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY
	=	INDICATES STREET NAME CHANGE



NOTE:

ONE–FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE–SUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE–FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT–OF–WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

FINAL PLAT OF
CALDWELL CROSSING SECTION 5

A SUBDIVISION OF 32.301 ACRES
BEING A PARTIAL REPLAT OF
LOTS 54, 57, AND 58
IN THE EMIGRATION LAND COMPANY SUBDIVISION,
AS RECORDED IN VOLUME 3, PAGE 128, B.C.P.R.
LOCATED IN THE WILLIAM PETTUS SURVEY,
ABSTRACT NUMBER 714
CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

REASON TO REPLAT: TO CREATE
127 SINGLE FAMILY LOTS AND 18 RESERVES.

127 LOTS 18 RESERVES 7 BLOCKS

SCALE: 1"= 60' NOVEMBER 18, 2026

OWNER:
CALDWELL DEVELOPERS, INC.,
A TEXAS CORPORATION
ISRAEL FOGIEL, PRESIDENT
10003 NW MILITARY HWY, SUITE 2201
SAN ANTONIO, TEXAS 78231
(210) 344–9200

SURVEYOR:

GBI PARTNERS
4724 VISTA ROAD
PASADENA, TX 77505
PHONE: 281-499-4539
TBPELS FIRM #10130300
GBSurvey@GBSurvey.com
www.GBISurvey.com

PREPARED BY:

DHI Engineering, LLC
6744 HORTON VISTA DR., SUITE 100
RICHMOND, TX 77407
TBPE REG. NO. F-19561

Date: Nov 19, 2026, 3:22pm User ID: WLMorales
File: Z:_CLIENT PROJECTS\DR Horton\Caldwell Crossing\Section 5\800 - Platting\840 - Final Plat\Caldwell Crossing Section 5_Final Plat R1.dwg

ADICO
CONSULTING ENGINEERS

Thursday, November 19, 2026

Gerardo Morales
DHI Engineering, LLC
6744 Horton Vista Dr.
Richmond, TX 77407
gamorales@dhiengineering.com

Re: Caldwell Crossing Section 6 Final Plat
Letter of Recommendation to Approve
COIC Project No. 8766
Adico, LLC Project No. 710-26-002-056

Dear Mr. Morales,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Caldwell Crossing Section 6 Final Plat received on or about November 19, 2026. 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 submitted on November 19, 2026.

Please provide at least two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, November 30, 2026, for consideration at the December 1, 2026, Planning and Zoning Commission meeting.

Following consideration at the Planning and Zoning Commission meeting, the plat will be placed on the December 21, 2026, City Council agenda for consideration.

Sincerely,
Adico, LLC

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

Cc: Rachel Patterson
Kayleen Rosser
File: 710-26-002-056

APPROVED, ADICO, LLC, 1119206

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, **CALDWELL DEVELOPERS, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH ISRAEL FOGIEL, PRESIDENT,** OWNER, HEREINAFTER REFERRED TO AS OWNERS OF THE **17.234** ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF **CALDWELL CROSSING SECTION 6,** DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, 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 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 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 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.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION 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, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS 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, **CALDWELL DEVELOPERS, INC., A TEXAS CORPORATION,** HAS CAUSED THESE PRESENTS TO BE SIGNED BY **ISRAEL FOGIEL, ITS PRESIDENT,** THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 20__.

CALDWELL DEVELOPERS, INC.,
A TEXAS CORPORATION

BY: _____
ISRAEL FOGIEL, PRESIDENT

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **ISRAEL FOGIEL, PRESIDENT** OF **CALDWELL DEVELOPERS, INC.,** A TEXAS CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

I, **JON P. BORDOVSKY,** A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION WAS PREPARED FROM AN ACTUAL SURVEY OF THE PARENT TRACT PROPERTY, MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE OF THE PERIMETER BOUNDARY ONLY WILL BE MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "GBI PARTNERS" UNLESS OTHERWISE NOTED AT THE TIME OF RECORDATION AND THE PLAT CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF NAD 1983, SOUTH CENTRAL ZONE.

STATE OF TEXAS · REGISTERED · JON P. BORDOVSKY · 6405 · PROFESSIONAL · LAND SURVEYOR

_____
JON P. BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF **CALDWELL CROSSING SECTION 6** IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF IOWA COLONY, AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT

THIS _____, DAY OF _____ 20__.

_____
DAVID HURST, MEMBER
PLANNING & ZONING COMMISSION CHAIRMAN

_____
BRENDA DILLON
PLANNING & ZONING COMMISSION MEMBER

_____
ROBERT WALL
PLANNING & ZONING COMMISSION MEMBER

_____
DEMOND WOODS
PLANNING & ZONING COMMISSION MEMBER

_____
LES HOSEY
PLANNING & ZONING COMMISSION MEMBER

_____
TERRY HAYES
PLANNING & ZONING COMMISSION MEMBER

_____
DE'ANGELIQUE HARDEMAN
PLANNING & ZONING COMMISSION MEMBER

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF **CALDWELL CROSSING SECTION 6** IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF IOWA COLONY, AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT

THIS _____, DAY OF _____ 20__.

_____
WILL KENNEDY, MAYOR

_____
MARQUETTE GREENE-SCOTT
COUNCIL POSITION 3

_____
MARGARET MADARIAGA, COUNCIL POSITION 1

_____
TIMOTHY VARLACK, COUNCIL DISTRICT A

_____
ARNETTA HICKS-MURRAY, COUNCIL POSITION 2

_____
KAREEM BOYCE, COUNCIL DISTRICT B

APPROVAL BY CITY ENGINEER

_____
SYDNEY HARGRODER, COUNCIL DISTRICT C

_____
DINH HO, P.E., CITY ENGINEER

NOTES:

1. THIS PLAT LIES WITHIN BRAZORIA COUNTY, THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD 87, AND BRAZORIA DRAINAGE DISTRICT #5.
2. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS AMERICAN TITLE COMPANY. THE SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.
3. THE EXISTING PIPELINE EASEMENTS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT HAVE BEEN SHOWN, HEREON.
4. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99986724707.
5. TBM = INDICATES TEMPORARY BENCHMARK: TBM "F" ELEVATION = 59.67', NAVD 88, GEOID 18
6. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
7. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NO. 48039C0105K DECEMBER 30, 2020, THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
8. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF IOWA COLONY AND BRAZORIA DRAINAGE DISTRICT #5.
9. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
10. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
11. SIDEWALKS MUST BE CONSTRUCTED AS A PART OF ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
12. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN. (3) 12 INCHES ABOVE FINISHED GRADE.
13. BOUNDARY CLOSURE CALCULATION ERROR:
    1: 389,357.00
14. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
15. THE FINAL PLAT WILL EXPIRE (2) YEARS AFTER FINAL APPROVAL BY THE CITY COUNCIL IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO (2) YEAR PERIOD OR THE ONE (1) YEAR EXTENSION PERIOD GRANTED BY CITY COUNCIL.
16. THE OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
17. THE OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
18. MINIMUM OF FIVE (5) FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
19. ALL STREETS, WATER AND WASTEWATER FACILITIES SHALL BE CONSTRUCTED AND CONFORM TO THE CITY'S DESIGN CRITERIA.
20. INTERIOR LOT CORNER MONUMENTS ARE OR WILL BE SET WITH A MINIMUM OF FIVE EIGHTS (5/8) INCH IRON ROD SET AT LEAST THIRTY SIX (36) INCHES IN LENGTH.
21. THIS PLAT IS SUBJECT TO AN UNLOCATABLE PIPELINE EASEMENT GRANTED TO SINCLAIR REFINING COMPANY, AS SET FORTH BY INSTRUMENT FILED FOR RECORD UNDER VOLUME 291, PAGE 179, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.
22. SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS AS SET FORTH IN B.C.C.F. NO. 2025040193 (BLANKET IN NATURE).

BRAZORIA COUNTY DRAINAGE DISTRICT #5 NOTES:

1. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
2. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
3. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WITH THE EXCEPTION OF DISTRICT MAINTAINED FACILITIES, 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.
4. A DECLARATION OF MAINTENANCE COVENANT SHALL BE EXECUTED AND RECORDED IN BRAZORIA COUNTY, TEXAS, AND ALL APPLICABLE DRAINAGE AND STORMWATER FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE RECORDED DECLARATION.
5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
6. LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN __N/A__ 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.
7. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
8. 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.
9. 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.
10. 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.
11. THIS PLAT PREPARED AND APPROVED IN ACCORDANCE WITH THE BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 RULES, REGULATIONS & GUIDELINES DATED 10/05/2026.

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

_____ _____
LEE WALDEN, P.E. DATE
PRESIDENT

_____ _____
KERRY OSBURN DATE
VICE PRESIDENT

_____ _____
BRANDON MIDDLETON DATE
SECRETARY/TREASURER

_____ _____
DINH HO, P.E. DATE
DISTRICT ENGINEER

BCDD5 REF. ID# **702-26-002-047**

NOTE: PROJECT FIELD STARTUP WILL START WITHIN 365 CALENDAR DAYS FROM HERE SHOWN. CONTINUOUS AND REASONABLE FIELD WORK IS EXPECTED.

I, SARAH L. ABRAMS GILBERT, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF BRAZORIA COUNTY, TEXAS, TO THE BEST OF MY KNOWLEDGE.

_____
SARAH L. ABRAMS GILBERT, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 134934

STATE OF TEXAS · SARAH L. ABRAMS GILBERT · 134934 · LICENSED · PROFESSIONAL ENGINEER

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	50.00'	66°03'59"	S30°11'12"W	54.51'	57.65'
C2	300.00'	23°48'18"	S14°52'40"E	123.75'	124.64'
C3	600.00'	23°48'18"	S14°52'40"E	247.50'	249.29'
C4	50.00'	90°07'43"	S47°54'39"E	70.79'	78.65'
C5	25.00'	90°00'00"	N42°09'12"E	35.36'	39.27'
C6	25.00'	23°10'11"	N14°25'53"W	10.04'	10.11'
C7	50.00'	112°24'21"	N30°11'12"E	83.10'	98.09'
C8	25.00'	23°10'11"	N74°48'17"E	10.04'	10.11'
C9	25.00'	87°09'04"	S19°38'39"W	34.47'	38.03'
C10	630.00'	20°57'23"	S13°27'12"E	229.14'	230.43'
C11	25.00'	90°00'00"	S47°58'31"E	35.36'	39.27'
C12	25.00'	21°42'04"	S76°10'27"W	9.41'	9.47'
C13	50.00'	134°01'06"	N47°40'02"W	92.06'	116.95'
C14	25.00'	26°02'59"	N6°19'01"E	11.27'	11.37'
C15	80.00'	3°51'41"	N4°46'38"W	5.39'	5.39'
C16	25.00'	90°00'00"	N47°50'48"W	35.36'	39.27'
C17	20.00'	66°03'59"	S30°11'12"W	21.80'	23.06'
C18	25.00'	97°38'08"	N67°57'45"W	37.63'	42.60'
C19	270.00'	16°10'10"	N11°03'36"W	75.94'	76.20'
C20	25.00'	90°00'00"	N42°01'29"E	35.36'	39.27'
C21	20.00'	90°07'43"	S47°54'39"E	28.32'	31.46'
C22	25.00'	84°44'19"	N20°51'01"E	33.70'	36.97'
C23	25.00'	93°25'28"	S70°04'05"E	36.40'	40.76'
C24	570.00'	20°22'51"	S13°09'56"E	201.69'	202.76'
C25	25.00'	90°00'00"	S42°01'29"W	35.36'	39.27'
C26	25.00'	90°00'00"	N47°58'31"W	35.36'	39.27'
C27	330.00'	18°32'37"	N12°14'49"W	106.34'	106.80'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S63°13'11"W	35.10'
L2	S26°46'49"E	60.00'
L3	S63°13'11"W	93.90'
L4	S22°55'32"E	75.81'
L5	S17°53'22"E	66.02'
L6	S12°50'41"E	66.02'
L7	S7°47'59"E	66.02'
L8	S3°29'48"E	66.51'
L9	N87°01'29"E	95.00'
L10	S2°58'31"E	60.00'
L11	N87°01'29"E	41.80'
L12	S41°58'03"W	14.16'
L13	N59°48'48"W	7.00'
L14	S26°46'49"E	22.45'
L15	S26°46'49"E	22.45'
L16	N2°50'48"W	41.14'
L17	N2°50'48"W	29.61'
L18	N71°46'49"W	14.14'
L19	N18°13'11"E	14.14'
L20	N26°46'49"W	10.00'
L21	N2°58'31"W	122.45'
L22	S63°13'11"W	118.89'
L23	N63°13'11"E	116.15'
L24	S63°13'11"W	114.37'
L25	N63°13'11"E	115.60'
L26	S87°09'12"W	110.00'
L27	S87°09'12"W	110.00'
L28	S87°01'29"W	118.32'
L29	N87°01'29"E	115.00'
L30	S87°01'29"W	115.00'
L31	N87°01'29"E	115.00'

MINIMUM FINISH FLOOR EVEVATION	
BLOCK	ELEVATION
BLOCKS 1-5	60.00 FEET
THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 60.00 FEET ABOVE MEAN SEA LEVEL (NAVD88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN (24) INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES AND ABOVE THE 100-YR WATER SURFACE ELEVATION OF RECEIVING DETENTION POND SERVING THE PROPOSED DEVELOPMENT, WHICHEVER IS HIGHER. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN (24) INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND (12) INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.	

M&B'S DESCRIPTION:

BEING A TRACT CONTAINING 17.234 ACRES OF LAND, LOCATED IN THE WILLIAM PETTUS SURVEY, ABSTRACT NUMBER 714 IN BRAZORIA COUNTY, TEXAS; SAID 17.234 ACRE TRACT BEING A CALL 17.234 ACRE TRACT STYLED AS TRACT 2 AND RECORDED IN THE NAME OF CALDWELL DEVELOPERS, INC. IN FILE NUMBER 2025027044 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY (O.P.R.B.C.), SAME BEING A PORTION OF LOT 54, EMIGRATION LAND COMPANY SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 128 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.); SAID 17.234 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BEING BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, AS DERIVED FROM GPS OBSERVATIONS):

BEGINNING AT A 5/8-INCH IRON ROD FOUND AT THE SOUTHWESTERLY CORNER OF A CALL 73.689 ACRE TRACT RECORDED IN THE NAME OF D.R. HORTON-TEXAS, LTD. IN FILE NUMBER 2023047167 OF THE O.P.R.B.C. AND BEING ON THE EASTERLY LINE OF A CALL 47.27 ACRE TRACT RECORDED IN THE NAMES OF JOSE MARTINEZ, RAMON MARTINEZ AND JUVENCIO MARTINEZ IN FILE NUMBER 94-029430 OF THE O.P.R.B.C.;

THENCE, WITH THE SOUTHERLY LINE OF SAID 73.689 ACRE TRACT, NORTH 63 DEGREES 13 MINUTES 11 SECONDS EAST, A DISTANCE OF 1061.16 FEET TO A 5/8-INCH IRON ROD WITH "GBI PARTNERS" CAP SET AT THE NORTHEASTERLY CORNER OF AFORESAID 17.234 ACRE TRACT;

THENCE, WITH THE EASTERLY LINE OF SAID 17.234 ACRE TRACT, THE FOLLOWING FIFTEEN (15) COURSES:

1) SOUTH 26 DEGREES 46 MINUTES 49 SECONDS EAST, A DISTANCE OF 125.00 FEET TO A 5/8-INCH IRON ROD WITH "GBI PARTNERS" CAP SET;

2) SOUTH 63 DEGREES 13 MINUTES 11 SECONDS WEST, A DISTANCE OF 35.10 FEET TO A 5/8-INCH IRON ROD WITH "GBI PARTNERS" CAP SET;

3) SOUTH 26 DEGREES 46 MINUTES 49 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH "GBI PARTNERS" CAP SET;

4) SOUTH 63 DEGREES 13 MINUTES 11 SECONDS WEST, A DISTANCE OF 93.90 FEET TO A 5/8-INCH IRON ROD WITH "GBI PARTNERS" CAP SET;

5) SOUTH 22 DEGREES 55 MINUTES 32 SECONDS EAST, A DISTANCE OF 75.81 FEET TO A 5/8-INCH IRON ROD WITH "GBI PARTNERS" CAP SET;

6) SOUTH 17 DEGREES 53 MINUTES 22 SECONDS EAST, A DISTANCE OF 66.02 FEET TO A 5/8-INCH IRON ROD WITH "GBI PARTNERS" CAP SET;

7) SOUTH 12 DEGREES 50 MINUTES 41 SECONDS EAST, A DISTANCE OF 66.02 FEET TO A 5/8-INCH IRON ROD WITH "GBI PARTNERS" CAP SET;

8) SOUTH 07 DEGREES 47 MINUTES 59 SECONDS EAST, A DISTANCE OF 66.02 FEET TO A 5/8-INCH IRON ROD WITH "GBI PARTNERS" CAP SET;

9) SOUTH 03 DEGREES 29 MINUTES 48 SECONDS EAST, A DISTANCE OF 66.51 FEET TO A 5/8-INCH IRON ROD WITH "GBI PARTNERS" CAP SET;

10) SOUTH 02 DEGREES 58 MINUTES 31 SECONDS EAST, A DISTANCE OF 210.75 FEET TO A 5/8-INCH IRON ROD WITH "GBI PARTNERS" CAP SET;

11) NORTH 87 DEGREES 01 MINUTE 29 SECONDS EAST, A DISTANCE OF 95.00 FEET TO A 5/8-INCH IRON ROD WITH "GBI PARTNERS" CAP SET;

12) SOUTH 02 DEGREES 58 MINUTES 31 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH "GBI PARTNERS" CAP SET;

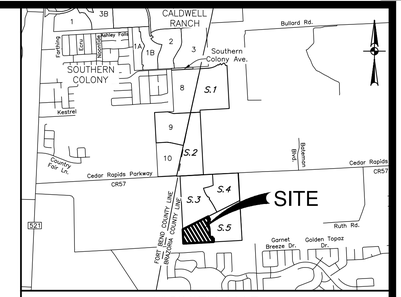
13) NORTH 87 DEGREES 01 MINUTE 29 SECONDS EAST, A DISTANCE OF 41.80 FEET TO A 5/8-INCH IRON ROD WITH "GBI PARTNERS" CAP SET;

14) SOUTH 02 DEGREES 58 MINUTES 31 SECONDS EAST, A DISTANCE OF 116.04 FEET TO A 5/8-INCH IRON ROD WITH "GBI PARTNERS" CAP SET;

15) SOUTH 41 DEGREES 58 MINUTES 03 SECONDS WEST, A DISTANCE OF 14.16 FEET TO A 5/8-INCH IRON ROD WITH "GBI PARTNERS" CAP SET ON NORTHERLY LINE OF A CALL 1.439 ACRE TRACT RECORDED IN THE NAME OF GULF COAST WATER AUTHORITY IN FILE NUMBER 2021068142 OF THE O.P.R.B.C.;

THENCE, WITH SAID NORTHERLY LINE, SOUTH 86 DEGREES 54 MINUTES 36 SECONDS WEST, A DISTANCE OF 1115.83 FEET TO A 5/8-INCH IRON ROD WITH "GBI PARTNERS" CAP SET AT THE NORTHWESTERLY CORNER OF SAID 1.439 ACRE TRACT AND BEING ON THE AFORESAID EASTERLY LINE OF 47.27 ACRE TRACT;

THENCE, WITH SAID EASTERLY LINE, NORTH 02 DEGREES 50 MINUTES 48 SECONDS WEST, A DISTANCE OF 524.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.234 ACRES OF LAND.



VICINITY MAP
SCALE: 1" = 2,640' (1/2 MILE)
KEY MAP: 691G & 691H

LEGEND

●		FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
○		SET 5/8" IRON ROD
○		SET 5/8" IRON ROD-ROW/LOT
AC	=	ACRE
AE	=	AERIAL EASEMENT
SSE	=	SANITARY SEWER EASEMENT
STM SE	=	STORM SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
DE	=	DRAINAGE EASEMENT
UE	=	UTILITY EASEMENT
BL	=	BUILDING LINE
RBL	=	REAR BUILDING LINE
R	=	RADIUS
ROW	=	RIGHT-OF-WAY
SQ.FT.	=	SQUARE FEET
IR	=	IRON ROD
FD	=	FOUND
B.C.D.R.	=	BRAZORIA COUNTY DEED RECORDS
B.C.O.P.R.	=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
B.C.P.R.	=	BRAZORIA COUNTY PLAT RECORDS
F.B.C.D.R.	=	FORT BEND COUNTY DEED RECORDS
O.R.F.B.C.	=	OFFICIAL RECORDS FORT BEND COUNTY
F.B.C.P.R.	=	FORT BEND COUNTY PLAT RECORDS
O.P.R.B.C.	=	OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY
	=	INDICATES STREET NAME CHANGE

FINAL PLAT OF
CALDWELL CROSSING SECTION 6

A SUBDIVISION OF 17.234 ACRES OF LAND
BEING A PARTIAL REPLAT OF LOT 54
IN THE EMIGRATION LAND COMPANY SUBDIVISION,
AS RECORDED IN VOLUME 3, PAGE 128, B.C.P.R.
LOCATED IN THE WILLIAM PETTUS SURVEY,
ABSTRACT NUMBER 714
CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

REASON TO REPLAT: TO CREATE
64 SINGLE FAMILY LOTS AND 13 RESERVES.

64 LOTS 13 RESERVES 5 BLOCKS

SCALE: 1"= 60' NOVEMBER 18, 2026

OWNER:
CALDWELL DEVELOPERS, INC.,
A TEXAS CORPORATION
ISRAEL FOGIEL, PRESIDENT
10003 NW MILITARY HWY, SUITE 2201
SAN ANTONIO, TEXAS 78231
(210) 344-9200

PREPARED BY:

DHI Engineering, LLC
6744 HORTON VISTA DR., SUITE 100
RICHMOND, TX 77407
TBPE REG. NO. F-19561

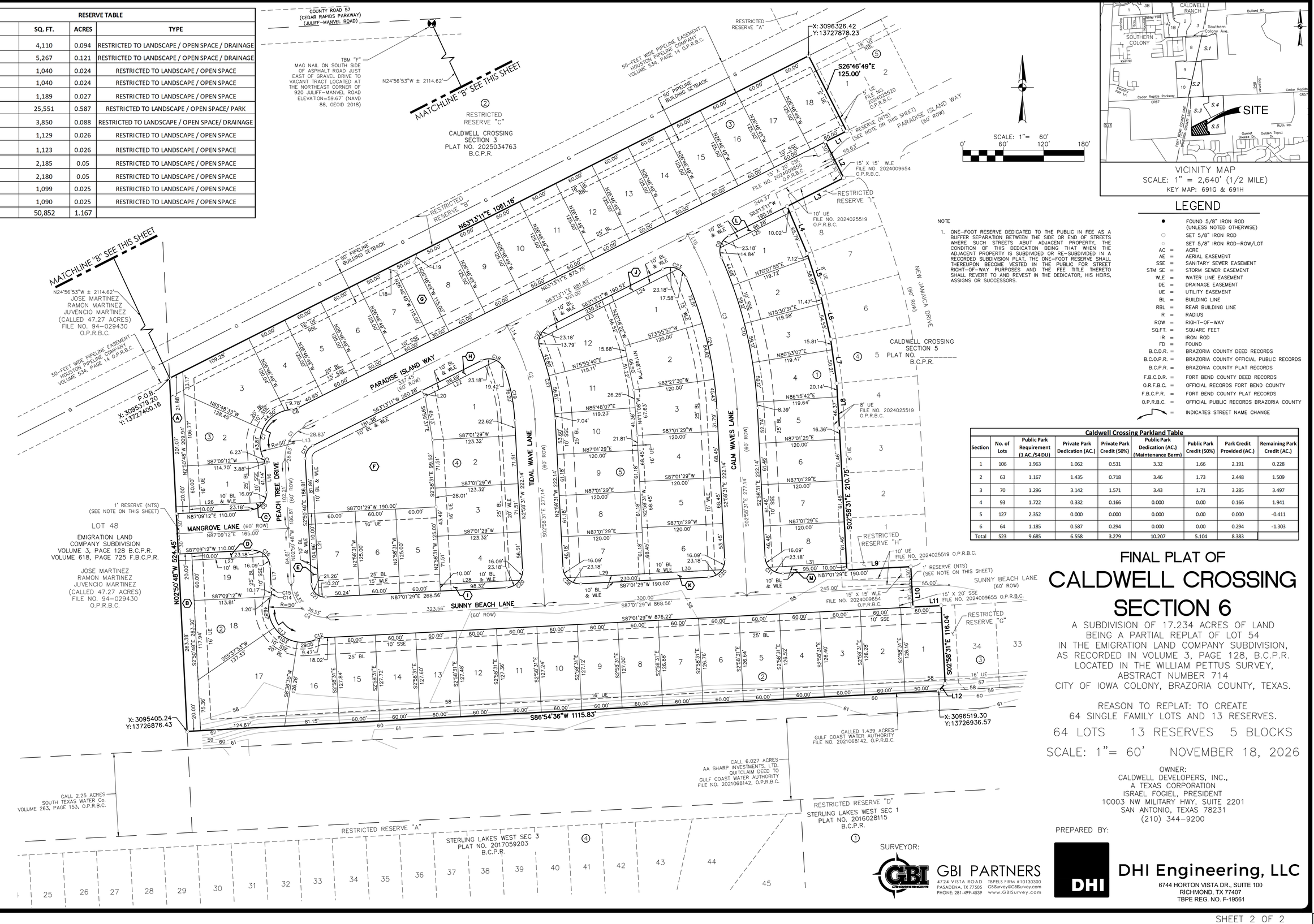
SURVEYOR:

GBI PARTNERS
4724 VISTA ROAD
PASADENA, TX 77505
PHONE: 281-499-4539
TBPELS FIRM #10130300
GBISurvey@GBISurvey.com
www.GBISurvey.com

Date: Nov 19, 2026, 3:24pm User ID: WMcrotes
File: Z:_CLIENT PROJECTS\DR Horton\Caldwell Crossing\Section 6\800 - Platting\840 - Final Plat\Caldwell Crossing Section 6_Final Plat R1.dwg

APPROVED, ADICO, LLC, 1119206

RESERVE TABLE			
RESERVE	SQ. FT.	ACRES	TYPE
RES A	4,110	0.094	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
RES B	5,267	0.121	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
RES C	1,040	0.024	RESTRICTED TO LANDSCAPE / OPEN SPACE
RES D	1,040	0.024	RESTRICTED TO LANDSCAPE / OPEN SPACE
RES E	1,189	0.027	RESTRICTED TO LANDSCAPE / OPEN SPACE
RES F	25,551	0.587	RESTRICTED TO LANDSCAPE / OPEN SPACE/ PARK
RES G	3,850	0.088	RESTRICTED TO LANDSCAPE / OPEN SPACE/ DRAINAGE
RES H	1,129	0.026	RESTRICTED TO LANDSCAPE / OPEN SPACE
RES I	1,123	0.026	RESTRICTED TO LANDSCAPE / OPEN SPACE
RES J	2,185	0.05	RESTRICTED TO LANDSCAPE / OPEN SPACE
RES K	2,180	0.05	RESTRICTED TO LANDSCAPE / OPEN SPACE
RES L	1,099	0.025	RESTRICTED TO LANDSCAPE / OPEN SPACE
RES M	1,090	0.025	RESTRICTED TO LANDSCAPE / OPEN SPACE
TOTAL	50,852	1.167	



VICINITY MAP
SCALE: 1" = 2,640' (1/2 MILE)
KEY MAP: 691G & 691H

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O.P.R.B.C.	=	OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY
	=	INDICATES STREET NAME CHANGE

NOTE

1. ONE–FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE–SUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE–FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT–OF–WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

Caldwell Crossing Parkland Table

Section	No. of Lots	Public Park Requirement (1 AC./54 DU)	Private Park Dedication (AC.)	Private Park Credit (50%)	Public Park Dedication (AC.) (Maintenance Berm)	Public Park Credit (50%)	Park Credit Provided (AC.)	Remaining Park Credit (AC.)
1	106	1.963	1.062	0.531	3.32	1.66	2.191	0.228
2	63	1.167	1.435	0.718	3.46	1.73	2.448	1.509
3	70	1.296	3.142	1.571	3.43	1.71	3.285	3.497
4	93	1.722	0.332	0.166	0.000	0.00	0.166	1.941
5	127	2.352	0.000	0.000	0.000	0.00	0.000	-0.411
6	64	1.185	0.587	0.294	0.000	0.00	0.294	-1.303
Total	523	9.685	6.558	3.279	10.207	5.104	8.383	

FINAL PLAT OF
CALDWELL CROSSING
SECTION 6

A SUBDIVISION OF 17.234 ACRES OF LAND
BEING A PARTIAL REPLAT OF LOT 54
IN THE EMIGRATION LAND COMPANY SUBDIVISION,
AS RECORDED IN VOLUME 3, PAGE 128, B.C.P.R.
LOCATED IN THE WILLIAM PETTUS SURVEY,
ABSTRACT NUMBER 714
CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

REASON TO REPLAT: TO CREATE
64 SINGLE FAMILY LOTS AND 13 RESERVES.

64 LOTS 13 RESERVES 5 BLOCKS

SCALE: 1"= 60' NOVEMBER 18, 2026

OWNER:
CALDWELL DEVELOPERS, INC.,
A TEXAS CORPORATION
ISRAEL FOGIEL, PRESIDENT
10003 NW MILITARY HWY, SUITE 2201
SAN ANTONIO, TEXAS 78231
(210) 344–9200

PREPARED BY:

SURVEYOR:
GBI PARTNERS
4724 VISTA ROAD TBPELS FIRM #10130300
PASADENA, TX 77505 GBISurvey@GBISurvey.com
PHONE: 281-499-4539 www.GBISurvey.com

DHI Engineering, LLC
6744 HORTON VISTA DR., SUITE 100
RICHMOND, TX 77407
TBPE REG. NO. F-19561

Date: Nov 19, 2026, 3:24pm User ID: WMorales
File: Z:_CLIENT PROJECTS\DR Horton\Caldwell Crossing\Section 6\800 – Platting\840 – Final Plat\Caldwell Crossing Section 6_Final Plat R1.dwg

ADICO
CONSULTING ENGINEERS

Friday, November 20, 2026

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

Re: Ellwood Section 6 Final Plat
Letter of Recommendation to Approve
COIC Project No. 8790
Adico, LLC Project No. 710-26-002-053

Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of the Ellwood Section 6 Final Plat, being +/-13.37 acres out of the W.H. Dennis Survery, A-512, City of Iowa Colony, Texas, received on or about November 18, 2026. 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 submitted on November 18, 2026.

Please provide at least two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, November 30, 2026, for consideration at the December 1, 2026, Planning and Zoning Commission meeting.

Following consideration at the Planning and Zoning Commission meeting, the plat will be placed on the December 21, 2026, City Council agenda for consideration.

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: Rachel Patterson
Kayleen Rosser
File: 710-26-002-053

E4766

APPROVED, ADICO, LLC, 11202026

E4766

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, KLLB AIV LLC, a Delaware limited liability company, acting by and through Ed Hadley, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, owner of the property subdivided in this plat, ELLWOOD SECTION 6, do hereby make subdivision of said property for and on behalf of said KLLB AIV LLC, a Delaware limited liability company, 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 assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'–6") for ten feet (10'–0") perimeter easements or seven feet, six inches (7'–6") for fourteen feet (14'–0") perimeter easements or five feet, six inches (5'–6") for sixteen feet (16'–0") perimeter easements from a plane sixteen feet (16'–0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & 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 easements, or eight feet (8'–0") for fourteen feet (14'–0") back–to–back easements or seven feet (7'–0") for sixteen feet (16'–0") back–to–back 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. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'–0") in width.

IN TESTIMONY WHEREOF, KLLB AIV LLC, a Delaware limited liability company, has caused these presents to be signed by Ed Hadley, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, thereunto authorized by this____, day of _____, 2026.

OWNER

KLLB AIV LLC,
a Delaware limited liability company

BY: _____

Print Name: Ed Hadley

Title: Authorized Signatory

STATE OF ARIZONA §

COUNTY OF MARICOPA §

BEFORE ME, the undersigned authority, on this day personally appeared Ed Hadley, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

_____

Notary Public in and for the
State of Arizona
My Notary Commission Expires_____

I, Charles Jurica, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of not less than five–eighths of one inch (5/8) inch and a length of not less than three (3) feet.

_____

Charles Jurica, Registered Professional Land Surveyor
Texas Registration No. 6696

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E., President — Date	Kerry L. Osburn, Vice President — Date
Brandon Middleton, Secretary/Treasurer — Date	Dinh V. Ho, P.E., District Engineer — Date

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

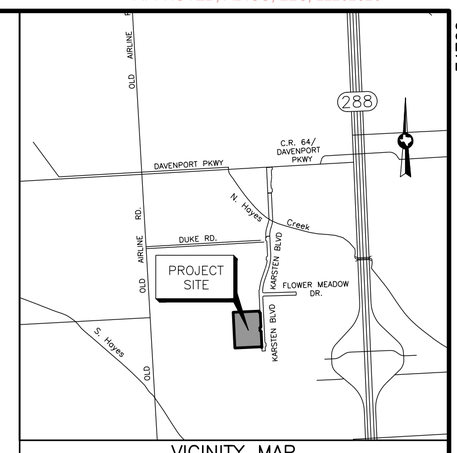
BCDD5 ID# 702–26–002–042

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

1. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
2. All property shall drain into the drainage easement only through an approved drainage structure.
3. All drainage easements and detention pond reserves shown on this plat, with the exception of District maintained facilities, will be maintained by the property owners and/or business owners; provided, however, any 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.
4. A Declaration of Maintenance Covenant shall be executed and recorded in Brazoria County, Texas, and all applicable drainage and stormwater facilities shall be maintained in accordance with the recorded Declaration.
5. The property identified in the foregoing plat lies with Brazoria County Drainage District #5.
6. Land use within the commercial site is limited to an average imperviousness of no more than 63.6 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.
7. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
8. 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.
9. 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.
10. Project field start–up will start within 365 calendar days from date shown hereon. 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.
11. This Plat prepared and approved in accordance with the Brazoria County Drainage District No. 5 Rules, Regulations & Guidelines dated 10/05/2026.

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL	PLANNING AND ZONING COMMISSION APPROVAL
Wil Kennedy, Mayor	David Hurst, Chairman Planning and Zoning Commission
Margaret Madariaga, Council Member	Les Hosey Planning and Zoning Commission Member
Arnetta Hicks–Murray, Council Member	Brenda Dillon Planning and Zoning Commission Member
Marquette Greene–Scott, Council Member	Terry Hayes Planning and Zoning Commission Member
Tim Varlack, Council Member	Robert Wall Planning and Zoning Commission Member
Sydney Hargroder, Council Member	Demond Woods Planning and Zoning Commission Member
Kareem Boyce, Council Member	De'Angelique Hardeman Planning and Zoning Commission Member
Dinh Ho, P.E., City Engineer	Date
Date	



VICINITY MAP
SCALE: 1"=2,640' KEYMAP 692S

METES AND BOUNDS DESCRIPTION
BEING A 13.37 ACRE TRACT OF LAND
ELLWOOD SECTION 6
SITUATED IN THE
W.H. DENNIS SURVEY, ABSTRACT 512
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF A 13.37 ACRE TRACT OF LAND SITUATED IN THE W.H. DENNIS SURVEY, ABSTRACT 512, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO KLLB AIV LLC, DESCRIBED AS BEING 233.54 ACRES BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2023036335 ALSO BEING OUT OF TRACT 454, OF THE EMIGRATION LAND CO. SUBDIVISION AS PER THE PLAT RECORDED UNDER VOLUME 2, PAGE 113 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), SAID 13.37 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a northerly common corner of said Tracts 444 and 454 being out of the aforesaid THE EMIGRATION LAND CO. SUBDIVISION in the southerly line of a called 13.376 acre tract as referenced in B.C.C.F. No. 2016041185, the north line of said 233.54 acre tract, same being the centerline of an unimproved roadway (based on a width of 40 feet by the plat of Emigration Land Co.), from which a 1/2–inch iron rod called for and found bears South 18°15'00" West, a distance of 0.42 feet;

THENCE, North 87°18'25" East, continuing along the north line of said 233.54 acre tract with the common line of said Tract 454 and the called 13.376 acre tract, same being the centerline of said unimproved roadway, passing at a distance of 154.43 feet a 5/8–inch iron rod called for and found marking the southeasterly corner of said 13.376 acre tract and the southwesterly corner of a called 10 acre tract as referenced in B.C.C.F. No. 2016055601, and continuing along said common line, for a distance of 640.28 feet to the northeast corner of the herein described tract;

1) THENCE, South 02°41'35" East, for a distance of 30.16 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner, the beginning of a non–tangent curve;

2) THENCE, in a southeasterly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 39.23 feet, an angle of 89°54'41", and a chord bearing South 47°42'26" East, for a distance of 35.33 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for the end of curve;

3) THENCE, South 02°45'05" East, for a distance of 327.63 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner, the beginning of a tangent curve;

4) THENCE, in a southwesterly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing South 42°14'55" West, for a distance of 35.36 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for the end of curve;

5) THENCE, South 02°45'05" East, for a distance of 80.00 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner, the beginning of a non–tangent curve;

6) THENCE, in a southeasterly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing South 47°45'05" East, for a distance of 35.36 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for the end of curve;

7) THENCE, South 02°45'05" East, for a distance of 386.33 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for the southeast corner of the herein described tract;

8) THENCE, South 87°14'55" West, for a distance of 5.00 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for an angle of the herein described tract, in the east line of afore said Emigration Land Co. Tract 455, common to the east line of a called 13.376 acre tract as referenced in B.C.C.F. No. 2019038729 and a west line of afore said 233.54 acre tract;

9) THENCE, North 02°45'05" West, along said common line for a distance of 18.94 feet to a 1/2–inch iron rod found at a fence corner marking the easterly common corner of said Tract 455 and the aforesaid Tract 454;

10) THENCE, South 87°18'25" West, continuing along the south line of said 233.54 acre tract with the common line of said Tracts 454 and 455 for a distance of 660.21 feet to a "MAG" nail set in concrete at the base of a fence corner post marking the common corner of Tracts 454, 455, 445 (as referenced in B.C.C.F. No. 2015015867) and 444 (as referenced in B.C.C.F. No. 2014005687);

11) THENCE, North 02°45'05" West, continuing along a west line of said 233.54 acre tract with the common line of said Tracts 444 and 454 for a distance of 880.16 feet to the POINT OF BEGINNING and containing 13.37 acres of land.

FINAL PLAT OF ELLWOOD SECTION 6

BEING A SUBDIVISION OF 13.37 ACRES OUT OF THE W. H. DENNIS SURVEY, A-512, AND BEING OUT OF LOT 454 OF THE EMIGRATION LAND COMPANY SUBDIVISION IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

3 BLOCKS 54 LOTS 3 RESERVES

OWNER

KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
6900 E. CAMELBACK ROAD, SUITE 800
SCOTTSDALE, AZ 85251
(786)753-8110

DEVELOPER

BEAZER HOMES, TEXAS, L.P. , A DELAWARE LIMITED PARTNERSHIP
13430 NORTHWEST FREEWAY, SUITE 900
HOUSTON, TX 77040
(281)560-6600

OCTOBER, 2026

ENGINEER/SURVEYOR

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPELS FIRM No(s).
F-726 & 10092300

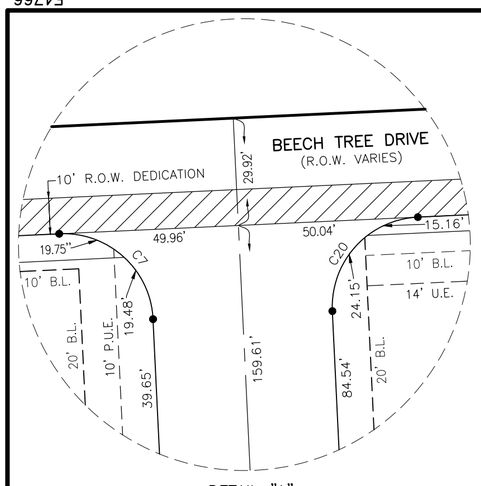
JOB NO. 221–022–06

E4766

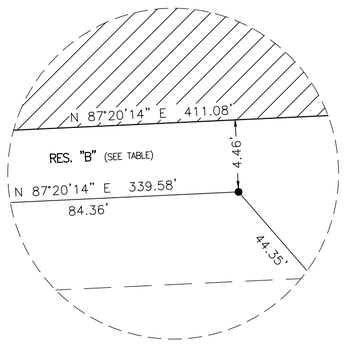
PATH:R:\2022\221–022–06\DRAWING\PLAT\22102206V–PLFP BY:DJA DATE:2026–06–22

E4766

APPROVED, ADICO, LLC, 11202026



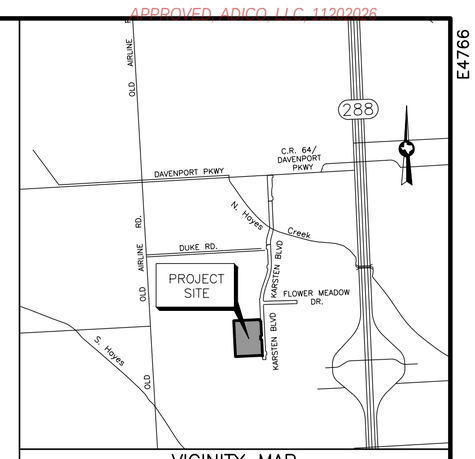
DETAIL "A"



DETAIL "B"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°41'35" E	30.16'
L2	S 02°45'05" E	80.00'
L3	S 87°14'55" W	5.00'
L4	N 02°45'05" W	18.94'
L5	N 42°14'55" E	0.50'
L6	S 47°37'23" E	0.39'
L7	S 42°21'19" W	0.59'
L8	N 87°20'14" E	129.17'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	89°54'41"	39.23'	S 47°42'26" E	35.33'
C2	25.00'	90°00'00"	39.27'	S 42°14'55" W	35.36'
C3	25.00'	90°00'00"	39.27'	S 47°45'05" E	35.36'
C4	50.00'	90°00'00"	78.54'	S 47°45'05" E	70.71'
C5	50.00'	90°00'00"	78.54'	S 42°14'55" W	70.71'
C6	50.00'	90°00'00"	78.54'	N 47°45'05" W	70.71'
C7	25.00'	89°54'41"	39.23'	S 47°42'26" E	35.33'
C8	25.00'	29°55'47"	13.06'	S 12°12'48" W	12.91'
C9	50.00'	149°39'34"	130.60'	S 47°39'05" E	96.52'
C10	25.00'	29°43'48"	12.97'	N 72°23'01" E	12.83'
C11	25.00'	30°09'59"	13.16'	S 77°40'06" E	13.01'
C12	50.00'	150°05'34"	130.98'	N 42°22'07" E	96.61'
C13	25.00'	29°55'35"	13.06'	N 17°42'53" W	12.91'
C14	25.00'	90°00'00"	39.27'	N 42°14'55" E	35.36'
C15	25.00'	90°00'00"	39.27'	N 47°45'05" W	35.36'
C16	25.00'	29°55'35"	13.06'	N 12°12'43" E	12.91'
C17	50.00'	149°51'10"	130.77'	N 47°45'05" W	96.56'
C18	25.00'	29°55'35"	13.06'	S 72°17'07" W	12.91'
C19	25.00'	90°00'00"	39.27'	N 47°45'05" W	35.36'
C20	25.00'	90°05'19"	39.31'	N 42°17'34" E	35.38'
C21	25.00'	90°00'00"	39.27'	S 47°45'05" E	35.36'
C22	25.00'	90°00'00"	39.27'	N 42°14'55" E	35.36'
C23	25.00'	90°00'00"	39.27'	N 47°45'05" W	35.36'
C24	25.00'	90°00'00"	39.27'	S 42°14'55" W	35.36'



VICINITY MAP
SCALE: 1"=2,640' KEYMAP 692S



0' 60' 120' 180'
SCALE: 1" = 60'

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
2. All boundary corners for the plat shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0115K and Panel No. 48039C0120K, dated December 30, 2020, all of the subject property shown hereon lies within "Zone AE" (areas of 1% annual chance floodplain with base flood elevations determined).

   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.
4. AC. indicates Acres
   B.C.C.F. NO. indicates Brazoria County Clerk's File Number
   B.C.D.R. indicates Brazoria County Deed Records
   B.C.P.R. indicates Brazoria County Plat Records Number
   B.L. indicates Building Line
   FND. indicates Found
   PG. indicates Page
   P.O.B. indicates Point Of Beginning
   P.O.C. indicates Point of Commencing
   P.U.E. indicates Public Utility Easement
   RES. indicates Reserve
   R.O.W. indicates Right of Way
   STM. S.E. indicates Storm Sewer Easement
   SQ. FT. indicates Square Feet
   U.E. indicates Utility Easement
   VOL. indicates Volume
   (F) indicates found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
   indicates street name change
5. The property subdivided in the foregoing plat lies within Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. 57, and Brazoria County Drainage District #5 (B.C.D.D.#5).
6. The boundary for this plat has a closure in excess of 1:15,000.
7. No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
8. 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.
9. All water and wastewater facilities shall conform to the city's design criteria.
10. This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09 and as amended.
11. All fourteen (14) foot wide Utility Easements extend seven (7) feet on each side of the common line, unless otherwise indicated.

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

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	43,766	1.0047
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	14,645	0.3362
C	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	13,131	0.3104
	TOTAL	71,542	1.6513

PARKLAND TABLE

PLAT	ACREAGE
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 LIFT STATION NO. 3	0.00 AC.
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 WATER PLANT	0.00 AC.
DAVENPORT PARKWAY STREET DEDICATION	0.00 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.66 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD DETENTION RESERVE 'D'	1.36 AC.
ELLWOOD DETENTION RESERVE 'E PHASE 1'	0.96 AC.
ELLWOOD DETENTION RESERVE 'E PHASE 2'	1.69 AC.
ELLWOOD DETENTION RESERVE 'F'	0.00 AC.
ELLWOOD DETENTION RESERVE 'H'	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 1 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 2 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 3 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 4 STREET DEDICATION	0.00 AC.
ELLWOOD RECREATION RESERVE	1.77 AC.
ELLWOOD SECTION 1A (10 LOTS)	0.51 AC.
ELLWOOD SECTION 1B (82 LOTS)	0.37 AC.
AMENDED PLAT ELLWOOD SECTION 1B (0 LOTS)	0.04 AC.
ELLWOOD SECTION 2 (26 LOTS)	0.47 AC.
ELLWOOD SECTION 3A (38 LOTS)	0.42 AC.
ELLWOOD SECTION 3B (39 LOTS)	0.00 AC.
ELLWOOD SECTION 6 (54 LOTS)	0.31 AC.
TOTAL PROVIDED	9.56 AC.
TOTAL REQUIRED 1/54 AC. PER LOT AT 249 LOTS	4.61 AC.

1) PARKLAND IN DETENTION RESERVES IS CALCULATED AT 50% OF THE AREA OF THE MAINTENANCE BERM, IF MAINTENANCE BERM INCLUDES TRAILS, IS AN AVERAGE MINIMUM WIDTH OF 30' AND A MINIMUM WIDTH OF 20', AND HAS SIDE SLOPES THAT DO NOT EXCEED A 5:1 RATIO.

2) ALL OTHER PARKLAND IS CALCULATED AS THE TOTAL OF RESERVES WITH A "RECREATION" RESTRICTION.

FINAL PLAT OF ELLWOOD SECTION 6

BEING A SUBDIVISION OF 13.37 ACRES OUT OF THE W. H. DENNIS SURVEY, A-512, AND BEING OUT OF LOT 454 OF THE EMIGRATION LAND COMPANY SUBDIVISION IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

3 BLOCKS 54 LOTS 3 RESERVES

OWNER

KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
6900 E. CAMELBACK ROAD, SUITE 800
SCOTTSDALE, AZ 85251
(786)753-8110

DEVELOPER

BEAZER HOMES, TEXAS, L.P. , A DELAWARE LIMITED PARTNERSHIP
13430 NORTHWEST FREEWAY, SUITE 900
HOUSTON, TX 77040
(281)560-6600

OCTOBER, 2026

ENGINEER/SURVEYOR

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPELS FIRM No(s).
F-726 & 10092300

JOB NO. 221-022-06

E4766

PATH:R:\2022\221-022-06\DRAWING\PLAT\22102206V-PLFP BY:DJA DATE:2026-06-22

E4766

ADICO
CONSULTING ENGINEERS

Friday, November 20, 2026

Merrett Huddleston
Elevation Land Solutions
9709 Lakeside Blvd., Ste. 200
The Woodlands, TX 77381
mhuddleston@elevationlandsolutions.com

Re: Sterling Lakes at Iowa Colony Section 4 Partial Replat No. 1
Letter of Recommendation to Approve
COIC Project No. 8210
Adico, LLC Project No. 710-26-002-030

Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Sterling Lakes at Iowa Colony Section 4 Partial Replat No. 1, received on or about November 20, 2026. 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 submitted on November 20, 2026.

Please provide at least two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, November 30, 2026, for consideration at the December 1, 2026, Planning and Zoning Commission meeting.

Following consideration at the Planning and Zoning Commission meeting, the plat will be placed on the December 21, 2026, City Council agenda for consideration.

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: Rachel Patterson
Kayleen Rosser
File: 710-26-002-030

APPROVED, ADICO, LLC, 1

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	108.22'	190.06'	032°37'23"	N13°32'51"E	106.76'
C2	104.86'	2,234.52'	002°41'19"	N01°25'08"W	104.85'
C3	101.76'	110.03'	052°59'17"	N31°08'43"E	98.17'
C4	97.44'	296.20'	018°50'53"	N45°57'21"E	97.00'
C5	88.72'	251.02'	020°15'03"	N21°50'11"E	88.26'
C6	407.35'	875.00'	026°40'24"	S68°45'41"W	403.68'
C7	128.06'	100.00'	073°22'17"	S13°54'49"W	119.48'
C8	49.08'	30.00'	093°43'55"	N24°05'38"E	43.79'
C9	49.08'	30.00'	093°43'55"	S69°38'17"E	43.79'
C10	21.03'	25.00'	048°11'23"	N26°30'16"E	20.41'
C11	241.19'	50.00'	276°22'46"	N39°24'02"W	66.67'
C12	21.03'	25.00'	048°11'23"	S74°41'39"W	20.41'
C13	14.64'	25.00'	033°33'47"	S67°22'51"W	14.44'
C14	58.20'	60.00'	055°34'40"	N71°00'00"E	55.95'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N50°35'25"E	69.93'
L2	N73°11'58"E	28.38'
L3	N67°11'03"W	14.00'
L4	S86°44'51"E	17.51'
L5	S67°51'00"E	25.04'

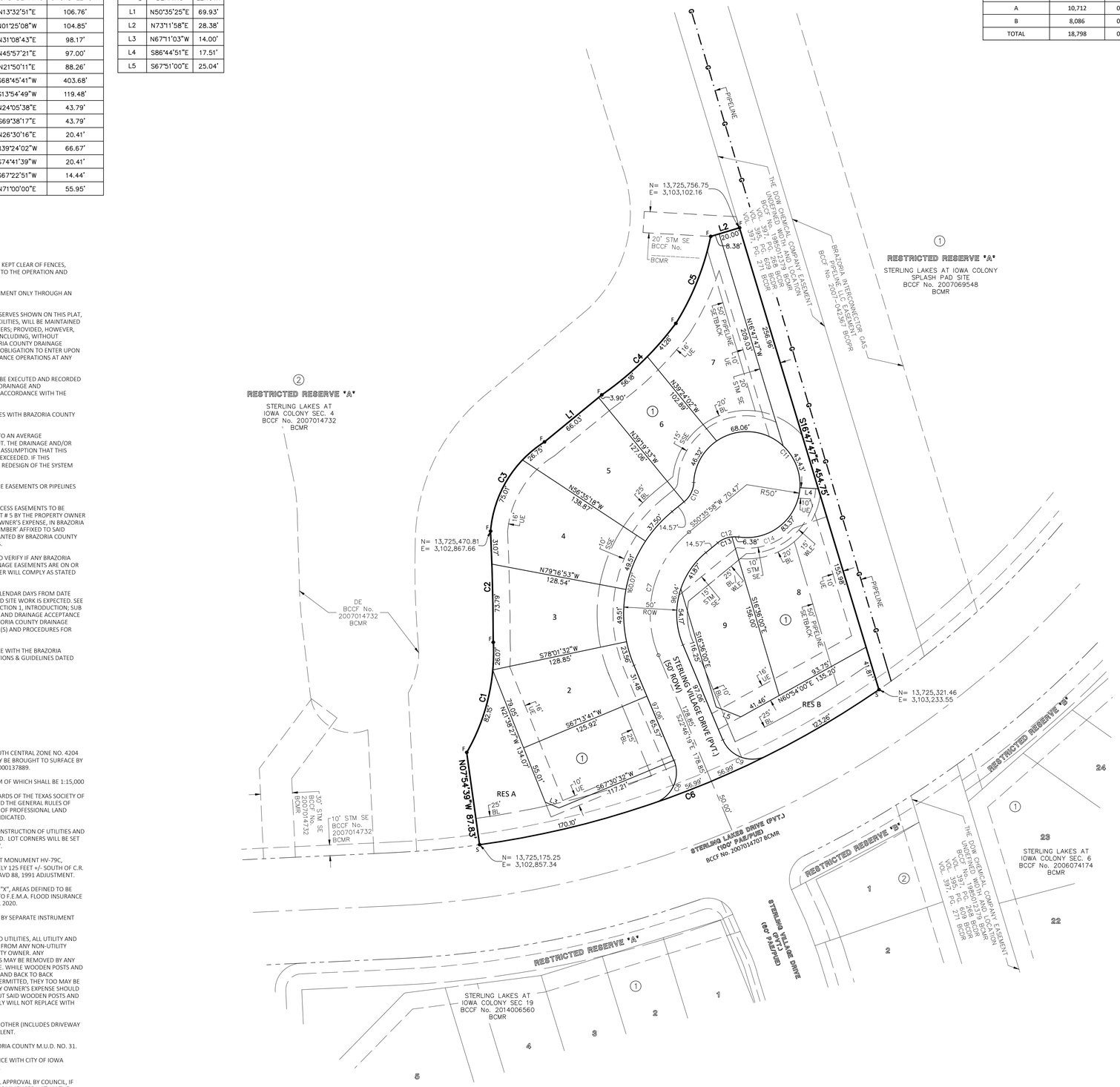
Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	10,712	0.2459	LANDSCAPE, OPEN SPACE AND UTILITIES
B	8,086	0.1856	LANDSCAPE, OPEN SPACE AND UTILITIES
TOTAL	18,798	0.4315	

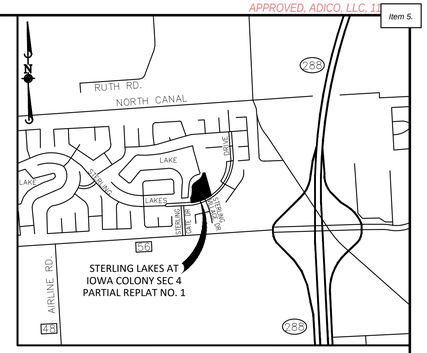
BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES

1. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
2. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
3. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WITH THE EXCEPTION OF DISTRICT MAINTAINED FACILITIES, 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.
4. A DECLARATION OF MAINTENANCE COVENANT SHALL BE EXECUTED AND RECORDED IN BRAZORIA COUNTY, TEXAS, AND ALL APPLICABLE DRAINAGE AND STORMWATER FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE RECORDED DECLARATION.
5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
6. LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN _____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.
7. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
8. 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.
9. 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.
10. 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.
11. THIS PLAT PREPARED AND APPROVED IN ACCORDANCE WITH THE BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 RULES, REGULATIONS & GUIDELINES DATED OCTOBER 5, 2026.

FINAL PLAT NOTES:

1. 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 OF 1.000137889.
2. BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
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 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "ELS".
5. BENCHMARK SHOWN HEREON ARE BASED ON TXDOT MONUMENT HV-79C, LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.
6. THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DEFINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0110K, DATED DECEMBER 30, 2020.
7. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
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 LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY THE PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
9. ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
10. ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 31.
11. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
12. FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.
13. THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT FOR STERLING LAKES AT IOWA COLONY AND SIERRA VISTA, AS AMENDED ON JANUARY 2022.





VICINITY MAP
BRAZORIA COUNTY KEY MAP: 692J & 692E
NOT TO SCALE

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

ABBREVIATIONS

AE=	AERIAL EASEMENT
DE=	DRAINAGE EASEMENT
PAE=	PRIVATE ACCESS EASEMENT
PUE=	PUBLIC UTILITY EASEMENT
SSE=	SANITARY SEWER EASEMENT
STM SE=	STORM SEWER EASEMENT
UVE=	UNOBSTRUCTED VISIBILITY EASEMENT
UE=	UTILITY EASEMENT
WLE=	WATER LINE EASEMENT
BL=	BUILDING LINE
PVT=	PRIVATE
ROW=	RIGHT-OF-WAY
BCCF=	BRAZORIA COUNTY CLERK'S FILE
BCDR=	BRAZORIA COUNTY DEED RECORDS
BCMR=	BRAZORIA COUNTY MAP RECORDS
BCOPR=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
VOL. _, PG._=	VOLUME, PAGE
	FOUND IRON ROD WITH CAP "STAMPED JONES CARTER"
	SET 5/8" IRON ROD W/ CAP
	STREET NAME CHANGE

FINAL PLAT
STERLING LAKES AT IOWA COLONY SEC 4
PARTIAL REPLAT NO. 1

A SUBDIVISION OF 3.044 ACRES OF LAND
OUT OF THE H.T.&B.R.R.CO. SURVEY, SECTION 57,
ABSTRACT No. 289 REPLAT OF STERLING LAKES
RESTRICTED RESERVE "H" AT IOWA COLONY SEC. 4
(BCCF NO. 2007014732, BCMR)
BRAZORIA COUNTY, TEXAS

9 LOTS 2 RESERVES 1 BLOCK

NOVEMBER 2026

OWNER/ DEVELOPER: IOWA COLONY STERLING LAKES, LTD
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 622–0800

ENGINEER/ SURVEYOR: ELEVATION land solutions
TBPE REGISTRATION NUMBER F-22671
9789 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692

SHEET 1 OF

APPROVED, ADICO, LLC, 1

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 3.044 acre (132,615 square feet) tract of land situated in the H.T. & B.R.R. Co. Survey, Section 57, Abstract No. 289, in Brazoria County, Texas, being all of Restricted Reserve "H", Block 2, of Sterling Lakes at Iowa Colony Sec. 4 according to the plat thereof recorded in Clerk's File No. 2007014732, Brazoria County Map Records, and being all of Restricted Reserve "H", Block 2, of Sterling Lakes at Iowa Colony Sec. 4 (called 3.05 acres) conveyed to Sterling Meridiana 35 GP, LLC by deed recorded in Clerk's File No. 2022035646, Brazoria County Official Public Records; said 3.044 acre (132,615 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83:

BEGINNING at a 5/8–inch iron rod (with cap stamped "ELS") set, being the southeast corner of said Restricted Reserve "H", being the southwest corner of Restricted Reserve "J", Block 2, of said Sterling Lakes at Iowa Colony Sec. 4, being on the north right–of–way line of Sterling Lakes Drive (private 100–foot permanent access easement/public utility easement) according to the plat thereof recorded in Clerk's File No. 2007014707, Brazoria County Map Records, being the southeast corner of the herein described tract, and being the beginning of a curve to the right;

THENCE, along the south line of said Restricted Reserve "H", along the north right–of–way line of said Sterling Lakes Drive, and along said curve to the right in a westerly direction, with a radius of 875.00 feet, a central angle of 26°40'24", an arc length of 407.35 feet, and a chord bearing South 68°45'41" West, 403.68 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being the southwest corner of said Restricted Reserve "H", being the southeast corner of Restricted Reserve "A", Block 2, of said Sterling Lakes at Iowa Colony Sec. 4, and being the southwest corner of the herein described tract;

THENCE, along the west line of said Restricted Reserve "H" and along the east line of said Restricted Reserve "A", the following seven (7) courses and distances:

1. North 07°54'39" West, 87.83 feet to a 3/4–inch iron rod (with cap) found, being the beginning of a curve to the left;
2. Along said curve to the left in a northerly direction, with a radius of 190.06 feet, a central angle of 32°37'23", an arc length of 108.22 feet, and a chord bearing North 13°32'51" East, 106.76 feet to a 3/4–inch iron rod (with cap) found, being the beginning of a compound curve to the left;
3. Along said compound curve to the left in a northerly direction, with a radius of 2,234.52 feet, a central angle of 02°41'19", an arc length of 104.86 feet, and a chord bearing North 01°25'08" West, 104.85 feet to a 3/4–inch iron rod (with cap) found, being the beginning of a reverse curve to the right;
4. Along said reverse curve to the right in a northeasterly direction, with a radius of 110.03 feet, a central angle of 52°59'17", an arc length of 101.76 feet, and a chord bearing North 31°08'43" East, 98.17 feet to a 3/4–inch iron rod (with cap) found;
5. North 50°35'25" East, 69.93 feet to a 3/4–inch iron rod (with cap) found, being the beginning of a curve to the left;
6. Along said curve to the left in a northeasterly direction, with a radius of 296.20 feet, a central angle of 18°50'53", an arc length of 97.44 feet, and a chord bearing North 45°57'21" East, 97.00 feet to a 3/4–inch iron rod (with cap) found, being the beginning of a compound curve to the left;
7. Along said compound curve to the left in a northerly direction, with a radius of 251.02 feet, a central angle of 20°15'03", an arc length of 88.72 feet, and a chord bearing North 21°50'11" East, 88.26 feet to a 3/4–inch iron rod (with cap) found, being the northwest corner of said Restricted Reserve "H", and being the northwest corner of the herein described tract;

THENCE, North 73°11'58" East, continuing along the east line of said Restricted Reserve "A" and along the north line of said Restricted Reserve "H", 28.38 feet to northeast corner of said Restricted Reserve "H", being on the west line of said Restricted Reserve "J", and being the northeast corner of the herein described tract, from which a 3/4–inch iron rod (with cap) found bears South 41°54' West, 0.7 feet;

THENCE, South 16°47'47" East, along the east line of said Restricted Reserve "H" and along the west line of said Restricted Reserve "J", 454.75 feet to the POINT OF BEGINNING, CONTAINING 3.044 acres (132,615 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, IOWA COLONY STERLING LAKES, LTD, acting by and through Melanie Ohl, President, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 3.044 Acre tract described in the above and foregoing map of STERLING LAKES AT IOWA COLONY SEC 4 PARTIAL REPLAT NO. 1, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

FURTHER, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of STERLING LAKES AT IOWA COLONY SEC 4 PARTIAL REPLAT NO. 1, 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 declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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, Fort Bend 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, IOWA COLONY STERLING LAKES, LTD, has caused these presents to be signed by Melanie Ohl, President, thereunto authorized this _____ day of _____, 20___.

IOWA COLONY STERLING LAKES, LTD,

By: _____
Melanie Ohl
President

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

_____
Wil Kennedy
Mayor

_____
Sydney Hargroder
Council District C

_____
Margaret Madariaga
Council Position 1

_____
Marquette Greene–Scott
Council Position 3

_____
Arnetta Hicks–Murray
Council Position 2

_____
Kareem Boyce
Council Distrcit B

_____
Tim Varlack
Council District A

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

_____
De'Angelique Hardeman

_____
Terry Hayes

_____

STATE OF TEXAS §

COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared Melanie Ohl, President of IOWA COLONY STERLING LAKES, LTD, 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

My Commission expires _____

I, Paul R. Bretherton, am 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 correct; was prepared from an actual survey of the property made under my supervision on the ground; that the elevation benchmark reflected on the face of the plat was established as required by regulation; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron rods having a 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, RPLS
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.

Commissioner's signature for final approval:

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRCT #5

_____ Date
Lee Walden, P.E.
President

_____ Date
Kerry L. Osburn
Vice President

_____ Date
Brandon Middleton
Secretary/Treasurer

_____ Date
Dinh V. Ho, P.E.
District Engineer

FINAL PLAT
STERLING LAKES AT IOWA COLONY SEC 4
PARTIAL REPLAT NO. 1

A SUBDIVISION OF 3.044 ACRES OF LAND
OUT OF THE H.T.&B.R.R.CO. SURVEY, SECTION 57,
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BRAZORIA COUNTY, TEXAS

9 LOTS 2 RESERVES 1 BLOCK

NOVEMBER 2026

OWNER/ DEVELOPER: **IOWA COLONY STERLING LAKES, LTD**
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 622–0800

ENGINEER/ SURVEYOR: ELEVATION land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692

CITY OF IOWA COLONY

City Council Agenda Item Request Form

This form is required to be completed by the applicable deadline for placement of an item on the City Council Agenda.

Date: 11/06/2026

Department Making Request: 35 - Community Development

Person Making Request: Dinh Ho - City Engineer

Item Type: Ordinance

Budgeted? N/A (no cost) Cost: 0.00

If budgeted, identify account: | | | |

Short Description:

Consider and take action on an ordinance amending Chapter 30, Article III (Regulations) of the Code of Ordinances of the City of Iowa Colony, Texas, Sections 30-61 and 30-62, to establish major signs as a permitted freestanding sign type for qualifying nonresidential property with State Highway 288 frontage, including the extraterritorial jurisdiction; providing standards for eligibility, size, height, number, spacing, setbacks, design, content and permitting; and providing for related matters.

Explanation/Justification Details:

BACKGROUND: The largest sign currently allowed on SH 288 frontage is a monument sign of 96 sq ft and 8 ft in height. A tract earning three or more monument signs may instead elect one 120 sq ft / 10 ft monument sign plus one 96 sq ft / 8 ft sign (Sec. 30-62(b)(6)a). These limits are small for signs meant to be read from a high-speed, partly elevated freeway. The amendment creates a "major sign" for large nonresidential sites on SH 288, with spacing controls to prevent corridor clutter. No existing sign standard is reduced.

SECTIONS AMENDED (Chapter 30, Article III):
- Sec. 30-61(1): adds major signs as a fourth freestanding sign type; remaining types relettered.
- Sec. 30-62(a)(1)c (new): major sign area is measured by sign face only; lettering or logos on the base count toward area; back-to-back faces count as one.
- Sec. 30-62(e) (new): major sign standards.

KEY STANDARDS: Nonresidential zoning or use with more than 500 ft of SH 288 frontage (incl. ETJ); site of at least 20 acres, or a building over 10,000 sq ft (existing or permitted); max. 200 sq ft sign face and 35 ft height; one sign plus one per additional 1,000 ft of frontage; 1,000 ft minimum spacing between major signs (first complete application has priority); within 100 ft of SH 288 ROW; at least 300 ft from residential; 10 ft setback; pole enclosed in a clad base at least 40% of sign width; shielded lighting; no electronic message display; on-premises content only; site plan plus structural/foundation plans sealed by a Texas P.E. A major sign counts as one of the property's monument signs and cannot be combined with the 120 sq ft monument option. Lots in one platted development or under an approved common signage agreement are treated as one property.

FISCAL IMPACT: None.
ATTACHMENTS: Council Summary; redline and clean text of Ch. 30, Art. III.
RECOMMENDATION: Adopt the ordinance, with any changes Council directs on the policy items above.

Requestor Signature:

==========

This section to be completed by City Secretary, City Attorney, and City Manager's Office only:

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the Council Agenda.

City Secretary

ARTICLE III. REGULATIONS

Sec. 30-61. Classification of signs.

For purposes of applying these regulations, all signs are defined and classified as follows:

(1) Freestanding signs. This article allows only the following four types of freestanding signs and, regardless of any other provision, all other freestanding signs are hereby prohibited:

a. Monument signs;

b. Major signs, where allowed by Section 30-62(e) on property with State Highway 288 frontage;

c. Temporary freestanding signs (not including temporary freestanding special activity signs); and

d. Temporary freestanding special activity signs.

(2) Wall signs.

(3) Window and door signs.

(4) Stake signs.

(5) Wind device signs.

a. Banner signs; and

b. Balloon signs.

(6) Flags and flagpoles.

(Ord. No. 2017-11-1, § 4, 5-30-2017)

Sec. 30-62. Freestanding signs.

(a) *Manner of measurement.*

(1) *Size.* The size of a sign is determined by its effective area.

a. For monument signs, the effective area includes the entire structure on which the sign is placed or mounted, but not including the portion of the sign base that extends directly below the sign face (see Figure 30-62A).

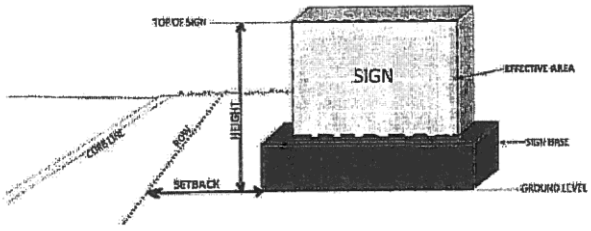

Figure 30-62A

b. Temporary freestanding signs, temporary freestanding special activity signs and subdivision entrance signs are measured by the length and height of the sign face or display area only, not including the measurements of the support structure (see Figures 30-62B and 30-62C).

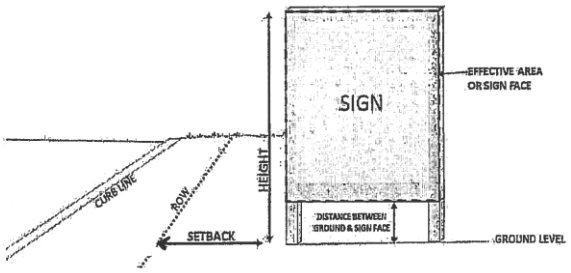

Figure 30-62B

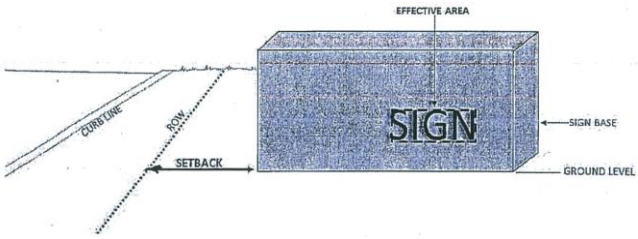

Figure 30-62C

c. Major signs are measured by the length and height of the sign face or display area only, not including the base or support structure, provided the base and support structure contain no lettering, logos, symbols, or other display. Any lettering, logo, symbol, or other display placed on the base or support structure is included in the effective area. Where a major sign has two sign faces placed back-to-back, parallel, and not more than 24 inches apart, only one sign face is counted.

(2) *Setback.* The setback is measured perpendicularly from the property line to the closest point of the sign.

(3) *Height.* The height of a freestanding sign is measured from the natural ground level at the base of the sign to the highest point of the sign.

(4) *Width.* The width of a freestanding sign is measured along a line drawn from the outermost edges of the sign, parallel to the ground.

(b) *Monument signs.* Except as otherwise provided in this section, monument signs must comply with the following requirements:

(1) *Size.* The following table details size requirements for monument signs:

Table 30-62. Requirements for Monument Signs

Nonresidential Zoning District Monuments Regulations:

Requirements	*Nonresidential Zoning District or Nonresidential Use Not Having Frontage on State Highway 288 or Having Frontage on State Highway 6*	Nonresidential Zoning District or Nonresidential Use with Frontage on State Highway 288
Maximum effective area (sq. ft.)	60	96
Maximum height (ft.)	6	8
Minimum setback (ft.)	0	0
Number per feet of frontage	1 for the first 250, 1 for each additional 250, maximum 2 per tract	1 for the first 250, 1 for each additional 500

Residential Zoning District Monuments Regulations:

Requirements	*Residential Zoning District or Residential Use with Frontage on SH 288*	*Residential Zoning District or Residential Use with Frontage on SH 6, Major Thoroughfare or Major Collector*	*Residential Zoning District or Residential Use (all others roadways)*
Maximum effective area (sq. ft.)	150	100	36
Maximum height (ft.)	16	10	4
Minimum setback (ft.)	3	3	3
Number per feet of frontage	1/500	1/500	1/500

(2) *Location; additional spacing requirements.*

a. A monument sign may not be located within 50 feet of another freestanding sign on another premises.

b. A monument sign may not be located within 125 feet of another freestanding sign on the same premises.

c. A monument sign may not be placed or located within the public right-of-way unless the city gives its written consent to the encroachment.

(3) *Materials.* All monument signs must be designed and constructed to substantially appear as a solid mass, such as a cinderblock, rectangle, or square, from ground level to the highest portion of the sign. All monument signs must be made of masonry, metal, routed wood planks or beams, or durable plastic, with durable surface ornamentation such as ceramic tile or such.

(4) *Number.* All signs with one common supporting structure are counted together as one sign for purposes of applying the regulations on the number of monument signs allowed on any one premises.

(5) *Permit.*

a. It is unlawful for any person to place, locate, relocate, erect, construct, replace or alter the size or shape of any part of a monument sign, including the face or other integral part, or to thereafter make use of a sign without having first secured a sign permit from the city as required, except as otherwise provided in this article.

b. A sign permit is not required to repaint a sign or to restore a conforming sign to its original condition if the sign otherwise complies with this article, or to periodically change only the letters, numbers or message portion of a conforming sign.

c. Unless earlier revoked, a sign permit to construct, erect or place a monument sign is valid for 180 days from the date of issuance.

(6) *Additional regulations.*

a. Size exception for monument signs in nonresidential districts or nonresidential uses with State Highway 288 frontage. Any real property located in a nonresidential district or nonresidential use with State Highway 288 frontage that would be allowed to have three or more monument signs under Table 30-62 may choose to have one monument sign with a maximum effective area of 120 square feet and a maximum height of ten feet and another monument sign with a maximum effective area of 96 square feet and a maximum height of eight feet, in lieu of all other monument signs allowed under Table 30-62.

b. Off-premises signs and on-premises signs in the ETJ. The regulations of Table 30-62 applicable to nonresidential zoning districts apply to all off-premises and on-premises monument signs located in the city's extraterritorial jurisdiction based on land use.

c. Subdivision entrance signs must meet the requirements for monument signs in this article but have a different method of calculating the maximum effective area, see subsection (a) of this section.

d. A monument sign shall not contain off-premises advertising.

(c) *Temporary freestanding sign.*

(1) *Size.* A temporary freestanding sign must have a maximum effective area of 32 square feet and a maximum height of eight feet.

(2) *Location.* A temporary freestanding sign must comply with the following spacing requirements:

a. For properties in residential zoning districts or residential uses, spacing requirements are one per 500 feet.

b. For properties in nonresidential zoning districts or nonresidential uses, spacing requirements are one per the first 125 feet and one per each additional 250 feet.

c. A temporary freestanding sign may not be located within 50 feet of any freestanding sign on other premises.

d. A temporary freestanding sign may not be located within 125 feet of any freestanding sign on the same premises.

e. A temporary freestanding sign may not be placed or located within the public right-of-way unless the city gives its written consent to the encroachment.

(3) *Materials.* A temporary freestanding sign must be made of plywood, fiber cement board, or durable plastic. Temporary freestanding signs may not be lighted or illuminated and may not be an electronic sign.

(4) *Permit.*

a. It is unlawful for any person to place, locate, relocate, erect, construct, or alter the size or shape of any part of a temporary freestanding sign, including the face or other integral part, or to thereafter make use of a sign without having first secured a sign permit from the city as required, except as otherwise provided in this article.

b. A new sign permit is not required to repaint or maintain a temporary freestanding sign or to restore a conforming and permitted temporary freestanding sign to its original condition if the sign otherwise complies with this article, or to periodically change only the letters, numbers or message portion of a conforming temporary freestanding sign.

c. A temporary freestanding sign permit is valid on any one temporary freestanding sign on one premises for a maximum of 75 days in any one calendar year. If locating a temporary freestanding sign for more than 75 days, the temporary freestanding sign permit must be renewed prior to the expiration of the then valid sign permit.

(5) *Additional regulations.* A temporary freestanding sign shall not contain off-premises advertising.

(d) *Temporary freestanding special activity signs.*

(1) *Types of temporary freestanding special activity signs.*

a. *Temporary special events signs.* Signs announcing special events, including, but not limited to, auction, grand opening, new management, going out of business, and events sponsored by religious, charitable, or public service groups and organizations. Businesses, individuals, or organizations may display up to six times in a 12-month period, a maximum of two signs for up to seven continuous days prior to a special event. Such signs shall not exceed 16 square feet in area, and shall be removed immediately following the end of the event.

b. *Temporary farm products signs.* Temporary on-premises signs announcing the availability of seasonal farm products for 60 days which may be renewed on a case-by-case basis. The number of signs shall not exceed two and the total area of all such signs shall not exceed 20 square feet, nor shall any sign exceed six feet in height.

c. *Temporary business occupation signs.* Temporary on-premises signs identifying a business in shopping centers, multiple establishment on the same lot, or office and/or industrial centers until the completion of the signs of the shopping center, office and/or industrial center. The length of time for displaying a temporary business occupation sign shall not exceed 90 days.

d. *Temporary construction signs.* Temporary construction signs announcing new buildings or projects, temporary geographical directional signs, erected after the commencement of building construction or site development shall be limited to two construction signs per construction site, each sign not to exceed 24 square feet in area and eight feet in height. The temporary sign shall be removed by the time a permanent sign is erected or a certificate of occupancy for the building is issued, whichever occurs first. Temporary geographical directional signs shall be removed when the initial development of the subdivision is complete.

(2) *Size.* If not indicated otherwise in this section, a temporary freestanding special activity sign must have dimensions of four feet in width and eight feet six inches in height. The plywood face of the sign must be four feet by eight feet where no part of the frame or posts extend beyond the sign faces at the sides or top of the sign. The face of the sign must extend down to within six inches of the ground.

(3) *Location.* If not indicated otherwise in this section, a temporary freestanding special activity sign shall comply with the following setback and spacing requirements:

a. For properties in residential zoning districts or residential use, spacing requirements are one sign per 500 feet of frontage.

b. For properties in nonresidential zoning districts or nonresidential use, spacing requirements are one sign for the first 125 feet of frontage and one sign for each additional 125 feet of frontage.

c. A temporary freestanding special activity sign may not be located within 50 feet of any freestanding sign on another premises.

d. A temporary freestanding special activity sign may not be located within 125 feet of any temporary freestanding special activity sign on the same premises.

e. An off-premises temporary freestanding special activity sign may not be located within 2,000 feet of another off-premises temporary freestanding activity sign.

f. A temporary freestanding special activity sign may not be placed or located within the public right-of-way unless the city gives its written consent to the encroachment.

g. Temporary freestanding special activity signs located on sites with State Highway 288 frontage shall be allowed a maximum area and height of two times the standard required herein, but spaced twice the minimum distance indicated.

(4) *Materials.* If not indicated otherwise in this section, a temporary freestanding special activity sign shall be constructed as follows:

a. The sign face must be fabricated of one-half inch thick medium density overlay plywood or treated wood or fiber cement board mounted on both sides of a frame if the sign is placed perpendicular to the property line;

b. A temporary freestanding special activity sign may not be electronic, lighted or illuminated;

c. A temporary freestanding special activity sign must be anchored by two- to four-inch by four-inch treated wood posts or steel posts anchored in sand or concrete filled holes extending down at least two feet in the ground; and

d. The plywood face must be securely held to the frame by galvanized nails or screws installed with the heads flush to the surface, all seams are tight, all holes are filled and sanded smooth, and all surfaces are coated with primer and painted with good quality exterior-grade paint.

(5) *Permit.* Unless indicated otherwise in this section:

a. It is unlawful for any person to place, locate, relocate, erect, construct, replace or alter the size or shape of any part of a temporary freestanding special activity sign including the face or other integral part, or to thereafter make use of a temporary freestanding special activity sign without having first secured a sign permit from the city as required, except as otherwise provided in this article.

b. A sign permit, valid for one year and renewable for one additional year, may be issued for one temporary freestanding special activity sign on any one premises.

c. Unless earlier revoked, a sign permit to construct, erect or place a temporary freestanding special activity sign is valid for 180 days from the date of issuance.

(6) *Master signage plan.* An overall master plan signage plan if submitted for recommendation by the planning commission will substitute for the requirements of this section with only one sign permit required for all signs indicated in the approved master signage plan.

(e) *Major signs.* Except as otherwise provided in this section, major signs must comply with the following requirements:

(1) *Applicability.* A major sign is a freestanding, on-premises sign that exceeds the maximum effective area or maximum height allowed for a monument sign under Table 30-62. Major signs are allowed only on real property located in a nonresidential zoning district, or devoted to a nonresidential use, that has frontage on State Highway 288, including such property located in the city's extraterritorial jurisdiction. Major signs are prohibited on all other property.

(2) *Eligibility.* In addition to the frontage requirement of subsection (e)(1) of this section, a major sign is allowed only on a premises that meets at least one of the following conditions:

a. The premises contains a minimum of 20 acres; or

b. The premises contains at least one building having a gross floor area greater than 10,000 square feet, which building is either existing or the subject of an issued building permit. A major sign permit may not be issued for a premises qualifying only under this item until a building permit for that building has been issued, and the major sign may not be erected until construction of the building has commenced.

(3) *Size.* A major sign may not exceed a maximum effective area of 200 square feet, measured as provided in subsection (a)(1)c of this section.

(4) *Height.* A major sign may not exceed a maximum height of 35 feet, measured as provided in subsection (a)(3) of this section.

(5) *Number and spacing.* Major signs must comply with the following requirements:

a. One major sign is allowed on a premises having more than 500 feet of State Highway 288 frontage, plus one additional major sign for each additional 1,000 feet of State Highway 288 frontage. A premises with 500 feet or less of State Highway 288 frontage is not eligible for a major sign. Major signs remain subject to the spacing requirement of subsection (e)(5)b of this section.

b. A major sign may not be located within 1,000 feet of another major sign, whether on the same premises or on another premises, measured in a straight line between the closest points of the two signs. Where two proposed major signs would conflict with this requirement, the sign for which a complete permit application was first filed with the city has priority.

c. A major sign may not be located within 125 feet of another freestanding sign on the same premises or within 50 feet of another freestanding sign on another premises.

d. A major sign must be located within 100 feet of the State Highway 288 right-of-way line and must be oriented to be viewed from State Highway 288.

e. A major sign may not be located within 300 feet of a residential zoning district or residential use.

f. A major sign may not be placed or located within the public right-of-way or within a visibility triangle, and no part of a major sign may project over a property line.

(6) *Setback.* A major sign must be set back a minimum of ten feet from all property lines.

(7) *Materials and design.* The support structure of a major sign must be fully enclosed within a pylon or base clad in masonry, stone, stucco, or architectural metal compatible with the principal building on the premises. The width of the pylon or base may not be less than 40 percent of the width of the sign face. Exposed poles, exposed structural steel, and guy wires are prohibited. Illumination must be internal or by shielded external fixtures directed so that light does not spill onto adjacent property or the traveled way. Electronic signs as regulated by Section 30-68 are not allowed as part of a major sign.

(8) *Content.* A major sign shall not contain off-premises advertising. A major sign may identify multiple businesses located on the same premises. For purposes of this subsection, including the eligibility conditions of subsection (e)(2) and the frontage requirements of subsection (e)(5), all lots within a unified nonresidential development shown on a single recorded plat, or subject to a recorded common signage agreement approved by the city, are considered one premises.

(9) *Relationship to monument signs.* Each major sign counts as one of the monument signs allowed on the premises under Table 30-62. A premises with a major sign may not use the size exception in subsection (b)(6)a of this section.

(10) *Permit.* The permit requirements of subsection (b)(5) of this section apply to major signs. In addition, an application for a major sign permit must include:

a. A site plan showing the State Highway 288 frontage of the premises; the proposed sign location and setbacks; and the location of all existing and permitted major signs, freestanding signs, and residential zoning districts or uses within 1,000 feet of the proposed sign; and

b. Structural and foundation plans signed and sealed by a professional engineer licensed in the State of Texas, demonstrating compliance with the wind load requirements of the building code adopted by the city.

(Ord. No. 2016-19, § 24, 8-15-2016; Ord. No. 2026-___, § ___, ___-___-2026)

Sec. 30-63. Wall signs.

(a) *Manner of measurement.*

(1) *Size.* The size of a sign is determined by its effective area. For wall signs, the effective area includes the entire area enclosing the extreme limits of the sign display, excluding any adjacent parts of the sign structure (see Figure 30-63A).

(2) *Height.* The height of a wall sign is measured between the lowest and highest vertical extremes of the sign display.

(3) *Width.* The width of a wall sign is measured between the right-most and left-most horizontal extremes of the sign display.

(4) *Illustration.*

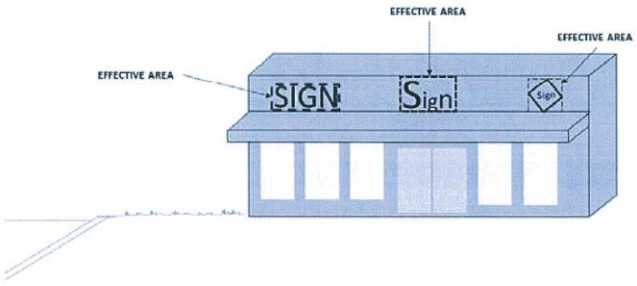

Figure 30-63A

(b) *Sign requirements and regulations.*

(1) *Size.* The following effective area and size regulations apply:

a. *Maximum effective area.*

1. *Principal buildings.* The effective area of all wall signs located on a principal building devoted to a residential use may not exceed one percent of the area of the wall or façade upon which they are located. The effective area of all wall signs located on a principal building serving as a nonresidential use may not exceed 15 percent of the area of the wall or façade upon which they are located, or 300 square feet, whichever is less.
2. *Accessory buildings and structures.* Wall signs are prohibited on accessory buildings serving a single-family or two-family residential use. The effective area of all wall signs located on an accessory building or structure serving a nonresidential use may not exceed five percent of the area of the wall or façade upon which they are located, or 100 square feet, whichever is less.
3. *Measurements.* In measuring the area of the wall or façade of a principal building or an accessory building or structure in this section, the area of all doors and windows are included. In measuring the area of a wall or façade of an accessory structure that contains open space (i.e., not occupied by walls, glass, or other material used to permanently enclose the interior space) such as a canopy or porte cochere, the area of the open space is not included (see Figures 30-63B and 30-63C).

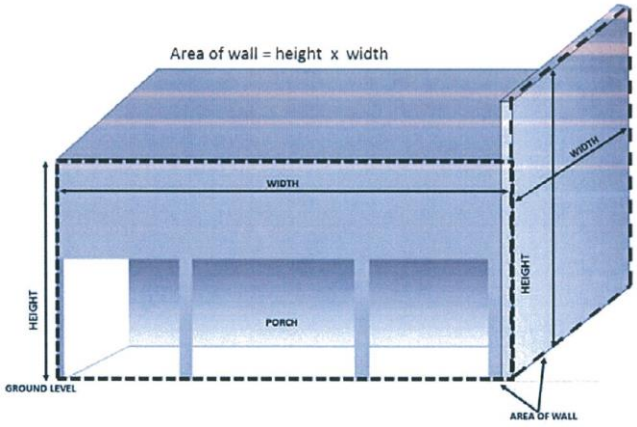

Figure 30-63B

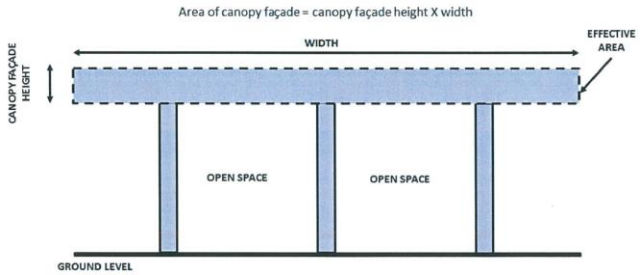

Figure 30-63C

b. *Multi-tenant buildings.* For multi-tenant buildings, the effective area regulations apply to that portion of the building façade leased by each tenant.

(2) *Height.*

a. For buildings containing 10,000 square feet or more of floor space, the maximum height of the wall sign is two inches in height for every one foot of height of the wall to which it is attached.

b. For buildings containing less than 10,000 square feet in floor area, the maximum height of the wall sign is 1½ inches for every one foot of height of the wall to which it is attached. Under this provision, the height of the wall is measured from the base of the wall vertically to the highest point of the wall to which the sign is affixed.

c. For wall signs on motor vehicle canopies, such as drive-thrus or gas sales, the maximum height of the sign shall be two inches in height for every one foot of height of the canopy. Under this provision, the height of the canopy is measured from ground level to the top of the vertical canopy façade. In no case shall the sign extend below or above the vertical façade of the canopy (see Figure 30-63D).

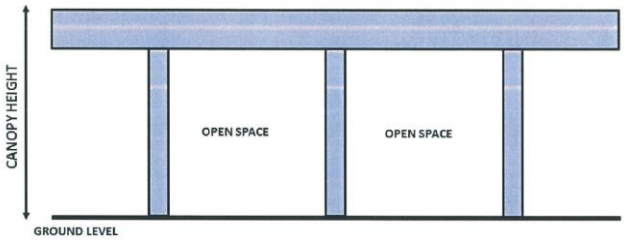

Figure 30-63D

(3) *Location.*

a. A wall sign may not extend more than 12 inches beyond the perimeter of any part of the wall to which it is attached. A wall sign may be placed on a canopy or roof if there is a solid wall of the same building visible behind the entire sign.

b. Wall signs may be illuminated; however, illuminated wall signs on rear building façades shall be prohibited if facing a residential zoning district or use.

(4) *Materials.*

a. Wall signs should be constructed of durable, weather-resistant materials such as metal, plastic, or other durable materials approved by the building official or his assigns.

b. Wall signs must be attached to the wall of a building in accordance with current building code.

(5) *Permit.*

a. It is unlawful for any person to place, locate, relocate, erect, construct, replace or alter the size or shape of any part of a wall sign, including the face or other integral part, or to thereafter make use of a sign without having first secured a sign permit from the city, except as otherwise provided in this article.

b. Unless earlier revoked, a wall sign permit to construct, erect or place a wall sign is valid for 180 days from the date of issuance.

(Ord. No. 2016-19, § 25, 8-15-2016)

Sec. 30-64. Window and door signs.

(a) *Manner of measurement.*

(1) *Size.* The size of a sign is determined by its effective area. for window and door signs, the effective area includes the entire area enclosing the extreme limits of the sign display, excluding any adjacent parts of the sign structure (see Figure 30-64).

(2) *Height.* The height of a window and door sign is measured between the lowest and highest vertical extremes of the sign display.

(3) *Width.* The width of a window and door sign is measured between the right-most and left-most horizontal extremes of the sign display.

(4) *Illustration.*

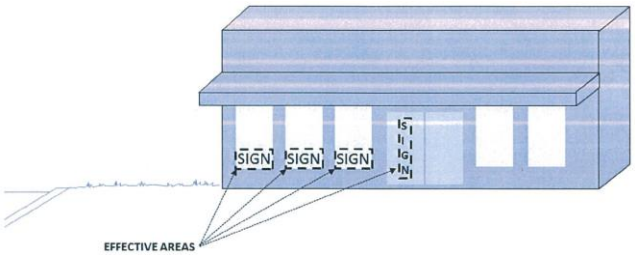

Figure 30-64

(b) *Sign requirements and regulations.*

(1) *Size.* The total area of window and door signs shall not exceed 25 percent of the total window and door area of the building elevation identified for placement of the sign.

(2) *Location.* window and door signs are limited to the ground floor of a building. Window and door signs must be affixed to the interior face of the window surface. signs affixed to the exterior face of a window or door are wall signs.

(3) *Materials.* Window and door signs include any material painted, etched, or affixed to the interior side of a window or door. Window and door signs include electronic and illuminated signs hanging within the interior space and viewable from the public street through the window or door.

(4) *Permits.* A sign permit is not required for the placement or use of window and door signs.

(Ord. No. 2016-19, § 26, 8-15-2016)

Sec. 30-65. Stake signs.

(a) *Manner of measurement.*

(1) *Size.* The size of a sign is determined by its effective area. For stake signs, the effective area includes the entire structure on which signs are placed or mounted (see Figure 30-65).

(2) *Setback.* The setback is measured perpendicularly from the curbline to the closest point of the sign.

(3) *Height.* The height of a sign is measured from the natural ground level at the base of the sign to the highest point of the sign.

(4) *Width.* The width of a sign is measured along a line drawn from the outermost edges of the sign, parallel to the ground.

(5) *Illustrations.*

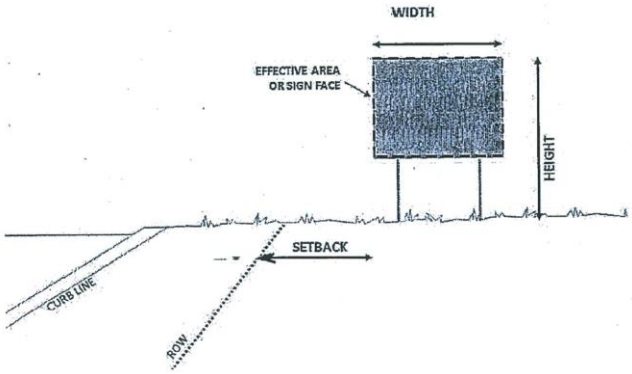

Figure 30-65

(b) *Sign requirements and regulations.*

(1) *Size.* A stake sign may not have an effective area in excess of nine square feet or a height in excess of four feet.

(2) *Location.* A stake sign may not be located within the right-of-way of a public street or within a railroad right-of-way and a minimum of 20 feet from the curbline. A stake sign may not be located on State Highway 288 frontage.

(3) *Materials.* Stake signs may include materials such as wood or metal stakes with a wood, plastic or metal sign face.

(4) *Number.* No more than two stake signs are allowed on a nonresidential property at any time. Stake signs may not be located within 25 feet of another sign on the same premises or on an adjacent premises. However, every property is allowed at least one stake sign.

(5) *Permit.* A sign permit is not required for the placement or use of a stake sign. A stake sign that advertises a particular event or happening must be removed within three days after the conclusion of the event by the owner of the premises on which it is located.

(Ord. No. 2016-19, § 27, 8-15-2016)

Sec. 30-66. Wind device signs.

(a) *Manner of measurement.*

(1) *Size.* The size of a sign is determined by its effective area. For wind device signs, the effective area includes the entire sign display area or sign face, excluding the structure on which signs are placed (see Figure 30-66).

(2) *Setback.* The setback is measured perpendicularly from the curbline to the closest point of the sign.

(3) *Height.* The height of a wind device sign is measured from the natural ground level below the sign to the highest point of the sign.

(4) *Width.* The width of a sign is measured along a line drawn from the outermost edges of the sign, parallel to the ground.

(5) *Illustrations.*



Figure 30-66

(b) *Banner signs.* Banner signs are a type of wind device sign and include pennant signs. The following regulations apply to banner signs:

(1) *Size.* A banner sign may not project above the roofline or parapet walls of a building. Banner signs may not extend to a greater height than the maximum height of the building on the premises. Banner signs on vacant premises may not exceed ten feet in height.

(2) *Location.* Banner signs may not extend beyond the property lines of the premises where located or over any public highway, street or sidewalk.

(3) *Materials.* A banner sign must be constructed of weather-resistant materials, be unlighted, and may not be an illuminated sign or electronic sign.

(4) *Permit.*

a. It is unlawful for any person to place, erect or make use of a banner sign on a premises devoted to a nonresidential use without having first secured a sign permit from the city. For buildings leased to multiple tenants, the permit applies to each leased premises.

b. A permit to make use of one or more wind device signs on a premises devoted to a nonresidential use may not exceed a period of use of 28 consecutive days in one calendar year or two periods of use in 14 consecutive days in on calendar year.

(c) *Balloon signs.* Balloon signs are a type of wind device sign and the following regulations apply:

(1) *Size.* A balloon sign may not project above the roofline or parapet walls of a building. Balloon signs may not exceed or be a greater height than the maximum height of the building on the premises. Balloon signs on vacant properties may not exceed ten feet in height.

(2) *Location.* Balloon signs may not extend beyond the property lines of the premises where located, or over any public highway, street or sidewalk.

(3) *Permit.*

a. It is unlawful for any person to place, erect or make use of a balloon sign on a premises devoted to a nonresidential use without having first secured a sign permit from the city. For buildings leased to multiple tenants, the permit applies to each leased premises.

b. A permit to make use of one or more balloon signs on a premises devoted to a nonresidential use may not exceed a period of use of 28 consecutive days in one calendar year or two periods of use of 14 consecutive days in one calendar year.

c. A permit is not required for up to three balloon signs less than 24 inches in diameter displayed for less than three days.

(Ord. No. 2016-19, § 28, 8-15-2016)

Sec. 30-67. Flags and flagpoles.

(a) *Flags.*

(1) *Location; applicability.* A flag sign may be located in any zoning district or use. Governmental flag signs only include: the flag of the United States of America, the flag of the state, any flag of a governmental entity, foreign or domestic, or an official or replica flag of any branch of the United States Armed Forces.

(2) *Manner of measurement.*

a. *Size.*

1. *In a nonresidential district or use.* A flag's effective area may not exceed 60 square feet. No portion of a flag shall encroach in a minimum seven-foot-high area above the ground when displayed at the half-mast location.

2. *In a residential district or use.* A flag's effective area may not exceed 40 square feet. No portion of a flag shall encroach in a minimum seven-foot-high area above the ground when displayed at the half-mast location.

b. *Type in a nonresidential district or use.* Flag signs in nonresidential zoning districts or uses may only consist of governmental flag signs or flag signs containing commercial messages which may only consist of registered or unregistered logos, trademarks, or service marks and must be located on the premises of the businesses or commercial enterprises which the signs advertise.

c. *Display in a nonresidential district or use.* All flag signs located in nonresidential zoning districts or use shall be displayed in accordance with the rules of etiquette for the display of United States of America flags contained in the United States Flag Code (4 USC 1 et seq.), including specific rules for the flag of the United States to be displayed in accordance with 4 USC 5 through 10. The state flag shall be displayed in accordance with V.T.C.A., Government Code ch. 3100. Flag signs shall not be displayed on or from roofs.

d. *Number.*

1. *In a nonresidential district or use.* No more than one flag sign per flagpole.

2. *In a residential district or use.* No more than two flag signs per flagpole.

(b) *Flagpoles.*

(1) *Height.*

a. *In a nonresidential district or use.* Freestanding flagpoles shall be no more than 50 feet in height. The lowest component of a flag sign on a flagpole shall be a minimum of seven feet above the ground when measured at ground level at the half-mast location.

b. *In a residential district or use.* Freestanding flagpoles shall be no more than 25 feet in height. The lowest component of a flag sign on a flagpole shall be a minimum of seven feet above the ground when measured at ground level at the half-mast location.

(2) *Location.*

a. A flagpole may be placed adjacent to the public right-of-way provided it does not encroach on the sight visibility triangle as identified in this Code and is set back a minimum of ten feet from the curb.

b. Flagpoles mounted on the walls of buildings shall not extend more than ten feet above the wall on which they are mounted and shall be no more than 35 feet in height.

c. The display of a flag, or the location and construction of the supporting flagpole shall comply with all applicable zoning ordinances, easements, and setbacks of record. Flagpoles shall not be mounted on roofs.

(3) *Construction.* Flagpoles shall be constructed of permanent, long-lasting materials, with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the primary structure and permanently mounted.

(4) *Number.*

a. The maximum number of individual flag poles allowed within single-family residential zones or single-family residential use area is three per lot or contiguous tract of land.

b. The maximum number of individual flag poles allowed within non-single-family residential zones or non-single-family residential use area is three per contiguous tract of land.

(5) *Permits.* It is unlawful for any person to place, erect or make use of flagpoles on a premises located in a nonresidential zone or use without first securing a sign permit from the city. For buildings leased to multiple tenants, the permit applies to each leased premises. Flags mounted to a permitted flagpole do not require a permit. No permit is required for flagpoles located in a residential district or use.

(Ord. No. 2016-19, § 1, 8-15-2016)

Sec. 30-68. Electronic signs.

(a) *Permitted sign type; criteria.* Electronic signs, as defined herein, are only allowed as freestanding monument (on-premises use only) signs and do not qualify for any other sign type, using the following criteria:

(1) *Size in a nonresidential district or nonresidential use (including vacant use).* The electronic portion of a freestanding monument sign may not exceed two-thirds of the total effective area and in no case may exceed the total effective area as allowed for monument signs.

(2) *Location.* An electronic sign may be placed adjacent to the public right-of-way, but not within the public right-of-way, provided it does not encroach on the sight visibility triangle as identified in other ordinances and is setback a minimum of 20 feet from the curb.

(3) *Maintenance.* Electronic sign lighting must be maintained. When more than one-fourth of the total electronic sign area is not properly functioning, the entire electronic sign must be turned off until the electronic sign can be repaired.

(4) *Number in a nonresidential district or nonresidential use.* The total number of allowed monument signs with an electronic sign component is the same as the total number of monument signs allowed.

(5) *Illumination level.* No automatic changeable copy sign shall exceed a brightness level of 0.3 footcandle above ambient light as measured using a footcandle (Lux) meter at a pre-set distance in accordance with the following procedure:

a. At least 30 minutes past sunset, record the ambient light while the sign is off or displaying all black copy, or with the sign's illumination blocked.

b. The light meter shall be held five feet above the finished grade in front of the sign.

c. The meter shall be aimed toward the center of the automatic changeable copy sign.

d. From the same location, a second reading shall be recorded while the sign is on and not blocked.

(6) *Compliance.* If the difference between the measurements is 0.3 footcandle or less, the brightness is properly adjusted; otherwise, the brightness must be adjusted to comply with the brightness adjustment standard set forth above.

(7) *Measuring.* The measurement distance shall be determined as shown in Table 30-68, which is derived and generalized from the formula shown for 180 square feet in the table; (the square root of) (the automatic changeable copy area times 100):

Table 30-68. Distances from Which to Measure the Brightness of On-Premises Automatic Changeable Copy Graphics

Area of Automatic Changeable Copy in Square Feet	*Measurement Distance in Linear Feet*
10	32
20	45
30	55
40	63
50	71
60	77
70	84
80	89
90	95
100	100
120	110
140	118
160	126
180*	134
200	141
220	148
240	155
260	161
280	167
300	173
350	187
400	200
450	212
500	224

550	234
600	245
650 and greater	254

*180 x 100 = 18,000; √18,000 = 134

(8) *Image timing.* The electronic image on an electronic sign must remain constant for a minimum time period of 15 seconds at those locations that do not have frontage on State Highway 288 or State Highway 6 and a minimum time period of seven seconds for those locations that have frontage on State Highway 288 or State Highway 6.

(b) *Permit.* It is unlawful for any person to place, erect or make use of an electronic sign on a premises devoted to a nonresidential use without having first secured a sign permit from the city. For locations leased to multiple tenants, the permit applies to each leased premises. Electronic signs are not allowed in residential districts and are not allowed on a premises either vacant or containing a residential use.

(Ord. No. 2016-19, § 30, 8-15-2016)

Sec. 30-69. Abandoned on-premises signs.

(a) Except as otherwise provided in this article, an on-premises sign must be removed on the first anniversary of the date the business, person, entity, organization, or other matter advertised or identified in the sign ceases to operate or be located on the premises where the sign is located.

(b) Except as otherwise provided in this article, if the premises containing an on-premises sign are leased, then the sign must be removed on the second anniversary after the date the most recent tenant ceases to operate on the premises.

(c) This section also applies to nonconforming signs. A nonconforming sign that is required to be removed under this section loses its nonconforming status.

(Ord. No. 2016-19, § 31, 8-15-2016)

Sec. 30-70. All signs; building codes and other laws.

Except as otherwise provided herein for nonconforming signs, each sign of any type shall comply with all applicable building codes and other applicable ordinances and laws of any nature. The building official or his assigns shall be designated as the person responsible for interpretation and execution of all regulations contained in this article.

(Ord. No. 2016-19, § 32, 8-15-2016)

Secs. 30-71—30-98. Reserved.

ARTICLE III. REGULATIONS

Sec. 30-61. Classification of signs.

For purposes of applying these regulations, all signs are defined and classified as follows:

(1) Freestanding signs. This article allows only the following four types of freestanding signs and, regardless of any other provision, all other freestanding signs are hereby prohibited:

a. Monument signs;

b. Major signs, where allowed by Section 30-62(e) on property with State Highway 288 frontage;

c. Temporary freestanding signs (not including temporary freestanding special activity signs); and

d. Temporary freestanding special activity signs.

(2) Wall signs.

(3) Window and door signs.

(4) Stake signs.

(5) Wind device signs.

a. Banner signs; and

b. Balloon signs.

(6) Flags and flagpoles.

(Ord. No. 2017-11-1, § 4, 5-30-2017)

Sec. 30-62. Freestanding signs.

(a) *Manner of measurement.*

(1) *Size.* The size of a sign is determined by its effective area.

a. For monument signs, the effective area includes the entire structure on which the sign is placed or mounted, but not including the portion of the sign base that extends directly below the sign face (see Figure 30-62A).

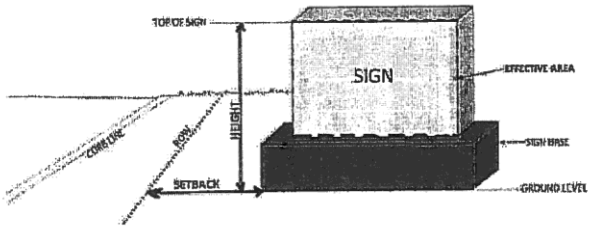

Figure 30-62A

b. Temporary freestanding signs, temporary freestanding special activity signs and subdivision entrance signs are measured by the length and height of the sign face or display area only, not including the measurements of the support structure (see Figures 30-62B and 30-62C).

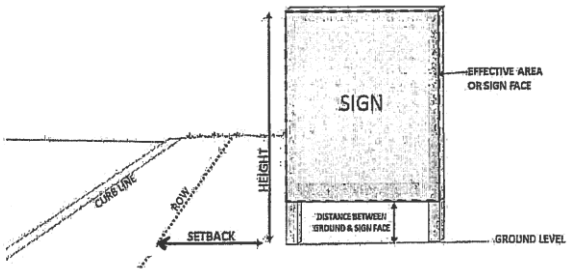

Figure 30-62B

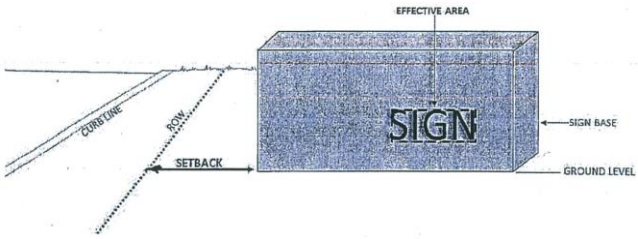

Figure 30-62C

c. Major signs are measured by the length and height of the sign face or display area only, not including the base or support structure, provided the base and support structure contain no lettering, logos, symbols, or other display. Any lettering, logo, symbol, or other display placed on the base or support structure is included in the effective area. Where a major sign has two sign faces placed back-to-back, parallel, and not more than 24 inches apart, only one sign face is counted.

(2) *Setback.* The setback is measured perpendicularly from the property line to the closest point of the sign.

(3) *Height.* The height of a freestanding sign is measured from the natural ground level at the base of the sign to the highest point of the sign.

(4) *Width.* The width of a freestanding sign is measured along a line drawn from the outermost edges of the sign, parallel to the ground.

(b) *Monument signs.* Except as otherwise provided in this section, monument signs must comply with the following requirements:

(1) *Size.* The following table details size requirements for monument signs:

Table 30-62. Requirements for Monument Signs

Nonresidential Zoning District Monuments Regulations:

Requirements	*Nonresidential Zoning District or Nonresidential Use Not Having Frontage on State Highway 288 or Having Frontage on State Highway 6*	Nonresidential Zoning District or Nonresidential Use with Frontage on State Highway 288
Maximum effective area (sq. ft.)	60	96
Maximum height (ft.)	6	8
Minimum setback (ft.)	0	0
Number per feet of frontage	1 for the first 250, 1 for each additional 250, maximum 2 per tract	1 for the first 250, 1 for each additional 500

Residential Zoning District Monuments Regulations:

Requirements	*Residential Zoning District or Residential Use with Frontage on SH 288*	*Residential Zoning District or Residential Use with Frontage on SH 6, Major Thoroughfare or Major Collector*	*Residential Zoning District or Residential Use (all others roadways)*
Maximum effective area (sq. ft.)	150	100	36
Maximum height (ft.)	16	10	4
Minimum setback (ft.)	3	3	3
Number per feet of frontage	1/500	1/500	1/500

(2) *Location; additional spacing requirements.*

a. A monument sign may not be located within 50 feet of another freestanding sign on another premises.

b. A monument sign may not be located within 125 feet of another freestanding sign on the same premises.

c. A monument sign may not be placed or located within the public right-of-way unless the city gives its written consent to the encroachment.

(3) *Materials.* All monument signs must be designed and constructed to substantially appear as a solid mass, such as a cinderblock, rectangle, or square, from ground level to the highest portion of the sign. All monument signs must be made of masonry, metal, routed wood planks or beams, or durable plastic, with durable surface ornamentation such as ceramic tile or such.

(4) *Number.* All signs with one common supporting structure are counted together as one sign for purposes of applying the regulations on the number of monument signs allowed on any one premises.

(5) *Permit.*

a. It is unlawful for any person to place, locate, relocate, erect, construct, replace or alter the size or shape of any part of a monument sign, including the face or other integral part, or to thereafter make use of a sign without having first secured a sign permit from the city as required, except as otherwise provided in this article.

b. A sign permit is not required to repaint a sign or to restore a conforming sign to its original condition if the sign otherwise complies with this article, or to periodically change only the letters, numbers or message portion of a conforming sign.

c. Unless earlier revoked, a sign permit to construct, erect or place a monument sign is valid for 180 days from the date of issuance.

(6) *Additional regulations.*

a. Size exception for monument signs in nonresidential districts or nonresidential uses with State Highway 288 frontage. Any real property located in a nonresidential district or nonresidential use with State Highway 288 frontage that would be allowed to have three or more monument signs under Table 30-62 may choose to have one monument sign with a maximum effective area of 120 square feet and a maximum height of ten feet and another monument sign with a maximum effective area of 96 square feet and a maximum height of eight feet, in lieu of all other monument signs allowed under Table 30-62.

b. Off-premises signs and on-premises signs in the ETJ. The regulations of Table 30-62 applicable to nonresidential zoning districts apply to all off-premises and on-premises monument signs located in the city's extraterritorial jurisdiction based on land use.

c. Subdivision entrance signs must meet the requirements for monument signs in this article but have a different method of calculating the maximum effective area, see subsection (a) of this section.

d. A monument sign shall not contain off-premises advertising.

(c) *Temporary freestanding sign.*

(1) *Size.* A temporary freestanding sign must have a maximum effective area of 32 square feet and a maximum height of eight feet.

(2) *Location.* A temporary freestanding sign must comply with the following spacing requirements:

a. For properties in residential zoning districts or residential uses, spacing requirements are one per 500 feet.

b. For properties in nonresidential zoning districts or nonresidential uses, spacing requirements are one per the first 125 feet and one per each additional 250 feet.

c. A temporary freestanding sign may not be located within 50 feet of any freestanding sign on other premises.

d. A temporary freestanding sign may not be located within 125 feet of any freestanding sign on the same premises.

e. A temporary freestanding sign may not be placed or located within the public right-of-way unless the city gives its written consent to the encroachment.

(3) *Materials.* A temporary freestanding sign must be made of plywood, fiber cement board, or durable plastic. Temporary freestanding signs may not be lighted or illuminated and may not be an electronic sign.

(4) *Permit.*

a. It is unlawful for any person to place, locate, relocate, erect, construct, or alter the size or shape of any part of a temporary freestanding sign, including the face or other integral part, or to thereafter make use of a sign without having first secured a sign permit from the city as required, except as otherwise provided in this article.

b. A new sign permit is not required to repaint or maintain a temporary freestanding sign or to restore a conforming and permitted temporary freestanding sign to its original condition if the sign otherwise complies with this article, or to periodically change only the letters, numbers or message portion of a conforming temporary freestanding sign.

c. A temporary freestanding sign permit is valid on any one temporary freestanding sign on one premises for a maximum of 75 days in any one calendar year. If locating a temporary freestanding sign for more than 75 days, the temporary freestanding sign permit must be renewed prior to the expiration of the then valid sign permit.

(5) *Additional regulations.* A temporary freestanding sign shall not contain off-premises advertising.

(d) *Temporary freestanding special activity signs.*

(1) *Types of temporary freestanding special activity signs.*

a. *Temporary special events signs.* Signs announcing special events, including, but not limited to, auction, grand opening, new management, going out of business, and events sponsored by religious, charitable, or public service groups and organizations. Businesses, individuals, or organizations may display up to six times in a 12-month period, a maximum of two signs for up to seven continuous days prior to a special event. Such signs shall not exceed 16 square feet in area, and shall be removed immediately following the end of the event.

b. *Temporary farm products signs.* Temporary on-premises signs announcing the availability of seasonal farm products for 60 days which may be renewed on a case-by-case basis. The number of signs shall not exceed two and the total area of all such signs shall not exceed 20 square feet, nor shall any sign exceed six feet in height.

c. *Temporary business occupation signs.* Temporary on-premises signs identifying a business in shopping centers, multiple establishment on the same lot, or office and/or industrial centers until the completion of the signs of the shopping center, office and/or industrial center. The length of time for displaying a temporary business occupation sign shall not exceed 90 days.

d. *Temporary construction signs.* Temporary construction signs announcing new buildings or projects, temporary geographical directional signs, erected after the commencement of building construction or site development shall be limited to two construction signs per construction site, each sign not to exceed 24 square feet in area and eight feet in height. The temporary sign shall be removed by the time a permanent sign is erected or a certificate of occupancy for the building is issued, whichever occurs first. Temporary geographical directional signs shall be removed when the initial development of the subdivision is complete.

(2) *Size.* If not indicated otherwise in this section, a temporary freestanding special activity sign must have dimensions of four feet in width and eight feet six inches in height. The plywood face of the sign must be four feet by eight feet where no part of the frame or posts extend beyond the sign faces at the sides or top of the sign. The face of the sign must extend down to within six inches of the ground.

(3) *Location.* If not indicated otherwise in this section, a temporary freestanding special activity sign shall comply with the following setback and spacing requirements:

a. For properties in residential zoning districts or residential use, spacing requirements are one sign per 500 feet of frontage.

b. For properties in nonresidential zoning districts or nonresidential use, spacing requirements are one sign for the first 125 feet of frontage and one sign for each additional 125 feet of frontage.

c. A temporary freestanding special activity sign may not be located within 50 feet of any freestanding sign on another premises.

d. A temporary freestanding special activity sign may not be located within 125 feet of any temporary freestanding special activity sign on the same premises.

e. An off-premises temporary freestanding special activity sign may not be located within 2,000 feet of another off-premises temporary freestanding activity sign.

f. A temporary freestanding special activity sign may not be placed or located within the public right-of-way unless the city gives its written consent to the encroachment.

g. Temporary freestanding special activity signs located on sites with State Highway 288 frontage shall be allowed a maximum area and height of two times the standard required herein, but spaced twice the minimum distance indicated.

(4) *Materials.* If not indicated otherwise in this section, a temporary freestanding special activity sign shall be constructed as follows:

a. The sign face must be fabricated of one-half inch thick medium density overlay plywood or treated wood or fiber cement board mounted on both sides of a frame if the sign is placed perpendicular to the property line;

b. A temporary freestanding special activity sign may not be electronic, lighted or illuminated;

c. A temporary freestanding special activity sign must be anchored by two- to four-inch by four-inch treated wood posts or steel posts anchored in sand or concrete filled holes extending down at least two feet in the ground; and

d. The plywood face must be securely held to the frame by galvanized nails or screws installed with the heads flush to the surface, all seams are tight, all holes are filled and sanded smooth, and all surfaces are coated with primer and painted with good quality exterior-grade paint.

(5) *Permit.* Unless indicated otherwise in this section:

a. It is unlawful for any person to place, locate, relocate, erect, construct, replace or alter the size or shape of any part of a temporary freestanding special activity sign including the face or other integral part, or to thereafter make use of a temporary freestanding special activity sign without having first secured a sign permit from the city as required, except as otherwise provided in this article.

b. A sign permit, valid for one year and renewable for one additional year, may be issued for one temporary freestanding special activity sign on any one premises.

c. Unless earlier revoked, a sign permit to construct, erect or place a temporary freestanding special activity sign is valid for 180 days from the date of issuance.

(6) *Master signage plan.* An overall master plan signage plan if submitted for recommendation by the planning commission will substitute for the requirements of this section with only one sign permit required for all signs indicated in the approved master signage plan.

(e) *Major signs.* Except as otherwise provided in this section, major signs must comply with the following requirements:

(1) *Applicability.* A major sign is a freestanding, on-premises sign that exceeds the maximum effective area or maximum height allowed for a monument sign under Table 30-62. Major signs are allowed only on real property located in a nonresidential zoning district, or devoted to a nonresidential use, that has frontage on State Highway 288, including such property located in the city's extraterritorial jurisdiction. Major signs are prohibited on all other property.

(2) *Eligibility.* In addition to the frontage requirement of subsection (e)(1) of this section, a major sign is allowed only on a premises that meets at least one of the following conditions:

a. The premises contains a minimum of 20 acres; or

b. The premises contains at least one building having a gross floor area greater than 10,000 square feet, which building is either existing or the subject of an issued building permit. A major sign permit may not be issued for a premises qualifying only under this item until a building permit for that building has been issued, and the major sign may not be erected until construction of the building has commenced.

(3) *Size.* A major sign may not exceed a maximum effective area of 200 square feet, measured as provided in subsection (a)(1)c of this section.

(4) *Height.* A major sign may not exceed a maximum height of 35 feet, measured as provided in subsection (a)(3) of this section.

(5) *Number and spacing.* Major signs must comply with the following requirements:

a. One major sign is allowed on a premises having more than 500 feet of State Highway 288 frontage, plus one additional major sign for each additional 1,000 feet of State Highway 288 frontage. A premises with 500 feet or less of State Highway 288 frontage is not eligible for a major sign. Major signs remain subject to the spacing requirement of subsection (e)(5)b of this section.

b. A major sign may not be located within 1,000 feet of another major sign, whether on the same premises or on another premises, measured in a straight line between the closest points of the two signs. Where two proposed major signs would conflict with this requirement, the sign for which a complete permit application was first filed with the city has priority.

c. A major sign may not be located within 125 feet of another freestanding sign on the same premises or within 50 feet of another freestanding sign on another premises.

d. A major sign must be located within 100 feet of the State Highway 288 right-of-way line and must be oriented to be viewed from State Highway 288.

e. A major sign may not be located within 300 feet of a residential zoning district or residential use.

f. A major sign may not be placed or located within the public right-of-way or within a visibility triangle, and no part of a major sign may project over a property line.

(6) *Setback.* A major sign must be set back a minimum of ten feet from all property lines.

(7) *Materials and design.* The support structure of a major sign must be fully enclosed within a pylon or base clad in masonry, stone, stucco, or architectural metal compatible with the principal building on the premises. The width of the pylon or base may not be less than 40 percent of the width of the sign face. Exposed poles, exposed structural steel, and guy wires are prohibited. Illumination must be internal or by shielded external fixtures directed so that light does not spill onto adjacent property or the traveled way. Electronic signs as regulated by Section 30-68 are not allowed as part of a major sign.

(8) *Content.* A major sign shall not contain off-premises advertising. A major sign may identify multiple businesses located on the same premises. For purposes of this subsection, including the eligibility conditions of subsection (e)(2) and the frontage requirements of subsection (e)(5), all lots within a unified nonresidential development shown on a single recorded plat, or subject to a recorded common signage agreement approved by the city, are considered one premises.

(9) *Relationship to monument signs.* Each major sign counts as one of the monument signs allowed on the premises under Table 30-62. A premises with a major sign may not use the size exception in subsection (b)(6)a of this section.

(10) *Permit.* The permit requirements of subsection (b)(5) of this section apply to major signs. In addition, an application for a major sign permit must include:

a. A site plan showing the State Highway 288 frontage of the premises; the proposed sign location and setbacks; and the location of all existing and permitted major signs, freestanding signs, and residential zoning districts or uses within 1,000 feet of the proposed sign; and

b. Structural and foundation plans signed and sealed by a professional engineer licensed in the State of Texas, demonstrating compliance with the wind load requirements of the building code adopted by the city.

(Ord. No. 2016-19, § 24, 8-15-2016; Ord. No. 2026-___, § ___, ___-___-2026)

Sec. 30-63. Wall signs.

(a) *Manner of measurement.*

(1) *Size.* The size of a sign is determined by its effective area. For wall signs, the effective area includes the entire area enclosing the extreme limits of the sign display, excluding any adjacent parts of the sign structure (see Figure 30-63A).

(2) *Height.* The height of a wall sign is measured between the lowest and highest vertical extremes of the sign display.

(3) *Width.* The width of a wall sign is measured between the right-most and left-most horizontal extremes of the sign display.

(4) *Illustration.*

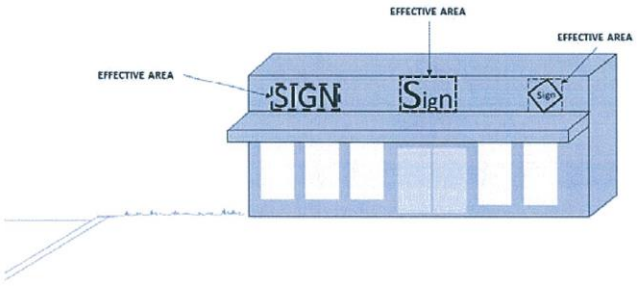

Figure 30-63A

(b) *Sign requirements and regulations.*

(1) *Size.* The following effective area and size regulations apply:

a. *Maximum effective area.*

1. *Principal buildings.* The effective area of all wall signs located on a principal building devoted to a residential use may not exceed one percent of the area of the wall or façade upon which they are located. The effective area of all wall signs located on a principal building serving as a nonresidential use may not exceed 15 percent of the area of the wall or façade upon which they are located, or 300 square feet, whichever is less.
2. *Accessory buildings and structures.* Wall signs are prohibited on accessory buildings serving a single-family or two-family residential use. The effective area of all wall signs located on an accessory building or structure serving a nonresidential use may not exceed five percent of the area of the wall or façade upon which they are located, or 100 square feet, whichever is less.
3. *Measurements.* In measuring the area of the wall or façade of a principal building or an accessory building or structure in this section, the area of all doors and windows are included. In measuring the area of a wall or façade of an accessory structure that contains open space (i.e., not occupied by walls, glass, or other material used to permanently enclose the interior space) such as a canopy or porte cochere, the area of the open space is not included (see Figures 30-63B and 30-63C).

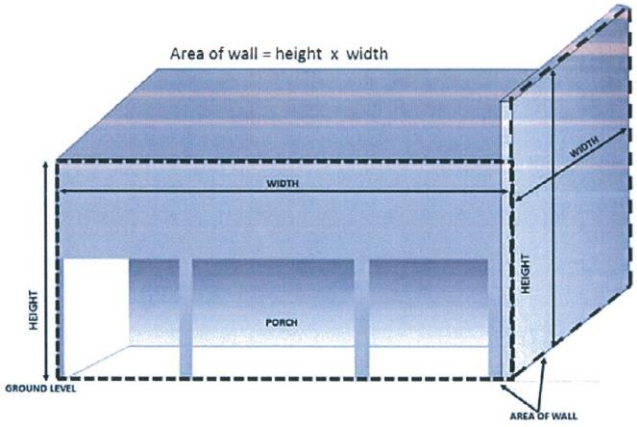

Figure 30-63B

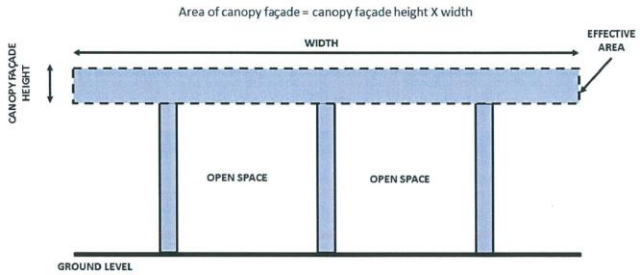

Figure 30-63C

b. *Multi-tenant buildings.* For multi-tenant buildings, the effective area regulations apply to that portion of the building façade leased by each tenant.

(2) *Height.*

a. For buildings containing 10,000 square feet or more of floor space, the maximum height of the wall sign is two inches in height for every one foot of height of the wall to which it is attached.

b. For buildings containing less than 10,000 square feet in floor area, the maximum height of the wall sign is 1½ inches for every one foot of height of the wall to which it is attached. Under this provision, the height of the wall is measured from the base of the wall vertically to the highest point of the wall to which the sign is affixed.

c. For wall signs on motor vehicle canopies, such as drive-thrus or gas sales, the maximum height of the sign shall be two inches in height for every one foot of height of the canopy. Under this provision, the height of the canopy is measured from ground level to the top of the vertical canopy façade. In no case shall the sign extend below or above the vertical façade of the canopy (see Figure 30-63D).

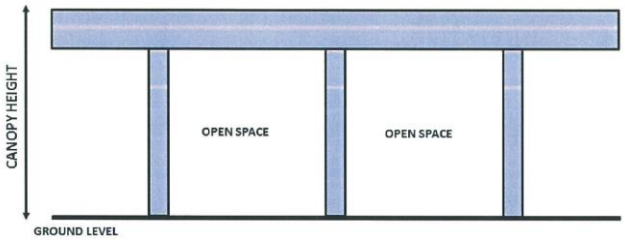

Figure 30-63D

(3) *Location.*

a. A wall sign may not extend more than 12 inches beyond the perimeter of any part of the wall to which it is attached. A wall sign may be placed on a canopy or roof if there is a solid wall of the same building visible behind the entire sign.

b. Wall signs may be illuminated; however, illuminated wall signs on rear building façades shall be prohibited if facing a residential zoning district or use.

(4) *Materials.*

a. Wall signs should be constructed of durable, weather-resistant materials such as metal, plastic, or other durable materials approved by the building official or his assigns.

b. Wall signs must be attached to the wall of a building in accordance with current building code.

(5) *Permit.*

a. It is unlawful for any person to place, locate, relocate, erect, construct, replace or alter the size or shape of any part of a wall sign, including the face or other integral part, or to thereafter make use of a sign without having first secured a sign permit from the city, except as otherwise provided in this article.

b. Unless earlier revoked, a wall sign permit to construct, erect or place a wall sign is valid for 180 days from the date of issuance.

(Ord. No. 2016-19, § 25, 8-15-2016)

Sec. 30-64. Window and door signs.

(a) *Manner of measurement.*

(1) *Size.* The size of a sign is determined by its effective area. for window and door signs, the effective area includes the entire area enclosing the extreme limits of the sign display, excluding any adjacent parts of the sign structure (see Figure 30-64).

(2) *Height.* The height of a window and door sign is measured between the lowest and highest vertical extremes of the sign display.

(3) *Width.* The width of a window and door sign is measured between the right-most and left-most horizontal extremes of the sign display.

(4) *Illustration.*

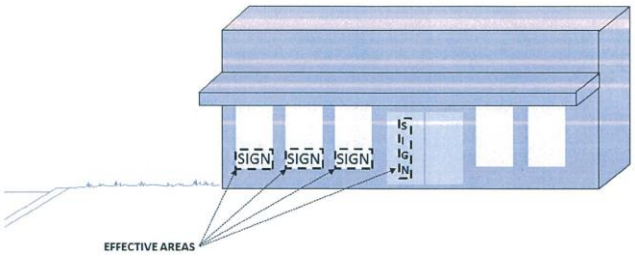

Figure 30-64

(b) *Sign requirements and regulations.*

(1) *Size.* The total area of window and door signs shall not exceed 25 percent of the total window and door area of the building elevation identified for placement of the sign.

(2) *Location.* window and door signs are limited to the ground floor of a building. Window and door signs must be affixed to the interior face of the window surface. signs affixed to the exterior face of a window or door are wall signs.

(3) *Materials.* Window and door signs include any material painted, etched, or affixed to the interior side of a window or door. Window and door signs include electronic and illuminated signs hanging within the interior space and viewable from the public street through the window or door.

(4) *Permits.* A sign permit is not required for the placement or use of window and door signs.

(Ord. No. 2016-19, § 26, 8-15-2016)

Sec. 30-65. Stake signs.

(a) *Manner of measurement.*

(1) *Size.* The size of a sign is determined by its effective area. For stake signs, the effective area includes the entire structure on which signs are placed or mounted (see Figure 30-65).

(2) *Setback.* The setback is measured perpendicularly from the curbline to the closest point of the sign.

(3) *Height.* The height of a sign is measured from the natural ground level at the base of the sign to the highest point of the sign.

(4) *Width.* The width of a sign is measured along a line drawn from the outermost edges of the sign, parallel to the ground.

(5) *Illustrations.*

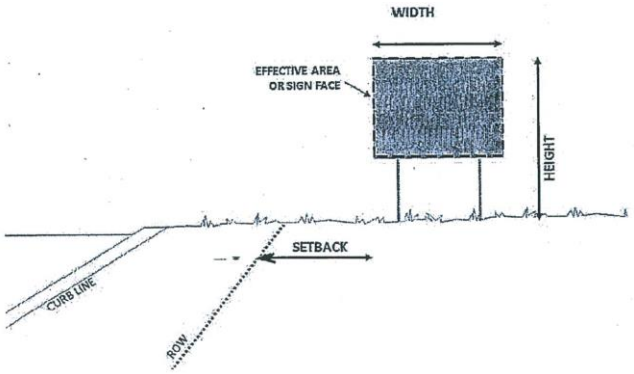

Figure 30-65

(b) *Sign requirements and regulations.*

(1) *Size.* A stake sign may not have an effective area in excess of nine square feet or a height in excess of four feet.

(2) *Location.* A stake sign may not be located within the right-of-way of a public street or within a railroad right-of-way and a minimum of 20 feet from the curbline. A stake sign may not be located on State Highway 288 frontage.

(3) *Materials.* Stake signs may include materials such as wood or metal stakes with a wood, plastic or metal sign face.

(4) *Number.* No more than two stake signs are allowed on a nonresidential property at any time. Stake signs may not be located within 25 feet of another sign on the same premises or on an adjacent premises. However, every property is allowed at least one stake sign.

(5) *Permit.* A sign permit is not required for the placement or use of a stake sign. A stake sign that advertises a particular event or happening must be removed within three days after the conclusion of the event by the owner of the premises on which it is located.

(Ord. No. 2016-19, § 27, 8-15-2016)

Sec. 30-66. Wind device signs.

(a) *Manner of measurement.*

(1) *Size.* The size of a sign is determined by its effective area. For wind device signs, the effective area includes the entire sign display area or sign face, excluding the structure on which signs are placed (see Figure 30-66).

(2) *Setback.* The setback is measured perpendicularly from the curbline to the closest point of the sign.

(3) *Height.* The height of a wind device sign is measured from the natural ground level below the sign to the highest point of the sign.

(4) *Width.* The width of a sign is measured along a line drawn from the outermost edges of the sign, parallel to the ground.

(5) *Illustrations.*



Figure 30-66

(b) *Banner signs.* Banner signs are a type of wind device sign and include pennant signs. The following regulations apply to banner signs:

(1) *Size.* A banner sign may not project above the roofline or parapet walls of a building. Banner signs may not extend to a greater height than the maximum height of the building on the premises. Banner signs on vacant premises may not exceed ten feet in height.

(2) *Location.* Banner signs may not extend beyond the property lines of the premises where located or over any public highway, street or sidewalk.

(3) *Materials.* A banner sign must be constructed of weather-resistant materials, be unlighted, and may not be an illuminated sign or electronic sign.

(4) *Permit.*

a. It is unlawful for any person to place, erect or make use of a banner sign on a premises devoted to a nonresidential use without having first secured a sign permit from the city. For buildings leased to multiple tenants, the permit applies to each leased premises.

b. A permit to make use of one or more wind device signs on a premises devoted to a nonresidential use may not exceed a period of use of 28 consecutive days in one calendar year or two periods of use in 14 consecutive days in on calendar year.

(c) *Balloon signs.* Balloon signs are a type of wind device sign and the following regulations apply:

(1) *Size.* A balloon sign may not project above the roofline or parapet walls of a building. Balloon signs may not exceed or be a greater height than the maximum height of the building on the premises. Balloon signs on vacant properties may not exceed ten feet in height.

(2) *Location.* Balloon signs may not extend beyond the property lines of the premises where located, or over any public highway, street or sidewalk.

(3) *Permit.*

a. It is unlawful for any person to place, erect or make use of a balloon sign on a premises devoted to a nonresidential use without having first secured a sign permit from the city. For buildings leased to multiple tenants, the permit applies to each leased premises.

b. A permit to make use of one or more balloon signs on a premises devoted to a nonresidential use may not exceed a period of use of 28 consecutive days in one calendar year or two periods of use of 14 consecutive days in one calendar year.

c. A permit is not required for up to three balloon signs less than 24 inches in diameter displayed for less than three days.

(Ord. No. 2016-19, § 28, 8-15-2016)

Sec. 30-67. Flags and flagpoles.

(a) *Flags.*

(1) *Location; applicability.* A flag sign may be located in any zoning district or use. Governmental flag signs only include: the flag of the United States of America, the flag of the state, any flag of a governmental entity, foreign or domestic, or an official or replica flag of any branch of the United States Armed Forces.

(2) *Manner of measurement.*

a. *Size.*

1. *In a nonresidential district or use.* A flag's effective area may not exceed 60 square feet. No portion of a flag shall encroach in a minimum seven-foot-high area above the ground when displayed at the half-mast location.

2. *In a residential district or use.* A flag's effective area may not exceed 40 square feet. No portion of a flag shall encroach in a minimum seven-foot-high area above the ground when displayed at the half-mast location.

b. *Type in a nonresidential district or use.* Flag signs in nonresidential zoning districts or uses may only consist of governmental flag signs or flag signs containing commercial messages which may only consist of registered or unregistered logos, trademarks, or service marks and must be located on the premises of the businesses or commercial enterprises which the signs advertise.

c. *Display in a nonresidential district or use.* All flag signs located in nonresidential zoning districts or use shall be displayed in accordance with the rules of etiquette for the display of United States of America flags contained in the United States Flag Code (4 USC 1 et seq.), including specific rules for the flag of the United States to be displayed in accordance with 4 USC 5 through 10. The state flag shall be displayed in accordance with V.T.C.A., Government Code ch. 3100. Flag signs shall not be displayed on or from roofs.

d. *Number.*

1. *In a nonresidential district or use.* No more than one flag sign per flagpole.

2. *In a residential district or use.* No more than two flag signs per flagpole.

(b) *Flagpoles.*

(1) *Height.*

a. *In a nonresidential district or use.* Freestanding flagpoles shall be no more than 50 feet in height. The lowest component of a flag sign on a flagpole shall be a minimum of seven feet above the ground when measured at ground level at the half-mast location.

b. *In a residential district or use.* Freestanding flagpoles shall be no more than 25 feet in height. The lowest component of a flag sign on a flagpole shall be a minimum of seven feet above the ground when measured at ground level at the half-mast location.

(2) *Location.*

a. A flagpole may be placed adjacent to the public right-of-way provided it does not encroach on the sight visibility triangle as identified in this Code and is set back a minimum of ten feet from the curb.

b. Flagpoles mounted on the walls of buildings shall not extend more than ten feet above the wall on which they are mounted and shall be no more than 35 feet in height.

c. The display of a flag, or the location and construction of the supporting flagpole shall comply with all applicable zoning ordinances, easements, and setbacks of record. Flagpoles shall not be mounted on roofs.

(3) *Construction.* Flagpoles shall be constructed of permanent, long-lasting materials, with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the primary structure and permanently mounted.

(4) *Number.*

a. The maximum number of individual flag poles allowed within single-family residential zones or single-family residential use area is three per lot or contiguous tract of land.

b. The maximum number of individual flag poles allowed within non-single-family residential zones or non-single-family residential use area is three per contiguous tract of land.

(5) *Permits.* It is unlawful for any person to place, erect or make use of flagpoles on a premises located in a nonresidential zone or use without first securing a sign permit from the city. For buildings leased to multiple tenants, the permit applies to each leased premises. Flags mounted to a permitted flagpole do not require a permit. No permit is required for flagpoles located in a residential district or use.

(Ord. No. 2016-19, § 1, 8-15-2016)

Sec. 30-68. Electronic signs.

(a) *Permitted sign type; criteria.* Electronic signs, as defined herein, are only allowed as freestanding monument (on-premises use only) signs and do not qualify for any other sign type, using the following criteria:

(1) *Size in a nonresidential district or nonresidential use (including vacant use).* The electronic portion of a freestanding monument sign may not exceed two-thirds of the total effective area and in no case may exceed the total effective area as allowed for monument signs.

(2) *Location.* An electronic sign may be placed adjacent to the public right-of-way, but not within the public right-of-way, provided it does not encroach on the sight visibility triangle as identified in other ordinances and is setback a minimum of 20 feet from the curb.

(3) *Maintenance.* Electronic sign lighting must be maintained. When more than one-fourth of the total electronic sign area is not properly functioning, the entire electronic sign must be turned off until the electronic sign can be repaired.

(4) *Number in a nonresidential district or nonresidential use.* The total number of allowed monument signs with an electronic sign component is the same as the total number of monument signs allowed.

(5) *Illumination level.* No automatic changeable copy sign shall exceed a brightness level of 0.3 footcandle above ambient light as measured using a footcandle (Lux) meter at a pre-set distance in accordance with the following procedure:

a. At least 30 minutes past sunset, record the ambient light while the sign is off or displaying all black copy, or with the sign's illumination blocked.

b. The light meter shall be held five feet above the finished grade in front of the sign.

c. The meter shall be aimed toward the center of the automatic changeable copy sign.

d. From the same location, a second reading shall be recorded while the sign is on and not blocked.

(6) *Compliance.* If the difference between the measurements is 0.3 footcandle or less, the brightness is properly adjusted; otherwise, the brightness must be adjusted to comply with the brightness adjustment standard set forth above.

(7) *Measuring.* The measurement distance shall be determined as shown in Table 30-68, which is derived and generalized from the formula shown for 180 square feet in the table; (the square root of) (the automatic changeable copy area times 100):

Table 30-68. Distances from Which to Measure the Brightness of On-Premises Automatic Changeable Copy Graphics

Area of Automatic Changeable Copy in Square Feet	*Measurement Distance in Linear Feet*
10	32
20	45
30	55
40	63
50	71
60	77
70	84
80	89
90	95
100	100
120	110
140	118
160	126
180*	134
200	141
220	148
240	155
260	161
280	167
300	173
350	187
400	200
450	212
500	224

550	234
600	245
650 and greater	254

*180 x 100 = 18,000; √18,000 = 134

(8) *Image timing.* The electronic image on an electronic sign must remain constant for a minimum time period of 15 seconds at those locations that do not have frontage on State Highway 288 or State Highway 6 and a minimum time period of seven seconds for those locations that have frontage on State Highway 288 or State Highway 6.

(b) *Permit.* It is unlawful for any person to place, erect or make use of an electronic sign on a premises devoted to a nonresidential use without having first secured a sign permit from the city. For locations leased to multiple tenants, the permit applies to each leased premises. Electronic signs are not allowed in residential districts and are not allowed on a premises either vacant or containing a residential use.

(Ord. No. 2016-19, § 30, 8-15-2016)

Sec. 30-69. Abandoned on-premises signs.

(a) Except as otherwise provided in this article, an on-premises sign must be removed on the first anniversary of the date the business, person, entity, organization, or other matter advertised or identified in the sign ceases to operate or be located on the premises where the sign is located.

(b) Except as otherwise provided in this article, if the premises containing an on-premises sign are leased, then the sign must be removed on the second anniversary after the date the most recent tenant ceases to operate on the premises.

(c) This section also applies to nonconforming signs. A nonconforming sign that is required to be removed under this section loses its nonconforming status.

(Ord. No. 2016-19, § 31, 8-15-2016)

Sec. 30-70. All signs; building codes and other laws.

Except as otherwise provided herein for nonconforming signs, each sign of any type shall comply with all applicable building codes and other applicable ordinances and laws of any nature. The building official or his assigns shall be designated as the person responsible for interpretation and execution of all regulations contained in this article.

(Ord. No. 2016-19, § 32, 8-15-2016)

Secs. 30-71—30-98. Reserved.

ADICO
CONSULTING ENGINEERS

SH 288 Major Sign Amendment – Council Summary

Purpose

The amendment adds a new freestanding sign type, the **major sign**, so that large nonresidential properties on SH 288 can have one taller, larger sign. A major sign may be up to **35 feet tall with 200 square feet of sign face**.

Today the largest sign allowed on SH 288 is a monument sign of 96 square feet and 8 feet tall. A tract with enough frontage can instead choose one 120-square-foot, 10-foot monument sign. Those limits are small for signs meant to be read from a high-speed, partly elevated freeway. The amendment limits major signs to large sites and spaces them at least 1,000 feet apart so the corridor does not become cluttered.

Summary of changes

The amendment changes three places in Chapter 30, Article III. No existing sign standard is reduced.

Section	Change
Sec. 30-61(1)	Adds major signs as a fourth allowed type of freestanding sign. The other types are relettered.
Sec. 30-62(a)(1)c (new)	Sets how major sign area is measured: the sign face only, not the base or pole. Any lettering or logos on the base count toward the area. Two back-to-back faces count as one.
Sec. 30-62(e) (new)	Adds the major sign standards: who qualifies, size, height, number, spacing, setbacks, design, content and permit requirements.

Major sign standards at a glance

Standard	Proposed major sign	Current SH 288 monument sign
Where allowed	Nonresidential zoning or use with SH 288 frontage, including the ETJ	Same
Site size	At least 20 acres, **or** a building over 10,000 sq ft (built or permitted)	No minimum
Frontage	More than 500 ft of SH 288 frontage	No minimum
Number	1 sign, plus 1 more for each additional 1,000 ft of frontage	1 for the first 250 ft, plus 1 per additional 500 ft
Maximum sign area	200 sq ft (sign face only)	96 sq ft (whole structure)
Maximum height	35 ft	8 ft
Spacing between major signs	1,000 ft minimum, same or different property	Not applicable
Spacing from other freestanding signs	125 ft on same property; 50 ft on another property	Same
Distance from SH 288	Within 100 ft of the SH 288 right-of-way	No limit

Standard	Proposed major sign	Current SH 288 monument sign
Distance from residential	At least 300 ft	No limit
Setback from property lines	10 ft	0 ft
Design	Pole fully enclosed in a clad base at least 40% of sign width; no exposed poles or guy wires; shielded lighting	Solid masonry, metal, wood or plastic base
Electronic message display	Not allowed	Allowed under Sec. 30-68
Content	On-premises only; may list multiple businesses on the same property	On-premises only
Permit	Site plan plus structural and foundation plans sealed by a Texas P.E.	Standard sign permit

Three more rules apply. Each major sign counts as one of the property's allowed monument signs, and a property with a major sign cannot also use the existing 120 sq ft / 10 ft monument option. Lots in one platted development, or under a recorded common signage agreement approved by the city, are treated as one property for size, frontage and sign count. When two applicants want signs closer than 1,000 ft apart, the first complete permit application has priority.

Policy items for Council consideration

The core proposal is the 200 sq ft size, 35 ft height, 1,000 ft spacing, 500 ft frontage and 20-acre or 10,000 sq ft building threshold. The items below are drafting choices Council may want to confirm or adjust.

1. **Site size threshold.** 20 acres or a building over 10,000 sq ft limits major signs to larger developments. A lower threshold would open the sign type to more sites.
2. **Combined developments.** Lots in one platted development can pool acreage and frontage. This lets a shopping center qualify as a whole. Removing it would require each lot to qualify on its own.
3. **Competing neighbors.** Two adjoining tracts with 600 ft of frontage each would both qualify. The 1,000 ft spacing will often let only one build, decided by who files first.
4. **Monument allowance on smaller tracts.** Because a major sign counts as a monument sign, a tract with 501 to 749 ft of frontage would get a major sign or a monument sign, not both.
5. **Electronic message displays.** Major signs may not include them. Allowing them would also need a change to Sec. 30-68.
6. **Standards beyond size and spacing.** The 300 ft residential distance, 100 ft from SH 288, 10 ft setback and 40% base width can each be adjusted.
7. **ETJ.** Major signs are allowed on qualifying ETJ property. This matches how the existing monument rules already apply in the ETJ.

Recommended action

Adopt the amendment to Chapter 30, Article III by ordinance, with any changes Council directs on the policy items above. The full redline of Chapter 30, Article III is attached with this summary.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS, AMENDING CHAPTER 30, "SIGNS," ARTICLE III, "REGULATIONS," OF THE IOWA COLONY CITY CODE; PROVIDING FOR THE CLASSIFICATION, MEASUREMENT, LOCATION, DESIGN, AND PERMITTING OF MAJOR SIGNS ON PROPERTY WITH STATE HIGHWAY 288 FRONTAGE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

WHEREAS, the City Council finds that reasonable regulations governing the location, size, construction, and design of freestanding signs promote public health, safety, and welfare; and

WHEREAS, the City Council desires to establish standards for major on-premises signs along State Highway 288, as set forth herein;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS:

SECTION 1. That Chapter 30, "Signs," Article III, "Regulations," Section 30-61(1), "Freestanding signs," of the Iowa Colony City Code is hereby amended to read as follows:

For purposes of applying these regulations, all signs are defined and classified as follows:

(1) Freestanding signs. This article allows only the following four types of freestanding signs and, regardless of any other provision, all other freestanding signs are hereby prohibited:

a. Monument signs;
b. Major signs, where allowed by Section 30-62(e) on property with State Highway 288 frontage;
c. Temporary freestanding signs (not including temporary freestanding special activity signs); and
d. Temporary freestanding special activity signs.

SECTION 2. Section 30-62(a)(1) is hereby amended by adding subsection c. to read as follows:

c. Major signs are measured by the length and height of the sign face or display area only, not including the base or support structure, provided the base and support structure contain no lettering, logos, symbols, or other display. Any lettering, logo, symbol, or other display placed on the base or support structure is included in the effective area. Where a major sign has two sign faces placed back-to-back, parallel, and not more than 24 inches apart, only one sign face is counted.

SECTION 3. That Section 30-62 is hereby amended by adding subsection (e), "Major signs," to read as follows:

(e) Major signs. Except as otherwise provided in this section, major signs must comply with the following requirements:

(1) Applicability. A major sign is a freestanding, on-premises sign that exceeds the maximum effective area or maximum height allowed for a monument sign under Table 30-62. Major signs are allowed only on real property located in a nonresidential zoning district, or devoted to a nonresidential use, that has frontage on State Highway 288, including such property located in the city's extraterritorial jurisdiction. Major signs are prohibited on all other property.

(2) Eligibility. In addition to the frontage requirement of subsection (e)(1) of this section, a major sign is allowed only on a premises that meets at least one of the following conditions:

a. The premises contains a minimum of 20 acres; or

b. The premises contains at least one building having a gross floor area greater than 10,000 square feet, which building is either existing or the subject of an issued building permit. A major sign permit may not be issued for a premises qualifying only under this item until a building permit for that building has been issued, and the major sign may not be erected until construction of the building has commenced.

(3) Size. A major sign may not exceed a maximum effective area of 200 square feet, measured as provided in subsection (a)(1)c of this section.

(4) Height. A major sign may not exceed a maximum height of 35 feet, measured as provided in subsection (a)(3) of this section.

(5) Number and spacing. Major signs must comply with the following requirements:

a. One major sign is allowed on a premises having more than 500 feet of State Highway 288 frontage, plus one additional major sign for each additional 1,000 feet of State Highway 288 frontage. A premises with 500 feet or less of State Highway 288 frontage is not eligible for a major sign. Major signs remain subject to the spacing requirement of subsection (e)(5)b of this section.

b. A major sign may not be located within 1,000 feet of another major sign, whether on the same premises or on another premises, measured in a straight line between the closest points of the two signs. Where two proposed major signs would conflict with this requirement, the sign for which a complete permit application was first filed with the city has priority.

c. A major sign may not be located within 125 feet of another freestanding sign on the same premises or within 50 feet of another freestanding sign on another premises.

d. A major sign must be located within 100 feet of the State Highway 288 right-of-way line and must be oriented to be viewed from State Highway 288.

e. A major sign may not be located within 300 feet of a residential zoning district or residential use.

f. A major sign may not be placed or located within the public right-of-way or within a visibility triangle, and no part of a major sign may project over a property line.

(6) Setback. A major sign must be set back a minimum of ten feet from all property lines.

(7) Materials and design. The support structure of a major sign must be fully enclosed within a pylon or base clad in masonry, stone, stucco, or architectural metal compatible with the principal building on the premises. The width of the pylon or base may not be less than 40 percent of the width of the sign face. Exposed poles, exposed structural steel, and guy wires are prohibited. Illumination must be internal or by shielded external fixtures directed so that light does not spill onto adjacent property or the traveled way. Electronic signs as regulated by Section 30-68 are not allowed as part of a major sign.

(8) Content. A major sign shall not contain off-premises advertising. A major sign may identify multiple businesses located on the same premises. For purposes of this subsection, including the eligibility conditions of subsection (e)(2) and the frontage requirements of subsection (e)(5), all lots within a unified nonresidential development shown on a single recorded plat, or subject to a recorded common signage agreement approved by the city, are considered one premises.

(9) Relationship to monument signs. Each major sign counts as one of the monument signs allowed on the premises under Table 30-62. A premises with a major sign may not use the size exception in subsection (b)(6)a of this section.

(10) Permit. The permit requirements of subsection (b)(5) of this section apply to major signs. In addition, an application for a major sign permit must include:

a. A site plan showing the State Highway 288 frontage of the premises; the proposed sign location and setbacks; and the location of all existing and permitted major signs, freestanding signs, and residential zoning districts or uses within 1,000 feet of the proposed sign; and

b. Structural and foundation plans signed and sealed by a professional engineer licensed in the State of Texas, demonstrating compliance with the wind load requirements of the building code adopted by the city.

SECTION 4. If any part of this ordinance, of whatever size, is ever declared invalid or unenforceable for any reason, the remainder of this ordinance shall remain in full force and effect.

SECTION 5. That all provisions of the City's Sign Ordinance not expressly amended by this ordinance shall remain in full force and effect.

SECTION 6. This ordinance shall be effective immediately upon its passage and approval.

SECTION 7. That it is hereby officially found and determined that this meeting was open to the public, and public notice of the time, place, and purpose of said meeting

was given, all as required by the Open Meetings Act, Chapter 551, Texas Government Code.

PASSED AND APPROVED ON THE FIRST READING ON THE 16TH DAY OF NOVEMBER 2026.

PASSED AND APPROVED ON THE SECOND READING ON THE _____ DAY OF _____ 2026.

CITY OF IOWA COLONY, TEXAS

By: _____
Wil Kennedy, Mayor

ATTEST:

_____
KAYLEEN ROSSER, CITY SECRETARY