



# CITY OF IOWA COLONY

## PLANNING & ZONING COMMISSION MEETING

**Tuesday, August 05, 2025  
6:30 PM**

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

Phone: 281-369-2471

Fax: 281-369-0005

[www.iowacolonytx.gov](http://www.iowacolonytx.gov)

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THIS NOTICE IS POSTED PURSUANT TO THE TEXAS OPEN MEETING ACT (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE). THE **PLANNING AND ZONING COMMISSION** OF IOWA COLONY WILL HOLD A **PUBLIC MEETING AT 6:30 PM ON TUESDAY, AUGUST 5, 2025 AT IOWA COLONY CITY HALL, 3144 MERIDIANA PARKWAY, IOWA COLONY, TEXAS 77583** FOR THE PURPOSE OF DISCUSSING AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE FOLLOWING ITEMS.

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

### **CALL TO ORDER**

### **CITIZEN COMMENTS**

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

### **ITEMS FOR CONSIDERATION**

1. Consider approval of the Creekhaven Section 4 Preliminary Plat.
2. Consider approval of the Creekhaven Section 5 Preliminary Plat.
3. Consider approval of the Creekhaven Section 6 Preliminary Plat.
4. Consider approval of the Siera Vista West Section 11 Final Plat.
5. Consider approval of the Sunset Prairie Subdivision Preliminary Plat.
6. Consider approval of the TMS Estates Abbreviated Plat.
7. Consider approval of the Parkway KIA Preliminary Plat.
8. Consideration and possible action to provide a recommendation to the City Council for a variance to the build-to-line requirements in the City's Unified Development Code for the Primrose School located at 9828 Karsten Blvd.
9. Discussion and overview of the Impact Fee Study.

### **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 August 1, 2025.



  
Kayleen Rosser, City Secretary

Monday, July 28, 2025

Jacob Guerrero  
META Planning and Design, LLC  
24285 Katy Freeway, Suite 525  
Katy, TX 77494  
[jguerrero@meta-pd.com](mailto:jguerrero@meta-pd.com)

Re: Creekhaven Section 4 Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 6643  
ALLC Project No. 710-25-002-028


Dear Mr. Guerrero:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Creekhaven Section 4 Preliminary Plat, received on or about July 24, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based on our review, we have no objection to the plat as resubmitted on July 24, 2025. Please provide ten (10) folded copies of the plat Kayleen Rosser, City Secretary, by no later than Wednesday, July 30, 2025, for consideration at the August 5, 2025, Planning and Zoning meeting.

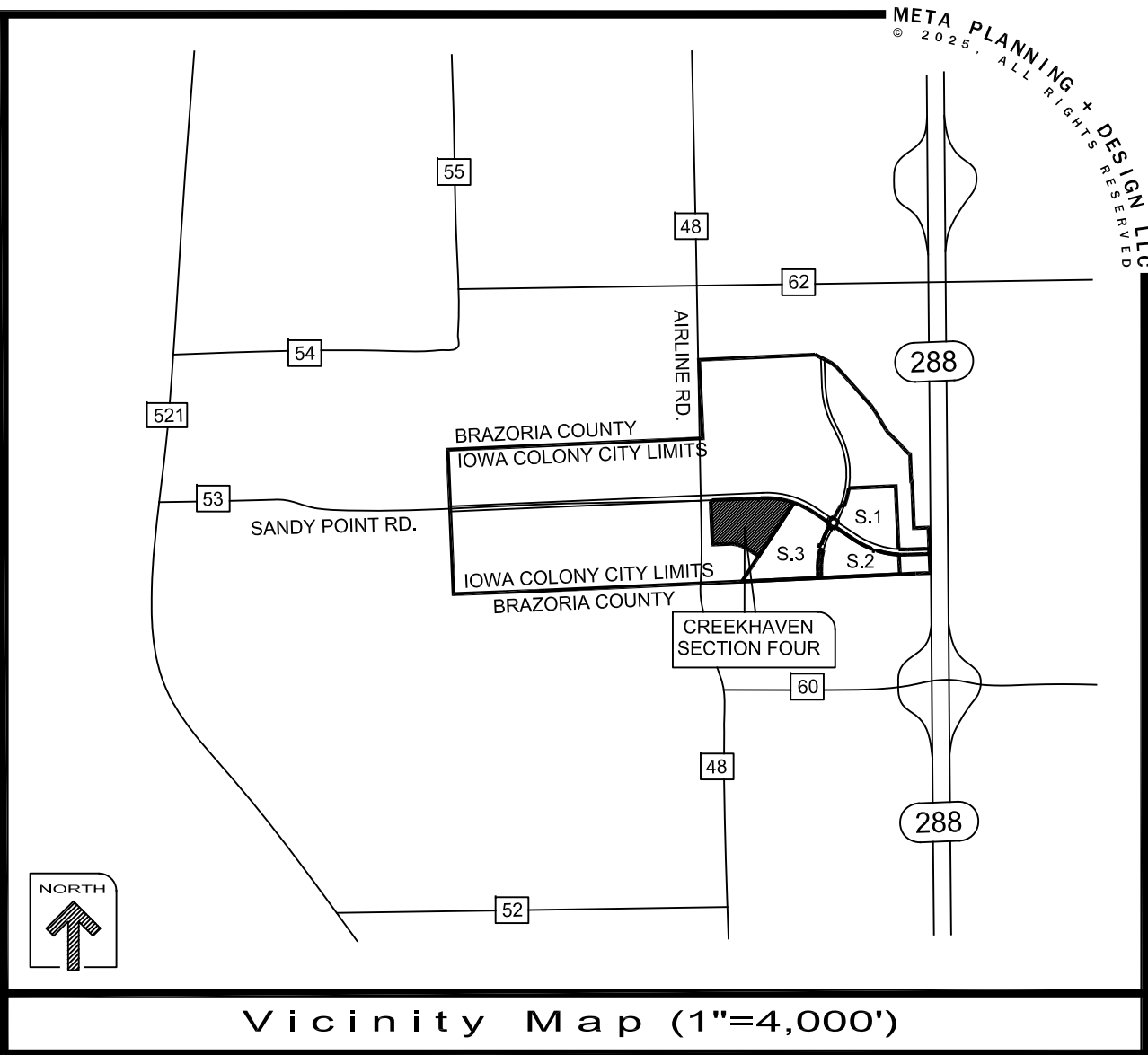
Should you have any questions, please do not hesitate to call our office.

Sincerely,  
Adico, LLC

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

Cc: Kayleen Rosser  
File: 710-25-002-028





- GENERAL NOTES
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
  - The Coordinates shown herein are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998642185.
  - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C010K, dated December 30, 2020, the property lies within Unshaded Zone X. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Elevation Land Solutions, assumes no liability as to the accuracy of the location of the flood zone lines. This flood statement shall not create liability on the part of Elevation Land Solutions.
  - "B.C.P.R." indicates Brazoria County Official Public Records.  
"B.C.D.R." indicates Brazoria County Deed Records.  
"S.L." indicates Binding Line.  
"B.E." indicates Drainage Easement.  
"P.O." indicates Page.  
"P.O.B." indicates Point of Beginning.  
"P.U.E." indicates Public Utility Easement.  
"R." indicates Right-Of-Way.  
"R.O.W." indicates Right-Of-Way.  
"U.E." indicates Utility Easement.  
"V.O." indicates Volume.  
"..." indicates change in street name.
  - The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County, Drainage District No. 5.
  - Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
  - The Developer /Homeowners' Association shall be responsible for maintenance of all reserves.
  - Contour lines shown herein are based on the NGS Benchmark E 306 being noted herein.
  - Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
  - The approval of the preliminary plat shall expire within 180 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.
  - One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and be reversion in the decedent, his heirs, assigns, or successors.
  - The emergency access provided must be 20 feet in width and have a traffic load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).
  - This plat contains Type II lots, and is subject to such regulations defined in the Development agreement between Hines Interests and the City of Iowa Colony dated August 15, 2022.

TOTAL LOT SIZE COUNT						
SEC	40'	45'	50'	55'	60'	70'
SEC 1	83	74	6	2	2	2
SEC 2	—	—	111	—	—	—
SEC 3	—	—	—	60	64	—
SEC 4	96	89	—	—	—	—
TOTAL	179	163	117	62	66	2

# CREEKHAVEN SEC 4

BEING 39.45 ACRES OF LAND CONTAINING 185 LOTS AND EIGHT RESERVES IN SEVEN BLOCKS.

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

OWNER: SPUR CREEKHAVEN DEVELOPMENT, L.P. 2450 FONDERN RD HOUSTON, TX, 77063

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

PLANNER:



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

REV: JULY 24, 2025

MTA-89001A

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.85	37,040	LANDSCAPE/ OPEN SPACE
B	1.48	64,738	LANDSCAPE/ OPEN SPACE/ UTILITIES
C	0.07	3,475	LANDSCAPE/ OPEN SPACE
D	0.22	9,822	LANDSCAPE/ OPEN SPACE
E	0.23	10,272	LANDSCAPE/ OPEN SPACE
F	1.45	63,344	LANDSCAPE/ OPEN SPACE
G	1.47	64,392	LANDSCAPE/ OPEN SPACE
H	0.05	2,207	LANDSCAPE/ OPEN SPACE
	5.82	255,290	TOTAL

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

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	30.00'	100°18'18"	52.52'	N 37°22'31" E	46.07'
C2	1940.00'	21°42'09"	734.83'	S 81°37'16" E	730.45'
C3	35.00'	90°15'21"	55.13'	N 42°23'59" E	49.61'
C4	30.00'	82°55'38"	43.42'	S 51°00'31" E	39.73'
C5	355.00'	03°13'56"	20.03'	S 11°09'40" E	20.02'

LINE	BEARING	DISTANCE
L1	N 87°31'40" E	37.16'
L2	N 57°41'49" W	78.25'
L3	N 62°35'54" W	77.23'
L4	N 67°50'13" W	77.23'
L5	N 73°04'32" W	77.23'
L6	N 78°18'51" W	77.23'
L7	N 83°46'55" W	77.22'
L8	N 77°13'22" E	60.00'

PARKLAND BANK							
SEC	NUMBER OF LOTS	PUBLIC PARK REQUIREMENT (1AC /54 DU)	PRIVATE PARK/ OPEN SPACE DEDICATION	PRIVATE PARK/ CREDIT (100%)	PRIVATE PARK/ DEDICATION DRAINAGE/DETENTION	PRIVATE PARK/ CREDIT (50%)	PARK CREDIT PROVIDED (AC)
SEC 1	169	3.130	3.019	3.019	—	—	-0.111
SEC 2	111	2.056	2.078	2.078	2.181	1.091	1.631
SEC 3	124	2.296	2.484	2.484	11.49	5.744	7.763
SEC 4	185	3.426	5.82	5.82	—	—	5.82
TOTAL	589	10.908	13.401	13.401	13.671	6.835	20.856



Monday, July 28, 2025

Jacob Guerrero  
META Planning and Design, LLC  
24285 Katy Freeway, Suite 525  
Katy, TX 77494  
[jguerrero@meta-pd.com](mailto:jguerrero@meta-pd.com)

Re: Creekhaven Section 5 Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 6644  
ALLC Project No. 710-25-002-029

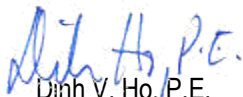
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On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Creekhaven Section 5 Preliminary Plat, received on or about July 24, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based on our review, we have no objection to the plat as resubmitted on July 24, 2025. Please provide ten (10) folded copies of the plat Kayleen Rosser, City Secretary, by no later than Wednesday, July 30, 2025, for consideration at the August 5, 2025, Planning and Zoning meeting.

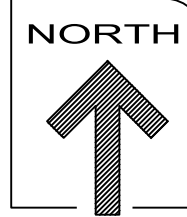
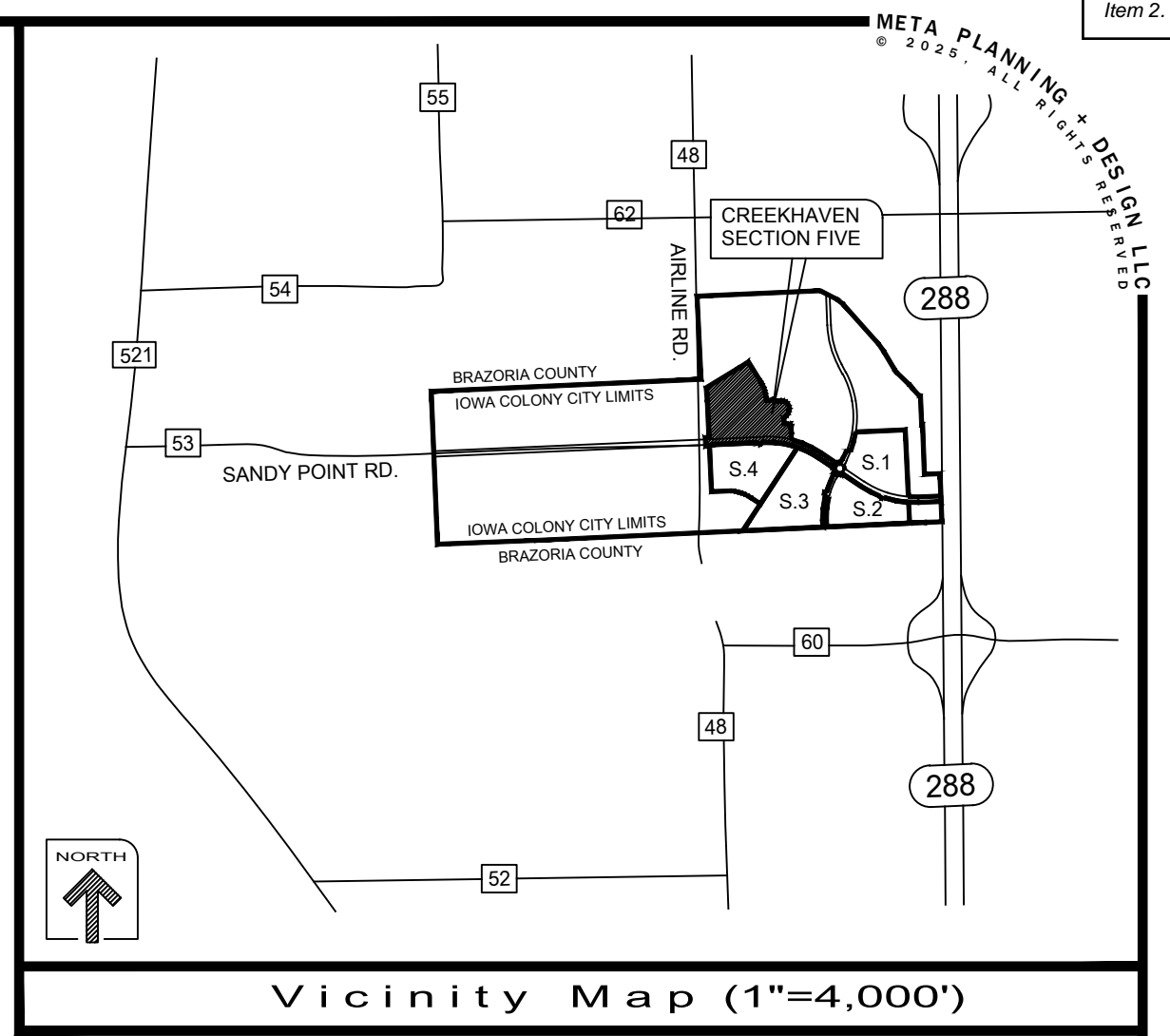
Should you have any questions, please do not hesitate to call our office.

Sincerely,  
Adico, LLC

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

Cc: Kayleen Rosser  
File: 710-25-002-029





CURVE TABLE:

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	1940.00'	36°19'46"	1230.10'	N 74°18'27" W	1209.59'
C2	30.00'	100°18'18"	52.52'	S 37°22'31" W	46.07'
C3	355.00'	03°13'56"	20.03'	S 11°09'40" E	20.02'
C4	30.00'	82°55'38"	43.42'	N 51°00'31" W	39.73'
C5	35.00'	90°15'21"	55.13'	S 42°23'59" W	49.61'
C6	2060.00'	03°48'10"	136.73'	S 04°37'47" E	136.70'
C7	25.00'	91°33'56"	39.95'	N 42°02'32" E	35.84'
C8	1025.00'	01°33'56"	28.01'	S 02°57'28" E	28.01'
C9	375.00'	08°31'16"	55.77'	N 88°12'43" W	55.72'
C10	25.00'	76°48'37"	33.51'	N 57°38'37" E	31.06'
C11	275.00'	20°39'42"	99.17'	S 08°54'28" W	98.63'
C12	150.00'	02°57'48"	7.76'	N 02°54'17" W	7.76'
C13	150.00'	02°57'48"	7.76'	S 02°54'17" E	7.76'
C14	630.00'	08°32'49"	93.98'	S 02°51'02" W	93.89'
C15	30.00'	82°27'55"	43.18'	S 34°06'31" E	39.55'
C16	2060.00'	19°11'54"	690.26'	S 65°44'31" E	687.03'

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 33°51'26" E	120.00'
L2	S 87°31'40" W	37.16'
L3	S 77°13'22" W	60.00'
L4	N 87°40'37" E	82.00'
L5	N 02°43'42" W	190.00'
L6	S 87°40'37" W	82.00'
L7	N 06°31'52" W	133.52'
L8	N 31°38'15" W	62.32'
L9	S 27°44'52" E	66.37'
L10	S 23°16'23" E	66.37'
L11	S 18°47'54" E	66.37'
L12	S 14°19'24" E	66.37'
L13	S 09°50'55" E	66.37'
L14	S 04°40'29" E	79.65'
L15	N 87°49'31" E	99.99'
L16	N 86°15'34" E	50.00'
L17	S 02°10'29" E	29.74'
L18	N 80°55'15" E	80.68'
L19	S 84°04'45" W	61.94'
L20	N 83°56'01" W	52.02'
L21	N 66°07'30" W	56.33'
L22	S 47°55'43" E	54.36'
L23	N 29°59'04" W	54.81'
L24	N 11°59'13" W	54.68'
L25	S 05°58'57" W	54.64'
L26	S 21°05'17" W	54.86'
L27	S 34°54'52" W	62.13'
L28	S 54°33'29" W	74.13'
L29	N 02°28'20" W	135.00'
L30	S 87°31'40" W	36.41'
L31	N 70°45'41" W	50.00'
L32	N 04°23'11" W	88.96'
L33	S 01°25'23" E	16.97'

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (INAD 83) and may be brought to surface by applying the following scale factor: 0.9998674285.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C010K, dated December 30, 2020, the property lies within Unshaded Zone X. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Elevation Land Solutions, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Elevation Land Solutions.
- "BCOPR" indicates Brazoria County Official Public Records  
"BCDR" indicates Brazoria County Deed Records  
"BL" indicates Building Line  
"BE" indicates Drainage Easement  
"PG" indicates Page  
"POB" indicates Point of Beginning  
"PUE" indicates Public Utility Easement  
"R" indicates Radius  
"R.O.W." indicates Right-Of-Way  
"UE" indicates Utility Easement  
"VOL" indicates Volume  
"J" indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County Drainage District No. 5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The Developer /Homeowners' Association shall be responsible for maintenance of all reserves.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tract, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the decedent, his heirs, assigns, or successors.
- The emergency access provided must be 20 feet in width and have a traffic load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).
- This plat contains Type II lots, and is subject to such regulations defined in the Development agreement between Hines Interests and the City of Iowa Colony dated August 15, 2022.

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	4.26	185,854	LANDSCAPE/ OPEN SPACE
B	0.27	12,131	LANDSCAPE/ OPEN SPACE
C	0.09	4,143	LANDSCAPE/ OPEN SPACE
D	0.09	3,911	LANDSCAPE/ OPEN SPACE
E	0.65	28,326	LANDSCAPE/ OPEN SPACE
	5.36	234,365	TOTAL

# CREEKHAVEN SEC 5 BEING 48.02 ACRES OF LAND

OUT OF THE  
DAVID TALLY LEAGUE , A-130  
IOWA COUNTY, BRAZORIA COUNTY, TEXAS  
CONTAINING 182 LOTS (50'/55' X 125' TYP.) AND  
FIVE RESERVES IN EIGHT BLOCKS.

OWNER:  
SPUR CREEKHAVEN DEVELOPMENT, L.P.  
2450 FONDERN RD  
HOUSTON, TEXAS 77063

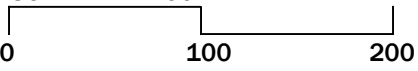
ENGINEER:  
ELEVATION LAND SOLUTIONS  
9709 LAKESIDE BLVD., STE 200  
THE WOODLANDS, TEXAS 77381  
(832)-823-2200  
TBPLS FIRM REGISTRATION No. 10194692

PLANNER:



Meta Planning + Design LLC  
24285 KATY FREEWAY, SUITE 525  
KATY, TEXAS 77494 | TEL: 281-810-1422

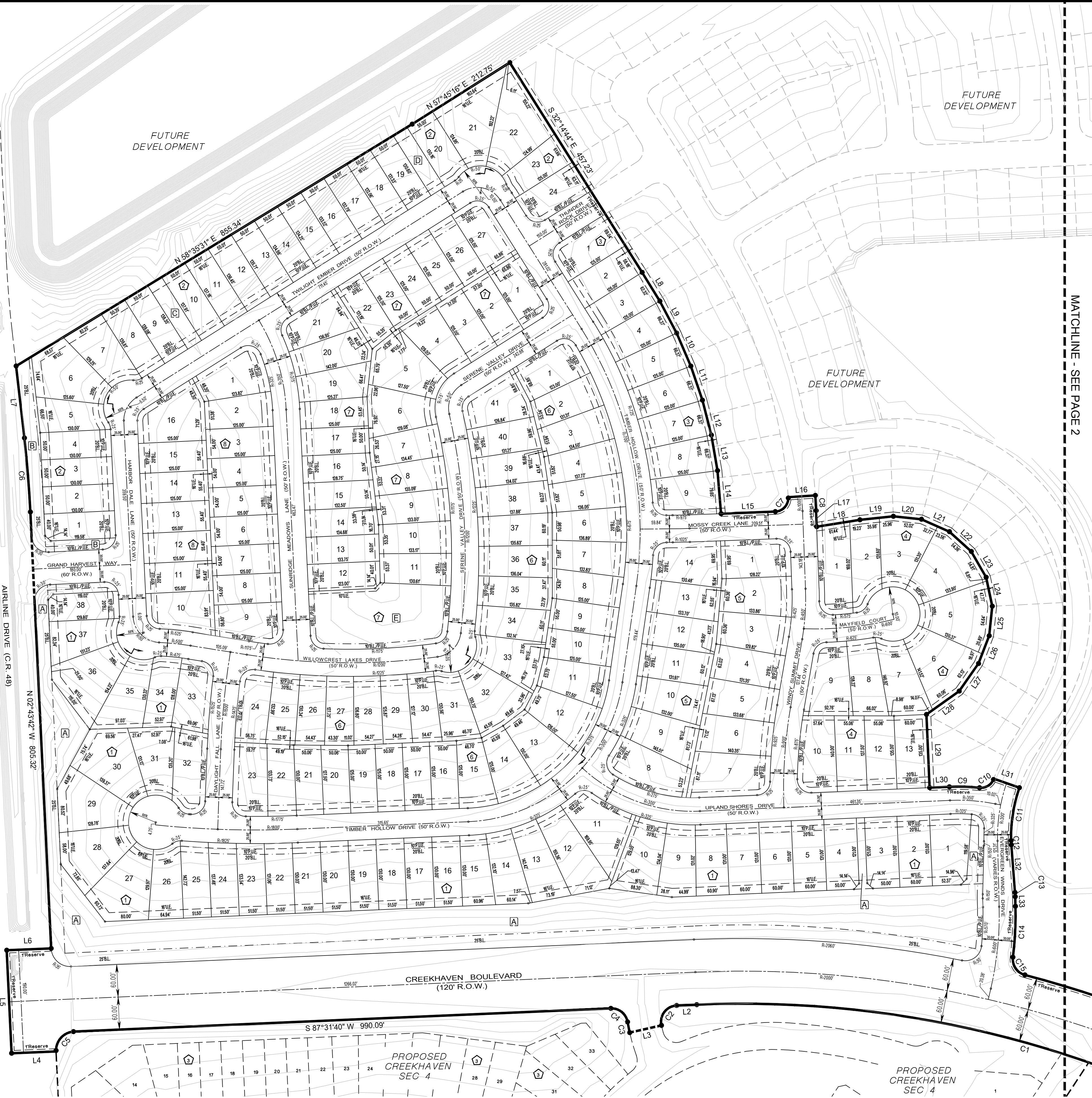
SCALE: 1" = 100'



JULY 9, 2024

PAGE: 1 OF 2

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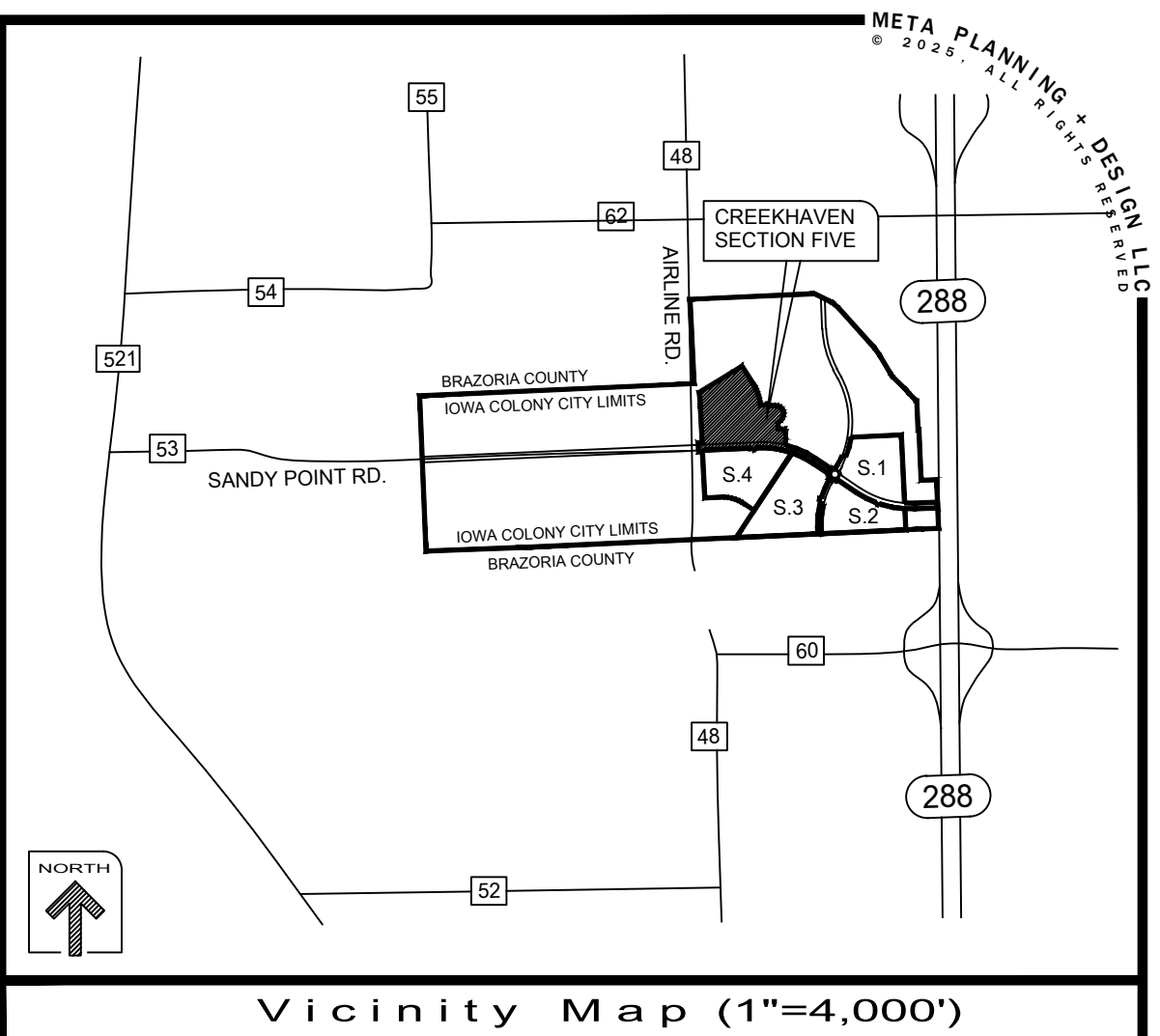
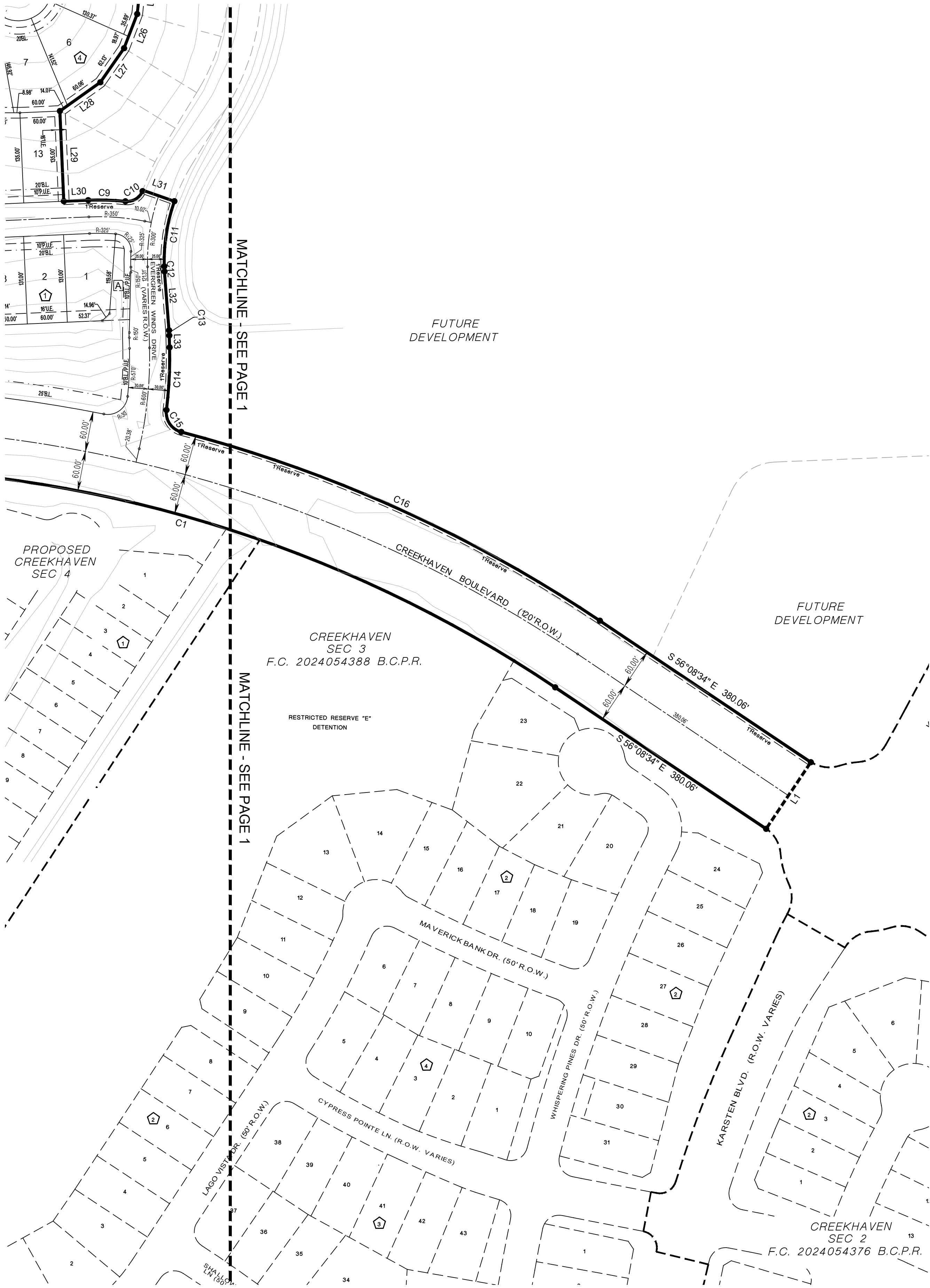
MATCHLINE SEE PAGE 2

DISCLAIMER AND LIMITED WARRANTY

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PARKLAND BANK							
SEC	NUMBER OF LOTS	PUBLIC PARK REQUIREMENT (1AC /54 DU)	PRIVATE PARK/ OPEN SPACE DEDICATION	PRIVATE PARK/ CREDIT (100%)	PRIVATE PARK/ DEDICATION DRAINAGE/ DETENTION	PRIVATE PARK/ CREDIT (50%)	PARK CREDIT PROVIDED (AC)
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SEC 4	185	3.426	5.82	5.82	—	5.82	10.157
SEC 5	182	3.370	5.36	5.36	—	5.36	12.147
TOTAL	589	14.278	18.761	18.761	13.671	6.835	26.216





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TOTAL LOT SIZE COUNT						
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TOTAL	179	163	220	141	66	2

PARKLAND BANK								
SEC	NUMBER OF LOTS	PUBLIC PARK REQUIREMENT (1AC /54 DU)	PRIVATE PARK/ OPEN SPACE DEDICATION	PRIVATE PARK/ CREDIT (100%)	PRIVATE PARK/ DEDICATION DRAINAGE/DETENTION	PRIVATE PARK/ CREDIT (50%)	PARK CREDIT PROVIDED (AC)	REMAINING PARK CREDIT (AC.)
SEC 1	169	3.130	3.019	3.019	—	—	3.019	-0.111
SEC 2	111	2.056	2.078	2.078	2.181	1.091	3.798	1.631
SEC 3	124	2.296	2.484	2.484	11.49	5.744	8.228	7.763
SEC 4	185	3.426	5.82	5.82	—	—	5.82	10.157
SEC 5	182	3.370	5.36	5.36	—	—	5.36	12.147
TOTAL	589	14.278	18.761	18.761	13.671	6.835	26.216	

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	4.26	185,854	LANDSCAPE/ OPEN SPACE
B	0.27	12,131	LANDSCAPE/ OPEN SPACE
C	0.09	4,143	LANDSCAPE/ OPEN SPACE
D	0.09	3,911	LANDSCAPE/ OPEN SPACE
E	0.65	28,326	LANDSCAPE/ OPEN SPACE
	5.36	234,365	TOTAL

CURVE TABLE:

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	1940.00'	36°19'46"	1230.10'	N 74°18'27" W	1209.59'
C2	30.00'	100°18'18"	52.52'	S 37°22'31" W	46.07'
C3	355.00'	03°13'56"	20.03'	S 11°09'40" E	20.02'
C4	30.00'	82°55'38"	43.42'	N 51°00'31" W	39.73'
C5	35.00'	90°15'21"	55.13'	S 42°23'59" W	49.61'
C6	2060.00'	03°48'10"	136.73'	S 04°37'47" E	136.70'
C7	25.00'	91°33'56"	39.95'	N 42°02'32" E	35.84'
C8	1025.00'	01°33'56"	28.01'	S 02°57'28" E	28.01'
C9	375.00'	08°31'16"	55.77'	N 88°12'43" W	55.72'
C10	25.00'	76°48'37"	33.51'	N 57°38'37" E	31.06'
C11	275.00'	20°39'42"	99.17'	S 08°54'28" W	98.63'
C12	150.00'	02°57'48"	7.76'	N 02°54'17" W	7.76'
C13	150.00'	02°57'48"	7.76'	S 02°54'17" E	7.76'
C14	630.00'	08°32'49"	93.98'	S 02°51'02" W	93.89'
C15	30.00'	82°27'55"	43.18'	S 34°06'31" E	39.55'
C16	2060.00'	19°11'54"	690.26'	S 65°44'31" E	687.03'

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 33°51'26" E	120.00'
L2	S 87°31'40" W	37.16'
L3	S 77°13'22" W	60.00'
L4	N 87°40'37" E	82.00'
L5	N 02°43'42" W	190.00'
L6	S 87°40'37" W	82.00'
L7	N 06°31'52" W	133.52'
L8	N 31°38'15" W	62.32'
L9	S 27°44'52" E	66.37'
L10	S 23°16'23" E	66.37'
L11	S 18°47'54" E	66.37'
L12	S 14°19'24" E	66.37'
L13	S 09°50'55" E	66.37'
L14	S 04°40'29" E	79.65'
L15	N 87°49'31" E	99.99'
L16	N 86°15'34" E	50.00'
L17	S 02°10'29" E	29.74'
L18	N 80°55'15" E	80.68'
L19	S 84°04'45" W	61.94'
L20	N 83°56'01" W	52.02'
L21	N 66°07'30" W	56.33'
L22	S 47°55'43" E	54.36'
L23	N 29°59'04" W	54.81'
L24	N 11°59'13" W	54.68'
L25	S 05°58'57" W	54.64'
L26	S 21°05'17" W	54.86'
L27	S 34°54'52" W	62.13'
L28	S 54°33'29" W	74.13'
L29	N 02°28'20" W	135.00'
L30	S 87°31'40" W	36.41'
L31	N 70°45'41" W	50.00'
L32	N 04°23'11" W	88.96'
L33	S 01°25'23" E	16.97'

DISCLAIMER AND LIMITED WARRANTY

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

SCALE: 1" = 100'  
0 100 200

JULY 9, 2024

PAGE: 2 OF 2

MTA-89001A

# CREEKHAVEN SEC 5

## BEING 48.02 ACRES OF LAND

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

CONTAINING 182 LOTS (50'/55' X 125' TYP.) AND FIVE RESERVES IN EIGHT BLOCKS.

OWNER:  
SPUR CREEKHAVEN DEVELOPMENT, L.P.  
2450 FONDERN RD  
HOUSTON, TEXAS 77063

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

PLANNER:

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



Monday, July 28, 2025

Jacob Guerrero  
META Planning and Design, LLC  
24285 Katy Freeway, Suite 525  
Katy, TX 77494  
[jguerrero@meta-pd.com](mailto:jguerrero@meta-pd.com)

Re: Creekhaven Section 6 Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 6646  
ALLC Project No. 710-25-002-030


Dear Mr. Guerrero:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Creekhaven Section 6 Preliminary Plat, received on or about July 24, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based on our review, we have no objection to the plat as resubmitted on July 24, 2025. Please provide ten (10) folded copies of the plat Kayleen Rosser, City Secretary, by no later than Wednesday, July 30, 2025, for consideration at the August 5, 2025, Planning and Zoning meeting.

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

Sincerely,  
Adico, LLC

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

Cc: Kayleen Rosser  
File: 710-25-002-030



PARKLAND BANK								
SEC	NUMBER OF LOTS	PUBLIC PARK REQUIREMENT (1AC /54 DU)	PRIVATE PARK/ OPEN SPACE DEDICATION	PRIVATE PARK/ CREDIT (100%)	PRIVATE PARK/ DEDICATION DRAINAGE/DETENTION	PRIVATE PARK/ CREDIT (50%)	PARK CREDIT PROVIDED (AC)	REMAINING PARK CREDIT (AC.)
SEC 1	169	3.130	3.019	3.019	—	—	3.019	-0.111
SEC 2	111	2.056	2.078	2.078	2.181	1.091	3.798	1.631
SEC 3	124	2.296	2.484	2.484	11.49	5.744	8.228	7.763
SEC 4	185	3.426	5.82	5.82	—	—	5.82	10.157
SEC 5	182	3.370	5.36	5.36	—	—	5.36	12.147
SEC 6	148	2.741	2.54	2.54	—	—	2.54	11.946
TOTAL	919	17.019	21.301	21.301	13.671	6.835	28.756	

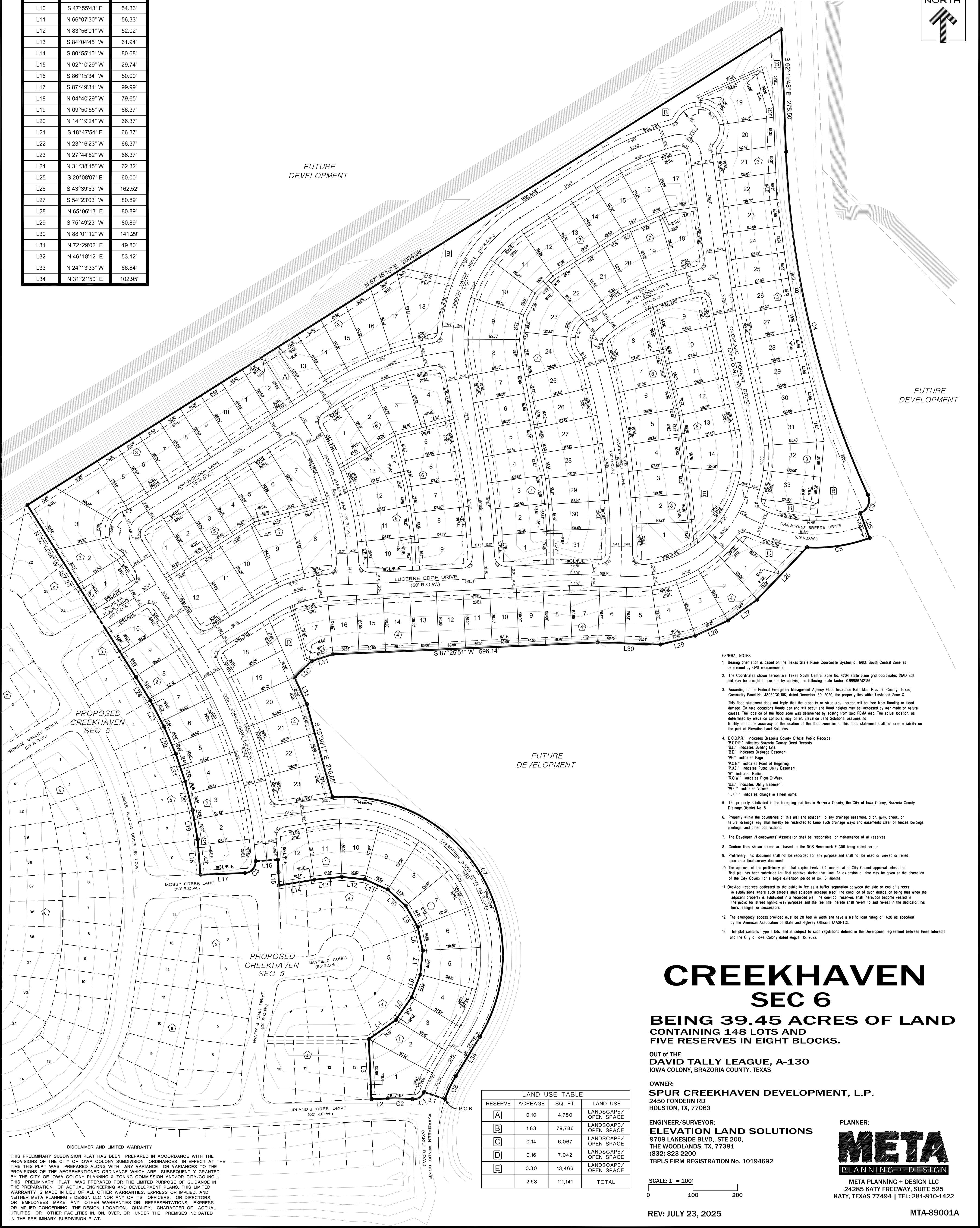
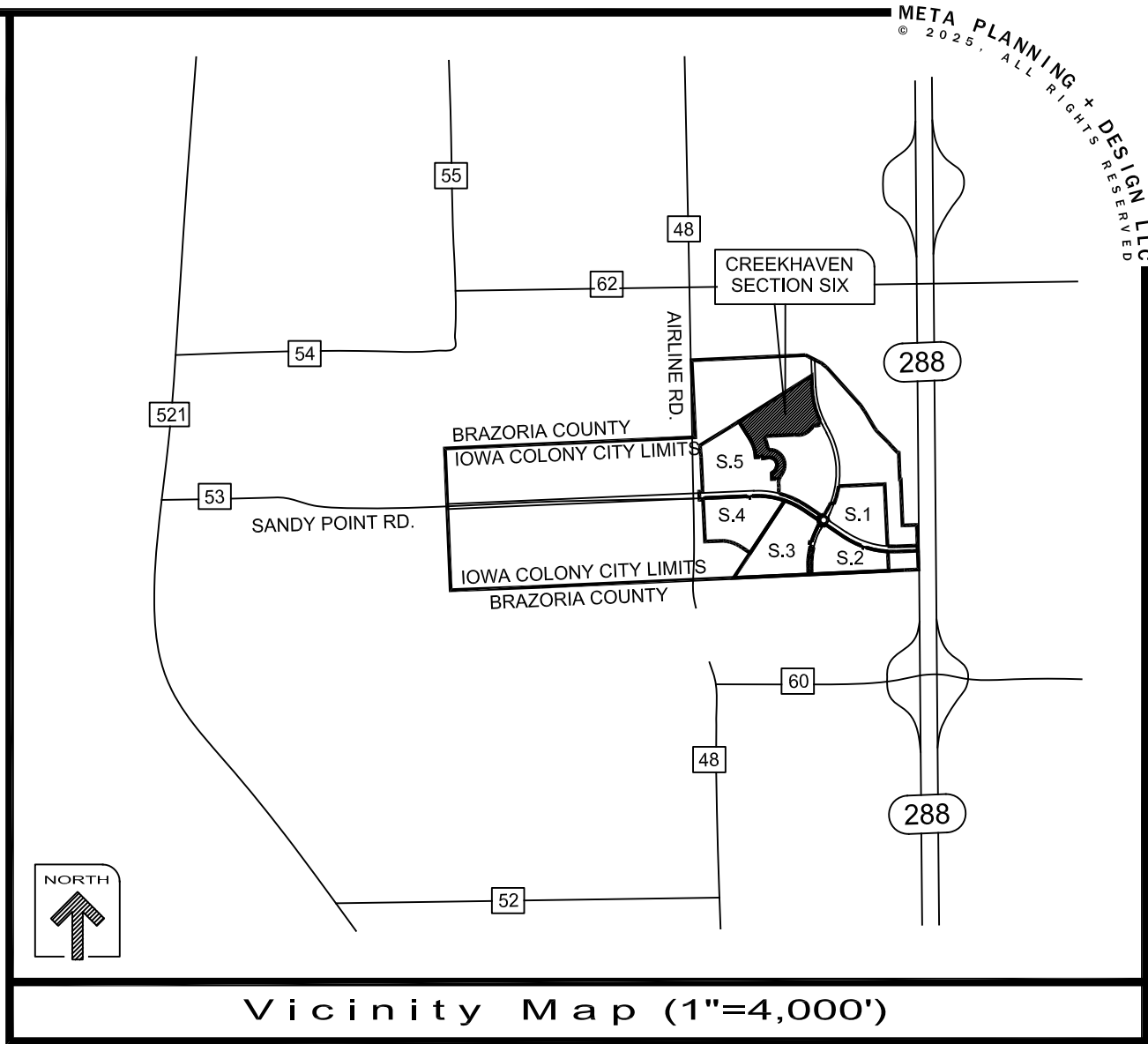
LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 70°45'41" W	50.00'
L2	S 87°31'40" W	36.41'
L3	N 02°28'20" W	135.00'
L4	S 54°33'29" W	74.13'
L5	S 34°54'52" W	62.13'
L6	N 21°05'17" E	54.86'
L7	S 05°58'57" W	54.64'
L8	S 11°59'13" E	54.68'
L9	S 29°59'04" E	54.81'
L10	S 47°55'43" E	54.36'
L11	N 66°07'30" W	56.33'
L12	N 83°56'01" W	52.02'
L13	S 84°04'45" W	61.94'
L14	S 80°55'15" W	80.68'
L15	N 02°10'29" W	29.74'
L16	S 86°15'34" W	50.00'
L17	S 87°49'31" W	99.99'
L18	N 04°40'29" W	79.65'
L19	N 09°50'55" W	66.37'
L20	N 14°19'24" W	66.37'
L21	S 18°47'54" E	66.37'
L22	N 23°16'23" W	66.37'
L23	N 27°44'52" W	66.37'
L24	N 31°38'15" W	62.32'
L25	S 20°08'07" E	60.00'
L26	S 43°39'53" W	162.52'
L27	S 54°23'03" W	80.89'
L28	N 65°06'13" E	80.89'
L29	S 75°49'23" W	80.89'
L30	N 88°01'12" W	141.29'
L31	N 72°29'02" E	49.80'
L32	N 46°18'12" E	53.12'
L33	N 24°13'33" W	66.84'
L34	N 31°21'50" E	102.95'

CURVE TABLE:

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00'	76°48'37"	33.51'	S 57°38'37" W	31.06'
C2	375.00'	08°31'16"	55.77'	N 88°12'43" W	55.72'
C3	25.00'	91°33'56"	39.95'	N 42°02'32" E	35.84'
C4	2040.00'	22°25'11"	798.25'	S 13°25'23" E	793.17'
C5	30.00'	94°29'51"	49.48'	S 22°36'57" W	44.06'
C6	355.00'	23°07'43"	143.30'	N 81°25'44" E	142.33'
C7	355.00'	125°55'05"	780.18'	N 31°35'43" W	632.38'
C8	275.00'	12°07'31"	58.20'	N 25°18'04" E	58.09'

TOTAL LOT SIZE COUNT							
SEC	40'	45'	50'	55'	60'	70'	
SEC 1	83	74	6	2	2	2	
SEC 2	—	—	111	—	—	—	
SEC 3	—	—	—	60	64	—	
SEC 4	96	89	—	—	—	—	
SEC 5	—	—	103	79	—	—	
SEC 6	—	—	—	33	115	—	
TOTAL	179	163	220	174	181	2	



- GENERAL NOTES:
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
  - The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9999942485.
  - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48030C010K, dated December 30, 2020, the property lies within Unshaded Zone X.  
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Elevation Land Solutions, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Elevation Land Solutions.
  - "BCOPR" indicates Brazoria County Official Public Records  
"BCDPR" indicates Brazoria County Deed Records  
"BL" indicates Building Line  
"BE" indicates Driveway Easement  
"PO" indicates Point  
"POB" indicates Point of Beginning  
"PU" indicates Public Utility Easement  
"T" indicates Right-Of-Way  
"R.O.W." indicates Right-Of-Way  
"UE" indicates Utility Easement  
"VOL" indicates Volume  
"—" indicates change in street name
  - The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County Drainage District No. 5.
  - Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
  - The Developer/Owners' Association shall be responsible for maintenance of all reserves.
  - Contour lines shown hereon are based on the NGS Benchmark E 306 being noted herein.
  - Preliminary, this document shall not be recorded for any purpose and shall not be 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.
  - One foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets or subdivisions where such streets abut adjacent acreage exist, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the dedicator, his heirs, assigns, or successors.
  - The emergency access provided must be 20 feet in width and have a traffic load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).
  - This plat contains Type II lots, and is subject to such regulations defined in the Development Agreement between Hines Interests and the City of Iowa Colony dated August 15, 2022.

# CREEKHAVEN SEC 6

BEING 39.45 ACRES OF LAND CONTAINING 148 LOTS AND FIVE RESERVES IN EIGHT BLOCKS.

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

OWNER: SPUR CREEKHAVEN DEVELOPMENT, L.P. 2450 FONDERN RD HOUSTON, TX, 77063

ENGINEER/SURVEYOR: ELEVATION LAND SOLUTIONS 9709 LAKESIDE BLVD., STE 200, THE WOODLANDS, TX, 77381 (832)823-2200

TBPLS FIRM REGISTRATION No. 10194692

PLANNER:

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

SCALE: 1" = 100'  
0 100 200

REV: JULY 23, 2025

MTA-89001A

DISCLAIMER AND LIMITED WARRANTY

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



Wednesday, July 30, 2025

Merrett Huddleston  
Elevation Land Solutions  
9709 Lakeside Blvd., Ste. 200  
The Woodlands, TX 77381  
[mhuddleston@elevationlandsolutions.com](mailto:mhuddleston@elevationlandsolutions.com)

Re: Sierra Vista West Section 11 Final Plat  
Letter of Recommendation to Approve - Updated  
COIC Project No. 6448  
Adico, LLC Project No. 710-25-002-025

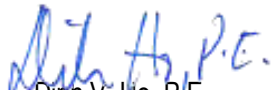
Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Sierra Vista West Section 11 Final Plat received on or about July 30, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the plat as resubmitted on July 30, 2025. Please provide (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, July 30, 2025, for consideration at the August 5, 2025, Planning and Zoning meeting.

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

Sincerely,  
Adico, LLC

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

Cc: Rachel Patterson  
Kayleen Rosser  
File: 710-25-002-025



## FINAL PLAT NOTES:

1. THE PRELIMINARY PLAT WAS APPROVED BY CITY OF IOWA COLONY ON 04/01/2025
2. THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 53 BOUNDARY.
3. 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.
4. BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
5. 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.
6. ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER FINISH GRADING IS COMPLETE. CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "ELS".
7. BENCHMARK SHOWN HEREON ARE BASED ON TXDOT MONUMENT HV-79C, LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 1.25 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.
8. THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "Y", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0115K, DATED DECEMBER 30, 2020.
9. ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
10. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
11. 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.
12. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION.
13. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS FOR THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
14. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE SET AT OR ABOVE THE MINIMUM SLAB ELEVATIONS DEFINED.
15. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
16. ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
17. ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 53.
18. THIS SUBDIVISION EMPLOYS A DRAINAGE SYSTEM, WHICH UTILIZES STREETS AND ADJACENT PROPERTIES WITHIN THE SUBDIVISION PLAT BOUNDARY TO STORE AND CONVEY STORM WATER. THUS, DURING STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION.
19. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
20. ADEQUATE WASTEWATER FACILITIES SHALL BE PROVIDED TO SERVICE ALL PROPOSED IMPROVEMENTS.
21. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
22. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR THE RESERVE.
23. 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.
24. 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.
25. THE PLAT IS SUBJECT TO THE REQUIREMENTS OF SIERRA VISTA DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND LAND TEAS SIERRA VISTA WEST, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS APPROVED ON FEBRUARY 15, 2016 AND AMENDED IN JUNE 2018, JANUARY 2022, AND FEBRUARY 2025.

Line Table		
Line #	Length	Direction
L1	10.00'	S87°15'28"W
L2	119.78'	N74°08'48"E
L3	22.05'	N87°15'10"E
L4	10.00'	N87°14'55"E
L5	20.00'	S49°47'37"W
L6	7.75'	N72°12'39"W
L7	6.00'	N21°26'23"E
L8	2.00'	N42°15'18"E
L9	78.49'	N30°51'42"E
L10	60.92'	N02°44'32"W
L11	107.85'	S39°08'18"W
L12	14.03'	N06°18'14"W
L13	42.93'	N51°44'45"W
L14	52.93'	N53°30'51"W
L15	52.93'	N55°16'57"W
L16	88.45'	N55°49'20"W
L17	14.33'	S79°56'56"W
L18	109.91'	S35°43'12"W
L19	106.54'	S42°13'00"W
L20	14.03'	S87°39'31"W
L21	42.93'	N46°53'58"W
L22	52.93'	N45°07'52"W
L23	52.93'	N43°21'46"W
L24	52.93'	N41°35'40"W
L25	49.55'	S54°27'00"W
L26	25.00'	S36°02'16"E
L27	53.74'	S54°27'00"W
L28	109.21'	N58°58'47"E
L29	119.93'	N58°58'47"E
L30	20.00'	S51°47'12"E
L31	40.00'	N45°50'03"W
L32	39.22'	N49°36'19"W
L33	14.25'	N05°03'00"W
L34	110.00'	S39°30'18"W

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	42,325.45	0.9717	LANDSCAPE, OPEN SPACE AND UTILITIES
B	3,107.51	0.0713	LANDSCAPE, OPEN SPACE AND UTILITIES
C	2,878.46	0.0661	LANDSCAPE, OPEN SPACE AND UTILITIES
D	162,296.18	3.726	LANDSCAPE, OPEN SPACE AND UTILITIES
E	23,953.27	0.5499	LANDSCAPE, OPEN SPACE AND UTILITIES
TOTAL	234,560.87	5.385	

Curve Table					
Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C1	118.49'	100.00	067°53'21"	111.68'	N31°12'08"E
C2	52.65'	35.00	086°11'02"	47.82'	S71°45'40"E
C3	829.59'	1,560.00	030°28'09"	819.85'	N43°54'14"W
C4	913.24'	1,740.00	030°04'18"	902.80'	S44°06'09"E
C5	63.19'	35.00	103°26'31"	54.95'	S22°39'16"W
C6	94.40'	2,450.00	002°12'27"	94.39'	S75°28'45"W
C7	21.26'	500.00	002°26'11"	21.26'	N75°21'53"E
C8	36.36'	500.00	004°09'58"	36.35'	S76°13'47"W
C9	335.12'	1,040.00	018°27'45"	333.67'	N69°04'53"E
C10	47.13'	30.00	090°00'18"	42.43'	N47°44'41"W
C11	573.29'	1,735.00	018°55'55"	570.69'	S49°40'21"E
C12	541.76'	1,565.00	019°50'03"	539.06'	S49°13'17"E
C13	108.67'	55.00	113°12'14"	91.84'	S17°17'52"W
C14	72.07'	55.00	075°04'48"	67.02'	N68°33'37"W
C15	215.45'	200.00	061°43'19"	205.18'	N61°52'52"W
C16	86.39'	55.00	090°00'00"	77.78'	N47°44'32"W
C17	210.83'	300.00	040°15'53"	206.51'	N17°23'24"E
C18	263.92'	450.00	033°36'14"	260.16'	N14°03'35"E
C19	45.99'	30.00	087°50'15"	41.62'	S06°23'46"E
C20	45.99'	30.00	087°50'15"	41.62'	N81°26'28"E
C21	40.09'	25.00	091°52'34"	35.93'	S83°27'38"W
C22	40.09'	25.00	091°52'34"	35.93'	N08°24'56"W
C23	38.50'	25.00	088°14'21"	34.81'	N81°38'32"E
C24	38.50'	25.00	088°14'21"	34.81'	S06°35'50"E
C25	26.67'	25.00	061°06'54"	25.42'	S72°54'30"E

Curve Table					
Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C26	212.28'	50.00	243°15'34"	85.15'	N18°09'50"E
C27	39.27'	25.00	090°00'00"	35.36'	S14°08'18"E
C28	39.27'	25.00	090°00'00"	35.36'	N75°51'42"E
C29	48.18'	30.00	092°00'39"	43.16'	S05°16'57"E
C30	48.18'	30.00	092°00'39"	43.16'	N86°43'42"E
C31	38.42'	25.00	088°03'16"	34.75'	S84°45'00"W
C32	38.42'	25.00	088°03'16"	34.75'	N03°18'15"W
C33	23.82'	85.00	016°03'15"	23.74'	S31°16'38"E
C34	14.54'	25.00	033°19'17"	14.34'	N39°54'38"W
C35	129.78'	50.00	148°43'16"	96.30'	S17°47'21"W
C36	14.54'	25.00	033°19'17"	14.34'	N75°29'21"E
C37	22.36'	85.00	015°04'17"	22.29'	S66°21'51"W
C38	49.39'	25.00	113°12'14"	41.74'	S17°17'52"W
C39	15.16'	25.00	034°44'22"	14.93'	N56°31'48"E
C40	126.15'	50.00	144°33'32"	95.26'	N68°33'37"W
C41	15.16'	25.00	034°44'22"	14.93'	S13°39'02"E
C42	32.76'	25.00	075°04'48"	30.47'	N68°33'37"W
C43	38.41'	25.00	088°02'01"	34.74'	N46°45'32"W
C44	39.27'	25.00	090°00'00"	35.36'	S42°15'28"W
C45	8.67'	85.00	005°50'32"	8.66'	N89°49'16"W
C46	12.51'	25.00	028°40'40"	12.38'	N78°45'40"E
C47	118.39'	50.00	135°39'56"	92.61'	N47°44'42"W
C48	12.51'	25.00	028°40'40"	12.38'	S05°44'57"W
C49	8.67'	85.00	005°50'51"	8.67'	N05°39'57"W
C50	39.27'	25.00	090°00'00"	35.36'	N47°44'32"W

SIERRA VISTA WEST  
SEC 10  
BCCF No. 2022051615  
BCOPR

CRYSTAL VIEW DRIVE  
(WIDTH VARIES)

SIERRA VISTA WEST  
AMENITY CENTER RESERVE  
BCCF No. 2023011655  
BCOPR  
RESTRICTED  
RESERVE "A"

0.642 ACRES  
TO SIERRA VISTA AT  
CANYON GATE PROPERTY  
OWNERS ASSOCIATION  
A TEXAS NON-PROFIT CORP.  
BCCF No. 2024013938  
BCOPRRP

1.299 ACRES  
TO SIERRA VISTA AT  
CANYON GATE PROPERTY  
OWNERS ASSOCIATION  
A TEXAS NON-PROFIT CORP.  
BCCF No. 202504032  
BCOPRRP

SIERRA VISTA  
SEC 10  
BCCF No. 2024050641  
BCOPR

CRYSTAL VIEW DRIVE  
(80' ROW)

REMAINDER OF A CALLED  
108.402 ACRES TO  
LAND TEAS STERLING  
LAKES SOUTH, L.L.C.  
BCCF No. 2016056950  
BCOPRRP

8.999 ACRES  
TO MYLES ANTHONY AND  
CYNTHIA ANTHONY  
BCCF No. 2019022019  
BCOPRRP

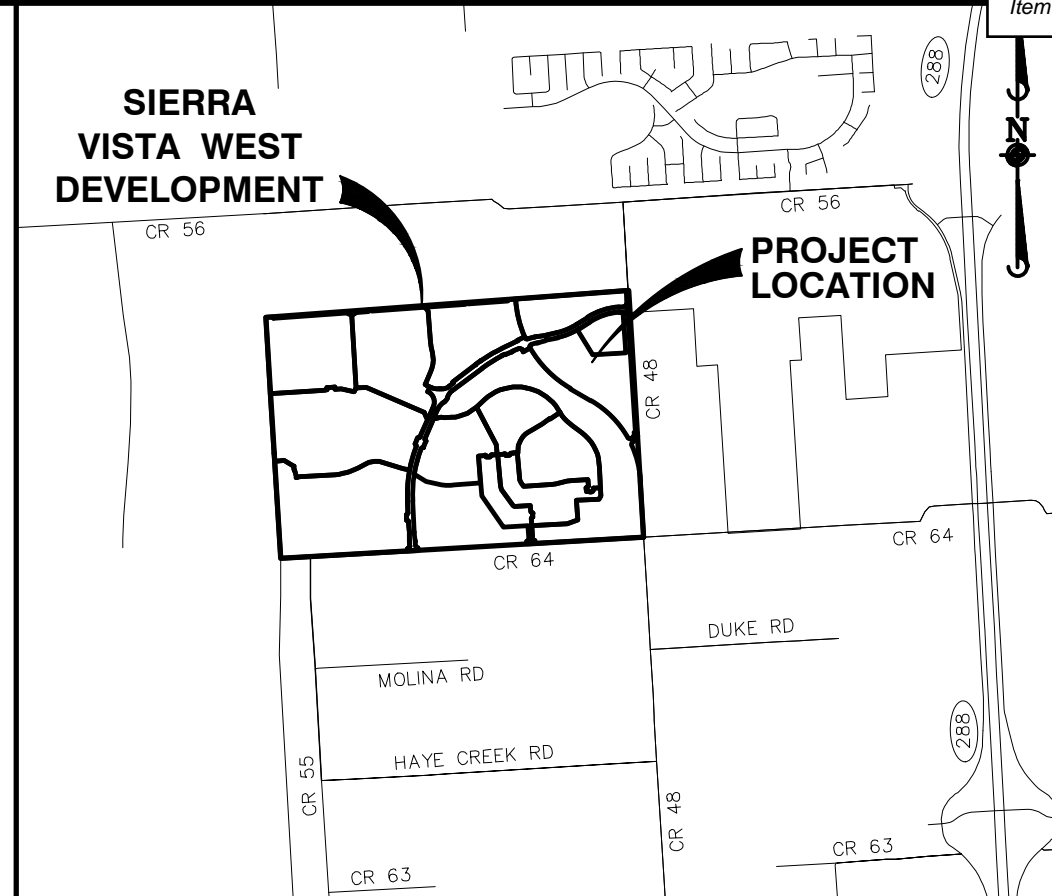
29.80 ACRES  
TO MYLES ANTHONY AND  
CYNTHIA ANTHONY  
BCCF No. 2012057949  
BCOPRRP

2.0 ACRES TO:  
DONALD & TERESA MAY  
B.C.C.F. No. 20090910502  
BCOPR

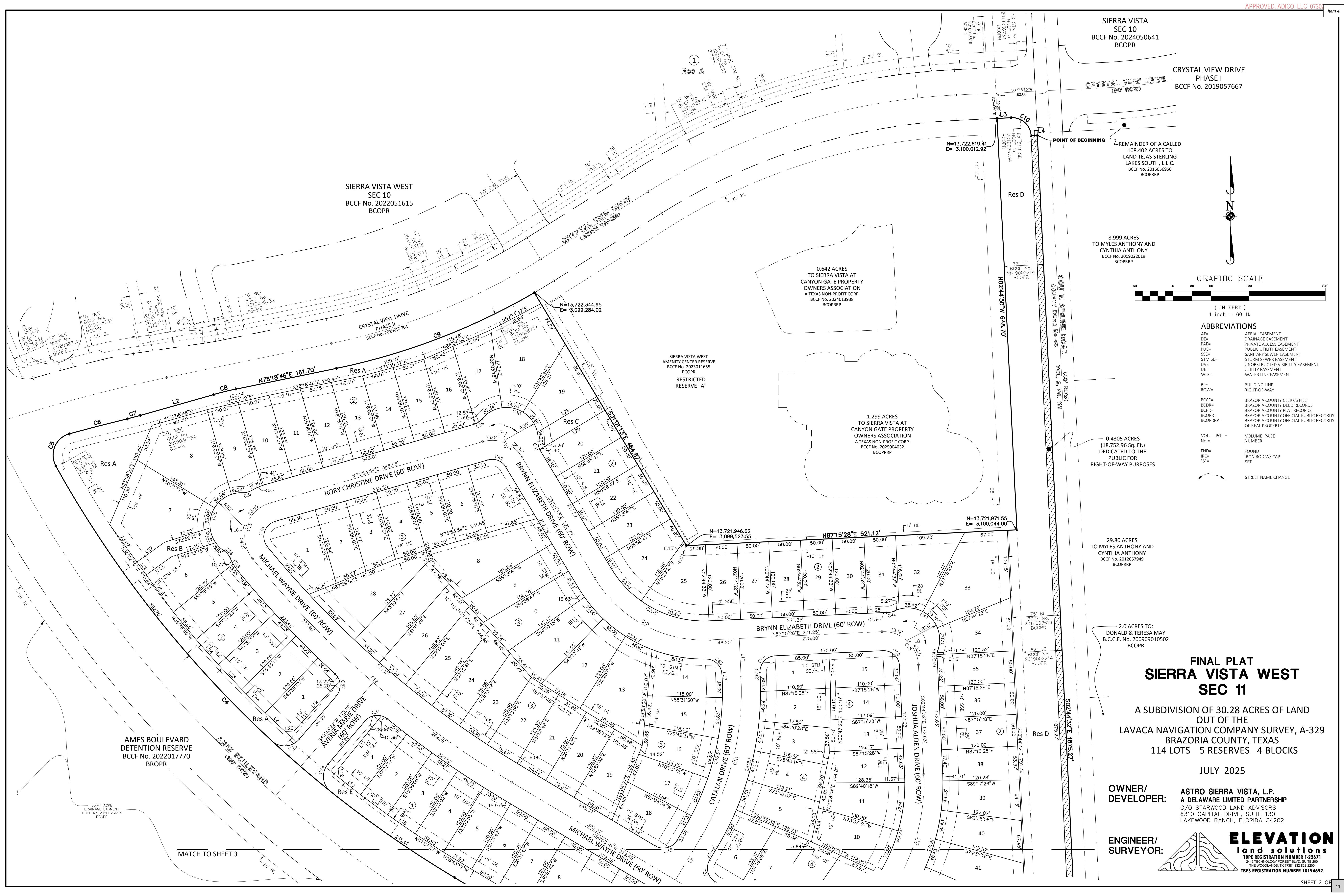
29.80 ACRES TO:  
MYLES ANTHONY AND CYNTHIA ANTHONY,  
HUSBAND AND WIFE  
B.C.C.F. No. 201257949  
BCOPR

15.000 ACRES TO:  
CYNTHIA KAYE ANTHONY  
B.C.C.F. No. 2004060087  
CONVEYED FROM  
ESTATE OF ROGER E. GRIFFITH  
PROBATE NO. PRO33435  
B.C.C.F. No. 2015055312

A RESIDUE OF:  
20.0 ACRES TO:  
MYLES ANTHONY AND WIFE,  
CYNTHIA ANTHONY  
B.C.C.F. No. 00 019852  
BCOPR





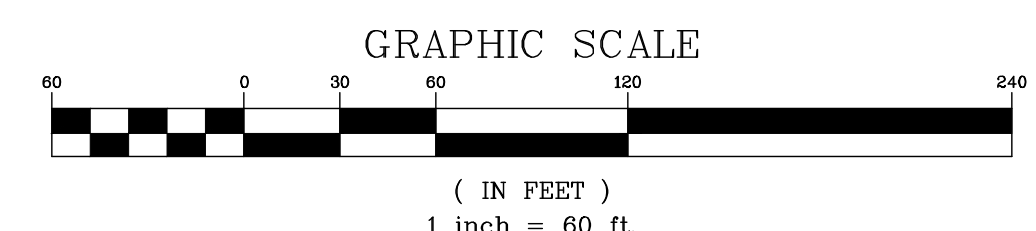


SIERRA VISTA  
SEC 10  
BCCF No. 2024050641  
BCOPR

CRYSTAL VIEW DRIVE  
PHASE I  
BCCF No. 2019057667

REMAINDER OF A CALLED  
108.402 ACRES TO  
LAND TEXAS STERLING  
LAKES SOUTH, L.L.C.  
BCCF No. 2016056950  
BCOPRRP

8.999 ACRES  
TO MYLES ANTHONY AND  
CYNTHIA ANTHONY  
BCCF No. 2019022019  
BCOPRRP



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., No.=	VOLUME, PAGE NUMBER
FND=	FOUND
IRC=	IRON ROD W/ CAP SET
STREET NAME CHANGE	

29.80 ACRES  
TO MYLES ANTHONY AND  
CYNTHIA ANTHONY  
BCCF No. 2012057949  
BCOPRRP

2.0 ACRES TO:  
DONALD & TERESA MAY  
B.C.C.F. No. 200909010502  
BCOPR

# FINAL PLAT SIERRA VISTA WEST SEC 11

A SUBDIVISION OF 30.28 ACRES OF LAND  
OUT OF THE  
LAVACA NAVIGATION COMPANY SURVEY, A-329  
BRAZORIA COUNTY, TEXAS  
114 LOTS 5 RESERVES 4 BLOCKS

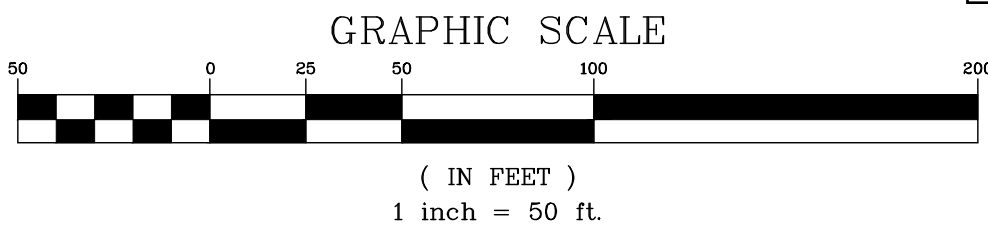
JULY 2025

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

ENGINEER/  
SURVEYOR:







ABBREVIATIONS

- AE= AERIAL EASEMENT  
DE= DRAINAGE EASEMENT  
PAE= PRIVATE ACCESS EASEMENT  
PUE= PUBLIC UTILITY EASEMENT  
SSE= SANITARY SEWER EASEMENT  
STM SE= STORM SEWER EASEMENT  
LVE= 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  
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BCOPR= BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS  
BCOPRRP= BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- VOL., PG.= VOLUME, PAGE NUMBER  
No.=  
FND= FOUND  
IRC= IRON ROD W/ CAP  
"S"= SET
- STREET NAME CHANGE

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	42,325.45	0.9717	LANDSCAPE, OPEN SPACE AND UTILITIES
B	3,107.51	0.0713	LANDSCAPE, OPEN SPACE AND UTILITIES
C	2,878.46	0.0661	LANDSCAPE, OPEN SPACE AND UTILITIES
D	162,296.18	3.726	LANDSCAPE, OPEN SPACE AND UTILITIES
E	23,953.27	0.5499	LANDSCAPE, OPEN SPACE AND UTILITIES
TOTAL	234,560.87	5.385	

MATCH TO SHEET 2

MATCH TO SHEET 2

AMES BOULEVARD  
DETENTION RESERVE  
BCCF No. 2022017770  
BROPR

2.0 ACRES TO:  
DONALD & TERESA MAY  
B.C.C.F. No. 200909010502  
BCOPR

0.4305 ACRES  
(18,752.96 Sq. Ft.)  
DEDICATED TO THE  
PUBLIC FOR  
RIGHT-OF-WAY PURPOSES

29.80 ACRES  
TO MYLES ANTHONY AND  
CYNTHIA ANTHONY  
BCCF No. 2012057949  
BCOPRRP

15.000 ACRES TO:  
CYNTHIA KAYE ANTHONY  
B.C.C.F. No. 2004060087  
CONVEYED FROM  
ESTATE OF ROGER E. GRIFFITH  
PROBATE NO. PRO33435  
B.C.C.F. No. 2015055312

A RESIDUE OF:  
20.0 ACRES TO:  
MYLES ANTHONY AND WIFE,  
CYNTHIA ANTHONY  
B.C.C.F. No. 00 019852  
BCOPR

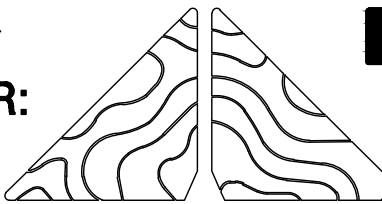
FINAL PLAT  
SIERRA VISTA WEST  
SEC 11

A SUBDIVISION OF 30.28 ACRES OF LAND  
OUT OF THE  
LAVACA NAVIGATION COMPANY SURVEY, A-329  
BRAZORIA COUNTY, TEXAS  
114 LOTS 5 RESERVES 4 BLOCKS

JULY 2025

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

ENGINEER/  
SURVEYOR:



**ELEVATION**  
land solutions  
TBPB REGISTRATION NUMBER F-22671  
2461 TECHNOLOGY FOREST BLVD, SUITE 200  
THE WOODLANDS, TX 77381 832-823-2200  
TBPB REGISTRATION NUMBER 10194692

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES

1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 12-INCHES ABOVE CROWN OF ROAD AND/OR 24-INCHES ABOVE BASE FLOOD ELEVATION.
2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
6. 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 "RIP-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.



STATE OF TEXAS           §  
COUNTY OF BRAZORIA       §

A METES & BOUNDS description of a certain 30.28 acre (1,319,016 square feet) tract of land situated in the Lavaca Navigation Company Survey, Section 1, Abstract No. 329 in Brazoria County, Texas, being a portion of a called 21.52 acre tract (Parcel "A", Tract "9") conveyed to Astro Sierra Vista, L.P., by deed recorded in Clerk's File No. 2021084557, Brazoria County Official Public Records, and being a portion of a called 18.24 acre tract (Parcel "A", Tract "12") conveyed to Astro Sierra Vista, L.P., by deed recorded in Clerk's File No. 2021084557, Brazoria County Official Public Records; said 30.28 acre (1,319,016 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 the southeast corner of Crystal View Drive Phase II according to the plat thereof recorded in Clerk's File No. 2019057701, Brazoria County Official Public Records, being the northeast corner of said called 21.52 acre tract, and being on the west right–of–way line of County Road No. 48 (based on a width of 40 feet) recorded in Volume 2, Page 113, Brazoria County Deed Records;

THENCE, South 02°44'32" East, along the west right–of–way line of said County Road No. 48 and along the east line of said called 21.52 acre tract, 1,875.27 feet to a 5/8–inch iron rod (with cap) found, being on the northwest right–of–way line of South Airline Road (60 foot right–of–way) according to the plat recorded in Clerk's File No. 2022017770, Brazoria County Official Public Records, and being on the east line of said called 18.24 acre tract;

THENCE, along the northwest right–of–way line of said South Airline Road, the following three (3) courses and distances:

- South 87°15'28" West, 10.00 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the right;
- Along said curve to the right in a southwesterly direction, with a radius of 100.00 feet, a central angle of 67°53'21", an arc length of 118.49 feet, and a chord bearing South 31°12'08" West, 111.68 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a compound curve to the right;
- Along said compound curve to the right in a westerly direction, with a radius of 35.00 feet, a central angle of 86°11'02", an arc length of 52.65 feet, and a chord bearing North 71°45'40" West, 47.82 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a reverse curve to the left and being on the northeast right–of–way line of Ames Boulevard (120 foot right–of–way) according to the plat recorded in Clerk's File No. 2022017770, Brazoria County Official Public Records;

THENCE, along the northeast right–of–way line of said Ames Boulevard, the following four (4) courses and distances:

- Along said reverse curve to the left in a northerly direction, with a radius of 1,560.00 feet, a central angle of 30°28'09", an arc length of 829.59 feet, and a chord bearing North 43°54'14" West, 819.85 feet to a 5/8–inch iron rod (with cap) found;
- North 59°08'18" West, 379.45 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the right;
- Along said curve to the right in a northerly direction, with a radius of 1,740.00 feet, a central angle of 30°04'18", an arc length of 913.24 feet, and a chord bearing North 44°06'09" West, 902.80 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a compound curve to the right;
- Along said compound curve to the right in a northeasterly direction, with a radius of 35.00 feet, a central angle of 103°26'31", an arc length of 63.19 feet, and a chord bearing North 22°39'16" East, 54.95 feet to a 5/8–inch iron rod (with cap) found, being on the south right–of–way line of said Crystal View Drive and being the beginning of a compound curve to the right;

THENCE, along the south right–of–way line of said Crystal View Drive, the following six (6) courses and distances:

- Along said compound curve to the right in an easterly direction, with a radius of 2,450.00 feet, a central angle of 02°12'27", an arc length of 94.40 feet, and a chord bearing North 75°28'45" East, 94.39 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a reverse curve to the left;
- Along said reverse curve to the left in an easterly direction, with a radius of 500.00 feet, a central angle of 02°26'11", an arc length of 21.26 feet, and a chord bearing North 75°21'53" East, 21.26 feet to a 5/8–inch iron rod (with cap) found;
- North 74°08'48" East, 119.78 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the right;
- Along said curve to the right in an easterly direction, with a radius of 500.00 feet, a central angle of 04°09'58", an arc length of 36.36 feet, and a chord bearing North 76°13'47" East, 36.35 feet to a 5/8–inch iron rod (with cap) found;
- North 78°18'46" East, 161.70 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the left;
- Along said curve to the left in an easterly direction, with a radius of 1,040.00 feet, a central angle of 18°27'45", an arc length of 335.12 feet, and a chord bearing North 69°04'53" East, 333.67 feet to a 5/8–inch iron rod (with cap) found, being the northwest corner of Restricted Reserve "A" of Sierra Vista West Amenities Center Reserve according to the plat thereof recorded in Clerk's File No. 2023011655, Brazoria County Official Public Records;

THENCE, South 31°01'13" East, along the west line of said Restricted Reserve "A" 464.87 feet to a 5/8–inch iron rod (with cap) found, being the southwest corner of said Restricted Reserve "A"

THENCE, North 87°15'28" East, along the south line of said Restricted Reserve "A", 521.12 feet to a 5/8–inch iron rod (with cap) found, being the southeast corner of said Restricted Reserve "A";

THENCE, North 02°44'50" West, along the east line of said Restricted Reserve "A", 648.70 feet to a 5/8–inch iron rod (with cap) found, being the northeast corner of said Restricted Reserve "A", and being on the south right–of–way line of said Crystal View Drive;

THENCE, along the south right–of–way line of said Crystal View Drive, the following three (3) courses and distances:

- North 87°15'10" East, 22.05 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the right;
- Along said curve to the right in a southeasterly direction, with a radius of 30.00 feet, a central angle of 90°00'18", an arc length of 47.13 feet, and a chord bearing South 47°44'41" East, 42.43 feet to a 5/8–inch iron rod (with cap) found;

North 87°14'55" East, 10.00 feet to the POINT OF BEGINNING, CONTAINING 30.28 acres (1,319,016 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 SIERRA VISTA, LP, a Delaware Limited Partnership, acting by and through Melanie Ohl, Authorized Person, being an officer of ASTRO SIERRA VISTA 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 30.28 Acre tract described in the above and foregoing map of SIERRA VISTA WEST SEC 11, 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 SIERRA VISTA WEST SEC 11 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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

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

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

IN TESTIMONY WHEREOF, the ASTRO SIERRA VISTA, LP, a Delaware limited partnership, has caused these presents to be signed by Melanie Ohl, Authorized Person, being an officer of ASTRO SIERRA VISTA GP, LLC, a Delaware limited liability company, its General Partner, thereunto authorized this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

ASTRO SIERRA VISTA, LP,  
A Delaware limited partnership

By: ASTRO SIERRA VISTA GP, LLC,  
a Delaware limited liability company,  
its General Partner

By: \_\_\_\_\_  
Melanie Ohl, Authorized Person

This plat is hereby APPROVED by the City of Iowa Colony City Council, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Will Kennedy  
Mayor

\_\_\_\_\_  
Nikki Brooks

\_\_\_\_\_  
Arnetta Hicks–Murray

\_\_\_\_\_  
Marquette Greene–Scott

\_\_\_\_\_  
Tim Varlack

\_\_\_\_\_  
Kareem Boyce

\_\_\_\_\_  
Sydney Hargroder

This plat is hereby APPROVED by the City of Iowa Colony Planning and Zoning Commission, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
David Hurst  
Chairman

\_\_\_\_\_  
Warren Davis

\_\_\_\_\_  
Les Hosey

\_\_\_\_\_  
Robert Wall

\_\_\_\_\_  
Brenda Dillon

\_\_\_\_\_  
Brian Johnson

\_\_\_\_\_  
Terry Hayes

STATE OF TEXAS           §  
COUNTY OF BRAZORIA       §

Before me, the undersigned authority, on this day personally appeared Melanie Ohl, Authorized Person, being an officer of ASTRO SIERRA VISTA, LP, a Delaware Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this  
\_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission expires \_\_\_\_\_

I, Paul R. Bretherton, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and 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, R.P.L.S.  
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.

BRAZORIA COUNTY DRAINAGE DISTRICT #5 APPROVAL

\_\_\_\_\_  
President  
Lee Walden, P.E.

\_\_\_\_\_  
Vice President  
Kerry L. Osburn

\_\_\_\_\_  
Secretary/Treasurer  
Brandon Middleton

\_\_\_\_\_  
District Engineer  
Dinh V. Ho, P.E.

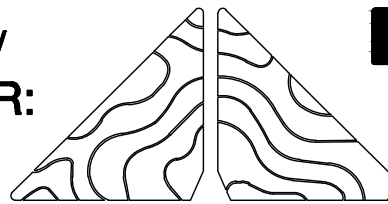
**FINAL PLAT  
SIERRA VISTA WEST  
SEC 11**

**A SUBDIVISION OF 30.28 ACRES OF LAND  
OUT OF THE  
LAVACA NAVIGATION COMPANY SURVEY, A-329  
BRAZORIA COUNTY, TEXAS  
114 LOTS 5 RESERVES 4 BLOCKS**

**JULY 2025**

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

**ENGINEER/  
SURVEYOR:**



**ELEVATION**  
**land solutions**  
TBP REGISTRATION NUMBER F-22671  
2461 TECHNOLOGY FOREST BLVD, SUITE 200  
THE WOODLANDS, TX 77381 832-823-2200  
TBP'S REGISTRATION NUMBER 10194692



Tuesday, July 29, 2025

Chris Stuart  
Aupha Engineering  
1650 Hwy 6, Suite 120  
Sugar Land, TX 77478  
[cstuart@majesticdev.com](mailto:cstuart@majesticdev.com)

Re: Sunset Prairie Subdivision Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 5870  
ALLC Project No. 710-25-002-009

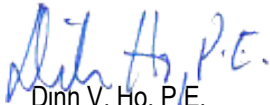
Dear Mr. Stuart:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Sunset Prairie Subdivision Preliminary Plat, received on or about July 28, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the plat as resubmitted on July 28, 2025. Please provide ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, July 30, 2025, for consideration at the August 5, 2025, Planning and Zoning Commission meeting.

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

Sincerely,  
Adico, LLC

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

Cc: Kayleen Rosser  
File: 710-25-002-009



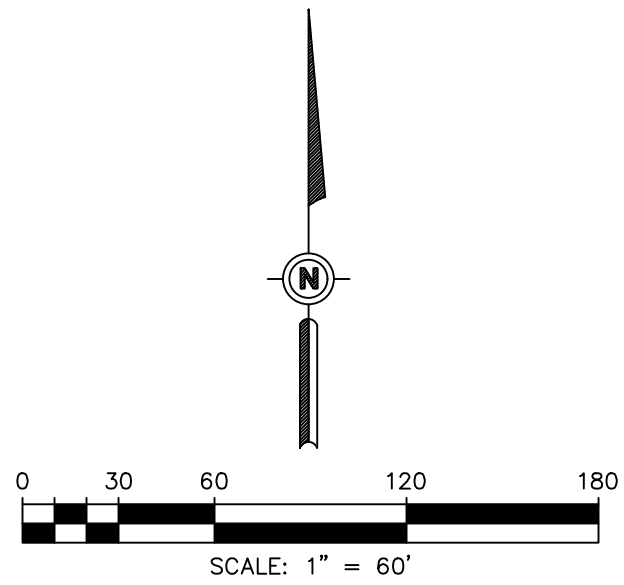
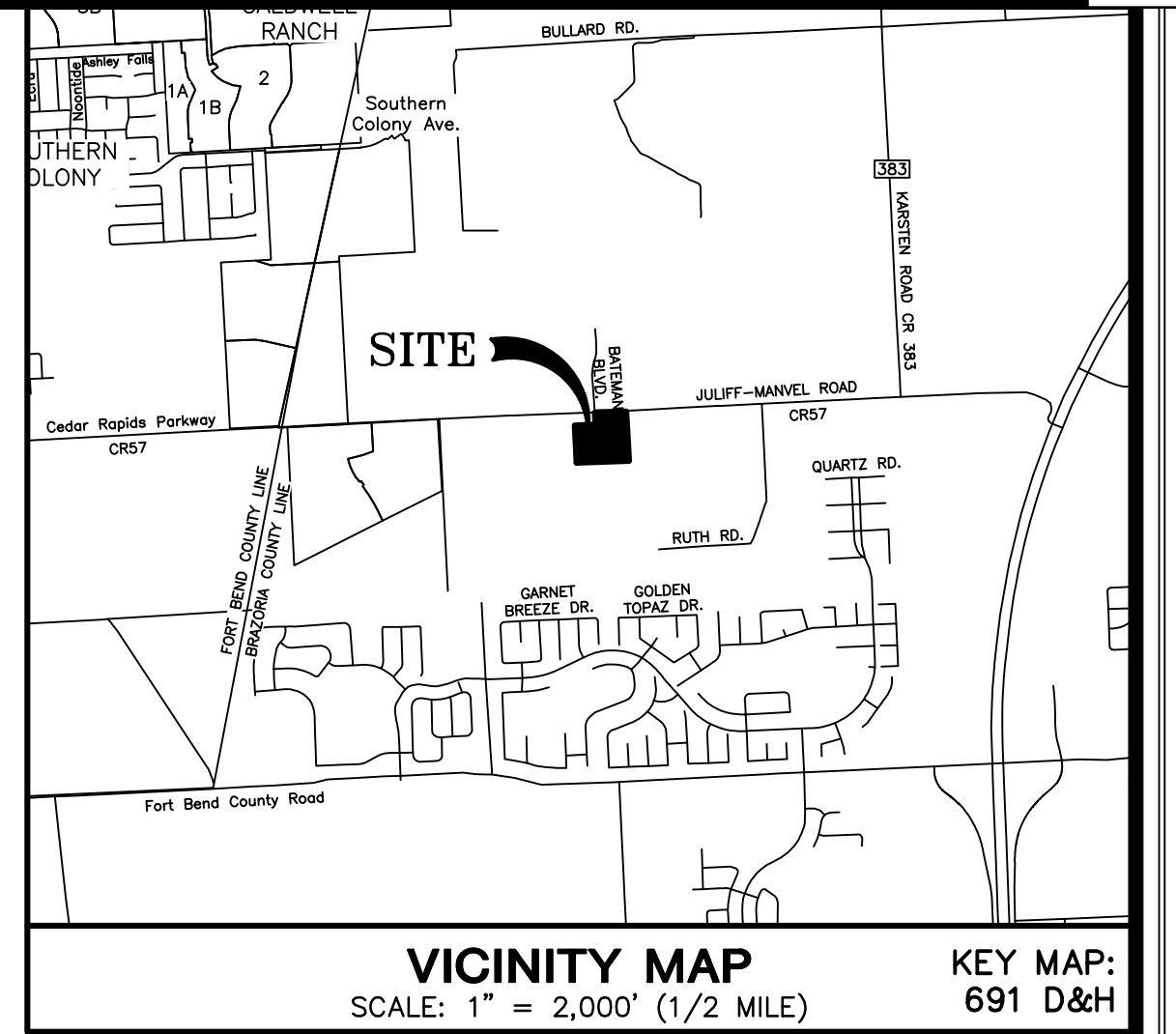
- UNRESTRICTED RESERVE **A**  
1.26 AC  
54,927 Sq. Ft.
- RESTRICTED RESERVE **B**  
Restricted to Open Space,  
Landscape, and Incidental  
Utility Purposes Only  
0.10 AC  
4,571 Sq. Ft.
- RESTRICTED RESERVE **C**  
Restricted to Open Space,  
Landscape, and Incidental  
Utility Purposes Only  
0.07 AC  
2,952 Sq. Ft.
- RESTRICTED RESERVE **D**  
Restricted to Open Space,  
Landscape, and Incidental  
Utility Purposes Only  
0.05 AC  
2,096 Sq. Ft.
- RESTRICTED RESERVE **E**  
Restricted to Open Space,  
Landscape, and Incidental  
Utility Purposes Only  
1.57 AC  
68,246 Sq. Ft.
- RESTRICTED RESERVE **F**  
Restricted to Open Space,  
Landscape, and Incidental  
Utility Purposes Only  
0.27 AC  
11,818 Sq. Ft.
- RESTRICTED RESERVE **G**  
Parkland Purposes Only  
1.93 AC  
84,181 Sq. Ft.
- RESTRICTED RESERVE **H**  
Restricted to Open Space,  
Landscape, and Incidental  
Utility Purposes Only  
0.42 AC  
18,205 Sq. Ft.
- RESTRICTED RESERVE **I**  
Restricted to Open Space,  
Landscape, and Incidental  
Utility Purposes Only  
0.04 AC  
1,796 Sq. Ft.
- RESTRICTED RESERVE **J**  
Restricted to Drainage and  
Detention Purposes Only  
4.16 AC  
181,113 Sq. Ft.
- RESTRICTED RESERVE **K**  
Restricted to Open Space,  
Landscape, and Incidental  
Utility Purposes Only  
0.62 AC  
27,041 Sq. Ft.
- RESTRICTED RESERVE **L**  
Restricted to Open Space,  
Landscape, and Incidental  
Utility Purposes Only  
0.39 AC  
16,909 Sq. Ft.
- RESTRICTED RESERVE **M**  
Restricted to Open Space,  
Landscape, and Incidental  
Utility Purposes Only  
0.07 AC  
3,228 Sq. Ft.
- UNRESTRICTED RESERVE **N**  
3.85 AC  
158,864 Sq. Ft.
- RESTRICTED RESERVE **O**  
Restricted to Open Space,  
Landscape, and Incidental  
Utility Purposes Only  
0.10 AC  
4,355 Sq. Ft.
- RESTRICTED RESERVE **P**  
Restricted to Compensating  
Open Space and Incidental  
Purposes Only  
0.39 AC  
16,793 Sq. Ft.
- RESTRICTED RESERVE **Q**  
Restricted to Open Space,  
Landscape, and Incidental  
Utility Purposes Only  
0.09 AC  
3,932 Sq. Ft.
- RESTRICTED RESERVE **R**  
Restricted to Open Space,  
Landscape, and Incidental  
Utility Purposes Only  
0.07 AC  
3,093 Sq. Ft.
- TOTAL RESERVES**  
15.25 AC  
664,144 Sq. Ft.

BAYOU RIFLES, INC.,  
RESIDUE CALLED 25 AC  
VOL. 1552, PG. 570  
D.R.B.C.T.

ASTRO SIERRA VISTA LP  
RESIDUE CALLED 21.52 ACRES  
C.C.F. No. 2021-084557  
O.P.R.F.B.C.T.

BRAZORIA BEND  
COUNTY CLUB ESTATES  
VOL. 17, PG. 273  
P.R.B.C.T.

D.R. HORTON TEXAS LTD  
CALLED 64.439 AC  
C.C.F. No. 2024016452  
O.P.R.B.C.T.



- LEGEND:**
- "Set 5/8-inch iron rod with cap stamped 'MAJESTIC SRVY FIRM 10194922'"
  - "Street Name Break"
  - "Block Number"
  - AC = "Acre(s)"
  - AE = "Aerial Easement"
  - BL = "Building Line"
  - ESMT = "Easement"
  - C.C.F. = "County Clerk's File Number"
  - Co. = "Company"
  - D.R.B.C.T. = "Deed Records, Brazoria County, Texas"
  - GBL = "Garage Building Line"
  - No. = "Number"
  - O.P.R.B.C.T. = "Official Public Records, Brazoria County, Texas"
  - P.R.B.C.T. = "Plat Records, Brazoria County, Texas"
  - R.O.W. = "Right-of-way"
  - Sq. Ft. = "Square Feet"
  - SSE = "Sanitary Sewer Easement"
  - STM SE = "Storm Sewer Easement"
  - UE = "Utility Easement"
  - UVE = "Unobstructed Visibility Easement"
  - WLE = "Waterline Easement"

SUNSET PRAIRIE SUBDIVISION PARKLAND TABLE	
PLAT	ACREAGE
SUNSET PRAIRIE SUBDIVISION	1.93 AC
TOTAL	1.93 AC
TOTAL REQUIRED 1/54 AC PER LOT @ 103 LOTS	
	1.91 AC

BYRON E. RAMIREZ &  
ALBA PRISCILLA RAMIREZ  
C.C.F. No. 2017-033264  
O.P.R.F.B.C.T.

OAKMONT ESTATES  
VOL. 21, PG. 307-308  
P.R.F.B.C.T.

JAMES WITT, et ux  
CALLED 5.0199 AC  
(PART OF LOT 1)  
C.C.F. No. 2019-004433  
O.P.R.F.B.C.T.

# PRELIMINARY PLAT OF SUNSET PRAIRIE SUBDIVISION

BEING A REPLAT OF 39.83 ACRES OF LAND  
BEING ALL OF COLONY ESTATES PHASE 1 AS RECORDED  
IN CLERK'S FILE No. 2005044763, P.R.B.C.T.  
OUT OF THE H.T. & B.R.R. Co. SURVEY SECTION 57, A-289  
BRAZORIA COUNTY, TEXAS

103 LOTS 18 RESERVES 4 BLOCKS  
JULY 2025



DEVELOPER:  
**MAJESTIC DEVELOPERS, L.L.C.**  
a Texas limited liability company  
1650 S HWY 6, SUITE 120  
SUGAR LAND, TX 77478  
(281)-975-1777

SURVEYOR:  
**MAJESTIC SURVEY, L.L.C.**  
REGISTRATION No. 10194922  
1650 S HWY 6, SUITE 120  
SUGAR LAND, TX 77478  
(281)-975-1777

ENGINEER:  
**AUPHA ENGINEERING, PLLC**  
REGISTRATION No. F-24725  
1650 S HWY 6, SUITE 120  
SUGAR LAND, TX 77478  
(409)-790-0163

OWNER:  
**GREEN INK PROPERTIES, LLC**  
a Texas limited liability company  
2718 ZACHARY BEND LANE  
KATY, TX 77494

OWNER:  
**DPEG HERITAGE, L.P.**  
a Texas limited liability company  
11333 FOUNTAIN LAKE DRIVE  
STAFFORD, TX 77477  
(713)-498-1855

Nick@ghanonieg.com

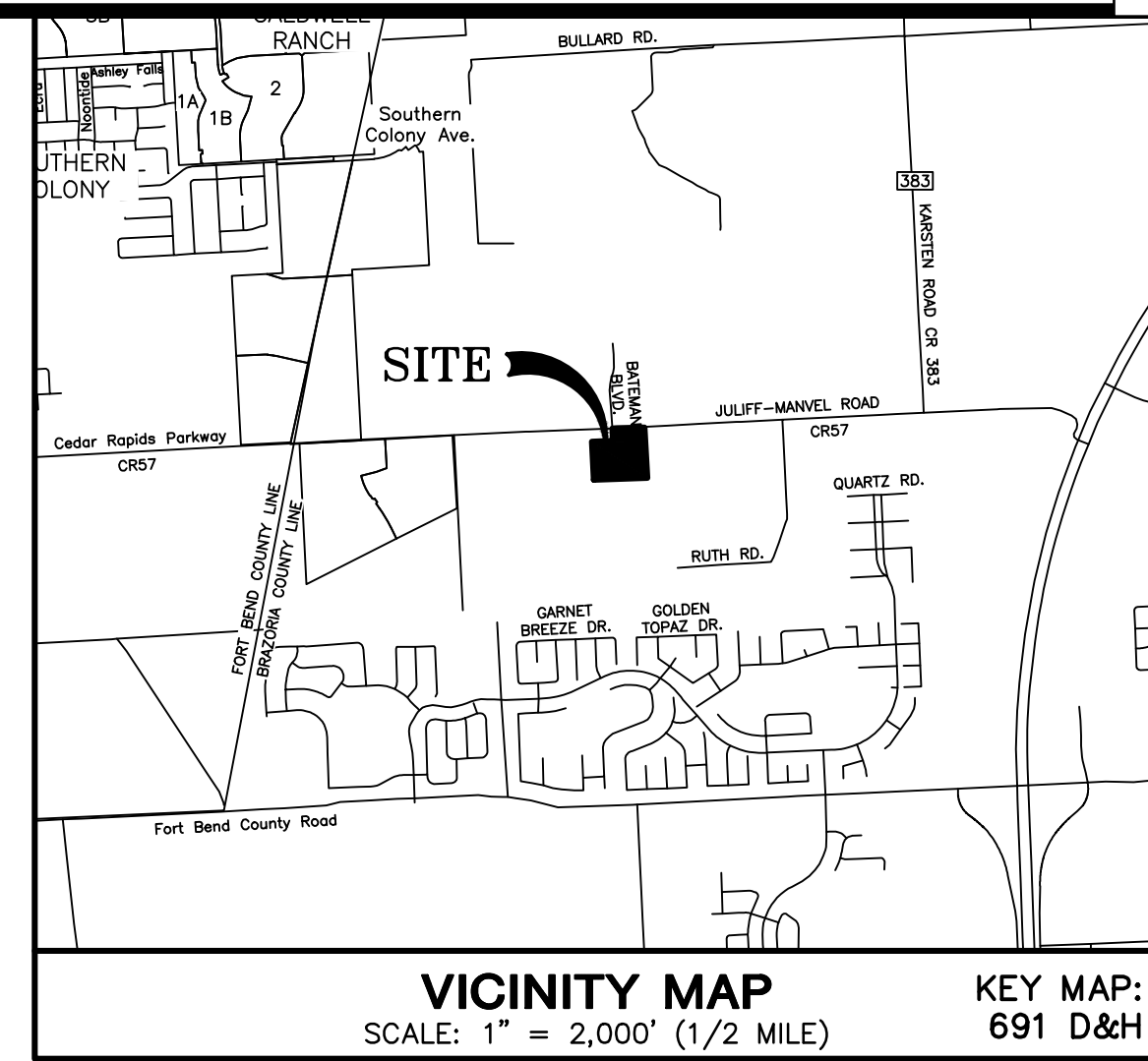
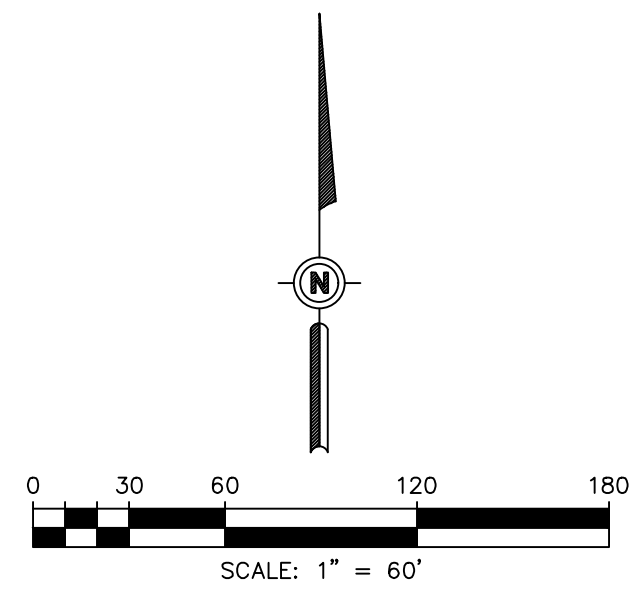
Santosh@majesticdev.com

Jeremy@majesticdev.com

Justin@majesticdev.com



<b>UNRESTRICTED RESERVE A</b> 1.26 AC 54,927 Sq. Ft.	<b>RESTRICTED RESERVE B</b> Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.10 AC 4,571 Sq. Ft.	<b>RESTRICTED RESERVE C</b> Restricted to Open Space, Landscape, and Incidental Purposes Only 0.07 AC 2,952 Sq. Ft.	<b>RESTRICTED RESERVE D</b> Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.05 AC 2,096 Sq. Ft.	<b>RESTRICTED RESERVE E</b> Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 1.57 AC 68,246 Sq. Ft.	<b>RESTRICTED RESERVE F</b> Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.27 AC 11,818 Sq. Ft.	<b>RESTRICTED RESERVE G</b> Parkland Purposes Only 1.93 AC 84,181 Sq. Ft.	<b>RESTRICTED RESERVE H</b> Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.42 AC 18,205 Sq. Ft.	<b>RESTRICTED RESERVE I</b> Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.04 AC 1,796 Sq. Ft.
<b>RESTRICTED RESERVE J</b> Restricted to Drainage and Detention Purposes Only 4.16 AC 181,113 Sq. Ft.	<b>RESTRICTED RESERVE K</b> Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.62 AC 27,041 Sq. Ft.	<b>RESTRICTED RESERVE L</b> Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.39 AC 16,909 Sq. Ft.	<b>RESTRICTED RESERVE M</b> Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.07 AC 3,228 Sq. Ft.	<b>UNRESTRICTED RESERVE N</b> 3.65 AC 158,864 Sq. Ft.	<b>RESTRICTED RESERVE O</b> Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.10 AC 4,355 Sq. Ft.	<b>RESTRICTED RESERVE P</b> Restricted to Compensating Open Space and Incidental Utility Purposes Only 0.39 AC 16,793 Sq. Ft.	<b>RESTRICTED RESERVE Q</b> Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.09 AC 3,932 Sq. Ft.	<b>RESTRICTED RESERVE R</b> Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.07 AC 3,093 Sq. Ft.
<b>TOTAL RESERVES</b> 15.25 AC 664,144 Sq. Ft.								



## GENERAL NOTES:

- All existing pipelines or pipeline easements through the proposed subdivision have been shown.
  - Structures built on lots in the designated floodplain must be elevated to 24 inches (2 feet) above the FEMA Base Flood Elevation (BFE). No development permits will be issued below the BFE. Contact the floodplain administrator's office for specific information.
  - 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.
  - A minimum of five (5) feet wide sidewalks shall be required along all streets and shall conform to the City's design criteria.
  - The owner will provide easements for power lines where such are required, either as shown on this plat or by separate instrument dedication.
  - The owner will provide street name signs and traffic control devices in accordance with the Texas manual on uniform traffic control devices.
  - The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 1.00013.
  - This property lies within Unshaded Zone "X" as per Flood Insurance Rate Maps, Map No. 48039C0105K, Community Number 485458 for Fort Bend County and Unincorporated Areas, dated December 30, 2020.
- Unshaded Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
  - This plat abandons this easement recorded in PLAT No. 200508041, P.R.B.C.T.
  - UVES(s) shown are hereby dedicated which within those areas being dedicated, landscaping shall be no greater in height than thirty (30) inches above top of adjacent curb or centerline of pavement when allowed to grow to its maximum height, and that no person shall place, or cause to be placed, landscaping in such a manner as to interfere with the use of or obstruct vehicular or pedestrian traffic on any County road or drainage on or along such road.
  - The property identified in the foregoing plat lies with Brazoria County Drainage District #5.



OAKMONT ESTATES  
VOL. 21, PG. 307-308  
P.R.F.B.C.T.

ROBERT A. KOUTS &  
KATHRYN M. CARROW  
CALLED 5.5985 AC  
(PART OF LOT 1)  
C.C.F. No. 2003-067608  
O.P.R.F.B.C.T.

PLACIDA LOPEZ  
CALLED 9.19 AC  
VOL. 1384, PG. 495  
D.R.B.C.T.

# PRELIMINARY PLAT OF SUNSET PRAIRIE SUBDIVISION

BEING A REPLAT OF 39.83 ACRES OF LAND  
BEING ALL OF COLONY ESTATES PHASE 1 AS RECORDED  
IN CLERK'S FILE No. 2005044763, P.R.B.C.T.  
OUT OF THE H.T. & B.R.R. Co. SURVEY SECTION 57, A-289  
BRAZORIA COUNTY, TEXAS

103 LOTS      18 RESERVES      4 BLOCKS  
JULY 2025



DEVELOPER:  
**MAJESTIC DEVELOPERS, L.L.C.**  
a Texas limited liability company  
1650 S HWY 6, SUITE 420  
SUGAR LAND, TX 77478  
(281)-975-1777

Santosh@majesticdev.com



SURVEYOR:  
**MAJESTIC SURVEY, L.L.C.**  
REGISTRATION No. 10194922  
1650 S HWY 6, SUITE 420  
SUGAR LAND, TX 77478  
(281)-975-1777

Jeremy@majesticdev.com



ENGINEER:  
**ALPHA ENGINEERING, PLLC**  
REGISTRATION No. F-24725  
1650 S HWY 6, SUITE 100  
SUGAR LAND, TX 77478  
(409)-790-0163

Justin@majesticdev.com

OWNER:  
**GREEN INK PROPERTIES, LLC**  
a Texas limited liability company  
2718 ZACHARY BEND LANE  
KATY, TX 77494

Nick@ghanonipeg.com

OWNER:  
**DPEG HERITAGE, L.P.**  
a Texas limited partnership  
11333 FOUNTAIN LAKE DRIVE  
STAFFORD, TX 77477  
(713)-498-1855



OWNERS ACKNOWLEDGEMENT

State of Texas §  
County of Brazoria §

We, Nadyrshah Dhanani, President, and Nikhil Dhanani, Secretary, of DPEG HERITAGE, L.P., a Texas limited partnership, owners of the property subdivided, in this plat of Sunset Prairie Subdivision, do hereby make subdivision of said property for and on behalf of said corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

IN TESTIMONY, HERETO, the DPEG HERITAGE, L.P., a Texas limited partnership, has caused these presents to be signed by Nadyrshah Dhanani, its President, thereunto authorized and attested by its secretary, Nikhil Dhanani, and its common seal hereunto affixed, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

By: DPEG HERITAGE, L.P.,  
a Texas limited partnership

By: \_\_\_\_\_  
Nadyrshah Dhanani, President

By: \_\_\_\_\_  
Nikhil Dhanani, Secretary

State of Texas §  
County of \_\_\_\_\_ §

Before me, the under signed authority, on this day personally appeared Nadyrshah Dhanani, President, and Nikhil Dhanani, Secretary of DPEG HERITAGE, L.P., at Texas limited partnership known to me, to be the persons whose names are subscribed to the foregoing instruments, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Notary Public in and for  
the State of Texas

My commission expires: \_\_\_\_\_

State of Texas §  
County of Fort Bend §

This is to certify that I Jeremy J. Kowis, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me.

Jeremy J. Kowis  
Registered Professional Land Surveyor  
Texas Registration No. 6361

I, Justin M. Au, a Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Brazoria County to the best of my knowledge.

Justin M. Au  
Licensed Professional Engineer  
Texas Registration No. 138409

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S14°15'45"E	91.85'
L2	S42°17'55"W	10.00'
L3	S87°08'14"W	159.38'
L4	N76°11'55"E	12.59'
L5	S42°14'54"W	10.00'
L6	N87°27'35"E	27.74'
L7	N13°02'42"W	10.00'
L8	S48°09'44"E	5.00'
L9	N72°08'21"E	5.00'
L10	S02°36'19"E	165.01'
L11	N42°08'14"E	10.00'
L12	N47°42'05"W	10.00'

METES AND BOUNDS

A Metes and Bounds description of a 35.8258 acre out of Lots 5, 6, 7, 8, and 9, in Block 1, of Colony Estates Phase 1 as recorded in County Clerk's File No. 2005044763 of the Official Public Records of Brazoria County, Texas, located in the Northwest 1/4 of section 57, of the H.T. & B. R.R. Co. Survey, Abstract No. 289, Brazoria County, Texas, (basis of bearing is per GPS observation, Texas State Coordinate System, Texas South Central Zone, NAD83, GEOID 18 and being more particularly described by Metes and Bounds as follows);

Beginning at a point in the centerline of County Road No. 57 (60-foot right of way Plat No. 2005044763, P.R.B.C.T.) marking the Northeast corner of herein described tract and the Northwest corner of the Robert A. Kauts and Kathryn M. Carrow tract recorded in PLAT No. 2002-091714 of the Plat Records of Brazoria County, Texas;

Thence South 02 degrees 57 minutes 47 seconds East, a distance of 30.00 feet pass a 5/8" iron rod with cap stamped "LANEY RPLS 1718" found in the South line of said County Road No. 57 for a total distance of 1,321.29 feet to a wood post for corner found marking the Southeast corner of herein described tract and being the Northeast corner of Sterling Lakes at Iowa Colony Section 13 recorded in PLAT No. 2019001428 of the Plat Records of Brazoria County, Texas, also being the Southwest corner of a called 3.6729 acre tract recorded in Clerk's File No. 99-051916 of Official Public Records of Brazoria County, Texas;

Thence South 87 degrees 59 minutes 50 seconds West, a distance of 1,320.67 along the North line of said Sterling Lakes to a 5/8" iron rod with cap stamped "LANEY RPLS 1718" found marking the Southwest corner of herein described tract and being the Southeast corner of a called 24.8975-acre tract recorded in County Clerk's File No. 2006049811 of the Official Public Records of Brazoria County, Texas;

Thence North 02 degrees 51 minutes 46 seconds West, a distance of 942.89 feet along the East line of said 24.8975-acre tract to a 5/8" iron rod stamped "SOUTH TEXAS SURVEYING" set for the Southwest corner of Lot 1;

Thence North 87 degrees 27 minutes 35 seconds East, a distance of 519.47 feet along the South lines of Lots 1-4 to a 5/8" iron rod stamped "SOUTH TEXAS SURVEYING" set marking the Southeast corner of Lot 4;

Thence North 02 degrees 51 minutes 46 seconds West, a distance of 321.08 feet along the East line of Lot 4 to a 5/8" iron rod stamped "SOUTH TEXAS SURVEYING" set marking a point for a tangent curve to the left with a radius of 15.00 feet, a central angle of 89 degrees 40 minutes 39 seconds, and a length of 23.48 feet;

Thence along said curve to the left with a chord bearing of North 47 degrees 42 minutes 05 seconds West, a chord distance of 21.15 feet to a 5/8" iron rod stamped "SOUTH TEXAS SURVEYING" set in the South line of a 10.00-foot right of way dedication recorded in PLAT No. 200508041 of the Plat Records of Brazoria County, Texas;

Thence South 87 degrees 27 minutes 35 seconds West, a distance of 504.56 along the North lines of Lots 1-4 to a 1/2" iron rod with cap found in the South line of said 10.00-foot dedication;

Thence North 02 degrees 51 minute 46 seconds West, a distance of 30.00 feet to a point in the centerline of said County Road No. 57 marking the Northwest corner of herein described tract and being the Northeast corner of said 24.8975-acre tract;

Thence North 87 degrees 27 minutes 35 seconds East, a distance of 1318.23 feet along the centerline of said County Road No. 57 to the Point of Beginning, containing 35.8258 acres (1,560,571 square feet) more or less.

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	350.00'	11°25'16"	69.77'	S08°33'08"E	69.65'
C2	350.00'	11°00'02"	67.20'	N08°45'45"W	67.09'
C3	50.00'	89°40'39"	78.26'	N47°42'05"W	70.51'
C4	905.00'	10°56'19"	172.78'	N81°40'04"E	172.52'
C5	75.00'	79°09'42"	103.62'	N36°37'04"E	95.57'
C6	50.00'	89°34'38"	78.17'	N47°45'06"W	70.45'
C7	900.00'	9°40'42"	152.03'	S82°37'14"W	151.85'
C8	50.00'	92°19'09"	80.56'	N41°50'16"E	72.13'
C9	600.00'	13°32'20"	141.78'	N11°05'29"W	141.45'
C10	75.00'	89°08'24"	116.68'	S47°25'58"E	105.27'
C11	50.00'	90°00'00"	78.54'	S47°51'46"E	70.71'
C12	50.00'	90°19'21"	78.82'	S42°17'55"W	70.91'
C13	30.00'	90°18'05"	47.28'	S42°18'33"W	42.54'
C14	30.00'	81°40'06"	42.76'	S51°42'22"E	39.23'
C15	25.00'	17°13'30"	7.52'	N78°50'50"E	7.49'
C16	50.00'	124°07'38"	108.32'	N47°42'05"W	88.35'
C17	25.00'	17°13'30"	7.52'	S05°44'59"W	7.49'
C18	25.00'	90°00'00"	39.27'	S47°51'46"E	35.36'
C19	25.00'	59°52'59"	26.13'	S52°01'45"W	24.96'
C20	50.00'	273°59'52"	239.11'	S20°54'48"E	68.20'
C21	25.00'	35°29'26"	15.49'	S81°39'35"E	15.24'
C22	25.00'	17°17'18"	7.54'	N78°48'56"E	7.51'
C23	50.00'	124°09'15"	108.34'	N47°45'06"W	88.36'
C24	25.00'	17°17'18"	7.54'	S05°40'52"W	7.51'
C25	25.00'	90°00'00"	39.27'	S42°08'14"W	35.36'
C26	25.00'	89°08'24"	38.89'	S47°25'58"E	35.09'
C27	25.00'	56°11'43"	24.52'	N39°56'46"W	23.55'
C28	50.00'	275°25'05"	240.35'	S69°39'55"W	67.29'
C29	25.00'	40°32'09"	17.69'	S07°06'23"W	17.32'
C30	25.00'	23°38'47"	10.32'	S15°54'39"E	10.24'
C31	50.00'	139°08'00"	121.42'	N41°49'57"E	93.71'
C32	25.00'	23°24'07"	10.21'	N80°18'07"W	10.14'
C33	25.00'	90°36'09"	39.53'	S42°41'45"W	35.54'
C34	25.00'	89°23'51"	39.01'	N47°18'15"W	35.17'
C35	25.00'	90°00'00"	39.27'	N47°51'46"W	35.36'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C36	25.00'	17°01'07"	7.43'	S78°37'41"W	7.40'
C37	50.00'	124°02'14"	108.24'	S47°51'46"E	88.31'
C38	25.00'	17°01'06"	7.43'	N05°38'48"E	7.40'
C39	25.00'	16°48'33"	7.33'	N11°16'03"W	7.31'
C40	50.00'	123°56'28"	108.16'	S42°17'55"W	88.27'
C41	25.00'	16°48'33"	7.33'	S84°08'08"E	7.31'
C42	30.00'	101°43'20"	53.26'	N36°35'55"E	46.54'
C43	30.00'	89°41'55"	46.97'	N47°41'27"W	42.31'
C44	25.00'	90°51'36"	39.65'	N42°34'02"E	35.62'
C45	25.00'	90°19'21"	39.41'	S42°17'55"W	35.45'
C46	25.00'	89°40'39"	39.13'	N47°42'05"W	35.26'
C47	25.00'	90°00'00"	39.27'	N42°08'14"E	35.36'

PLANNING AND ZONING COMMISSION APPROVALS

This plat is hereby approved by the City of Iowa Colony City Engineer, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Dinh V. Ho, P.E.

PLANNING AND ZONING COMMISSION APPROVALS

This plat is hereby approved by the City of Iowa Colony Planning and Zoning Commission, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
David Hurst, Chairman

Les Hosey, Member  
Warren Davis, Member

Brenda Dillon, Member  
Robert Wall, Member

Terry Hayes, Member  
Brian Johnson, Member

CITY COUNCIL APPROVALS

This plat hereby approved by the City of Iowa Colony City Council, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Will Kennedy, Mayor

Nikki Brooks, Council Position 1  
Timothy Varlack, Council District A

Ametta Hicks-Murray, Council Position 2  
Kareem Boyce, Council District B

Marquette Greene-Scott, Council Position 3  
Sydney Hargroder, Council District C

# PRELIMINARY PLAT OF SUNSET PRAIRIE SUBDIVISION

BEING A REPLAT OF 39.83 ACRES OF LAND  
BEING ALL OF COLONY ESTATES PHASE 1 AS RECORDED  
IN CLERK'S FILE No. 2005044763, P.R.B.C.T.  
OUT OF THE H.T. & B.R.R. Co. SURVEY SECTION 57, A-289

BRAZORIA COUNTY, TEXAS

103 LOTS      18 RESERVES      4 BLOCKS  
JULY 2025



OWNER:  
GREEN INK PROPERTIES, LLC  
a Texas limited liability company  
2718 ZACHARY BEND LANE  
KATY, TX 77494

OWNER:  
DPEG HERITAGE, L.P.,  
a Texas limited partnership  
11333 FOUNTAIN LAKE DRIVE  
STAFFORD, TX 77477  
(713)–498–1855

Nick@dhananipeg.com

DEVELOPER:  
MAJESTIC DEVELOPERS, L.L.C.  
a Texas limited liability company  
1650 S HWY 6, SUITE 120  
SUGAR LAND, TX 77478  
(281)–975–1777

Santosh@majesticdev.com



SURVEYOR:  
MAJESTIC SURVEY, L.L.C.  
REGISTRATION No. 10194922  
1650 S HWY 6, SUITE 420  
SUGAR LAND, TX 77478  
(281)–975–1777

Jeremy@majesticdev.com



ENGINEER:  
AUPHA ENGINEERING, PLLC  
REGISTRATION No. F-24725  
1650 S HWY 6, SUITE 100  
SUGAR LAND, TX 77478  
(409)–790–0163

Justin@majesticdev.com

SHEET 3 OF 3



Monday, July 28, 2025

Shane Gormly  
Gormly Surveying, Inc  
P.O Box 862  
Alvin, TX 77512  
[SGormly@comcast.net](mailto:SGormly@comcast.net)

Re: TMS Estates Abbreviated Plat  
Letter of Recommendation to Approve  
COIC Project No. 6320  
ALLC Project No. 710-25-002-016

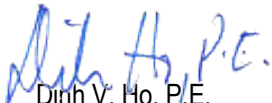
Dear Mr. Gormly:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of TMS Estates Abbreviated Plat, received on or about July 17, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the plat as resubmitted on July 17, 2025. Please provide two (2) sets of mylars and ten (10) folded copies of the plat Kayleen Rosser, City Secretary, by no later than Wednesday, July 30, 2025, for consideration at the August 5, 2025, Planning and Zoning meeting.

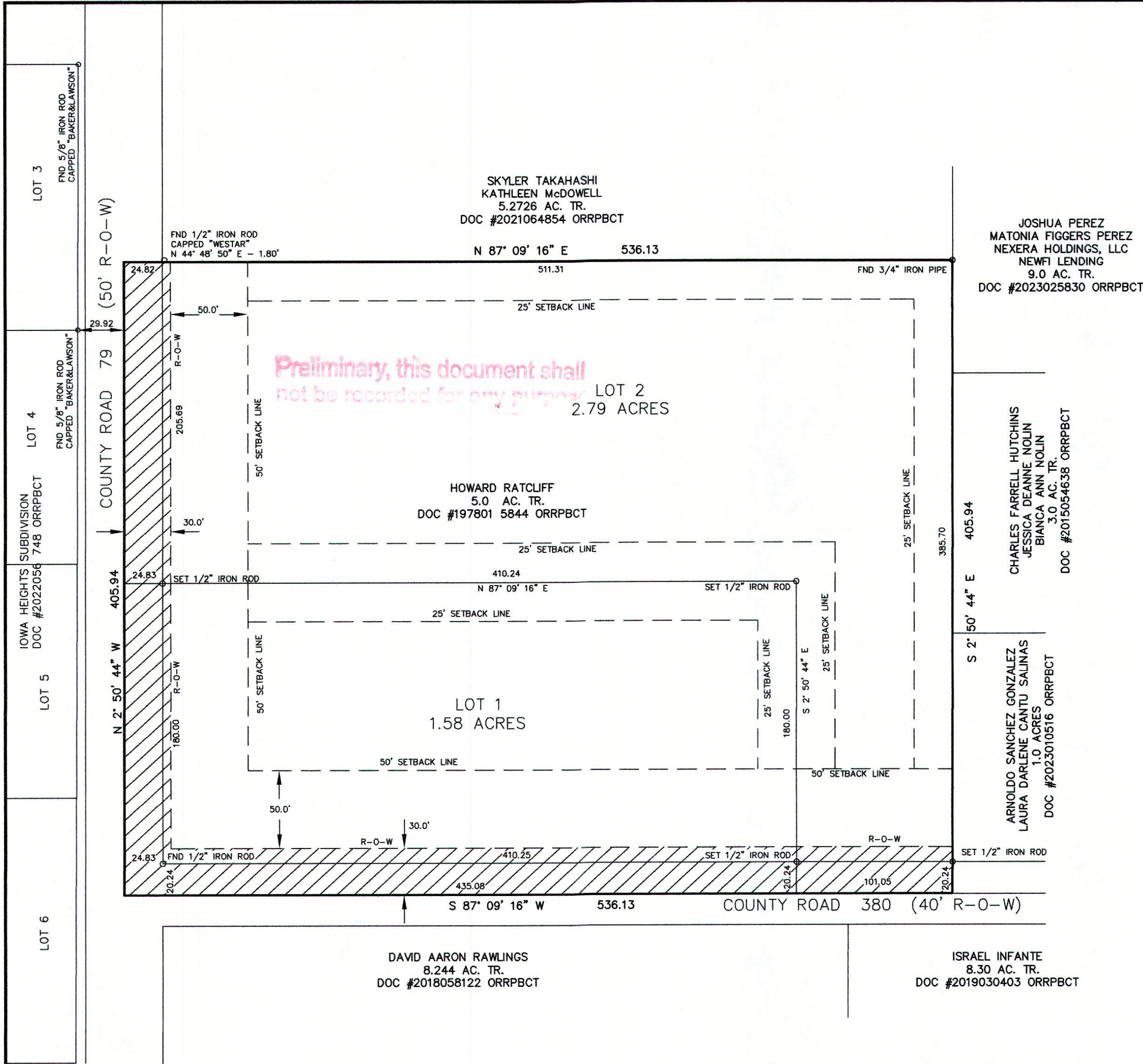
Should you have any questions, please do not hesitate to call our office.

Sincerely,  
Adico, LLC

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

Cc: Kayleen Rosser  
File: 710-25-002-016





BRAZORIA COUNTY DRAINAGE DISTRICT 5 FINAL PLAT AND CONSTRUCTION NOTES

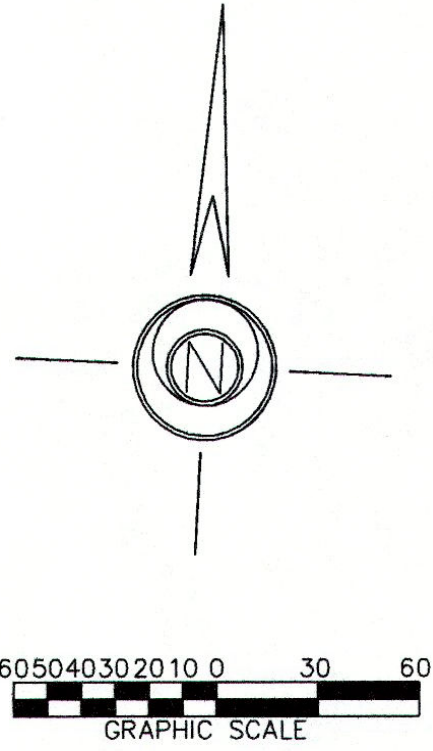
- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage 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.
- This rural commercial site employs a natural drainage system, which is intended to provide drainage for the site that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur on the site to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the commercial site is limited to an average imperviousness of no more than percent. The drainage and /or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded.
- If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- Other than shown heron, there are no pipeline easements or pipelines within the boundaries of this plat.
- All storm water drainage pipes, culverts, tiles or other (including driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District # 5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District # 5 (see District Resolution No 2007-06 & No 2007-07). Access will be gated and locked with Brazoria County Drainage District # 5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (see District Resolution No 2007-06).
- 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.

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

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

**Preliminary, this document shall not be recorded for any purpose**

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



METES AND BOUNDS

5.0 acres, being a part of Lot 61, Block 61 of the W. H. Johns Subdivision in the W. H. Dennis Survey, Section 80, H. T. & B. R. R. Co. Survey, Abstract 517, Brazoria County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a point marking the southwest corner of Lot 61, being in the intersection of County Road 79 and County Road 380, from which a found 1/2 inch iron rod bears North 2 deg, 50 min, 44 sec, West, a distance of 20.24 feet and South 87 deg, 09 min, 16 sec, East, a distance of 24.83 feet;

THENCE North 2 deg, 50 min, 44 sec, West, along the centerline of County Road 79, a distance of 405.94 feet to a point marking the northwest corner of the herein described tract and the southwest corner of a 5.2726 acre tract as described in Document Number 2021064854, Official Records of Real Property, Brazoria County, Texas;

THENCE North 87 deg, 09 min, 16 sec, East, along the South line of the 5.2726 acre tract, at 24.82 feet pass a 1/2 inch iron rod capped "WESTAR" which bears North 44 deg, 48 min, 50 sec, East, a distance of 1.80 feet, and continue for a total distance of 536.13 feet to a 3/4 inch iron pipe found for the northeast corner of the herein described tract, also being an interior corner of a 9.0 acre tract as described in Document Number 2023025830, Official Records of Real Property, Brazoria County, Texas;

THENCE South 2 deg 50 min, 44 sec, East, along the East line of the herein described tract, and the West line of a 3.0 acre tract as described in Document Number 2015054638, Official Records of Real Property, Brazoria County, Texas, and the West line of a 1.0 acre tract as described in Document Number 2023010516, Official Records of Real Property, Brazoria County, Texas, a distance of 385.70 feet to a 1/2 inch iron rod set for offset and continue for a total distance of 405.94 feet to a point for the Southeast corner of the herein described tract, also being the Southwest corner of the 1.0 acre tract, in the centerline of County Road 380;

THENCE South 87 deg, 09 min, 16 sec, West, along the center line of County Road 380, a distance of 536.13 to the PLACE OF BEGINNING and containing 5.0 acres of land.

PLANNING AND ZONING COMMISSIONERS

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY TEXAS HAS APPROVED THIS PLAT OF 5.0 ACRES, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCE OF THE CITY OF IOWA COLONY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

DAVID HURST  
CHAIRMAN

BRENDA DILLON  
MEMBER

TERRY HAYES  
MEMBER

BRIAN JOHNSON  
MEMBER

LES HOSEY  
MEMBER

ROBERT WALL  
MEMBER

WARREN DAVIS  
MEMBER

CITY ENGINEER

THIS IS TO CERTIFY THAT THE CITY ENGINEER OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT OF 5.0 ACRES, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCE OF THE CITY OF IOWA COLONY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

**Preliminary, this document shall not be recorded for any purpose**

DINH V. HO, P.E.  
CITY ENGINEER

CITY COUNCIL

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IOWA COLONY TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025, HAS APPROVED THIS PLAT OF 5.0 ACRES AS SHOWN HEREON.

KAREEM BOYCE  
COUNCIL DISTRICT B

MARQUETTE GREENE-SCOTT  
COUNCIL POSITION 3

NIKKI BROOKS  
COUNCIL POSITION 1

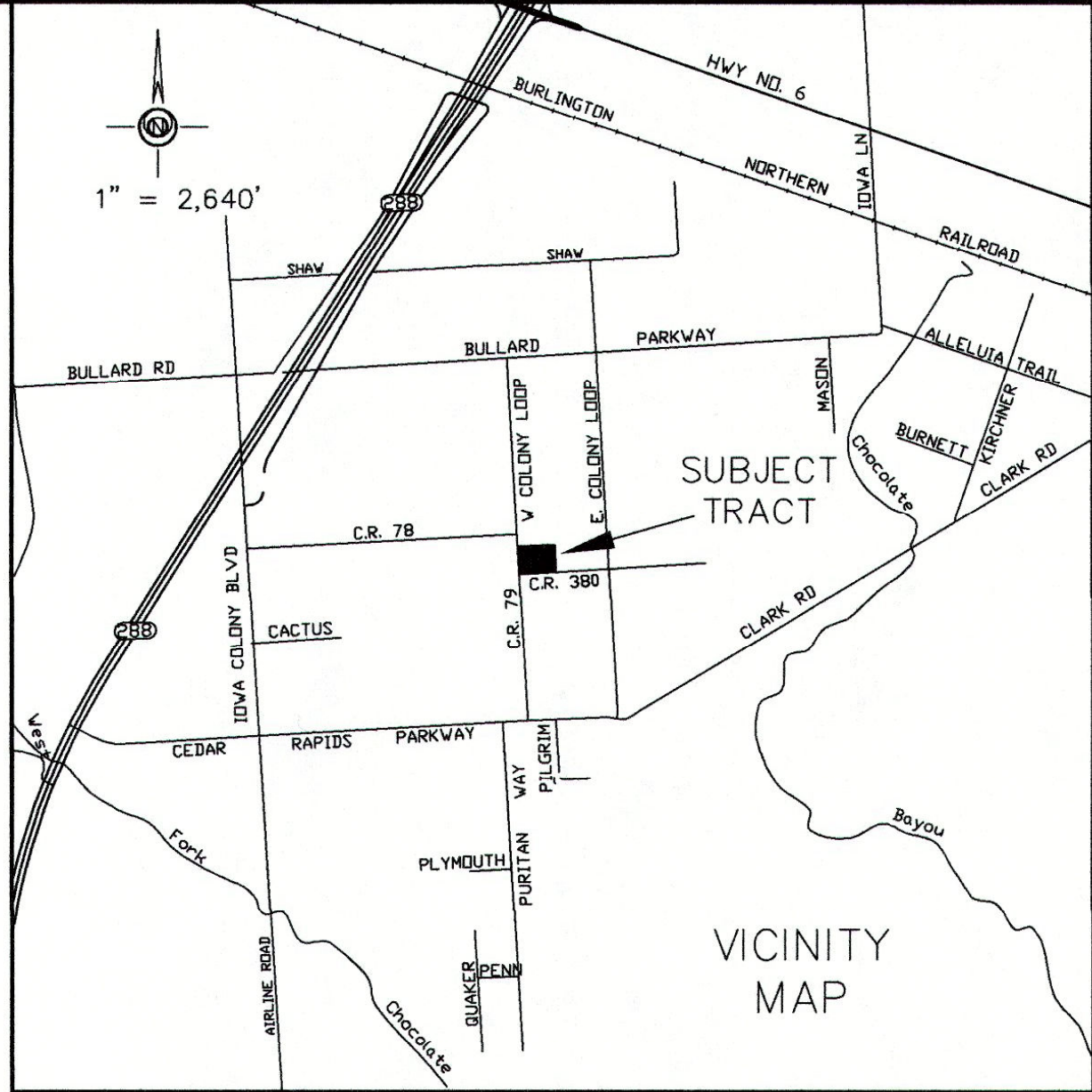
TIMOTHY VARLACK  
COUNCIL DISTRICT A

ARNETTA HICKS-MURRAY  
COUNCIL POSITION 2

SYDNEY HARGRODER  
COUNCIL DISTRICT C

WIL KENNEDY  
MAYOR

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



OWNER: JOHN RATCLIFF  
ADDRESS: 4703 C.R. 380  
ROSHARON, TX 77583

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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

WITNESS our hand in \_\_\_\_\_ County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

JOHN RATCLIFF

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared JOHN RATCLIFF, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein set forth and in the capacity herein stated.

GIVEN MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Republic in and for \_\_\_\_\_ County, Texas.

ABBREVIATED PLAT OF  
**TMS ESTATES**  
2 LOTS, 1 BLOCK

5.0 ACRES, BEING A PART OF LOT 61, BLOCK 61 OF THE W. H. JOHNS SUBDIVISION IN THE W. H. DENNIS SURVEY, SECTION 80, H. T. & B. R. R. CO. SURVEY, ABSTRACT 517, BRAZORIA COUNTY, TEXAS.

OWNER: JOHN RATCLIFF  
ADDRESS: 4703 C.R. 380  
ROSHARON, TX 77583

SURVEYOR: GORMLY SURVEYING, INC.  
P.O. BOX 862  
ALVIN, TX 77512  
281-331-0883



Monday, July 14, 2025

Joel Vitela  
Civil-Con Consultants, LLC  
1445 North Loop West, Suite 325  
Houston, TX 77008  
[jv@civilcontx.com](mailto:jv@civilcontx.com)

Re: Parkway Kia Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 5868  
Adico, LLC Project No. 710-25-002-026


Dear Mr. Vitela:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Parkway Kia Preliminary Plat, received on or about July 10, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the plat as resubmitted on July 10, 2025. Please provide ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, July 29, 2025, for consideration at the August 5, 2025, Planning and Zoning meeting.

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

Sincerely,  
Adico, LLC

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

Cc: Rachel Patterson  
Kayleen Rosser  
File 710-25-002-026



WE, DURDIN FAMILY PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH FORBES DURDIN, SOLE MANAGER, OWNERS OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF PARKWAY KIA, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO USE OF THE PUBLIC 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 GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER 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 PLAN SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY EACH AERIAL EASEMENTS TOTALS THIRTY FEET (30'0") IN WIDTH.

IN TESTIMONY, HERETO, DURDIN FAMILY PROPERTIES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY FORBES DURDIN, ITS SOLE MANAGER, THEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREUNTO AFFIXED, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

DURDIN FAMILY PROPERTIES, LLC  
A TEXAS LIMITED LIABILITY COMPANY

FORBES DURDIN, SOLE MANAGER

STATE OF TEXAS  
COUNTY OF HARRIS

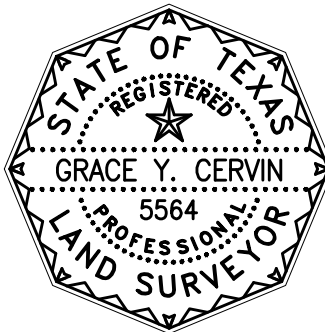
BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FORBES DURDIN, SOLE MANAGER OF DURDIN FAMILY PROPERTIES, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID CORPORATION, FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITIES THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, GRACE CERVIN, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE WILL BE MARKED WITH IRON RODS HAVING A DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN (3) FEET WITHIN A MAXIMUM OF ONE YEAR AFTER RECORDING OF THE PLAT OR AFTER CONSTRUCTION OF THE PUBLIC IMPROVEMENTS ARE COMPLETE, UNLESS OTHERWISE SHOWN HEREON; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NORTH AMERICAN DATUM OF 1983 (NAD83) CORRS. ADJUSTMENT.

GRACE CERVIN, R.P.L.S.  
TEXAS REGISTRATION No. 5564



METES AND BOUNDS DESCRIPTION

BEING A 25.72 ACRES (1,120,165 SQUARE FEET) TRACT OF LAND SITUATED IN THE H.T.&B. RR. CO. SURVEY, SECTION 51, ABSTRACT NO. 288, BRAZORIA COUNTY, TEXAS, BEING OUT OF AND PART OF LOTS 608, 609, 622, 623, 624 & 625 AND PORTIONS OF TWO 40-FOOT WIDE UNNAMED AND UNIMPROVED ROADS, OF THE EMIGRATION LAND COMPANY PLAT OF SECTIONS 50, 51, & 56 H.T.&B. AND OF 2, 3, & 4 L&N., A SUBDIVISION OF RECORD ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER VOLUME 2, PAGE 133 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS AND BEING ALL OF A CALLED 3.979 ACRES (TRACT 3) OF LAND AND OUT OF AND A PORTION OF A CALLED 45.63 ACRES (TRACT 1) OF LAND AS DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS CONVEYED TO SIERRAVISTA-383 INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY AND RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2019045563 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS (O.P.R.B.C.T.); SAID 12.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARING BASIS BASED ON TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE NO. 4204 (NAD 1983)):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "BASELINE" FOUND ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 288 (VARIABLE WIDTH AS RECORDED UNDER VOLUME 1043, PAGE 908 OF THE BRAZORIA COUNTY DEED RECORDS, TEXAS (B.C.D.R.T.)) AND BEING THE SOUTHEAST CORNER OF RESTRICTED RESERVE E, BLOCK 2, OF KARSTEN BOULEVARD PHASE I STREET DEDICATION AS RECORDED UNDER DOCUMENT NO. 2018050367 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING THE NORTHEAST CORNER OF SAID 3.979 ACRE TRACT (TRACT 3) AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND THE BEGINNING OF A CURVE TO THE RIGHT FROM WHICH ITS RADIUS POINT BEARS SOUTH 59°26'23" WEST, 1273.24 FEET;

THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 288 AND THE EAST LINE OF SAID 3.979 ACRE TRACT (TRACT 3) AND SAID CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 405.17 FEET, A RADIUS DISTANCE OF 1273.24 FEET, HAVING A CENTRAL ANGLE OF 181°5'58", AND WHOSE CHORD BEARING AND DISTANCE BEARS SOUTH 21°28'38" EAST, 403.47 FEET TO A POINT OF TANGENCY, FROM WHICH A 3/4-INCH ROD FOUND BEARS SOUTH 70°19'49" EAST, 0.14 FEET AND A T&DOT CONCRETE MONUMENT FOUND BEARS SOUTH 16°20'35" EAST, 2.84 FEET;

THENCE, SOUTH 12°19'41" EAST, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 288 AND THE EAST LINE OF SAID 3.979 ACRE TRACT (TRACT 3), PASS AT A DISTANCE OF 18.24 FEET THE SOUTHEAST CORNER OF SAID 3.979 ACRE TRACT (TRACT 3) AND THE NORTHEAST CORNER OF SAID 45.63 ACRE TRACT (TRACT 1), AND CONTINUING WITH THE EAST LINE OF SAID 45.63 ACRE TRACT (TRACT 1) FOR A TOTAL DISTANCE OF 584.87 FEET TO A 5/8-INCH STEEL ROD WITH CAP STAMPED "ALLY" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02°19'40" EAST, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 288 AND THE EAST LINE OF SAID 45.63 ACRE TRACT (TRACT 1), A DISTANCE OF 868.85 FEET TO A 5/8-INCH STEEL ROD FOUND FOR THE NORTHEAST CORNER OF A CALLED 22.3121 ACRE TRACT (TRACT A) AS DESCRIBED IN A GIFT DEED AS CONVEYED TO TEXAS MEDICAL CENTER, A TEXAS NONPROFIT CORPORATION AS RECORDED UNDER B.C.C.F. NO. 02-043288 SAME BEING THE SOUTHEAST CORNER OF SAID 45.63 ACRE TRACT (TRACT 1) AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87°16'10" WEST, DEPARTING THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 288 ALONG THE SOUTH LINE OF SAID 45.63 ACRE TRACT (TRACT 1), A DISTANCE OF 1,897.78 FEET TO A 5/8-INCH STEEL ROD WITH CAP STAMPED "ALLY" SET AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

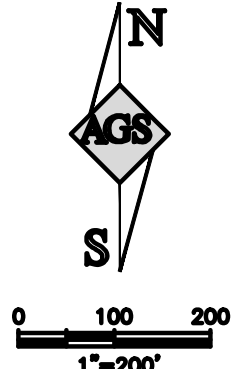
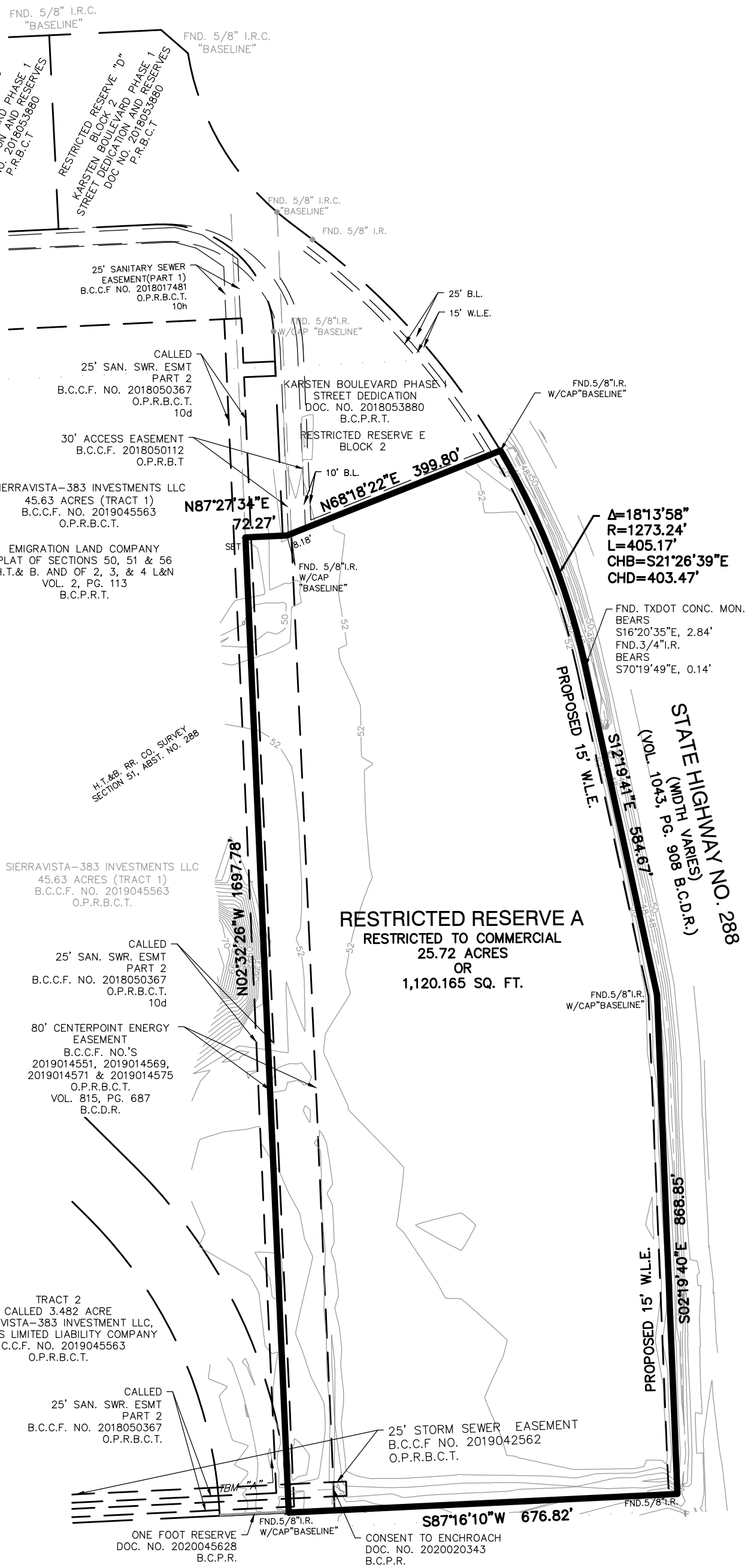
THENCE, NORTH 02°32'26" WEST, WITH THE WEST LINE OF SAID 80-FOOT CENTERPOINT ENERGY EASEMENT, AND THROUGH THE INTERIOR OF SAID 45.63 ACRE TRACT (TRACT 1), A DISTANCE OF 1,897.78 FEET TO A 5/8-INCH STEEL ROD WITH CAP STAMPED "ALLY" SET AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87°27'34" EAST, CROSSING THROUGH THE SAID 80-FOOT CENTERPOINT ENERGY EASEMENT, PASS AT A DISTANCE OF 65.00 FEET FOR THE SOUTHWEST CORNER OF UNRESTRICTED RESERVE E, BLOCK 2 OF KARSTEN BOULEVARD PHASE I STREET DEDICATION SUBDIVISION AND BEING A CORNER ON THE EAST LINE OF SAID 45.63 ACRE TRACT (TRACT 1), AND CONTINUING WITH THE SOUTH LINE OF UNRESTRICTED RESERVE E AND THE EAST LINE OF SAID 45.63 ACRE TRACT (TRACT 1), FOR A TOTAL DISTANCE OF 72.27 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BASELINE" FOUND FOR AN ANGLE POINT;

THENCE, NORTH 68°18'22" EAST, CONTINUING WITH THE SOUTH LINE OF UNRESTRICTED RESERVE E AND THE EAST LINE OF SAID 45.63 ACRE TRACT (TRACT 1), PASS AT A DISTANCE OF 8.18 FEET A 5/8-INCH IRON ROD WITH CAP STAMPED "BASELINE" FOUND AND BEING THE NORTHWEST CORNER OF SAID 3.979 ACRE TRACT (TRACT 3), AND CONTINUING WITH THE NORTH LINE OF SAID 3.979 ACRE TRACT (TRACT 3) AND THE SOUTH LINE OF UNRESTRICTED RESERVE E FOR A TOTAL DISTANCE OF 399.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.72 ACRES (1,120,165 SQUARE FEET) OF LAND.

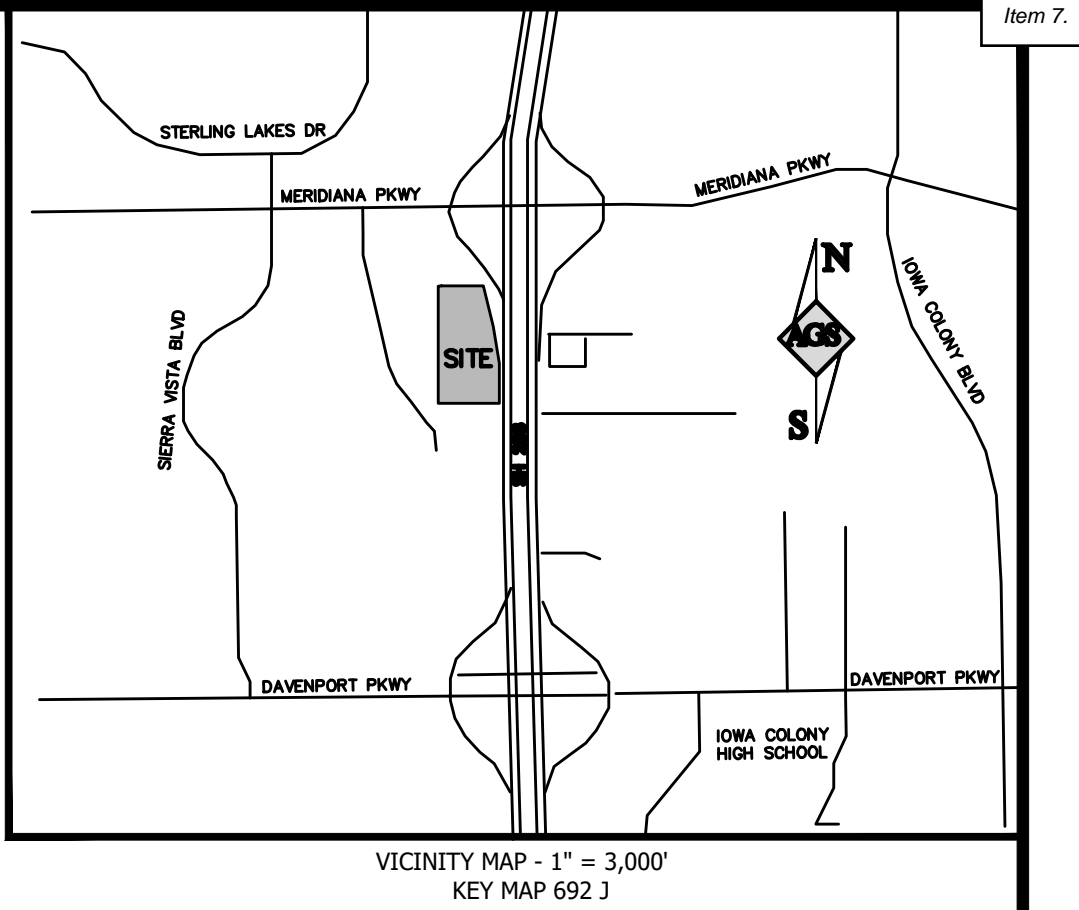
NOTES:

- BEARINGS ARE BASED FROM THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204). NAD 83 CORRS ADJUSTMENT BASED FROM REDUNDANT RTK GPS OBSERVATIONS. DISTANCES HEREON ARE SURFACE DATUM. TO CONVERT TO GRID MULTIPLY BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.99988213. COORDINATES HEREON ARE GRID DATUM. TO CONVERT TO SURFACE DIVIDE BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.99988213.
- THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE 'X'. AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP No. 48039C0110H AND 48039C0120H, BOTH DATED JULY 5, 1989.
- THIS TRACT OF LAND LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF IOWA COLONY AND BRAZORIA DRAINAGE DISTRICT NO. 5 IS SUBJECT TO ITS CODE OF ORDINANCES.
- ALL STORM SEWERS WILL BE MAINTAINED BY PROPERTY OWNER.
- OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
- ALL WATER AND WASTEWATER FACILITIES 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.



LEGEND

B.L.	BUILDING LINE
C.M.	CONTROLLING MONUMENT
ESMT.	EASEMENT
F.C.	FLM CODE
FND.	FOUND
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
H.C.C.F.	HARRIS COUNTY CLERK FILE
HOMUD	HARRIS COUNTY MUNICIPAL DISTRICT
I.R.C.	IRON ROD CAPPED
I.P.	IRON PIPE
O.P.R.R.P.H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY TEXAS
SET	SET 5/8-INCH STEEL ROD WITH CAP STAMPED "ALLY" SQUARE FEET
SO FT	SQUARE FEET
STM	STORM
SAN. S.E.	SANITARY SEWER EASEMENT
U.V.E.	UNOBSTRUCTED VISIBILITY EASEMENT



CERTIFICATE OF PLANNING COMMISSION

THIS IS TO CERTIFY THAT CITY PLANNING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025, HAS APPROVED THIS PLAT AND SUBDIVISION OF PARKWAY KIA AS SHOWN HEREON.

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

APPROVED BY CITY ENGINEER

DINH V. HO, P.E. DATE

CERTIFICATE OF CITY COUNCIL

THIS IS TO CERTIFY THAT CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025, HAS APPROVED THIS PLAT AND SUBDIVISION OF PARKWAY KIA AS SHOWN HEREON.

WILL KENNEDY, MAYOR	NIKKI BROOKS
ARNETTA HICKS-MURRAY	MARQUETTE GREENE-SOOTT
TIMOTHY VARLACK	KAREEM BOYCE
SYDNEY HARGRODER	

BRAZORIA COUNTY DRAINAGE DISTRICT #5

LEE WALDEN PRESIDENT	KERRY OSBURN VICE PRESIDENT
-------------------------	--------------------------------

BRANDON MIDDLETON  
SECRETARY / TREASURER

DINH V. HO, P.E.  
DISTRICT ENGINEER

BRAZORIA COUNTY DRAINAGE DISTRICT No. 5 NOTES

- SLAB ELEVATIONS SHALL BE A MINIMUM OF 12" ABOVE THE CROWN OF THE ROAD AND/OR 2' ABOVE THE BFE.
- 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.
- PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO. 2007-08).
- PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- PIPELINES, UTILITY LINES AND OTHER CROSSINGS UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT #5 BY PROPERTY OWNER WILL BE INITIATED AND RECORDED AT PROPERTY OWNER'S EXPENSE IN BRAZORIA COUNTY, TEXAS WITH A "RECORDED DOCUMENT NUMBER" AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5 BOARD OF COMMISSIONERS.
- PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL SECTION 1, INTRODUCTION; SUB-SECTION 1.5. PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES. TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT #5 RESOLUTION 2011-1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.

## PRELIMINARY PLAT PARKWAY KIA

A SUBDIVISION OF 25.72 ACRES OF LAND  
SITUATED IN  
THE H.T.&B. R.R. CO. SURVEY, SECTION 51, ABSTRACT NO. 288  
BRAZORIA COUNTY, TEXAS

CONTAINING: 1 RESTRICTED RESERVE AND 1 BLOCK

DATE: JULY 2025

OWNER:	ENGINEER:	SURVEYOR:
DURDIN FAMILY PROPERTIES, LLC 22251 TX-249 TOMBALL, TEXAS 77375 (832) 717-1706	CIVIL-CON CONSULTANTS, LLC TBPE FIRM REGISTRATION NO. 22251 1445 NORTH LOOP WEST, SUITE 325 HOUSTON, TEXAS 77008 (713) 992-4148	AGS ENGINEERING & CONSTRUCTION TBPELS FIRM NO. 10194392 5300 HOLLISTER RD, SUITE 111 HOUSTON, TEXAS 77040 (281) 888-7682





# APPLICATION FOR VARIANCE REQUEST or APPEAL

Item 8.

3144 MERIDIANA PKWY, IOWA COLONY, TEXAS 77583 | PHONE: 281-369-2471 | FAX: 281-369-0005 | [WWW.IOWACOLONYTX.GOV](http://WWW.IOWACOLONYTX.GOV)

Please use this application to request a variance/appeal within the Subdivision Ordinance, Zoning Ordinance, Unified Development Code (UDC) and Sign Ordinance. An Application for Variance Request/Appeal shall be considered by Planning Commission and Planning Commission shall make a recommendation to City Council, who has the authority to grant or deny variance requests. Considerations are made at the monthly Planning Commission and City Council meetings. Refer to the [www.iowacolonytx.gov](http://www.iowacolonytx.gov) for Planning Commission and City Council scheduled meeting dates and all ordinances and development guidelines affecting the City. Provide hard copies and digital files (cd or flash drive) of application and any supporting documentation to the City Secretary. This application may be used for several requests but only one property or one section of a subdivision. The application fee for Variance Requests/Appeal is \$1,000, due at the time of submission and is non-refundable. Applications received without the required fee shall be considered incomplete.

TYPE OF VARIANCE REQUEST (SELECT ONE): ☐ ZONING ☒ UDC ☐ ZONING ORDINANCE ☐ SIGN ORDINANCE ☐ APPEAL

## APPLICANT INFORMATION:

Name of Applicant: Alexia Loperena Diaz (CASCO - Architect/Project Manager)  
Address of Applicant: 12 Sunnen Dr. Suite 100 Phone: 913 325 0945  
St. Louis, MO 63143 Email: alexia.diaz@thecdcompanies.com  
Name of Owner: Katelynn Scheren (Primrose Schools - Development Manager)  
Address of Owner: 3200 Windy Hill Road SE, Suite 1200E Phone: 602.558.7163  
Atlanta, GA 30339 Email: kscheren@primroseschools.com

## PROPERTY INFORMATION:

Address of Subject Property: 9828 KARSTEN BLVD  
IOWA COLONY, TX 77583  
Legal Description of Subject Property: A0289 H T & B R R TRACT 3F16 ACRES 1.52  
Brazoria County Tax No(s): 02890020010  
Current Zoning: Mixed Use Water and Sanitary Serviced by: MUD 31 District Engineer  
Street Frontage Type (Circle One): Private or Public FIRM Map Panel Number: 48039C0110K effective 12/30/2020.

**VARIANCE REQUEST/APPEAL INFORMATION:** Requestor must identify specific Chapter and Section of the Subdivision Ordinance, Zoning Ordinance, Unified Development Code or Sign Ordinance that the Variance Request applies to. If additional space is needed, please attach to this application.

List Ordinance or Code: A. UDC - Section 3.5.3.1. Setback, Driveways, Sidewalks, and Parking For Commercial/Retail/Office/Industrial Use Buildings (3) 53' Setback  
Request and reason: 1. SITE HARDSHIPS: A 53' front setback, combined with existing easements along the west and south lot lines, leaves the site largely unbuildable. Primrose building cannot fit in the remaining area.  
2. Approved Design: The Preliminary Plat was approved by ADICO on 4/29/25 with a 25' front setback (see attached). The site and building were designed accordingly.  
List Ordinance or Code: 3. Burden on Owners: The property was purchased based on the approved 25' setback. Denial would cause costly delays and require a full redesign. [ Note\* We were able to achieve a 40 foot setback with current plan  
Request and reason: B. Section 3.5.3.12. Storefronts (b) 65% -Transparent material to allow visual penetration of at least three (3) feet into the building  
1. Full 65% transparency isn't feasible due to safety and privacy concerns for the children. The design prioritizes secure, private spaces. We request to maintain the current elevation (See attached).

List of supplemental documentation provided: A. See attached plan indicating where the 53' setback falls on the current site plan/building layout, as well as the easements.

B. Exterior Building Elevations. C. Preliminary Plat approval

Planning Commission Date Requested: August 5th, or September 2nd

City Council Date Requested: August 18th or September 15

Requestor Signature or Owner and Date: 



**FOR CITY USE ONLY:** Application Received By: \_\_\_\_\_

Date Received: \_\_\_\_\_

Planning Commission Date: \_\_\_\_\_

Fee Received: \_\_\_\_\_

City Council Date: \_\_\_\_\_

Notifications Required: ☐ Published Notice ☐ Public Hearing

Date Approved or Denied: \_\_\_\_\_

☐ Posting on Property (applicant responsibility) ☐ Personal Notice

Project No.: \_\_\_\_\_

☐ Written Notice of Decision



Tuesday, April 29, 2025

Merrett Huddleston  
Elevation Land Solutions  
18811 Megan Way, St. A  
New Caney, TX 77057  
[mhuddleston@elevationlandsolutions.com](mailto:mhuddleston@elevationlandsolutions.com)

Re: Primrose School Meridiana Reserve Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 6163  
Adico, LLC Project No. 710-25-002-011

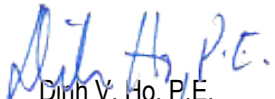
Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Primrose School Meridiana Reserve Preliminary Plat, received on or about April 28, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the preliminary plat as resubmitted on April 28, 2025. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, April 30, 2025 for consideration at the May 6, 2025, Planning and Zoning Meeting.

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

Sincerely,  
Adico, LLC

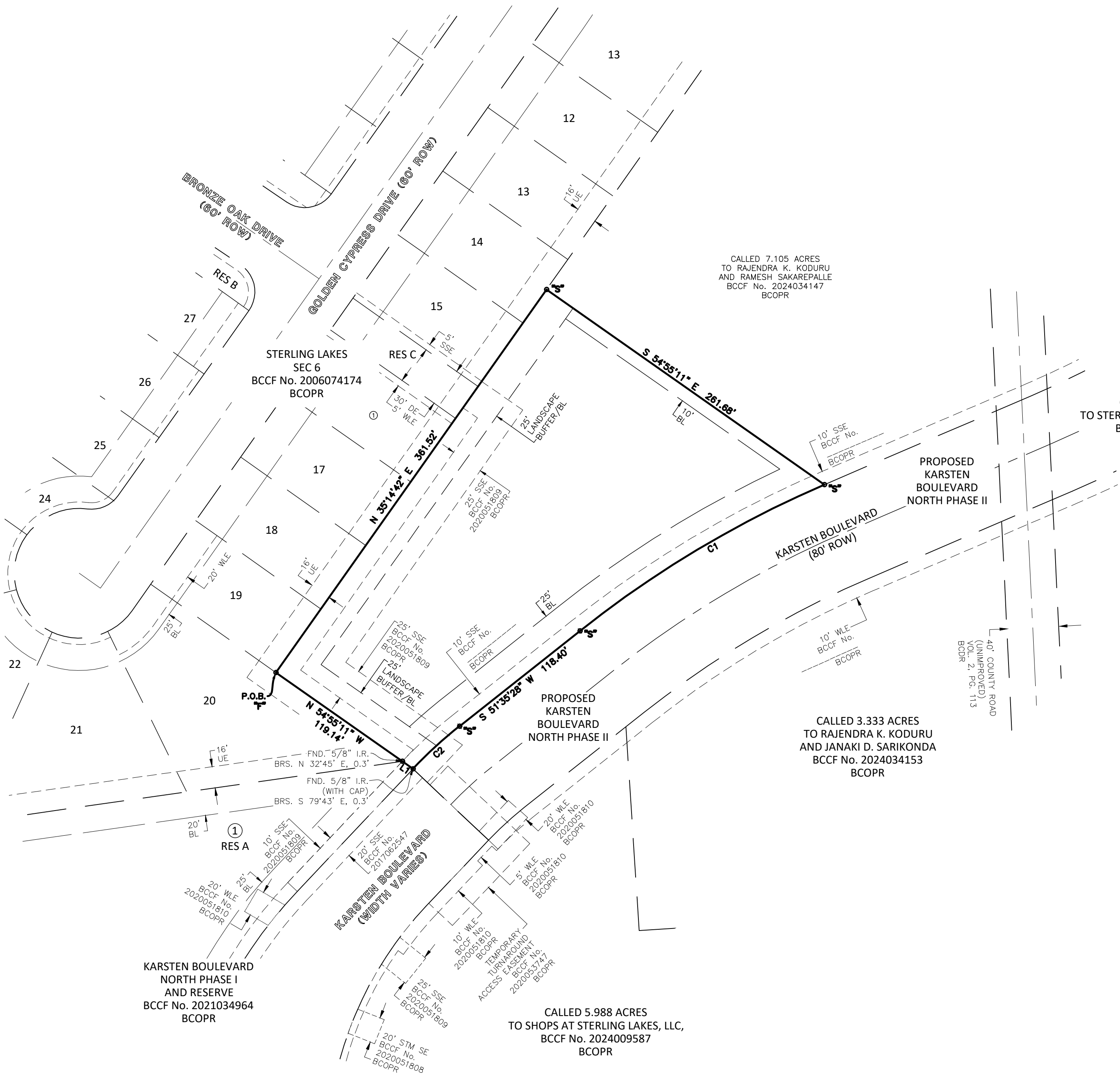
  
Dinh V. Ho, P.E.  
TBPE Firm No. 16423

Cc: Kayleen Rosser, COIC  
File: 710-25-002-011



FINAL PLAT NOTES:

- THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 31 BOUNDARY.
- 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 ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0110K, DATED DECEMBER 30, 2020.
- ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED 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.
- 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 PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION AND ARE SHOWN HEREON.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS FOR THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 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.
- THIS SUBDIVISION EMPLOYS A DRAINAGE SYSTEM, WHICH UTILIZES STREETS AND ADJACENT PROPERTIES WITHIN THE SUBDIVISION PLAT BOUNDARY TO STORE AND CONVEY STORM WATER. THUS, DURING STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
- A MINIMUM OF 5 FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THE APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE TWELVE (12) MONTHS AFTER CITY COUNCIL APPROVAL UNLESS THE FINAL PLAT HAS BEEN SUBMITTED FOR FINAL APPROVAL DURING THAT TIME. AN EXTENSION OF TIME MAY BE GIVEN AT THE DISCRETION OF THE CITY COUNCIL FOR A SINGLE EXTENSION PERIOD OF SIX (6) MONTHS.
- THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT FOR STERLING LAKES AT IOWA COLONY AND SIERRA VISTA, AS APPROVED ON FEBRUARY 2016 AND AS AMENDED IN JUNE 2018.
- 25' SSE RECORDED UNDER BCCF 2020051809 BCOPR PARTIALLY ABANDONED BY BCCF 2025010788 BCOPR.
- 20' SSE RECORDED UNDER BCCF 2017062547 BCOPR PARTIALLY ABANDONED BY BCCF 2025013180 BCOPR.



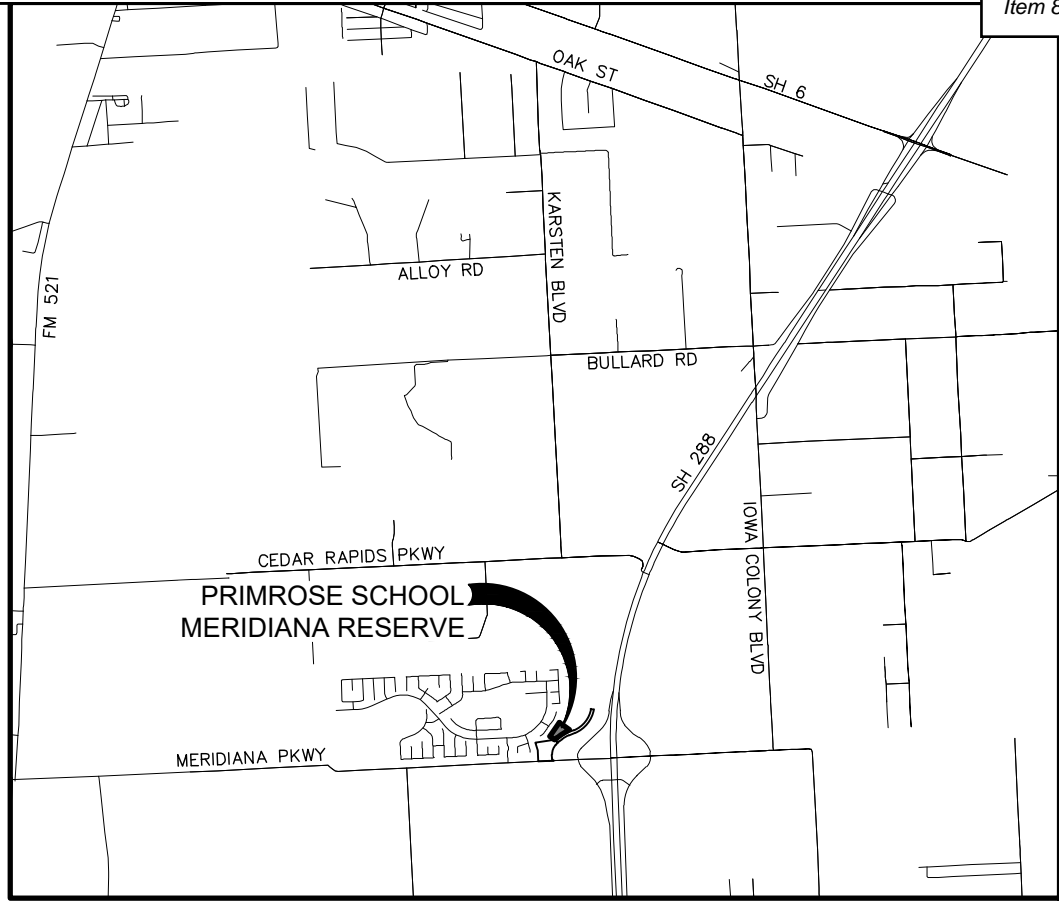
REMAINDER OF  
CALLED 31.51 ACRES  
TO STERLING MERIDIANA 35 GP, LLC  
BCCF No. 2022035646  
BCOPR

CALLLED 3.333 ACRES  
TO RAJENDRA K. KODURU  
AND JANAKI D. SARIKONDA  
BCCF No. 2024034153  
BCOPR

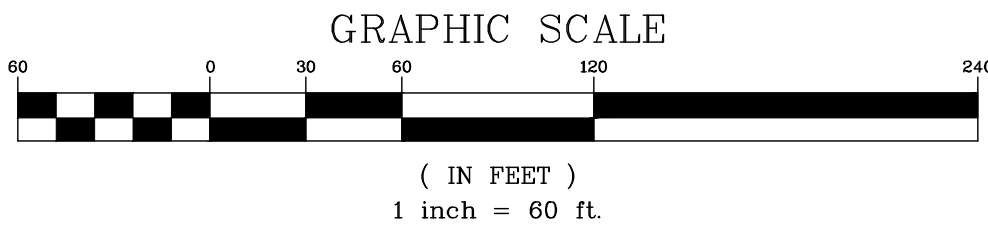
CALLLED 5.988 ACRES  
TO SHOPS AT STERLING LAKES, LLC,  
BCCF No. 2024009587  
BCOPR

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES

- SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 12-INCHES ABOVE CROWN OF ROAD AND/OR 24-INCHES ABOVE BASE FLOOD ELEVATION.
- 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 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 (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.



VICINITY MAP  
BRAZORIA COUNTY KEY MAP: 692F & 692K  
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                                      |
| "F"=       | FOUND 5/8-INCH IRON ROD (WITH CAP)                       |
| FND=       | FOUND  |
| POB=       | POINT OF BEGINNING                                       |
| IR=        | IRON ROD   |
| BR5=       | BEARS  |
| ○          | EXISTING 5/8" IRON ROD WITH CAP                          |
| ○          | 5/8" IRON ROD WITH CAP TO BE SET                         |

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.11'	N 54°57'27" W

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	220.18'	840.00'	015°01'06"	219.55'	S 59°06'01" W
C2	48.64'	340.00'	008°11'45"	48.59'	S 47°29'34" W

PRELIMINARY PLAT  
PRIMROSE SCHOOL  
MERIDIANA RESERVE

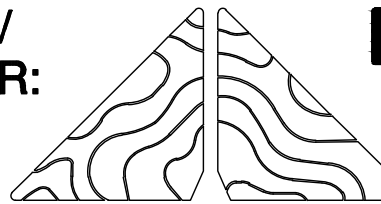
A SUBDIVISION OF 1.529 ACRES OF LAND  
OUT OF THE  
H.T.&B.R.R. Co. SURVEY SECTION 57, A-289  
BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK  
APRIL 2025

OWNER/  
DEVELOPER:

STERLING MERIDIANA 35 GP, LLC  
5851 SAN FELIPE, SUITE 800  
HOUSTON, TX 77057  
(713) 622-0800

ENGINEER/  
SURVEYOR:



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



STATE OF TEXAS §  
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain description of a certain 1.529 acre (66,603 square feet) tract of land situated in the H.T. & B.R.R. Co. Survey, Section 57, Abstract No. 289, in Brazoria County, Texas, being a portion of the remainder of a called 31.51 acre tract (Tract 1) conveyed to Sterling Meridiana 35 GP, LLC, by deed recorded in Clerk's File No. 2022035646, Brazoria County Official Public Records; said 1.529 acre (66,603 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 the west corner of said called 31.51 acre tract, being the south corner of Lot 19, Block 1, of Sterling Lakes At Iowa Colony Sec 6 according to the plat thereof recorded in Clerk's File No. 2006074174, Brazoria County Official Public Records, and being on the northeast line of Lot 20, Block 1, of said Sterling Lakes At Iowa Colony Sec 6;

THENCE, North 35°14'42" East, along the west line of said called 31.51 acre tract and along the east line of said Sterling Lakes At Iowa Colony Sec 6, 361.52 feet to a 5/8–inch iron rod (with cap) found, being on the east line of Lot 14, Block 1, of said Sterling Lakes At Iowa Colony Sec 6, and being the west corner of a called 7.105 acre tract conveyed to Rajendra K. Koduru and Ramesh Sakarepalle by deed recorded in Clerk's File No. 2024034147, Brazoria County Official Public Records;

THENCE, South 54°55'11" East, along the southwest line of said called 7.105 acre tract, 261.68 feet to a 5/8–inch iron rod (with cap) found, being the south corner of said called 7.105 acre tract, being on the west line of a called 2.500 acre tract conveyed to the City of Iowa Colony by deed recorded in Clerk's File No. 2024032995, Brazoria County Official Public Records, and being the beginning of a curve to the left;

THENCE, along the west line of said called 2.500 acre tract, the following three (3) courses and distances:

- Along said curve to the left in a southwesterly direction, with a radius of 840.00 feet, a central angle of 15°01'06", an arc length of 220.18 feet, and a chord bearing South 59°06'01" West, 219.55 feet to a 5/8–inch iron rod (with cap) found;
- South 51°35'28" West, 118.40 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the left;
- Along said curve to the left in a southwesterly direction, with a radius of 340.00 feet, a central angle of 08°11'45", an arc length of 48.64 feet, and a chord bearing South 47°29'34" West, 48.59 feet to the easterly northeast corner of Reserve A, Block 1, of Karsten Boulevard North Phase 1 and Reserve according to the plat thereof recorded in Clerk's File No. 2021034964, Brazoria County Map Records, being on the west right–of–way line of Karsten Boulevard (right–of–way width varies) according to the plat thereof recorded in Clerk's File No. 2021034964, Brazoria County Map Records, from which a 5/8–inch iron rod (with cap) found bears South 79°43' East, 0.3 feet, also from which an "X" cut in concrete found bears South 46°36'20" East, 80.00 feet, being on the east right–of–way line of said Karsten Boulevard and being on the west line of a called 5.988 acre tract conveyed to Shops at Sterling Lakes, LLC (an undivided 81% interest) and Shops at Lakehouse, LLC (an undivided 19% interest) by deed recorded in Clerk's File No. 2023026033, Brazoria County Official Public Records;

THENCE, North 54°57'27" West, 10.11 feet to the southeast corner of said Lot 20, being the northerly northeast corner of said Reserve A, from which a 5/8–inch iron rod found bears North 32°45' East, 0.3 feet;

THENCE, North 54°55'11" West, 119.14 feet to the POINT OF BEGINNING, CONTAINING 1.529 acres (66,603 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, STERLING MERIDIANA 35 GP, LLC, acting by and through \_\_\_\_\_

\_\_\_\_\_, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 1.529 Acre tract described in the above and foregoing map of PRIMROSE SCHOOL MERIDIANA RESERVE, 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 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 STERLING MERIDIANA 35 GP, LLC, 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 STERLING MERIDIANA 35 GP, LLC, acting by and through \_\_\_\_\_

\_\_\_\_\_, thereunto authorized this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

STERLING MERIDIANA 35 GP, LLC

By: \_\_\_\_\_

\_\_\_\_\_

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

David Hurst  
Chairman

Warren Davis

Les Hosey

Robert Wall

Brenda Dillon

Brian Johnson

Terry Hayes

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

Wil Kennedy  
Mayor

McLean Barnett

Annetta Hicks–Murray

Marquette Greene–Scott

Tim Varlack

Kareem Boyce

Sydney Hargroder

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared

\_\_\_\_\_, 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.

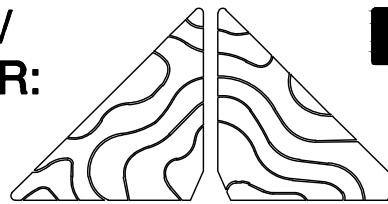
PRELIMINARY PLAT  
PRIMROSE SCHOOL  
MERIDIANA RESERVE

A SUBDIVISION OF 1.529 ACRES OF LAND  
OUT OF THE  
H.T.&B.R.R. Co. SURVEY SECTION 57, A-289  
BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK  
APRIL 2025

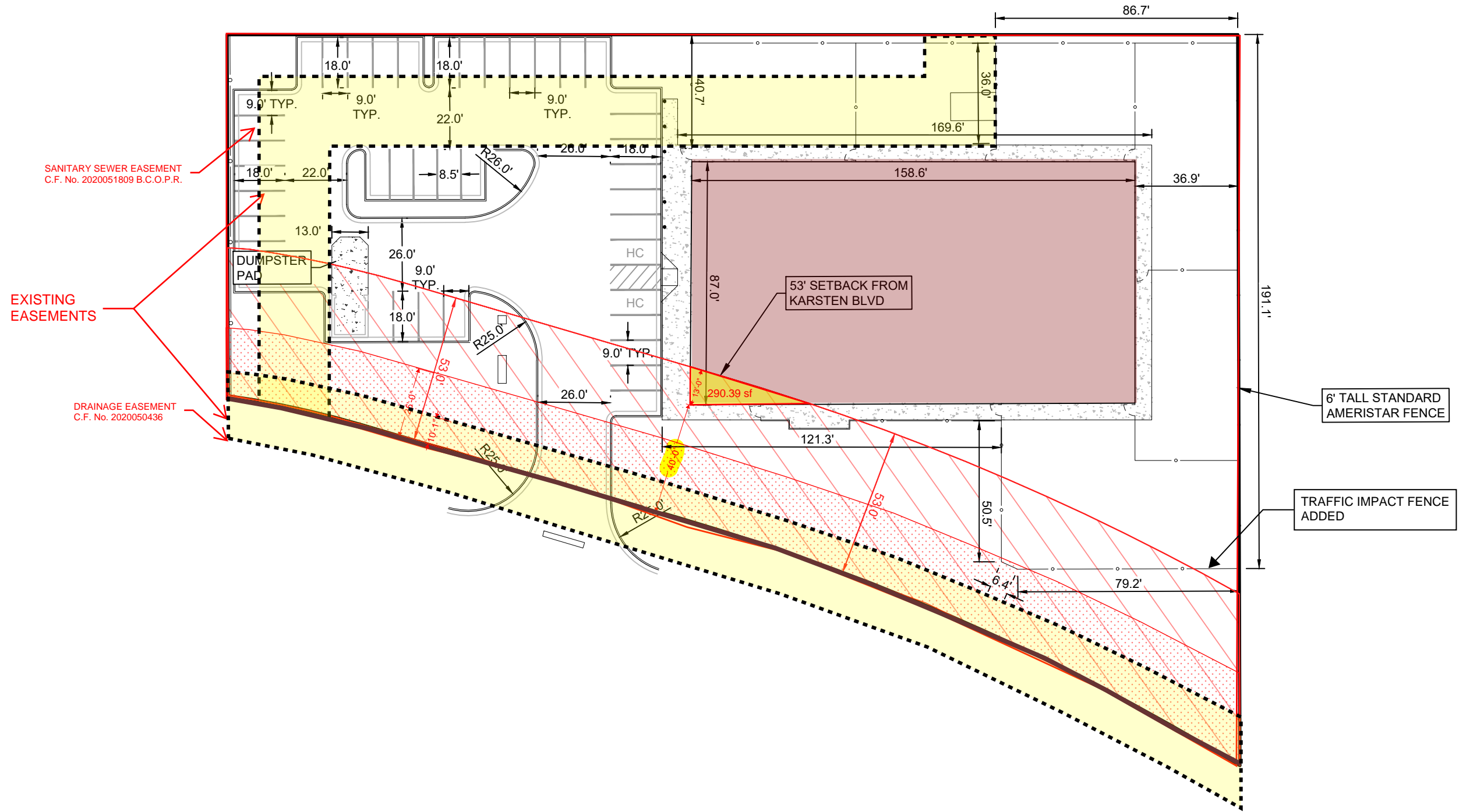
OWNER/  
DEVELOPER: STERLING MERIDIANA 35 GP, LLC  
5851 SAN FELIPE, SUITE 800  
HOUSTON, TX 77057  
(713) 622–0800

ENGINEER/  
SURVEYOR:



ELEVATION  
land solutions  
TBP# REGISTRATION NUMBER F-22671  
1700 LAKESIDE BLVD, SUITE 200  
THE WOODLANDS, TX 77381 832-823-2200  
TBP# REGISTRATION NUMBER 10194692



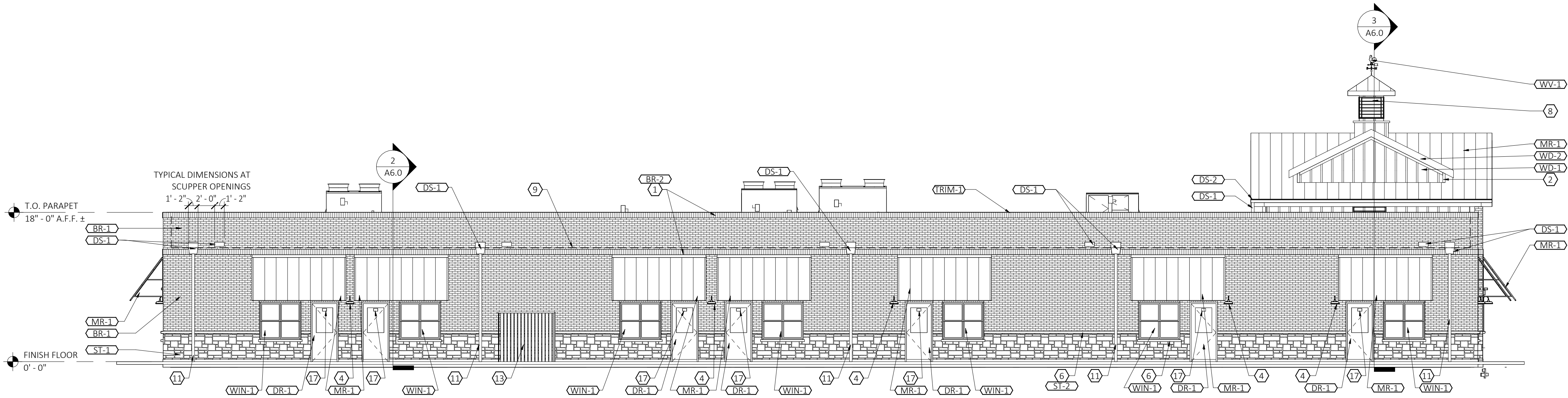


 **ATWELL**  
866.850.4200 [www.atwell-group.com](http://www.atwell-group.com)  
1611 WEST 5TH STREET, SUITE 175  
AUSTIN, TX 78703  
512.904.0505

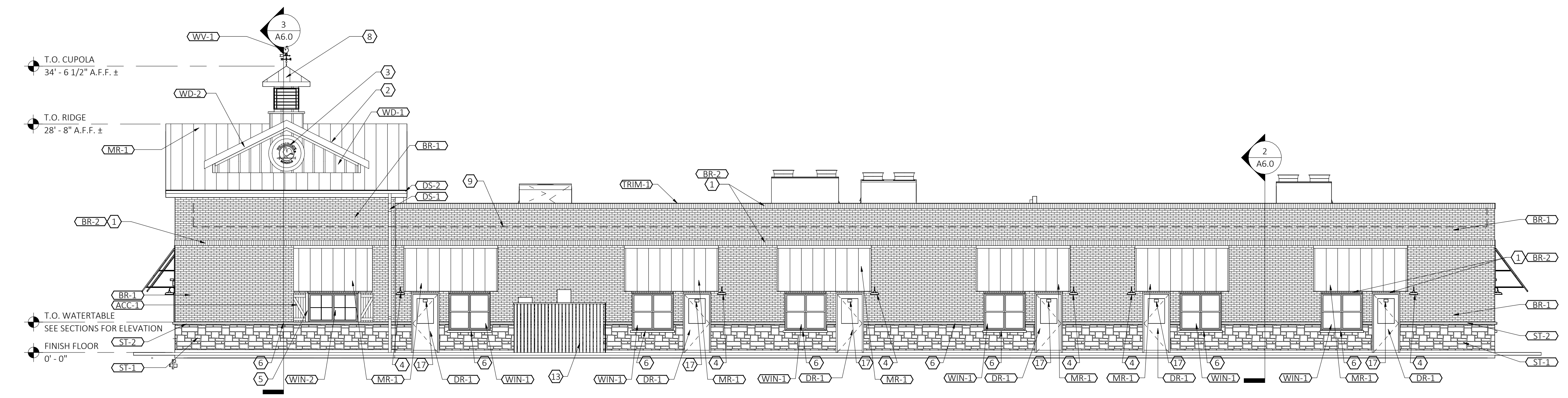
PRIMROSE  
AT MERIDIANA

ADDRESS

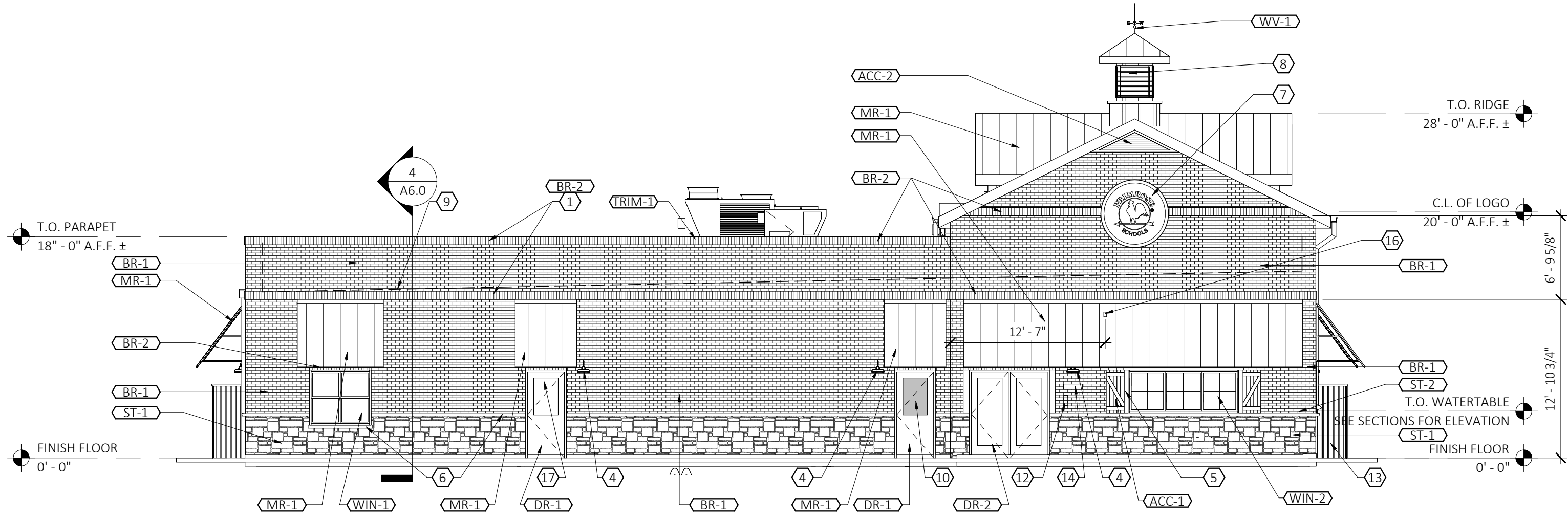




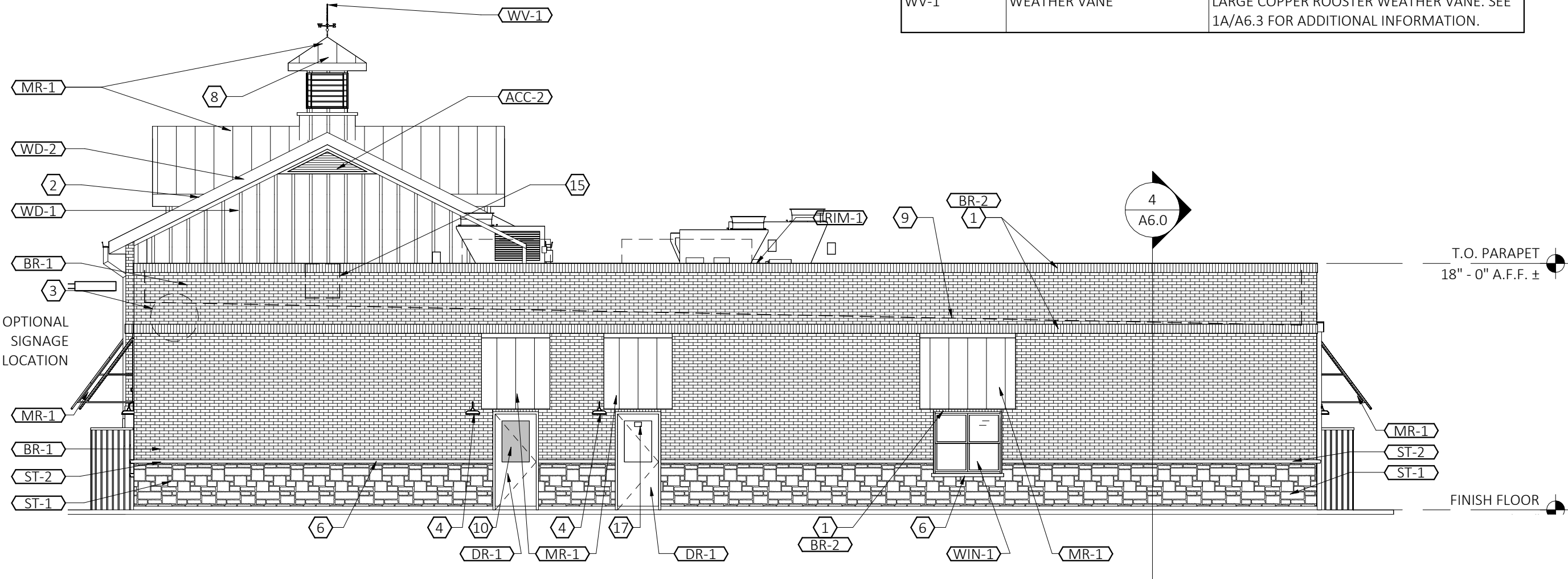
1 REAR (WEST) ELEVATION  
SCALE: 1/8" = 1'-0"



2 FRONT (EAST) ELEVATION  
SCALE: 1/8" = 1'-0"



3 RIGHT SIDE (SOUTH) ELEVATION  
SCALE: 1/8" = 1'-0"



4 LEFT SIDE (NORTH) ELEVATION  
SCALE: 1/8" = 1'-0"

## ELEVATION KEYED NOTES

- BRICK SOLDIER COURSE, BR-2
- 5/4 x 6 TRIMBOARD, WD - 2
- 42" ROUND LED LIGHTED SIGN (INTERNALLY LIT). SEE 6/A2.4 FOR MOUNTING DETAIL.
- LIGHTING, REFER TO ELECTRICAL DRAWINGS.
- TRIMBOARD AT OFFICE & CONF ROOM WINDOWS: VERT TO BE 5/4 x 4, BOTH WD-3
- STONE SILL
- 60" ROUND LED LIGHTED SIGN (INTERNALLY LIT). SEE 11/A2.4 FOR MOUNTING DETAIL
- CUPOLA WITH WEATHERVANE. PAINT ALL SURFACES TO MATCH "ARCTIC WHITE", ROOF TO BE MR - 1 REFER TO 1A/A6.3 FOR CONSTRUCTION.
- ROOF LINE BEHIND PARAPET WALL.
- GLAZING TO RECIEVE WINDOW FILM, TINT - 1. SEE FINISH SCHEDULE SHEET A2.2
- DOWNSPOUTS TIED INTO UNDERGROUND STORM SEWER BELOW GRADE.
- KNOX BOX OR APPROVED EQUAL. COORDINATE LOCATION WITH LOCAL FIRE OFFICIAL
- 6' - 0" HIGH SOLID VINYL FENCE WITH (2) 3' - 0"W GATES. COLOR TO MATCH "ARCTIC WHITE"
- BEIGE ALUMINUM PLAQUE W/6" REFLECTIVE BLACK VINYL NUMBERS, PROVIDED BY 1 HOUR SIGN. COORDINATE LOCATION WITH LOCAL FIRE OFFICIAL.
- ATTIC ACCESS DOOR CENTERED ON GABLE WALL BEYOND. REFER TO DETAIL 3/A6.2 FOR ADDITIONAL INFORMATION.
- ELECTRICAL OUTLET (UNDER AWNING). REFER TO ELECTRICAL DRAWINGS.
- 4" REFLECTIVE NUMBERS. SEE SIGN PACKAGE.

## EXTERIOR FINISH LEGEND

MARK	DESCRIPTION	SPECIFICATION
ACC-1	SHUTTERS	EKENA MILLWORK: TWO BATTEN W/ Z-BAR BOARD & BATTEN COMPOSITE SHUTTERS. 3' - 6" T X 1' - 6" W SHUTTERS TO BE ORDERED PRIMED, PAINT TO MATCH "AGED PEWTER"
ACC-2	LOUVERS	AMERICAN LOUVER & VENT COMPANY, TGV81260 OR APPROVED EQUAL. COLOR: ARCTIC WHITE
BR-1	BRICK	GLEN GERY; CASTILE GRAY VELOUR; MORTAR COLOR: LIGHT GRAY
BR-2	BRICK SOLDIER COURSE	GLEN GERY; CASTILE GRAY VELOUR; MORTAR COLOR: LIGHT GRAY
DR-1	HALF LITE DOORS	EXTERIOR INSULATED METAL HALF LITE DOOR; COLOR (INTERIOR AND EXTERIOR): WHITE. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
DR-2	FULL LITE DOOR	EXTERIOR INSULATED METAL HALF LITE DOOR; COLOR (INTERIOR AND EXTERIOR): WHITE. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
DS-1	SCUPPERS, DOWNSPOUTS @ GABLES ROOF	BM COLOR REVIEW # OC-21 WINTER WHITE. (COLOR TO MATCH "ARCTIC WHITE"
DS-2	GUTTERS ALONG METAL ROOF	COLOR: TO MATCH "MR-1"
MR-1	METAL ROOF	BERRIDGE CEE-LOCK SYSTEM. COLOR: DARK BRONZE.
ST-1	STONE WAINSCOT	LONESTAR STONE - LIBERTY CLASSIC - AUTUMN GROUT. LIGHT BUFF COLOR: MORTOR
ST-2	STONE CAP @ WAINSCOT	STONE SILL COLOR: COBBLESTONE
TRIM	MISC METAL TRIM & FLASHING	ANY MISC METAL FLASHING AND TRIM NOT NOTED AS TRIM-1 OR TRIM-2 SHOULD MATCH COLOR OF ADJACENT SURFACE. CONTACT ARCHITECT FOR DIRECTION AS REQ'D.
TRIM-1	MTL COPING @ PARAPET WALLS	BM COLOR REVIEW # OC-21 WINTER WHITE. (COLOR TO MATCH "ARCTIC WHITE"
TRIM-2	MTL TRIM @ METAL ROOF	COLOR: TO MATCH "MR-1"
WD-1	BOARD & BATTEN SIDING	HARDIE PANEL (4' X 10') & HARDIE TRIM BATTEN BOARDS (2 1/2" WIDE @ 2'-0" O.C.) FINISH: SMOOTH COLOR: ARCTIC WHITE (PRIMED AND FIELD PAINTED)
WD-2	TRIM (FASCIA TRIM @ METAL ROOF)	HARDIE TRIM BOARDS, 5/4 NT3 SMOOTH, VARIOUS WIDTHS AS REQUIRED (SEE ELEVATIONS), COLOR: PAINT TO MATCH MR-1 (PRIMED AND FIELD PAINTED)
WIN-1	VINYL WINDOWS	PLY GEM 1100 SINGLE HUNG WINDOW. COLOR: WHITE. SEE WINDOW SCHEDULE
WIN-2	VINYL WINDOWS @ OFFICE	PLY GEM 1100 PICTURE WINDOW. COLOR: WHITE. SEE WINDOW SCHEDULE
WV-1	WEATHER VANE	LARGE COPPER ROOSTER WEATHER VANE. SEE 1A/A6.3 FOR ADDITIONAL INFORMATION.

PRIMROSE SCHOOLS

9828 KARSTEN BLVD  
IOWA COLONY, TX 77583



PRIMROSE SCHOOL FRANCHISING COMPANY  
3200 WINDY HILL ROAD, SUITE 1200 E  
ATLANTA, GEORGIA 30339-5640  
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Date

CONSTR. DOC. & REVISIONS  
Description

No.

CASCO DIVERSIFIED CORPORATION  
ARCHITECTURAL  
CORP. LICENSE NO: BR98  
EXP. DATE: 01/31/26



Professional of Record:  
KEVIN WILLIAM HARMS  
LICENSE NO: 20001  
EXP. DATE: 04/30/26

Drawn/Checked MTT / MS  
Project Number 2303618  
Bid Date --/--/--  
Permit Date 06/09/25  
For Construction --/--/--

EXTERIOR  
ELEVATIONS

A4.0



## MEMORANDUM

Date: August 1, 2025  
To: Planning and Zoning Members  
From: Dinh V. Ho, P.E.  
RE: Primrose School\_ Variance for Building Line Setback  
Staff's Summary and Recommendations  
CC: Mayor Wil Kennedy, Natasha Brooks, Kayleen Rosser

Primrose Schools is proposing to develop a new Early Childhood Development center to be located 9828 Karsten Blvd. in Iowa Colony, TX.

CASCO Architects, on behalf of Primerose Schools, submitted a variance to the Unified Development Code (UDC) Section 3.5.3.1. Setback, Driveways, Sidewalks, and Parking for Commercial/Retail/Office/Industrial Use Buildings.

The variance request is to remove the requirements for front build to line as required by Section 3.5.3.1.(a)(4).

*If both (i) property frontage is on a designated major arterial; and (ii) either (a) the tract size is two (2) acres or smaller or (b) the proposed building size is less than twenty-five thousand (25,000) square feet of Gross Leasable Area (GLA); then the front wall of the building shall be located on a build-to building setback line of fifty three(53) feet from the ultimate right-of-way line of the street along the front of the property.*

The applicant reasoning is as follow:

A 53' front setback, combined with existing easements along the west and south lot lines, leaves the site largely unbuildable. Primrose building cannot fit in the remaining area.

City staff recommend approval of the variance based on the following:

- The shape of the tract and the presence of an existing 25' sanitary sewer easement creates an undue hardship for the application.
- The circumstances causing the hardship do not similarly affect all or most properties in the vicinity.
- Granting the waiver will not be detrimental to the public health, safety or welfare, or injurious to other property within the area
- Building lines shall be subject to the Subdivision Ordinance:
  - Required front yard: Twenty-five feet (25')
  - Required side yard: Ten feet (10') for side yards; provided, however, a side yard adjacent to a side street shall have a yard of not less than twenty feet (20'); and
  - Required rear yard: Twenty feet (20'); provided, however, a rear yard adjacent to a street shall have a yard of not less than thirty feet (30').