



**CITY OF
IOWA
COLONY**

**PLANNING AND ZONING
COMMISSION MEETING**

**Tuesday, June 06, 2023
7:00 PM**

Iowa Colony City Hall, 12003 Iowa Colony Blvd., Iowa Colony, TX 77583

Phone: 281-369-2471

Fax: 281-369-0005

www.iowacolonytx.gov

THIS NOTICE IS POSTED PURSUANT TO THE TEXAS OPEN MEETING ACT (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE). THE **PLANNING AND ZONING COMMISSION OF IOWA COLONY** WILL HOLD A **PUBLIC MEETING AT 7:00 PM ON TUESDAY, JUNE 06, 2023 AT IOWA COLONY CITY HALL, 12003 IOWA COLONY BLVD., IOWA COLONY, TEXAS 77583** FOR THE PURPOSE OF DISCUSSING AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE FOLLOWING ITEMS.

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

CALL TO ORDER

CITIZEN COMMENTS

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

PUBLIC HEARING

1. Hold a public hearing to consider rezoning the following property from Single Family Residential to Mixed Use:

Being approximately 5 acres of land being out of a called 73.94-acre tract as recorded in Volume 622, Page 129, Brazoria County Deed Records, out of a called 80-acre tract as recorded in Volume 98, Page 634, being the north half of southeast quarter of section 56 H.T.& B.R.R. Co. Survey, Abstract No. 515, Brazoria County, Texas, as shown on the Emigration Land Company Subdivision recorded under Volume 2, Page 113, Brazoria County Plat Records

ITEMS FOR CONSIDERATION

2. Consider approval of the May 2, 2023, Planning and Zoning Commission meeting minutes.
3. Consideration and possible action to make a recommendation to City Council to consider rezoning the following property from Single Family Residential to Mixed Use:

Being approximately 5 acres of land being out of a called 73.94-acre tract as recorded in Volume 622, Page 129, Brazoria County Deed Records, out of a called 80-acre tract as recorded in Volume 98, Page 634, being the north half of southeast quarter of section 56 H.T.& B.R.R. Co. Survey, Abstract No. 515, Brazoria County, Texas, as shown on the Emigration Land Company Subdivision recorded under Volume 2, Page 113, Brazoria County Plat Records

4. Consideration and possible action to make a recommendation to City Council for a variance to the transparency requirements in the City's Unified Development Code at 2320 Meridiana Parkway.

- [5.](#) Consideration and possible action for the Sierra Vista Sec 8B1 Final plat.
- [6.](#) Consideration and possible action for the Sierra Vista Plaza Final Plat.
- [7.](#) Consideration and possible action for the Sierra Vista Center Preliminary Plat.
- [8.](#) Consideration and possible action for the Garza's Lots Abbreviated Plat.
- [9.](#) Consideration and possible action for the Sterling Lakes Retail Preliminary Plat.
- [10.](#) Consideration and possible action for the Hayes Creek Estates Final Plat.
- [11.](#) Consideration and possible action for the Magnolia Bend Estates Section 2 Final Plat.

ADJOURNMENT

I, Kayleen Rosser, hereby certify that the above notice of meeting of the Iowa Colony Planning and Zoning Commission was posted pursuant to the Texas Open Meeting Act (Chapter 551 of the Texas Government Code) on June 2, 2023.



Kayleen Rosser, City Secretary



NOTICE OF PUBLIC HEARINGS ON
REZONING

The Iowa Colony Planning and Zoning Commission and the City Council will hold public hearings at 7:00 p.m. on June 6, 2023 and June 26, 2023, respectively, at the Iowa Colony City Hall, 12003 Iowa Colony Boulevard (County Road 65), Iowa Colony, Texas, pursuant to the Comprehensive Zoning Ordinance and Unified Development Code, as amended, to consider rezoning the following property from Single Family Residential to Mixed Use:

Being approximately 5 acres of land being out of a called 73.94-acre tract as recorded in Volume 622, Page 129, Brazoria County Deed Records, out of a called 80-acre tract as recorded in Volume 98, Page 634, being the north half of southeast quarter of section 56 H.T.& B.R.R. Co. Survey, Abstract No. 515, Brazoria County, Texas, as shown on the Emigration Land Company Subdivision recorded under Volume 2, Page 113, Brazoria County Plat Records

All interested persons may be heard concerning the proposed action. A copy of the request for this action and a map of the property are available for inspection by any person upon a reasonable request made to the undersigned City Secretary at City Hall, telephone 281-369-2471 or at www.iowacolonytx.gov.

Kayleen Rosser, City Secretary
City of Iowa Colony, Texas



**PLANNING AND ZONING
COMMISSION MEETING MINUTES**

Item 2.

**Tuesday, May 02, 2023
7:00 PM**

Iowa Colony City Hall, 12003 Iowa Colony Blvd., Iowa Colony, TX 77583

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

MEMBERS PRESENT: Brian Johnson, David Hurst, Brenda Dillon, Les Hosey, Steven Byrum-Bratsen and Terry Hayes

MEMBERS ABSENT: Tim Varlack

CALL TO ORDER

Chair, David Hurst called the meeting to order at 7:00 P.M.

CITIZEN COMMENTS

There were no comments from the public.

ITEMS FOR CONSIDERATION

1. Consider approval of the April 4, 2023, Planning and Zoning Commission meeting minutes.
Motion made by Les Hosey. Seconded by Terry Hayes.
Voting Yea: Brian Johnson, David Hurst, Brenda Dillon, Les Hosey, Steven Byrum-Bratsen, and Terry Hayes. Tim Varlack was absent.
2. Consideration and possible action for the Serrano Estates Abbreviated Plat.
Motion made by Steven Byrum-Bratsen, Seconded by Brenda Dillon.
Voting Yea: Brian Johnson, David Hurst, Brenda Dillon, Les Hosey, and Terry Hayes
Voting Abstaining: Steven Byrum-Bratsen
3. Consideration and possible action for the Meridiana Section 34B Final Plat.
Motion made by Les Hosey, Seconded by Terry Hayes.
Voting Yea: Brian Johnson, David Hurst, Brenda Dillon, Les Hosey, and Terry Hayes
Voting Abstaining: Steven Byrum-Bratsen
4. Consideration and possible action for the Sierra Vista Section 9 Abbreviated Plat.
Motion made by Steven Byrum-Bratsen, Seconded by Les Hosey.
Voting Yea: Brian Johnson, David Hurst, Brenda Dillon, Les Hosey, and Terry Hayes
Voting Abstaining: Steven Byrum-Bratsen

ADJOURNMENT

The meeting was adjourned by a unanimous vote at 7:07 P.M.

APPROVED THIS 6TH DAY OF JUNE 2023.

Item 2.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chair



Form A
City of Iowa Colony
"Where We Make It Happen"

APPLICATION FOR AMENDMENT TO REGULATIONS
OR TO THE OFFICAL ZONING DISTRICT MAP

Name/Address S.A. Real Estate Group, LLC located at 13310 University Blvd., Suite 100 Sugar Land, TX 77479
Individual/Company/Corporation

Description of Amendment Proposed Rezoning of 5 acres out of CAD# 176327 from single family residential to mixed-use.

Statement of need or justification for said amendment, including its consistency with the zoning policies and purposes set forth in this Ordinance and/or its consistency with the City's most current comprehensive planning document or documents. (Use separate sheet of paper for your statement).

The legal description and address of the property affected and the proposed boundaries of said property;

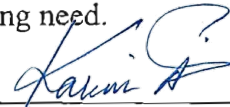
The signed consent of the property owner or owners whose property would be affected by the proposed amendment;

The applicant's interest in the subject property if the applicant is not the property owner of all or a portion of the subject property;

The present zoning classification and existing uses of the property proposed to be reclassified; and

Such other information or documents as the City Council and Zoning Administrator may deem necessary.

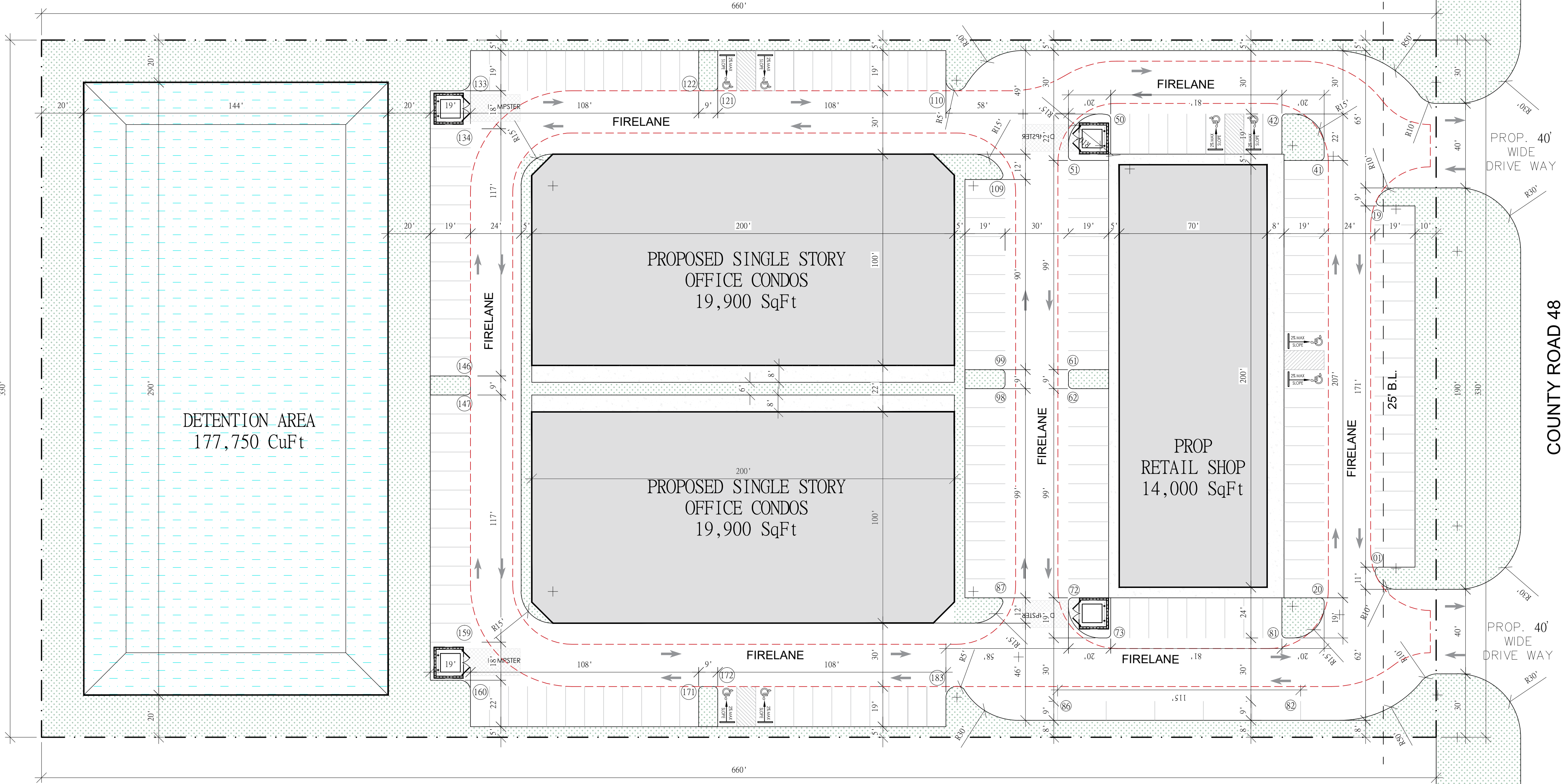
A non-refundable fee must accompany the application to defray the cost of notification and processing the application. Please refer to the fee schedule of the City of Iowa Colony for the fee for your particular zoning need.

Signature required:  04/18/2023

Form approved: July 20, 2009

PARKING CALCULATION:-

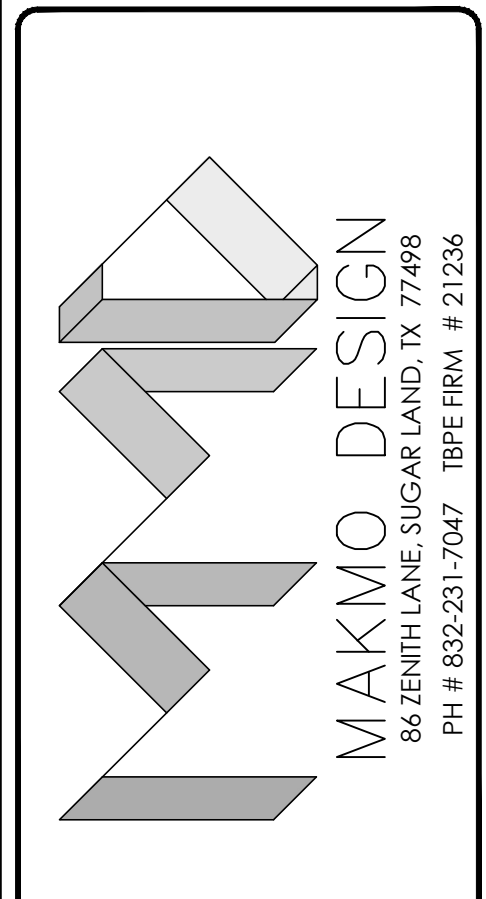
CONVENIENCE STORE (TYPE M)		
RETAIL SHOP	: 14,000	Sqft /200 = 70
EACH OFFICE CONDO 4000 X 10	: 40,000	
FIRST 1000 SqFt 5 PARKING SPACE	: 5 +1	ADDITIONAL PARKING FOR EVERY 5000 SQFT
6 PARKING PER 4000 SqFt UNIT	: 6 x 10	UNITS
TOTAL PARKING REQUIRED FOR OFFICE WARE HOUSE	: 60	
TOTAL PARKING REQUIRED FOR THE ENTIRE DEVELOPMENT : 70 + 60 = 130		
ADA PARKING REQUIRED = 6		
PARKING PROVIDED = 181		
TOTAL PARKING PROVIDED = 183		



ISSUE FOR:
 FOR INTER REVIEW ONLY
 BID ONLY
 PERMITS SET
 CONSTRUCTION SET

REVISIONS:

NO.	DATE	DESCRIPTION



PROP. RETAIL SHOP & STORAGE SPACE
 LOCATED AT
CR 48 & MERIDIANA PKWY, ROSHARON, TX 77583

SEAL
 DATE: 04/12/2023

PROJECT NUMBER 23-000
 SCALE 1"=30'
 DRAWN BY R.R
 CHECKED BY A.Z
 SHEET TITLE :

SITE LAYOUT PLAN

DRAWING NUMBER:
C-1.0

SITE LAYOUT PLAN

Scale: 1"=30'

PROPOSED REZONING OF 5 ACRES AT IOWA COLONY BOULEVARD/COUTY ROAD 48

Submission Date: April 18, 2023

Applicant: S.A. Real Estate Group, LLC

Owner: Tyler Martin Kelly

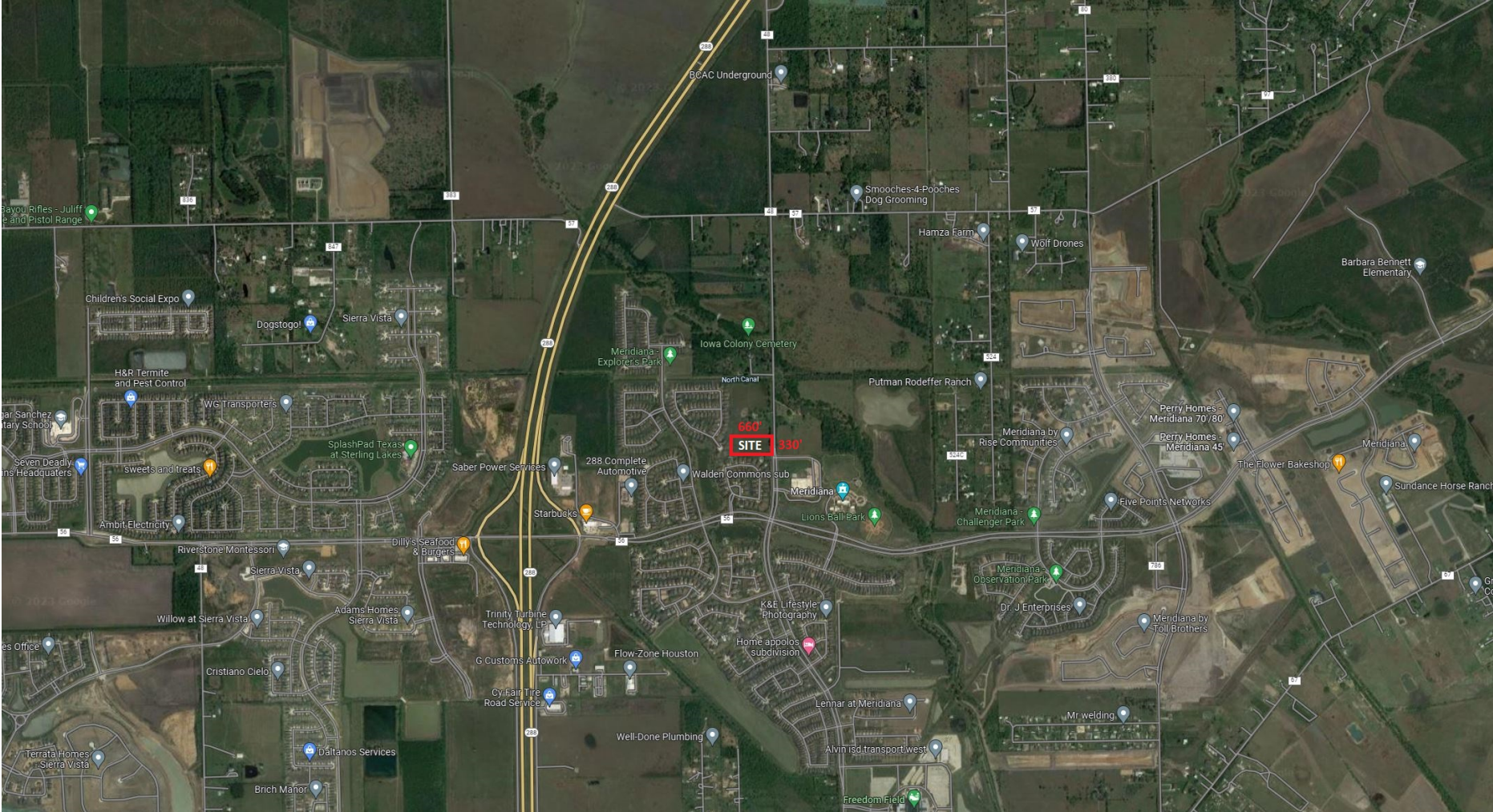
LEGAL DESCRIPTION & ADDRESS

- 9618 Iowa Colony Blvd, Rosharon, TX 77583
- Southernmost 5 acres out of BCAD Reference #: 176327
- Being approximately 5 acres of land being out of a called 73.94-acre tract as recorded in Volume 622, Page 129, Brazoria County Deed Records, out of a called 80-acre tract as recorded in Volume 98, Page 634, being the north half of southeast quarter of section 56 H.T.& B.R.R. Co. Survey, Abstract No. 515, Brazoria County, Texas, as shown on the Emigration Land Company Subdivision recorded under Volume 2, Page 113, Brazoria County Plat Records.

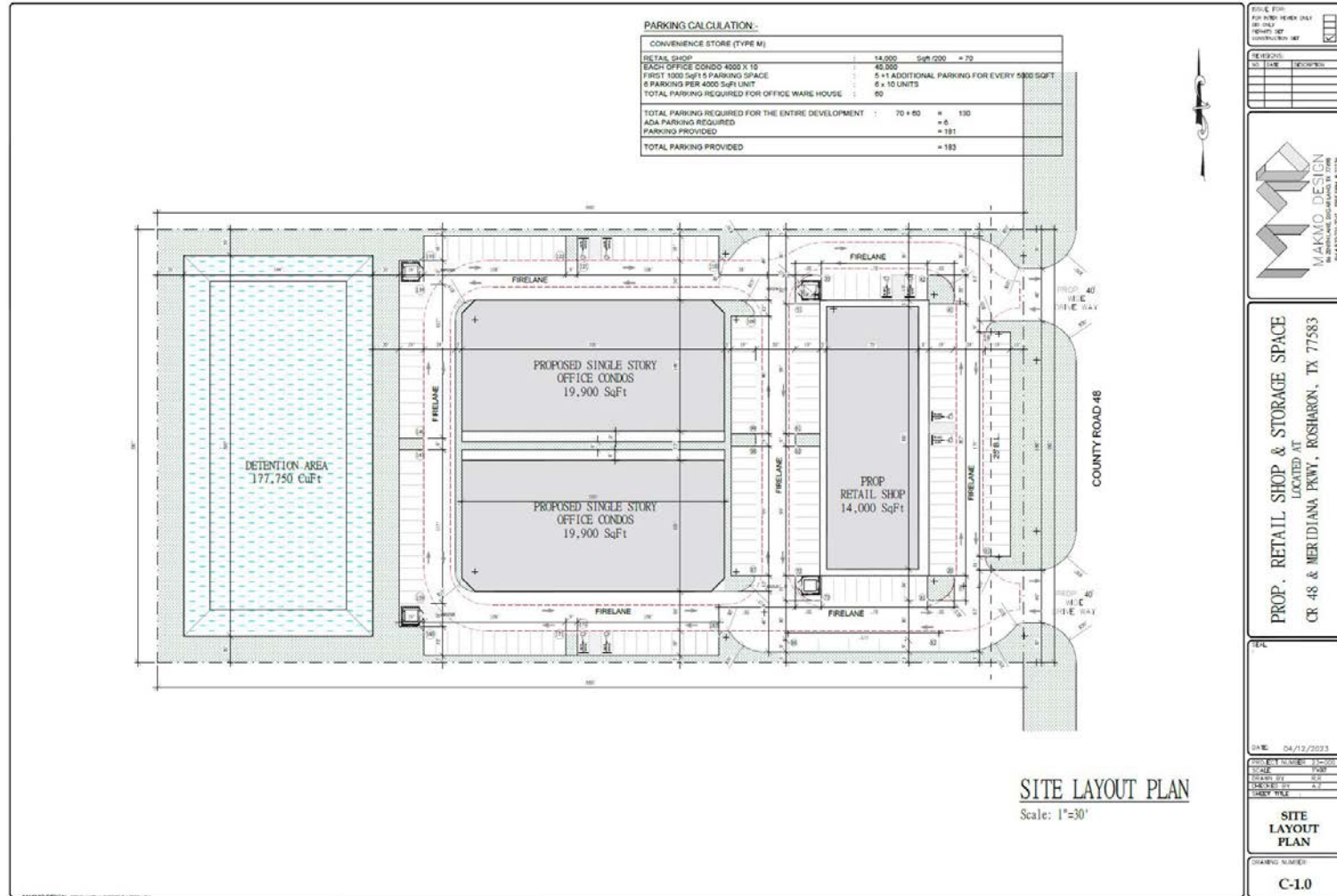
REZONING PURPOSE

- The Applicant requests the City of Iowa Colony to facilitate the rezoning of the Property from single family residential to mixed-use.
- The Applicant plans on developing a 14,000 square foot shopping center along Iowa Colony Boulevard/County Road 48 that will help meet the needs of the residents in Meridiana and provide convenient access to a diverse range of essential amenities. It intends to bring family-oriented tenants, such as general medicine, daycare facility, café, tutoring center, and other similar uses that will complement the surrounding development.
- Additionally, the Applicant plans on developing two 20,000 square foot office condo buildings that will be available to purchase or rent for professional office use. There currently is not any office space available within a 5-mile radius.

SATELLITE AERIAL



PROPOSED SITE PLAN



SIMILAR DEVELOPMENTS



FOR QUESTIONS OR COMMENTS,
PLEASE REACH OUT TO :

AFSHA ALI

(713) 353-2832

AFSHA@MYTALAPROPERTIES.COM

THANK YOU!

Tuesday, May 30, 2023

Mayor Wil Kennedy
c/o City Council
City of Iowa Colony
12003 Iowa Colony Blvd.
Iowa Colony, TX 77553

**Re: S.A. Real Estate Group, LLC
Application for Amendment to the Official Zoning District Map
+/- 5 acres out of PID No. 176327
Letter of Recommendation to Disapprove Zoning Amendment Application
Adico, LLC Project No. 16007-2-307**

Dear Mayor Kennedy and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the Application for Amendment to the Official Zoning District Map from S.A. Real Estate Group, LLC to rezone approximately +/- 5 acres on County Road 48 (north of Meridiana Elementary School and on the west side of CR 48).

The applicant requests to rezone approximately +/- 5 acres, out of a 73.94-acre tract, PID No. 176327. The property is currently zoned Single Family Residential and seeking to change zoning to Mixed-Use. The Applicant has provided a summary of proposed use to include a shopping center and office space for purchase or rent for professional use (see attached).


Based on our review of the application and supporting documents, this project is inconsistent with the City of Iowa Colony Comprehensive Plan adopted in June 2020.

Retail/Mixed Use Centers should be located at/near intersections of major thoroughfares and collectors as recommended by the Plan within Single Family Residential Zone.

As such, we are recommending disapproving the Application for Amendment to the Office Zoning District Map.

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

Sincerely,
Adico, LLC



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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-280

PROPOSED REZONING OF 5 ACRES AT IOWA COLONY BOULEVARD/COUTY ROAD 48

Submission Date: April 18, 2023

Applicant: S.A. Real Estate Group, LLC

Owner: Tyler Martin Kelly

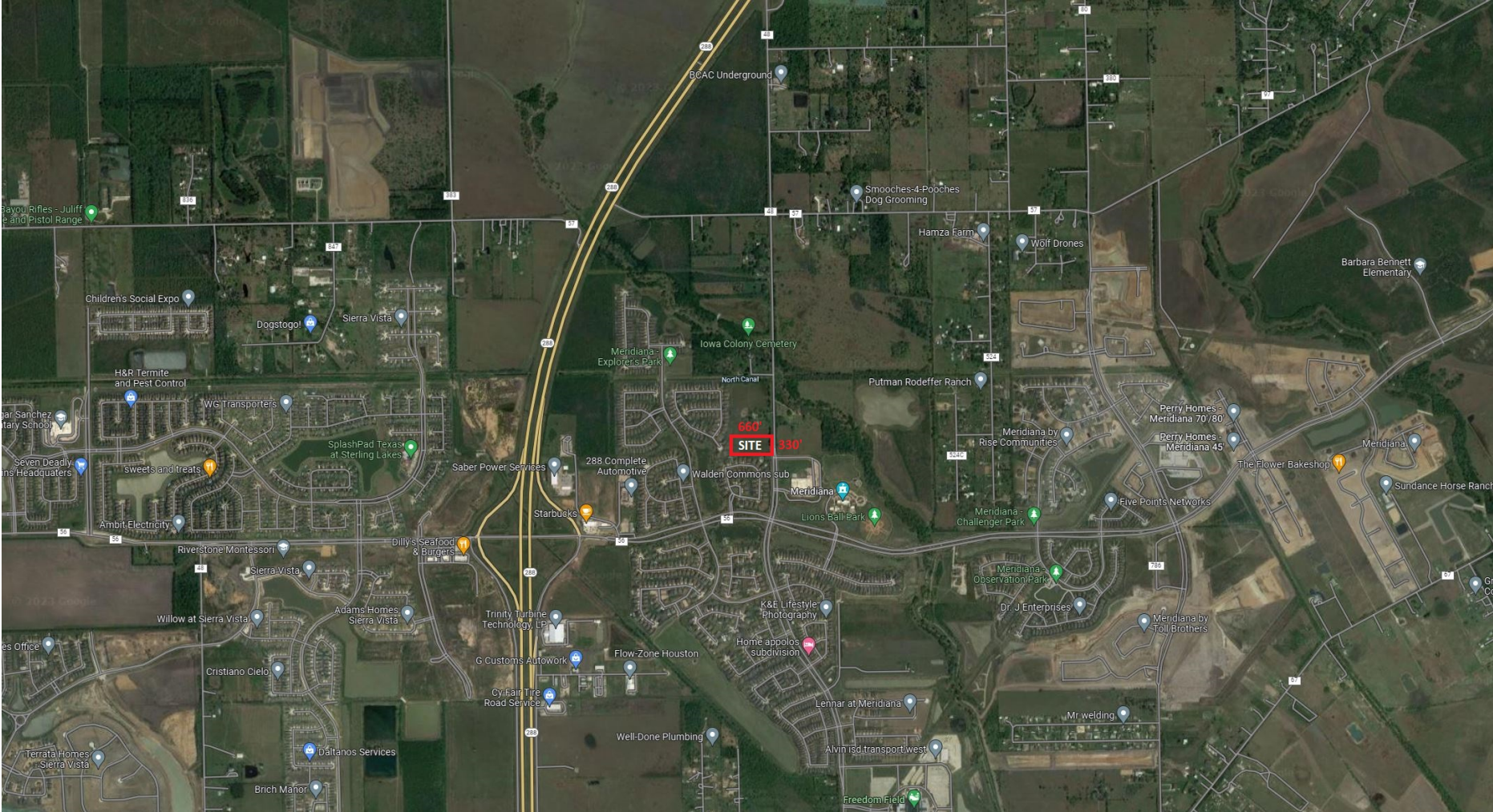
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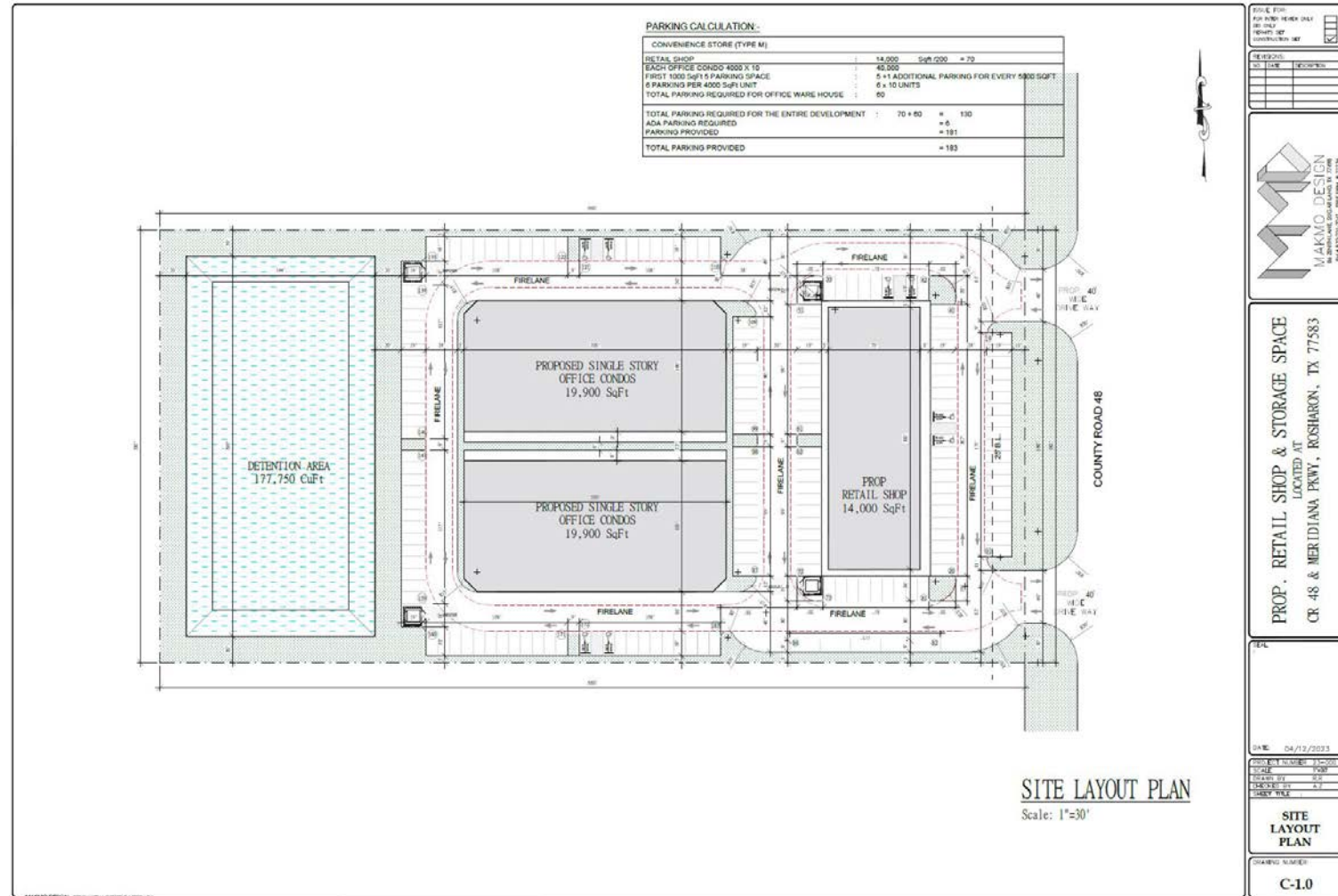
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- The Applicant requests the City of Iowa Colony to facilitate the rezoning of the Property from single family residential to mixed-use.
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- Additionally, the Applicant plans on developing two 20,000 square foot office condo buildings that will be available to purchase or rent for professional office use. There currently is not any office space available within a 5-mile radius.

SATELLITE AERIAL



PROPOSED SITE PLAN



SIMILAR DEVELOPMENTS



FOR QUESTIONS OR COMMENTS,
PLEASE REACH OUT TO :

AFSHA ALI

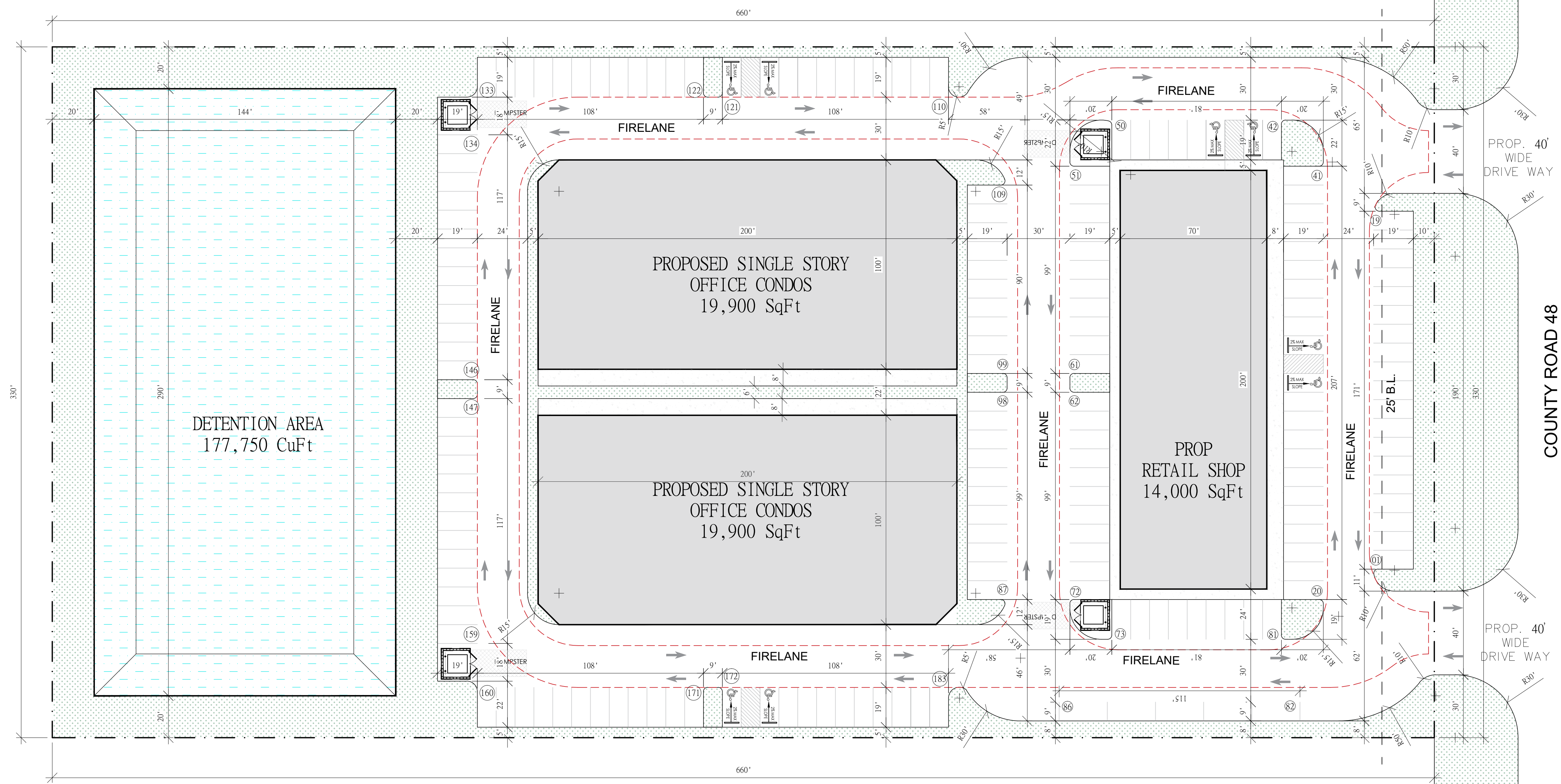
(713) 353-2832

AFSHA@MYTALAPROPERTIES.COM

THANK YOU!

PARKING CALCULATION:-

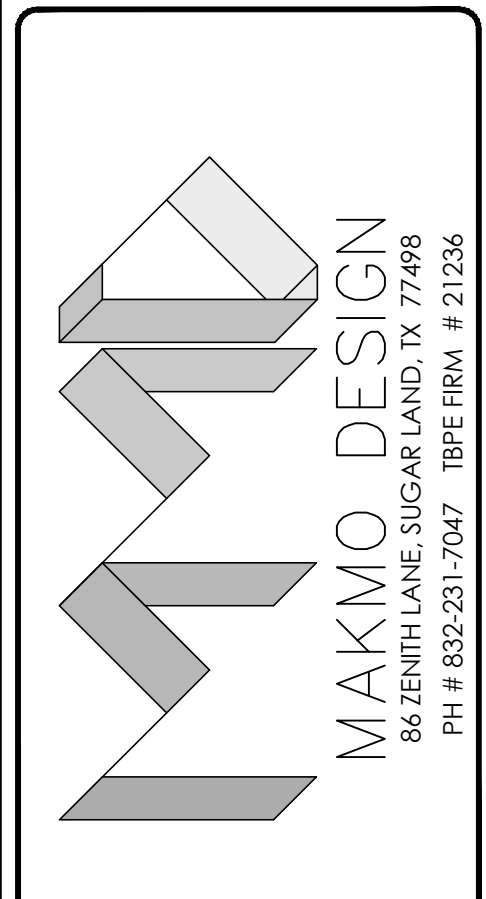
CONVENIENCE STORE (TYPE M)		
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TOTAL PARKING REQUIRED FOR OFFICE WARE HOUSE	: 60	
TOTAL PARKING REQUIRED FOR THE ENTIRE DEVELOPMENT : 70 + 60 = 130		
ADA PARKING REQUIRED = 6		
PARKING PROVIDED = 181		
TOTAL PARKING PROVIDED = 183		



ISSUE FOR:
 FOR INTER REVIEW ONLY
 BID ONLY
 PERMITS SET
 CONSTRUCTION SET

REVISIONS:

NO.	DATE	DESCRIPTION



PROP. RETAIL SHOP & STORAGE SPACE
 LOCATED AT
CR 48 & MERIDIANA PKWY, ROSHARON, TX 77583

SEAL
 DATE: 04/12/2023

PROJECT NUMBER 23-000
 SCALE 1"=30'
 DRAWN BY R.R.
 CHECKED BY A.Z.
 SHEET TITLE :

SITE LAYOUT PLAN

DRAWING NUMBER:
C-1.0

SITE LAYOUT PLAN

Scale: 1"=30'

III. Future Land Use Plan

A. Purpose

The Future Land Use Plan (FLUP) is the primary decision-making document regarding future development in the City. It reflects all relevant criteria to provide a unified point-of-reference. The FLUP incorporates the Vision, the Guiding Principles, the physical realities, and the political realities affecting future development.

B. Basis of Plan Elements

The Steering Committee provided guidance related to the most appropriate scenario to guide future land use decisions for the City of Iowa Colony and its extra-territorial jurisdiction (ETJ).

The following land use relationships reflect the discussion outcomes from the Steering Committee:

1. The highest intensity land use area should be along both sides of SH 288 creating a corridor extending ¼ mile wide on each side of SH 288. It is anticipated that this freeway adjacent area on both sides of the freeway represents highly developable land and is designated as High Intensity Mixed Use (HIMU).
2. The next lesser level of land use intensity is designated Medium Intensity Mixed Use (MIMU) and is located adjacent to the HIMU area extending a distance of ¼ mile east and west. The MIMU is intended to provide a buffer between the HIMU and single family residential.
3. The remaining area of the city limit and the ETJ should be designated as single family residential containing two levels of density and intensity:
 - a. Medium Intensity Single Family (MISF) is designated for areas that have a potential for redevelopment into single family lots with an average lot size area of less than one acre and those areas that have the greatest potential for development of compatible non-residential generally at thoroughfare intersections;
 - b. Low Intensity Single Family (LISF) consists of the remaining area of single family residential that is presently divided into single family or agricultural lots equal to or greater than 1 acre and those areas less likely to be developed or redeveloped.

Each of the four land use intensity types should incorporate certain land use zones or uses within the intensity type as follows:

- The HIMU should allow uses indicated in the Business Retail zone and the Mixed-use Zone, in order to provide retail and non-residential uses maximizing the value of the corridor's proposed higher intensity transportation and utility infrastructure.
- The MIMU should allow uses indicated in the Business Retail zone and the Mixed-use Zone. Additionally, the MIMU area could also include up to 25% area as higher intensity residential, including townhouses and multi-family apartments.
- The MISF area should allow uses indicated in the Single Family Residential zone but only include lots that average less than 1 acre in lot area. The MISF area should also include optional areas at the intersection of major arterials and at the intersection of major arterials and minor collectors that might become retail or mixed use as shown in graphic at right.
- The LISF area should include those land uses indicated as allowed within the Single Family Residential zone but include only single family residential lots that average 1 acre in lot area or larger. This LISF area should also include any mobile home parks existing within the current city limit or ETJ.

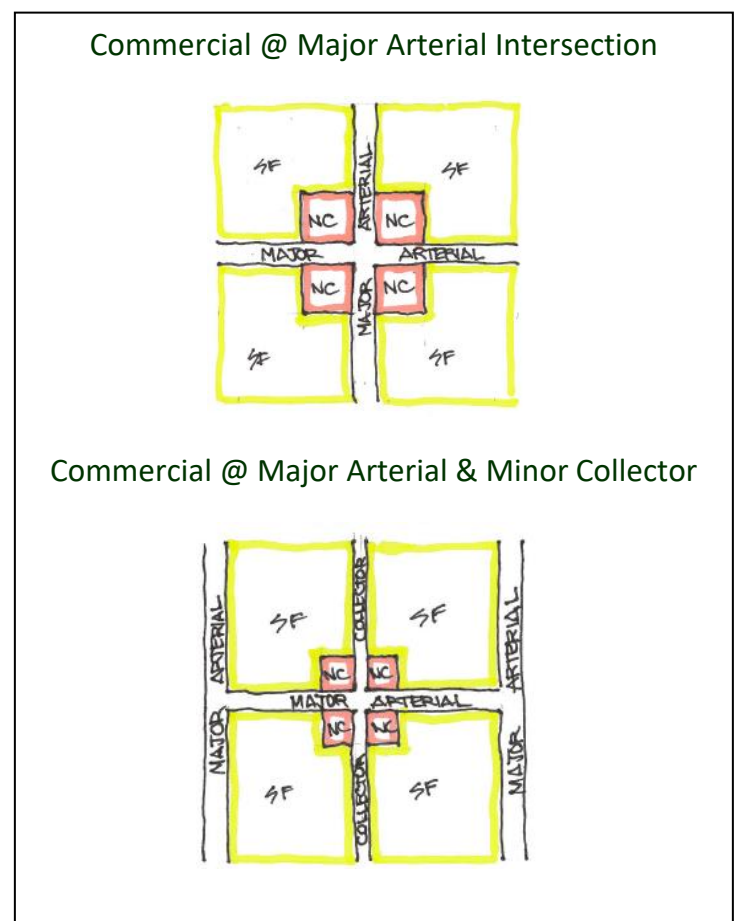
C. Relationship to Guiding Principles

The FLUP supports, promotes and reflects 5 of the Guiding Principles by:

- Quality of Life – Depicting a higher quality of life indicative of a planned relationship for a visually attractive community environment including both consistency and variety.
- Transportation – Illustrating a transportation network plan that provides generally good access for all types of transportation and allows both consistency, flexibility, and a reflection of the physical environment.
- Goods and Services – Planning for the efficient movement and location of goods and services that maximize the resources of the City by providing maximum revenue with the least cost of service.
- Safe Community – Providing land use relationships that reflect a future community that is safe for residents and visitors to pursue individual and communal activities.
- Municipal Services – Providing land use relationships that maximize the efficiency of municipal services while recognizing the need for flexibility and unique relationships of service needs.

D. Recommended Actions

1. Update the City of Iowa Colony zoning ordinance to match the goals of the comprehensive plan, see Recommendations Summary for details.
2. Prepare guidelines for negotiating development agreements and PUDs/PDs to encourage implementation of elements of the Comprehensive Plan by private development
3. Adopt a policy to re-visit the Future Land Use Plan on an annual basis with the purpose to determine if a more-detailed review is necessary. Incorporate new, updated information as an addendum to the most-recently adopted Future Land Use Plan.
4. Adopt a policy to review the Iowa Colony Comprehensive Plan at a minimum of every five years.
5. When the timing is appropriate, coordinate/exchange ETJ areas with the City of Alvin to provide a contiguous jurisdictional link for the City of Iowa Colony between SH 6 and the future Grand Parkway (SH 99).



Staff Report

Agenda Date: June 6, 2023
Agenda Item: Variance Request 2320 Meridiana

Project Description: Variances to regulations of the Unified Development Code pertaining to Master UDC Section 3.5.3.12- Storefront Code; Transparency.

Zoning Designation: Commercial

Building Official: Albert Cantu

SUMMARY

This request was made by Marcel Meijer for a variance to Master UDC Section 3.5.3.12 (b)-Storefront Code, Transparency. The ordinance cited above requires that "each exterior wall of a commercial/retail/office building facing a public street must contain 65% transparent material to allow visual penetration of at least three (3) feet into the building. This site is located at the NE corner of Meridiana Parkway and Crystal View Drive. New construction of a retail center.



VICINITY MAP
KEY MAP NO. 402-J

- Section 3.5.3.12. Storefronts Sub-section (b) Transparency

Transparency – Each exterior wall of a commercial/retail/office building facing a public street must contain at least sixty-five (65) percent transparent material to allow visual penetration of at least three (3) feet into the building. Transparency includes stationary glass, windows, and the glass area of doors.

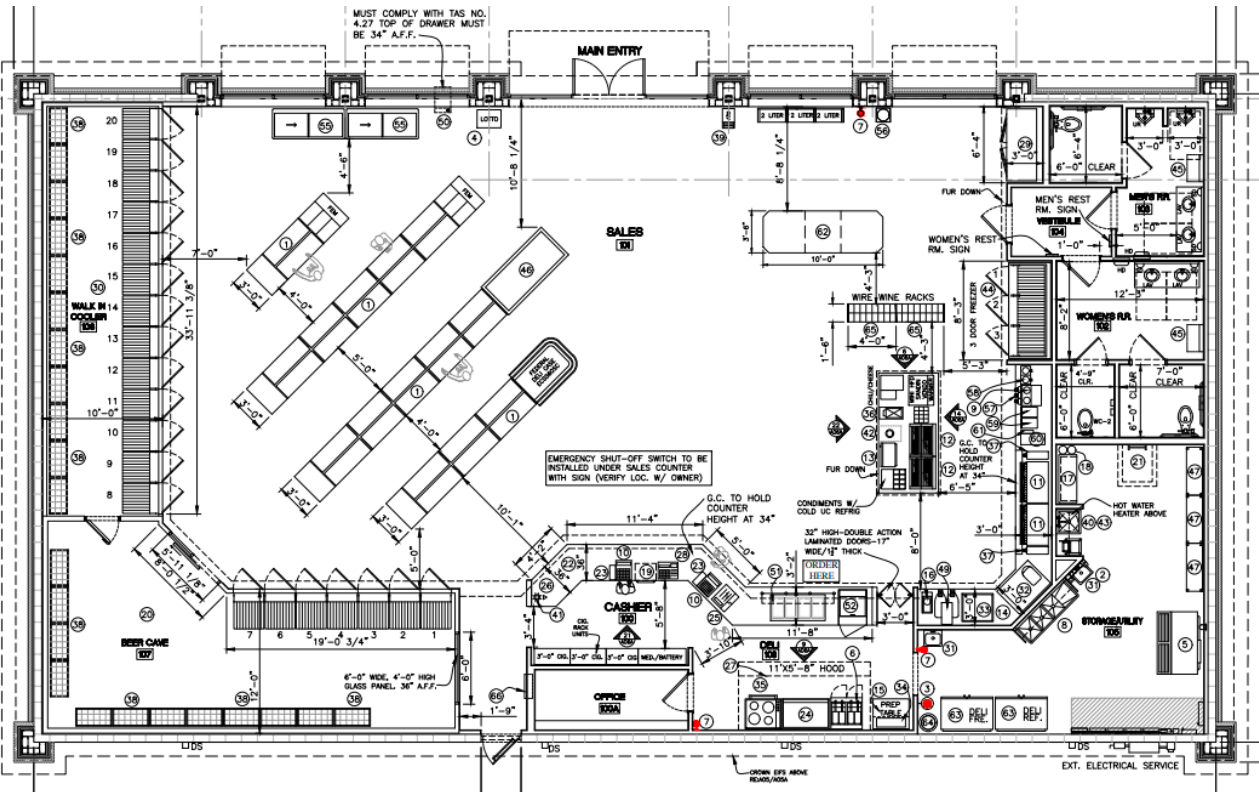
Variance Request:

Master UDC Section 3.5.3.12 (b)- Storefront Code; Transparency

The architectural floor plan does not allow for glazing walls on the East or the Westside of the building, as they enclose the walk in cooler and public restrooms. Please refer to the floor plan attached for reference.

Additionally, kindly consider that the use of this facility requires a level of security and privacy for all interior sales inventory, such as but not limited to, ATM Cash Unit, Lotto Tickets, Carton Cigarettes, Alcoholic Beverages and Cashier Safe.

This project is located at the corner of Meridiana and Crystal View Drive, the project complies with the North elevation facing Meridiana Parkway but not the West elevation facing Crystal View Drive.



RECOMMENDATION

The purpose of this code is to ensure the security and welfare of the occupants which could be monitored from the street or right of way. Staff recommends that there be some type of transparency to the Westside of the building to meet the intent of the Unified Development Code.

- Section 3.5.3.12. Storefronts Sub-section (b) Transparency Each exterior wall of a commercial/retail/office building facing a public street must contain at least sixty-five (65) percent transparent material to allow visual penetration of at least three (3) feet into the building. Transparency includes stationary glass, windows, and the glass area of doors.

Tuesday, May 30, 2023

Merrett Huddleston
Elevation Land Solutions
2445 Technology Forest Blvd, Suite 200
The Woodlands, TX 77381
Email: mhuddleston@elevationlandsolutions.com

Re: Sierra Vista Section 8BI Final Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 2134
Adico, LLC Project No. 16007-2-285

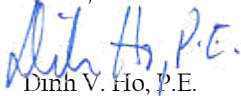
Dear Mr. Huddleston,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Sierra Vista Section 8BI final plat, received on or about May 26, 2023. 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, Adico, LLC, has no objections to the plat as resubmitted on May 25, 2023. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than May 30, 2023, for consideration at the June 6, 2023, Planning and Zoning meeting.

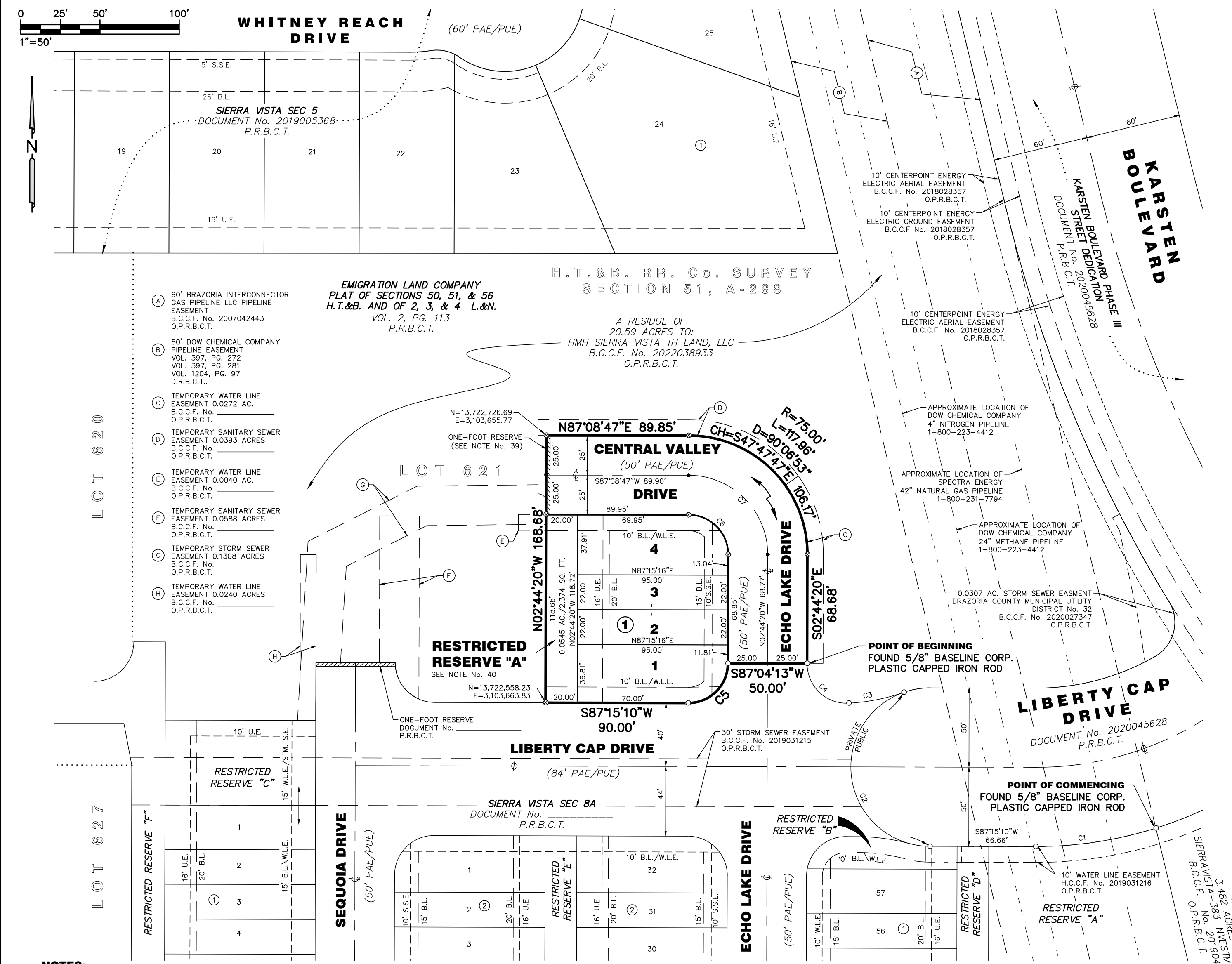
Should you have any questions, please do not hesitate to contact our office.

Sincerely,
Adico, LLC



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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-285



METES AND BOUNDS DESCRIPTION

BEING 0.5800 ACRES OF LAND SITUATED IN SECTION 51 OF THE H.T.&B. RR. CO. SURVEY, ABSTRACT NO. 288, BRAZORIA COUNTY, TEXAS, BEING A PART OF THAT CERTAIN 20.59 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HMH SIERRA VISTA TH LAND, LLC, RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2022038933, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, BEING A PART OF LOT 621 OF THE EMIGRATION LAND COMPANY PLAT OF SECTIONS 50, 51, & 56 H.T.&B. AND OF 2, 3, & 4 L.&N., A SUBDIVISION RECORDED IN VOLUME 2, PAGE 113, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 0.5800 ACRE TRACT IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF LIBERTY CAP DRIVE (100 FEET WIDE) AS DESIGNATED BY THE PLAT RECORDED IN DOCUMENT NO. 2020045628, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID CAPPED IRON ROD BEING A NORTHEAST CORNER OF SAID 20.59 ACRE TRACT AND THE NORTHWEST CORNER OF THAT CERTAIN 3.482 ACRE TRACT OF LAND DESIGNATED AS TRACT 2 AND DESCRIBED IN THE DEED TO SIERRAVISTA-383 INVESTMENTS LLC RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2019045563, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, SAID CAPPED IRON ROD IS ON A CURVE TO THE RIGHT WHOSE RADIUS IS 250.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 20 DEGREES 25 MINUTES 35 SECONDS WEST. THENCE, IN A WESTERLY DIRECTION ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID LIBERTY CAP DRIVE, A NORTH LINE OF SAID 20.59 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 40 MINUTES 45 SECONDS, 77.14 FEET TO A FOUND 5/8" INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD; THENCE, SOUTH 87 DEGREES 15 MINUTES 10 SECONDS WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID LIBERTY CAP DRIVE AND A NORTH LINE OF SAID 20.59 ACRE TRACT, 66.66 FEET TO A 5/8" INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 50.00 FEET; THENCE, IN A NORTHERLY DIRECTION ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LIBERTY CAP DRIVE, AN EAST LINE OF SAID 20.59 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 160 DEGREES 32 MINUTES 10 SECONDS, 140.09 FEET TO A 5/8" INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 125.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 22 DEGREES 12 MINUTES 37 SECONDS WEST; THENCE, IN A WESTERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16 DEGREES 18 MINUTES 12 SECONDS, 35.57 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 25.00 FEET; THENCE, IN A NORTHWESTERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93 DEGREES 10 MINUTES 05 SECONDS, 40.65 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEGREES 04 MINUTES 13 SECONDS WEST, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 25.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 87 DEGREES 15 MINUTES 40 SECONDS WEST;

THENCE, IN A SOUTHWESTERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 30 SECONDS, 39.27 FEET;

THENCE, SOUTH 87 DEGREES 15 MINUTES 10 SECONDS WEST, 90.00 FEET;

THENCE, NORTH 02 DEGREES 44 MINUTES 20 SECONDS WEST, 168.68 FEET;

THENCE, NORTH 87 DEGREES 08 MINUTES 47 SECONDS EAST, 89.95 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 75.00 FEET;

THENCE, IN A SOUTHEASTERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 06 MINUTES 53 SECONDS, 117.96 FEET;

THENCE, SOUTH 02 DEGREES 44 MINUTES 20 SECONDS EAST, 68.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.5800 ACRES OF LAND.

WE, HMH SIERRA VISTA TH LAND, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH MATT WIGGINS, CHIEF FINANCIAL OFFICER, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF SIERRA VISTA SEC 8B1, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN HEREON AND HERETO FOR PUBLIC USE OF 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, LIENHOLDERS MUST EXECUTE A SUBORDINATION AGREEMENT SUBORDINATING THEIR LIENS TO ALL PUBLIC STREETS, ALLEYS, PARKS, SCHOOL SITES AND OTHER PUBLIC AREAS SHOWN ON THE PLAT OF SUCH SUBDIVISION OR RESUBDIVISION AS BEING SET ASIDE FOR PUBLIC USE OR PURPOSE.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBTSTRUCTED 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 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 EACH AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'-6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBTSTRUCTED 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 AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENTS TOTALS THIRTY FEET (30'-0") IN WIDTH.

IN TESTIMONY HERETO, THE HMH SIERRA VISTA TH LAND, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATT WIGGINS, ITS CHIEF FINANCIAL OFFICER, THEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREUNTO AFFIXED, THIS _____ DAY OF _____, 20____.

HMH SIERRA VISTA TH LAND, LLC
A TEXAS LIMITED LIABILITY COMPANY

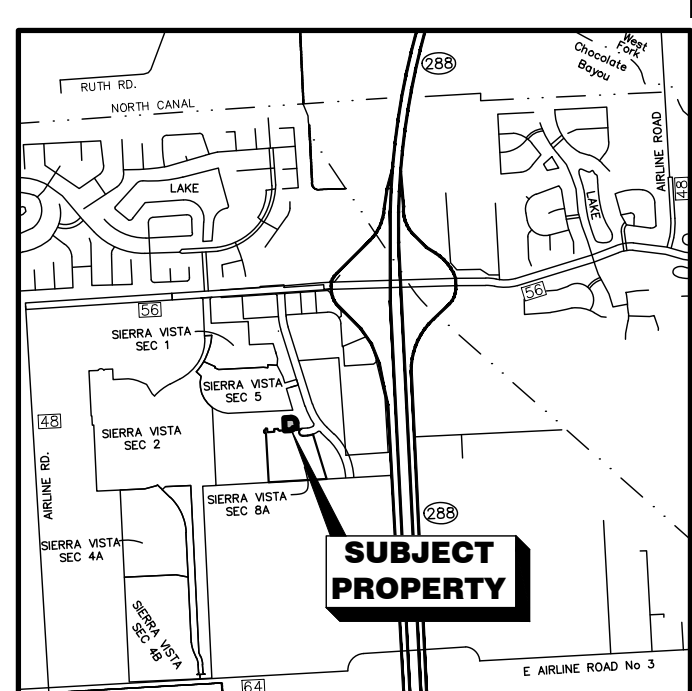
BY: _____
MATT WIGGINS
CHIEF FINANCIAL OFFICER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MATT WIGGINS, CHIEF FINANCIAL OFFICER OF HMH SIERRA VISTA TH LAND, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID CORPORATION, FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITIES THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



VICINITY MAP
1"=2,640'
KEY MAP: 69J2

CERTIFICATE OF PLANNING COMMISSION

THIS IS TO CERTIFY THAT CITY PLANNING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS THIS _____ DAY OF _____, 20____ HAS APPROVED THIS PLAT AND SUBDIVISION OF SIERRA VISTA SEC 8B1 AS SHOWN HEREON.

DAVID HURST	BRIAN JOHNSON
LES HOSEY	TERRY HAYES
BRENDA DILLON	ROBERT WALL

APPROVED BY CITY ENGINEER
DINH V. HO, P.E.

DATE _____

CERTIFICATE OF CITY COUNCIL

THIS IS TO CERTIFY THAT CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS THIS _____ DAY OF _____, 20____ HAS APPROVED THIS PLAT AND SUBDIVISION OF SIERRA VISTA SEC 8B1 AS SHOWN HEREON.

WILL KENNEDY MAYOR	McLEAN BARNETT
ARNETTA HICKS-MURRAY	MARQUETTE GREENE-SCOTT
TIMOTHY VARLACK	STEVEN BYRUM-BRATSEN
SYDNEY HARGRODER	

OVERALL OFF-STREET PARKING TABLE FOR SIERRA VISTA SEC 8

SEC. No.	No. OF SPACES PROVIDED
8A	23
8B	4
8C	4
TOTAL	28

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES

- SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED HOWEVER, ANY GOVERNMENTAL ENTITY HAVING 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 EASEMENT TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER DATE HEREOF.
- THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITHIN BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
- ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES, OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
- DEDICATED INGRESS/EGRESS ACCESSSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT #5 (SEE DISTRICT RESOLUTION NO. 2007-06 & NO. 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5'S LOCK.
- PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO. 2007-08).
- PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- PIPELINES, UTILITY LINES AND OTHER CROSSINGS UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT #5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED AT PROPERTY OWNER'S EXPENSE IN BRAZORIA COUNTY, TEXAS WITH A "RECORDED DOCUMENT NUMBER" AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5 BOARD OF COMMISSIONERS.
- 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 TIMES(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.

BENCHMARK

TEXAS DEPARTMENT OF TRANSPORTATION CONTROL POINT HV-79C, AN ALUMINUM DISK LOCATED IN THE MEDIAN OF STATE HIGHWAY No. 288, APPROXIMATELY 125 FEET SOUTH OF COUNTY ROAD No. 3, ELEV.=49.31 (NAVD 88, 1991 ADJ.)

TBM "1"

THE TOP OF A 120d NAIL SET IN A POWER POLE ON THE WEST SIDE OF KARSTEND BOULEVARD, APPROXIMATELY 175 FEET SOUTHEAST OF THE CENTERLINE OF MT. EMMERSON DRIVE. ELEV.=53.98

LOT AREAS

LOT No.	SQ. FT.
1	3,363
2	2,090
3	2,090
4	3,475

CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD LENGTH
C1	250.00'	77.14'	17'40"45"	S78'24'48"W	76.83'
C2	50.00'	140.09'	160'32"10"	S12'28'43"E	98.56'
C3	125.00'	35.57'	16'18"12"	S75'56'29"W	35.45'
C4	25.00'	40.65'	93'10"05"	N49'19'22"W	36.32'
C5	25.00'	39.27'	89'59'30"	S42'15'25"W	35.35'
C6	25.00'	39.32'	90'06'53"	N47'47'47"W	35.39'
C7	50.00'	78.64'	90'08'53"	N47'47'47"W	70.78'

SIERRA VISTA SEC 8B1

BEING A SUBDIVISION OF 0.5800 ACRES OF LAND SITUATED IN SECTION 51 OF THE H.T.&B. RR. CO. SURVEY, ABSTRACT No. 288, BRAZORIA COUNTY, TEXAS; BEING A PART OF LOT 621 OF THE EMIGRATION LAND COMPANY PLAT OF SECTIONS 50, 51, & 56 H.T.&B. AND OF 2, 3, & 4 L.&N., A SUBDIVISION RECORDED IN VOLUME 2, PAGE 113, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS

CONTAINING: 1 BLOCK WITH 4 LOTS AND 1 RESTRICTED RESERVE

ENGINEER	LAND SURVEYOR	OWNER
ELEVATION Land Solutions 2445 TECHNOLOGY FOREST BLVD SUITE 200 THE WOODLANDS, TEXAS 77381 PH: (832) 823-2280	Baseline DCCM Txsurv F-10030200 1750 Seasmist Dr, Ste 160 Houston, TX 77008 713.869.0155 BaselineSurveyors.net	HMH SIERRA VISTA TH LAND, LLC 7906 N. SAM HOUSTON PKWY. W., SUITE 102 HOUSTON, TX 77064 PH: (866) 419-1949
		MAY 30, 2023

NOTES:

- = SET 5/8" BASELINE CORP. PLASTIC CAPPED IRON ROD
- = FOUND 5/8" BASELINE CORP. PLASTIC CAPPED IRON ROD
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- STM. S.E. = STORM SEWER EASEMENT
- BL. = BUILDING SETBACK LINE
- D.R.B.C.T. = DEED RECORDS OF BRAZORIA COUNTY, TEXAS
- P.R.B.C.T. = PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
- B.C.C.F. No. = BRAZORIA COUNTY CLERK'S FILE NUMBER.
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS
- P.A.E./P.U.E. = PRIVATE ACCESS EASEMENT/PUBLIC UTILITY EASEMENT
- BEARINGS ARE BASED FROM THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 CURS ADJUSTMENT BASED FROM REDUNDANT RTK GPS OBSERVATIONS. DISTANCES HEREON ARE SURFACE DATUM. TO CONVERT TO GRID MULTIPLY BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.988213. COORDINATES HEREON ARE GRID DATUM. TO CONVERT TO SURFACE DIVIDE BY THE SAME ADJUSTMENT FACTOR.
- THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP No. 48039C0120K, DATED DECEMBER 30, 2020.
- ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.I.D. No. 32.
- THIS SUBDIVISION EMPLOYS A DRAINAGE SYSTEM, WHICH UTILIZES STREETS AND ADJACENT PROPERTIES WITHIN THE SUBDIVISION PLAT BOUNDARY TO STORE AND CONVEY STORM WATER. THUS, DURING STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DESIGNATION.
- ALL EASEMENTS SHOWN ON THIS PLAT ARE CENTERED ON LOT LINES UNLESS OTHERWISE NOTED.
- ALL BUILDING LINES ALONG STREET RIGHTS-OF-WAY ARE AS SHOWN HEREON.
- THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY BRAZORIA COUNTY OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. BRAZORIA COUNTY HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THIS SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.
- EACH LOT SHALL BE RESTRICTED TO SINGLE-FAMILY RESIDENTIAL USES.
- SINGLE-FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING FOR AND CONTAINING NO MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NO MORE THAN 900 SQUARE FEET SHALL ALSO BE CONSIDERED SINGLE-FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE-FAMILY RESIDENTIAL.
- ALL OFF-SITE UTILITY EASEMENTS ARE TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECODATION.
- SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
- A MINIMUM OF 5 FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS. MONUMENTS SHALL BE THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
- MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER FINAL GRADING OF LOTS. LOT CORNERS WILL BE 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "BASELINE CORP."
- THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER THE FINAL APPROVAL BY THE CITY COUNCIL. CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO (2) YEAR PERIOD, OR THE ONE (1) YEAR EXTENSION PERIOD GRANTED BY THE CITY COUNCIL.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL CENTERPOINT ENERGY AND CITY OF IOWA COLONY UTILITY EASEMENTS MUST BE UNOBTSTRUCTED BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY THE UTILITY AT THE PROPERTY OWNER'S EXPENSES.
- THE AREAS OF THE LOTS AND RESERVES SHOWN HEREON, EXPRESSED IN SQUARE FEET AND TEN-THOUSITHS OF AN ACRE ARE BASED ON THE MATHEMATICAL CLOSURES CALCULATED FROM THE COURSES AND DISTANCES SHOWN, NOT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT BY THE CITY OF IOWA COLONY, TX LAND TEXAS STERLING LAKES SOUTH LLC, AND McALISTER OPPORTUNITY FUND 2012, L.P. DATED FEBRUARY 15, 2016 AND AS AMENDED.
- THE MATHEMATICAL CLOSURE FOR THE PLAT BOUNDARY SHOWN HEREON EXCEEDS 1 PART IN 15,000.
- A ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT THE ONE FOOT RESERVE SHALL THEREUPON BECOM 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.
- ON-STREET PARKING SPACE IS REQUIRED WITHIN THIS SUBDIVISION.
- RESTRICTED RESERVE "A" HEREON IS RESTRICTED TO LANDSCAPE, OPEN SPACE, UTILITY AND ACCESS PURPOSES ONLY.

Thursday, April 20, 2023

Mariana Damian
Advance Surveying, Inc.
10518 Kipp Way, Ste. A-2
Houston, TX 77099

**Re: Sierra Vista Plaza Final Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. SFP 210629-0863
Adico, LLC Project No. 16007-2-208**

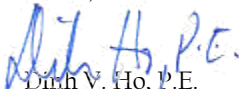
Dear Ms. Damian;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the fifth submittal of Sierra Vista Plaza final plat package received on or about April 20, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based upon our review, we have no objections to the plat as resubmitted on April 20, 2023. Please provide two (2) sets of mylars and ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later Tuesday, April 25, 2023 for consideration at the May 2, 2023 Planning and Zoning Meeting.

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

Sincerely,
Adico, LLC


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

**Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-208**

Summary of comments: 109220-18-03 - SIERRA VISTA PLAZA_JR - Review.pdf

Page:1

Author: Jorge Reyna Subject: Note Date: 2023-04-20 06:40:04

Jarrod is no longer the District Engineer, Nazar Sabti is the District Engineer

Author: Jorge Reyna Subject: Note Date: 2023-04-20 13:39:43

FYI, the City is holding elections in early May and the new elected officials will be acting on the plats at the May city council meeting. If the plat is approved, the plat will get signed, however, you will need to make an appt with the city to print the names of the mylars.

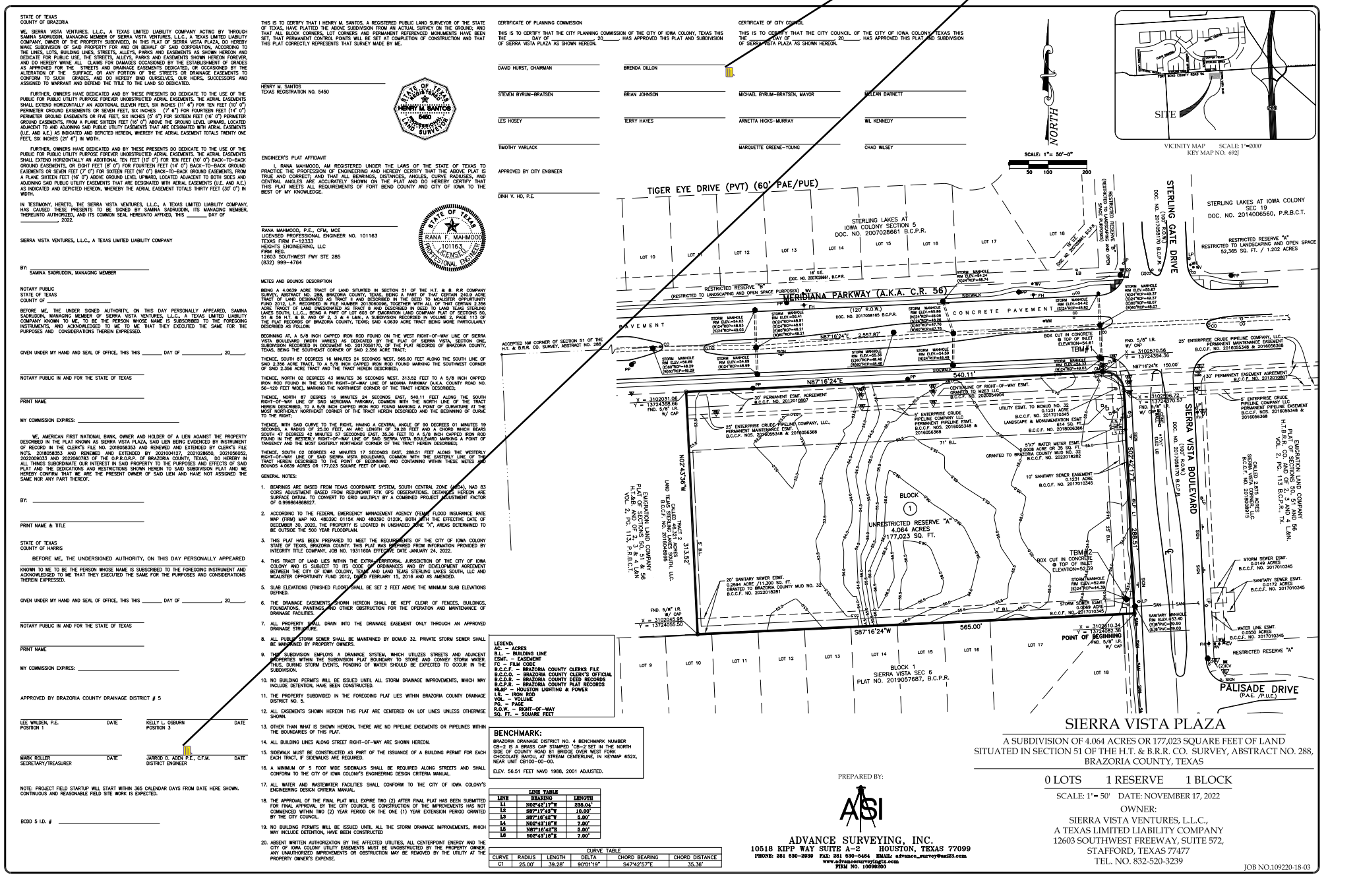
CITY COUNCIL

- Arnetta Murray - Council Member
- McClean Barnett - Council Member
- Marquette Greene-Scott - Council Member
- Tim Varlack - Council Member
- Steven Byrum-Bratsen - Council Member
- Council Member _____ (leave blank)
- Mayor _____ (leave blank)

PLANNING AND ZONING COMMISSION

- David Hurst - Planning and Zoning Commission Member
- Brenda Dillon - Planning and Zoning Commission Member
- Terry Hayes - Planning and Zoning Commission Member
- Les Hosay - Planning and Zoning Commission Member
- Brian Johnson - Planning and Zoning Commission Member
- _____ (leave blank) Planning and Zoning Commission Member
- _____ (leave blank) Planning and Zoning Commission Member

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



Tuesday, May 30, 2023

Danial H. Massiatte
Century Engineering, Inc.
3030 S. Gessner Road, Ste. 10
Email: dmassiatte@centuryengineering.com

**Re: Sierra Vista Center Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 2381
Adico, LLC Project No. 16007-2-303**

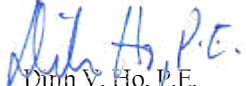
Dear Mr. Massiatte,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Sierra Vista Center preliminary plat, received on or about May 26, 2023. 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, Adico, LLC, recommends to approve the second submittal of the preliminary plat, dated May 26, 2023. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than May 30 2023, for consideration at the June 6, 2023, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC



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

**Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-303**

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, PANJWANI ENERGY PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH FEROZ PANJWANI, PRESIDENT, BEINGS OFFICERS OF PANJWANI ENERGY PROPERTIES, LLC, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF SIERRA VISTA PLAZA, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID _____ ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS 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 FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, LIENHOLDERS MUST EXECUTE A SUBORDINATION AGREEMENT SUBORDINATING THEIR LIENS TO ALL PUBLIC STREETS, ALLEYS, PARKS, SCHOOL SITES AND OTHER PUBLIC AREAS SHOWN ON THE PLAT OF SUCH SUBDIVISION OR RESUBDIVISION AS BEING SET ASIDE FOR PUBLIC USE OR PURPOSE.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSERVED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERMETER 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, SIX INCHES FEET (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSERVED 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 (16' 0") ABOVE 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 EACH AERIAL EASEMENTS TOTALS THIRTY FEET (30' 0") IN WIDTH.

IN TESTIMONY WHEREOF, THE PANJWANI ENERGY PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY FEROZ PANJWANI, ITS PRESIDENT, THEREUNTO AUTHORIZED THIS _____ DAY OF _____, 2023.

PANJWANI ENERGY PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____
FEROZ PANJWANI
PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FEROZ PANJWANI, PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CERTIFICATE OF CITY COUNCIL

THIS IS TO CERTIFY THAT CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS THIS THE _____ DAY OF _____, 2023 HAS APPROVED THIS PLAT AND SUBDIVISION OF SIERRA VISTA CENTER AS SHOWN HEREON.

WILL KENNEDY
MAYOR

MCLEAN BARNETT
COUNCILMEMBER

ARNETTAMURRAY
COUNCIL MEMBER

MARQUETTE GREENE-SCOTT
COUNCIL MEMBER

TIM VARLACK STEVEN
COUNCIL MEMBER

BYRUM-BRATSEN
COUNCIL MEMBER

SYDNEY HARGRODER
COUNCIL MEMBER

CERTIFICATE OF PLANNING COMMISSION

THIS IS TO CERTIFY THAT CITY PLANNING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS THIS THE _____ DAY OF _____, 2023 HAS APPROVED THIS PLAT AND SUBDIVISION OF SIERRA VISTA PLAZA AS SHOWN HEREON.

DAVID HURST, CHAIRMAN

ROBERT WALL, MEMBER

LES HOSEY, MEMBER

BRENDA DILLON, MEMBER

BRIAN JOHNSON, MEMBER

TERRY HAYES, MEMBER

APPROVED BY CITY ENGINEER

DINN V. HO P.E. DATE

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES

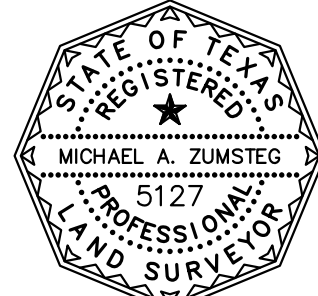
- SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED HOWEVER, ANY GOVERNMENTAL ENTITY HAVING 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 EASEMENT TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER DATE HEREOF.
- THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITHIN BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
- ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES, OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
- DEDICATED INGRESS/EGRESS ACCESSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT #5 (SEE DISTRICT RESOLUTION NO. 2007-06 & NO. 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5'S LOCK.
- PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (DISTRICT RESOLUTION NO. 2007-08).
- PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- PIPES, UTILITY LINES AND OTHER CROSSINGS UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- ALL DEDICATED STORM SEWER 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 OWNERS EXPENSE IN BRAZORIA COUNTY, TEXAS WITH A "RECORDED DOCUMENT NUMBER" AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTD BY BRAZORIA COUNTY DRAINAGE DISTRICT #5 BOARD OF COMMISSIONERS.
- 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 11, INTRODUCTION; ACCEPTANCE PROCEDURES; TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT #5 RESOLUTION 2011-1, ALLOWABLE TIMES(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.

NOTES:

- BEARING ARE BASED FROM THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 CORRS ADJUSTMENT BASED FROM REDUNDANT RTK OPS OBSERVATIONS, DISTANCES HEREON ARE SURFACE DATUM. TO CONVERT TO GRID MULTIPLY BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.99986213. COORDINATES HEREON ARE GRID DATUM TO CONVERT TO SURFACE DIVIDE BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.99986213.
- THIS TRACT OF LAND LIES WITHIN ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NO. 4803900105K, DATED DECEMBER 30, 2020.
- ALL PUBLIC STORM SEWER SHALL BE MAINTAINED BY THE M.U.D..
- OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPERATE INSTRUMENT DEDICATION.
- ALL OFF-SITE UTILITY EASEMENTS ARE TO BE DEDICATED BY SEPERATE INSTRUMENT PRIOR TO RECORDATION.
- A MINIMUM OF 5 FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- 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.
- MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER FINAL GRADING OF RESERVES. RESERVE CORNERS WILL BE 5/8" IRON RODS WITH PLASTIC CAPS STAMPEB "C.E.I."
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL CENTERPOINT ENERGY AND CITY OF IOWA COLONY UTILITY EASEMENTS MUST BE UNOBSERVED BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY THE UTILITY AT THE PROPERTY OWNER'S EXPENSE.
- THE AREA OF THE RESERVE SHOWN HEREON, EXPRESSED IN SQUARE FEET AND THOUSANDTHS OF AN ACRE ARE BASED ON THE MATHEMATICAL CLOSURE CALCULATED FROM THE COURSES AND DISTANCES SHOWN, NOT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- THE MATHEMATICAL CLOSURE FOT THE PLAT BOUNDARY SHOWN HEREON EXCEEDS 1 PART IN 15,000.
- THE APPROVAL OF THE PRELIMINARY PLATSHALL EXPIRE TWELVE (12) MONTHS AFTER CITY COUNCIL APPROVAL UNLESS THE FINAL PLAT HAS BEEN SUBMITTED FOR FINAL APPROVAL DURING THAT TIME. AN EXTENSION OF TIME MAY BE GIVEN AT THE DISCRETION OF THE CITY COUNCIL FOR A SINGLE EXTENSION PERIOD OF SIX (6) MONTHS.
- THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT FOR STERLING LAKES AT IOWA COLONY AND SIERRA VISTA, AS APPROVED ON FEBRUARY 2016 AND AS AMENDED.

I, MICHAEL A. ZUMSTEG, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET, AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

MICHAEL A. ZUMSTEG R.P.L.S.
TEXAS REGISTRATION NO. 5127



FIELD NOTE DESCRIPTION OF 7.9714 ACRES (347,234 SQUARE FEET) OF LAND LOCATED IN SECTION 51 OF THE H.T.&B.R.R. CO. SURVEY, ABSTRACT NO. 288, BRAZORIA COUNTY, TEXAS AND BEING A PART OF THAT CERTAIN CALLED 23.674 ACRES (TRACT 1) RECORDED UNDER B.C.C.F. NO. 2018048995 AND A PART OF THAT CERTAIN CALLED 46.321 ACRES (TRACT 5) RECORDED UNDER B.C.C.F. NO. 2021084558 AND ALSO BEING PORTIONS OF LOTS 601 AND 602 OF EMIGRATION LAND COMPANY PLAT OF SECTIONS 50, 51 & 56 H.T.&B., AND OF 2, 3, & 4 L.&N., SUBD., RECORDED IN VOLUME 2 PAGE 113 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 7.9714 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83):

BEGINNING at a 5/8 inch iron rod with cap found in the North line of Block 1 of Sierra Vista Sec 6 Amending Plat No. 1, as recorded in Document No. 2020051592 B.C.P.R. for the Southwest corner of that certain called 1.554 acre tract recorded under B.C.C.F. No. 2022017237 and the Easterly most Southeast corner of the herein described tract;

THENCE, South 87°18'23" West, along the North line of said Block 1, a distance of 246.59 feet to a 5/8 inch iron rod with cap found for an angle point;

THENCE, South 23°23'50" West, along the Northwest line of said Block 1, a distance of 131.96 feet to an "X" cut in concrete found in the North right-of-way line of Tyndall Mist Drive (width varies) for the Southerly most Southeast corner of the herein described tract, said "X" falling in the arc of a non-tangent curve to the Left;

THENCE, in a Westerly direction, along the North right-of-way line of said Tyndall Mist Drive, the following Six (6) courses and distances:

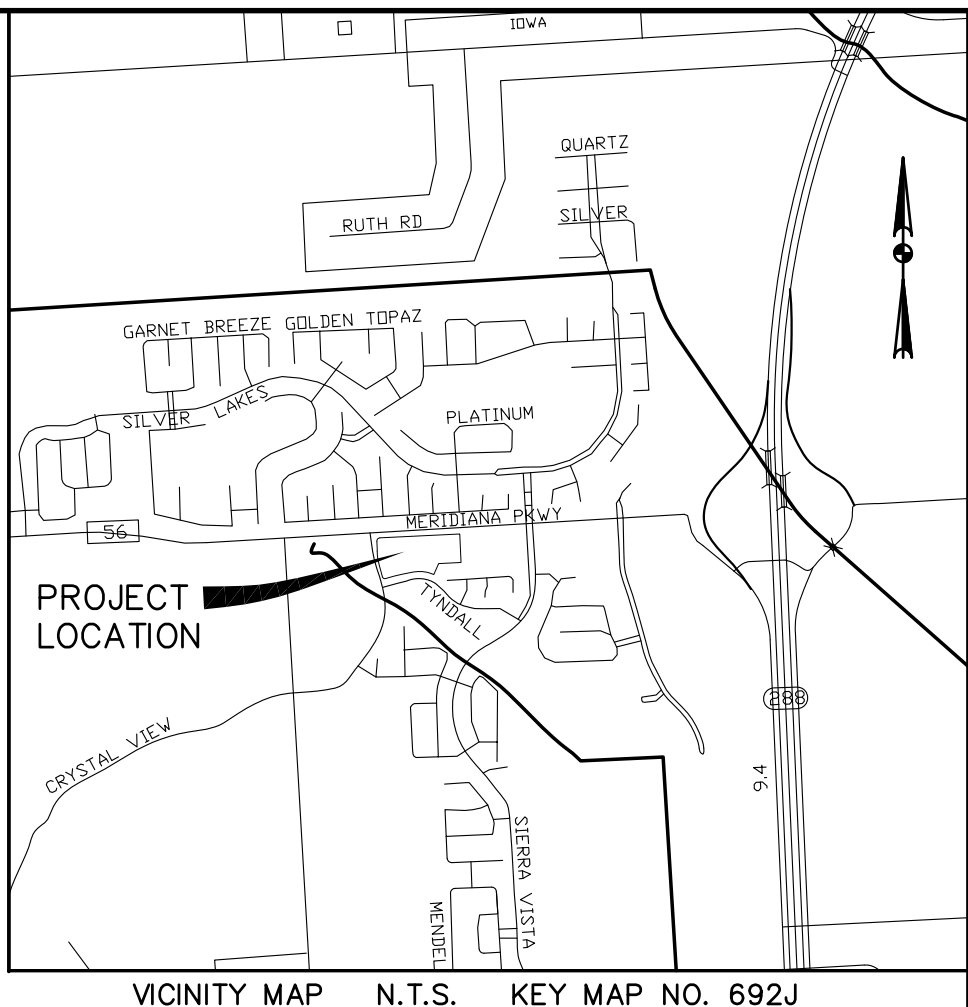
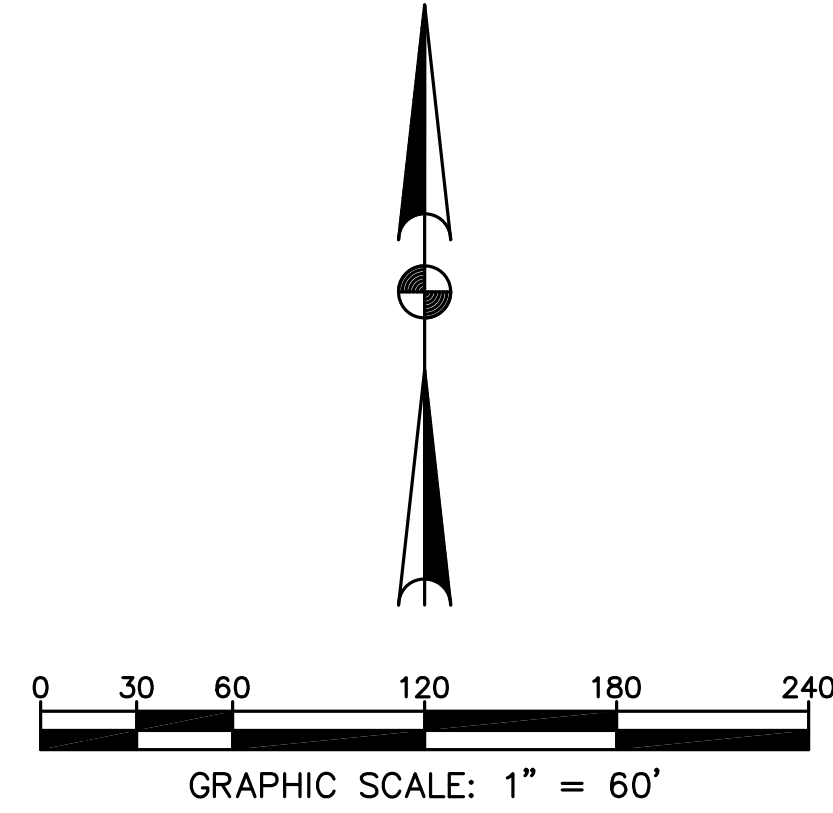
- Westerly, along and with said curve to the Left, having a central angle of 37°48'18", a radius of 410.00, an arc length of 270.53 feet and a chord bearing and distance of S 76°50'18" W, 265.65 feet to a 5/8 inch iron rod with cap found for the Point of Reverse curve to the Right;
- Westerly, along and with said curve to the Right, having a central angle of 02°35'39", a radius of 500.00, an arc length of 22.64 feet and a chord bearing and distance of S 76°53'23" W, 22.64 feet to a 5/8 inch iron rod with cap found for the Point of Tangency;
- South 78°11'12" West, a distance of 117.92 feet to a 5/8 inch iron rod with cap found for the Point of Curvature of a curve to the Left;
- Westerly, along and with said curve to the Left, having a central angle of 03°51'55", a radius of 500.00, an arc length of 33.73 feet and a chord bearing and distance of S 76°15'15" W, 33.72 feet to a 5/8 inch iron rod with cap found for the Point of Tangency;
- South 74°19'17" West, a distance of 103.13 feet to a 5/8 inch iron rod with cap found for the Point of Curvature of a curve to the right;
- Northwesterly, along and with said curve to the Right, having a central angle of 90°00'00", a radius of 25.00, an arc length of 39.27 feet and a chord bearing and distance of N 60°40'43" W, 35.36 feet to a 5/8 inch iron rod with cap found in the East right-of-way line of Crystal View Drive (width varies), as recorded in Document No. 2019057667 B.C.P.R. for the Southwesterly corner of the herein described tract;

THENCE, in a Northerly direction, along the East right-of-way line of said Crystal View Drive, the following Seven (7) courses and distances:

- North 15°40'43" West, a distance of 128.18 feet to a 5/8 inch iron rod with cap found for the Point of Curvature of a curve to the Right;
- Northerly, along and with said curve to the Right, having a central angle of 05°43'19", a radius of 760.00, an arc length of 75.90 feet and a chord bearing and distance of N 12°49'03" W, 75.87 feet to a 5/8 inch iron rod with cap found for the Point of Compound curve to the Right;
- Northerly, along and with said curve to the Right, having a central angle of 10°06'29", a radius of 510.00, an arc length of 89.37 feet and a chord bearing and distance of N 04°54'09" W, 89.86 feet to a 5/8 inch iron rod found for the Point of Tangency;
- North 00°09'05" East, a distance of 34.37 feet to a 5/8 inch iron rod found for the Point of Curvature of a curve to the Left;
- Northerly, along and with said curve to the Left, having a central angle of 02°52'41", a radius of 510.00, an arc length of 25.62 feet and a chord bearing and distance of N 01°17'15" W, 25.62 feet to a 5/8 inch iron rod found for the Point of Tangency;
- North 02°43'36" West, a distance of 47.51 feet to a 5/8 inch iron rod found for the Point of Curvature of a curve to the right;
- Northeasterly, along and with said curve to the Right, having a central angle of 90°00'00", a radius of 35.00, an arc length of 54.98 feet and a chord bearing and distance of N 42°16'24" E, 49.50 feet to a 5/8 inch iron rod with cap found in the South right-of-way line of Meridiana Parkway (a.k.a. County Road 56, 120 feet wide) for the Northwesterly corner of the herein described tract;

THENCE, North 87°16'24" East, along the South right-of-way line of said Meridiana Parkway, a distance of 878.58 feet to a 5/8 inch iron rod with cap found for the Northwest corner of said called 1.554 acre tract and the Northeast corner of the herein described tract;

THENCE, South 02°43'36" East, along the West line of said called 1.554 acre tract, a distance of 313.40 feet to the POINT OF BEGINNING and containing 7.9714 acres (347,234 square feet) of land, more or less.



VICINITY MAP N.T.S. KEY MAP NO. 692J

PRELIMINARY PLAT OF
SIERRA VISTA CENTER

A SUBDIVISION OF 7.9714 ACRES,
LOCATED IN SECTION 51 OF H.T. & B. R.R.
COMPANY SURVEY, ABSTRACT NO. 288,
BRAZORIA COUNTY, TEXAS.

1 RESERVE 1 BLOCK

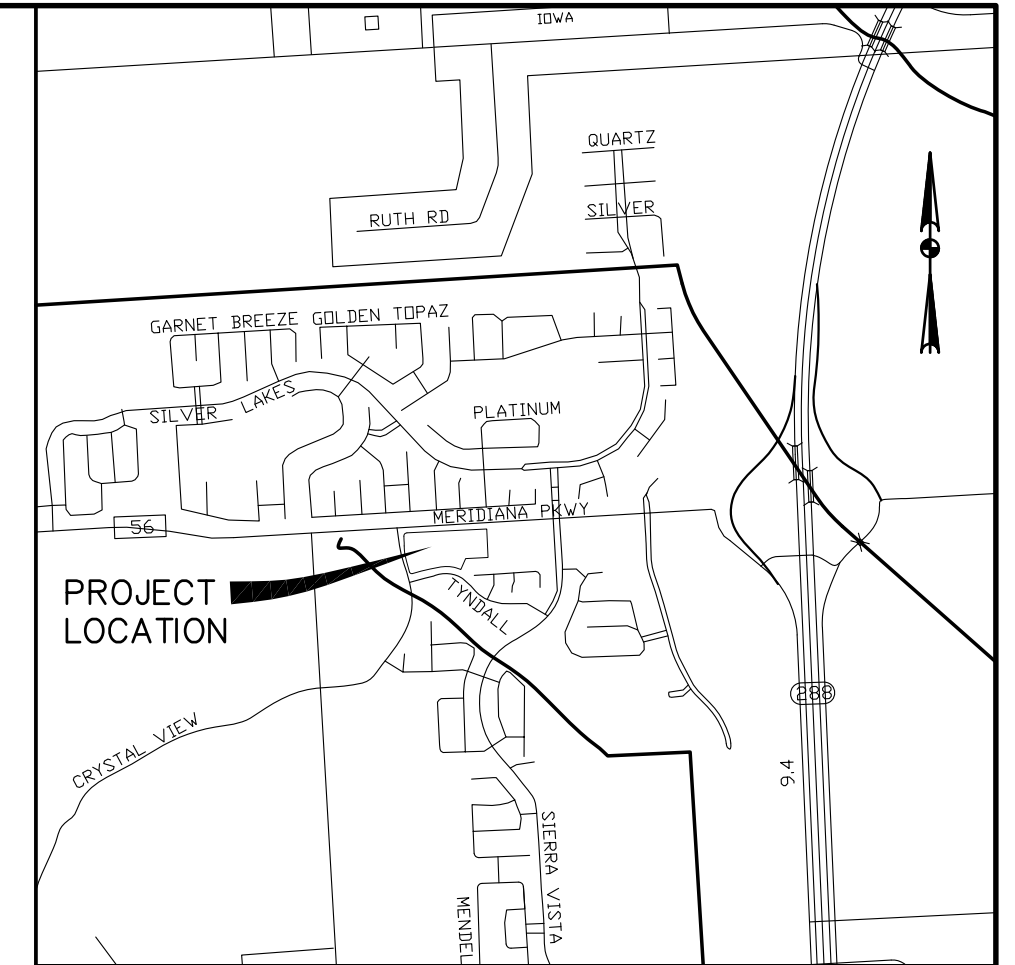
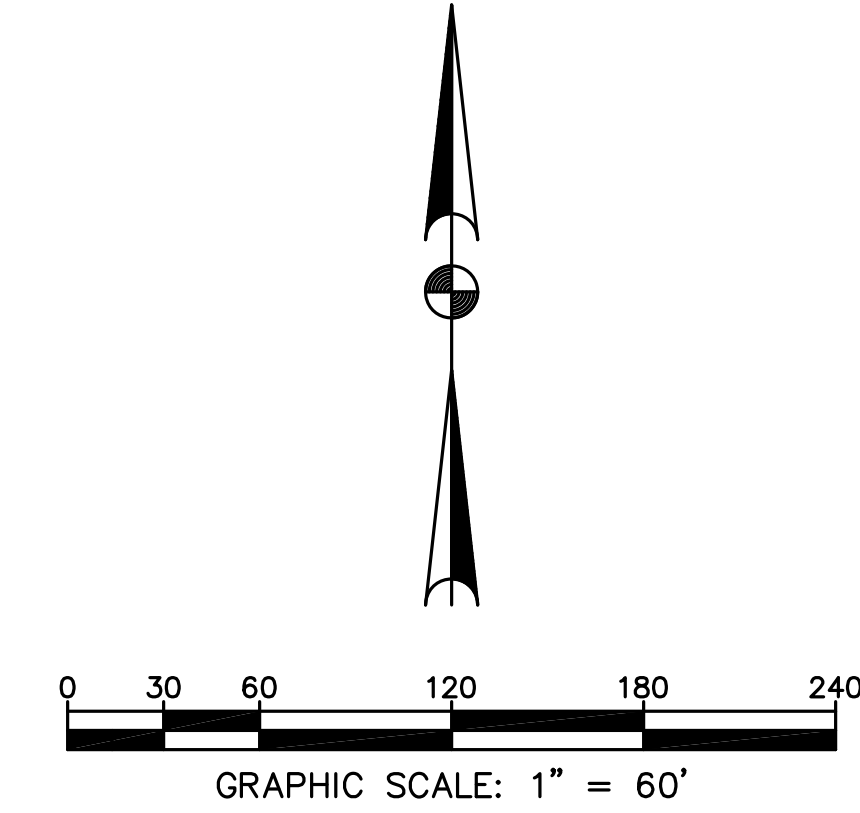
DATE: MAY, 2023 SCALE: 1" = 60'

OWNER:
PANJWANI ENERGY PROPERTIES, LLC,
A TEXAS LIMITED LIABILITY COMPANY
6161 SAVOY DR, SUITE 1111, HOUSTON, TX. 77036. 281-857-2515

ENGINEER:
SARAB STRUCTURAL & CIVIL, LLC
13831 NORTHWEST FREEWAY, SUITE 285, HOUSTON, TEXAS 77040
OFFICE: (713) 485-5641
email: sarabadmin@sarabstructural.com
T.B.P.E. REGISTRATION NO. F-10808

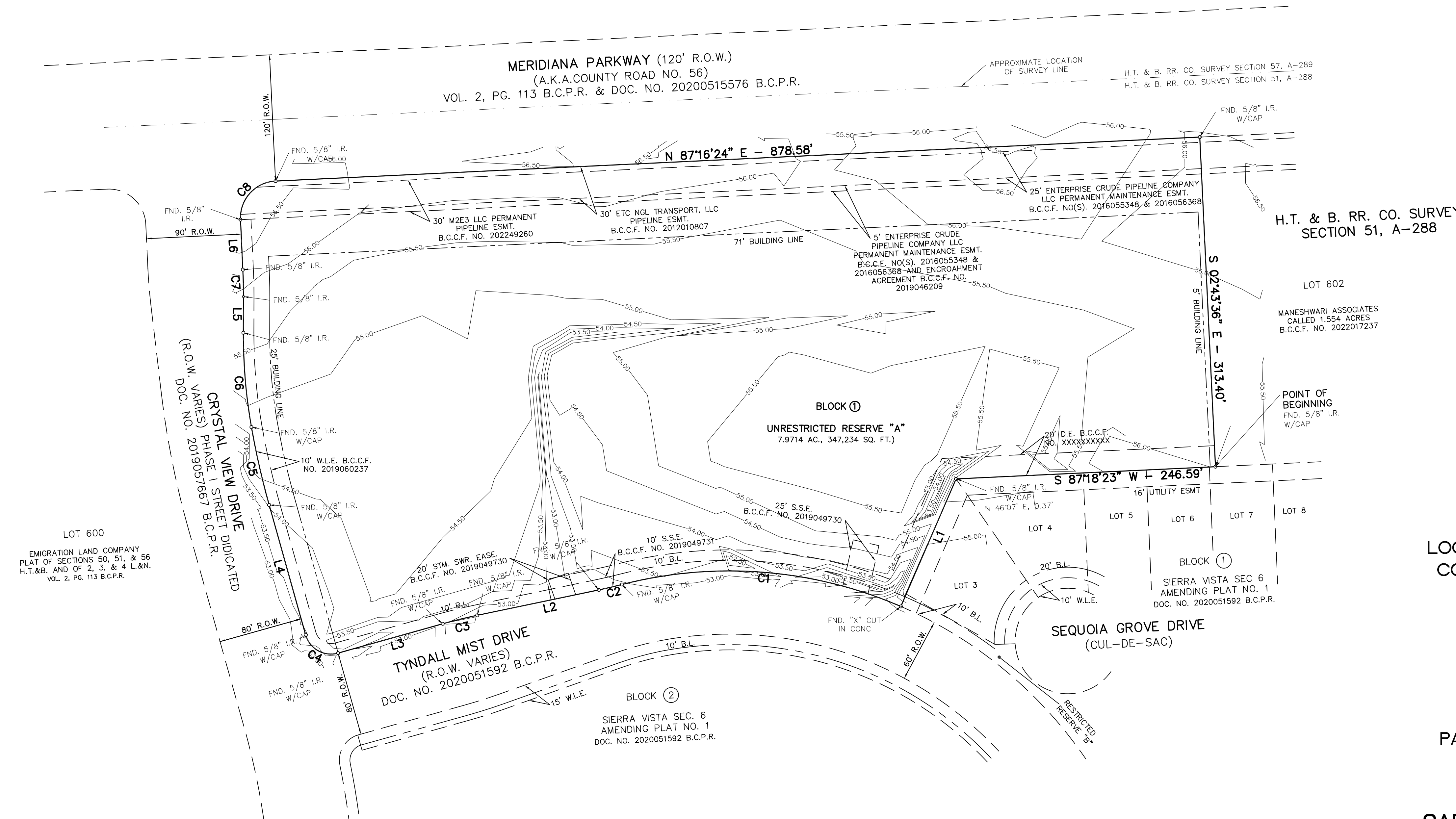
SURVEYOR:
CENTURY ENGINEERING, INC.
3030 S. GESSNER SUITE 100, HOUSTON, TEXAS 77063
OFFICE: (713) 780-8871 FAX: (713) 780-7662
email: dmassiate@centuryengineering.com
T.B.P.E. REGISTRATION NO. F-380 T.B.P.L.S. REGISTRATION NO. 100965-0

LEGEND:
 I.R. - IRON ROD
 VOL. - VOLUME
 PG. - PAGE
 R.O.W. - RIGHT-OF-WAY
 ESMT. - EASEMENT
 FND. - FOUND
 SQ. FT. - SQUARE FEET
 N - NORTH
 S - SOUTH
 E - EAST
 W - WEST
 NO. - NUMBER
 F.C. - FILM CODE
 U.E. - UTILITY EASEMENT
 B.L. - BUILDING LINE
 B.C.C.F. NO. - BRAZORIA COUNTY CLERK'S FILE
 B.C.D.R. - BRAZORIA COUNTY DEED RECORDS
 B.C.M.R. - BRAZORIA COUNTY MAP RECORDS
 S.S.E. - SANITARY SEWER EASEMENT
 D.E. - DRAINAGE EASEMENT
 O.P.R.O.R.P. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY



VICINITY MAP N.T.S. KEY MAP NO. 692J
 BENCHMARK: TEXAS DEPARTMENT OF TRANSPORTATION CONTROL POINT HV-79C, AN ALUMINUM DISK LOCATED IN THE MEDIAN OF STATE HIGHWAY NO. 288, APPROXIMATELY 125 FEET SOUTH OF COUNTY ROAD NO. 56. ELEVATION = 49.31 FEET NAVD 1988, 1991 ADJUSTMENT

H.T. & B. RR. CO. SURVEY
 SECTION 57, A-289



PRELIMINARY PLAT OF
SIERRA VISTA CENTER

A SUBDIVISION OF 7.9714 ACRES,
 LOCATED IN SECTION 51 OF H.T. & B. R.R.
 COMPANY SURVEY, ABSTRACT NO. 288,
 BRAZORIA COUNTY, TEXAS.

1 RESERVE 1 BLOCK

DATE: MAY, 2023 SCALE: 1" = 60'

OWNER:
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 A TEXAS LIMITED LIABILITY COMPANY
 6161 SAVOY DR, SUITE 1111, HOUSTON, TX. 77036, 281-857-2515

ENGINEER:
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 13831 NORTHWEST FREEWAY, SUITE 285, HOUSTON, TEXAS 77040
 OFFICE: (713) 485-5641
 email: sarabadmin@sarabstructural.com
 T.B.P.E. REGISTRATION NO. F-10808

SURVEYOR:
CENTURY ENGINEERING, INC.
 3030 S. GESSNER SUITE 100, HOUSTON, TEXAS 77063
 OFFICE: (713) 780-8871 FAX: (713) 780-7662
 email: dmassi@centuryengineering.com
 T.B.P.E. REGISTRATION NO. F-380 T.B.P.L.S. REGISTRATION NO. 100965-0

LINE	LINE BEARING	DISTANCE
L1	S 23°23'50" W	131.96'
L2	S 78°11'12" W	117.92'
L3	S 74°19'17" W	103.13'
L4	N 14°40'43" W	128.18'
L5	N 00°09'05" E	34.37'
L6	N 02°43'36" W	47.51'

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD LENGTH
C1	410.00'	270.53'	37°48'18"	N 85°30'18" W	265.65'
C2	500.00'	22.64'	02°35'39"	S 76°53'23" W	22.64'
C3	500.00'	33.73'	03°51'55"	S 76°15'15" W	33.72'
C4	25.00'	39.27'	90°00'00"	N 60°40'43" W	35.36'
C5	760.00'	75.90'	05°43'19"	N 12°49'03" W	75.87'
C6	510.00'	89.97'	10°06'29"	N 04°54'09" W	89.86'
C7	510.00'	25.62'	02°52'41"	N 01°17'15" W	25.62'
C8	35.00'	54.98'	90°00'00"	N 42°16'24" E	49.50'

Tuesday, May 30, 2023

Shane Gormly
Gormly Surveying, Inc.
PO Box 862
Alvin, TX 77583

Re: Garza's Lots Abbreviated Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 1914
Adico, LLC Project No. 16007-2-276

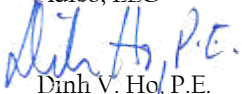
Dear Mr. Gormly,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of Garza's Lots, an abbreviated plat, received on or about May 25, 2023. 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, Adico, LLC, has no objections to the plat as resubmitted on May 25, 2023. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than May 30, 2023, for consideration at the June 6, 2023, Planning and Zoning meeting.

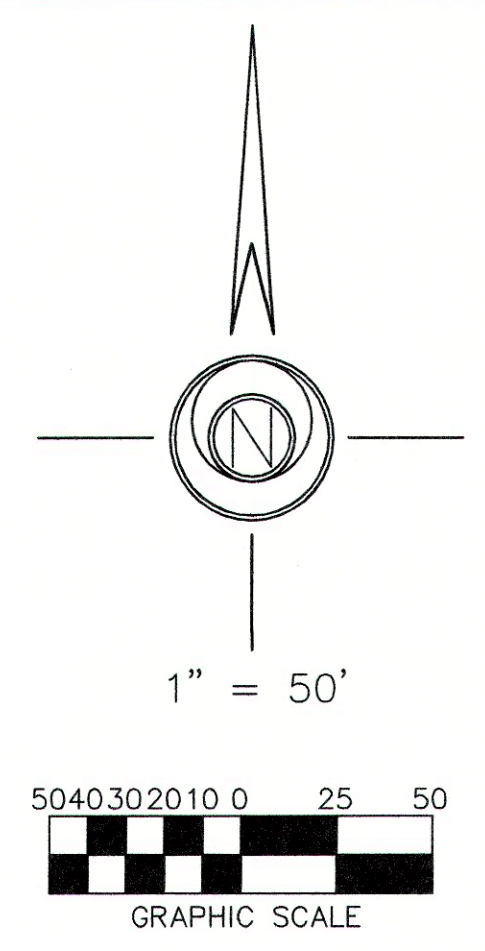
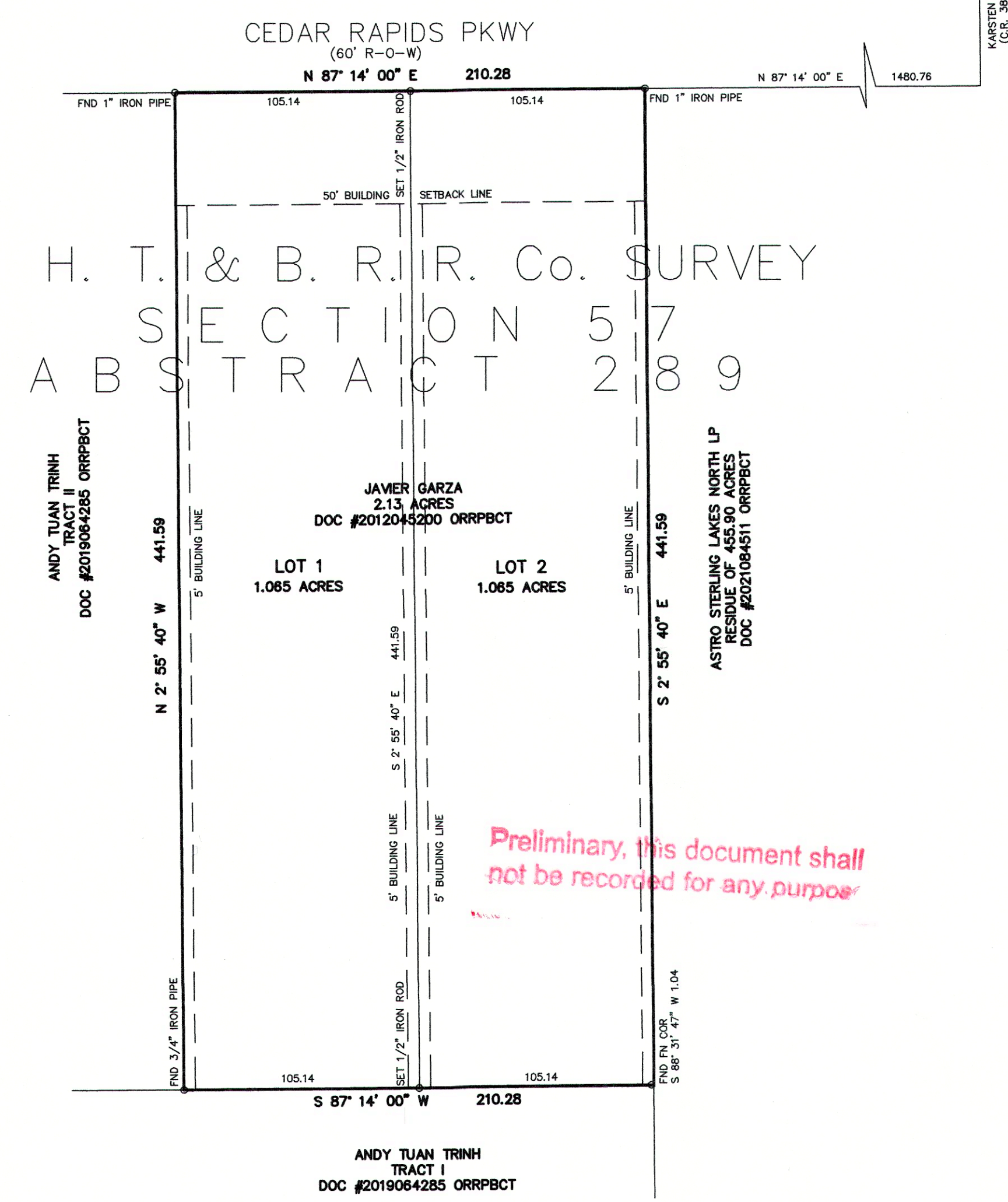
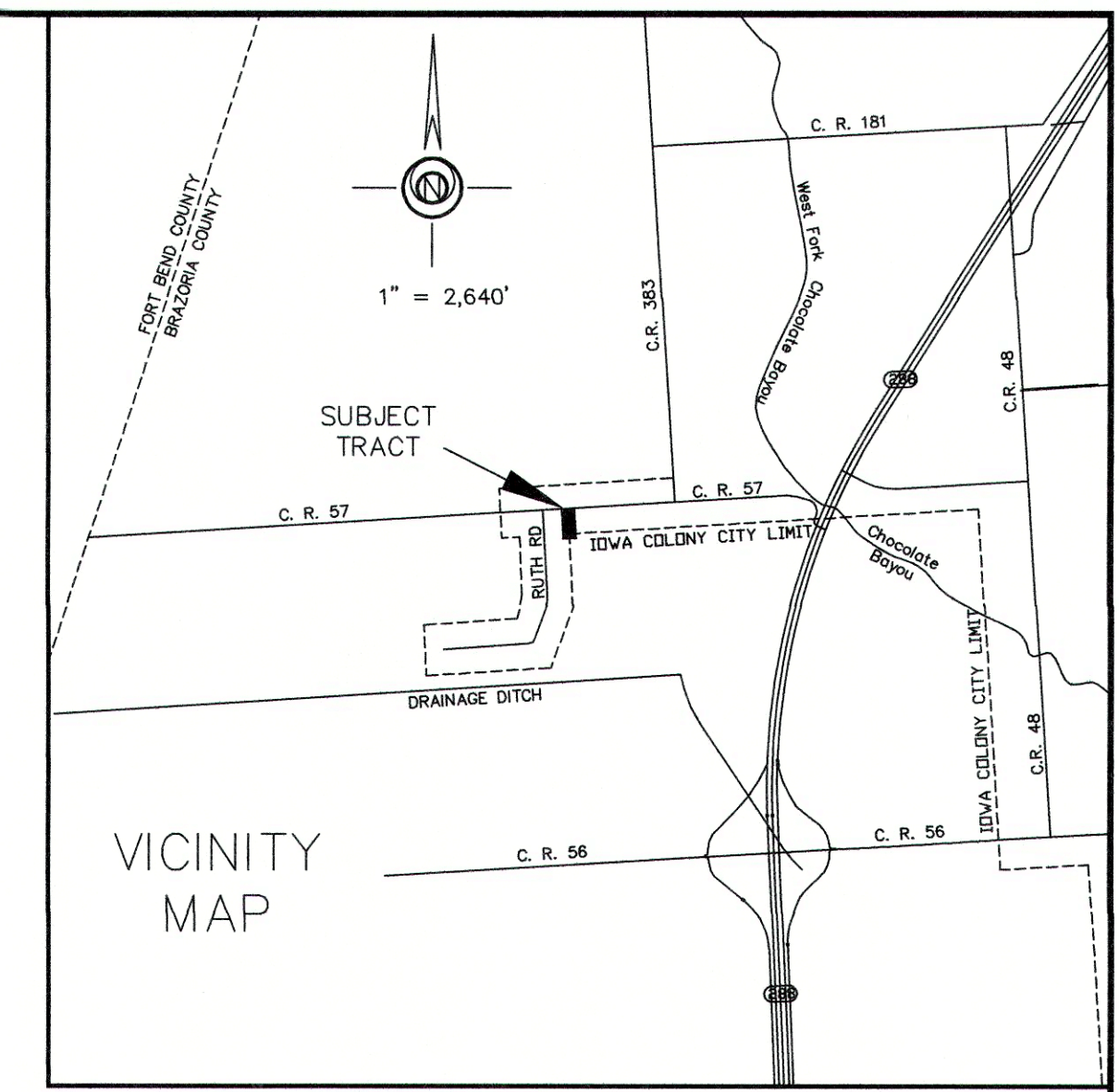
Should you have any questions, please do not hesitate to contact our office.

Sincerely,
Adico, LLC



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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-276



METES AND BOUNDS

2.13 acres, being out of the Northwest 1/4 of the Northeast 1/4 of Section 57, H. T. & B. R. Co. Survey, Abstract 289, Brazoria County Texas, and being more particularly described by Metes and Bounds as follows;

BEGINNING at a 1 inch iron pipe found for the northeast corner of the herein described tract, in the south right-of-way line of F.M. 57, also being the northwest corner of the residue of a 455.90 acre tract as recorded in Document Number 2021084511, Official Records of Real Property, Brazoria County, Texas;

THENCE South 2 deg. 55 min. 40 sec. East, along the west line of the residue tract, a distance of 441.59 feet to a point for the southeast corner of the herein described tract, from which a fence post bears South 88 deg. 31 min. 47 sec. West, a distance of 1.04 feet, also being in the north line of a 2.485 acre tract, as recorded in Document Number 2019064285, Official Records of Real Property, Brazoria County, Texas;

THENCE South 87 deg. 14 min. 00 sec. West, along the north line of the 2.485 acre tract, a distance of 210.28 feet to a 3/4 inch iron pipe found for the southwest corner of the herein described tract, also being the southeast corner of Tract II as described in Document Number 2019064285, Official Records of Real Property, Brazoria County, Texas;

THENCE North 2 deg. 55 min. 40 sec. West, along the east line of Tract II, a distance of 441.59 feet to a 3/4 inch pipe found for the northwest corner of the herein described tract, also being the northeast corner of Tract II, in the south right-of-way of F.M. 57;

THENCE North 87 deg. 14 min. 00 sec. East, along the south right-of-way line of F.M. 57, a distance of 210.28 to the PLACE OF BEGINNING and containing 2.13 acres of land.

BRAZORIA COUNTY DRAINAGE DISTRICT 5 FINAL PLAT AND CONSTRUCTION NOTES

- 1. Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
2. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
3. All property shall drain into the drainage easement only through an approved drainage structure.
4. All drainage easements and detention pond reserves shown on this plat, will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District # 5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
5. The property identified in the foregoing plat lies with Brazoria County Drainage District #5.
6. This rural commercial site employs a natural drainage system, which is intended to provide drainage for the site that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur on the site to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
7. Land use within the commercial site is limited to an average imperviousness of no more than percent. The drainage and /or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
8. Other than shown heron, there are no pipeline easements or pipelines within the boundaries of this plat.
9. All storm water drainage pipes, culverts, tiles or other (including driveway culverts) will be minimum 24" I.D. or equal.
10. Dedicated drainage easement(s) granted to Brazoria County Drainage District # 5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
11. Dedicated ingress/egress accesses are granted to Brazoria County Drainage District # 5 (see District Resolution No 2007-06 & No 2007-07). Access will be gated and locked with Brazoria County Drainage District # 5's lock.
12. Prohibited use of "metal" pipe in storm water/sewer applications (see District Resolution No 2007-08).
13. Prohibited use of "rip-rap" in storm water/sewer applications (District policy).
14. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
15. All dedicated storm water drainage and/or access easements to be granted to Brazoria County Drainage District # 5 by the property owner will be initiated and recorded, at property owner's expense, in Brazoria County, Texas with a 'Recorded Document Number' affixed to said easement prior to final project approval granted by Brazoria County Drainage District # 5 Board of Commissioners.
16. It will be the property owner's responsibility to verify if any Brazoria County Drainage District # 5 'Dedicated' drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
17. Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub -Section 1.5. Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District # 5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

PLANNING AND ZONING COMMISSIONERS

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY TEXAS HAS APPROVED THIS PLAT OF 2.13 ACRES, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCE OF THE CITY OF IOWA COLONY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS DAY OF 2023.

DAVID HURST CHAIRMAN, BRENDA DILLON COMMISSIONER, TERRY HAYES COMMISSIONER, BRIAN JOHNSON COMMISSIONER, LES HOSEY COMMISSIONER, ROBERT WALL COMMISSIONER

CITY ENGINEER

THIS IS TO CERTIFY THAT THE CITY ENGINEER OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT OF 2.13 ACRES, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCE OF THE CITY OF IOWA COLONY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS DAY OF 2023.

DINH V. HO, P.E. CITY ENGINEER

CITY COUNCIL

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IOWA COLONY TEXAS, THIS DAY OF 2023, HAS APPROVED THIS PLAT OF 2.13 ACRES AS SHOWN HEREON.

STEVEN BYRUM-BRATSEN COUNCIL DISTRICT B, MARQUETTE GREENE-SCOTT COUNCIL POSITION 3, McLEAN BARNETT COUNCIL POSITION 1, TIMOTHY VARLACK COUNCIL DISTRICT A, ARNETTA HICKS-MURRAY COUNCIL POSITION 2, SYDNEY HARGRODER COUNCIL DISTRICT C, WIL KENNEDY MAYOR

- NOTES:
- MONUMENTS SET AS EXTERIOR BOUNDARY MARKERS EITHER ARE OR WILL BE SET WITH A MINIMUM OF FIVE (5/8) INCH IRON ROD OR THREE QUARTERS (3/4) INCH IRON PIPE AT LEAST THIRTY SIX (36) INCHES LONG, ENCASED IN CONCRETE FOR A MINIMUM OF EIGHTEEN (18) INCHES BELOW THE SURFACE OF THE GROUND.
- ALL PERMANENT REFERENCE MONUMENTS ("PRM") ARE OR SHALL BE SET AT ALL BOUNDARY LINE ANGLE POINTS, BLOCK CORNERS, POINTS OF CURVATURE, AND AT INTERVALS NOT TO EXCEED ONE THOUSAND (1,000) FEET. PERMANENT REFERENCE MONUMENTS SHALL CONFORM TO THE TEXAS PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES AND PROCEDURE AND PRACTICES.
- INTERIOR LOT CORNER MONUMENTS ARE OR WILL BE SET WITH A MINIMUM OF FIVE EIGHTHS (5/8) INCH IRON RODS AT LEAST THIRTY SIX (36) INCHES IN LENGTH.
- ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF IOWA COLONY'S DESIGN CRITERIA.
- STREET RIGHT-OF-WAY DEDICATED FOR PERIMETER STREETS OF AT LEAST SIXTY (60) FEET IN WIDTH OR A MINIMUM OF ONE-HALF (1/2) OF THE TOTAL REQUIRED RIGHT-OF-WAY, WHICHEVER IS GREATER.
- ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- A MINIMUM OF FIVE (5) FOOT SIDEWALKS SHALL BE REQUIRED ALONG ALL STREETS AND SHALL CONFORM TO THE CITY OF IOWA COLONY'S DESIGN CRITERIA.
- OWNER SHALL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER SHOWN ON THE FACE OF THIS PLAT, OR BY SEPERATE INSTRUMENT DEDICATION.
- OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

OWNER: JAVIER C. GARZA ADDRESS: 2518 C. R. 57 Rosharon, Tx 77583

STATE OF TEXAS COUNTY OF

I, Javier C. Garza, Owner of the land shown on this plat and whose name is described thereto and in person or through a duly authorized agent dedicate to the public forever all streets, alleys, parks, water courses, drains, easements, and public places thereon shown of the purposes and consideration herein expressed. The owners 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 us the alteration of such surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind myself, my heirs, successors and assigns, to warrant and defend the title to the land so dedicated.

WITNESS our hand in County, Texas, this day of 2023.

Javier Garza

STATE OF TEXAS COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared JAVIER C. GARZA, know 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 consideration therein set forth and in the capacity herein stated.

GIVEN MY HAND AND SEAL OF OFFICE, this day of 2023.

Notary Republic in and for County, Texas.

Preliminary, this document shall not be recorded for any purpose

FINAL PLAT OF GARZA'S LOTS 2 LOTS, 1 BLOCK

A PLAT OF 2.13 ACRES, BEING OUT OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 57, H. T. & B. R. Co. SURVEY, ABSTRACT 289, BRAZORIA COUNTY TEXAS.

OWNER: JAVIER C. GARZA ADDRESS: 2518 C. R. 57 ROSHARON, TX 77583 SURVEYOR: GORMLY SURVEYING, INC. P.O. BOX 862 ALVIN, TX 77512 281-331-0883

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BCCDD 5 Ref ID #B230019

Lee Walden, P.E. Date Kerry Osburn Date Secretary/Treasurer District Engineer

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

I, Chad A. Gormly, Registered Professional Surveyor No. 5796, do hereby certify that this plat correctly represents a survey made under my supervision on the ground in accordance with the information provided me and correctly represents the fact as found at the time of survey and is true and correct and that all lot corners, angle points, and points of curvature are properly marked with 3/4" iron rods or as shown on the plat.

WITNESS MY HAND AND SEAL THIS DAY OF 2023. Preliminary, this document shall not be recorded for any purpose

Chad A. Gormly, Registered Professional Land Surveyor No. 5796 Gormly Surveying, Inc. - FIRM#10095700 P. O. Box 862, Alvin, Texas 77512-0862 Phone (281) 331-0883

Thursday, June 1, 2023

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

Re: Sterling Lakes Retail Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 2383
Adico, LLC Project No. 16007-2-305

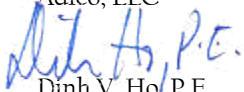
Dear Mr. White,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of Sterling Lakes Retail preliminary plat, received on or about May 31, 2023. 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, Adico, LLC, recommends to approve the third submittal of the preliminary plat, dated May 31, 2023. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than June 1, 2023, for consideration at the June 6, 2023, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC



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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-305

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, STERLING MERIDIANA 35 GP, LLC, a Texas Limited Liability Company, acting by and through BENJAMIN J. CHENG, President, owners of the property subdivided in this plat (herein after referred to as "Owners") of the 5.988 Acre tract described in the above and foregoing map of STERLING LAKES RETAIL, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional 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.

IN TESTIMONY WHEREOF, STERLING MERIDIANA 35 GP, LLC, a Texas Limited Liability Company, has caused these presents to be signed by BENJAMIN J. CHENG, President, this ____ day of May, 2023.

STERLING MERIDIANA 35 GP, LLC
a Texas Limited Liability Company

BENJAMIN J. CHENG, President

STATE OF TEXAS
COUNTY OF BRAZORIA

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2023

Notary Public in and for the State of Texas

My Commission expires: _____

WE, INTERNATIONAL BANK OF COMMERCE, owner and holder of a lien (or liens) against the property described in the plat known as STERLING LAKES RETAIL, said lien (or liens) being evidenced by instrument of record in Clerks File No. 2022035646, 2022035647, and 2022035648 of the Official Public Records of Brazoria County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and I (or we) hereby confirm that I am (or we are) the present owner (or owners of said lien (or liens) and have not assigned the same nor any part thereof.

By: _____
JAY ROGERS

STATE OF TEXAS
COUNTY OF BRAZORIA

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2023

Notary Public in and for the State of Texas

My Commission expires: _____

LEGAL DESCRIPTION:

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

BEGINNING AT A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF MERIDIANA PARKWAY (WIDTH VARIES - A.K.A COUNTY ROAD NO. 56) AS DESCRIBED IN THE DEED TO BRAZORIA COUNTY RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2015043801, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, SAID CAPPED IRON ROD BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 31.51 ACRE TRACT AND THE SOUTHEAST CORNER OF KARSTEN BOULEVARD AS DEDICATED BY THE PLAT RECORDED IN DOCUMENT NO. 2021034964. PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID CAPPED IRON ROD IS AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 35.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 03 DEGREES 00 MINUTES 45 SECONDS WEST;

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

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

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

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

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

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

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

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

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

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

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

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

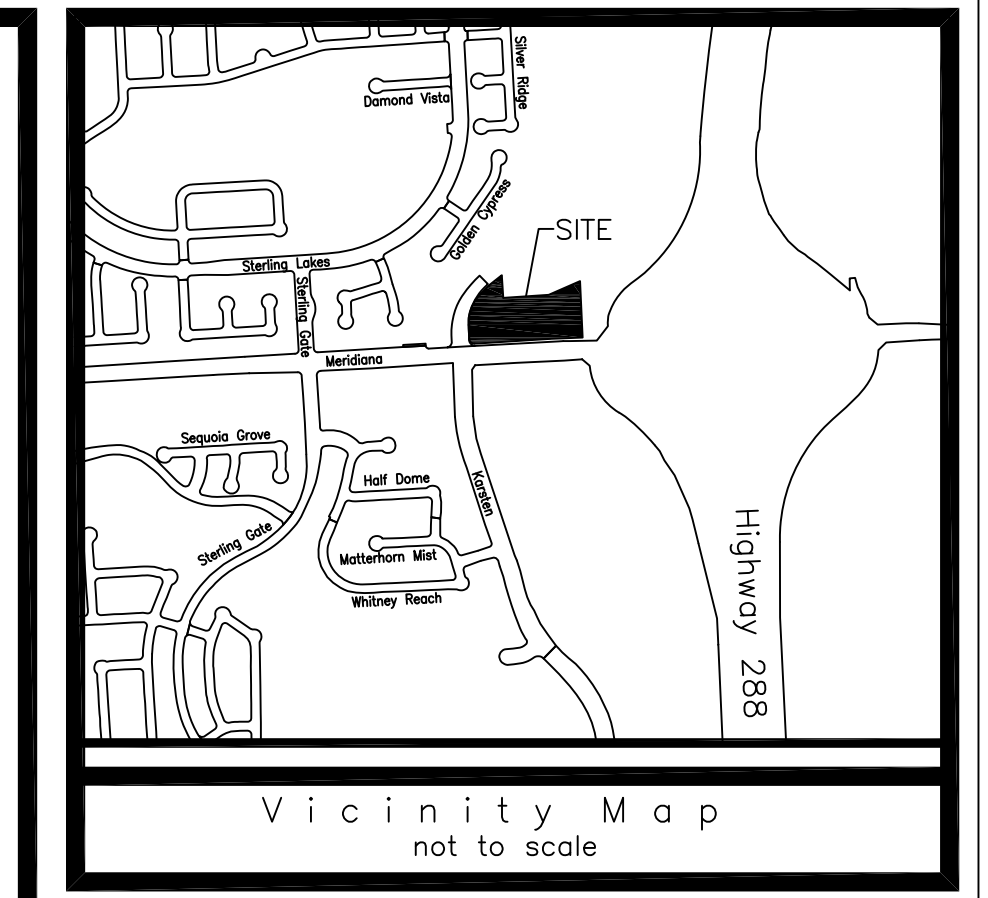
THENCE, SOUTH 87 DEGREES 15 MINUTES 08 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID MERIDIANA PARKWAY AND A SOUTH LINE OF SAID 31.51 ACRE TRACT, 28.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.9878 ACRES OF LAND.

NOTES:

- 1. THE PLAT LIES WITHIN BRAZORIA COUNTY M.U.D. NO. 31
- 2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999864895661.
- 3. SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
- 4. ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 1/2 INCH IRON RODS WITH PLASTIC CAPS STAMPED "TETRA".
- 5. THE SUBJECT PROPERTY LIES WITHIN UNSHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48039C0110K, WITH AN EFFECTIVE DATE OF 12/29/2020.
- 6. ALL BUILDING LINES ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
- 7. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED INSTRUMENT PRIOR TO RECORDDATION.
- 8. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND paneled WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND paneled WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- 9. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS FOR THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- 10. ALL STORM SEWERS WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS.
- 11. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- 12. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER FACILITIES.
- 13. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- 14. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF BUILDING PERMITS FOR EACH LOT.
- 15. A MINIMUM OF 5 FOOT SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- 16. IN ADDITION TO THE SETBACK LINES INDICATED ON THIS PLAT, DEVELOPMENT OF THIS PROPERTY IS SUBJECT TO THE BUILD-TO AND THE BUILDING SETBACK LINES WITHIN THE CITY OF IOWA COLONY UNIFIED DEVELOPMENT CODE. IF THERE IS A CONFLICT BETWEEN THE BUILDING LINES INDICATED ON THE SUBDIVISION PLAT AND THOSE INDICATED WITHIN THE UNIFIED DEVELOPMENT CODE, THE MOST RESTRICTIVE SHALL APPLY AS IN EFFECT AT THE TIME OF DEVELOPMENT OR REDEVELOPMENT.
- 17. BENCHMARK: TEXAS DEPARTMENT OF TRANSPORTATION CONTROL POINT HV-79C, AN ALUMINIUM DISK LOCATED IN THE GRASS MEDIAN OF STATE HIGHWAY 288, APPROXIMATELY 125 FEET SOUTH OF COUNTY ROAD 56.
ELEV.= 49.31'
- TEMPORARY BENCHMARK: TBM "A" IS AN "X" CUT IN THE TOP OF A CONCRETE STORM INLET LOCATED ON THE NORTH SIDE OF MERIDIANA PARKWAY (COUNTY ROAD 56), APPROXIMATELY 250 FEET WEST OF THE STATE HIGHWAY 288 SERVICE ROAD.
ELEV.= 53.03'
- 18. THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT FOR STERLING LAKES AT IOWA COLONY AND SIERRA VISTA, AS APPROVED ON FEBRUARY 2016 AND AS AMENDED.
- 19. THE APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE TWELVE (12) MONTHS AFTER CITY COUNCIL APPROVAL UNLESS THE FINAL PLAT HAS BEEN SUBMITTED FOR FINAL APPROVAL DURING THAT TIME. AN EXTENSION OF TIME MAY BE GIVEN AT THE DISCRETION OF THE CITY COUNCIL FOR A SINGLE EXTENSION PERIOD OF SIX (6) MONTHS.

NOTES:

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



APPROVAL BY THE BOARD OF COMMISSIONERS ON _____

This plat is hereby APPROVED by the City of Iowa Colony City Council, this ____ day of _____, 2023

This plat is hereby APPROVED by the City of Iowa Colony Planning Commission, this ____ day of _____, 2023

Commissioner's signature for final approval: _____

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

Will Kennedy Mayor	McLean Barnett	David Hurst Chairman	Brian Johnson
Arnetta Hicks-Murray	Marquette Greene-Scott	Les Hosey	Terry Hayes
Brandon Middleton Secretary/Treasurer	Nazar Sabti District Engineer	Timothy Varlack	Steven Byrum-Bratsen
		Brenda Dillon	Robert Wall
Sydney Hargroder	Dinh V. Ho, P.E., City Engineer		

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

PRELIMINARY PLAT OF
STERLING LAKES RETAIL

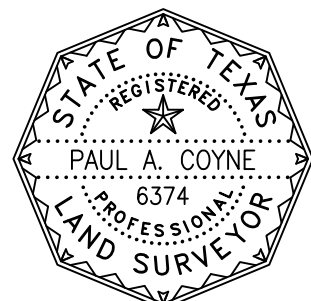
A SUBDIVISION OF 5.9878 ACRES OF LAND
LOCATED IN SECTION 56 OF THE H.T.&B. RR. CO.
SURVEY, ABSTRACT NO. 515 AND IN SECTION 57
OF THE H.T.&B. RR. CO. SURVEY, ABSTRACT NO.
289, BRAZORIA COUNTY, TEXAS.

OWNER:
STERLING MERIDIANA 35 GP, LLC,
a Texas Limited Liability Company

DATE: MAY 31, 2023 SCALE: 1"=40'

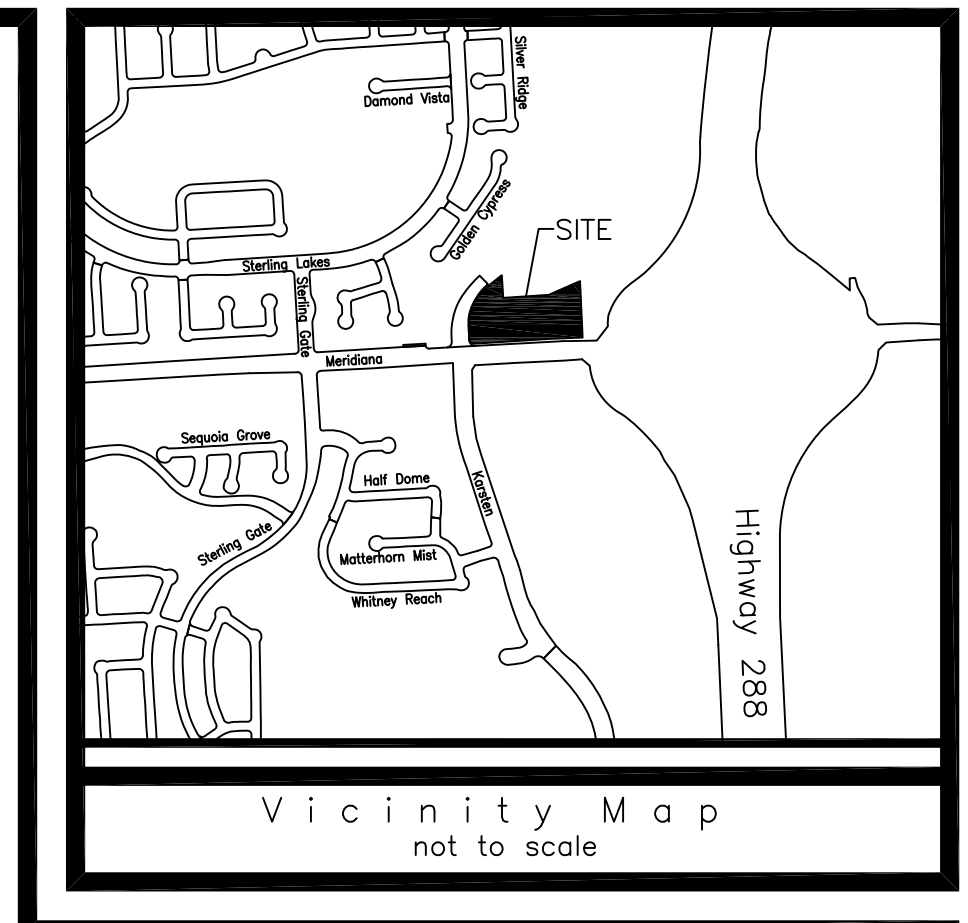
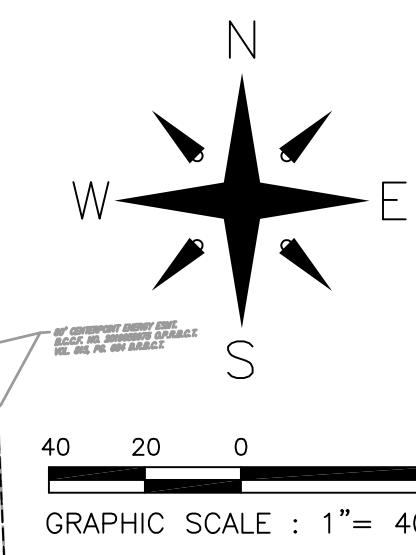
THIS IS TO CERTIFY THAT I, PAUL A. COYNE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION SHOWN HEREON FROM AN ACTUAL SURVEY OF THE GROUND; THAT ALL EXTERIOR BOUNDARY CORNERS HAVE BEEN SET; THAT ALL BLOCK CORNERS, LOT CORNERS, PERMANENT CONTROL POINTS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

PAUL A. COYNE
Texas Registration No. 6374



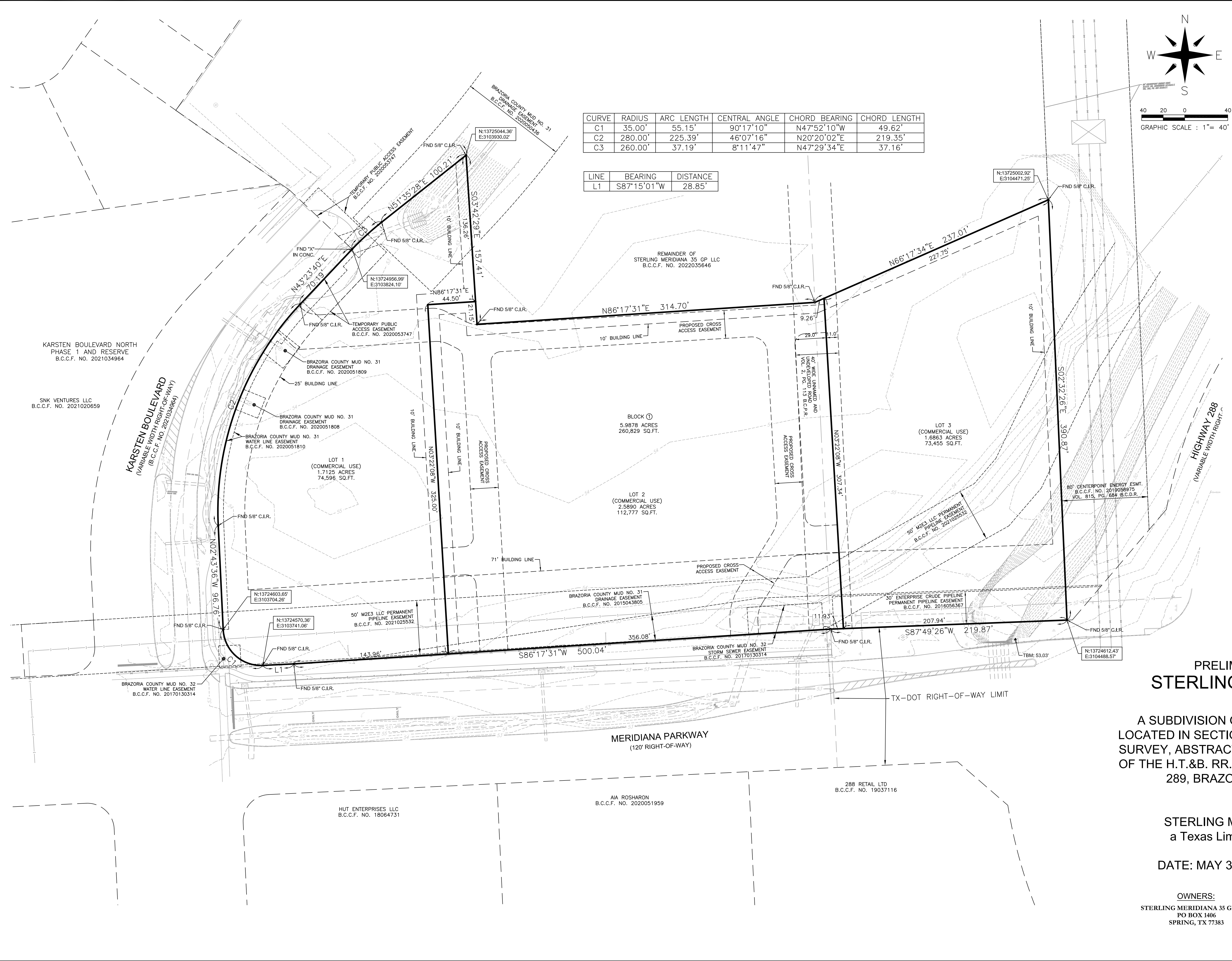
OWNERS:
STERLING MERIDIANA 35 GP, LLC
PO BOX 1406
SPRING, TX 77383





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

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



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

**PRELIMINARY PLAT OF
STERLING LAKES RETAIL**

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

OWNER:
STERLING MERIDIANA 35 GP, LLC,
a Texas Limited Liability Company

DATE: MAY 31, 2023 SCALE: 1"=40'

OWNERS:
STERLING MERIDIANA 35 GP, LLC
PO BOX 1406
SPRING, TX 77383



Wednesday, June 1, 2023

Kyle Attar
Forum Industrial Properties, LLC
4550 Post Oak Place, Suite 119, Houston, TX 77027
Email: attar@drillwellenergy.com

Re: Hayes Creek Estates Final Plat
Letter of Recommendation to Approve
COIC Project No. 2324
Adico, LLC Project No. 16007-2-304

Dear Mr. Attar,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Hayes Creek Estates Final Plat, received on or about May 31, 2023. 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, Adico, LLC, recommends to approve the second submittal of the final plat, dated May 31, 2023. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than June 1, 2023, for consideration at the June 6, 2023, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC



Jorge Reyna
Development Service Manager
Adico, LLC

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-304

DEDICATION:

I, KYLE ATTAR, BEING THE MANAGING MEMBER OF FORUM INDUSTRIAL PROPERTIES, LLC, OWNER OF TRACTS 304, 314, 324 AND 334 OF THE EMIGRATION LAND COMPANY'S SUBDIVISION OF SECTION 2, IN THE LAVACA NAVIGATION COMPANY SURVEY, ABSTRACT 531, AND BEING RECORDED IN VOLUME 2, PAGES 113-114, OF THE BRAZORIA COUNTY PLAT RECORDS, BRAZORIA COUNTY, CITY OF IOWA COLONY, AND BEING THE PROPERTY SUBDIVIDED IN THIS REPLAT, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN HEREON, AND DEDICATED FOR PUBLIC USE THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNED TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, THIS DAY OF 2023.

KYLE ATTAR MANAGING MEMBER

NOTARY PUBLIC STATE OF TEXAS COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KYLE ATTAR, 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 CONSIDERATION THEREIN SET FORTH.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES 20

PLANNING & ZONING COMMISSIONERS

THIS IS TO CERTIFY THAT THE PLANNING & ZONING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT OF HAYES CREEK ESTATES, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCE OF THE CITY OF IOWA COLONY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS DAY OF 20

DAVID HURST CHAIRMAN, LES HOSEY COMMISSIONER, ROBERT WALL COMMISSIONER, BRENDA DILLON COMMISSIONER, BRIAN JOHNSON COMMISSIONER, TERRY HAYES COMMISSIONER

CITY ENGINEER

THIS IS TO CERTIFY THAT THE CITY ENGINEER OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT OF HAYES CREEK ESTATES, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCE OF THE CITY OF IOWA COLONY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS DAY OF 20

DINH V. HO, P.E. CITY ENGINEER

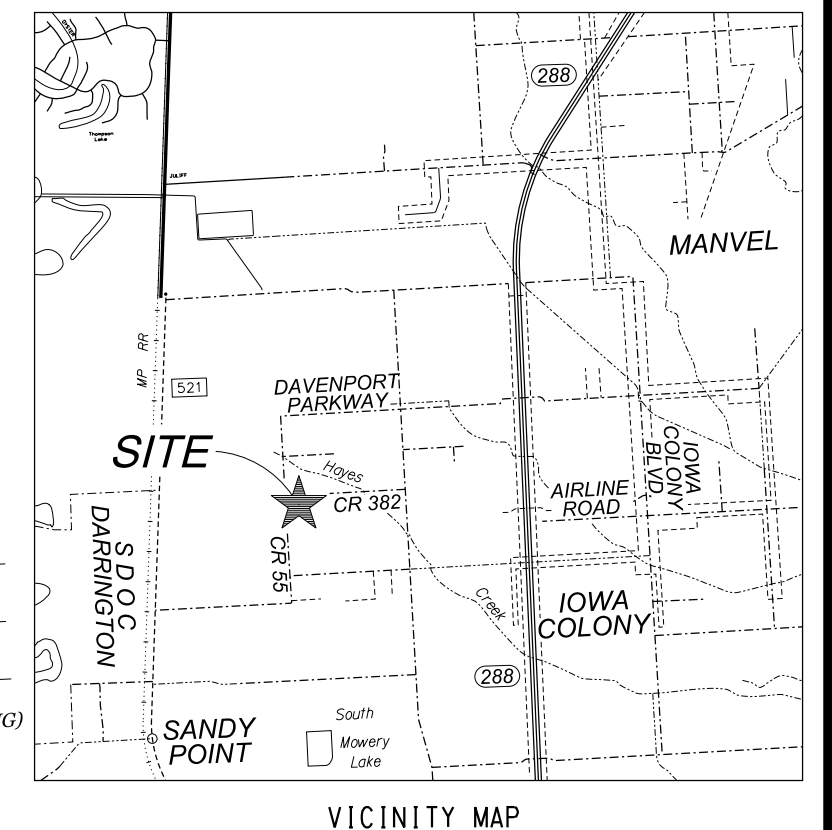
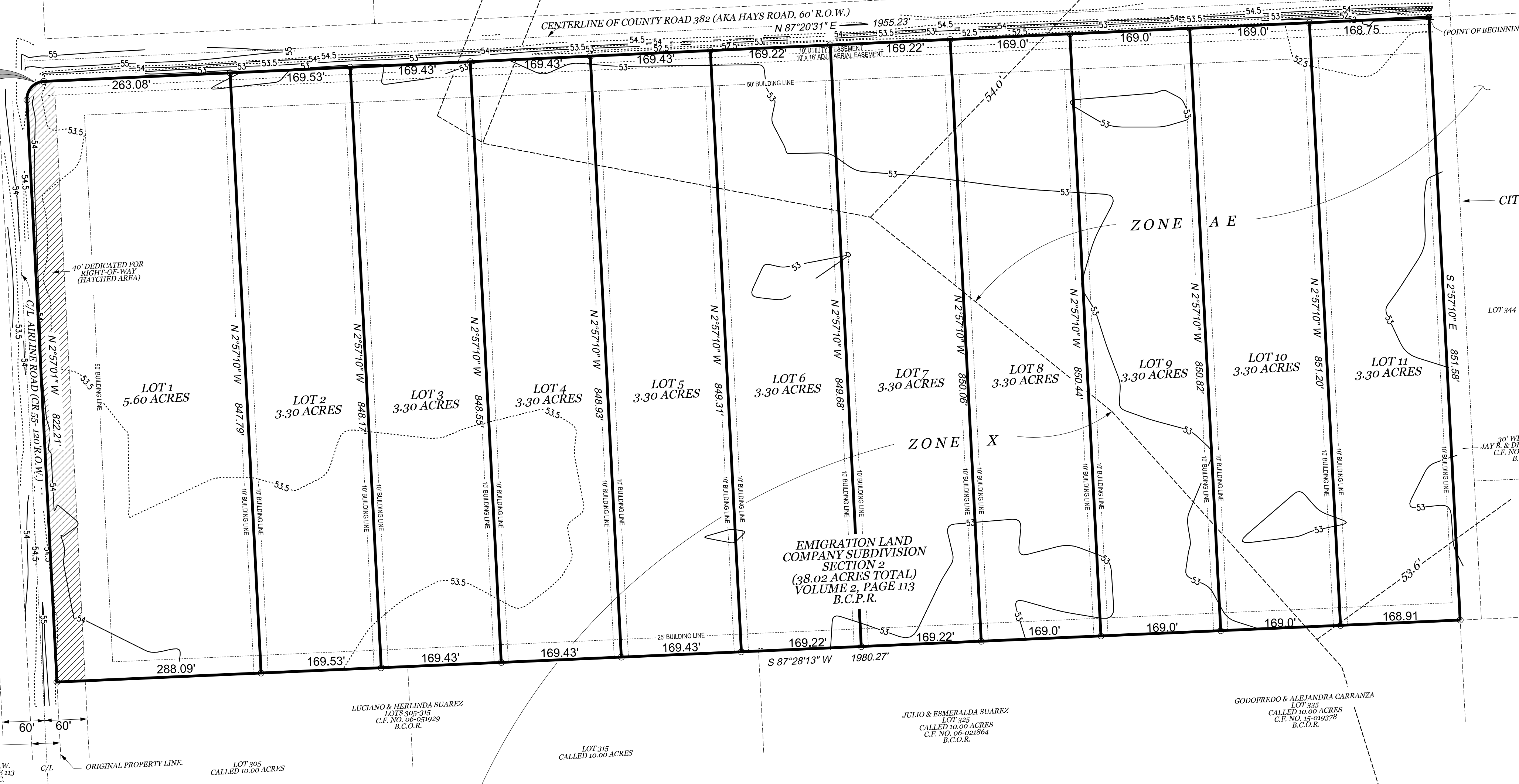
CERTIFICATE OF CITY COUNCIL

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS THIS THE DAY OF 20, HAS APPROVED THIS PLAT OF HAYES CREEK ESTATES, AS SHOWN HEREON.

WIL KENNEDY MAYOR, MCGEAN BARNETT COUNCIL POSITION 1, ARNETTA HICKS-MURRAY COUNCIL POSITION 2

MARQUETTE GREENE-YOUNG COUNCIL POSITION 3, TIMOTHY VARLACK COUNCIL POSITION A, STEVEN BYRUM-BRATSEN COUNCIL POSITION B, SYDNEY HARGROBER COUNCIL DISTRICT C

R=25' DELTA 89°38'25" AL=39.11' CD=142°11'45"E CD=35.27'



VICINITY MAP

NOTES:

- 1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS.
3. THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "X" AND ZONE "4E" PER FEMA FLOOD INSURANCE RATE MAP NUMBER 48039C015K, DATED DECEMBER 30, 2020.
4. THIS SURVEY RELIES ON A TITLE COMMITMENT FROM STEWART TITLE GUARANTY COMPANY, OF NO. 1464303, WITH AN EFFECTIVE DATE OF OCTOBER 24, 2021, AND AN ISSUE DATE OF NOVEMBER 5, 2021, FOR ALL ITEMS OF RECORD.
5. BUILDING LINES ARE SUBJECT TO CITY OF IOWA COLONY.
6. THERE IS AN UNDERGROUND/OVERHEAD ELECTRICAL SERVICE DISTRIBUTION SYSTEM AGREEMENT RECORDED IN COUNTY CLERK'S FILE NO. 1989-00630 OF THE BRAZORIA COUNTY OFFICIAL RECORDS, AS SHOWN ON ABOVE REPLAT.
7. THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE SUBJECT TRACT INTO 11 LOTS.
8. DENOTES A FOUND IRON PIPE/ROD.
9. DENOTES A SET 5/8" IRON ROD.
10. THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES WITHIN BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5.
11. OTHER THAN SHOWN, THERE ARE NO VISIBLE PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
12. THE BOUNDARY ERROR OF CLOSING FOR THIS PLAT IS LESS THAN 1:1500.
13. ALL MONUMENTS ARE SET TO THE STANDARD OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PRECEDENTS AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
14. ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD 89) BASED ON N.G.S. BENCHMARK "LJN A" AT PUBLISHED ELEVATION OF 23.00 FEET.
15. (TBM)= RAIL ROAD SPIKE ON SOUTH SIDE OF POWER POLE ON THE WEST SIDE OF COUNTY ROAD 55. ELEVATION = 57.40 FEET.
16. SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THE LOTS MUST BE SUBMITTED TO THE CITY OF IOWA COLONY AND BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT.

OWNER: FORUM INDUSTRIAL PROPERTIES, LLC 4550 POST OAK PLACE, SUITE 119 HOUSTON, TX. 77027

SURVEYOR: TERRY R. SINGLETARY, REG.#4808 DOYLE & WACHTSTETTER, INC. 131 COMMERCE STREET CLUTE, TX 77531 (979) 265-3622

FINAL PLAT OF HAYES CREEK ESTATES BEING OUT OF THE LOTS 1 THRU 11 (38.60 ACRES) OUT OF EMIGRATION LAND COMPANY SUBDIVISION, SECTION 2 AS RECORDED IN VOLUME 2, PAGES 113-114 OF THE BRAZORIA COUNTY PLAT RECORDS OF THE LAVACA NAVIGATION COMPANY SURVEY ABSTRACT 531 BRAZORIA COUNTY, TEXAS MAY 2023

Doyle & Wachtstetter, Inc. Surveying and Mapping GPS/GIS 131 COMMERCE STREET, CLUTE, TEXAS 77531 OFFICE: 979.265.3622 FIRM NO.:10024500 FAX: 979.265.9940

USER: J:\h\k\work\space DATE: 5/31/2023 5:00 PM G:\CDN\Boundary\A\Roshor\on\Hays Creek_SDA\Delivery\230531\FinalPlat_Cr 382_2.0531.dgn

Terry Singletary Registered Professional Land Surveyor Texas Registration Number 4808

Thursday, June 1, 2023

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

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

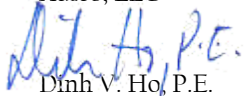
Dear Mr. Henderson;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of Magnolia Bend Estates Section 2 final plat package, received on or about May 30, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based upon our review, we have no objections to the final plat as resubmitted on May 30, 2023. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Thursday, June 1, 2023, for consideration at the June 6, 2023, Planning and Zoning Commission Meeting.

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

Sincerely,
Adico, LLC



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

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

STATE OF TEXAS
COUNTY OF BRAZORIA

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

IN TESTIMONY WHEREOF, IC-GCROMAX, LP, A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE _____, THEREUNTO AUTHORIZED _____ DAY OF _____, 20____.

IC-GCROMAX, LP,
A TEXAS LIMITED PARTNERSHIP

BY: _____

BY: _____

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GREGORY N. BLUME, MANAGING PARTNER, AND DINA D. BLUME, ASSISTANT MANAGER, OF SAVANNAH PLANTATION DEVELOPMENT, LP, A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET FORTH.

WITNESS MY HAND AND SEAL OF OFFICE THIS

THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT I, ROBERT KNESS, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, REGISTRATION NO. 6486, HAVE PLATTED THE ABOVE AND FOREGOING SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION; THAT THIS PLAT ACCURATELY REPRESENTS THE FACTS AS FOUNDED BY THAT SURVEY MADE BY ME, AND; THAT PERMANENT CONTROL POINTS WILL BE SET AT THE TIME OF PLAT RECORDATION, THAT THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:15,000 AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

ROBERT KNESS
Registered Professional Land Surveyor
Texas Registration No. 6486

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

THIS _____ DAY OF _____, 20____.

CITY ENGINEER
DINH V. HO, P.E.

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

THIS _____ DAY OF _____, 20____.

MAYOR
WIL KENNEDY

COUNCIL MEMBER
TIM VARLACK

COUNCIL MEMBER
MCLEAN BARNETT

COUNCIL MEMBER
STEVEN BYRUM-BRATSEN

COUNCIL MEMBER
ARNETTA MURRAY

COUNCIL MEMBER
SYDNEY HARGRODER

COUNCIL MEMBER
MARQUETTE GREENE-SCOTT

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

THE _____ DAY OF _____, 20____.

DAVID HURST, CHAIRMAN

MEMBER
BRIAN JOHNSON

MEMBER
ROBERT WALL

MEMBER
TERRY HAYES

MEMBER
LES HOSEY

MEMBER
BRENDA DILLON

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

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

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

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

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

THENCE, SOUTH 87 DEG. 17 MIN. 53 SEC. WEST ALONG THE COMMON LINE OF SAID 78.809 ACRE TRACT, SAID 32 ACRE TRACT, SAID 76.813 ACRE TRACT AND A CALLED 80.2622 ACRE TRACT OF LAND CONVEYED TO COUNTY ROAD 65 L.L.C. AS RECORDED UNDER B.C.C.F. NO. 2015030809, A DISTANCE OF 1,460.73 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE SOUTHEASTERLY CORNER OF A CALLED 47.4682 ACRE TRACT OF LAND CONVEYED TO THE CITY OF IOWA COLONY, TEXAS AS RECORDED UNDER B.C.C.F. NO. 2022046518, FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

DESCRIPTION

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

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

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

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

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

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

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

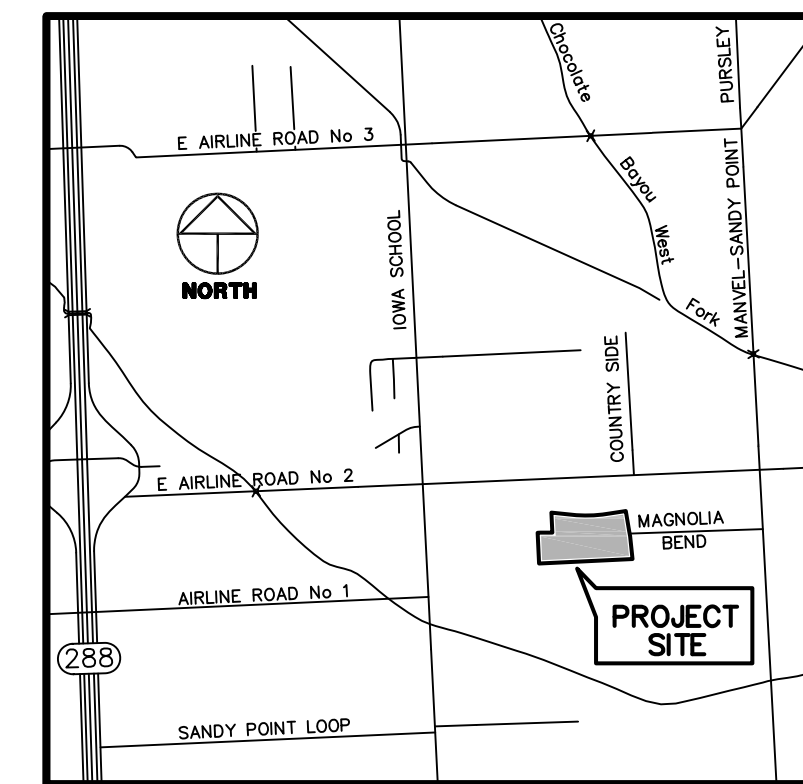
NORTH 80 DEG. 54 MIN. 52 SEC. EAST, A DISTANCE OF 231.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.833 ACRES OR 994,585 SQUARE FEET OF LAND.

GENERAL NOTES

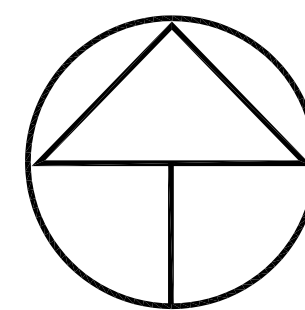
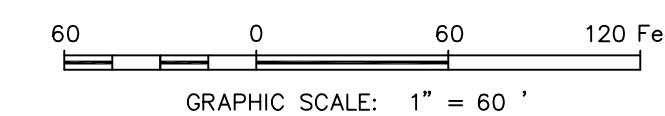
- 1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF BRAZORIA COUNTY AND THE CITY OF IOWA COLONY. FUTURE DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE DEVELOPMENT REQUIREMENTS OF THE CITY OF IOWA COLONY, TEXAS, AND IS SUBJECT TO THE ORDINANCES OF SAID CITY.
- 2. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
- 3. ALL BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- 4. ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR - 0.999867422.
- 5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48039D010K REVISED/DATED DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE "AE". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, OR RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- 6. THE BUILDING LINES (B.L.) FOR THIS SUBDIVISION SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF CODE OF ORDINANCES, CITY OF IOWA COLONY, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED.
- 7. UNLOCATED PIPELINE(S) EASEMENT GRANTED TO PHILLIPS PETROLEUM COMPANY, BY INSTRUMENT(S) RECORDED IN VOLUME 640, PAGE 25 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, DOES NOT AFFECT SUBJECT TRACT.
- 8. THE APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE TWELVE (12) MONTHS AFTER CITY COUNCIL APPROVAL UNLESS THE FINAL PLAT HAS BEEN SUBMITTED FOR FINAL APPROVAL DURING THAT TIME AN EXTENSION OF TIME MAY BE GIVEN AT THE DISCRETION OF THE CITY COUNCIL FOR A SINGLE EXTENSION PERIOD OF SIX (6) MONTHS.

DISTRICT NOTES

- 1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.
- 2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- 3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WITH THE EXCEPTION OF _____, WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
- 5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- 6. THIS RURAL COMMERCIAL SITE EMPLOYS A NATURAL DRAINAGE SYSTEM, WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SITE THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THIS DRAINAGE SYSTEM, INCLUDING, BUT NOT LIMITED TO, PONDING OF WATER SHOULD BE MAINTAINED ON THE SITE TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
- 7. LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN _____ 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 RE-PLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
- 8. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
- 9. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
- 10. DEDICATED DRAINAGE EASEMENT(S) GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 FOR DRAINAGE MAINTENANCE PURPOSES SHALL INCLUDE 45 FEET TOP OF BANK, PLUS THE SUM (FOOTAGE) OF BOTH DITCH SIDE SLOPES AND CHANNEL BOTTOM AND 45 FEET OF BANK ON THE OPPOSITE BANK.
- 11. DEDICATED INGRESS/EGRESS ACCESSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 (SEE DISTRICT RESOLUTION NO. 2007-08 & NO. 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5'S LOCK.
- 12. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO. 2007-08).
- 13. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- 14. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- 15. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A RECORDED DOCUMENT NUMBER AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5 BOARD OF COMMISSIONERS.
- 16. IT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY IF ANY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 DEDICATED DRAINAGE EASEMENTS ARE ON OR CROSS THEIR PROPERTY. IF SO, THE PROPERTY OWNER WILL COMPLY AS STATED WITHIN THE RECORDED EASEMENT.
- 17. PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL, SECTION 1, INTRODUCTION, SUB-SECTION 1.5, PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES. TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5 RESOLUTION 2011-1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.
- 18. THE MINIMUM FINISHED FLOOR ELEVATION FOR ALL LOTS IS 47.50 FEET.



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



ABBREVIATIONS

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

TEMPORARY BENCHMARK "A" ELEVATION - 43.89'

BEING A MAG NAIL LOCATED IN THE CENTER OF THE CUL-DE-SAC AT THE WEST END OF MAGNOLIA BEND DRIVE, APPROXIMATELY 2.170 FEET WEST FROM THE INTERSECTION OF MAGNOLIA BEND DRIVE AND COUNTY ROAD 67. (AS SHOWN HEREON)

FINAL PLAT
MAGNOLIA BEND
ESTATES SEC 2

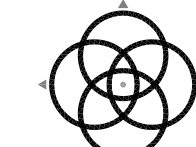
A SUBDIVISION OF
22.833 AC./994,585 SQ. FT.
SITUATED IN THE
CHARLES M. HAYS SURVEY
ABSTRACT NO. 537
IOWA COLONY, BRAZORIA COUNTY, TEXAS

2 BLOCKS 19 LOTS

MAY 2023

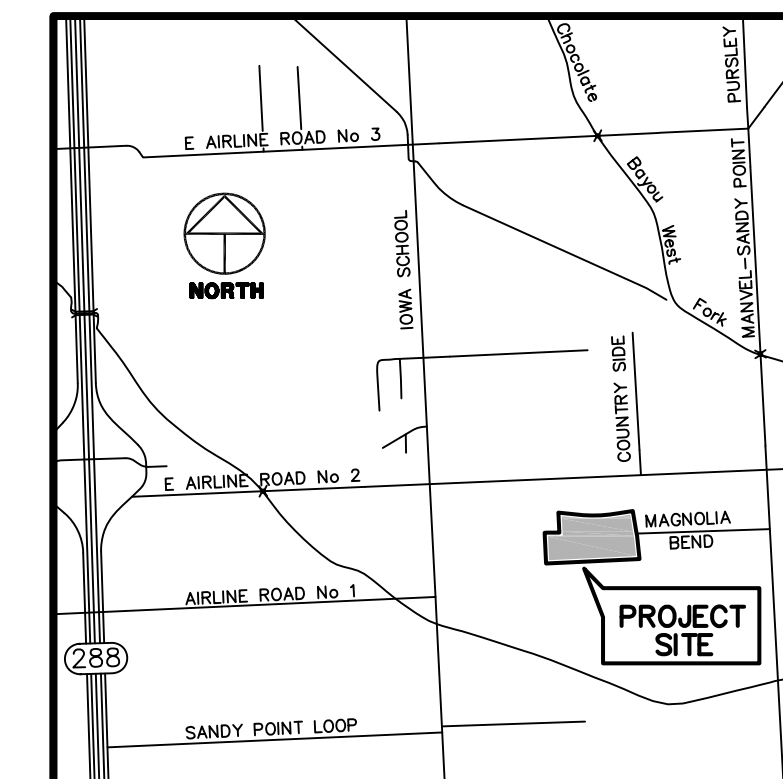
Owner
IC-GCROMAX, LP
a Texas limited partnership

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSERVICES.COM

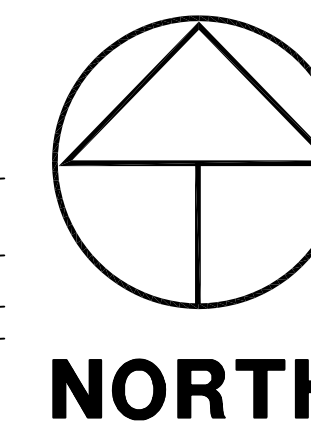


IOWA COLONY, BRAZORIA COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 3000'

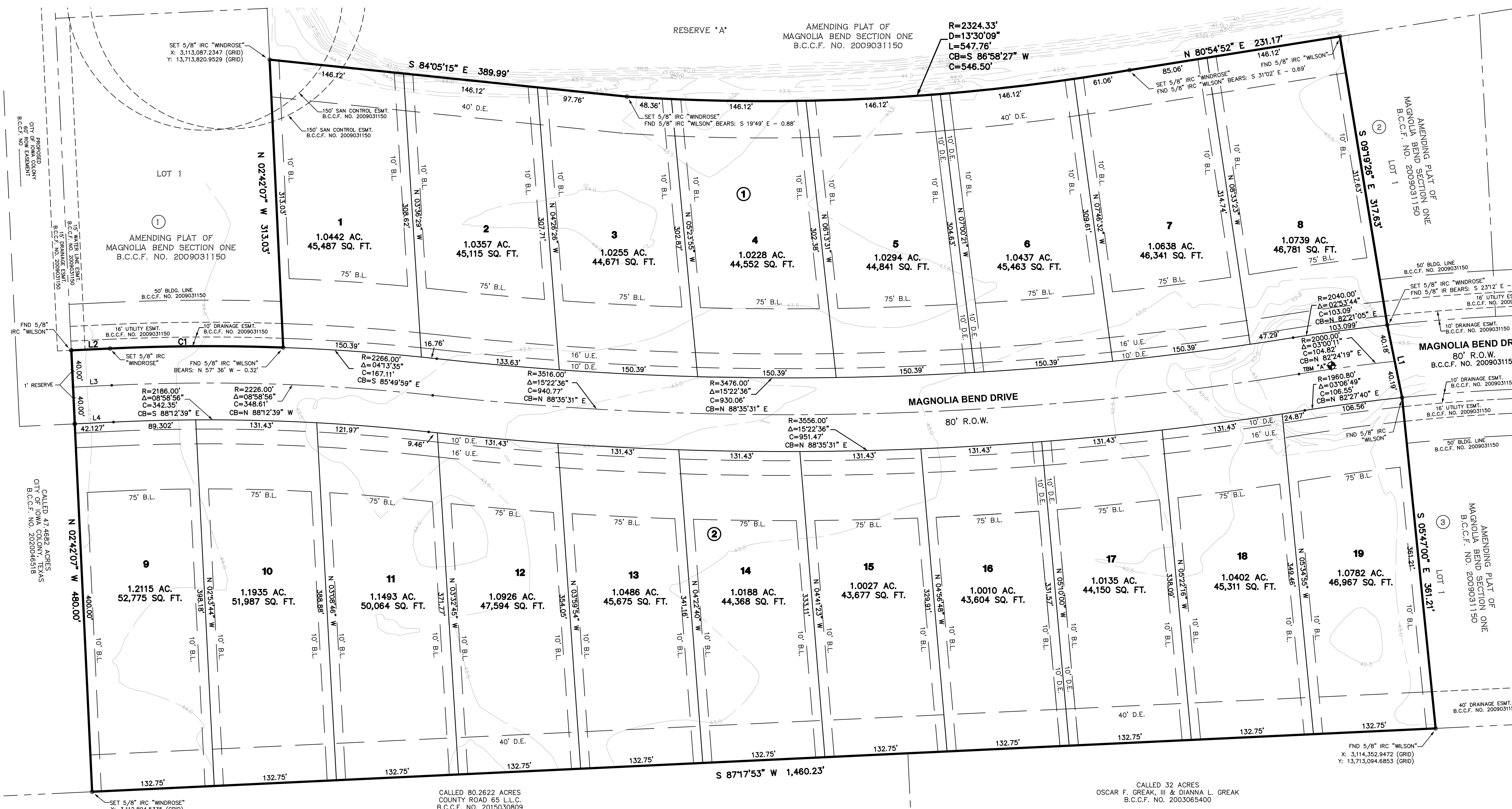
GRAPHIC SCALE: 1" = 60'

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- IRC - IRON ROD
- SET 5/8" CAPPED IR "WINDROSE"



NORTH



FINAL PLAT
MAGNOLIA BEND ESTATES SEC 2

A SUBDIVISION OF
22,833 AC./994,585 SQ. FT.
SITUATED IN THE
CHARLES M. HAYS SURVEY
ABSTRACT NO. 537
IOWA COLONY, BRAZORIA COUNTY, TEXAS

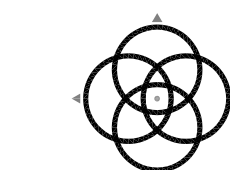
2 BLOCKS 19 LOTS

MAY 2023

Owner

IC-GCROMAX, LP
a Texas limited partnership

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

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

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
CT	2,266.00'	4°45'21"	188.09'	N 89°40'33" E	188.04'

Z:\2768-MAGNOLIA BEND-IOWA COLONY\PLAT\20230303-PLAT-MAGNOLIA BEND ESTATES-57268-110364.DWG - SHREVESEN - 05/20/23