



# PLANNING AND ZONING COMMISSION MEETING

Tuesday, August 01, 2023  
7:00 PM

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

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

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THIS NOTICE IS POSTED PURSUANT TO THE TEXAS OPEN MEETING ACT (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE). THE **PLANNING AND ZONING COMMISSION** OF IOWA COLONY WILL HOLD A **PUBLIC MEETING** AT **7:00 PM** ON **TUESDAY, AUGUST 01, 2023** AT **IOWA COLONY CITY HALL, 12003 IOWA COLONY BLVD., IOWA COLONY, TEXAS 77583** FOR THE PURPOSE OF DISCUSSING AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE FOLLOWING ITEMS.

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

## CALL TO ORDER

## CITIZEN COMMENTS

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

## ITEMS FOR CONSIDERATION

1. Consider approval of the July 11, 2023, Planning and Zoning Commission meeting minutes.
2. Consideration and possible action for the Fite Tract Section 1 Preliminary Plat.
3. Consideration and possible action for the Fite Tract Section 2 Preliminary Plat.
4. Consideration and possible action for the Fite Tract Section 3 Preliminary Plat.
5. Consideration and possible action for the Meridiana Section 37B Amending Plat.
6. Consideration and possible action for the MH Sierra Vista 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 July 27, 2023.



Kayleen Rosser, City Secretary



**CITY OF  
IOWA  
COLONY**

**PLANNING AND ZONING  
COMMISSION MEETING MINUTES**

Item 1.

**Tuesday, July 11, 2023  
7:00 PM**

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

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

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

**Members absent:** Les Hosey

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

**CALL TO ORDER**

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

**CITIZEN COMMENTS**

There were no comments from the public.

**PUBLIC HEARING**

1. Hold a public hearing for a sign variance regarding the height and sign area for a temporary free-standing sign at the Southwest corner of Crystal View Drive and County Road 48.

Chairman Hurst opened the public hearing at 7:00 P.M. Tim Johnson with Land Tejas presented an overview of the sign, reason for the variance, and provided a picture of what the sign will look like. Planning and Zoning members asked questions regarding the height of the sign from the ground, why they need a sign, why the sign needs to be this large, and if the sign will be taken down as it is temporary. Commission Member Wall and Commission Member Hayes stated they are against granting the variance. Commission Member Wall mentioned that variances are for unique situations, and this is not a unique situation. Commission Member Hayes stated that the subdivision is almost built out and the residents have been informed of this plan for a long time, so he feels there is not a need for the sign. Commission Member Dillon stated that she agrees with the sign variance as she feels that if the sign is too small people will have trouble seeing it which could cause other issues, so she feels like it needs to be large. With no other comments from the public, Chairman Hurst closed the public hearing at 7:16 P.M.

**ITEMS FOR CONSIDERATION**

2. Consider approval of the June 6, 2023, Planning and Zoning Commission meeting minutes.

Motion made by Wall to approve the minutes of the June 6, 2023, Planning and Zoning Commission Meeting, Seconded by Dillon.

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

- 3. Discussion on recent agreement with Kendig Keast Collaborative for Unified Development Code (UDC) updates and Planning services.

Robert Hemminger, City Manager, and Dinh Ho, City Engineer provided Commission Members with information on a recent agreement that City Council approved with Kendig Keast Collaborative for UDC updates and planning services.

- 4. Consideration and possible action regarding a request for a variance to the sign ordinance for a temporary free-standing sign at the Southwest corner of Crystal View Drive and County Road 48.

Motion made by Johnson to approve and recommend granting the sign variance to City Council with the following conditions;

- The sign is placed outside of the right-of-way
- The sign has a maximum size of 16ft by 8ft
- An Engineer does a wind load study
- The sign has a one-year duration once put up
- The maximum Height of the sign is 21ft.

Seconded by Dillon.

Voting Yea: Johnson, Hurst, Dillon, and Davis

Voting Nay: Hayes, and Wall

- 5. Consideration and possible action for the Sierra Vista Plaza Final Plat.

Motion made by Dillon to approve the Sierra Vista Plaza Final Plat, Seconded by Hayes.

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

- 6. Consideration and possible action for a variance request to section 36 of the subdivision ordinance for Caldwell Lakes.

Abby Martinez with LJA Engineering was present at the meeting and answered questions from the Planning and Zoning Commission members including concerns about the gun range to the west of the subdivision and the cone showing the safety zone and the buffers to separate them from the gun range. The developer hired a consultant who specializes in this type of study and that is where the safety danger cone came from. Commission Member Wall asked that it was noted this is a private gun range. Commission Members asked how many lots will be in the plan. City Engineer, Dinh Ho mentioned that they are requesting a variance for the block length.

Motion made by Johnson to approve and recommend to City Council granting a variance to section 36 of the subdivision ordinance for Caldwell Lakes. Seconded by Dillon.

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

Voting Nay: Wall

- 7. Consideration and possible action for a variance request to section 33 of the subdivision ordinance for Caldwell Lakes.

Motion made by Dillon to approve and recommend to City Council granting a variance request to section 33 of the subdivision ordinance for Caldwell Lakes, Seconded by Johnson.

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

8. Consideration and possible action for the Caldwell Lakes General Plan.

Motion made by Johnson to approve the Caldwell Lakes General Plan, Seconded by Hayes.  
Voting Yea: Johnson, Hurst, Dillon, Hayes, Wall, and Davis

**ADJOURNMENT**

The meeting was adjourned by a unanimous vote at 7:52 P.M.

APPROVED THIS 1st DAY OF AUGUST 2023.

ATTEST:

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

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



Tuesday, July 25, 2023

Caitlin King  
META Planning + Design  
24285 Katy Freeway, Ste. 525  
Katy, TX 77494

Re: Fite Tract Section One Preliminary Plat  
Letter of Recommendation to Approve with Conditions  
COIC Project No. 2671  
Adico, LLC Project No. 16007-2-311

Dear Ms. King;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Fite Tract Section One Preliminary Plat received on or about July 25, 2023. The review of the preliminary plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

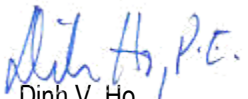
Based upon our review, we have no objections to approving this preliminary plat with conditions. The conditions were noted in our First Review dated July 18, 2023, and as follows:

1. Locate pipeline. Provide a 50' setback from location of pipeline.

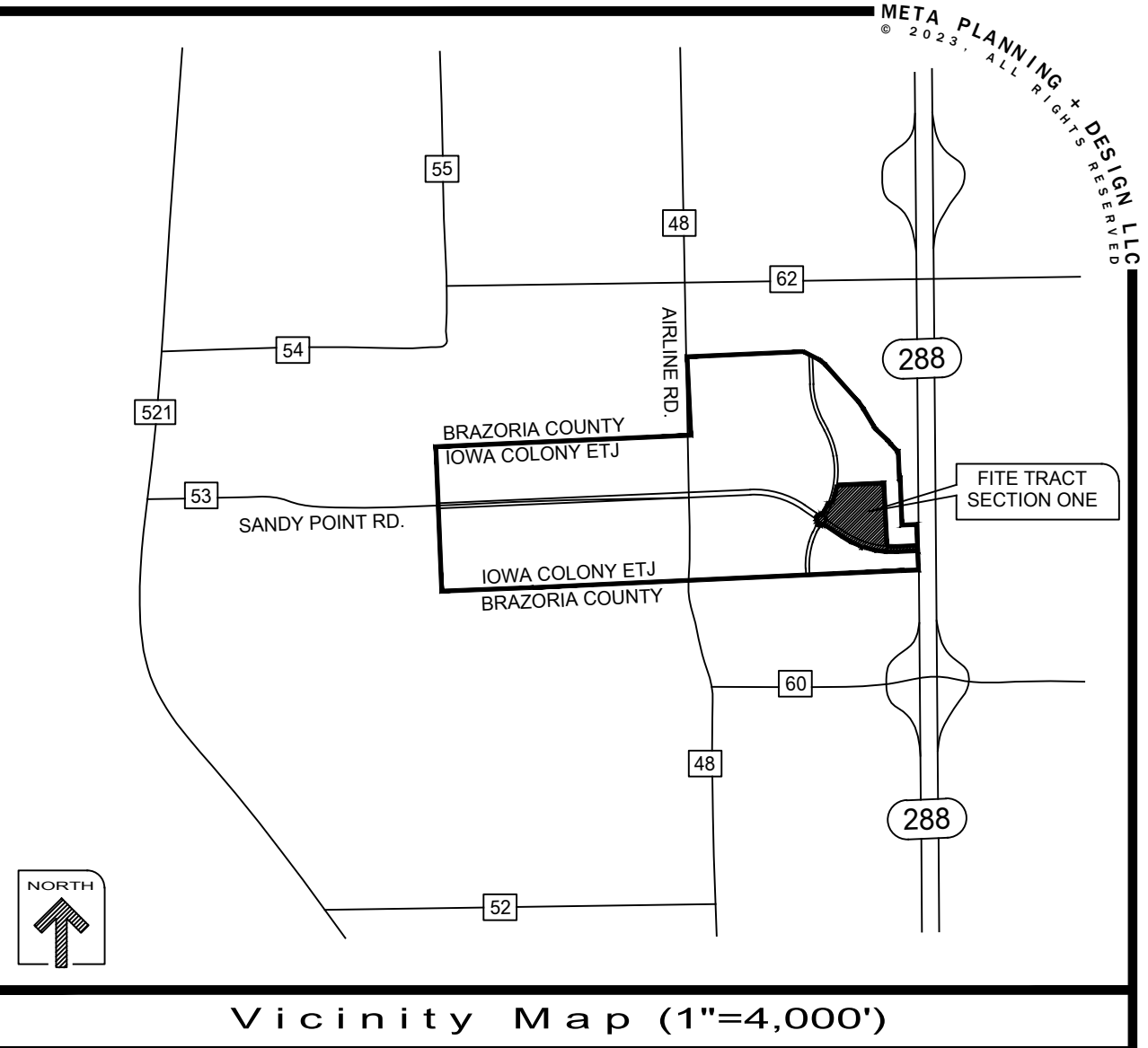
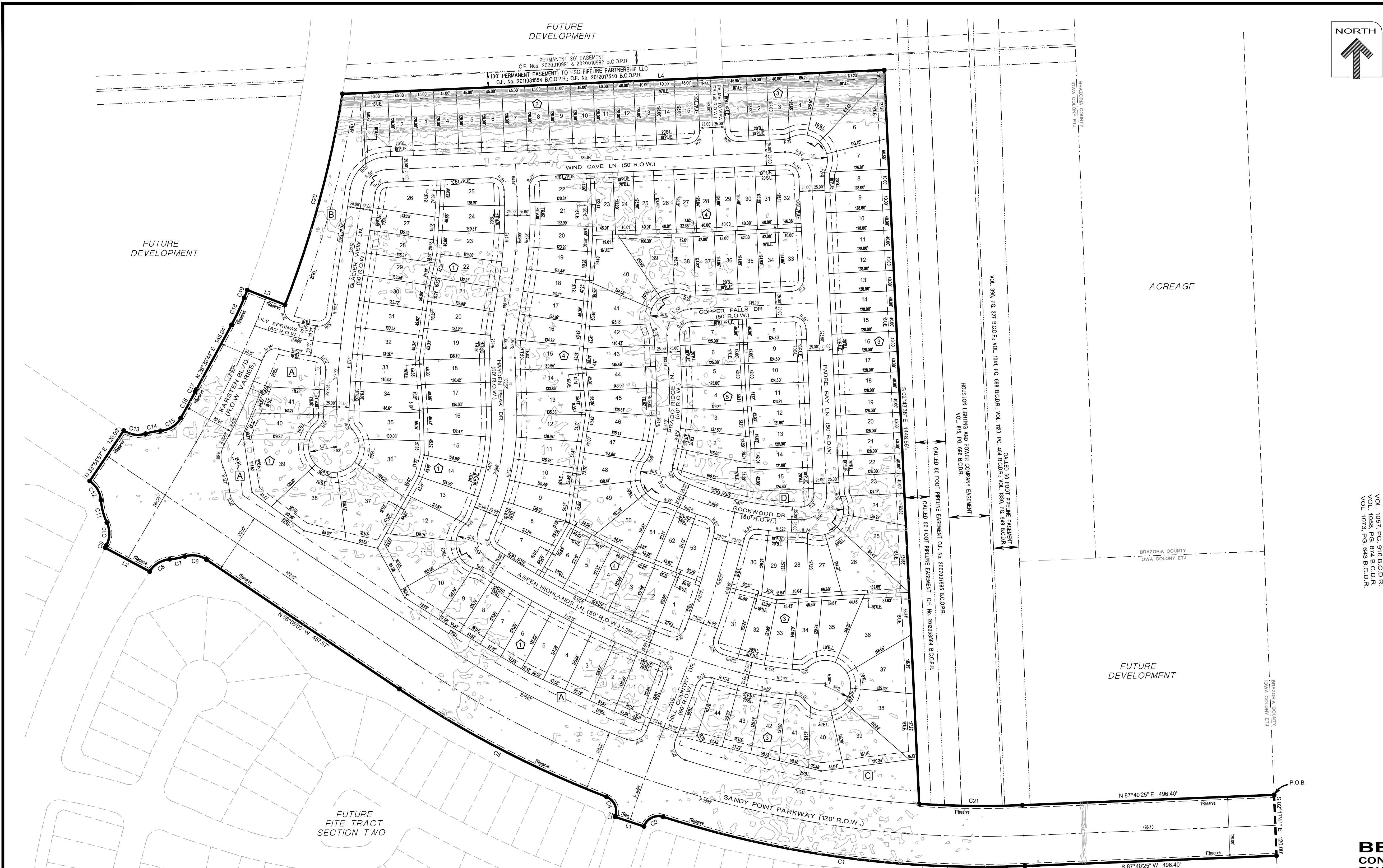
Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday July 26, 2023, for consideration at the August 1<sup>st</sup> Planning and Zoning Meeting.

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

Sincerely,  
Adico, LLC

  
Dinh V. Ho  
TBPE Firm No.16423

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC



- 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 show 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: 0.9996421855.
  - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C010K, dated December 30, 2020, the property lies within Unshaded Zone X. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Elevation Land Solutions, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Elevation Land Solutions.
  - "B.C.O.P.R." indicates Brazoria County Official Public Records  
 "B.C.D.R." indicates Brazoria County Deed Records  
 "S.L." indicates Subdividing Line  
 "S.E." indicates Draining Easement  
 "P.O.B." indicates Point of Beginning  
 "P.U.E." indicates Public Utility Easement  
 "R.O.W." indicates Right Of Way  
 "T.E." indicates Title Easement  
 "V.O.L." indicates Voluntary Easement  
 "C" indicates change in street name.
  - The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, and Brazoria County Drainage District No. 5.
  - Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage may shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
  - The Developer /Homeowners' Association shall be responsible for maintenance of all reserves.
  - Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
  - Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.
  - The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
  - Drainage plans to be provided prior to final plat submittal.
  - The emergency access provided must be 20 feet in width and have a traffic load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).
  - This plat contains Type I, II, III lots, and is subject to such regulations defined in the Development agreement between Hees Interests and the City of Iowa Colony dated August 15, 2022.
  - Drainage plans to be provided prior to final plat submittal.

S.H. 288  
 VOL. 1057 PG. 910 B.C.D.R.  
 VOL. 1058 PG. 643 B.C.D.R.  
 VOL. 1074 PG. 643 B.C.D.R.

# FITE TRACT SECTION ONE

BEING 42.57 ACRES OF LAND CONTAINING 168 LOTS AND FOUR RESERVES IN FIVE BLOCKS.

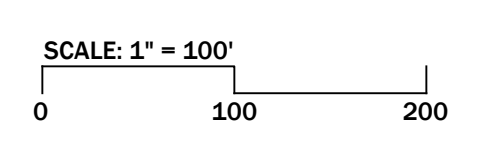
OUT OF THE DAVID TALLY LEAGUE, A-130 IOWA COLONY, BRAZORIA COUNTY, TEXAS

OWNER:  
**SANDY POINT DEV OWNER, LP**  
 845 TEXAS ST., STE. 3400  
 HOUSTON, TX, 77002

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



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



SCALE: 1" = 100'

JULY 25, 2023

MTA-89001

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	1.39	60,658	LANDSCAPE/ OPEN SPACE
B	0.70	30,343	LANDSCAPE/ OPEN SPACE
C	0.70	30,439	LANDSCAPE/ OPEN SPACE
D	0.17	7,328	LANDSCAPE/ OPEN SPACE
	2.96	128,768	TOTAL

LINE	DISTANCE	BEARING
L1	60.00'	S 71°32'25" E
L2	99.68'	S 61°52'05" E
L3	80.00'	S 68°43'46" E
L4	1068.73'	N 87°29'16" E

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2060.00'	20°07'14"	723.41'	S 82°15'58" E	719.70'
C2	30.00'	89°20'04"	46.78'	S 63°07'37" W	42.18'
C3	3030.00'	00°02'18"	2.03'	N 18°28'44" E	2.03'
C4	30.00'	87°24'48"	45.77'	N 25°12'31" W	41.46'
C5	2060.00'	12°49'52"	461.33'	N 62°29'59" W	460.37'
C6	50.00'	51°34'35"	45.01'	N 81°52'20" W	43.50'
C7	127.00'	13°37'05"	30.19'	S 79°08'54" W	30.11'
C8	50.00'	55°05'43"	48.08'	S 58°24'36" W	46.25'
C9	500.00'	00°32'30"	4.73'	N 28°24'10" E	4.73'
C10	50.00'	54°00'59"	47.14'	S 01°39'56" W	45.41'
C11	127.00'	20°50'07"	46.18'	S 14°55'30" E	45.93'
C12	50.00'	51°34'35"	45.01'	N 30°17'45" W	43.50'
C13	50.00'	51°34'35"	45.01'	N 81°52'20" W	43.50'
C14	127.00'	13°32'51"	30.03'	N 79°06'47" E	29.96'
C15	50.00'	56°16'36"	49.11'	S 57°44'55" W	47.16'
C16	1950.00'	01°43'27"	58.68'	S 28°44'53" W	58.68'
C17	500.00'	00°37'35"	5.47'	S 28°11'57" W	5.47'
C18	500.00'	06°45'32"	58.98'	S 25°07'59" W	58.95'
C19	1960.00'	00°28'59"	16.53'	N 21°30'43" E	16.53'
C20	2040.00'	12°07'27"	431.68'	N 15°12'30" E	430.87'
C21	1940.00'	06°00'44"	203.57'	N 89°19'13" W	203.48'

**DISCLAIMER AND LIMITED WARRANTY**

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

Tuesday, July 25, 2023

Caitlin King  
META Planning + Design  
24285 Katy Freeway, Ste. 525  
Katy, TX 77494

Re: Fite Tract Section Two Preliminary Plat  
Letter of Recommendation to Approve with Conditions  
COIC Project No. 2672  
Adico, LLC Project No. 16007-2-312

Dear Ms. King;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Fite Tract Section Two Preliminary Plat received on or about July 25, 2023. The review of the preliminary plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

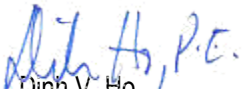
Based upon our review, we have no objections to approving this preliminary plat with conditions. The conditions were noted in our First Review dated July 18, 2023, and as follows:

1. Locate pipeline. Provide a 50' setback from location of pipeline.

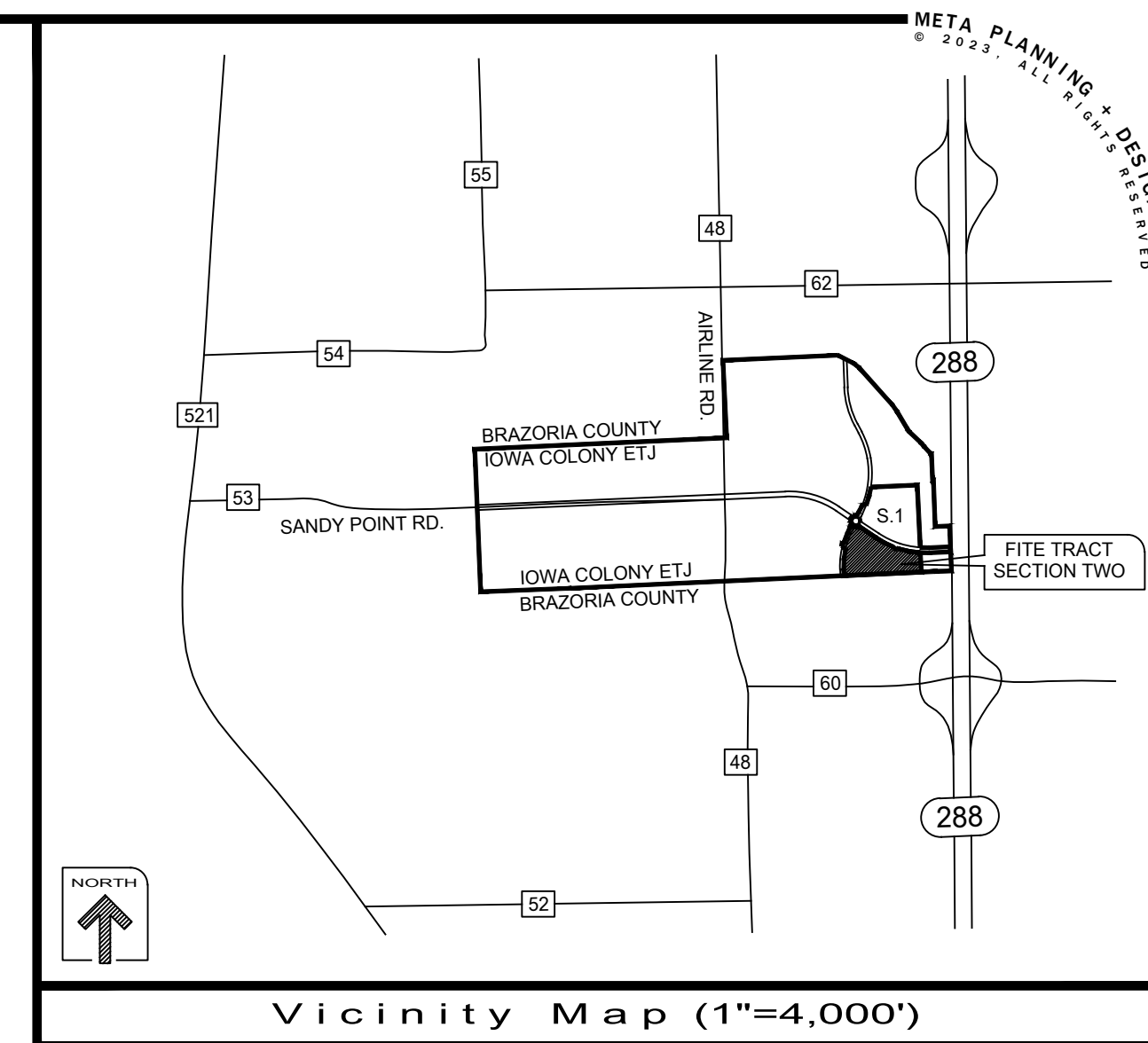
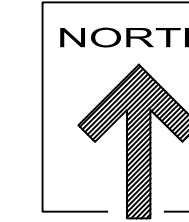
Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, July 26, 2023, for consideration at the August 1<sup>st</sup> Planning and Zoning Meeting.

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

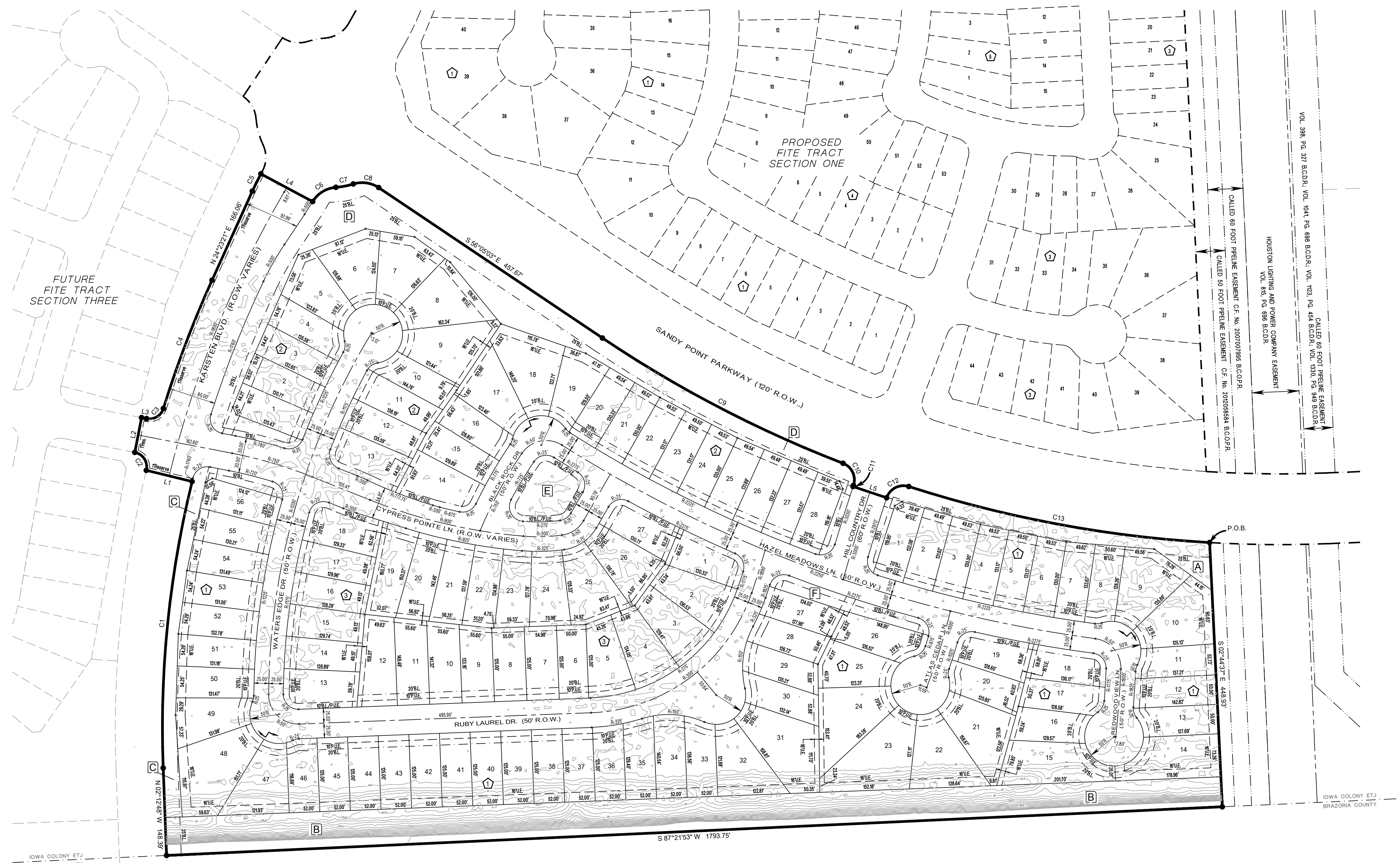
Sincerely,  
Adico, LLC

  
Dinh V. Ho  
TBPE Firm No.16423

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC



- GENERAL NOTES**
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
  - The Coordinates shown herein are Texas South Central Zone No. 4204 state plane grid coordinates INAD 831 and may be brought to surface by applying the following scale factor 0.999864295.
  - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 480302000K, dated December 30, 2020, the property lies within Unshaded Zone X. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions, floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Elevation Land Solutions, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Elevation Land Solutions.
  - "B.C.O.P.R." indicates Brazoria County Official Public Records.  
"B.C.D.R." indicates Brazoria County Deed Records.  
"B.L." indicates Building Line.  
"B.E." indicates Drainage Easement.  
"P.G." indicates Page.  
"P.O.B." indicates Point of Beginning.  
"P.U.E." indicates Public Utility Easement.  
"R." indicates Radius.  
"R.O.W." indicates Right-Of-Way.  
"U.E." indicates Utility Easement.  
"V.O.L." indicates Volume.  
"—" indicates change in street name.
  - The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County Drainage District No. 5.
  - Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
  - The Developer /Homeowner's Association shall be responsible for maintenance of all reserves.
  - Contour lines shown herein are based on the NGS Benchmark E 306 being noted herein.
  - Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
  - The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
  - Drainage plans to be provided prior to final plat submital.
  - One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets and adjacent acreage tract, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title therein shall revert to and revert in the dedicant, his heirs, assigns, or successors.
  - The emergency access provided must be 20 feet in width and have a traffic load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).
  - This plat contains Type II lots, and is subject to such regulations defined in the Development agreement between Hines Interests and the City of Iowa Colony dated August 15, 2022.
  - Drainage plans to be provided prior to final plat submital.

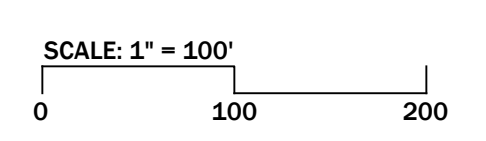


CALLED 615.92 ACRES  
TO AA SHARP INVESTMENTS, LTD.  
C.F. No. 2007068904 B.C.O.P.R.

RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.42	18,388	LANDSCAPE/ OPEN SPACE
B	2.37	103,158	DRAINAGE
C	0.38	16,751	LANDSCAPE/ OPEN SPACE
D	1.54	67,163	LANDSCAPE/ OPEN SPACE
E	0.24	10,329	LANDSCAPE/ OPEN SPACE
F	0.15	6,749	LANDSCAPE/ OPEN SPACE
	5.10	222,538	TOTAL

LINE	DISTANCE	BEARING
L1	90.00'	N 76°15'08" W
L2	60.00'	S 10°59'55" W
L3	8.55'	S 79°07'05" E
L4	99.68'	S 61°52'05" E
L5	60.00'	S 71°32'25" E

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1760.00'	15°57'40"	490.29'	N 05°46'02" E	488.70'
C2	25.00'	92°44'57"	40.47'	N 32°37'36" W	36.19'
C3	25.00'	83°51'39"	36.59'	N 59°04'06" E	33.41'
C4	1840.00'	07°15'05"	232.87'	N 20°45'49" E	232.71'
C5	500.00'	03°44'34"	32.66'	N 26°15'38" E	32.66'
C6	50.00'	55°05'43"	48.08'	N 58°24'36" E	46.25'
C7	127.00'	13°37'05"	30.19'	N 79°08'54" E	30.11'
C8	50.00'	51°34'35"	45.01'	N 81°52'20" W	43.50'
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C10	30.00'	87°24'48"	45.77'	N 25°12'31" W	41.46'
C11	3030.00'	00°02'18"	2.03'	S 18°28'44" W	2.03'
C12	30.00'	89°20'04"	46.76'	N 63°07'37" E	42.18'
C13	2060.00'	14°28'58"	520.71'	S 79°26'50" E	519.33'



JULY 25, 2023

MTA-89001

# FITE TRACT SECTION TWO

BEING 31.44 ACRES OF LAND CONTAINING 111 LOTS AND SIX RESERVES IN THREE BLOCKS.

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

OWNER:  
**SANDY POINT DEV OWNER, LP**  
845 TEXAS ST., STE. 3400  
HOUSTON, TX, 77002

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



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

**DISCLAIMER AND LIMITED WARRANTY**

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



Tuesday, July 25, 2023

Caitlin King  
META Planning + Design  
24285 Katy Freeway, Ste. 525  
Katy, TX 77494

Re: Fite Tract Section 3 Preliminary Plat  
Letter of Recommendation to Approve with Conditions  
COIC Project No. 2673  
Adico, LLC Project No. 16007-2-310

Dear Ms. King;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Fite Tract Section 3 Preliminary Plat received on or about July 25, 2023. The review of the preliminary plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

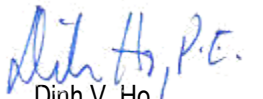
Based upon our review, we have no objections to approving this preliminary plat with conditions. The conditions were noted in our First Review dated July 18, 2023, and as follows:

1. Locate pipeline. Provide a 50' setback from location of pipeline.

Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, July 26, 2023, for consideration at the August 1<sup>st</sup> Planning and Zoning Meeting.

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

Sincerely,  
Adico, LLC

  
Dinh V. Ho  
TBPE Firm No.16423

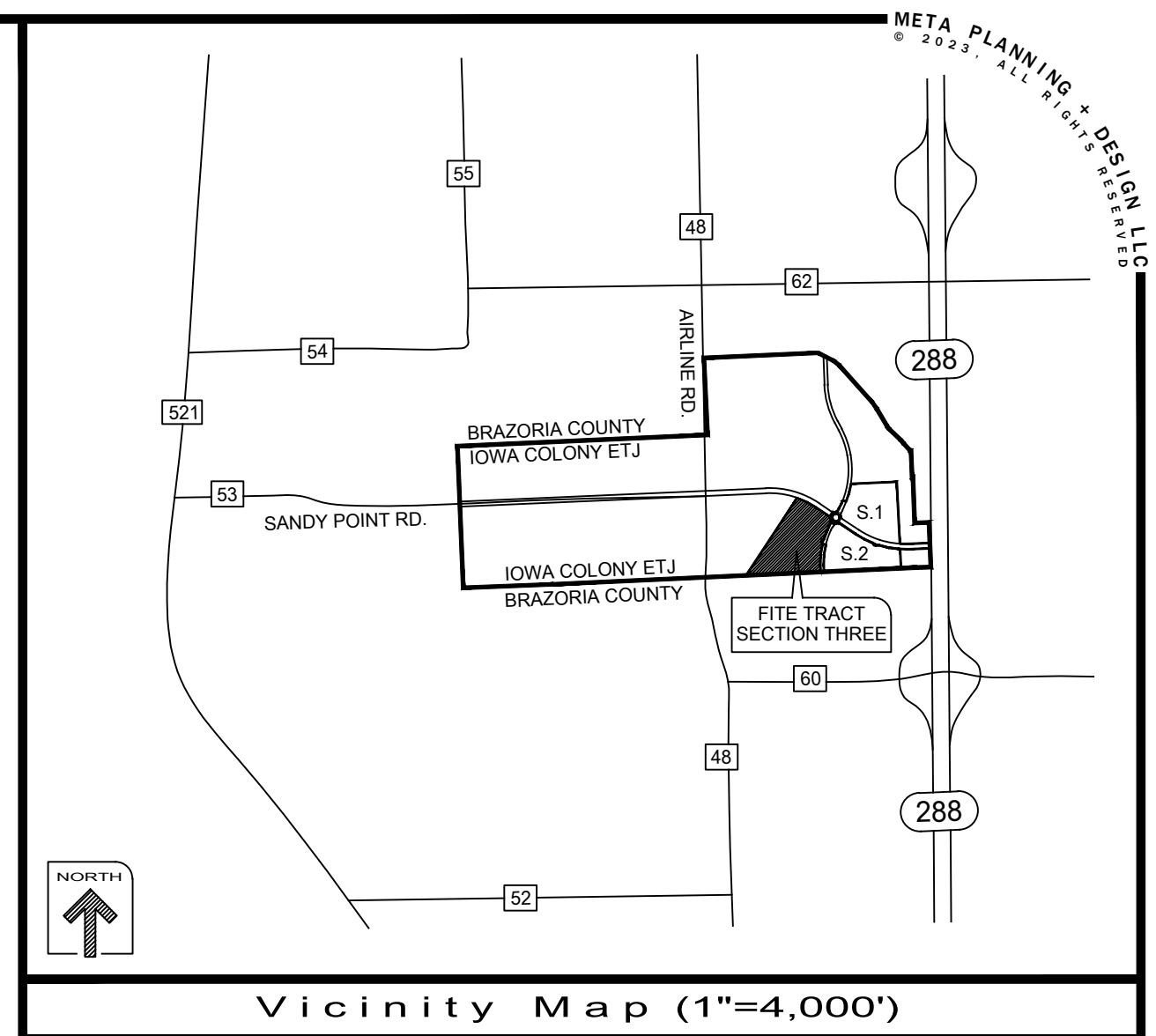
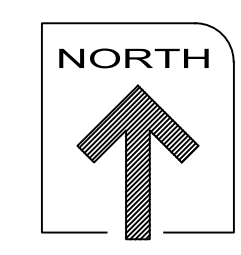
Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	51°34'35"	45.01'	S 30°17'45" E	43.50'
C2	127.00'	20°50'07"	46.18'	S 14°55'30" E	45.93'
C3	50.00'	54°00'59"	47.14'	S 01°39'56" W	45.41'
C4	500.00'	04°17'04"	37.39'	S 26°31'53" W	37.38'
C5	1840.00'	07°15'05"	232.87'	S 20°45'49" W	232.71'
C6	25.00'	83°51'39"	36.59'	S 59°04'06" W	33.41'
C7	25.00'	92°44'57"	40.47'	N 32°37'36" W	36.19'
C8	1840.00'	15°57'40"	512.57'	S 05°46'02" W	510.92'
C9	1940.00'	14°48'29"	501.39'	S 63°29'17" E	500.00'

LINE TABLE

LINE	DISTANCE	BEARING
L1	8.55'	S 79°00'05" E
L2	60.00'	S 10°59'55" W
L3	374.29'	S 56°05'03" E



LAND USE TABLE

RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.33	14,528	LANDSCAPE/ OPEN SPACE
B	1.10	48,002	WATER PLANT SITE
C	2.79	121,490	DRAINAGE
D	0.77	33,562	LANDSCAPE/ OPEN SPACE
E	9.06	394,654	RESTRICTION/ OPEN SPACE
F	1.14	49,619	LANDSCAPE/ OPEN SPACE
G	0.09	4,102	LANDSCAPE/ OPEN SPACE
H	0.08	3,348	LANDSCAPE/ OPEN SPACE
	15.36	669,305	TOTAL

- GENERAL NOTES
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
  - The Coordinates shown herein are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99994295.
  - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C000K, dated December 30, 2020, the property lies within Unshaded Zone X.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Elevation Land Solutions, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Elevation Land Solutions.
- "BCOPR" indicates Brazoria County Official Public Records. "BCDR" indicates Brazoria County Deed Records. "BL" indicates Building Line. "BE" indicates Drainage Easement. "PL" indicates Page. "R2B" indicates Front of Beginning. "PUE" indicates Public Utility Easement. "R" indicates Right-of-Way. "R.O.W." indicates Right-Of-Way. "UE" indicates Utility Easement. "VOL" indicates Volume. "-" indicates change in street name.
  - The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County Drainage District No. 5.
  - Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
  - The Developer /Homeowners' Association shall be responsible for maintenance of all reserves.
  - Contour lines shown herein are based on the NGS Benchmark E 306 being noted herein.
  - Preliminary. This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
  - Drainage plans to be provided prior to final plat submittal.
  - One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tract; the condition of such dedication being that when the adjacent property is subdivided in a recorded plat; the one-foot reserves shall hereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revert in the dedicator, his heirs, assigns, or successors.
  - The emergency access provided must be 20 feet in width and have a traffic load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).
  - This plat contains Type B lots, and is subject to such regulations defined in the Development agreement between Hives Interests and the City of Iowa Colony dated August 15, 2022.
  - Drainage plans to be provided prior to final plat submittal.

# FITE TRACT SECTION THREE

BEING 46.72 ACRES OF LAND CONTAINING 124 LOTS AND EIGHT RESERVES IN FOUR BLOCKS.

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

OWNER: SANDY POINT DEV OWNER, LP  
845 TEXAS ST., STE. 3400  
HOUSTON, TX, 77002

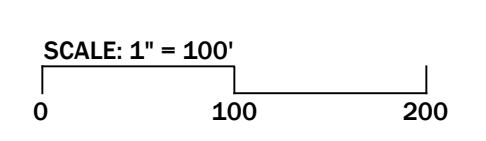
ENGINEER/SURVEYOR: ELEVATION LAND SOLUTIONS  
9709 LAKESIDE BLVD., STE 200,  
THE WOODLANDS, TX, 77381  
(832)-823-2200  
TBLS FIRM REGISTRATION No. 10194692

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

CALLLED 615.92 ACRES TO AA SHARP INVESTMENTS, LTD. C.F. No. 2007068904 B.C.O.P.R.

DISCLAIMER AND LIMITED WARRANTY

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



JULY 25, 2023

MTA-89001

Friday, July 21, 2023

Kaitlin Gile  
EHRA Inc.  
10555 Westoffice Dr.  
Houston, TX 77042

**Re:** Meridiana Section 37B Amending Plat  
**Letter of Recommendation to Approve**  
COIC Project No. 2674  
Adico, LLC Project No. 16007-2-309

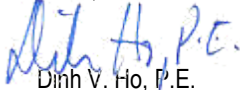
Dear Ms. Gile;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Section 37B Amending Plat No. 1 plat package received on or about July 21, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based on our review, we have no objections to the plat as resubmitted on July 21, 2023. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, July 26, 2023, for consideration at the August 1, 2023, Planning and Zoning meeting.

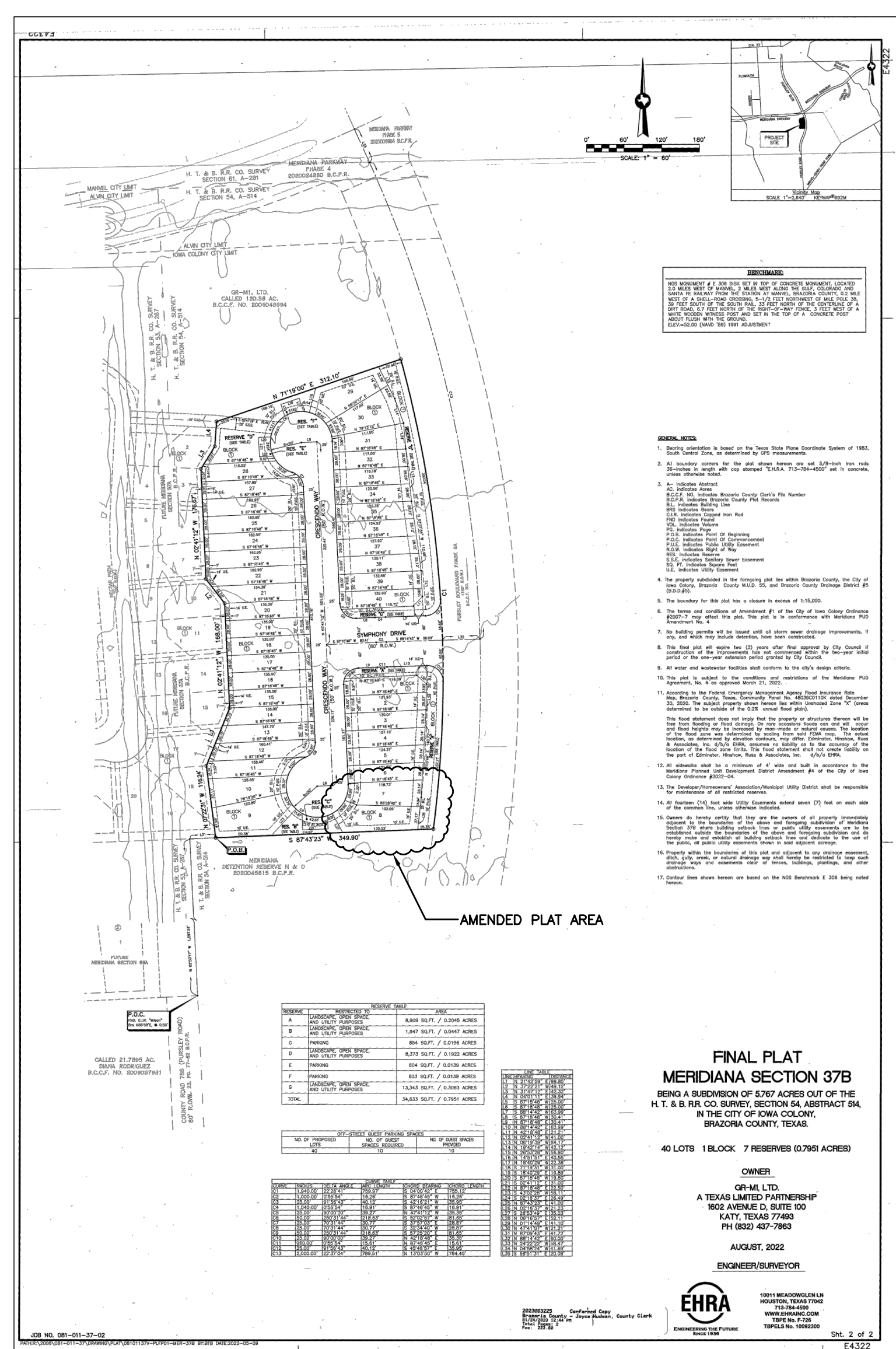
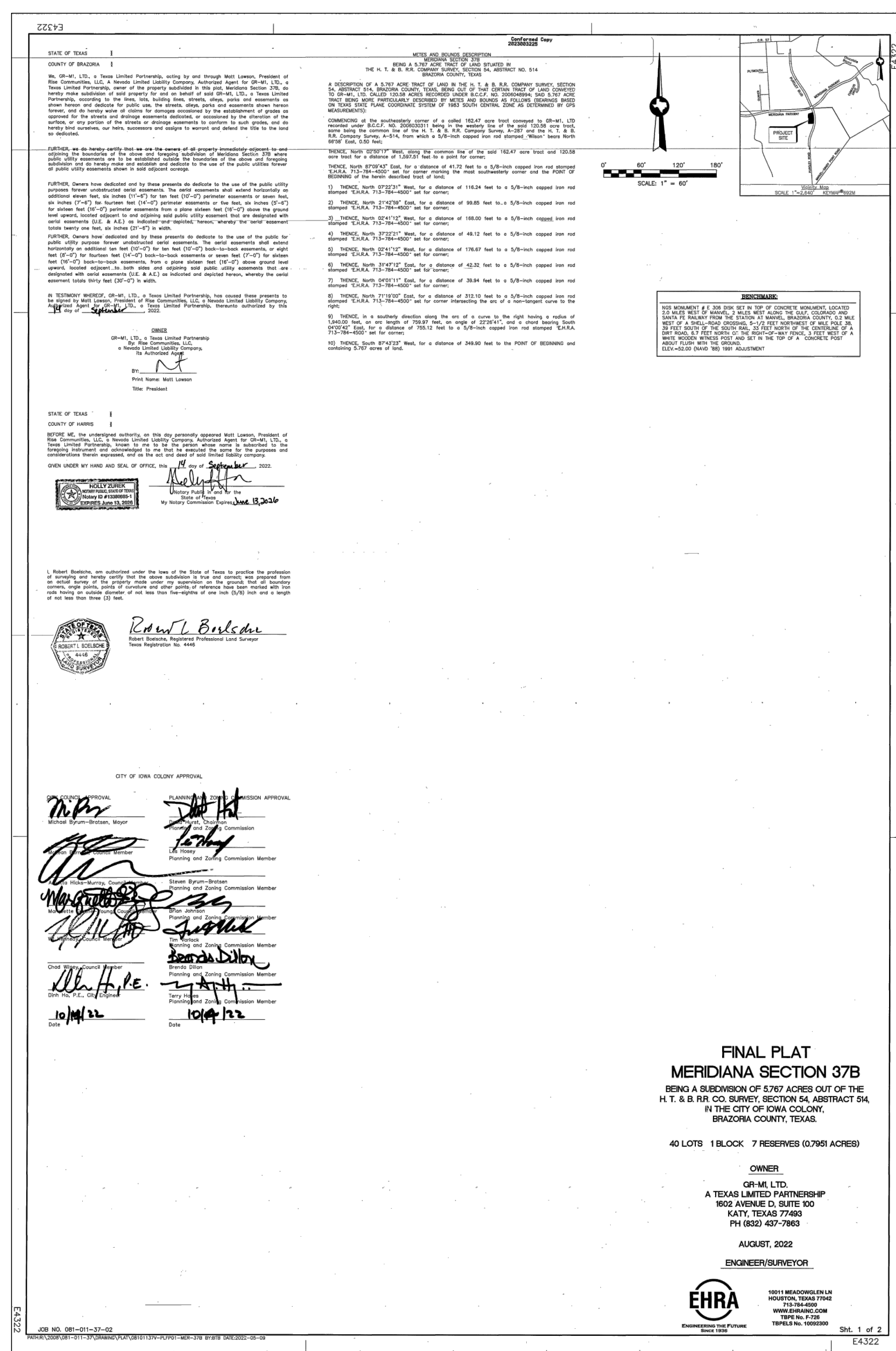
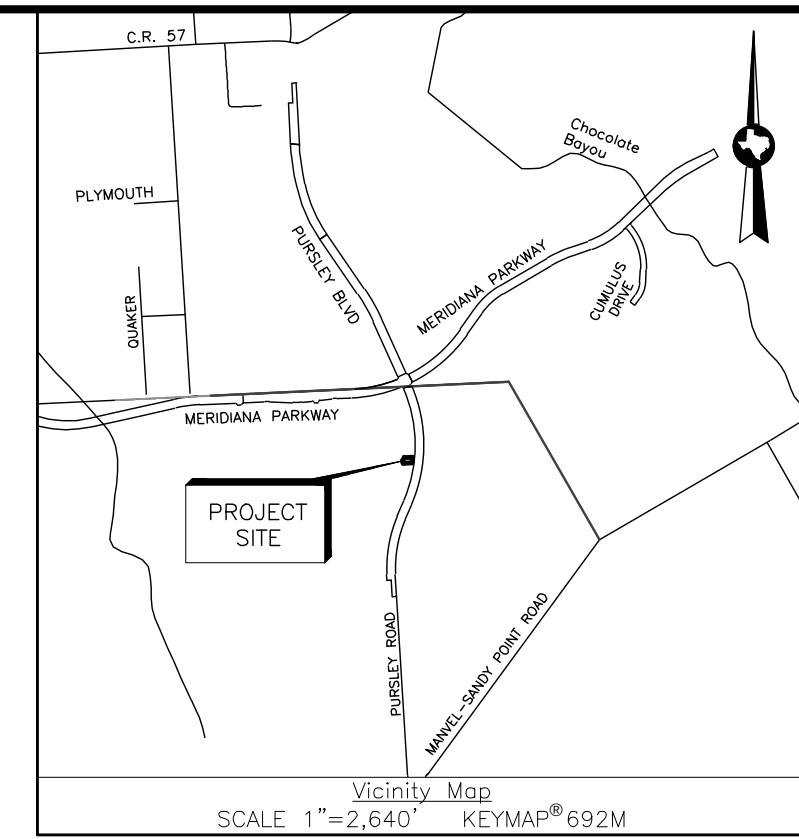
Should you have any questions, please do not hesitate to contact our office.

Sincerely,  
Adico, LLC



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

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 16007-2-309



# AMENDED PLAT OF MERIDIANA SECTION 37B

BEING AN AMENDED PLAT OF MERIDIANA  
SECTION 37B IN THE CITY OF IOWA COLONY,  
AS RECORDED BY B.C.C.F. NO. 2023003225  
BRAZORIA COUNTY, TEXAS.

PURPOSE OF AMENDING PLAT:  
TO REVISE A COMMON LOT LINE BETWEEN LOT 7  
AND LOT 8 IN BLOCK 1

OWNER

CHESMAR HOMES, L.L.C.  
A TEXAS LIMITED LIABILITY COMPANY  
17220 KATY FREEWAY, SUITE 130,  
HOUSTON, TEXAS 77094  
PH (281) 850-7049

JULY, 2023

ENGINEER/SURVEYOR



10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
713-784-4500  
EHRA TEAM  
TBPE No. F-726  
TBPELS No. 10092300

STATE OF TEXAS
COUNTY OF BRAZORIA

We, Chesmar Homes, LLC, a Texas Limited Liability Company, acting by and through Jeff Johnson, Division President of Chesmar Homes, LLC, A Texas Limited Liability Company, owner (or owners) hereinafter referred to as Owners (whether one or more) of the property directly affected by this Amended Plat, being a portion of Meridiana Section 37B, as recorded under Brazoria County Clerk's Document No. 2023003225, as indicated hereon, do hereby consent to this amended plat for the purposes herein expressed.

IN TESTIMONY WHEREOF, Chesmar Homes, LLC, a Texas Limited Liability Company, has caused these presents to be signed by Jeff Johnson, Division President of Chesmar Homes, LLC, A Texas Limited Liability Company, thereunto authorized by this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

OWNER
Chesmar Homes, LLC,
a Texas Limited Liability Company

BY:
Print Name: Jeff Johnson
Title: Division President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Johnson, Division President of Chesmar Homes, LLC, A Texas 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 as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the
State of Texas
My Notary Commission Expires \_\_\_\_\_

I, Robert Boelsche, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of not less than five-eighths of one inch (5/8) inch and a length of not less than three (3) feet.

"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."

Robert Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

Wil Kennedy, Mayor
McLean Barnett, Council Member
Arnetta Hicks-Murray, Council Member
Marquette Greene-Scott, Council Member
Timothy Varlack, Council Member
Steven Byrum-Bratsen, Council Member
Sydney Hargroder, Council Member
Dinh Ho, P.E., City Engineer
Date

PLANNING AND ZONING COMMISSION APPROVAL

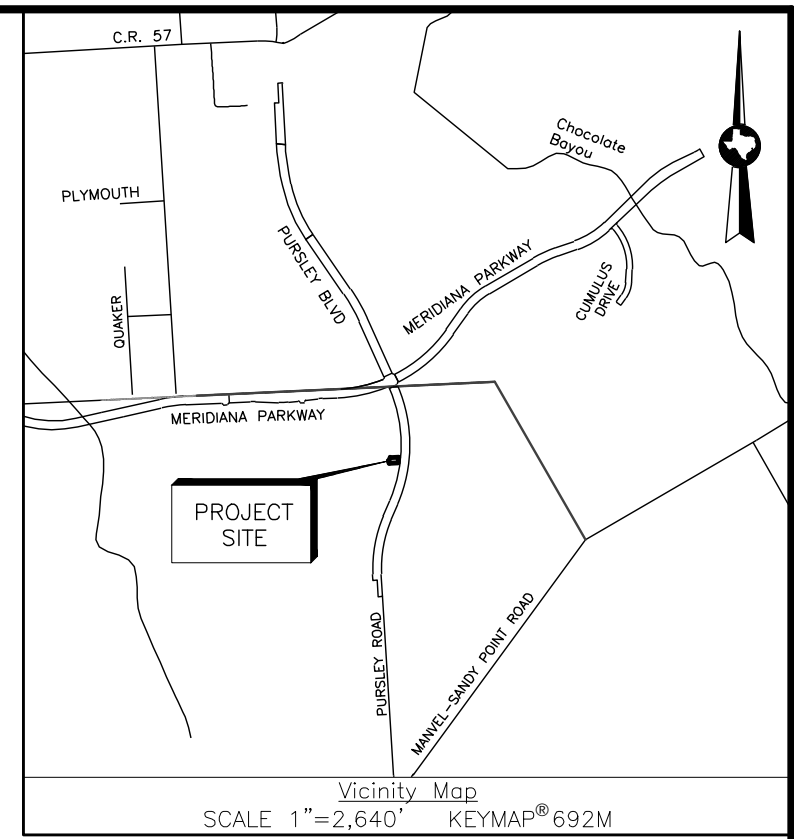
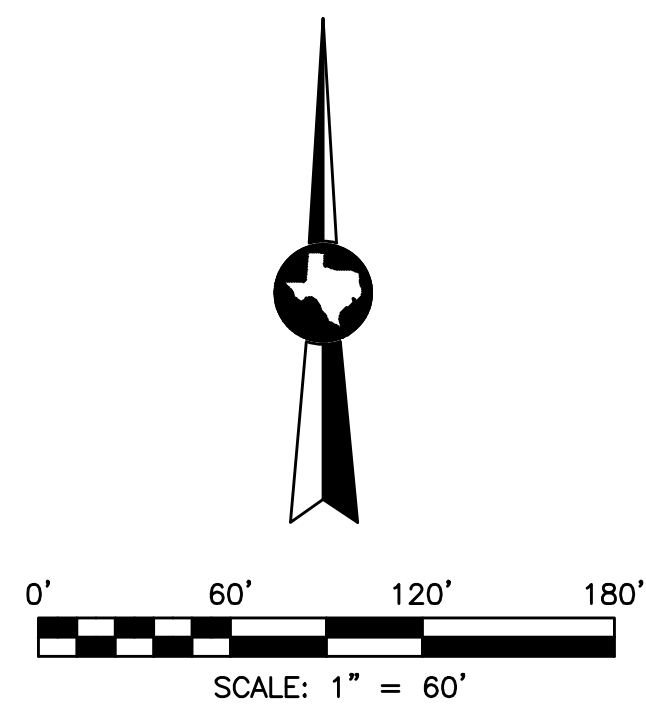
David Hurst, Chairman
Planning and Zoning Commission
Les Hosey
Planning and Zoning Commission Member
Brenda Dillon
Planning and Zoning Commission Member
Brian Johnson
Planning and Zoning Commission Member
Terry Hayes
Planning and Zoning Commission Member
Robert Wall
Planning and Zoning Commission Member
Warren Davis Jr.
Planning and Zoning Commission Member
Date

METES AND BOUNDS DESCRIPTION
AMENDED MERIDIANA SECTION 37B
BEING A 9,991 SQUARE FOOT (0.2294 ACRE) TRACT OF LAND SITUATED IN
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT NO. 514
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 9,991 SQUARE FOOT (0.2294 ACRE) TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT 514, BRAZORIA COUNTY, TEXAS, BEING ALL OF LOTS 7 AND 8 IN BLOCK 1 OF MERIDIANA SECTION 37B A SUBDIVISION AS PER PLAT RECORDED UNDER FILE NUMBER 2023003225 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R. NO.); SAID 9,991 SQUARE FOOT (0.2294 ACRE) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the southeast corner of said Lot 8 common to Reserve "A" in said Block 1 of Meridiana Section 37B;

- 1) THENCE, South 87°43'23" West, along the southerly line of said lot 8 for a distance of 120.23 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the southwest corner of said Lot 8;
2) THENCE, North 28°53'49" West, for a distance of 35.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the arc of curve being the easterly right-of-way line of Crescendo Way (50-foot wide) as per said plat of Meridiana Section 37B;
3) THENCE, in a northerly direction along the said easterly right-of-way line with the arc of said curve to the left having a radius of 50.00 feet, an arc length of 55.67 feet, an angle of 63°47'23", and a chord bearing North 29°12'30" East, for a distance of 52.84 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of tangency;
4) THENCE, North 02°41'12" West, continuing along said easterly right-of-way line for a distance of 2.32 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a westerly common corner of the aforementioned Lot 7 and Lot 6 in Block 1 of said Meridiana Section 37B;
5) THENCE, North 87°18'48" East, for a distance of 118.73 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an easterly common corner of said Lot 6 and Lot 7;
6) THENCE, South 03°03'46" West, for a distance of 28.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle point in the easterly line of said Lot 7;
7) THENCE, South 08°16'57" West, for a distance of 52.11 feet to the POINT OF BEGINNING and containing 9,991 square feet (0.2294 acres) of land.



BENCHMARK:
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

AMENDED PLAT OF
MERIDIANA SECTION 37B

BEING AN AMENDED PLAT OF MERIDIANA
SECTION 37B IN THE CITY OF IOWA COLONY,
AS RECORDED AT B.C.C.F. NO. 2023003225
BRAZORIA COUNTY, TEXAS.

PURPOSE OF AMENDING PLAT:
TO REVISE A COMMON LOT LINE BETWEEN LOT 7
AND LOT 8 IN BLOCK 1

OWNER

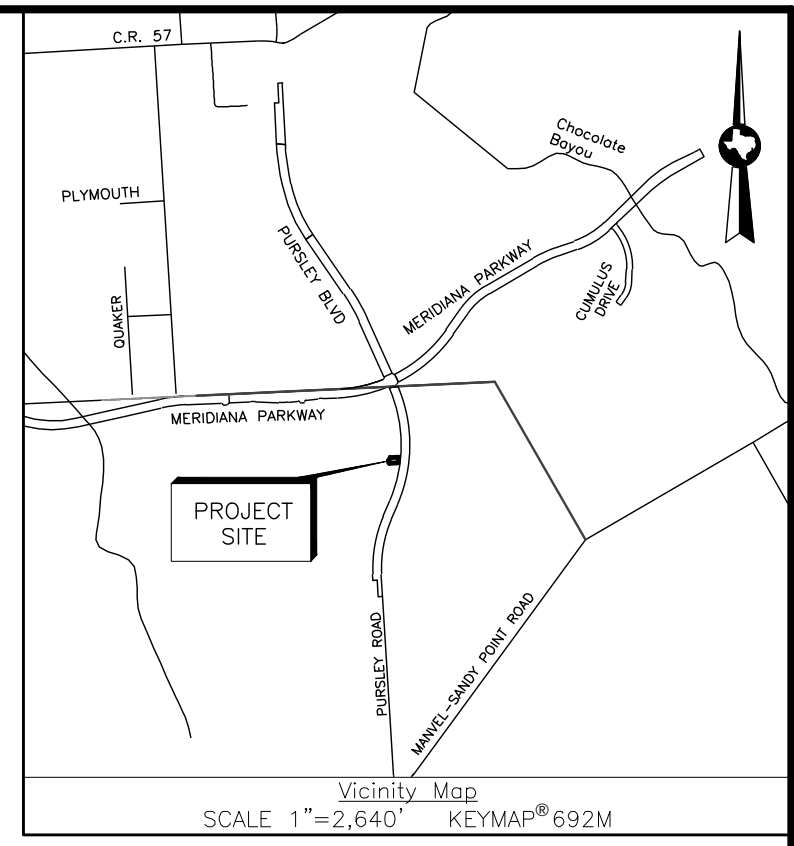
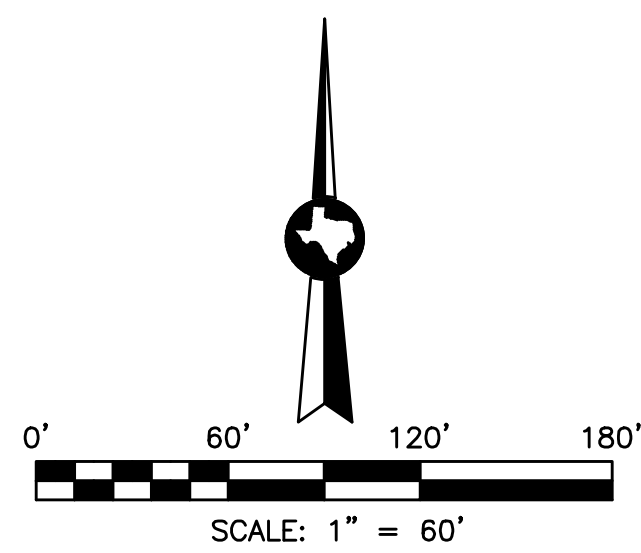
CHESMAR HOMES, LLC,
A TEXAS LIMITED LIABILITY COMPANY
17220 KATY FREEWAY, SUITE 130,
HOUSTON, TEXAS 77094
PH (281) 850-7049

JULY, 2023

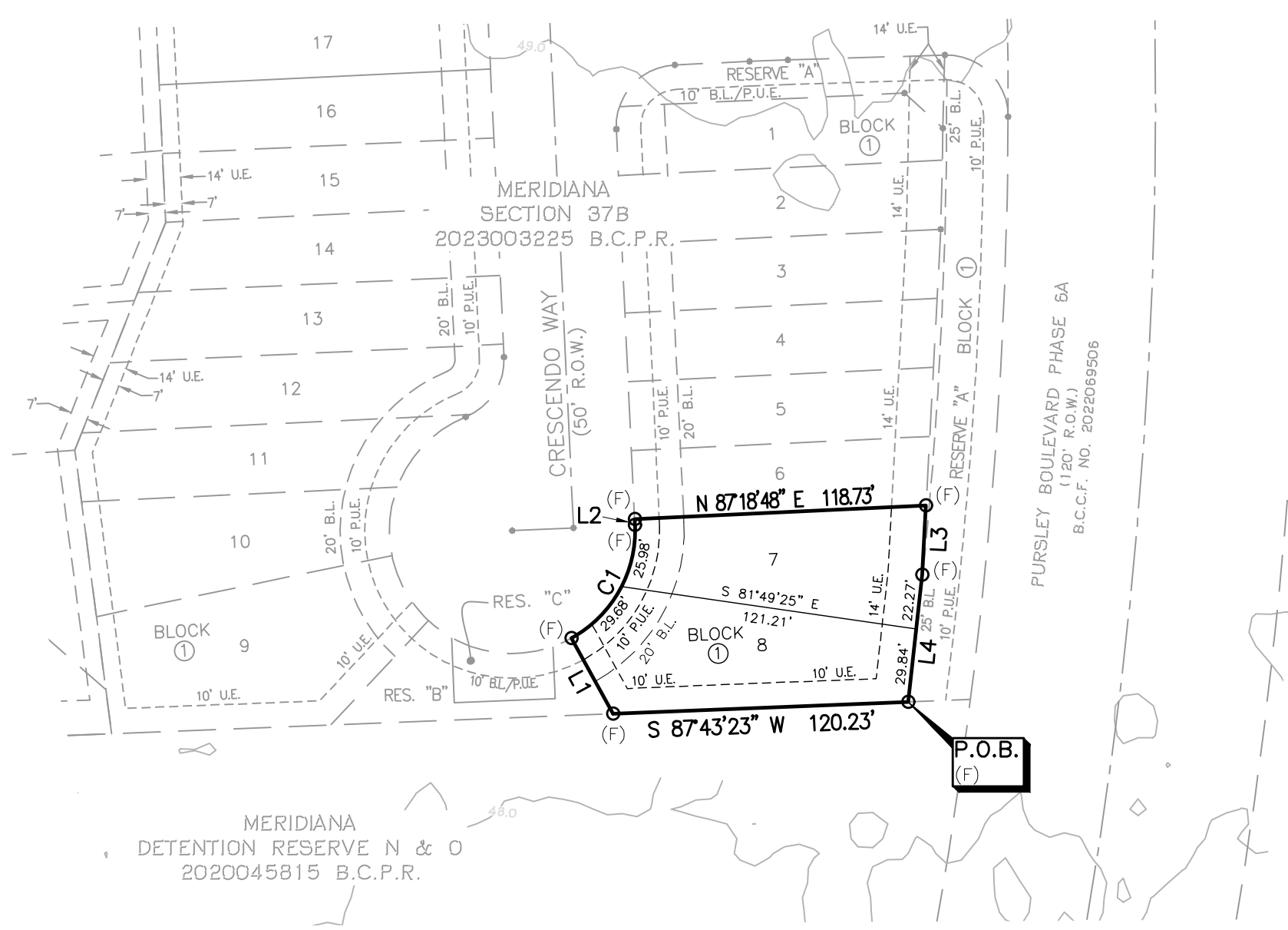
ENGINEER/SURVEYOR



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
EHRA TEAM
TBPE No. F-726
TBPELS No. 10092300



**BENCHMARK:**  
 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



**GENERAL NOTES:**

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
- A- indicates Abstract  
 AC, indicates Acres  
 B.C.C.F. NO. indicates Brazoria County Clerk's File Number  
 B.C.P.R. indicates Brazoria County Plat Records  
 B.L. indicates Building Line  
 P.O.B. indicates Point Of Beginning  
 P.U.E. indicates Public Utility Easement  
 R.O.W. indicates Right of Way  
 RES. indicates Reserve  
 U.E. indicates Utility Easement  
 (F) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
- The property subdivided in the foregoing plat lies within Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. 55, and Brazoria County Drainage District #5 (B.D.D.#5).
- The boundary for this plat has a closure in excess of 1:15,000.
- The terms and conditions of Amendment #1 of the City of Iowa Colony Ordinance #2007-7 may affect this plat. This plat is in conformance with Meridiana PUD Amendment No. 4.
- No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
- This final plat will expire two (2) years after final approval by City Council if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by City Council.
- All water and wastewater facilities shall conform to the city's design criteria.
- This plat is subject to the conditions and restrictions of the Meridiana PUD Agreement, No. 4 as approved March 21, 2022.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K dated December 30, 2020. The subject property shown hereon lies within Unshaded Zone "X" (areas determined to be outside of the 0.2% annual flood plain).  
 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.
- All sidewalks shall be a minimum of 4' wide and built in accordance to the Meridiana Planned Unit Development District Amendment #4 of the City of Iowa Colony Ordinance #2022-04.
- The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all restricted reserves.
- All fourteen (14) foot wide Utility Easements extend seven (7) feet on each side of the common line, unless otherwise indicated.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 37B 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.
- 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.
- This plat is subject to easements and building lines as reflected on the plat recorded under Brazoria County Clerk's File Number 2023003225.
- This plat is subject to an Agreement for underground electric service recorded under Brazoria County Clerk's File Number 2023015799.
- This plat is subject to a Short Form Blanket Easement for Certain Utilities recorded under Brazoria County Clerk's File Number 2023019159.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 28°53'49" W	35.03
L2	N 02°41'12" W	2.32
L3	S 03°03'46" W	28.14
L4	S 06°16'57" W	52.11

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	63°47'23"	55.67'	N 29°12'30" E	52.64'

**AMENDED PLAT OF  
 MERIDIANA SECTION 37B**  
 BEING AN AMENDED PLAT OF MERIDIANA  
 SECTION 37B IN THE CITY OF IOWA COLONY,  
 AS RECORDED AT B.C.C.F. NO. 2023003225  
 BRAZORIA COUNTY, TEXAS.

PURPOSE OF AMENDING PLAT:  
 TO REVISE A COMMON LOT LINE BETWEEN LOT 7  
 AND LOT 8 IN BLOCK 1

**OWNER**

CHESMAR HOMES, LLC,  
 A TEXAS LIMITED LIABILITY COMPANY  
 17220 KATY FREEWAY, SUITE 130,  
 HOUSTON, TEXAS 77094  
 PH (281) 850-7049

JULY, 2023

**ENGINEER/SURVEYOR**



10011 MEADOWGLEN LN  
 HOUSTON, TEXAS 77042  
 713-784-4500  
 EHRA TEAM  
 TBPE No. F-726  
 TBPEL No. 10092300

Wednesday, July 25, 2023

Amanda Rabiuss  
Windrose  
5353 W Sam Houston N #150  
Houston, TX 77041  
Email: amanda.rabiuss@windroseservices.com

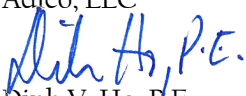
Re: MH Sierra Vista Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 2392  
Adico, LLC Project No. 16007-2-306

Dear Ms. Rabiuss;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of Sterling Lakes Retail preliminary plat, received on or about July 25, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based on our review, Adico, LLC, recommends to approve the third submittal of the preliminary plat, dated July 25, 2023. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, July 26, 2023, for consideration at the August 1<sup>st</sup> Planning and Zoning Meeting.

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

Sincerely,  
Adico, LLC  
  
Dinh V. Ho, P.E.  
TBPE Firm No. 16423

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 16007-2-306

STATE OF TEXAS  
COUNTY OF BRAZORIA

GENERAL NOTES

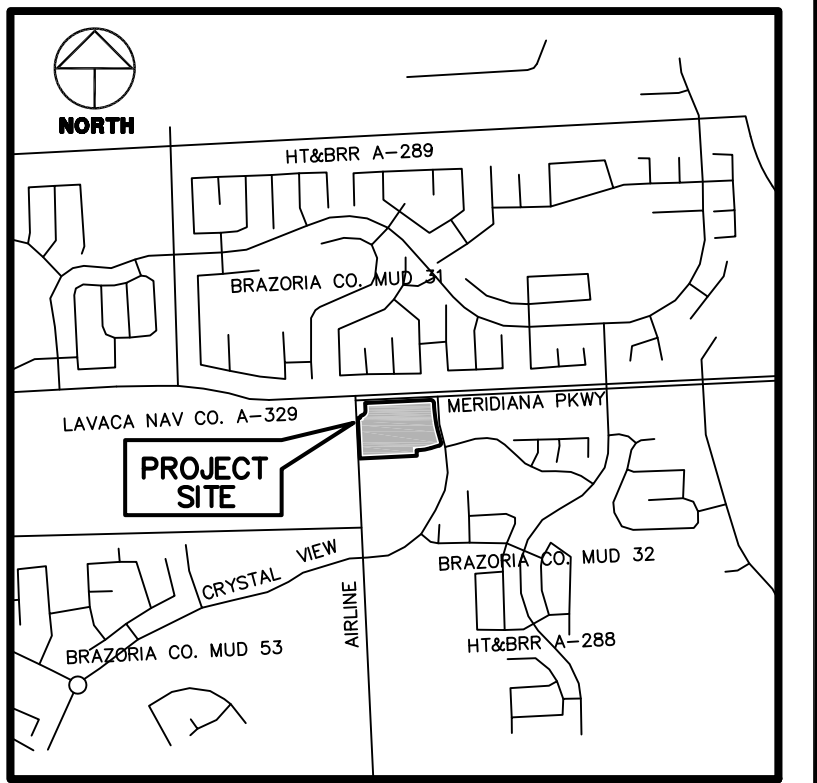
- 1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF BRAZORIA COUNTY AND THE CITY OF IOWA COLONY, FUTURE DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE DEVELOPMENT REQUIREMENTS OF THE CITY OF IOWA COLONY, TEXAS, AND IS SUBJECT TO THE ORDINANCES OF SAID CITY.
2. ALL BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
3. ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR - 0.999862130.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48039C0115K REVISED/DATED DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES.
5. THE BUILDING LINES (B.L.) FOR THIS SUBDIVISION SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF CODE OF ORDINANCES, CITY OF IOWA COLONY, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED.
6. 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.
7. THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT FOR STERLING LAKES AT IOWA COLONY AND SIERRA VISTA, AS APPROVED ON FEBRUARY 2016 AND AS AMENDED.
8. THIS TRACT LIES WITHIN THE BOUNDARY OF BCOMUD NO. 31.

DISTRICT NOTES

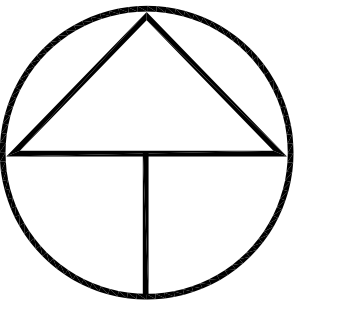
- 1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.
2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WILL BE PRIVATE AND MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
6. THIS RURAL COMMERCIAL SITE EMPLOYS A NATURAL DRAINAGE SYSTEM, WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SITE THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR ON THE SITE TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
7. LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 90% PERCENT. THE DRAINAGE AND/OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT, IMPERVIOUSNESS WILL NOT BE EXCEEDED, IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
8. OTHER THAN SHOWN HERON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
9. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
10. DEDICATED DRAINAGE EASEMENT(S) GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT #5 FOR DRAINAGE MAINTENANCE PURPOSES SHALL INCLUDE 45 FEET TOP OF BANK, PLUS THE SUM (FOOTAGE) OF BOTH DITCH SIDE SLOPES AND CHANNEL BOTTOM AND 45 FEET OF BANK ON THE OPPOSITE BANK.
11. DEDICATED INGRESS/EGRESS ACCESSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 (SEE DISTRICT RESOLUTION NO. 2007-06 & NO. 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5'S LOCK.
12. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
13. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
14. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
15. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A RECORDED DOCUMENT NUMBER AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5 BOARD OF COMMISSIONERS.
16. IT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY IF ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 "DEDICATED" DRAINAGE EASEMENTS ARE ON OR CROSS THEIR PROPERTY. IF SO, THE PROPERTY OWNER WILL COMPLY AS STATED WITHIN THE RECORDED EASEMENT.
17. PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL SECTION 1, INTRODUCTION; SUB -SECTION 1.5. PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES; TIME LIMIT FOR APPROVAL, AND BRAZORIA COUNTY DRAINAGE DISTRICT #5 RESOLUTION 2011-1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.
18. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
19. A MINIMUM OF FIVE (5) FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG ALL STREETS AND SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
20. OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
21. OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

DESCRIPTION

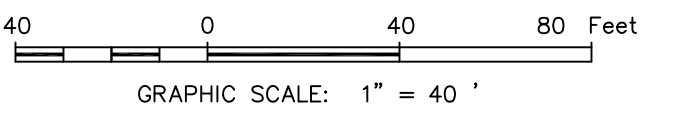
A TRACT OR PARCEL CONTAINING 10.192 ACRES OR 443,957 SQUARE FEET OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 288, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF THE RESIDUE OF A CALLED 46.321 ACRES DESCRIBED IN DEED TO ASTRO SIERRA VISTA L.P. AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NUMBER (NO.) 202005458, WITH SAID 10.192 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):
BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND ON THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF MERIDIANA PARKWAY (A.K.A. C.S. 56) (120' R.O.W.) AND THE WEST R.O.W. LINE OF CRYSTAL VIEW DRIVE (R.O.W. VARIES) AS RECORDED UNDER B.C.C.F. NO. 2019057667, MARKING THE BEGINNING OF A CURVE TO THE RIGHT;
THENCE, ALONG THE WEST R.O.W. LINE OF SAID CRYSTAL VIEW DRIVE, THE FOLLOWING COURSES AND DISTANCES;
WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90 DEG. 00 MIN. 00 SEC., AN ARC LENGTH OF 54.98 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 47 DEG. 43 MIN. 36 SEC. EAST - 49.50 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING A POINT OF TANGENCY;
SOUTH 02 DEG. 43 MIN. 36 SEC. EAST, A DISTANCE OF 41.98 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE BEGINNING OF A CURVE TO THE LEFT;
WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 04 DEG. 01 MIN. 05 SEC., AN ARC LENGTH OF 35.76 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 04 DEG. 44 MIN. 08 SEC. EAST - 35.76 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND TO A POINT OF TANGENCY;
SOUTH 06 DEG. 44 MIN. 40 SEC. EAST, A DISTANCE OF 82.93 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE BEGINNING OF A CURVE TO THE LEFT;
WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 08 DEG. 56 MIN. 03 SEC., AN ARC LENGTH OF 120.98 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 11 DEG. 12 MIN. 42 SEC. EAST - 130.85 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING A POINT OF TANGENCY;
SOUTH 15 DEG. 40 MIN. 43 SEC. EAST, A DISTANCE OF 128.18 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE BEGINNING OF A CURVE TO THE RIGHT;
THENCE, OVER AND ACROSS THE RESIDUE OF SAID 46.321 ACRES, THE FOLLOWING COURSES AND DISTANCES;
WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEG. 00 MIN. 00 SEC., AN ARC LENGTH OF 39.27 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 29 DEG. 19 MIN. 17 SEC. WEST - 35.36 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING A POINT OF TANGENCY;
SOUTH 74 DEG. 19 MIN. 17 SEC. WEST, A DISTANCE OF 18.84 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE BEGINNING OF A CURVE TO THE LEFT;
WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 01 DEG. 28 MIN. 02 SEC., AN ARC LENGTH OF 120.51 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 73 DEG. 36 MIN. 15 SEC. WEST - 12.51 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING A POINT OF TANGENCY;
SOUTH 72 DEG. 53 MIN. 14 SEC. WEST, A DISTANCE OF 63.28 FEET TO CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING A THE BEGINNING OF A CURVE TO THE RIGHT;
WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 14 DEG. 20 MIN. 44 SEC. WEST, AN ARC LENGTH OF 125.16 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 80 DEG. 03 MIN. 31 SEC. WEST - 124.84 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING A POINT OF TANGENCY;
SOUTH 87 DEG. 13 MIN. 48 SEC. WEST, A DISTANCE OF 25.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
SOUTH 02 DEG. 46 MIN. 12 SEC. EAST, A DISTANCE OF 57.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
SOUTH 87 DEG. 13 MIN. 48 SEC. WEST, A DISTANCE OF 593.76 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND ON THE CENTERLINE OF COUNTY ROAD 48 (40' WIDE) AS RECORDED UNDER VOLUME (VOL.) 2, PAGE (PG.) 113 AND VOL. 3, PG. 66, OF THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.), MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, NORTH 02 DEG. 44 MIN. 32 SEC. WEST, ALONG THE CENTERLINE OF SAID COUNTY ROAD 48, A DISTANCE OF 423.05 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE SOUTHWEST CORNER OF RESTRICTED RESERVE "A", BLOCK 1, MERIDIANA PARKWAY PHASE V STREET DEDICATION AND RESERVE AS RECORDED UNDER PLAT NO. 2020051576, BRAZORIA COUNTY PLAT RECORDS, MARKING A NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE ALONG THE EAST LINE OF SAID RESTRICTED RESERVE "A", THE FOLLOWING COURSES AND DISTANCES;
NORTH 87 DEG. 15 MIN. 28 SEC. EAST, A DISTANCE OF 20.02 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE BEGINNING OF A CURVE TO THE RIGHT;
WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 80 DEG. 08 MIN. 04 SEC., AN ARC LENGTH OF 34.97 FEET, A CHORD BEARING AND DISTANCE OF NORTH 37 DEG. 19 MIN. 30 SEC. EAST - 32.18 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE BEGINNING OF A REVERSE CURVE TO THE LEFT;
WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 80 DEG. 07 MIN. 07 SEC., AN ARC LENGTH OF 69.92 FEET, A CHORD BEARING AND DISTANCE OF NORTH 37 DEG. 19 MIN. 58 SEC. EAST - 64.36 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING A POINT OF TANGENCY;
NORTH 02 DEG. 43 MIN. 36 SEC. WEST, A DISTANCE OF 78.85 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND ON THE SOUTH R.O.W. LINE OF SAID MERIDIANA PARKWAY MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, NORTH 87 DEG. 16 MIN. 24 SEC. EAST, ALONG THE SOUTH R.O.W. LINE OF SAID MERIDIANA PARKWAY, A DISTANCE OF 681.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10.192 ACRES OR 443,957 SQUARE FEET OF LAND.



IOWA COLONY, BRAZORIA COUNTY, TEXAS  
VICINITY MAP  
SCALE: 1" = 2000'



NORTH



STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PARVEZ MERCHANT AND MOUNANG DESAI OF MALABAR HILL CAPITAL LLC, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET FORTH.

WITNESS MY HAND AND SEAL OF OFFICE THIS

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

THIS IS TO CERTIFY THAT I, LUCAS G. DAVIS, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, REGISTRATION NO. 6486, HAVE PLATTED THE ABOVE AND FOREGOING SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION; THAT THIS PLAT ACCURATELY REPRESENTS THE FACTS AS FOUND BY THAT SURVEY MADE BY ME, AND; THAT PERMANENT CONTROL POINTS WILL BE SET AT THE TIME OF PLAT RECORDATION, THAT THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:15,000 AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

LUCAS G. DAVIS  
Registered Professional Land Surveyor  
Texas Registration No. 6599

I, \_\_\_\_\_, registered under the laws of the State of Texas to practice the profession of Engineering, do hereby certify that this plat meets all requirements of Brazoria County, Texas, to the best of my knowledge.

Name: \_\_\_\_\_  
Texas Registration No. \_\_\_\_\_

APPROVED BY THE CITY ENGINEER OF THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, ON THIS  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CITY ENGINEER  
DINH V. HO, P.E.

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, ON THIS  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

- DAVID HURST, CHAIRMAN
MEMBER BRIAN JOHNSON
MEMBER ROBERT WALL
MEMBER TERRY HAYES
MEMBER LES HOSEY
MEMBER WARREN DAVIS JR.
MEMBER BRENDA DILLON

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5 ON THIS  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

- LEE WALDEN, P.E. PRESIDENT
KERRY OSBURN VICE PRESIDENT
BRANDON MIDDLETON SECRETARY/TREASURER
NAZAR SAGBI DISTRICT ENGINEER

APPROVED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, ON THIS  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

- MAYOR WL KENNEDY
COUNCIL POSITION 4 TIM VARLACK
COUNCIL POSITION 1 MCLEAN BARNETT
COUNCIL POSITION 5 STEVEN BYRUM-BRATSEN
COUNCIL POSITION 2 ARNETTA HICKS-MURRAY
COUNCIL POSITION 6 SYDNEY HARGRODER
COUNCIL POSITION 3 MARQUETTE GREENE-SCOTT

BENCHMARK PUBLISHED ELEVATION - 55.75
ELEVATIONS HEREON ARE BASED UPON A NGS OPUS SOLUTION DERIVED FROM ON-SITE STATIC GPS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY ACCORDING TO THE NGS OPUS REPORT. THE FOLLOWING CORS STATIONS WERE USED: PID DH3614 DESIGNATION TXLM, PID D6956 DESIGNATION GWTI, AND PID D6980 DESIGNATION ADKS; THE NEAREST NGS PUBLISHED CONTROL POINT IS PID AW4037 DESIGNATION C692. (NAVD88, COMPUTED USING GEOID18)

TEMPORARY BENCHMARK "A" ELEVATION - 51.62
TBW "A" BEING A CUT BOX ON CONCRETE INLET LOCATED APPROXIMATELY ± 615 FEET ON A WESTERLY DIRECTION FROM THE INTERSECTION OF THE WEST R.O.W. LINE OF CRYSTAL VIEW DRIVE AND THE SOUTH R.O.W. LINE OF MERIDIANA PARKWAY.

TEMPORARY BENCHMARK "B" ELEVATION - 55.69
TBW "B" BEING A CUT BOX ON CONCRETE INLET LOCATED APPROXIMATELY ± 360 FEET ON A SOUTHERLY DIRECTION FROM THE INTERSECTION OF THE WEST R.O.W. LINE OF CRYSTAL VIEW DRIVE AND THE NORTH R.O.W. LINE OF MERIDIANA PARKWAY.

PRELIMINARY PLAT  
MH SIERRA VISTA

A SUBDIVISION OF  
10.192 ACRES / 443,957 SQ. FT.  
SITUATED IN THE  
H. T. & B. RR. CO. SURVEY, ABSTRACT NO. 288  
IOWA COLONY, BRAZORIA COUNTY, TEXAS

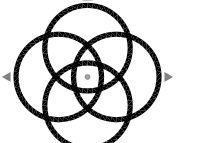
1 BLOCK 5 RESERVES

JULY 2023

Owner  
MH SIERRA VISTA HOLDINGS LLC

6003 ISLA VISTA CT  
HOUSTON TX 77041  
832 858-5016

Surveyor

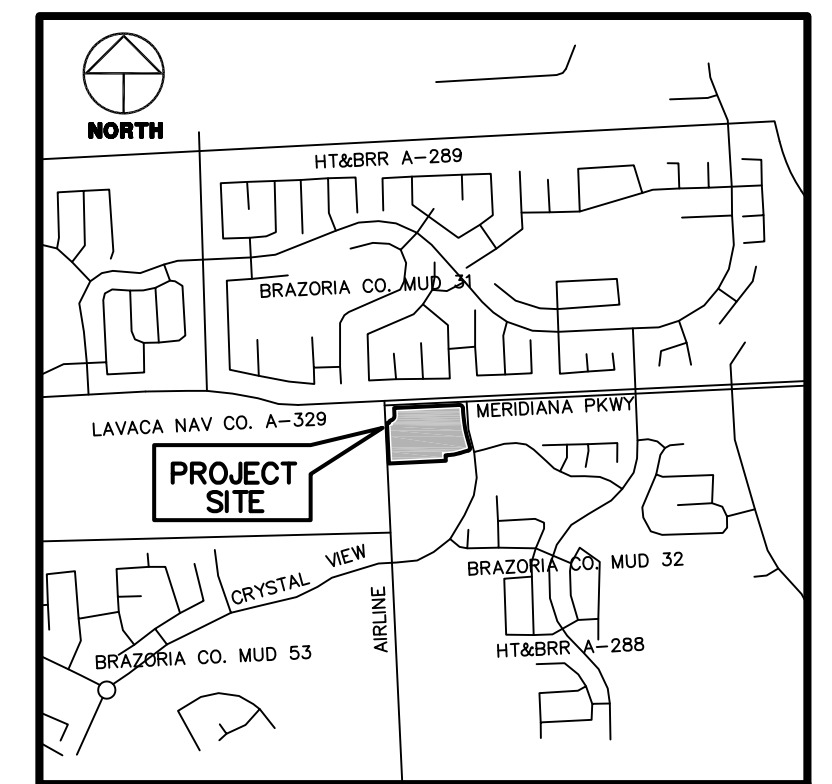
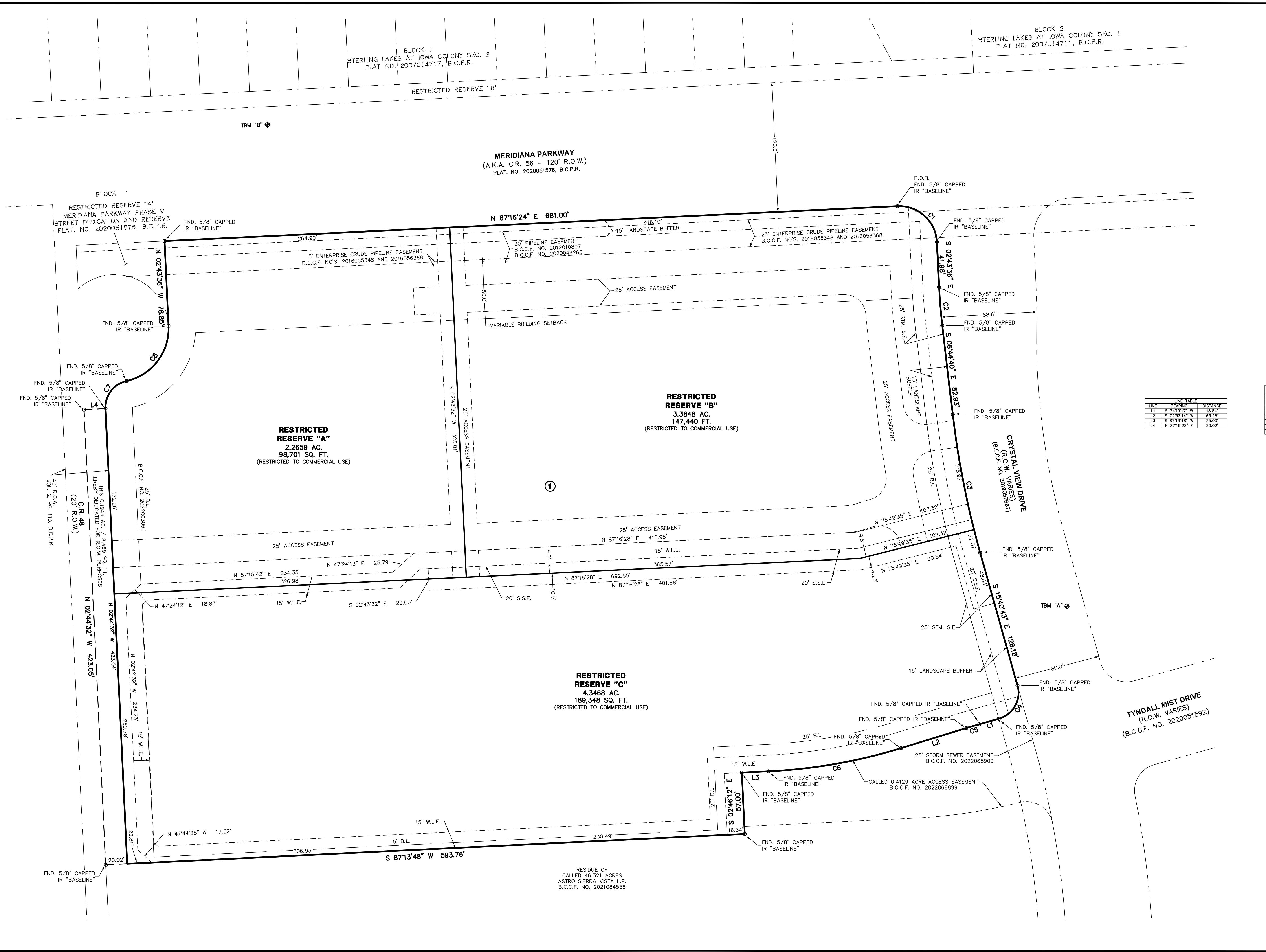


WINDROSE  
LAND SURVEYING I PLATTING  
FIRM REGISTRATION NO. 10108800  
713.458.2281 | WINDROSESERVICES.COM  
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

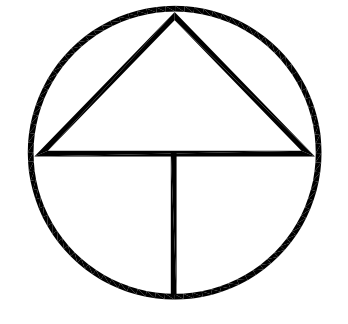
ABBREVIATIONS

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

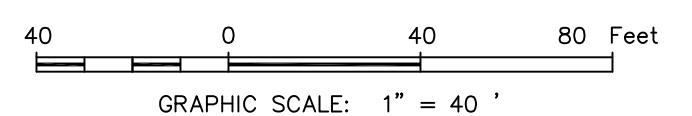




IOWA COLONY, BRAZORIA COUNTY, TEXAS  
**VICINITY MAP**  
SCALE: 1" = 2000'



**NORTH**



LINE	BEARING	DISTANCE
L1	S 74°19'17\"	18.84'
L2	S 72°51'14\"	63.28'
L3	S 87°13'48\"	25.00'
L4	N 87°15'28\"	20.02'

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	35.00'	92°00'00\"	54.98'	S 74°19'17\"	49.50'
C2	510.00'	4°01'05\"	35.78'	S 04°44'08\"	35.78'
C3	840.00'	8°56'05\"	130.98'	S 11°15'42\"	130.98'
C4	25.00'	92°00'00\"	39.27'	S 20°19'17\"	35.30'
C5	500.00'	1°28'02\"	12.51'	S 73°58'15\"	12.51'
C6	500.00'	14°29'54\"	105.18'	S 80°39'51\"	124.84'
C7	25.00'	85°26'54\"	44.97'	N 37°19'30\"	32.18'
C8	50.00'	80°07'07\"	69.92'	N 37°19'58\"	64.36'

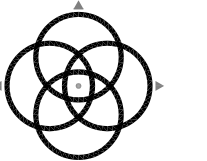
- ABBREVIATIONS**
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  - IR - IRON ROD
  - NO. - NUMBER
  - PG. - PAGE
  - R.O.W. - RIGHT-OF-WAY
  - AC. - ACRES
  - SQ. FT. - SQUARE FEET
  - VOL. - VOLUME
  - B.L. - BUILDING LINE
  - W.L.E. - WATER LINE EASEMENT
  - S.S.E. - SANITARY SEWER EASEMENT
  - U.E. - UTILITY EASEMENT
  - IRC - CAPPED IRON ROD
  - (S) - SET 5/8\"/>

**PRELIMINARY PLAT**  
**MH SIERRA VISTA**

A SUBDIVISION OF  
10.192 ACRES / 443,957 SQ. FT.  
SITUATED IN THE  
H. T. & B. RR. CO. SURVEY, ABSTRACT NO. 288  
IOWA COLONY, BRAZORIA COUNTY, TEXAS

1 BLOCK 5 RESERVES  
JULY 2023  
Owner  
**MH SIERRA VISTA HOLDINGS LLC**  
6003 ISLA VISTA CT  
HOUSTON TX 77041  
832 858-5016

Surveyor



**WINDROSE**  
**LAND SURVEYING & PLATTING**  
FIRM REGISTRATION NO. 10108800  
713.458.2281 | WINDROSESERVICES.COM  
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

Z:\08518-SIERRA VISTA\PLAT\20230724-PLAT-MH SIERRA VISTA-58018-#1233396.DWG - ARABUS - 07/25/23