

MEMORANDUM

Date: December 6, 2022
To: Planning Commission Members
From: Dinh V. Ho, P.E.
RE: City of Iowa Colony Planning & Zoning Commission Meeting, December 2022
CC: Mayor Michael Byrum-Bratsen, Robert Hemminger Kayleen Rosser

Below is a summary of the Engineer's recommendations for agenda items for Planning and Zoning Meeting on December 6, 2022.

1. ***Magnolia Bend Estates Preliminary Plat***
 - a. 22.833 acres, 19 lot, Typical 1 acre lots
Recommendation: Approve per Letter of Recommendation
2. ***Sterling Lakes North Sec 1 Preliminary Plat***
 - a. 98.190 acres, 211 Lots, 8 Block and +/- 47 acres Reserves
Recommendation: Approve per Letter of Recommendation

Copy



12003 Iowa Colony Blvd.
Iowa Colony Tx. 77583
Phone: 281-369-2471
Fax: 281-369-0005
www.iowacolonytx.gov

IOWA COLONY PLANNING AND ZONING COMMISSION
MINUTES OF NOVEMBER 1, 2022

Members present: David Hurst, Tim Varlack, Brenda Dillon, Les Hosey, Brian Johnson, and Terry Hayes

Members absent: Steven Byrum-Bratsen

Others present: Dinh Ho

MEETING- 7:00 P.M.

1. Chairman David Hurst called the meeting to order at 7:00 P.M.
2. Citizens Comments. There were no comments from the public.
3. Consider approval of the following Planning and Zoning Commission meeting minutes

- October 3, 2022

Tim Varlack made a motion to approve the meeting minutes of the October 3, 2022, Planning and Zoning meeting. Seconded by Les Hosey. Approved unanimously.

4. Consideration and possible action for the Caldwell Crossing Section 1 Preliminary Plat. Abigail Martinez, Planner with LJA introduced herself and stated that she was there to address questions or concerns the commission members may have. Brian Johnson mentioned his concern with the plat is that if there is emergency access needed, first responders would have to go through another county and the response time would be increased. Tim Varlack and Les Hosey agreed. After much discussion, Brian Johnson made a motion to approve the Caldwell Crossing Section 1 Preliminary Plat with the condition that the developer provide an emergency access road from Cedar Rapids Parkway to Section 1 within Iowa Colony City Limits. Seconded by Brenda Dillon. Approved unanimously.

5. Consideration and possible action for the Castillo Subdivision Final Plat. Tim Varlack made a motion to approve the Castillo Subdivision Final Plat. Seconded by Brenda Dillon. Approved unanimously.

6. Consideration and possible action for the Bullard Parkway Section 1 Street Dedication Preliminary Plat. Les Hosey made a motion to approve the Bullard Parkway Section 1 Street Dedication Preliminary Plat. Seconded by Brenda Dillon. Approved unanimously.

7. Consideration and possible action on making recommendations to the City Council regarding updates to the Unified Development Code. Tim Varlack made a motion to table the UDC discussion until the next Planning and Zoning Commission meeting as one member was absent, and they had previous comments and concerns with the UDC. Seconded by Brenda Dillon. Approved unanimously.

8. The meeting was adjourned by a unanimous vote at 7:25 P.M.

APPROVED THIS 6TH DAY OF DECEMBER 2022.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chairman

Copy

Monday, November 14, 2022

Steven Henderson
Windrose Land Services
11111 Richmond Ave., Suite 150
Houston, TX 77082
Email: steven.henderson@windroseservices.com

Re: Magnolia Bend Estates Preliminary Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 1567
Adico, LLC Project No. 16007-2-257

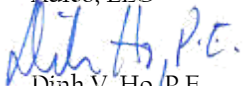
Dear Mr. Henderson;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of Magnolia Bend Estates Preliminary Plat package received on or about November 9, 2022. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based upon our review, we have no objections to the preliminary plat as resubmitted on November 9, 2022. Please provide Kayleen Rosser with ten (10) folded prints of the plat by no later November 29, 2022, for consideration at the December 6, 2022, Planning and Zoning Commission meeting.

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

Sincerely,
Adico, LLC


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

Copy

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-257



Tuesday, November 15, 2022

Amber Scopes
Pape-Dawson Engineers, Inc.
10350 Richard Ave., Suite 200
Houston, TX 77042

**Re: Sterling Lakes North Section One Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 1821
ALLC Project No. 16007-2-270**

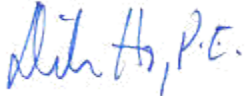
Dear Ms. Scopes;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the first submittal of Sterling Lakes North Section One Preliminary Plat received on or about November 9, 2022. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based upon our review, we have no objections to the preliminary plat as submitted on November 9, 2022. Please provide Kayleen Rosser, City Secretary, ten (10) folded prints by no later than Tuesday, November 29, 2022, for consideration at the December 6, 2022, 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

Copy

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-270

WE, LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ITS OFFICERS,

AND OWNERS, HEREINAFTER REFERRED TO AS OWNERS, OF THE 98.190 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF STERLING LAKES NORTH SEC 1 PLAT, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID PARTNERSHIP, FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNED TO WARRANT AND DEFEND THE TITLE OF THE LAND SO DEDICATED.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THE PLAT SPECIFICALLY NOTED A PUBLIC RIGHTS-OF-WAY, SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PUBLIC RIGHT-OF-WAY BY THE OWNERS, HEIRS, SUCCESSORS AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THE PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREFIGHTER, FIRE FIGHTING EQUIPMENT, POLICE AND EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ESTABLISHED AS PUBLIC RIGHTS-OF-WAY.

FURTHER, LIENHOLDERS MUST EXECUTE A SUBORDINATION AGREEMENT SUBORDINATING THEIR LIENS TO ALL PUBLIC STREETS, ALLEYS, PARKS, SCHOOL SITES AND OTHER PUBLIC AREAS SHOWN ON THE PLAT OF SUCH SUBDIVISION OR RESUBDIVISION AS BEING SET ASIDE FOR PUBLIC USE OR PURPOSE.

IN TESTIMONY WHEREOF, LGI HOMES-TEXAS, LLC A TEXAS LIMITED LIABILITY COMPANY, AUTHORIZED REPRESENTATIVE HAS CAUSED

THESE PRESENTS TO BE SIGNED BY _____, _____, THEREUNTO AUTHORIZED,

ATTESTED BY ITS _____, _____. THIS _____ DAY OF _____, 20____.

LGI HOMES-TEXAS, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
PRINT NAME:
TITLE:

BY: _____
PRINT NAME:
TITLE:

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____,

AND _____ OF LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGEMENT TO ME THAT THEY 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
MY COMMISSION EXPIRES

I, BRIAN NAWARA, 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; AND THAT, EXCEPT AS SHOWN, ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON PIPES OR IRON RODS HAVING A DIAMETER OF 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, SOUTH CENTRAL ZONE (4204), NAD-83.

BRIAN NAWARA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6060

CERTIFICATE OF CITY COUNCIL

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS THIS THE _____ DAY OF _____, 20____ HAS APPROVED THIS PLAT AND SUBDIVISION OF STERLING LAKES NORTH SEC 1 PLAT AS SHOWN HEREON.

CERTIFICATE OF COUNTY CLERK

MICHAEL BYRUM-BRATSEN, MAYOR

WIL KENNEDY

APPROVAL BY PLAT ROOM RECORDER

ARNETTA HICKS-MURRAY

MARQUETTE GREENE-YOUNG

DATE _____

JOYCE HUDMAN, COUNTY CLERK

VOLUME _____, PAGE _____

CHAD WILSEY

CERTIFICATE OF CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE CITY PLANNING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS THIS THE _____ DAY OF _____, 20____ HAS APPROVED THIS PLAT AND SUBDIVISION OF STERLING LAKES NORTH SEC 1 PLAT AS SHOWN HEREON.

DAVID HURST, CHAIRMAN

BRENDA DILLON

STEVEN BYRUM-BRASTEN

LES HOSEY

BRIAN JOHNSON

TIMOTHY VARLACK

TERRY HAYES

APPROVAL BY CITY ENGINEER

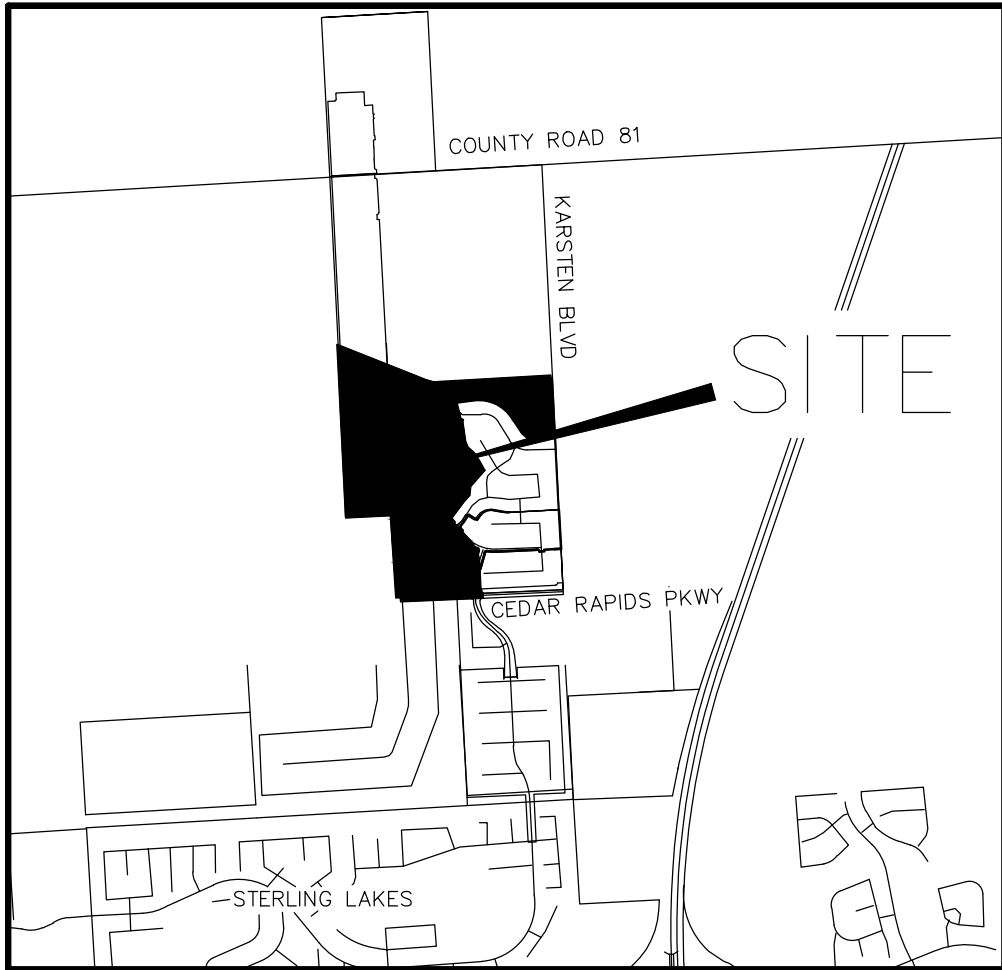
DINH HO, P.E., CITY ENGINEER

DATE _____

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 FINAL PLAT AND CONSTRUCTION NOTES:

- SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE. (DOES NOT APPLY)
- 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. (DOES NOT APPLY)
- THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- THIS RURAL COMMERCIAL SITE EMPLOYS A NATURAL DRAINAGE SYSTEM, WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SITE THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR ON THE SITE TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME. (DOES NOT APPLY)
- OTHER THAN SHOWN HERON, 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 DRAINAGE EASEMENT(S) GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 FOR DRAINAGE MAINTENANCE PURPOSES SHALL INCLUDE 45 FEET TOP OF BANK, PLUS THE SUM (FOOTAGE) OF BOTH DITCH SIDE SLOPES AND CHANNEL BOTTOM AND 45 FEET OF BANK ON THE OPPOSITE BANK.
- 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.



LOCATION MAP
NTS

LEGEND

●	FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
○	SET 5/8" IRON ROD (PD)
○	SET 5/8" IRON ROD (PD)-ROW
AC	= ACRE
AE	= AERIAL EASEMENT
SSE	= SANITARY SEWER EASEMENT
STM SE	= STORM SEWER EASEMENT
WLE	= WATER LINE EASEMENT
DE	= DRAINAGE EASEMENT
UE	= UTILITY EASEMENT
FC NO.	= FILM CODE NUMBER
UVE	= UNOBSTRUCTED VISIBILITY EASEMENT
BL	= BUILDING LINE
R	= RADIUS
ROW	= RIGHT-OF-WAY
SF	= SQUARE FEET
BL	= BUILDING LINE
GBL	= GARAGE BUILDING LINE
IR	= IRON ROD
FD	= FOUND
COS	= COMPENSATING OPEN SPACE
BCUR	= BRAZORIA COUNTY MAP RECORDS
BCDR	= BRAZORIA COUNTY DEED RECORDS
BCOPRRP	= OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
BCFCD	= BRAZORIA COUNTY FLOOD CONTROL DISTRICT
OPRRPBC	= OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS
BCCF NO.	= BRAZORIA COUNTY CLERK'S FILE NUMBER

STERLING LAKES

NORTH SEC 1

PRELIMINARY PLAT

A SUBDIVISION OF 98.190 ACRES
LOCATED IN THE H.T. & B.R.R. CO.
SURVEY, ABSTRACT NO. 516
BRAZORIA COUNTY, TEXAS

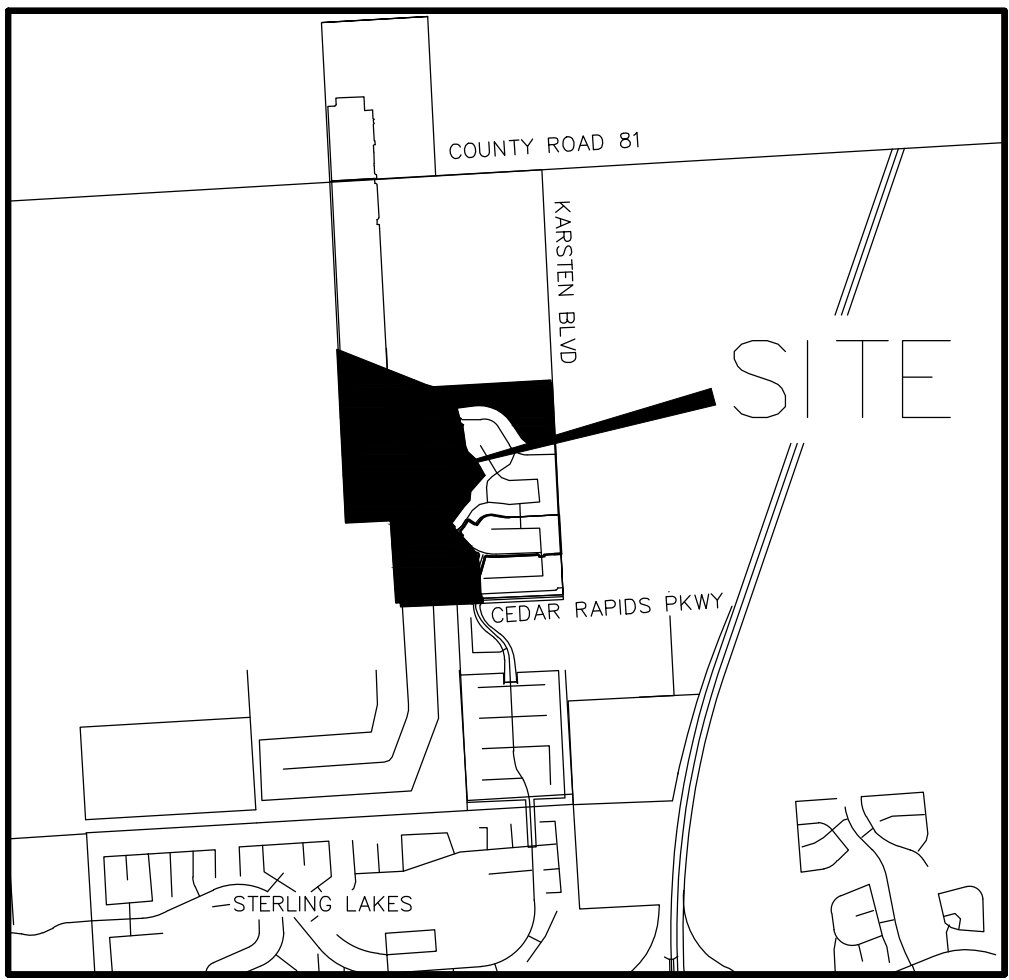
211 LOTS 12 RESERVES 8 BLOCKS

SCALE: 1"= 100' NOVEMBER 2022

OWNER:
LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY
JACK LIPAR
EXECUTIVE VICE PRESIDENT
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL. 281.362.8998

PAPE-DAWSON
ENGINEERS

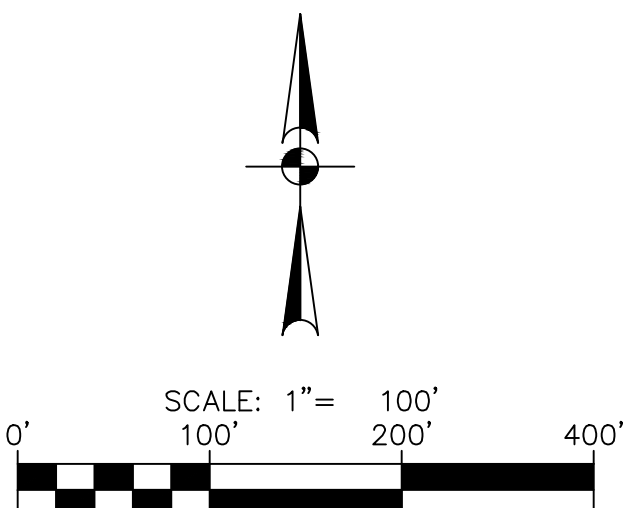
HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974



LOCATION MAP
NTS

LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (PD)
- SET 5/8" IRON ROD (PD)-ROW
- AC = ACRE
- AE = AERIAL EASEMENT
- SSE = SANITARY SEWER EASEMENT
- STM SE = STORM SEWER EASEMENT
- WLE = WATER LINE EASEMENT
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- FC NO. = FILM CODE NUMBER
- UVE = UNOBSTRUCTED VISIBILITY EASEMENT
- BL = BUILDING LINE
- R = RADIUS
- ROW = RIGHT-OF-WAY
- SF = SQUARE FEET
- GBL = BUILDING LINE
- IR = IRON ROD
- FD = FOUND
- COS = COMPENSATING OPEN SPACE
- BCMR = BRAZORIA COUNTY MAP RECORDS
- BCDR = BRAZORIA COUNTY DEED RECORDS
- BCOPRRP = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- BCFCD = BRAZORIA COUNTY FLOOD CONTROL DISTRICT
- OPRRPBC = OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS
- BCCF NO. = BRAZORIA COUNTY CLERK'S FILE NUMBER



STERLING LAKES NORTH SEC 1

PRELIMINARY PLAT

A SUBDIVISION OF 98.190 ACRES
LOCATED IN THE H.T. & B.R.R. CO.
SURVEY, ABSTRACT NO. 516
BRAZORIA COUNTY, TEXAS

211 LOTS 12 RESERVES 8 BLOCKS

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10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

MINIMUM FINISHED FLOOR ELEVATIONS								
BLOCK	LOT NO	ELEV.	BLOCK	LOT NO	ELEV.	BLOCK	LOT NO	ELEV.
1	1	58.21	2	11	58.23	5	30	58.10
1	2	58.08	2	12	58.23	5	31	57.93
1	3	57.95	3	1	57.79	5	32	57.65
1	4	57.81	3	2	58.15	5	33	57.46
1	5	57.92	3	3	58.15	5	34	57.66
1	6	58.10	3	4	58.19	5	35	57.86
1	7	58.37	3	5	58.12	5	36	57.86
1	8	58.51	3	6	58.12	5	37	57.63
1	9	58.51	3	7	58.13	5	38	57.47
1	10	58.51	3	8	58.28	5	39	57.39
1	11	58.22	3	9	58.28	5	40	57.52
1	12	58.22	3	10	58.23	5	41	57.52
1	13	58.08	3	11	58.06	5	42	57.35
1	14	57.93	3	12	58.07	5	43	56.05
1	15	57.99	3	13	58.26	5	44	57.42
1	16	58.14	3	14	58.26	5	45	57.45
1	17	58.14	3	15	58.26	5	46	57.68
1	18	57.98	3	16	58.26	5	47	57.68
1	19	57.99	3	17	58.06	5	48	57.48
1	20	58.14	3	18	57.96	5	49	57.34
1	21	58.30	3	19	58.14	5	50	57.52
1	22	58.87	3	20	58.33	5	51	57.70
1	23	59.06	3	21	58.33	5	52	57.79
1	24	59.21	3	22	58.31	5	53	57.59
1	25	59.04	3	23	58.11	5	54	57.61
1	26	58.36	3	24	57.91	5	55	57.79
1	27	58.17	3	25	58.26	5	56	57.97
2	28	57.97	4	1	57.90	6	1	57.74
1	29	58.04	4	2	57.98	6	2	57.53
1	30	58.23	4	3	58.13	6	3	57.88
1	31	58.41	4	4	58.40	6	4	57.88
1	32	58.41	4	5	58.40	6	5	57.65
1	33	58.41	4	6	58.26	6	6	57.37
1	34	58.13	4	7	58.11	6	7	57.25
1	35	57.93	4	8	58.04	6	8	57.40
1	36	57.84	4	9	58.17	6	9	57.59
1	37	57.98	4	10	58.30	6	10	57.78
1	38	58.12	4	11	58.30	6	11	57.78
1	39	58.25	4	12	58.15	6	12	57.55
1	40	58.25	4	13	57.96	6	13	57.51
1	41	58.18	4	14	57.77	6	14	57.70
1	42	57.93	4	15	57.58	6	15	58.13
1	43	57.88	5	1	57.50	6	16	58.55
1	44	58.00	5	2	57.51	6	17	58.55
1	45	57.66	5	3	57.43	6	18	58.24
1	46	57.31	5	4	57.89	6	19	58.47
1	47	57.71	5	5	57.89	6	20	58.69
1	48	57.86	5	6	58.33	6	21	58.69
1	49	58.14	5	7	58.26	6	22	58.64
1	50	58.14	5	8	58.26	7	1	57.53
1	51	57.93	5	9	57.63	7	2	57.72
1	52	57.72	5	10	57.42	7	3	57.90
1	53	58.15	5	11	57.42	7	4	57.90
1	54	58.04	5	12	57.71	7	5	57.72
1	55	57.72	5	13	57.71	7	6	57.61
1	56	57.93	5	14	57.49	7	7	57.38
1	57	58.14	5	15	57.40	7	8	57.26
1	58	57.86	5	16	57.59	7	9	57.49
1	59	57.86	5	17	57.78	7	10	57.49
1	60	57.71	5	18	57.78	7	11	57.45
1	61	57.93	5	19	57.55	7	12	57.27
2	1	58.08	5	20	57.51	8	1	57.73
2	2	58.08	5	21	57.70	8	2	57.75
2	3	57.85	5	22	57.47	8	3	57.57
2	4	58.04	5	23	57.67	8	4	57.64
2	5	58.04	5	24	57.86	8	5	57.83
2	6	58.29	5	25	57.86	8	6	57.83
2	7	58.29	5	26	57.78	8	7	57.65
2	8	58.09	5	27	57.81	8	8	57.47
2	9	58.04	5	28	58.15			
2	10	58.19	5	29	58.10			

MATCHLINE "A" - SEE SHEET 3 OF 4

MATCHLINE "A" - SEE SHEET 3 OF 4

MATCHLINE "B" - SEE SHEET 4 OF 4

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	50.00'	107°38'11"	S20°30'58"E	80.71'
C2	430.00'	40°21'15"	S22°49'43"E	296.63'
C19	25.00'	89°00'59"	N41°39'31"E	35.05'
C20	25.00'	25°41'44"	N15°41'51"W	11.12'
C21	50.00'	140°03'47"	N41°29'11"E	93.99'
C22	25.00'	25°21'04"	S81°09'28"E	10.97'
C23	25.00'	20°05'14"	N76°07'23"E	8.72'
C24	50.00'	134°43'40"	N46°33'24"W	92.30'
C25	25.00'	24°38'26"	S8°29'13"W	10.67'
C26	25.00'	25°39'10"	S16°39'35"E	11.10'
C27	50.00'	133°42'36"	S37°22'08"W	91.95'
C28	25.00'	18°03'25"	N84°48'17"W	7.85'
C29	25.00'	90°00'00"	S41°10'00"W	35.36'
C30	25.00'	90°00'00"	S48°50'00"E	35.36'
C31	25.00'	26°54'38"	N72°42'41"E	11.63'
C32	50.00'	118°35'17"	S61°26'59"E	85.98'
C33	25.00'	26°28'34"	S15°23'37"E	11.45'
C34	330.00'	7°57'02"	S24°39'23"E	45.76'
C35	150.00'	40°46'38"	S41°04'11"E	104.52'
C36	50.00'	124°55'05"	S1°00'02"W	88.67'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C37	150.00'	40°46'38"	S43°04'16"W	104.52'
C38	330.00'	14°06'34"	S29°44'14"W	81.06'
C39	25.00'	88°41'17"	S7°19'38"E	34.81'
C40	630.00'	8°46'07"	S47°04'05"E	96.32'
C41	25.00'	90°10'07"	N42°04'19"E	35.41'
C42	516.00'	4°34'36"	S0°43'26"E	41.21'
C43	484.00'	4°12'57"	N0°32'37"W	35.61'
C44	370.00'	34°13'28"	N19°45'49"W	217.74'
C45	25.00'	96°25'55"	N85°05'31"W	37.28'
C46	25.00'	78°26'12"	S7°28'25"W	31.61'
C47	330.00'	27°54'41"	S17°47'20"E	159.17'
C48	25.00'	12°40'35"	S10°10'17"E	5.52'
C49	50.00'	129°30'24"	S48°14'37"W	90.45'
C50	25.00'	25°50'27"	N79°55'24"W	11.18'
C51	25.00'	26°11'34"	S74°03'36"W	11.33'
C52	50.00'	141°16'37"	N48°23'53"W	94.34'
C53	25.00'	26°04'25"	N9°12'13"E	11.28'
C54	330.00'	18°10'31"	N5°15'15"E	104.24'
C55	25.00'	72°03'02"	N21°41'00"W	29.41'
C56	330.00'	53°52'31"	N30°46'15"W	298.99'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C57	25.00'	90°00'00"	N48°50'00"W	35.36'
C58	25.00'	89°00'59"	S41°39'31"W	35.05'
C59	25.00'	40°44'23"	S23°31'10"E	17.40'
C60	50.00'	265°35'14"	S89°12'16"W	73.38'
C61	25.00'	44°50'52"	N19°34'27"E	19.07'
C62	25.00'	90°59'01"	N48°20'29"W	35.66'
C63	25.00'	106°35'18"	S83°23'52"W	40.09'
C64	270.00'	39°28'35"	N23°34'14"W	182.36'
C65	25.00'	90°59'22"	N41°39'41"E	35.66'
C66	25.00'	89°00'38"	S48°20'19"E	35.05'
C67	270.00'	33°56'13"	S13°08'06"W	157.60'
C68	370.00'	44°53'28"	N65°45'12"W	282.54'
C69	25.00'	78°38'12"	N3°59'23"W	31.68'
C70	330.00'	39°09'43"	N15°44'52"E	221.19'
C71	25.00'	90°59'22"	N41°39'41"E	35.66'
C72	25.00'	89°00'38"	S48°20'19"E	35.05'
C73	25.00'	95°38'03"	S43°59'02"W	37.05'
C74	570.00'	30°19'27"	N58°10'04"W	298.17'
C75	25.00'	89°41'52"	N1°50'35"E	35.26'
C76	25.00'	90°00'00"	S88°18'29"E	35.36'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C77	430.00'	46°15'22"	S66°26'10"E	337.80'
C78	25.00'	85°43'51"	S46°41'55"E	34.01'
C79	270.00'	14°03'02"	S3°11'31"W	66.05'
C80	25.00'	96°27'10"	S58°26'37"W	37.29'
C81	25.00'	65°12'06"	N61°13'57"W	26.94'
C82	270.00'	65°25'24"	N4°04'48"E	291.82'
C83	25.00'	82°06'53"	N77°50'57"E	32.84'
C84	630.00'	12°14'11"	S67°12'42"E	134.29'
C85	25.00'	100°12'48"	S23°13'24"E	38.36'
C86	25.00'	62°32'37"	S58°09'19"W	25.95'
C87	25.00'	42°50'00"	N69°09'23"W	18.26'
C88	50.00'	265°40'01"	S0°34'23"E	73.33'
C89	25.00'	42°50'00"	N68°00'37"E	18.26'
C90	25.00'	42°50'00"	S69°09'23"E	18.26'
C91	50.00'	148°12'37"	N58°09'19"E	96.18'
C92	25.00'	42°50'00"	N5°28'00"E	18.26'
C93	25.00'	99°51'14"	N76°48'37"E	38.26'
C94	270.00'	49°25'46"	S28°32'53"E	225.77'
C95	25.00'	90°00'00"	S41°10'00"W	35.36'
C96	25.00'	90°00'00"	N48°50'00"W	35.36'

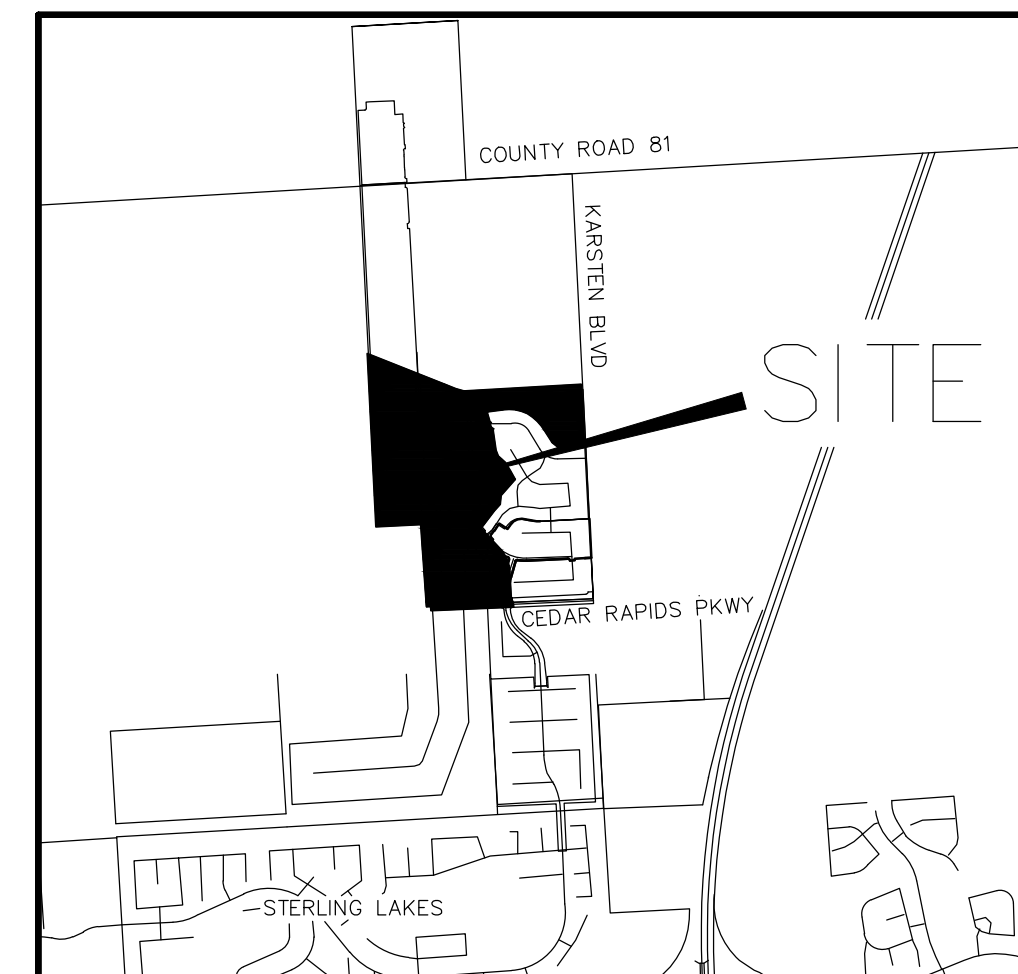
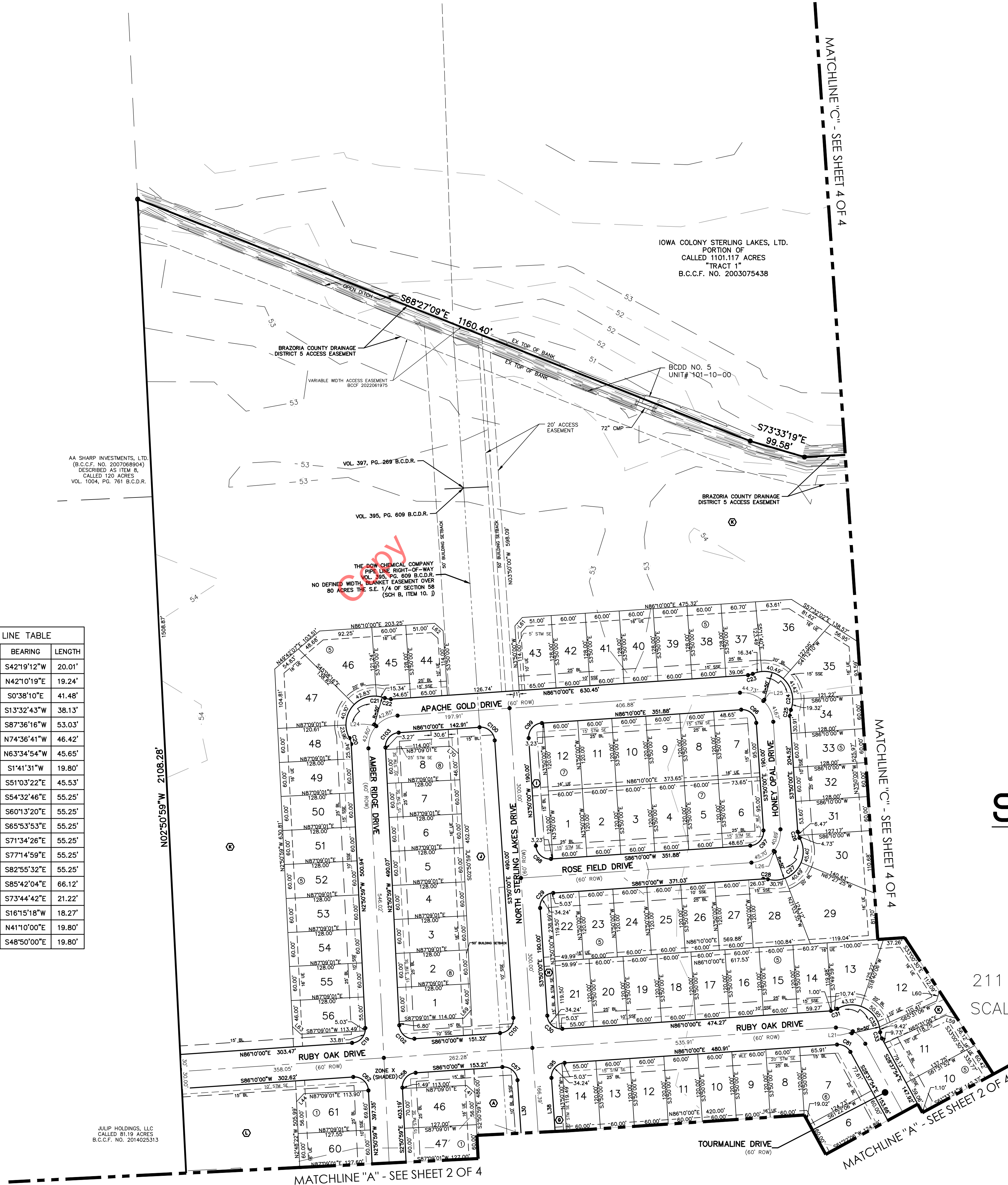
CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C97	25.00'	90°00'00"	N41°10'00"E	35.36'
C98	25.00'	90°00'00"	S48°50'00"E	35.36'
C99	25.00'	90°00'00"	S41°10'00"W	35.36'
C100	25.00'	90°00'00"	N48°50'00"W	35.36'
C101	25.00'	90°00'00"	N41°10'00"E	35.36'
C102	25.00'	90°59'01"	S48°20'29"E	35.66'
C103	25.00'	89°00'59"	S41°39'31"W	35.05'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N33°44'05"W	63.02'
L2	N39°49'57"W	76.73'
L3	N49°02'22"W	76.73'
L4	N58°14'46"W	76.73'
L5	N67°27'11"W	76.73'
L6	N78°39'36"W	76.73'
L7	N85°52'01"W	76.73'
L8	S86°00'47"W	58.64'
L9	S56°41'53"E	20.00'
L10	S15°39'56"W	20.00'
L11	S20°58'32"E	75.94'
L12	S48°23'11"E	51.64'
L13	S48°23'11"E	63.16'
L14	S2°38'50"E	56.51'
L15	N3°49'52"W	53.06'
L16	S87°09'23"W	51.30'
L18	N41°36'53"E	4.83'
L19	N44°19'09"W	1.72'
L21	S28°30'05"W	3.97'
L22	N88°59'58"W	53.56'

LINE TABLE		
LINE #	BEARING	LENGTH
L24	S48°28'31"E	4.34'
L25	S42°45'44"W	2.57'
L26	N51°26'42"W	2.40'
L27	S36°47'30"W	79.67'
L28	N1°33'52"E	78.26'
L29	N2°39'06"W	35.12'
L30	N3°50'00"W	111.39'
L31	S43°18'29"E	58.69'
L32	N3°50'00"W	61.78'
L33	S36°47'30"W	85.55'
L34	N26°53'00"E	34.57'
L35	N89°25'37"E	20.15'
L36	S89°25'37"W	2.57'
L37	S26°53'00"W	21.69'
L38	N3°50'00"W	111.39'
L39	N78°52'13"W	19.68'
L40	N33°32'05"W	67.70'
L40	N12°14'06"W	152.32'
L41	S47°50'59"E	19.80'
L42	N48°00'46"W	20.00'

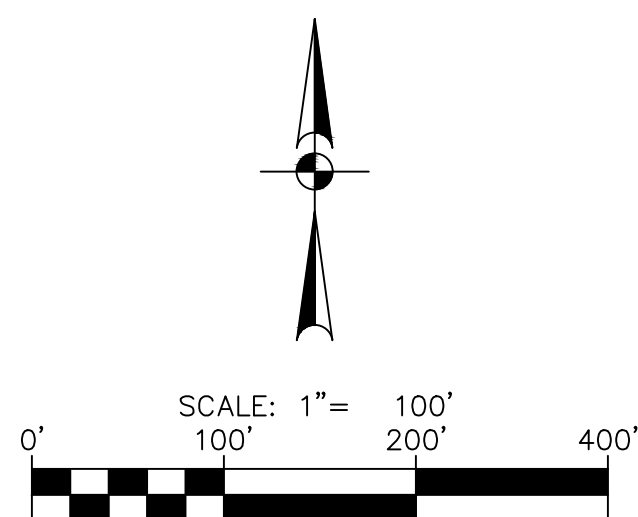
LINE TABLE		
LINE #	BEARING	LENGTH
L43	S42°19'12"W	20.01'
L44	N42°10'19"E	19.24'
L45	S0°38'10"E	41.48'
L46	S13°32'43"W	38.13'
L47	S87°36'16"W	53.03'
L48	N74°36'41"W	46.42'
L49	N63°34'54"W	45.65'
L50	S1°41'31"W	19.80'
L51	S51°03'22"E	45.53'
L52	S54°32'46"E	55.25'
L53	S60°13'20"E	55.25'
L54	S65°53'53"E	55.25'
L55	S71°34'26"E	55.25'
L56	S77°14'59"E	55.25'
L57	S82°55'32"E	55.25'
L58	S85°42'04"E	66.12'
L59	S73°44'42"E	21.22'
L60	S16°15'18"W	18.27'
L61	N41°10'00"E	19.80'
L62	S48°50'00"E	19.80'

JULP HOLDINGS, LLC
CALLED 81.19 ACRES
B.C.C.F. NO. 2014025313



LOCATION MAP
NTS

LEGEND	
●	FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
○	SET 5/8" IRON ROD (PD)
—	SET 5/8" IRON ROD (PD)-ROW
AC	ACRE
AE	AERIAL EASEMENT
SSE	SANITARY SEWER EASEMENT
STM SE	STORM SEWER EASEMENT
WLE	WATER LINE EASEMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
FC NO.	FILM CODE NUMBER
UVE	UNOBSTRUCTED VISIBILITY EASEMENT
BL	BUILDING LINE
R	RADIUS
ROW	RIGHT-OF-WAY
SF	SQUARE FEET
BL	BUILDING LINE
GBL	GARAGE BUILDING LINE
IR	IRON ROD
FD	FOUND
CO	COMPENSATING OPEN SPACE
BCMR	BRAZORIA COUNTY MAP RECORDS
BCDR	BRAZORIA COUNTY DEED RECORDS
BCOPRRP	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
BCFCD	BRAZORIA COUNTY FLOOD CONTROL DISTRICT
OPRRPBC	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS
BCCF NO.	BRAZORIA COUNTY CLERK'S FILE NUMBER



STERLING LAKES NORTH SEC 1

PRELIMINARY PLAT

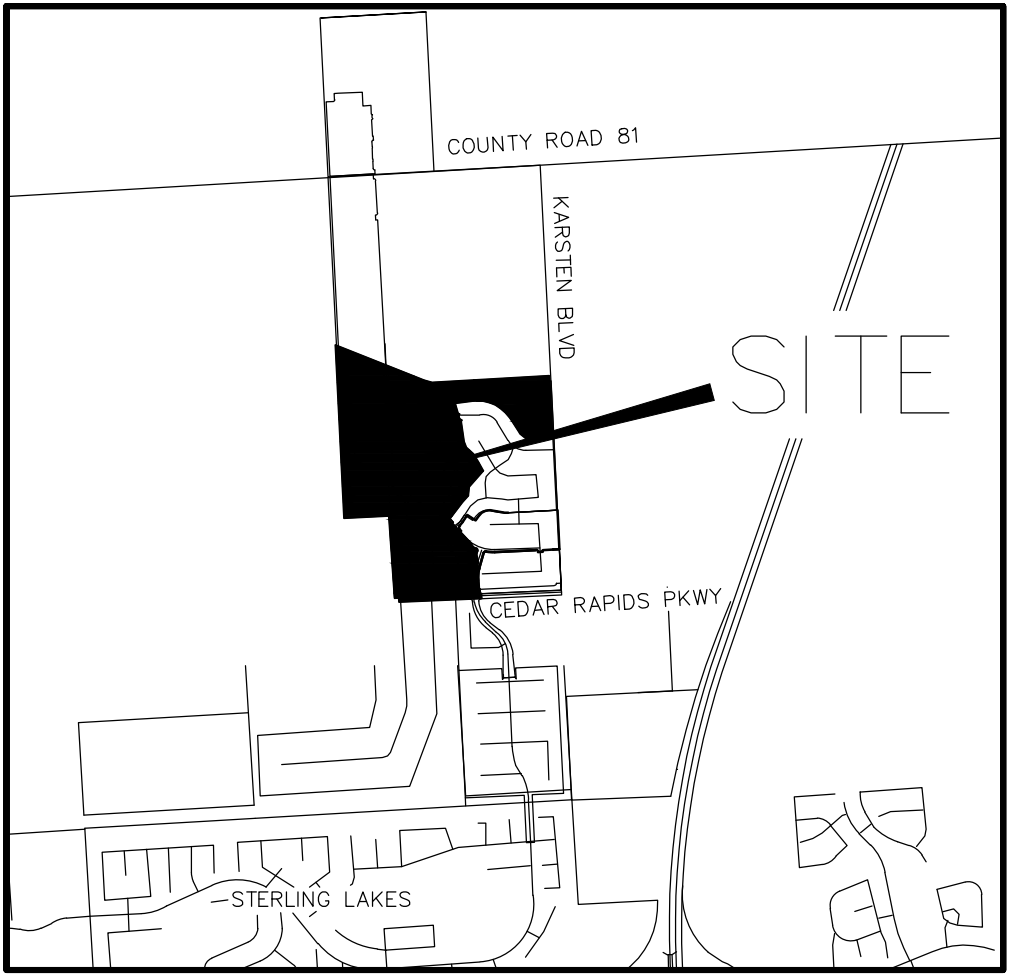
A SUBDIVISION OF 98.190 ACRES
LOCATED IN THE H.T. & B.R.R. CO.
SURVEY, ABSTRACT NO. 516
BRAZORIA COUNTY, TEXAS

211 LOTS 12 RESERVES 8 BLOCKS
SCALE: 1" = 100' NOVEMBER 2022

OWNER:
LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY
JACK LIPAR
EXECUTIVE VICE PRESIDENT
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL. 281.362.8998

**PAPE-DAWSON
ENGINEERS**

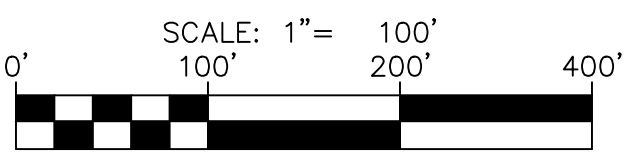
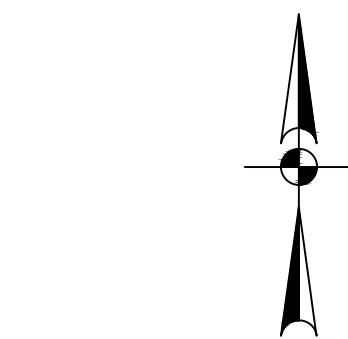
HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974



LOCATION MAP
NTS

LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (PD)
- SET 5/8" IRON ROD (PD)-ROW
- AC = ACRE
- AE = AERIAL EASEMENT
- SSE = SANITARY SEWER EASEMENT
- STM SE = STORM SEWER EASEMENT
- WLE = WATER LINE EASEMENT
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- FC NO. = FILM CODE NUMBER
- UVE = UNOBSTRUCTED VISIBILITY EASEMENT
- BL = BUILDING LINE
- R = RADIUS
- ROW = RIGHT-OF-WAY
- SF = SQUARE FEET
- BL = BUILDING LINE
- GBL = GARAGE BUILDING LINE
- IR = IRON ROD
- FD = FOUND
- COS = COMPENSATING OPEN SPACE
- BCMR = BRAZORIA COUNTY MAP RECORDS
- BCDR = BRAZORIA COUNTY DEED RECORDS
- BCOPRRP = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- BCFCD = BRAZORIA COUNTY FLOOD CONTROL DISTRICT
- OPRRPBC = OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS
- BCCF NO. = BRAZORIA COUNTY CLERK'S FILE NUMBER



STERLING LAKES

NORTH SEC 1

PRELIMINARY PLAT

A SUBDIVISION OF 98.190 ACRES
LOCATED IN THE H.T. & B.R.R. CO.
SURVEY, ABSTRACT NO. 516
BRAZORIA COUNTY, TEXAS

211 LOTS 12 RESERVES 8 BLOCKS

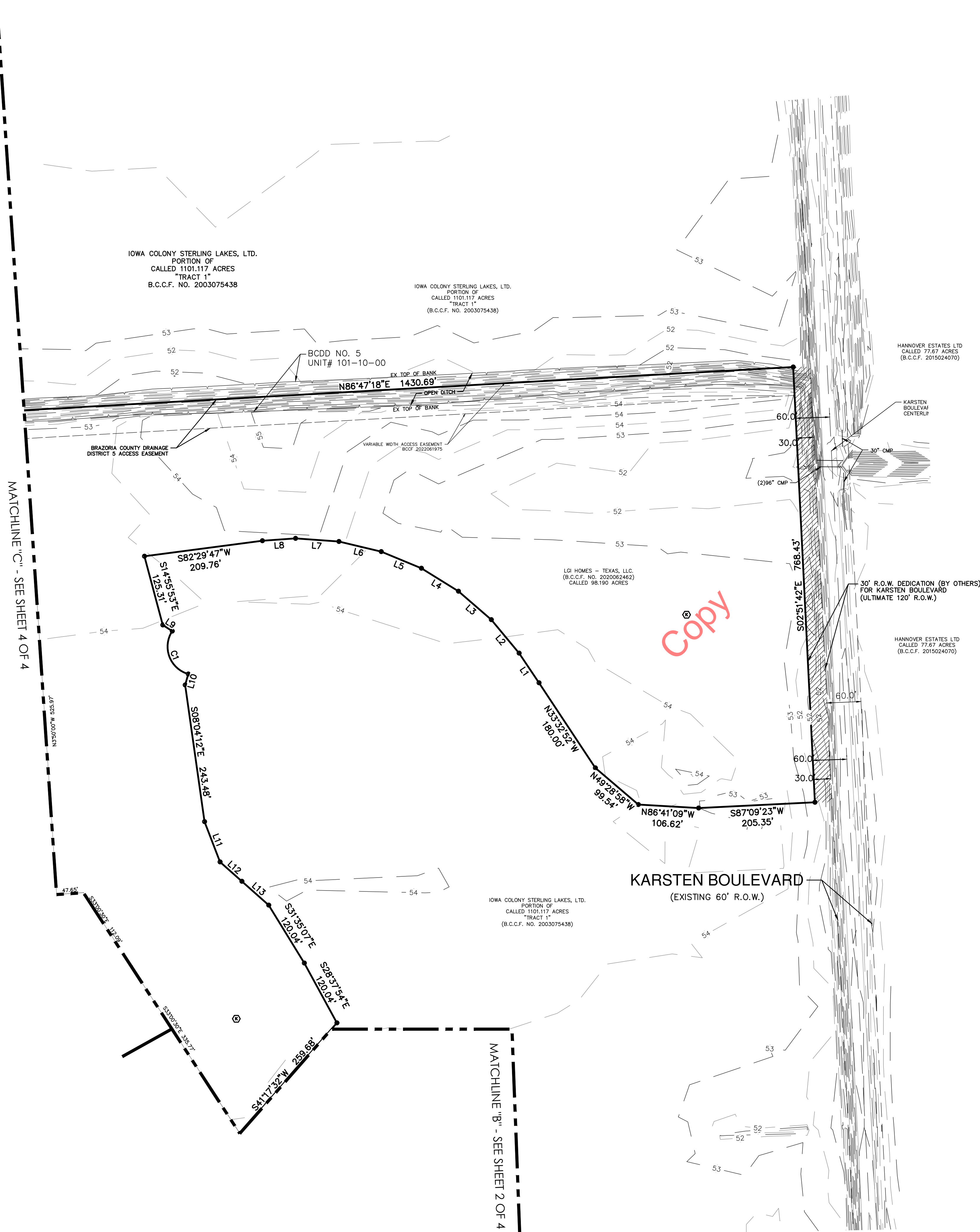
SCALE: 1"= 100' NOVEMBER 2022

OWNER:
LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY
JACK LIPAR
EXECUTIVE VICE PRESIDENT
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL. 281.362.8998



HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

- (A) RESTRICTED RESERVE
(RESTRICTED TO UTILITY, LANDSCAPE,
OR OPEN SPACE PURPOSES ONLY)
3.874 AC. 168,749 SQ.FT.
- (B) RESTRICTED RESERVE
(RESTRICTED TO UTILITY, LANDSCAPE,
OR OPEN SPACE PURPOSES ONLY)
0.210 AC. 9,154 SQ.FT.
- (C) RESTRICTED RESERVE
(RESTRICTED TO UTILITY, LANDSCAPE,
OR OPEN SPACE PURPOSES ONLY)
0.427 AC. 18,591 SQ.FT.
- (D) RESTRICTED RESERVE
(RESTRICTED TO LIFT STATION
PURPOSES ONLY)
0.317 AC. 13,806 SQ.FT.
- (E) RESTRICTED RESERVE
(RESTRICTED TO UTILITY, LANDSCAPE,
OR OPEN SPACE PURPOSES ONLY)
0.047 AC. 2,045 SQ.FT.
- (F) RESTRICTED RESERVE
(RESTRICTED TO UTILITY, LANDSCAPE,
OR OPEN SPACE PURPOSES ONLY)
0.354 AC. 15,430 SQ.FT.
- (G) RESTRICTED RESERVE
(RESTRICTED TO UTILITY, LANDSCAPE,
OR OPEN SPACE PURPOSES ONLY)
0.252 AC. 10,957 SQ.FT.
- (H) RESTRICTED RESERVE
(RESTRICTED TO UTILITY, LANDSCAPE,
OR OPEN SPACE PURPOSES ONLY)
0.104 AC. 4,535 SQ.FT.
- (I) RESTRICTED RESERVE
(RESTRICTED TO UTILITY, LANDSCAPE,
OR OPEN SPACE PURPOSES ONLY)
0.149 AC. 6,507 SQ.FT.
- (J) RESTRICTED RESERVE
(RESTRICTED TO UTILITY, LANDSCAPE,
OR OPEN SPACE PURPOSES ONLY)
1.025 AC. 44,664 SQ.FT.
- (K) RESTRICTED RESERVE
(RESTRICTED TO UTILITY, LANDSCAPE,
OPEN SPACE, DRAINAGE, OR
DETENTION PURPOSES ONLY)
37.639 AC. 1,639,547 SQ.FT.
- (L) RESTRICTED RESERVE
(RESTRICTED TO UTILITY, LANDSCAPE,
OPEN SPACE, DRAINAGE, OR
DETENTION PURPOSES ONLY)
2.558 AC. 111,448 SQ.FT.



MATCHLINE "C" - SEE SHEET 4 OF 4

MATCHLINE "B" - SEE SHEET 2 OF 4