



**CITY OF  
IOWA  
COLONY**

**PLANNING AND ZONING  
COMMISSION MEETING**

**Tuesday, February 06, 2024  
7:00 PM**

---

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

Phone: 281-369-2471 • Fax: 281-369-0005 • [www.iowacolonytx.gov](http://www.iowacolonytx.gov)

---

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, FEBRUARY 6, 2024, AT THE IOWA COLONY CITY COUNCIL CHAMBERS, 3144 MERIDIANA PARKWAY, IOWA COLONY, TEXAS 77583** FOR THE PURPOSE OF DISCUSSING AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE FOLLOWING ITEMS.

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

**CALL TO ORDER**

**CITIZEN COMMENTS**

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

**ITEMS FOR CONSIDERATION**

1. Consider approval of the January 2, 2024 Planning and Zoning Commission meeting minutes.
2. Consider approval of the Sterling Lakes North Section 7A Preliminary Plat.
3. Consider approval of the Sterling Lakes North Section 8 Preliminary Plat.
4. Consider approval of the Ellwood Detention Reserve F Preliminary 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 February 2, 2024.



*Kayleen Rosser*

Kayleen Rosser, City Secretary



# PLANNING AND ZONING COMMISSION MEETING MINUTES

Item 1.

Tuesday, January 02, 2024  
7:00 PM

---

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

Phone: 281-369-2471 • Fax: 281-369-0005 • [www.iowacolonytx.gov](http://www.iowacolonytx.gov)

---

**Members present:** Robert Wall, Brenda Dillon, Warren Davis, and Terry Hayes

**Members absent:** David Hurst, Les Hosey, and Brian Johnson

**Others present:** Dinh Ho, Natasha Brooks, Robert Hemminger

## CALL TO ORDER

Brenda Dillon called the meeting to order at 7:00 P.M.

## CITIZEN COMMENTS

There were no comments from the public.

## ITEMS FOR CONSIDERATION

1. Consider approval of the December 5, 2023 City Council and Planning and Zoning Commission joint worksession minutes.

Motion made by Hayes to approve the December 5, 2023 City Council and Planning Commission joint worksession minutes, Seconded by Wall.

Voting Yea: Dillon, Hayes, Wall, Davis

2. Consider approval of the December 5, 2023 Planning and Zoning Commission meeting minutes.

Motion made by Davis to approve the December 5, 2023 Planning and Zoning Commission meeting minutes, Seconded by Hayes.

Voting Yea: Dillon, Hayes, Wall, Davis

3. Consider approval of the Ellwood Detention Reserve D Preliminary Plat.

Motion made by Hayes to approve the Ellwood Detention Reserve D Preliminary Plat, Seconded by Wall.

Voting Yea: Dillon, Hayes, Wall, Davis

4. Consider approval of the Ellwood Detention Reserve E Phase 1 Preliminary Plat.

Motion made by Wall to approve the Ellwood Detention Reserve E Phase 1 Preliminary Plat, Seconded by Davis.

Voting Yea: Dillon, Hayes, Wall, Davis

5. Consider approval of the Caldwell Lakes Section 3 Preliminary Plat.

Motion made by Davis to approve the Caldwell Lakes Section 3 Preliminary Plat and the Caldwell Lakes Section 4 Preliminary Plat, Seconded by Hayes.

Voting Yea: Dillon, Hayes, Wall, Davis

6. Consider approval of the Caldwell Lakes Section 4 Preliminary Plat.

The item was approved per item no. 5.

**ADJOURNMENT**

The meeting was adjourned at 7:15 P.M.

APPROVED THIS 6th DAY OF FEBRUARY 2024.

ATTEST:

\_\_\_\_\_  
Kayleen Rosser, City Secretary

\_\_\_\_\_  
David Hurst, Chair



Thursday, February 1, 2024

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

Re: Sterling Lakes North Section 7A Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 3505  
ALLC Project No. 16007-2-347

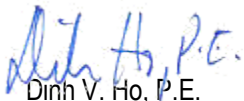
Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Sterling Lakes North Section 7A Preliminary Plat, received on or about February 1, 2024. 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 preliminary plat as submitted on February 1, 2024. Please submit ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Thursday, February 1, 2024, for consideration at the February 6, 2024, Planning and Zoning meeting.

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

Sincerely,  
Adico, LLC



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

Cc: Kayleen Rosser  
Robert Hemminger  
File: 16007-2-347

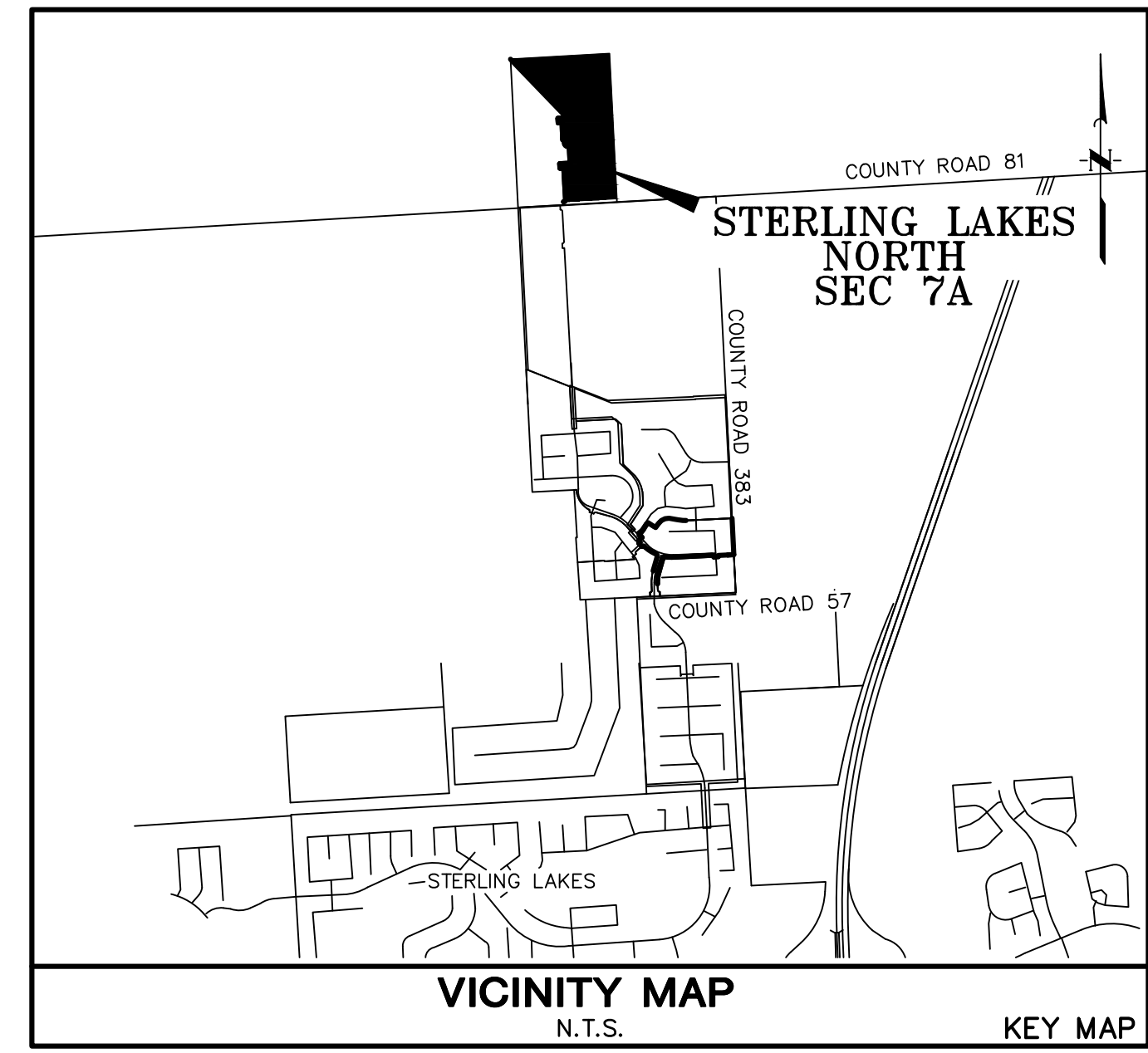
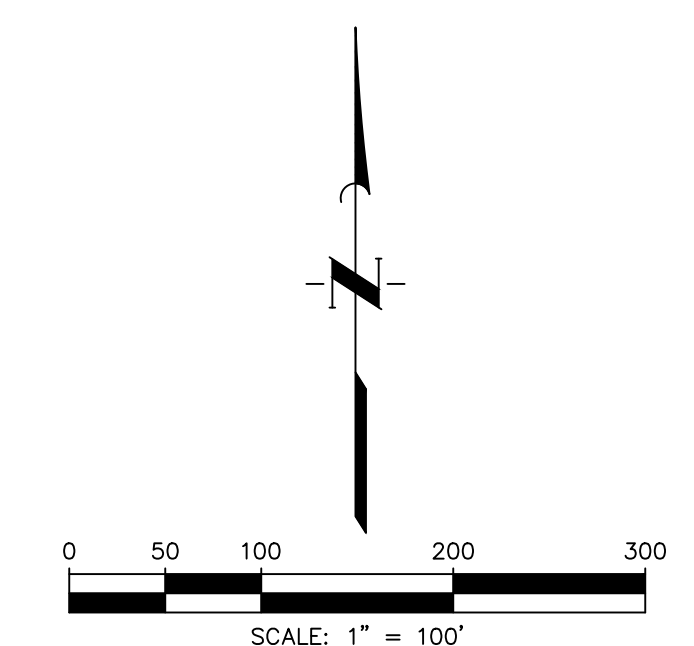
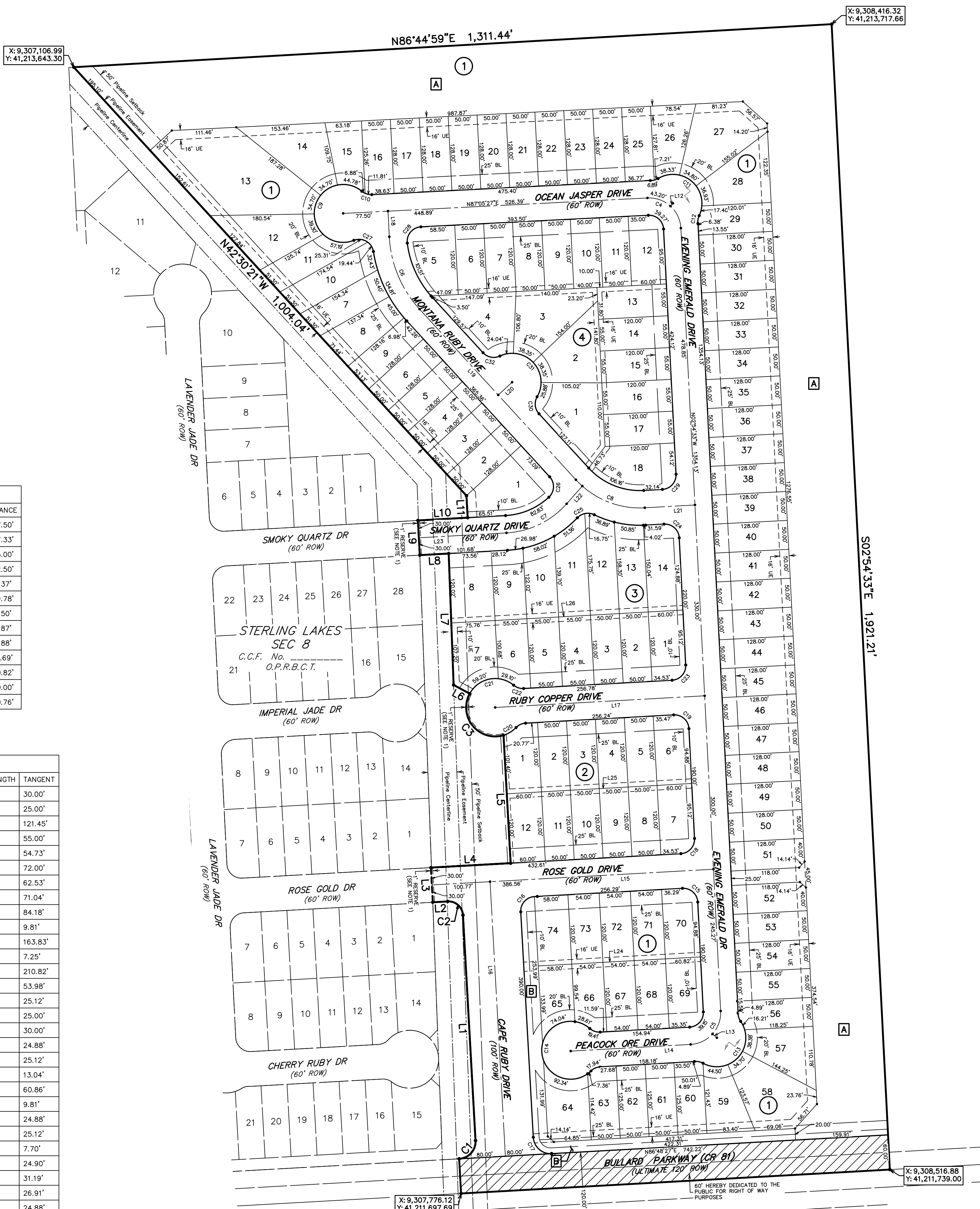
**RESTRICTED RESERVE A**  
 Restricted to Drainage  
 Purposes Only  
 8.64 AC  
 376,261 Sq. Ft.

**RESTRICTED RESERVE B**  
 Restricted to Open Space,  
 Landscape, Incidental Utility  
 Purposes Only  
 0.44 AC  
 19,352 Sq. Ft.

LINE	BEARING	DISTANCE
L1	N03°11'33"W	390.00'
L2	N86°48'27"E	25.77'
L3	N03°11'33"W	60.00'
L4	S86°48'27"W	138.08'
L5	S03°11'33"E	221.40'
L6	S61°32'50"E	31.62'
L7	S02°08'36"E	227.22'
L8	N86°48'27"E	50.01'
L9	N03°11'33"W	60.00'
L10	N86°48'27"E	86.18'
L11	N03°11'33"W	38.04'
L12	N42°05'27"E	6.50'
L13	S48°03'03"E	10.00'

LINE	BEARING	DISTANCE
L14	S86°48'27"W	207.50'
L15	S86°48'27"W	487.33'
L16	N03°11'33"W	475.00'
L17	S86°48'27"W	362.50'
L18	S02°54'33"E	44.37'
L19	N42°30'21"W	399.78'
L20	S47°29'39"W	32.50'
L21	S86°48'27"W	86.87'
L22	S41°32'51"W	40.88'
L23	S86°48'27"W	151.69'
L24	S86°48'27"W	280.82'
L25	S86°48'27"W	320.00'
L26	S86°48'27"W	400.76'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	30.00'	90°00'00"	47.12'	N41°48'27"E	42.43'	30.00'
C2	25.00'	90°00'00"	39.27'	N48°11'33"W	35.36'	25.00'
C3	50.00'	135°14'47"	118.02'	S39°10'13"E	92.47'	121.45'
C4	55.00'	90°00'00"	86.39'	N47°54'33"W	77.78'	55.00'
C5	55.00'	89°43'00"	86.12'	N41°56'57"E	77.59'	54.73'
C6	200.00'	39°35'48"	138.22'	S22°42'27"E	135.48'	72.00'
C7	150.00'	45°15'36"	118.49'	N64°10'39"E	115.43'	62.53'
C8	150.00'	50°41'12"	132.70'	S67°50'57"E	128.41'	71.04'
C9	50.00'	241°25'08"	210.68'	S09°12'53"W	85.98'	84.18'
C10	25.00'	42°50'00"	18.69'	S71°29'33"E	18.26'	9.81'
C11	50.00'	146°03'25"	127.46'	N47°54'33"W	95.64'	163.83'
C12	25.00'	32°19'39"	14.11'	S08°57'22"W	13.92'	7.25'
C13	50.00'	153°18'55"	133.79'	N41°56'57"E	97.30'	210.82'
C14	50.00'	265°36'48"	231.79'	S01°30'21"E	73.37'	53.98'
C15	25.00'	90°17'00"	39.39'	N48°03'03"W	35.44'	25.12'
C16	25.00'	90°00'00"	39.27'	S41°48'27"W	35.36'	25.00'
C17	30.00'	90°00'00"	47.12'	S48°11'33"E	42.43'	30.00'
C18	25.00'	89°43'00"	39.15'	N41°56'57"E	35.27'	24.88'
C19	25.00'	90°17'00"	39.39'	N48°03'03"W	35.44'	25.12'
C20	50.00'	291°3'57"	25.51'	N58°35'25"E	25.23'	13.04'
C21	50.00'	101°11'17"	88.30'	N79°02'49"E	77.27'	60.86'
C22	25.00'	42°50'00"	18.69'	S71°46'33"E	18.26'	9.81'
C23	25.00'	89°43'00"	39.15'	N41°56'57"E	35.27'	24.88'
C24	25.00'	90°17'00"	39.39'	N48°03'03"W	35.44'	25.12'
C25	25.00'	341°3'52"	14.94'	S60°31'03"W	14.72'	7.70'
C26	25.00'	89°45'46"	39.17'	N02°22'31"E	35.28'	24.90'
C27	25.00'	102°34'14"	44.75'	N60°12'34"W	39.01'	31.19'
C28	25.00'	94°12'19"	41.10'	S39°59'18"W	36.63'	26.91'
C29	25.00'	89°43'00"	39.15'	N41°56'57"E	35.27'	24.88'
C30	25.00'	72°32'33"	31.65'	S06°14'05"E	29.58'	18.34'
C31	50.00'	145°05'05"	126.61'	N42°30'21"W	95.39'	158.99'
C32	25.00'	72°32'33"	31.65'	S78°46'38"E	29.58'	18.34'



- PRELIMINARY PLAT NOTES:**
- Slab elevations (finished floor) shall be set at or above the minimum slab elevations defined in this plat.
  - All drainage easements shown hereon shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of drainage facilities.
  - All property shall drain into the drainage easement only through an approved drainage structure.
  - The property subdivided in the foregoing plat lies within Brazoria County Drainage District #5
  - This subdivision employs a drainage system, which utilizes streets and adjacent properties to store and convey storm water. Thus, during storm events, ponding of water should be expected to occur in the subdivision.
  - Other than shown hereon, there are no pipeline easements, or pipelines within the boundaries of this plat.
  - All storm water drainage pipes, culverts, or other (includes driveway culverts) will be a minimum 24" I.D. or equal.
  - No Building Permits will be issued until all storm drainage improvements, which may include detention, have been constructed.
  - 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 tract of land lies within Unshaded Zone "X" areas defined to be outside of the 500-Year Floodplain, and Shaded Zone "X", areas determined to be within the 500-Year Floodplain according to FEMA Flood Insurance Rate Maps No. 48039C0101K, Dated December 30, 2020 and 48039C0105K, dated December 30, 2020.
  - All bearings based on the Texas State Plane Coordinate System, South Central Zone.
  - All coordinates shown hereon are surface and may be converted to the Texas State Plane Coordinate System, South Central Zone, NAD 83 Grid Coordinates by applying the following scale factor: 0.999857950.
  - Monuments set as exterior boundary markers will be set with a minimum of five eights (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 inches below the surface of the ground.
  - All permanent reference monuments (PRM) will 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.
  - All monuments 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.
  - Interior lot corner monuments will be set with a minimum of five eights (5/8) inch iron rod at least thirty six (36) inches in length.
  - All streets shall be constructed in accordance with the city's design criteria.
  - All water and wastewater facilities shall conform to the city's design criteria.
  - A minimum of five (5) foot wide sidewalk shall be required along both spine roads, or a minimum of six(6) foot wide sidewalk shall be required along 1 side, and a minimum of four (4) foot wide sidewalks shall be required along streets within the residential section and shall conform to the city's design criteria.
  - Contributing open space areas shall include the area of the permanent water surface and the adjacent side slopes, at a maximum slope of 5:1, for detention reserves with a permanent lake with a minimum water depth of 6 feet beyond the slope transition.
  - All easements are centered on lot lines unless shown otherwise.
  - This plat is subject to the Development Agreement for Sterling Lakes at lowa Colony and Sierra Vista, as approved on February 15, 2016 and amended in June, 2018 and July 19, 2021.
  - Construction of the north 2 lanes of Bullard Parkway will be required prior to plat recording.
  - This tract lies within the boundary of BGMUD No. 32.
  - Final plat subject to construction of Sterling Lakes North Section 7A.
  - Final plot subject to the construction of Bullard Parkway.

# PRELIMINARY PLAT STERLING LAKES NORTH SEC 7A

A SUBDIVISION OF 37.03 ACRES OF LAND  
 OUT OF THE  
 SECTION 57, H.T. & B.R.R. CO. SURVEY, A-0561

BRAZORIA COUNTY, TEXAS  
 118 LOTS      2 RESERVES      4 BLOCKS  
 JANUARY 2024

**ENGINEER**  
 ELEVATION LAND SOLUTIONS  
 9709 Lakeside Boulevard, Suite 200  
 The Woodlands, Texas 77381

**OWNER**  
 ASTRO STERLING LAKES NORTH LP  
 2450 FONDERN ROAD STE. 210  
 HOUSTON, TX 77063  
 713-783-6702

**PLANNER/SURVEYOR:**  
  
**QUIDITY**  
 Quality Engineering, LLC  
 Texas Board of Professional Engineers and Land Surveyors  
 Registration No. F-23290 & 30404100  
 1575 Sawdust Road, Suite 404 • The Woodlands, TX 77380 • 281.363.4039

Wednesday, January 31, 2024

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

Re: Sterling Lakes North Section 8 Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 3504  
ALLC Project No. 16007-2-348

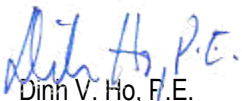
Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Sterling Lakes North Section 8 Preliminary Plat, received on or about January 31, 2024. 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 preliminary plat as submitted on January 31, 2024. Please submit ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, January 31, 2024, for consideration at the February 6, 2024, Planning and Zoning meeting.

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

Sincerely,  
Adico, LLC



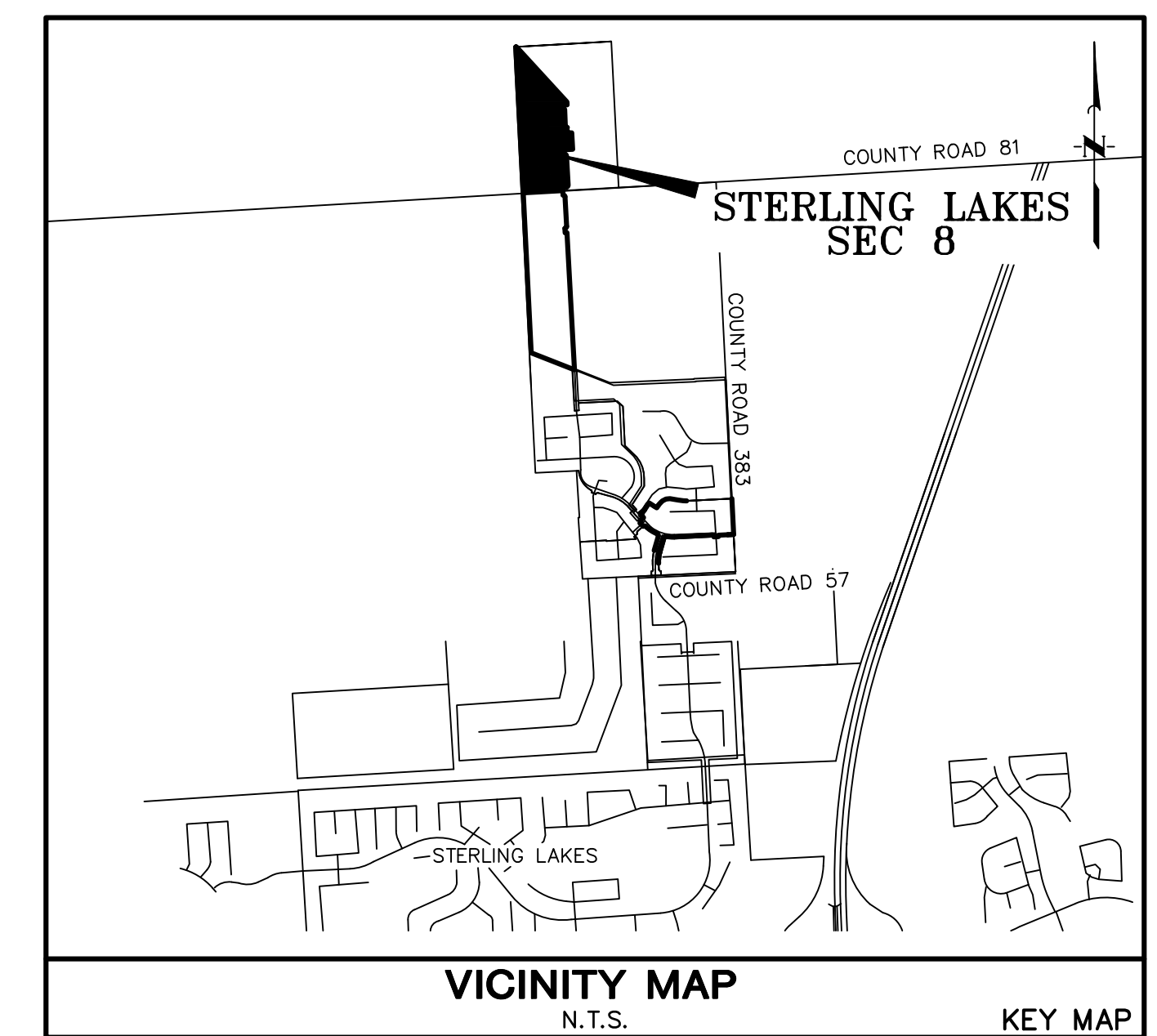
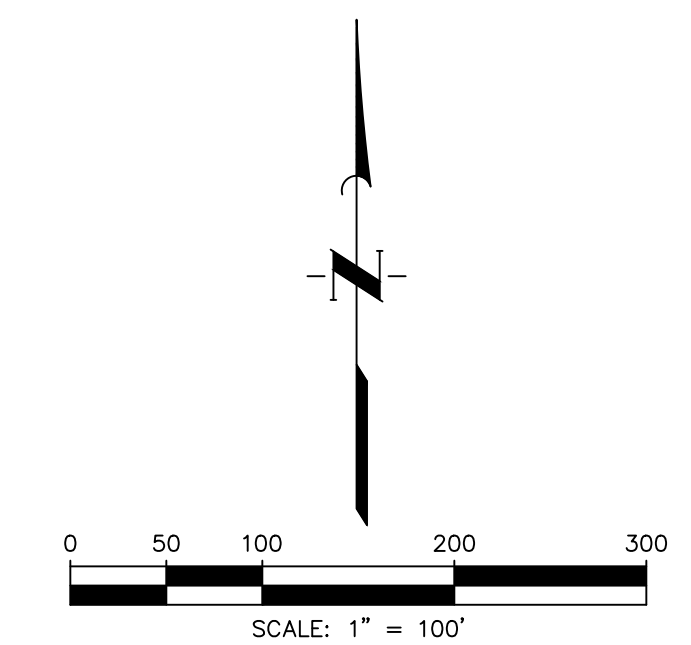
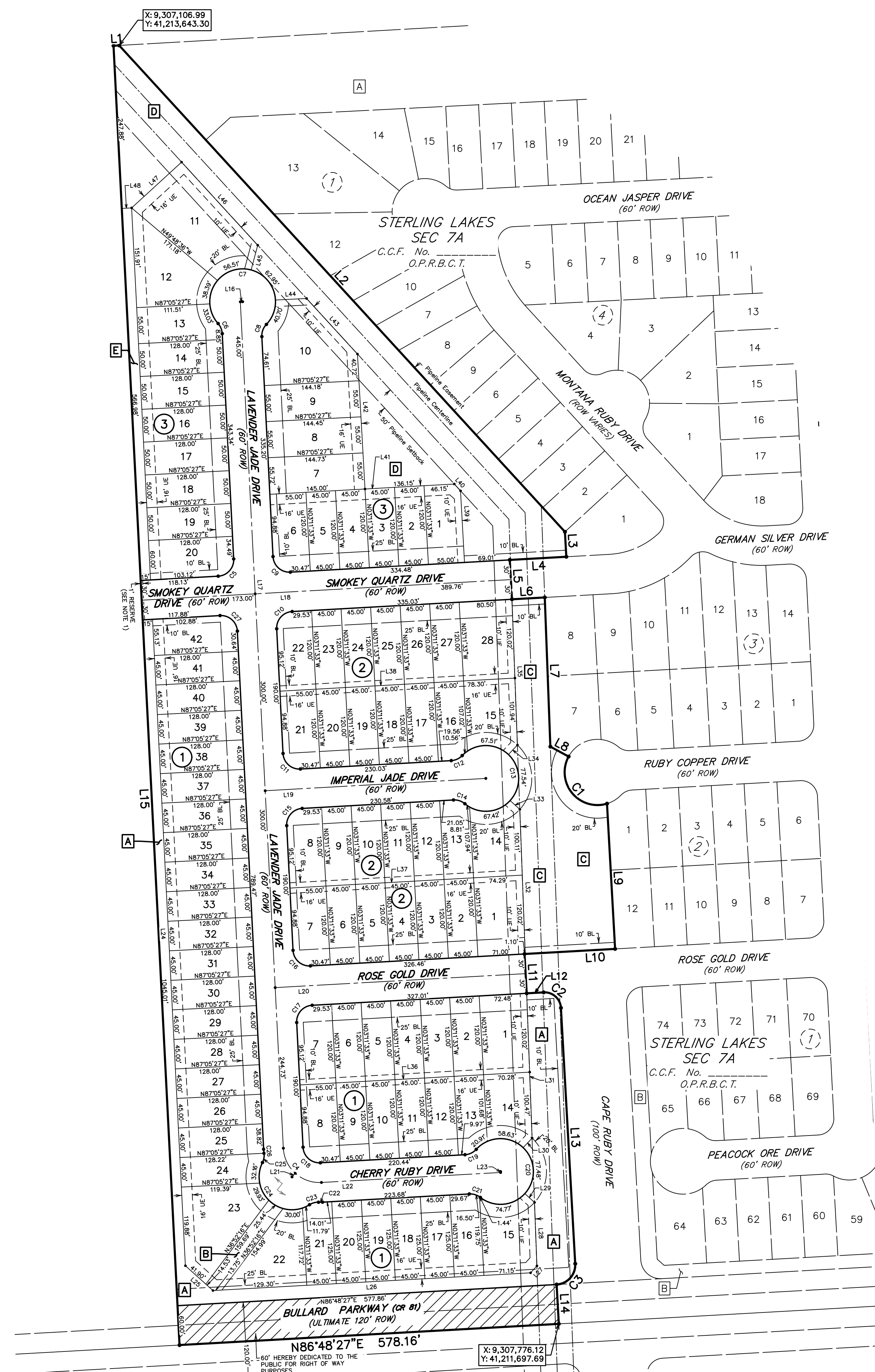
Dinh V. Ho, F.E.  
TBPE Firm No. 16423

Cc: Kayleen Rosser  
Robert Hemminger  
File: 16007-2-348

- RESTRICTED RESERVE A**  
Restricted to Open Space, Landscape, Incidental Utility Purposes Only  
1.19 AC  
51,798.93 Sq. Ft.
- RESTRICTED RESERVE B**  
Restricted to Open Space, Landscape, Incidental Utility Purposes Only  
0.09 AC  
3,977.26 Sq. Ft.
- RESTRICTED RESERVE C**  
Restricted to Open Space, Landscape, Incidental Utility and Recreational Purposes Only  
1.12 AC  
48,598 Sq. Ft.
- RESTRICTED RESERVE D**  
Restricted to Open Space, Landscape, Incidental Utility Purposes Only  
2.02 AC  
87,792 Sq. Ft.
- RESTRICTED RESERVE E**  
Restricted to Open Space, Landscape, Incidental Utility Purposes Only  
0.20 AC  
8,504 Sq. Ft.

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S86°44'59"W	8.64'	L21	S41°56'57"W	7.50'	L41	S86°48'27"W	45.00'
L2	N42°30'21"E	1004.04'	L22	S86°48'27"W	273.00'	L42	S03°11'33"E	55.00'
L3	N03°11'33"W	38.04'	L23	S03°11'33"E	1.50'	L43	N42°30'21"W	114.74'
L4	N86°48'27"E	86.18'	L24	S02°54'33"E	45.00'	L44	N87°05'27"E	47.34'
L5	N03°11'33"W	60.00'	L25	S48°03'03"E	41.90'	L45	N14°57'01"E	38.98'
L6	N86°48'27"E	50.01'	L26	S86°48'27"W	45.00'	L46	N42°30'21"W	171.52'
L7	S02°08'36"E	227.22'	L27	N42°19'55"E	14.27'	L47	N87°29'39"E	103.13'
L8	S61°32'50"E	31.62'	L28	S02°08'36"E	96.64'	L48	S87°05'27"W	15.00'
L9	S03°11'33"E	221.40'	L29	S47°45'01"E	20.00'			
L10	S86°48'27"W	138.08'	L30	S43°27'49"W	20.00'			
L11	S03°11'33"E	60.00'	L31	N02°08'36"W	100.47'			
L12	N86°48'27"E	25.77'	L32	S02°08'36"E	120.02'			
L13	N03°11'33"W	390.00'	L33	S47°43'06"E	20.00'			
L14	S03°11'33"E	60.00'	L34	N43°25'53"E	20.00'			
L15	S02°54'33"E	1979.88'	L35	S02°08'36"E	120.02'			
L16	N87°05'27"E	3.50'	L36	S86°48'27"W	45.00'			
L17	S02°54'33"E	1289.74'	L37	S86°48'27"W	45.00'			
L18	S86°48'27"W	562.76'	L38	S86°48'27"W	45.00'			
L19	S86°48'27"W	336.30'	L39	S03°11'33"E	109.19'			
L20	S86°48'27"W	381.74'	L40	S42°30'21"E	13.97'			

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	50.00'	135°14'47"	118.02'	S39°10'13"E	92.47'	121.45'
C2	25.00'	90°00'00"	39.27'	N48°11'33"W	35.36'	25.00'
C3	30.00'	90°00'00"	47.12'	N41°48'27"E	42.43'	30.00'
C4	55.00'	90°17'00"	86.67'	S48°03'03"E	77.97'	55.27'
C5	25.00'	89°43'00"	39.15'	N41°56'57"E	35.27'	24.88'
C6	25.00'	38°44'22"	16.90'	N22°16'44"W	16.58'	8.79'
C7	50.00'	265°22'21"	231.58'	N88°57'44"W	73.51'	54.21'
C8	25.00'	46°37'59"	20.35'	S20°24'27"W	19.79'	10.78'
C9	25.00'	90°17'00"	39.39'	S48°03'03"E	35.44'	25.12'
C10	25.00'	89°43'00"	39.15'	S41°56'57"W	35.27'	24.88'
C11	25.00'	90°17'00"	39.39'	S48°03'03"E	35.44'	25.12'
C12	25.00'	42°50'00"	18.69'	N65°23'27"E	18.26'	9.81'
C13	50.00'	265°40'01"	231.84'	N03°11'33"W	73.33'	53.93'
C14	25.00'	42°50'00"	18.69'	N71°46'33"W	18.26'	9.81'
C15	25.00'	89°43'00"	39.15'	S41°56'57"W	35.27'	24.88'
C16	25.00'	90°17'00"	39.39'	S48°03'03"E	35.44'	25.12'
C17	25.00'	89°43'00"	39.15'	S41°56'57"W	35.27'	24.88'
C18	25.00'	90°17'00"	39.39'	S48°03'03"E	35.44'	25.12'
C19	25.00'	44°29'36"	19.41'	N64°33'39"E	18.93'	10.23'
C20	50.00'	265°36'48"	231.79'	N04°52'45"W	73.37'	53.98'
C21	25.00'	41°07'12"	17.94'	N72°37'57"W	17.56'	9.38'
C22	85.00'	4°10'02"	6.18'	N88°53'28"E	6.18'	3.09'
C23	25.00'	33°07'23"	14.45'	S74°24'47"W	14.25'	7.43'
C24	50.00'	148°11'43"	129.32'	S48°03'03"E	96.17'	175.50'
C25	25.00'	33°07'23"	14.45'	N09°29'07"E	14.25'	7.43'
C26	85.00'	4°10'02"	6.18'	S04°59'33"E	6.18'	3.09'
C27	25.00'	90°17'00"	39.39'	N48°03'03"W	35.44'	25.12'



- PRELIMINARY PLAT NOTES:
- Slab elevations (finished floor) shall be set at or above the minimum slab elevations defined in this plat.
  - All drainage easements shown hereon shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of drainage facilities.
  - All property shall drain into the drainage easement only through an approved drainage structure.
  - The property subdivided in the foregoing plat lies within Brazoria County Drainage District #5
  - This subdivision employs a drainage system, which utilizes streets and adjacent properties to store and convey storm water. Thus, during storm events, ponding of water should be expected to occur in the subdivision.
  - Other than shown hereon, there are no pipeline easements, or pipelines within the boundaries of this plat.
  - All storm water drainage pipes, culverts, or other (includes driveway culverts) will be a minimum 24" I.D. or equal.
  - No Building Permits will be issued until all storm drainage improvements, which may include detention, have been constructed.
  - 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 tract of land lies within Unshaded Zone "X", areas defined to be outside the 500-Year Floodplain according to FEMA Flood Insurance Rate Map No. 48039C0105K, Dated December 30, 2020.
  - All bearings based on the Texas State Plane Coordinate System, South Central Zone.
  - All coordinates shown hereon are surface and may be converted to the Texas State Plane Coordinate System, South Central Zone, NAD 83 Grid Coordinates by applying the following scale factor: 0.999857950.
  - Monuments set as exterior boundary markers will be set with a minimum of five eights (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 inches below the surface of the ground.
  - All permanent reference monuments (PRM) will 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.
  - All monuments 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.
  - Interior lot corner monuments will be set with a minimum of five eights (5/8) inch iron rod at least thirty six (36) inches in length.
  - All streets shall be constructed in accordance with the city's design criteria.
  - All water and wastewater facilities shall conform to the city's design criteria.
  - A minimum of five (5) foot wide sidewalk shall be required along both spine roads, or a minimum of six(6) foot wide sidewalk shall be required along 1 side, and a minimum of four (4) foot wide sidewalks shall be required along streets within the residential section and shall conform to the city's design criteria.
  - Contributing open space areas shall include the area of the permanent water surface and the adjacent side slopes, at a maximum slope of 5:1, for detention reserves with a permanent lake with a minimum water depth of 6 feet beyond the slope transition.
  - All easements are centered on lot lines unless shown otherwise.
  - This plat is subject to the Development Agreement for Sterling Lakes at low Colony and Sierra Vista, as approved on February 15, 2016 and amended in June, 2018 and July 19, 2021.
  - Construction of the north 2 lanes of Bullard Parkway will be required prior to plat recording.
  - This tract lies within the boundary of BOMUD No. 32.
  - Final plat subject to construction of Sterling Lakes North Section 8.
  - Final plat subject to the construction of Bullard Parkway.

# PRELIMINARY PLAT STERLING LAKES NORTH SEC 8

A SUBDIVISION OF 22.99 ACRES OF LAND  
OUT OF THE  
SECTION 57, H.T. & B.R.R. CO. SURVEY, A-0561,  
BRAZORIA COUNTY, TEXAS

**90 LOTS      5 RESERVES      3 BLOCKS**

**JANUARY 2024**

ENGINEER:  
ELEVATION LAND SOLUTIONS  
9709 LAKESIDE BOULEVARD  
SUITE 200  
THE WOODLANDS, TEXAS 77381  
832-823-2240

OWNER:  
ASTRO STERLING LAKES NORTH LP  
2450 FONDREN ROAD  
STE 210  
HOUSTON, TX 77063  
713-783-6702

SURVEYOR/PLANNER:  
**QUIDDITY**  
Quality Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration No. F-23290 & 10040100  
1575 Sawdust Road, Suite 404 • The Woodlands, TX 77380 • 281.363.4039

Monday, January 29, 2024

Brad Sweitzer  
EHRA Engineering  
10011 Meadowglen Lane  
Houston, TX 77042  
Email: [bsweitzer@ehra.team](mailto:bsweitzer@ehra.team)

Re: Ellwood Detention Reserve "F" Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 3440  
Adico, LLC Project No. 16007-2-344

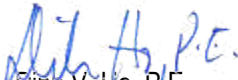
Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Ellwood Detention Reserve "F" Preliminary Plat received on or about January 22, 2024. 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 January 22, 2024. Please provide ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, January 31, 2024, for consideration at the February 6, 2024, Planning and Zoning meeting.

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

Sincerely,  
Adico, LLC

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

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC



**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: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, the property lies within Zone AE, Shaded Zone X, and Unshaded Zone X.  
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. 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.
- Reserve 'F' will be owned and maintained by Brazoria County M.U.D. No. 57.
- 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.
- Final Plat is subject to the conditions and approval of the General Plan and adjacent plats.

**BENCHMARK(S):**

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

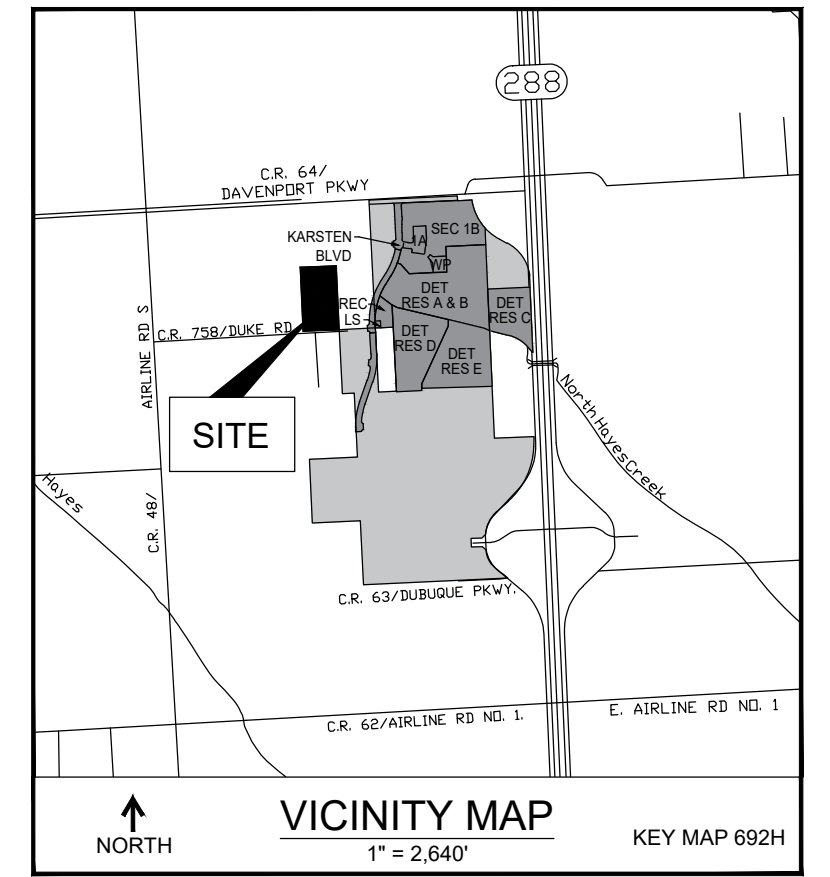
**RESERVE TABLE**

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
F	DETENTION, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	416,063.29	9.55

**PARKLAND TABLE**

PLAT	ACREAGE
BCMUD NO. 57 LIFT STATION NO. 3	0.00 AC.
BCMUD NO. 57 WATER PLANT	0.00 AC.
DAVENPORT PKWY. ST. DEDICATION	0.00 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.80 AC.
ELLWOOD DETENTION RESERVE 'C'	1.13 AC.
ELLWOOD DETENTION RESERVE 'D'	1.13 AC.
ELLWOOD DETENTION RESERVE 'E' PH. 1	1.11 AC.
ELLWOOD DETENTION RESERVE 'F'	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	0.00 AC.
ELLWOOD RECREATION RESERVE	1.83 AC.
ELLWOOD SECTION 1A	0.00 AC.
ELLWOOD SECTION 1B	1.07 AC.
TOTAL	6.74 AC.

1) PARKLAND IN DETENTION RESERVES IS CALCULATED AT 50% OF THE AREA OF THE MAINTENANCE BERM, IF MAINTENANCE BERM INCLUDES TRAILS, IS AN AVERAGE MINIMUM WIDTH OF 3' AND A MINIMUM WIDTH OF 20', AND HAS SIDE SLOPES THAT DO NOT EXCEED A 5:1 RATIO.  
2) ALL OTHER PARKLAND IS CALCULATED AS THE TOTAL OF RESERVES WITH A 'RECREATION' RESTRICTION.

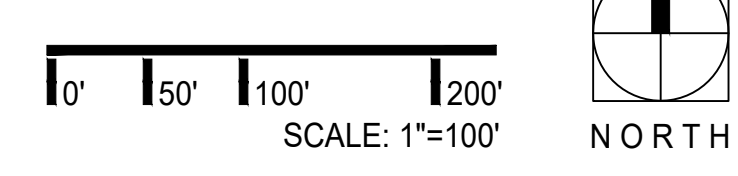
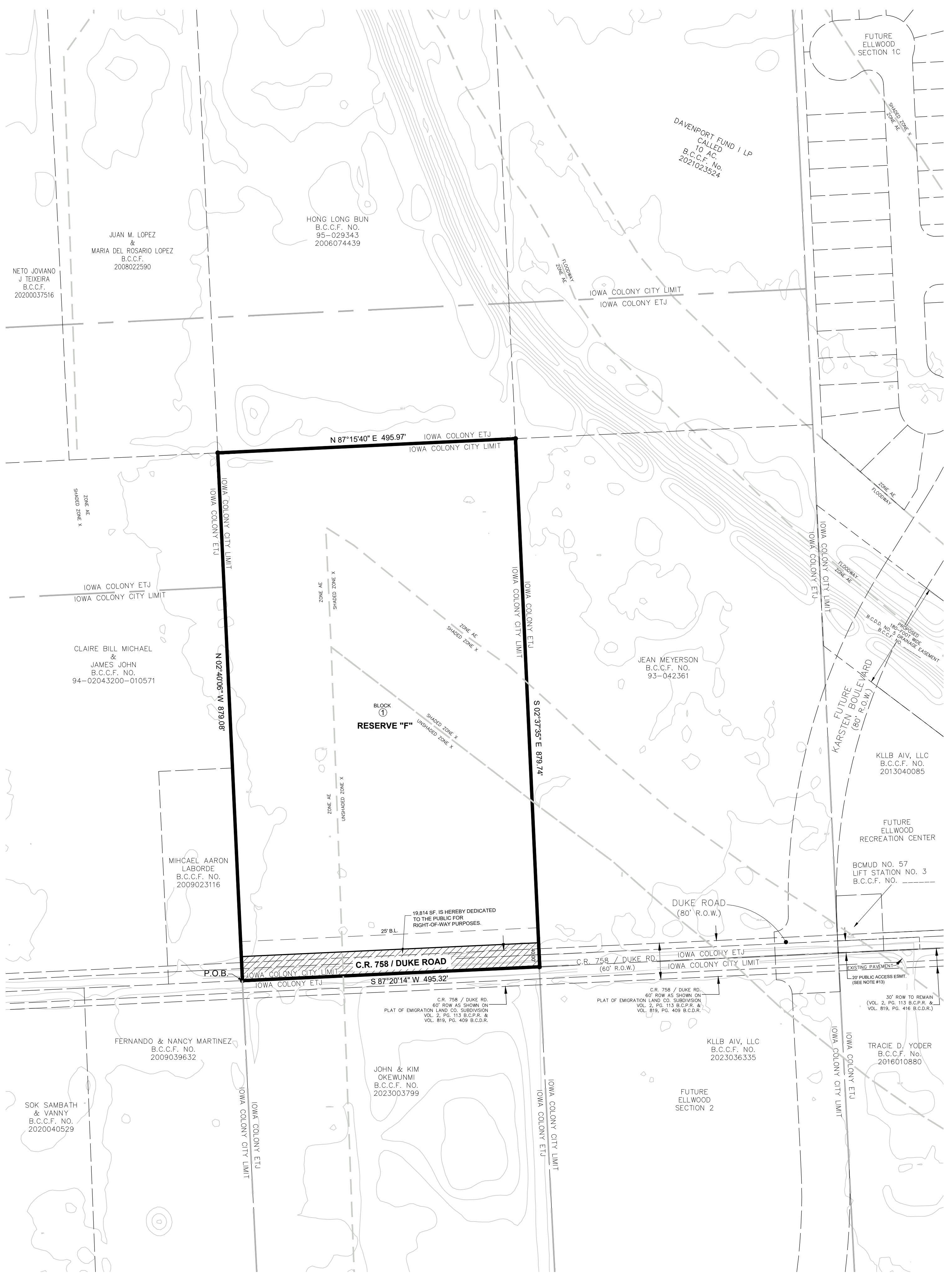


**OWNER CONTACT INFORMATION**  
 KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY  
 10235 WEST LITTLE YORK, SUITE 200  
 HOUSTON, TX 77040  
 281-560-6600

**LAND USE TABLE**

PLAT	SF - 60%	SF - 50%	COMM.	INST.	ARTERIALS & COLLECTORS	PARKS & OPEN SPACE	TOTAL
BCMUD NO. 57 LIFT STATION NO. 3	-	-	-	0.17 AC.	-	-	0.17 AC.
BCMUD NO. 57 WATER PLANT	-	-	-	1.03 AC.	-	-	1.03 AC.
DAVENPORT PKWY. ST. DEDICATION	-	-	-	-	1.67 AC.	-	1.67 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	-	-	24.70 AC.	24.70 AC.
ELLWOOD DETENTION RESERVE 'C'	-	-	9.11 AC.	-	-	-	9.11 AC.
ELLWOOD DETENTION RESERVE 'D'	-	-	-	-	-	14.07 AC.	14.07 AC.
ELLWOOD DETENTION RESERVE 'E' PH. 1	-	-	-	-	-	15.29 AC.	15.29 AC.
ELLWOOD DETENTION RESERVE 'F'	-	-	-	-	0.46 AC.	-	0.46 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	-	1.48 AC.	-	1.48 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	-	2.29 AC.	-	2.29 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	-	2.85 AC.	-	2.85 AC.
ELLWOOD RECREATION RESERVE	-	-	-	-	-	1.83 AC.	1.83 AC.
ELLWOOD SECTION 1A	0.51 AC.	1.28 AC.	-	-	-	-	1.79 AC.
ELLWOOD SECTION 1B	5.82 AC.	7.22 AC.	-	-	-	-	13.04 AC.
TOTAL	6.33 AC. (10%)	8.50 AC. (13%)	9.11 AC. (14%)	1.20 AC. (2%)	8.09 AC. (13%)	60.36 AC. (48%)	93.59 AC. (100%)

1) THIS TABLE TABULATES THE LAND USES WITHIN EACH PLAT FOR ZONING PURPOSES. NOT THE PERMITTED USES WITHIN EACH LAND USE.  
2) THIS TABLE INCLUDES ALL PRELIMINARY PLATS SUBMITTED AT THIS TIME.



**Ellwood Detention Reserve 'F' Preliminary Plat**  
 Being a subdivision of 10.01 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lot 451 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 Texas Limited Partnership  
 January 5, 2023

**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. 221-022-201  
 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:\221-022-201\Plat\PLAT\Det Res F Ellwood Det Res F Plat.dwg, Jan 19, 2024, 1:28:30pm Edited by nburzillo