



CITY OF IOWA COLONY

PLANNING AND ZONING COMMISSION MEETING

Tuesday, September 05, 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, SEPTEMBER 5, 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 Planning and Zoning Commission on agenda items or concerns not on the agenda. To comply with Texas Open Meetings Act, this period is not for question and answer. Those wishing to speak must identify themselves and observe a three-minute time limit.

ITEMS FOR CONSIDERATION

1. Consider approval of the August 1, 2023, Planning and Zoning Commission meeting minutes.
2. Consider approval of the Cedar Rapids Parkway Phase II Street Dedication Final Plat.
3. Consider approval of the Sierra Vista Center Final Plat.
4. Consider approval of the Caldwell Crossing Section 5 Preliminary Plat.
5. Consider approval of the Caldwell Crossing Section 6 Preliminary Plat.
6. Consider approval of the Sterling Lakes North Section 2 Final Plat.
7. Consider approval of the Sterling Lakes North Section 3 Final Plat.
8. Consider approval of the Karsten Boulevard and Cedar Rapids Parkway Street Dedication 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 September 01, 2023.



Kayleen Rosser, City Secretary



PLANNING AND ZONING COMMISSION MEETING MINUTES

Item 1.

Tuesday, August 01, 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: David Hurst, Robert Wall, Brenda Dillon, Brian Johnson, Warren Davis, Les Hosey and Terry Hayes

Members absent: None

Others present: Natasha Brooks, Dinh Ho and Robert Hemminger

CALL TO ORDER

Chairman 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 July 11, 2023, Planning and Zoning Commission meeting minutes.
Motion made by Johnson to approve the meeting minutes of July 11, 2023, Seconded by Dillon.
Voting Yea: Johnson, Hurst, Dillon, Hayes, Wall, Davis
Voting Abstaining: Hosey, as he was not present at the meeting.
2. Consideration and possible action for the Fite Tract Section 1 Preliminary Plat.
Motion made by Dillon to approve the Fite Tract Section 1 Preliminary Plat, Fit Tract Section 2 Preliminary Plat, and Fite Tract Section 3 Preliminary Plat, Seconded by Wall.
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis
3. Consideration and possible action for the Fite Tract Section 2 Preliminary Plat.
The Plat was approved per item no. 2.
4. Consideration and possible action for the Fite Tract Section 3 Preliminary Plat.
The Plat was approved per item no. 2.
5. Consideration and possible action for the Meridiana Section 37B Amending Plat.
Motion made by Hosey to approve the Meridiana Section 37B Amending Plat, Seconded by Davis.
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis

6. Consideration and possible action for the MH Sierra Vista Preliminary Plat.

Motion made by Johnson to approve the MH Sierra Vista Preliminary Plat, Seconded by Dillon.
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis

ADJOURNMENT

APPROVED THIS 5th DAY OF SEPTEMBER 2023.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chair



Monday, August 28, 2023

Merrett Huddleston
Elevation Land Solutions
2445 Technology Forest Blvd, Suite 200
Houston, TX

Re: Cedar Rapids Parkway Phase II Street Dedication Final Plat
Letter of Recommendation to Approve
COIC Project No. 2246
Adico, LLC Project No. 16007-2-288

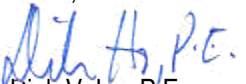
Dear Ms. Huddleston;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of Cedar Rapids Parkway Phase II Street Dedication Final Plat, received on or about August 28, 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 plat as resubmitted on August 28, 2023. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday August 30, 2023, for consideration at the September 5, 2023, Planning and Zoning Commission Meeting.

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

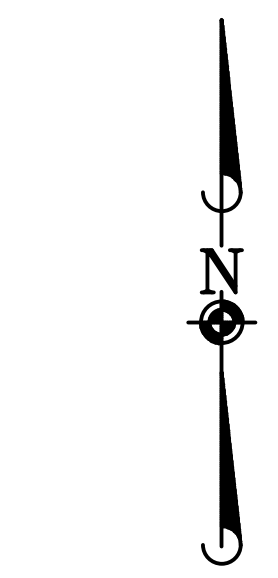
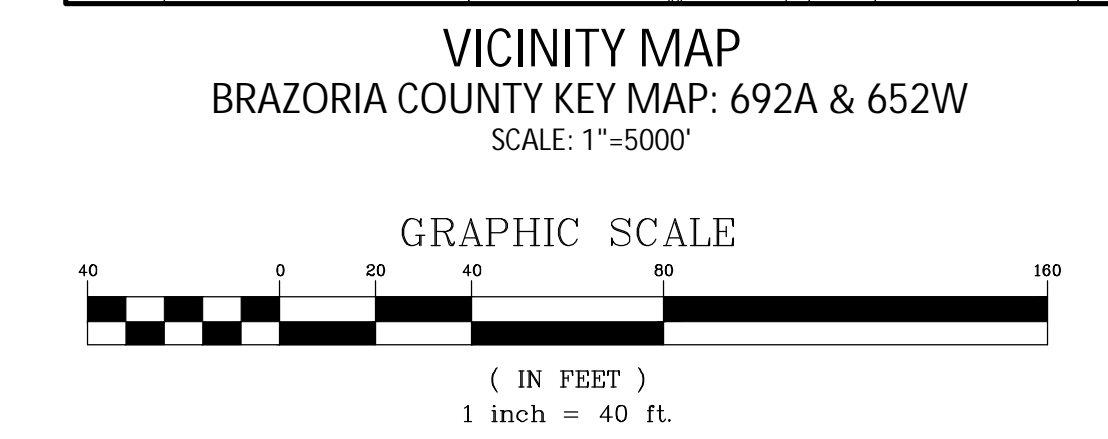
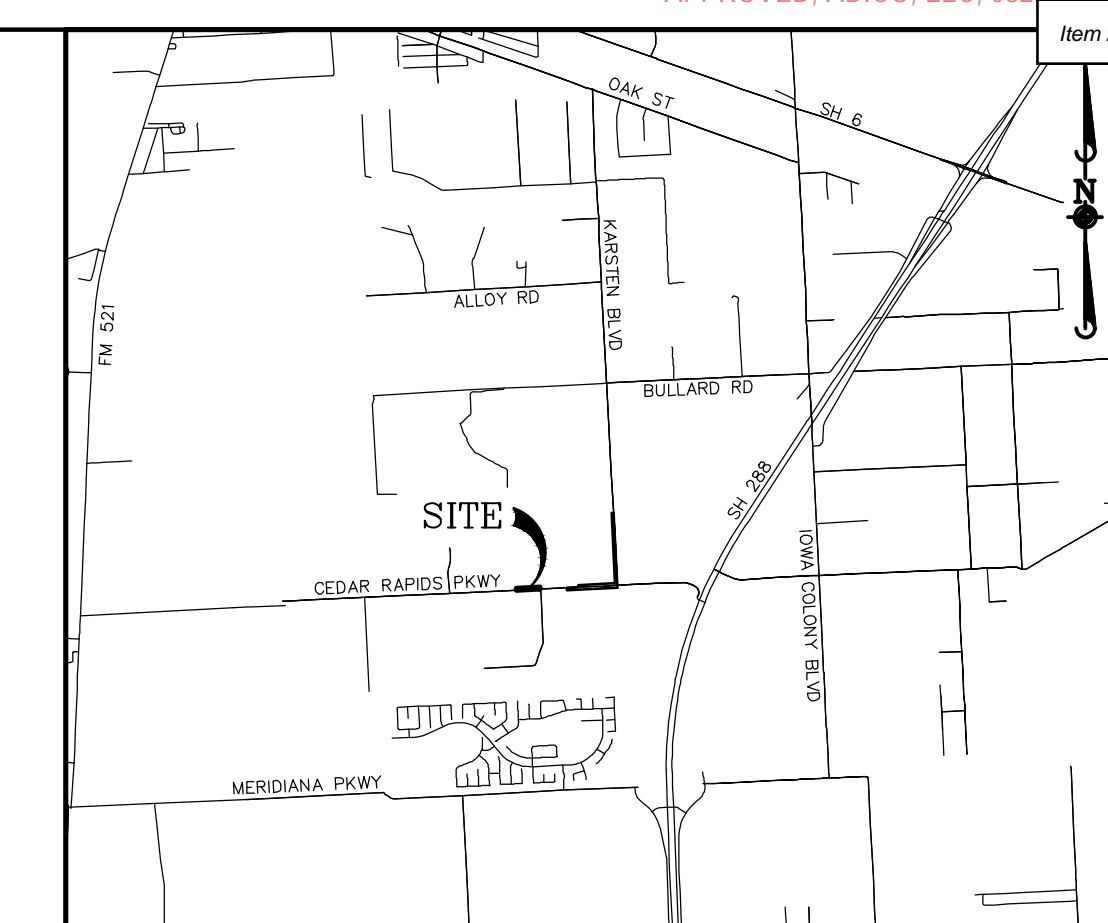
Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-288

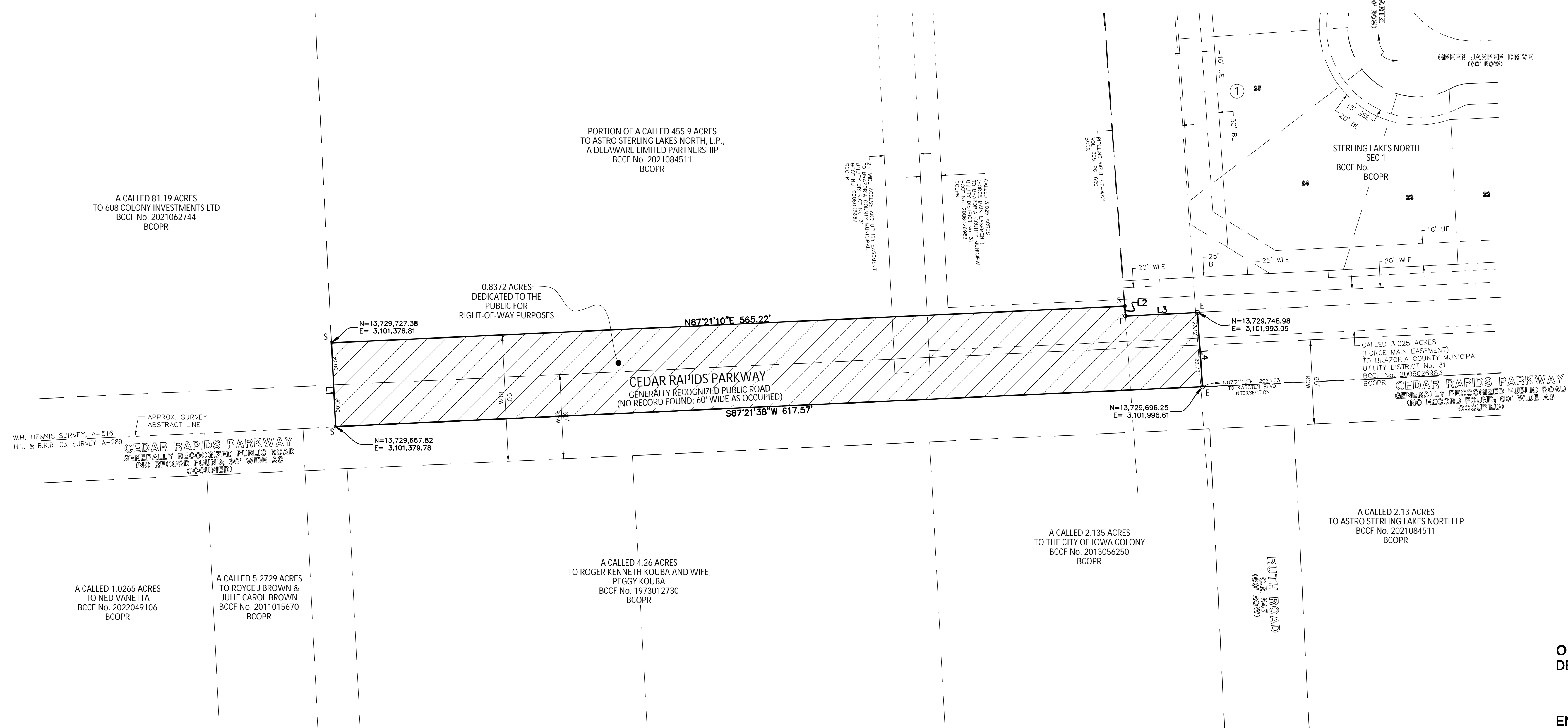
Line #	Length	Direction
L1	59.64'	N02°51'29"W
L2	7.06'	S03°59'29"E
L3	51.32'	N87°09'51"E
L4	52.85'	S03°49'24"E

- FINAL PLAT NOTES:
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1.00013789.
 - BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000.
 - SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
 - ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "ELS".
 - BENCHMARK SHOWN HEREON ARE BASED ON TXDOT MONUMENT HV-79C, LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.
 - THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DEFINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0110K, DATED DECEMBER 30, 2020.
 - ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
 - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY THE PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
 - THERE ARE NO PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION.
 - ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
 - ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 31.
 - ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
 - FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.
 - 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.



ABBREVIATIONS

- AE= AERIAL EASEMENT
- DE= DRAINAGE EASEMENT
- PAE= PRIVATE ACCESS EASEMENT
- PUE= PUBLIC UTILITY EASEMENT
- SSE= SANITARY SEWER EASEMENT
- STWSE= STORM SEWER EASEMENT
- UVE= UNOBSTRUCTED VISIBILITY EASEMENT
- UE= UTILITY EASEMENT
- WLE= WATER LINE EASEMENT
- BL= BUILDING LINE
- PVI= PRIVATE
- ROW= RIGHT-OF-WAY
- BCCF= BRAZORIA COUNTY CLERK'S FILE
- BCDR= BRAZORIA COUNTY DEED RECORDS
- BCPR= BRAZORIA COUNTY MAP RECORDS
- BCOPR= BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- VOL _ PG_ = VOLUME, PAGE
- FND= FOUND
- IR= IRON ROD
- 5" = SET 5/8" IRON ROD W/ CAP
- oE = EXISTING 5/8" IRON ROD W/ CAP
- = STREET NAME CHANGE

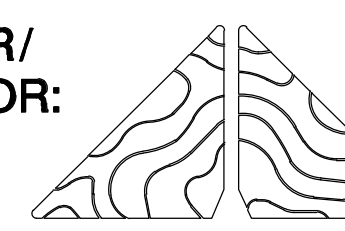


**FINAL PLAT
STREET DEDICATION
CEDAR RAPIDS PARKWAY
PHASE II**

A SUBDIVISION OF 0.8372 ACRES OF LAND
OUT OF THE
W.H. DENNIS SURVEY, A-516
BRAZORIA COUNTY, TEXAS

AUGUST 2023

**OWNER/
DEVELOPER:** ASTRO STERLING LAKES NORTH, L.P.
A DELAWARE LIMITED PARTNERSHIP, LLC
C/O STARWOOD LAND ADVISORS
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FLORIDA 34202

**ENGINEER/
SURVEYOR:**  **ELEVATION
land solutions**
TBPB REGISTRATION NUMBER F-22671
6709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPB REGISTRATION NUMBER 10194692

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 0.8372 acre (36,471 square feet) tract situated in the W.H. Dennis Survey, Abstract No. 516, in Brazoria County, Texas, being a portion of the remainder of a called 455.9 acre tract conveyed to Astro Sterling Lakes North, L.P., a Delaware limited partnership, by deed recorded in Clerk's File No. 2021084511, Brazoria County Official Public Records; said 0.8372 acre (36,471 square feet) tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83:

COMMENCING at a 5/8-inch iron rod (with cap) found, being the westerly southwest corner of a called 98.190 acre tract conveyed to LGI Homes-Texas, LLC, a Texas limited liability company, by deed recorded in Clerk's File No. 2020062462, Brazoria County Official Public Records, being on the east line of a called 81.186 acre tract conveyed to 608 Colony Investments, Ltd., a Texas limited partnership, by deed recorded in Clerk's File No. 2021062744, Brazoria County Official Public Records, and being on the west line of said called 455.9 acre tract;

THENCE, South 02°51'29" East, along the east line of said called 81.186 acre tract and along the west line of said called 455.9 acre tract, 995.20 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being on the east line of said called 81.186 acre tract, and being the POINT OF BEGINNING of the herein described tract;

THENCE, North 87°21'10" East, 565.22 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being on the west line of said called 98.190 acre tract;

THENCE, South 03°59'29" East, 7.06 feet to a 5/8-inch iron rod (with cap) found, being an exterior southwest corner of said called 98.190 acre tract;

THENCE, North 87°09'51" East, 51.32 feet to a 5/8-inch iron rod (with cap) found, being an interior southwest corner of said called 98.190 acre tract;

THENCE, South 03°49'24" East, along the west line of said called 98.190 acre tract, 52.85 feet to a PK nail set, being the southerly southwest corner of said called 98.190 acre tract, and being on the centerline of Cedar Rapids Parkway, a generally recognized public road (no record found; 60 feet wide as occupied), from which a PK nail found bears North 87°21'10" East, along the centerline of said Cedar Rapids Parkway, 2,023.64 feet, being on the centerline of said Cedar Rapids Parkway, and being on the centerline of Karsten Boulevard, a generally recognized public road (no record found; width varies as occupied);

THENCE, South 87°21'38" West, along the centerline of said Cedar Rapids Parkway, 617.57 feet to a PK nail set, being the southwest corner of said called 455.9 acre tract;

THENCE, North 02°51'29" West, along the west line of said called 455.9 acre tract, 59.64 feet to the POINT OF BEGINNING, CONTAINING 0.8372 acres (36,471 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

We, ASTRO STERLING LAKES NORTH, LP, A DELAWARE LIMITED PARTNERSHIP, acting by and through Brian Stidham, Authorized Person, being an officer of ASTRO STERLING LAKES NORTH GP, LLC, a Delaware Limited Liability Company, its General Partner, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 0.7381 Acre tract described in the above and foregoing map of CEDAR RAPIDS PARKWAY PHASE II STREET DEDICATION PLAT, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

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

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

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

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

IN TESTIMONY WHEREOF, the ASTRO STERLING LAKES NORTH, LP, a Delaware limited partnership, has caused these presents to be signed by Brian Stidham, Authorized Person, being an officer of ASTRO STERLING LAKES NORTH GP, LLC, a Delaware limited liability company, its General Partner, thereunto authorized this _____ day of _____, 20____.

ASTRO STERLING LAKES NORTH, LP,
 A Delaware limited partnership

By: ASTRO STERLING LAKES NORTH GP, LLC,
 a Delaware limited liability company,
 its General Partner

By: _____
 Brian Stidham, Authorized Person

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared Brian Stidham, Authorized Person, being an officer of ASTRO STERLING LAKES NORTH GP, LLC, a Delaware Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

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

 Notary Public in and for the State of Texas

Printed Name: _____

My Commission expires _____

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

 Paul R. Bretherton
 Texas Registration No. 5977

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

 Dinh V. Ho, P.E.

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

 Wil Kennedy
 Mayor

 McLean Barnett

 Arnetta Hicks-Murray

 Marquette Greene-Scott

 Tim Varlack

 Steven Byrum-Bratsen

 Sydney Hargroder

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

 David Hurst
 Chairman

 Warren Davis

 Les Hosey

 Robert Wall

 Brenda Dillon

 Brian Johnson

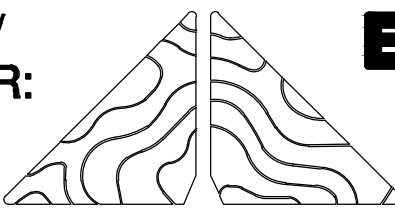
 Terry Hayes

STREET DEDICATION PLAT CEDAR RAPIDS PARKWAY PHASE II

A SUBDIVISION OF 0.8372 ACRES OF LAND
 OUT OF THE
 W.H. DENNIS SURVEY, A-516
 BRAZORIA COUNTY, TEXAS

AUGUST 2023

**OWNER/
 DEVELOPER:** ASTRO STERLING LAKES NORTH, L.P.
 A DELAWARE LIMITED PARTNERSHIP, LLC
 C/O STARWOOD LAND ADVISORS
 6310 CAPITAL DRIVE, SUITE 130
 LAKEWOOD RANCH, FLORIDA 34202

**ENGINEER/
 SURVEYOR:**  **ELEVATION**
 land solutions
 TBPE REGISTRATION NUMBER F-22671
 6709 LAKESIDE BLVD, SUITE 200
 THE WOODLANDS, TX 77381 832-823-2200
 TBPS REGISTRATION NUMBER 10194692

Thursday, August 17, 2023

Danial H. Massiatte
Century Engineering, Inc.
3030 S. Gessner Road, Ste. 100
Email: dmassiatte@centuryengineering.com

Re: Sierra Vista Center Final Plat
Letter of Recommendation to Approve
COIC Project No. 2832
Adico, LLC Project No. 16007-2-316

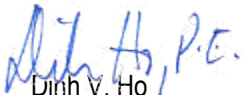
Dear Mr. Massiatte;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Sierra Vista Center Final Plat, received on or about August 15, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

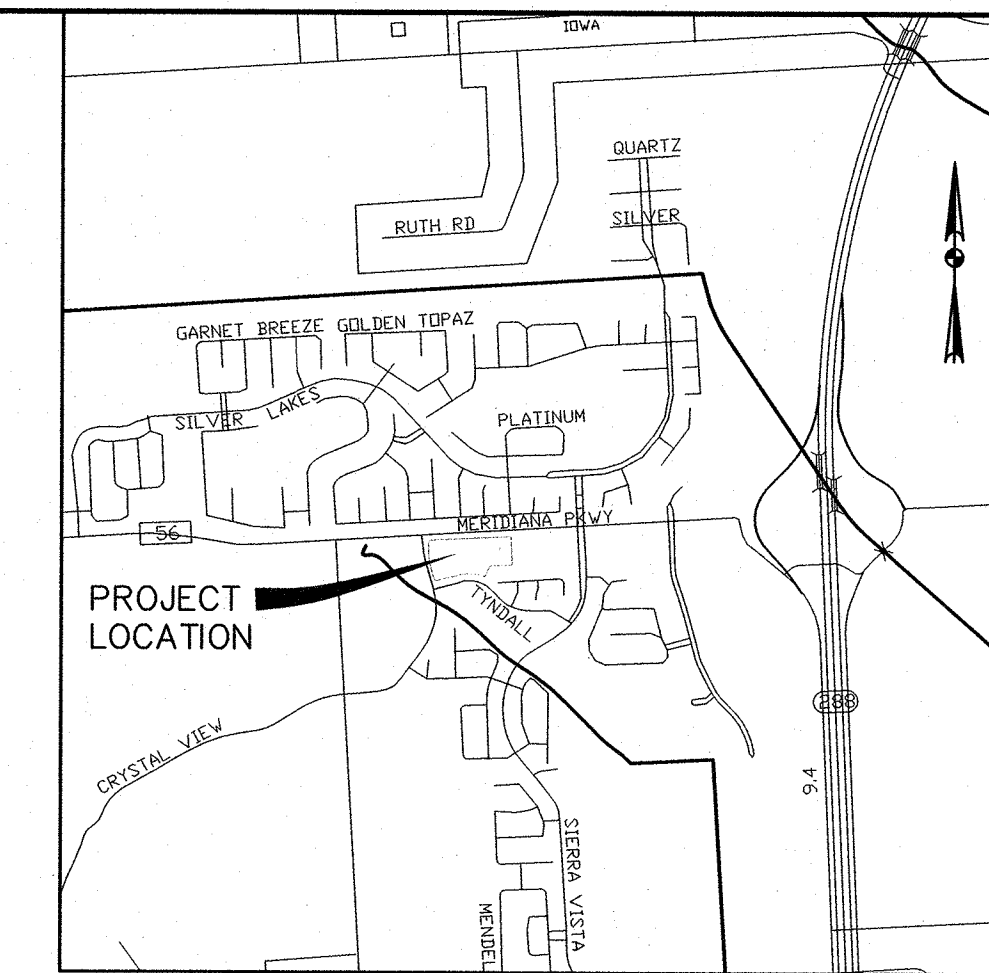
Based on our review, we have no objections to the final plat as resubmitted August 15, 2023. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than August 30, 2023, for consideration at the September 5, 2023, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC

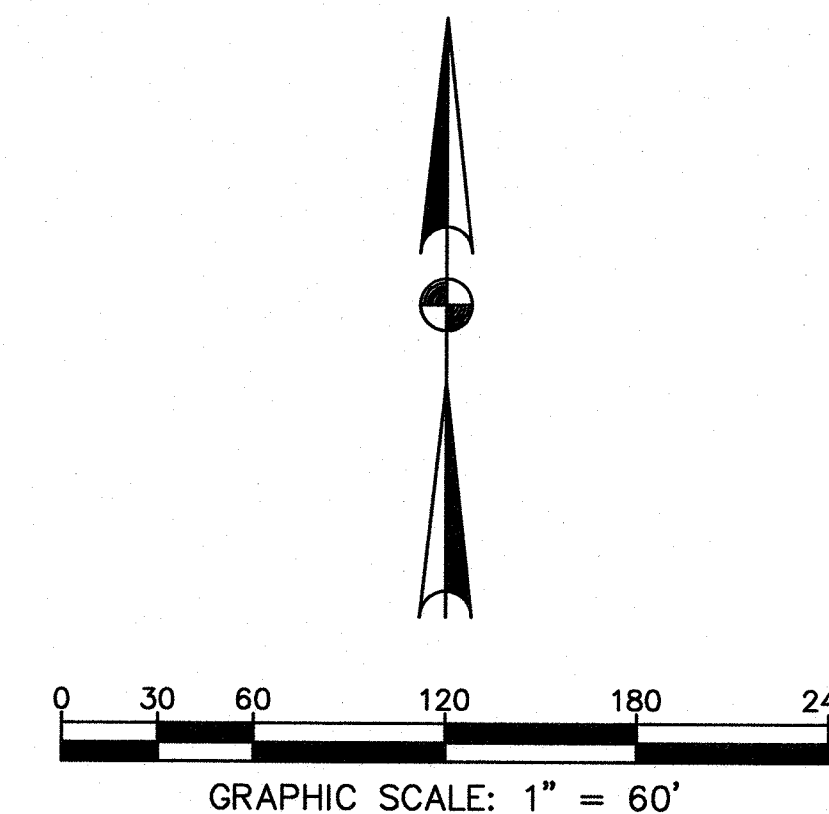

Dinh V. Ho
TBPE Firm No.16423

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-316



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

BENCHMARK: TEXAS DEPARTMENT OF TRANSPORTATION CONTROL POINT HY-790, 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

MERIDIANA PARKWAY (120' R.O.W.) (A.K.A. COUNTY ROAD NO. 56) VOL. 2, PG. 113 B.C.P.R. & DOC. NO. 20200515576 B.C.P.R.

H.T. & B. RR. CO. SURVEY SECTION 51, A-288

H.T. & B. RR. CO. SURVEY SECTION 51, A-288

LEGEND:

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

FINAL 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: AUGUST, 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: dmasia@centuryengineering.com
T.B.P.E. REGISTRATION NO. F-380 T.B.P.L.S. REGISTRATION NO. 100965-0 SHEET 1 OF 2

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'

LOT 600
EMIGRATION LAND COMPANY
PLAT OF SECTIONS 50, 51, & 56
H.T.&B. AND OF 2, 3, & 4 L.&N.
VOL. 2, PG. 113 B.C.P.R.

LOT 600
CRYSTAL VIEW DRIVE
(R.O.W. VARIES) PHASE I STREET DEDICATED
DOC. NO. 2019051667 B.C.P.R.

TYNDALL MIST DRIVE
(R.O.W. VARIES)
DOC. NO. 2020051592 B.C.P.R.

BLOCK 2
SIERRA VISTA SEC. 6
AMENDING PLAT NO. 1
DOC. NO. 2020051592 B.C.P.R.

BLOCK 1
UNRESTRICTED RESERVE "A"
7.9714 AC., 347,234 SQ. FT.)

LOT 602
MANESHWARI ASSOCIATES
CALLED 1.554 ACRES
B.C.C.F. NO. 2022017237

POINT OF BEGINNING
FND. 5/8" I.R.
W/CAP

SIERRA VISTA SEC 6
AMENDING PLAT NO. 1
DOC. NO. 2020051592 B.C.P.R.

SEQUOIA GROVE DRIVE
(CUL-DE-SAC)

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 PROPERTY 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 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, SIX INCHES FEET (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES 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 (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.

WIL KENNEDY
MAYOR

McLEAN BARNETT
COUNCIL MEMBER

ARNETTA HICKS-MURRAY
COUNCIL MEMBER

MARQUETTE GREENE-SCOTT
COUNCIL MEMBER

TIMOTHY VARLACK
COUNCIL MEMBER

STEVEN 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

WARREN DAVIS, JR., 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 GRANT 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 DISTRICT #5 MANUAL, SECTION 4, 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 0.9998213. COORDINATES HEREON ARE GRID DATUM TO CONVERT TO SURFACE DIVIDE BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.9998213.
- 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. 48039C0105K, 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 RECORDDATION.
- 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 STAMPED "C.E.I."
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL CENTERPOINT ENERGY AND CITY OF IOWA COLONY UTILITY EASEMENTS MUST BE UNOBSTRUCTED 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 FOR THE PLAT BOUNDARY SHOWN HEREON EXCEEDS 1 PART IN 15,000.
- 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
MICHAEL A. ZUMSTEG, 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. 2010408995 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.A.W. 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.F.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:

1) 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 N 85°30'18" W, 265.65 feet to a 5/8 inch iron rod with cap found for the Point of Reverse curve to the Right;

2) Westerly, along and with said curve to the Right, having a central angle of 02°51'39", 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;

3) 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;

4) 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;

5) 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;

6) Northwestery, 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.F.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:

1) 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;

2) 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;

3) 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 89.97 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;

4) 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;

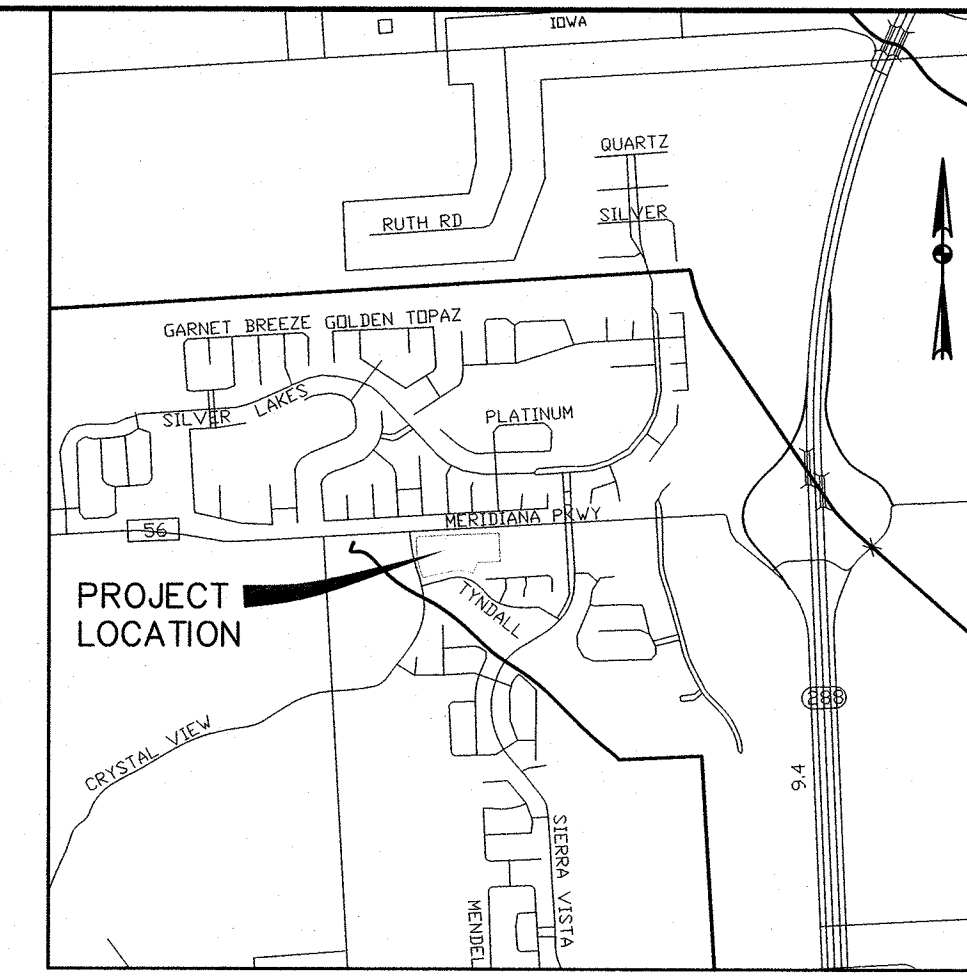
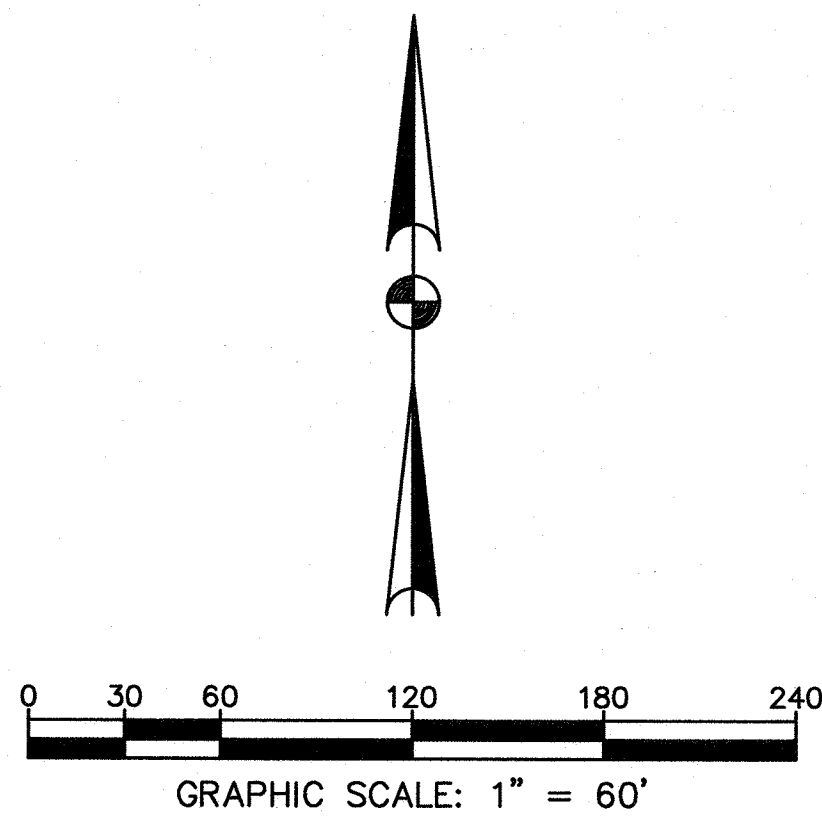
5) Northerly, along and with said curve to the Left, having a central angle of 02°52'41", a radius of 510.00, an arc length of 25.62 feet and a chord bearing and distance of N 01°17'15" W, 25.62 feet to a 5/8 inch iron rod found for the Point of Tangency;

6) 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;

7) 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 Northwestery 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

**FINAL 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: AUGUST, 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: dmslatte@centuryengineering.com
T.B.P.E. REGISTRATION NO. F-380 T.B.P.L.S. REGISTRATION NO. 100965-0

Tuesday, August 22, 2023

Abby Martinez
LJA Engineering
1904 W Grand Parkway N, Ste. 100
Katy, TX 77449
Email: amartinez@lja.com

Re: Caldwell Crossing Section 5 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 2834
Adico, LLC Project No. 16007-2-314

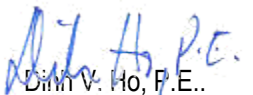
Dear Ms. Martinez;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Caldwell Crossing Section 5 Preliminary Plat, received on or about August 21, 2023. The review of the preliminary plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based on our review, we have no objections to the preliminary plat as resubmitted August 21, 2023. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than August 30, 2023, for consideration at the September 5, 2023, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC

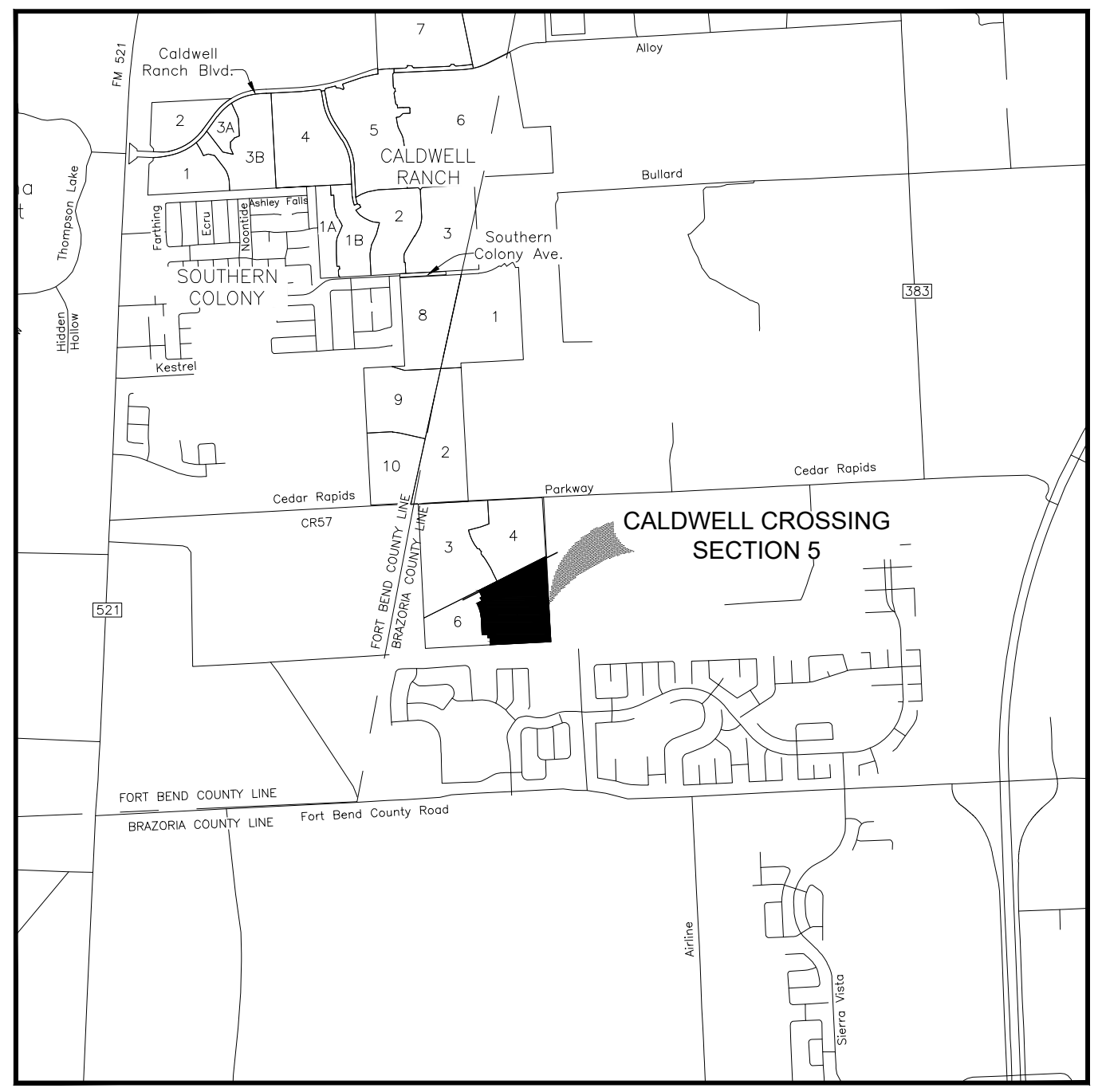


Dim V. Ho, P.E.
TBPE Firm No.16423

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-314

GENERAL NOTES:

- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR 0.9998724707.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PLAN NO. 490300105K DECEMBER 30, 2020 THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
- THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES, THE LOCATION OF THE FLOOD ZONE WAS DETERMINED BY SCALING FROM SAID FEMA MAP. THE ACTUAL LOCATION, AS DETERMINED BY ELEVATION CONTOURS, MAY DIFFER.
- T.B.M. INDICATES TEMPORARY BENCHMARK: TBM-171: 58 INCH IRON ROD SET.
- ELEVATION = 59.28', NAVD 88, GEOID 18.
- THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES IN BRAZORIA COUNTY AND THE CITY OF IOWA COLONY, BRAZORIA COUNTY HUD #7, AND BRAZORIA DRAINAGE DISTRICT NO. 5.
- PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK, OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS.
- CONTOUR LINES SHOWN HEREON ARE BASED ON THE NGS BENCHMARK # 308 BEING NOTED HEREON.
- THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
- THE APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE TWELVE (12) MONTHS AFTER CITY COUNCIL APPROVAL UNLESS THE FINAL PLAT HAS BEEN SUBMITTED FOR FINAL APPROVAL DURING THAT TIME. AN EXTENSION OF TIME MAY BE GIVEN AT THE DISCRETION OF THE CITY COUNCIL FOR A SINGLE EXTENSION PERIOD OF SIX (6) MONTHS.
- DRAINAGE PLANS TO BE PROVIDED PRIOR TO FINAL PLAT SUBMITTAL.
- ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT IS SUBDIVIDED NO RE-SUBDIVISION IN A RECORD PLAT THE ONE FOOT RESERVE SHALL HEREOFOR BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- OWNERS DO HEREBY CERTIFY THAT THEY ARE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF (NAME AND SECTION) WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.
- ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
- ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- THIS PLAT IS IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT APPROVED BY CITY COUNCIL ON MAY 23, 2022 BETWEEN CITY OF IOWA COLONY, 288 COLONY INVESTMENTS, LTD., 608 COLONY INVESTMENTS, LTD., AND D.R. HORTON.
- A 6" PIPELINE SETBACK IS PROVIDED FOR LOTS 1-4 WITHIN BLOCK 1, LOTS 1-7 WITHIN BLOCK 2, AND LOTS 1-4 WITHIN BLOCK 5. THE SETBACK IS MEASURED FROM THE PIPELINE AND SHALL APPLY TO STRUCTURES ON THESE LOTS. THE 6" SETBACK IS INDICATED BY THE REAR BUILDING LINE (R.B.L.) PROVIDED.



Vicinity Map
1 inch = 1/2 mile

LINE	BEARING	DISTANCE
L1	N 41°58'03" E	14.16'
L2	N 02°58'31" W	116.04'
L3	S 87°01'29" W	41.80'
L4	N 02°58'31" W	60.00'
L5	N 03°29'48" W	66.51'
L6	N 07°47'59" W	66.02'
L7	N 12°50'41" W	66.02'
L8	N 17°53'22" W	66.02'
L9	N 22°55'32" W	75.81'
L10	N 63°13'11" E	93.90'
L11	N 26°46'49" W	60.00'
L12	N 63°13'11" E	35.10'
L13	N 26°46'49" W	125.00'
L14	N 40°19'51" E	4.50'
L15	S 86°33'30" W	14.53'
L16	S 26°46'49" E	22.45'
L17	S 75°10'15" W	97.37'
L18	N 75°10'15" E	97.37'
L19	N 86°33'30" E	14.53'
L20	S 86°33'30" W	14.53'
L21	S 18°13'11" W	14.14'
L22	S 48°01'57" E	14.13'
L23	N 09°18'10" W	19.70'
L24	N 02°58'31" W	25.00'
L25	N 71°46'49" W	14.14'

CURVE	RADIUS	DELTA	ARC	CHORD	BEARING	CHORD
C1	1200.00'	20°27'48"	428.58'	N 16°32'55" W	426.31'	
C2	50.00'	86°39'30"	75.62'	S 49°38'46" E	68.62'	
C3	300.00'	23°20'19"	122.20'	S 74°53'21" W	121.36'	
C4	900.00'	23°48'18"	373.93'	N 14°52'40" W	371.25'	
C5	500.00'	23°20'19"	203.67'	N 15°06'30" W	202.26'	
C6	50.00'	90°27'59"	78.95'	N 41°47'30" E	71.00'	
C7	600.00'	11°05'57"	116.23'	S 80°43'14" W	116.05'	
C8	25.00'	90°00'00"	39.27'	S 71°46'49" E	35.36'	
C9	25.00'	90°00'00"	39.27'	N 18°13'11" E	35.36'	
C10	25.00'	90°00'00"	39.27'	S 71°46'49" E	35.36'	
C11	330.00'	23°20'19"	134.42'	N 74°53'21" E	133.49'	
C12	270.00'	23°20'19"	109.98'	S 74°53'21" W	109.22'	
C13	25.00'	90°00'00"	39.27'	N 18°13'11" W	35.36'	
C14	530.00'	23°20'19"	215.89'	S 15°06'39" E	214.40'	
C15	25.00'	21°29'03"	9.37'	S 14°11'02" E	9.32'	
C16	50.00'	133°26'06"	116.44'	S 41°47'30" W	91.88'	
C17	25.00'	21°29'03"	9.37'	N 82°13'59" W	9.32'	
C18	25.00'	90°00'00"	39.27'	N 42°01'29" E	35.36'	
C19	870.00'	21°35'50"	327.94'	N 13°46'39" W	326.00'	
C20	25.00'	92°12'28"	40.23'	N 70°40'35" W	36.03'	
C21	25.00'	90°00'00"	39.27'	N 18°13'11" E	35.36'	
C22	25.00'	91°37'45"	39.98'	S 70°57'57" E	35.85'	
C23	1170.00'	16°52'00"	385.26'	S 15°43'04" E	383.52'	
C24	25.00'	29°19'18"	12.79'	S 08°22'35" W	12.65'	
C25	50.00'	145°24'48"	126.90'	S 49°40'10" E	95.48'	
C26	25.00'	29°24'04"	12.83'	N 72°19'28" E	12.69'	
C27	25.00'	89°32'01"	39.07'	S 48°12'30" E	35.21'	
C28	25.00'	90°27'59"	39.47'	S 41°47'30" W	35.50'	
C29	25.00'	90°00'00"	39.27'	N 47°58'31" W	35.36'	
C30	930.00'	21°51'06"	354.69'	N 13°54'04" W	352.54'	
C31	25.00'	88°02'48"	38.42'	N 19°11'47" E	34.75'	
C32	25.00'	90°00'00"	39.27'	S 71°46'49" E	35.36'	
C33	470.00'	16°10'16"	132.65'	S 18°41'41" E	132.21'	
C34	25.00'	91°46'52"	40.05'	S 39°16'53" W	35.90'	
C35	630.00'	6°00'04"	65.99'	S 78°10'18" W	65.96'	
C36	25.00'	42°50'00"	18.69'	N 83°24'44" W	18.26'	
C37	50.00'	265°40'01"	231.84'	S 14°49'45" E	73.33'	
C38	25.00'	42°50'00"	18.69'	N 53°45'15" E	18.26'	
C39	570.00'	5°16'39"	52.50'	N 77°48'35" E	52.48'	
C40	25.00'	96°06'36"	41.94'	S 12°29'48" E	37.19'	
C41	25.00'	90°27'59"	39.47'	S 41°47'30" W	35.50'	
C42	25.00'	86°26'34"	37.72'	N 49°45'13" W	34.24'	
C43	1230.00'	18°45'42"	402.77'	N 15°54'47" W	400.97'	
C44	25.00'	86°30'49"	38.62'	N 15°57'46" E	34.89'	



- LEGEND
- RES. INDICATES RESERVE
 - B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - O.P.R.B.C. INDICATES OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
 - R.O.W. INDICATES RIGHT-OF-WAY
 - DOC. NO. INDICATES DOCUMENT NUMBER
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 - C.L.R. INDICATES CENTERLINE RADIUS
 - P.O.B. INDICATES POINT OF BEGINNING
 - R.B.L. INDICATES REAR BUILDING LINE
 - INDICATES STREETNAME CHANGE

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.054	2,367	RESTRICTED TO LANDSCAPE / OPEN SPACE
B	0.026	1,140	RESTRICTED TO LANDSCAPE / OPEN SPACE
C	0.026	1,140	RESTRICTED TO LANDSCAPE / OPEN SPACE
D	0.039	1,697	RESTRICTED TO LANDSCAPE / OPEN SPACE
E	0.025	1,086	RESTRICTED TO LANDSCAPE / OPEN SPACE
F	0.569	24,772	RESTRICTED TO LANDSCAPE / OPEN SPACE
G	0.060	2,620	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
H	0.025	1,090	RESTRICTED TO LANDSCAPE / OPEN SPACE
I	0.025	1,082	RESTRICTED TO LANDSCAPE / OPEN SPACE
J	0.088	3,850	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
K	0.054	2,367	RESTRICTED TO LANDSCAPE / OPEN SPACE
L	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE
M	0.054	2,358	RESTRICTED TO LANDSCAPE / OPEN SPACE
N	0.025	1,090	RESTRICTED TO LANDSCAPE / OPEN SPACE
O	0.070	3,034	RESTRICTED TO LANDSCAPE / OPEN SPACE
P	0.063	2,738	RESTRICTED TO LANDSCAPE / OPEN SPACE
Q	0.027	1,196	RESTRICTED TO LANDSCAPE / OPEN SPACE
R	0.027	1,165	RESTRICTED TO LANDSCAPE / OPEN SPACE
TOTAL	1.308	56,972	

CALL 28.215 ACRES
WILLIAM A. TULL
FILE No. 03-011501
O.P.R.B.C.

A PRELIMINARY PLAT OF
CALDWELL CROSSING
SECTION 5

±32.30 ACRES
127 LOTS (60' x 120' TYP.) AND
18 RESTRICTED RESERVES IN 7 BLOCKS

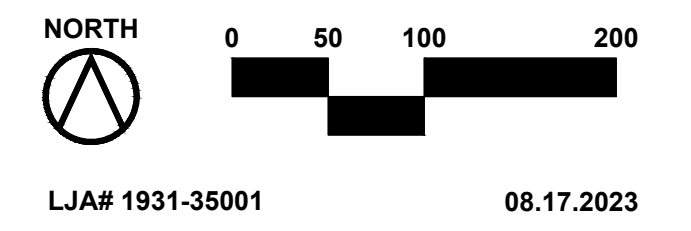
ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

OUT OF THE
WILLIAM PETTUS SURVEY, A-714
CITY OF IOWA COLONY ETJ, BRAZORIA COUNTY, TEXAS

SURVEYOR:
LJA Surveying, Inc.
3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

OWNER:
608 COLONY INVESTMENTS, LTD
10003 NW MILITARY HWY, SUITE 2201, SAN ANTONIO, TX 78231
210-344-9200

PLANNER:
LJA Planning +
Landscape
Architecture
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200



DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE FOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE IOWA COLONY PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

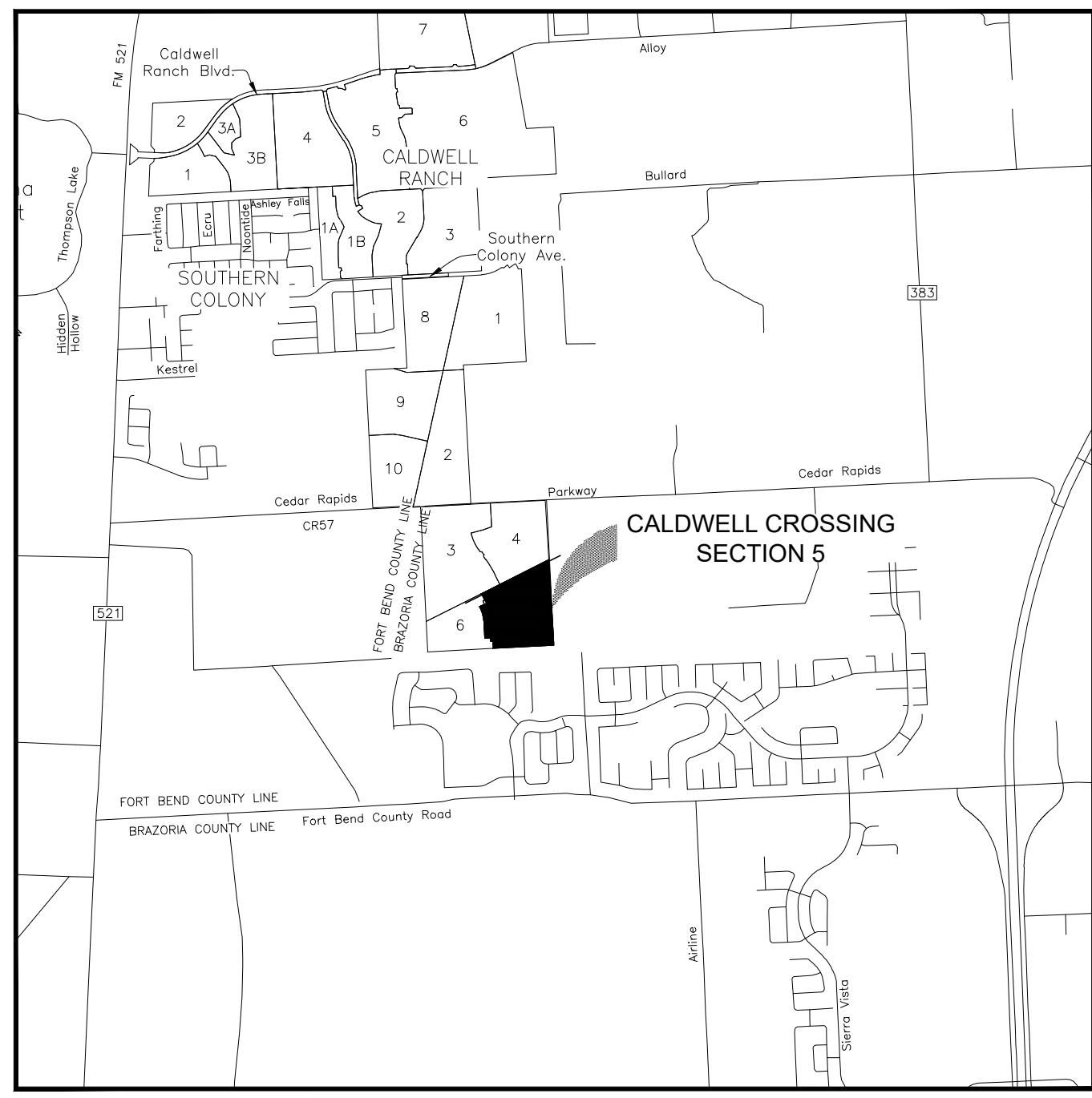
STERLING LAKES WEST SEC 3
FILE No. 2017059203 B.C.P.R.

STERLING LAKES WEST SEC 1
FILE No. 2016028115 B.C.P.R.

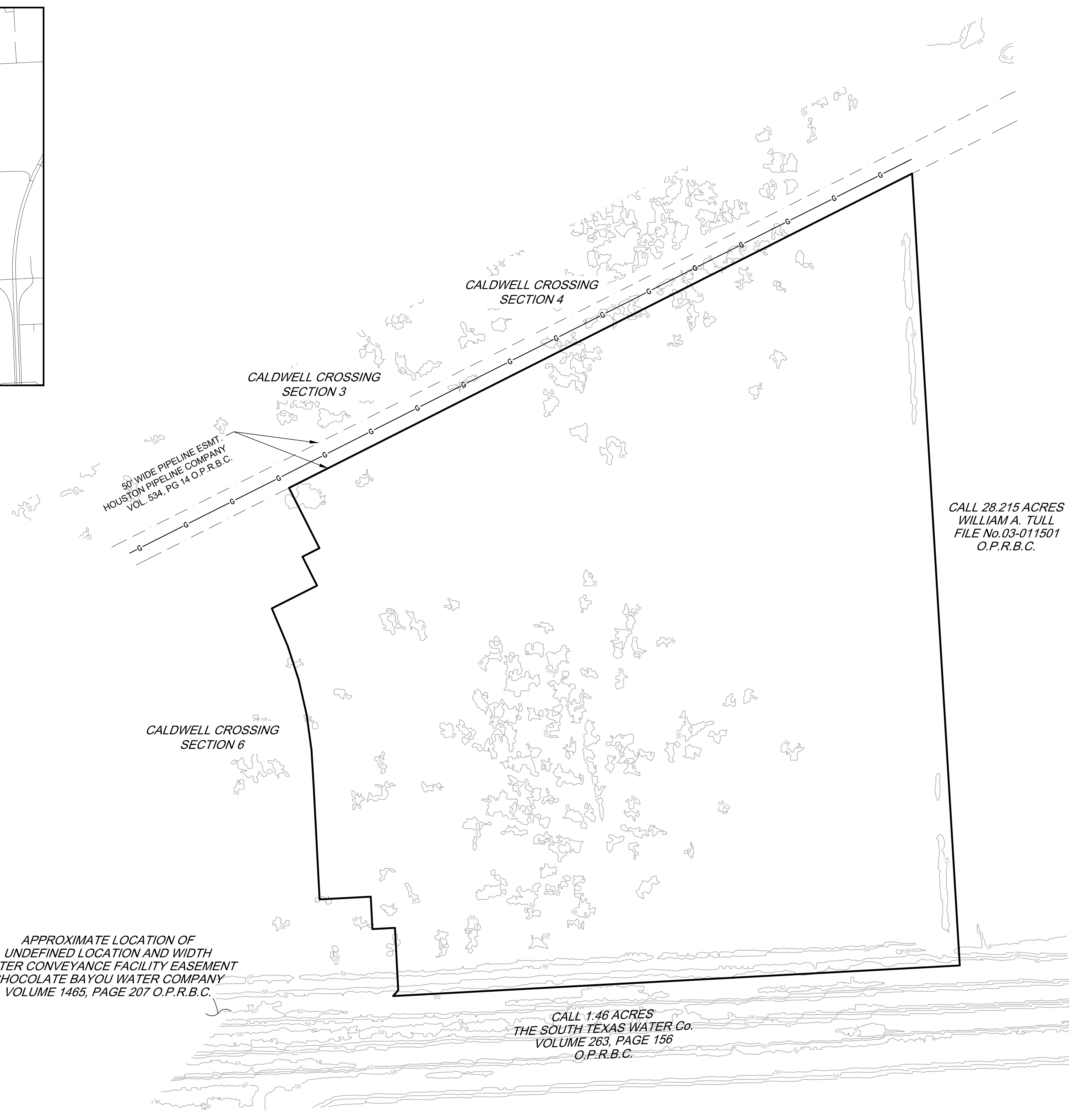
ALVIN I.S.D
CALLED 15 ACRES.
FILE NO. 553947
ABSTRACT CODE: A0714 B.C.P.R.

GENERAL NOTES:

1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR 0.999874707.
2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NO. 48039C0105K DECEMBER 30, 2020 THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
- 2.1. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THE LOCATION OF THE FLOOD ZONE WAS DETERMINED BY SCALING FROM SAID FEMA MAP. THE ACTUAL LOCATION, AS DETERMINED BY ELEVATION CONTOURS, MAY DIFFER.
3. T.B.M. INDICATES TEMPORARY BENCHMARK; TBM-171: 58 INCH IRON ROD SET.
4. ELEVATION + 28.2'; NAVD 83, GEOID 15.
5. THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES IN BRAZORIA COUNTY AND THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD 87, AND BRAZORIA DRAINAGE DISTRICT NO. 5.
6. PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK, OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS.
7. CONTOUR LINES SHOWN HEREON ARE BASED ON THE NOS BENCHMARK 1.268 BEING NOTED HEREON.
8. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
9. 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.
10. DRAINAGE PLANS TO BE PROVIDED PRIOR TO FINAL PLAT SUBMITTAL.
11. ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORD PLAT THE ONE FOOT RESERVE SHALL HEREBY BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
12. OWNERS DO HEREBY CERTIFY THAT THEY ARE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF NAME AND SECTION WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.
13. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
14. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
15. THIS PLAT IS IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT APPROVED BY CITY COUNCIL ON MAY 23, 2022 BETWEEN CITY OF IOWA COLONY; 288 COLONY INVESTMENTS, LTD.; 608 COLONY INVESTMENTS, LTD.; AND D.R. HORTON.
16. A 50' PIPELINE SETBACK IS PROVIDED FOR LOTS 1-4 WITHIN BLOCK 1, LOTS 1-7 WITHIN BLOCK 2, AND LOTS 1-4 WITHIN BLOCK 5. THE SETBACK IS MEASURED FROM THE PIPELINE AND SHALL APPLY TO STRUCTURES ON THESE LOTS. THE 50' SETBACK IS INDICATED BY THE REAR BUILDING LINE (R.B.L.) PROVIDED.



Vicinity Map
1 inch = 1/2 mile



- LEGEND
- RES. INDICATES RESERVE
 - B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - O.P.R.B.C. INDICATES OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
 - R.O.W. INDICATES RIGHT-OF-WAY
 - DOC. NO. INDICATES DOCUMENT NUMBER
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 - R.B.L. INDICATES REAR BUILDING LINE
 - INDICATES STREET NAME CHANGE

CALL 28.215 ACRES
WILLIAM A. TULL
FILE No. 03-011501
O.P.R.B.C.

50' WIDE PIPELINE ESMT.
HOUSTON PIPELINE COMPANY
VOL. 534, PG 14 O.P.R.B.C.

APPROXIMATE LOCATION OF
UNDEFINED LOCATION AND WIDTH
WATER CONVEYANCE FACILITY EASEMENT
CHOCOLATE BAYOU WATER COMPANY
VOLUME 1465, PAGE 207 O.P.R.B.C.

CALL 1.46 ACRES
THE SOUTH TEXAS WATER Co.
VOLUME 263, PAGE 156
O.P.R.B.C.

A PRELIMINARY PLAT OF
CALDWELL CROSSING
SECTION 5
EXISTING CONDITIONS

±32.30 ACRES
127 LOTS (60' x 120' TYP.) AND
18 RESTRICTED RESERVES IN 7 BLOCKS

OUT OF THE
WILLIAM PETTUS SURVEY, A-714
CITY OF IOWA COLONY ETJ, BRAZORIA COUNTY, TEXAS

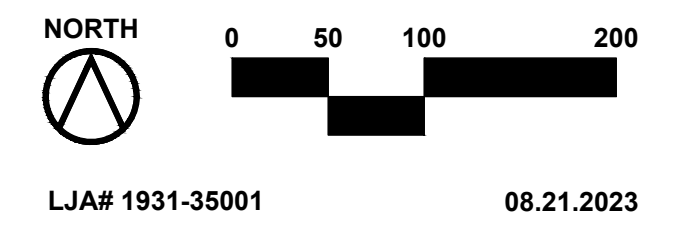
OWNER:
608 COLONY INVESTMENTS, LTD
10003 NW MILITARY HWY. SUITE 2201, SAN ANTONIO, TX 78231
210-344-9200

PLANNER:

LJA Planning +
Landscape
Architecture
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SURVEYOR:
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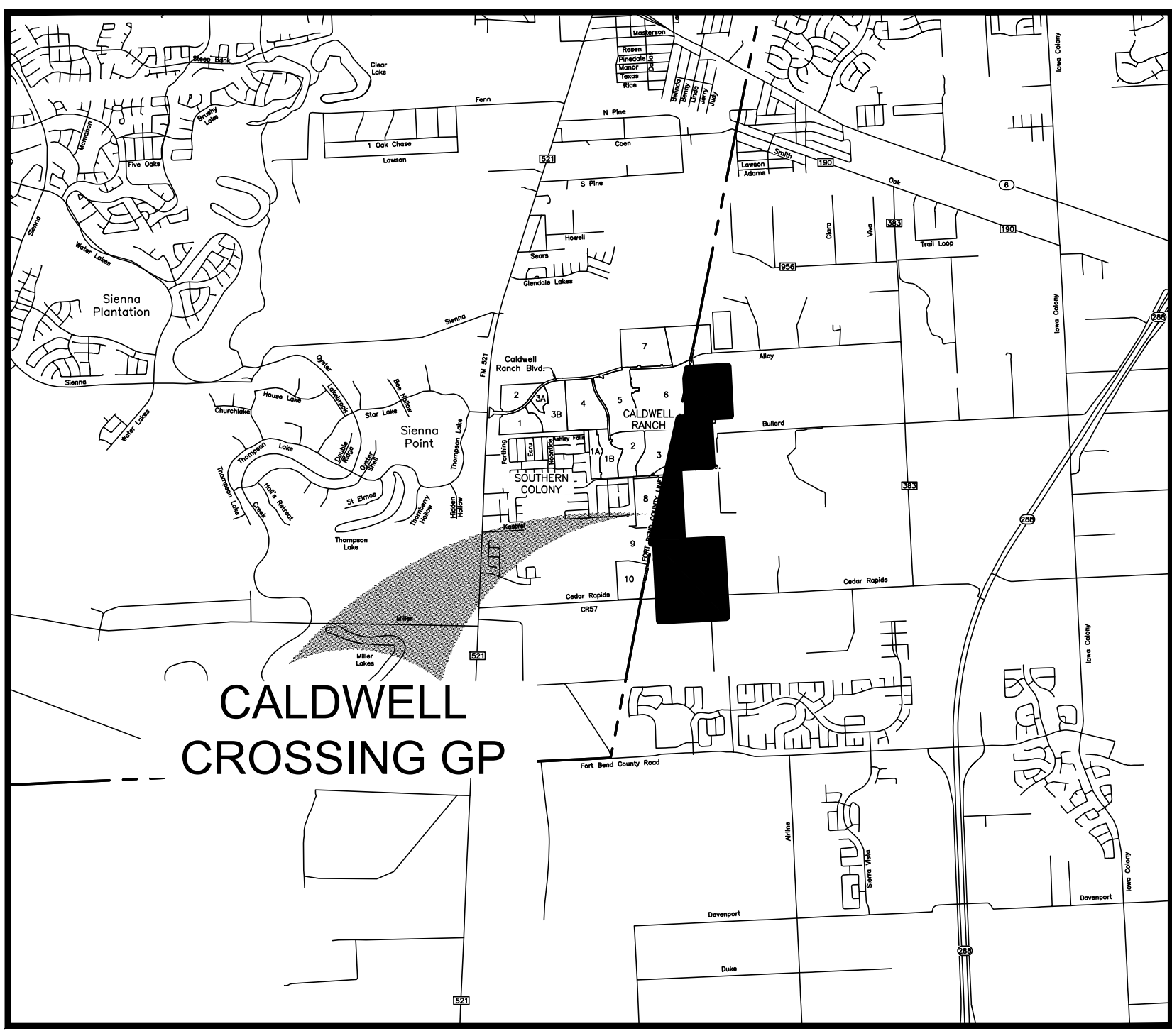


DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE FOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE IOWA COLONY PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

STERLING LAKES WEST SEC 3
FILE No. 2017059203 B.C.P.R.

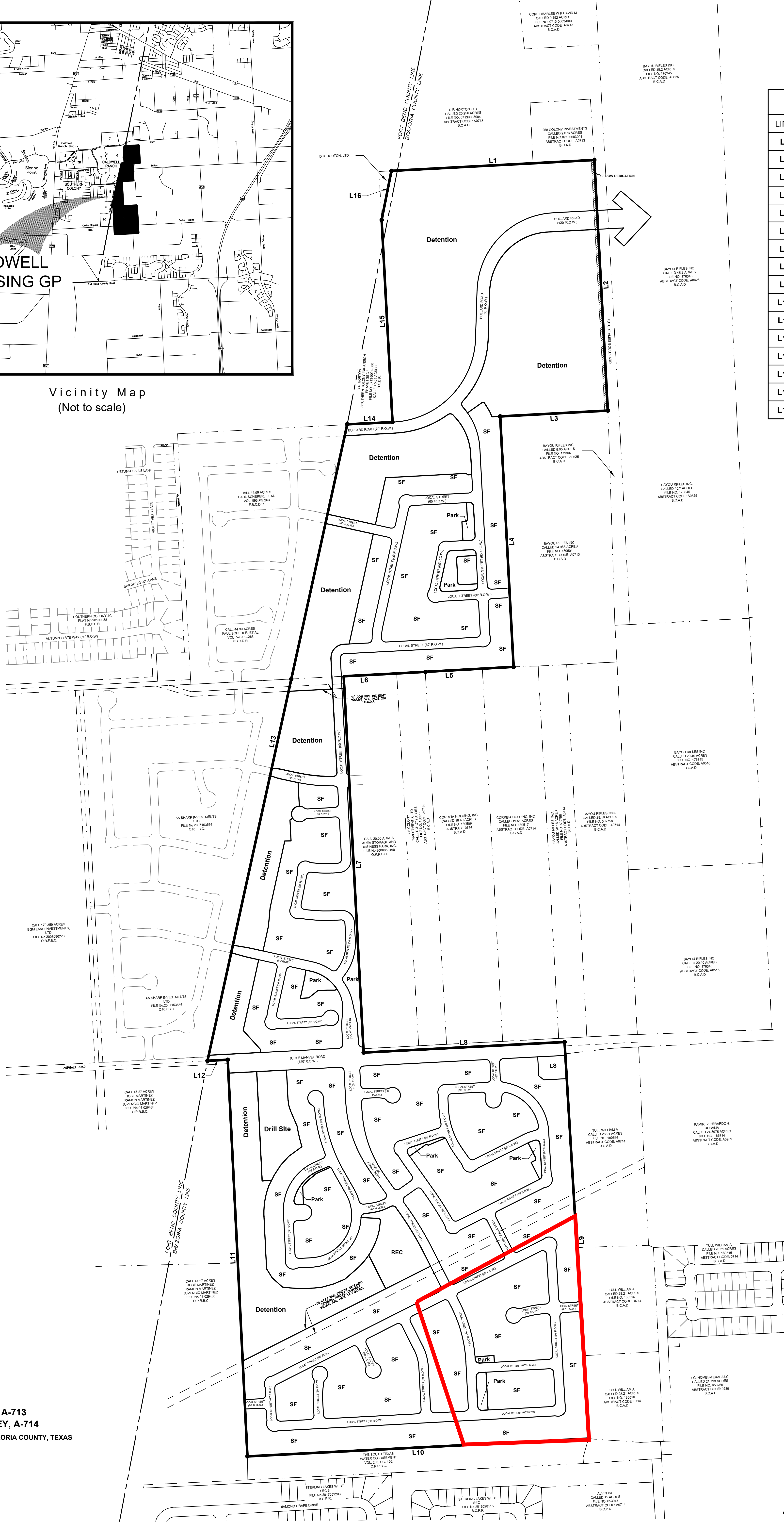
STERLING LAKES WEST SEC 1
FILE No. 2016028115 B.C.P.R.

ALVIN I.S.D
CALLED 15 ACRES.
FILE NO. 553947
ABSTRACT CODE: A0714 B.C.P.R.



Vicinity Map
(Not to scale)

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 86°55'29" W	1290'
L2	N 03°04'56" W	1593'
L3	N 86°55'29" E	684'
L4	N 03°04'16" W	1592'
L5	N 86°48'07" E	821'
L6	N 86°59'33" E	259'
L7	N 03°01'57" W	2391'
L8	S 86°59'33" W	1277'
L9	N 03°26'36" W	2521'
L10	N 87°01'29" E	2168'
L11	S 02°50'48" E	2520'
L12	N 86°59'33" E	128'
L13	S 12°23'09" W	4135'
L14	S 87°21'26" W	288'
L15	S 03°04'56" E	1285'
L16	S 11°12'19" W	318'



OUT OF THE
WILLIAM HALL SURVEY, A-713
WILLIAM PATTUS SURVEY, A-714
CITY OF IOWA COLONY ET J., BRAZORIA COUNTY, TEXAS

DISCLAIMER AND LIMITED WARRANTY

THIS GENERAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF HOUSTON ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAN WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE HOUSTON PLANNING COMMISSION. THIS PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAN. ANY DRY UTILITIES SHOWN ON THIS PLAN (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAN ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

a General Plan for
CALDWELL CROSSING
253.9 ACRES
prepared for
D.R. HORTON

PLANNER:



Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - 713.953.5026



LJA# 1931-35001

08.09.2022

Tuesday, August 22, 2023

Abby Martinez
LJA Engineering
1904 W Grand Parkway N, Ste. 100
Katy, TX 77449
Email: amartinez@lja.com

Re: Caldwell Crossing Section 6 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 2833
Adico, LLC Project No. 16007-2-315

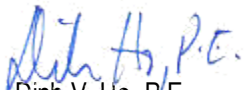
Dear Ms. Martinez;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Caldwell Crossing Section 6 Preliminary Plat, received on or about August 21, 2023. The review of the preliminary plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

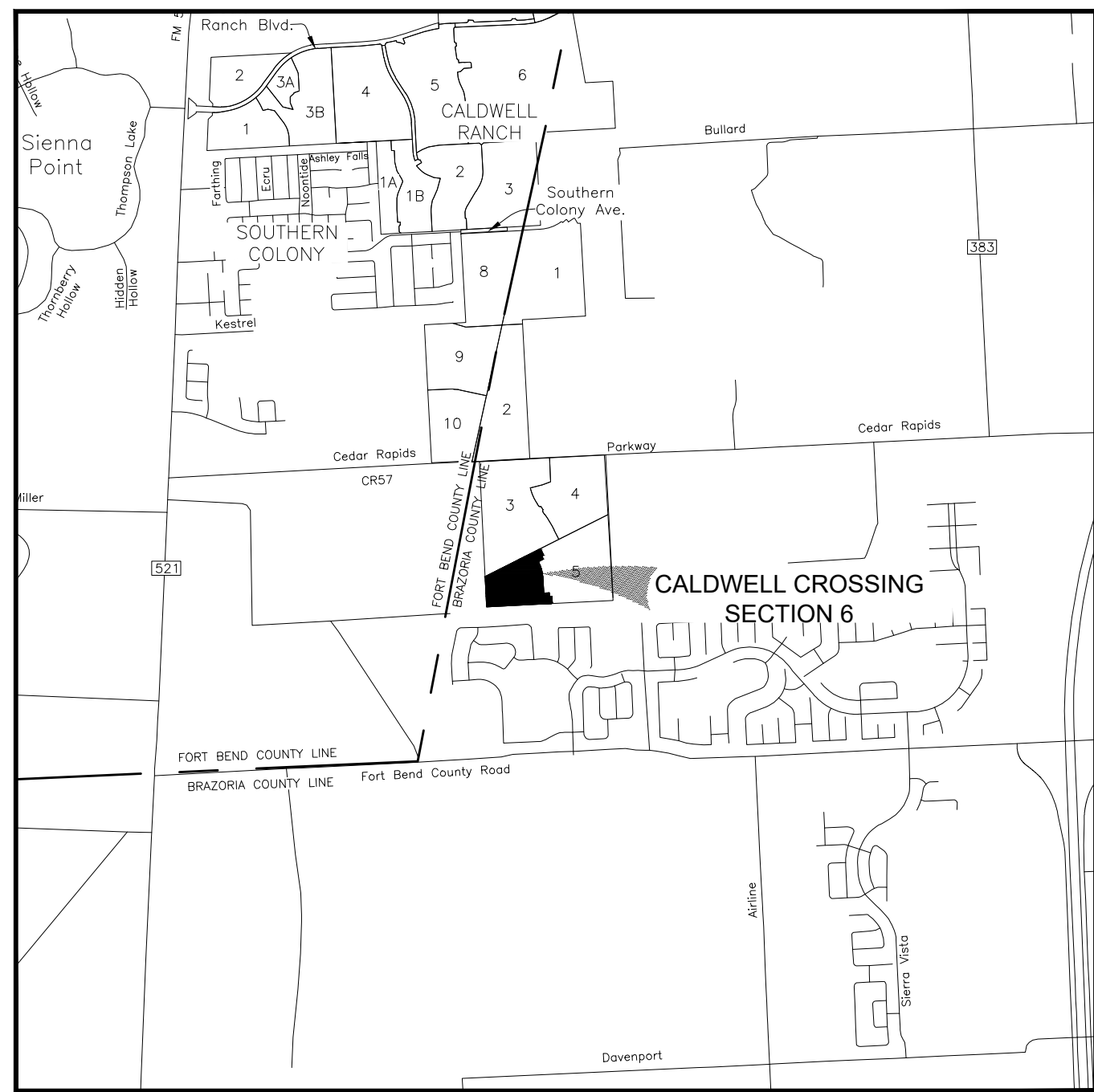
Based on our review, we have no objections to the preliminary plat as resubmitted August 21, 2023. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than August 30, 2023, for consideration at the September 5, 2023, Planning and Zoning meeting.

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: 16007-2-315



Vicinity Map
1 inch = 1/2 mile

LINE	BEARING	DISTANCE
L1	S 26°46'49" E	125.00'
L2	S 63°13'11" W	35.10'
L3	S 26°46'49" E	60.00'
L4	S 63°13'11" W	93.90'
L5	S 22°55'32" E	75.81'
L6	S 17°53'22" E	66.02'
L7	S 12°50'41" E	66.02'
L8	S 07°47'59" E	66.02'
L9	S 03°29'48" E	66.51'
L10	S 02°58'31" E	210.75'
L11	N 87°01'29" E	95.00'
L12	S 02°58'31" E	60.00'
L13	N 87°01'29" E	41.80'
L14	S 02°58'31" E	116.04'
L15	S 41°58'03" W	14.16'
L16	S 86°54'36" W	1115.83'
L17	N 02°50'48" W	524.45'
L18	S 26°46'49" E	22.45'
L19	S 26°46'49" E	22.45'
L20	N 02°50'48" W	37.27'
L21	S 87°09'12" W	110.00'
L22	N 87°09'12" E	110.00'
L23	N 02°50'48" W	41.14'
L24	S 18°13'11" W	14.14'
L25	N 71°46'49" W	14.14'
L26	N 26°46'49" W	10.00'
L27	N 59°48'48" W	7.00'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	50.00'	90°07'43"	78.65'	S 47°54'39" E	70.79'
C2	50.00'	66°03'59"	57.65'	S 30°11'12" W	54.51'
C3	300.00'	23°48'18"	124.64'	N 14°52'40" W	123.75'
C4	600.00'	23°48'18"	249.29'	N 14°52'40" W	247.50'
C5	25.00'	87°09'04"	38.03'	S 19°38'39" W	34.47'
C6	630.00'	20°57'23"	230.43'	S 13°27'12" E	229.14'
C7	25.00'	90°00'00"	39.27'	S 47°58'31" E	35.36'
C8	25.00'	21°42'04"	9.47'	S 76°10'27" W	9.41'
C9	50.00'	133°31'52"	116.53'	N 47°54'39" W	91.89'
C10	25.00'	21°42'04"	9.47'	N 08°00'14" E	9.41'
C11	25.00'	90°00'00"	39.27'	N 42°09'12" E	35.36'
C12	25.00'	23°10'11"	10.11'	N 14°25'53" W	10.04'
C13	50.00'	112°24'21"	98.09'	N 30°11'12" E	83.10'
C14	25.00'	23°10'11"	10.11'	N 74°48'17" E	10.04'
C15	25.00'	97°38'08"	42.60'	S 67°57'45" E	37.63'
C16	270.00'	16°10'10"	76.20'	S 11°03'36" E	75.94'
C17	25.00'	90°00'00"	39.27'	S 42°01'29" W	35.36'
C18	25.00'	90°07'43"	39.33'	N 47°54'39" W	35.39'
C19	25.00'	66°03'59"	28.83'	N 30°11'12" E	27.26'
C20	25.00'	93°25'28"	40.76'	S 70°04'05" E	36.40'
C21	570.00'	20°22'51"	202.76'	S 13°09'56" E	201.69'
C22	25.00'	90°00'00"	39.27'	S 42°01'29" W	35.36'
C23	25.00'	90°00'00"	39.27'	N 47°58'31" W	35.36'
C24	330.00'	18°32'37"	106.80'	N 12°14'49" W	106.34'
C25	25.00'	84°44'19"	36.97'	N 20°51'01" E	33.70'

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.025	1,099	RESTRICTED TO OPEN SPACE / LANDSCAPE
B	0.025	1,090	RESTRICTED TO OPEN SPACE / LANDSCAPE
C	0.121	5,267	RESTRICTED TO OPEN SPACE / LANDSCAPE
D	0.024	1,040	RESTRICTED TO OPEN SPACE / LANDSCAPE
E	0.024	1,040	RESTRICTED TO OPEN SPACE / LANDSCAPE
F	0.094	4,110	RESTRICTED TO OPEN SPACE / LANDSCAPE
G	0.088	3,850	RESTRICTED TO OPEN SPACE / LANDSCAPE / DRAINAGE
H	0.026	1,129	RESTRICTED TO OPEN SPACE / LANDSCAPE
I	0.026	1,123	RESTRICTED TO OPEN SPACE / LANDSCAPE
J	0.027	1,156	RESTRICTED TO OPEN SPACE / LANDSCAPE
K	0.586	25,535	RESTRICTED TO OPEN SPACE / LANDSCAPE / PARK
L	0.050	2,185	RESTRICTED TO OPEN SPACE / LANDSCAPE
M	0.050	2,180	RESTRICTED TO OPEN SPACE / LANDSCAPE
TOTAL	1.166	50,802	

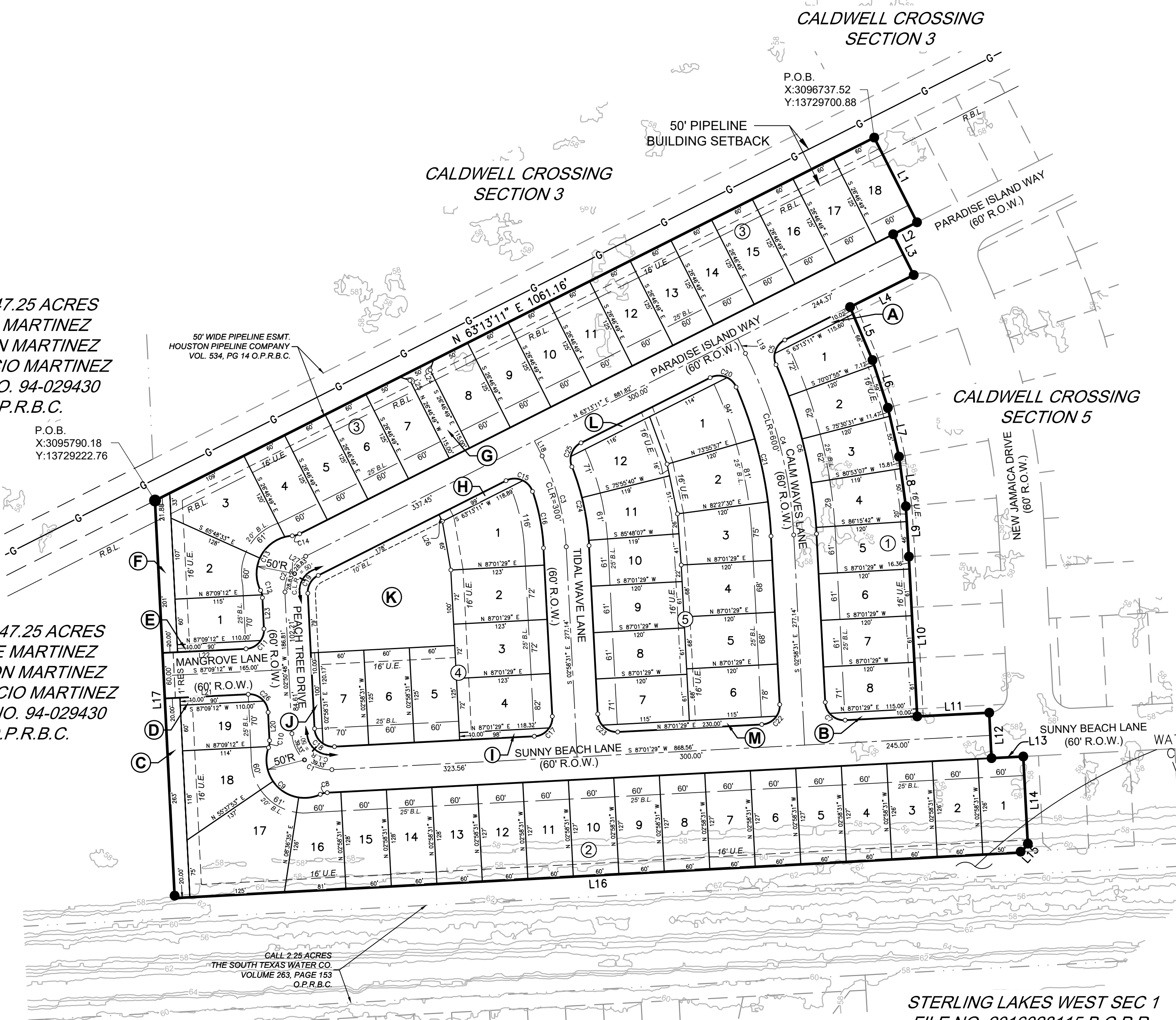
CALL 47.25 ACRES
JOSE MARTINEZ
RAMON MARTINEZ
JUVENCIO MARTINEZ
FILE NO. 94-029430
O.P.R.B.C.

P.O.B.
X:3095790.18
Y:1372922.76

CALL 47.25 ACRES
JOSE MARTINEZ
RAMON MARTINEZ
JUVENCIO MARTINEZ
FILE NO. 94-029430
O.P.R.B.C.

CALL 2.25 ACRES
THE SOUTH TEXAS WATER CO
VOLUME 283, PAGE 163
O.P.R.B.C.

STERLING LAKES WEST SEC 3
FILE NO. 2017059203 B.C.P.R.



- GENERAL NOTES:
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR 0.9998724707.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PLAN NO. 490300195K DECEMBER 30, 2020 THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
 - THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES, THE LOCATION OF THE FLOOD ZONE WAS DETERMINED BY SCALING FROM SAID FEMA MAP. THE ACTUAL LOCATION, AS DETERMINED BY ELEVATION CONTOURS, MAY DIFFER.
 - T.B.M. INDICATES TEMPORARY BENCHMARK: TBM-171: 5/8 INCH IRON ROD SET.
 - ELEVATION = 59.28', NAVD 88, GEOID 18.
 - THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES IN BRAZORIA COUNTY AND THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD #7, AND BRAZORIA DRAINAGE DISTRICT NO. 5.
 - PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK, OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS.
 - CONTOUR LINES SHOWN HEREON ARE BASED ON THE NG8 BENCHMARK E 308 BEING NOTED HEREON.
 - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR REPLIED UPON AS A FINAL SURVEY DOCUMENT.
 - THE APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE TWELVE (12) MONTHS AFTER CITY COUNCIL APPROVAL UNLESS THE FINAL PLAT HAS BEEN SUBMITTED FOR FINAL APPROVAL DURING THAT TIME. AN EXTENSION OF TIME MAY BE GIVEN AT THE DISCRETION OF THE CITY COUNCIL FOR A SINGLE EXTENSION PERIOD OF SIX (6) MONTHS.
 - DRAINAGE PLANS TO BE PROVIDED PRIOR TO FINAL PLAT SUBMITTAL.
 - ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT IS SUBDIVIDED NO RE-SUBDIVISION IN A RECORD PLAT THE ONE FOOT RESERVE SHALL HEREOFOR BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
 - OWNERS DO HEREBY CERTIFY THAT THEY ARE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF (NAME AND SECTION) WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACRESAGE.
 - ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
 - ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
 - THIS PLAT IS IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT APPROVED BY CITY COUNCIL ON MAY 23, 2022 BETWEEN CITY OF IOWA COLONY; 288 COLONY INVESTMENTS, LTD.; 688 COLONY INVESTMENTS, LTD.; AND D.R. HORTON.
 - A 60' PIPELINE SETBACK IS PROVIDED FOR LOTS 3-18 WITHIN BLOCK 3. THE SETBACK IS MEASURED FROM THE PIPELINE AND SHALL APPLY TO STRUCTURES ON THESE LOTS. THE 50' SETBACK IS INDICATED BY THE REAR BUILDING LINE (R.B.L.) PROVIDED.

- LEGEND
- RES. INDICATES RESERVE
 - B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - O.P.R.B.C. INDICATES OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
 - B.C.P.R. INDICATES BRAZORIA COUNTY PUBLIC RECORDS
 - R.O.W. INDICATES RIGHT-OF-WAY
 - DOC NO. INDICATES DOCUMENT NUMBER
 - R.B.L. INDICATES REAR BUILDING LINE
 - INDICATES STREETNAME CHANGE

APPROXIMATE LOCATION OF UNDEFINED LOCATION AND WIDTH WATER CONVEYANCE FACILITY EASEMENT CHOCOLATE BAYOU WATER COMPANY VOLUME 1465, PAGE 207 O.P.R.B.C.

A PRELIMINARY PLAT OF CALDWELL CROSSING SECTION 6

±17.23 ACRES
64 LOTS (60' x 120' TYP.) AND
13 RESTRICTED RESERVES IN 5 BLOCKS

OF THE
WILLIAM PETTUS SURVEY, A-714
CITY OF IOWA COLONY ETJ, BRAZORIA COUNTY, TEXAS

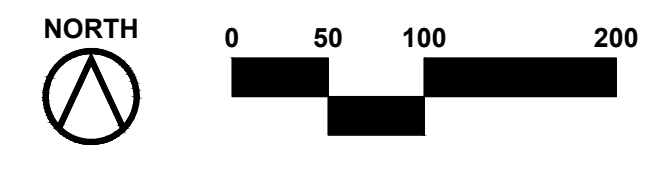
OWNER:
608 COLONY INVESTMENTS, LTD
10003 NW MILITARY HWY., SUITE 2201, SAN ANTONIO, TX 78231
210-344-9200

PLANNER:

LJA Planning +
Landscape
Architecture
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-1386

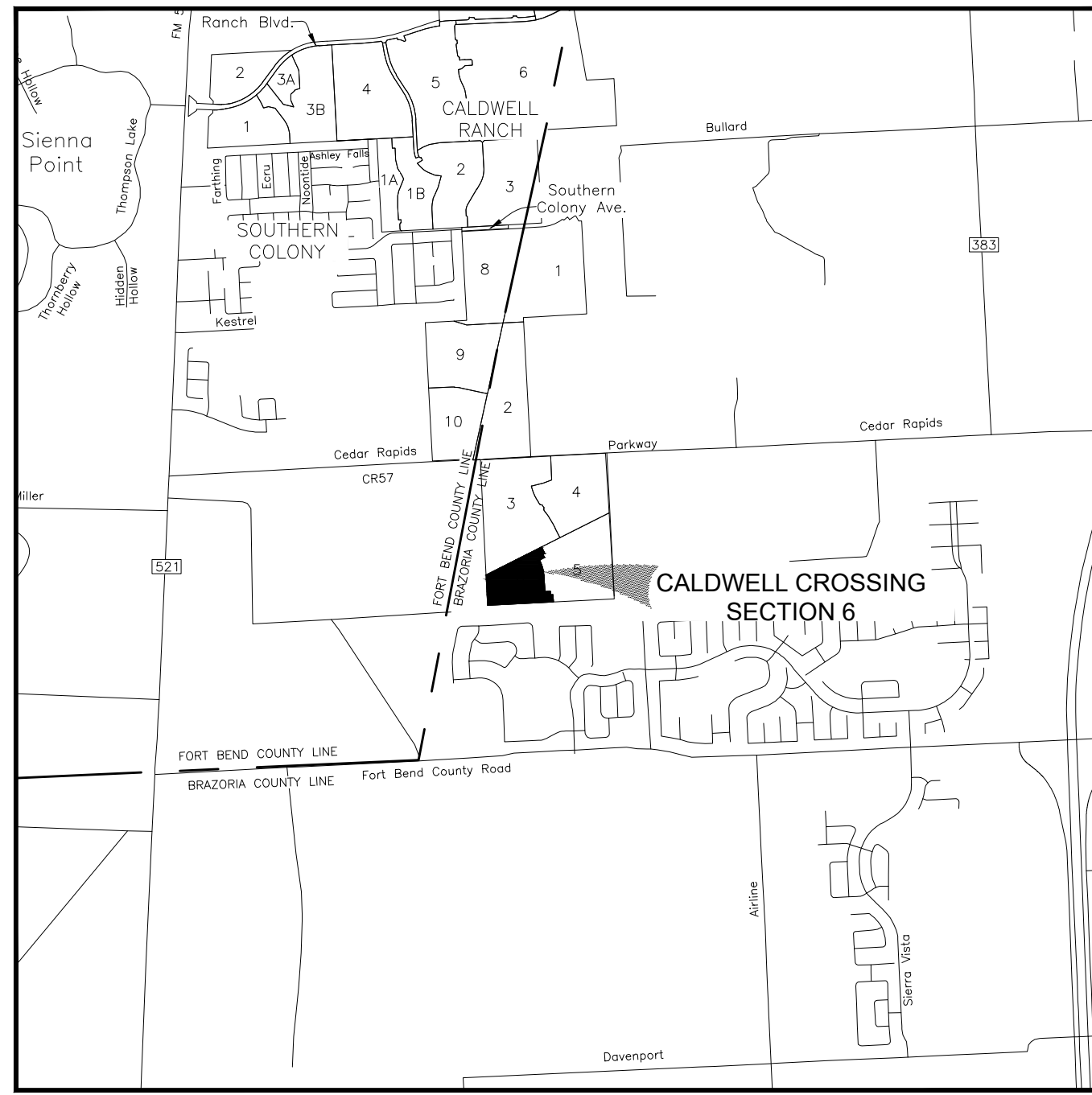
SURVEYOR:
LJA Surveying, Inc.
3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382



DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE FOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE IOWA COLONY PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

GENERAL NOTES:

1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4284 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR 0.9998724797.
2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NO. 4829C0105K DECEMBER 28, 2020 THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
- 2.1. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THE LOCATION OF THE FLOOD ZONE WAS DETERMINED BY SCALING FROM SAID FEMA MAP. THE ACTUAL LOCATION, AS DETERMINED BY ELEVATION CONTOURS, MAY DIFFER.
3. T.B.M. INDICATES TEMPORARY BENCHMARK: TBM-171: 5/8 INCH IRON ROD SET.
4. ELEVATION = 89.26', NAVD 88, GEOD 18.
5. THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES IN BRAZORIA COUNTY AND THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD 87, AND BRAZORIA DRAINAGE DISTRICT NO. 5.
6. PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK, OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS.
7. CONTOUR LINES SHOWN HEREON ARE BASED ON THE NGS BENCHMARK E 306 BEING NOTED HEREON.
8. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
9. 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.
10. DRAINAGE PLANS TO BE PROVIDED PRIOR TO FINAL PLAT SUBMITTAL.
11. ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORD PLAT THE ONE FOOT RESERVE SHALL HEREOFOR BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
12. OWNERS DO HEREBY CERTIFY THAT THEY ARE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF (NAME AND SECTION) WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT AREAS.
13. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
14. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
15. THIS PLAT IS IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT APPROVED BY CITY COUNCIL ON MAY 23, 2022 BETWEEN CITY OF IOWA COLONY; 258 COLONY INVESTMENTS, LTD.; 608 COLONY INVESTMENTS, LTD.; AND D.R. HORTON.
16. A 5' PIPELINE SETBACK IS PROVIDED FOR LOTS 3-18 WITHIN BLOCK 3. THE SETBACK IS MEASURED FROM THE PIPELINE AND SHALL APPLY TO STRUCTURES ON THESE LOTS. THE 5' SETBACK IS INDICATED BY THE REAR BUILDING LINE (R.B.L.) PROVIDED.



Vicinity Map
1 inch = 1/2 mile

CALL 47.25 ACRES
JOSE MARTINEZ
RAMON MARTINEZ
JUVENCIO MARTINEZ
FILE NO. 94-029430
O.P.R.B.C.

CALL 47.25 ACRES
JOSE MARTINEZ
RAMON MARTINEZ
JUVENCIO MARTINEZ
FILE NO. 94-029430
O.P.R.B.C.

50' WIDE PIPELINE ESMT.
HOUSTON PIPELINE COMPANY
VOL. 534, PG 14 O.P.R.B.C.

CALL 2.25 ACRES
THE SOUTH TEXAS WATER CO.
VOLUME 263, PAGE 153
O.P.R.B.C.

STERLING LAKES WEST SEC 3
FILE NO. 2017059203 B.C.P.R.

STERLING LAKES WEST SEC 1
FILE NO. 2016028115 B.C.P.R.

APPROXIMATE LOCATION OF
UNDEFINED LOCATION AND WIDTH
WATER CONVEYANCE FACILITY EASEMENT
CHOCOLATE BAYOU WATER COMPANY
VOLUME 1465, PAGE 207 O.P.R.B.C.

- LEGEND
- RES. INDICATES RESERVE
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 - B.C.P.R. INDICATES BRAZORIA COUNTY PUBLIC RECORDS
 - R.O.W. INDICATES RIGHT-OF-WAY
 - DOC NO. INDICATES DOCUMENT NUMBER
 - R.B.L. INDICATES REAR BUILDING LINE
 - INDICATES STREETNAME CHANGE

A PRELIMINARY PLAT OF
CALDWELL CROSSING
SECTION 6
EXISTING CONDITIONS

±17.23 ACRES
64 LOTS (60' x 120' TYP.) AND
13 RESTRICTED RESERVES IN 5 BLOCKS

ENGINEER:

LJA Engineering, Inc.
1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386

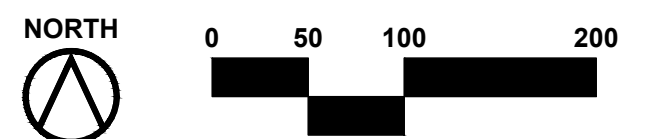
OUT OF THE
WILLIAM PETTUS SURVEY, A-714
CITY OF IOWA COLONY ETJ, BRAZORIA COUNTY, TEXAS

OWNER:
608 COLONY INVESTMENTS, LTD
10003 NW MILITARY HWY. SUITE 2201, SAN ANTONIO, TX 78231
210-344-9200

SURVEYOR:

LJA Surveying, Inc.
3600 W Sam Houston Pkwy S Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042 T.B.P.L.S. Firm No. 10194382

PLANNER:
LJA Planning +
Landscape
Architecture
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

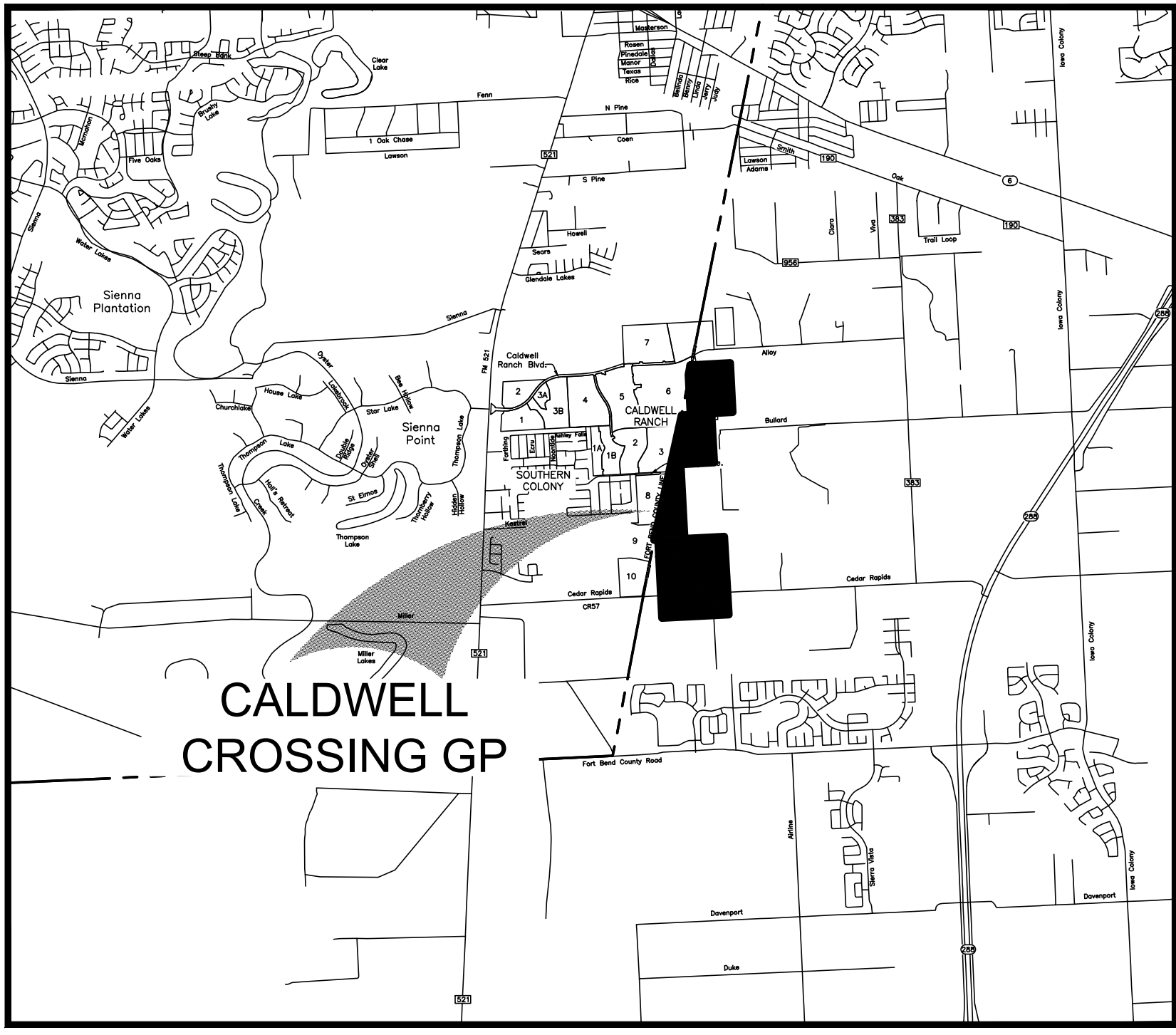


LJA# 1931-35001

08.21.2023
PAGE 2 OF 2

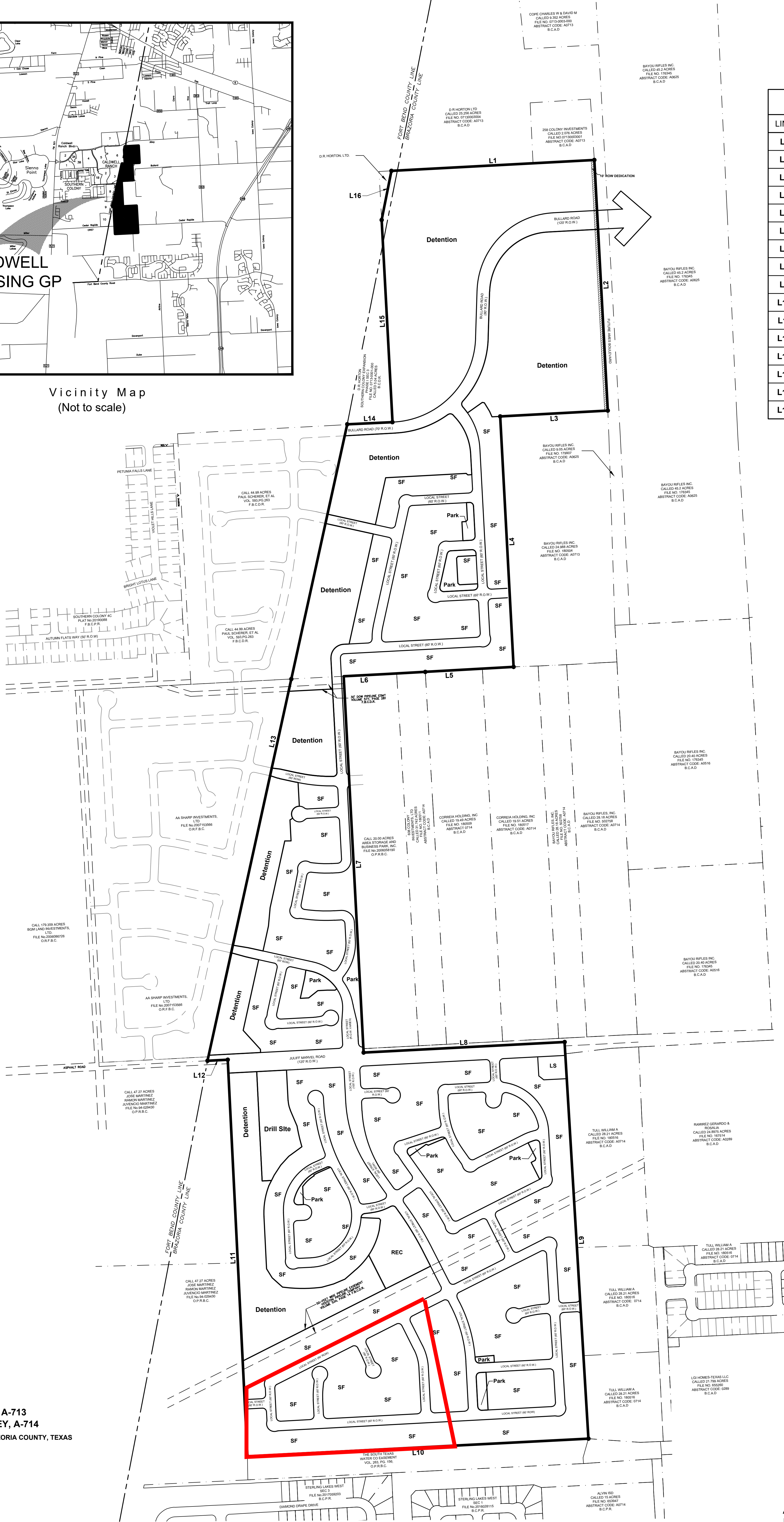
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Vicinity Map
(Not to scale)

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 86°55'29" W	1290'
L2	N 03°04'56" W	1593'
L3	N 86°55'29" E	684'
L4	N 03°04'16" W	1592'
L5	N 86°48'07" E	821'
L6	N 86°59'33" E	259'
L7	N 03°01'57" W	2391'
L8	S 86°59'33" W	1277'
L9	N 03°26'36" W	2521'
L10	N 87°01'29" E	2168'
L11	S 02°50'48" E	2520'
L12	N 86°59'33" E	128'
L13	S 12°23'09" W	4135'
L14	S 87°21'26" W	288'
L15	S 03°04'56" E	1285'
L16	S 11°12'19" W	318'



OUT OF THE
WILLIAM HALL SURVEY, A-713
WILLIAM PATTUS SURVEY, A-714
CITY OF IOWA COLONY ET J., BRAZORIA COUNTY, TEXAS

DISCLAIMER AND LIMITED WARRANTY

THIS GENERAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF HOUSTON ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAN WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE HOUSTON PLANNING COMMISSION. THIS PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAN. ANY DRY UTILITIES SHOWN ON THIS PLAN (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAN ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

a General Plan for
CALDWELL CROSSING
253.9 ACRES
prepared for
D.R. HORTON

PLANNER:



Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - 713.953.5026



LJA# 1931-35001

08.09.2022

Tuesday, August 29, 2023

Merrett Huddleston
Elevation Land Solutions
2445 Technology Forest Blvd, Suite 200
Houston, TX

Re: Sterling Lakes North Section 2 Final Plat
Letter of Recommendation to Approve
COIC Project No. 2248
Adico, LLC Project No. 16007-2-289


Dear Ms. Huddleston;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Sterling Lakes North Section 2 Final Plat received on or about August 29, 2023. The review of the final plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based on our review, we have no objections to the final plat as resubmitted August 29, 2023. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than August 31, 2023, for consideration at the September 5, 2023, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC

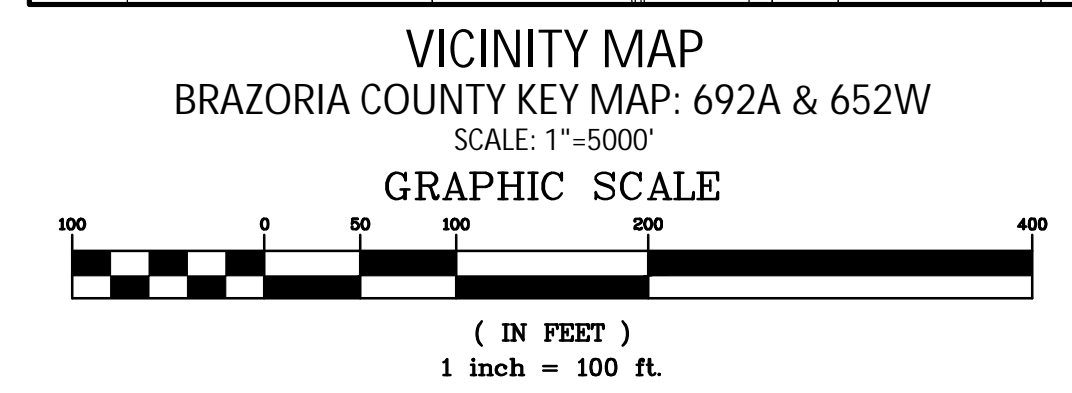

Dinh V. Ho
TBPE Firm No.16423

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	35.00'	55.11'	090°12'51"	49.59'	S42°14'45"W
C2	25.00'	26.20'	060°02'53"	25.02'	N32°41'02"W
C3	430.00'	302.85'	040°21'13"	296.63'	N22°49'45"W
C4	200.00'	137.69'	039°26'48"	134.99'	N72°55'26"W
C5	55.00'	86.19'	089°47'09"	77.64'	N47°45'15"W
C6	55.00'	86.60'	090°12'51"	77.93'	N42°14'45"E
C7	300.00'	67.31'	012°51'19"	67.17'	N80°55'30"E
C8	25.00'	34.82'	079°47'51"	32.07'	S03°06'13"E
C9	25.00'	43.72'	100°11'39"	38.36'	N86°53'47"E
C10	25.00'	39.27'	090°00'00"	35.36'	S81°47'58"W
C11	25.00'	39.27'	090°00'00"	35.36'	S08°12'02"E
C12	25.00'	39.27'	090°00'00"	35.36'	N42°21'10"E
C13	25.00'	39.27'	090°00'00"	35.36'	S47°38'50"E
C14	25.00'	39.18'	089°47'09"	35.29'	N47°45'15"W
C15	85.00'	15.63'	010°32'00"	15.60'	N87°22'50"W
C16	25.00'	16.25'	037°14'41"	15.97'	N79°15'49"E
C17	50.00'	138.03'	158°09'57"	98.19'	N40°16'33"W
C18	25.00'	18.18'	041°40'06"	17.78'	S17°58'22"W
C19	25.00'	39.36'	090°12'51"	35.42'	N42°14'45"E
C20	25.00'	39.18'	089°47'09"	35.29'	N47°45'15"W
C21	25.00'	39.36'	090°12'51"	35.42'	N42°14'45"E
C22	25.00'	18.19'	041°41'46"	17.79'	S23°42'34"E
C23	50.00'	144.30'	165°21'04"	99.18'	N38°07'05"E
C24	25.00'	17.52'	040°08'44"	17.16'	N79°16'45"W
C25	85.00'	9.95'	006°42'17"	9.94'	N84°00'02"E
C26	25.00'	39.27'	090°00'00"	35.36'	S47°38'50"E
C27	25.00'	39.27'	090°00'00"	35.36'	N42°21'10"E
C28	25.00'	20.58'	047°09'23"	20.00'	S69°04'09"E
C29	25.00'	16.64'	038°07'30"	16.33'	S68°17'25"W
C30	50.00'	231.50'	265°16'53"	73.56'	S01°52'07"W
C31	25.00'	36.26'	083°05'30"	33.16'	S32°57'06"W
C32	25.00'	36.23'	083°01'22"	33.14'	S63°59'29"E
C33	25.00'	39.27'	090°00'00"	35.36'	N47°38'50"W
C34	25.00'	39.27'	090°00'00"	35.36'	S42°21'10"W

LINE	LENGTH	BEARING
L1	104.89'	N41°35'05"E
L2	109.99'	S53°12'02"E
L3	24.72'	N36°47'58"E
L4	12.75'	N49°57'08"E
L5	16.50'	N51°54'23"W
L6	4.00'	N02°38'50"W
L7	64.12'	N74°29'51"E

Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	65,215.70	1.497	LANDSCAPE, OPEN SPACE AND UTILITIES
B	106,684.94	2.449	RECREATION, LANDSCAPE, OPEN SPACE AND LANDSCAPE, OPEN SPACE AND UTILITIES
C	2,833.36	0.0650	LANDSCAPE, OPEN SPACE AND UTILITIES
D	5,477.23	0.1257	LANDSCAPE, OPEN SPACE AND UTILITIES
TOTAL	180,211.23	4.137	



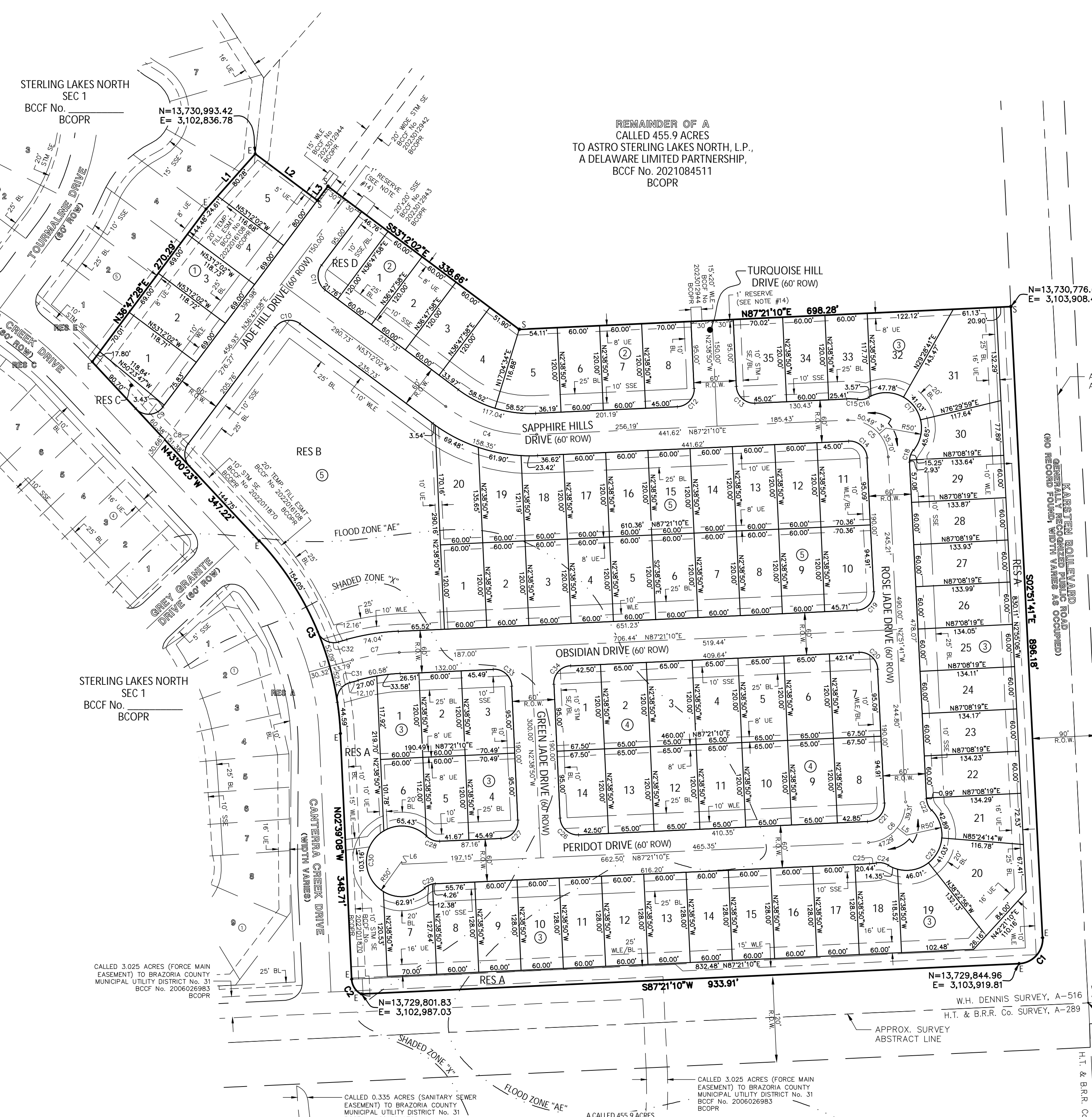
- ABBREVIATIONS**
- AE= AERIAL EASEMENT
 - DE= DRAINAGE EASEMENT
 - PAE= PRIVATE ACCESS EASEMENT
 - PUE= PUBLIC UTILITY EASEMENT
 - SSE= SANITARY SEWER EASEMENT
 - SSSE= STORM SEWER EASEMENT
 - LVE= UNOBSTRUCTED VISIBILITY EASEMENT
 - WLE= WATER LINE EASEMENT
 - BL= BUILDING LINE
 - PVT= PRIVATE RIGHT-OF-WAY
 - ROW= RIGHT-OF-WAY
 - BCCF= BRAZORIA COUNTY CLERK'S FILE
 - BCDR= BRAZORIA COUNTY DEED RECORDS
 - BCPR= BRAZORIA COUNTY MAP RECORDS
 - BCOPR= BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - VOL. __ PG. __ = VOLUME, PAGE
 - FND= FOUND
 - IR= IRON ROD
 - SET 5/8" IRON ROD W/ CAP
 - EXISTING 5/8" IRON ROD W/ CAP
 - STREET NAME CHANGE

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, 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.
- THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH 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 A MINIMUM 24" I.D. OR EQUIVALENT.
- DEDICATED INGRESS/EGRESS ACCESS 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 LOCK.
- PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
- PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A RECORDED DOCUMENT NUMBER AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BOARD OF COMMISSIONERS.
- IT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY IF ANY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 DEDICATED DRAINAGE EASEMENTS ARE ON OR CROSS THEIR PROPERTY. IF SO, THE PROPERTY OWNER WILL COMPLY AS STATED WITHIN THE RECORDED EASEMENT.
- PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL, SECTION 1, INTRODUCTION, SUB-SECTION 1.5, PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES. TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5 RESOLUTION 2011-1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.

FINAL PLAT NOTES:

- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1.00013789.
- BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000.
- SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
- ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "ELS".
- BENCHMARK SHOWN HEREON ARE BASED ON TxDOT MONUMENT HV-79C, LOCATED IN THE MEDIUM OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.
- THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X". AREAS DEFINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, SHADED ZONE "X". AREAS DETERMINED TO BE WITHIN THE 500-YEAR FLOODPLAIN, AND ZONE "AE". AREAS DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE ELEVATIONS DETERMINED ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 480390110K, DATED DECEMBER 30, 2020.
- ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDDATION.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY THE PUBLIC UTILITIES AT THE PROPERTY OWNERS 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.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION.
- ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
- ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 31.
- ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.
- ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.



**FINAL PLAT
STERLING LAKES NORTH
SEC 2**

A SUBDIVISION OF 24.48 ACRES OF LAND
OUT OF THE
W.H. DENNIS SURVEY, A-516
BRAZORIA COUNTY, TEXAS

82 LOTS 4 RESERVES 5 BLOCKS
AUGUST 2023

**OWNER/
DEVELOPER:** ASTRO STERLING LAKES NORTH, L.P.
A DELAWARE LIMITED PARTNERSHIP
C/O STARWOOD LAND ADVISORS
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FLORIDA 34202
(713) 783-6702

**ENGINEER/
SURVEYOR:** **ELEVATION**
land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77380 835-823-2200
TBPS REGISTRATION NUMBER 10194692

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 24.48 acre (1,066,417 square feet) tract of land situated in the W.H. Dennis Survey, Abstract No. 516, in Brazoria County, Texas, being a portion of a called 455.9 acre tract conveyed to Astro Sterling Lakes North, L.P., a Delaware limited partnership, by deed recorded in Clerk's File No. 2021084511, Brazoria County Official Public Records; said 24.48 acre (1,066,417 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83:

COMMENCING at a 5/8-inch iron rod (with cap) found, being a southeast corner of a called 98.190 acre tract conveyed to LGI Homes - Texas, LLC, a Texas limited liability company, by deed recorded in Clerk's File No. 2020062462, Brazoria County Official Public Records, and being the beginning of a curve to the right;

THENCE, along the east line of said called 98.190 acre tract, the following seven (7) courses and distances:

1. Along said curve to the right in a westerly direction, with a radius of 25.00 feet, a central angle of 30°07'45", an arc length of 13.15 feet, and a chord bearing North 77°46'21" West, 13.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the POINT OF BEGINNING of the herein described tract and being the beginning of a curve to the right;
2. Along said curve to the right in a northerly direction, with a radius of 25.00 feet, a central angle of 60°02'53", an arc length of 26.20 feet, and a chord bearing North 32°41'02" West, 25.02 feet to a 5/8-inch iron rod (with cap) found;
3. North 02°39'08" West, 348.71 feet to a 5/8-inch iron rod (with cap) found;
4. Along said curve to the left in a northerly direction, with a radius of 430.00 feet, a central angle of 40°21'13", an arc length of 302.85 feet, and a chord bearing North 22°49'45" West, 296.63 feet to a 5/8-inch iron rod (with cap) found;
5. North 43°00'23" West, 347.22 feet to a 5/8-inch iron rod (with cap) found;
6. North 36°47'28" East, 270.29 feet to a 5/8-inch iron rod (with cap) found;
7. North 41°35'05" East, 104.89 feet to a 5/8-inch iron rod (with cap) found;

THENCE, over and across said called 455.9 acre tract, the following seven (7) courses and distances:

1. South 53°12'02" East, 109.99 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
2. North 36°47'58" East, 24.72 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
3. South 53°12'02" East, 338.66 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
4. North 87°21'10" East, 698.28 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the northeast corner of the herein described tract;
5. South 02°51'41" East, 896.18 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the right;
6. Along said curve to the right in a southwesterly direction, with a radius of 35.00 feet, a central angle of 90°12'51", an arc length of 55.11 feet, and a chord bearing South 42°14'45" West, 49.59 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
7. South 87°21'10" West, 933.91 feet to the POINT OF BEGINNING, CONTAINING 24.48 acres (1,066,417 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

BRAZORIA COUNTY DRAINAGE DISTRICT #5 APPROVAL

 President Date
 Lee Walden, P.E.

 Vice President Date
 Kerry L. Osburn

 Secretary/Treasurer Date
 Brandon Middleton

 District Engineer Date
 Nazar Sabti

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

 Wil Kennedy McLean Barnett
 Mayor

 Arnetta Hicks-Murray Marquette Greene-Scott

 Tim Varlack Steven Byrum-Bratsen

 Sydney Hargroder

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

We, ASTRO STERLING LAKES NORTH, L.P., A DELAWARE LIMITED PARTNERSHIP, acting by and through Brian Stidham, Authorized Person, being an officer of ASTRO STERLING LAKES NORTH GP, LLC, a Delaware Limited Liability Company, its General Partner, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 24.48 Acre tract described in the above and foregoing map of STERLING LAKES NORTH SEC 2, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

FURTHER, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of STERLING LAKES NORTH SEC 2, where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

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

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

IN TESTIMONY WHEREOF, the ASTRO STERLING LAKES NORTH, L.P., a Delaware limited partnership, has caused these presents to be signed by Brian Stidham, Authorized Person, being an officer of ASTRO STERLING LAKES NORTH GP, LLC, a Delaware limited liability company, its General Partner, thereunto authorized this _____ day of _____, 2023.

ASTRO STERLING LAKES NORTH, L.P.,
 A Delaware limited partnership

By: ASTRO STERLING LAKES NORTH GP, LLC,
 a Delaware limited liability company,
 its General Partner

By: _____
 Brian Stidham, Authorized Person

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

 David Hurst Warren Davis
 Chairman

 Les Hosey Robert Wall

 Brenda Dillon Brian Johnson

 Terry Hayes

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared Brian Stidham, Authorized Person, being an officer of ASTRO STERLING LAKES NORTH GP, LLC, a Delaware Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

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

 Notary Public in and for the State of Texas

Printed Name: _____

My Commission expires _____

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

 Paul R. Bretherton
 Texas Registration No. 5977

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

 Dinh V. Ho, P.E.

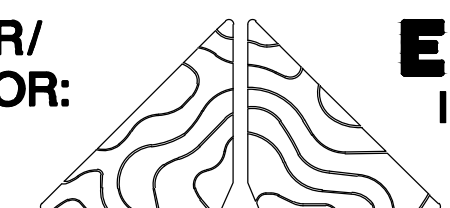
**FINAL PLAT
 STERLING LAKES NORTH
 SEC 2**

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82 LOTS 4 RESERVES 5 BLOCKS
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**OWNER/
 DEVELOPER:** **ASTRO STERLING LAKES NORTH, L.P.**
 A DELAWARE LIMITED PARTNERSHIP
 C/O STARWOOD LAND ADVISORS
 6310 CAPITAL DRIVE, SUITE 130
 LAKEWOOD RANCH, FLORIDA 34202
 (713) 783-6702

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



Sterling Lakes North



FIGURE 8

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

Tuesday, August 29, 2023

Merrett Huddleston
Elevation Land Solutions
2445 Technology Forest Blvd, Suite 200
Houston, TX

Re: Sterling Lakes North Section 3 Final Plat
Letter of Recommendation to Approve with Conditions
COIC Project No. 2247
Adico, LLC Project No. 16007-2-290

Dear Ms. Huddleston;

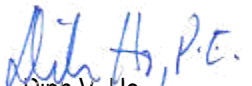
On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Sterling Lakes North Section 3 Final Plat received on or about August 28, 2023. The review of the final plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based upon our review, we have no objections to approving this final plat with conditions. The conditions were noted in our First Review dated April 18, 2023 (attached) and as follows:

1. Provide easement recording document number missing as part of this review.

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

Sincerely,
Adico, LLC

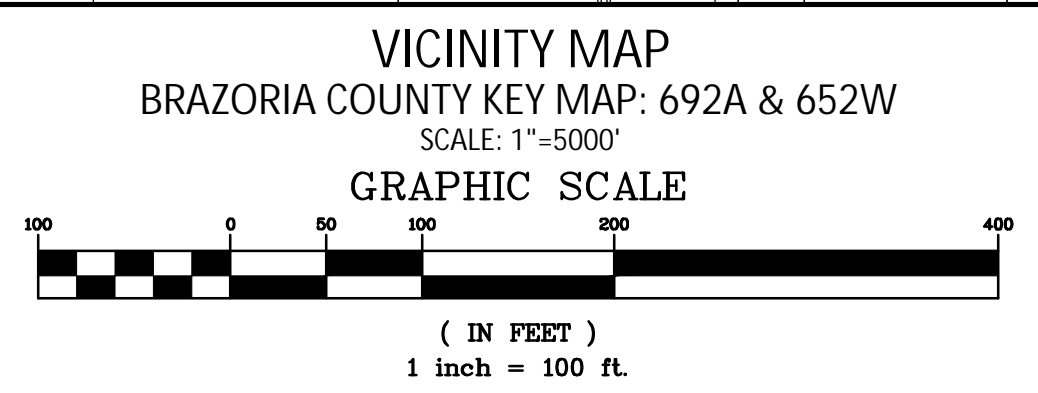

Dinn V. Ho
TBPE Firm No.16423

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, DELTA, CHORD BEARING, CHORD. Lists curves C1 through C40 with their respective geometric data.

LINE TABLE with columns: LINE, BEARING, LENGTH. Lists lines L1 through L29 with their bearings and lengths.

Reserve Area Table with columns: Reserve Letter, Area (Sq Ft), Area (Ac), Usage Restricted To. Lists reserves A through G and a TOTAL.



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

- BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 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 TO 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. 5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5. 6. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT. 7. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL. 8. 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. 9. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08). 10. PROHIBITED USE OF "HOB-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY). 11. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION. 12. 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. 13. 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. 14. PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL SECTION 1, INTRODUCTION, SUB-SECTION 1.5, PLAT AND PLAN APPROVAL PROCESS AND DRAINAGE ACCEPTANCE PROCEDURES. TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5 RESOLUTION 2011-1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.

- FINAL PLAT NOTES: 1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1.00013789. 2. BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1-15.000. 3. SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED. 4. ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "ELS". 5. BENCHMARK SHOWN HEREON ARE BASED ON TXDOT MONUMENT HV-79C, LOCATED IN THE MEDIUM OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT. 6. THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DEFINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, SHADED ZONE "X", AREAS DETERMINED TO BE WITHIN THE 500-YEAR FLOODPLAIN, AND ZONE "AE", AREAS DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDAED BY 100-YEAR FLOOD WITH BASE ELEVATIONS DETERMINED ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0110K, DATED DECEMBER 30, 2020. 7. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDED. 8. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY THE PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING. 9. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION. 10. ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT. 11. ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 31. 12. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL. 13. FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.



CALLLED 244 1583 ACRES TO HANNOVER ESTATES, LTD. BCCF No. 2008043554 BCOPR

FINAL PLAT STERLING LAKES NORTH SEC 3

A SUBDIVISION OF 26.64 ACRES OF LAND OUT OF THE W.H. DENNIS SURVEY, A-516 BRAZORIA COUNTY, TEXAS

92 LOTS 7 RESERVES 5 BLOCKS AUGUST 2023

OWNER/ DEVELOPER: ASTRO STERLING LAKES NORTH, L.P. A DELAWARE LIMITED PARTNERSHIP C/O STARWOOD LAND ADVISORS 6310 CAPITAL DRIVE, SUITE 130 LAKEWOOD RANCH, FLORIDA 34202 (713) 783-6702

ENGINEER/ SURVEYOR: ELEVATION land solutions. Includes logo and contact information: 9709 LAKESIDE BLVD, SUITE 200 THE WOODLANDS, TX 77380 832-823-2200 TBPS REGISTRATION NUMBER 10194692

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 26.64 acre (1,160,569 square feet) tract of land situated in the W.H. Dennis Survey, Abstract No. 516, in Brazoria County, Texas, being a portion of a called 455.9 acre tract conveyed to Astro Sterling Lakes North, L.P., a Delaware limited partnership, by deed recorded in Clerk's File No. 2021084511, Brazoria County Official Public Records; said 26.64 acre (1,160,569 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

BEGINNING at a 5/8-inch iron rod (with cap) found, being on the east line of a called 98.190 acre tract conveyed to LGI Homes - Texas, LLC, a Texas limited liability company, by deed recorded in Clerk's File No. 2020062462, Brazoria County Official Public Records, being on the west right-of-way line of Karsten Boulevard, a generally recognized public road (no record found; width varies as occupied), and being the northeast corner of the herein described tract;

THENCE, over and across said called 455.9 acre tract, the following five (5) courses and distances:

- 1. South 02°31'41" East, 909.64 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
2. South 87°21'10" West, 698.28 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
3. North 53°12'02" West, 338.66 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
4. South 36°47'58" West, 24.72 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
5. North 53°12'02" West, 109.99 feet to a 5/8-inch iron rod (with cap) found, being on the east line of said called 98.190 acre tract and being the southwest corner of the herein described tract;

THENCE, along the east line of said called 98.190 acre tract, the following twenty-four (24) courses and distances:

- 1. North 06°13'49" East, 108.43 feet to a 5/8-inch iron rod (with cap) found;
2. North 41°17'30" East, 259.68 feet to a 5/8-inch iron rod (with cap) found;
3. North 28°37'56" West, 120.04 feet to a 5/8-inch iron rod (with cap) found;
4. North 31°35'09" West, 120.04 feet to a 5/8-inch iron rod (with cap) found;
5. North 48°23'13" West, 114.80 feet to a 5/8-inch iron rod (with cap) found;
6. North 20°58'34" West, 75.94 feet to a 5/8-inch iron rod (with cap) found;
7. North 08°04'14" West, 243.48 feet to a 5/8-inch iron rod (with cap) found;
8. North 15°39'54" East, 20.00 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
9. Along said curve to the right in a northerly direction, with a radius of 50.00 feet, a central angle of 107°37'38", an arc length of 93.92 feet, and a chord bearing North 20°31'00" West, 80.71 feet to a 5/8-inch iron rod (with cap) found;
10. North 56°41'55" West, 20.00 feet to a 5/8-inch iron rod (with cap) found;
11. North 14°55'55" West, 125.31 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the northwest corner of the herein described tract;
12. North 82°29'45" East, 209.76 feet to a 5/8-inch iron rod (with cap) found;
13. North 86°00'45" East, 58.64 feet to a 5/8-inch iron rod (with cap) found;
14. South 85°52'03" East, 76.73 feet to a 5/8-inch iron rod (with cap) found;
15. South 76°39'38" East, 76.73 feet to a 5/8-inch iron rod (with cap) found;
16. South 67°27'13" East, 76.73 feet to a 5/8-inch iron rod (with cap) found;
17. South 58°14'48" East, 76.73 feet to a 5/8-inch iron rod (with cap) found;
18. South 49°02'24" East, 76.73 feet to a 5/8-inch iron rod (with cap) found;
19. South 39°49'59" East, 76.73 feet to a 5/8-inch iron rod (with cap) found;
20. South 33°44'07" East, 63.02 feet to a 5/8-inch iron rod (with cap) found;
21. South 33°32'54" East, 180.00 feet to a 5/8-inch iron rod (with cap) found;
22. South 49°29'00" East, 99.54 feet to a 5/8-inch iron rod (with cap) found;
23. South 86°41'11" East, 106.62 feet to a 5/8-inch iron rod (with cap) found;
24. North 87°09'21" East, 205.35 feet to the POINT OF BEGINNING, CONTAINING 26.64 acres (1,160,569 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

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

Wil Kennedy Mayor

McLean Barnett

Arnetta Hicks-Murray

Marquette Greene-Scott

Tim Varlack

Steven Byrum-Bratsen

Sydney Hargroder

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, ASTRO STERLING LAKES NORTH, L.P., A DELAWARE LIMITED PARTNERSHIP, acting by and through Brian Stidham, Authorized Person, being an officer of ASTRO STERLING LAKES NORTH GP, LLC, a Delaware Limited Liability Company, its General Partner, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 26.65 Acre tract described in the above and foregoing map of STERLING LAKES NORTH SEC 3, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

FURTHER, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of STERLING LAKES NORTH SEC 3, where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

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

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

IN TESTIMONY WHEREOF, the ASTRO STERLING LAKES NORTH, L.P., a Delaware limited partnership, has caused these presents to be signed by Brian Stidham, Authorized Person, being an officer of ASTRO STERLING LAKES NORTH GP, LLC, a Delaware limited liability company, its General Partner, thereunto authorized this _____ day of _____, 2023.

ASTRO STERLING LAKES NORTH, L.P.
A Delaware limited partnership

By: ASTRO STERLING LAKES NORTH GP, LLC,
a Delaware limited liability company,
its General Partner

By: Brian Stidham, Authorized Person

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

David Hurst Chairman

Warren Davis

Les Hosey

Robert Wall

Brenda Dillon

Brian Johnson

Terry Hayes

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared Brian Stidham, Authorized Person, being an officer of ASTRO STERLING LAKES NORTH GP, LLC, a Delaware Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

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

Notary Public in and for the State of Texas

Printed Name: _____

My Commission expires _____

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

Paul R. Bretherton
Texas Registration No. 5977

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

Dinh V. Ho, P.E.

BRAZORIA COUNTY DRAINAGE DISTRICT #5 APPROVAL

President Date
Lee Walden, P.E.

Vice President Date
Kerry L. Osburn

Secretary/Treasurer Date
Brandon Middleton

District Engineer Date
Nazar Sabti

FINAL PLAT
STERLING LAKES NORTH
SEC 3

A SUBDIVISION OF 26.64 ACRES OF LAND
OUT OF THE
W.H. DENNIS SURVEY, A-516
BRAZORIA COUNTY, TEXAS

92 LOTS 7 RESERVES 5 BLOCKS
AUGUST 2023

OWNER/ DEVELOPER: ASTRO STERLING LAKES NORTH, L.P.
A DELAWARE LIMITED PARTNERSHIP
C/O STARWOOD LAND ADVISORS
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FLORIDA 34202
(713) 783-6702

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

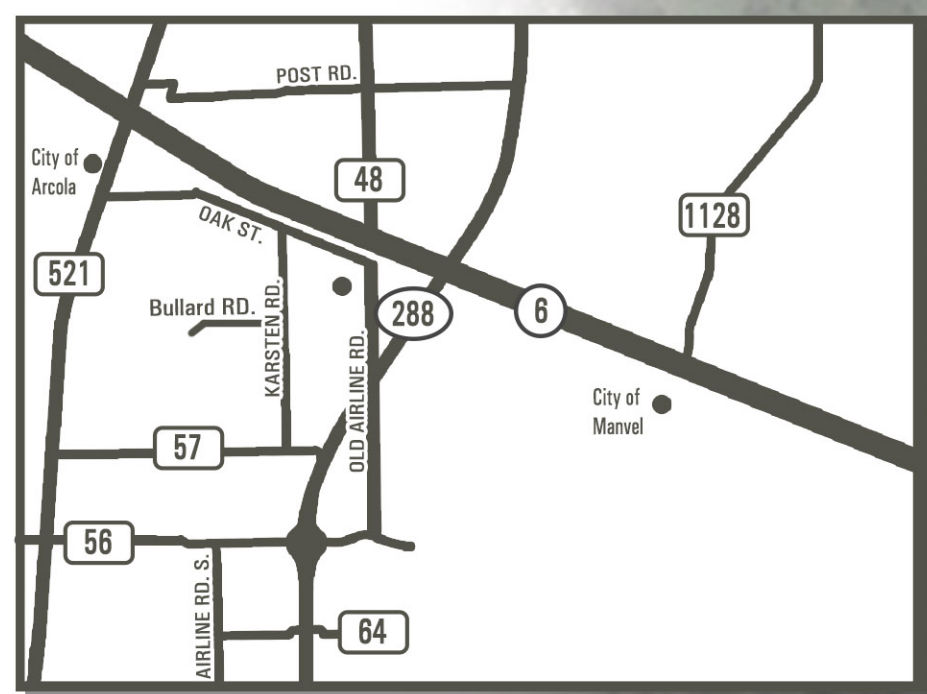
Sterling Lakes North



LOT TABLE						
	45's	50's	55's	60's	>60'	TOTAL
Section 1				38		38
Section 2				91	5	96
Section 3				114		114
Section 4	42					42
Section 5				39		39
Section 6	55					55
Section 7				83		83
Section 9	100					100
Section 10	58					58
Section 11	68					68
Section 12		183				183
TOTAL	323	183	0	365	5	876

LEGEND

- FUTURE LOTS
- CIVIC
- GATED ENTRY
- NEIGHBORHOOD PLAYGROUND



NORTH

0' 150' 300' 600'

SCALE: 1"=300'
DATE: 10.2021

FIGURE 8

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

Tuesday, April 18, 2023

Merrett Huddleston
Elevation Land Solutions
2445 Technology Forest Blvd, Suite 200
Houston, TX

Re: Sterling Lakes North Section 3 Final Plat
First Review
COIC Project No. 2247
Adico, LLC Project No. 16007-2-290

Dear Ms. Huddleston;

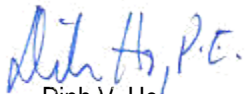
On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal for Sterling Lakes North Section Three Final Plat received on or about April 10, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based upon our review, please see our comments to be addressed on the following pages.

Please provide a written response to our comments and send digital files in .pdf format for further review.

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

Sincerely,
Adico, LLC



Dinh V. Ho
TBPE Firm No.16423

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC

Summary of comments: SterlingLakesNorth Sec3 Plat - 04-06-2023_JR - Comments.pdf

Page:1

Author: Jorge Reyna Subject: Note Date: 2023-04-18 06:42:34

Provide cad files of plat
Provide street name verification from Brazoria County 911.

Author: Jorge Reyna Subject: Note Date: 2023-04-18 06:42:48

Construction Plans has not been approved.

Author: Jorge Reyna Subject: Note Date: 2023-04-18 07:44:39

Missing information on all highlighted boxes

Author: Jorge Reyna Subject: Note Date: 2023-04-18 07:45:18

Missing information

Author: Jorge Reyna Subject: Note Date: 2023-04-18 06:40:24

Add 25' B.L.

Author: Jorge Reyna Subject: Note Date: 2023-04-18 06:39:23

Add 25' B.L.

Author: Jorge Reyna Subject: Note Date: 2023-04-18 06:38:37

Missing 1' Reserve

Author: Jorge Reyna Subject: Note Date: 2023-04-18 06:44:24

Missing information

Author: Jorge Reyna Subject: Note Date: 2023-04-18 06:40:30

Add 25' B.L.

Author: Jorge Reyna Subject: Note Date: 2023-04-18 07:44:22

Missing information on all highlighted boxes

Author: Jorge Reyna Subject: Note Date: 2023-04-18 06:44:31

Missing information

Author: Jorge Reyna Subject: Note Date: 2023-04-18 06:38:30

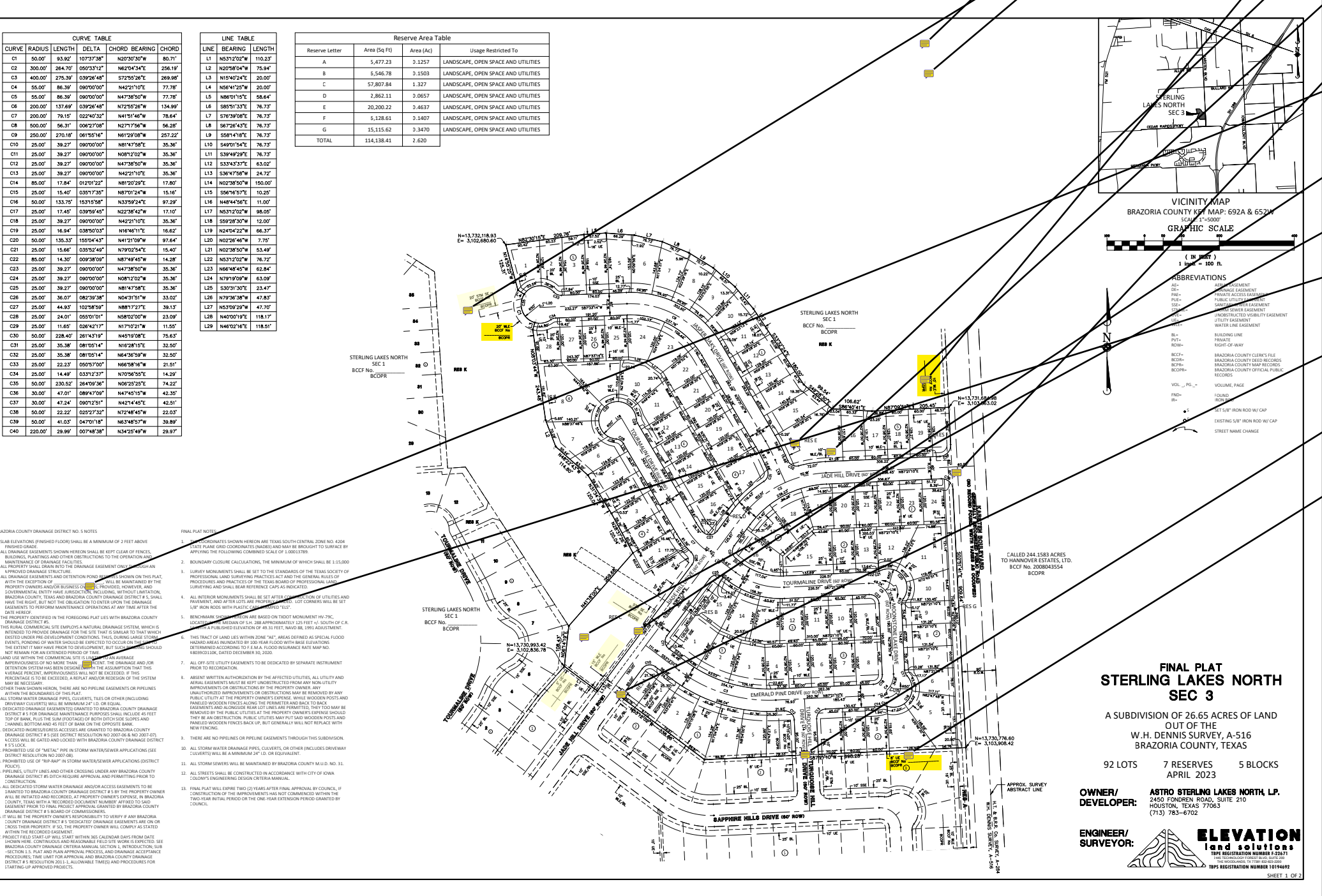
Missing 1' Reserve

Author: Jorge Reyna Subject: Note Date: 2023-04-18 07:46:46

Missing 1' Reserve

Author: Jorge Reyna Subject: Note Date: 2023-04-18 07:46:07

Missing information



Thursday, August 31, 2023

Merrett Huddleston
Elevation Land Solutions
2445 Technology Forest Blvd, Suite 200
Houston, TX

Re: Karsten Boulevard and Cedar Rapids Parkway Street Dedication Abbreviated Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 1741
Adico, LLC Project No. 16007-2-267

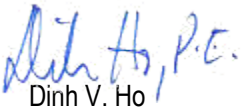
Dear Ms. Huddleston;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal for Karsten Boulevard and Cedar Rapids Parkway Street Dedication Abbreviated Plat received on or about August 28, 2023. The review of the abbreviated plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

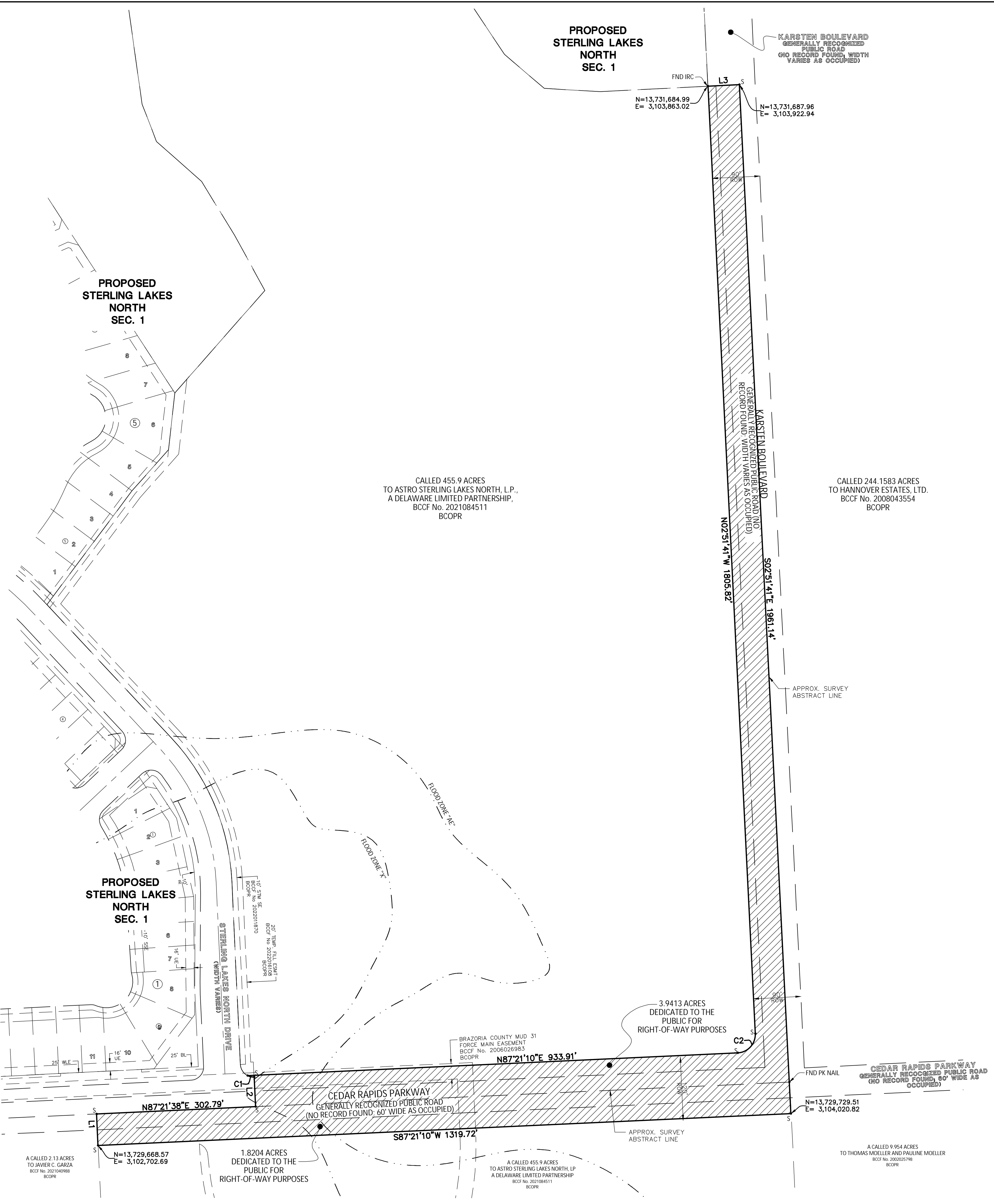
Based on our review, we have no objections to the abbreviated plat as resubmitted August 28, 2023. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than August 31, 2023, for consideration at the September 5, 2023, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC

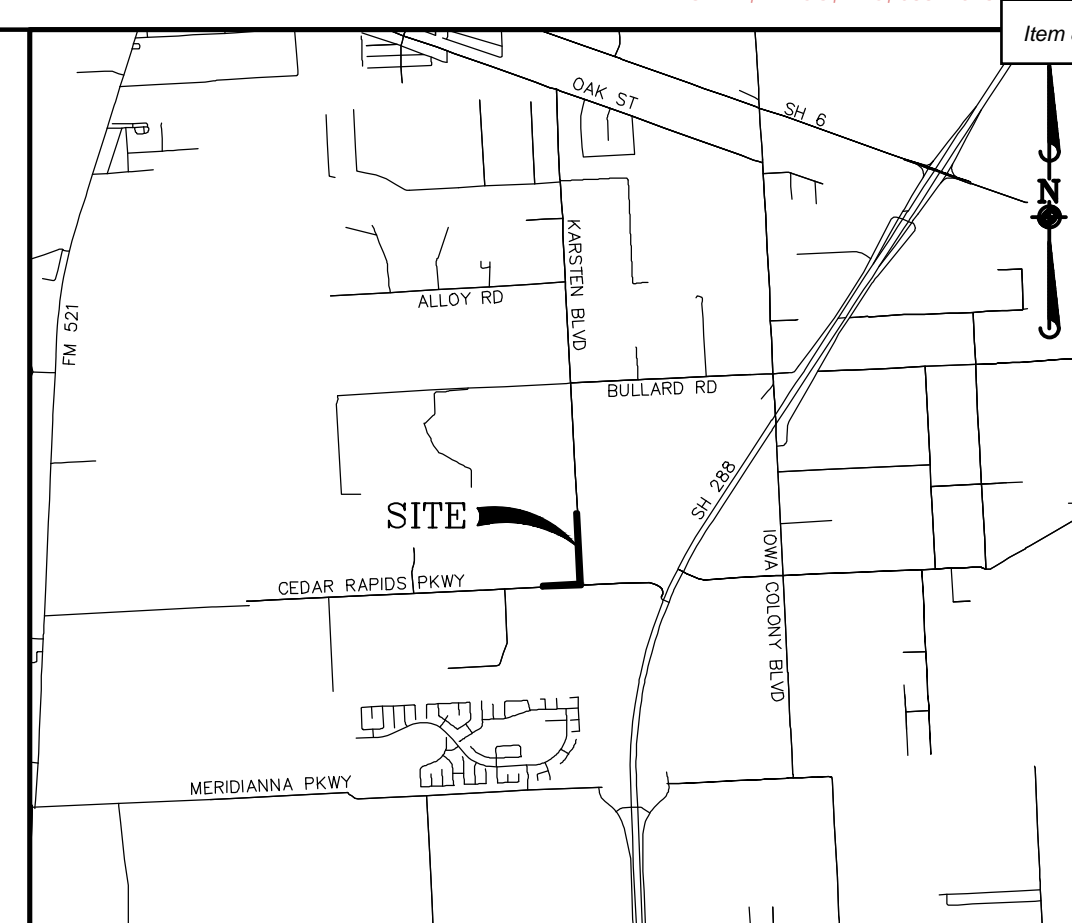

Dinh V. Ho
TBPE Firm No.16423

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC

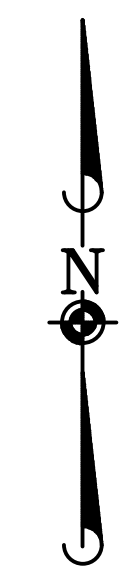
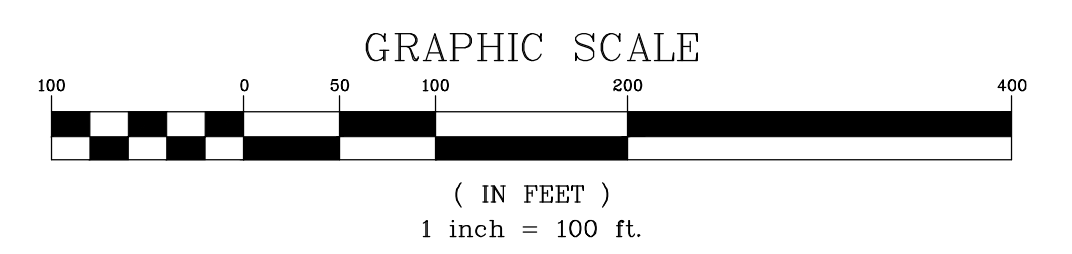


LINE	BEARING	LENGTH
L1	N02°38'50"W	60.18'
L2	N02°38'52"W	56.53'
L3	N87°09'51"E	60.00'

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	25.00'	13.15'	030°07'45"	S77°46'21"E	13.00'
C2	35.00'	55.11'	090°12'51"	N42°14'45"E	49.59'



VICINITY MAP
BRAZORIA COUNTY KEY MAP: 692A & 652W
SCALE: 1"=5000'



ABBREVIATIONS

- AE= AERIAL EASEMENT
- DE= DRAINAGE EASEMENT
- PAE= PRIVATE ACCESS EASEMENT
- PUE= PUBLIC UTILITY EASEMENT
- SSE= SANITARY SEWER EASEMENT
- STM SE= STORM SEWER EASEMENT
- UVE= UNOBSTRUCTED VISIBILITY EASEMENT
- UE= UTILITY EASEMENT
- WLE= WATER LINE EASEMENT
- BL= BUILDING LINE
- ROW= RIGHT-OF-WAY
- BCCF= BRAZORIA COUNTY CLERK'S FILE
- BCDR= BRAZORIA COUNTY DEED RECORDS
- BCPR= BRAZORIA COUNTY PLAT RECORDS
- BCOPR= BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- BCOPRRP= BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- VOL __, PG __= VOLUME, PAGE NUMBER
- FND= FOUND
- IRC= IRON ROD W/ CAP
- S= 5/8" IRON ROD WITH CAP TO BE SET

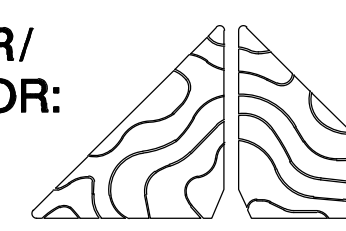
- FINAL PLAT NOTES:**
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1.00013789.
 - BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
 - SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
 - ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "ELS".
 - BENCHMARK SHOWN HEREON ARE BASED ON TxDOT MONUMENT HV-79C, LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.
 - THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DEFINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, SHADED ZONE "X", AREAS DETERMINED TO BE WITHIN THE 500-YEAR FLOODPLAIN, AND ZONE "AE" - AREAS DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE ELEVATIONS DETERMINED ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0110K, DATED DECEMBER 30, 2020.
 - ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
 - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY THE PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
 - THERE ARE NO PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION.
 - ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
 - ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 31.
 - ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
 - FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.

**FINAL PLAT
STREET DEDICATION
KARSTEN BOULEVARD AND
CEDAR RAPIDS PARKWAY**

A SUBDIVISION OF 5.762 ACRES OF LAND
OUT OF THE
W.H. DENNIS SURVEY, A-516 AND THE
H.T.&B. R.R. Co. SURVEY, A-289
BRAZORIA COUNTY, TEXAS

AUGUST 2023

**OWNER/
DEVELOPER:** ASTRO STERLING LAKES NORTH, L.P.
A DELAWARE LIMITED PARTNERSHIP, LLC
C/O STARWOOD LAND ADVISORS
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FLORIDA 34202

**ENGINEER/
SURVEYOR:**  **ELEVATION
land solutions**
TBPB REGISTRATION NUMBER F-22671
10700 LAKESIDE BLVD., SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPB REGISTRATION NUMBER 10194692

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 5.762 acre (250,976 square feet) tract situated in the W.H. Dennis Survey, Abstract No. 516, and in the H.T. & B.R.R. Co. Survey, Section 57, Abstract No. 289, in Brazoria County, Texas, being a portion of a called 455.9 acre tract conveyed to Astro Sterling Lakes North, L.P., a Delaware limited partnership, by deed recorded in Clerk's File No. 2021084511, Brazoria County Official Public Records; said 5.762 acre (250,976 square feet) tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83:

BEGINNING at a PK nail found, being on the centerline of Cedar Rapids Parkway, a generally recognized public road (no record found; 60 feet wide as occupied), and being on the centerline of Karsten Boulevard, a generally recognized public road (no record found; width varies as occupied);

THENCE, South 02°51'41" East, 60.00 to a 5/8-inch iron rod (with cap stamped "ELS") set, being on the south right-of-way line of said Cedar Rapids Parkway;

THENCE, South 87°21'10" West, along the south right-of-way line of said Cedar Rapids Parkway, 1,319.72 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, North 02°38'50" West, 60.18 feet to a point, being on the south line of a called 98.190 acre tract conveyed to LQI Homes-Texas, LLC, a Texas limited liability company, by deed recorded in Clerk's File No. 2020062462, Brazoria County Official Public Records;

THENCE, North 87°21'38" East, along the south line of said called 98.190 acre tract, 302.79 feet to a nail found, being the southerly southeast corner of said called 98.190 acre tract;

THENCE, North 02°38'52" West, at 29.86 feet passing the north right-of-way line of said Cedar Rapids Parkway, continuing for a total distance of 56.53 feet to a 5/8-inch iron rod (with cap) found, being a southeast corner of said called 98.190 acre tract, and being the beginning of a curve to the right;

THENCE, along the east line of said called 98.190 acre tract and along said curve to the right in a westerly direction, with a radius of 25.00 feet, a central angle of 30°07'45", an arc length of 13.15 feet, and a chord bearing North 77°46'21" West, 13.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, over and across said called 455.9 acre tract, the following three (3) courses and distances:

1. North 87°21'10" East, 933.91 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the left;

2. Along said curve to the left in a northeasterly direction, with a radius of 35.00 feet, a central angle of 90°12'51", an arc length of 55.11 feet, and a chord bearing North 42°14'45" East, 49.59 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

3. North 02°51'41" West, 1,805.82 feet to a 5/8-inch iron rod (with cap) found, being the most easterly southeast corner of said called 98.790 acre tract and being on the west right-of-way line of said Karsten Boulevard;

THENCE, North 87°09'21" East, along the west right-of-way line of said Karsten Boulevard, at 15.00 feet departing the west right-of-way line of said Karsten Boulevard, continuing for a total distance of 60.00 feet to a point, being on the centerline of said Karsten Boulevard, from which a PK nail found bears North 02°51'41" West, along the centerline of said Karsten Boulevard, 3,379.04 feet, being on the centerline of Bullard Road, a generally recognized public road (no record found; 60 feet wide as occupied);

THENCE, South 02°51'41" East, along the centerline of said Karsten Boulevard, 1,901.15 feet to the POINT OF BEGINNING, CONTAINING 5.762 acre (250,976 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, ASTRO STERLING LAKES NORTH, LP, A DELAWARE LIMITED PARTNERSHIP, acting by and through Brian Stidham, Authorized Person, being an officer of ASTRO STERLING LAKES NORTH GP, LLC, a Delaware Limited Liability Company, its General Partner, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 5.788 Acre tract described in the above and foregoing map of KARSTEN BOULEVARD AND CEDAR RAPIDS PARKWAY STREET DEDICATION PLAT, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

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

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

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

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

IN TESTIMONY WHEREOF, the ASTRO STERLING LAKES NORTH, LP, a Delaware limited partnership, has caused these presents to be signed by Brian Stidham, Authorized Person, being an officer of ASTRO STERLING LAKES NORTH GP, LLC, a Delaware limited

liability company, its General Partner, thereunto authorized this _____ day of _____, 20____

ASTRO STERLING LAKES NORTH, LP,
A Delaware limited partnership

By: ASTRO STERLING LAKES NORTH GP, LLC,
a Delaware limited liability company,
its General Partner

By: _____
Brian Stidham, Authorized Person

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared Brian Stidham, Authorized Person, being an officer of ASTRO STERLING LAKES NORTH GP, LLC, a Delaware Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

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

Notary Public in and for the State of Texas

Printed Name: _____

My Commission expires _____

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

Paul R. Bretherton
Texas Registration No. 5977

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

Dinh V. Ho, P.E.

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

Wil Kennedy
Mayor

McLean Barnett

Arnetta Hicks-Murray

Marquette Greene-Scott

Tim Varlack

Steven Byrum-Bratsen

Sydney Hargroder

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

David Hurst
Chairman

Warren Davis

Les Hosey

Robert Wall

Brenda Dillon

Brian Johnson

Terry Hayes

STREET DEDICATION PLAT
KARSTEN BOULEVARD AND
CEDAR RAPIDS PARKWAY

A SUBDIVISION OF 5.762 ACRES OF LAND
OUT OF THE
W.H. DENNIS SURVEY, A-516 AND THE
H.T.&B. R.R. Co. SURVEY, A-289
BRAZORIA COUNTY, TEXAS

AUGUST 2023

OWNER/
DEVELOPER: ASTRO STERLING LAKES NORTH, L.P.
A DELAWARE LIMITED PARTNERSHIP, LLC
C/O STARWOOD LAND ADVISORS
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/
SURVEYOR: ELEVATION
land solutions
TBPB REGISTRATION NUMBER F-22671
THE WOODLANDS, TX 77381 832-823-2200
TBPB REGISTRATION NUMBER 10194692