

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



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





Monday, November 14, 2022

Steven Henderson Windrose Land Services IIIII 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,

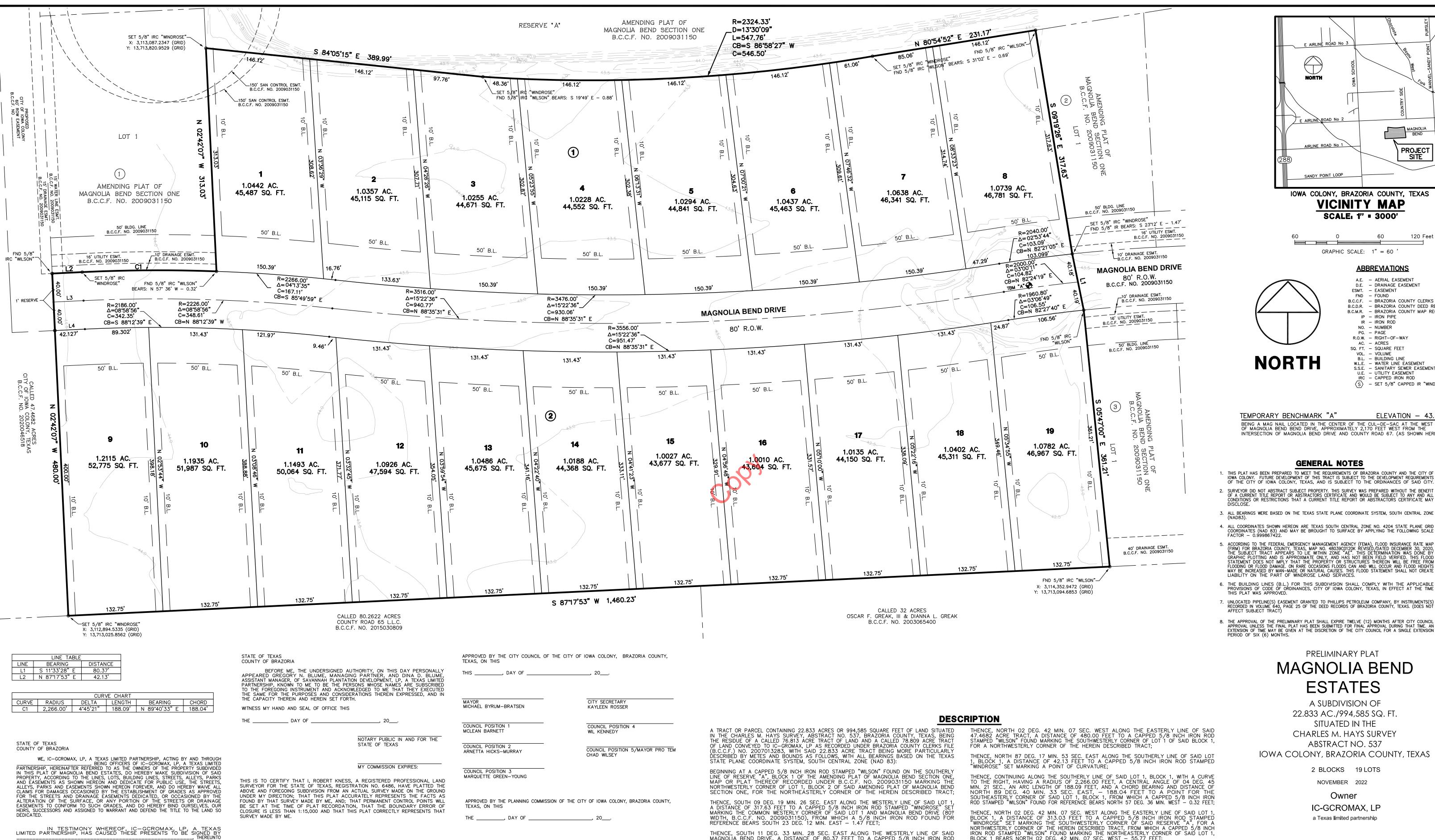
Adico, LLC

Dinh V. Ho, P.E.

TBPE Firm No. 16423

Cc: Kayleen Rosser, COIC Robert Hemminger, COIC

File: 16007-2-257



DAVID HURST, CHAIRMAN

STEVEN BYRUM-BRATSEN

LES HOSEY

TIMOTHY VARLACK

MEMBER

ROBERT KNESS

APPROVED BY THE CITY ENGINEER OF THE CITY OF IOWA COLONY, BRAZORIA

THIS ______, DAY OF ______, 20___.

COUNTY, TEXAS, ON THIS

Registered Professional Land Surveyor Texas Registration No. 6486

CITY ENGINEER

DINH V. HO, P.E.

BRENDA DILLON

BRIAN JOHNSON

TERRY HAYES

MEMBER

MEMBER

AUTHORIZED

IC-GCROMAX, LP,

A TEXAS LIMITED PARTNERSHIP

THIS THE _____ DAY OF ____

THENCE, SOUTH 11 DEG. 33 MIN. 28 SEC. EAST ALONG THE WESTERLY LINE OF SAID MAGNOLIA BEND DRIVE, A DISTANCE OF 80.37 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WILSON" FOUND MARKING THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 3 OF SAID

THENCE, SOUTH 05 DEG. 47 MIN. 00 SEC. EAST ALONG THE WESTERLY LINE OF SAID LOT 1, BLOCK 3, A DISTANCE OF 361.21 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WILSON" FOUND ON THE COMMON LINE OF SAID 78.809 ACRE TRACT AND A CALLED 32 ACRE TRACT OF LAND CONVEYED TO OSCAR F. GREAK, III AND DIANNA L. GREAK AS RECORDED UNDER

THENCE, SOUTH 87 DEG. 17 MIN. 53 SEC. WEST ALONG THE COMMON LINE OF SAID 78.809 ACRE TRACT, SAID 32 ACRE TRACT, SAID 76.813 ACRE TRACT AND A CALLED 80.2622 ACRE TRACT OF LAND CONVEYED TO COUNTY ROAD 65 L.L.C. AS RECORDED UNDER B.C.C.F. NO. 2015030809, A DISTANCE OF 1,460.23 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE SOUTHEASTERLY CORNER OF A CALLED 47.4682 ACRE TRACT OF LAND CONVEYED TO THE CITY OF IOWA COLONY, TEXAS AS RECORDED UNDER B.C.C.F. NO. 2020046518, FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

. NO. 2003065400, FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

AMENDING PLAT OF MAGNOLIA BEND SECTION ONE;

BLOCK 1 BEARS NORTH 02 DEG. 42 MIN. 07 SEC. WEST - 55.77 FEET;

COURSES AND DISTANCES:

02 MIN. ÉAST - 0.69 FEET;

THENCE, ALONG THE SOUTHERLY LINE OF SAID RESERVE "A", THE FOLLOWING THREE (3)

SOUTH 84 DEG. 05 MIN. 15 SEC. EAST, A DISTANCE OF 389.99 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING A POINT OF CURVATURE, FROM WHICH A CAPPED 5/8 INCH IRON ROD STAMPED "WILSON" FOUND FOR REFERENCE BEARS SOUTH 19 DEG.

WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 2,324.33 FEET, A CENTRAL ANGLE OF 13 DEG. 30 MIN. 09 SEC., AN ARC LENGTH OF 547.76 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 86 DEG. 58 MIN. 27 SEC. EAST, — 546.50 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING A POINT OF TANGENCY, FROM WHICH A CAPPED 5/8 INCH IRON ROD STAMPED "WILSON" FOUND FOR REFERENCE BEARS SOUTH 31 DEG. 02 MIN. FAST — 0.69 FEET:

NORTH 80 DEG. 54 MIN. 52 SEC. EAST, A DISTANCE OF 231.17 FEET TO THE POINT OF

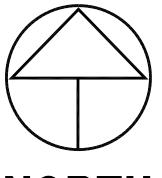
BEGINNING AND CONTAINING 22.833 ACRES OR 994,585 SQUARE FEET OF LAND.

E AIRLINE ROAD N NORTH E AIRLINE ROAD No 2 AIRLINE ROAD No 1 PROJECT SITE SANDY POINT LOOP IOWA COLONY, BRAZORIA COUNTY, TEXAS

> **VICINITY MAP** SCALE: 1" = 3000'

GRAPHIC SCALE: 1" = 60

ABBREVIATIONS



D.E. - DRAINAGE EASEMENT ESMT. - EASEMENT FOUND B.C.C.F. - BRAZORIA COUNTY CLERKS FILE B.C.D.R. - BRAZORIA COUNTY DEED RECORDS B.C.M.R. - BRAZORIA COUNTY MAP RECORDS IP - IRON PIPE

IR - IRON ROD

NO. – NUMBER

60

120 Feet

PG. – PAGE R.O.W. - RIGHT-OF-WAY AC. - ACRES SQ. FT. - SQUARE FEET VOL. – VOLUME BUILDING LINE

- WATER LINE EASEMENT SANITARY SEWER EASEMENT - UTILITY EASEMENT - CAPPED IRON ROD $\langle \mathsf{S}
angle$ – SET 5/8" CAPPED IR "WINDROSE"

TEMPORARY BENCHMARK "A" ELEVATION - 43.89' BEING A MAG NAIL LOCATED IN THE CENTER OF THE CUL-DE-SAC AT THE WEST END OF MAGNOLIA BEND BEND DRIVE, APPROXIMATELY 2,170 FEET WEST FROM THE INTERSECTION OF MAGNOLIA BEND DRIVE AND COUNTY ROAD 67. (AS SHOWN HEREON)

GENERAL NOTES

- 1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF BRAZORIA COUNTY AND THE CITY OF IOWA COLONY. FUTURE DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE DEVELOPMENT REQUIREMENTS OF THE CITY OF IOWA COLONY, TEXAS, AND IS SUBJECT TO THE ORDINANCES OF SAID CITY. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY
- 3. ALL BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE
- 4. ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR 0.999867422.
- 5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48039C0120K REVISED/DATED DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE "AE". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- 6. THE BUILDING LINES (B.L.) FOR THIS SUBDIVISION SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF CODE OF ORDINANCES, CITY OF IOWA COLONY, TEXAS, IN EFFECT AT THE TIME
- 7. UNLOCATED PIPELINE(S) EASEMENT GRANTED TO PHILLIPS PETROLEUM COMPANY, BY INSTRUMENTS(S) RECORDED IN VOLUME 640, PAGE 25 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)
- 8. THE APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE TWELVE (12) MONTHS AFTER CITY COUNCIL APPROVAL UNLESS THE FINAL PLAT HAS BEEN SUBMITTED FOR FINAL APPROVAL DURING THAT TIME. AN

PRELIMINARY PLAT

MAGNOLIA BEND **ESTATES**

A SUBDIVISION OF 22.833 AC./994,585 SQ. FT. SITUATED IN THE CHARLES M. HAYS SURVEY ABSTRACT NO. 537 IOWA COLONY, BRAZORIA COUNTY, TEXAS

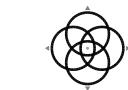
2 BLOCKS 19 LOTS

NOVEMBER 2022

Owner

IC-GCROMAX, LP a Texas limited partnership

Surveyor



11111 RICHMOND AVE., SUITE 150 I HOUSTON, TX 77082 I 713.458.2281 FIRM REGISTRATION NO. 10108800 I WINDROSESERVICES.COM



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

Cc: Kayleen Rosser

Robert Hemminger File: 16007-2-270

TREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH JCCESSORS AND ASSIGNED TO WARRANT AND DEFEND TH		
GHTS-OF-WAY, SHALL BE HEREBY ESTABLISHED AND M ROPERTY LOCATED WITHIN THE BOUNDARIES OF THE PLA REFIGHTER, FIRE FIGHTING EQUIPMENT, POLICE AND EME	AT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THE PLAT SPECIFICALLY NOTED A PUBLIC MAINTAINED AS PUBLIC RIGHT-OF-WAY BY THE OWNERS, HEIRS, SUCCESSORS AND ASSIGNS TO AT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR TREENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR	
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PLAT NOTES:

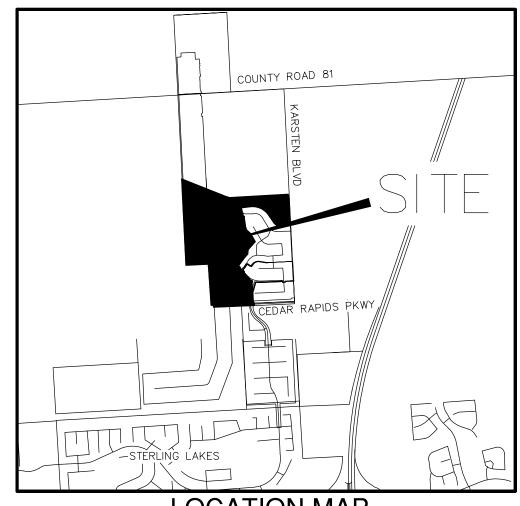
- 1. THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES, REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD-83; AND, MAY BE CONVERTED TO SURFACE VALUES BY DIVIDING BY THE COMBINED SCALE FACTOR OF 0.999870017.
- 2. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204),
- 3. ABSENT WRITTEN AUTHORIZATION BY AFFECTED UTILITIES, ALL CENTERPOINT ENERGY, BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5, AND CITY OF IOWA COLONY UTILITY EASEMENTS MUST BE KEPT UNOBSTRUCTED BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY THE UTILITY AT THE PROPERTY OWNER'S EXPENSE.
- 4. 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.
- 5. ALL STREETS SHALL BE CONSTRUCTED TO THE CITY'S DESIGN CRITERIA.
- 6. A MINIMUM OF FIVE (5) FOOT WIDE SIDEWALK SHALL BE REQUIRED ALONG BOTH SPINE ROADS, OR A MINIMUM OF SIX (6) FOOT WIDE SIDEWALK SHALL BE REQUIRED ALONG 1 SIDE, AND A MINIMUM OF FOUR (4) FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS WITHIN THE RESIDENTIAL SECTION AND SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- 7. SIDEWALKS MUST BE CONSTRUCTED AS A PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT, IF SIDEWALKS ARE REQUIRED.
- 8. THE OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
- 9. THE OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 10. THIS SUBDIVISION EMPLOYS A DRAINAGE SYSTEM, WHICH UTILIZES STREETS AND ADJACENT PROPERTIES TO STORE AND CONVEY STORM WATER. THUS, DURING STORM EVENTS, PONDING OF
- WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION.

 11. CEDAR RAPID PARKWAY AND KARSTEN BOULEVARD ARE DESIGNATED AS A "PLANNED THOROUGHFARE"
- (MINIMUM 120' WIDTH) ON THE CURRENT MAJOR THOROUGHFARE PLAN.
- 12. THE ELEVATIONS FOR THIS SURVEY ARE NAVD88 (JUNE 1991 ADJ.) BASED ON THE PUBLISHED ELEVATIONS FOR THE FOLLOWING NGS BENCHMARKS:

 AW2026 ELEVATION: 52.00'
 AW5685 ELEVATION" 56.13'
- 13. BOUNDARY CLOSURE CALCULATION ERROR (1:254,729.00)
- 14. THIS PROPERTY LIES WITHIN BCMUD NO 31.
- 15. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- 16. SUBDIVISION IS LOCATED PARTIALLY IN ZONE "X" WITH NO BASE FLOOD BASE ELEVATION REQUIRED AND PARTIALLY LOCATED IN ZONE "AE" WITH A BASE FLOOD ELEVATION OF 53.0. THIS INFORMATION IS BASED ON BRAZORIA COUNTY FIRM COMMUNITY MAP 48039, PANEL 110K, DATED DECEMBER 30, 2020
- 17. MONUMENTS SET AS EXTERIOR BOUNDARY MARKERS WILL BE SET WITH A MINIMUM OF FIVE EIGHTS (5/8) INCH IRON ROD OR THREE QUARTERS (3/4) INCH IRON PIPE AT LEAST THIRTY SIX (36) INCHES LONG, ENCASED IN CONCRETE FOR A MINIMUM OF EIGHTEEN INCHES BELOW THE SURFACE OF THE GROUND.
- 18. ALL PERMANENT REFERENCE MONUMENTS (PRM) WILL BE SET AT ALL BOUNDARY LINE ANGLE POINTS, BLACK CORNERS, ANGLE POINTS, POINTS OF CURVATURE, AND AT INTERVALS NOT TO EXCEED ONE THOUSAND (1,000) FEET. PERMANENT REFERENCE MONUMENTS SHALL CONFORM TO THE TEXAS PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES.
- 19. ALL MONUMENTS WILL BE SET TO THE STANDARD OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
- 20. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- 21. THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT FOR STERLING LAKES AT IOWA COLONY AND SIERRA VISTA, AS APPROVED ON FEBRUARY 15, 2016, AMENDED IN JUNE, 2018 AND AMENDED JULY 19, 2021.

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)
- 2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE
- 3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF. (DOES NOT APPLY)
- THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- 6. THIS RURAL COMMERCIAL SITE EMPLOYS A NATURAL DRAINAGE SYSTEM, WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SITE THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE—DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR ON THE SITE TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME. (DOES NOT APPLY)
- 7. OTHER THAN SHOWN HERON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
- 8. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
- 9. 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.
- 10.PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
- 11. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- 12.PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- 13.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.
- 14.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.
- 15.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

		LEGEND
		FOUND 5/8" IRON ROD
•		(UNLESS NOTED OTHERWISE)
\bigcirc		SET 5/8" IRON ROD (PD)
Õ		SET 5/8" IRON ROD (PD)-ROW
AC	=	ACRE ^
ΑE	=	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

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

= BRAZORIA COUNTY MAP RECORDS

BRAZORIA COUNTY DEED RECORDS

BCDR

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'

BRIAN NAWARA
REGISTERED PROFESSIONAL LAND SURVEYOR

TEXAS REGISTRATION NO. 6060

10350 RICHMOND AVENUE, SUITE 200

HOUSTON, TEXAS 77042

TEL. 713.428.2400

NOVEMBER 2022

OWNER:
LGI HOMES—TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY

JACK LIPAR

EXECUTIVE VICE PRESIDENT

JACK LIPAR
EXECUTIVE VICE PRESIDENT
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL. 281.362.8998



HOUSTON I SAN ANTONIO I AUSTIN I FORT WORTH I DALLAS

10350 RICHMOND AVE, STE 200 I HOUSTON, TX 77042 I 713.428.2400

TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10193974

CERTIFICATE OF CITY COUNCIL

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY HAS APPROVED THIS PLAT AND SUBDIVISION OF STERLING I			, 20,
MICHAEL BYRUM-BRATSEN, MAYOR	_	WIL KENNEDY	
WIGHALL BINOW-BINATOLIN, MATON		WIL KLANED!	
ARNETTA HICKS-MURRAY	_	MARQUETTE GREENE-YOUNG	
		CHAD WILSEY	

ERTIFICATE	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

TIMOTHY VARLACK

APPROVAL BY CITY ENGINEER

TERRY HAYES

DATE

DATE

DINH HO, P.E., CITY ENGINEER

DATE

DATE

KERRY OSBURN, VICE PRESIDENT

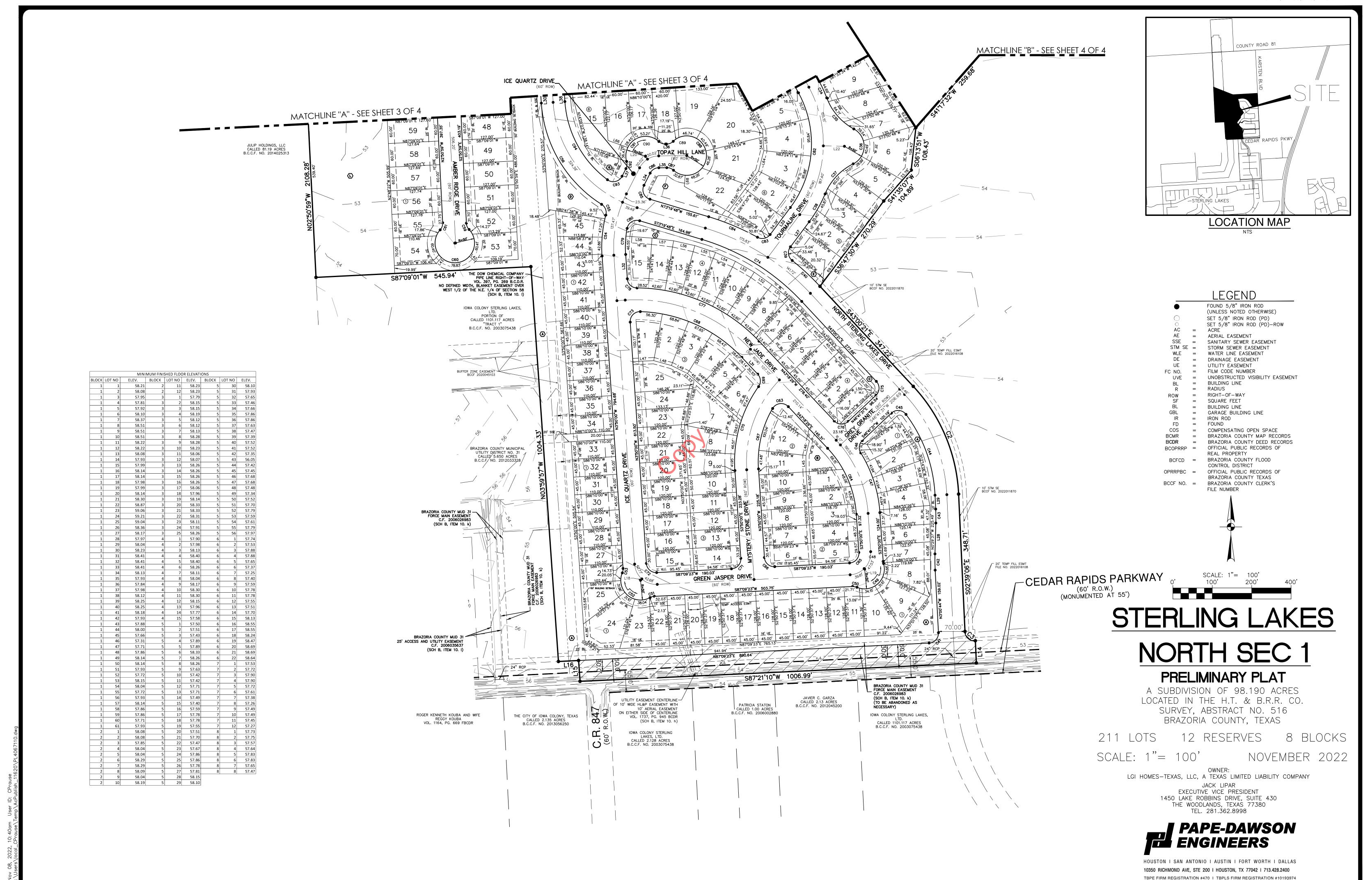
JARROD ADEN, DISTRICT ENGINEER

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 APPROVAL

BRANDON MIDDLETON, SECRETARY/TREASURER

BCDD5 REFERENCE ID # B200051

LEE WALDEN, P.E., PRESIDENT



			Æ TABLE		
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENG
C1	50.00'	107'38'11"	S20*30'58"E	80.71	93.9
C2	430.00'	40°21'15"	S22*49'43"E	296.63'	302.8
C19	25.00'	89*00'59"	N41°39'31"E	35.05	38.8
C20	25.00'	25*41'44"	N15*41'51"W	11.12'	11.2
C21	50.00'	140°03'47"	N41°29'11"E	93.99'	122.2
C22	25.00'	25°21'04"	S81°09'28"E	10.97	11.00
C23	25.00'	20°05'14"	N76°07'23"E	8.72'	8.76
C24	50.00'	134°43'40"	N46*33'24"W	92.30'	117.5
C25	25.00'	24*38'26"	S8°29'13"W	10.67	10.7
C26	25.00'	25*39'10"	S16*39'35"E	11.10'	11.19
C27	50.00'	133°42'36"	S37*22'08"W	91.95'	116.6
C28	25.00'	18*03'25"	N84°48'17"W	7.85'	7.88
C29	25.00'	90°00'00"	S41°10'00"W	35.36'	39.2
C30	25.00'	90°00'00"	S48*50'00"E	35.36'	39.2
C31	25.00'	26*54'38"	N72*42'41"E	11.63'	11.7
C32	50.00'	118*35'17"	S61°26'59"E	85.98'	103.4
C33	25.00'	26°28'34"	S15°23'37"E	11.45'	11.5
C34	330.00'	7*57'02"	S24°39'23"E	45.76	45.7
C35	150.00'	40°46'38"	S41°04'11"E	104.52	106.7
C36	50.00'	124*55'05"	S1°00'02"W	88.67	109.0
			 Æ TABLE		

		CURV	E TABLE		
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENG
C37	150.00'	40°46'38"	S43°04'16"W	104.52	106.7
C38	330.00'	14*06'34"	S29*44'14"W	81.06'	81.26
C39	25.00'	881417"	S719'38"E	34.81'	38.5
C40	630.00'	8*46'07"	S47*04'05"E	96.32'	96.4
C41	25.00'	90°10'07"	N42*04'19"E	35.41'	39.3
C42	516.00'	4*34'36"	S0°43'26"E	41.21'	41.22
C43	484.00'	4 °12'57"	N0°32'37"W	35.61'	35.6
C44	370.00'	34"13'28"	N19*45'49"W	217.74	221.0
C45	25.00'	96*25'55"	N85°05'31"W	37.28'	42.0
C46	25.00'	78*26'12"	S7°28'25"W	31.61'	34.2
C47	330.00'	27*54'41"	S17*47'20"E	159.17	160.7
C48	25.00'	12*40'35"	S10°10'17"E	5.52'	5.53
C49	50.00'	129*30'24"	S48*14'37"W	90.45	113.0
C50	25.00'	25*50'27"	N79*55'24"W	11.18'	11.28
C51	25.00'	26*11'34"	S74°03'36"W	11.33'	11.43
C52	50.00'	141°16'37"	N48°23'53"W	94.34	123.2
C53	25.00'	26°04'25"	N9*12'13"E	11.28'	11.38
C54	330.00'	1810'31"	N5*15'15"E	104.24	104.6
C55	25.00'	72°03'02"	N21*41'00"W	29.41'	31.4
C56	330.00'	53*52'31"	N30°46'15"W	298.99	310.3

		CURV	E TABLE		
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C57	25.00'	90°00'00"	N48°50'00"W	35.36	39.27
C58	25.00'	89°00'59"	S41°39'31"W	35.05	38.84
C59	25.00'	40°44'23"	S23"13'10"E	17.40'	17.78'
C60	50.00'	265*35'14"	S89°12'16"W	73.38'	231.77
C61	25.00'	44*50'52"	N19'34'27"E	19.07	19.57'
C62	25.00'	90*59'01"	N48 ° 20'29"W	35.66'	39.70
C63	25.00'	106°35'18"	S83°23'52"W	40.09'	46.51
C64	270.00'	39*28'35"	N23°34'14"W	182.36	186.02
C65	25.00'	90°59'22"	N41°39'41"E	35.66	39.70'
C66	25.00'	89°00'38"	S48°20'19"E	35.05'	38.84
C67	270.00'	33°56'13"	S13°08'06"W	157.60'	159.92
C68	370.00'	44*53'28"	N65°45'12"W	282.54	289.89'
C69	25.00'	78*38'12"	N3 ° 59'23"W	31.68'	34.31'
C70	330.00'	39°09'43"	N15°44'52"E	221.19'	225.56
C71	25.00'	90°59'22"	N41°39'41"E	35.66'	39.70
C72	25.00'	89°00'38"	S48°20'19"E	35.05'	38.84
C73	25.00'	95*38'03"	S43°59'02"W	37.05'	41.73'
C74	570.00'	30°19'27"	N58°10'04"W	298.17	301.67
C75	25.00'	89*41'52"	N1*50'35"E	35.26'	39.14'
C76	25.00'	90'00'00"	S8818'29"E	35.36'	39.27

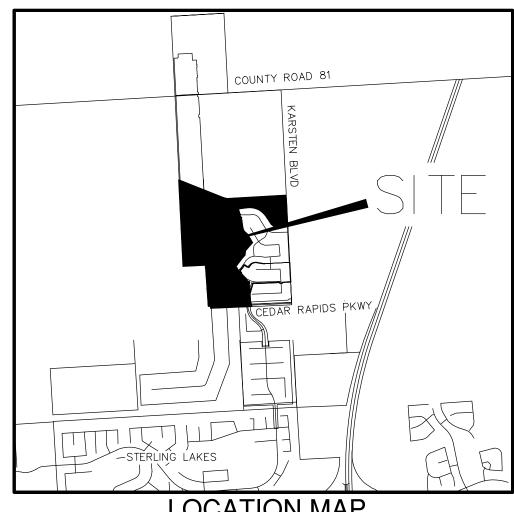
			CURV	E TABLE		
Ī	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
	C77	430.00'	46"15'22"	S66°26'10"E	337.80'	347.15
Ī	C78	25.00'	85*43'51"	S46*41'55"E	34.01'	37.41'
	C79	270.00'	14*03'02"	S3°11'31"W	66.05'	66.21
	C80	25.00'	96°27'10"	S58 ° 26'37"W	37.29'	42.09'
	C81	25.00'	65*12'06"	N61°13'57"W	26.94'	28.45
	C82	270.00'	65°25'24"	N4°04'48"E	291.82'	308.30'
	C83	25.00'	82°06'53"	N77*50'57"E	32.84	35.83
	C84	630.00'	12°14'11"	S67*12'42"E	134.29'	134.55
	C85	25.00'	100°12'48"	S23°13'24"E	38.36'	43.73
	C86	25.00'	62°32'37"	S58*09'19"W	25.95'	27.29'
	C87	25.00'	42°50'00"	N69*09'23"W	18.26'	18.69'
	C88	50.00'	265*40'01"	S0°34'23"E	73.33'	231.84'
	C89	25.00'	42°50'00"	N68°00'37"E	18.26'	18.69'
	C90	25.00'	42°50'00"	S69*09'23"E	18.26'	18.69'
	C91	50.00'	148*12'37"	N58*09'19"E	96.18'	129.34
	C92	25.00'	42°50'00"	N5°28'00"E	18.26'	18.69'
	C93	25.00'	99*51'14"	N76*48'37"E	38.26'	43.57
	C94	270.00'	49°25'46"	S28*32'53"E	225.77	232.93
	C95	25.00'	90°00'00"	S41°10'00"W	35.36'	39.27
	C96	25.00'	90°00'00"	N48°50'00"W	35.36'	39.27

CURVE TABLE								
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH			
C97	25.00'	90'00'00"	N41°10'00"E	35.36'	39.27			
C98	25.00'	90°00'00"	S48°50'00"E	35.36'	39.27			
C99	25.00'	90°00'00"	S41°10'00"W	35.36'	39.27			
C100	25.00'	90°00'00"	N48 * 50'00"W	35.36'	39.27			
C101	25.00'	90°00'00"	N41°10'00"E	35.36'	39.27			
C102	25.00'	90°59'01"	S48°20'29"E	35.66'	39.70'			
C103	25.00'	89*00'59"	S41°39'31"W	35.05'	38.84			

	LINE TABLE			LINE TABLE			LINE TABLE	
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENG
L1	N33°44'05"W	63.02'	L24	S48'28'31"E	4.34'	L43	S42°19'12"W	20.0
L2	N39°49'57"W	76.73'	L25	S42°45'44"W	2.57'	L44	N42°10'19"E	19.2
L3	N49°02'22"W	76.73'	L26	N51°26'42"W	2.40'	L45	S0°38'10"E	41.4
L4	N58°14'46"W	76.73'	L27	S36°47'30"W	79.67'	L46	S13°32'43"W	38.1
L5	N67°27'11"W	76.73'	L28	N1°33'52"E	78.26'	L47	S87°36'16"W	53.0
L6	N76*39'36"W	76.73'	L29	N2*39'06"W	35.12'	L48	N74°36'41"W	46.4
L7	N85°52'01"W	76.73'	L30	N3°50'00"W	111.39'	L49	N63°34'54"W	45.6
L8	S86°00'47"W	58.64'	L31	S43*18'29"E	58.69'	L50	S1°41'31"W	19.8
L9	S56°41'53"E	20.00'	L32	N3°50'00"W	61.78'	L51	S51°03'22"E	45.5
L10	S15*39'56"W	20.00'	L33	S36°47'30"W	85.55'	L52	S54*32'46"E	55.2
L11	S20°58'32"E	75.94'	L34	N26'53'00"E	34.57'	L53	S60°13'20"E	55.2
L12	S48°23'11"E	51.64'	L35	N89°25'37"E	20.15	L54	S65*53'53"E	55.2
L13	S48°23'11"E	63.16'	L36	S89°25'37"W	2.57'	L55	S71°34'26"E	55.2
L14	S2°38'50"E	56.51'	L37	S26°53'00"W	21.69'	L56	S77°14'59"E	55.2
L15	N3°49'52"W	53.06'	L38	N3°50'00"W	111.39'	L57	S82*55'32"E	55.2
L16	S87°09'23"W	51.30'	L39	N78*52'13"W	19.68'	L58	S85*42'04"E	66.1
L18	N41°36'53"E	4.83'	L40	N33°32'05"W	67.70'	L59	S73°44'42"E	21.2
L19	N44*19'09"W	1.72'	L40	N12*14'06"W	152.32'	L60	S16°15'18"W	18.2
L21	S28*30'05"W	3.97'	L41	S47*50'59"E	19.80'	L61	N41*10'00"E	19.8
	N88*59'58"W	53.56'	L42	N48°00'46"W	20.00'	L62	S48°50'00"E	19.8

LINE TABLE		
LINE #	BEARING	LENGTH
L63	S47*50'59"E	19.80'
L64	S14°24'08"W	53.43'
L65	S3°34'20"E	52.97'
L66	N71°00'28"W	110.06
L66	N70°29'35"W	53.54'
L67	N31°36'33"W	20.00'
L68	N4°35'23"E	28.12'
L69	N42°09'01"E	19.80'
L70	S47*50'59"E	19.80'





LOCATION MAP

LEGEND

FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE) SET 5/8" IRON ROD (PD) SET 5/8" IRON ROD (PD)-ROW

AC = ACRE = AERIAL EASEMENT SSE = SANITARY SEWER EASEMENT

STM SE = STORM SEWER EASEMENT WLE = WATER LINE EASEMENT = DRAINAGE EASEMENT UTILITY EASEMENT

= FILM CODE NUMBER UVE = UNOBSTRUCTED VISIBILITY EASEMENT BUILDING LINE

RADIUS = ROW RIGHT-OF-WAY = SQUARE FEET

BUILDING LINE GARAGE BUILDING LINE IRON ROD =

FD FOUND = COS = COMPENSATING OPEN SPACE

BRAZORIA COUNTY MAP RECORDS BCDR BRAZORIA COUNTY DEED RECORDS BCOPRRP = OFFICIAL PUBLIC RECORDS OF

REAL PROPERTY BCFCD = BRAZORIA COUNTY FLOOD

CONTROL DISTRICT OFFICIAL PUBLIC RECORDS OF

BRAZORIA COUNTY TEXAS
BCCF NO. = BRAZORIA COUNTY CLERK'S

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

8 BLOCKS

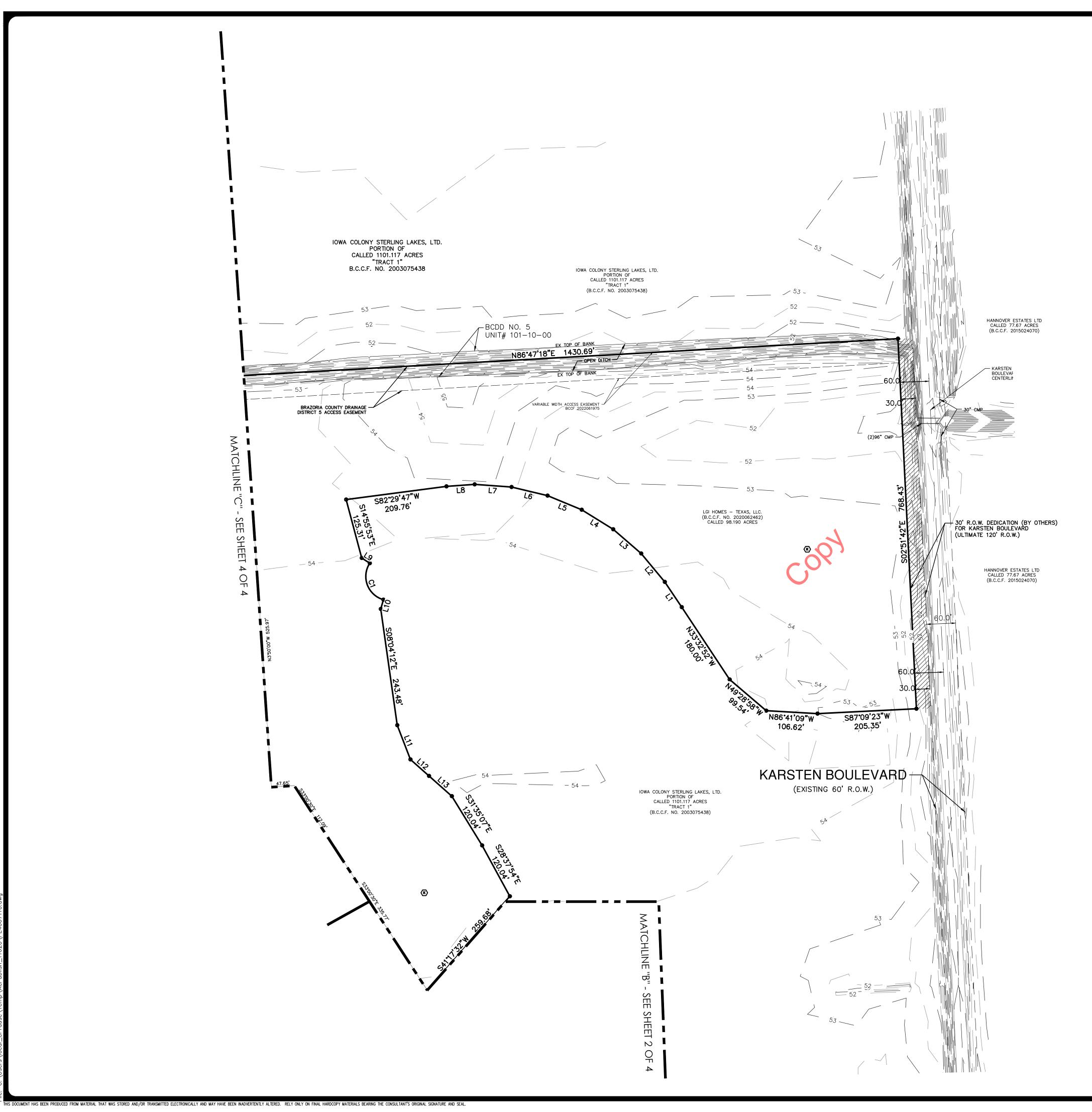
SCALE: 1"= 100' NOVEMBER 2022

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

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



- RESTRICTED RESERVE
 (RESTRICTED TO UTILITY, LANDSCAPE,
 OR OPEN SPACE PURPOSES ONLY)
 3.874 AC. 168,749 SQ.FT.
- RESTRICTED RESERVE

 (RESTRICTED TO UTILITY, LANDSCAPE,
 OR OPEN SPACE PURPOSES ONLY)

 0.210 AC. 9,154 SQ.FT.
- RESTRICTED RESERVE

 (RESTRICTED TO UTILITY, LANDSCAPE,
 OR OPEN SPACE PURPOSES ONLY)

 0.427 AC. 18,591 SQ.FT.
- RESTRICTED RESERVE
 (RESTRICTED TO LIFT STATION
 PURPOSES ONLY)

 0.317 AC. 13,806 SQ.FT.
- RESTRICTED RESERVE

 (RESTRICTED TO UTILITY, LANDSCAPE,
 OR OPEN SPACE PURPOSES ONLY)

 0.047 AC. 2,045 SQ.FT.
- RESTRICTED RESERVE

 (RESTRICTED TO UTILITY, LANDSCAPE,
 OR OPEN SPACE PURPOSES ONLY)

 0.354 AC. 15,430 SQ.FT.
- RESTRICTED RESERVE

 (RESTRICTED TO UTILITY, LANDSCAPE,
 OR OPEN SPACE PURPOSES ONLY)

 0.252 AC. 10,957 SQ.FT.
- RESTRICTED RESERVE
 (RESTRICTED TO UTILITY, LANDSCAPE,
 OR OPEN SPACE PURPOSES ONLY)
 0.104 AC. 4,535 SQ.FT.
- RESTRICTED RESERVE

 (RESTRICTED TO UTILITY, LANDSCAPE,
 OR OPEN SPACE PURPOSES ONLY)

 0.149 AC. 6,507 SQ.FT.
- RESTRICTED RESERVE

 (RESTRICTED TO UTILITY, LANDSCAPE,
 OR OPEN SPACE PURPOSES ONLY)

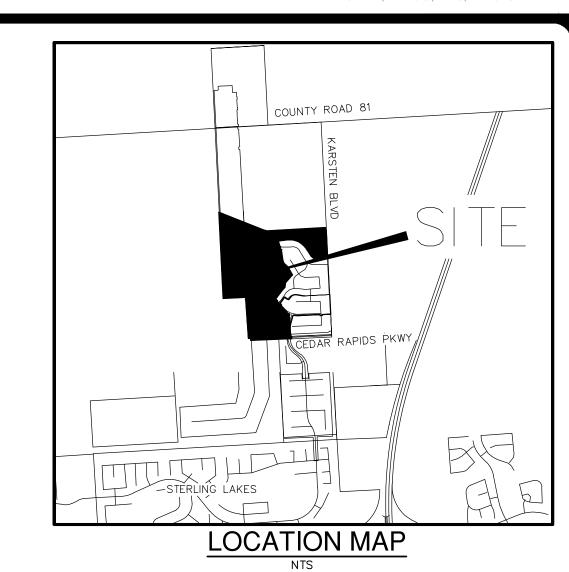
 1.025 AC. 44,664 SQ.FT.
- RESTRICTED RESERVE

 (RESTRICTED TO UTILITY, LANDSCAPE, OPEN SPACE, DRAINAGE, OR DETENTION PURPOSES ONLY)

 37.639 AC. 1,639,547 SQ.FT.
- RESTRICTED RESERVE

 (RESTRICTED TO UTILITY, LANDSCAPE, OPEN SPACE, DRAINAGE, OR DETENTION PURPOSES ONLY)

 2.558 AC. 111,448 SQ.FT.



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

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STM SE = STORM SEWER EASEMENT

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BCMR = BRAZORIA COUNTY MAP RECORDS

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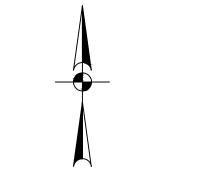
REAL PROPERTY

BCFCD = BRAZORIA COUNTY FLOOD

OPRRPBC = CONTROL DISTRICT

OPRRPBC = OFFICIAL PUBLIC RECORDS OF
BRAZORIA COUNTY TEXAS

BCCF NO. = BRAZORIA COUNTY CLERK'S
FILE NUMBER



SCALE: 1 = 100 100' 200' 40

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

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1450 LAKE ROBBINS DRIVE, SUITE 430
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