



CITY OF IOWA COLONY

PLANNING AND ZONING COMMISSION MEETING

Tuesday, November 07, 2023
7:00 PM

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

Phone: 281-369-2471

Fax: 281-369-0005

www.iowacolonytx.gov

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

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

CALL TO ORDER

CITIZEN COMMENTS

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

ITEMS FOR CONSIDERATION

1. Consider the appointment of a Vice Chair for the Planning and Zoning Commission.
2. Consider approval of the October 3, 2023 Planning and Zoning Commission meeting minutes.
3. Consider approval of the Sanders Ready Mix Commercial Final Plat.
4. Consider approval of the Replat of Lot 54, Block One of Southwood Subdivision.
5. Consider approval of the De Leon at Bayou Colony Abbreviated Plat.
6. Consider approval of the Caldwell Lakes Section 2 Preliminary Plat.
7. Consider approval of the Ellwood General Development Plan.
8. Consider approval of the Davenport Parkway Street Dedication Preliminary Plat.
9. Consider approval of the Ellwood Karsten Boulevard Phase 1 Street Dedication Preliminary Plat.
10. Consider approval of the Brazoria County Municipal Utility District No. 57 Water Plant Preliminary Plat.
11. Consider approval of the Brazoria County Municipal Utility District No. 57 Lift Station No. 3 Preliminary Plat.
12. Consider approval of the Ellwood Section 1A Preliminary Plat.
13. Consider approval of the Sterling Lakes North Section 4 Final Plat.
14. Consider approval of the Sterling Lakes North Section 5 Final Plat.
15. Consider approval of the Sterling Lakes North Section 6 Final Plat.

ADJOURNMENT

I, Kayleen Rosser, hereby certify that the above notice of meeting of the Iowa Colony Planning and Zoning Commission was posted pursuant to the Texas Open Meeting Act (Chapter 551 of the Texas Government Code) on November 3, 2023.

Kayleen Rosser

Kayleen Rosser, City Secretary





CITY OF IOWA COLONY

PLANNING AND ZONING COMMISSION MINUTES

Item 2.

Tuesday, October 03, 2023
7:00 PM

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

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

Members present: David Hurst, Robert Wall, Brenda Dillon, Brian Johnson, Warren Davis, and Terry Hayes

Members absent: Les Hosey

Others present: Dinh Ho

CALL TO ORDER

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

CITIZEN COMMENTS

There were no comments from the public.

PUBLIC HEARING

1. Hold a public hearing TO CONSIDER A VARIANCE TO SECTION 8. OFFENSES A. IT SHALL BE UNLAWFUL TO CONSTRUCT TWO (2) SINGLE FAMILY DWELLINGS WHICH SHALL BE OCCUPIED ON A CONTINUAL BASIS ON A SINGLE LOT, PARCEL OR TRACT OF LAND AT 8315 COUNTY ROAD 79, IOWA COLONY, TEXAS 77583.

Chairman Hurst opened the public hearing.

2. Hold a public hearing TO CONSIDER A VARIANCE TO SECTION 37. LOTS. THE FOLLOWING MINIMUM REQUIREMENTS SHALL APPLY UNLESS A CONFLICT EXISTS BETWEEN THIS SECTION AND CITY'S ZONING ORDINANCE, IN WHICH CASE THE MORE RESTRICTIVE REQUIREMENTS OF THE TWO WILL CONTROL. A. ONE ACRE AND LARGER LOTS. 2. LOT DIMENSIONS. LOT DIMENSIONS SHALL BE A MINIMUM OF ONE HUNDRED TWENTY (120) FEET IN WIDTH AT THE BUILDING SETBACK LINE AND OF A DEPTH SO AS TO PROVIDE AN AREA NOT LESS THAN ONE (1) ACRE OR FORTY-THREE THOUSAND FIVE HUNDRED SIXTY (43,560) SQUARE FEET AT 4030 CEDAR RAPIDS PKWY, IOWA COLONY, TEXAS 77583.

Chairman Hurst opened the public hearing. Ms. Emma Moreno

ITEMS FOR CONSIDERATION

3. Consider approval of the September 5, 2023 Planning and Zoning Commission meeting minutes.

Motion made by Dillon to approve the minutes of the September 5, 2023 Planning and Zoning meeting, Seconded by Hayes.

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

4. Consider approval of the Caldwell Lakes Section 1 Preliminary Plat.
 Motion made by Johnson to approve the Caldwell Lakes Section 1 Preliminary Plat, Seconded by Dillon.
 Voting Yea: Johnson, Hurst, Dillon, Hayes, Wall, Davis

5. Consider approval of the Sierra Vista Section 10 Preliminary Plat.
 Motion made by Hayes to approve the Sierra Vista Section 10 Preliminary Plat, Seconded by Wall.
 Voting Yea: Johnson, Hurst, Dillon, Hayes, Wall, Davis

6. Consider approval of the Bullard Parkway and Karsten Boulevard Street Dedication Abbreviated Plat.
 Motion made by Johnson to approve Bullard Parkway and Karsten Boulevard Street Dedication Abbreviated Plat, Seconded by Dillon.
 Voting Yea: Johnson, Hurst, Dillon, Hayes, Wall, Davis

7. Consideration and possible action to make a recommendation to City Council for a variance to the City's Subdivision Ordinance at 8315 County Road 79.
 Motion made by Dillon to approve a variance to the City's Subdivision Ordinance at 8315 County Road 79, Seconded by Hayes. Motion Failed.
 Voting Yea: Dillon, Hayes
 Voting Nay: Johnson, Hurst, Wall, Davis

8. Consideration and possible action to make a recommendation to City Council for a variance to the City's Subdivision Ordinance at 4030 Cedar Rapids Parkway.
 Motion made by Johnson to approve the variance request to the subdivision ordinance at 4030 Cedar Rapids Parkway, Seconded by Hayes. Motion Failed.
 Voting Yea: Hurst, Dillon, Hayes
 Voting Nay: Johnson, Wall, Davis

9. Consideration and possible action to make a recommendation to City Council for a variance to the transparency requirements in the City's Unified Development Code at 2002 Meridiana Parkway.
 Motion made by Wall to approve the variance to the transparency requirements in the City's Unified Development Code at 2002 Meridiana Parkway, Seconded by Hayes. Motion Failed.
 Voting Yea: Hurst, Hayes, Wall
 Voting Nay: Johnson, Dillon, Davis

ADJOURNMENT

The meeting was adjourned at 8:05 P.M.

APPROVED THIS 7th DAY OF NOVEMBER 2023.

Item 2.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chair



Thursday, October 5, 2023

Elizabeth Morton
South Point Surveying, PLLC
3221 S. Main Street
Pearland, TX 77581
Email: elizabethm@sp-survey.com

Re: Sanders Ready Mix Commercial Abbreviated Plat
Letter of Recommendation to Approve
COIC Project No. 2500
Adico, LLC Project No. 16007-2-308

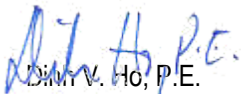
Dear Ms. Morton;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of the Sanders Ready Mix Commercial Abbreviated Plat, received on or about September 18, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based on our review, Adico, LLC has no objections to the plat as resubmitted on September 18, 2023. Please provide two (2) sets of signed mylars and ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, October 31, 2023, for consideration at the November 7th Planning and Zoning Meeting.

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-308

STATE OF TEXAS COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS THAT:

WE, GEORGE UNITED READY MIX, LLC, ACTING BY AND THROUGH JOSE MARCELINO MARTINEZ, OWNERS OF THE 4.998 ACRES OF LAND BEING PLATTED INTO ONE LOT AND ZERO RESERVES IN THIS SUBDIVISION OF THE SANDERS READY MIX COMMERCIAL, MINOR PLAT, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF OURSELVES, 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 AS 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 ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNED TO WARRANT AND DEFEND THE TITLE OF 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 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 EASEMENTS TOTALS TWENTY-ONE, 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 PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN 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.

IN TESTIMONY, HERETO, JOSE MARCELINO MARTINEZ FLORES, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOSE MARCELINO MARTINEZ FLORES, THEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREUNTO AFFIXED, THIS DAY OF , 2023.

JOSE MARCELINO MARTINEZ FLORES, OWNER

STATE OF TEXAS COUNTY OF BRAZORIA

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSE MARCELINO MARTINEZ FLORES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HERIN SET FORTH.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CITY OF IOWA COLONY

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SANDERS READY MIX COMMERCIAL IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CIT OF IOWA COLONY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS DAY OF 2023.

DAVID HURST, CHAIRMAN PLANNING AND ZONING COMMISSION MEMBER

ROBERT WALL PLANNING AND ZONING COMMISSION MEMBER

LES HOSEY PLANNING AND ZONING COMMISSION MEMBER

BRIAN JOHNSON PLANNING AND ZONING COMMISSION MEMBER

BRENDA DILLON PLANNING AND ZONING COMMISSION MEMBER

WARREN DAVIS, JR. PLANNING AND ZONING COMMISSION MEMBER

TERRY HAYES PLANNING AND ZONING COMMISSION MEMBER

CITY OF IOWA COLONY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SANDERS READY MIX COMMERCIAL IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CIT OF IOWA COLONY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS DAY OF 2023.

WIL KENNEDY MAYOR

McLEAN BARNETT COUNCILMEMBER

ARNETTA HICKS-MURRAY COUNCILMEMBER

MARQUETTE GREENE-SCOTT COUNCILMEMBER

TIM VARLACK COUNCILMEMBER

COUNCILMEMBER

SYDNEY HARGRODER COUNCILMEMBER

DINH HO, PE CITY ENGINEER

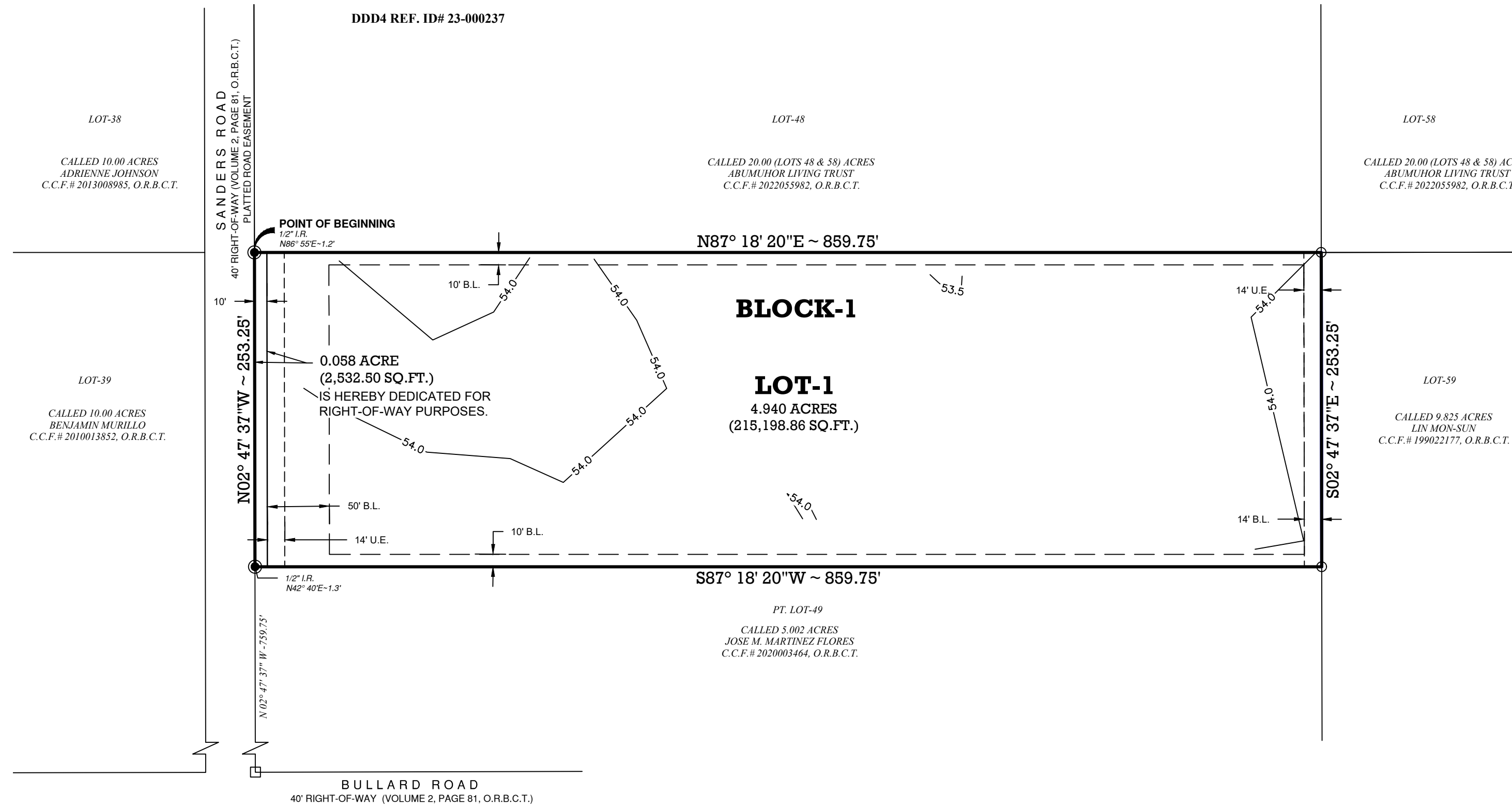
APPROVED BY THE BOARD OF COMMISSIONERS ON

BRAZORIA DRAINAGE DISTRICT NO. 4

DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS, AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLAT HAVE BEEN COMPLETELY CHECKED AND VERIFIED, IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN THE DISTRICT'S "RULES, REGULATIONS AND GUIDELINES" AND THESE APPROVED DRAINAGE PLANS AND/OR PLAT, THE DISTRICT'S "RULES, REGULATIONS AND GUIDELINES" SHALL GOVERN AND PREVAIL. ANY APPROVED VARIANCES SHALL BE ITEMIZED ON THE COVER SHEET AND PLACED ON THE APPROPRIATE SHEET WHERE APPLICABLE. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S ENDOR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

DDD4 REF. ID# 23-000237



BRAZORIA DRAINAGE DISTRICT NO. 4 SPECIAL NOTES:

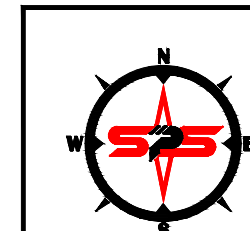
- 1. ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
2. PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERRECTED IN A DRAINAGE EASEMENT, ACCESS EASEMENT, OR FEE STRIP.
3. MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
4. CONTRACTOR SHALL NOTIFY THE DISTRICT'S INSPECTOR AT LEAST FORTY-EIGHT (48) HOURS BEFORE BEGINNING WORK AND TWENTY-FOUR (24) HOURS BEFORE PLACING ANY CONCRETE.
5. THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
6. APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM, AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAT 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
7. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
8. THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS, AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTIES' PROPERTIES FOR PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
9. DRAINAGE EASEMENTS SHALL BE USED ONLY FOR THE PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RECONSTRUCTING OF A DRAINAGE FACILITY, AND ANY AND ALL RELATED EQUIPMENT AND FACILITIES TOGETHER WITH ANY AND ALL NECESSARY INCIDENTALS AND APPURTENANCES THERETO IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA. THE DISTRICT'S SUCCESSORS, ASSIGNS, AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES SHALL AT ALL PRESENT AND FUTURE TIMES, HAVE THE RIGHT AND PRIVILEGE OF INGRESS AND EGRESS IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA.
10. ACCESS EASEMENTS SHALL BE USED FOR INGRESS AND EGRESS TO THE DISTRICT'S DRAINAGE FACILITIES AND SHALL BE KEPT CLEAR OF ANY AND ALL OBSTRUCTIONS.
11. AN AS-BUILT CERTIFICATE AND AS-BUILT SURVEY ARE REQUIRED TO BE SUBMITTED TO THE DISTRICT BEFORE A CERTIFICATE OF COMPLIANCE CAN BE ISSUED. CONTACT THE DISTRICT'S INSPECTOR FOR FURTHER CLARIFICATION.
12. ALL DRAINAGE PLANS AND PLATS SHALL BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS & GUIDELINES. BOARD APPROVAL OF A DRAINAGE PLAN OR PLAT DOES NOT CONSTITUTE PERMISSION TO DEVIATE. DEVIATION FROM THE DISTRICT'S RULES, REGULATIONS & GUIDELINES IS ONLY AUTHORIZED AND ALLOWED BY A SEPARATE REQUEST FOR VARIANCE WHICH WAS APPROVED BY THE BOARD. ANY BOARD APPROVED VARIANCE SHALL BE REFERENCED ON THE PLAN COVER PAGE AND ON THE APPROPRIATE SHEET WHERE APPLICABLE. THE USE OF THE TERM "GUIDELINES" HEREIN DOES NOT AFFECT THE MANDATORY NATURE OF THESE RULES, REGULATIONS & GUIDELINES.

NOTES:

- 1. THE PROPERTY SURVEYED LIES FULLY WITHIN ZONE "X" (UNSHADED), ZONE "X" (SHADED) AND ZONE "AE", ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48039C0110K, WITH AN EFFECTIVE DATE OF DECEMBER 30, 2020. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
2. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS (SF=0.999885).
3. THIS PLAT RELIED UPON A CURRENT CITY PLANNING LETTER ISSUED BY ABSTRACT SERVICES OF HOUSTON, GF NUMBER 7910-23-2495, EFFECTIVE DATE OF MAY 30, 2023.
4. IMPROVEMENTS TO THIS PLAT ARE SUBJECT TO THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
5. SIDEWALKS SHALL BE 5 FEET WIDE MINIMUM PER (EDCM) ENGINEERING DESIGN CRITERIA MANUAL.
6. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
7. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL PLAT APPROVAL BY THE CITY COUNCIL IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO (2) YEAR PERIOD OR THE (1) YEAR EXTENSION GRANTED BY CITY COUNCIL.
8. FIVE-EIGHTHS INCH (5/8) IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF WAYS HAVE NOT BEEN MONUMENTED.
9. BENCHMARK: CB-2 IS A BRASS CAP STAMPED 'CB-2' SET IN THE NORTH SIDE OF CR 81 BRIDGE OVER WEST FORK CHOCOLATE BAYOU, AT STREAM CENTERLINE, IN KEYMAP 652X, NEAR UNIT CB100-00-00. ELEVATION: 56.51' NAVD 88, 2001 ADJUSTMENT.
10. SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THIS RESERVE/LOT MUST BE SUBMITTED TO THE CITY OF IOWA COLONY AND BRAZORIA DRAINAGE DISTRICT NO. 4 FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT. DETENTION WILL BE REVIEWED/PROVIDED FOR EACH INDIVIDUAL RESIDENTIAL LOT AT THE TIME OF PERMITTING.

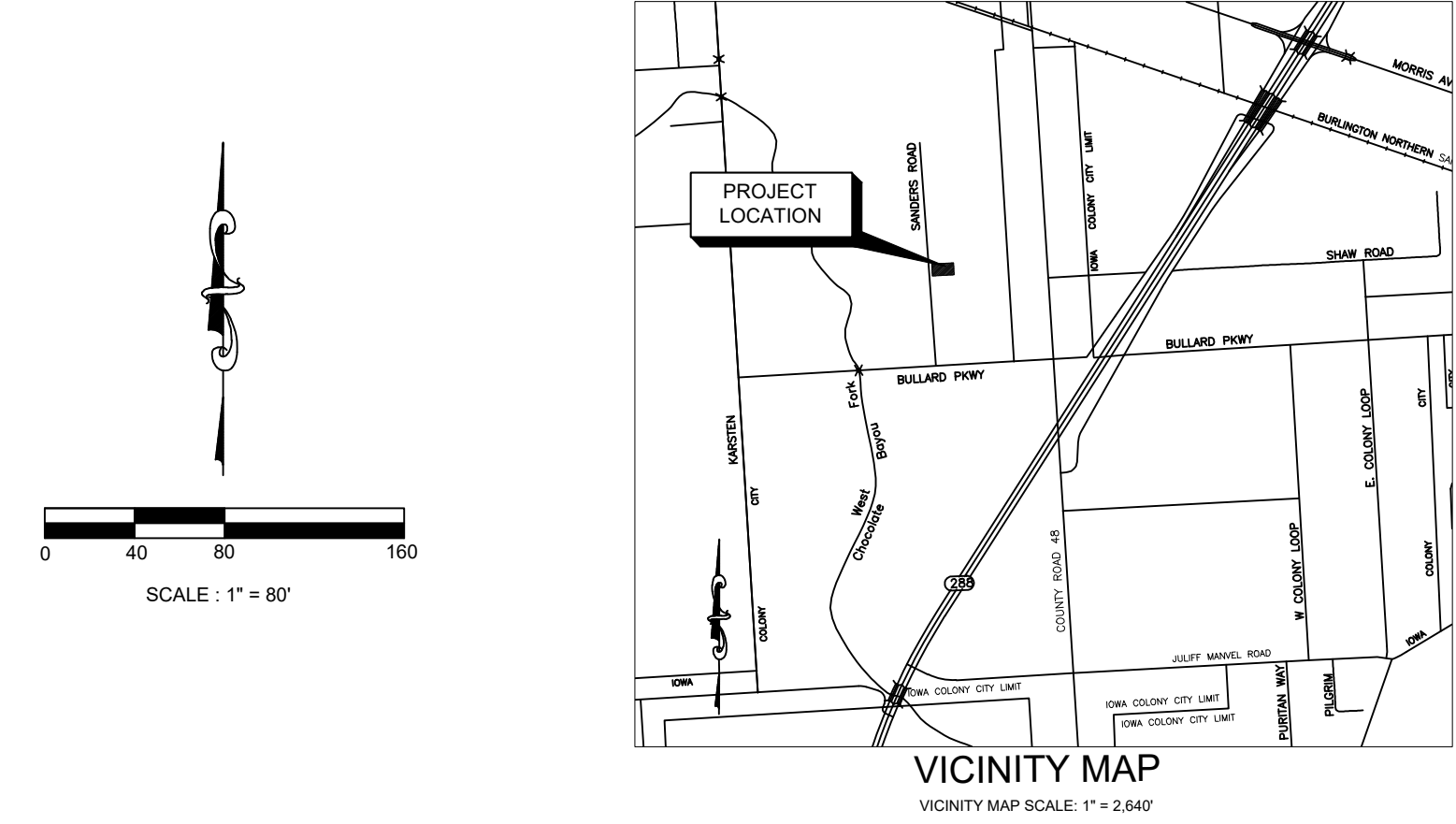
OWNER:

JOSE MARCELINO MARTINEZ FLORES 7302 SAN ANGELO, HOUSTON, TEXAS 77020 (832) 894-9634



SOUTH POINT SURVEYING, PLLC 3221 S. MAIN STREET, PEARLAND, TEXAS 77581 OFFICE: (281) 489-5656 - WWW.SP-SURVEYING.COM T.B.P.L.S. FIRM No. 10194401

Table with 4 columns: SCALE, REVISION NO., REVISION DESCRIPTION, DRAWN BY. Row 1: SCALE 1"=80', REVISION NO., REVISION DESCRIPTION, DRAWN BY: EM. Row 2: DATE 08-29-2023, REVISION NO., REVISION DESCRIPTION, CHECKED BY: JM. Row 3: PROJECT NO., REVISION NO., REVISION DESCRIPTION, DRAWING NO. 1 OF 1.



FIELD NOTE DESCRIPTION:

BEING A 4.998 ACRE TRACT OF LAND, AND BEING THE NORTH HALF OF LOT 49 OF THE EMIGRATION LAND COMPANY SUBDIVISION OF SECTION 67 OF THE H. T. & B. R. R. COMPANY SURVEY, A-281, AS RECORDED IN VOLUME 2, PAGE 81 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (O.R.B.C.T.), AND BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED TO GEORGE UNITED READY MIX, LLC, A LIMITED LIABILITY CORPORATION IN HOUSTON, TEXAS, AS RECORDED UNDER COUNTY CLERK'S FILE NUMBER (C.C.F.#) 2020025326 OF THE O.R.B.C.T., SAID 4.998 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF SANDERS ROAD, SAME BEING THE COMMON CORNER OF LOT-48 AS CONVEYED TO ABUMUHOR LIVING TRUST UNDER C.C.F.# 2022055982 OF THE O.R.B.C.T., AND SAID NORTH HALF OF LOT-49 OF THE EMIGRATION LAND COMPANY SUBDIVISION, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2-INCH IRON ROD BEARS N86° 55'E A DISTANCE OF 1.2 FEET;

THENCE N 87° 18' 20" E ALONG THE COMMON BOUNDARY LINE OF SAID LOT-48 AND LOT-49, A DISTANCE OF 859.75 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 6467" SET, AT THE NORTHWEST CORNER OF A 9.825 ACRE TRACT OF LAND ALSO KNOWN AS LOT-50 OF SAID EMIGRATION LAND COMPANY SUBDIVISION, DESCRIBED IN A DEED TO LIN MON-SUN, AS SHOWN IN C.C.F.#199022177 OF THE O.R.B.C.T., FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 02° 47' 37" E ALONG THE WEST PROPERTY LINE OF SAID LIN MON-SUN 9.825 ACRE TRACT, A DISTANCE OF 253.25 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 6467" SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 87° 18' 20" W, ALONG THE SOUTH BOUNDARY LINE OF SAID UNITED READY MIX TRACT, BEING THE NORTH BOUNDARY LINE OF THE REMAINDER OF LOT-49 AS CONVEYED TO JOSE M. MARTINEZ FLORES UNDER C.C.F.# 2020003464 OF THE O.R.B.C.T., A DISTANCE OF 859.75 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SANDERS ROAD, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS N42° 40'E, A DISTANCE OF 1.3 FEET;

THENCE N 02° 47' 37" W ALONG THE EAST RIGHT OF WAY LINE OF SANDERS ROAD, A DISTANCE OF 523.25 FEET THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT CONTAINING 4.998 ACRES (OR 217,731.36 SQUARE FEET) OF LAND.

THIS IS TO CERTIFY THAT I, JOSHUA A. MCGINN, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, REGISTRATION # 6467, HAVE PLATTED THE ABOVE AND FOREGOING SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND AND UNDER MY DIRECTION; THAT THIS PLAT ACCURATELY REPRESENTS THE FACTS AS FOUND BY THAT SURVEY MADE BY ME, AND; THAT PERMANENT CONTROL POINTS WILL BE SET AT THE TIME OF PLAT RECORDATION, THAT THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:15,000 AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

SIGNED: PRELIMINARY 09/14/2023 JOSHUA A. MCGINN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6467 DATED

FINAL PLAT OF SANDERS READY MIX COMMERCIAL

A 4.998 ACRE SUBDIVISION OF 1-BLOCK, 1-LOT, AND 0-RESERVES

BEING THE NORTH HALF OF LOT-49 OF THE EMIGRATION LAND COMPANY SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 81, O.R.B.C.T., SITUATED IN THE H. T. & B. R. R. COMPANY SURVEY, ABSTRACT-281, E.T.J. OF THE CITY OF IOWA COLONY BRAZORIA COUNTY, TEXAS

DATE: SEPTEMBER 14, 2023

Monday, October 23, 2023

Scott Sheridan
FMS Surveying, Inc
7523 Russell Street
Manvel, TX 77578
Email: srsheridan@fmssurveying.com

Re: Replat of Lot 54, Block One of Southwood Subdivision
Letter of Recommendation to Approve
COIC Project No. 3119
Adico, LLC Project No. 16007-2-332

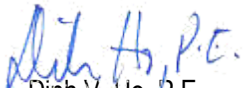
Dear Mr. Sheridan;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of the Replat of Lot 54, Block One, of Southwood Subdivision, received on or about October 17, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based on our review, we have no objections to the plat as resubmitted on October 17, 2023. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than November 1, 2023, for consideration at the November 7, 2023, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC

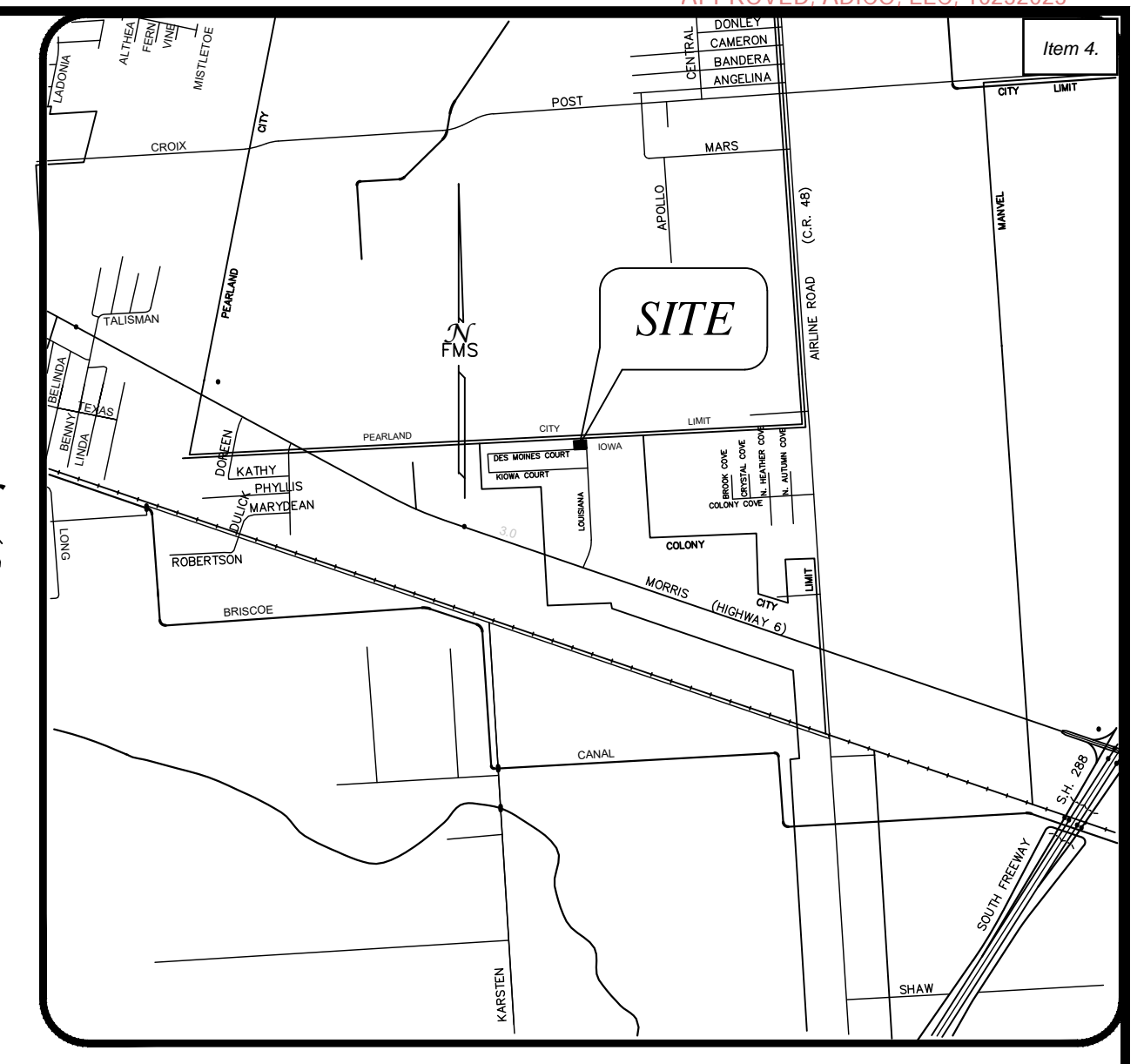
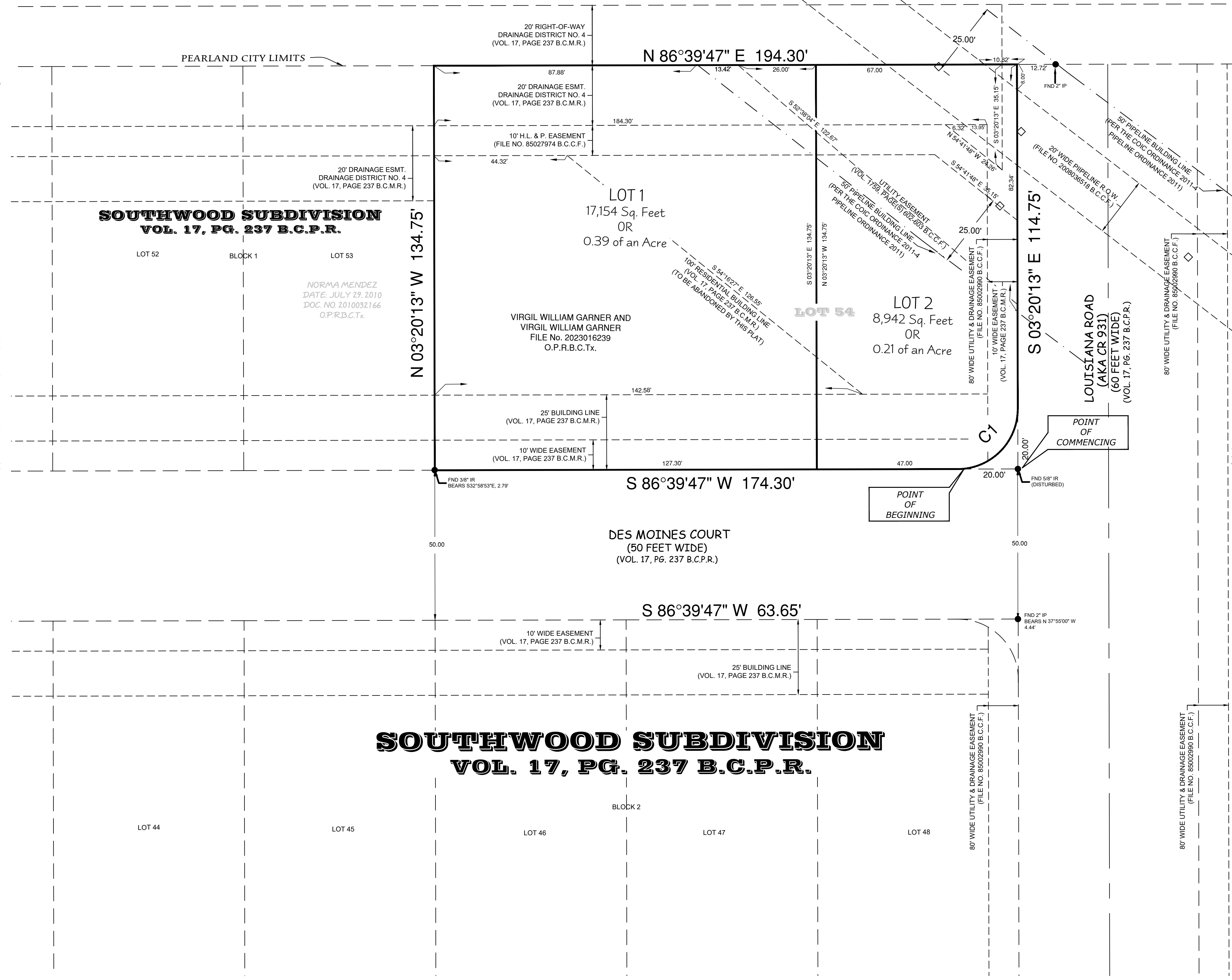

Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-332

NOTES:

- ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM (2011 ADJUSTMENT) EPOCH 2010.00. ALL DISTANCES ARE GROUND DISTANCES. SCALE FACTOR = 0.999867211.
- THE NORTH RIGHT-OF-WAY LINE OF THE SUBJECT TRACT WAS HELD FOR DIRECTIONAL CONTROL.
- THE SURVEYOR HAS NOT PERFORMED AN ABSTRACT OF TITLE, THERE MAY BE OTHER MATTERS WHICH APPLY NOT REFLECTED UPON THIS SURVEY.
- THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. THIS PLAT WAS PREPARED ALONG WITH A CITY PLANNING LETTER PREPARED BY TEXAS AMERICAN TITLE COMPANY WITH A GF NUMBER OF 2791023-05473, DATED SEPTEMBER 08, 2023.
- THE SUBJECT PROPERTY LIES WITHIN ZONE "X", AS SCALED ON FIRM No. 480390110K, MAP DATED DECEMBER 30, 2020. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC POSSIBLE FLOODING HAZARDS.
- ALL EASEMENTS AND RIGHT-OF-WAY WIDTHS ARE PER THE RECORD PLAT UNLESS OTHERWISE NOTED.
- THE ELEVATION SHOWN HEREON ARE BASED ON BENCHMARK No. AW5683 WITH A PUBLISHED ELEVATION 48.10, NAVD 88.
- SUBJECT TO RESTRICTIONS RECORDED IN VOLUME 1721, PAGE 942 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS AND VOLUME 17, PAGE 237 OF THE MAP OR PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.
- UNLOCATABLE SANITARY CONTROL COVENANT DATED JULY 18, 1983 FILED FOR RECORD JULY 19, 1983 IN VOLUME 1721, PAGE 945 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.
- RIGHT OF WAY EASEMENT DATED JANUARY 09, 1984, FILED FOR RECORD JANUARY 26, 1984 IN VOLUME 1754, PAGE 717 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS DOES NOT AFFECT THE SUBJECT TRACT.
- RIGHT-OF-WAY EASEMENT RECORDED UNDER VOLUME 1758, PAGE 787 DOES NOT AFFECT THE SUBJECT TRACT.
- RIGHT-OF-WAY EASEMENT DESCRIBED IN DEED TO COMMUNITY UTILITY COMPANY, INC RECORDED UNDER VOLUME 1759, PAGE 597 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS DOES NOT AFFECT THE SUBJECT TRACT.
- THE PIPELINE MARKERS WERE OBSERVED IN THE FIELD ON AUGUST 17, 2023.

A & P REALTY INVESTMENTS
DOING BUSINESS AS: O'DAY DRILLING
SD TR 2, A0562, H. T. & B. R.R. TRACT 19-19A-30-30A1.
AC RES: 114951
BRAZORIA COUNTY APPRAISAL DISTRICT



VICINITY MAP
SCALE: 1"=2640'

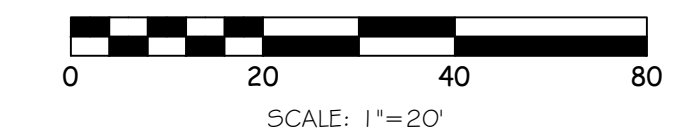
METES AND BOUNDS DESCRIPTION OF

A 0.60 of an acre (26,096 square feet) tract of land out of Southwood Subdivision, Lot 54, Block 1, Abstract 545, H.T. & B. R.R. Survey, a Subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume (Vol.) 17, Page (Pg) 237 of the Map Records of Brazoria County, Texas, with said 26,096 square foot tract of land being more particularly described by metes and bounds as follows:

- COMMENCING:** at a 5/8 inch iron rod found (disturbed) the Northwest right-of-way line of Louisiana Road (AKA CR 931) called 60 feet in width as shown on said Southwood Subdivision map and Des Moines Court (called 50 feet in width) as shown on said Southwood Subdivision map;
- THENCE:** S 86°39'47" W, departing from the west right-of-way line of said Louisiana Road, along and with the North right-of-way line of said Des Moines Court, a distance of 20.00 feet to a Point For Corner, same being a Southeast corner and **POINT OF BEGINNING** of the herein described tract;
- THENCE:** S 86°39'47" W, continuing along the North right-of-way line of said Des Moines Court, along and with the South line of this tract, a distance of 174.30 feet to a Point For Corner, same being the Southwest corner of this tract, from which bears a 5/8-inch iron rod found S 32°58'53" E, 2.79 feet;
- THENCE:** N 03°20'13" W, departing from the North right-of-way line of said Des Moines Court and East line of a certain tract of land described in deed to Norma Mendez, recorded under Brazoria County Clerk's File Number (B.C.C.F. No.) 2010032166 of the Deed Records of Brazoria County, and to the South line of a certain tract of land called 11.4451 acres, as shown on the Brazoria County Appraisal District site, Property Information Number (178897), owner A & P Realty Investment, a distance of 134.75 feet to a Point For Corner, same being the Northwest corner of this tract and Northeast corner of said Mendez tract;
- THENCE:** N 86°39'47" W, along and with the South line of said A & P Realty tract and North line of this tract, and to the West right-of-way line of said Louisiana Road, a distance of 194.30 feet to a Point For Corner, same being the Northeast corner of this tract, from which bears a 2 inch iron pipe found N 86°39'47" W, 12.72 feet;
- THENCE:** S 03°20'13" E, along and with the West right-of-way line of said Louisiana Road and East line of this tract, a distance of 114.75 feet to a Point For Corner, same being a Southeast corner of this tract and the beginning of a curve to the right;
- THENCE:** along and with said curve to the right, having a radius of 20.00 feet, central angle 90°00'00" (chord bearing S 41°39'47" W, 28.28 feet, an arc length of 31.42 feet to the **POINT OF BEGINNING** and containing 0.60 of an acre of land.

FOURTH TRACT
JOHN M. WELCH
DATE: MAY 07, 1985
DOC. NO. 1985007594
O.P.R.B.C.T.x

FOURTH TRACT
JOHN M. WELCH
DATE: MAY 07, 1985
DOC. NO. 1985007594
O.P.R.B.C.T.x



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.42'	28.28'	S 41°39'47" W	90°00'00"

ABBREVIATIONS

AKA.	ALSO KNOWN AS.
B.C.D.R.	BRAZORIA COUNTY DEED RECORDS.
B.C.M.R.	BRAZORIA COUNTY MAP RECORDS.
B.L.	BUILDING LINE.
C.O.C.	CITY OF KOWA COLONY.
C.R.	COUNTY ROAD.
ESMT.	EASEMENT.
FP.	IRON PIPE.
IR.	IRON ROD.
No.	NUMBER.
O.P.R.B.C.T.x.	OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS.
FS.	PAGE.
R.O.W.	RIGHT OF WAY.
SO.	SQUARE.
VOL.	VOLUME.
W.S.E.	WATER SEWER EASEMENT.
◊	PIPELINE MARKER.

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.

SURVEYOR:
F.M.S. SURVEYING
7523 RUSSELL STREET,
MANVEL, TEXAS 77578
PHONE: (281) 519-8530
EMAIL: rchase@fmsurveying.com
TBPELS FIRM # 10040400
FMS JOB No. 68872
DRAFTING: REC # GM
www.fmsurveying.com



OWNER:
CARRIE LYNN GARDNER,
106 DES MOINES COURT,
ROSHARON, TEXAS 77583
CONTACT: CARRIE LYNN GARDNER
PHONE: (832) 483-2059
EMAIL: vs004777@gmail.com

1 BLOCK, 2 LOTS, 0 RESERVE
26,096 SQ. FT
0.60 ACRE

OCTOBER 16, 2023

PLAT NOTES:

- 1. MONUMENTS SET AS EXTERIOR BOUNDARY MARKERS EITHER ARE OR WILL BE SET WITH A MINIMUM OF FIVE EIGHTHS (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.
- 2. PERMANENT REFERENCE MONUMENTS ("PRM") ARE OR SHALL BE SET AT ALL BOUNDARY LINE ANGLE POINTS, BLOCK CORNERS, ANGLE POINTS, 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 OF PROCEDURES AND PRACTICES.
- 3. ALL MONUMENTS ARE OR WILL BE SET TO THE STANDARD OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
- 4. INTERIOR LOT CORNER MONUMENTS ARE OR WILL BE SET WITH A MINIMUM OF FIVE EIGHTHS (5/8) INCH IRON ROD AT LEAST THIRTY SIX (36) INCHES IN LENGTH.
- 5. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
- 6. ALL LOTS WILL REQUIRE WATER WELL AND SEPTIC SYSTEMS. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- 7. A MINIMUM OF FIVE (5) FOOT SIDEWALKS SHALL BE REQUIRED ALONG ALL STREETS AND SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- 8. THE OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
- 9. THE OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 10. ALL SIDELOT BUILDING LINES OF INTERIOR LOTS TO BE 10 FEET, UNLESS OTHERWISE NOTED.
- 11. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
- 12. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.

This is to certify that the Planning & Zoning Commission of the City of Iowa Colony, Texas, has approved this plat and subdivision of REPLAT OF LOT 54, BLOCK 1, SOUTHLAND SUBDIVISION in conformance with the laws of the State of Texas and the ordinances of the City of Iowa Colony as shown hereon and authorized the recording of this plat this _____ day of _____, 2023.

David Hurst, Chairman
Planning Commission

Brenda Dillon
Planning Commission Member

Les Hosey
Planning Commission Member

Brian Johnson
Planning Commission Member

Terry Hayes
Planning Commission Member

Robert Wall
Planning Commission Member

Warren Davis Jr.
Planning Commission Member

This is to certify that the City Council of the City of Iowa Colony, Texas, has approved this plat and subdivision of REPLAT OF LOT 54, BLOCK 1, SOUTHWOOD SUBDIVISION in conformance with the laws of the State of Texas and the ordinances of the City of Iowa Colony as shown hereon and authorized the recording of this plat this _____ day of _____, 2023.

WIL KENNEDY,
Mayor

Marquette Greene-Young
Council Member

Sydney Hargroder
Council Member

McLean Barnett
Council Member

Arnetta Hicks-Murray
Council Member

Timothy Varlack
Council Member

Dinh Ho, P.E.
City Engineer

OWNER'S ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF _____

We, CARRIE LYNN GARDNER and VIRGIL WILLIAM GARDNER, owners of the property subdivided, in this plat of REPLAT OF LOT 54, BLOCK 1, SOUTHWOOD SUBDIVISION, do hereby make subdivision of said property for and on behalf of said REPLAT OF LOT 54, BLOCK 1, SOUTHWOOD SUBDIVISION, according to the lines, lots, streets, alleys, reserves, parks, and easements as shown hereon and dedicate for public use as such 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, _____, has caused these presents to be signed by CARRIE LYNN GARDNER and VIRGIL WILLIAM GARDNER thereunto authorized, and its common seal hereunto affixed, this _____ day of _____, 2023.

CARRIE LYNN GARDNER
Property Owner

VIRGIL WILLIAM GARDNER
Property Owner

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, CARRIE LYNN GARDNER KNOWN TO ME TO BE THE PERSONS WHOSE NAME AR SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

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

SIGNATURE: _____

NOTARY PUBLIC IN AND FOR STATE OF TEXAS

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, VIRGIL WILLIAM GARDNER, KNOWN TO ME TO BE THE PERSONS WHOSE NAME AR SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

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

SIGNATURE: _____

NOTARY PUBLIC IN AND FOR STATE OF TEXAS

This is to certify that I, Scott R. Sheridan, a Registered Professional Land Surveyor for the State of Texas, Registration #6171, have platted the above and foregoing subdivision from an actual survey made on the ground and under my direction; that this plat accurately represents the facts as found by that survey made by me, and; that permanent control points will be set at the time of plat recordation, that the boundary error of closure is less than 1:15,000 and that this plat correctly represents that survey made by me.

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.

Scott R. Sheridan
Registered Professional
Land Surveyor No. 6171

SURVEYOR:
F.M.S. SURVEYING
7523 RUSSELL STREET,
MANVEL, TEXAS 77578
PHONE: (281) 519-8530
EMAIL: rchase@fmsurveying.com
TBPELS FIRM # 10040400
FMS JOB No. 68872
DRAFTING: REC # GM
www.fmsurveying.com



OWNER:
CARRIE LYNN GARDNER,
106 DES MOINES COURT,
ROSHARON, TEXAS 77583
CONTACT: CARRIE LYNN GARDNER
PHONE: (832) 483-2059
EMAIL: vs004777@gmail.com

REPLAT
OF
LOT 54, BLOCK 1
BEING 0.60 OF AN ACRE (26,096 SQ. FT), OUT OF SOUTHWOOD
SUBDIVISION, ABSTRACT 545, H.T. & B. R.R. SURVEY, A SUBDIVISION IN
BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 17, PAGE 237 OF THE MAP RECORDS OF
BRAZORIA COUNTY, TEXAS.

1 BLOCK, 2 LOTS, 0 RESERVE
26,096 SQ. FT
0.60 ACRE

OCTOBER 16, 2023

Wednesday, November 1, 2023

Margarito Deleon
5031 Bayou Lane
Rosharon, TX 77583
Email: deleonmargarito@me.com

Re: De Leon at Bayou Colony Abbreviated Plat
Letter of Recommendation to Approve
COIC Project No. 3120
Adico, LLC Project No. 16007-2-333


Dear Mr. Deleon;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of the De Leon at Bayou Colony Abbreviated Plat received on or about November 1, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objections to the plat as resubmitted on November 1, 2023. Please provide two (2) sets of signed mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than November 2, 2023, for consideration at the November 7, 2023, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-333

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, MARGARITO DE LEON & MARIA ELVIRA CASTILLO HEREINAFTER REFERRED TO AS THE OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF DE LEON AT BAYOU COLONY, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNED TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

IN TESTIMONY WHEREOF, MARGARITO DE LEON & MARIA ELVIRA CASTILLO, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARGARITO DE LEON & MARIA ELVIRA CASTILLO, THEREUNTO AUTHORIZED

THIS THE _____ DAY OF OCTOBER, 2023.

BY: MARGARITO DE LEON, OWNER MARIA ELVIRA CASTILLO, OWNER

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARGARITO DE LEON & MARIA ELVIRA CASTILLO, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HERIN SET FORTH.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF OCTOBER, 2023

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

THIS IS TO CERTIFY THAT I, LUTHER J. DALY, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, REGISTRATION NO. 6150, HAVE PLATTED THE ABOVE AND FOREGOING SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION; THAT THIS PLAT ACCURATELY REPRESENTS THE FACTS AS FOUND BY THAT SURVEY MADE BY ME, AND; THAT PERMANENT CONTROL POINTS WILL BE SET AT THE TIME OF PLAT RECORDATION, THAT THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:15,000 AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

LUTHER J. DALY
REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS
REGISTRATION NO. 6150



SAUL TOBIAS & TOMAS-
ESPINOZA PERFECTO
BAYOU COLONY
VOL. 16 PG. 311
B.C.M.R.

FINAL PLAT AND CONSTRUCTION NOTES

The following notes will appear on the Final Plat drawing(s). If Final Plat drawing(s) is not issued the Construction drawing(s) will carry notes as shown:

- 1. Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- 2. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- 3. All property shall drain into the drainage easement only through an approved drainage structure.
- 4. All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District # 5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- 5. The property identified in the foregoing plat lies with Brazoria County Drainage District #5.
- 6. This rural commercial site employs a natural drainage system, which is intended to provide drainage for the site that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur on the site to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- 7. Land use within the commercial site is limited to an average imperviousness of no more than 98 percent. The drainage and/or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- 8. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
- 9. All storm water drainage pipes, culverts, tiles or other (including driveway culverts) will be minimum 24" I.D. or equal.
- 10. Dedicated drainage easement(s) granted to Brazoria County Drainage District # 5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
- 11. Dedicated ingress/egress accesses are granted to Brazoria County Drainage District # 5 (see District Resolution No. 2007-06 & No. 2007-07). Access will be gated and locked with Brazoria County Drainage District # 5's lock.
- 12. Prohibited use of "metal" pipe in storm water/sewer applications (see District Resolution No. 2007-08).
- 13. Prohibited use of "rip-rap" in storm water/sewer applications (District policy).
- 14. Pipelines, utility lines and other crossing under any Brazoria County Drainage District # 5 ditch require approval and permitting prior to construction.
- 15. All dedicated storm water drainage and/or access easements to be granted to Brazoria County Drainage District # 5 by the property owner will be initiated and recorded, at property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final project approval granted by Brazoria County Drainage District # 5 Board of Commissioners.
- 16. It will be the property owner's responsibility to verify if any Brazoria County Drainage District # 5 Dedicated drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
- 17. Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub -Section 1.5. Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District # 5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

COMMISSIONER'S SIGNATURE FOR FINAL APPROVAL:
APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

Lee Walden, P.E. Date Kerry Osburn Vice President Date

Brandon Middleton Date Nazar Sabti Date
Secretary/Treasurer District Engineer

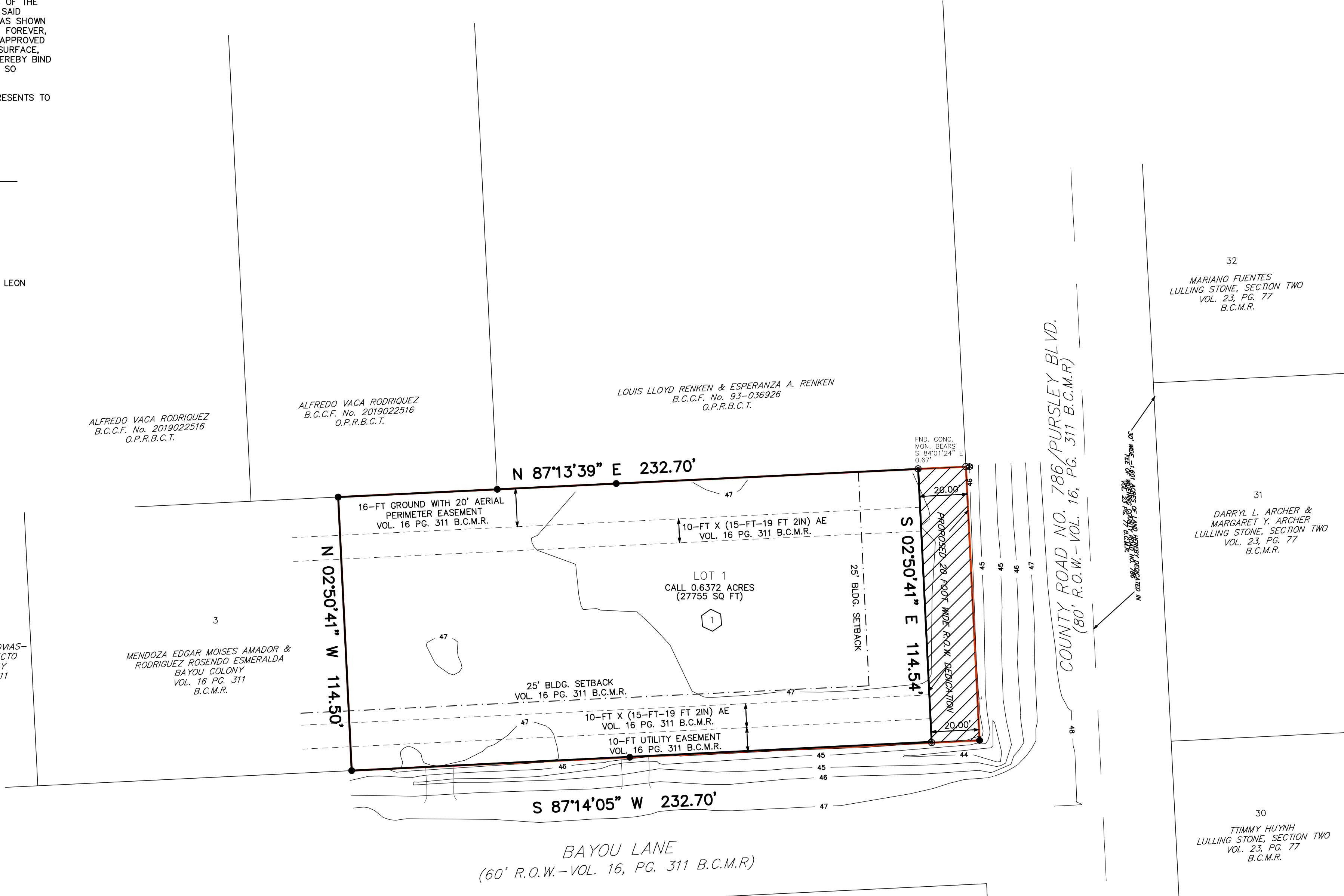
Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.

ALFREDO VACA RODRIGUEZ
B.C.C.F. No. 2019022516
O.P.R.B.C.T.

ALFREDO VACA RODRIGUEZ
B.C.C.F. No. 2019022516
O.P.R.B.C.T.

LOUIS LLOYD RENKEN & ESPERANZA A. RENKEN
B.C.C.F. No. 93-036926
O.P.R.B.C.T.

FND. CONC.
MON. BEARS
S 84°01'24" E
0.67'



BEING A 0.6907 ACRE TRACT OF LAND LOCATED IN THE SECTION 51 OF H.T. & B.R.R. COMPANY SURVEY, A-287, BRAZORIA COUNTY, TEXAS; SAID 0.6907 ACRE TRACT BEING ALL OF LOT 1 AND 2, OF BAYOU COLONY, A SUBDIVISION RECORDED IN VOLUME 16, PAGE 311, OF THE BRAZORIA COUNTY MAP RECORDS (B.C.M.R.), TEXAS; SAID 0.6907 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE);

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF BAYOU LANE (60-FOOT WIDE) AND THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 768 (80-FOOT WIDE) FOR THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE, SOUTH 87 DEGREES 14 MINUTES 05 SECONDS WEST, A DISTANCE OF 262.70 FEET, WITH THE SOUTH LINE OF SAID LOT 1 AND LOT 2, COMMON WITH SAID NORTH RIGHT-OF-WAY LINE, TO A 1/2-INCH IRON ROD FOUND FOR THE COMMON SOUTH CORNER OF LOT 2 AND LOT 3 OF SAID BAYOU COLONY SUBDIVISION;

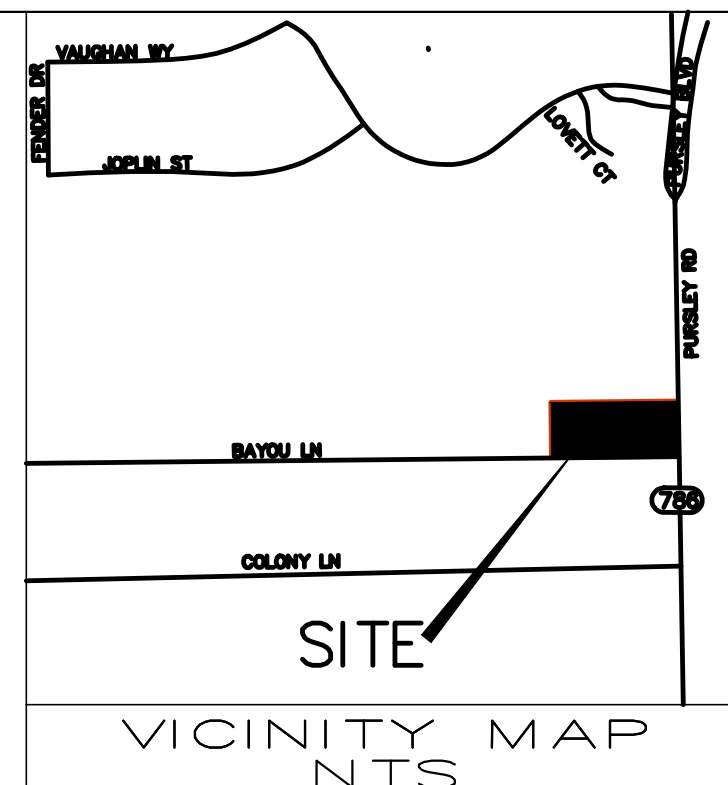
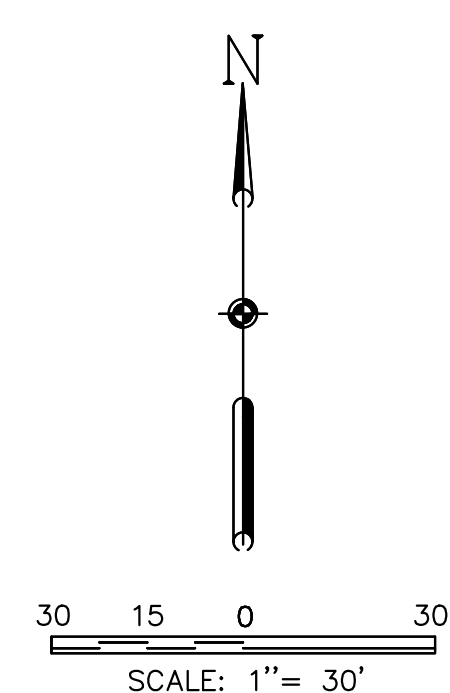
THENCE, NORTH 02 DEGREES 50 MINUTES 41 SECONDS WEST, A DISTANCE OF 114.50 FEET, WITH THE COMMON LINE OF SAID LOTS 2 AND 3, TO A 1/2-INCH IRON ROD FOUND FOR THE COMMON NORTH CORNER OF SAID LOTS 2 AND 3 ON THE SOUTH LINE OF A CALLED 0.62-ACRE TRACT RECORDED IN CLERK'S FILE NUMBER 2019022516 OF THE O.P.R.P.H.C.;

THENCE, NORTH 87 DEGREES 13 MINUTES 39 SECONDS WEST, A DISTANCE OF 262.70 FEET, WITH THE NORTH LINE OF SAID LOTS 1 AND 2, THE SOUTH LINE OF SAID 0.62-ACRE TRACT AND THE SOUTH LINE OF A CALLED 0.88-ACRE TRACT RECORDED IN CLERK'S FILE NUMBER 93-036926, THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 768, FOR THE NORTHWEST CORNER OF SAID LOT 1, FROM WHICH A CONCRETE MONUMENT FOUND BEARS S84°01'24" E, 0.67';

THENCE, SOUTH 02 DEGREES 50 MINUTES 41 SECONDS EAST, A DISTANCE OF 114.54 FEET, WITH SAID WEST RIGHT-OF-WAY LINE AND THE EAST LINE OF SAID LOT 1, TO THE POINT OF BEGINNING AND CONTAINING 0.6907 ACRES OF LAND.

BAYOU LANE
(60' R.O.W.-VOL. 16, PG. 311 B.C.M.R.)

COUNTY ROAD NO. 786/PURSLEY BLVD.
(80' R.O.W.-VOL. 16, PG. 311 B.C.M.R.)



ABBREVIATIONS

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

GENERAL NOTES

- 1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF BRAZORIA COUNTY AND THE CITY OF IOWA COLONY.
- 2. FUTURE DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE DEVELOPMENT REQUIREMENTS OF THE CITY OF IOWA COLONY, TEXAS, AND IS SUBJECT TO THE ORDINANCES OF SAID CITY.
- 3. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
- 4. ALL BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- 5. ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR - 0.99988872.
- 6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48039C0120K, REVISED/DATED DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- 7. THE BUILDING LINES (B.L.) FOR THIS SUBDIVISION SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF CODE OF ORDINANCES, CITY OF IOWA COLONY, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED.

ABREVIATED PLAT OF
DE LEON AT BAYOU COLONY

BEING ALL OF LOT 1 AND 2, BLOCK
BAYOU COLONY, VOL 16, PG 311

LOCATED IN SECTION 51 OF
H.T. & B.R.R. COMPANY SURVEY, A-287

BRAZORIA COUNTY, TEXAS

LOT 1, BLOCK 1

OWNER: SURVEYOR:

APPROVED BY THE CITY ENGINEER OF THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, ON THIS _____ DAY OF _____, 2023.

APPROVED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, ON THIS _____ DAY OF _____, 2023.

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, ON THIS _____ DAY OF _____, 2023.

DAVID HURST, CHAIRMAN MEMBER BRENDA DILLON

MEMBER BRIAN JOHNSON MEMBER LES HOSSY

MEMBER TERRY HAYES MEMBER ROBERT WALL

MEMBER WARREN DAVIS

W.L. KENNEDY SYDNEY HARGRODER

MCLEAN BARNETT TIM VARLACK

ARNETTA HICKS-MURRAY KAREEM BOYCE

MARQUETTE GREENE-SCOTT

MARGARITO DE LEON & MARIA ELVIRA CASTILLO
18234 BAKERS CREST DR
HOUSTON, TX 77084

Overland Consortium Inc.
SURVEYORS
999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78212

SURVEYOR OF RECORD:
OVERLAND SURVEYORS
999 E. BASSE ROAD
SUITE 180 BOX 521
SAN ANTONIO, TX 78212
FIRM NO. 10190722

Wednesday, November 1, 2023

Abby Martinez
LJA Engineering, Inc
3600 West Sam Houston Parkway Suite 600
Houston, TX 77042
Email: amartinez@lja.com

Re: Caldwell Lakes Section 2 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 3105
Adico, LLC Project No. 16007-2-331


Dear Ms. Martinez;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Caldwell Lakes Section 2 Preliminary Plat, received on or about October 23, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objections to the plat as resubmitted on October 23, 2023. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than November 1, 2023, for consideration at the November 7, 2023, Planning and Zoning meeting.

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

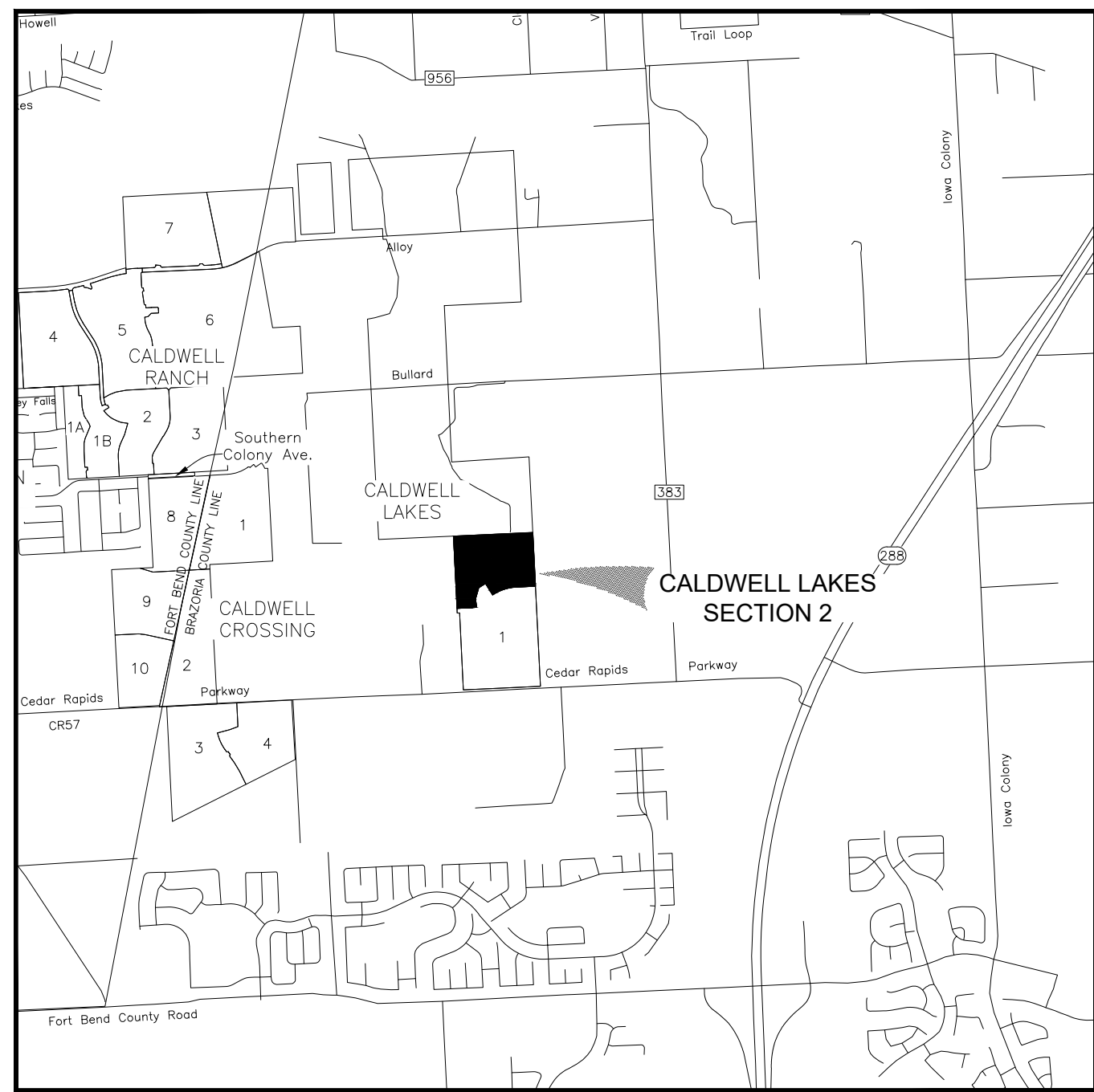
Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-331

GENERAL NOTES:

- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLATE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR 0.9998724707.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NO. 480360195K DECEMBER 30, 2020 THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
- THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES, THE LOCATION OF THE FLOOD ZONE WAS DETERMINED BY SCALING FROM SAID FEMA MAP. THE ACTUAL LOCATION, AS DETERMINED BY ELEVATION CONTOURS, MAY DIFFER.
- T.B.M. INDICATES TEMPORARY BENCHMARK: TBM-171: 58 INCH IRON ROD SET.
- ELEVATION = 59.26', NAVD 88, GEOD 11.
- THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES IN BRAZORIA COUNTY AND THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD #7, AND BRAZORIA DRAINAGE DISTRICT NO. 5.
- PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK, OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS.
- CONTOUR LINES SHOWN HEREON ARE BASED ON THE NGS BENCHMARK K 306 BEING NOTED HEREON.
- THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT.
- THE APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE TWELVE (12) MONTHS AFTER CITY COUNCIL APPROVAL UNLESS THE FINAL PLAT HAS BEEN SUBMITTED FOR FINAL APPROVAL DURING THAT TIME. AN EXTENSION OF TIME MAY BE GIVEN AT THE DISCRETION OF THE CITY COUNCIL FOR A SINGLE EXTENSION PERIOD OF SIX (6) MONTHS.
- DRAINAGE PLANS TO BE PROVIDED PRIOR TO FINAL PLAT SUBMITTAL.
- ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT IS SUBDIVIDED NO RE-SUBDIVIDED IN A RECORD PLAT THE ONE FOOT RESERVE SHALL HEREOFON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- OWNERS DO HEREBY CERTIFY THAT THEY ARE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF (NAME AND SECTION) WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACRES.
- ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
- ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- THIS PLAT IS IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT APPROVED BY CITY COUNCIL ON MAY 23, 2022 BETWEEN CITY OF IOWA COLONY, 258 COLONY INVESTMENTS, LTD.; 688 COLONY INVESTMENTS, LTD.; AND D.R. HORTON.

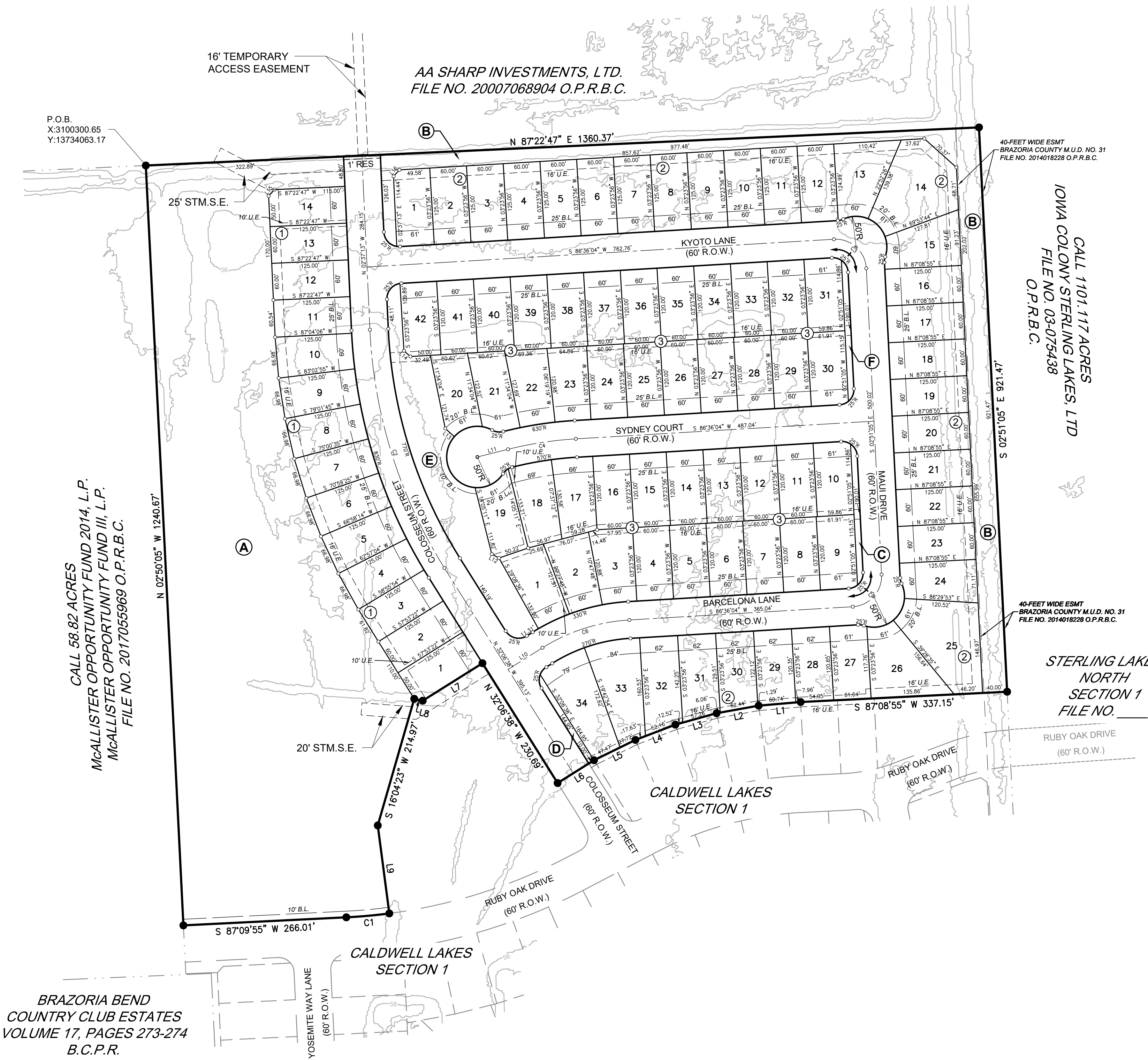


Vicinity Map
1 inch = 1/2 mile

LINE	BEARING	DISTANCE
L1	S 85°04'05" W	68.70'
L2	S 79°48'29" W	69.79'
L3	S 74°28'30" W	69.79'
L4	S 69°08'31" W	69.79'
L5	S 63°51'39" W	75.20'
L6	S 57°53'22" W	70.00'
L7	S 57°53'22" W	115.00'
L8	N 77°06'38" W	14.14'
L9	S 07°28'24" E	144.73'
L10	S 57°53'22" W	66.31'
L11	N 75°54'49" E	51.72'
L12	S 61°31'39" E	13.53'
L13	S 48°23'53" E	20.00'
L14	S 48°23'56" E	14.14'
L15	S 42°22'47" W	14.14'
L16	S 41°59'26" W	14.24'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	870.00'	4°38'19"	70.43'	S 84°50'45" W	70.42'
C2	800.00'	29°29'25"	411.76'	S 17°21'56" E	407.23'
C3	50.00'	90°32'51"	79.02'	N 48°07'30" W	71.05'
C4	600.00'	10°41'15"	111.92'	S 81°15'27" W	111.76'
C5	50.00'	89°27'09"	78.06'	N 41°52'30" E	70.37'
C6	300.00'	28°42'43"	150.33'	S 72°14'43" W	148.77'

RESERVE	ACREAGE	SQ.FT.	TYPE
A	7.881	343,298	RESTRICTED TO LANDSCAPE / OPEN SPACE / DETENTION
B	1.361	59,266	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
C	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
D	0.036	1,589	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
E	0.743	32,367	RESTRICTED TO LANDSCAPE / OPEN SPACE / PARK / UTILITIES
F	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
TOTAL	10.121	440,880	



BRAZORIA BEND COUNTRY CLUB ESTATES VOLUME 17, PAGES 273-274 B.C.P.R.

CALL 58.82 ACRES McALLISTER OPPORTUNITY FUND 2014, L.P. McALLISTER OPPORTUNITY FUND III, L.P. FILE NO. 2017055969 O.P.R.B.C.

- LEGEND
- RES. INDICATES RESERVE
 - B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - O.P.R.B.C. INDICATES OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
 - B.C.P.R. INDICATES BRAZORIA COUNTY PUBLIC RECORD
 - R.O.W. INDICATES RIGHT-OF-WAY
 - FILE NO. INDICATES FILE NUMBER
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - INDICATES STREETNAME CHANGE

A PRELIMINARY PLAT OF
CALDWELL LAKES SECTION 2

±31.5 ACRES
90 LOTS (60' x 120' TYP.) AND
6 RESTRICTED RESERVES IN 3 BLOCKS

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

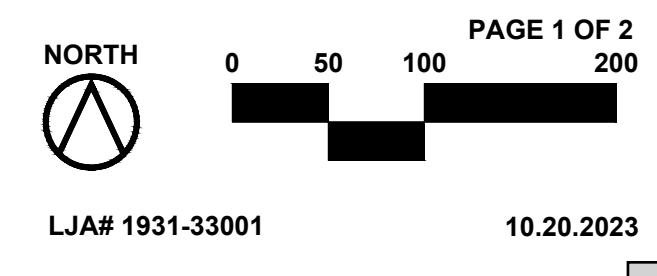
OWNER:
D.R. HORTON
6744 HORTON VISTA DR.
RICHMOND, TX 77407
281-566-2100

PLANNER:

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

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

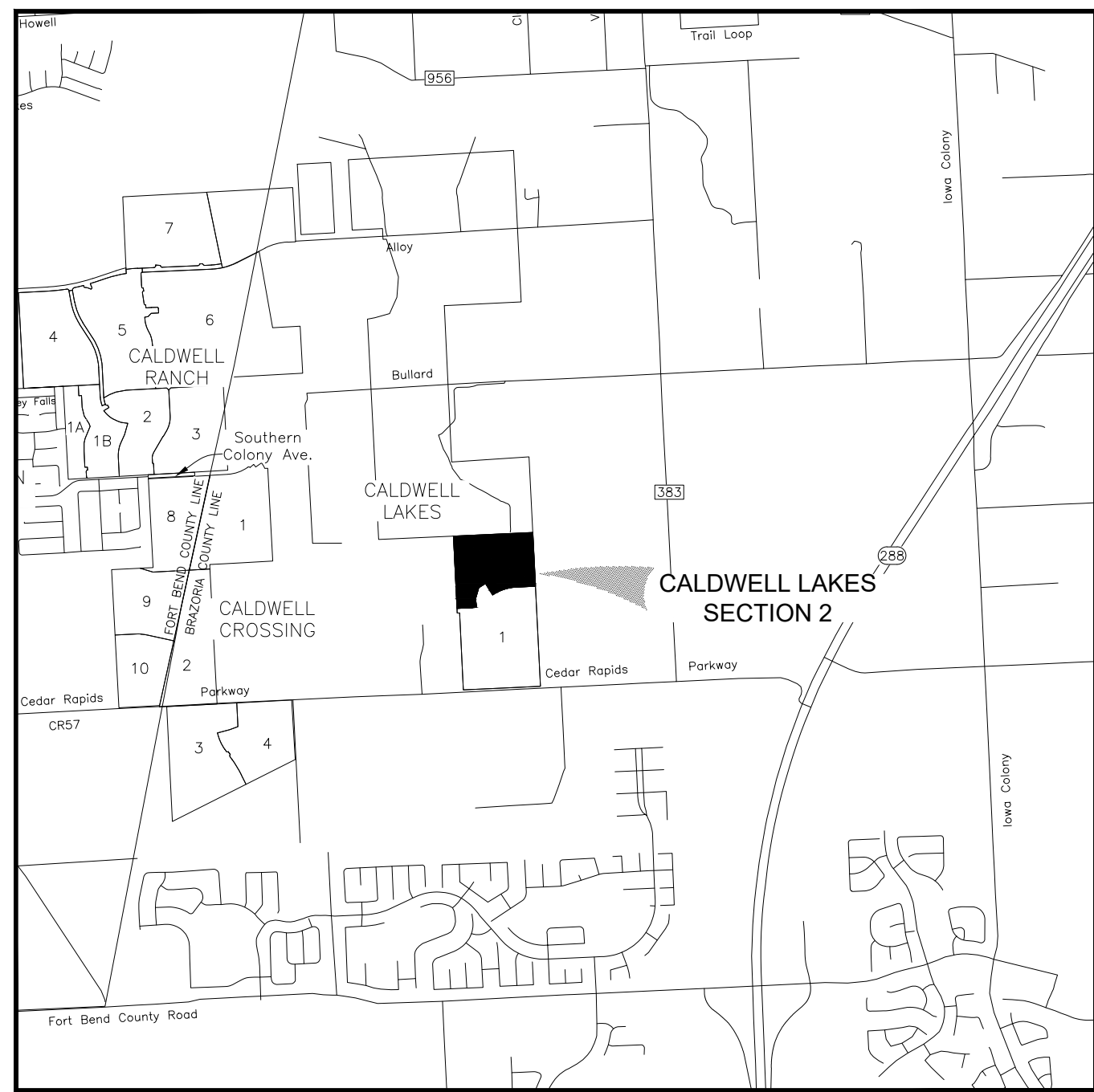
SURVEYOR:
LJA Surveying, Inc.
3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
T.B.P.L.S. Firm No. 10194382
Fax 713.953.5026



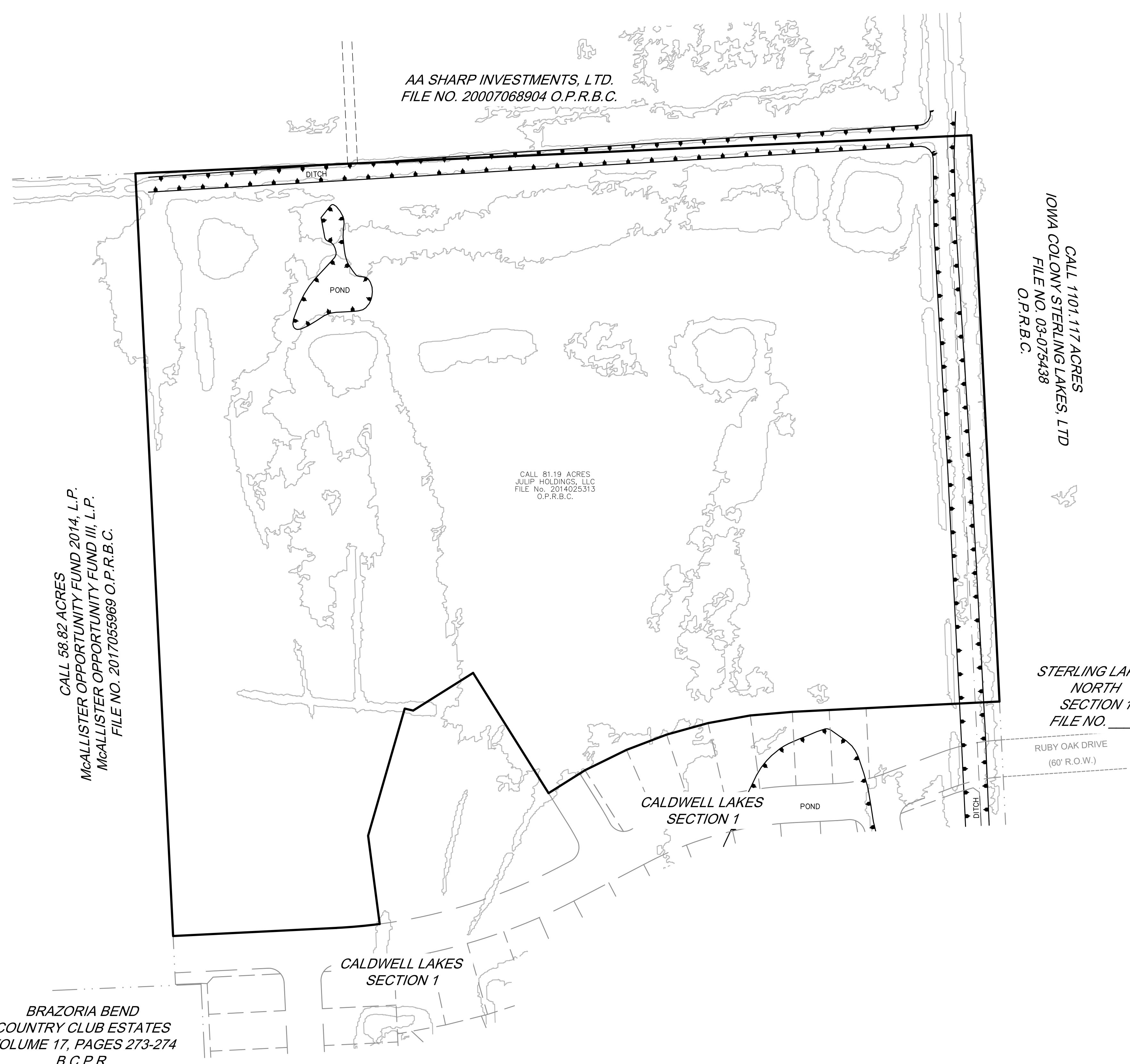
DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE FOREMENTIONED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

GENERAL NOTES:

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- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NO. 480309195K DECEMBER 30, 2020 THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
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Vicinity Map
1 inch = 1/2 mile



CALL 1101.117 ACRES
IOWA COLONY STERLING LAKES, LTD
FILE NO. 03-075438
O.P.R.B.C.

CALL 58.82 ACRES
McALLISTER OPPORTUNITY FUND 2014, L.P.
McALLISTER OPPORTUNITY FUND III, L.P.
FILE NO. 2017055969 O.P.R.B.C.

AA SHARP INVESTMENTS, LTD.
FILE NO. 20007068904 O.P.R.B.C.

CALL 81.19 ACRES
JULIP HOLDINGS, LLC
FILE No. 2014025313
O.P.R.B.C.

STERLING LAKE
NORTH
SECTION 1
FILE NO. _____

RUBY OAK DRIVE
(60' R.O.W.)

BRAZORIA BEND
COUNTRY CLUB ESTATES
VOLUME 17, PAGES 273-274
B.C.P.R.

A PRELIMINARY PLAT OF
CALDWELL LAKES
 SECTION 2
 EXISTING CONDITIONS

±31.5 ACRES
 90 LOTS (60' x 120' TYP.) AND
 6 RESTRICTED RESERVES IN 3 BLOCKS

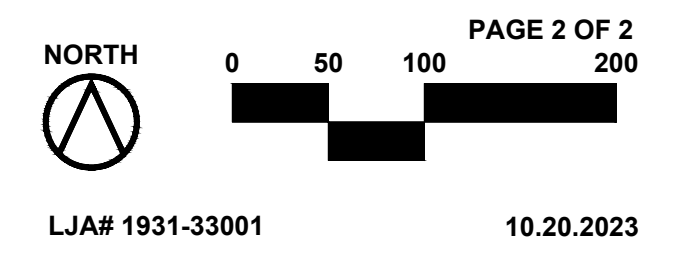
OUT OF THE
WILLIAM PETTUS SURVEY, A-714
 CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

OWNER:
D.R. HORTON
 6744 HORTON VISTA DR.
 RICHMOND, TX 77407
 281-566-2100

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

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

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



DISCLAIMER AND LIMITED WARRANTY

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

Monday, October 30, 2023

Brad Sweitzer
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
Email: bsweitzer@ehra.team

Re: Ellwood General Development Land Plan
Letter of Recommendation to Approve
COIC Project No. 3104
Adico, LLC Project No. 16007-2-324

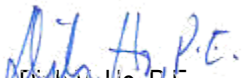
Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Ellwood General Development Land Plan, received on or about October 24, 2023. The review of the plan is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

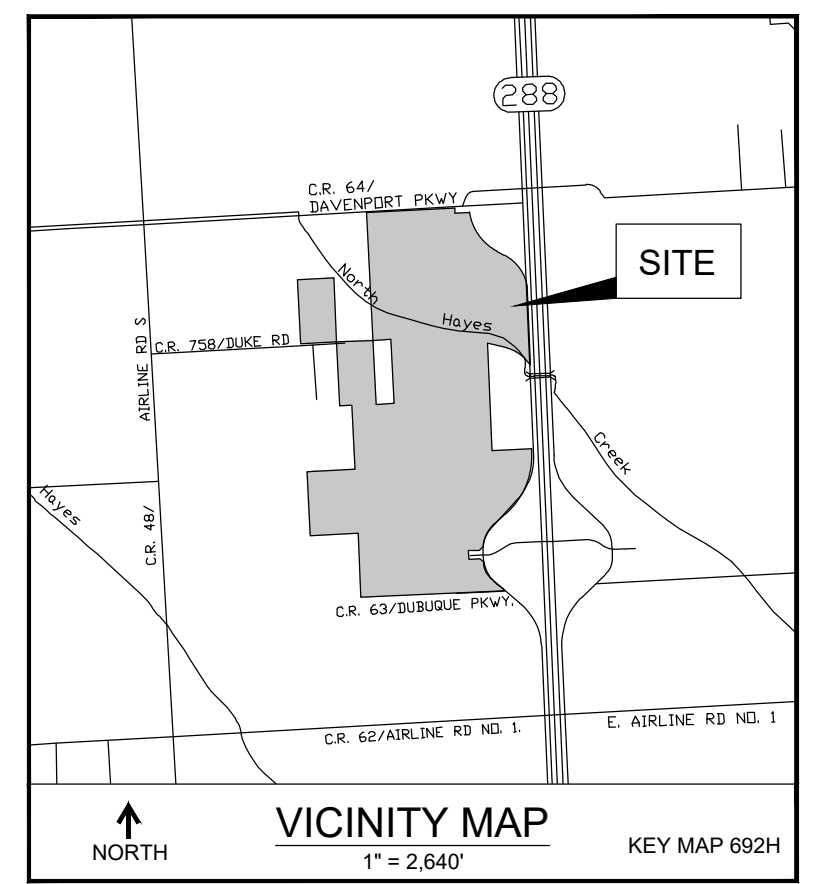
Based on our review, we have no objections to the plan as resubmitted on October 24, 2023. Please provide ten (10) prints of the plan to Kayleen Rosser, City Secretary, by no later than November 1, 2023, for consideration at the November 7, 2023, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC

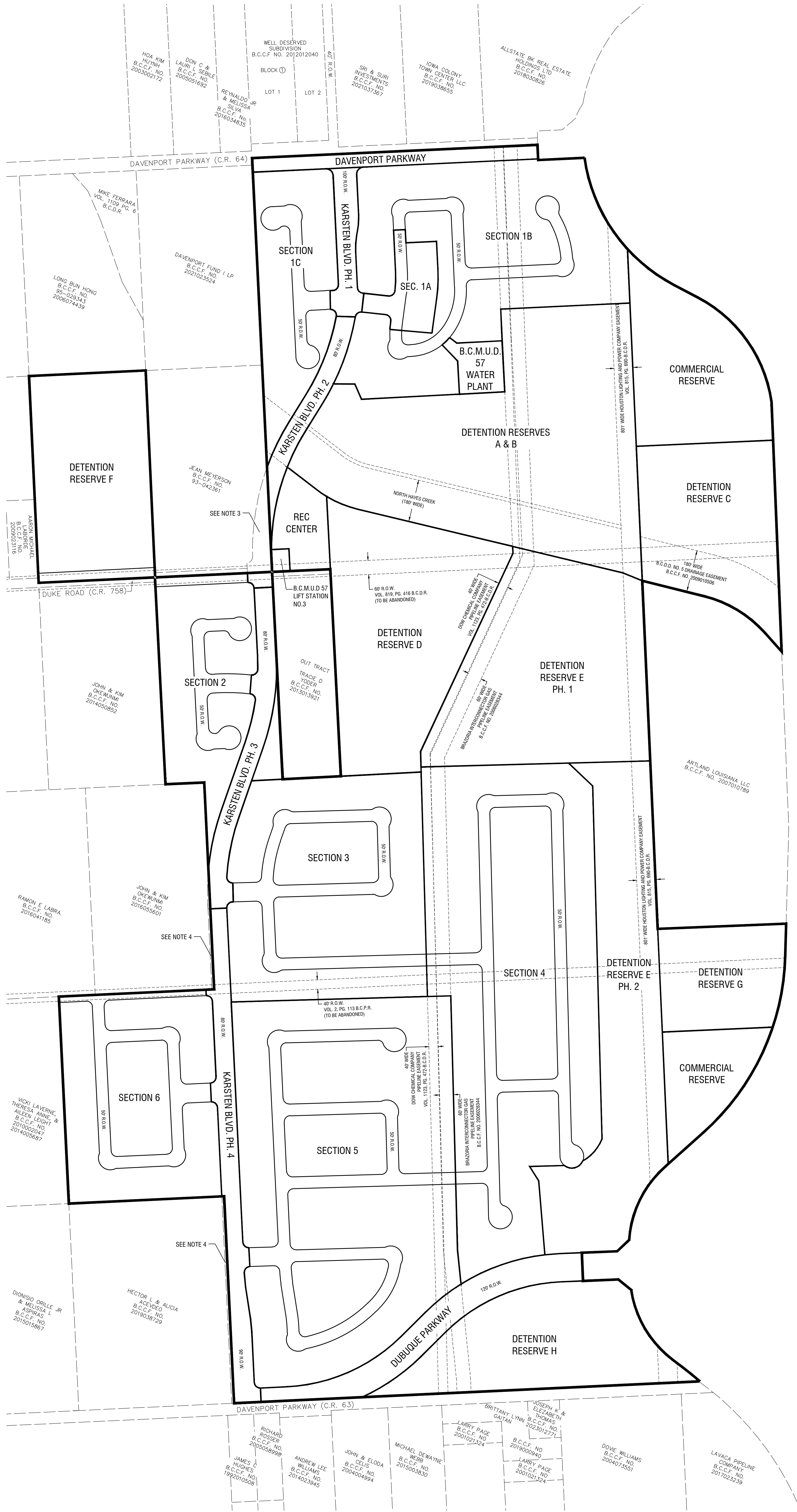

Adam Ho, P.E.
Dir. M. V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-324



GENERAL NOTES:

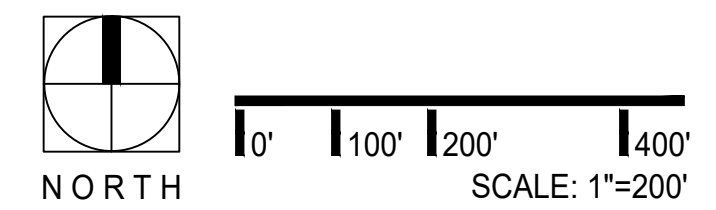
1. B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Plat Records.
D.E. indicates Drainage Easement.
PG. indicates Page.
R.O.W. indicates Right-Of-Way.
VOL. indicates Volume.
2. This general development plan is subject to the Rally 288 West PUD Ordinance No. 2022-09.
3. The right-of-way segment of Karsten Boulevard that is outside of the tract boundary and between C.R. 758 and Davenport Parkway will be acquired prior to final plat recordation.
4. Ten feet of right-of-way to be dedicated by others.



S.H. 288

OWNER CONTACT INFORMATION
 RALLY 288 WEST, LLC
 1602 AVENUE D, STE. 100
 KATY, TX 77493
 832-916-2162

OWNER CONTACT INFORMATION
 KLLB AIV, LLC
 10235 WEST LITTLE YORK, SUITE 200
 HOUSTON, TX 77040
 281-560-6600



Ellwood General Development Plan
 Being a general development plan of 259.36 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lots 451, 454, 462, & 467-481 of the Emigration Land Company Subdivision in the City of Iowa Colony, Brazoria County, Texas.
 Owner: KLLB AIV, LLC and Rally 288 West, LLC

EHRA
 ENGINEERING THE FUTURE SINCE 1936
 10011 MEADOWGLEN LANE
 HOUSTON, TEXAS 77042
 713.784.4500
 WWW.EHRATEAM.COM
 TBPE No. F-726
 TBPLS No. 10092300

EHRA JOB NO. 221-082-150
 No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

October 24, 2023

P:\221-082-150\Plan\General_Development_Plan_rev04.dwg, Oct 24, 2023-9:21am, Edited by: pilbetzka

Monday, October 30, 2023

Brad Sweitzer
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
Email: bsweitzer@ehra.team

Re: Davenport Parkway Street Dedication Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 3100
Adico, LLC Project No. 16007-2-325


Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Davenport Parkway Street Dedication Preliminary Plat, received on or about October 24, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objections to the plat as resubmitted on October 24, 2023. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than November 1, 2023, for consideration at the November 7, 2023, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC



Dinn V. Ho, P.E.

TBPE Firm No. 16423

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-325

GENERAL NOTES:

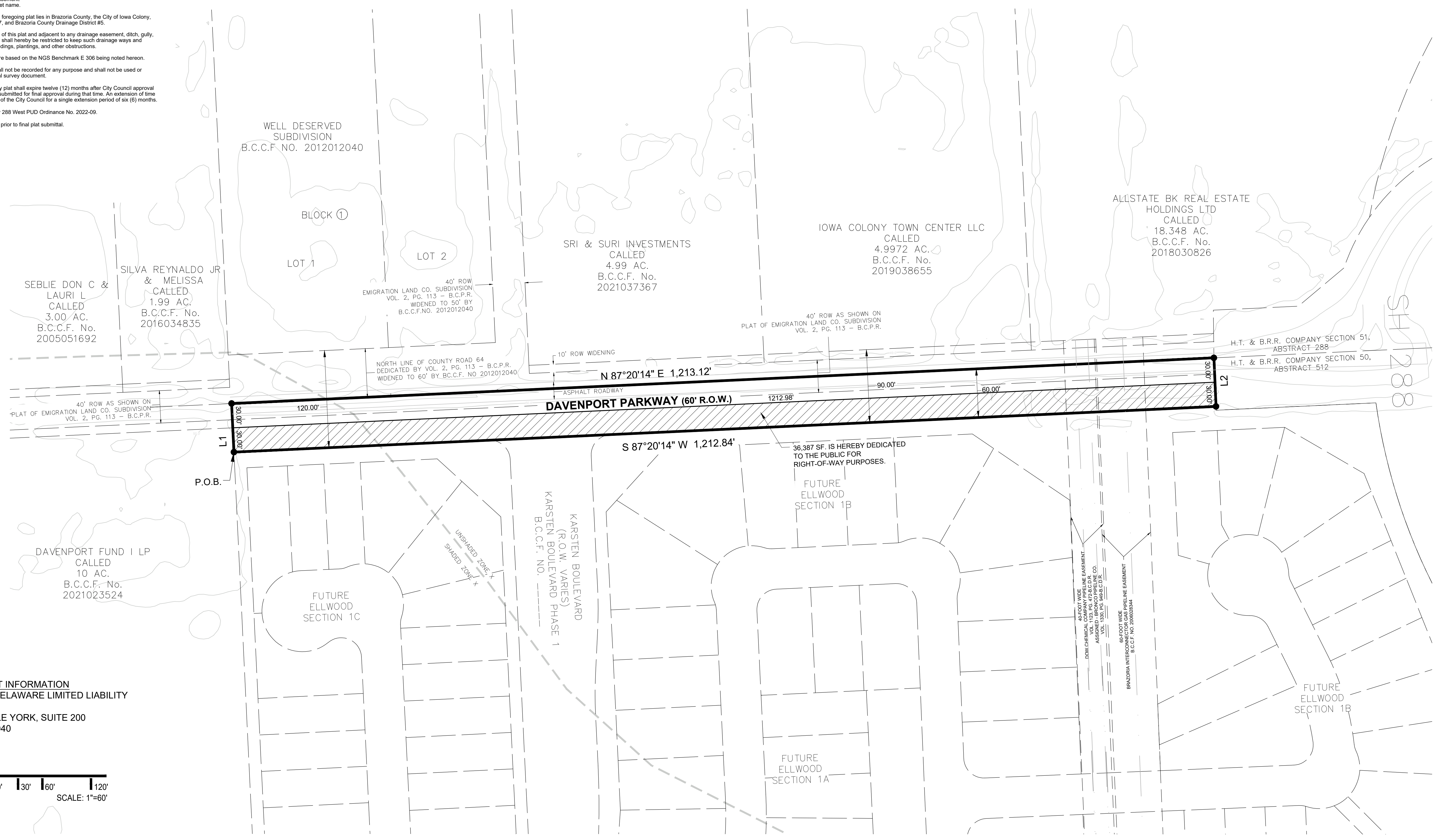
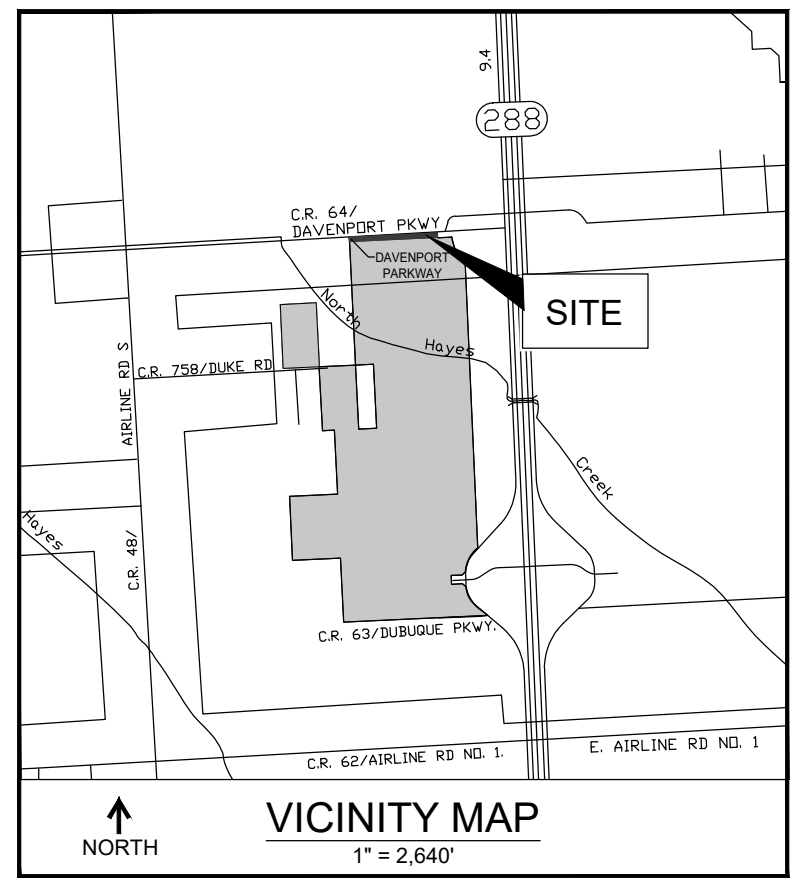
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0120K, dated December 30, 2020, the property lies within Zone AE.

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. Edminister, Hinshaw, Russ & Associates, Inc. d/b/a EHR, 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 Edminister, Hinshaw, Russ & Associates, Inc. d/b/a EHR.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.D.R. indicates Brazoria County Deed Record.
B.C.P.R. indicates Brazoria County Plat Record.
B.L. indicates Building Line.
C.R. indicates County Road.
D.E. indicates Drainage Easement.
E.A. indicates Emergency Access Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
↗ indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- 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.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- Drainage plans to be provided prior to final plat submittal.

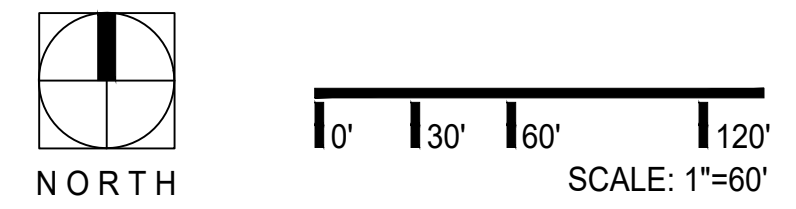
BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 8.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

LINE TABLE		
LINE	ANGLE	DISTANCE
L1	N 02°45'50" W	60.00'
L2	S 02°29'27" E	60.00'



OWNER CONTACT INFORMATION
KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
10235 WEST LITTLE YORK, SUITE 200
HOUSTON, TX 77040
281-560-6600



Davenport Parkway Street Dedication Preliminary Plat
Being a subdivision of 1.67 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lot 467, 470, & 473 of the Emigration Land Company Subdivision in the City of Iowa Colony, Brazoria County, Texas.
Owner: KLLB AIV LLC, a Delaware Limited Liability Company



EHRA JOB NO. 221-1022-01
October 24, 2023

Monday, October 30, 2023

Brad Sweitzer
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
Email: bsweitzer@ehra.team

Re: Ellwood Karsten Boulevard Phase 1 Street Dedication Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 3099
Adico, LLC Project No. 16007-2-326

Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Ellwood Karsten Boulevard Phase 1 Street Dedication Preliminary Plat, received on or about October 24, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objections to the plat as resubmitted on October 24, 2023. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than November 1, 2023, for consideration at the November 7, 2023, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC



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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-326

GENERAL NOTES:

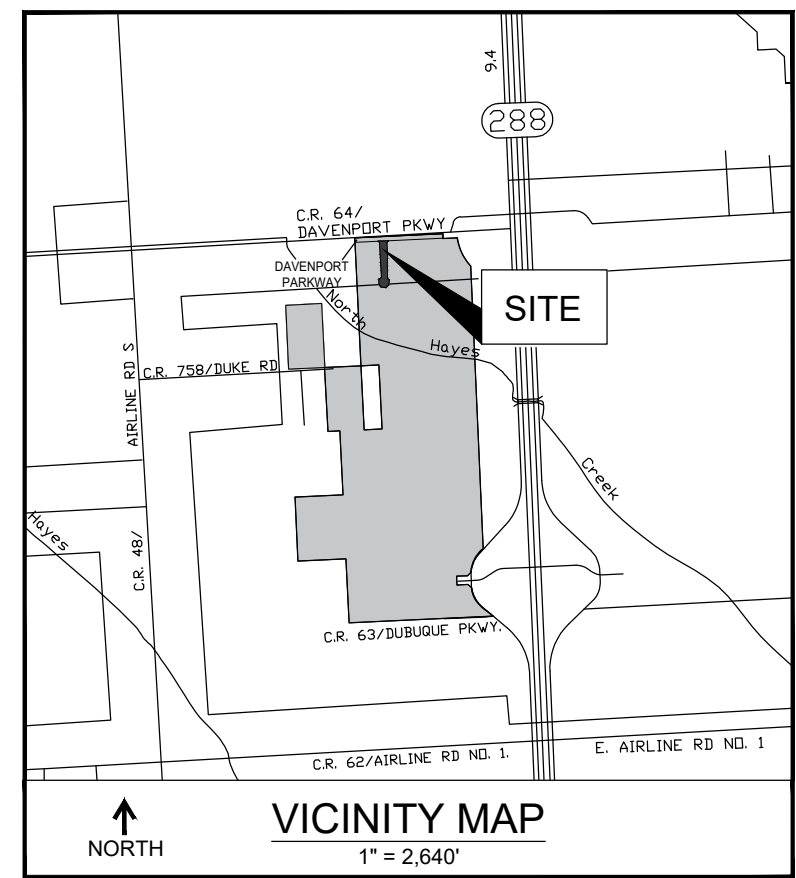
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0120K, dated December 30, 2020, the property lies within Zone AE.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.D.R. indicates Brazoria County Deed Record.
B.C.P.R. indicates Brazoria County Plat Record.
B.L. indicates Building Line.
C.R. indicates County Road.
D.E. indicates Drainage Easement.
E.A. indicates Emergency Access Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
↗ indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- 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.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- Drainage plans to be provided prior to final plat submittal.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and revest in the dedicator, his heirs, assigns, or successors.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.31'	S 42°17'12" W	35.39'
C2	500.00'	47.19'	S 00°03'36" E	47.18'
C3	500.00'	47.19'	S 00°03'36" E	47.18'
C4	1040.00'	101.32'	S 00°01'38" W	101.28'
C5	25.00'	37.11'	S 39°42'42" E	33.80'
C6	25.00'	38.37'	S 53°47'19" W	34.71'
C7	25.00'	43.78'	N 39°40'04" W	38.40'
C8	840.00'	8.08'	S 89°36'51" E	7.00'
C9	25.00'	40.79'	S 89°36'51" E	36.41'
C10	25.00'	39.23'	N 47°42'48" W	35.32'

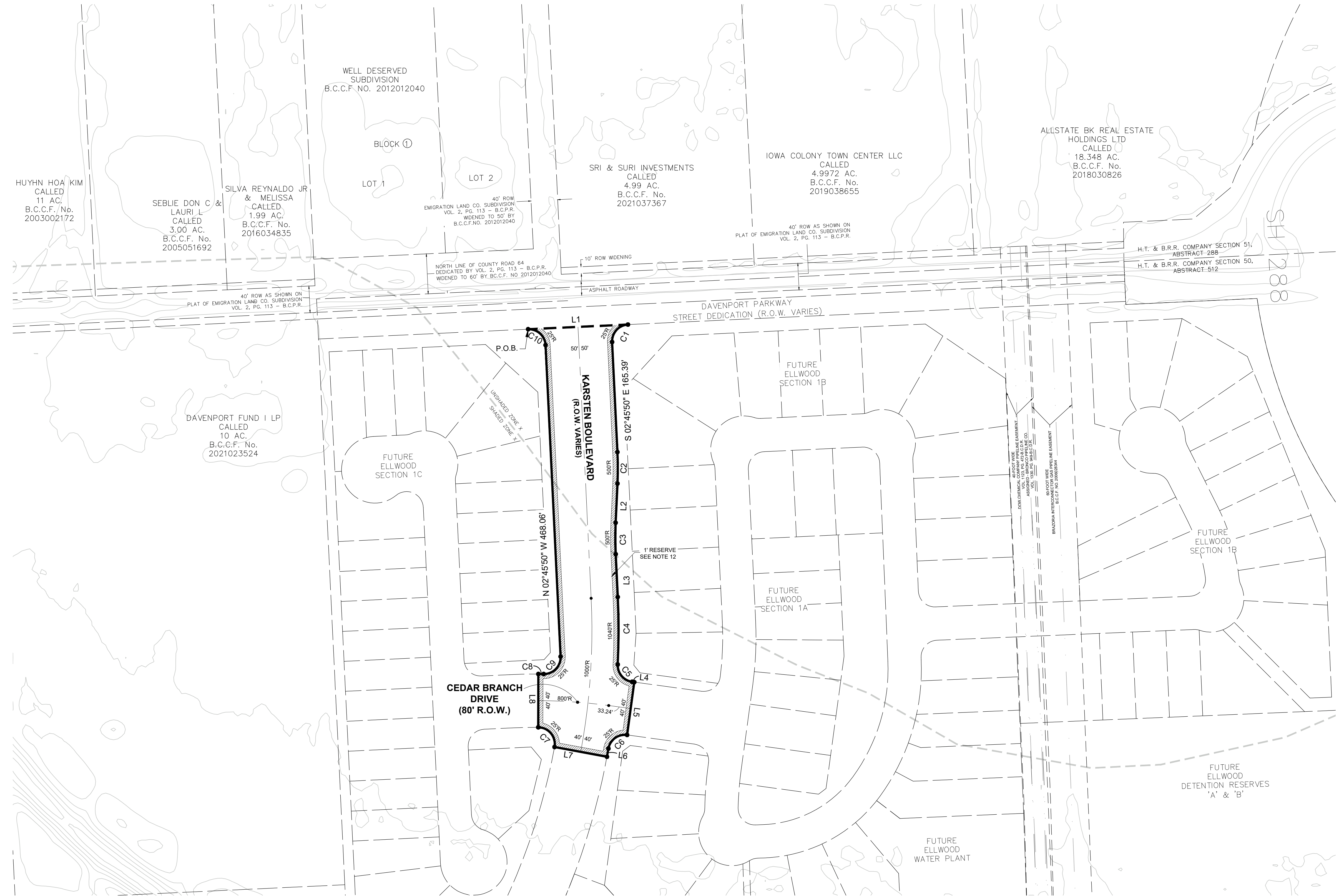
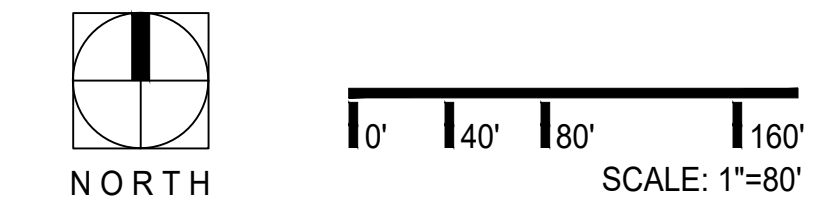
LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 87°20'14" E	150.00'
L2	S 02°38'39" W	58.88'
L3	S 02°45'50" E	64.38'
L4	S 82°14'29" E	3.27'
L5	S 07°45'31" W	80.00'
L6	S 10°09'34" W	12.38'
L7	N 79°29'58" W	80.00'
L8	N 00°09'50" E	80.00'



BENCHMARK(S):
 NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 5.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
 ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

OWNER CONTACT INFORMATION
 KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
 10235 WEST LITTLE YORK, SUITE 200
 HOUSTON, TX 77040
 281-560-6600



Ellwood Karsten Boulevard Phase 1 Street Dedication Preliminary Plat

Being a subdivision of 1.48 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lot 467 of the Emigration Land Company Subdivision in the City of Iowa Colony, Brazoria County, Texas.

Owner: KLLB AIV LLC, a Delaware Limited Liability Company



10011 MEADOWGLEN LANE
 HOUSTON, TEXAS 77042
 713.784.4500
 WWW.EHRATEAM.COM
 TBP# No. F-726
 TBP#S No. 10072500

October 24, 2023

Monday, October 30, 2023

Brad Sweitzer
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
Email: bsweitzer@ehra.team

Re: Brazoria County Municipal Utility District No. 57 Water Plant Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 3103
Adico, LLC Project No. 16007-2-327

Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of BCMUD No 57 Water Plant Preliminary Plat, received on or about October 24, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objections to the plat as resubmitted on October 24, 2023. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than November 1, 2023, for consideration at the November 7, 2023, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC



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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-327

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: 0.9998742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0120K, dated December 30, 2020, the property lies within Zone AE.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.D.R. indicates Brazoria County Deed Record.
B.C.P.R. indicates Brazoria County Plat Record.
B.L. indicates Building Line.
C.R. indicates County Road.
D.E. indicates Drainage Easement.
E.A. indicates Emergency Access Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- 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.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- Drainage plans to be provided prior to final plat submittal.
- Subject to Ordinance No. 2011-4 (Pipeline Setback Ordinance), no residential structures shall be constructed within 50' of the pipelines located inside of this plat boundary.
- The temporary access easement provided must be 20-feet in width and have a load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).
- This temporary access will be released and abandoned and revert to the dedicator when the underlying property is subdivided in a recorded plat.

CURVE TABLE

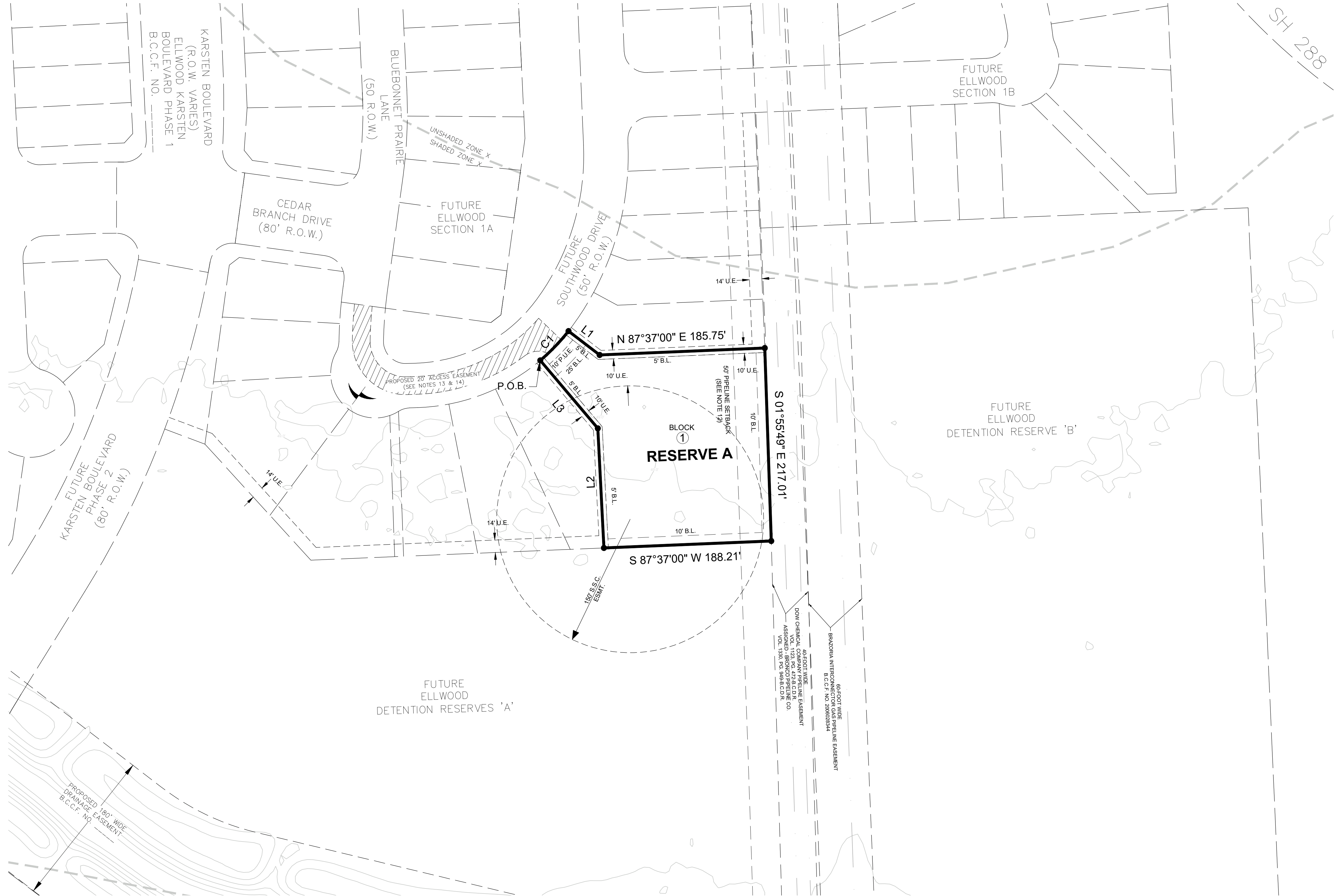
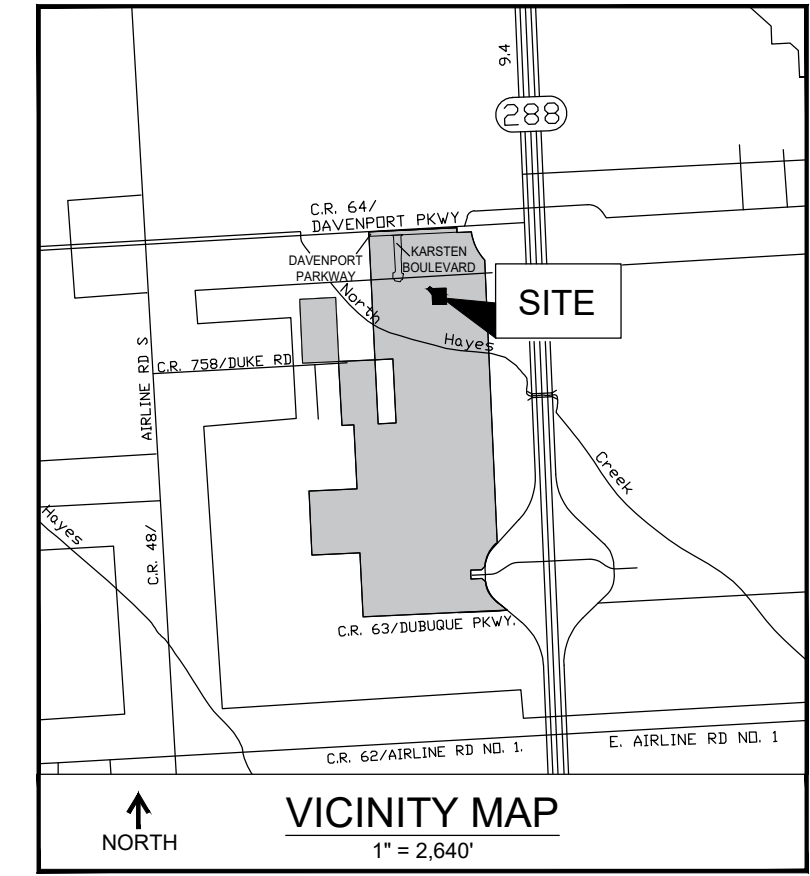
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	225.00'	45.79'	N 43°55'59" E	45.72'

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	WATER PLANT	44,704.47	1.03

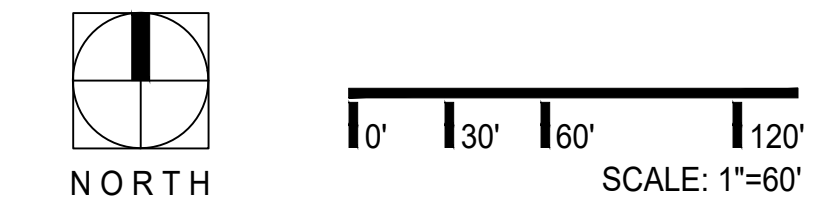
LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 52°31'21" E	44.05'
L2	N 02°56'00" W	134.07'
L3	N 40°14'11" W	100.07'



BENCHMARK(S):
 NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 5.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
 ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

OWNER CONTACT INFORMATION
 KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
 10235 WEST LITTLE YORK, SUITE 200
 HOUSTON, TX 77040
 281-560-6600



Brazoria County Municipal Utility District No. 57 Water Plant Preliminary Plat
 Being a subdivision of 1.03 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lot 470 of the Emigration Land Company Subdivision in the City of Iowa Colony, Brazoria County, Texas.
 Owner: KLLB AIV LLC, a Delaware Limited Liability Company

EHRA
 Edminster, Hinshaw, Russ & Associates, Inc.
 10011 MEADOWGLEN LANE
 HOUSTON, TEXAS 77042
 713.784.4500
 WWW.EHRATEAM.COM
 TBP# NG-F-726
 TBP#LS No. 10072500
 ENGINEERING THE FUTURE SINCE 1946
 No warranty or representation of intended use, design or construction is made by EHRA. The design or construction shall be subject to change without notice.
 EHRA JOB NO. 0711-045-11

October 24, 2023

Monday, October 30, 2023

Brad Sweitzer
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
Email: bsweitzer@ehra.team

Re: Brazoria County Municipal Utility District No. 57 Lift Station No 3 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 3102
Adico, LLC Project No. 16007-2-328

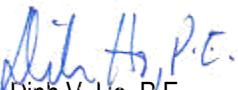
Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Brazoria County Municipal Utility District No. 57 Lift Station No 3 Preliminary Plat, received on or about October 24, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objections to the plat as resubmitted on October 24, 2023. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than November 1, 2023, for consideration at the November 7, 2023, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-328

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: 0.9998742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0120K, dated December 30, 2020, the property lies within Zone AE.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.D.R. indicates Brazoria County Deed Record.
B.C.P.R. indicates Brazoria County Plat Record.
B.L. indicates Building Line.
C.R. indicates County Road.
D.E. indicates Drainage Easement.
E.A. indicates Emergency Access Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
↗ indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- The Municipal Utility District shall be responsible for the 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.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- Drainage plans to be provided prior to final plat submittal.
- This proposed P.U.E. overlaps the 10' right-of-way easement strips recorded under Volume 819, Page 416 of the Brazoria County Deed Records. The portion of these easement strips within the boundary of the Ellwood project will be abandoned by separate instrument prior to plat recordation.
- The 40' of right-of-way recorded under Volume 2, Page 113 of the Brazoria County Plat Records as shown on the Plat of Emigration Land Co. Subdivision, will be abandoned by plat. A new 20' public access easement is to be established and will serve as access to Brazoria County Municipal Utility District Number 57 Lift Station Number 3 and to the property owner immediately to the south.

RESERVE TABLE

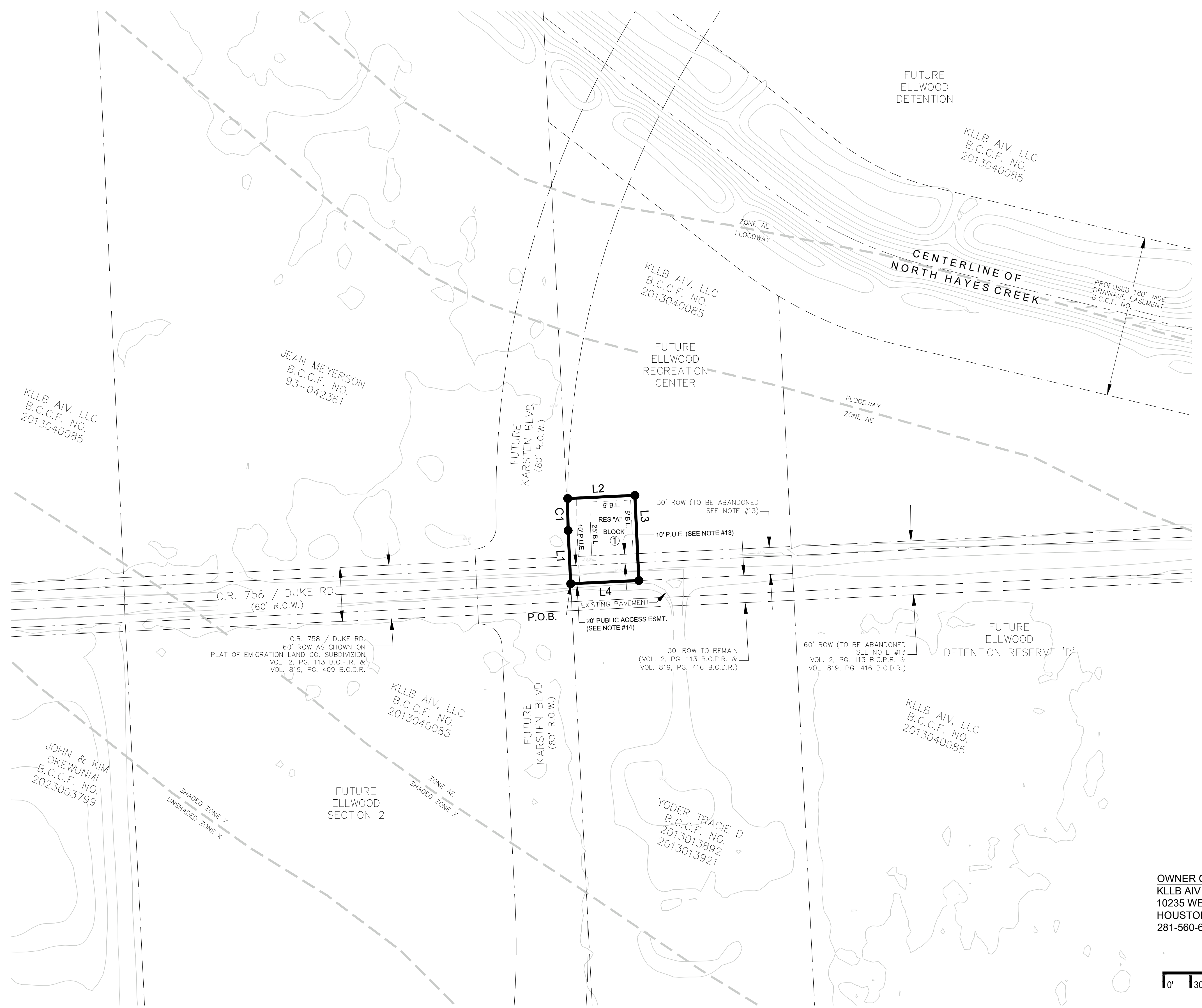
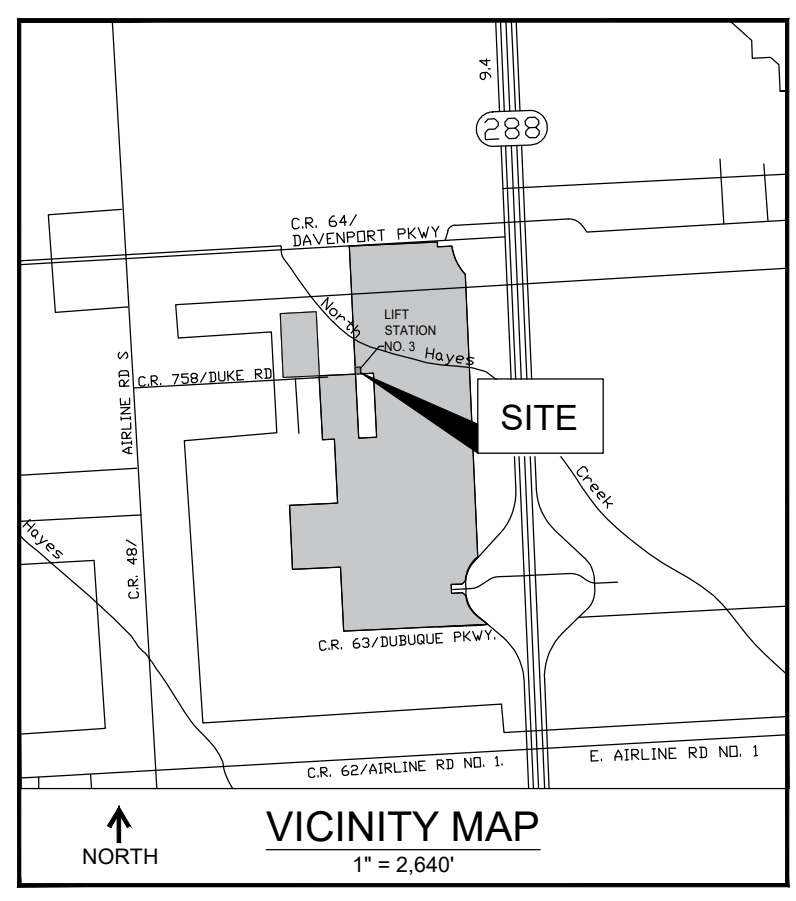
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LIFT STATION	7,210.34	0.166

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	960.00'	35.60'	N 00°49'08" W	35.61'

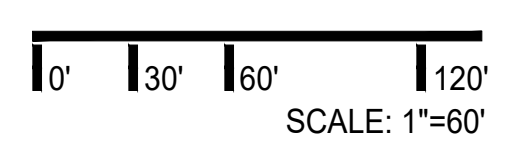
LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 20°45'50" W	58.41'
L2	N 87°20'07" E	74.96'
L3	S 02°39'53" E	95.00'
L4	S 87°20'14" W	75.99'



BENCHMARK(S):
 NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
 ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

OWNER CONTACT INFORMATION
 KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
 10235 WEST LITTLE YORK, SUITE 200
 HOUSTON, TX 77040
 281-560-6600



Brazoria County Municipal Utility District No. 57 Lift Station No. 3 Preliminary Plat

Being a subdivision of 0.166 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lot 468 of the Emigration Land Company Subdivision in the City of Iowa Colony, Brazoria County, Texas.

1 Block and 1 Reserve

Owner: KLLB AIV LLC, a Delaware Limited Liability Company



10011 MEADOWGLEN LANE
 HOUSTON, TEXAS 77042
 713.764.4500
 WWW.EHRRA.COM
 TBP#E-NG-F-726
 TBP#L# No. 10072000

ENGINEERING THE FUTURE
 SINCE 1956

EHRRA JOB NO. 071-045-25

October 9, 2023

Monday, October 30, 2023

Brad Sweitzer
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
Email: bsweitzer@ehra.team

Re: Ellwood Section 1A Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 3101
Adico, LLC Project No. 16007-2-329

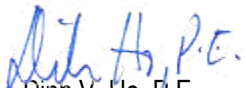
Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Ellwood Section 1A Preliminary Plat, received on or about October 24, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objections to the plat as resubmitted on October 24, 2023. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than November 1, 2023, for consideration at the November 7, 2023, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC



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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-329

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: 0.9998742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.480300110K, dated December 30, 2020, the property lies within Unshaded Zone X and Shaded Zone X.

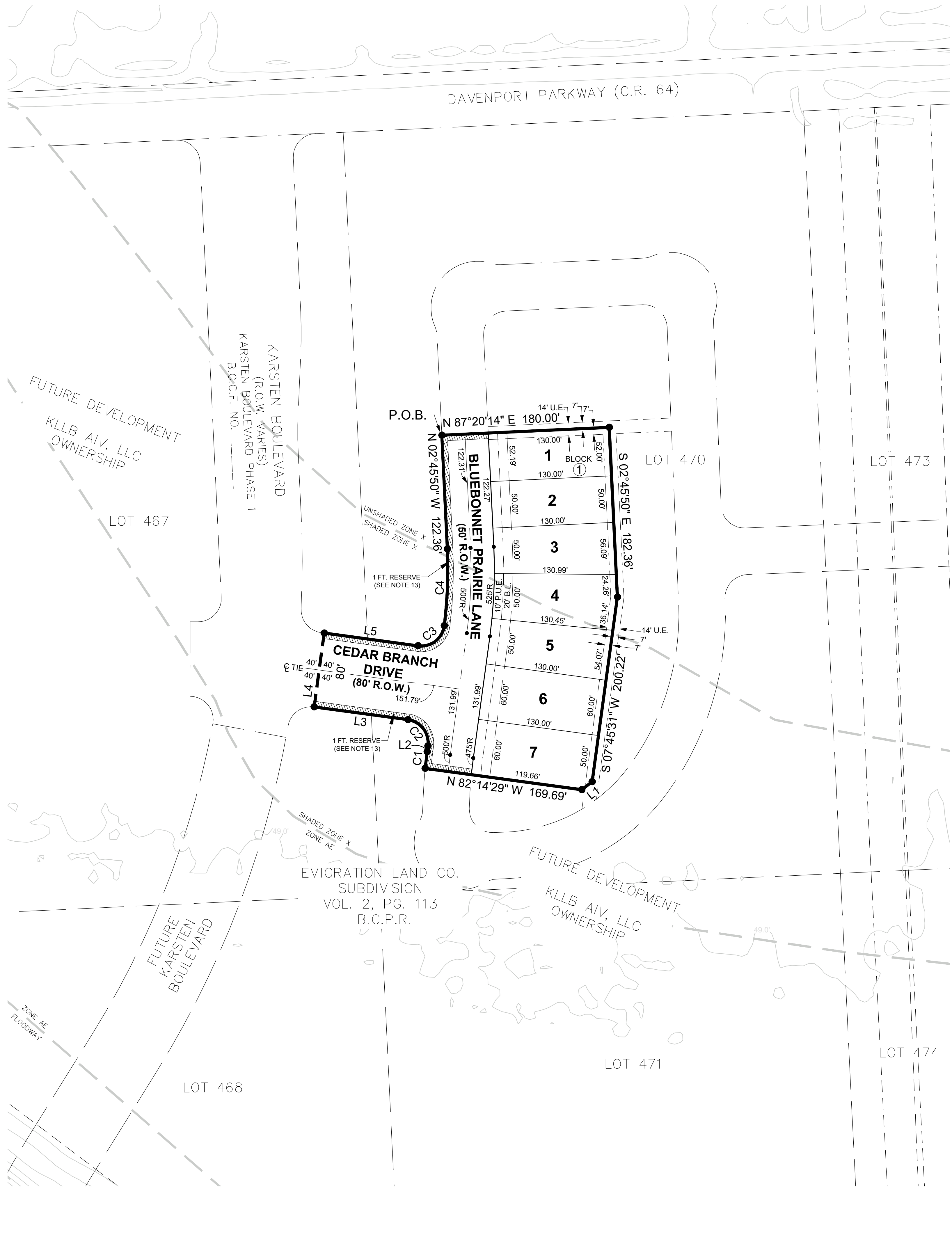
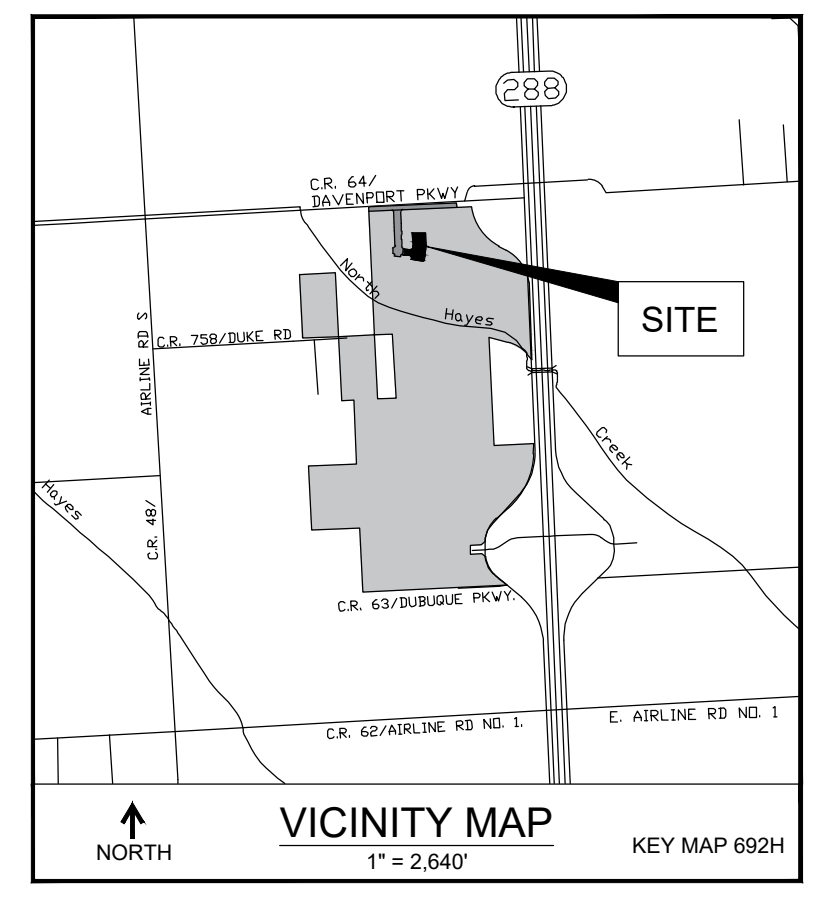
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHR, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHR.
- B.C.F. indicates Brazoria County Clerk's File.
S.L. indicates Building Line.
D.E. indicates Drainage Easement.
E.A. indicates Emergency Access Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
V.O.L. indicates Volume.
W.L.E. indicates Water Line Easement.
λ indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- 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.
- Drainage plans to be provided prior to final plat submittal.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Ellwood Section 1A 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.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in record plat the one foot reserve shall hereupon become vested in the public for right-of-way purposes and the fee title there shall revert to and revest in the dedicators, his heirs, assigns, or successors.
- This plat is subject to the approval of the Karsten Boulevard Phase 1 preliminary plat.

LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 82°46'12" W	14.14'
L2	N 07°45'31" E	6.41'
L3	N 82°14'29" W	101.79'
L4	N 07°45'31" E	80.00'
L5	S 82°14'29" E	101.77'

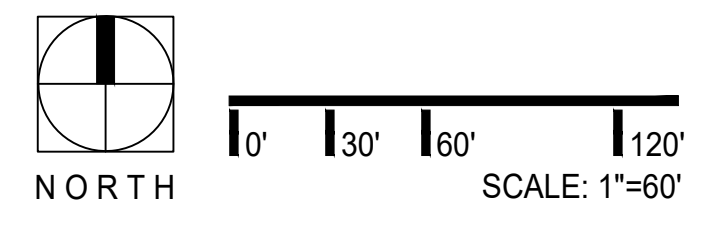
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	525.00'	17.91'	N 06°46'52" E	17.91'
C2	25.00'	39.27'	N 37°14'28" W	35.30'
C3	25.00'	39.52'	N 52°38'38" E	35.53'
C4	475.00'	82.57'	N 02°12'58" E	82.47'



OWNER CONTACT INFORMATION
 KLLB AIV, LLC
 10235 WEST LITTLE YORK, SUITE 200
 HOUSTON, TX 77040
 281-560-6600

BENCHMARK(S):
 NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-12 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
 ELEV. = 52.00 (NAVD '88) 1991 ADJUSTMENT



Ellwood Section 1A Preliminary Plat

Being a subdivision of 1.79 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lots 467 & 470 of Emigration Land Co. Subdivision in the City of Iowa Colony, Brazoria County, Texas.

7 Lots and 1 Block
 Owner: KLLB AIV, LLC, a Texas Limited Partnership

October 24, 2023

10011 MEADOWGLEN LANE
 HOUSTON, TEXAS 77042
 713.784.4500
 WWW.EHRATEAM.COM
 TBPE No. F-726
 TBPLS No. 10092300

EHR JOB NO. 221-022-01
 No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

P:\221-022-01\010\A\PLAT\Section 1A\Ellwood Section 1A_Plat_rev023.dwg Oct 24, 2023 08:58am Edited by: pligetsko

Wednesday, November 1, 2023

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

Re: Sterling Lakes North Section 4 Final Plat
Letter of Recommendation to Approve
COIC Project No. 2990
Adico Project No. 16007-2-319

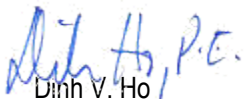
Dear Ms. Huddleston;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal for Sterling Lakes North Section 4 Final Plat received on or about October 24, 2023. The review of the final plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based on our review, we have no objections to the plat as resubmitted on November 1, 2023. Please provide two (2) sets of signed mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than November 2, 2023, for consideration at the November 7, 2023, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC



Dinh V. Ho
TBPE Firm No.16423

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, DELTA, CHORD BEARING, CHORD. Lists curves C1 through C25 with their respective measurements.

LINE TABLE with columns: LINE, BEARING, LENGTH. Lists lines L1 through L14 with their respective bearings and lengths.

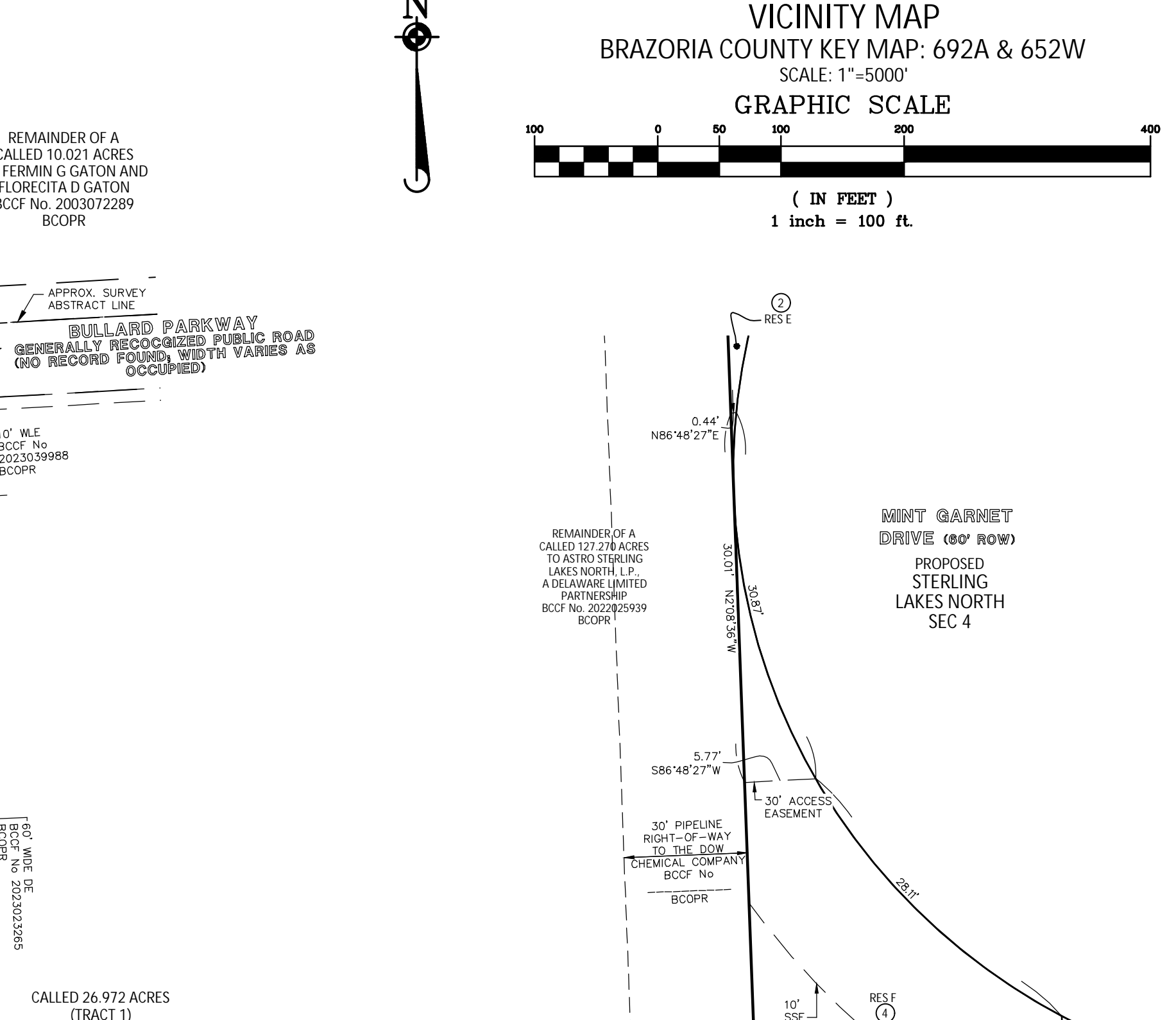
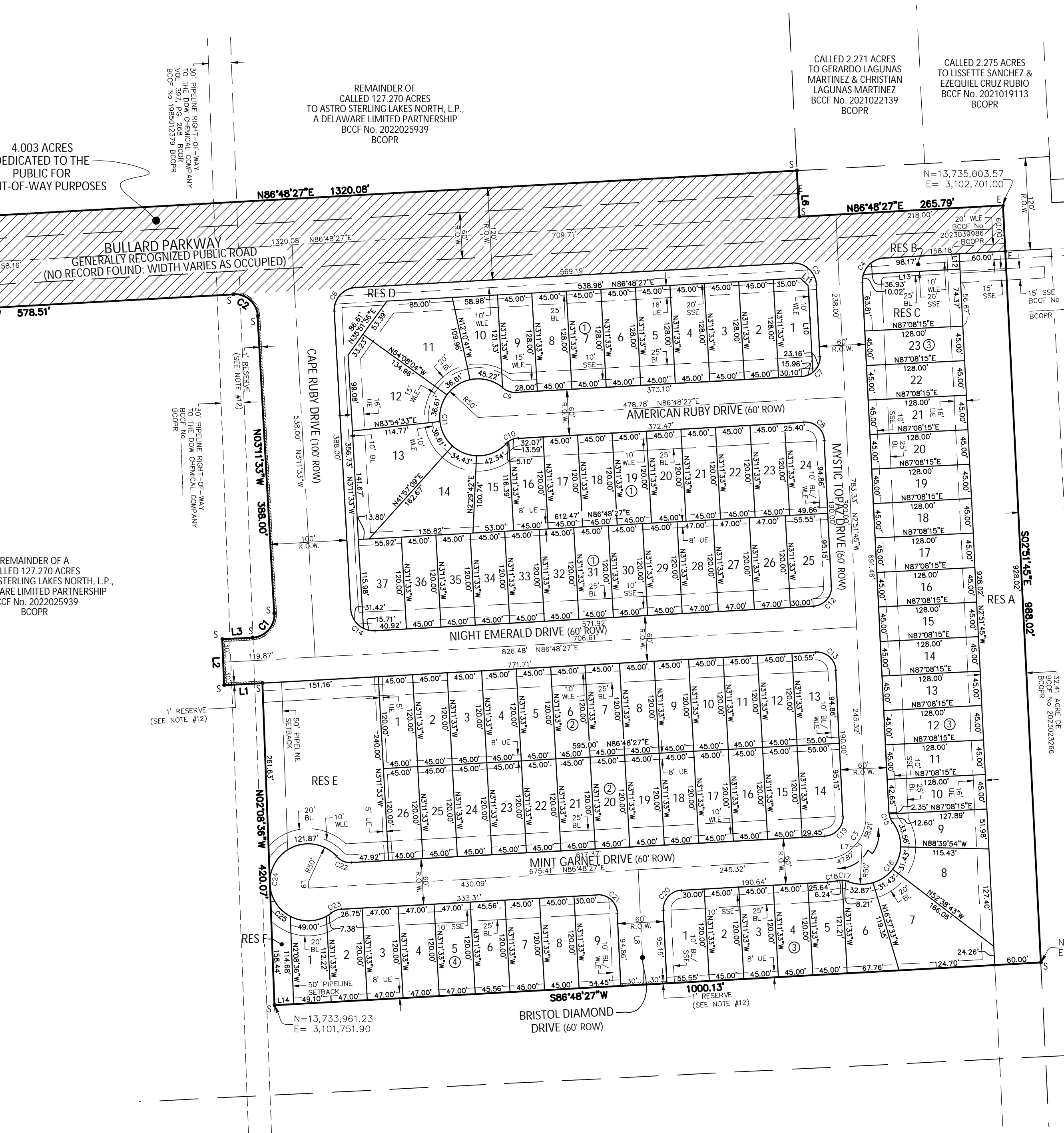
Reserve Area Table with columns: Reserve Letter, Area (Sq Ft), Area (Ac), Usage. Lists reserves A through F and a TOTAL, detailing their areas and purposes like 'DRAINAGE, LANDSCAPE, OPEN SPACE, AND UTILITIES'.

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



- FINAL PLAT NOTES: 1. THE PRELIMINARY PLAT WAS APPROVED BY CITY OF IOWA COLONY ON 05/15/2023. 2. THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 31 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 LOTS ARE PROPERLY GRADED. LOT 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 MERIDIAN S.H. 288 APPROXIMATELY 1.25 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 83, 1991 ADJUSTMENT. 8. 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. 9. EACH LOT SHALL BE RESTRICTED TO A SINGLE-FAMILY RESIDENTIAL USE. 10. SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQ. FT. ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL. 11. ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON. 12. 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. 13. ALL EASEMENT ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE. 14. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDEATION. 15. 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.

- 16. THERE ARE PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION AND ARE SHOWN HEREON. 17. 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. 18. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE. 19. ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT. 20. ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 31. 21. 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. 22. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED. 23. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER FACILITIES. 24. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL. 25. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED. 26. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT. 27. 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. 28. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL. 29. OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. 30. 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. 31. THE PLAT IS SUBJECT TO THE REQUIREMENTS OF SIERRA VISTA DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND LAND TEXAS SIERRA VISTA WEST, LLC. 32. THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF IOWA COLONY OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF IOWA COLONY HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.



FINAL PLAT
STERLING LAKES NORTH SEC 4
A SUBDIVISION OF 25.11 ACRES OF LAND OUT OF THE W.H. DENNIS SURVEY, A-516 AND THE J.S. TALMAGE SURVEY, A-561 BRAZORIA COUNTY, TEXAS

95 LOTS 6 RESERVES 4 BLOCKS
NOVEMBER 2023

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

ENGINEER/SURVEYOR: **ELEVATION land solutions**
IBPE REGISTRATION NUMBER F-22671
19709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77380 630-820-2000
TBPS REGISTRATION NUMBER 10194692

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 25.11 acre (1,093,639 square feet) tract of land situated in the W.H. Dennis Survey, Abstract No. 516, and the J.S. Talmage Survey, Abstract No. 561, in Brazoria County, Texas, being a portion of the remainder of a called 127.270 acre tract conveyed to Astro Sterling Lakes North, L.P., a Delaware limited partnership, by deed recorded in Clerk's File No. 2022025939, Brazoria County Official Public Records; said 25.11 acre (1,093,639 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 the northwest corner of a called 26.972 acre tract (Tract 1) conveyed to Alvin Independent School District by deed recorded in Clerk's File No. 2021027980, Brazoria County Official Public Records, being on the centerline of Bullard Road, a generally recognized public road (no record found; 60 feet wide as occupied), from which a 5/8-inch iron rod (with cap) found bears South 02°51'45" East, 0.3 feet;

THENCE, South 02°51'45" East, along the west line of said called 26.972 acre tract, 988.02 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, over and across said called 127.270 acre tract, the following nine (9) courses and distances:

1. South 86°48'27" West, 1,000.13 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
2. North 02°08'36" West, 420.07 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
3. South 86°48'27" West, 50.01 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
4. North 02°08'36" West, 60.01 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
5. North 86°48'27" East, 39.32 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the left;
6. Along said curve to the left in a northeasterly direction, with a radius of 30.00 feet, a central angle of 90°00'00", an arc length of 47.12 feet, and a chord bearing North 41°48'27" East, 42.43 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
7. North 03°11'33" West, 388.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the left;
8. Along said curve to the left in a northwesterly direction, with a radius of 30.00 feet, a central angle of 89°59'31", an arc length of 47.12 feet, and a chord bearing North 48°11'33" West, 42.43 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
9. South 86°48'27" West, 578.51 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being on the west line of said called 127.270 acre tract, from which the southwest corner of said called 127.270 acre tract bears South 02°51'29" East, 1,041.53 feet, from said southwest corner a 5/8-inch iron rod (with cap) found bears South 87°08' West, 0.4 feet;

THENCE, North 02°51'29" West, along the west line of said called 127.270 acre tract, at a distance of 30.17 feet passing a 5/8-inch iron rod (with cap) found, being on the south right-of-way line of said Bullard Road, in all a total distance of 60.22 feet to a point, being on the centerline of said Bullard Road;

THENCE, North 02°54'33" West, continuing along the west line of said called 127.270 acre tract, at a distance of 29.97 feet passing a 5/8-inch iron rod (with cap) found, being on the north right-of-way line of said Bullard Road, in all a total distance of 59.78 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, from which a 3/4-inch iron pipe found bears North 02°54'33" West, 1,919.88 feet, being the northwest corner of said called 127.270 acre tract;

THENCE, North 86°48'27" East, 1,320.08 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, from which a 5/8-inch iron rod (with cap) found bears North 02°54'33" West, 1,921.21 feet, being the northerly northeast corner of said called 127.270 acre tract;

THENCE, South 02°54'33" East, at a distance of 29.92 feet passing a 5/8-inch iron rod (with cap) found, being on the north right-of-way line of said Bullard Road, in all a total distance of 60.00 feet to the centerline of said Bullard Road;

THENCE, North 86°48'27" East, along the centerline of said Bullard Road, 265.79 feet to the POINT OF BEGINNING, CONTAINING 25.11 acres (1,093,639 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

We, ASTRO STERLING LAKES NORTH, L.P., A DELAWARE LIMITED PARTNERSHIP, acting by and through Brian Stidham, Authorized Person, being an officer of ASTRO STERLING LAKES NORTH GP, LLC, a Delaware Limited Liability Company, its General Partner, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 25.11 Acre tract described in the above and foregoing map of STERLING LAKES NORTH SEC 4, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

FURTHER, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of STERLING LAKES NORTH SEC 4, where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

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

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

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

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

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

By: _____
 Brian Stidham, Authorized Person

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

 Wil Kennedy
 Mayor

 McLean Barnett

 Arnetta Hicks-Murray

 Marquette Greene-Scott

 Tim Varlack

 Sydney Hargroder

 Kareem Boyce

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

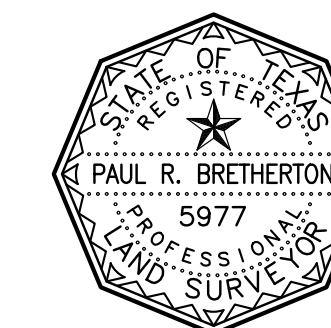
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ Day of _____, 20____

 Notary Public in and for the State of Texas

Printed Name: _____

My Commission expires _____

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



 Paul R. Bretherton
 Texas Registration No. 5977

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

 Dinh V. Ho, P.E.

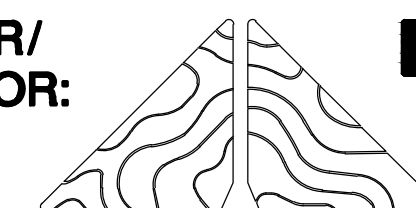
FINAL PLAT STERLING LAKES NORTH SEC 4

A SUBDIVISION OF 25.11 ACRES OF LAND
 OUT OF THE
 W.H. DENNIS SURVEY, A-516 AND THE
 J.S. TALMAGE SURVEY, A-561
 BRAZORIA COUNTY, TEXAS

95 LOTS 6 RESERVES 4 BLOCKS
 NOVEMBER 2023

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

**ENGINEER/
 SURVEYOR:** **ELEVATION**
 land solutions
 TBPE REGISTRATION NUMBER F-22671
 9709 LAKESIDE BLVD, SUITE 200
 THE WOODLANDS, TX 77380 832-823-2200
 TBPS REGISTRATION NUMBER 10194692



Wednesday, November 1, 2023

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

Re: Sterling Lakes North Section 5 Final Plat
Letter of Recommendation to Approve
COIC Project No. 2991
Adico, LLC Project No. 16007-2-320

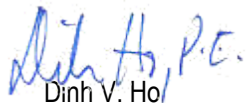
Dear Ms. Huddleston;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal for Sterling Lakes North Section 5 Final Plat received on or about November 1, 2023. The review of the final plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based on our review, we have no objections to the plat as resubmitted on November 1, 2023. Please provide two (2) sets of signed mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than November 2, 2023, for consideration at the November 7, 2023, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC

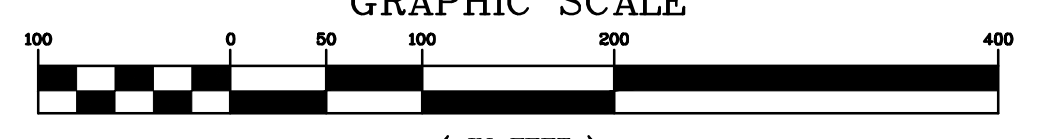


Dinh V. Ho
TBPE Firm No.16423

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC



VICINITY MAP
BRAZORIA COUNTY KEY MAP: 692A & 652W
SCALE: 1"=500'



(IN FEET)
1 inch = 100 ft.

ABBREVIATIONS

- AE= AERIAL EASEMENT
- DE= DRAINAGE EASEMENT
- PAE= PRIVATE ACCESS EASEMENT
- PUE= PUBLIC UTILITY EASEMENT
- SSE= SANITARY SEWER EASEMENT
- SSM= STORM SEWER EASEMENT
- UE= UNSTRUCTURED VISIBILITY EASEMENT
- WLE= WATER LINE EASEMENT
- BL= BUILDING LINE
- PVT= PRIVATE
- ROW= RIGHT-OF-WAY
- BCCF= BRAZORIA COUNTY CLERK'S FILE
- BCDR= BRAZORIA COUNTY DEED RECORDS
- BCMR= BRAZORIA COUNTY MAP RECORDS
- BCOPR= BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- CAB SHT = CABINET SHEET
- VOL PG = VOLUME PAGE
- FND= FOUND
- IR= IRON ROD
- 5" IRON ROD W/ CAP
- EXISTING 5/8" IRON ROD W/ CAP
- STREET NAME CHANGE

- FINAL PLAT NOTES:
- THE PRELIMINARY PLAT WAS APPROVED BY CITY OF IOWA COLONY ON 05/15/2023
 - 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 1.000137889.
 - 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 TDOT MONUMENT HW-790, 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 DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, SHADED ZONE "X"; AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND ZONE "AE", AREAS DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED, ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C010K AND 48039C010SK, BOTH DATED DECEMBER 30, 2020.
 - EACH LOT SHALL BE RESTRICTED TO A SINGLE-FAMILY RESIDENTIAL USE.
 - SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQ. FT. ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
 - ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
 - ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
 - ALL EASEMENT ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.
 - 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 STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
 - ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 31.
 - ALL 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.
 - THIS SUBDIVISION EMPLOYS A DRAINAGE SYSTEM, WHICH UTILIZES STREETS AND ADJACENT PROPERTIES WITHIN THE SUBDIVISION PLAT BOUNDARY TO STORE AND CONVEY STORM WATER. THIS, 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 LOTS SHALL HAVE ADEQUATE WASTEWATER FACILITIES.
 - ALL WATER AND WASTEWATER FACILITIES SHALL

- EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
- 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.
- 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.
- THE PLAT IS SUBJECT TO THE REQUIREMENTS OF SIERRA VISTA DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND LAND TEXAS SIERRA VISTA WEST, LLC.
- THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF IOWA COLONY OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF IOWA COLONY HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.

REMAINDER OF A CALLED 172.270 ACRES TO ASTRO STERLING LAKES NORTH, L.P., A DELAWARE LIMITED PARTNERSHIP BCCF No. 2022025939 BCOPR

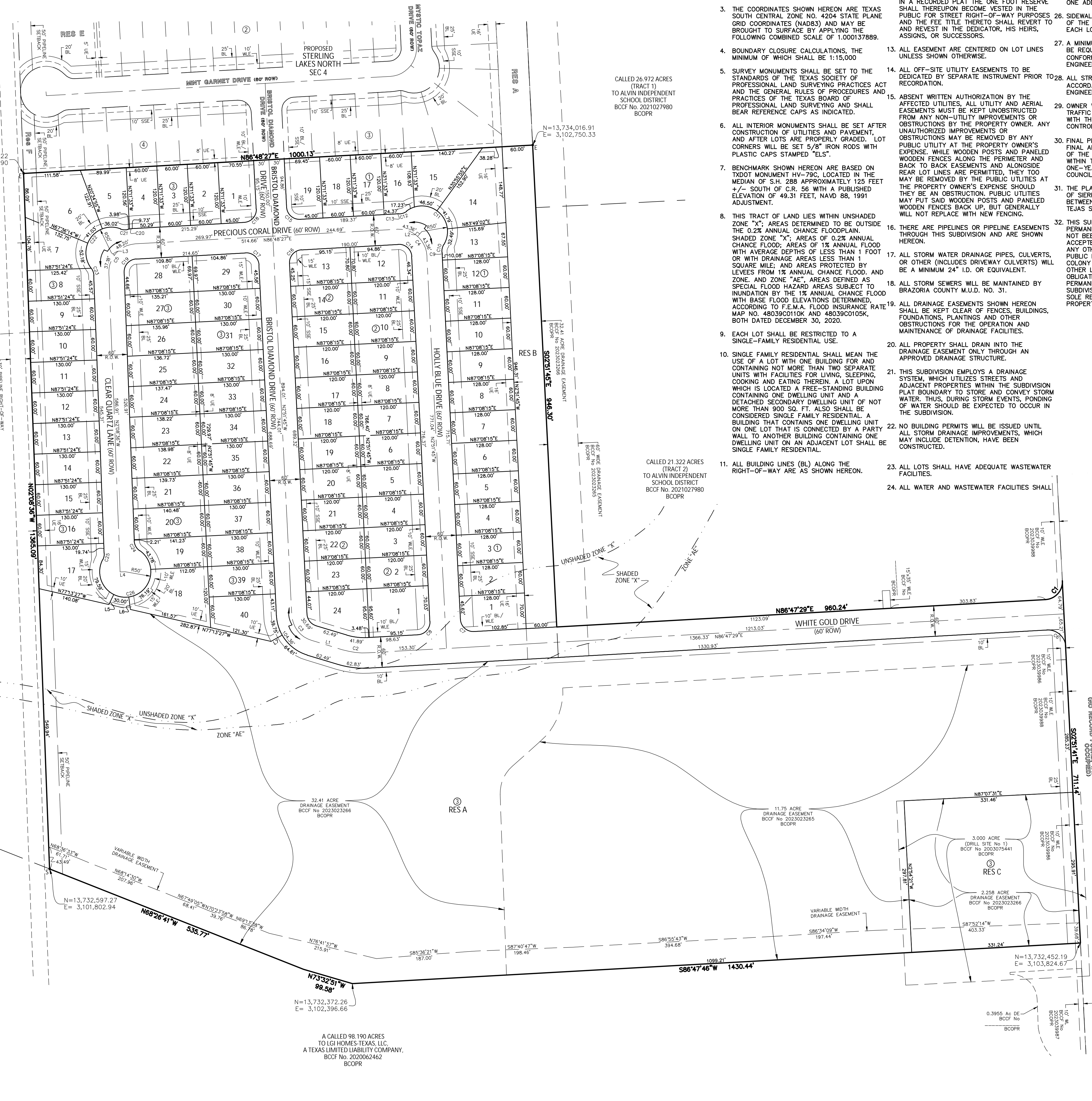
REMAINDER OF A CALLED 455.9 ACRES TO ASTRO STERLING LAKES NORTH, L.P., A DELAWARE LIMITED PARTNERSHIP, BCCF No. 2021084511 BCOPR

LINE TABLE

LINE	BEARING	LENGTH
L1	N73°12'31"W	62.49'
L2	N41°58'21"E	12.50'
L3	N53°24'29"W	7.50'
L4	N87°51'24"E	10.00'
L5	N26°34'56"E	22.08'
L6	N07°47'43"W	24.77'
L7	N60°20'40"E	25.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	35.00'	54.76'	089°38'43"	N41°57'54"E	49.35'
C2	150.00'	52.36'	020°00'00"	S83°12'31"E	52.09'
C3	55.00'	67.53'	070°20'46"	S38°02'08"E	63.37'
C4	55.00'	86.71'	090°19'48"	S48°01'39"E	78.01'
C5	55.00'	85.39'	088°57'03"	N42°19'55"E	77.07'
C6	35.00'	55.19'	090°20'51"	N48°02'06"W	49.65'
C7	25.00'	39.42'	090°20'46"	S48°02'08"E	35.46'
C8	25.00'	39.12'	089°39'14"	N41°57'52"E	35.25'
C9	85.00'	4.66'	003°08'22"	N04°25'56"W	4.66'
C10	25.00'	16.17'	037°03'01"	S12°31'24"W	15.89'
C11	50.00'	138.01'	158°09'07"	N48°01'39"W	98.19'
C12	25.00'	16.17'	037°03'01"	N71°25'18"E	15.89'
C13	85.00'	4.66'	003°08'22"	S88°22'38"W	4.66'
C14	25.00'	39.41'	090°19'48"	N48°01'39"W	35.46'
C15	25.00'	39.41'	090°19'48"	S48°01'39"E	35.46'
C16	25.00'	39.13'	089°40'12"	S41°58'21"W	35.25'
C17	25.00'	39.41'	090°19'48"	N48°01'39"W	35.46'
C18	25.00'	39.13'	089°40'12"	N41°58'21"E	35.25'
C19	25.00'	38.81'	088°57'03"	S42°19'55"W	35.03'
C20	85.00'	13.71'	009°14'28"	S82°11'13"W	13.69'
C21	25.00'	14.45'	033°07'23"	S85°52'19"E	14.25'
C22	50.00'	129.23'	148°05'03"	S36°38'50"W	96.15'
C23	25.00'	15.38'	035°15'05"	N19°46'09"W	15.14'
C24	25.00'	23.18'	053°07'48"	S28°42'30"E	22.36'
C25	25.00'	13.06'	029°55'35"	N12°49'11"E	12.91'
C26	50.00'	229.56'	263°03'24"	N76°15'17"E	74.86'



Reserve Area Table

Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restriction
A	1,131,468.35	25.97	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
B	56,778.31	1.304	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
C	98,362.99	2.258	RESTRICTED TO DRILL SITE
TOTAL	1,286,609.65	29.53	

FINAL PLAT
STERLING LAKES NORTH
SEC 5

A SUBDIVISION OF 51.41 ACRES OF LAND
OUT OF THE
W.H. DENNIS SURVEY, A-516
BRAZORIA COUNTY, TEXAS

83 LOTS 3 RESERVES 3 BLOCKS
NOVEMBER 2023

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

ENGINEER/
SURVEYOR: ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
19709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77380 630-820-2200
TBPS REGISTRATION NUMBER 10194692

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 51.41 acre (2,239,493 square feet) tract of land situated in the W.H. Dennis Survey, Abstract No. 516, in Brazoria County, Texas, being all of a called 11.755 acre tract (Tract 3) conveyed to Alvin Independent School District by deed recorded in Clerk's File No. 2021027980, Brazoria County Official Public Records, being a portion of a called 21.322 acre tract (Tract 2) conveyed to Alvin Independent School District by deed recorded in Clerk's File No. 2021027980, Brazoria County Official Public Records, being a portion of the remainder of a called 455.9 acre tract conveyed to Astro Sterling Lakes North, L.P., a Delaware limited partnership, by deed recorded in Clerk's File No. 2021084511, Brazoria County Official Public Records, and being a portion of the remainder of a called 127.270 acre tract conveyed to Astro Sterling Lakes North, L.P., a Delaware limited partnership, by deed recorded in Clerk's File No. 2022025939, Brazoria County Official Public Records; said 51.41 acre (2,239,493 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83:

COMMENCING at the northwest corner of a called 26.972 acre tract (Tract 1) conveyed to Alvin Independent School District by deed recorded in Clerk's File No. 2021027980, Brazoria County Official Public Records, being on the centerline of Bullard Road, a generally recognized public road (no record found; 60 feet wide as occupied), from which a 5/8-inch iron rod (with cap) found bears South 02°51'45" East, 0.3 feet;

THENCE, South 02°51'45" East, along the west line of said called 26.972 acre tract, at a distance of 122.75 feet passing the southwest corner of said called 26.972 acre tract, being the northwest corner of said called 21.322 acre tract, in all a distance of 988.02 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the northerly northeast corner and the POINT OF BEGINNING of the herein described tract;

THENCE, South 02°51'45" East, 946.30 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being on the west line of said called 21.322 acre tract, from which a 5/8-inch iron rod (with cap) found bears South 02°51'45" East, 60.00 feet, being the southwest corner of said called 21.32 acre tract;

THENCE, North 86°47'29" East, over and across said called 21.322 acre tract, 960.24 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the left;

THENCE, continuing over and across said called 21.322 acre tract and along said curve to the left in a northeasterly direction, with a radius of 35.00 feet, a central angle of 89°38'43", an arc length of 54.76 feet, and a chord bearing North 41°57'54" East, 49.35 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the easterly northeast corner of the herein described tract;

THENCE, South 02°51'41" East, at a distance of 157.74 feet passing a 5/8-inch iron rod (with cap) found, being the northeast corner of said called 11.755 acre tract, at a distance of 415.23 feet passing a 5/8-inch iron rod (with cap) found, being the easterly southeast corner of said called 11.755 acre tract, in all a distance of 711.14 feet to a 5/8-inch iron rod (with cap) found, being the northeast corner of a called 98,190 acre tract conveyed to LCI Homes-Texas, LLC, a Texas limited liability company, by deed recorded in Clerk's File No. 2020062462, Brazoria County Official Public Records;

THENCE, along the north line of said called 98,190 acre tract, the following three (3) courses and distances:

- 1. South 86°47'46" West, at a distance of 331.24 feet passing a 5/8-inch iron rod found, being the southerly southeast corner of said called 11.755 acre tract, at a distance of 796.36 feet passing a 5/8-inch iron rod (with cap) found, being the southwest corner of said called 11.755 acre tract, in all a distance of 1,430.44 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the southerly southwest corner of the herein described tract;
2. North 73°32'51" West, 99.58 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
3. North 68°26'41" West, 535.77 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the westerly southwest corner of the herein described tract;

THENCE, North 02°08'36" West, over and across the remainder of said called 455.9 acre tract and the remainder of said called 127.270 acre tract, 1,365.09 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, North 86°48'27" East, over and across the remainder of said called 127.270 acre tract, 1,000.13 feet to the POINT OF BEGINNING, CONTAINING 51.41 acres (2,239,493 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, ASTRO STERLING LAKES NORTH, L.P., A DELAWARE LIMITED PARTNERSHIP, acting by and through Brian Stidham, Authorized Person, being an officer of ASTRO STERLING LAKES NORTH GP, LLC, a Delaware Limited Liability Company, its General Partner, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 51.41 Acre tract described in the above and foregoing map of STERLING LAKES NORTH SEC 5, 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 arial easements. The arial 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 arial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the arial 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 arial easements. The arial 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 arial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the arial easement totals thirty feet (30'-0") in width.

FURTHER, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of STERLING LAKES NORTH SEC 5, where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

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

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

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

ASTRO STERLING LAKES NORTH, L.P.,
A Delaware limited partnership
By: ASTRO STERLING LAKES NORTH GP, LLC,
a Delaware limited liability company,
its General Partner
By: _____
Brian Stidham, Authorized Person

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

Wil Kennedy
Mayor

McLean Barnett

Arnetta Hicks-Murray

Marquette Greene-Scott

Tim Varlack

Sydney Hargroder

Kareem Boyce

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

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

Notary Public in and for the State of Texas

Printed Name: _____

My Commission expires _____

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



Paul R. Bretherton
Texas Registration No. 5977

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

Dinh V. Ho, P.E.

FINAL PLAT
STERLING LAKES NORTH
SEC 5

A SUBDIVISION OF 51.41 ACRES OF LAND
OUT OF THE
W.H. DENNIS SURVEY, A-516
BRAZORIA COUNTY, TEXAS

83 LOTS 3 RESERVES 3 BLOCKS
NOVEMBER 2023

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

ENGINEER/
SURVEYOR: ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKEVIEW BLVD, SUITE 200
THE WOODLANDS, TX 77380 832-823-2200
TBPS REGISTRATION NUMBER 10194692

Wednesday, November 1, 2023

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

Re: Sterling Lakes North Section 6 Final Plat
Letter of Recommendation to Approve
COIC Project No. 2992
Adico, LLC Project No. 16007-2-321

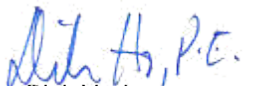
Dear Ms. Huddleston;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal for Sterling Lakes North Section 6 Final Plat received on or about November 1, 2023. The review of the final plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based on our review, we have no objections to the plat as resubmitted on November 1, 2023. Please provide two (2) sets of signed mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than November 2, 2023, for consideration at the November 7, 2023, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


Dinh V. Ho
TBPE Firm No.16423

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 29.06 acre (1,266,020 square feet) tract of land situated in the W.H. Dennis Survey, Abstract No. 516, in Brazoria County, Texas, being a portion of the remainder of a called 455.9 acre tract conveyed to Astro Sterling Lakes North, L.P., a Delaware limited partnership, by deed recorded in Clerk's File No. 2021084511, Brazoria County Official Public Records, and being a portion of the remainder of a called 127.270 acre tract conveyed to Astro Sterling Lakes North, L.P., a Delaware limited partnership, by deed recorded in Clerk's File No. 2022025939, Brazoria County Official Public Records; said 29.06 acre (1,266,020 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83:

COMMENCING at the northwest corner of a called 28.972 acre tract (Tract 1) conveyed to Alvin Independent School District by deed recorded in Clerk's File No. 2021027980, Brazoria County Official Public Records, and being on the centerline of Bullard Road, a generally recognized public road (no record found; 60 feet wide as occupied), from which 5/8-inch iron rod (with cap) found bears South 02°51' East, 0.3 feet;

THENCE, South 86°48'56" West, along the centerline of said Bullard Road, 1,585.87 feet to a point, being on the west line of said called 127.270 acre tract, being the southeast corner of a called 40 acre tract conveyed to E.R.M. Holdings, Inc. a Texas corporation, by deed recorded in Clerk's File No. 2015023061, Brazoria County Official Public Records, and being the northeast corner of a called 29.88 acre tract (Tract 3) conveyed to Dominic Joseph Magnabosco by deeds recorded in Clerk's File Nos. 2014025894 and 2020035285, Brazoria County Official Public Records;

THENCE, South 02°51'29" East, along the west line of said called 127.270 acre tract and along the east line of said called 29.88 acre tract, at a distance of 30.22 feet passing a 5/8-inch iron rod (with cap) found, being on the south right-of-way line of said Bullard Road, in all a distance of 60.22 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, over and across said called 127.270 acre tract, the following seven (7) courses and distances:

- 1. North 86°48'27" East, 578.51 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the right and being the northerly northeast corner of the herein described tract;
2. Along said curve to the right in a southeasterly direction, with a radius of 30.00 feet, a central angle of 90°00'00", an arc length of 47.12 feet, and a chord bearing South 48°11'33" East, 42.43 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the easterly northeast corner of the herein described tract;
3. South 03°11'33" East, 388.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the right;
4. Along said curve to the right in a southwesterly direction, with a radius of 30.00 feet, a central angle of 90°00'00", an arc length of 47.12 feet, and a chord bearing South 41°48'27" West, 42.43 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
5. South 86°48'27" West, 39.32 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
6. South 02°08'36" East, 60.01 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
7. North 86°48'27" East, 50.01 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, over and across said called 127.270 acre tract and over and across said called 455.9 acre tract, South 02°08'36" East, 1,785.16 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the southeast corner of the herein described tract and being on the north line of a called 98.190 acre tract conveyed to LGI Homes - Texas, LLC, a Texas limited liability company, by deed recorded in Clerk's File No. 2020062462, Brazoria County Official Public Records;

THENCE, North 68°26'41" West, along the north line of said called 98.190 acre tract, 624.63 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the southwest corner of the herein described tract, being the northwest corner of said called 98.190 acre tract, being on the west line of said called 455.9 acre tract, and being on the east line of a called 306.158 acre tract (Parcel 3) conveyed to 608 Colony Investments, LTD., a Texas limited partnership, by deed recorded in Clerk's File No. 2021062781, Brazoria County Official Public Records;

THENCE, North 02°51'29" West, along the west line of said called 455.9 acre tract and along the west line of said called 127.270 acre tract, at a distance of 988.87 feet passing the southwest corner of said called 127.270 acre tract, from which a 5/8-inch iron rod (with cap) found bears South 87°08' West, 0.4 feet, in all a distance of 2,031.41 feet to the POINT OF BEGINNING, CONTAINING 29.06 acres (1,266,020 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

FINAL PLAT NOTES:

- 1. THE PRELIMINARY PLAT WAS APPROVED BY CITY OF IOWA COLONY ON 05/15/2023
2. THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 31 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 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 LOTS ARE PROPERLY GRADED. LOT 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 125 FEET +/- SOUTH OF C.R. 55 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.
8. THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DEFINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, SHADED ZONE "Y", AREAS DETERMINED TO BE WITHIN THE 500-YEAR FLOODPLAIN, AND ZONE "AE", AREAS DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE ELEVATIONS DETERMINED ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0110K, DATED DECEMBER 30, 2020.
9. EACH LOT SHALL BE RESTRICTED TO A SINGLE-FAMILY RESIDENTIAL USE.
10. SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQ. FT. ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
11. ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
13. ALL EASEMENT ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.
14. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
15. 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.

- 16. THERE ARE PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION AND ARE SHOWN HEREON.
17. 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.
18. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
19. ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
20. ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 31.
21. 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.
22. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
23. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER FACILITIES.
24. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
25. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
26. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
27. 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.
28. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
29. OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
30. 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.
31. THE PLAT IS SUBJECT TO THE REQUIREMENTS OF SIERRA VISTA DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND LAND TEXAS SIERRA VISTA WEST, LLC.
32. THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF IOWA COLONY OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF IOWA COLONY HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, ASTRO STERLING LAKES NORTH, L.P., A DELAWARE LIMITED PARTNERSHIP, acting by and through Brian Stidham, Authorized Person, being an officer of ASTRO STERLING LAKES NORTH GP, LLC, a Delaware Limited Liability Company, its General Partner, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 29.06 Acre tract described in the above and foregoing map of STERLING LAKES NORTH SEC 6, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

FURTHER, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of STERLING LAKES NORTH SEC 6, where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

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

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

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

ASTRO STERLING LAKES NORTH, L.P.,
A Delaware limited partnership
By: ASTRO STERLING LAKES NORTH GP, LLC,
a Delaware limited liability company,
its General Partner

By: Brian Stidham, Authorized Person

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

Wil Kennedy
Mayor

McLean Barnett

Arnetta Hicks-Murray

Marquette Greene-Scott

Tim Varlack

Sydney Hargroder

Kareem Boyce

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

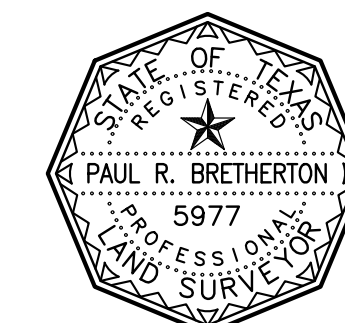
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ Day of _____, 20____.

Notary Public in and for the State of Texas

Printed Name: _____

My Commission expires _____

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



Paul R. Bretherton
Texas Registration No. 5977

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

Dinh V. Ho, P.E.

FINAL PLAT
STERLING LAKES NORTH
SEC 6

A SUBDIVISION OF 29.06 ACRES OF LAND
OUT OF THE
W.H. DENNIS SURVEY, A-516
BRAZORIA COUNTY, TEXAS

59 LOTS 2 RESERVES 1 BLOCK
NOVEMBER 2023

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

ENGINEER/ SURVEYOR: ELEVATION land solutions
TBPE REGISTRATION NUMBER F-22671
19709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77380 835-823-2200
TBPS REGISTRATION NUMBER 10194692