



CITY OF IOWA COLONY

PLANNING & ZONING COMMISSION MEETING

**Tuesday, April 01, 2025
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

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 P.M. ON TUESDAY, APRIL 1, 2025 AT IOWA COLONY CITY HALL, 3144 MERIDIANA PKWY., 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.

PUBLIC HEARING

1. Hold a public hearing for a sign variance regarding the overall size of the primary and secondary signs located within the Creekhaven Subdivision.


ITEMS FOR CONSIDERATION

- [2.](#) Consider approval of the March 4, 2025 Planning and Zoning Commission meeting minutes.
- [3.](#) Consider approval of the Sierra Vista West Section 11 Preliminary Plat.
- [4.](#) Consider approval of the Alloy Road Street Dedication Phase I Preliminary Plat.
- [5.](#) Consider approval of the Sterling Lakes at Iowa Colony Section 4 Partial Replat No. 1 Preliminary Plat.
- [6.](#) Consider approval of the Karsten Boulevard North Phase IV & Sterling Lakes Drive Street Dedication & Commercial Reserves Preliminary Plat.
- [7.](#) Consideration and possible action to provide a recommendation to City Council regarding the overall size of the primary and secondary signs located within the Creekhaven Subdivision.
- [8.](#) Consideration and possible action to provide a recommendation to City Council on the Sunset Prairie Plan of Development.

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 March 28, 2025.




Kayleen Rosser, City Secretary



CITY OF IOWA COLONY

PLANNING & ZONING COMMISSION MEETING MINUTES

Item 2.

**Tuesday, March 04, 2025
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

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

Members absent: Brian Johnson

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

CALL TO ORDER

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

CITIZEN COMMENTS

Terry Hayes: 1111 Hollowstone Drive; apologized to Planning Commission members Les Hosey and Brian Johnson because he wasn't feeling well at the previous meeting, and while they were talking, he cut them off and has felt bad ever since. He stated that everyone deserves to have their voice heard and he sincerely apologized for not adhering to that.

PUBLIC HEARING

1. Hold a public hearing on a variance to the zoning district regulations for single family residential yard requirements.

Chairman Hurst opened the public hearing at 7:03 P.M. Curtis Olsen presented the scope of the permit, the variance request, the location of the shop, the recommended location from the city, and conformance to land use goals. Chairman Hurst closed the public hearing at 7:17 P.M.

ITEMS FOR CONSIDERATION

2. Consider approval of the February 4, 2025 Planning and Zoning Commission meeting minutes.

Motion made by Dillon to approve the February 4, 2025 Planning and Zoning Commission meeting minutes, Seconded by Wall.

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

3. Consideration and possible action to make a recommendation to City Council for a variance to the zoning district regulations for single family residential yard requirements.

Motion made by Hosey to recommend to the city council a variance to the zoning district regulations for single family residential yard requirements, Seconded by Hayes.

Voting Nay: Hurst, Dillon, Hosey, Hayes, Wall, Davis

4. Consider approval of the Karsten Boulevard North Phase II Abbreviated Plat.

Motion made by Hayes to approve the Karsten Boulevard North Phase II Abbreviated Plat, Seconded by Dillon.

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

5. Consider approval of the Meridiana Section 55B Final Plat.

Motion made by Hosey to approve the Meridiana Section 55B Final Plat, Seconded by Wall.
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Davis

6. Consider approval of the Meridiana Section 35B Preliminary Plat.

Motion made by Davis to approve the Meridiana Section 35B Preliminary Plat, Seconded by Wall.

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

7. Consider approval of the Magnolia Bend Estates Section 2 Final Plat.

Motion made by Hayes to approve the Magnolia Bend Estates Section 2 Final Plat, Seconded by Dillon.

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

ADJOURNMENT

The meeting was adjourned at 7:43 P.M.

APPROVED THIS 1st DAY OF APRIL 2025.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chair



Monday, March 24, 2025

Mayra Hernandez
Quiddity Engineering
2322 W. Grand Parkway North, Suite 150
Katy, TX 77449
mahernandez@quiddity.com

Re: Sierra Vista West Section 11 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 5860
Adico, LLC Project No. 710-25-002-005

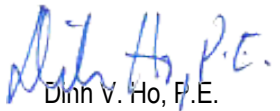
Dear Ms. Hernandez:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Sierra Vista West Section 11 Preliminary Plat, received on or about March 20, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the plat as resubmitted on March 20, 2025. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than March 25, 2025, for consideration at the April 1, 2025, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 710-25-002-005

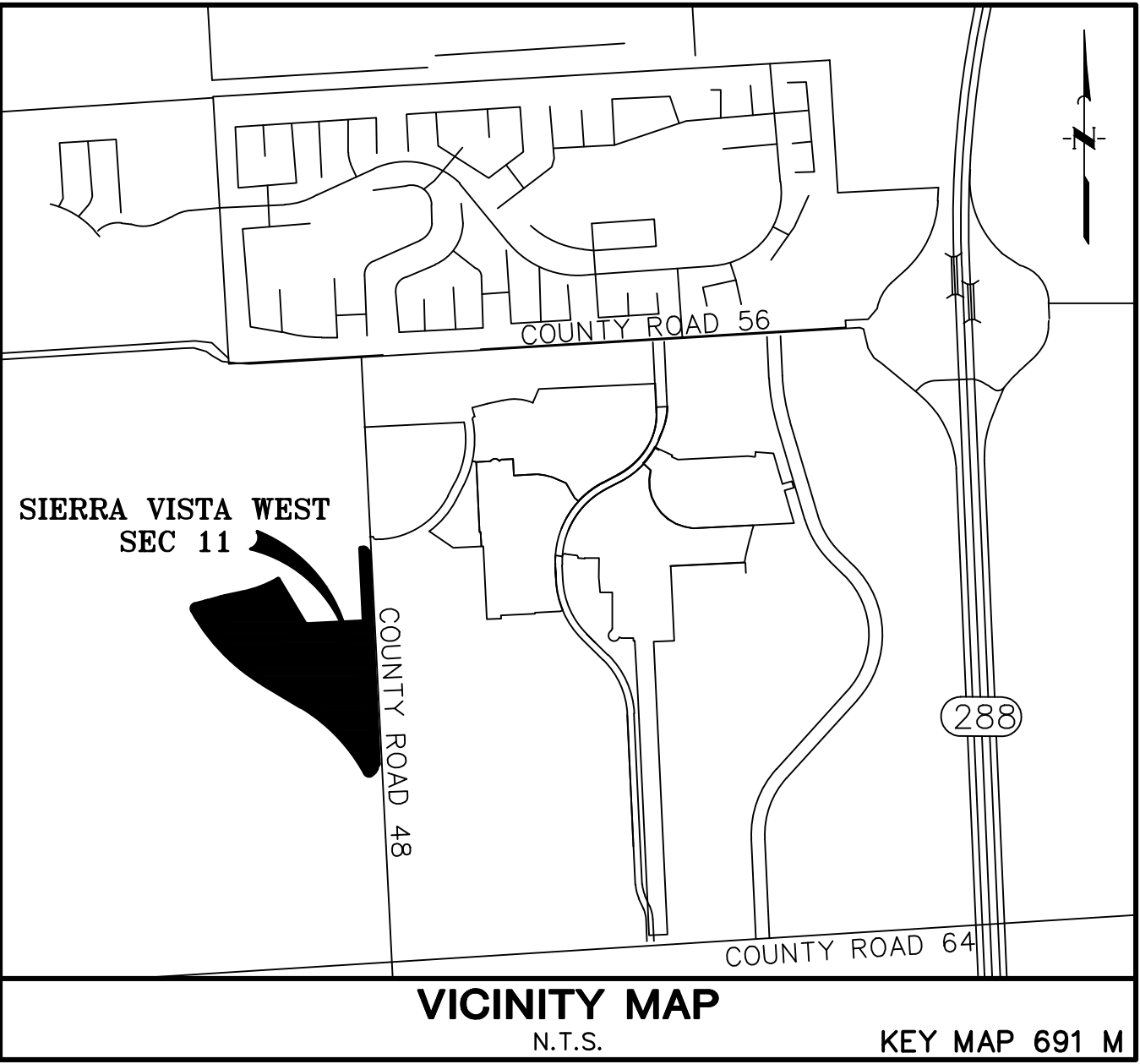
RESTRICTED RESERVE A
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.55 AC
23,953 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
1.38 AC
60,157 Sq. Ft.

RESTRICTED RESERVE C
Restricted to Drainage
Purposes Only
2.34 AC
102,119 Sq. Ft.

RESTRICTED RESERVE D
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.07 AC
2,878 Sq. Ft.

RESTRICTED RESERVE E
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
1.12 AC
48,815 Sq. Ft.



- LEGEND**
- AC "Acres"
 - BCMR "Brazoria County Map Records"
 - BCOPR "Brazoria County Official Public Records"
 - BL "Building Line"
 - CF "Clerk's File"
 - ESMT "Easement"
 - No. "Number"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq. Ft. "Square Feet"
 - STM SE "Storm Sewer Easement"
 - UE "Utility Easement"
 - VOL_PG "Volume and Page"
 - WLE "Water Line Easement"
 - Set 3/4-inch Iron Rod with cap stamped "Quiddity Eng. Property Corner" as per certification
 - Block Number

- GENERAL NOTES**
- 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 No. 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.
 - 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, or a six (6) month extension period granted by the City Council.
 - This tract of land lies within Unshaded Zone "X", areas determined to be outside of the 500-year floodplain according to FEMA Flood Insurance Rate Map No. 48039C0115K, dated December 30, 2020.
 - All bearings based on the Texas State Plane Coordinate System, South Central Zone.
 - 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 Sierra Vista, as approved on February 15, 2016 and amended in June 2018, January 2022 and February 2025.

SIERRA VISTA WEST SEC 11

A SUBDIVISION OF 30.28 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329
BRAZORIA COUNTY, TEXAS

114 LOTS 5 RESERVES 4 BLOCKS
MARCH 2025

OWNER
ASTRO SIERRA VISTA L.P.,
a Delaware Limited Partnership
2450 Fondren Road, Suite 210
Houston, TX 77063
713.783.6702

PLANNER:

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23290 & 30040300
2322 W. Grand Parkway North, Suite 350 Katy, TX 77469 • 832.913.4000

Monday, March 10, 2025

Abby Martinez
LJA Engineering, Inc.
3600 W Sam Houston Pkwy, Ste. 600
Houston, TX 77042
amartinez@lja.com

Re: Alloy Road Street Dedication Phase 1 – Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 5867
Adico, LLC Project No. 710-25-002-006

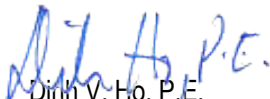
Dear Ms. Martinez:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal of Allow Road Street Dedication Phase 1 Preliminary Plat, received on or about March 4, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the preliminary plat as submitted on March 4, 2025. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than March 25, 2025, for consideration at the April 1, 2025, Planning and Zoning meeting.

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

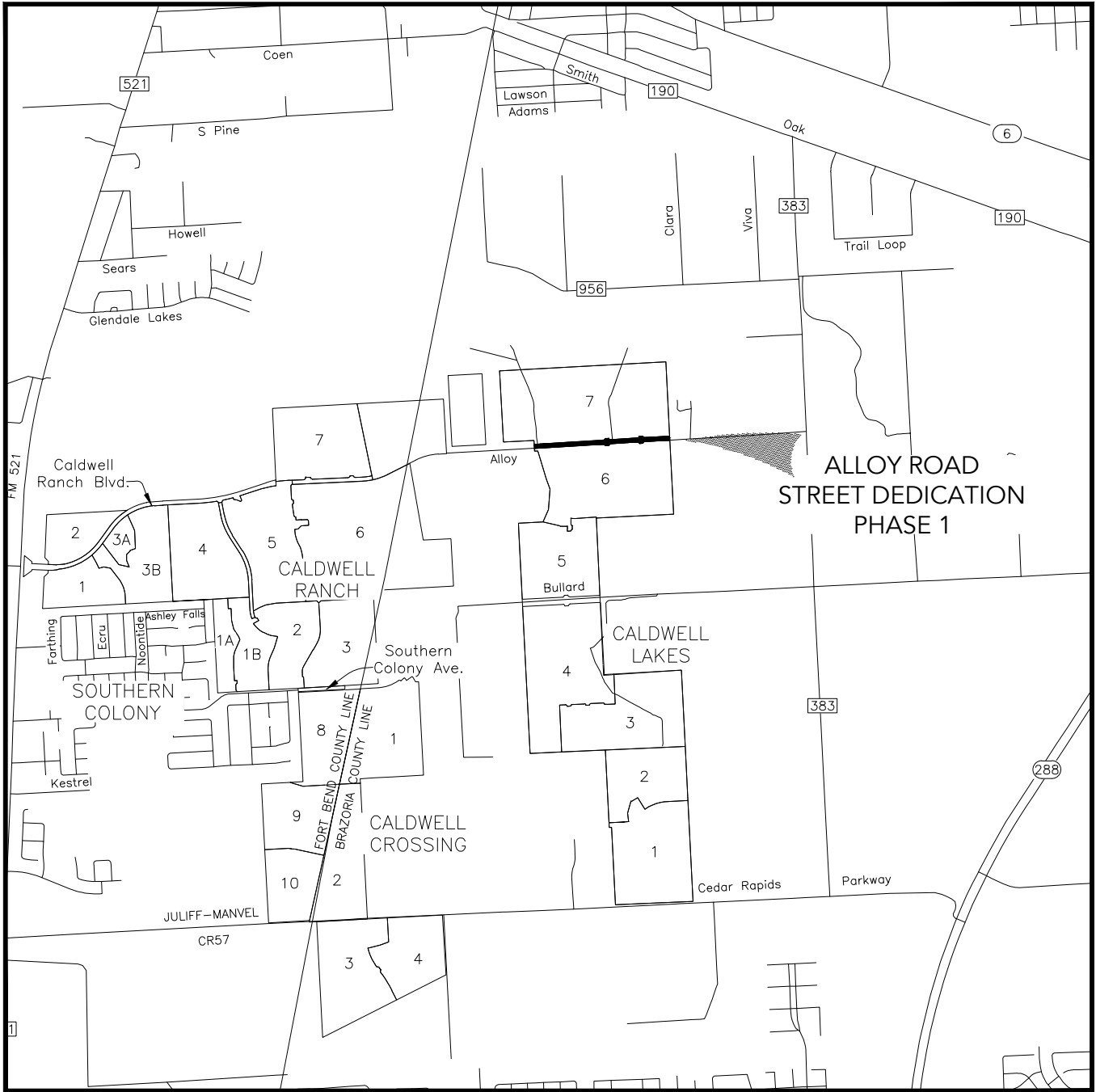
Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 710-25-002-006

GENERAL NOTES:

1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR 0.9998724707.
2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NO. 48030C010K DECEMBER 30, 2020 THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
- 2.1. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THE LOCATION OF THE FLOOD ZONE WAS DETERMINED BY SCALING FROM SAID FEMA MAP. THE ACTUAL LOCATION, AS DETERMINED BY ELEVATION CONTOURS, MAY DIFFER.
3. T.B.M. INDICATES TEMPORARY BENCHMARK. TBM-171: 5/8 INCH IRON ROD SET.
4. ELEVATION = 59.25', NAVD 88, GEOID 18.
5. THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES IN BRAZORIA COUNTY AND THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD 87, AND BRAZORIA DRAINAGE DISTRICT NO. 6.
6. PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK, OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS.
7. CONTOUR LINES SHOWN HEREON ARE BASED ON THE NGS BENCHMARK E 306 BEING NOTED HEREON.
8. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
9. THE APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE TWELVE (12) MONTHS AFTER CITY COUNCIL APPROVAL UNLESS THE FINAL PLAT HAS BEEN SUBMITTED FOR FINAL APPROVAL DURING THAT TIME. AN EXTENSION OF TIME MAY BE GIVEN AT THE DISCRETION OF THE CITY COUNCIL FOR A SINGLE EXTENSION PERIOD OF SIX (6) MONTHS.
10. DRAINAGE PLANS TO BE PROVIDED PRIOR TO FINAL PLAT SUBMITTAL.
11. ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT IS SUBDIVIDED RO 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.
12. OWNERS DO HEREBY CERTIFY THAT THEY ARE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF (NAME AND SECTION) WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.
13. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
14. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
15. THIS PLAT IS IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT APPROVED BY CITY COUNCIL ON MAY 23, 2022 BETWEEN CITY OF IOWA COLONY, 258 COLONY INVESTMENTS, LTD.; 686 COLONY INVESTMENTS, LTD.; AND D.R. HORTON.

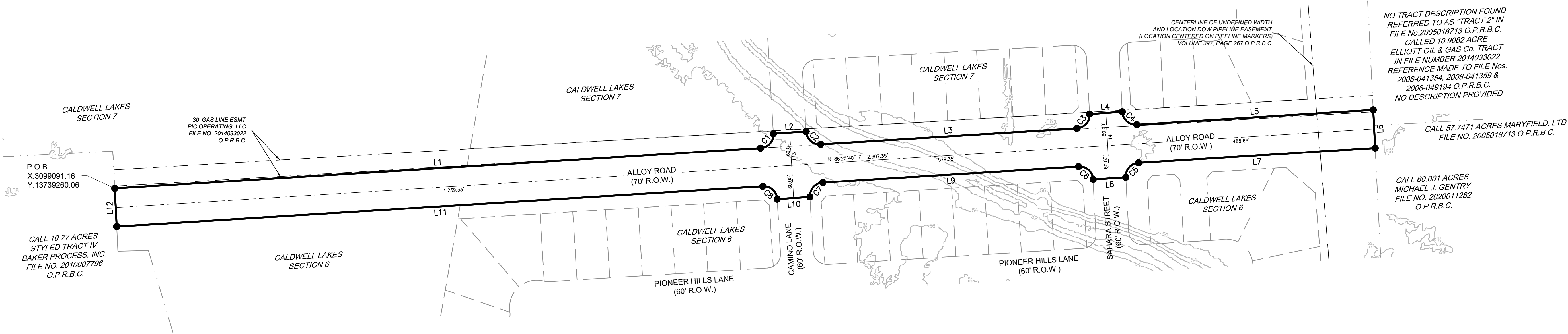


Vicinity Map
1 inch = 1/2 mile

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 86°25'40" E	1,184.12'
L2	N 86°16'20" E	60.00'
L3	N 86°25'40" E	469.70'
L4	N 85°59'36" E	60.01'
L5	N 86°25'40" E	433.52'
L6	S 02°54'25" E	70.00'
L7	S 86°25'40" W	433.80'
L8	S 85°59'36" W	60.01'
L9	S 86°25'40" W	469.00'
L10	S 86°16'20" W	60.00'
L11	S 86°25'40" W	1,184.53'
L12	N 02°54'49" W	70.00'
L13	S 03°23'07" E	120.00'
L14	S 03°03'02" E	120.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	89°48'47"	39.19'	N 41°31'17" E	35.30'
C2	25.00'	90°11'13"	39.35'	S 48°28'43" E	35.41'
C3	25.00'	89°28'43"	39.04'	N 41°41'19" E	35.19'
C4	25.00'	90°31'17"	39.50'	S 48°18'41" E	35.52'
C5	25.00'	89°28'43"	39.04'	S 41°41'19" W	35.19'
C6	25.00'	90°31'17"	39.50'	N 48°18'41" W	35.52'
C7	25.00'	89°48'47"	39.19'	S 41°31'17" W	35.30'
C8	25.00'	90°11'13"	39.35'	N 48°28'43" W	35.41'

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



A PRELIMINARY PLAT OF

ALLOY ROAD STREET DEDICATION PHASE 1

±3.9 ACRES

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

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

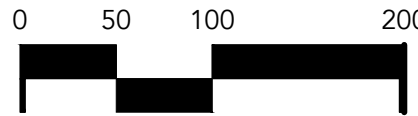
SURVEYOR:

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

PLANNER:

LJA PLANNING & LANDSCAPE ARCHITECTURE

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



LJA# 1931-33001

03.06.2025

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 AFOREMENTIONED 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, March 24, 2025

Mayra Hernandez
Quiddity Engineering
2322 W. Grand Parkway North, Suite 150
Katy, TX 77449
mahernandez@quiddity.com

Re: Sterling Lakes at Iowa Colony Section 4 Partial Replat No. 1 – Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 5874
Adico, LLC Project No. 710-25-002-007

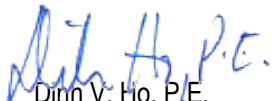
Dear Ms. Hernandez:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Sterling Lakes at Iowa Colony Section 4 Partial Replat No. 1 - Preliminary Plat, received on or about March 20, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the plat as resubmitted on March 20, 2025. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than March 25, 2025, for consideration at the April 1, 2025, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 710-25-002-007

RESTRICTED RESERVE [A]
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.24 AC
10,605 Sq. Ft.

RESTRICTED RESERVE [B]
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.19 AC
8,233 Sq. Ft.

RESTRICTED RESERVE "J", BLOCK 2
STERLING LAKES AT IOWA COLONY SEC .4
C.F. No. 2007014732
B.C.M.R.

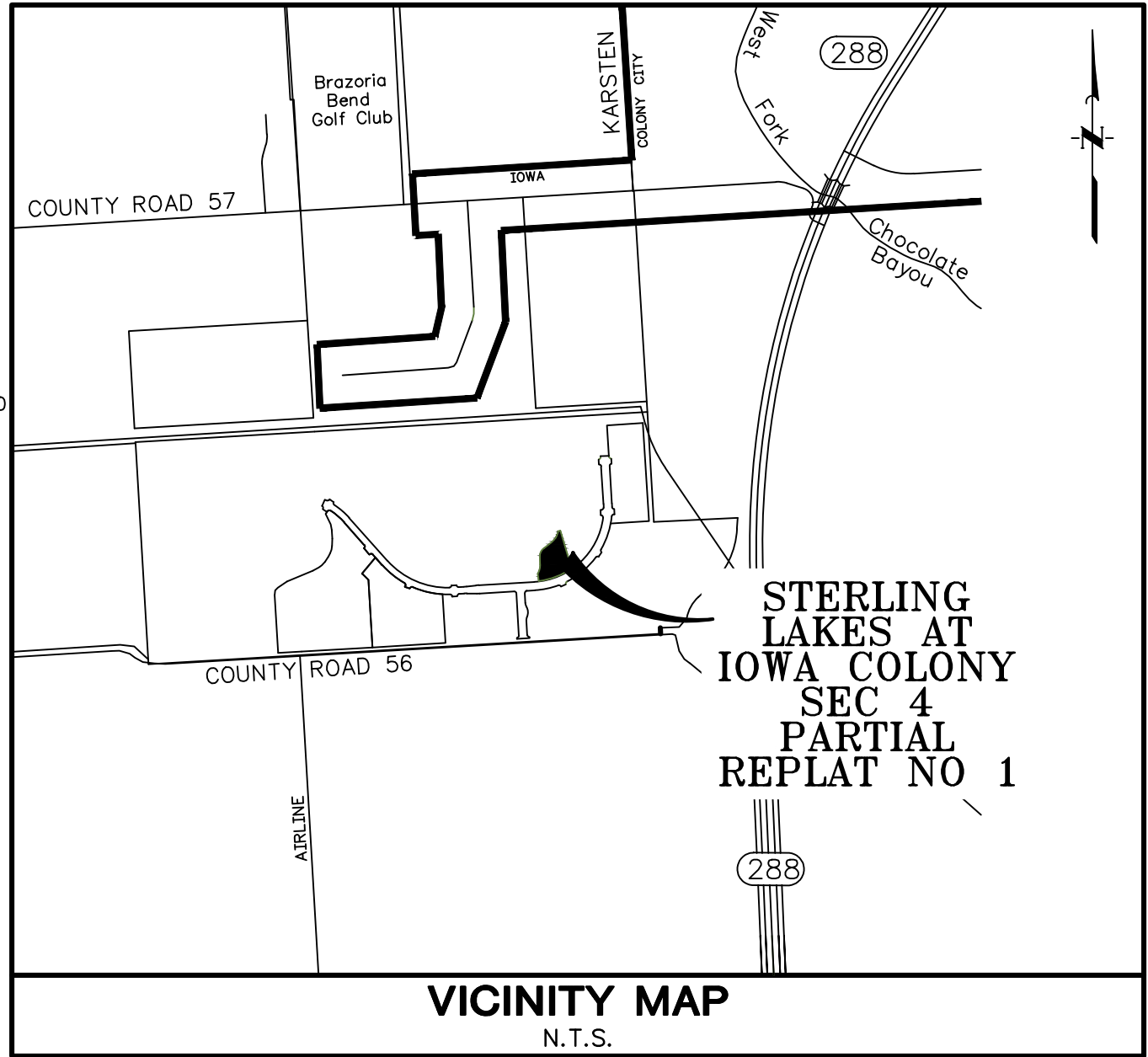
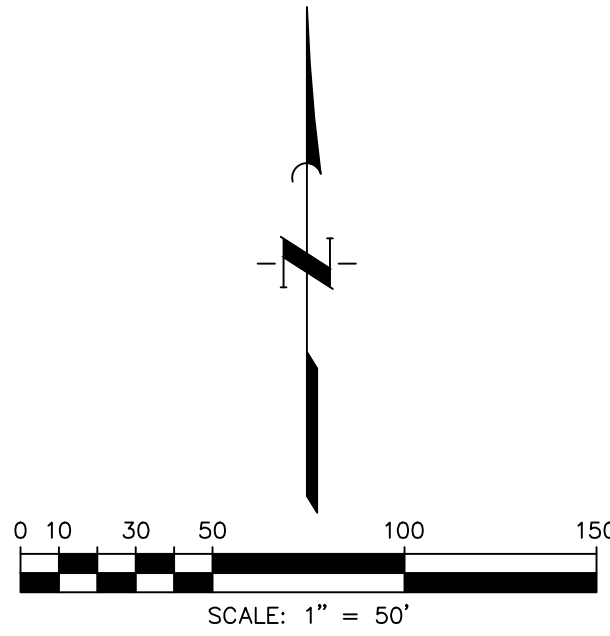
RESTRICTED RESERVE "A", BLOCK 2,
STERLING LAKES AT IOWA COLONY SEC. 4
C.F. No. 2007014732
B.C.O.P.R.

RESTRICTED RESERVE "A", BLOCK 1,
STERLING LAKES AT IOWA COLONY
SPLASH PAD SITE
C.F. No. 2007069548
B.C.M.R.

CALLED 274.2 ACRES
TO STERLING LAKES
IOWA ASSOCIATES
C.F. No. 2005064607
B.C.O.P.R.

STERLING LAKES AT
IOWA COLONY SEC 6
C.F. No. 2006074174
B.C.M.R.

STERLING LAKES DRIVE
(100' ROW)
C.F. No. 2007014707
B.C.M.R.



- LEGEND
- AC "Acres"
 - BCMR "Brazoria County Map Records"
 - BCOPR "Brazoria County Official Public Records"
 - BL "Building Line"
 - CF "Clerk's File"
 - ESMT "Easement"
 - No. "Number"
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 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq. Ft. "Square Feet"
 - STM SE "Storm Sewer Easement"
 - UE "Utility Easement"
 - VOL _PG_ "Volume and Page"
 - WLE "Water Line Easement"
 - "Set 3/4-inch Iron Rod with cap stamped "Quiddity Eng. Property Corner" as per certification"
 - ① "Block Number"

- GENERAL NOTES
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 2. All property shall drain into the drainage easement only through an approved drainage structure.
 3. The property subdivided in the foregoing plat lies within Brazoria County Drainage District No 5.
 4. 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.
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 6. All storm water drainage pipes, culverts, or other (includes driveway culverts) will be a minimum 24" I.D. or equal.
 7. No Building Permits will be issued until all storm drainage improvements, which may include detention, have been constructed.
 8. The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time, or a six (6) month extension period granted by the City Council.
 9. According to Map No. 4803900110K of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Montgomery County, Texas, dated December 30, 2020, the subject tract is situated within: Unshaded Zone "X"; defined as areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

10. All bearings based on the Texas State Plane Coordinate System, South Central Zone.
11. 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.
12. 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.
13. 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.
14. All streets shall be constructed in accordance with the city's design criteria.
15. All water and wastewater facilities shall conform to the city's design criteria.
16. 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.
17. 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.
18. All street shown hereon within the platted boundary are Private Streets.
19. This plat is subject to the Development Agreement for Sterling Lakes at Iowa Colony and Sierra Vista, as amended on January 2022.

PRELIMINARY PLAT OF STERLING LAKES AT IOWA COLONY SEC 4 PARTIAL REPLAT NO. 1

A SUBDIVISION OF 3.05 ACRES OF LAND
OUT OF THE
I.&G.N. SURVEY, A-367 BEING A
REPLAT OF STERLING LAKES RESERVE "H"
AT IOWA COLONY SEC 4 (FILE NO. 2007014732, P.R.B.C.)
BRAZORIA COUNTY, TEXAS

9 LOTS 2 RESERVES 1 BLOCK
MARCH 2025

OWNER:
STERLING MERIDIANA 35 GP LLC
A Texas Limited Liability Company
5851 SAN FELIPE S. 800
HOUSTON, TEXAS 77057
(713) 622-0800

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

PLANNER:
 **QUIDDITY**
Quality Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-22590 & 30048100
2322 W. Grand Parkway North, Suite 550 #400, TX 77460 • 832.913.4000

LINE TABLE			CURVE TABLE						
LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
L1	N73°11'58"E	28.36'	C1	875.00'	8°25'54"	128.76'	N59°37'52"E	128.65'	64.50'
L2	S07°54'39"E	87.83'	C2	875.00'	6°44'40"	103.00'	N67°13'09"E	102.94'	51.56'
L3	S00°09'18"E	6.27'	C3	875.00'	11°29'52"	175.59'	N76°20'25"E	175.29'	88.09'
L4	S50°35'25"W	69.93'	C4	189.16'	32°46'57"	108.23'	N13°32'51"E	106.76'	55.64'
L5	S22°46'51"E	128.85'	C5	2100.88'	2°41'19"	98.59'	S01°29'58"E	98.55'	49.30'
L6	S50°35'25"W	70.47'	C6	110.03'	52°59'07"	101.76'	S31°08'43"W	98.17'	54.84'
L7	S67°46'51"E	14.14'	C7	296.20'	18°50'50"	97.44'	N45°57'21"E	97.00'	49.16'
L8	N22°46'51"W	127.53'	C8	251.02'	20°15'00"	88.72'	N21°50'11"E	88.26'	44.83'
L9	N73°11'58"E	17.29'	C9	100.00'	73°22'16"	128.06'	S13°54'17"W	119.48'	74.50'
L10	S60°56'53"W	134.07'	C10	25.00'	93°22'20"	40.74'	N23°54'19"E	36.38'	26.52'
L11	S67°53'29"E	25.09'	C11	25.00'	48°11'23"	21.03'	N26°29'44"E	20.41'	11.18'
L12	N16°43'52"W	117.37'	C12	50.00'	276°22'46"	241.19'	N39°24'35"W	66.67'	44.72'
			C13	25.00'	48°11'23"	21.03'	S74°41'07"W	20.41'	11.18'
			C14	25.00'	93°22'20"	40.74'	S69°28'01"E	36.38'	26.52'

Wednesday, March 26, 2025

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

Re: Karsten Boulevard North Ph IV & Sterling Lakes Drive Street Dedication & Commercial Reserves Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 5871
ALLC Project No. 710-25-002-008

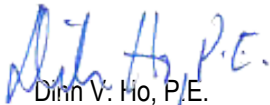
Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Karsten Boulevard North Phase IV & Sterling Lakes Drive Street Dedication & Commercial Reserves Preliminary Plat, received on or about March 25, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the plat as resubmitted on March 25, 2025. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than March 25, 2025, for consideration at the April 1, 2025, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC



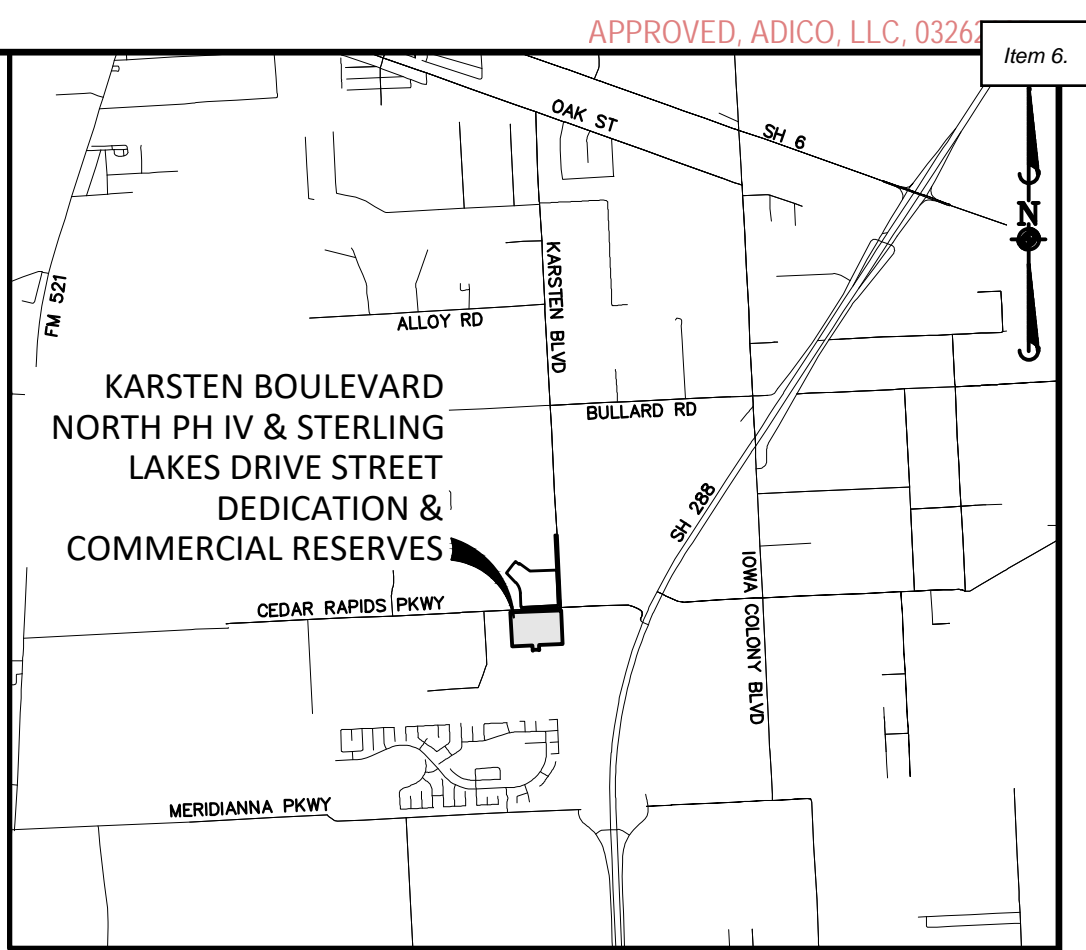
Dinn V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
Robert Hemminger
File: 710-25-002-008

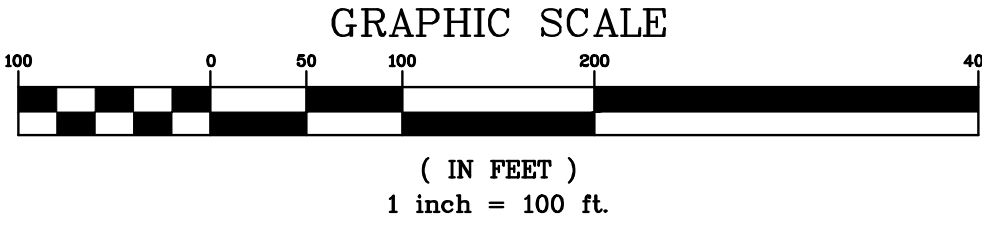
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	23.18'	25.00'	053°07'48"	22.36'	N29°13'20"W
C2	23.18'	25.00'	053°07'48"	22.36'	S23°54'28"W
C3	401.84'	600.00'	038°22'23"	394.37'	N21°50'37"W
C4	351.70'	525.00'	038°22'59"	345.16'	N21°50'19"W
C5	267.89'	400.00'	038°22'23"	262.92'	N21°50'37"W
C6	234.41'	350.00'	038°22'23"	230.05'	N21°50'37"W
C7	48.45'	30.00'	092°31'25"	43.35'	S41°05'27"W
C8	46.11'	30.00'	088°04'13"	41.71'	N48°36'43"W
C9	54.90'	35.00'	089°52'46"	49.45'	N47°42'27"W

Line Table		
Line #	Length	Direction
L1	135.00'	S02°39'26"E
L2	150.00'	S87°20'34"W
L3	135.00'	N02°39'26"W
L4	69.97'	N02°38'50"W
L5	10.00'	N87°20'34"E
L6	10.00'	N87°20'33"E

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	340,366.00	7.814	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
B	561,569.86	12.89	UNRESTRICTED
C	113,138.11	2.597	UNRESTRICTED
D	1,289.78	0.0296	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
E	1,289.78	0.0296	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
TOTAL	1,017,653.53	23.37	



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



ABBREVIATIONS

AE=	AERIAL EASEMENT
DE=	DRAINAGE EASEMENT
PAE=	PRIVATE ACCESS EASEMENT
PUE=	PUBLIC UTILITY EASEMENT
SSE=	SANITARY SEWER EASEMENT
STM SE=	STORM SEWER EASEMENT
UVE=	UNOBSTRUCTED VISIBILITY EASEMENT
UE=	UTILITY EASEMENT
WLE=	WATER LINE EASEMENT
BL=	BUILDING LINE
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
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

PRELIMINARY PLAT KARSTEN BOULEVARD NORTH PH IV & STERLING LAKES DRIVE STREET DEDICATION & COMMERCIAL RESERVES

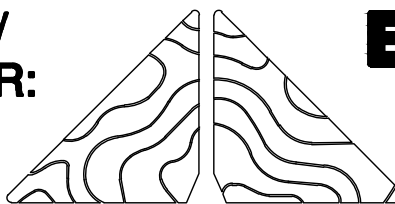
A SUBDIVISION OF 27.16 ACRES OF LAND
OUT OF THE
H.T. & B.R.R. CO. SURVEY, SECTION 57, A-289
BRAZORIA COUNTY, TEXAS

0 LOTS 5 RESERVES 2 BLOCKS
MARCH 2025

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
8708 LAKESIDE BLVD, SUITE 200
THE WOODLAND, TX 77380
TBPS REGISTRATION NUMBER 10194692

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES

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

2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.

3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.

5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.

6. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.

7. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.

8. DEDICATED INGRESS/EGRESS ACCESSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 (SEE DISTRICT RESOLUTION NO 2007-06 & NO 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5'S LOCK.

9. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).

10. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).

11. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.

12. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A "RECORDED DOCUMENT NUMBER" AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BOARD OF COMMISSIONERS.

13. IT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY IF ANY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 "DEDICATED" DRAINAGE EASEMENTS ARE ON OR CROSS THEIR PROPERTY. IF SO, THE PROPERTY OWNER WILL COMPLY AS STATED WITHIN THE RECORDED EASEMENT.

14. PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL SECTION 1, INTRODUCTION; SUB -SECTION 1.5. PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES; TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5 RESOLUTION 2011-1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.

FINAL PLAT NOTES:

1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1.00013789.

2. BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000 SURVEYING AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.

3. SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.

4. ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "EL5".

5. BENCHMARK SHOWN HEREON ARE BASED ON TXDOT MONUMENT HV-79C LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.

6. THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X". AREAS DEFINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, SHADED ZONE "X", AREAS DETERMINED TO BE WITHIN THE 500-YEAR FLOODPLAIN, AND FLOOD 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.

7. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDEATION.

8. ASSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY THE PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.

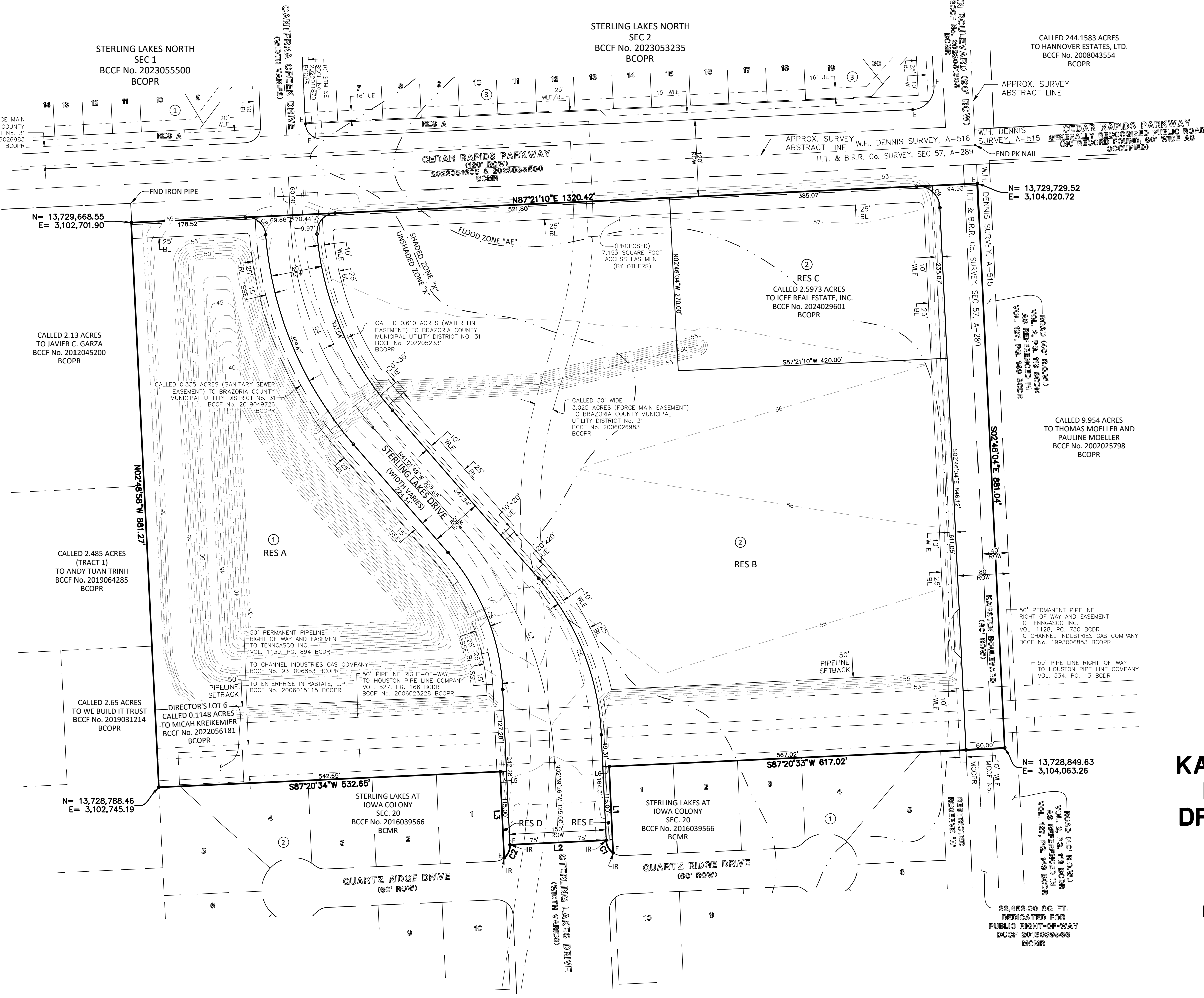
9. ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.

10. ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 31.

11. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.

12. 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.

13. ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION



STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain description of a certain 27.16 acre (1,182,998 square feet) tract of land situated in the H.T. & B.R.R. Co. Survey, Section 57, Abstract No. 289, in Brazoria County, Texas, being all of a called 0.1148 acre tract (Director's Lot No. 6) conveyed to Micah Kreikemeier by deed recorded in Clerk's File No. 2022056181, Brazoria County Official Public Records, and being a portion of a called 455.9 acre tract conveyed to Astro Sterling Lakes North, L.P. by deed recorded in Clerk's File No. 2021084511, Brazoria County Official Public Records; said 27.16 acre (1,182,998 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83:

COMMENCING at a PK nail found, being the northwest corner of a called 9.954 acre tract conveyed to Thomas Moeller and Pauline Moeller by deed recorded in Clerk's File No. 2002025798, Brazoria County Official Public Records, being on the east line of said called 455.9 acre tract, being on the centerline of Cedar Rapids Parkway (right-of-way width varies) recorded in Volume 2, Page 113, Brazoria County Deed Records, and according to the plat thereof recorded in Clerk's File No. 2023051605, Brazoria County Official Public Records, being on the centerline of Karsten Boulevard (90 foot right-of-way) according to the plat thereof recorded in Clerk's File No. 2023051605, Brazoria County Map Records, and being on the centerline of a road (40 foot right-of-way) recorded in Volume 2, Page 113, Brazoria County Deed Records;

THENCE, South 02°46'04" East, along the west line of said called 9.954 acre tract, along the east line of said called 455.9 acre tract, and along the centerline of said 40 foot road, 60.00 feet to a 5/8-inch iron rod (with cap) found, being on the south right-of-way line of said Cedar Rapids Parkway and being the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, South 02°46'04" East, continuing along the west line of said called 9.954 acre tract, continuing along the east line of said called 455.9 acre tract, and continuing along the centerline of said 40 foot road, 881.04 feet to a 5/8-inch iron rod (with cap) found, being the northeast corner of Sterling Lakes at Iowa Colony Sec. 20 according to the plat thereof recorded in Clerk's File No. 2016039566, Brazoria County Map Records, and being the southeast corner of the herein described tract;

THENCE, along the north line of said Sterling Lakes at Iowa Colony Sec. 20, the following seven (7) courses and distances:

- South 87°20'33" West, 617.02 feet to a 5/8-inch iron rod (with cap) found, being the northwest corner of Lot 1, Block 1, of said Sterling Lakes at Iowa Colony Sec. 20;
- South 02°39'26" East, along the west line of said Lot 1, Block 1, 135.00 feet to the southwest corner of said Lot 1, Block 1, being the beginning of a curve to the right, from which a 3/4-inch iron rod (with cap) found bears South 75°38' East, 0.2 feet
- Along said curve to the right in a northwesterly direction, with a radius of 25.00 feet, a central angle of 53°07'48", an arc length of 23.18 feet, and a chord bearing North 29°13'20" West, 22.36 feet to a point, from which a 3/4-inch iron rod (with cap) found bears South 89°49' East, 0.2 feet;
- South 87°20'34" West, 150.00 feet to a 3/4-inch iron rod (with cap) found, being the beginning of a curve to the right
- Along said curve to the right in a southwesterly direction, with a radius of 25.00 feet, a central angle of 53°07'48", an arc length of 23.18 feet, and a chord bearing South 23°54'28" West, 22.36 feet to the southeast corner of Lot 1, Block 2, of said Sterling Lakes at Iowa Colony Sec. 20, from which a 3/4-inch iron rod (with cap) found bears North 12°04' West, 0.4 feet;
- North 02°39'26" West, along the east line of said Lot 1, Block 2, 135.00 feet to a 5/8-inch iron rod (with cap) found, being the northeast corner of said Lot 1, Block 2;
- South 87°20'34" West, 532.65 feet to a 5/8-inch iron rod (with cap) found, being the northwest corner of said Sterling Lakes at Iowa Colony Sec. 20, being on the west line of said called 455.9 acre tract, being on the east line of a called 2.65 acre tract conveyed to We Build It Trust by deed recorded in Clerk's File No. 2019031214, Brazoria County Official Public Records, and being the southwest corner of the herein described tract;

THENCE, North 02°49'02" West, along the west line of said called 455.9 acre tract, 881.27 feet to a 5/8-inch iron rod (with cap) found, being on the east line of a called 2.13 acre tract conveyed to Javier C. Garza by deed recorded in Clerk's File No. 2012045200, Brazoria County Official Public Records, being on the south right-of-way line of said Cedar Rapids Parkway, and being the northwest corner of the herein described tract, from which a 1-1/4-inch iron pipe found bears North 02°49'02" West, 30.43 feet, being the northeast corner of said called 2.13 acre tract;

THENCE, North 87°21'10" East, along the south right-of-way line of said Cedar Rapids Parkway, 1,320.42 feet to the POINT OF BEGINNING, CONTAINING 27.16 acre (1,182,998 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

NOTE: 0.4045 acres of the subject tract lies within a public road (40 foot right-of-way) recorded in Volume 2, Page 113, Brazoria County Deed Records.

TRACT	ACRES	SQUARE FEET
Subject	27.16	1,182,998
Area within public road	0.4045	17,621
Net	26.75	1,165,377

BRAZORIA COUNTY DRAINAGE DISTRICT #5 APPROVAL

President Date
Lee Walden, P.E.

Vice President Date
Kerry L. Osburn

Secretary/Treasurer Date
Brandon Middleton

District Engineer Date
Dinh V. Ho, P.E.

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

Kareem Boyce

Sydney Hargroder

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, ASTRO STERLING LAKES NORTH, L.P., A DELAWARE LIMITED PARTNERSHIP, acting by and through Brian Stidham, Authorized Person, being an officer of ASTRO STERLING LAKES NORTH GP, LLC, a Delaware Limited Liability Company, its General Partner, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 27.16 Acre tract described in the above and foregoing map of KARSTEN BOULEVARD NORTH PH IV & STERLING LAKES DRIVE STREET DEDICATION & COMMERCIAL RESERVES, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

FURTHER, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of KARSTEN BOULEVARD NORTH PH IV & STERLING LAKES DRIVE STREET DEDICATION & COMMERCIAL RESERVES, 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, therunto 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 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____.

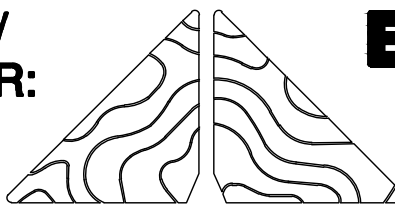
Dinh V. Ho, P.E.

PRELIMINARY PLAT
KARSTEN BOULEVARD NORTH
PH IV & STERLING LAKES
DRIVE STREET DEDICATION &
COMMERCIAL RESERVES

A SUBDIVISION OF 27.16 ACRES OF LAND
OUT OF THE
H.T. & B.R.R. CO. SURVEY, SECTION 57, A-289
BRAZORIA COUNTY, TEXAS

0 LOTS 5 RESERVES 2 BLOCKS
MARCH 2025

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
TBPB REGISTRATION NUMBER F-22671
8709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPB REGISTRATION NUMBER 10194692

MEMORANDUM

Date: March 26, 2025

To: Planning and Zoning Members
Mayor Kennedy & City Council Members

From: Dinh V. Ho, P.E.

RE: Creekhaven Subdivision – Monument Sign Variance
Staff's Summary and Recommendations

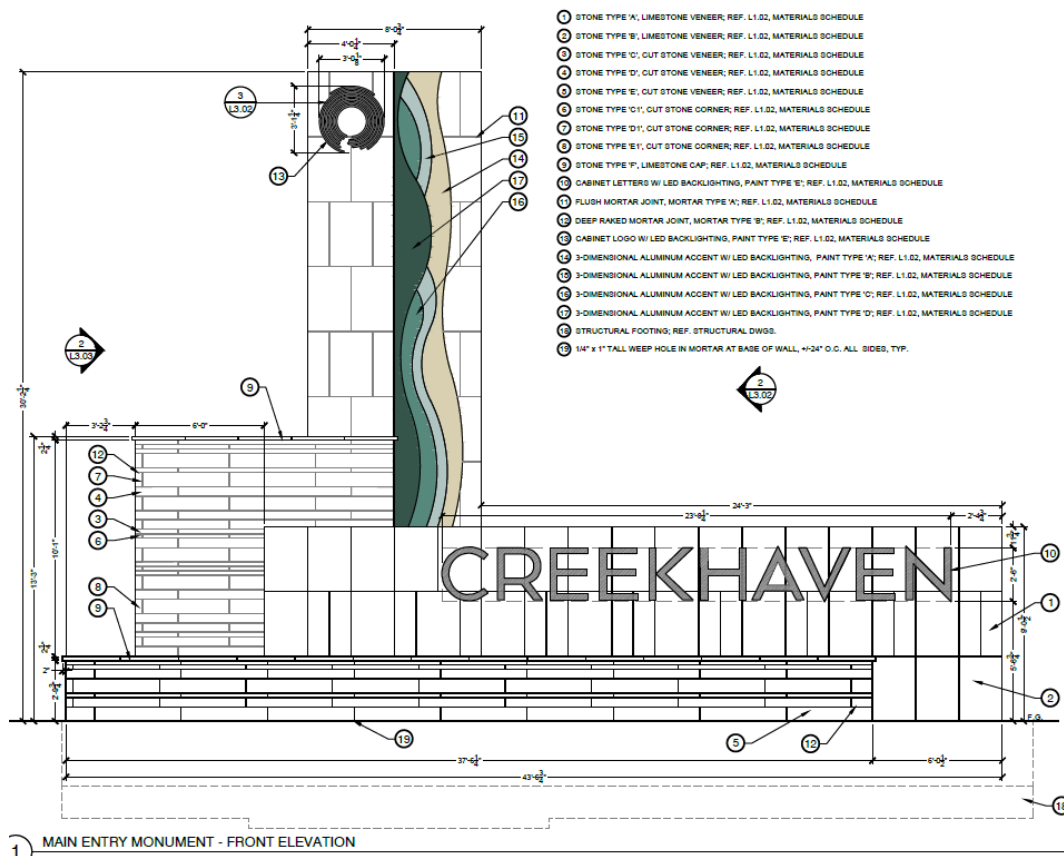
CC: Robert Hemminger Kayleen Rosser

Terralab Landscape Architects, on behalf of Sandy Point Owner, LP, submitted a sign ordinance request for the primary subdivision monument for the Creekhaven Subdivision Development.

The primary monument sign is located at the SH 288 southbound frontage road and Creekhaven Parkway.

Applicant is requesting a variance to the following:

1. Install a Primary monument sign that is greater than the allowable effective area (36 sqft) and height of a monument sign (4') as defined in the sign ordinance. The proposed design is approximately 43' wide with a vertical component that is approximately 30' in height. See below.



-
- (01) SECONDARY ENTRY MONUMENT - FRONT ELEVATION**
- 3/8" = 1'-0"
- The drawing shows a detailed front elevation of a rectangular stone monument. The word "CREEKHAVEN" is prominently displayed in the center in large, outlined capital letters. The monument has a base and top finished with a dark material (F.G.). The main body is composed of horizontal stone courses. On either side of the central text, there are curved, sculpted elements. Various dimensions are provided for the overall size and specific features. Callout circles 1 through 9 indicate different materials or finishes used in the design. Two circular callouts labeled "03" and "04" specify color codes (L3,06). A note on the right indicates "T.F. 54,50 F.G. 54,42".

1. *Enhanced Visibility & Safety:* The proposed signage ensures clear visibility for motorists and pedestrians, improving wayfinding and reducing potential traffic confusion.
2. *Aesthetic & Community Compatibility:* The design aligns with surrounding developments and maintains architectural elements with the area's character.
3. *Economic & Business Support:* Granting the variance supports local businesses by improving brand recognition and attracting homebuyers, commercial customers, contributing to economic growth.
4. *Minimal Impact on Surroundings:* The signage does not obstruct views, create visual clutter, or negatively impact adjacent properties.
5. *Compliance with Intent of Regulations:* While exceeding standard size limits, the sign meets the overall intent of local signage guidelines in terms of safety, quality, and public benefit.

2114 EL DORADO BLVD. • SUITE 400 • FRIENDSWOOD, TX 77546 • PH: 832.895.1093



APPLICATION FOR VARIANCE REQUEST or APPEAL

Item 7.

3144 MERIDIANA PKWY, IOWA COLONY, TEXAS 77583 | PHONE: 281-369-2471 | FAX: 281-369-0005 | WWW.IOWACOLONYTX.GOV

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

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

APPLICANT INFORMATION:

Name of Applicant:	Terralab Landscape Architects	
Address of Applicant:	5600 NW Central Dr. Ste, 260 Houston, TX 77092	Phone: (713) 239-0130 x203 Email: jaime@terralabla.com
Name of Owner:	Sandy Point Dev Owner LP	
Address of Owner:	845 Texas Avenue, Suite 3300 Houston, TX 77002	Phone: (224) 715-0245 Email: Kasper.Musteikis@hines.com

PROPERTY INFORMATION:

Address of Subject Property: Intersection of Creekhaven Blvd. and Valley Vista Dr. (Hwy. 288 Frontage)

Legal Description of Subject Property: Remainder of a called 7.9175 acres to Sandy Point Owner LP C.F. No 2023012558 B.C.O.P.R

Brazoria County Tax No(s): _____

Current Zoning: PUD Water and Sanitary Serviced by: _____

Street Frontage Type (Circle One): Private or Public FIRM Map Panel Number: 48039C0120K

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

List Ordinance or Code:	<u>Sign Ordinance Sec. 24</u>
Request and reason:	<u>Increase in allowable size/area for the primary subdivision entrance sign at Valley Vista Dr. (Hwy 288 frontage rd.) due to visibility, marketing, and wayfinding concerns over distance from Hwy 288. See attached Variance Request Justification letter for more details.</u>
List Ordinance or Code:	<u>Sign Ordinance Sec. 24</u>
Request and reason:	<u>Minor (minimal) increase in allowable size/area for secondary subdivision entrance sign (internal to development) due to additional setback from easement adjacent to R.O.W. Desire to maintain aesthetic and proportions to match other sign at Hwy 288. See attached Variance Request Justification letter for more details.</u>

List of supplemental documentation provided: Variance Request Justification Letter, Exhibits A, B, C, & D

Planning Commission Date Requested: April 1st, 2025 City Council Date Requested: April 14, 2025

Requestor Signature or Owner and Date: _____ JAIME PUJOL

Digitally signed by JAIME PUJOL
DN: cn=JAIME PUJOL, o=JAMES TERRALAB, ou=JAMES TERRALAB, email=jaime@terralabla.com, c=US
Date: 2025.03.25 13:50:36-0500

FOR CITY USE ONLY: Application Received By: _____	Date Received: _____
Planning Commission Date: _____	Fee Received: _____
City Council Date: _____	Notifications Required: <input type="checkbox"/> Published Notice <input type="checkbox"/> Public Hearing
Date Approved or Denied: _____	<input type="checkbox"/> Posting on Property (<i>applicant responsibility</i>) <input type="checkbox"/> Personal Notice
Project No.: _____	<input type="checkbox"/> Written Notice of Decision

Variance Request Justification for Creekhaven Master-Planned Community Signage

Dear Members of the Planning Commission,

On behalf of the development team for the **Creekhaven Master-Planned Community**, we respectfully request a variance from the current sign ordinance as defined under **Article III, Section 30-62** of the City of Iowa Colony's zoning regulations.

Creekhaven is a thoughtfully designed, master-planned community spanning approximately **950 acres**, and will ultimately deliver high-quality housing, parks, trails, and neighborhood amenities to support the city's growth. The project is a long-term, multi-phased investment that will generate significant economic and social value for the City of Iowa Colony.

However, the **current signage restrictions — specifically, a maximum height of 4 feet and 36 square feet of effective area for Residential Use, per Table 24 of the Sign Ordinance — creates an undue hardship** for a development of this magnitude, particularly considering Creekhaven's **only point of access along Valley Vista Dr. (Hwy. 288 frontage) and the visibility / marketing window from State Highway 288.**

We respectfully submit the following points in support of a variance for the primary subdivision entrance sign:

- Limited Visibility at Highway Speeds:**

Highway 288 serves as a high-speed thoroughfare where vehicles travel at 55 mph or faster. A sign sized to comply with the current requirements for residential district zoning and use, located beyond Valley Vista Dr. (feeder road), is insufficient to attract the attention of passing motorists, making it ineffective for marketing and wayfinding purposes. The proposed sign is located approximately 140 feet from the edge of the southbound lanes Hwy 288. In addition, this sign is the only visual indication for the residential component of the community, as the homes are located behind the future commercial properties (along frontage) and existing pipeline easements, approximately 725 feet down Creekhaven Blvd. This sign is located on the south side of the entrance at Creekhaven Blvd. and does not impede visibility of incoming or outgoing traffic at the entrance. Traffic along Valley Vista Dr. is southbound one-way.

- Economic Impact & Sales Performance:**

Signage is one of the most essential tools for community awareness and home sales. Limiting the size and visibility of the subdivision entrance sign to the extent of the current requirements, in the context of this project, limits the developer's ability to market homes effectively and directly impacts absorption rates, sales tax revenue, and the long-term success of the community.

- Scale of the Development:**

We believe a 950-acre development warrants greater flexibility in signage to reflect its scale, investment, and multi-year build-out. We believe the current, Residential Zoning District signage requirements do not reflect the needs of a regional-scale community like Creekhaven.

4. **Consistency with Master Plan Vision:**

High-quality monument signage is not only a marketing necessity but a critical design element that sets the tone for the community's branding, architectural character, and value proposition. Our proposed signage would be aesthetically aligned with the design guidelines of the master plan and complementary to the City's visual identity.

5. **Precedent & Comparable Standards:**

Other cities in the Houston metropolitan area allow taller and more visible monument signs for large-scale communities, especially when fronting major highways. Granting a variance would bring Iowa Colony in line with best practices across the region.

We respectfully submit the following points in support of a variance for the secondary, internal subdivision entrance sign:

1. **Request for minor increase in size and area:**

The secondary subdivision entrance sign is located internal to the development, approximately 800 feet from the main entrance along Valley Vista Dr., beyond future commercial tracts and significant easements, where the residential component of the community truly begins. The proposed sign exceeds the current signage requirements by 3 sf. in area and 12" in total height of the structure. Due to an additional easement adjacent to the R.O.W., this sign is set back further than the minimum requirements. We are requesting that the minimal increase in size be allowable due to the additional setback from the roadway, speed of travel along the collector road, and desire to maintain consistency in scale, proportions, and readability in relation to the primary entrance sign located at Valley Vista Dr, without major alterations.

We are committed to working collaboratively with City staff and the Commission to create a signage solution that balances the City's design goals with the functional marketing needs of Creekhaven. Our team is proposing a subdivision entrance sign with increased height and area, scaled appropriately for the highway frontage and in harmony with the overall master plan aesthetic.

We respectfully request approval of this variance to support the long-term viability and success of the Creekhaven community and ensure it contributes positively to the growth and identity of Iowa Colony.

Please see the attached exhibits showing location, scale, aesthetic, and context of the proposed subdivision entrance sign as it relates to the requested variance.

Sincerely,

Terralab Landscape Architects

EXHIBIT A: SIGN LOCATIONS AND CONTEXT



EXHIBIT B: PRIMARY SUBDIVISION ENTRANCE SIGN AT VALLEY VISTA DR. (VIEW FROM HWY 288)

Item 7.



EXHIBIT C: PRIMARY SUBDIVISION ENTRANCE SIGN

Item 7.



EXHIBIT D: SECONDARY (INTERNAL) SUBDIVISION ENTRANCE SIGN

Item 7.



MEMORANDUM

Date: February 26, 2025
To: Planning and Zoning Members
 Mayor Kennedy & City Council Members
From: Dinh V. Ho, P.E.
RE: Sunset Prairie – Plan of Development
 Staff's Summary and Recommendations
CC: Robert Hemminger Kayleen Rosser

META Planning and Design, on behalf of Majestic Developers, submitted the Sunset Prairie Plan of Development. The tract is comprised of approximately 38.38 acres of land, located south of Cedar Rapids Parkway and west of Ruth Road. The tract is currently within the unincorporated Brazoria County and Iowa Colony ETJ. The plan is to for the tract to be developed into a master planned community consisting of single family residential and commercial development. Below is a summary of the proposed +/-38.38 acres Maple Farms and Staff's recommendations.

1. Total acreage: +/-38.38 acres. The property is located within the City of Iowa Colony ETJ.
2. Annexation of the property into the city limits is subject to the approval of POD and any Development Agreement.
3. The development includes creation of a Public Improvement District.
4. Land plan summary:
 - a. Single Family Residential:
 - i. Maximum 102 - 50' X 120' single family residential lots.
 - b. 5.4 acres of Commercial Reserve
 - c. 2.1 acres of Park area.
5. Major Roadway Improvements
 - a. Cedar Rapids Parkway
6. Open Space Plan:
 - a. Parks and Open Space: +/- 2.1 acres
 - b. ¼ mile radius service area to cover all neighborhoods
 - c. Extensive network of sidewalks and pedestrian trail system.

Staff Recommendations:

Based on staff review, the proposed development is consistent the development of Single-Family Residential within nearby development with the following conditions:

1. *Developer shall be responsible for improvements of Cedar Rapids Parkway along the boundary or provide payments for improvements.*