



# CITY OF IOWA COLONY

## PLANNING & ZONING COMMISSION MEETING

**Tuesday, September 02, 2025  
6:30 PM**

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

Phone: 281-369-2471

• Fax: 281-369-0005

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

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THIS NOTICE IS POSTED PURSUANT TO THE TEXAS OPEN MEETING ACT (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE). THE **PLANNING AND ZONING COMMISSION** OF IOWA COLONY WILL HOLD A **PUBLIC MEETING AT 6:30 PM ON TUESDAY, SEPTEMBER 2, 2025, AT IOWA COLONY CITY HALL, 3144 MERIDIANA PARKWAY, IOWA COLONY, TEXAS 77583** FOR THE PURPOSE OF DISCUSSING AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE FOLLOWING ITEMS.

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

### **CALL TO ORDER**

### **CITIZEN COMMENTS**

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

### **ITEMS FOR CONSIDERATION**

1. Administer Oath of Office to newly appointed members.
- [2.](#) Consider approval of the July 1, 2025 Planning and Zoning Commission meeting minutes.
- [3.](#) Consider approval of the August 5, 2025 Planning and Zoning Commission meeting minutes.
- [4.](#) Consideration and possible action to provide a recommendation to the City Council for a variance to the transparency requirements in the City's Unified Development Code for the Primrose School located at 9828 Karsten Boulevard.
- [5.](#) Consider approval of the Wynnerra Phase I General Plan.
- [6.](#) Consider approval of the Wynnerra Section 1 Preliminary Plat.
- [7.](#) Consider approval of the Wynnerra Section 2 Preliminary Plat.
- [8.](#) Consider approval of the Wynnerra Street Dedication and Reserves Section 1 Preliminary Plat.
- [9.](#) Consider approval of the Wynnerra Wastewater Treatment Plant Preliminary Plat.
- [10.](#) Consider approval of the Karsten Boulevard North Phase IIIA and Commercial Reserves and Partial Replat of Sterling Lakes at Iowa Colony Section 4 Restricted Reserve M Final Plat.
- [11.](#) Consider approval of the Ellwood Section 3A Preliminary Plat.
- [12.](#) Consider approval of the El Alaniz Addition Preliminary Plat.
- [13.](#) Consider approval of the 191-acre Coogan Tract Planned Unit 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 August 27, 2025.

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





# CITY OF IOWA COLONY

## PLANNING & ZONING COMMISSION MEETING MINUTES

Item 2.

**Tuesday, July 01, 2025  
7:00 PM**

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

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

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

**Members absent:** Les Hosey

**Others present:** Natasha Brooks

### **CALL TO ORDER**

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

### **CITIZEN COMMENTS**

Councilmember Nikki Brooks informed Planning Commission about Senate Bill 15.

### **PUBLIC HEARING**

1. Hold a public hearing to consider rezoning the following property from Single Family Residential to Mixed Use:

Approximately 19.82 acres of land, more commonly known as 7710 Iowa Colony Blvd, Iowa Colony, TX 77583. The property consists of Lots 48 and 58 of the Emigration Land Company Subdivision, Section 67, recorded in Volume 21, Page 81 of the Brazoria County Plat Records, located in the H.T. and B. Railroad Company Survey, Abstract 281, Brazoria County, Texas.

Chairman Hurst opened the public hearing at 7:04 P.M. There were no comments from the public. The public hearing was closed at 7:04 P.M.

### **ITEMS FOR CONSIDERATION**

2. Consider approval of the June 3, 2025 Planning and Zoning Commission meeting minutes.

Motion made by Johnson to approve the June 3, 2025 Planning and Zoning Commission meeting minutes, Seconded by Hayes.

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

3. Consideration and possible action to provide a recommendation to City Council concerning rezoning the following property from Single Family Residential to Mixed Use.

Approximately 19.82 acres of land, more commonly known as 7710 Iowa Colony Blvd, Iowa Colony, TX 77583. The property consists of Lots 48 and 58 of the Emigration Land Company Subdivision, Section 67, recorded in Volume 21, Page 81 of the Brazoria County Plat Records, located in the H.T. and B. Railroad Company Survey, Abstract 281, Brazoria County, Texas.

Motion made by Dillon to recommend approval to City Council concerning rezoning the following property from Single Family Residential to Mixed Use, approximately 19.82 acres of land, more commonly known as 7710 Iowa Colony Blvd, Iowa Colony, TX 77583. The property

consists of Lots 48 and 58 of the Emigration Land Company Subdivision, Section 67, recorded in Volume 21, Page 81 of the Brazoria County Plat Records, located in the H.T. and B. Railroad Company Survey, Abstract 281, Brazoria County, Texas. Seconded by Davis. Voting Yea: Johnson, Hurst, Dillon, Hayes, Wall, Davis

4. Consideration and possible action to provide a recommendation to City Council for a variance to the transparency requirements in the City's Unified Development Code for the Elementary School located at the corner of County Road 81 and County Road 383.

Motion made by Johnson to recommend approval City Council for a variance to the transparency requirements in the City's Unified Development Code for the Alvin ISD new elementary school no. 23 to be located at the corner of Karsten Blvd. and White Gold Drive, Seconded by Dillon. Voting Yea: Johnson, Hurst, Dillon, Hayes, Wall, Davis

5. Consideration and possible action to provide a recommendation to City Council for a variance to the build-to-line requirements in the City's Unified Development Code for the Alvin ISD new elementary school No. 23 to be located at the corner of Karsten Blvd. and White Gold.

Motion made by Hayes to recommend approval to City Council for a variance to the build-to-line requirements in the City's Unified Development Code for the Alvin ISD new elementary school no. 23 to be located at the corner of Karsten Blvd. and White Gold Drive, Seconded by Wall.

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

6. Consider approval of Caldwell Lakes Section 7 Preliminary Plat.

Motion made by Davis to approve the Caldwell Lakes Section 7 Preliminary Plat, Seconded by Dillon.

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

7. Consider approval of Karsten Boulevard Phase IIIA and Commercial Reserves Preliminary Plat.

Motion made by Hayes to approve the Karsten Boulevard Phase IIIA and Commercial Reserves Preliminary Plat, Seconded by Dillon.

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

8. Consideration and possible action to provide a recommendation to city council regarding the proposed master signage plan for the Creekhaven Development.

Motion made by Johnson to recommend to City Council to approve the submitted plan with all conditions recommended by city staff and to include all temporary signage being 500ft apart, Seconded by Hayes.

Voting Yea: Johnson, Hurst, Hayes

Voting Nay: Dillon, Wall, Davis

Motion failed with a tie vote.

Motion made by Dillon to reconsider the motion to provide a recommendation to City Council to approve the submitted plan with all conditions recommended by city staff and to include all temporary signage being 500ft apart, Seconded by Davis.

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

9. Consideration and possible action to provide a recommendation to City Council regarding the proposed master signage plan for the Ellwood Development.

Motion made by Dillon to recommend approval to City Council regarding the proposed master signage plan for the Ellwood Development per the City Engineer's recommendation and to require the structural design for signage support for the 16x20 sign, Seconded by Hayes.

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

10. Discussion on recommendations to the City Council on revisions to the Unified Development Code.

Discussion among Planning and Zoning Commission members and staff regarding proposed amendments to the Unified Development Code, including revisions to:

- Build-to Lines and Setback Standards
- Approved Plant List
- Transparency Requirements for Building Frontages

Additional recommendations to be presented to City Council include:

- Updates to Signage Requirements
- Revisions to the Zoning Ordinance

### **ADJOURNMENT**

The meeting was adjourned at 8:44 P.M.

APPROVED THIS 2nd DAY OF SEPTEMBER 2025.

ATTEST:

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Kayleen Rosser, City Secretary

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David Hurst, Chair





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

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

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

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

**Members absent:** Warren Davis

**Others present:** Natasha Brooks

**CALL TO ORDER**

Mayor Kennedy called the meeting to order at 6:30 P.M.

**CITIZEN COMMENTS**

There were no comments from the public.

**ITEMS FOR CONSIDERATION**

1. Consider approval of the Creekhaven Section 4 Preliminary Plat.

Motion made by Johnson to approve the Creekhaven Section 4 Preliminary Plat, Creekhaven Section 5 Preliminary Plat, and Creekhaven Section 6 Preliminary Plat, Seconded by Hosey.  
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall

2. Consider approval of the Creekhaven Section 5 Preliminary Plat.

The action was taken during item no. 1.

3. Consider approval of the Creekhaven Section 6 Preliminary Plat.

The action was taken during item no. 1.

4. Consider approval of the Siera Vista West Section 11 Final Plat.

Motion made by Johnson to approve the Siera Vista West Section 11 Final Plat, Seconded by Hayes.

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

5. Consider approval of the Sunset Prairie Subdivision Preliminary Plat.

Motion made by Hayes to approve the Sunset Prairie Subdivision Preliminary Plat., Seconded by Dillon.

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

6. Consider approval of the TMS Estates Abbreviated Plat.

Motion made by Hosey to approve the TMS Estates Abbreviated Plat, Seconded by Wall.

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

7. Consider approval of the Parkway KIA Preliminary Plat.

Motion made by Hosey the Parkway KIA Preliminary Plat, Seconded by Dillon.

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

8. Consideration and possible action to provide a recommendation to the City Council for a variance to the build-to-line requirements in the City's Unified Development Code for the Primrose School located at 9828 Karsten Blvd.

Motion made by Dillon to recommend approval to the City Council for a variance to the build-to-line requirements in the City's Unified Development Code for the Primrose School located at 9828 Karsten Blvd., Seconded by Hayes.

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

9. Discussion and overview on the Impact Fee Study.

Dinh Ho presented an overview of the upcoming impact fee study and outlined the qualifications required to serve on the advisory committee.

The city adopted an impact fee study in 2020, which is reviewed every five years. This study guides the planning and funding of water and sewer infrastructure to support future development within the city.

As part of the process, the City Council must appoint an advisory committee. Historically, this committee has been made up of members from the Planning & Zoning Commission.

To be eligible to serve on the advisory committee, the following requirements must be met:

The committee must include at least five members.

At least 50% of the members must be actively involved in the real estate, development, or construction industries, must reside within the City's service area, and cannot be employees or officials of a governmental entity.

At least one member should reside in the City's Extraterritorial Jurisdiction (ETJ), as the service area will extend to include this region.

## ADJOURNMENT

The meeting was adjourned at 7:17 P.M.

APPROVED THIS 2nd DAY OF SEPTEMBER 2025.

ATTEST:

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

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



### *Staff Report*

**Agenda Date:** August 27, 2025  
**Agenda Item:** Variance Request Primrose Schools for transparency located at 9828 Karsten Blvd.

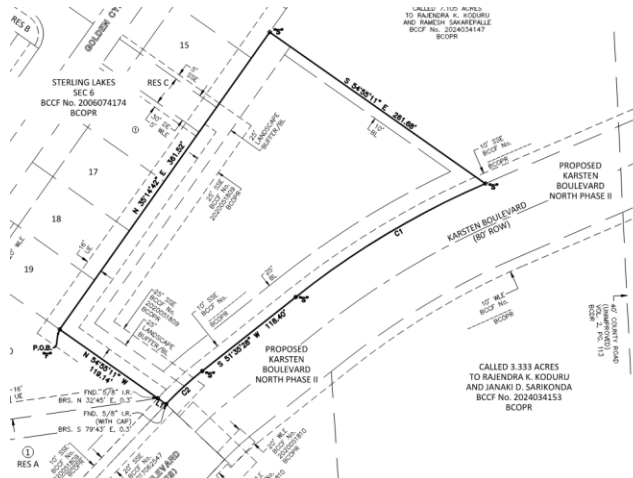
**Project Description:** Variances to regulations of the Unified Development Code pertaining to Master UDC Section 3.5.3.12- Storefront Code; Transparency.

**Zoning Designation:** Commercial

**Building Official:** Albert Cantu

### **SUMMARY**

This request was made by Alexia Loperena with CASCO Architect for a variance to Master UDC Section 3.5.3.12 (b)- Storefront Code; Transparency. The ordinance cited above requires that "each exterior wall of a commercial/retail/office building facing a public street must contain 65% transparent material to allow visual penetration of at least three (3) feet into the building. This site is located at 9828 Karsten Blvd.. New construction of a Daycare.



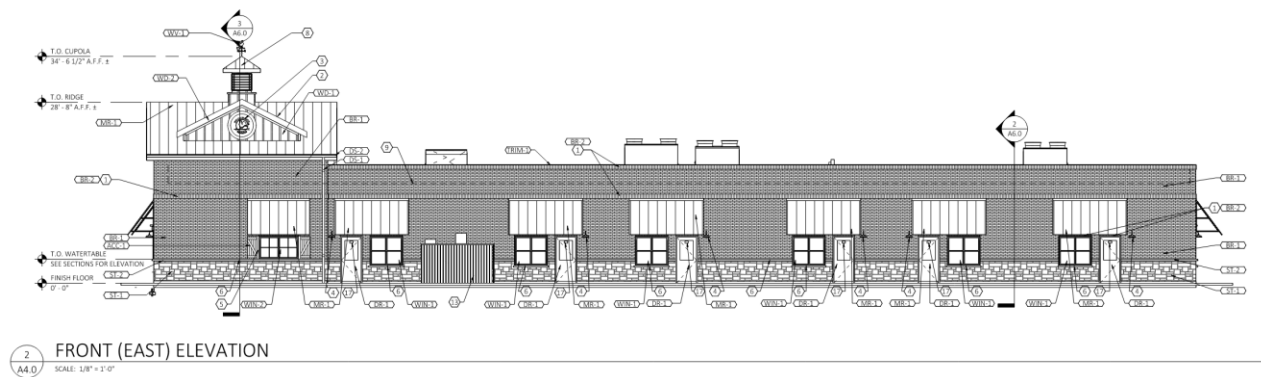
- Section 3.5.3.12. Storefronts Sub-section (b) Transparency**

Transparency – Each exterior wall of a commercial/retail/office building facing a public street must contain at least sixty-five (65) percent transparent material to allow visual penetration of at least three (3) feet into the building. Transparency includes stationary glass, windows, and the glass area of doors.

## Variance Request:

### Master UDC Section 3.5.3.12 (b)- Storefront Code; Transparency

In regard to the variance request at Primrose Schools located at 9828 Karsten Blvd we are requesting the transparency requirement of sixty-five (65%) as required by the UDC Section 3.5.3.12 Storefronts reduced for the reason of the full 65% transparency isn't feasible due to safety and privacy concerns for the children. The design prioritizes secure, private spaces. We request to maintain the current elevation.



## RECOMMENDATION

Staff recommend that they grant the variance due to the full 65% transparency not feasible due to safety and privacy concerns for the children. The design prioritizes secure, private spaces. They request to maintain the current elevation.

*Albert Cantu*

Albert Cantu, Building Official



# APPLICATION FOR VARIANCE REQUEST or APPEAL

Item 4.

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

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

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

## APPLICANT INFORMATION:

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

## PROPERTY INFORMATION:

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

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

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

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

B. Exterior Building Elevations. C. Preliminary Plat approval

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

City Council Date Requested: August 18th or September 15

Requestor Signature or Owner and Date: 



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

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

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

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

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

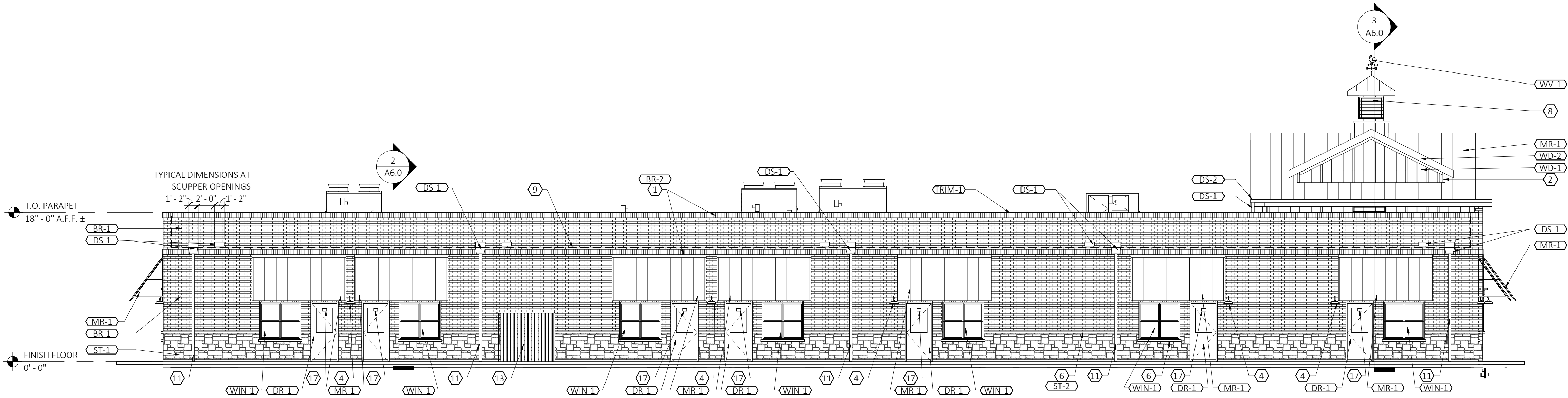
Notifications Required: ☐ Published Notice ☐ Public Hearing

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

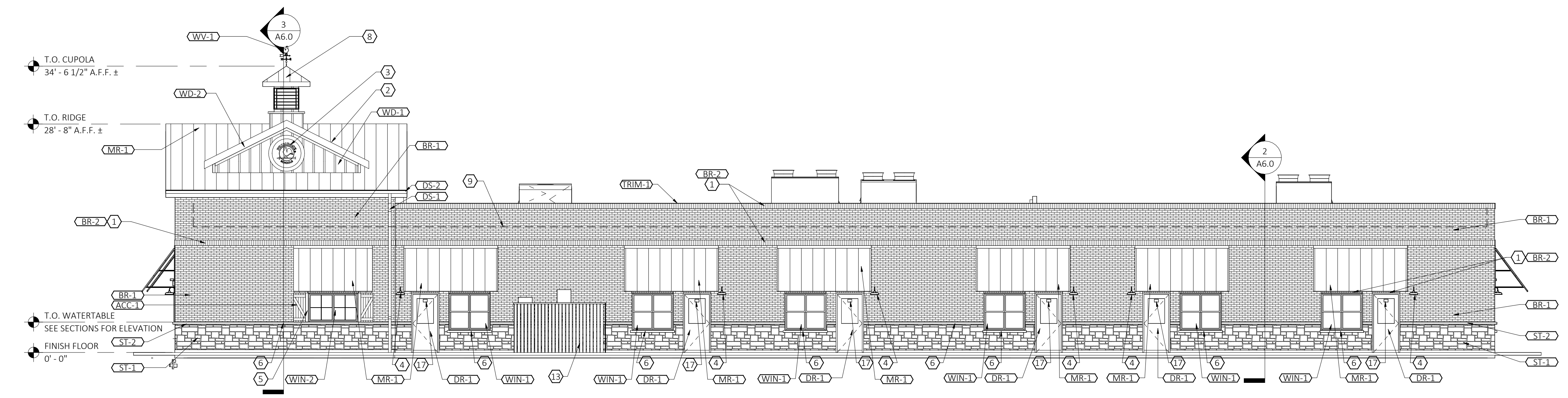
☐ Posting on Property (applicant responsibility) ☐ Personal Notice

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

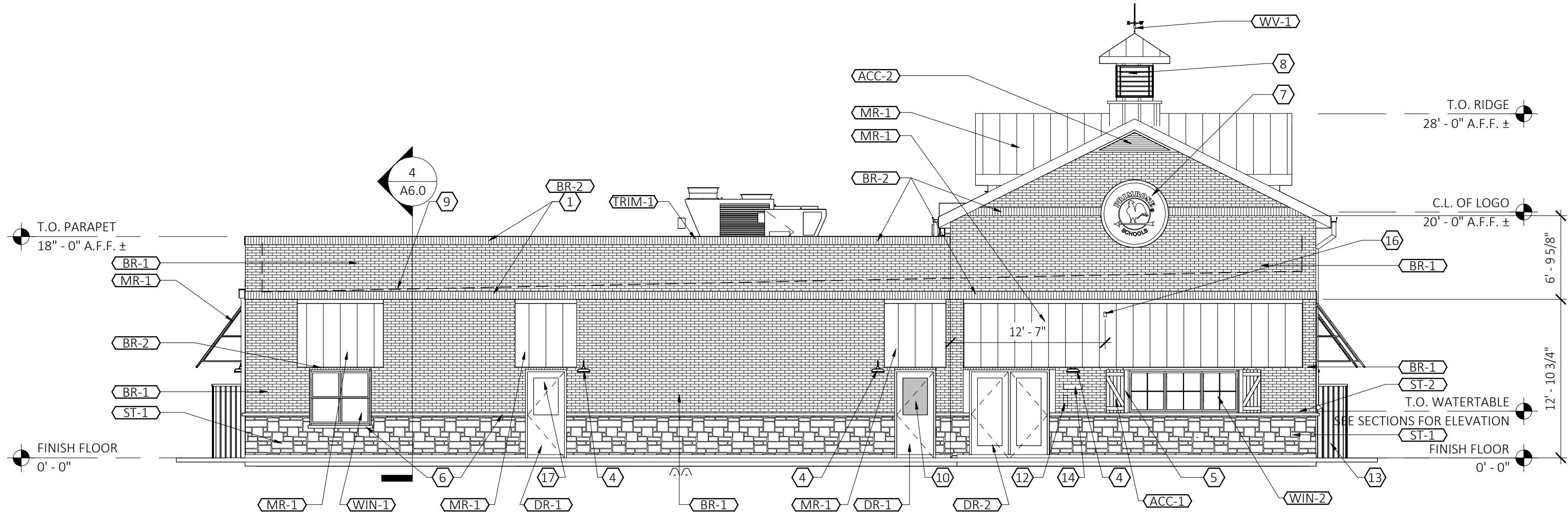
☐ Written Notice of Decision



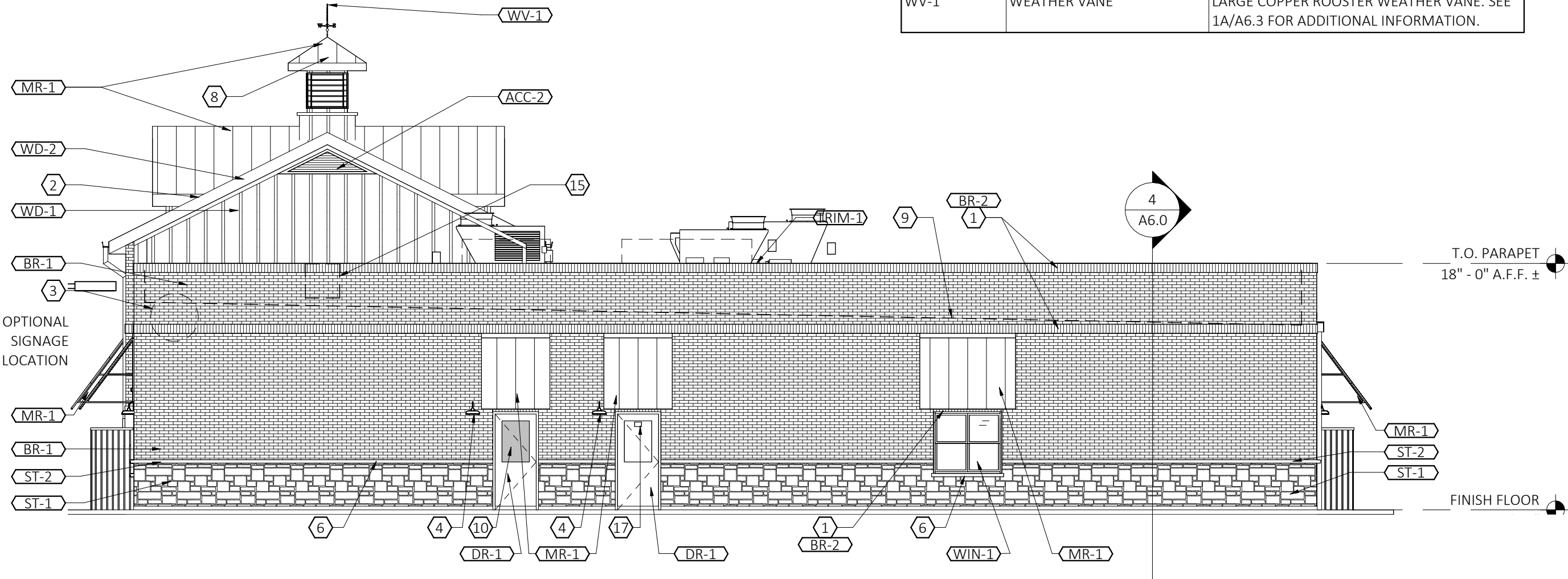
1 REAR (WEST) ELEVATION  
SCALE: 1/8" = 1'-0"



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



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



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

## ELEVATION KEYED NOTES

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

## EXTERIOR FINISH LEGEND

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

PRIMROSE SCHOOLS

9828 KARSTEN BLVD  
IOWA COLONY, TX 77583



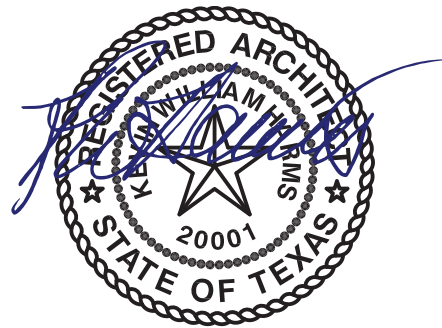
PRIMROSE SCHOOL FRANCHISING COMPANY  
3200 WINDY HILL ROAD, SUITE 1200 E  
ATLANTA, GEORGIA 30339-5640  
THESE DRAWINGS AND THE DESIGN REPRESENTED HEREIN ARE THE EXCLUSIVE PROPERTY OF PRIMROSE SCHOOL FRANCHISING CO. REPRODUCTION OR ANY USE OF THESE DRAWINGS OTHER THAN FOR THE PROJECT INTENDED WITHOUT THE EXPRESS WRITTEN CONSENT OF PRIMROSE SCHOOL FRANCHISING CO. IS PROHIBITED. ANY UNAUTHORIZED USE WILL BE SUBJECT TO LEGAL ACTION.

Date

CONSTR. DOC. & REVISIONS  
Description

No.

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



06/09/2025

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

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

EXTERIOR  
ELEVATIONS

A4.0

Tuesday, April 29, 2025

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

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

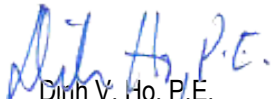
Dear Ms. Huddleston:

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

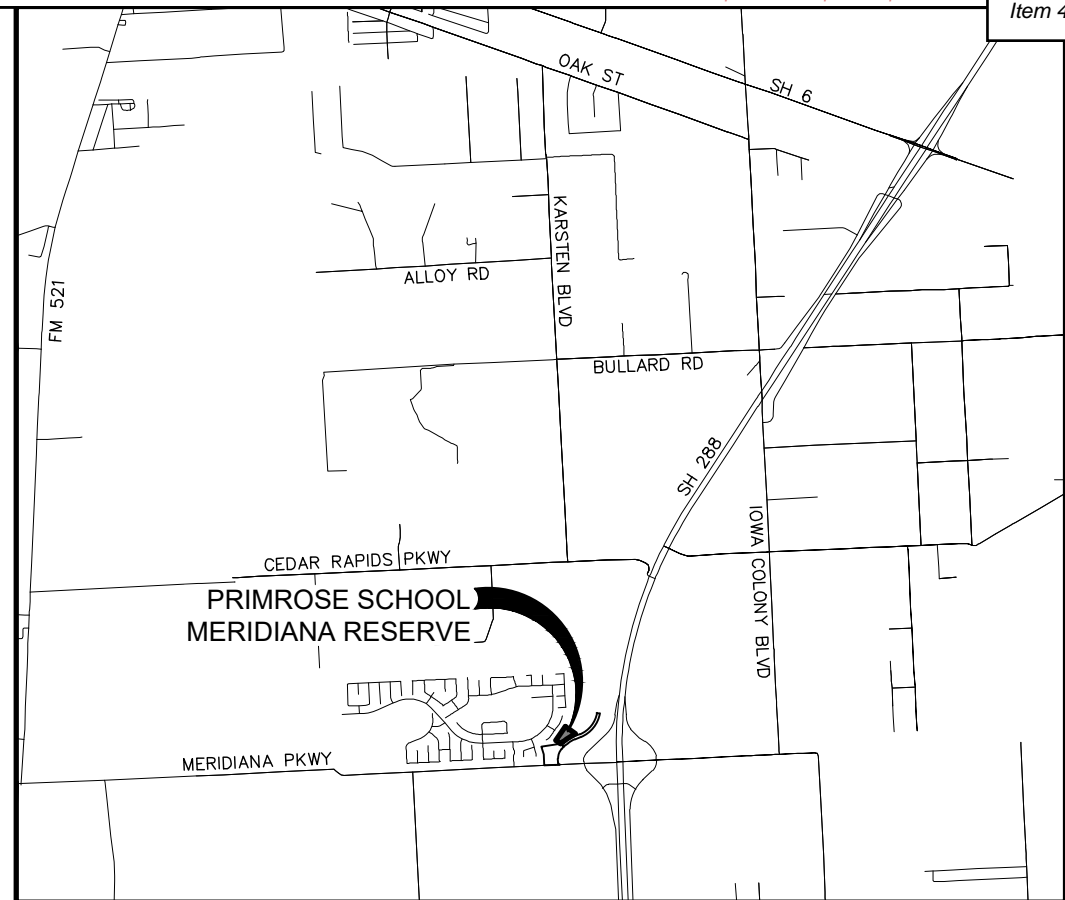
Based on our review, we have no objection to the preliminary plat as resubmitted on April 28, 2025. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, April 30, 2025 for consideration at the May 6, 2025, Planning and Zoning Meeting.

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

Sincerely,  
Adico, LLC

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

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



FINAL PLAT NOTES:

1. THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 31 BOUNDARY.
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATUTE PLATTING GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1.00013789.
3. BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000.
4. SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEEDINGS AND DECISIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
5. ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND EASEMENTS, AND MONUMENTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "ELS".
6. 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 83, 1991 ADJUSTMENT.
7. THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DEFINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0110K, DATED DECEMBER 30, 2020.
8. 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 THE ADJUT ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
9. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
10. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY THE PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
11. THERE ARE PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION AND ARE SHOWN HEREON.
12. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS FOR THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
13. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
14. ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
15. ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 31.
16. THIS SUBDIVISION EMPLOYS A DRAINAGE SYSTEM, WHICH UTILIZES STREETS AND ADJACENT PROPERTIES WITHIN THE SUBDIVISION PLAT BOUNDARY TO STORE AND CONVEY STORM WATER, THUS, DURING STORM EVENTS, FLOODING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION.
17. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
18. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
19. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
20. A MINIMUM OF 5 FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
21. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
22. OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
23. THE APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE TWELVE (12) MONTHS AFTER THE 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.
24. THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT FOR STERLING LAKES AT IOWA COLONY AND SIERRA VISTA, AS APPROVED ON FEBRUARY 2016 AND AS AMENDED IN JUNE 2018.
25. 25' SSE RECORDED UNDER BCOF 2020051809 BCOPR PARTIALLY ABANDONED BY BCOF 2025010788 BCOPR.
26. 20' SSE RECORDED UNDER BCOF 2017062547 BCOPR PARTIALLY ABANDONED BY BCOF 2025013180 BCOPR.

CALLED 7.105 ACRES  
 TO RAJENDRA K. KODURU  
 AND RAMESH SAKAREPALLE  
 BCCF No. 2024034147  
 BCOPR

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

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

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

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES

3. ALL DRAINAGE AREAS (FINISHED FLOOR) SHALL BE A MINIMUM OF 12-INCHES ABOVE CROWN OF ROAD AND/OR 24-INCHES ABOVE BASE FLOOD ELEVATION.
4. IN DRAINAGE EASEMENTS SHOWN ON PLATS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, STRUCTURES, AND OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
5. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
6. ALL DRAINAGE EASEMENTS AND DRAINAGE POND RESERVES SHOWN ON THIS PLAT SHALL 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, TEXAS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
7. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5.
8. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
9. ALL SURFACE WATER DRAINAGE, INCLUDING DRAINAGE TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
10. DEDICATED INGRESSES/EGRESS AREAS 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.
11. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
12. PROHIBITED USE OF "TRIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
13. ALL GRANTED 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 GRANTED TO SAID DISTRICT # 5 AND TO BE RECORDED WITH APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BOARD OF COMMISSIONERS.
14. IT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY IF ANY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 PROPERTY IS LOCATED WITHIN OR ABOUT TO CROSS THEIR PROPERTY. IF SO, THE PROPERTY OWNER WILL COMPLY AS STATED WITHIN THE RECORDED EASEMENT.
15. PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE OF CONTRACT SIGNATURE. REASONABLE FIELD SITE WORK IS EXPECTED. SEE -SECTION 1.5. PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES, TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5 POLICY (ALLOWABLE TIMES) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.

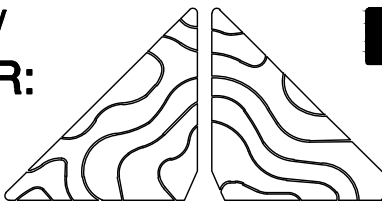
**PRELIMINARY PLAT  
PRIMROSE SCHOOL  
MERIDIANA RESERVE**

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

1 RESERVE 1 BLOCK  
APRIL 2025

OWNER/  
DEVELOPER:

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

ENGINEER/  
SURVEYOR:

**ELEVATION**  
land solutions  
TBPE REGISTRATION NUMBER F-22671  
9709 LAKESIDE BLVD, SUITE 200  
THE WOODLANDS, TX 77381 832-823-2200  
TBPS REGISTRATION NUMBER 10194692

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain description of a certain 1.529 acre (66,603 square feet) tract of land situated in the H.T. & B.R.R. Co. Survey, Section 57, Abstract No. 289, in Brazoria County, Texas, being a portion of the remainder of a called 31.51 acre tract (Tract 1) conveyed to Sterling Meridiana 35 GP, LLC, by deed recorded in Clerk's File No. 2022035646, Brazoria County Official Public Records; said 1.529 acre (66,603 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

BEGINNING at a 5/8–inch iron rod (with cap) found, being the west corner of said called 31.51 acre tract, being the south corner of Lot 19, Block 1, of Sterling Lakes At Iowa Colony Sec 6 according to the plat thereof recorded in Clerk's File No. 2006074174, Brazoria County Official Public Records, and being on the northeast line of Lot 20, Block 1, of said Sterling Lakes At Iowa Colony Sec 6;

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

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

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

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

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

THENCE, North 54°55'11" West, 119.14 feet to the POINT OF BEGINNING, CONTAINING 1.529 acres (66,603 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

We, STERLING MERIDIANA 35 GP, LLC, acting by and through \_\_\_\_\_

\_\_\_\_\_, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 1.529 Acre tract described in the above and foregoing map of PRIMROSE SCHOOL MERIDIANA RESERVE, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

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

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15'–0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the STERLING MERIDIANA 35 GP, LLC, Brazoria County, or any other governmental agency, the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

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

IN TESTIMONY WHEREOF, the STERLING MERIDIANA 35 GP, LLC, acting by and through \_\_\_\_\_

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

STERLING MERIDIANA 35 GP, LLC

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

\_\_\_\_\_

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

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

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

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

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

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

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

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

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

\_\_\_\_\_  
Wil Kennedy  
Mayor

\_\_\_\_\_  
McLean Barnett

\_\_\_\_\_  
Annetta Hicks–Murray

\_\_\_\_\_  
Marquette Greene–Scott

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

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

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

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

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

\_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

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

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

Printed Name: \_\_\_\_\_

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

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

\_\_\_\_\_  
Paul R. Bretherton  
Texas Registration No. 5977

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

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

PRELIMINARY PLAT  
PRIMROSE SCHOOL  
MERIDIANA RESERVE

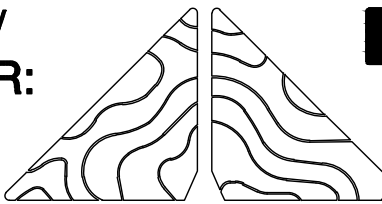
A SUBDIVISION OF 1.529 ACRES OF LAND  
OUT OF THE  
H.T.&B.R.R. Co. SURVEY SECTION 57, A-289  
BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK  
APRIL 2025

OWNER/  
DEVELOPER:

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

ENGINEER/  
SURVEYOR:



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

Tuesday, August 26, 2025

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

Re: Wynserra Phase I General Plan (formerly Maple Farms)  
Letter of Recommendation to Approve with Conditions  
COIC Project No. 6896  
ALLC Project No. 710-25-002-041

Dear Mr. Guerrero:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal for Wynserra Phase I General Plan (formerly Maple Farms), received on or about August 26, 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, Adico recommends Approval with Conditions. The east-west collector road shall be a minimum 80' ROW as defined in the Subdivision Ordinance. Although not illustrated in the Major Thoroughfare Plan, the proposed east-west collector roadway connecting FM 521 (Super Arterial) and future Baird Parkway (Major Arterial) aligns with the description of the Major Collector.

Per the Subdivision Ordinance:

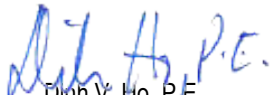
*Major Collector streets are secondary traffic arteries which are intended to connect two or more Major Arterial streets or to connect Major Arterial streets with Minor Arterial streets and serve as parallel roadways adjacent to Super Arterial streets and which are used primarily for medium speed or medium traffic.*

*Minor collector streets are secondary traffic arteries which are intended to connect Local streets with Minor Arterial streets or to connect Major Arterial streets and which are used primarily for slower speed or lower volume traffic.*

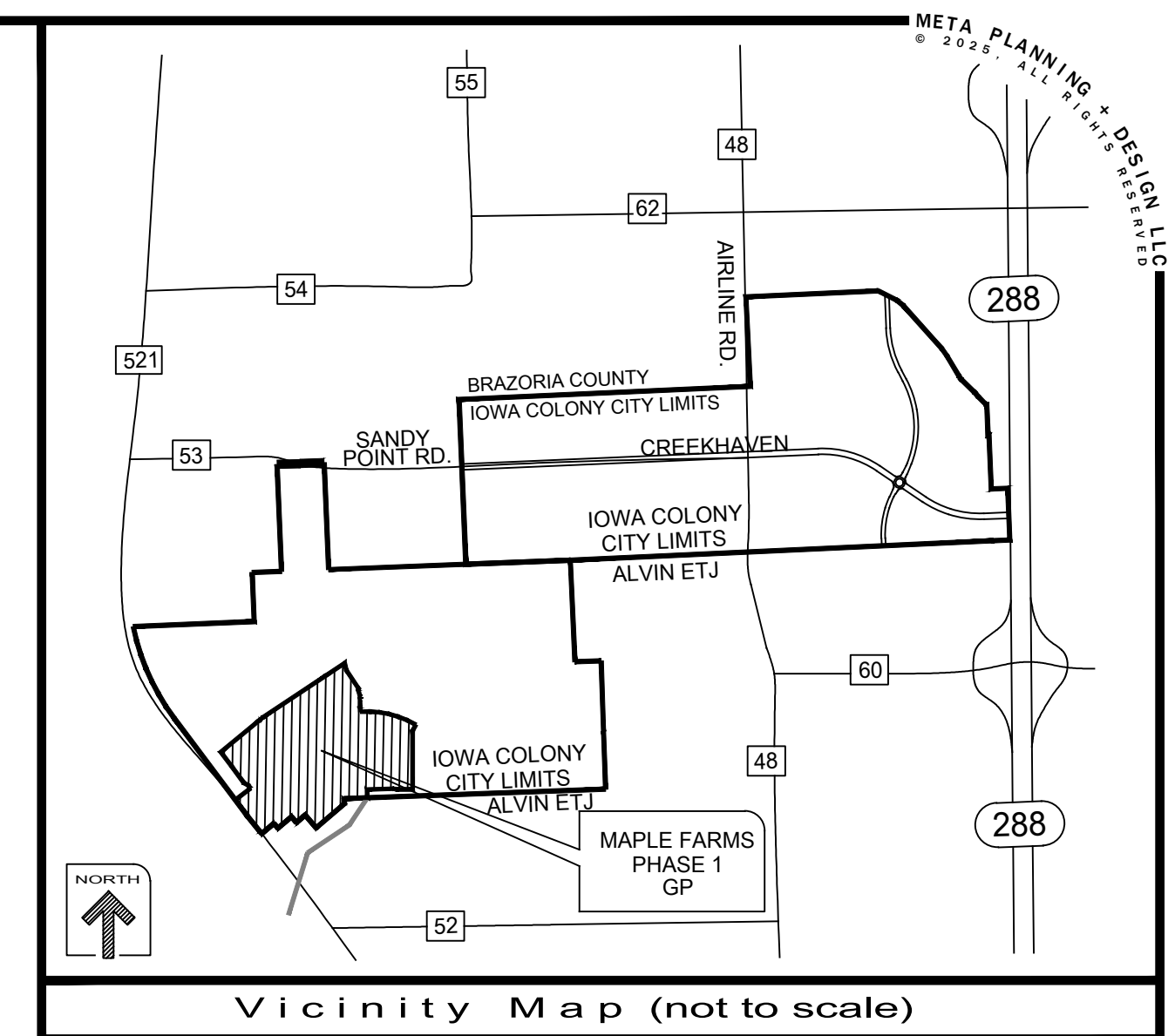
Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, August 27, 2025, for consideration at the September 2, 2025, Planning and Zoning Meeting.

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

Sincerely,  
Adico, LLC

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

Cc: Kayleen Rosser  
File: 710-25-002-041



- 1.) ALL RIGHTS-OF-WAY ARE FIFTY FEET (50') IN WIDTH UNLESS OTHERWISE NOTED.
- 2.) ALL CUL-DE-SAC RADII ARE FIFTY FEET (50') UNLESS OTHERWISE NOTED.
- 3.) THIS GENERAL PLAN IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN MAPLE FARMS HOLDINGS AND CITY OF IOWA COLONY DATED AUGUST 12, 2024.

Tuesday, August 26, 2025

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

Re: Wynserra Section 1 Preliminary Plat (formerly Maple Farms)  
Letter of Recommendation to Approve with Conditions  
COIC Project No. 6791  
ALLC Project No. 710-25-002-033

Dear Mr. Guerrero:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Wynserra Section 1 Preliminary Plat (formerly Maple Farms), received on or about August 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, Adico recommends Approval with Conditions. The east-west collector road shall be a minimum 80' ROW as defined in the Subdivision Ordinance. Although not illustrated in the Major Thoroughfare Plan, the proposed east-west collector roadway connecting FM 521 (Super Arterial) and future Baird Parkway (Major Arterial) aligns with the description of the Major Collector.

Per the Subdivision Ordinance:

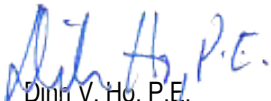
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*Minor collector streets are secondary traffic arteries which are intended to connect Local streets with Minor Arterial streets or to connect Major Arterial streets and which are used primarily for slower speed or lower volume traffic.*

Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, August 27, 2025, for consideration at the September 2, 2025, Planning and Zoning Meeting.

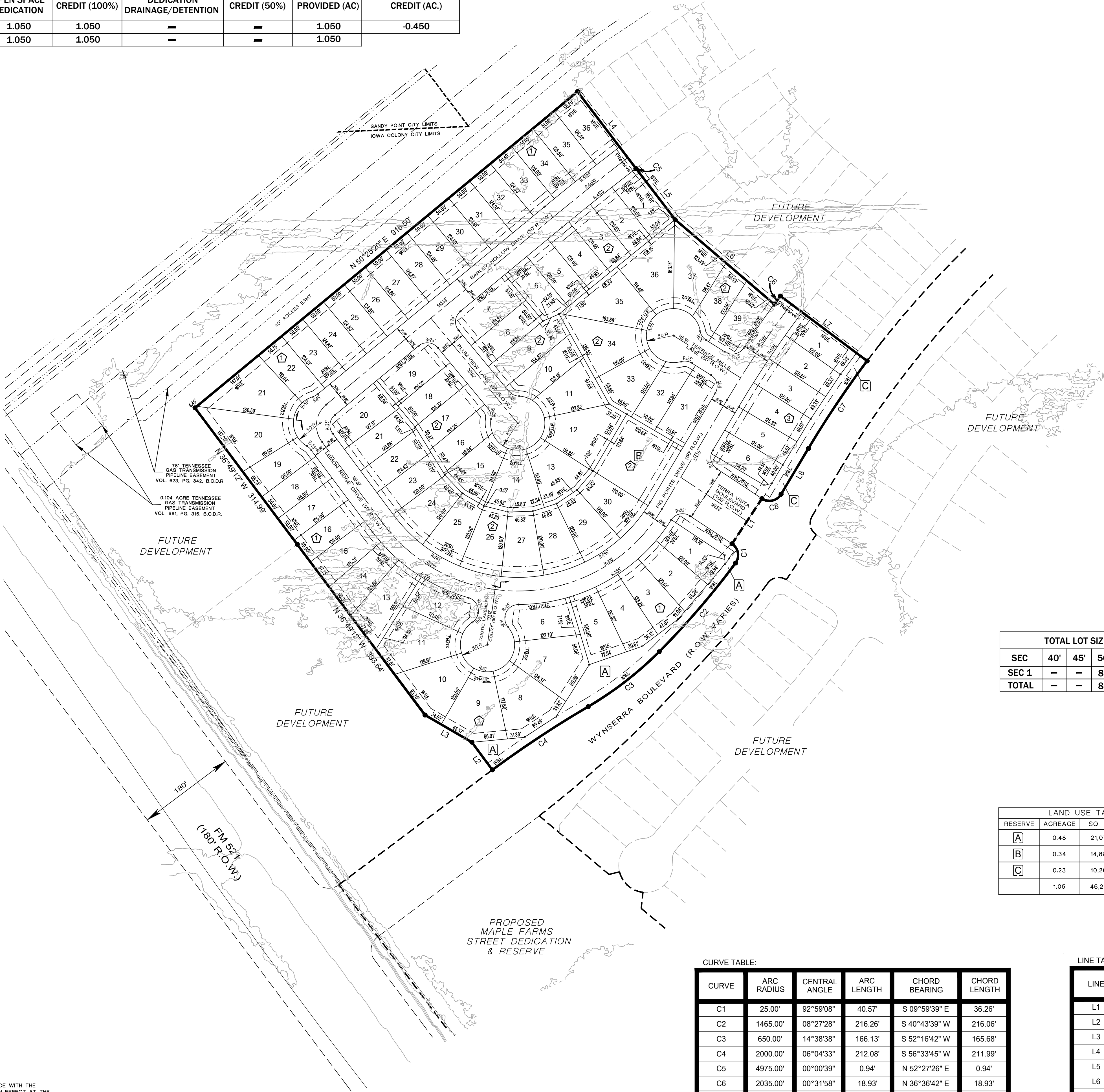
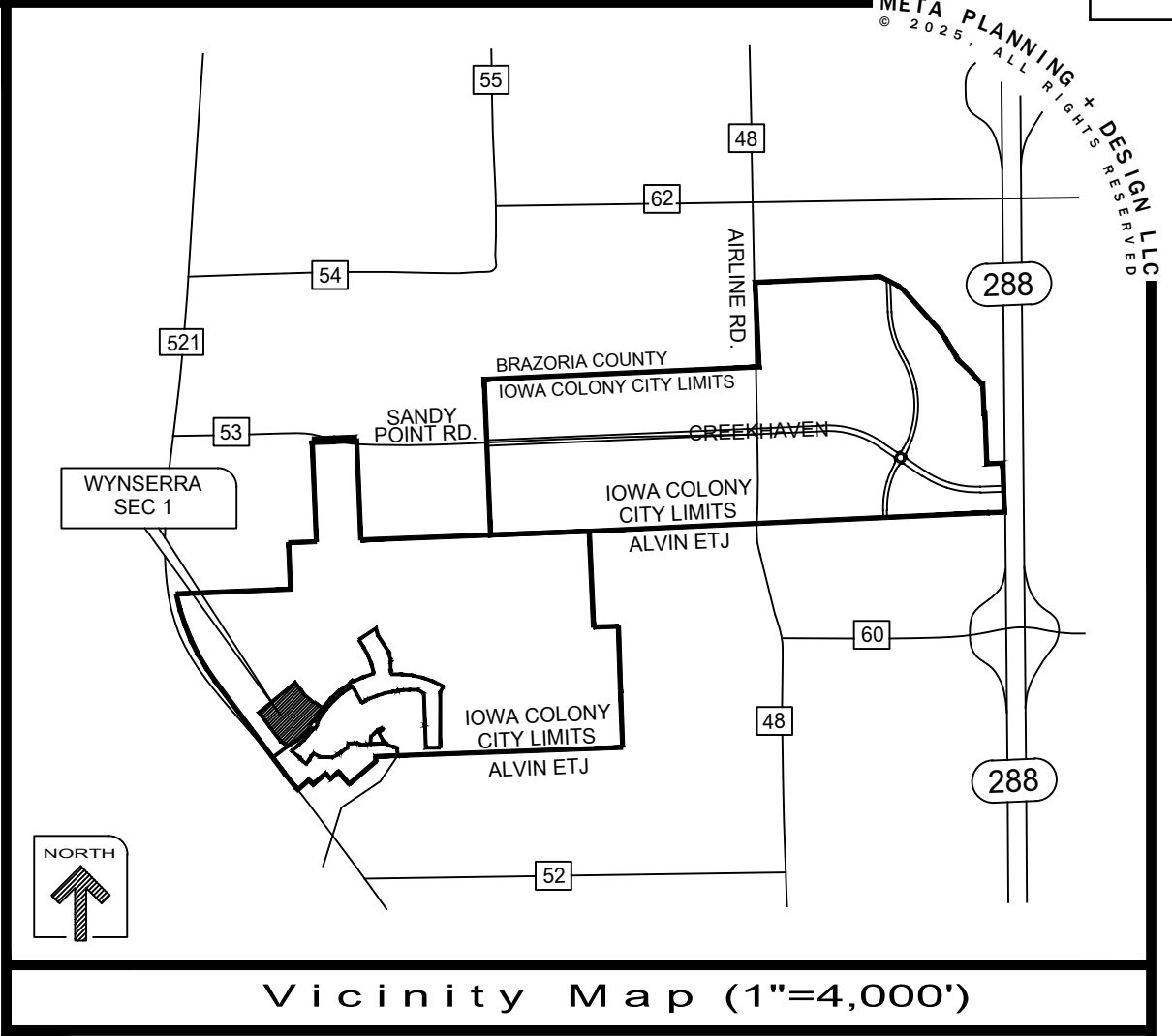
Should you have any questions, please do not hesitate to call our office.

Sincerely,  
Adico, LLC

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

Cc: Kayleen Rosser  
File: 710-25-002-033

PARKLAND BANK								
SEC	NUMBER OF LOTS	PUBLIC PARK REQUIREMENT (1AC /54 DU)	PRIVATE PARK/ OPEN SPACE DEDICATION	PRIVATE PARK/ CREDIT (100%)	PRIVATE PARK/ DEDICATION DRAINAGE/DETENTION	PRIVATE PARK/ CREDIT (50%)	PARK CREDIT PROVIDED (AC)	REMAINING PARK CREDIT (AC.)
SEC 1	81	1.500	1.050	1.050	—	—	1.050	-0.450
TOTAL	81	1.500	1.050	1.050	—	—	1.050	



- GENERAL NOTES:
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
  - The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (INAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185
  - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C015K and 48039C0275K, 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  
"VOL." indicates Volume  
"C" indicates change in street name.
  - The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County Drainage District No. 5.
  - Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
  - The Developer /Homeowners' Association shall be responsible for maintenance of all reserves.
  - Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
  - Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
  - The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
  - 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 thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the dedicator, his heirs, assigns, or successors.
  - This plat contains Type II lots, and is subject to such regulations defined in the Development agreement between Maple Farms Holdings and the City of Iowa Colony dated August 12, 2024.
  - Plat approval is subject to approval of adjacent Wynserra Boulevard Street Dedication and Reserves Sec 1 plat.
  - The plat is subject to the Development Agreement between Maple Farms Holdings and the City of Iowa Colony dated August 12, 2024.
  - The entire plat for Wynserra Sec 1 lies within BCMUD No. 90.

TOTAL LOT SIZE COUNT						
SEC	40'	45'	50'	55'	60'	70'
SEC 1	—	—	81	—	—	—
TOTAL	—	—	81	—	—	—

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.48	21,072	LANDSCAPE/ OPEN SPACE
B	0.34	14,885	LANDSCAPE/ OPEN SPACE
C	0.23	10,266	LANDSCAPE/ OPEN SPACE
	1.05	46,223	TOTAL

CURVE TABLE:					
CURVE	ARC RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	92°59'08"	40.57'	S 09°59'39" E	36.26'
C2	1465.00'	08°27'28"	216.26'	S 40°43'39" W	216.06'
C3	650.00'	14°38'38"	166.13'	S 52°16'42" W	165.68'
C4	2000.00'	06°04'33"	212.08'	S 56°33'45" W	211.99'
C5	4975.00'	00°00'39"	0.94'	N 52°27'26" E	0.94'
C6	2035.00'	00°31'58"	18.93'	N 36°36'42" E	18.93'
C7	1835.00'	06°04'46"	194.70'	S 33°50'19" W	194.61'
C8	25.00'	92°42'51"	40.45'	S 77°09'22" W	36.18'

LINE TABLE:		
LINE	BEARING	DISTANCE
L1	S 33°30'47" W	100.00'
L2	N 36°28'31" W	63.53'
L3	N 59°50'27" W	100.19'
L4	S 37°32'14" E	178.22'
L5	S 37°32'53" E	119.01'
L6	S 49°29'40" E	240.64'
L7	S 53°07'18" E	200.00'
L8	S 30°47'56" W	98.46'

A PRELIMINARY PLAT OF

# WYNSERRA SEC 1

## BEING 18.6 ACRES OF LAND

OUT OF THE  
**CHESTER S. GORBET SURVEY, A-64**  
BRAZORIA COUNTY, TEXAS

CONTAINING 81 LOTS (50' X 120' TYP.) AND  
THREE RESERVES IN THREE BLOCKS.

OWNER:  
**MAPLE FARMS HOLDINGS, LLC**  
5847 SAN FELIPE STREET  
HOUSTON, TEXAS  
ANDREW@MAPLEDEVELOPMENT.COM

ENGINEER:  
**QUIDDITY ENGINEERING, LLC**  
2322 W GRAND PARKWAY NORTH, SUITE 150  
KATY, TEXAS 77449  
(832) 913-4044

PLANNER:  
**META**  
PLANNING + DESIGN

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

SCALE: 1"=100'  
0 100 200

AUGUST 25, 2025

MTA-45005A

DISCLAIMER AND LIMITED WARRANTY

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

Tuesday, August 26, 2025

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

Re: Wynserra Section 2 Preliminary Plat (formerly Maple Farms)  
Letter of Recommendation to Approve with Conditions  
COIC Project No. 6792  
ALLC Project No. 710-25-002-033

Dear Mr. Guerrero:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Wynserra Section 2 Preliminary Plat (formerly Maple Farms), received on or about August 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, Adico recommends Approval with Conditions. The east-west collector road shall be a minimum 80' ROW as defined in the Subdivision Ordinance. Although not illustrated in the Major Thoroughfare Plan, the proposed east-west collector roadway connecting FM 521 (Super Arterial) and future Baird Parkway (Major Arterial) aligns with the description of the Major Collector.

Per the Subdivision Ordinance:

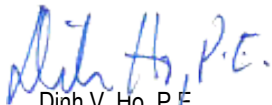
*Major Collector streets are secondary traffic arteries which are intended to connect two or more Major Arterial streets or to connect Major Arterial streets with Minor Arterial streets and serve as parallel roadways adjacent to Super Arterial streets and which are used primarily for medium speed or medium traffic.*

*Minor collector streets are secondary traffic arteries which are intended to connect Local streets with Minor Arterial streets or to connect Major Arterial streets and which are used primarily for slower speed or lower volume traffic.*

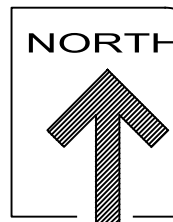
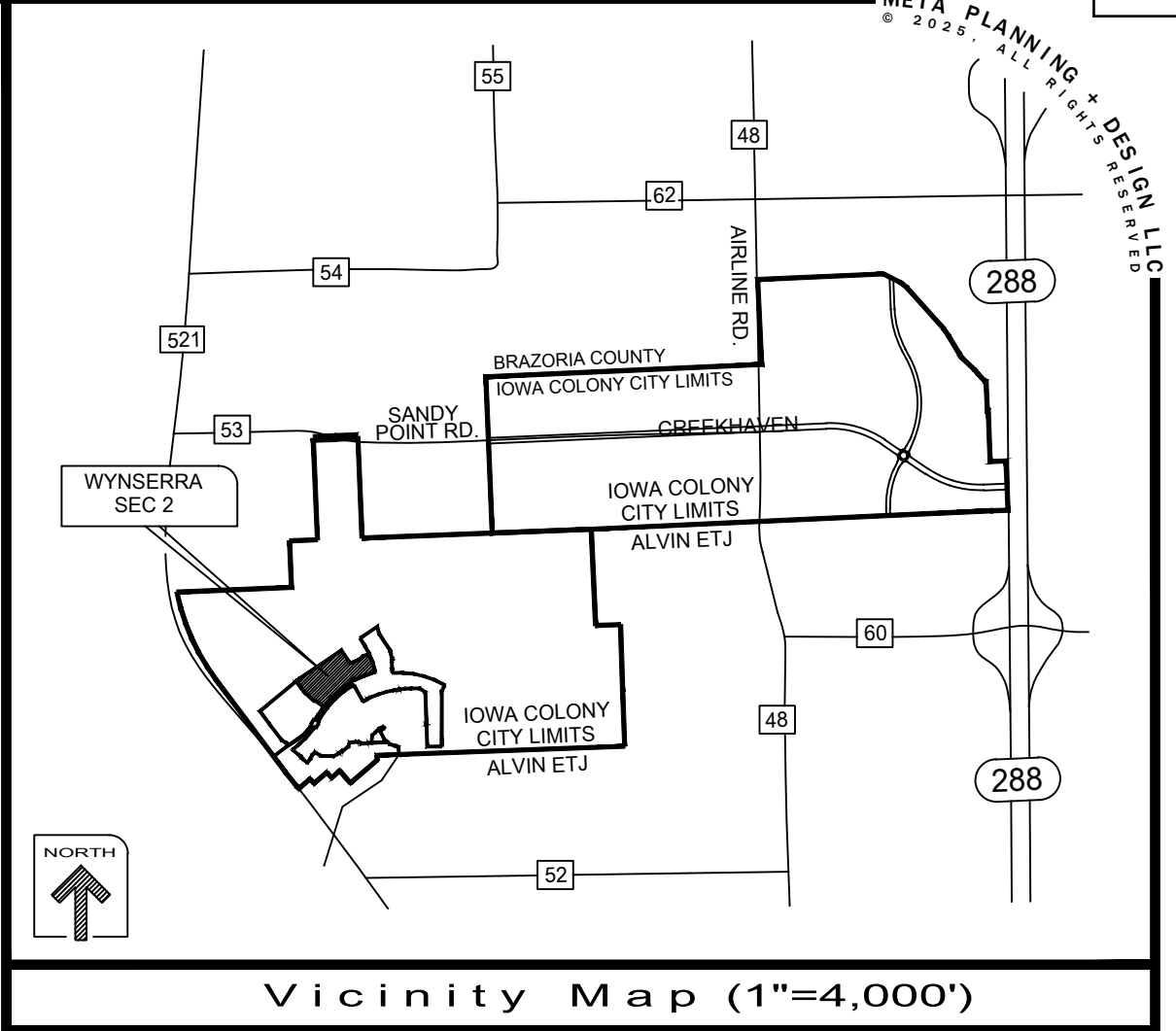
Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, August 27, 2025, for consideration at the September 2, 2025, Planning and Zoning Meeting.

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

Sincerely,  
Adico, LLC

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

Cc: Kayleen Rosser  
File: 710-25-002-033



- GENERAL NOTES:
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
  - The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
  - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0115K and 48039C0279K, 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.P.R." indicates Brazoria County Official Public Records  
"B.C.P.R." indicates Brazoria County Deed Records  
"B.L." indicates Building Line  
"B.E." indicates Drainage Easement  
"P.O." indicates Point of Beginning  
"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  
"VOL." indicates Volume  
"J" indicates change in street name.
  - The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County Drainage District No. 5.
  - Properly within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
  - The Developer /Homeowners' Association shall be responsible for maintenance of all reserves.
  - Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
  - Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
  - The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
  - 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 thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revert in the dedicant, his heirs, assigns, or successors.
  - This plat contains Type II lots, and is subject to such regulations defined in the Development agreement between Maple Farms Holdings and the City of Iowa Colony dated August 12, 2024.
  - Plat approval is subject to approval of adjacent Wynserra Boulevard Street Dedication and Reserves Sec 1 plat.
  - The plat is subject to the Development Agreement between Maple Farms Holdings and the City of Iowa Colony dated August 12, 2024.
  - The entire plat for Wynserra Sec 1 lies within BCMUD No. 90.

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.48	21,214	LANDSCAPE/ OPEN SPACE
B	0.08	3,797	LANDSCAPE/ OPEN SPACE
C	0.62	27,101	LANDSCAPE/ OPEN SPACE
	1.18	52,112	TOTAL

A PRELIMINARY PLAT OF

# WYNSERRA SEC 2

BEING 18.0 ACRES OF LAND

OUT OF THE  
**CHESTER S. GORBET SURVEY, A-64**  
BRAZORIA COUNTY, TEXAS

CONTAINING 107 LOTS (40' X 120' TYP.) AND  
THREE RESERVES IN FOUR BLOCKS.

OWNER:  
**MAPLE FARMS HOLDINGS, LLC**  
5847 SAN FELIPE STREET  
HOUSTON, TEXAS  
ANDREW@MAPLEDEVELOPMENT.COM

ENGINEER:  
**QUIDDITY ENGINEERING, LLC**  
2322 W GRAND PARKWAY NORTH, SUITE 150  
KATY, TEXAS 77449  
(832) 913-4044

PLANNER:

**META**  
PLANNING + DESIGN

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

SCALE: 1" = 100'

0 100 200

AUGUST 25, 2025

MTA-45005A

PARKLAND BANK							
SEC	NUMBER OF LOTS	PUBLIC PARK REQUIREMENT (1AC / 54 DU)	PRIVATE PARK/ OPEN SPACE DEDICATION	PRIVATE PARK/ CREDIT (100%)	PRIVATE PARK/ DEDICATION DRAINAGE/DETENTION	PRIVATE PARK/ CREDIT (50%)	PARK CREDIT PROVIDED (AC)
SEC 1	81	1.500	1.050	1.050	—	—	1.050
SEC 2	107	1.981	1.180	1.180	—	—	1.180
TOTAL	188	3.481	2.230	2.230	—	—	2.230

TOTAL LOT SIZE COUNT						
SEC	40'	45'	50'	55'	60'	70'
SEC 1	—	—	81	—	—	—
SEC 2	107	—	—	—	—	—
TOTAL	107	—	81	—	—	—

DISCLAIMER AND LIMITED WARRANTY

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CURVE TABLE:

CURVE	ARC RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	92°41'00"	40.44'	S 12°41'39" W	36.17'
C2	1835.00'	22°09'27"	709.64'	S 47°57'25" W	705.22'
C3	2035.00'	00°31'58"	18.93'	S 36°36'42" W	18.93'
C4	1765.00'	11°24'22"	351.36'	S 18°55'25" E	350.78'
C5	25.00'	87°53'23"	38.35'	S 30°43'27" W	34.70'
C6	1835.00'	12°32'38"	401.74'	S 68°23'49" W	400.94'
C7	25.00'	84°13'39"	36.75'	N 75°45'40" W	33.53'

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 56°21'09" W	50.00'
L2	N 53°07'18" W	200.00'
L3	N 49°29'40" W	240.64'
L4	N 37°32'53" W	119.01'
L5	N 37°14'03" W	178.21'
L6	N 50°23'49" E	29.54'
L7	N 50°26'09" E	54.34'
L8	N 66°38'46" E	181.29'
L9	N 52°35'50" E	104.86'
L10	N 68°08'54" E	129.77'
L11	N 33°38'51" W	7.39'

Tuesday, August 26, 2025

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

Re: Wynserra Street Dedication and Reserves Section 1 Preliminary Plat (formerly Maple Farms)  
Letter of Recommendation to Approve with Conditions  
COIC Project No. 6795  
ALLC Project No. 710-25-002-037

Dear Mr. Guerrero:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Wynserra Street Dedication and Reserves Section 1 Preliminary Plat (formerly Maple Farms), received on or about August 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, Adico recommends Approval with Conditions. The east-west collector road shall be a minimum 80' ROW as defined in the Subdivision Ordinance. Although not illustrated in the Major Thoroughfare Plan, the proposed east-west collector roadway connecting FM 521 (Super Arterial) and future Baird Parkway (Major Arterial) aligns with the description of the Major Collector.

Per the Subdivision Ordinance:


*Major Collector streets are secondary traffic arteries which are intended to connect two or more Major Arterial streets or to connect Major Arterial streets with Minor Arterial streets and serve as parallel roadways adjacent to Super Arterial streets and which are used primarily for medium speed or medium traffic.*

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Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, August 27, 2025, for consideration at the September 2, 2025, Planning and Zoning Meeting.

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

Sincerely,  
Adico, LLC

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

Cc: Kayleen Rosser  
File: 710-25-002-037

GENERAL NOTES

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998674295.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C015K and 48039C0275K, 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.O." 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  
"VOL." indicates Volume  
"C" indicates change in street name
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County Drainage District No. 5
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- The Developer /Homeowners' Association shall be responsible for maintenance of all reserves.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
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- This plat contains Type II lots, and is subject to such regulations defined in the Development agreement between Maple Farms Holdings and the City of Iowa Colony dated April 12, 2024.
- Plat approval is subject to approval of adjacent Wynserra Boulevard Street Dedication and Reserves Sec 1 plat.
- The plat is subject to the Development Agreement between Maple Farms Holdings and the City of Iowa Colony dated August 12, 2024.
- The entire plat for Wynserra Sec 1 lies within BCMUD No. 90.

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	23.17	1,009,385	DETENTION/ DRAINAGE
B	3.35	145,886	RECREATION CENTER
C	15.67	682,455	DETENTION/ DRAINAGE
D	5.72	249,201	DETENTION/ DRAINAGE
	47.91	2,086,927	TOTAL

A  
CALLED 0.6874 ACRES  
YONATHAN SANCHEZ  
AND JEANETTE GARCIA  
B.C.C.F. No. 2019004314

B  
CALLED 50'X75'  
STELLA SMITH  
VOL. 570, PG. 471, B.C.D.R.

C  
CALLED 1 ACRE  
DIANA BARCENAS  
B.C.C.F. No. 2013007115

D  
CALLED 1 ACRE  
JOSE LINARES  
B.C.C.F. No. 2019005781

E  
CALLED 2 ACRE  
HORTENSE MITCHELL  
B.C.C.F. No. 2012018372

F  
CALLED 1 ACRE  
ANDRE GREEN  
B.C.C.F. No. 2010047159

G  
CALLED 1 ACRE  
PATRICIA AND STANLEY HARBOR  
B.C.C.F. No. 2019039660

H  
CALLED 2 ACRE  
HORTENSE MITCHELL  
B.C.C.F. No. 2012018372

TOTAL LOT SIZE COUNT							
SEC	40'	45'	50'	55'	60'	70'	
SEC 1	-	-	81	-	-	-	
SEC 2	107	-	-	-	-	-	
SEC 3	2	-	2	-	96	-	
SEC 4	-	-	131	-	-	-	
TOTAL	109	-	212	-	96	-	



MAPLE FARMS  
STREET DEDICATION &  
RESERVES  
SEC 1

Vicinity Map (1"=4,000')



FUTURE  
DEVELOPMENT

FUTURE  
DEVELOPMENT

FUTURE  
DEVELOPMENT

PROPOSED  
MAPLE FARMS  
WATER PLANT

RESTRICTED RESERVE "A"  
DETENTION/DRAINAGE  
±23.17 ACRES

CALLED 11.97 ACRES  
BRENDA GOBELLAN  
B.C.C.F. NO. 2008029823

CALLED 194.8 ACRES  
JKO, LTD.  
B.C.C.F. No. 2004064607

CALLED 12.86 ACRES  
FESSHAWE EMBAYE  
B.C.C.F. No. 2019043986

# WYNSERRA STREET DEDICATION AND RESERVES SEC 1 BEING 55.49 ACRES OF LAND

OUT OF THE  
CHESTER S. GORBET SURVEY, A-64  
EDWARD BRADLEY LEAGUE, A-44  
BRAZORIA COUNTY, TEXAS

FOUR RESERVES IN FOUR BLOCKS.

OWNER:  
MAPLE FARMS HOLDINGS, LLC  
5847 SAN FELIPE STREET  
HOUSTON, TEXAS 77057  
ANDREW@MAPLEDEVELOPMENT.COM

ENGINEER/SURVEYOR:  
QUIDDITY ENGINEERING, LLC  
2322 W. GRAND PARKWAY N SUITE 150  
KATY, TEXAS 77449  
(832) 913-4000

PLANNER:

**META**  
PLANNING + DESIGN

Meta Planning + Design LLC  
24285 KATY FREEWAY, SUITE 525  
KATY, TEXAS 77449 | TEL: 281-810-1422

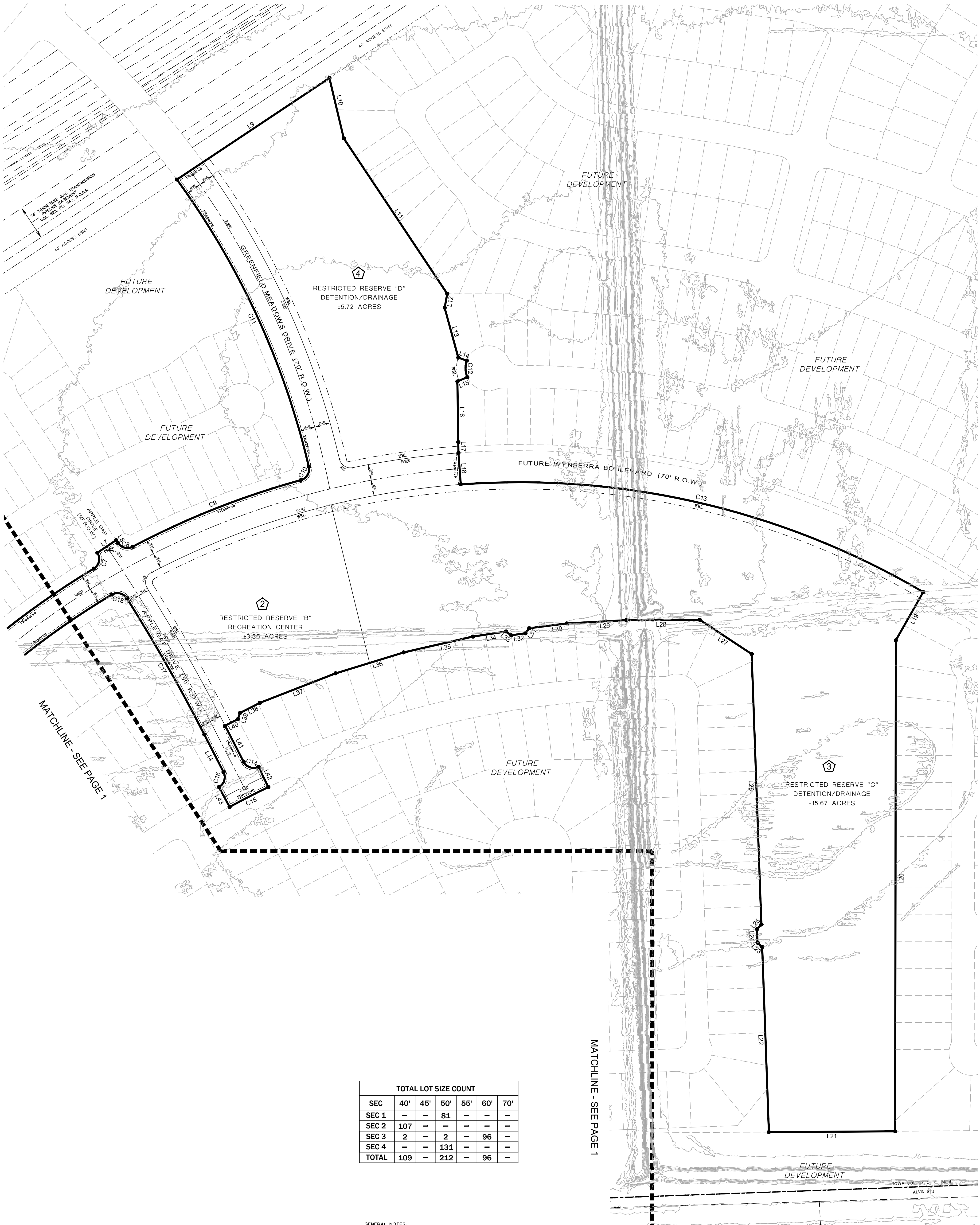
SCALE: 1" = 100'  
0 100 200

AUGUST 25, 2025

PAGE: 1 OF 3

MTA-45005A

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



TOTAL LOT SIZE COUNT						
SEC	40'	45'	50'	55'	60'	70'
SEC 1	-	-	81	-	-	-
SEC 2	107	-	-	-	-	-
SEC 3	2	-	2	-	96	-
SEC 4	-	-	131	-	-	-
TOTAL	109	-	212	-	96	-

- GENERAL NOTES
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
  - The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
  - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C015K and 48039C0275K, 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.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  
"VOL." indicates Volume  
"J" indicates change in street name
  - The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County Drainage District No. 5.
  - Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
  - The Developer /Homeowners' Association shall be responsible for maintenance of all reserves.
  - Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
  - Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
  - The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
  - 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 thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicant, his heirs, assigns, or successors.
  - This plat contains Type II lots, and is subject to such regulations defined in the Development agreement between Maple Farms Holdings and the City of Iowa Colony dated April 12, 2024.
  - Plat approval is subject to approval of adjacent Wynserra Boulevard Street Dedication and Reserves Sec 1 plat.
  - The plat is subject to the Development Agreement between Maple Farms Holdings and the City of Iowa Colony dated August 12, 2024.
  - The entire plat for Wynserra Sec 1 lies within BCMUD No. 90.

# WYNSERRA STREET DEDICATION AND RESERVES SEC 1

BEING 55.49 ACRES OF LAND

OUT OF THE CHESTER S. GORBET SURVEY, A-64  
EDWARD BRADLEY LEAGUE, A-44  
BRAZORIA COUNTY, TEXAS

FOUR RESERVES IN FOUR BLOCKS.

OWNER:  
MAPLE FARMS HOLDINGS, LLC  
5847 SAN FELIPE STREET  
HOUSTON, TEXAS 77057  
ANDREW@MAPLEDEVELOPMENT.COM

ENGINEER/SURVEYOR:  
QUIDDITY ENGINEERING, LLC  
2322 W. GRAND PARKWAY N SUITE 150  
KATY, TEXAS 77449  
(832) 913-4000

PLANNER:



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

SCALE: 1" = 100'  
0 100 200

AUGUST 25, 2025

PAGE: 2 OF 3

MTA-45005A

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	23.17	1,009,385	DETENTION/ DRAINAGE
B	3.35	145,886	RECREATION CENTER
C	15.67	682,455	DETENTION/ DRAINAGE
D	5.72	249,201	DETENTION/ DRAINAGE
	47.91	2,086,927	TOTAL

DISCLAIMER AND LIMITED WARRANTY

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GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998674285
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0115K and 48039C0276K, 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.
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"-J-" indicates change in street name.
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- 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 tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the dedicant, his heirs, assigns, or successors.
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- Plat approval is subject to approval of adjacent Wynserra Boulevard Street Dedication and Reserves Sec 1 plat.
- The plat is subject to the Development Agreement between Maple Farms Holdings and the City of Iowa Colony dated August 12, 2024.
- The entire plat for Wynserra Sec 1 lies within BCMUD No. 90.

CURVE TABLE:

CURVE	ARC RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2000.00'	06°25'13"	224.11'	N 56°23'25" E	223.99'
C2	650.00'	14°38'38"	166.13'	N 52°16'42" E	165.68'
C3	1465.00'	08°27'28"	216.26'	N 40°43'39" E	216.06'
C4	25.00'	92°59'08"	40.57'	N 09°59'39" W	36.26'
C5	25.00'	92°42'51"	40.45'	S 77°09'22" W	36.18'
C6	1835.00'	28°14'13"	904.34'	N 44°55'03" E	895.21'
C7	25.00'	92°41'00"	40.44'	S 12°41'39" W	36.17'
C8	25.00'	84°13'39"	36.75'	N 75°45'40" W	33.53'
C9	1835.00'	12°32'38"	401.74'	N 68°23'49" E	400.94'
C10	25.00'	87°53'23"	38.35'	N 30°43'27" E	34.70'
C11	1765.00'	22°53'28"	705.17'	N 24°39'59" W	700.49'
C12	50.00'	43°01'40"	37.55'	N 01°52'38" W	36.67'
C13	1765.00'	34°41'47"	1068.82'	S 76°53'49" E	1052.57'
C14	25.00'	88°36'09"	38.66'	S 71°23'43" E	34.92'
C15	1975.00'	02°47'43"	96.35'	S 62°54'21" W	96.34'
C16	25.00'	88°36'09"	38.66'	S 17°12'25" W	34.92'
C17	3975.00'	05°00'16"	347.20'	N 29°35'47" W	347.09'
C18	25.00'	88°43'40"	38.71'	S 76°27'45" E	34.96'
C19	1765.00'	28°22'28"	874.08'	S 44°59'10" W	865.17'
C20	25.00'	87°17'09"	38.09'	N 12°50'38" W	34.51'
C21	25.00'	87°14'40"	38.07'	N 79°53'28" E	34.49'
C22	1535.00'	06°38'24"	177.89'	S 39°35'20" W	177.79'
C23	2000.00'	09°23'51"	328.03'	S 47°36'27" W	327.67'
C24	50.00'	58°32'25"	51.09'	N 43°08'03" W	48.89'
C25	50.00'	69°27'18"	60.61'	N 80°04'48" W	56.97'

TOTAL LOT SIZE COUNT						
SEC	40'	45'	50'	55'	60'	70'
SEC 1	—	—	81	—	—	—
SEC 2	107	—	—	—	—	—
SEC 3	2	—	2	—	96	—
SEC 4	—	—	131	—	—	—
TOTAL	109	—	212	—	96	—

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	23.17	1,009,385	DETENTION/ DRAINAGE
B	3.35	145,886	RECREATION CENTER
C	15.67	682,455	DETENTION/ DRAINAGE
D	5.72	249,201	DETENTION/ DRAINAGE
	47.91	2,086,927	TOTAL

Ⓐ	ⓔ
CALLLED 0.6874 ACRES YONATHAN SANCHEZ AND JEANETTE GARCIA B.C.C.F. No. 2019004314	CALLLED 2 ACRE HORTENSE MITCHELL B.C.C.F. No. 2012018372
Ⓑ	ⓕ
CALLLED 50'X75' STELLA SMITH VOL. 570, PG. 471, B.C.D.R.	CALLLED 1 ACRE ANDRE GREEN B.C.C.F. No. 2010047159
Ⓒ	ⓓ
CALLLED 1 ACRE DIANA BARCENAS B.C.C.F. No. 2013007115	CALLLED 1 ACRE PATRICIA AND STANLEY HARBOR B.C.C.F. No. 2019039660
Ⓓ	ⓓ
CALLLED 1 ACRE JOSE LINARES B.C.C.F. No. 2019005781	CALLLED 2 ACRE HORTENSE MITCHELL B.C.C.F. No. 2012018372

# WYNSERRA STREET DEDICATION AND RESERVES SEC 1

BEING 55.49 ACRES OF LAND

OUT OF THE  
CHESTER S. GORBET SURVEY, A-64  
EDWARD BRADLEY LEAGUE, A-44  
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FOUR RESERVES IN FOUR BLOCKS.

OWNER:  
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5847 SAN FELIPE STREET  
HOUSTON, TEXAS 77057  
ANDREW@MAPLEDEVELOPMENT.COM

ENGINEER/SURVEYOR:  
**QUIDDITY ENGINEERING, LLC**  
2322 W. GRAND PARKWAY SUITE 150  
KATY, TEXAS 77449  
(832) 913-4000

PLANNER:

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

SCALE: 1" = 100'  
0 100 200

AUGUST 25, 2025

PAGE: 3 OF 3

MTA-45005A

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 40°30'45" W	53.50'
L2	N 38°45'53" W	353.37'
L3	N 36°49'12" W	390.38'
L4	N 53°10'48" E	341.77'
L5	N 33°31'21" E	100.00'
L6	N 30°47'56" E	98.46'
L7	N 56°21'09" E	50.00'
L8	S 33°38'51" E	7.39'
L9	N 56°21'09" E	406.02'
L10	S 13°22'55" E	137.41'
L11	S 33°38'51" E	414.03'
L12	S 10°32'11" W	31.36'
L13	S 15°16'17" E	114.63'
L14	N 70°21'48" W	20.00'
L15	N 66°36'33" E	23.97'
L16	S 00°48'31" E	134.44'
L17	N 00°48'31" W	24.03'
L18	S 04°14'43" E	70.00'
L19	S 29°35'25" W	123.31'
L20	S 00°04'06" W	1088.30'
L21	S 89°39'37" W	280.04'
L22	S 02°03'39" E	410.57'
L23	S 47°03'39" E	14.14'
L24	N 02°03'39" W	30.00'
L25	N 42°56'21" E	14.14'
L26	N 02°03'39" W	600.03'
L27	N 56°37'04" W	137.64'
L28	S 89°43'10" W	163.19'
L29	S 86°55'03" W	131.47'
L30	S 82°42'54" W	84.19'
L31	N 37°30'40" E	14.09'
L32	S 81°47'39" W	31.86'
L33	S 53°36'57" E	14.12'
L34	S 81°18'50" W	74.14'
L35	S 77°06'41" W	157.78'
L36	S 72°54'31" W	157.78'
L37	S 68°42'21" W	180.32'
L38	N 62°54'21" E	49.35'
L39	S 17°54'21" W	14.14'
L40	S 62°54'21" W	32.00'
L41	N 27°05'39" W	89.85'
L42	S 25°41'48" E	50.00'
L43	N 28°29'30" W	50.00'
L44	N 27°05'39" W	93.37'
L45	N 30°47'56" E	104.15'
L46	S 33°30'48" W	100.00'
L47	S 42°54'31" W	98.41'
L48	N 49°57'46" W	168.29'
L49	S 76°08'09" W	20.00'
L50	S 06°03'31" W	36.36'
L51	S 50°14'58" E	120.85'
L52	S 84°45'02" W	14.14'
L53	N 39°45'02" E	102.32'
L54	S 25°26'59" W	79.49'
L55	S 43°03'23" W	73.34'
L56	S 59°15'17" E	144.61'
L57	S 89°38'43" E	244.51'
L58	S 61°40'25" W	108.88'
L59	S 16°40'25" W	14.14'
L60	S 57°27'46" W	66.82'
L61	S 81°44'52" E	14.14'
L62	S 53°15'08" W	145.55'
L63	N 14°30'00" E	80.27'
L64	S 85°16'58" W	137.51'
L65	N 44°38'51" E	20.00'
L66	S 24°48'27" E	40.00'
L67	N 87°56'21" E	122.71'
L68	N 47°24'28" E	15.20'
L69	S 47°49'49" E	55.51'
L70	S 72°45'48" E	99.49'
L71	S 02°03'39" E	150.00'
L72	N 01°40'53" W	94.66'
L73	N 49°32'19" E	212.45'
L74	N 40°27'41" W	115.38'

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Tuesday, August 26, 2025

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

Re: Wynserra Wastewater Treatment Plant Preliminary Plat (formerly Maple Farms)  
Letter of Recommendation to Approve with Conditions  
COIC Project No. 6797  
ALLC Project No. 710-25-002-039

Dear Mr. Guerrero:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Wynserra Wastewater Treatment Plant Preliminary Plat (formerly Maple Farms), received on or about August 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, Adico recommends Approval with Conditions. The east-west collector road shall be a minimum 80' ROW as defined in the Subdivision Ordinance. Although not illustrated in the Major Thoroughfare Plan, the proposed east-west collector roadway connecting FM 521 (Super Arterial) and future Baird Parkway (Major Arterial) aligns with the description of the Major Collector.

Per the Subdivision Ordinance:

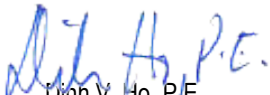
*Major Collector streets are secondary traffic arteries which are intended to connect two or more Major Arterial streets or to connect Major Arterial streets with Minor Arterial streets and serve as parallel roadways adjacent to Super Arterial streets and which are used primarily for medium speed or medium traffic.*

*Minor collector streets are secondary traffic arteries which are intended to connect Local streets with Minor Arterial streets or to connect Major Arterial streets and which are used primarily for slower speed or lower volume traffic.*

Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, August 27, 2025, for consideration at the September 2, 2025, Planning and Zoning Meeting.

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

Sincerely,  
Adico, LLC

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

Cc: Kayleen Rosser  
File: 710-25-002-039

CURVE TABLE

CURVE	ARC RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1765'	11°29'07"	354'	S 30°22'10" E	353'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 56°21'09" E	430'
L2	S 68°08'54" W	130'
L3	S 52°35'50" W	105'
L4	S 66°38'46" W	181'
L5	N 33°36'51" W	301'

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	3.21	139,744	LANDSCAPE/ OPEN SPACE
	3.21	139,744	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 hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
  - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 4803C0270K and 4803C0270K, 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 spot elevations. The actual location, as determined by elevation contours, may differ. Elevation Land Solutions, assumes no liability as to the accuracy of the location of the flood zone lines. This flood statement shall not create liability on the part of Elevation Land Solutions.
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"B.C.D.R." indicates Brazoria County Deed Records.  
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"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.
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  - The Developer/ Homeowners' Association shall be responsible for maintenance of all reserves.
  - Corner lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
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  - One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tract; the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the dedicator, his heirs, assigns, or successors.
  - The City allows for a maximum of 35 lots with one point of ingress/egress. The approval of this plat is subject to approval and acceptance of Section 2.
  - Plat approval is subject to approval of adjacent Maple Farms Boulevard dedication plat.
  - The plat is subject to the development agreement between Maple Farms Holdings and the City of Iowa Colony dated August 12, 2024.
  - The entire plat for Maple Farms Waste Water Treatment Plant lies within BCMUD 90.

A PRELIMINARY PLAT OF

# WYNSERRA WASTE WATER TREATMENT PLANT BEING 3.21± ACRES OF LAND

OUT OF THE  
**CHESTER S. GORBET SURVEY, A-64**  
**EDWARD BRADLEY LEAGUE, A-4A**  
BRAZORIA COUNTY, TEXAS

CONTAINING ONE RESERVE IN ONE BLOCK

OWNER:  
**MAPLE FARMS HOLDINGS, LLC**  
5847 SAN FELIPE STREET  
HOUSTON, TEXAS 77057  
ANDREW@MAPLEDEVELOPMENT.COM

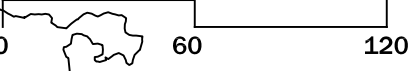
ENGINEER/SURVEYOR:  
**QUIDDITY ENGINEERING, LLC**  
2322 W. GRAND PARKWAY N SUITE 150  
KATY, TEXAS 77449  
(832) 913-4000

PLANNER:

**META**  
PLANNING + DESIGN

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

SCALE: 1" = 60'



AUGUST 25, 2025

MTA-45005A

DISCLAIMER AND LIMITED WARRANTY

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

Tuesday, August 26, 2025

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

Re: Karsten Boulevard North Phase IIIA and Commercial Reserves and Partial Replat of Sterling Lakes at Iowa Colony  
Section 4 Restricted Reserve M Final Plat  
Letter of Recommendation to Approve  
COIC Project No. 6442  
Adico, LLC Project No. 710-25-002-031

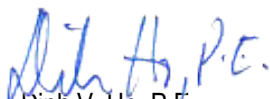
Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Karsten Boulevard North IIIA and Commercial Reserves and Partial Replat of Sterling Lakes at Iowa Colony Section 4 Restricted Reserve M Final Plat received on or about August 26, 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 August 26, 2025. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, August 27, 2025, for consideration at the September 2, 2025, Planning and Zoning meeting.

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

Sincerely,  
Adico, LLC

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

Cc: Rachel Patterson  
Kayleen Rosser  
File: 710-25-002-031

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	14.14'	760.00'	001°03'57"	14.14' N08°18'59"E
C2	175.90'	460.00'	021°54'33"	N03°10'16"W
C3	19.38'	162.58'	006°49'52"	N75°31'39"W
C4	32.00'	20.50'	089°26'33"	N47°29'30"W
C5	1,452.36'	11,669.16'	007°07'52"	S07°51'20"W
C6	7.06'	800.00'	000°30'21"	N08°02'10"E
C7	496.13'	500.00'	056°51'06"	N20°38'33"W
C8	404.03'	500.00'	046°17'54"	N25°55'10"W

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	1,123,762.25	25.80	COMMERCIAL
B	31,667.15	0.7270	COMMERCIAL
C	83,753.94	1.923	DRAINAGE
D	3,950.71	0.0907	DRAINAGE
TOTAL	1,243,134.05	28.54	

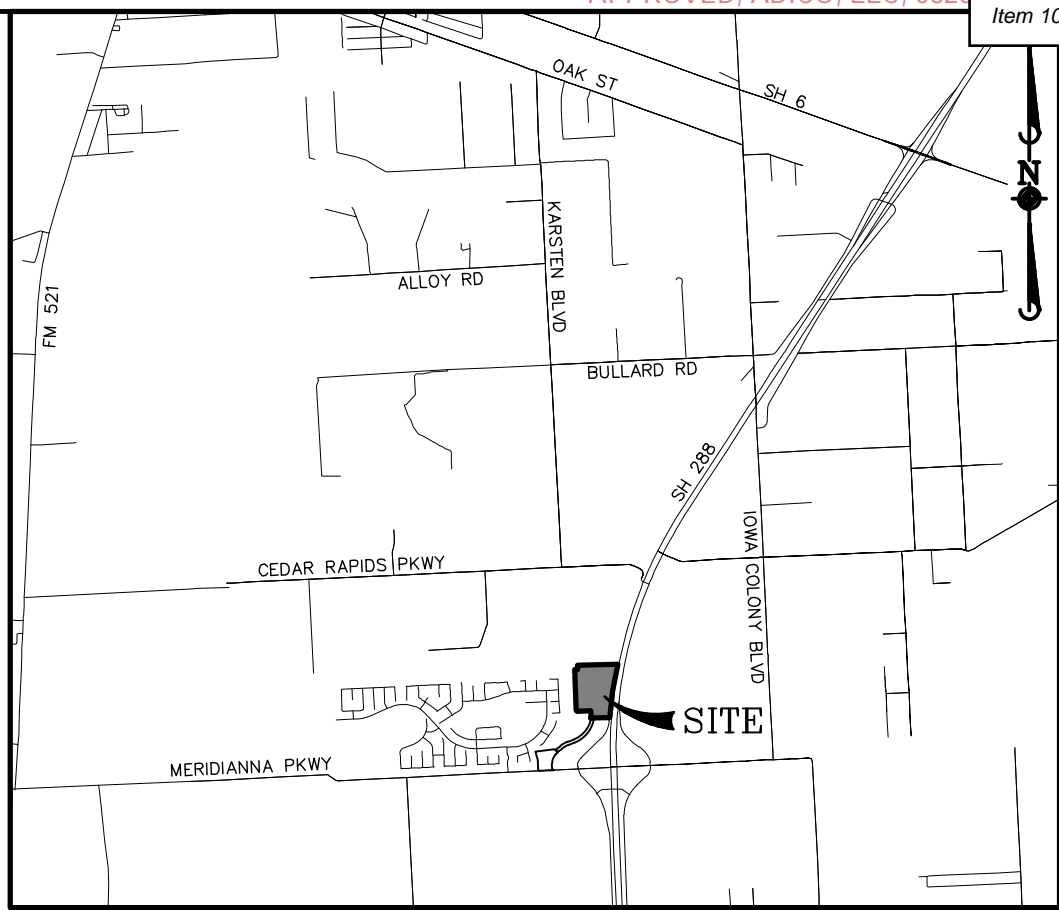
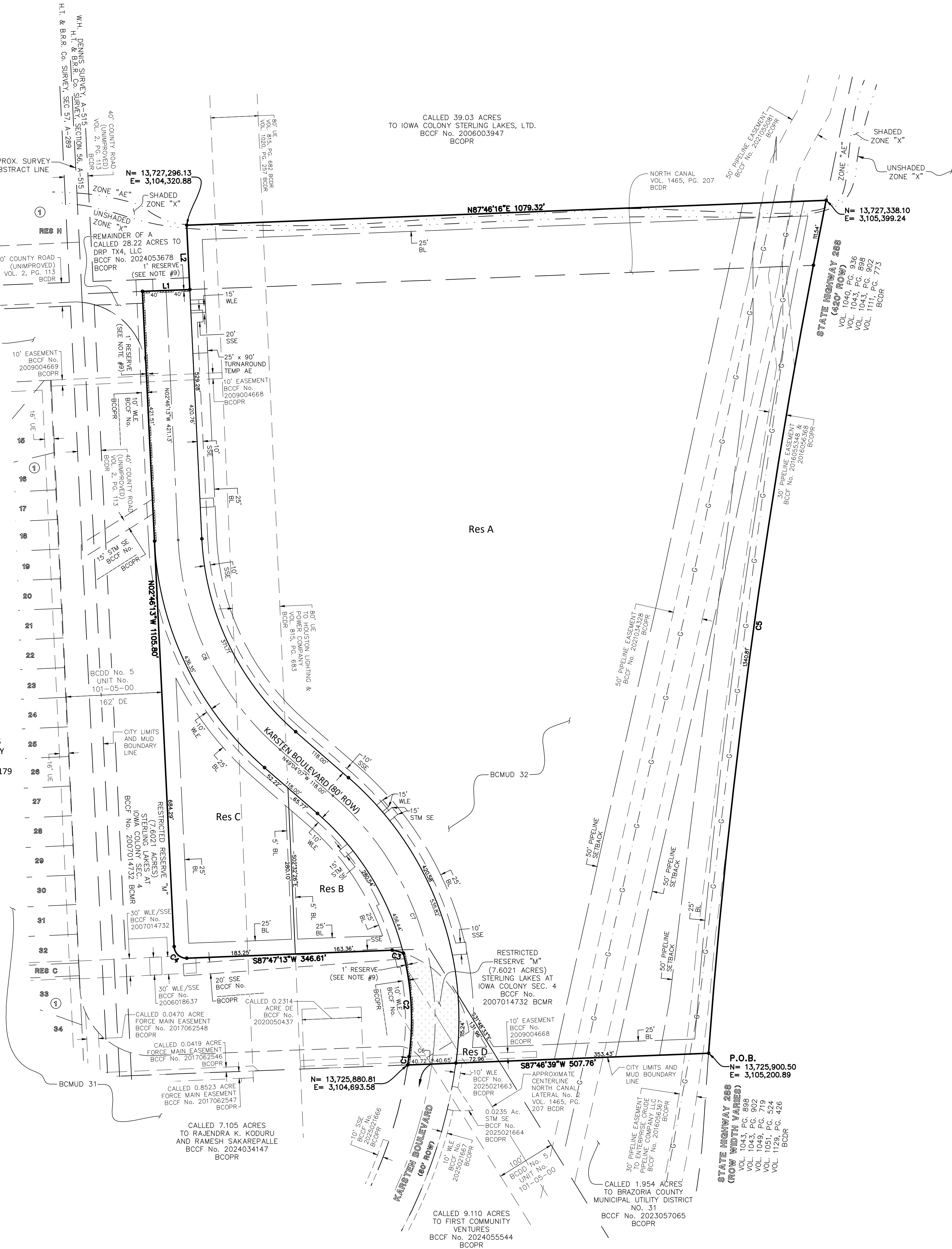
Line Table		
Line #	Length	Direction
L1	80.00'	N87°46'16"E
L2	108.52'	N02°46'13"W

FINAL PLAT NOTES:

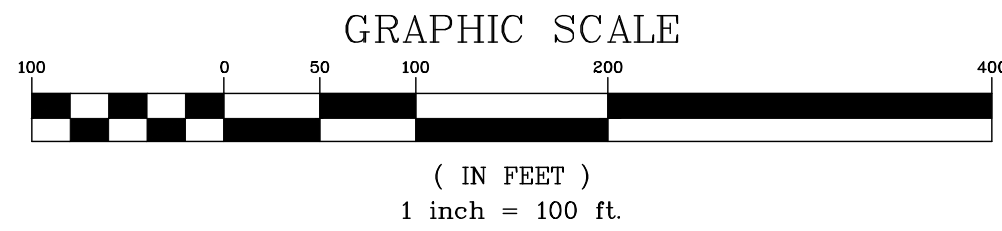
- THE PRELIMINARY PLAT WAS APPROVED BY CITY OF IOWA COLONY ON 07/01/2025.
- THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 32 BOUNDARY.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1.00013789.
- BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
- SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
- ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "ELS".
- BENCHMARK SHOWN HEREON ARE BASED ON TXDOT MONUMENT HV-79C, LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.P. 58 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.
- THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DEFINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, SHADED ZONE "X", AREAS DETERMINED TO BE WITHIN THE 500-YEAR FLOODPLAIN, AND ZONE "AE", AREAS DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE ELEVATIONS DETERMINED ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C010K, DATED DECEMBER 30, 2020.
- ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OTS OR ENDS OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY THE PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- THERE ARE PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION AND ARE SHOWN HEREON.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS FOR THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
- ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 32.
- THIS SUBDIVISION EMPLOYS A DRAINAGE SYSTEM, WHICH UTILIZES STREETS AND ADJACENT PROPERTIES WITHIN THE SUBDIVISION PLAT BOUNDARY TO STORE AND CONVEY STORM WATER. THUS, DURING STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- A MINIMUM OF 5 FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.
- THE PLAT IS SUBJECT TO THE REQUIREMENTS OF SIERRA VISTA DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND LAND TEJAS SIERRA VISTA WEST, LLC.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES

- SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 12-INCHES ABOVE CROWN OF ROAD AND/OR 24-INCHES ABOVE BASE FLOOD ELEVATION.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
- THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
- ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
- DEDICATED INGRESS/EGRESS ACCESSSES 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 # 5S LOCK.
- PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
- PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A RECORDED DOCUMENT NUMBER AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BOARD OF COMMISSIONERS.
- IT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY IF ANY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 DEDICATED DRAINAGE EASEMENTS ARE ON OR CROSS THEIR PROPERTY. IF SO, THE PROPERTY OWNER WILL COMPLY AS STATED WITHIN THE RECORDED EASEMENT.
- PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE, CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL, SECTION 1, INTRODUCTION; SUB-SECTION 1.5, PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES; TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5 RESOLUTION 2011-1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.



VICINITY MAP  
BRAZORIA COUNTY KEY MAP: 692F & 692K  
SCALE: 1"=5000'



ABBREVIATIONS

AE=	AERIAL EASEMENT
DE=	DRAINAGE EASEMENT
PAE=	PRIVATE ACCESS EASEMENT
PUE=	PUBLIC UTILITY EASEMENT
SSE=	SANITARY SEWER EASEMENT
STM SE=	STORM SEWER EASEMENT
UV=	UNOBSTRUCTED VISIBILITY EASEMENT
UE=	UTILITY EASEMENT
WLE=	WATER LINE EASEMENT
BL=	BUILDING LINE
ROW=	RIGHT-OF-WAY
BCCF=	BRAZORIA COUNTY CLERK'S FILE
BCDR=	BRAZORIA COUNTY DEED RECORDS
BCPR=	BRAZORIA COUNTY PLAT RECORDS
BCOPR=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
BCOPRRP=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
VOL., PG.=	VOLUME, PAGE NUMBER
FND=	FOUND
IRC=	IRON ROD W/ CAP
○ S	5/8" IRON ROD WITH CAP TO BE SET

FINAL PLAT  
KARSTEN BOULEVARD  
NORTH PHASE III A  
AND COMMERCIAL RESERVES  
AND PARTIAL REPLAT OF  
STERLING LAKES AT IOWA  
COLONY SEC. 4 "RESTRICTED  
RESERVE M"

A SUBDIVISION OF 31.19 ACRES OF LAND  
OUT OF THE  
W.H. DENNIS SURVEY, A-515 (ALSO KNOWN AS THE  
H.T. & B.R.R. CO. SURVEY, SECTION 56, A-515)  
BRAZORIA COUNTY, TEXAS

0 LOTS 2 BLOCKS 3 RESERVES  
AUGUST 2025

OWNER/  
DEVELOPER: IOWA COLONY STERLING LAKES, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063

ENGINEER/  
SURVEYOR:



STATE OF TEXAS                   §  
COUNTY OF BRAZORIA           §

A METES & BOUNDS description of a certain 31.19 acre (1,358,842 square feet) tract of land situated in the W.H. Dennis Survey, Abstract No. 515 (also known as the H.T.&B. R.R. Co. Survey, Section 56, Abstract No. 515), in Brazoria County, Texas, being a portion of a certain 39.03 acre tract conveyed to Iowa Colony Sterling Lakes, Ltd. by deed recorded in Clerk's File No. 2006003947, Brazoria County Official Public Records, being a portion of Restricted Reserve "M", Block 4, of Sterling Lakes at Iowa Colony Sec. 4 according to the plat thereof recorded in Clerk's File No. 2007014732, Brazoria County Map Records, conveyed to Land Tejas Sterling Lakes South, LLC by deed recorded in Clerk's File No. 2017039909, Brazoria County Official Public Records, being a portion of a called 33.38 acre tract conveyed to Land Tejas Sterling Lakes South, L.L.C. by deed recorded in Clerk's File No. 2017048394, Brazoria County Official Public Records, and being a portion of a called 28.22 acre tract conveyed to DRP TX4, LLC by deed recorded in Clerk's File No. 2024053678, Brazoria County Official Public Records; said 31.19 acre (1,358,842 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83:

BEGINNING at a 5/8–inch iron rod (with cap) found, being the northeast corner of a called 1.954 acre tract conveyed to Brazoria County Municipal Utility District No. 31 by deed recorded in Clerk's File No. 2023057065, Brazoria County Official Public Records, being on the west right–of–way line of State Highway 288 (right–of–way width varies) recorded in Volume 1043, Page 898, Volume 1043, Page 902, Volume 1049, Page 719, Volume 1051, Page 524, and Volume 1129, Page 426, Brazoria County Deed Records, being the southeast corner of said called 28.22 acre tract, being the southeast corner of said called 33.38 acre tract, and being the southeast corner of the herein described tract;

THENCE, South 87°46'39" West, along the south line of said called 28.22 acre tract, along the south line of said called 33.38 acre tract, along the north line of said called 1.954 acre tract, along the north line of a called 9.110 acre tract conveyed to First Community Land Ventures, LLC by deed recorded in Clerk's File No. 2024055544, Brazoria County Official Public Records, and along the north line of a called 2.500 acre tract conveyed to the City of Iowa Colony by deed recorded in Clerk's File No. 2024032995, Brazoria County Official Public Records, 507.76 feet to a 5/8–inch iron rod (with cap) found, being on the south line of said called 33.38 acre tract, being the northwest corner of said called 2.500 acre tract, being the northeast corner of a called 7.105 acre tract conveyed to Rajendra K. Koduru and Ramesh Sakarepalle by deed recorded in Clerk's File No. 2024034147, Brazoria County Official Public Records, being the southwest corner of the herein described tract, and being the beginning of a curve to the left;

THENCE, over and across said called 33.38 acre tract and along said curve to the left in a northerly direction, with a radius of 760.00 feet, a central angle of 01°03'57", an arc length of 14.14 feet, and a chord bearing North 08°18'59" East, 14.14 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being the beginning of a compound curve to the left;

THENCE, continuing over and across said called 33.38 acre tract, over and across said Restricted Reserve "M", and along said compound curve to the left in a northerly direction, with a radius of 460.00 feet, a central angle of 21°54'33", an arc length of 175.90 feet, and a chord bearing North 03°10'16" West, 174.83 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being on the east line of said Restricted Reserve "M"and being the beginning of a compound curve to the left;

THENCE, along the east line of said Restricted Reserve "M"and along said compound curve to the left in a westerly direction, with a radius of 162.58 feet, a central angle of 06°49'52", an arc length of 19.38 feet, and a chord bearing North 75°31'39" West, 19.37 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being on the east line of said Restricted Reserve "M"and being on the west line of said called 28.22 acre tract;

THENCE, continuing along the east line of said Restricted Reserve "M"and along the west line of said called 28.22 acre tract, the following three (3) courses and distances:

- South 87°47'13" West, 346.61 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the right;
- Along said curve to the right in a northwesterly direction, with a radius of 20.50 feet, a central angle of 89°26'33", an arc length of 32.00 feet, and a chord bearing North 47°29'30" West, 28.85 feet to a 5/8–inch iron rod (with cap) found;
- North 02°46'13" West, 1,105.80 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being on the north line of said called 28.22 acre tract, being on the north line of said called 33.38 acre tract, being on the south line of said called 39.03 acre tract, and being the westerly northwest corner of the herein described tract;

THENCE, North 87°46'16" East, along the north line of said called 28.22 acre tract, along the north line of said called 33.38 acre tract, and along the south line of said called 39.03 acre tract, 80.00 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being on the north line of said called 28.22 acre tract, being on the north line of said called 33.38 acre tract, and being on the south line of said called 39.03 acre tract;

THENCE, North 02°46'13" West, over and across said called 39.03 acre tract, 108.52 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being the northerly northwest corner of the herein described tract;

THENCE, North 87°46'16" East, continuing over and across said called 39.03 acre tract, 1,079.32 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being on the east line of said called 39.03 acre tract, being on the west right–of–way line of said State Highway 288, being the northeast corner of the herein described tract, and being the beginning of a curve to the left;

THENCE, along the east line of said called 39.03 acre tract, along the east line of said called 28.22 acre tract, along the east line of said called 33.38 acre tract, along the west right–of–way line of said State Highway 288, and along said curve to the left in a southerly direction, with a radius of 11,669.16 feet, a central angle of 07°07'52", an arc length of 1,452.36 feet, and a chord bearing South 07°51'20" West, 1,451.42 feet to the POINT OF BEGINNING, CONTAINING 31.19 acres (1,358,842 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

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

\_\_\_\_\_  
Wil Kennedy  
Mayor

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

\_\_\_\_\_  
Arnetta Hicks—Murray

\_\_\_\_\_  
Marquette Greene—Scott

\_\_\_\_\_  
Timothy Varlack

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

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

STATE OF TEXAS                   §  
COUNTY OF BRAZORIA           §

We, IOWA COLONY STERLING LAKES, LTD., acting by and through Brian Stidham, Authorized Signer, 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 31.19 Acre tract described in the above and foregoing map of KARSTEN BOULEVARD NORTH PHASE III A AND COMMERCIAL RESERVES AND PARTIAL REPLAT OF STERLING LAKES AT IOWA COLONY SEC. 4 "RESTRICTED RESERVE M", 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 PHASE III A AND COMMERCIAL RESERVES AND PARTIAL REPLAT OF STERLING LAKES AT IOWA COLONY SEC. 4 "RESTRICTED RESERVE M" 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 IOWA COLONY STERLING LAKES, LTD., has caused these presents to be signed by Brian Stidham, Authorized Signer, being an officer of ASTRO STERLING LAKES NORTH GP, LLC, a Delaware limited liability company

liability company, its General Partner, thereunto authorized this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

IOWA COLONY STERLING LAKES LTD.,  
A Texas limited partnership

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

By: \_\_\_\_\_  
Brian Stidham, Authorized Signer

BRAZORIA COUNTY DRAINAGE DISTRICT #5 APPROVAL

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

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

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

\_\_\_\_\_  
District Engineer  
Dinh V. Ho

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

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

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

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

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

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

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

STATE OF TEXAS                   §  
COUNTY OF BRAZORIA           §

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

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

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

Printed Name: \_\_\_\_\_

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

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

\_\_\_\_\_  
Paul R. Bretherton  
Texas Registration No. 5977

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

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

FINAL PLAT  
**KARSTEN BOULEVARD  
NORTH PHASE III A  
AND COMMERCIAL RESERVES  
AND PARTIAL REPLAT OF  
STERLING LAKES AT IOWA  
COLONY SEC. 4 "RESTRICTED  
RESERVE M"**

A SUBDIVISION OF 31.19 ACRES OF LAND  
OUT OF THE  
W.H. DENNIS SURVEY, A-515 (ALSO KNOWN AS THE  
H.T.& B.R.R. CO. SURVEY, SECTION 56, A-515)  
BRAZORIA COUNTY, TEXAS

0 LOTS 2 BLOCKS 3 RESERVES  
AUGUST 2025

OWNER/  
DEVELOPER: IOWA COLONY STERLING LAKES, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063

ENGINEER/  
SURVEYOR:  **ELEVATION**  
land solutions  
TBPE REGISTRATION NUMBER F-22671  
1709 LAKESIDE BLVD, SUITE 200  
THE WOODLANDS, TX 77381 832-823-2200  
TBPS REGISTRATION NUMBER 10194692

Tuesday, August 26, 2025

Michael Turzillo  
EHRA Engineering  
10011 Meadowglen Lane  
Houston, TX 77042  
[mturzillo@ehra.team](mailto:mturzillo@ehra.team)

Re: Ellwood Section 3A Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 6789  
Adico, LLC Project No. 710-25-002-032

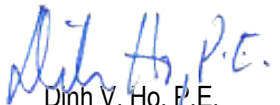
Dear Mr. Turzillo:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Ellwood Section 3A Preliminary Plat received on or about August 26, 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 August 26, 2025. Please provide ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, August 27, 2025, for consideration at the September 2, 2025, Planning and Zoning meeting.

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

Sincerely,  
Adico, LLC

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

Cc: Rachel Patterson  
Kayleen Rosser  
File: 710-25-002-032

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0120K, dated December 30, 2020, the property lies within Zone AE and Unshaded Zone X.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
4. B.C.C.F. indicates Brazoria County Clerk's File.  
B.L. indicates Building Line.  
D.E. indicates Drainage Easement.  
E.A.E. indicates Emergency Access Easement.  
M.H. indicates Manhole.  
PG. indicates Page.  
P.A.E. indicates Permanent Access Easement.  
P.O.B. indicates Point of Beginning.  
P.U.E. indicates Public Utility Easement.  
P.V.T. indicates Private.  
R indicates Radius.  
R.O.W. indicates Right-Of-Way.  
S.S.C. indicates Sanitary Sewer Control.  
S.S.E. indicates Sanitary Sewer Easement.  
S.T.M.S.E. indicates Storm Sewer Easement.  
U.E. indicates Utility Easement.  
VOL. indicates Volume.  
W.L.E. indicates Water Line Easement.  
↗ indicates change in street name.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
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. This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
8. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
9. 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.
10. 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.
11. Drainage plans to be provided prior to final plat submittal.
12. Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Ellwood Section 3A 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. Reserve "A" shall provide 0.42 acres of park land.
14. No residential, commercial, or industrial structure, other than structures necessary to operate the Facility or Pipeline, shall be erected at or moved to a location nearer than fifty feet (50') to any Facility or Pipeline other than a low pressure distribution system pipeline as defined herein.
15. Final plats are subject to the conditions and approval of the General Plan and adjacent plats.
16. One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and revest in the dedicator, his heirs, assigns, or successors.

PARKLAND TABLE

PLAT	ACREAGE
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 LIFT STATION NO. 3	0.00 AC.
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 WATER PLANT	0.00 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.66 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD DETENTION RESERVE 'D'	1.13 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE, 1'	1.11 AC.
ELLWOOD DETENTION RESERVE 'F'	0.00 AC.
ELLWOOD RECREATION RESERVE	1.77 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 1 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 2 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 3 STREET DEDICATION	0.00 AC.
ELLWOOD SECTION 1A (10 LOTS)	0.51 AC.
ELLWOOD SECTION 1B (82 LOTS)	0.37 AC.
ELLWOOD SECTION 2 (26 LOTS)	0.47 AC.
ELLWOOD SECTION 3A (38 LOTS)	0.42 AC.
TOTAL	7.44 AC.
TOTAL REQUIRED 1/54 AC. PER LOT AT 156 LOTS	2.89 AC.

1) PARKLAND IN DETENTION RESERVES IS CALCULATED AT 50% OF THE AREA OF THE MAINTENANCE BERM. IF MAINTENANCE BERM INCLUDES TRAILS, IS AN AVERAGE MINIMUM WIDTH OF 30' AND A MINIMUM WIDTH OF 20'. AND HAS SIDE SLOPES THAT DO NOT EXCEED A 5:1 RATIO.  
2) ALL OTHER PARKLAND IS CALCULATED AS THE TOTAL OF RESERVES WITH A "RECREATION" RESTRICTION.

LAND USE TABLE

PLAT	SF - 60's	SF - 50's	COMM.	INST.	MATERIALS & COLLECTORS	PARKS & OPEN SPACE	TOTAL
BOMUD NO. 57 LIFT STATION NO. 3	-	-	-	0.18 AC.	-	-	0.18 AC.
BOMUD NO. 57 WATER PLANT	-	-	-	1.34 AC.	-	-	1.34 AC.
DAVENPORT PKWY. ST. DEDICATION	-	-	-	-	1.48 AC.	-	1.48 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	-	-	24.76 AC.	24.76 AC.
ELLWOOD DETENTION RESERVE 'C'	-	-	9.11 AC.	-	-	-	9.11 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	-	1.58 AC.	-	1.58 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	-	2.12 AC.	0.34 AC.	2.46 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	-	2.82 AC.	0.03 AC.	2.85 AC.
ELLWOOD SECTION 1A	0.44 AC.	1.71 AC.	-	-	-	0.51 AC.	2.66 AC.
ELLWOOD SECTION 1B	4.00 AC.	11.34 AC.	-	-	-	0.37 AC.	15.71 AC.
ELLWOOD SECTION 2	-	4.82 AC.	-	-	-	1.48 AC.	6.30 AC.
ELLWOOD SECTION 3A	7.86 AC.	-	-	-	-	0.69 AC.	8.55 AC.
ELLWOOD RECREATION RESERVE	-	-	-	-	-	1.77 AC.	1.77 AC.
TOTAL	12.30 AC. (15.6%)	17.87 AC. (22.6%)	9.11 AC. (11.5%)	1.52 AC. (1.9%)	8.00 AC. (10.1%)	29.95 AC. (37.8%)	79.20 AC. (100%)

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

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	18,414.93	0.42
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	11,548.00	0.27
TOTAL		29,962.93	0.69

LINE TABLE

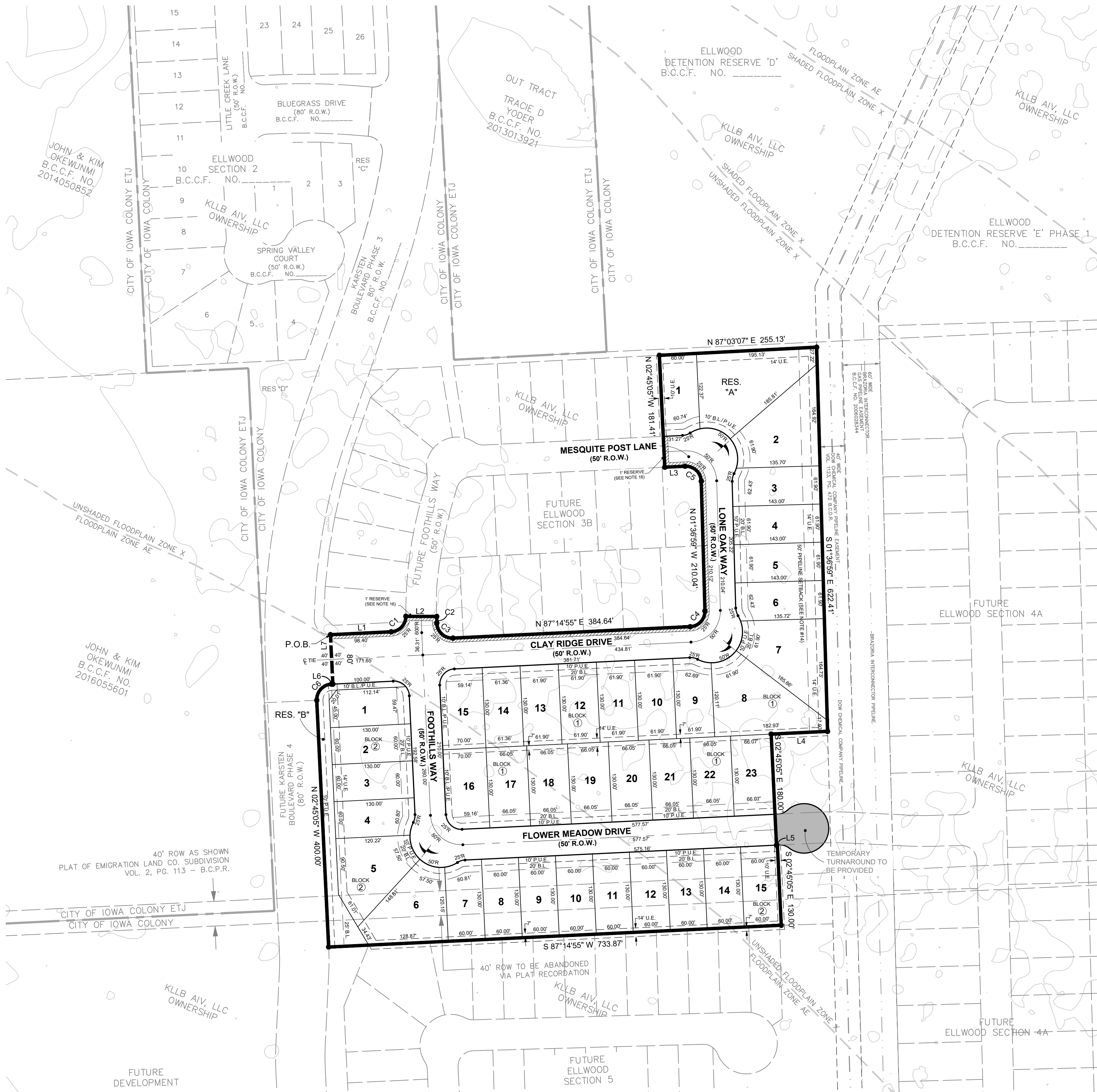
LINE	ANGLE	DISTANCE
L1	N 87°14'55" E	98.40'
L2	S 89°38'52" E	50.00'
L3	S 87°14'55" W	32.98'
L4	S 87°14'55" W	91.42'
L5	S 87°14'55" W	1.51'
L6	N 87°14'55" E	2.23'
L7	N 02°45'05" W	80.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	38.17'	N 43°30'49" W	34.57'
C2	575.00'	10.57'	N 00°47'53" W	10.57'
C3	25.00'	39.89'	S 42°02'17" E	35.79'
C4	25.00'	38.77'	N 42°48'58" E	35.00'
C5	25.00'	39.77'	N 51°47'39" W	38.89'
C6	25.00'	41.50'	N 44°48'34" E	36.90'

LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)
1	1	7,766.24
	2	14,924.13
	3	8,790.29
	4	8,851.70
	5	8,851.70
	6	8,790.56
	7	14,908.86
	8	16,217.37
	9	7,870.45
	10	8,047.00
	11	8,047.00
	12	8,047.00
	13	8,047.00
	14	7,977.09
	15	8,965.87
	16	8,965.87
	17	8,586.50
	18	8,586.50
	19	8,586.50
	20	8,586.50
	21	8,586.50
	22	8,586.50
	23	8,586.60
2	1	7,720.32
	2	7,800.00
	3	7,800.00
	4	7,637.32
	5	12,689.60
	6	13,379.09
	7	7,629.50
	8	7,800.00
	9	7,800.00
	10	7,800.00
	11	7,800.00
	12	7,800.00
	13	7,800.00
	14	7,800.00
	15	7,800.00

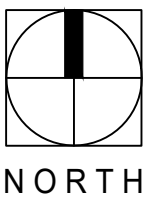


OWNER CONTACT INFORMATION  
KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY  
10235 WEST LITTLE YORK, SUITE 200  
HOUSTON, TX 77040  
281-560-6600

BENCHMARK(S):

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

0' 50' 100' 200'  
SCALE: 1"=100'



Ellwood Section 3A Preliminary Plat

Being a subdivision of 10.89 acres out of the W. H. Dennis Survey, A-512, also being out of the Emigration Land Co. Subdivision in the City of Iowa Colony, Brazoria County, Texas.

38 Lots, 2 Blocks and 2 Reserves

Owner: KLLB AIV, LLC, a Texas Limited Partnership

August 6, 2025



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

EHRA JOB NO.  
221-022-03

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

Tuesday, August 26, 2025

Vince Boyce  
Waterloo Surveyors, LLC  
2208 W. Anderson Lane  
Austin, TX 78757-1224  
[Vince@waterloosurveyors.com](mailto:Vince@waterloosurveyors.com)

Re: El Alaniz Addition Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 6234  
ALLC Project No. 710-25-002-015

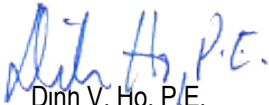
Dear Mr. Boyce:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the fifth submittal of the El Alaniz Addition Preliminary Plat, received on or about August 26, 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 August 26, 2025. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than August 27, 2025, for consideration at the September 2, 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  
Natasha Brooks  
File: 710-25-002-015

EL ALANIZ ADDITION  
PRELIMINARY PLAT

State of Texas:  
County of Brazoria:  
I, ELVA ALANIZ, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF EL ALANIZ ADDITION, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS SHOWN HEREON, AND DEDICATE FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON, FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES, AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED, AS PER THE CITY/LOCAL GOVERNMENT CODE CHAPTER 212.047)

WITNESS MY HAND IN IOWA COLONY, BRAZORIA COUNTY, TEXAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

ELVA ALANIZ  
11615 COUNTY ROAD 65  
IOWA COLONY, TEXAS 77583

State of Texas:  
County of Brazoria:  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ELVA ALANIZ, KNOWN TO BE THE PERSON OR AGENTS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_DAY OF \_\_\_\_\_,

202\_\_\_\_, A.D., NOTARY PUBLIC IN AND FOR BRAZORIA COUNTY, TEXAS

NOTARY: \_\_\_\_\_  
PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES

State of Texas:  
County of Brazoria:  
THAT I, \_\_\_\_\_, THE LIENHOLDER OF THAT CERTAIN 3.5013 ACRE TRACT OF LAND OF RECORD IN DOCUMENT NO. 2016058841, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 3.5013 ACRE TRACT OF LAND SITUATED IN CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN AND APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER THE USE OF THE STREETS, ALLEYS, EASEMENTS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

LIENHOLDER NAME \_\_\_\_\_ DATE \_\_\_\_\_  
BY: \_\_\_\_\_  
NAME \_\_\_\_\_ ITS \_\_\_\_\_

State of Texas:  
County of Brazoria:  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, \_\_\_\_\_, KNOWN TO BE THE PERSON OR AGENTS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_DAY OF \_\_\_\_\_,

202\_\_\_\_, A.D., NOTARY PUBLIC IN AND FOR BRAZORIA COUNTY, TEXAS

NOTARY: \_\_\_\_\_  
PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES

THIS IS TO CERTIFY THAT I, KARL E. ATKINS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL BLOCK CORNERS, LOT CORNERS AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

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

KARL E. ATKINS RPLS  
STATE REGISTRATION NO. 4618.  
WATERLOO SURVEYORS LLC  
15511 HWY 71 W  
STE 110 PMB# 118  
BEE CAVES, TEXAS 78738  
Phone: 512-481-9602

PROJECT DATA

EL ALANIZ ADDITION

ACREAGE: 3.4904 ACRES OUT OF THE H. T. AND B. RAILROAD SURVEY ABSTRACT 511 IN BRAZORIA COUNTY, TEXAS.

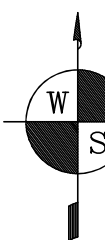
LOT DESCRIPTION:  
LOT 1-RESIDENTIAL 2.0724 ACRES/90,276 SQ FT  
LOT 2-RESIDENTIAL 1.4179 ACRES/61,765 SQ FT  
TOTAL- 3.4904 ACRES/152,041 SQ FT

OWNER: ELVA ALANIZ  
11615 COUNTY ROAD 65  
IOWA COLONY, TEXAS 77583

ENGINEER:  
DINH V. HO  
TBPE FIRM NO. 16423  
ADDRESS:  
PH: \_\_\_\_\_

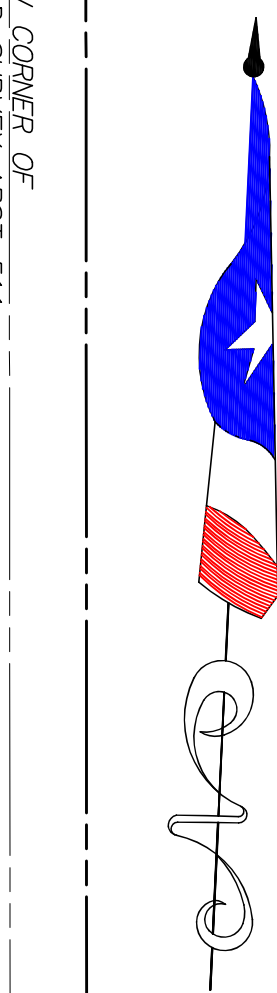
DATE OF PREPARATION: OCTOBER 4, 2024  
DATE OF FIRST REVISION: JUNE 11, 2025  
DATE OF SECOND REVISION: JULY 31, 2025  
DATE OF THIRD REVISION: AUGUST 21, 2025  
DATE OF THIRD REVISION: AUGUST 21, 2025

SURVEYOR:  
KARL E. ATKINS RPLS  
STATE REGISTRATION NO. 4618.  
WATERLOO SURVEYORS LLC  
15511 HWY 71 W  
STE 110 PMB# 118  
BEE CAVES, TEXAS 78738  
Phone: 512-481-9602  
www.waterloosurveyors.com  
FIRM# 10124400  
H3344P



COUNTY ROAD 65  
60' ROW  
(IOWA SCHOOL ROAD)

1650.5' +/- TO SW CORNER OF  
H. T. & B. RAILROAD SURVEY ABST 511  
1610.46' TO CR 65



LINE	BEARING	DISTANCE
L1	N87°22'39"E	80.54'

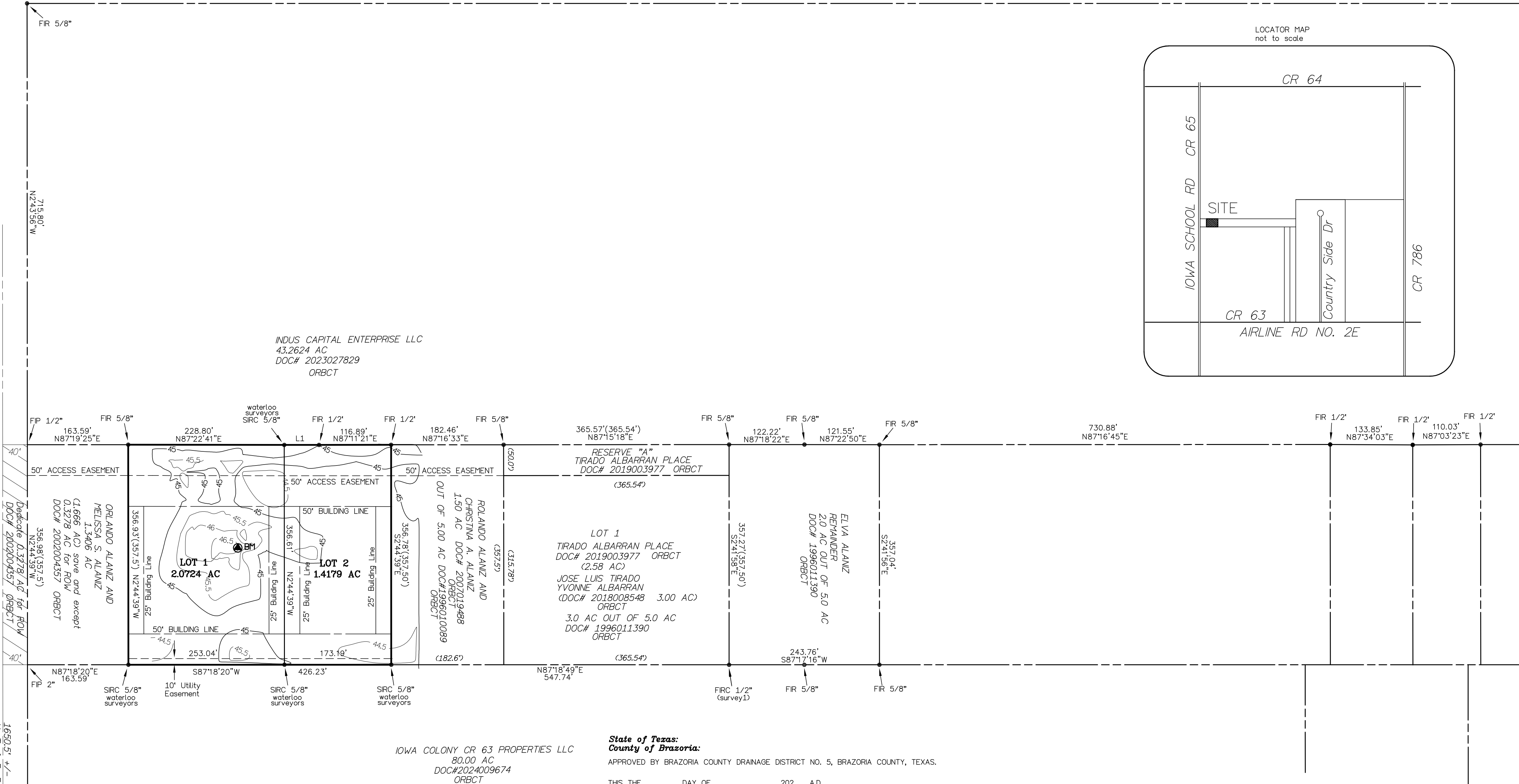
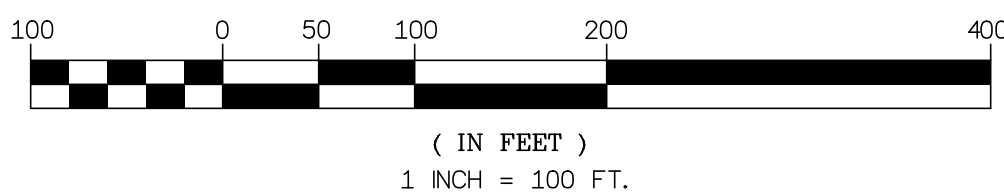
BEARING BASE  
THE TEXAS COORDINATE SYSTEM OF 1983(NAD83)  
1983(NAD83), UPDATED 2011, SOUTH CENTRAL  
TEXAS ZONE(4204), BASED ON LOCAL NETWORK  
GPS OBSERVATIONS.  
THIS IS A SURFACE DRAWING, GRID TO GROUND  
SCALE FACTOR=0.99986423.

FOUND	2" IRON PIPE	FIP 2"
FOUND 1/2" IRON PIPE	FIP 1/2"	
FOUND 1/2" IRON ROD	FIR 1/2"	
FOUND 5/8" IRON ROD	FIR 5/8"	
SET 5/8" IRON ROD W/CAP	SIRC	
LABELED "waterloo surveyors"		

BENCHMARK Bm  
MAG NAL SET IN CONCRETE DRIVE;  
Elevation 46.65' NAVD88

OFFICIAL RECORDS BRAZORIA COUNTY TEXAS ORBCT

GRAPHIC SCALE



State of Texas:  
County of Brazoria:  
APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5, BRAZORIA COUNTY, TEXAS.  
THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D.

LEE WALDEN, P.E. PRESIDENT BCDD #5	DATE	LEE WALDEN VICE PRESIDENT BCDD #5	DATE
BRANDON MIDDLETON SECRETARY/TREASURER BCDD #5	DATE	DINH V. HO, P.E. DISTRICT ENGINEER BCDD #5	DATE

State of Texas:  
County of Brazoria:  
APPROVED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY  
BRAZORIA COUNTY, TEXAS.  
THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D.

WIL KENNEDY  
MAYOR OF THE CITY OF IOWA COLONY

NIKKI BROOKS COUNCIL  
CITY COUNCIL OF THE CITY OF IOWA COLONY

ARNETTE HICKS-MURRAY COUNCIL  
CITY COUNCIL OF THE CITY OF IOWA COLONY

MARQUETTE GREEN-SCOTT COUNCIL  
CITY COUNCIL OF THE CITY OF IOWA COLONY

TIMOTHY VARLACK COUNCIL DISTRICT A  
CITY COUNCIL OF THE CITY OF IOWA COLONY

KAREEM BOYCE COUNCIL DISTRICT B  
CITY COUNCIL OF THE CITY OF IOWA COLONY

SYDNEY HARGRODER COUNCIL DISTRICT C  
CITY COUNCIL OF THE CITY OF IOWA COLONY

State of Texas:  
County of Brazoria:  
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY  
OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.  
THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D.

DAVID HURST, CHAIRMAN  
PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY

LES HOSEY, MEMBER  
PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY

BRENDA DILLON, MEMBER  
PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY

BRIAN JOHNSON, MEMBER  
PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY

TERRY HAYES, MEMBER  
PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY

ROBERT WALL, MEMBER  
PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY

THIS PLAT IS HEREBY APPROVED BY THE CITY ENGINEER OF THE CITY  
OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.  
THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D.

DINH V. HO, P.E.  
ENGINEER OF THE CITY OF IOWA COLONY

- NOTES:
1. MONUMENTS SET AT EXTERIOR BOUNDARY MARKERS ARE TO BE 5/8" IRON RODS, ENCASED IN CONCRETE FOR A DEPTH OF 18 INCHES.
  2. ALL MONUMENTS WILL 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 CAPS AS INDICATED.
  3. THIS SUBDIVISION CONTAINS ONE OR MORE PRIVATE STREETS/ROADS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF IOWA COLONY AS PUBLIC RIGHTS-OF-WAY. IOWA COLONY HAS NO OBLIGATION TO MAINTAIN OR IMPROVE ANY PRIVATE STREETS WITHIN THE SUBDIVISION.
  4. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
  5. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
  6. SIDEWALKS, A MINIMUM OF FIVE(5) FEET WIDE SHALL BE REQUIRED ALONG ALL STREETS, WHEN THE ROW IS IMPROVED, AND SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
  7. THE OWNERS WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
  8. THE OWNERS WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
  9. THE PROPERTY SHOWN HEREON IS IN SHADED ZONE X-0.2% ANNUAL CHANCE FLOOD HAZARD ZONE ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 48039C0120K FOR THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, DATED DECEMBER 30, 2020.
  10. THESE LOTS WILL BE UTILIZING PRIVATE WATER WELL AND SEPTIC SYSTEMS.
  11. SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THIS RESERVE/LOT MUST BE SUBMITTED TO THE CITY OF IOWA COLONY AND BRAZORIA COUNTY DRAINAGE NO. 5 FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT.

State of Texas:  
County of Brazoria:  
I, JOYCE HUDMAN, CLERK OF BRAZORIA COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D. AT \_\_\_\_\_O'CLOCK \_\_\_\_M., DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., IN SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.  
JOYCE HUDMAN, COUNTY CLERK, BRAZORIA COUNTY, TEXAS

BY DEPUTY \_\_\_\_\_

## MEMORANDUM

**Date:** August 27, 2025  
**To:** Planning and Zoning Members  
 City Council Members  
**From:** Dinh V. Ho, P.E.  
**RE:** 189 Ac Coogan Tract Plan of Development  
 Staff's Summary and Recommendations  
**CC:** Mayor Wil Kennedy, Natasha Brooks Anderson, Kayleen Rosser

LJA Planning & Landscape Architecture, on behalf of Allied Development, submitted the Coogan Tract Planned Unit Development. The tract is comprised of +/-189 acres of land, located south of the intersection Meridiana Parkway at Ames Blvd. The property is currently located within the Iowa Colony ETJ, is planned to be developed for master planned community consisting of single family residential. Below is a summary of the proposed Coogan Tract POD and Staff's recommendations.

### Summary:

1. Total acreage: +/-189 acres. The tract is bounded by Future Baird Road to the west, Meridiana Parkway to the north and old County Road 48 to the east.
2. The proposal includes annexation into the City of Iowa Colony city limits.
3. The plan includes creation of a Public Improvement District.
4. Land plan summary:
  - a. Single Family Residential:
    - i. Typical lot size (50' X 120') min 6,000 SF
    - ii. Proposed 519 lots with a 10% variance (not to exceed 570 lots).
  - b. Parks and Open Space: +/- 29.3 acres
5. Major Roadway Improvements:
  - a. Ames Blvd. (Major Arterial)
  - b. Meridiana Parkway (Major Arterial)
  - c. Baird Blvd. (Major Arterial)
6. Parks & Open Space Plan:
  - a. Parks: +/- 15.2 acres
  - b. Rec Center: +/-5.5 acres
  - c. Open Space: +/-8.6 total
  - d. ¼ mile radius service area to cover all neighborhoods
  - e. Proposed Park amenities may include splashpad, playground, covered structure, trails, benches and/or bike racks.
  - f. Extensive network of sidewalks and pedestrian trail system.
7. Subdivision Monument Signage Plan
  - a. Primary Monument
    - The sign shall not exceed a size of twenty-five feet (25') tall with one, twenty-foot by twenty-foot (20'x20') tower footprint and an attached or isolated sign blade wall with a maximum size of ten feet (10') tall by eighty feet (80') in length.

- The sign area shall not be greater than 450 square feet.
- b. Secondary Entry Monument:
  - A maximum of three secondary entry monuments shall be permitted with this development. The sign shall not exceed a size of twelve feet (12') tall with a twelve-foot by twelve-foot (12'x12') tower footprint and an attached or isolated sign blade wall with a maximum size of eight feet (8') tall by thirty-five feet (35') in length. The sign area shall not be greater than 90 square feet.
- c. Residential Entry Monument:
  - Eight feet (8') tall with an eight-foot by eight-foot (8'x8') tower footprint and an attached or isolated sign blade wall with a maximum size of eight-feet (8') tall by twenty feet (20') in length.
  - The sign area shall not be a greater than 32 square feet.

**Staff Recommendations:**

*Based on staff review, the proposed development is consistent the development of Single-Family Residential within nearby development.*

*Staff are recommending approval of the 189 acre Coogan Tract POD subject to the following conditions:*

- 1) *Roadway Improvements: All exhibits*
  - a. *Remove all reference to Baird Boulevard as future. Staff recommend Baird Blvd. to be required to be constructed to be half width (2-lanes) south of the Meridiana.*
  - b. *Proposed ROW at the intersection of Baird/Meridiana Parkway shall be 120', but transition to 100' south.*
  - c. *Improvements along Meridiana Parkway and Ames Blvd. as to be constructed as part of the development.*
- 2) *Traffic Signalization: A Traffic Impact Analysis will be required to determine if traffic signal is warranted.*
  - a. *The Major Thoroughfare Plan has identified the intersections at Meridiana Parkway and Ames Blvd. as a signalized intersection.*
  - b. *If it is determined a signalized intersection is warranted per the Engineering Design Criteria Manual, the Developer shall fully fund the traffic signal at both intersections.*
  - c. *If a traffic signal is not warranted, the Developer shall escrow 100% of costs Design and Construction for each intersection.*
  - d. *Escrowed funds for traffic signal improvements shall be due prior to platting of Phase II or as traffic is warranted.*

**Coogan Tract  
Planned Unit Development  
District**

**Prepared for:  
Allied Development**

Prepared by:



June 2025

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### **EXHIBITS**

Exhibit A – Area Location Map  
Exhibit B – Aerial Map  
Exhibit C – Conceptual Development Plan  
Exhibit D – Conceptual Amenities and Open Space Plan  
Exhibit E – Street and Circulation System Exhibit  
Exhibit F – Signage Location Exhibit  
Exhibit G – Conceptual Signage Exhibit

## I. INTRODUCTION

The Coogan Tract Planned Unit Development (PUD) has been prepared on behalf of Allied Development pursuant to Appendix A, Article VII, Section 74 (Planned Unit Developments) of the Iowa Colony Code of Ordinances. The purpose of the PUD is to encourage flexibility in the use and development of land in order to promote the most innovative and efficient uses; to provide a high level of amenities; to preserve the quality of the natural environment; and to provide flexibility in the development of land subject to the development standards coordinated with the necessary public services and facilities.

The Coogan PUD is located in the western portion of the Iowa Colony ETJ and is bounded on the north by Farm-to-Market 56 (Meridiana Parkway), to the east by County Road 48 (Airline Road S), to the south by the Sierra Vista West development, and to the west by the Mustang Bayou Watershed. Exhibit A, Area Location Map, illustrates the location of the PUD.

This PUD is approximately 189.7 acres and will be developed as a master planned community for primarily residential use, including neighborhood parks that will be dedicated to the HOA or MUD as part of any approved Development Agreement.

## II. SITE INVENTORY ANALYSIS

### 1. Physical Opportunities and Constraints

The PUD is located east of the Fort Bend County and Brazoria County boundary lines in the far western portion of Iowa Colony ETJ. The PUD property is primarily agricultural land with a cluster of trees at the southeast property corner. Existing physical constraints affecting the development include the following:

- A 36" Crude Oil Enterprise pipeline lies along the northern property line in an east-west direction.
- A Crude Pipeline LLC pipeline lies along the northern property line in an east-west direction.
- A 20" Highly Volatile Liquid (HLV) Energy Transfer Company pipeline lies along the northern property line in an east-west direction.

The existing site constraints can be seen on Exhibit B, Aerial Map.

### 2. Surrounding Land Use

The land surrounding the PUD consist of single-family home developments including Sterling Lakes, Sterling Lakes West, and Sierra Vista West. A drainage channel owned by the Gulf Coast Water Authority is adjacent to the property along the western boundary. Beyond that, the land west of the subject property is currently undeveloped. The surrounding land uses can be seen on Exhibit A, Area Location Map.

## III. PROJECT DESCRIPTION

### 1. Compliance with Comprehensive Plan

In Iowa Colony's Comprehensive plan, which was adopted in 2020, the Future Land Use Plan classifies the Coogan Tract PUD area as Medium Density Single Family Residential, which is described as areas with potential for redevelopment into single family lots with an average lot size of less than one acre. The development complies with the Iowa Colony Comprehensive Plan by adhering to the vision elements and guiding principles outlined in the plan. The development consists of single-family residential lots with a minimum lot width of fifty feet and lot sizes averaging below one acre. The medium density development encourages an interconnected and safe community with the more compact and efficient use of infrastructure. There is a well-defined network of vehicular circulation systems that provide connectivity to existing developments to the south and to Meridiana Parkway.

## 2. Justification

The intent of the PUD Overlay District is to encourage high quality development in the City by providing additional flexibility to take advantage of various site characteristics, constraints, location, or land uses. This document establishes various development standards that exceed the minimum requirements for properties specifically located within the boundaries of the Coogan Tract PUD.

The PUD will meet or exceed the minimum requirements of the UDC through specific, architectural design and engineering standards such as:

- Providing a PUD document that can respond to today's market conditions and maintain the flexibility necessary to address changes in the future;
- Incorporating new alignments of pedestrian trails within the development. In addition to what is required, additional trails and pedestrian pathways will be provided throughout the development;
- Incorporation/revision of the roadway alignments based on the most updated version of the Thoroughfare Plan.

## 3. Single-Family Residential

The traditional single-family residential component that will be found throughout the PUD will be a collection of individual single-family residential sections that take their access from Baird Boulevard, Ames Boulevard, and an internal local street system that provides connections within the neighborhood and to the surrounding areas. The traditional single-family residential neighborhood will be developed with lots with a minimum of fifty feet in width to respond to market conditions.

## 4. Projected Population

Based on the number of residential lots proposed for the development located in Section IV.4, Single-Family Residential Lot Distribution Table, the projected population for the overall development will be approximately 1,505 people at 2.9 individuals per household.

## 5. Parks and Open Space

Exhibit D, Conceptual Amenities and Open Space Plan, shows a recreation center, parks, lakes, and various open space areas all connected via a pedestrian trail system. The proposed recreation center and neighborhood park will serve the master planned residential community and will contain an active play area for children and a parking area. The various linear parks along Meridiana Parkway provide buffer zones and are transitions between areas and types of development. The detention lakes within the PUD will not only enhance the aesthetic quality of the development but feature trail connectivity and numerous opportunities for the enjoyment of the residents.

The various other smaller parks shown on Exhibit D will contain various passive facilities such as play areas for children, picnic tables and/or benches. The linear parks along Meridiana Parkway will harbor pipeline easements enabling the undevelopable land be utilized by the residents for leisure.

The pedestrian pathway system, which is illustrated in Exhibit D, will include five-foot (5') wide trails and multiple pedestrian connections to the existing surrounding developments as well. The trails system will provide easy and safe pedestrian access to the various parks, lakes, and recreation center. Compliance with Iowa Colony's Comprehensive Plan for Parks and Open Space will be maintained throughout the development, completing the overall pedestrian network.

The various lakes within the PUD will be maintained at a constant water level while serving as a detention facility for the PUD. Lakes and detention facilities will be utilized as trail corridors allowing close proximity to parks and recreation center.

All land, which is dedicated to the Homeowners Association (HOA) or Municipal Utility District (MUD) the purpose of fulfilling the parks requirement, will be developed with some form of either passive or active facilities. The parks and private recreation center will be developed as the first adjacent residential sections are developed.

## IV. ZONING

### 1. Proposed Zoning

The property shall be developed and used in accordance with the development regulations as established by the Iowa Colony Unified Development Code, except as supplemented or modified by this PUD document.

The Coogan Tract is in the City of Iowa Colony ETJ, but will be zoned as PUD Planned Unit Development upon annexation into city limits. To implement the Conceptual Land Use Plan, Exhibit C, the base zoning district will remain single-family residential. The various land uses will follow the development requirements for the SFR zoning district as described in Appendix A, Zoning Ordinance in the UDC, unless otherwise noted. Notwithstanding the foregoing, no amendment to the UDC shall impact the PUD's vested rights as described in Chapter 245 of the Texas Local Government Code. When there is a conflict between the requirements in the UDC and this PUD Document, this PUD Document will govern. Interpretation as to what constitutes a conflict shall be made by the City designee.

Each land use category may be increased or decreased in acreage by up to ten percent (10%) of the total gross acreage of that land use category. The percentage of land use area change is required to ensure the success of the development by maintaining the flexibility to modify land use sizes in response to changes in economic and market conditions and future modifications of roadway and drainage alignments. This will allow the development to remain competitive in the real estate market over the life of the development and the ability to adjust as necessary to accommodate specific end users in a timely manner.

The development's single-family residential density shall not exceed 3 lots per acre, except as allowed per Section IV.4 of this document and as authorized by the City designee. The single-family residential density is calculated by dividing the total number of single-family residential lots by the total acreage of this PUD.

The land uses may be relocated within the boundaries of the PUD, provided there are no significant changes in geographic location as indicated in Article VII, Section 74, Planned Unit Developments in the UDC. The Composition of Land Use Table below provides a detailed tabulation of each land use within the development. All acreages shown below are subject to change as development occurs within the boundaries of the PUD and as allowed by this PUD.

### 2. Conversion of Specific Land Uses

- a. In the event the developer elects to exercise using the pipeline corridor as a trail system to count as a parks dedication credit, the excess parks acreage shown on the conceptual land use plan may be converted to single-family residential uses.
- b. In the event that excess parkland is converted to single-family residential, this conversion of land use shall not be counted towards the ten (10%) of change described in Section IV.1.

### 3. Composition of Land Use Table

Land Use	Zoning District	Approximate Acreage	% Gross Acreage
<b>Constraints Land Uses</b>			
Major Arterials	SFR	±31.9	
Detention & Lakes	SFR	±44.0	
Lift Station	SFR	±0.2	
<b>Subtotal</b>		<b>±76.0</b>	<b>40.0%</b>
<b>Community Land Uses</b>			
Recreation Center & Parks	SFR	±20.7	
Landscape/Open Space	SFR	±8.6	
<b>Subtotal</b>		<b>±29.3</b>	<b>15.5%</b>
<b>Residential Land Uses</b>			
Single-Family Residential	See below	±84.4	
<b>Subtotal</b>		<b>±84.4</b>	<b>44.5%</b>
<b>Totals</b>		<b>±189.7</b>	<b>100.0%</b>

### 4. Single-Family Residential Lot Distribution Table

Lot Size	Zoning District	Number of Lots*	Allowable Percentage
50' wide lots	SFR	519	100%
<b>Gross Residential Total</b>		<b>519</b>	<b>100%</b>

*\*The number of lots per lot product is subject to change as subdivision layouts are finalized.*

Refer to Section V.2, of this document for applicable standards for the single-family residential lot product. The total number of lots may increase by up to 10%. The lot size listed above in the Single-Family Residential Lot Distribution Table reflect minimum lot width as described in Section V.2.

While the Conceptual Development Plan (Exhibit C) indicates the lot layout for this area, these lot counts are subject to change. The lot counts for this PUD shall be subject to the allowable percentages in the Single-Family Residential Lot Distribution Table. The actual number of lots and the units per acre may vary as allowed by this PUD.

## V. DEVELOPMENT REGULATIONS

This PUD shall remain the governing document of the development. Consistent with provisions specified in Appendix A, Zoning Ordinance in the UDC, the future development of the subdivision will be governed by the development regulations for their assigned zoning district layout, design, and general conditions as approved in this document and exhibits. The PUD shall have vested rights as described in Chapter 245 of the Texas Local Government Code ("Chapter 245"), subject to the exemptions set forth therein. The term "Property" shall apply to all land contained within the PUD boundary. When there is a conflict between the requirements in the UDC (as may be amended) and this PUD Document, this PUD Document will govern. Interpretation as to what constitutes a conflict shall be made by the City designee. Additional roadways, roadway alignments, or land uses shall not be required of this development as a result of future changes to the City's comprehensive plan or UDC. Development fees (including without limitation capital recovery fees, parkland dedication fees, building permit fees, and tree mitigation fees)

are not established in the UDC and therefore will be assessed at the rate in existence at the time the relevant approval is sought for any development activity. All tracts located within the bounds of this PUD shall be platted, and detention ponds shall be platted when the first adjacent tract is platted.

## 1. Street and Circulation System

Below are several additional regulations that apply to the street and circulation system within the PUD:

- a. The Planned Unit Development has established certain street criteria that will apply to streets within this PUD in addition to the city's standards.
- b. All subdivision sections containing more than thirty-five (35) residential lots shall have a minimum of two points of access. A divided or boulevard entry consisting of two (2) 25-foot-wide travel lanes separated by a median shall be acceptable in all circumstances and shall be considered two points of access for these purposes provided that the divided paving section extends to the first intersecting street.
- c. Neighborhood collector streets shall have a minimum right-of-way of 60 feet.
- d. Residential (local) streets providing access to lots may have a right-of-way width of 50 feet.
- e. All street rights-of-way widths shall be not less than 50 feet with a 10' utility easement on each side.
- f. Paving width shall be 28' B-B for all residential streets.
- g. Private streets may extend up to 200 feet without a turnaround. Dead end Type 2 private streets that exceed 200 feet in length shall provide an adequate turnaround.
- h. Baird Boulevard shall have a minimum right-of-way width requirement of 100 feet within the boundary of the Coogan Tract PUD. Baird Boulevard is shown on Iowa Colony's Major Thoroughfare Plan as a proposed major arterial. The alignment for Baird Boulevard terminates at Meridiana Parkway, as it is not shown in the Fort Bend County's Major Thoroughfare Plan. South of the subject property, right-of-way for Baird Boulevard was dedicated at 120' in width, therefore, the right-of-way will taper down to 100' within the boundary of the Coogan Tract. To conform to Iowa Colony's Major Thoroughfare Plan, the right-of-way for Baird Boulevard will widen to 120' at the intersection of Baird Boulevard and Meridiana Parkway. Details regarding the construction of Baird Boulevard shall be part of any approved Development Agreement.
- i. Each single-family lot shall have frontage on a local street, private street, or common area. When lots front a common area, vehicular access must be provided by a local street, private street, or alley.
- j. The developer shall bear the cost of all streets within the PUD. The entire cost of thoroughfares, collectors, and local streets shall be eligible for reimbursement by the MUD.

## 2. Traditional Single-Family

All development standards for the proposed traditional single-family residential lots are subject to the development regulations below:

- a. Minimum lot area: 6,000 square feet
- b. Minimum lot width – 50' (measured at the front setback)
- c. Minimum front setback – 20'
- d. Minimum side setback – 5'
- e. Minimum street side setback (corner lot) – 10'
- f. Minimum rear setback – 10'
- g. Minimum porch setback – 15'
- h. Minimum setback where garages face directly onto a street – 20'
- i. Minimum setback for side-entry garages – 10'
- j. Minimum pipeline setback – 50'
- k. Maximum impervious building coverage – 60%
- l. Maximum height of structures – 2 stories or 35'. May exceed 35' if approved by the Fire Chief.

### 3. Tree Protection

The developer shall follow the City's tree preservation guidelines, as stated in Article 1 of Iowa Colony's UDC. The property consists primarily of agricultural fields with a few partially wooded areas. These wooded sections consist mainly of new-growth trees and brush and do not appear to contain mature shade trees or culturally significant vegetation that would warrant protection under the City's tree preservation guidelines.

### 4. Signage

All signage shall comply with the Iowa Colony UDC unless otherwise stated below. When there is a conflict between the requirements in the UDC and this PUD Document, this PUD document will govern. The potential signage locations are shown in the Conceptual Signage Location Exhibit (Exhibit F). The possible signage locations are not set locations and are subject to change.

- a. Primary Entry Monument: A maximum of one primary entry monument shall be permitted with this development. The sign shall not exceed a size of twenty-five feet (25') tall with one, twenty-foot by twenty-foot (20'x20') tower footprint and an attached or isolated sign blade wall with a maximum size of ten feet (10') tall by eighty feet (80') in length. The sign area shall not be greater than 450 square feet.
- b. Secondary Entry Monument: A maximum of three secondary entry monuments shall be permitted with this development. The sign shall not exceed a size of twelve feet (12') tall with a twelve-foot by twelve-foot (12'x12') tower footprint and an attached or isolated sign blade wall with a maximum size of eight feet (8') tall by thirty-five feet (35') in length. The sign area shall not be greater than 90 square feet.
- c. Residential Entry Monument: Eight feet (8') tall with an eight-foot by eight-foot (8'x8') tower footprint and an attached or isolated sign blade wall with a maximum size of eight-feet (8') tall by twenty feet (20') in length. The sign area shall not be a greater than 32 square feet.

### 5. Parks and Trails

- a. Compliance with Parkland Dedication and Compensating Open Space Requirements

Identification of the required amount of neighborhood parkland is to be indicated in this document. Compensating open space must be reasonably dry and flat with no more than fifty (50) percent of the total required compensating open space to be located within the one hundred (100) year floodplain and/or within a non-permanent wet location of a drainage detention area. The various parks will be developed as the adjacent residential sections are developed. The parks shown throughout the project will be developed in accordance with PUD ordinance requirements and may include various forms of passive and active amenities, such as a splashpad, playground, a covered structure, trails, benches, and/or bike racks. The open space and park locations shall be owned and maintained by the HOA. Regional parks requirements shall be met.

Park dedication requirements in the City of Iowa Colony UDC for planned unit developments state that private neighborhood parkland dedicated in lieu of public parkland shall be 1 acre of parkland for every 54 proposed dwelling units. Based upon the estimated number of dwelling units, the development will be required to provide  $\pm 9.6$  acres of parkland. Additionally, with the proposed 50' wide lot size, 150 square feet of compensating open space is required per lot. Based on the estimated number of dwelling units, the development shall provide approximately  $\pm 1.8$  acres of compensating open space at the time of the preliminary plat.

The table below provides a tabulation of how the development will meet this requirement. If the dwelling units in the PUD are increased to where the neighborhood parkland provided is less than the minimum amount required per the City of Iowa Colony Zoning Ordinance, additional parkland will be provided to meet the requirement. A minimum of 4 percent of the total area shall be set aside for

open spaces areas, which shall include pipeline and utility easements, drainage ways, and wet dry detention areas. The HOA or MUD will be responsible for maintaining all recreation centers, parks, landscaped areas, and open spaces within the PUD.

Land Use	Owner	Acreage
Parks	HOA or MUD	15.2
Recreation Center	HOA or MUD	5.5
<b>Total</b>		<b>20.7</b>

b. Use of Detention Areas for Parks Credit

The development is eligible to receive up to a 50% credit for construction of improvements to new wet detention facilities. Improvements may include at least one fountain, benches, and/or walking trails, and other water-based recreational activities. Credit for detention ponds is limited to the top of bank if it includes trails.

c. Trails

The Conceptual Amenities and Open Space Plan (Exhibit D) features five-foot (5') wide trails providing pedestrian connectivity. If approved by the pipeline company, trails will be provided along the pipeline easements on the north side of the tract to enhance the linear parks. The trails along the pipeline easement shall contribute towards the required parkland dedication requirements. The construction of the trails shall take place prior to acceptance of the construction maintenance bond for the section that is being developed. Unless otherwise mentioned in this section, compliance with the Iowa Colony's sidewalk requirements will be maintained throughout the project, completing the overall pedestrian network. Five-foot (5') wide sidewalks adjacent to reserves or open space areas shall be constructed prior to the release of the construction maintenance bond for the appropriate section. Minimum 5' sidewalks shall be provided along all streets with no upgrades required for existing sidewalks unless noted above.

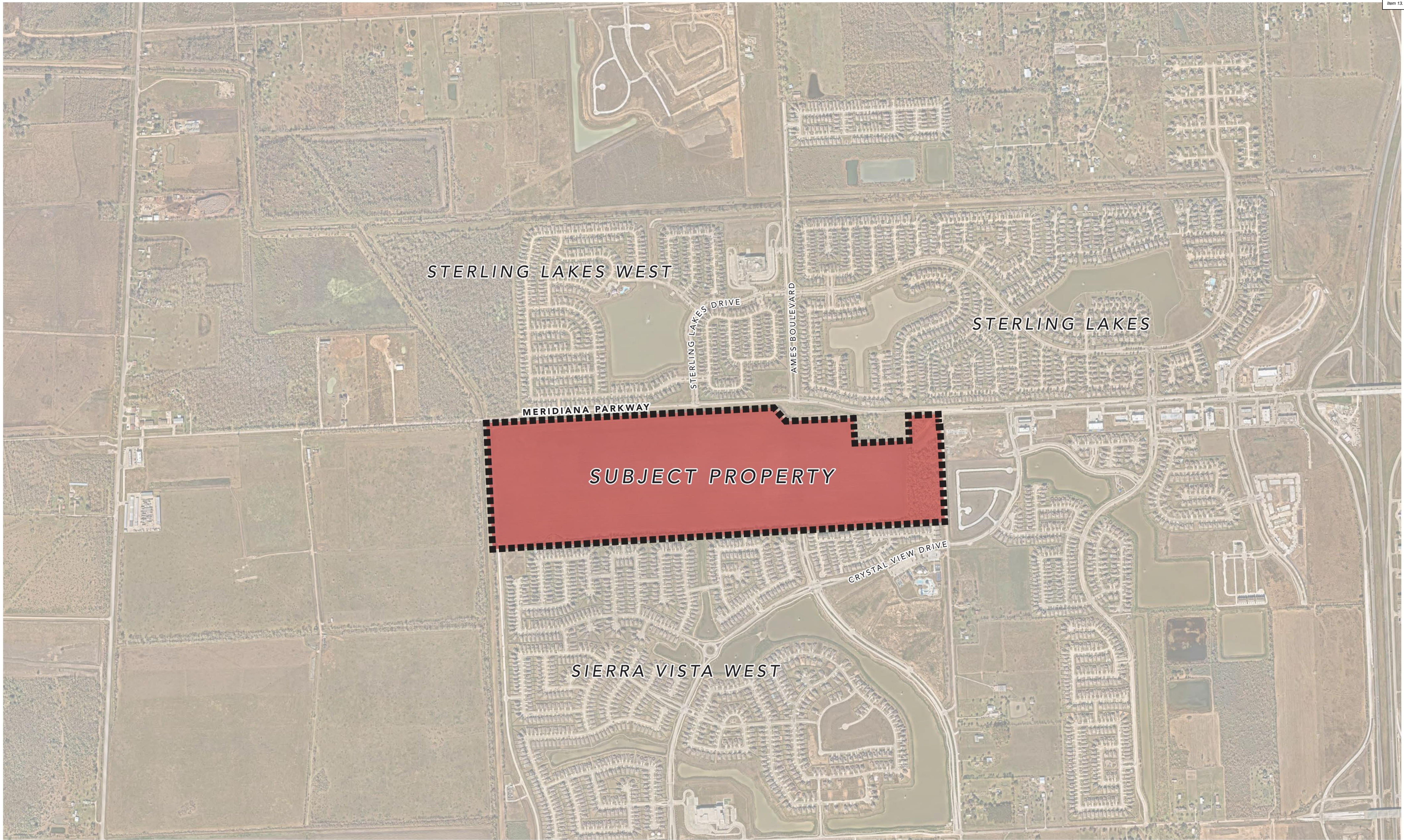
## VI. UTILITIES

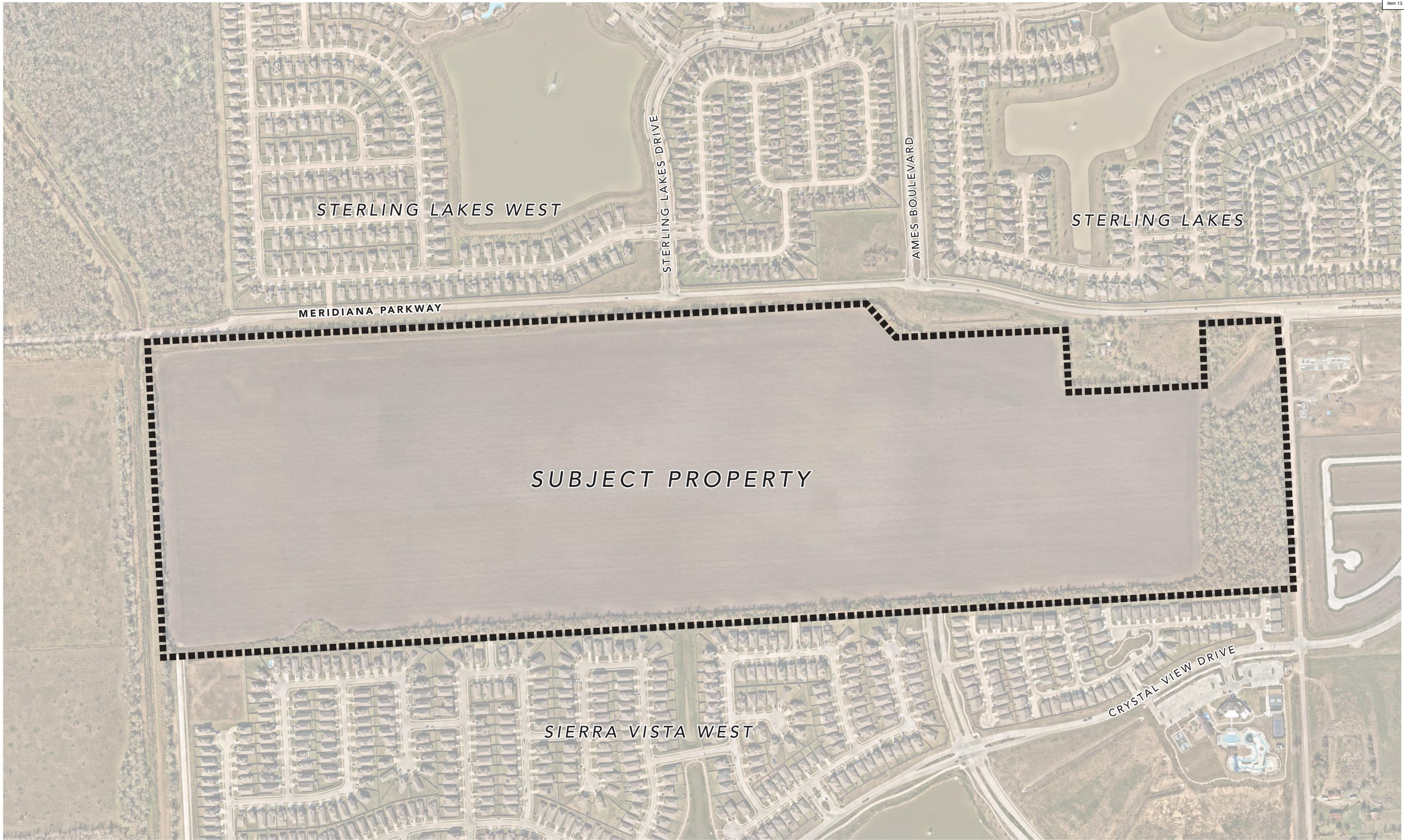
The utilities provided within the Coogan Tract PUD shall be appropriately designed, sized, and constructed in conformance with either Iowa Colony's engineering design criteria in effect at the time of approval of this PUD or an approved Utility Agreement.

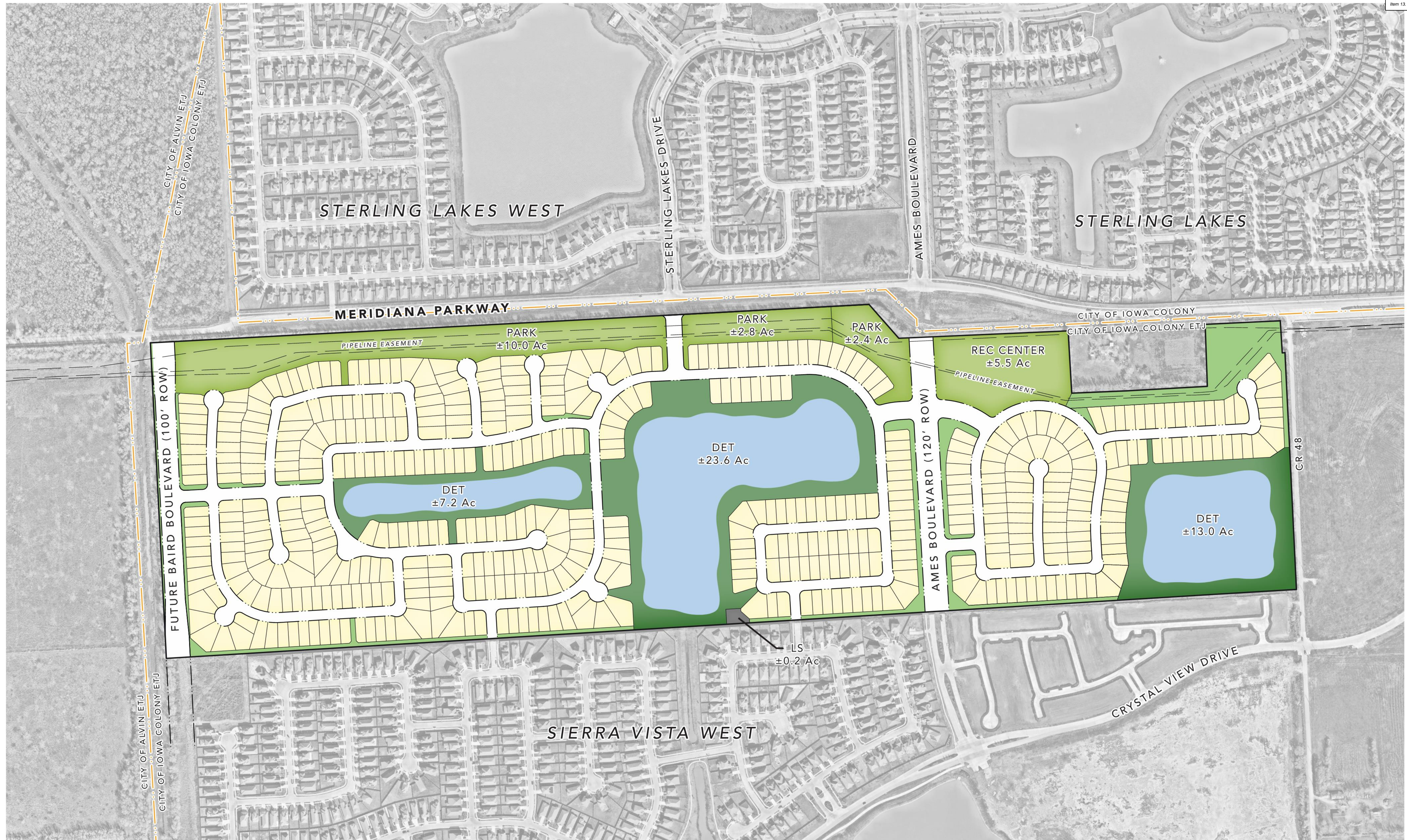
## VII. VARIANCES

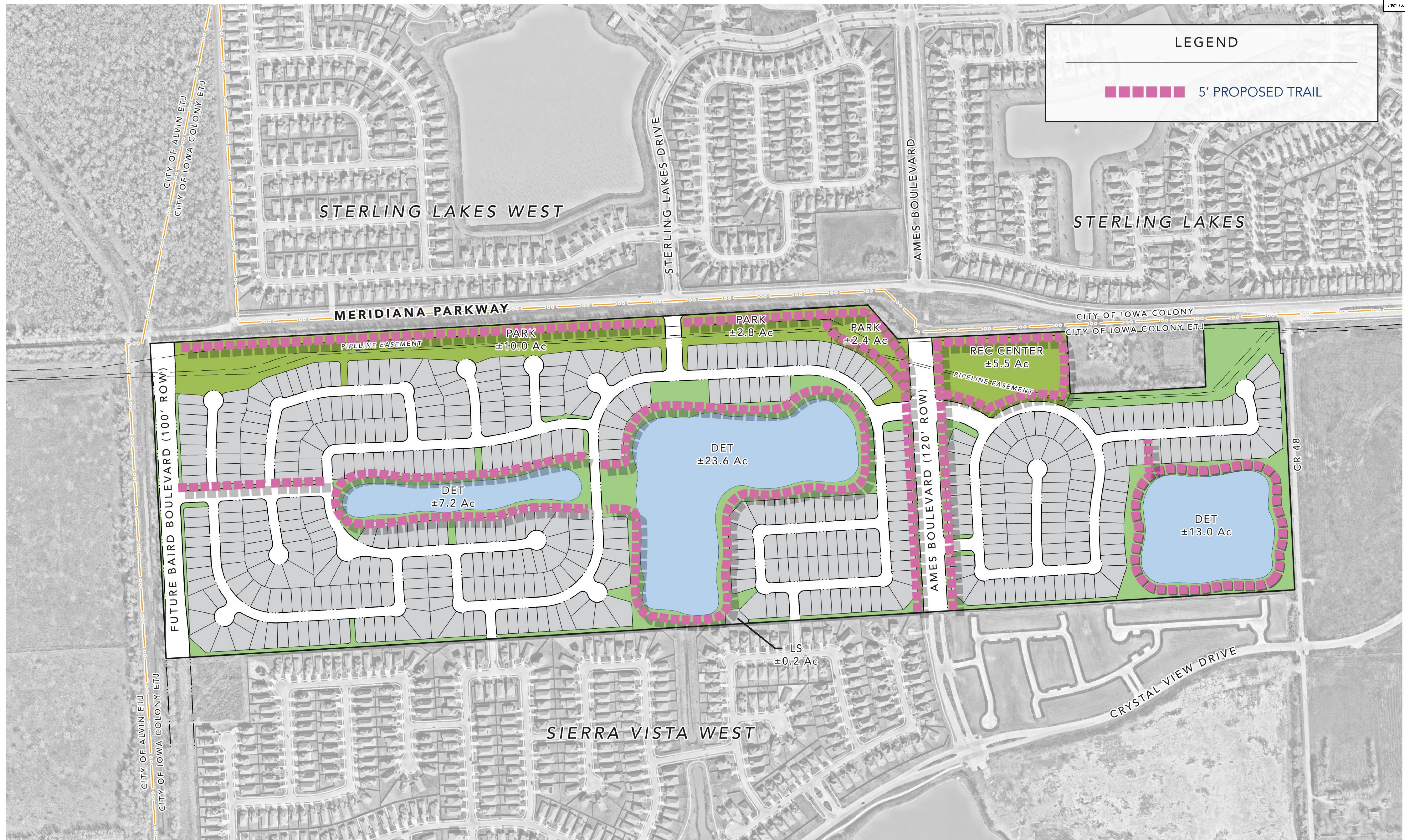
There are variances to the Iowa Colony development regulations anticipated by the Coogan Tract PUD. Any variances to Iowa Colony's Subdivision Ordinance not known at this time due to the lack of specific designs or physical characteristics will be presented on a case-by-case basis for the consideration of the Planning and Zoning Commission. Any variances to Chapter 2, Zoning Regulations, Chapter 3, Site Development Design and Improvements, and Article 5, Division 4, Signage, not known at this time due to the lack of specific designs or physical characteristics will be presented on a case-by-case basis for the consideration of the Zoning Board of Adjustments.

1. The street and circulation system shall be developed in accordance with Section V.1 – Street and Circulation System.
2. All single-family residential traditional lots shall be regulated by the standards set forth in Section V.2 – Traditional Single-Family.
3. All signage in the project shall be regulated by the standards as stated in Section V.4 – Signage.
4. Parks and trails shall be regulated by the standards as stated in Section V.5 – Parks & Trails.



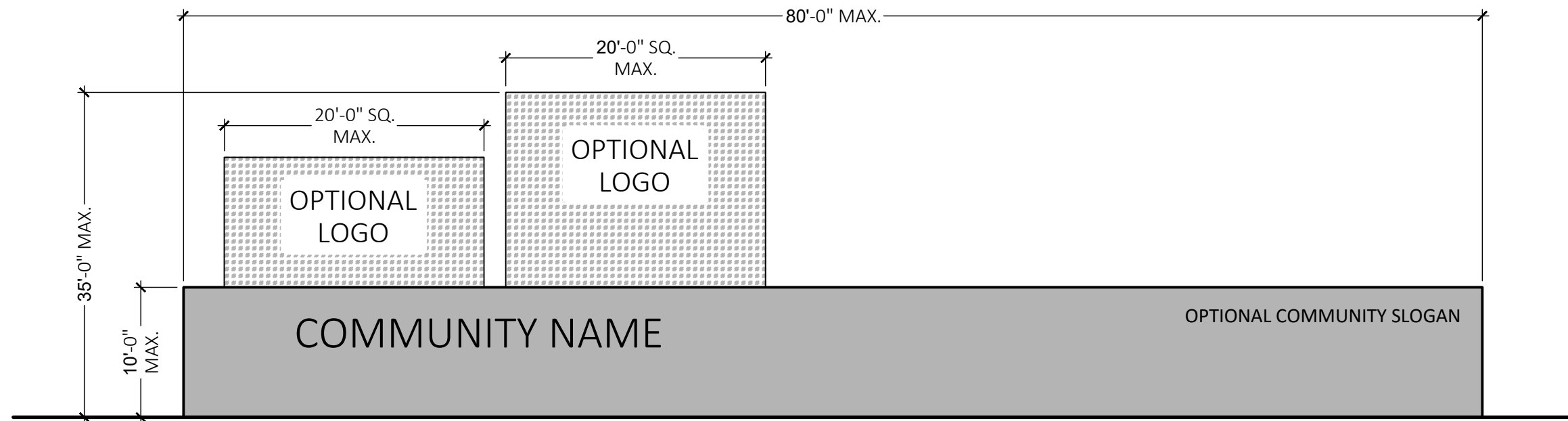




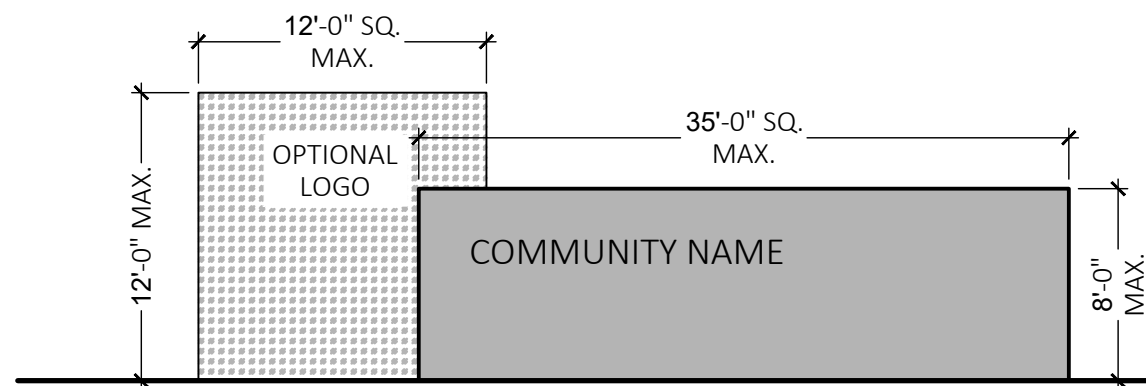




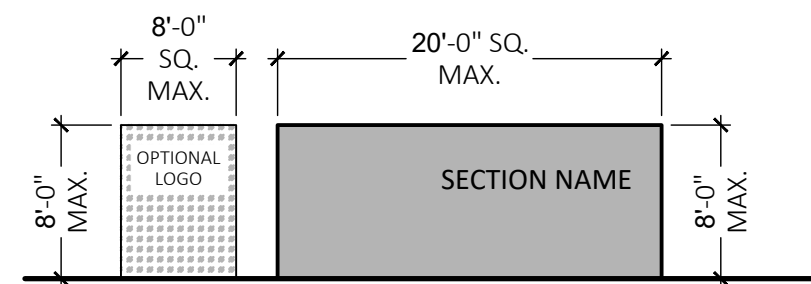




PRIMARY ENTRY MONUMENTS



SECONDARY ENTRY MONUMENTS



RESIDENTIAL ENTRY MONUMENTS