

**CITY OF IOWA COLONY**  
**NOTICE OF PUBLIC HEARINGS ON JULY 6 AND 19, 2021,**  
**ON UNIFIED DEVELOPMENT CODE AND ZONING ORDINANCE**

The Iowa Colony Planning and Zoning Commission will continue a public hearing at **7:00 p.m. on August 3, 2021**, and the Iowa Colony City Council will continue a public hearing at **7:00 p.m. on August 16, 2021**, each in the Council Chambers at the Iowa Colony City Hall, 12003 Iowa Colony Boulevard, Iowa Colony, Texas on amending the Unified Development Code and the Zoning Ordinance on: (1) regulations, procedures, and authority under those ordinances for the City Council, Building Codes Board of Appeals, Zoning Board of Adjustment, Planning and Zoning Commission, and other boards and commissions; and (2) building transparency, build-to lines, external building requirements, and other building regulations. All interested persons may be heard concerning these matters.

Kayleen Rosser  
City Secretary

Copy



12003 Iowa Colony Blvd.  
Iowa Colony, Tx. 77583  
Phone: 281-369-2471  
Fax: 281-369-0005  
[www.iowacolonytx.gov](http://www.iowacolonytx.gov)

## IOWA COLONY PLANNING AND ZONING COMMISSION MINUTES OF JULY 6, 2021

Members present: David Hurst, Steven Byrum-Bratsen, Melanie Hampton, Tim Varlack, and McLean Barnett

Members absent: Vince Patterson and Les Hosey

Others present: Dinh Ho

### MEETING- 7:00 P.M.

1. Chairman Hurst called the meeting to order at 7:01 P.M.

2. Citizens Comments. No comments from the public.

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

### 3. PUBLIC HEARING

- Hold a public hearing on amending the Unified Development Code and the Zoning Ordinance on: (1) regulations, procedures, and authority under those ordinances for the City Council, Building Codes Board of Appeals, Zoning Board of Adjustment, Planning and Zoning Commission, and other boards and commissions; and (2) building transparency, build-to lines, external building requirements, and other building regulations. Chairman Hurst opened the public hearing and left it open. No comments from the public regarding the public hearing.

4. Consideration and possible action to amend the Unified Development Code and the Zoning Ordinance on: (1) regulations, procedures, and authority under those ordinances for the City Council, Building Codes Board of Appeals, Zoning Board of Adjustment, Planning and Zoning Commission, and other boards and commissions; and (2) building transparency, build-to lines, external building requirements, and other building regulations. No action taken.

5. Consider approval of the June 1, 2021 meeting minutes. Steven Byrum-Bratsen made a motion to approve the June 1, 2021 meeting minutes. Seconded by Tim Varlack. Approved unanimously.

6. Consideration and possible action for the Meridiana Section 57 Preliminary Plat. Steven Byrum-Bratsen made a motion to approve the Meridiana Section 57 Preliminary Plat with the developer to check on street names. Seconded by Melanie Hampton. Approved unanimously.

7. Consideration and possible action regarding Brazoria County MUD No. 87; a DR Horton Development. Johnathan Woodrow with DR Horton presented a power point regarding the development for MUD No. 87. No action taken.

8. Consideration and possible action regarding the appointment of the Advisory Committee for the water and sewer impact fee study. Steven Byrum-Bratsen made a motion to accept the appointment for the Planning and Zoning Commission as the Advisory Committee. Seconded by Tim Varlack. Approved unanimously.

9. Steven Byrum-Bratsen made a motion to adjourn the meeting at 7:40 P.M. Seconded by McLean Barnett. Approved unanimously.

APPROVED THIS 3rd DAY OF AUGUST, 2021.

ATTEST:

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Kayleen Rosser, City Secretary

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David Hurst, Chairman

Copy

Wednesday, July 28, 2021

Brad Sweitzer  
EHRA Inc.  
10555 Westoffice Dr.  
Houston, TX 77042

**Re: Meridiana Section 58B Preliminary Plat  
Letter of Recommendation to Approve  
City of Iowa Colony Project No. SPP 210707-0892  
Adico, LLC Project No. 16007-2-206**

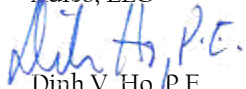
Dear Mr. Sweitzer;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of the preliminary plat package for Meridiana Section 58B, received on or about July 22, 2021. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based upon our review, we have no objections to the preliminary plat as resubmitted on July 22, 2021. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than July 29, 2021, for consideration at the August 3, 2021, Planning and Zoning meeting.

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

Sincerely,  
Adico, LLC

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

Copy

Cc: Kayleen Rosser, City Secretary ([krosser@iowacolonytx.gov](mailto:krosser@iowacolonytx.gov))  
Robert Hemminger, City Manager, ([rhemminger@iowacolonytx.gov](mailto:rhemminger@iowacolonytx.gov))  
Ron Cox, ([rcox@roncoxconsulting.com](mailto:rcox@roncoxconsulting.com))  
File: 16007-2-206

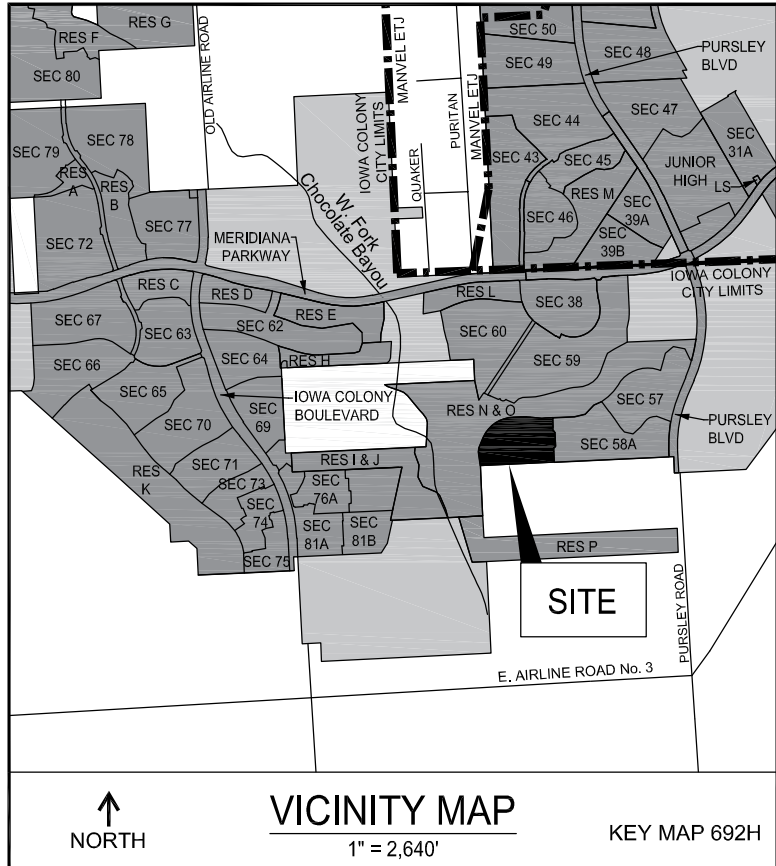


GENERAL NOTES:

- 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.480392010K, dated December 30, 2020, the property lies partially within Unshaded Zone X, partially within Shaded Zone X, and partially within Shaded Zone AE.  
  
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, Hinchey, 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, Hinchey, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.  
B.C.P.R. indicates Brazoria County Plot Records.  
B.L. indicates Building Line.  
D.E. indicates Drainage Easement.  
M.H. indicates Manhole.  
P.B. 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. indicates Private.  
R indicates Radius.  
R.O.W. indicates Right-Of-Way.  
S.S.E. indicates Sanitary Sewer Easement.  
S.T.M.S.E. indicates Storm Sewer Easement.  
U.E. indicates Utility Easement.  
V.O.L. indicates Volume.  
W.L.E. indicates Water Line Easement.  
↗ indicates change in street name.
- The property subdivided in the foregoing plot lies in Brazoria County, the City of Iowa Colony, Brazoria County Municipal Utility District No. 55, and Brazoria County Drainage District No. 5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage 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.
- This plat is subject to the Development Agreement for Meridiana PUD Amendment Number 3.
- This proposed 20' Sanitary Sewer Easement will be recorded by separate instrument.
- Approval of this plat shall be subject to the infrastructure completion and final plat approval and recording of Meridiana Section 57 and Section 58A.

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQ. FT	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	17,676.37	0.41
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,540.00'	0.06
TOTAL		20,216.37	0.47

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	S 47°43'11" E	35.36'
C2	25.00'	39.27'	S 42°16'49" W	35.36'



LINE TABLE		
LINE	ANGLE	DISTANCE
L1	N 07°33'31" E	61.24'
L2	N 22°25'14" E	151.99'
L3	N 28°28'20" E	71.35'
L4	N 36°50'07" E	64.86'
L5	N 44°47'58" E	61.86'
L6	N 52°45'49" E	64.86'
L7	N 60°43'40" E	64.86'
L8	N 68°41'31" E	64.86'
L9	N 76°39'22" E	64.86'
L10	N 84°24'03" E	62.40'
L11	N 87°16'49" E	75.00'
L12	N 88°10'10" E	59.72'
L13	S 88°29'46" E	56.33'
L14	S 85°09'10" E	55.51'
L15	S 83°50'56" E	50.00'
L16	S 84°15'21" E	49.51'
L17	S 87°53'51" E	48.87'
L18	N 88°05'33" E	49.30'
L19	N 87°16'49" E	101.17'
L20	S 02°43'11" E	127.00'
L21	S 87°16'49" W	4.53'
L22	S 02°43'11" E	50.00'
L23	S 02°43'11" E	190.00'
L24	S 87°16'49" W	1.45'
L25	S 02°43'11" E	195.00'



OWNER CONTACT INFORMATION  
GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP  
1602 AVENUE D, STE. 100  
KATY, TX 77493  
832-916-2162

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, S-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.  
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

Meridiana Section 58B

A Subdivision of 13.97 acres out of the H.T. & B. R.R. Co. Survey, Section 53, A-287, City of Iowa Colony, Brazoria County, Texas.

64 Lots, 2 Blocks and 2 Reserves

Owner: GR-M1, LTD., a Texas Limited Partnership



ENGINEERING THE FUTURE  
SINCE 1936

EHRA JOB NO.  
081-011-56-02

10011 MEADOWGLEN LANE  
HOUSTON, TEXAS 77042  
713.784.4500  
WWW.EHRAINCC.COM

TBPL No. F-726  
TBPL No. 10092300

July 26, 2021



Friday, July 30, 2021

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  
CIOC Project No. SPP 200923-1093  
ALLC Project No. 16007-2-171

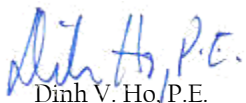
Dear Ms. Scopes;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of Sterling Lakes North Section One Preliminary Plat received on or about July 30, 2021. 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 July 30, 2021. Please provide Kayleen Rosser, City Secretary, ten (10) folded prints by no later than Monday, August 2, 2021, for consideration at the August 3, 2021, 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, City Secretary ([krosser@iowacolonytx.gov](mailto:krosser@iowacolonytx.gov))  
Robert Hemminger, City Manager, ([rhemminger@iowacolonytx.gov](mailto:rhemminger@iowacolonytx.gov))  
Ron Cox, ([rcox@roncoxconsulting.com](mailto:rcox@roncoxconsulting.com))  
File: 16007-2-171

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

OWNERS, HEREINAFTER REFERRED TO AS OWNERS, OF THE 2,671 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, IOWA COLONY STERLING LAKES, LTD., A TEXAS LIMITED PARTNERSHIP, 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: \_\_\_\_\_

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.

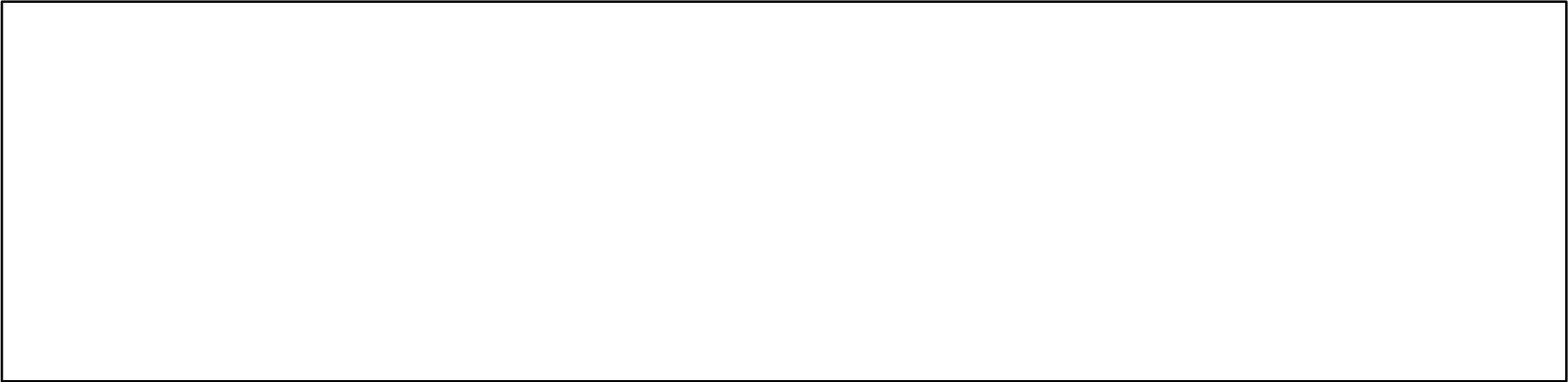
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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 COUNTY CLERK



LEGAL DESCRIPTION OF LAND PARCELED CAN BE FOUND ON SHEET 2 OF 4.

APPROVAL BY PLAT ROOM RECORDER

DATE \_\_\_\_\_ JOYCE HUDMAN, COUNTY CLERK \_\_\_\_\_  
VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_

FLOOD PLAIN CERTIFICATION

STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOOD PLAIN MUST BE ELEVATED TO THE F.I.A. BASE FLOOD ELEVATION. NO BUILDING PERMITS WILL BE ISSUED IN A FLOODWAY BELOW THE BASE FLOOD ELEVATION (B.F.E.). THIS MUST BE IN ACCORDANCE WITH THE CITY OF IOWA COLONY FLOOD DAMAGE PREVENTION ORDINANCE. CONTACT THE FLOOD PLAIN ADMINISTRATOR'S OFFICE FOR SPECIFIC INFORMATION.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 APPROVAL  
BCDD5 REFERENCE ID # B200051

LEE WALDEN, P.E., PRESIDENT DATE \_\_\_\_\_ KERRY OSBURN, VICE PRESIDENT DATE \_\_\_\_\_  
BRANDON MIDDLETON, SECRETARY/TREASURER DATE \_\_\_\_\_ JARROD ADEN, DISTRICT ENGINEER DATE \_\_\_\_\_

PLAT NOTES:

- 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.
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD-83.
- 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.
- 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.
- ALL STREETS SHALL BE CONSTRUCTED TO THE CITY'S DESIGN CRITERIA.
- A MINIMUM OF FIVE (5) FOOT WIDE SIDEWALK SHALL BE REQUIRED ALONG BOTH SPINE ROADS, OR A MINIMUM OF SIX (6) FOOT WIDE SIDEWALK SHALL BE REQUIRED ALONG 1 SIDE, AND A MINIMUM OF FOUR (4) FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS WITHIN THE RESIDENTIAL SECTION AND SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- SIDEWALKS MUST BE CONSTRUCTED AS A PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT, IF SIDEWALKS ARE REQUIRED.
- THE OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
- THE OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 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.
- CEDAR RAPID PARKWAY AND KARSTEN BOULEVARD ARE DESIGNATED AS A "PLANNED THOROUGHFARE" (MINIMUM 120' WIDTH) ON THE CURRENT MAJOR THOROUGHFARE PLAN.
- 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'
- BOUNDARY CLOSURE CALCULATION ERROR  
(1:254,729.00)
- THIS PROPERTY LIES WITHIN BOMUD NO 31.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- 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.
- MONUMENTS SET AS EXTERIOR BOUNDARY MARKERS WILL BE SET WITH A MINIMUM OF FIVE EIGHTS (5/8) INCH IRON ROD OR THREE QUARTERS (3/4) INCH IRON PIPE AT LEAST THIRTY SIX (36) INCHES LONG, ENCASED IN CONCRETE FOR A MINIMUM OF EIGHTEEN INCHES BELOW THE SURFACE OF THE GROUND.
- ALL PERMANENT REFERENCE MONUMENTS (PRM) WILL BE SET AT ALL BOUNDARY LINE ANGLE POINTS, 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.
- 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 TAPS AS INDICATED.
- ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- 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, 2016 AND AMENDED JULY 19, 2021.

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 STERLING LAKES DRIVE STREET DEDICATION PLAT AS SHOWN HEREON.

MICHAEL BYRUM-BRATSEN, MAYOR \_\_\_\_\_ SYDNEY HARGRODER \_\_\_\_\_  
ARNETTA HICKS-MURRAY \_\_\_\_\_ MARQUETTE GREENE-YOUNG \_\_\_\_\_  
WIL KENNEDY \_\_\_\_\_ 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 STERLING LAKES DRIVE STREET DEDICATION PLAT AS SHOWN HEREON.

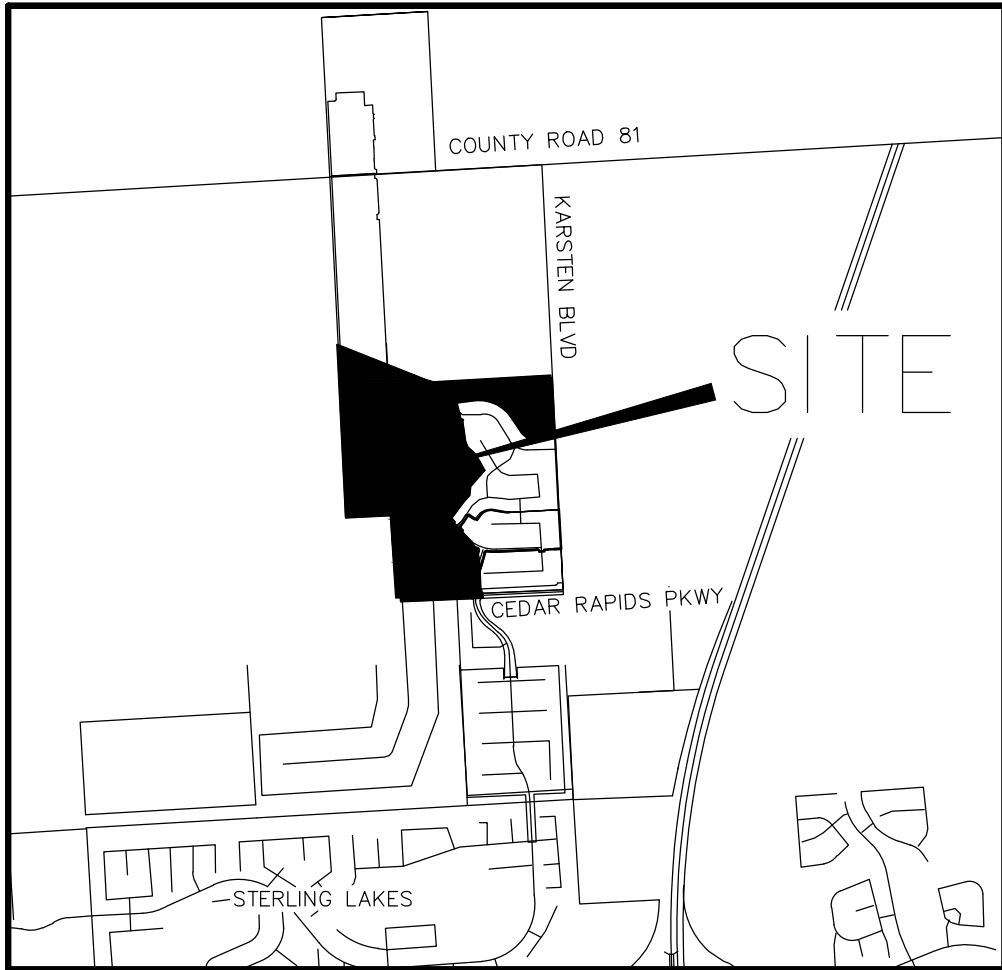
DAVID HURST, CHAIRMAN \_\_\_\_\_ MELANIE HAMPTON \_\_\_\_\_  
STEVEN BYRUM-BRASTEN \_\_\_\_\_ LES HOSEY \_\_\_\_\_  
VINCE PATTERSON \_\_\_\_\_ TIMOTHY VARLACK \_\_\_\_\_  
MCLEAN BARNETT \_\_\_\_\_

APPROVAL BY CITY ENGINEER

DINH HO, P.E., CITY ENGINEER \_\_\_\_\_

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

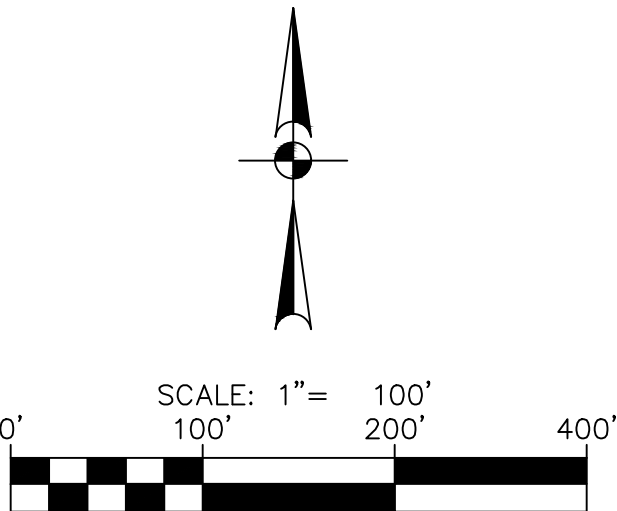
- SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE. (DOES NOT APPLY)
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WITH THE EXCEPTION OF BUSINESS OWNERS; PROVIDED, HOWEVER, WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR 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)
- LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN \_\_\_\_\_ PERCENT. THE DRAINAGE AND /OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT, IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY. (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.
- DEDICATED INGRESS/EGRESS ACCESSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 (SEE DISTRICT RESOLUTION NO 2007-06 & NO 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5'S LOCK.
- 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
HCMR	= HARRIS COUNTY MAP RECORDS
HCOR	= HARRIS COUNTY DEED RECORDS
HCOPRRP	= OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
HCFCO	= HARRIS COUNTY FLOOD CONTROL DISTRICT
OPRRPHC	= OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY TEXAS
HCFC NO.	= HARRIS 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 11 RESERVES 8 BLOCKS

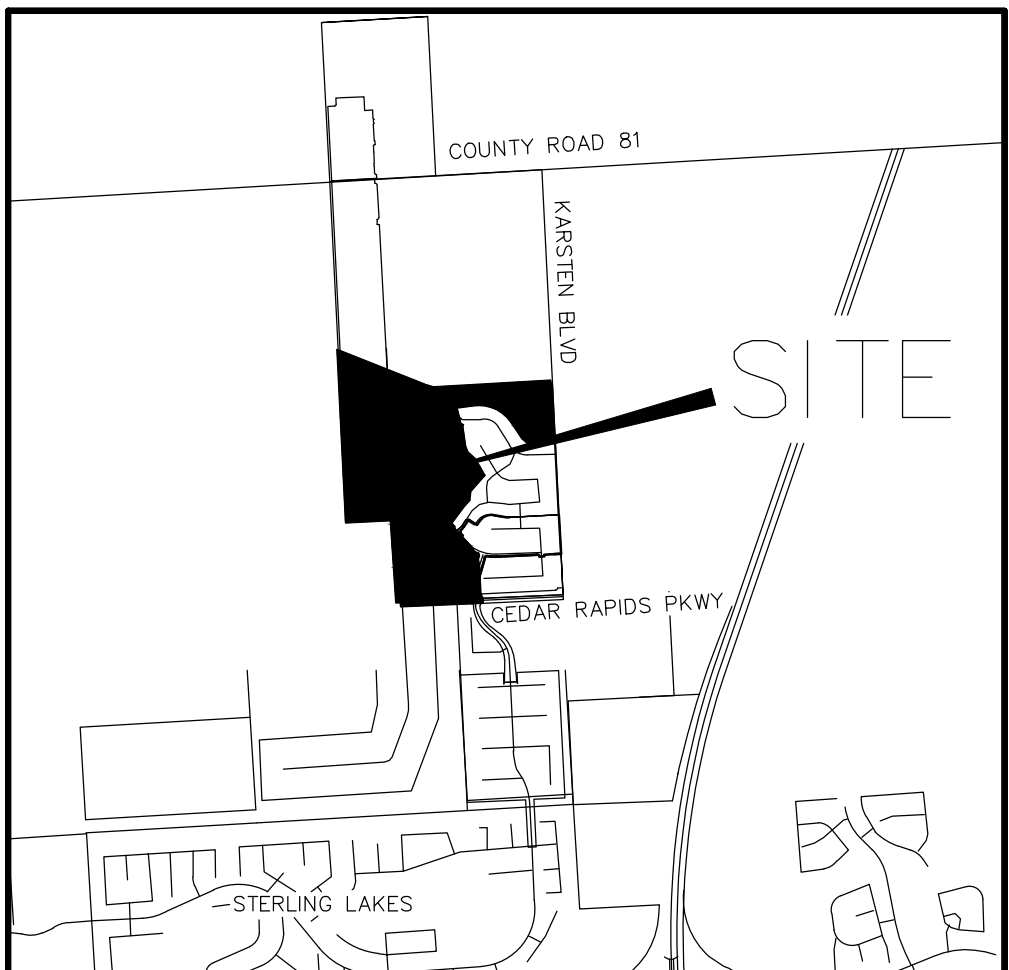
SCALE: 1"= 100' SEPTEMBER 2020

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  
10333 RICHMOND AVE, STE 900 | HOUSTON, TX 77042 | 713.428.2400  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

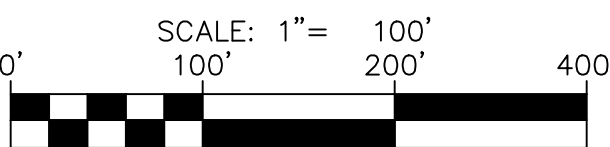
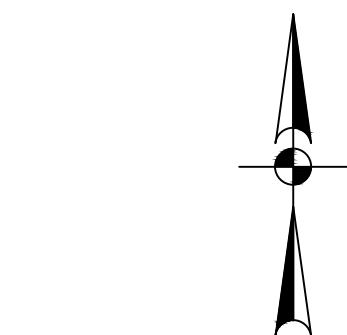




LOCATION MAP  
NTS

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
- HCMR HARRIS COUNTY MAP RECORDS
- HCOR HARRIS COUNTY DEED RECORDS
- HCOPRRP OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- HCFCO HARRIS COUNTY FLOOD CONTROL DISTRICT
- OPRRPHC OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY TEXAS
- HCFC NO. HARRIS 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 11 RESERVES 8 BLOCKS

SCALE: 1"= 100' SEPTEMBER 2020

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  
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HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS  
10333 RICHMOND AVE, STE 900 | HOUSTON, TX 77042 | 713.428.2400  
TBE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N3°49'52"W	53.06'	L21	S48°28'31"E	4.34'	L53	S43°18'29"E	30.00'
L2	S87°09'23"W	51.30'	L22	S42°45'44"W	2.57'	L54	S36°47'30"W	24.67'
L3	N33°44'05"W	63.02'	L23	N51°26'42"W	2.40'	L55	S51°03'22"E	45.53'
L4	N39°49'57"W	76.73'	L24	N88°59'58"W	53.56'	L56	S54°32'46"E	55.25'
L5	N49°02'22"W	76.73'	L25	N87°09'01"E	1.83'	L57	S60°13'20"E	55.25'
L6	N58°14'46"W	76.73'	L26	N78°52'13"W	19.68'	L58	S65°53'53"E	55.25'
L7	N67°27'11"W	76.73'	L27	N33°32'05"W	23.25'	L59	S71°34'26"E	55.25'
L8	N76°39'36"W	76.73'	L28	N12°14'06"W	36.17'	L60	S77°14'59"E	55.25'
L9	N85°52'01"W	76.73'	L29	S87°09'23"W	21.71'	L61	S82°55'32"E	55.25'
L10	S86°00'47"W	58.64'	L30	S47°50'59"E	19.80'	L62	S85°42'04"E	66.12'
L11	S56°41'53"E	20.00'	L31	N48°00'46"W	20.00'	L63	S3°34'20"E	34.66'
L12	S15°39'56"W	20.00'	L32	S42°19'12"W	20.01'	L64	S86°10'00"W	24.55'
L13	S20°58'32"E	75.94'	L33	N2°50'59"W	27.75'	L65	N86°10'00"E	35.45'
L14	S48°23'11"E	51.64'	L34	N42°10'19"E	19.81'	L66	N71°00'28"W	110.06'
L15	S48°23'11"E	63.16'	L35	S0°38'10"E	41.48'	L67	N70°29'35"W	53.54'
L16	S2°38'50"E	56.51'	L36	S13°32'43"W	38.13'	L68	N31°36'33"W	20.00'
L17	N44°19'09"W	1.72'	L37	N63°34'54"W	45.65'	L69	N4°35'23"E	28.12'
L18	N41°36'53"E	4.83'	L38	N74°36'41"W	46.42'	L70	S14°24'08"W	53.43'
L19	S86°10'00"W	21.13'	L39	S87°36'16"W	53.03'	L71	S89°25'37"W	71.14'
L20	S31°50'41"E	9.35'	L40	S43°18'29"E	23.40'	L72	N41°10'00"E	19.80'

LINE TABLE		
LINE #	BEARING	LENGTH
L73	S48°50'00"E	19.80'





CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	25.00'	90°11'32"	S47°44'52"E	35.41'	39.35'
C2	50.00'	107°38'11"	S20°30'58"E	80.71'	93.93'
C3	430.00'	40°21'15"	S22°49'43"E	296.63'	302.86'
C4	55.00'	89°00'38"	S48°20'19"E	77.11'	85.44'
C5	300.00'	30°43'00"	S11°31'30"W	158.91'	160.83'
C6	55.00'	62°32'37"	S58°09'19"W	57.10'	60.04'
C7	300.00'	69°29'48"	S38°34'54"E	341.98'	363.88'
C8	55.00'	89°00'59"	S41°39'31"W	77.11'	85.45'
C9	55.00'	90°00'00"	N48°50'00"W	77.78'	86.39'
C10	55.00'	90°00'00"	N41°10'00"E	77.78'	86.39'
C11	55.00'	65°12'06"	N61°13'57"W	59.27'	62.59'
C12	300.00'	65°25'24"	N4°04'48"E	324.25'	342.56'
C13	600.00'	30°19'27"	N58°10'04"W	313.86'	317.55'
C14	400.00'	50°31'31"	N68°34'14"W	341.42'	352.73'
C15	300.00'	47°40'11"	S20°00'05"W	242.46'	249.60'
C16	55.00'	90°59'22"	N41°39'41"E	78.45'	87.34'
C17	300.00'	39°28'29"	N23°34'14"W	202.63'	206.69'
C18	400.00'	40°21'16"	N22°49'43"W	275.94'	281.73'
C19	430.00'	40°21'15"	S22°49'43"E	296.63'	302.86'
C21	25.00'	89°48'27"	N42°15'08"E	35.30'	39.19'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C22	450.00'	2°59'47"	N1°09'12"W	23.53'	23.53'
C24	370.00'	37°13'16"	N18°15'56"W	236.16'	240.36'
C25	25.00'	96°25'55"	N85°05'31"W	37.28'	42.08'
C26	25.00'	78°26'12"	S7°28'25"W	31.61'	34.22'
C27	330.00'	27°54'41"	S17°47'20"E	159.17'	160.76'
C28	25.00'	12°40'35"	S10°10'17"E	5.52'	5.53'
C29	50.00'	129°30'24"	S48°14'37"W	90.45'	113.02'
C30	25.00'	25°50'27"	N79°55'24"W	11.18'	11.28'
C31	25.00'	26°11'34"	S74°03'36"W	11.33'	11.43'
C32	50.00'	141°16'37"	N48°23'53"W	94.34'	123.29'
C33	25.00'	26°04'25"	N9°12'13"E	11.28'	11.38'
C34	330.00'	18°10'31"	N5°15'15"E	104.24'	104.68'
C35	25.00'	72°03'02"	N21°41'00"W	29.41'	31.44'
C36	330.00'	53°52'31"	N30°46'15"W	298.99'	310.30'
C37	25.00'	90°00'00"	N48°50'00"W	35.36'	39.27'
C38	25.00'	89°00'59"	S41°39'31"W	35.05'	38.84'
C39	25.00'	40°44'23"	S23°13'10"E	17.40'	17.78'
C40	50.00'	265°35'14"	S89°12'16"W	73.38'	231.77'
C41	25.00'	44°50'52"	N19°34'27"E	19.07'	19.57'
C42	25.00'	90°59'01"	N48°20'29"W	35.66'	39.70'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C63	25.00'	88°14'17"	S7°19'38"E	34.81'	38.50'
C64	630.00'	8°26'25"	S47°13'34"E	92.72'	92.81'
C66	330.00'	39°09'43"	N15°44'52"E	221.19'	225.56'
C67	25.00'	78°38'12"	N3°59'23"W	31.68'	34.31'
C68	370.00'	44°53'28"	N65°45'12"W	282.54'	289.89'
C69	25.00'	95°38'03"	S43°59'02"W	37.05'	41.73'
C70	25.00'	89°00'38"	S48°20'19"E	35.05'	38.84'
C71	25.00'	90°59'22"	N41°39'41"E	35.66'	39.70'
C72	25.00'	106°35'18"	S83°23'52"W	40.09'	46.51'
C73	270.00'	33°56'13"	S13°08'06"W	157.60'	159.92'
C74	25.00'	89°00'38"	S48°20'19"E	35.05'	38.84'
C75	25.00'	90°59'22"	N41°39'41"E	35.66'	39.70'
C76	270.00'	39°28'35"	N23°34'14"W	182.36'	186.02'
C77	25.79'	39°28'35"	N23°34'14"W	182.36'	186.02'
C78	570.00'	30°19'27"	N58°10'04"W	298.17'	301.67'
C79	25.00'	96°27'10"	S58°26'37"W	37.29'	42.09'
C80	270.00'	14°03'02"	S3°11'31"W	66.05'	66.21'
C81	25.00'	85°43'51"	S46°41'55"E	34.01'	37.41'
C82	430.00'	46°15'22"	S66°26'10"E	337.80'	347.15'
C83	25.00'	90°00'00"	S88°18'29"E	35.36'	39.27'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C84	25.00'	89°41'52"	N1°50'35"E	35.26'	39.14'
C85	25.00'	90°00'00"	N48°50'00"W	35.36'	39.27'
C86	25.00'	89°00'59"	S41°39'31"W	35.05'	38.84'
C87	25.00'	90°59'01"	S48°20'29"E	35.66'	39.70'
C88	25.00'	90°00'00"	N41°10'00"E	35.36'	39.27'
C89	25.00'	62°32'37"	S58°09'19"W	25.95'	27.29'
C90	25.00'	100°12'48"	S23°13'24"E	38.36'	43.73'
C91	630.00'	12°14'11"	S67°12'42"E	134.29'	134.55'
C92	25.00'	82°06'53"	N77°50'57"E	32.84'	35.83'
C93	270.00'	65°25'24"	N4°04'48"E	291.82'	308.30'
C94	25.00'	65°12'06"	N61°13'57"W	26.94'	28.45'
C95	25.00'	90°00'00"	S41°10'00"W	35.36'	39.27'
C96	270.00'	49°25'46"	S28°32'53"E	225.77'	232.93'
C97	25.00'	99°51'14"	N76°48'37"E	38.26'	43.57'
C98	25.00'	42°50'00"	N5°28'00"E	18.26'	18.69'
C99	50.00'	148°12'37"	N58°09'19"E	96.18'	129.34'
C100	25.00'	42°50'00"	S69°09'23"E	18.26'	18.69'
C101	25.00'	42°50'00"	N68°00'37"E	18.26'	18.69'
C102	50.00'	265°40'01"	S0°34'23"E	73.33'	231.84'
C103	25.00'	42°50'00"	N69°09'23"W	18.26'	18.69'

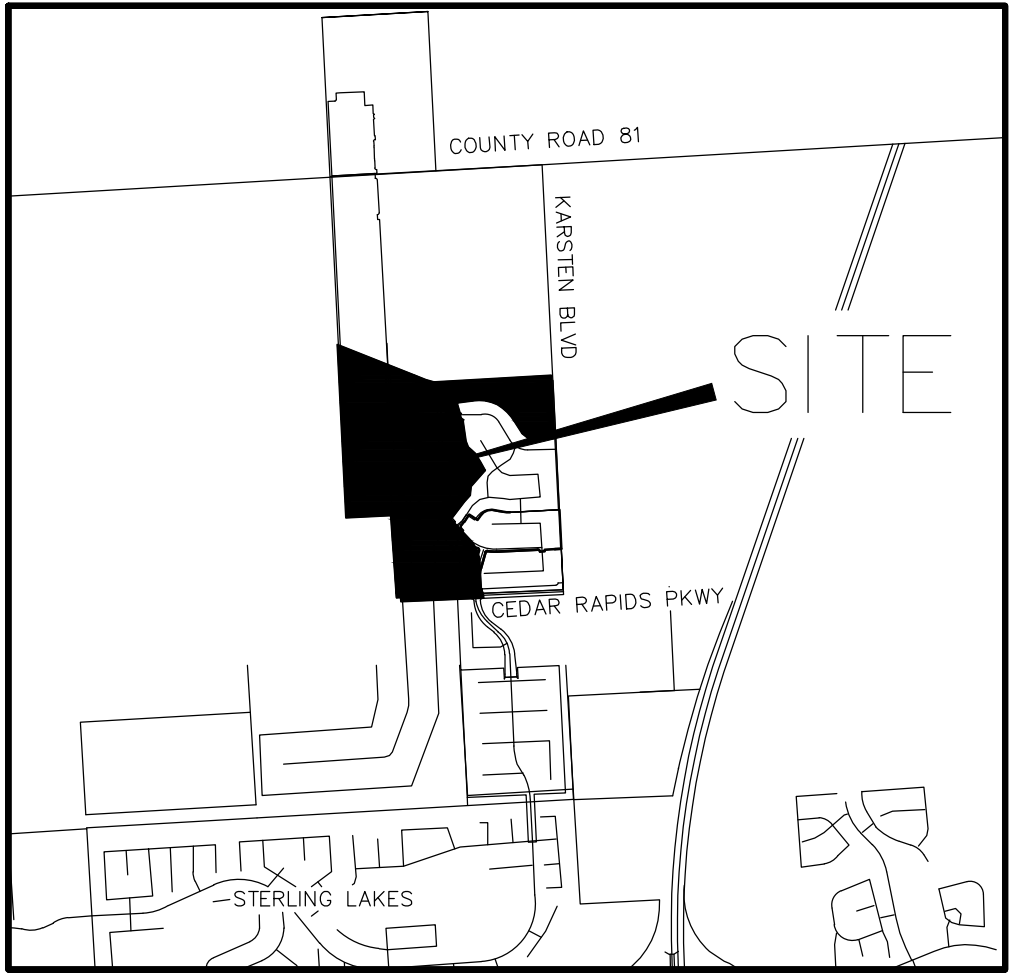
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C43	25.00'	89°00'59"	N41°39'31"E	35.05'	38.84'
C44	25.00'	25°41'44"	N15°41'51"W	11.12'	11.21'
C45	50.00'	140°03'47"	N41°29'11"E	93.99'	122.23'
C46	25.00'	25°21'04"	S81°09'28"E	10.97'	11.06'
C47	25.00'	20°05'14"	N76°07'23"E	8.72'	8.76'
C48	50.00'	134°43'40"	S46°33'24"E	92.30'	117.57'
C49	25.00'	24°38'26"	S8°29'13"W	10.67'	10.75'
C50	25.00'	25°39'10"	S16°39'35"E	11.10'	11.19'
C51	50.00'	133°42'36"	S37°22'08"W	91.95'	116.68'
C52	25.00'	18°03'25"	N84°48'17"W	7.85'	7.88'
C53	25.00'	90°00'00"	S41°10'00"W	35.36'	39.27'
C54	25.00'	90°00'00"	S48°50'00"E	35.36'	39.27'
C55	25.00'	26°54'38"	N72°42'41"E	11.63'	11.74'
C56	50.00'	118°35'17"	S61°26'59"E	85.98'	103.49'
C57	25.00'	26°28'34"	S15°23'37"E	11.45'	11.55'
C58	330.00'	7°57'02"	S24°39'23"E	45.76'	45.79'
C59	150.00'	40°46'38"	S41°04'11"E	104.52'	106.75'
C60	50.00'	124°55'05"	S1°00'02"W	88.67'	109.01'
C61	150.00'	40°46'38"	S43°04'16"W	104.52'	106.75'
C62	330.00'	14°06'34"	S29°44'14"W	81.06'	81.26'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C104	25.00'	90°00'00"	N48°50'00"W	35.36'	39.27'
C105	25.00'	90°00'00"	S41°10'00"W	35.36'	39.27'
C106	25.00'	90°00'00"	S48°50'00"E	35.36'	39.27'
C107	25.00'	90°00'00"	N41°10'00"E	35.36'	39.27'

AA SHARP INVESTMENTS, LTD.  
(B.C.C.F. NO. 2007068904)  
DESCRIBED AS ITEM 8,  
CALLED 120 ACRES  
VOL. 1004, PG. 761 B.C.D.R.

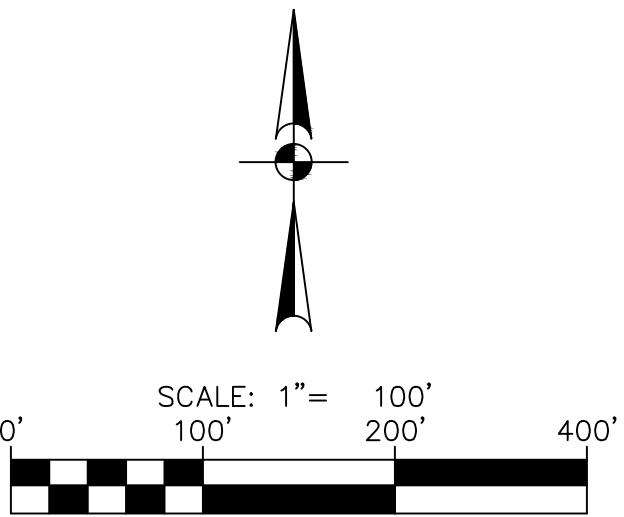
THE DOW CHEMICAL COMPANY  
PIPE LINE RIGHT-OF-WAY  
VOL. 385, PG. 609 B.C.D.R.  
NO DEFINED WIDTH BLANKET EASEMENT OVER  
80 ACRES THE S.E. 1/4 OF SECTION 58  
(SCH. B, ITEM 10, J)

JULIP 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 |
| COS | = | COMPENSATING OPEN SPACE |
| HCMR | = | HARRIS COUNTY MAP RECORDS |
| HCOR | = | HARRIS COUNTY DEED RECORDS |
| HCOPRRP | = | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY |
| HCFCO | = | HARRIS COUNTY FLOOD CONTROL DISTRICT |
| OPRRPHC | = | OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY TEXAS |
| HCFC NO. | = | HARRIS COUNTY CLERK'S FILE NUMBER |



# STERLING LAKES

## NORTH SEC 1

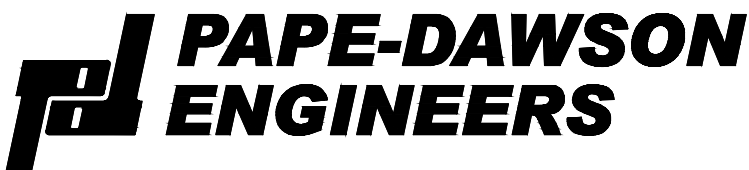
### PRELIMINARY PLAT

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

211 LOTS 11 RESERVES 8 BLOCKS

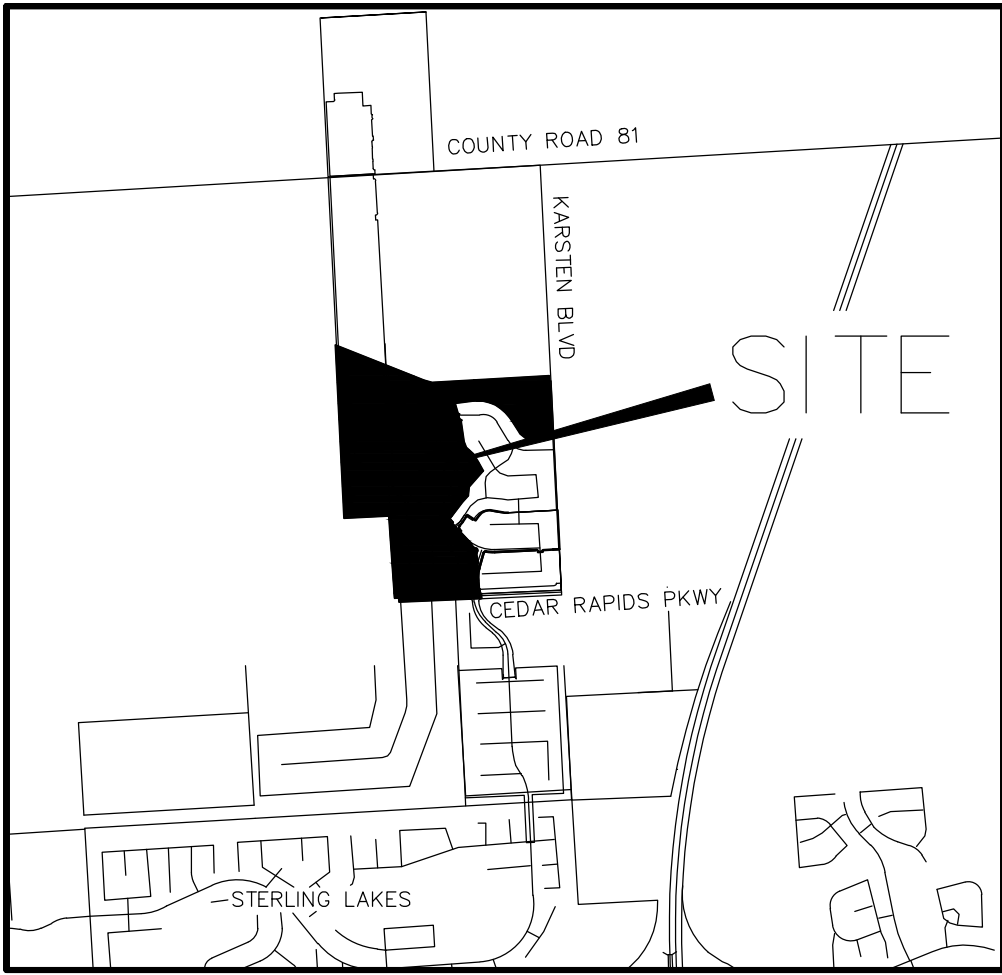
SCALE: 1"= 100' SEPTEMBER 2020

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  
10333 RICHMOND AVE, STE 900 | HOUSTON, TX 77042 | 713.428.2400  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10198974

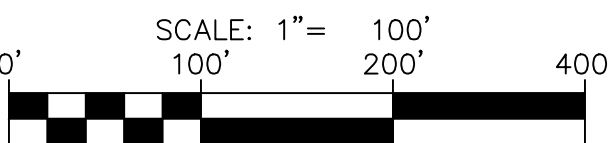
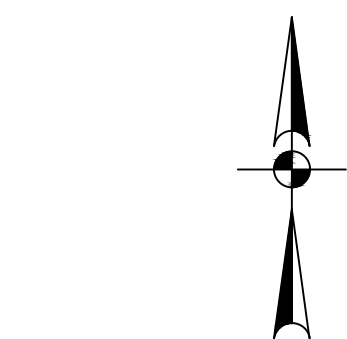




LOCATION MAP  
NTS

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
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- OPRRPHC = OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY TEXAS
- HCCF NO. = HARRIS COUNTY CLERK'S FILE NUMBER



STERLING LAKES

NORTH SEC 1

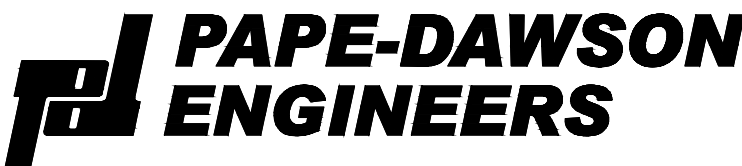
PRELIMINARY PLAT

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

211 LOTS 11 RESERVES 8 BLOCKS

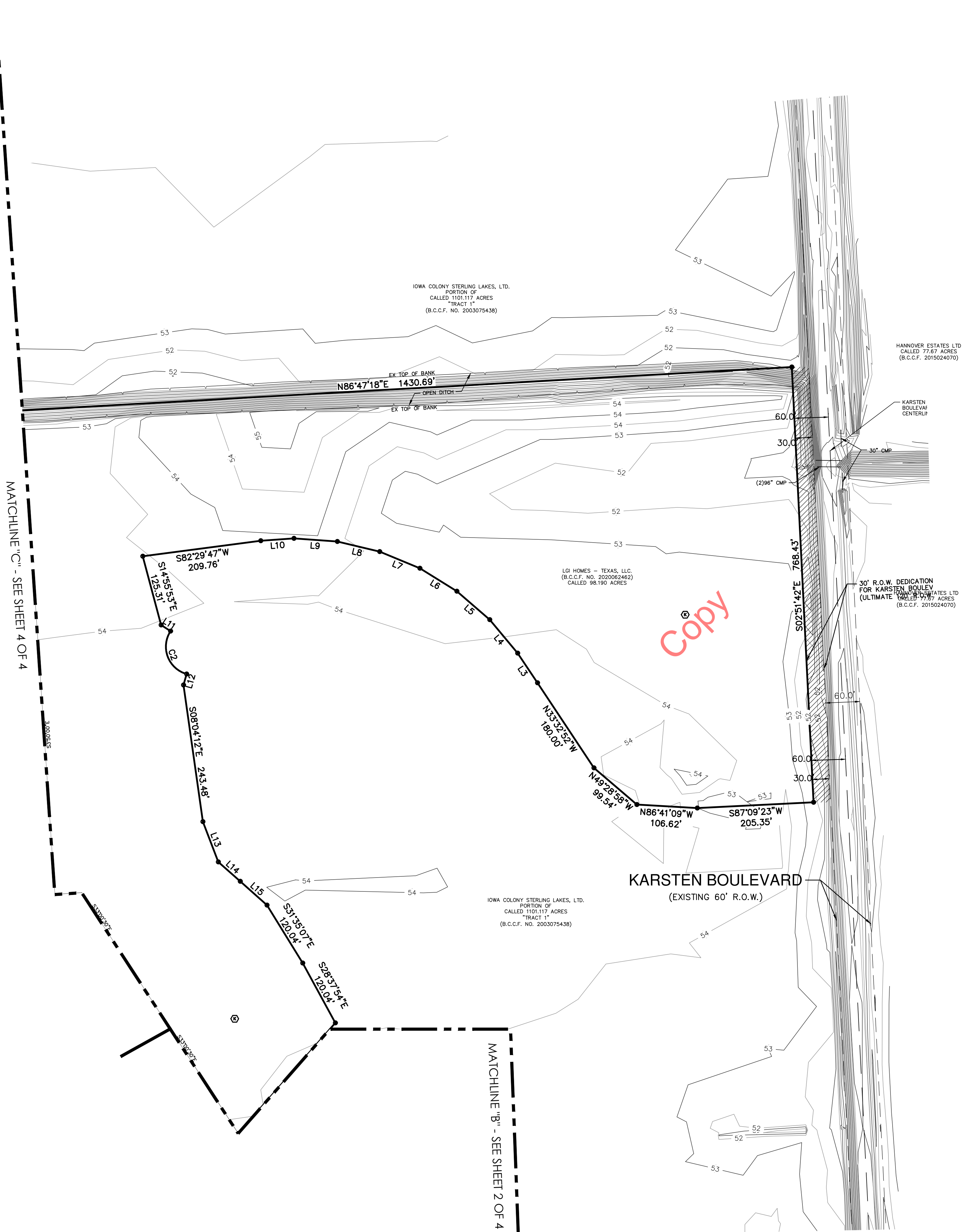
SCALE: 1"= 100' SEPTEMBER 2020

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  
10333 RICHMOND AVE, STE 900 | HOUSTON, TX 77042 | 713.428.2400  
TBPB FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

- (A) RESTRICTED RESERVE  
(RESTRICTED TO UTILITY, LANDSCAPE,  
OR OPEN SPACE PURPOSES ONLY)  
5.9 AC. 260,348 SQ.FT.
- (B) RESTRICTED RESERVE  
(RESTRICTED TO UTILITY, LANDSCAPE,  
OR OPEN SPACE PURPOSES ONLY)  
0.2 AC. 9,154 SQ.FT.
- (C) RESTRICTED RESERVE  
(RESTRICTED TO UTILITY, LANDSCAPE,  
OR OPEN SPACE PURPOSES ONLY)  
0.4 AC. 18,591 SQ.FT.
- (D) RESTRICTED RESERVE  
(RESTRICTED TO UTILITY, LANDSCAPE,  
OR OPEN SPACE PURPOSES ONLY)  
0.3 AC. 13,806 SQ.FT.
- (E) RESTRICTED RESERVE  
(RESTRICTED TO UTILITY, LANDSCAPE,  
OR OPEN SPACE PURPOSES ONLY)  
0.047 AC. 2,049 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,  
OR OPEN SPACE PURPOSES ONLY)  
37.63 AC. 1,639,547 SQ.FT.



MATCHLINE "C" - SEE SHEET 4 OF 4

MATCHLINE "B" - SEE SHEET 2 OF 4

Wednesday, July 28, 2021

Stan Winter  
Jones Carter  
1575 Sawdust Road, Suite 400  
The Woodlands, TX 77380

**Re: Sterling Lakes North Section 2 Preliminary Plat**  
Previously submitted as Sterling Lakes North Section One from Jones and Carter  
Letter of Recommendation to Approve  
CIOC Project No. SPP 210510-0648  
ALLC Project No. 16007-2-194

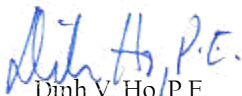
Dear Mr. Winter;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal for Sterling Lakes North Section 2 Preliminary Plat, previously submitted as Sterling Lakes North Section One from Jones and Carter, received on or about July 28, 2021. 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 July 28, 2021. Please submit ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Thursday, July 29<sup>th</sup>, for consideration at the August 3, 2021 Planning and Zoning Commission 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, City Secretary ([krosser@iowacolonytx.gov](mailto:krosser@iowacolonytx.gov))  
Robert Hemminger, City Manager, ([rhemminger@iowacolonytx.gov](mailto:rhemminger@iowacolonytx.gov))  
Ron Cox, ([rcox@roncoxconsulting.com](mailto:rcox@roncoxconsulting.com))  
File: 16007-2-194



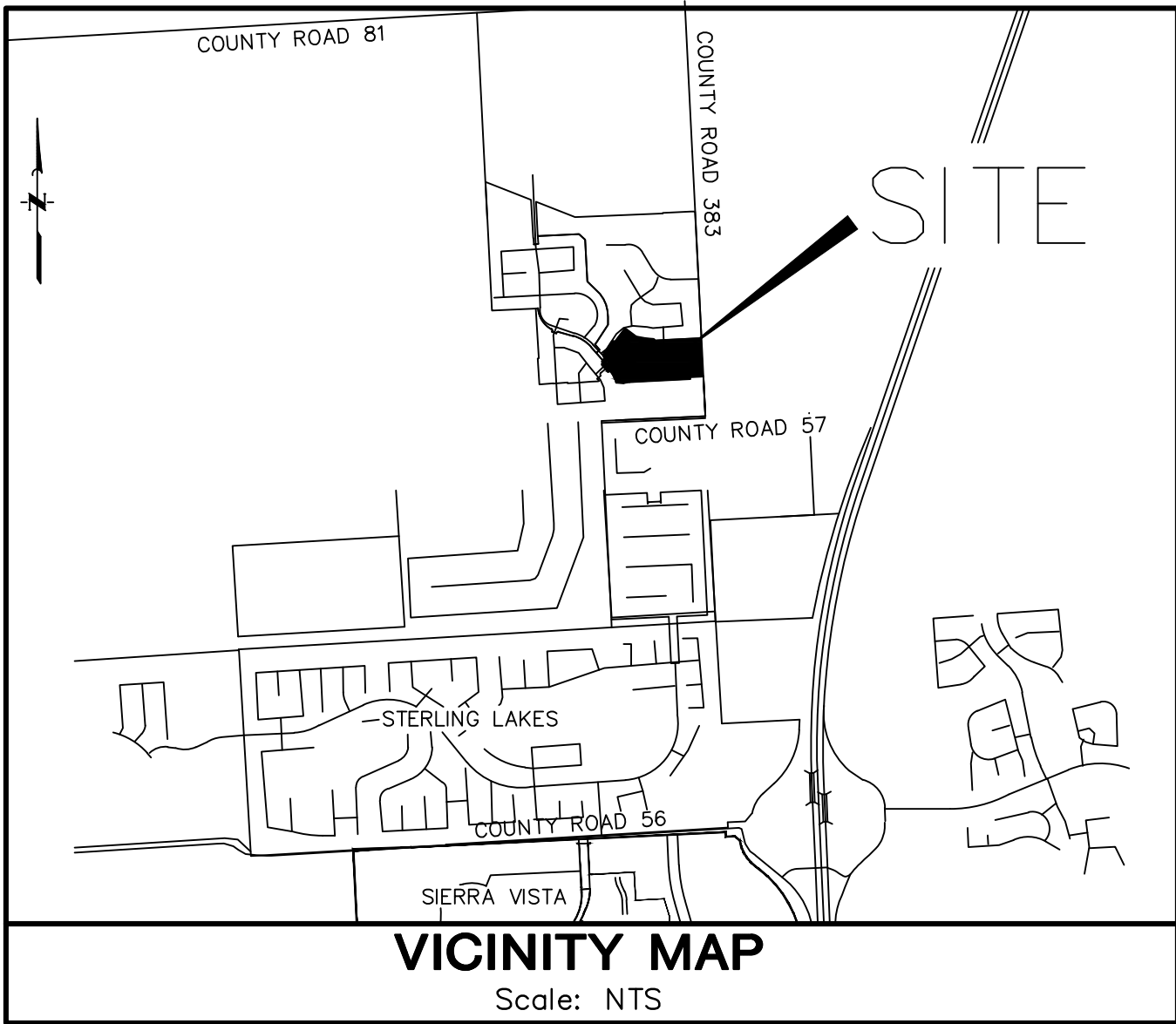
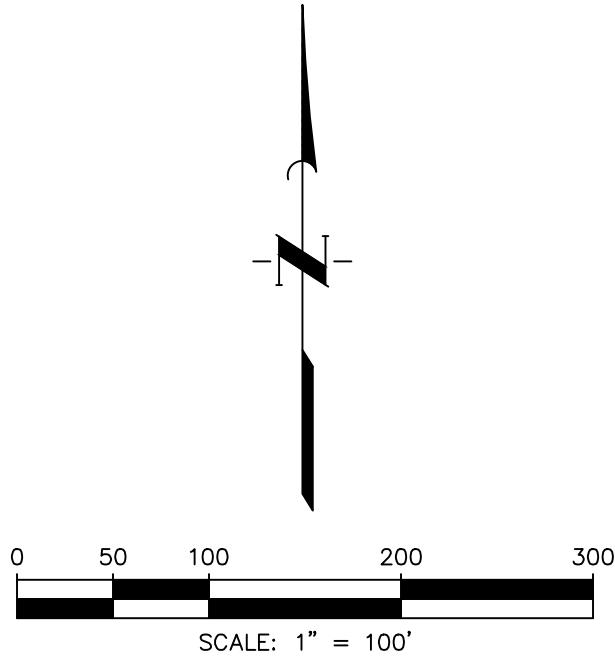
- A RESTRICTED RESERVE "A"**  
Restricted to Recreation,  
Landscape, Incidental Utilities &  
Open Space  
Purposes Only  
2.50 AC  
108,875 SQ FT
- B RESTRICTED RESERVE "B"**  
Restricted to Landscape,  
Open Space & Incidental  
Utility Purposes Only  
0.12 AC  
5,285 SQ FT
- C RESTRICTED RESERVE "C"**  
Restricted to Landscape,  
Open Space & Incidental  
Utility Purposes Only  
0.21 AC  
9,147 SQ FT

Line Table		
Line	Bearing	Distance
L1	S87°13'52"W	152.09'
L2	S02°46'08"E	22.83'
L3	N43°00'21"W	256.03'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	100°12'09"	43.72'	N86°53'35"E	38.36'	29.90'
C2	270.00'	15°32'16"	73.22'	S79°22'51"W	73.00'	36.84'
C3	25.00'	79°56'41"	34.88'	S31°38'23"W	32.12'	20.96'
C4	430.00'	34°40'23"	260.22'	N25°40'09"W	256.27'	134.23'
C5	25.00'	79°47'51"	34.82'	S03°06'25"E	32.07'	20.90'
C6	25.00'	90°00'00"	39.27'	S81°47'30"W	35.36'	25.00'
C7	25.00'	90°00'00"	39.27'	S08°12'30"E	35.36'	25.00'
C8	170.00'	39°38'31"	117.62'	S73°01'45"E	115.29'	61.27'
C9	230.00'	39°38'31"	159.13'	S73°01'45"E	155.98'	82.90'
C10	25.00'	90°00'00"	39.27'	N42°09'00"E	35.36'	25.00'
C11	25.00'	90°00'00"	39.27'	S47°51'00"E	35.36'	25.00'
C12	85.00'	10°37'05"	15.75'	N87°32'28"W	15.73'	7.90'
C13	25.00'	35°21'27"	15.43'	N80°05'21"E	15.18'	7.97'
C14	50.00'	153°40'51"	134.11'	N40°44'57"W	97.37'	213.85'
C15	25.00'	38°51'36"	16.96'	S16°39'40"W	16.63'	8.82'
C16	25.00'	90°04'52"	39.31'	N47°48'34"W	35.38'	25.04'
C17	25.00'	89°55'08"	39.23'	N42°11'26"E	35.33'	24.96'
C18	330.00'	14°34'30"	83.95'	S79°51'44"W	83.72'	42.20'
C19	25.00'	85°11'33"	37.17'	S64°49'44"E	33.84'	22.99'



CALL 9.954 ACRES  
TO THOMASS MOELLER  
FILE NO 02025798 BCOR



General Notes

- One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of street where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-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.
- Slab elevations (finished floor) shall be set at or above the minimum slab elevations defined in this plat.
- All drainage easements shown hereon shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- The property subdivided in the foregoing plat lies within Brazoria County Drainage District #5 and BCMUD No 31.
- 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.
- Other than shown hereon, there are no pipeline easements, or pipelines within the boundaries of this plat.
- All storm water drainage pipes, culverts, or other (includes driveway culverts) will be a minimum 24" I.D. or equal.
- No Building Permits will be issued until all storm drainage improvements, which may include detention, have been constructed.
- Subdivision is located in Zone "AE" with no base flood base elevation required. This information is based on Brazoria County FIRM Community Map 48039C0115K, December 30, 2020.
- All bearings based on the Texas State Plane Coordinate System, South Central Zone.
- All coordinates shown hereon are surface and may be converted to the Texas State Plane Coordinate System, South Central Zone, NAD 83 Grid Coordinates by applying the following scale factor: 0.99986213
- Monuments set as exterior boundary markers will be set with a minimum of five eights (5/8) inch iron rod or three quarters (3/4) inch iron pipe at least thirty six (36) inches long, encased in concrete for a minimum of eighteen inches below the surface of the ground.
- All permanent reference monuments (PRM) will be set at all boundary line angle points, block corners, angle points, points of curvature, and at intervals not to exceed one thousand (1,000) feet. Permanent reference monuments shall conform to the Texas professional land surveying practices act and the general rules of procedures and practices.
- All monuments will be set to the standard of the Texas society of professional land surveying practices act and the general rules of procedures and practices of the Texas board of professional land surveying and shall bear reference caps as indicated.
- Interior lot corner monuments will be set with a minimum of five eights (5/8) inch iron rod at least thirty six (36) inches in length.
- All water and wastewater facilities shall conform to the the City of Iowa Colony EDCM.
- All offsite easements to be dedicated by separate instrument.
- No pipeline or pipeline easement exists within the boundaries of this plat.
- Structures built on lots in the designated flood plain must be elevated to the F.E.M.A. Base Flood Elevation No building permits will be issued in a floodway below the base flood elevation (B.F.E.). Contact the Flood Plain Administrator's Office for specific information.
- All utilities are subject to and shall be designed in accordance with the City of Iowa Colony EDCM.
- This plat is subject to the Development Agreement for Sierra Vista, as approved on February 15, 2016 and amended June, 2018 and July 19, 2021.
- 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.

# STERLING LAKES NORTH SEC 2

A SUBDIVISION OF 13.22 ACRES OF LAND  
OUT OF THE  
SECTION 57, H.T. & B.R.R. CO. SURVEY, A-289,  
BRAZORIA COUNTY, TEXAS

38 LOTS      3 RESERVES      3 BLOCKS  
JULY 2021

ENGINEER:  
PAPE-DAWSON ENGINEERS, INC.  
10350 RICHMOND AVE.  
STE 200  
HOUSTON, TX 77042  
713-428-2400

OWNER:  
IOWA COLONY STERLING LAKES, LTD  
2450 FONDREN ROAD  
STE 210  
HOUSTON, TX 77063  
713-783-6702

PLANNER/SURVEYOR:  
 JONES & CARTER  
Texas Board of Professional Engineers Registration No. F-439  
Texas Board of Professional Land Surveying Registration No. 328462-04  
6330 West Loop South, Suite 150 • Houston, TX 77061 • 713.777.3337



Wednesday, July 28, 2021

Stan Winter  
Jones Carter  
1575 Sawdust Road, Suite 400  
The Woodlands, TX 77380

Re: Sterling Lakes North Section 3 Preliminary Plat  
Previously Submitted as Sterling Lakes North Section 2  
Letter of Recommendation to Approve  
CIOC Project No. SPP 210510-0649  
ALLC Project No. 16007-2-195

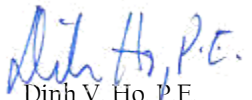
Dear Mr. Winter;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal for Sterling Lakes North Section 3 Preliminary Plat, previously submitted as Sterling Lakes North Section 2, received on or about July 28, 2021. 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 July 28, 2021. Please submit ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Thursday, July 29<sup>th</sup>, for consideration at the August 3, 2021, Planning and Zoning Commission meeting.

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

Sincerely,  
Adico, LLC

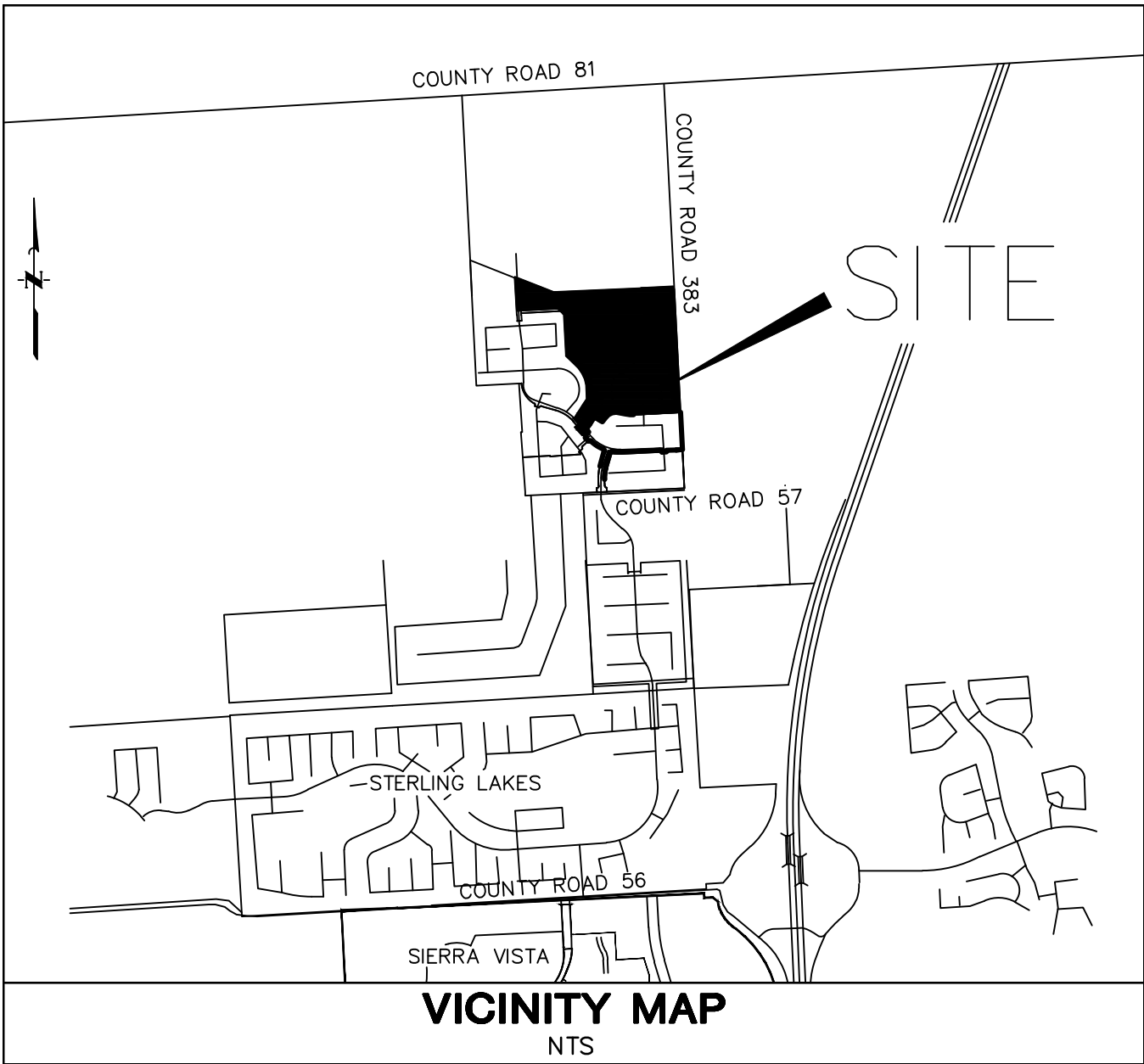


Dinh V. Ho, P.E.  
TBPE Firm No. 16423

Cc: Kayleen Rosser, City Secretary ([krosser@iowacolonytx.gov](mailto:krosser@iowacolonytx.gov))  
Robert Hemminger, City Manager, ([rhemminger@iowacolonytx.gov](mailto:rhemminger@iowacolonytx.gov))  
Ron Cox, ([rcox@roncoxconsulting.com](mailto:rcox@roncoxconsulting.com))  
File: 16007-2-195



- RESTRICTED RESERVE **A**  
Restricted to Landscape &  
Open Space Purposes Only  
1.32 AC  
57,794 Sq Ft
- RESTRICTED RESERVE **B**  
Restricted to Landscape &  
Open Space Purposes Only  
0.09 AC  
4,046 Sq Ft
- RESTRICTED RESERVE **C**  
Restricted to Landscape &  
Open Space Purposes Only  
0.47 AC  
20,730 Sq Ft
- RESTRICTED RESERVE **D**  
Restricted to Landscape &  
Open Space Purposes Only  
0.14 AC  
6,032 Sq Ft
- RESTRICTED RESERVE **E**  
Restricted to Landscape &  
Open Space Purposes Only  
0.32 AC  
14,268 Sq Ft
- RESTRICTED RESERVE **F**  
Restricted to Landscape &  
Open Space Purposes Only  
0.15 AC  
6,585 Sq Ft
- RESTRICTED RESERVE **G**  
Restricted to Landscape &  
Open Space Purposes Only  
0.12 AC  
5,284 Sq Ft
- RESTRICTED RESERVE **H**  
Restricted to Landscape &  
Open Space Purposes Only  
0.06 AC  
2,828 Sq Ft



NOTES

- One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of street where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-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 dedicatior, his heirs, assigns or successors.
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- All coordinates shown hereon are surface and may be converted to the Texas State Plane Coordinate System, South Central Zone, NAD 83 Grid Coordinates by applying the following scale factor: 0.99986213
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- All monuments will be set to the standard of the Texas society of professional land surveying practices act and the general rules of procedures and practices of the Texas board of professional land surveying and shall bear reference caps as indicated.
- Interior lot corner monuments will be set with a minimum of five eights (5/8) inch iron rod at least thirty six (36) inches in length.
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- 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.

# STERLING LAKES NORTH SEC 3

A SUBDIVISION OF 27.67 ACRES OF LAND  
OUT OF THE  
SECTION 57, H.T. & B.R.R. CO. SURVEY, A-289,  
BRAZORIA COUNTY, TEXAS  
96 LOTS      8 RESERVES      4 BLOCKS  
JULY 2021

ENGINEER:  
PAPE-DAWSON ENGINEERS, INC.  
10350 RICHMOND AVE.  
STE 200  
HOUSTON, TX 77042  
713-428-2400

OWNER:  
IOWA COLONY STERLING LAKES, LTD  
2450 FONDREN ROAD  
STE 210  
HOUSTON, TX 77063  
713-783-6702

SURVEYOR/PLANNER:  
J.C. JONES CARTER  
Texas Board of Professional Engineers Registration No. F-4189  
8701 New Trails Drive, Suite 200 • The Woodlands, Texas 77381  
281.363.4639

Line Table		
Line	Bearing	Distance
L1	N82°29'47"E	209.76'
L2	N86°00'47"E	58.64'
L3	S85°52'01"E	76.73'
L4	S76°39'36"E	76.73'
L5	S67°27'11"E	76.73'
L6	S58°14'46"E	76.73'
L7	S49°02'22"E	76.73'
L8	S39°49'57"E	76.73'
L9	S33°44'05"E	63.02'
L10	S33°32'52"E	180.00'
L11	S49°28'58"E	99.54'
L12	S86°41'09"E	106.62'
L13	N87°09'23"E	205.27'
L14	S02°51'42"E	908.18'
L15	N87°09'00"E	697.07'
L16	S53°12'30"E	339.76'
L17	N36°47'30"E	390.94'
L18	N43°00'21"W	91.19'
L19	N36°47'30"E	270.29'
L20	N41°35'07"E	104.89'
L21	N06°13'51"E	108.43'
L22	N41°17'32"E	259.68'
L23	N28°37'54"W	120.04'
L24	N31°35'07"W	120.04'
L25	N48°23'11"W	63.16'
L26	N48°23'11"W	51.64'
L27	N20°58'32"W	75.94'
L28	N15°39'56"E	20.00'
L29	N56°41'53"W	20.00'
L30	N14°55'53"W	125.31'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	100°12'09"	43.72'	N86°53'35"E	38.36'	29.90'
C2	50.00'	107°38'11"	93.93'	S20°30'58"E	80.71'	68.36'



Wednesday, July 28, 2021

Stan Winter  
Jones Carter  
1575 Sawdust Road, Suite 400  
The Woodlands, TX 77380

**Re: Sterling Lakes North Section 4 Preliminary Plat**  
**Previously submitted as Sterling Lakes North Section 5**  
**Letter of Recommendation to Approve**  
**CIOC Project No. SPP 210510-0650**  
**ALLC Project No. 16007-2-196**

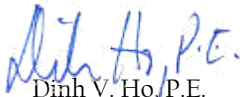
Dear Mr. Winter;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal for Sterling Lakes North Section 4 Preliminary Plat, previously submitted as Sterling Lakes North Section 5, received on or about July 28, 2021. 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 July 28, 2021. Please submit ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Thursday, July 29<sup>th</sup>, for consideration at the August 3, 2021, Planning and Zoning Commission meeting.

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

Sincerely,  
Adico, LLC

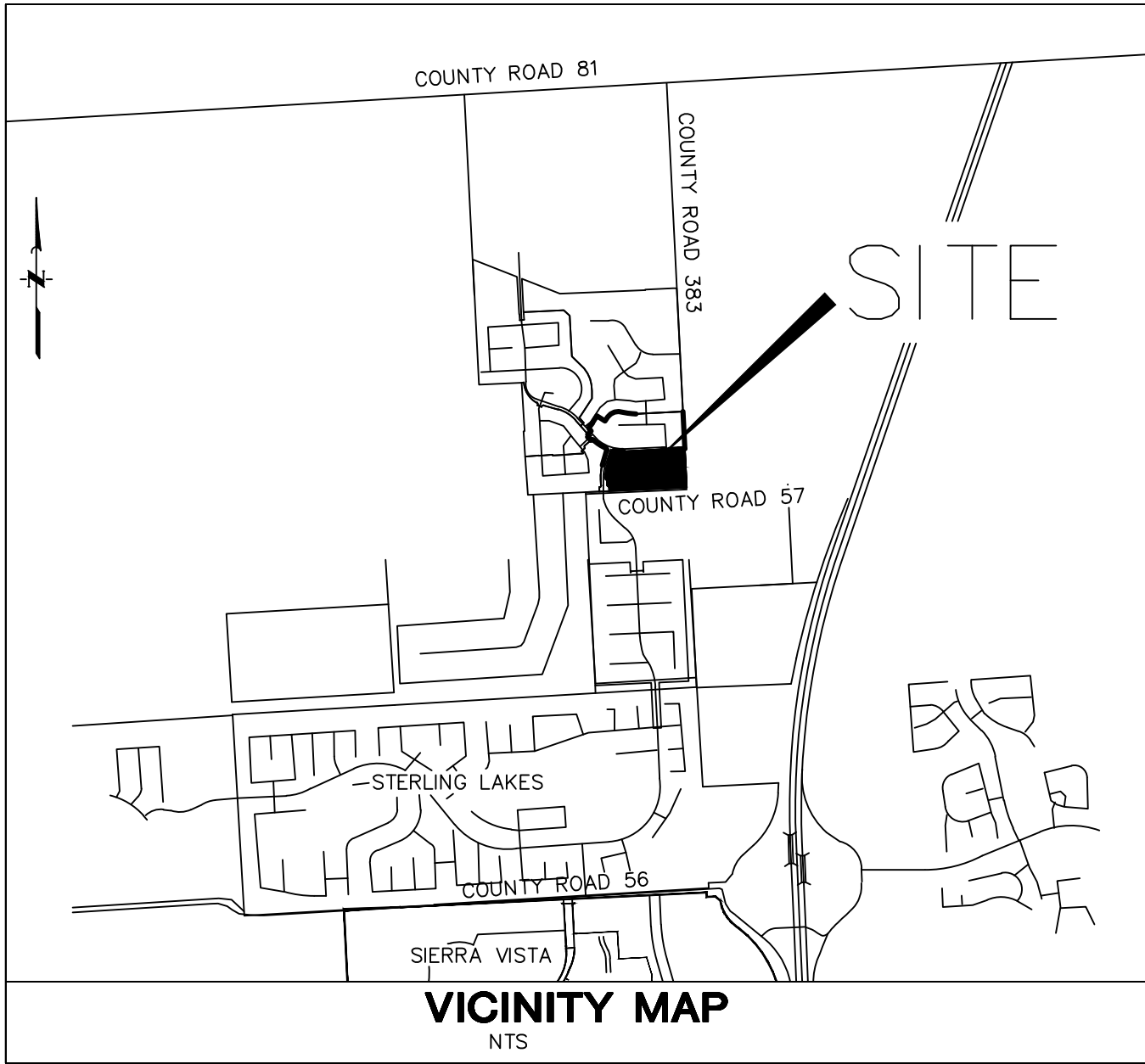
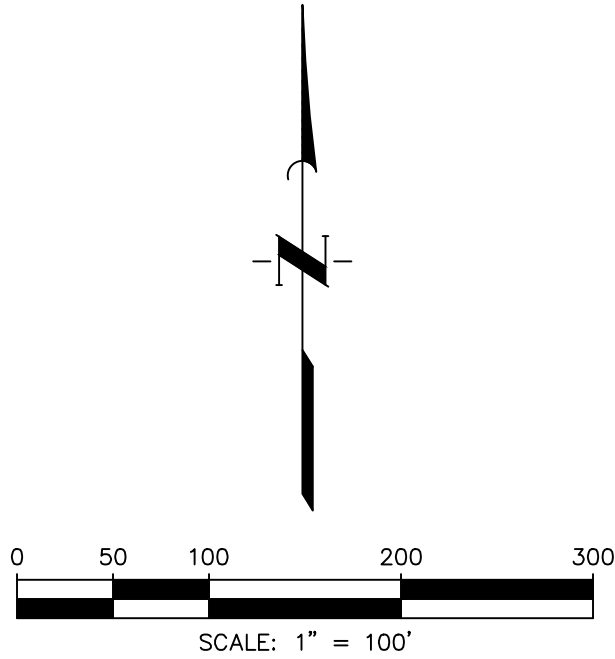


Dinh V. Ho, P.E.  
TBPE Firm No. 16423

Cc: Kayleen Rosser, City Secretary ([krosser@iowacolonytx.gov](mailto:krosser@iowacolonytx.gov))  
Robert Hemminger, City Manager, ([rhemminger@iowacolonytx.gov](mailto:rhemminger@iowacolonytx.gov))  
Ron Cox, ([rcox@roncoxconsulting.com](mailto:rcox@roncoxconsulting.com))  
File: 16007-2-196



RESTRICTED RESERVE [A]  
Restricted to Recreation,  
Landscape & Open Space  
Purposes Only  
1.29 AC  
56,104 Sq Ft



NOTES

- One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of street where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-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 dedicant, his heirs, assigns or successors.
- Slab elevations (finished floor) shall be set at or above the minimum slab elevations defined in this plat.
- All drainage easements shown hereon shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- The property subdivided in the foregoing plat lies within Brazoria County Drainage District #5
- This subdivision employs a drainage system, which utilizes streets and adjacent properties to store and convey storm water. Thus, during storm events, ponding of water should be expected to occur in the subdivision.
- Other than shown hereon, there are no pipeline easements, or pipelines within the boundaries of this plat.
- All storm water drainage pipes, culverts, or other (includes driveway culverts) will be a minimum 24" I.D. or equal.
- No Building Permits will be issued until all storm drainage improvements, which may include detention, have been constructed.
- Subdivision is located in Zone "X" with no base flood base elevation required. This information is based on Brazoria County FRM Community Map 48039C0110K, December 30, 2020.
- All bearings based on the Texas State Plane Coordinate System, South Central Zone.
- All coordinates shown hereon are surface and may be converted to the Texas State Plane Coordinate System, South Central Zone, NAD 83 Grid Coordinates by applying the following scale factor: 0.99986213
- Monuments set as exterior boundary markers will be set with a minimum of five eighths (5/8) inch iron rod or three quarters (3/4) inch iron pipe at least thirty six (36) inches long, encased in concrete for a minimum of eighteen inches below the surface of the ground.
- All permanent reference monuments (PRM) will be set at all boundary line angle points, block corners, angle points, points of curvature, and at intervals not to exceed one thousand (1,000) feet. Permanent reference monuments shall conform to the Texas professional land surveying practices act and the general rules of procedures and practices.
- All monuments will be set to the standard of the Texas society of professional land surveying practices act and the general rules of procedures and practices of the Texas board of professional land surveying and shall bear reference caps as indicated.
- Interior lot corner monuments will be set with a minimum of five eighths (5/8) inch iron rod at least thirty six (36) inches in length.
- All streets shall be constructed in accordance with the Brazoria County Subdivision Regulations and shall be designed in accordance with Iowa Colony EDM.
- All water and wastewater facilities shall conform to the State and County's design criteria.
- All offsite easements to be dedicated by separate instrument.
- All pipelines and pipeline easements within the platted are hereon.
- Structures built on lots in the designated flood plain must be elevated to the F.E.M.A. Base Flood Elevation No building permits will be issued in a floodway below the base flood elevation (B.F.E.). Contact the Flood Plain Administrator's Office for specific information.
- This plat is subject to the Development Agreement for Sierra Vista, as approved on February 15, 2016 and amended in June, 2018 and July 19, 2021

# STERLING LAKES NORTH SEC 4

A SUBDIVISION OF 13.36 ACRES OF LAND  
OUT OF THE

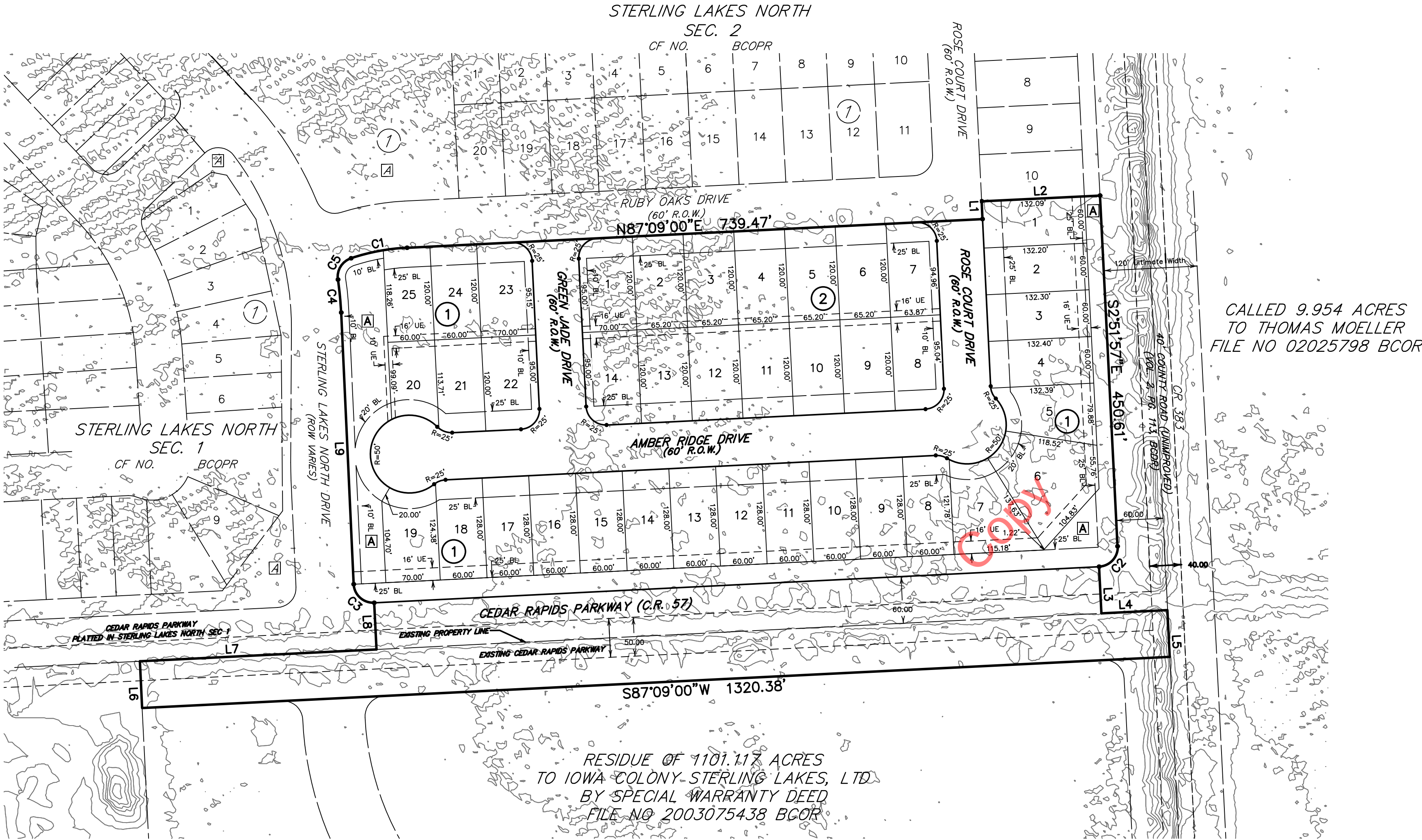
SECTION 57, H.T. & B.R.R. CO. SURVEY, A-289,  
BRAZORIA COUNTY, TEXAS

39 LOTS      1 RESERVE      2 BLOCKS  
JULY 2021

ENGINEER:  
PAPE-DAWSON ENGINEERS, INC.  
10350 RICHMOND AVE.  
STE 200  
HOUSTON, TX 77042  
713-428-2400

OWNER:  
IOWA COLONY STERLING LAKES, LTD  
2450 FONDREN ROAD  
STE 210  
HOUSTON, TX 77063  
713-783-6702

SURVEYOR/PLANNER:  
**JC JONES & CARTER**  
Iowa Board of Professional Engineers Registration No. 6-433  
8703 New Trails Drive, Suite 200 • The Woodlands, Texas 77381  
361.363.4833



Line Table		
Line	Bearing	Distance
L1	N02°46'08"W	22.83'
L2	N87°13'52"E	152.09'
L3	S02°51'06"E	60.00'
L4	N87°09'00"E	84.81'
L5	S02°51'00"E	60.00'
L6	S02°49'58"E	60.00'
L7	S87°09'00"W	304.03'
L8	S02°51'00"E	60.00'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	270.00'	15°32'16"	73.22'	S79°22'51"W	73.00'	36.84'
C2	25.00'	90°00'57"	39.28'	N42°08'31"E	35.36'	25.01'
C3	25.00'	90°11'55"	39.36'	S47°45'03"E	35.42'	25.09'
C4	430.00'	5°40'52"	42.64'	N05°29'32"W	42.62'	21.34'
C5	25.00'	79°56'41"	34.88'	S31°38'23"W	32.12'	20.96'



Wednesday, July 28, 2021

Stan Winter  
Jones Carter  
1575 Sawdust Road, Suite 400  
The Woodlands, TX 77380

Re: Sterling Lakes North Section 5 Preliminary Plat  
Previously submitted as Sterling Lakes North Section 7  
Letter of Recommendation to Approve  
CIOC Project No. SPP 210510-0651  
ALLC Project No. 16007-2-197

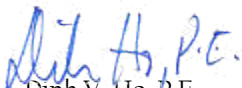
Dear Mr. Winter;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal for Sterling Lakes North Section 5 Preliminary Plat, previously submitted as Sterling Lakes North Section 7, received on or about July 28, 2021. 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 July 28, 2021. Please submit ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Thursday, July 29<sup>th</sup>, for consideration at the August 3, 2021, Planning and Zoning Commission meeting.

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

Sincerely,  
Adico, LLC

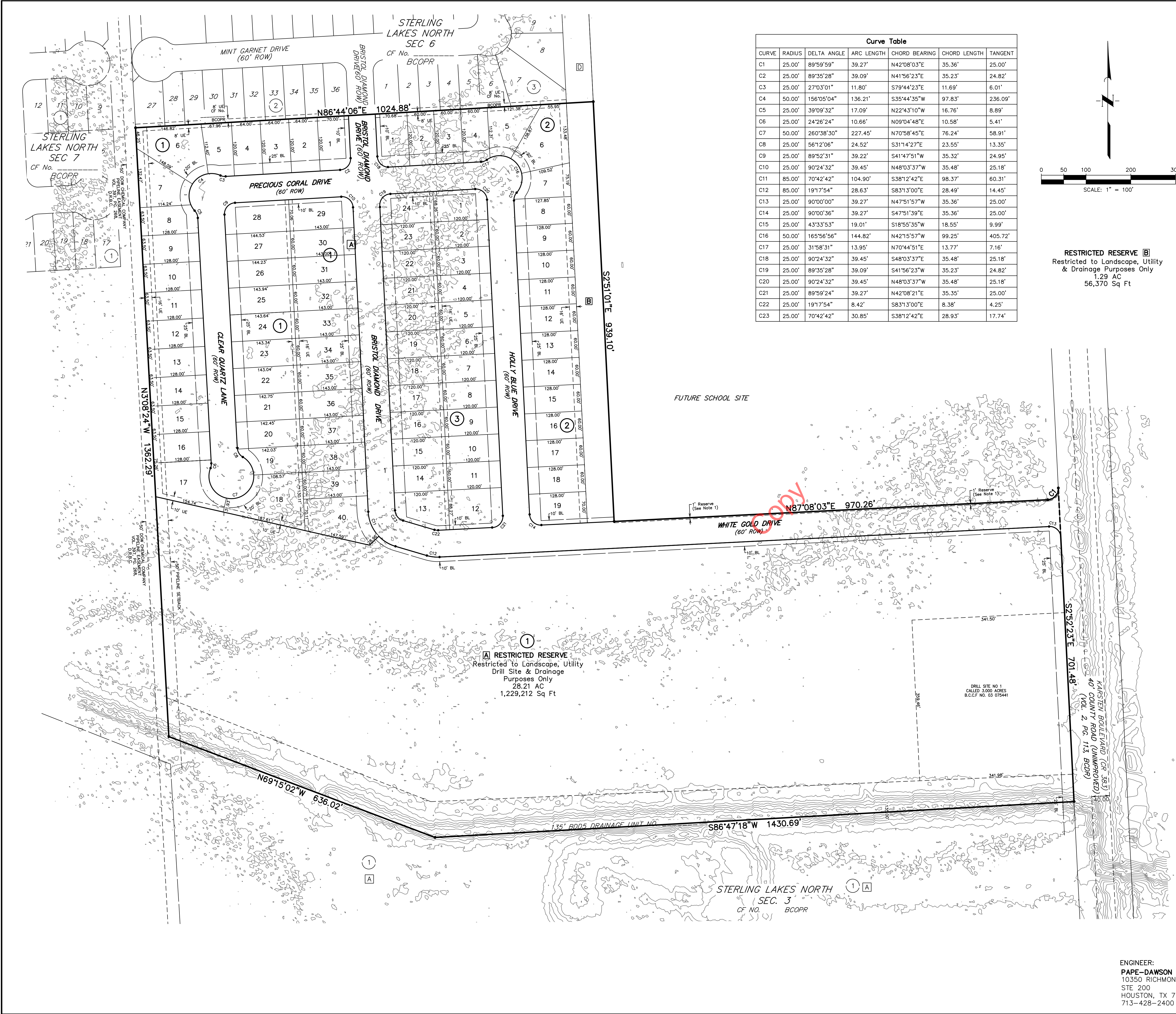


Dinh V. Ho, P.E.

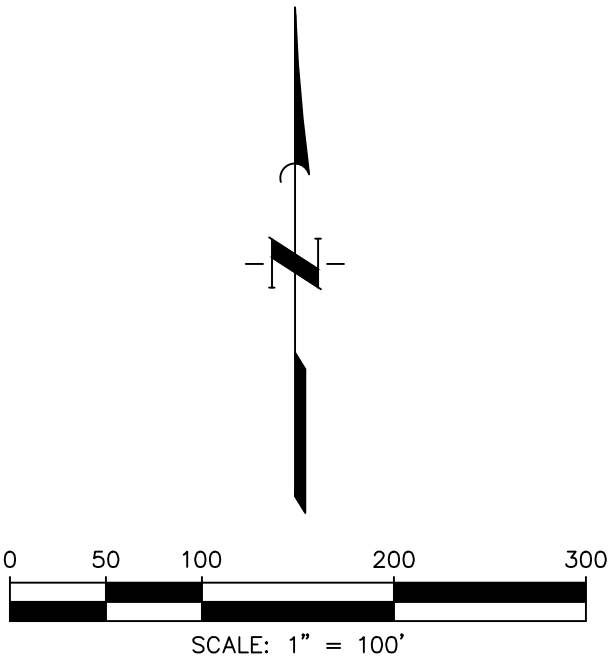
TBPE Firm No. 16423

Cc: Kayleen Rosser, City Secretary ([krusser@iowacolonytx.gov](mailto:krusser@iowacolonytx.gov))  
Robert Hemminger, City Manager, ([rhemminger@iowacolonytx.gov](mailto:rhemminger@iowacolonytx.gov))  
Ron Cox, ([rcox@roncoxconsulting.com](mailto:rcox@roncoxconsulting.com))  
File: 16007-2-197

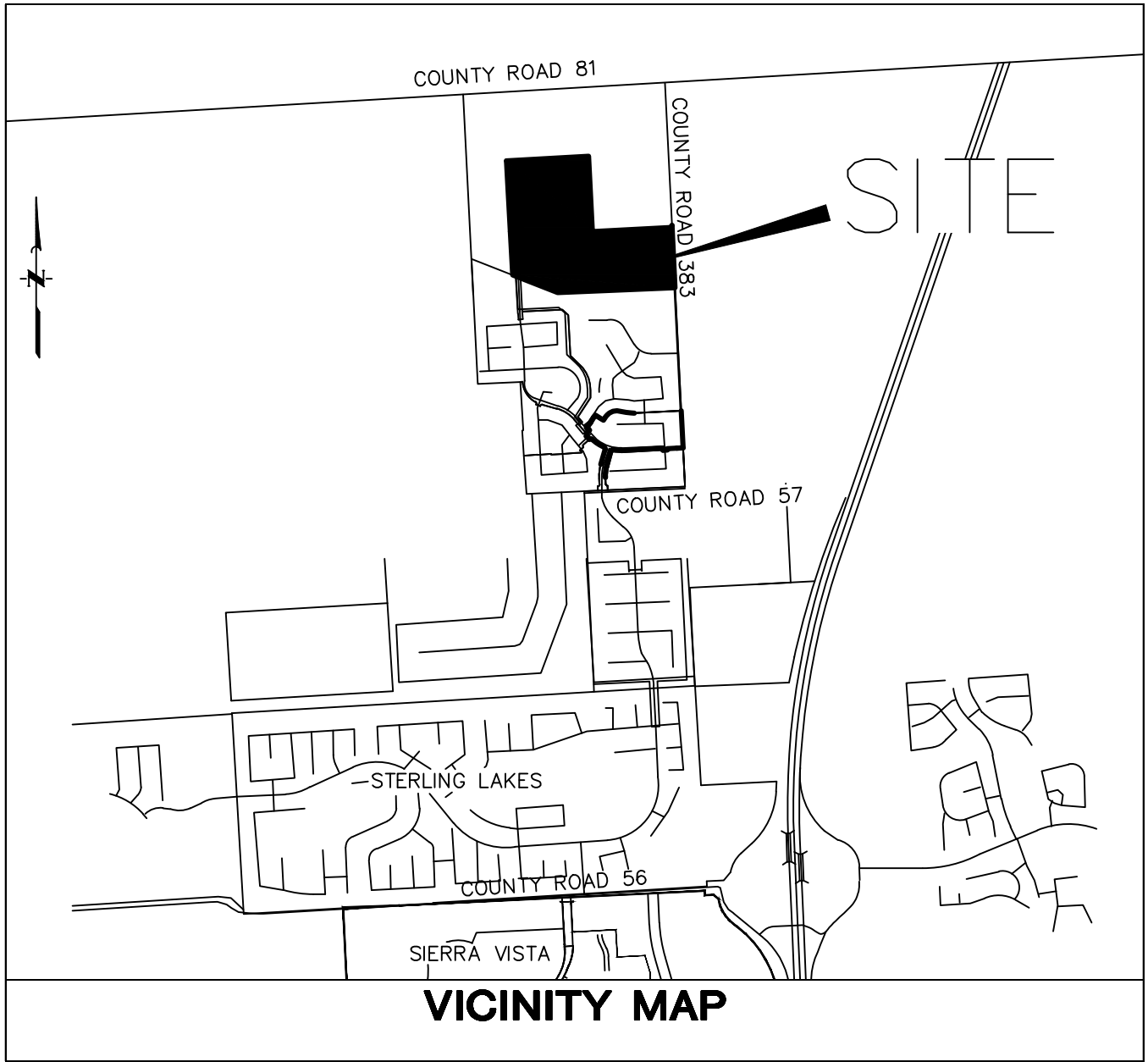




Curve Table					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	89°59'59"	39.27'	N42°08'03"E	35.36'
C2	25.00'	89°35'28"	39.09'	N41°56'23"E	35.23'
C3	25.00'	27°03'01"	11.80'	S79°44'23"E	11.69'
C4	50.00'	156°05'04"	136.21'	S35°44'35"W	97.83'
C5	25.00'	39°09'32"	17.09'	N22°43'10"W	16.76'
C6	25.00'	24°26'24"	10.66'	N09°04'48"E	10.58'
C7	50.00'	260°38'30"	227.45'	N70°58'45"E	76.24'
C8	25.00'	56°12'06"	24.52'	S31°14'27"E	23.55'
C9	25.00'	89°52'31"	39.22'	S41°47'51"W	35.32'
C10	25.00'	90°24'32"	39.45'	N48°03'37"W	35.48'
C11	85.00'	70°42'42"	104.90'	S38°12'42"E	98.37'
C12	85.00'	19°17'54"	28.63'	S83°13'00"E	28.49'
C13	25.00'	90°00'00"	39.27'	N47°51'57"W	35.36'
C14	25.00'	90°00'36"	39.27'	S47°51'39"E	35.36'
C15	25.00'	43°33'53"	19.01'	S18°55'35"W	18.55'
C16	50.00'	165°56'56"	144.82'	N42°15'57"W	99.25'
C17	25.00'	31°58'31"	13.95'	N70°44'51"E	13.77'
C18	25.00'	90°24'32"	39.45'	S48°03'37"E	35.48'
C19	25.00'	89°35'28"	39.09'	S41°56'23"W	35.23'
C20	25.00'	90°24'32"	39.45'	N48°03'37"W	35.48'
C21	25.00'	89°59'24"	39.27'	N42°08'21"E	35.35'
C22	25.00'	19°17'54"	8.42'	S83°13'00"E	8.38'
C23	25.00'	70°42'42"	30.85'	S38°12'42"E	28.93'



**RESTRICTED RESERVE [B]**  
Restricted to Landscape, Utility  
& Drainage Purposes Only  
1.29 AC  
56,370 Sq Ft



- NOTES**
- Slab elevations (finished floor) shall be set at or above the minimum slab elevations defined in this plat.
  - All drainage easements shown hereon shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of drainage facilities.
  - All property shall drain into the drainage easement only through an approved drainage structure.
  - The property subdivided in the foregoing plat lies within Brazoria County Drainage District #5 and BCMUD No 31.
  - 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.
  - Other than shown hereon, there are no pipeline easements, or pipelines within the boundaries of this plat.
  - All storm water drainage pipes, culverts, or other (includes driveway culverts) will be a minimum 24" I.D. or equal.
  - No Building Permits will be issued until all storm drainage improvements, which may include detention, have been constructed.
  - Subdivision is located in Zone "AE" with no base flood base elevation required. This information is based on Brazoria County FIRM Community Map 48039C0115K, December 30, 2020.
  - All bearings based on the Texas State Plane Coordinate System, South Central Zone.
  - All coordinates shown hereon are surface and may be converted to the Texas State Plane Coordinate System, South Central Zone, NAD 83 Grid Coordinates by applying the following scale factor: 0.99986213
  - Monuments set as exterior boundary markers will be set with a minimum of five eights (5/8) inch iron rod or three quarters (3/4) inch iron pipe at least thirty six (36) inches long, encased in concrete for a minimum of eighteen inches below the surface of the ground.
  - All permanent reference monuments ("PRM") will be set at all boundary line angle points, block corners, angle points, points of curvature, and at intervals not to exceed one thousand (1,000) feet. Permanent reference monuments shall conform to the Texas professional land surveying practices act and the general rules of procedures and practices.
  - All monuments will be set to the standard of the Texas society of professional land surveying practices act and the general rules of procedures and practices of the Texas board of professional land surveying and shall bear reference caps as indicated.
  - Interior lot corner monuments will be set with a minimum of five eights (5/8) inch iron rod at least thirty six (36) inches in length.
  - All water and wastewater facilities shall conform to the the City of Iowa Colony EDCM.
  - All offsite easements to be dedicated by separate instrument.
  - No pipeline or pipeline easement exists within the boundaries of this plat.
  - Structures built on lots in the designated flood plain must be elevated to the F.E.M.A. Base Flood Elevation No building permits will be issued in a floodway below the base flood elevation (B.F.E.). Contact the Flood Plain Administrator's Office for specific information.
  - All utilities are subject to and shall be designed in accordance with the City of Iowa Colony EDCM.
  - This plat is subject to the Development Agreement for Sierra Vista, as approved on February 15, 2016 and amended in June, 2018 and July 19, 2021
  - 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.
  - Sterling Lakes North Sec 6 must be recorded prior to or simultaneous with this plat.

**STERLING LAKES  
NORTH  
SEC 5**  
A SUBDIVISION OF 51.79 ACRES OF LAND  
OUT OF THE  
SECTION 57, H.T. & B.R.R. CO. SURVEY, A-289,  
BRAZORIA COUNTY, TEXAS  
**83 LOTS      2 RESERVES      3 BLOCKS**  
**JULY 2021**

ENGINEER:  
**PAPE—DAWSON ENGINEERS, INC.**  
10350 RICHMOND AVE.  
STE 200  
HOUSTON, TX 77042  
713-428-2400

OWNER:  
**IOWA COLONY STERLING LAKES, LTD**  
2450 FONDREN ROAD  
STE 210  
HOUSTON, TX 77063  
713-783-6702

PLANNER/SURVEYOR:  
**JC JONES CARTER**  
Texas Board of Professional Engineers Registration No. F-439  
Texas Board of Professional Land Surveying Registration No. 288462-04  
6330 West Loop South, Suite 150 • Houston, TX 77061 • 713.777.5337



Wednesday, July 28, 2021

Stan Winter  
Jones Carter  
1575 Sawdust Road, Suite 400  
The Woodlands, TX 77380

**Re: Sterling Lakes North Section 6 Preliminary Plat**  
**Previously submitted as Sterling Lakes North Section 9**  
**Letter of Recommendation to Approve**  
**CIOC Project No. SPP 210510-0652**  
**ALLC Project No. 16007-2-198**

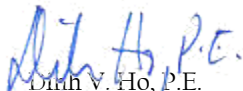
Dear Mr. Winter;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal for Sterling Lakes North Section 6 Preliminary Plat, previously submitted as Sterling Lakes North Section 9, received on or about July 28, 2021. 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 July 28, 2021. Please submit ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Thursday, July 29<sup>th</sup>, for consideration at the August 3, 2021, Planning and Zoning Commission 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, City Secretary ([krosser@iowacolonytx.gov](mailto:krosser@iowacolonytx.gov))  
Robert Hemminger, City Manager, ([rhemminger@iowacolonytx.gov](mailto:rhemminger@iowacolonytx.gov))  
Ron Cox, ([rcox@roncoxconsulting.com](mailto:rcox@roncoxconsulting.com))  
File: 16007-2-198

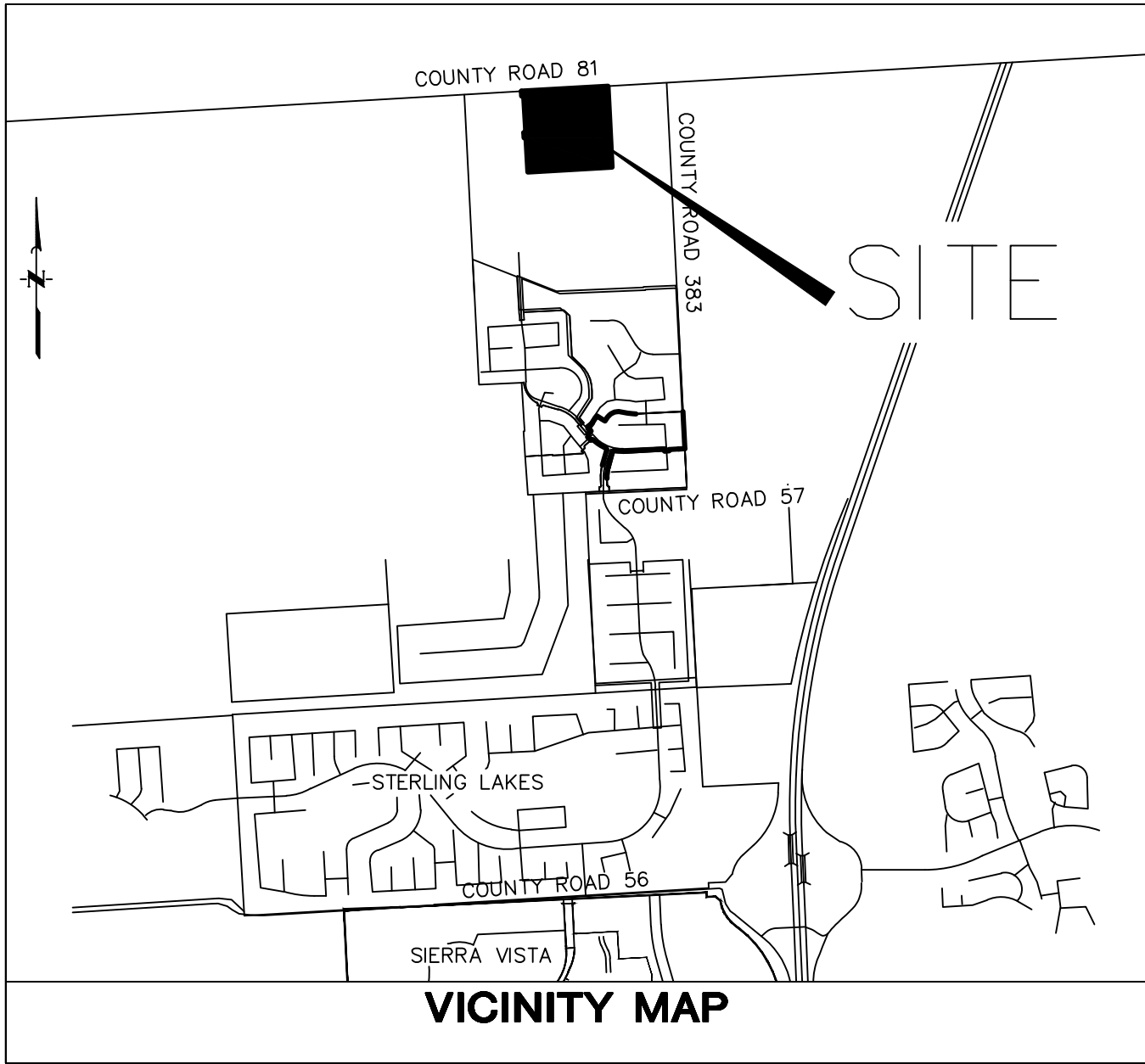
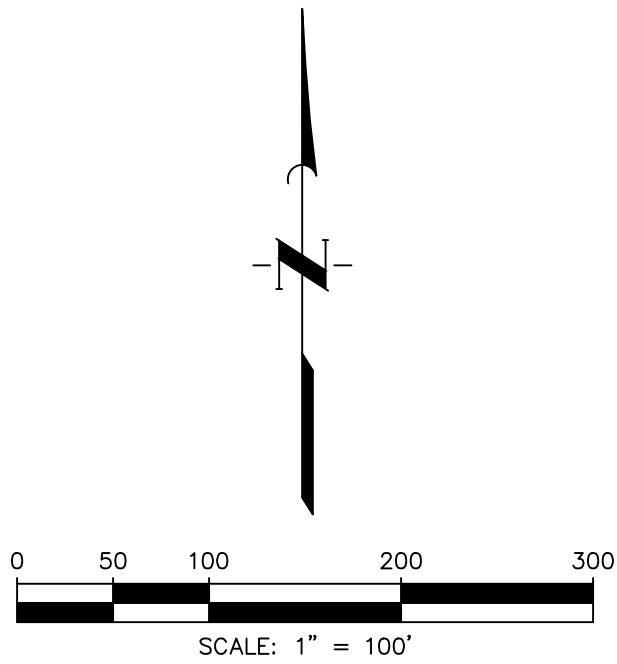
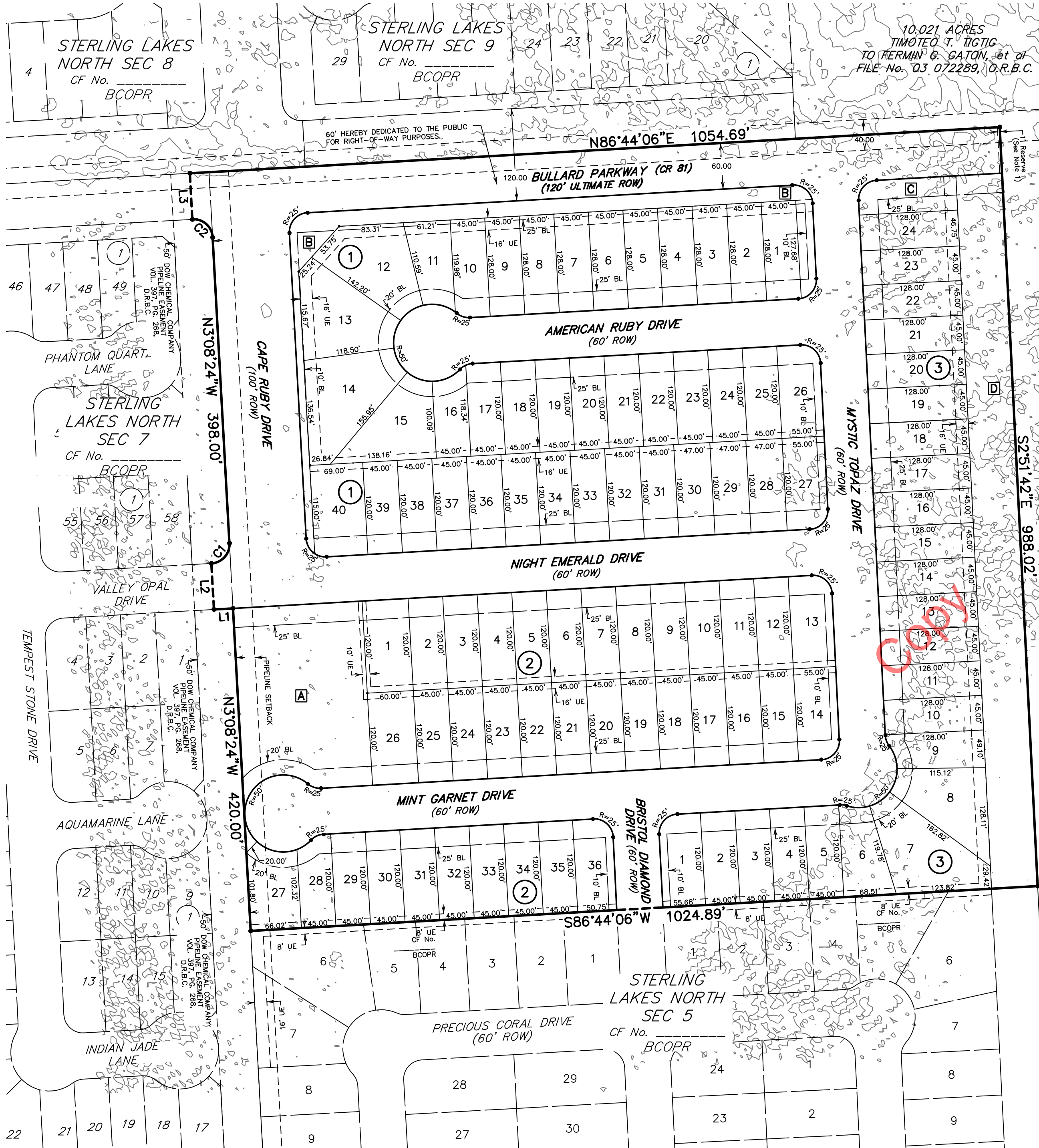


RESTRICTED RESERVE **A**  
Restricted to Landscape, Open  
Space & Utility Purposes Only  
0.9073 AC  
39,523 Sq Ft

RESTRICTED RESERVE **B**  
Restricted to Landscape, Open  
Space & Utility Purposes Only  
0.4933 AC  
21,490 Sq Ft

RESTRICTED RESERVE **C**  
Restricted to Landscape, Open  
Space & Utility Purposes Only  
0.1288 AC  
5,525 Sq Ft

RESTRICTED RESERVE **D**  
Restricted to Landscape, Open  
Space & Drainage Purposes Only  
1.278 AC  
55,686 Sq Ft



- NOTES**
- Slab elevations (finished floor) shall be set at or above the minimum slab elevations defined in this plat.
  - All drainage easements shown hereon shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of drainage facilities.
  - All property shall drain into the drainage easement only through an approved drainage structure.
  - The property subdivided in the foregoing plat lies within Brazoria County Drainage District #5 and BCMUD No 31.
  - 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.
  - Other than shown hereon, there are no pipeline easements, or pipelines within the boundaries of this plat.
  - All storm water drainage pipes, culverts, or other (includes driveway culverts) will be a minimum 24" I.D. or equal.
  - No Building Permits will be issued until all storm drainage improvements, which may include detention, have been constructed.
  - Subdivision is located in Zone "AE" with no base flood base elevation required. This information is based on Brazoria County FIRM Community Map 48039C0115K, December 30, 2020.
  - All bearings based on the Texas State Plane Coordinate System, South Central Zone.
  - All coordinates shown hereon are surface and may be converted to the Texas State Plane Coordinate System, South Central Zone, NAD 83 Grid Coordinates by applying the following scale factor: 0.99986213
  - Monuments set as exterior boundary markers will be set with a minimum of five eights (5/8) inch iron rod or three quarters (3/4) inch iron pipe at least thirty six (36) inches long, encased in concrete for a minimum of eighteen inches below the surface of the ground.
  - All permanent reference monuments ("PRM") will be set at all boundary line angle points, block corners, angle points, points of curvature, and at intervals not to exceed one thousand (1,000) feet. Permanent reference monuments shall conform to the Texas professional land surveying practices act and the general rules of procedures and practices.
  - All monuments will be set to the standard of the Texas society of professional land surveying practices act and the general rules of procedures and practices of the Texas board of professional land surveying and shall bear reference caps as indicated.
  - Interior lot corner monuments will be set with a minimum of five eights (5/8) inch iron rod at least thirty six (36) inches in length.
  - All water and wastewater facilities shall conform to the the City of Iowa Colony EDCM.
  - All offsite easements to be dedicated by separate instrument.
  - No pipeline or pipeline easement exists within the boundaries of this plat.
  - Structures built on lots in the designated flood plain must be elevated to the F.E.M.A. Base Flood Elevation No building permits will be issued in a floodway below the base flood elevation (B.F.E.). Contact the Flood Plain Administrator's Office for specific information.
  - All utilities are subject to and shall be designed in accordance with the City of Iowa Colony EDCM.
  - This plat is subject to the Development Agreement for Sierra Vista, as approved on February 15, 2016 and amended in June, 2018 and July 19, 2021.
  - 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.
  - Bullard Parkway from the east property line of this section to Karsten Boulevard shall be improved prior to or simultaneous with this plat.

# STERLING LAKES NORTH SEC 6

A SUBDIVISION OF 23.37 ACRES OF LAND  
OUT OF THE  
SECTION 57, H.T. & B.R.R. CO. SURVEY, A-289,  
BRAZORIA COUNTY, TEXAS  
100 LOTS      4 RESERVES      3 BLOCKS  
JULY 2021

Line Table			Curve Table						
Line	Bearing	Distance	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
L1	S86°44'06"W	24.81'	C1	25.00'	89°52'31"	39.22'	N41°47'51"E	35.32'	24.95'
L2	N03°15'54"W	60.00'	C2	25.00'	90°07'29"	39.32'	N48°12'09"W	35.39'	25.05'
L3	N03°05'17"W	60.00'							

ENGINEER:  
PAPE-DAWSON ENGINEERS, INC.  
10350 RICHMOND AVE.  
STE 200  
HOUSTON, TX 77042  
713-428-2400

OWNER:  
IOWA COLONY STERLING LAKES, LTD  
2450 FONDREN ROAD  
STE 210  
HOUSTON, TX 77063  
713-783-6702

PLANNER/SURVEYOR:  
**JC JONES CARTER**  
Texas Board of Professional Engineers Registration No. F-439  
Texas Board of Professional Land Surveying Registration No. 288462-04  
6330 West Loop South, Suite 150 • Houston, TX 77057 • 713.777.3337



Wednesday, July 28, 2021

Stan Winter  
Jones Carter  
1575 Sawdust Road, Suite 400  
The Woodlands, TX 77380

**Re: Sterling Lakes North Section 7 Preliminary Plat**  
**Previously submitted as Sterling Lakes North Section 10**  
**Letter of Recommendation to Approve**  
**CIOC Project No. SPP 210510-0653**  
**ALLC Project No. 16007-2-199**

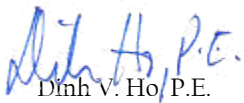
Dear Mr. Winter;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal for Sterling Lakes North Section 7 Preliminary Plat, previously submitted as Sterling Lakes North Section 10, received on or about July 28, 2021. 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 July 28, 2021. Please submit ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Thursday, July 29<sup>th</sup>, for consideration at the August 3, 2021, Planning and Zoning Commission 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, City Secretary ([krosser@iowacolonytx.gov](mailto:krosser@iowacolonytx.gov))  
Robert Hemminger, City Manager, ([rhemminger@iowacolonytx.gov](mailto:rhemminger@iowacolonytx.gov))  
Ron Cox, ([rcox@roncoxconsulting.com](mailto:rcox@roncoxconsulting.com))  
File: 16007-2-199



**RESTRICTED RESERVE [A]**  
Restricted to Landscape,  
Utility, Detention & Drainage  
Purposes Only  
14.90 AC  
649,094 Sq Ft

**RESTRICTED RESERVE [B]**  
Restricted to Pipeline Purposes  
Only  
0.53 AC  
22,920 Sq Ft

**RESTRICTED RESERVE [C]**  
Restricted to Pipeline Purposes  
Only  
2.13 AC  
93,155 Sq Ft

MATCH LINE

MATCH LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N03°05'17"W	60.00'
L2	N03°15'54"W	60.00'
L3	S86°44'06"W	24.81'

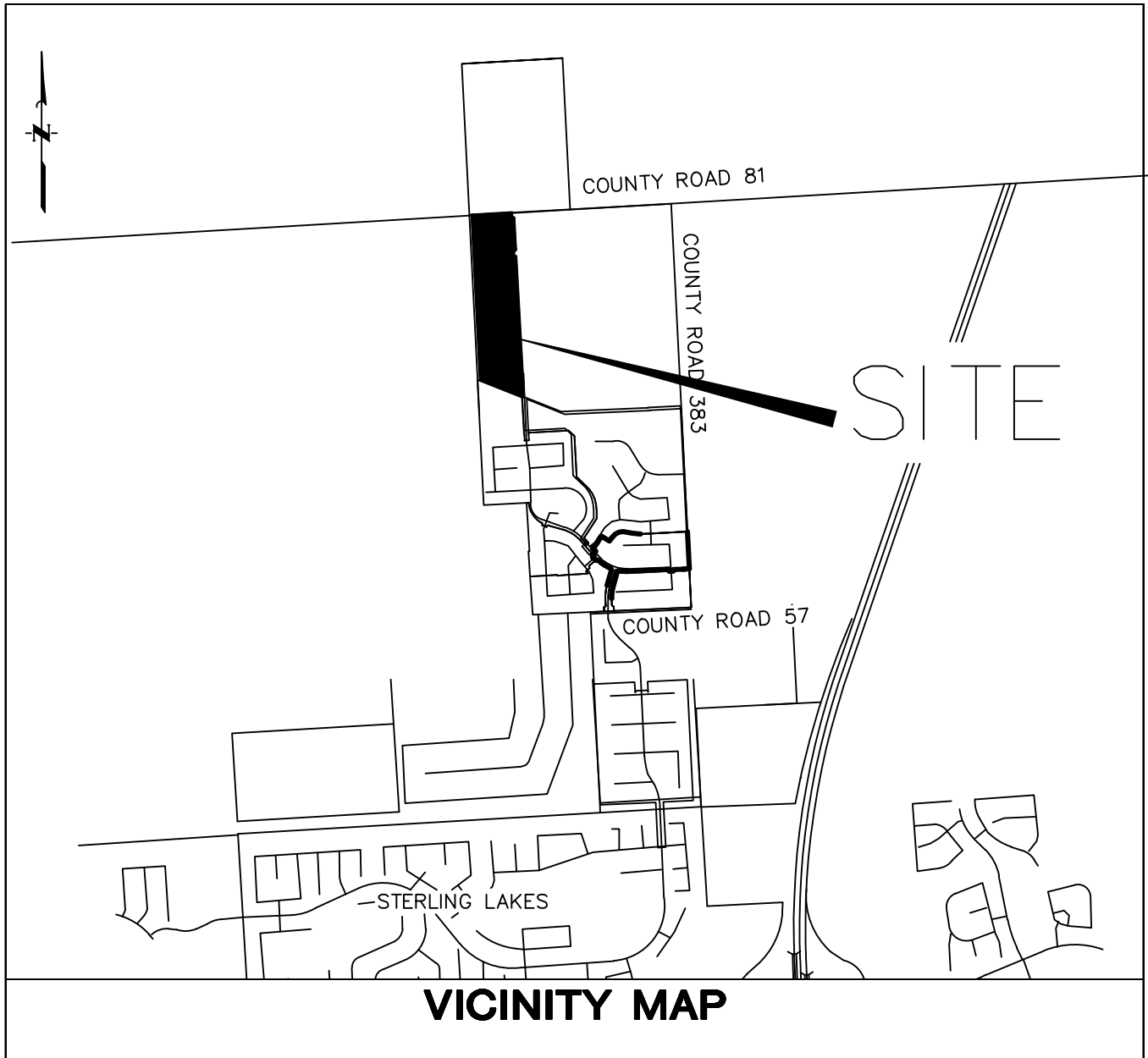
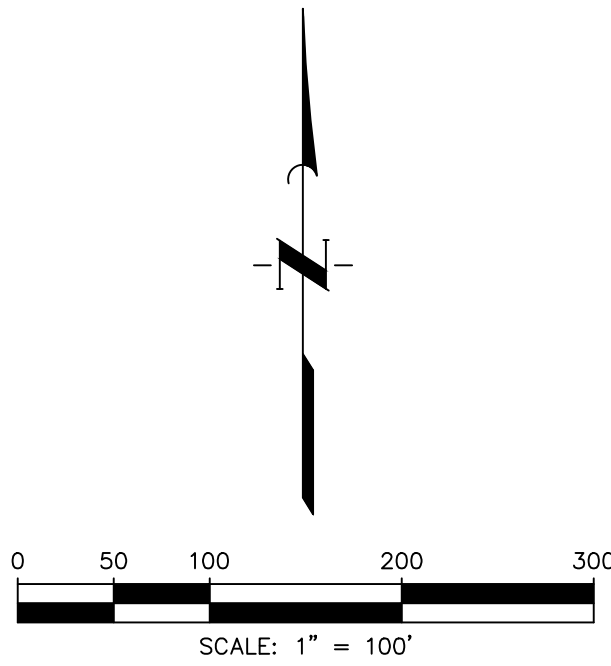
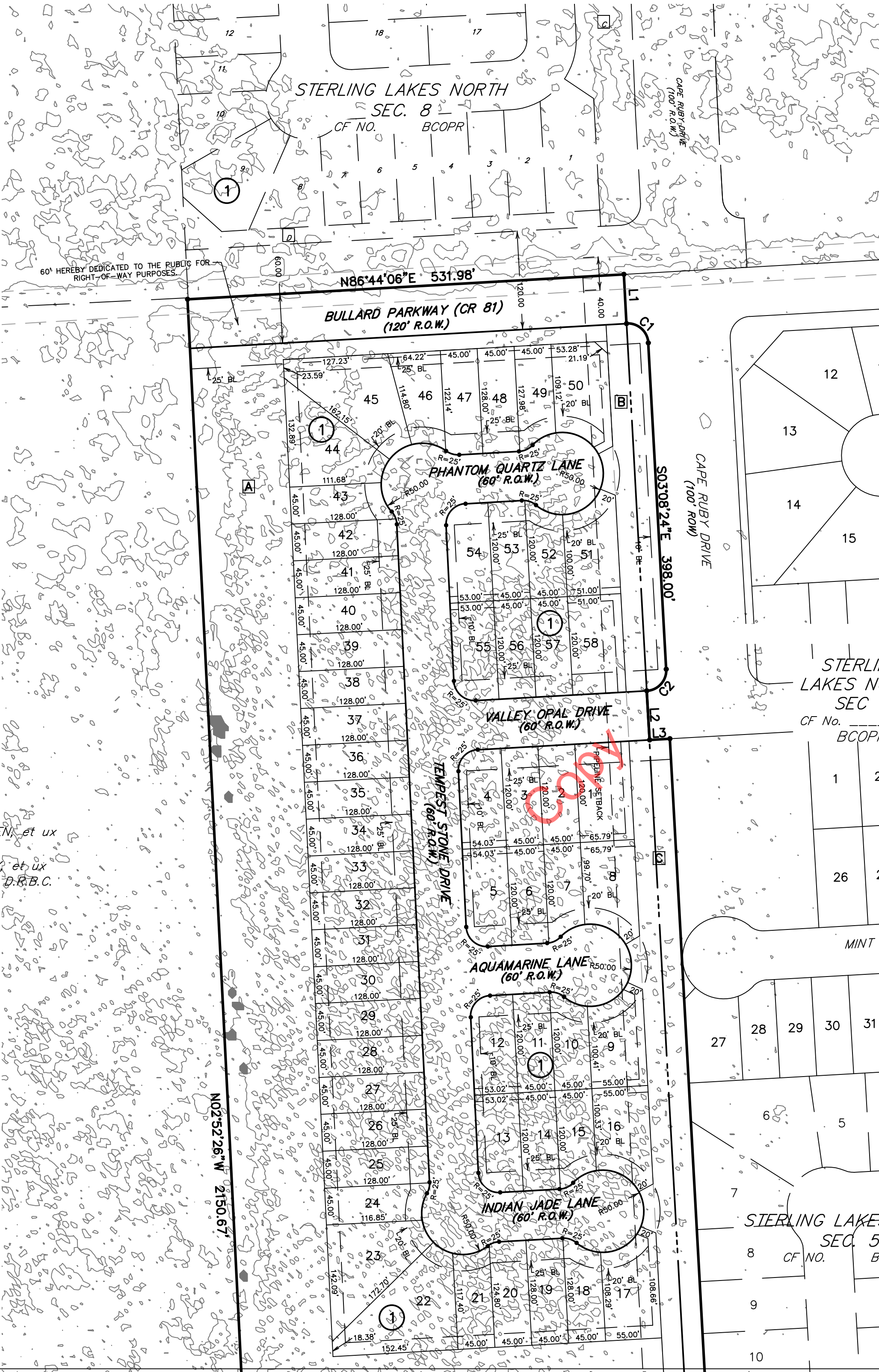
CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	90°07'29"	39.32'	N48°12'09"W	35.39'
C2	25.00'	89°52'31"	39.22'	N41°47'51"E	35.32'

ENGINEER:  
**PAPE—DAWSON ENGINEERS, INC.**  
10350 RICHMOND AVE.  
STE. 200  
HOUSTON, TX 77042  
713-428-2400

OWNER:  
**IOWA COLONY STERLING LAKES, LTD**  
2450 FONDREN ROAD  
STE. 210  
HOUSTON, TX 77063  
713-783-6702

SURVEYOR/PLANNER:  
**J.C. JONES & CARTER**  
Iowa Board of Professional Engineers Registration No. 6-433  
8703 New Trails Drive, Suite 200 • The Woodlands, Texas 77381  
361.363.4835

30 ACRES  
PETER CHRISTENSEN, et ux  
TO  
ARCHIE N. GREGORY, et ux  
VOL. 382, PG. 286, D.B.C.

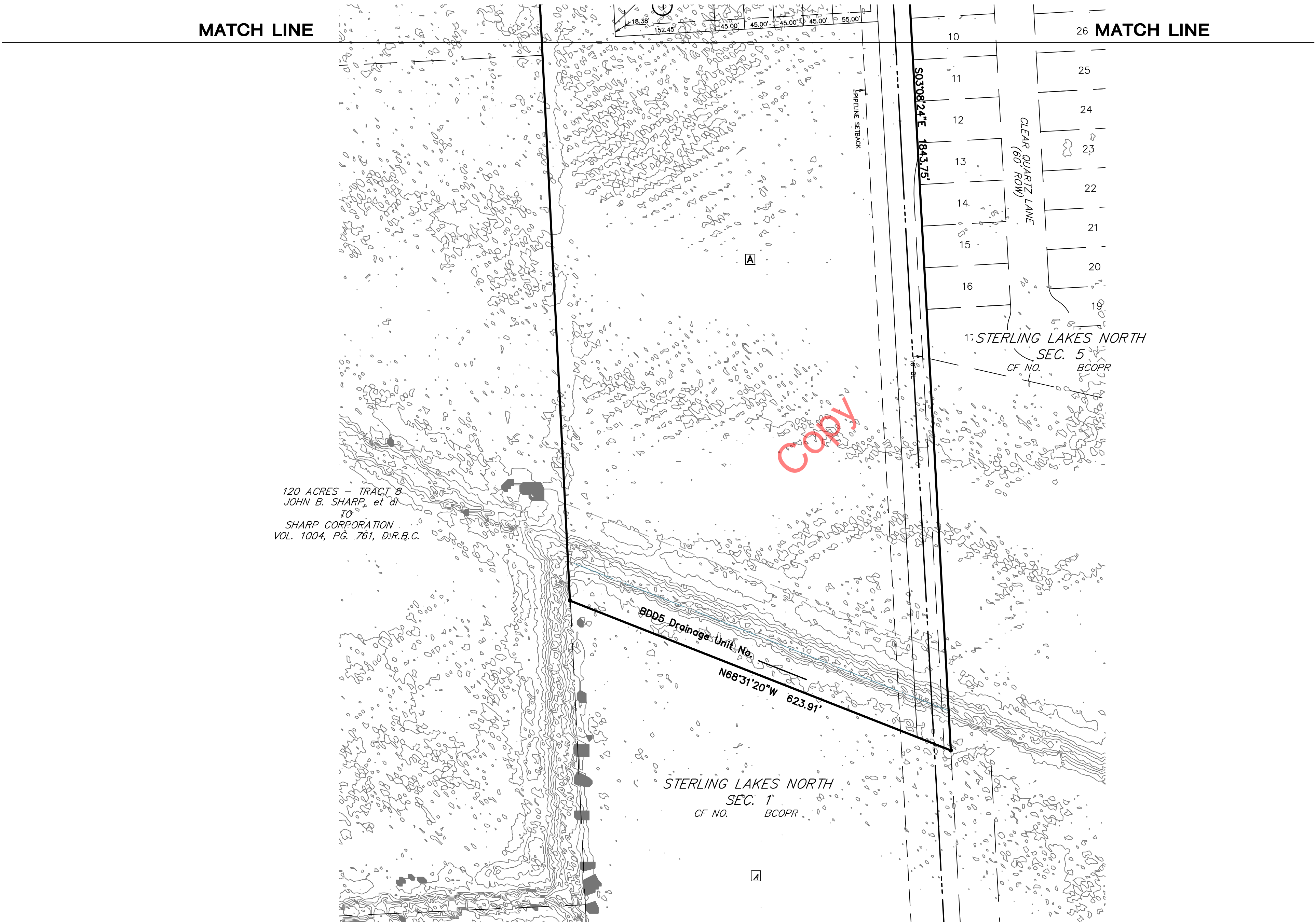
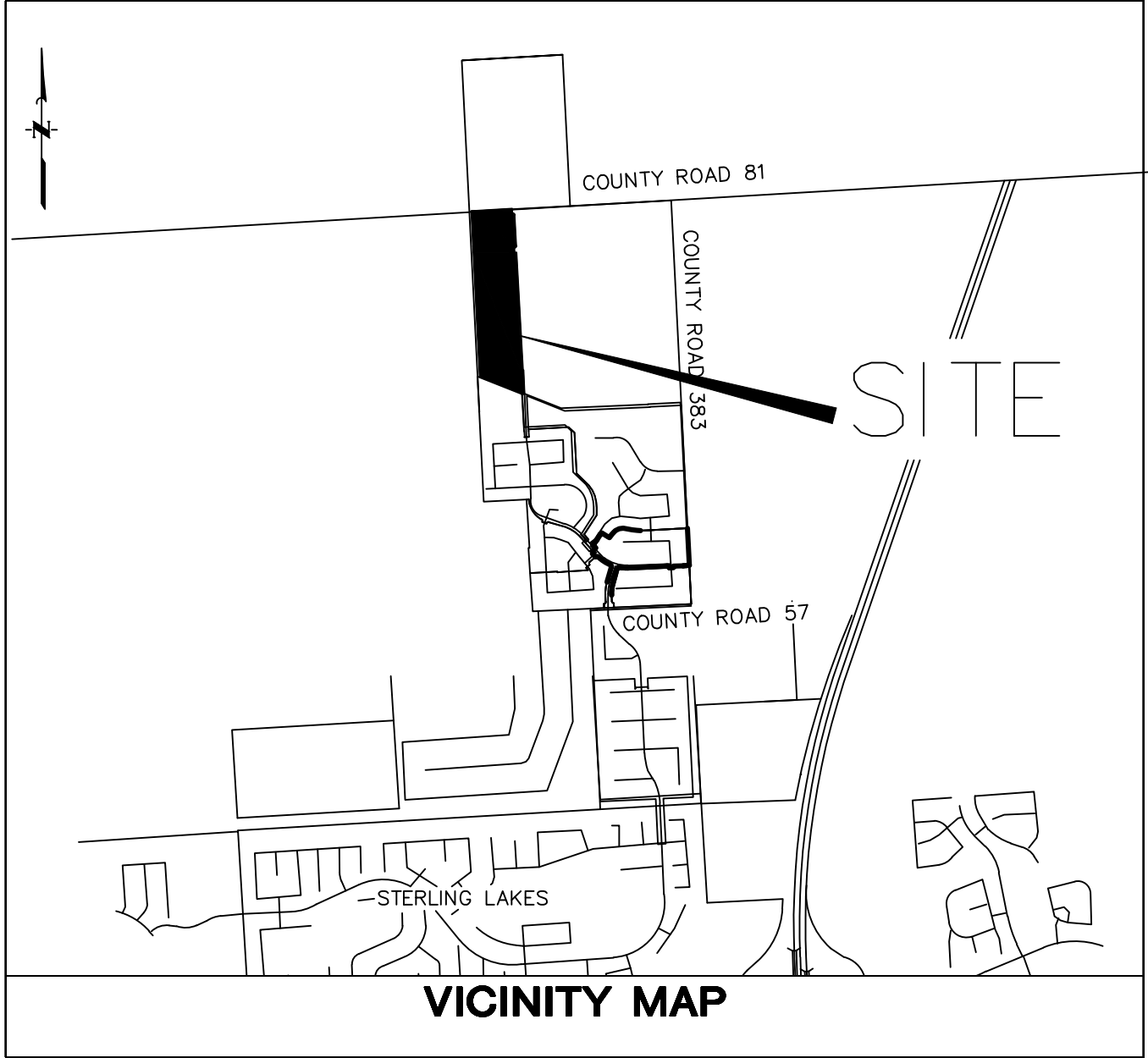
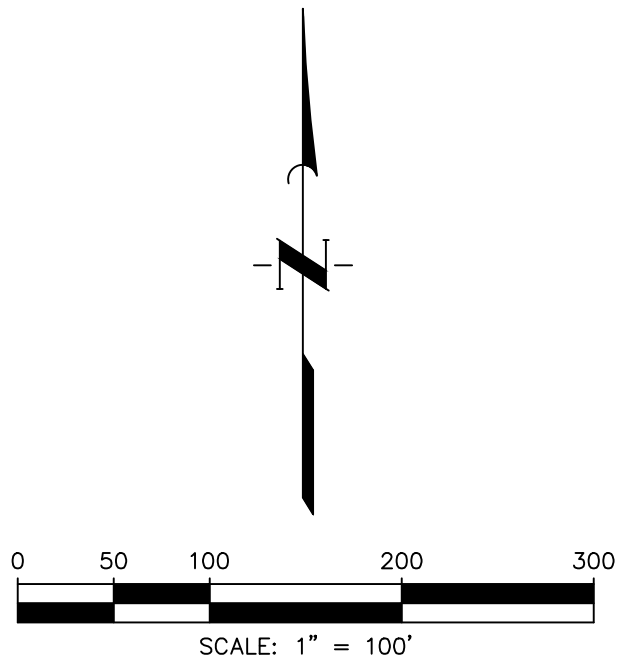


PRELIMINARY PLAT NOTES:

- Slab elevations (finished floor) shall be set at or above the minimum slab elevations defined in this plat.
- All drainage easements shown hereon shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- The property subdivided in the foregoing plat lies within Brazoria County Drainage District #5.
- This subdivision employs a drainage system, which utilizes streets and adjacent properties to store and convey storm water. Thus, during storm events, ponding of water should be expected to occur in the subdivision.
- Other than shown hereon, there are no pipeline easements, or pipelines within the boundaries of this plat.
- All storm water drainage pipes, culverts, or other (includes driveway culverts) will be a minimum 24" I.D. or equal.
- No Building Permits will be issued until all storm drainage improvements, which may include detention, have been constructed.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- Subdivision is located in Zone "AE" with no base flood base elevation required. This information is based on Brazoria County FIRM Community Map 48039C0115K, December 30, 2020.
- All bearings based on the Texas State Plane Coordinate System, South Central Zone.
- All coordinates shown hereon are surface and may be converted to the Texas State Plane Coordinate System, South Central Zone, NAD 83 Grid Coordinates by applying the following scale factor: 0.999857950.
- Monuments set as exterior boundary markers will be set with a minimum of five eighths (5/8) inch iron rod or three quarters (3/4) inch iron pipe at least thirty six (36) inches long, encased in concrete for a minimum of eighteen inches below the surface of the ground.
- All permanent reference monuments ("PRM") will be set at all boundary line angle points, block corners, angle points, points of curvature, and at intervals not to exceed one thousand (1,000) feet. Permanent reference monuments shall conform to the Texas professional land surveying practices act and the general rules of procedures and practices.
- All monuments will be set to the standard of the Texas society of professional land surveying practices act and the general rules of procedures and practices of the Texas board of professional land surveying and shall bear reference caps as indicated.
- Interior lot corner monuments will be set with a minimum of five eighths (5/8) inch iron rod at least thirty six (36) inches in length.
- All streets shall be constructed in accordance with the city's design criteria.
- All water and wastewater facilities shall conform to the city's design criteria.
- A minimum of five (5) foot wide sidewalk shall be required along both spine roads, or a minimum of six(6) foot wide sidewalk shall be required along 1 side, and a minimum of four (4) foot wide sidewalks shall be required along streets within the residential section and shall conform to the city's design criteria.
- Contributing open space areas shall include the area of the permanent water surface and the adjacent side slopes, at a maximum slope of 5:1, for detention reserves with a permanent lake with a minimum water depth of 6 feet beyond the slope transition.
- All easements are centered on lot lines unless shown otherwise.
- This plat is subject to the Development Agreement for Sterling Lakes at Iowa Colony and Sierra Vista, as approved on February 15, 2016 and amended in June, 2018 and July 19, 2021.
- Construction of the south 2 lanes of Bullard Parkway will be required prior to plat recording.
- This tract lies within the boundary of BOMUD No. 31.
- Final plat subject to construction of Sterling Lakes North Section 6.
- Final plat subject to the construction of Bullard Parkway.

**STERLING LAKES  
NORTH  
SEC 7**  
A SUBDIVISION OF 29.38 ACRES OF LAND  
OUT OF THE  
SECTION 57, H.T. & B.R.R. CO. SURVEY, A-289,  
BRAZORIA COUNTY, TEXAS  
**58 LOTS      1 RESERVE      1 BLOCK**  
**MAY 2021**





**STERLING LAKES  
NORTH  
SEC 7**  
A SUBDIVISION OF 29.38 ACRES OF LAND  
OUT OF THE  
SECTION 57, H.T. & B.R.R. CO. SURVEY, A-289,  
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SURVEYOR/PLANNER:  
**JONES CARTER**  
Iowa Board of Professional Engineers Registration No. 6-433  
8703 New Trails Drive, Suite 200 • The Woodlands, Texas 77381  
361.363.4833

August 3, 2021

## LETTER OF RECOMMENDATION

Re: Sterling Lakes at Iowa Colony/Sierra Vista Plan of Development Amendment Number 3

The City of Iowa Colony staff have received a proposed amendment to the current approved Plan of Development for Sterling Lakes at Iowa Colony/Sierra Vista on July 7, 2021. Documents attached to this LOR include: General Development Plan 11-20-2015; General Development Plan dated 05-01-2018, revised 01-04-2021; Compare Result 1.pdf; Cover Letter Revised.pdf; and Figure 2\_General Plan -markup.pdf.

### BACKGROUND

The General Development Plan that first includes both Sterling Lakes and Sierra Vista is dated 11-20-2015 (the 2015 Plan). Figure 2 General Development Plan dated 05-01-2018 (Amendment Number 1), (the 2018 Plan) indicates the approved Plan of Development for the Sterling Lakes/Sierra Vista development prior to the latest round of proposed amendments with the exception of the tract along the south side of Meridiana Parkway and the east side of Sierra Vista Boulevard that was originally approved as single family residential. The 2018 Plan indicated that tract as commercial in color but as number "2" as residential land use. This discrepancy has held approval of a development plat for this tract (the Day Care Center) due to the conflict of land use approval. The 2018 Plan Amendment Number 1 was approved only to modify the alignment of Karsten Boulevard and related adjacent tract land use. The proposed Amendment Number 3 has been submitted correct this issue (shown as 2.9 acre, commercial, number "5"), among other proposed modifications, and clarify the intent for this tract to be commercial, not single family residential. Amendment Number 2, the latest amendment, as recently approved by City Council, only modifies the Sterling Lakes North area of the overall development north of Cedar Rapids Parkway. Amendment Number 3 has now been proposed as partially indicated in Figure 2\_General Plan -markup. Additionally, the proposed Amendment Number 3 General Plan indicates a change in land use for the area south of Meridiana Parkway and west of Crystal View Drive, a change in land use for the area south of Meridiana Parkway and east of Crystal View Drive including a 2.4 acre commercial tract correctly shown on the 2015 Plan and the 2018 Plan and now proposed to be a part of the indicated 4.1 acre commercial tract on the west side of Sierra Vista Boulevard. Discussion with Stan Winter, the planning consultant for Land Tejas indicates the applicant wishes to remove from consideration the indicated change of land use for a tract labeled 9A west of Karsten Boulevard at the southeast corner of the Sierra Vista development and to remove from consideration the proposed change in the language of the Plan of Development document regarding a Townhouse land use applicable to tract 9A.



## REVIEW

Staff review will discuss each of the 3 proposed plan changes individually.

Proposed Change (1) – the area south of Meridiana Parkway and east of Sierra Vista Boulevard

This 2.9-acre tract is located on the southeast corner of the intersection of Meridiana Parkway, a designated major arterial, and Sierra Vista Boulevard, a collector street. A development plat has been submitted and has been deferred until the land use indicated on the Plan of Development agrees with the development plan. Alternative access has been proposed with a connection to the south to facilitate site circulation. This proposed commercial use located at the intersection of a major arterial and a collector is in compliance with the City of Iowa Colony Comprehensive Plan.

Proposed Change (2) – the area south of Meridiana Parkway and west of Crystal View Drive

This area in the 2018 Plan is indicated as single family residential (25.5 acres) of both 50 feet wide lots and 60 feet wide lots. The current proposal is to reduce the area of 50 feet wide lots and replace most of the 50 feet wide lot area with an 8.2-acre commercial tract leaving a 17.3 acre remaining single family residential area. The applicant has indicated the purpose for indicating a portion of this area as commercial is to provide a land use that is compatible with an existing manufactured building to be used as a temporary sales office (no overnight sleeping or residential use) that is currently non-compliant with the approved land use of single family residential. However, the City Engineer indicates that the current existing manufactured building is located on the west side of Crystal View Drive near the street entry into Sierra Vista Sec 7. That location would place the existing manufactured building outside the proposed commercial use area. This location for proposed commercial use is located at the intersection of a major arterial and a collector and is in compliance with the City of Iowa Colony Comprehensive Plan. Also, with the anticipated traffic demand on Crystal View Drive as the only access connection to Meridiana Parkway (access via Ames Boulevard will come later), the use of this tract for commercial use is appropriate.

Proposed Change (3) – the area south of Meridiana Parkway and between Crystal View Drive and Sierra Vista Boulevard

This area indicated on the proposed Amendment Number 3 Plan includes a 4.1-acre tract and a 9.4-acre tract for a total commercial area of 13.5 acres between Sierra Vista Boulevard and Crystal View Drive with frontage on Meridiana Parkway. The 4.1-acre tract includes a previously approved 2.9-acre commercial tract. Both Sierra Vista Boulevard and Crystal View Drive are considered collector streets providing significant traffic access between major arterials Meridiana Parkway, Ames Boulevard, and Davenport Parkway with approximately 600 feet between Crystal View Drive and Sierra Vista Boulevard along Meridiana Parkway, a

designated major arterial. The provision of commercial corners at the intersection of major arterials and collectors is in conformance with the City of Iowa Colony Comprehensive Plan. Providing contiguous commercial property along a major arterial allows for the provision of alternative connected driveway locations parallel to the major arterial as direct access to a major arterial by cross median openings is limited to minimum spacing requirements.

## RECOMMENDATION

Based on the information presented, Staff recommends the following:

For Proposed Change (1) – that the proposed commercial use for this tract at this location be approved by the Planning and Zoning Commission and recommended for approval by the City of Iowa Colony City Council;

For Proposed Change (2) – that the proposed commercial use for this tract at this location be adjusted to include the location of the existing manufactured building with the resulting commercial tract having frontage on both Meridiana Parkway and Crystal View Drive. Subject to this condition, the revised tract be approved for commercial use by the Planning and Zoning Commission and recommended for approval by the City of Iowa Colony City Council;

For Proposed Change (3) – that the commercial use for the two tracts indicated at this location be approved by the Planning and Zoning Commission and recommended for approval by the City of Iowa Colony City Council.

Note: There are other modifications that have been made to the proposed Plan of Development, as submitted by the applicant, including a proposed change of use for Tract 9A, 20.3 Acres (southeast corner of the Sierra Vista development) as indicated on the 2018 approved Plan of Development (Tract 9A indicated as “Swing” land use) and proposed modifications to the text in the proposed Plan of Development relating to a proposed Townhouse land use and removal of the “Swing” and “Multi-family” land use. These proposed modifications have been removed from consideration by the applicant and are not submitted for review or approval.

Therefore, Staff recommends **“that the City of Iowa Colony Planning and Zoning Commission approve the proposed Plan of Development of Sterling Lakes at Iowa Colony and Sierra Vista Amendment Number 3, subject to the conditions indicated in the Staff Letter of Recommendation dated August 3, 2021, and that the Planning and Zoning Commission recommend approval by the City of Iowa Colony City Council for only the proposed changes indicated herein and no other”**.

J. Kent Marsh, AICP CUD  
City of Iowa Colony Staff Planner

- Attachments: (1) General Development Plan 11-20-2015;  
(2) Amended Plan of Development 05-01-2018  
(3) General Development Plan dated 05-01-2018, revised 01-04-2021;  
(4) Compare Result 1.pdf; Cover Letter Revised.pdf; and  
(5) Figure 2\_General Plan -markup.pdf.

Copy

**EXHIBIT B**  
**PLAN of DEVELOPMENT**  
**Sterling Lakes at Iowa Colony**  
**And**  
**Sierra Vista**

**A. Introduction.**

1. The property is comprised of 1,285.64 acres, consisting of residential and commercial uses with community facilities such as parks, lakes, trails, open space and other general public facilities.
2. This PD includes the following sections:
  - General Provisions
  - Land Uses
  - Development Regulations for Single Family Lots
  - Development Regulations for Commercial Tract
  - Parks, Recreation and Trails
  - School and Community Facility Sites
  - Street Plan & Cross-Sections
  - Project Phasing
  - Specific Conditions

**B. General Provisions.**

1. The PD approved herein must be constructed, developed, and maintained in compliance with this Agreement and other applicable ordinances of the City. If any provision or regulation of any City ordinance applicable in District MU (Mixed Use District) is not contained in this Agreement, all the regulations contained in the Development Code applicable to District MU in effect on the effective date of this Agreement apply to this PD as though written herein, except to the extent the City regulation or provision conflicts with a provision of this Agreement.  
In the event that there are discrepancies between the text of this document and the exhibits attached, the text shall prevail.
2. The project shall be developed in accordance with the following figures that are attached to and made part of this PD:

Figure 1:	<i>Boundary Exhibit</i>
Figure 1a:	<i>Jurisdiction Map</i>
Figure 2:	<i>General Development Plan</i>
Figure 3:	<i>Landscape and Open Space Plan</i>
Figure 4:	<i>Thoroughfare Exhibit</i>
Figure 5:	<i>Street cross section for Spine Road, (divided)</i>
Figure 6:	<i>Street cross section for Spine Road, (undivided)</i>
Figure 7:	<i>Phasing Plan of Development</i>



The project is located west of State Highway 288, between County Roads 573, Alloy Road and 64, Davenport Parkway. The property is within the William Pettus Survey, H.T. & B.R.R. Company Survey No. 68, 288, and 289, Brazoria County, Texas. As shown on [Figure 1a: Jurisdiction Map](#), parts of the proposed development lie within the City Limit, extra-territorial jurisdiction of the City of Iowa Colony, and part of the site is only within the jurisdiction of Brazoria County.

3. A homeowners' association shall be established and made legally responsible to maintain all common areas, private streets, recreation reserves and community amenities not otherwise dedicated to the public. All land and facilities dedicated to a Municipal Utility District shall be maintained by said District.
4. All future building permits shall be reviewed for conformance with this PD.
5. Access to Valley Glen Road (SH 288 frontage road) shall be limited to one public street or private non-exclusive driveway. The spacing of the intersection to Valley Glen Road shall be a minimum 1,200 feet apart and shall connect to another public street or an internal driveway network to provide mutual use, non-exclusive access to multiple users.

An additional driveway connection to Valley Glen Road may be permitted no closer than 600 feet apart with the approval of the Planning Commission upon review of a Traffic Impact Analysis, TIA, prepared specifically for the commercial use(s) proposed fronting on Valley Glen Road. The TIA shall:

- Clearly show and distinguish between all existing, proposed and future facilities on the site
- Clearly delineate and distinguish between all existing and proposed traffic improvements, including turn lanes
- Show all applicable traffic counts at all existing and proposed intersections and driveways
- Provide comparative analysis of ingress, egress and trip distribution pre and post development with and without the proposed driveway intersections on Valley Glen Road.

#### **C. Land Uses.**

1. Permitted land uses for tracts identified as Single Family Residential (SFR) on [Figure 2](#) shall be those uses permitted within District SFR of the Zoning Ordinance.
2. Permitted land uses for the Commercial tract on [Figure 2](#) shall be those uses permitted within District MU of the Zoning Ordinance. Any other commercial or non-residential use may be allowed, but only if the city council exercises its discretion to grant appropriate approval for said use.
3. Permitted land uses for the tracts identified as "Swing" on [Figure 2](#) shall be either of those uses permitted in District SFR or District MU of the Zoning Ordinance, including multi-family and townhouse residential.
  - a) Multi-Family Residential: Subject to City Council approval at the time multi-family is proposed for development.
    1. Multi-Family use is limited to two separate projects with each project containing no more than 300 units.

2. No building or structure shall exceed 3 stories or 45 feet.
  3. There shall be no more than 22 units per net platted acre. Except that if all required parking is provided within a parking garage that is screened from view of any public street, there shall be no limit on density as long as the total number of units do not exceed 300 units.
  4. At least 50% of all required parking shall be covered parking.
  5. All surface parking lots shall be screened from view of any adjacent public streets with a minimum 3 foot berm or landscape hedge.
  6. A minimum 6% of the gross area of the site shall be required as landscaping.
- b) Townhouse Residential
1. Townhouse Residential is limited to no more than 15 units to the acre
  2. No building or structure shall exceed 35 feet.
  3. Front Yard: minimum 20 feet
  4. Rear Yard: minimum 10 feet, with a minimum 25 foot rear yard if the lot is backing to a street that is a major thoroughfare
  5. Side Yard: there shall be no less than a ten-foot side yard on the street side of a corner lot, with a minimum 25 foot side yard if the side street is a major thoroughfare.
  6. The minimum lot width shall be 25 feet.
  7. The minimum lot area shall be 2,250 square feet.
  8. A minimum 6% of the gross area of the site shall be required as open space / landscaping. Off-street parking area, service drives, shall not be included in any calculation of the required open space.
  9. Guest parking shall be provided on the site at a minimum 1 space per every 6 units.
4. Within the boundary of the proposed Plan of Development, a minimum 5% of the total project acreage (65 acres) will be required for Parks/Recreation/Open Space. In addition, approximately 20 acres of land located outside the boundary of the Plan of Development shall be dedicated to the City as public park area. Land used for public park area shall have a minimum frontage of 60 feet on a public street. Portions of open space that do not have any additional man-made improvements provided by the developer, such as hiking/running trail, benches or shelters that facilitate an active human recreational role will not be considered contributing to the minimum public park area requirement. Contributing open space areas must be adjacent to and/or have frontage on public street right-of-way. Landscape buffers adjacent to public street right-of-way must be at least fifteen (15) feet wide and contain an average density of (1) tree, a minimum caliper of one and one-half inch (1-1/2") for every thirty (30') feet of street frontage, or portion thereof, measured along the street-facing lot line in order to count to contributing open space. The trees may be clustered or spaced linearly; they need not be placed evenly.
5. Should the surface rights of any designated drill sites revert to the private land owner, and that land owner desires to sell that land, the City will have the first right-of-refusal to purchase the land formerly designated as drill site land at fair market value.

**D. Development Regulations for Single Family Lots** – Maximum 3,320 lots permitted. Lots less than 60 feet wide = maximum 65% of 3,320 lots or a maximum 2,158 lots. (Maximum 808 lots at 45 feet wide, maximum 955 lots at 50 feet wide and minimum 395 lots at 55 feet wide or greater) Lots 60 feet wide or greater = minimum of 35% of 3,320 lots or minimum 1,162 lots. (A minimum 935 lots at 60 feet wide and a minimum 227 lots shall be greater than 60 feet wide) Single-family home sites within the PD shall be developed in accordance with the following regulations:

1. Within the areas indicated as Area Type #1 on [Figure 2](#);

The minimum lot width shall be 45 feet wide. Except: the maximum percentage of lots less than 60 feet wide shall not exceed 65 percent of the total maximum number of lots.  
(Maximum 2,158 lots)

No more than 808 lots shall be 45 feet wide.  
No more than 955 lots shall be 50 feet wide.

2. No lots less than 50 feet wide shall be permitted south of County Road 56, Meridiana Parkway.
3. Within the areas indicated as Area Type #2 on Figure 2, the minimum lot width shall be 60 feet wide. A minimum 35 percent of the total maximum number of lots (Minimum 1,162 lots) shall be 60 feet wide or greater and at least 6.0% or 227 lots must be greater than 60 feet wide.
4. Minimum lot depth: 110 feet or 90 feet for lots fronting on the bulb portion of a cul-de-sac.
5. Maximum lot coverage: Sixty (60%) percent calculated as the ground covered by building structures, principal or accessory, of the gross lot surface area.
6. Maximum height: Two (2) stories. Roof gables, chimneys, and vent stacks may extend to a height not to exceed 35 feet above the average level of the base of the foundation of the building. Height regulations prescribed herein shall not apply to satellite earth station antennas or any personal communication electronic facilities protected by the Federal Telecommunications Act of 1996.
7. Minimum front yard building setback: 25 feet; 20 feet on cul-de-sac bulbs as measured from the front property / right-of-way line.
8. Minimum side yard building setbacks: 5 feet for interior, non-corner lots and the non-street side of corner lots; 10 feet exterior side yard for corner lots if a minimum fifteen (15) feet by fifteen (15) feet visibility triangle, as measured from the property line / street right-of-way line, that restricts the placement or maintenance of any vertical obstruction, either natural or man-made, within a vertical distance of between three (3) feet and eight (8) feet of the natural ground elevation, is provided on the platted lot subdivision at any street, public or private, intersection. A street side setback of twenty-five (25) feet minimum will be required for all lots siding on a designated major arterial, minor arterial or major collector.
9. Minimum rear yard building setback: 10 feet, except when the rear utility easement width is greater than ten (10) feet, the greater width is the minimum rear yard building setback. When a lot or a reserve is either directly adjacent to a major or minor arterial right-of-way or directly adjacent to a reserve less than fifteen (15) feet wide that is adjacent to a major or minor arterial, the minimum rear yard building setback is twenty-five (25) feet measured from the street right-of-way line and a minimum of ten (10) feet from the rear property line. When a residential lot backs to a designated major or minor arterial and a detached one-story garage is constructed on the residential lot, the rear yard between the detached one-story garage and the rear property line may be reduced to a minimum of three (3) feet if a minimum of twenty-five (25) feet is maintained between the rear of the one-story detached garage and the right-of-way line of the major or minor arterial.
10. All lots shall have a minimum of two (2) trees, planted in the front yard setback. The trees must be a minimum of one and one-half (1-1/2) inches in caliper width and a minimum height of six (6) feet as measured at the tree trunk from the ground as planted. The trees must be located between five (5) feet and fifteen (15) feet from a side lot line and between five (5) feet and twenty (20) feet from the front property line with a minimum of ten (10) feet between tree trunks.

**E. Development Regulations for Commercial Tract** – Area regulations, yard requirements, and maximum lot coverage, height, and floor area per District MU in the Zoning Ordinance shall apply to the Commercial tract within the PD. At the time of the preliminary plat of any commercial land, a draft of the protective covenants whereby the Developer proposes to regulate the use of the land shall be submitted to the City. The restrictive covenants, conditions or limitations shall never be less than the minimum requirements of the City as specified in the City’s applicable ordinance(s).

**F. Parks, Recreation and Trails** – As shown on [Figure 3](#), an integrated network of open space and recreational amenities shall be provided in accordance with the following regulations:

1. A landscape buffer with a minimum 15-foot width shall be located along each side of the central spine road, as shown on [Figure 3](#), where lots side or rear to the spine road. The buffer is in addition to the minimum street right-of-way width and shall include trees, benches, plazas and landscape screening. No on-street parking will be allowed along the designated spine road.
2. Recreational sites will be strategically located along the central spine road, and shall include the following:
  - (a) A recreational site north of Meridiana Parkway (County Road 56) near the main project entry shall include water recreation i.e., “splash pad”, and a swimming pool with dressing rooms, playground and picnic facilities.
  - (b) A recreational site south of Meridiana Parkway (County Road 56) near the main project entry shall include a club building that provides a meeting place for the community, swimming pool with dressing rooms, playground and picnic facilities.
  - (c) A recreational site north of Cedar Rapids Parkway (County Road 57).
  - (d) Additional Recreation Sites, strategically located near the entries of various neighborhood pods, as shown on [Figure 2](#). A contributing park, recreation and/or open space area must be located a maximum of one-quarter (1/4) mile from all residential lots.
  - (e) A contributing park / recreation / open space area of a minimum area of one-quarter (1/4) acre must be contained within each private gated section.
  - (f) In addition to the three recreation sites identified above, six additional recreation sites shall be provided with the following minimum improvements.
    - Recreation sites shall provide a variety of recreation uses both passive and active. At a minimum, a recreation site shall include a paved plaza area a minimum of 500 square feet and shall include a decorative paving pattern.
    - Each site shall include at least 2 benches, 2 shade trees, a drinking fountain and bicycle parking. Bicycle parking shall include racks or other structures intended for parking bicycles, with a minimum of 4 spaces.
    - At least 2 parks shall include ball field facilities for informal play, including baseball back stops and soccer goals.
    - At least 1 park shall include a fenced area with double gates for use as a dog park.
3. On-site storm water detention designed as permanent lakes will be provided within the project, providing additional open space with recreational amenities. A large lake will be located near the project entry.  
Contributing open space areas shall include the area of the permanent water surface and the adjacent side slopes, at a maximum slope of 5:1, for the permanent lake with a minimum

water depth of six (6) feet beyond the slope transition. On-site storm water detention area that do not contain a permanent lake area or do not contain permanent man-made improvements, such as hike/bike trails with benches/structures, and that are not accessible with a minimum of one access point directly from a street (public or private) will not be included in the calculation for the minimum amount of required parks / recreation / open space.

- (a) A minimum of two (2) view corridors per lake with an unobstructed view from the adjacent streets with a minimum combined width of 60 feet, per lake, shall be provided to each permanent lake. The minimum width of a single view corridor is 20 feet. Views to the permanent lakes from the view corridors shall not be obstructed by fences, structures, screening or landscaping that would prevent seeing the lake area.
  - (b) View corridors shall be separated by a minimum of one thousand (1,000) feet as measured along the lake water edge. Unless the lake is less than one thousand (1,000) feet in length in which case the view corridors shall be separated by at least 4/5 the total length of the lake.
  - (c) A concrete pedestrian path a minimum of five (5) feet in width shall connect the required street sidewalk with the lake water edge.
4. Minimum 4-foot width sidewalks shall be provided along both sides of local residential streets. All sidewalks shall be constructed in accordance with the City of Iowa Colony standard details and shall meet the State of Texas ADA standards.
  5. Minimum 5-foot width sidewalks shall be provided along both sides of major arterials, minor arterials, major collectors and the central spine road (as depicted in Figure 4 attached) within and adjacent to the property. At the discretion of the developer, a six-foot wide sidewalk may be constructed on only one side of the right-of-way in lieu of two 5 foot wide sidewalks on both sides of the right-of-way. In either case, the sidewalks may meander out of the right-of-way and into an adjacent landscape reserve if so provided.

#### **G. School and Community Facility Sites**

1. As shown on Figure 2, in addition to the existing fifteen (15) acre elementary school site an additional fifteen (15) acre elementary school site shall be provided for purchase at the option of the Alvin Independent School District. If the AISD chooses not to purchase the site, the site is limited to the same uses as for tracts identified as Single Family Residential (SFR) on Figure 2. In addition a 39 acre site located outside the proposed Plan of Development shall be provided by the Developer for purchase at the option of the Alvin Independent School district for a junior high school site.
2. At no cost to the City of Iowa Colony, a 4.66 acre site located south of CR 56, and west of CR 383 shall be provided to the City, for the purpose of an EMS / Fire Station Site. As the land adjacent to the 4.66 acres provided to the City become available for development, the land shall be offered to the City of Iowa Colony as a first right-of-refusal at fair market value.

#### **H. Street Plan and Cross Sections.**

1. Street improvements shall be built in phases as the project develops in accordance with the City's Engineering Design Criteria Manual, Developers Agreement, street plan and cross sections listed below.
  - Figure 4: *Thoroughfare Exhibit*
  - Figure 5: *Street cross section for the spine road (divided) and greenbelt*
  - Figure 6: *Street cross section for the spine road (undivided) and greenbelt*

**I. Project Phasing** – Figure 7 indicates the general time and location of the proposed development phasing. The precise dates of each phase is subject to change due to general economic variables and market demand.

**J. Specific Conditions** – Implementation of this master-planned community will require consideration of site conditions that necessitate granting the following variances from specific sections of the Subdivision Ordinance and Engineering Design Criteria Manual:

1. Section 36 (D): *No block shall exceed a length of one thousand two hundred (1,200) feet in residential or commercial developments.*

All streets within the gated areas shall be private and access will be limited to local residential traffic only. Entry points will be limited for security purposes. Consequently, streets will not be stubbed to adjacent acreage, resulting in external block lengths greater than 1,200 feet. Some internal blocks will exceed 1,200 feet, to a maximum distance of 2,600 feet, to accommodate detention lakes and reserves. This variance does not apply to areas of the development that do not include private residential streets.

2. Section 37 (B)(5): *Access to Public Streets. The subdividing of land shall be such as to provide each lot with satisfactory access to a public street.*

All the streets in the gated portions of the community will be private with access limited to local traffic only. Gated private street neighborhoods will connect to public streets. All gated sections containing more than 35 lots shall have at least two connections to a public street. If a future second point of access is not yet constructed a temporary connection shall be provided until the permanent connection is constructed. All private streets will be constructed to the City's public street standards. A homeowners' association will assume all responsibility to repair and maintain the private streets. As such, the adherence to this requirement for the private street portions of the development will not be required.







SIERRA VISTA  
and  
STERLING LAKES  
AT IOWA COLONY  
A CANYON GATE® COMMUNITY

Jurisdiction Map

LEGEND

- IOWA COLONY CITY LIMIT
- IOWA COLONY ETJ
- IOWA COLONY ETJ (BY PETITION)
- ALVIN ETJ
- ALVIN CITY LIMIT

ALL JURISDICTIONAL LINES ARE APPROXIMATE  
AND SUBJECT TO CHANGE

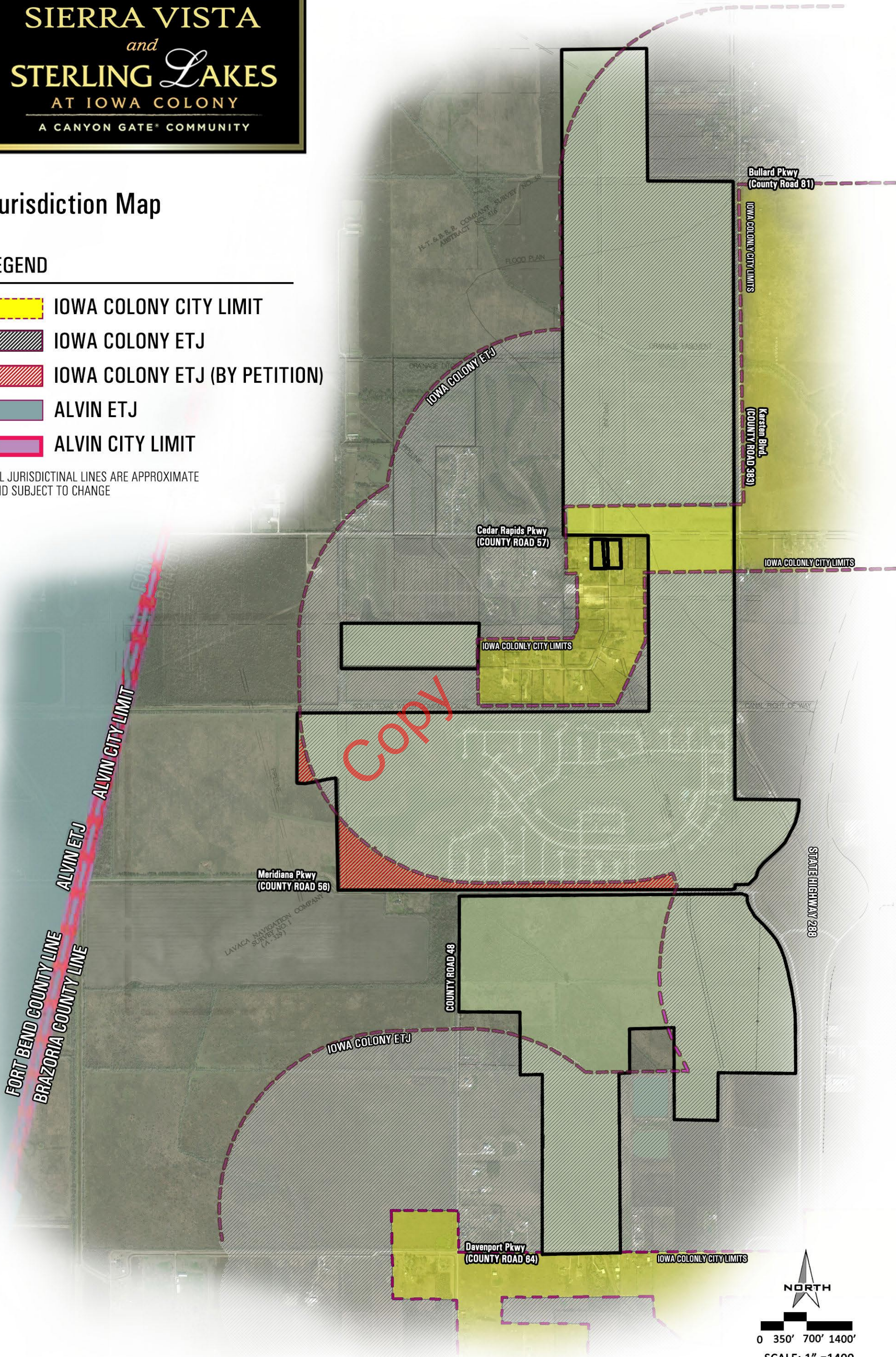


FIGURE 1A

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE  
PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL  
AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN  
ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS  
FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.



SIERRA VISTA  
and  
STERLING LAKES  
AT IOWA COLONY  
A CANYON GATE® COMMUNITY










General Development Plan

LEGEND

1	AREA TYPE # 1 MINIMUM 45' X 110'				
	- THE MAXIMUM PERCENTAGE OF LOTS LESS THAN 60 FEET WIDE SHALL NOT EXCEED 65% OF THE TOTAL MAXIMUM NUMBER OF LOTS (MAXIMUM 2,158).				
	- LOTS LESS THAN 50' WIDE SHALL NOT BE PERMITTED SOUTH OF MERIDIANA PARKWAY (CR 56).				
	LOT SIZE	(A) 45' X 110'	(B) 50' X 110'	(C) 55' X 110'	(D) TOTAL LOTS < 60' X 110'
	TOTAL LOTS PERMITTED	NO MORE THAN 808 LOTS PERMITTED	NO MORE THAN 955 LOTS PERMITTED	NO MORE THAN 1,663 LOTS* PERMITTED	2,158 LOTS
	PLATTED/EXISTING	322 LOTS	173 LOTS	253 LOTS	748 LOTS
	MAXIMUM FUTURE LOTS	NO MORE THAN 486 LOTS PERMITTED	NO MORE THAN 782 LOTS PERMITTED	NO MORE THAN 1,410 LOTS** PERMITTED	1,410 LOTS

\*A + B + C < 1,663  
\*\*A + B + C < 1,410

2	AREA TYPE # 2 MINIMUM 60' X 110'		
	LOT SIZE	60' X 110'	>60' X 110'
	PLATTED/EXISTING	242 LOTS	138 LOTS (12% OF EXISTING LOTS)
	TOTAL MIN./MAX.	935 MIN./ 1,965 MAX.	227 MIN./ 2,192 MAX.

- 3  INDICATES PROPOSED DETENTION
- 4  INDICATES PROPOSED CIVIC
- 5  INDICATES PROPOSED COMMERCIAL
- 6  INDICATES PLATTED LOTS
- 7  INDICATES EXISTING LAKES/DETENTION
- 8  INDICATES PRIVATE STREET
- 9  INDICATES PROPOSED SWING
- 10  INDICATES PROPOSED GATED ENTRY
- 11  INDICATES PROPOSED RECREATION SITE
-  INDICATES OPTIONAL SCHOOL SITE

TOTAL LOTS	
PLATTED/ EXISTING LOTS	1,128 LOTS
PROPOSED MAX. LOTS	2,192 LOTS
TOTAL MAX LOTS	3,320 LOTS

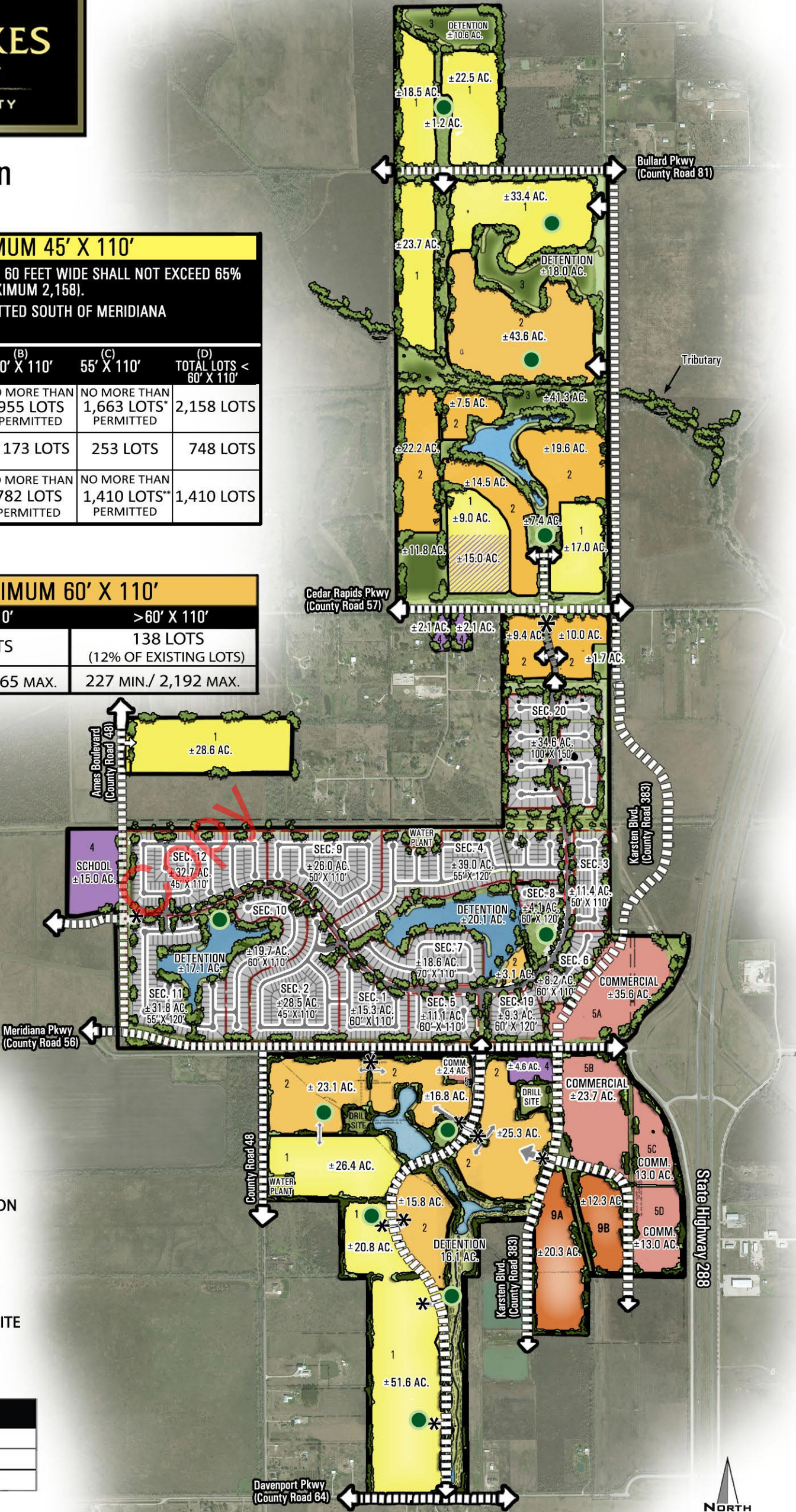


FIGURE 2

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.



SIERRA VISTA

and

STERLING LAKES

AT IOWA COLONY

A CANYON GATE® COMMUNITY

Contributing Landscape and Open Space Plan

LEGEND

REQUIRED OPEN SPACE

ACREAGE

65 ACRES

TOTAL %

5%

OPEN SPACE INCLUDES LANDSCAPE BUFFERS, DETENTION AREAS, GREEN BELTS AND RECREATION SITES.

(CONTRIBUTING RECREATION SITES SHALL BE ACCESSIBLE FROM A PUBLIC STREET.)

- INDICATES PRIVATE NON-CONTRIBUTING RECREATION SITES

●

INDICATES PROPOSED RECREATION SITE MINIMUM 1/4 AC. (SEE NOTE)

○

1/4 MILE RADIUS SERVICE AREA

○

PROPOSED PUBLIC PARK NOT INCLUDED IN LANDSCAPE/OPEN SPACE AREA CALCULATIONS

●●

INDICATES 15' MINIMUM GREENBELT/ LANDSCAPE BUFFER WITH SIDEWALK

NOTE: 6' MINIMUM SIDEWALK REQUIRED ON ONE SIDE OF THE SPINE ROAD

●●●

INDICATES MINIMUM 5' WIDE PUBLIC STREET SIDEWALK

-

LANDSCAPE BUFFERS TO COUNT AS REQUIRED OPEN SPACE SUBJECT TO:

MINIMUM 15' WIDE AND CONTAINING REQUIRED 1½" CALIPER TREES

-

DETENTION LAKE TO COUNT AS REQUIRED OPEN SPACE SUBJECT TO:

5:1 MAXIMUM SIDE SLOPE, PERMANENT WATER SURFACE AND MINIMUM 6' WATER DEPTH

●

Note:

Recreation sites shall provide a variety of recreational uses-passive and active. At minimum, a recreation site shall include a paved plaza area. The plaza area shall be a minimum of 500 sq.ft. and shall include a decorative paving pattern.

Each site shall include at least 2 benches, 2 shade trees, a drinking fountain and bicycleparking. Bicycle parking shall include racks or other structures intendedfor parking bicycles, with a minimum of 4 spaces.

At least 2 parks shall include ball field facilities for informal play, including baseball back stops and soccer goals. At least 1 park shall include a fenced area with double gates for use as a dog park.

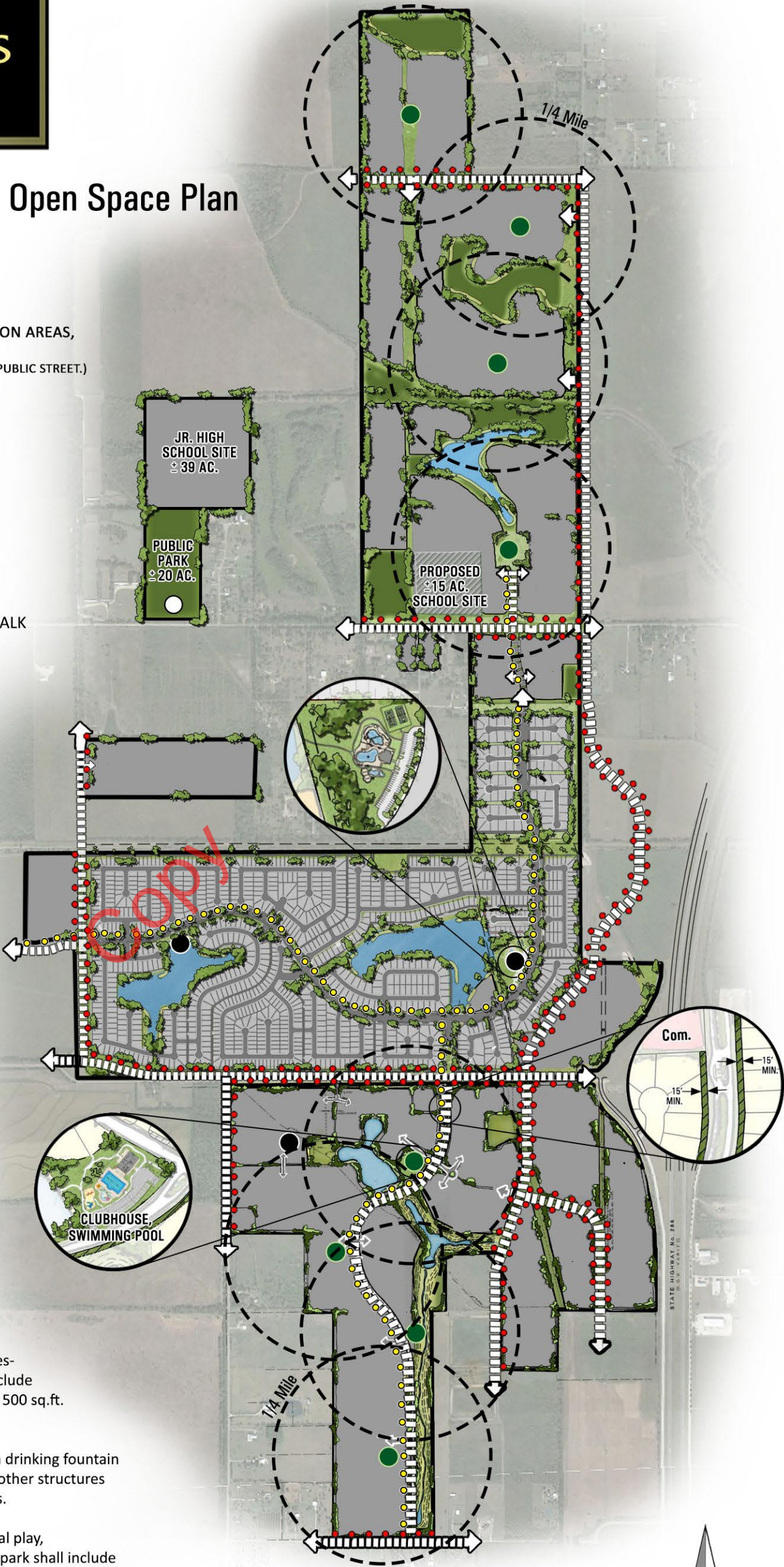


FIGURE 3

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.



SIERRA VISTA

and

STERLING LAKES

AT IOWA COLONY

A CANYON GATE® COMMUNITY

Thoroughfare Exhibit

LEGEND

- MAJOR ARTERIAL (TO BE WIDENED)

(120' R.O.W. MIN.)

MAJOR ARTERIAL (PROPOSED)

(120' R.O.W. MIN.)

MINOR ARTERIAL (PROPOSED)

(120' R.O.W. MIN.)

MAJOR COLLECTOR

(80' R.O.W. MIN.)

MAJOR COLLECTOR (PROPOSED)

(80' R.O.W. MIN.)

SUPER ARTERIAL (PUBLIC)

(S.H. 288, R.O.W. VARIES)

SPINE ROAD (PUBLIC)

(80' R.O.W. MIN.)

SPINE ROAD (PRIVATE)

(80' R.O.W. MIN.)

SPINE ROAD (PUBLIC)

(60' R.O.W. MIN.)

LOCAL STREET (PUBLIC)

(60' R.O.W. MIN.)

LOCAL STREET (PRIVATE)

(60' R.O.W. MIN.)

GATED ENTRY

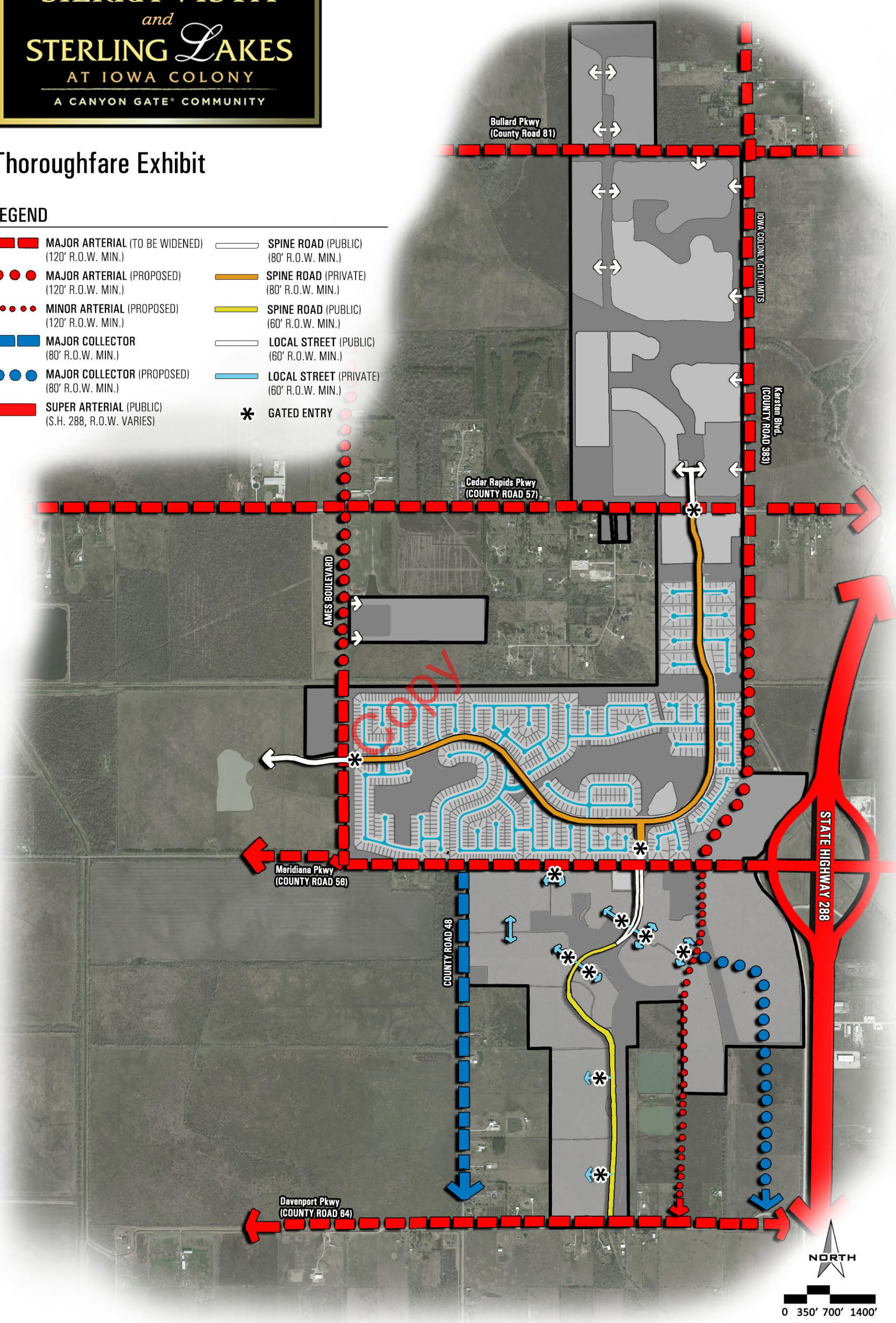


FIGURE 4

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.



## SPINE ROAD (DIVIDED) PROPOSED STREET CROSS SECTION

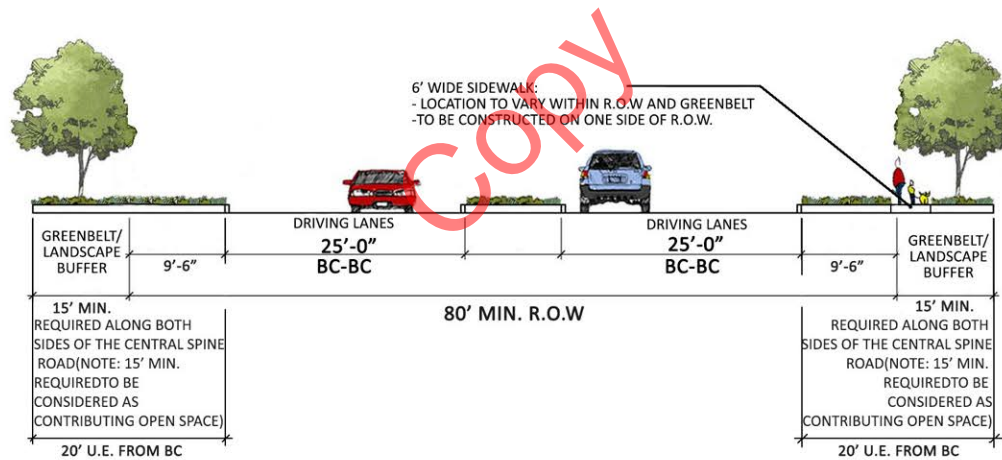
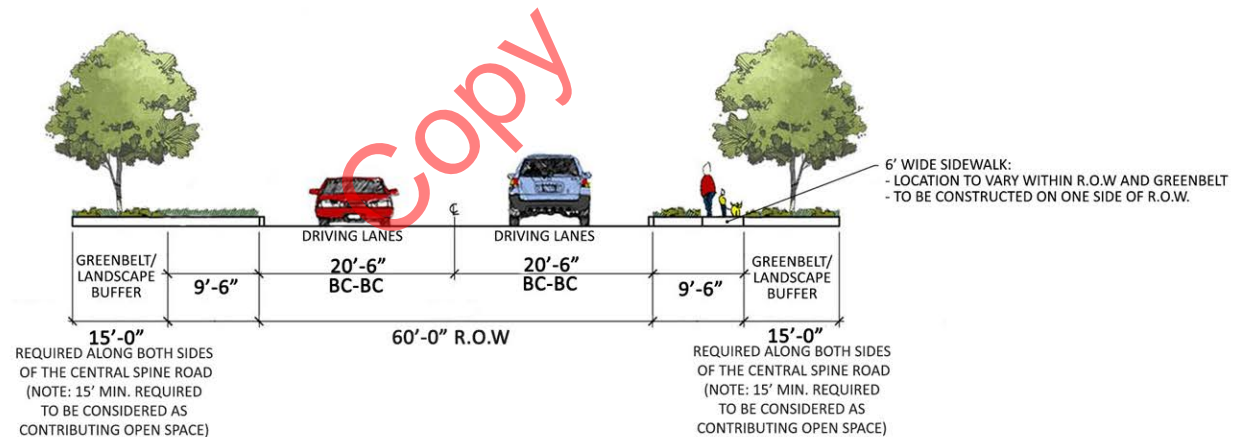


FIGURE 5

0' 5' 10' 15' 20'

SCALE 1" = 20'  
DATE: 11.20.2015

## SPINE ROAD (UNDIVIDED) PROPOSED STREET CROSS SECTION



**FIGURE 6**

0' 5' 10' 15' 20'

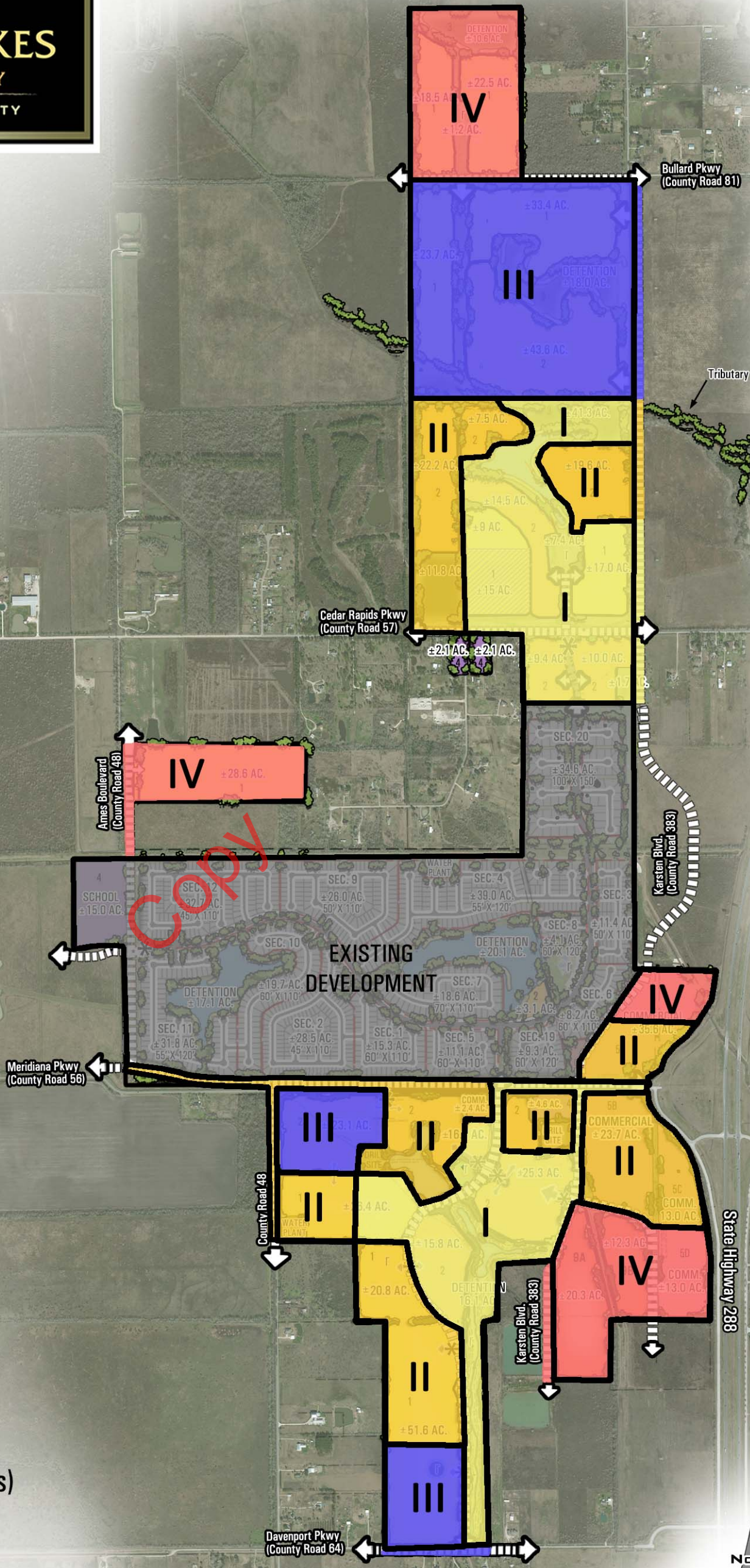
SCALE 1" = 20'  
DATE: 11.20.2015



# SIERRA VISTA and STERLING LAKES AT IOWA COLONY A CANYON GATE® COMMUNITY

## Phasing Plan

- PHASE I (1-2 Years)
- PHASE II (3-5 Years)
- PHASE III (6-10 Years)
- PHASE IV (11-20 Years)



0 350' 700' 1400'  
SCALE: 1" = 1400'  
DATE: 11.9.2015

FIGURE 7

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.



**EXHIBIT B**  
**PLAN of DEVELOPMENT**  
**Sterling Lakes at Iowa Colony**  
**And**  
**Sierra Vista**

**A. Introduction.**

1. The property is comprised of 1,285.64 acres, consisting of residential and commercial uses with community facilities such as parks, lakes, trails, open space and other general public facilities.
2. This PD includes the following sections:
  - General Provisions
  - Land Uses
  - Development Regulations for Single Family Lots
  - Development Regulations for Commercial Tract
  - Parks, Recreation and Trails
  - School and Community Facility Sites
  - Street Plan & Cross-Sections
  - Project Phasing
  - Specific Conditions

**B. General Provisions.**

1. The PD approved herein must be constructed, developed, and maintained in compliance with this Agreement and other applicable ordinances of the City. If any provision or regulation of any City ordinance applicable in District MU (Mixed Use District) is not contained in this Agreement, all the regulations contained in the Development Code applicable to District MU in effect on the effective date of this Agreement apply to this PD as though written herein, except to the extent the City regulation or provision conflicts with a provision of this Agreement.  
In the event that there are discrepancies between the text of this document and the exhibits attached, the text shall prevail.
2. The project shall be developed in accordance with the following figures that are attached to and made part of this PD:

Figure 1:	<i>Boundary Exhibit</i>
Figure 1a:	<i>Jurisdiction Map</i>
Figure 2:	<i>General Development Plan</i>
Figure 3:	<i>Landscape and Open Space Plan</i>
Figure 4:	<i>Thoroughfare Exhibit</i>
Figure 5:	<i>Street cross section for Spine Road, (divided)</i>
Figure 6:	<i>Street cross section for Spine Road, (undivided)</i>
Figure 7:	<i>Pedestrian cross section and detail.</i>



Figure 8: *Sterling Lakes North General Plan.*  
Figure 9: *Phasing Plan of Development.*

The project is located west of State Highway 288, between County Roads 573, Alloy Road and 64, Davenport Parkway. The property is within the William Pettus Survey, H.T. & B.R.R. Company Survey No. 68, 288, and 289, Brazoria County, Texas. As shown on [Figure 1a: Jurisdiction Map](#), parts of the proposed development lie within the City Limit, extra-territorial jurisdiction of the City of Iowa Colony.

3. A homeowners' association shall be established and made legally responsible to maintain all common areas, private streets, recreation reserves and community amenities not otherwise dedicated to the public. All land and facilities dedicated to a Municipal Utility District shall be maintained by said District.
4. All future building permits shall be reviewed for conformance with this PD.
5. Access to Valley Glen Road (SH 288 frontage road) shall be limited to one public street or private non-exclusive driveway. The spacing of the intersection to Valley Glen Road shall be a minimum 1,200 feet apart and shall connect to another public street or an internal driveway network to provide mutual use, non-exclusive access to multiple users.

An additional driveway connection to Valley Glen Road may be permitted no closer than 600 feet apart with the approval of the Planning Commission upon review of a Traffic Impact Analysis, TIA, prepared specifically for the commercial use(s) proposed fronting on Valley Glen Road. The TIA shall:

- Clearly show and distinguish between all existing, proposed and future facilities on the site
- Clearly delineate and distinguish between all existing and proposed traffic improvements, including turn lanes
- Show all applicable traffic counts at all existing and proposed intersections and driveways
- Provide comparative analysis of ingress, egress and trip distribution pre and post development with and without the proposed driveway intersections on Valley Glen Road.

#### C. Land Uses.

1. Permitted land uses for tracts identified as Single Family Residential (SFR) on [Figure 2](#) shall be those uses permitted within District SFR of the Zoning Ordinance.
2. Permitted land uses for the Commercial tract on [Figure 2](#) shall be those uses permitted within District MU of the Zoning Ordinance. Any other commercial or non-residential use may be allowed, but only if the city council exercises its discretion to grant appropriate approval for said use.
3. Permitted land uses for the tracts identified as "[SwingTownhouse](#)" on [Figure 2](#) shall ~~be either of those uses permitted in District SFR or District MU of the Zoning Ordinance, including multi-family and townhouse residential following requirements:~~
  - a) ~~Multi-Family Residential: Subject to City Council approval at the time multi-family is proposed for development.~~
    1. ~~Multi-Family use is limited to two separate projects with each project containing no more than 300 units.~~

- ~~2. No building or structure shall exceed 3 stories or 45 feet.~~
- ~~3. There shall be no more than 22 units per net platted acre. Except that if all required parking is provided within a parking garage that is screened from view of any public street, there shall be no limit on density as long as the total number of units do not exceed 300 units.~~
- ~~4. At least 50% of all required parking shall be covered parking.~~
- ~~5. All surface parking lots shall be screened from view of any adjacent public streets with a minimum 3-foot berm or landscape hedge.~~
- ~~6. A minimum 6% of the gross area of the site shall be required as landscaping.~~

~~b) Townhouse Residential~~

1. Townhouse Residential is limited to no more than 15 units to the acre
  2. No building or structure shall exceed 35 feet.
  3. Front Yard: minimum 20 feet
  4. Rear Yard: minimum 10 feet, with a minimum 25 foot rear yard if the lot is backing to a street that is a major thoroughfare
  5. Side Yard: there shall be no less than a ten-foot side yard on the street side of a corner lot, with a minimum 25 foot side yard if the side street is a major thoroughfare.
  6. The minimum lot width shall be 25 feet.
  7. The minimum lot area shall be 2,250 square feet.
  8. A minimum 6% of the gross area of the site shall be required as open space / landscaping. Off-street parking area, service drives, shall not be included in any calculation of the required open space.
  9. Guest parking shall be provided on the site at a minimum 1 space per every 6 units.
4. Within the boundary of the proposed Plan of Development, a minimum 5% of the total project acreage (65 acres) will be required for Parks/Recreation/Open Space. In addition, approximately 20 acres of land located outside the boundary of the Plan of Development shall be dedicated to the City as public park area. Land used for public park area shall have a minimum frontage of 60 feet on a public street. Portions of open space that do not have any additional man-made improvements provided by the developer, such as hiking/running trail, benches or shelters that facilitate an active human recreational role will not be considered contributing to the minimum public park area requirement.
- Contributing open space areas must be adjacent to and/or have frontage on public street right-of-way. Landscape buffers adjacent to public street right-of-way must be at least fifteen (15) feet wide and contain an average density of (1) tree, a minimum caliper of one and one-half inch (1-1/2") for every thirty (30') feet of street frontage, or portion thereof, measured along the street-facing lot line in order to count to contributing open space. The trees may be clustered or spaced linearly; they need not be placed evenly.
5. Should the surface rights of any designated drill sites revert to the private land owner, and that land owner desires to sell that land, the City will have the first right-of-refusal to purchase the land formerly designated as drill site land at fair market value.

**D. Development Regulations for Single Family Lots** – Maximum 2,800 lots permitted. Lots less than 60 feet wide = maximum 65% of 2,800 lots or a maximum 1,820 lots. (Maximum 808 lots at 45 feet wide, maximum 955 lots at 50 feet wide) Lots 60 feet wide or greater = minimum of 35% of total lots and a minimum 6% of the total lots shall be greater than 60 feet wide. Single-family home sites within the PD shall be developed in accordance with the following regulations:

1. Within the areas indicated as Area Type #1 on [Figure 2](#);



The minimum lot width shall be 45 feet wide. Except: the maximum percentage of lots less than 60 feet wide shall not exceed 65 percent of the total maximum number of lots. (Maximum 1,820 lots)

No more than 808 lots shall be 45 feet wide.  
No more than 955 lots shall be 50 feet wide.

2. No lots less than 50 feet wide shall be permitted south of County Road 56, Meridiana Parkway.
3. Within the areas indicated as Area Type #2 on Figure 2, the minimum lot width shall be 60 feet wide. A minimum 35 percent of the total maximum number of lots shall be 60 feet wide or greater and at least 6.0% must be greater than 60 feet wide.
4. Minimum lot depth: 110 feet or 90 feet for lots fronting on the bulb portion of a cul-de-sac.
5. Maximum lot coverage: Sixty (60%) percent calculated as the ground covered by building structures, principal or accessory, of the gross lot surface area.
6. Maximum height: Two (2) stories. Roof gables, chimneys, and vent stacks may extend to a height not to exceed 35 feet above the average level of the base of the foundation of the building. Height regulations prescribed herein shall not apply to satellite earth station antennas or any personal communication electronic facilities protected by the Federal Telecommunications Act of 1996.
7. Minimum front yard building setback: 25 feet; 20 feet on cul-de-sac bulbs as measured from the front property / right-of-way line.
8. Minimum side yard building setbacks: 5 feet for interior, non-corner lots and the non-street side of corner lots; 10 feet exterior side yard for corner lots if a minimum fifteen (15) feet by fifteen (15) feet visibility triangle, as measured from the property line / street right-of-way line, that restricts the placement or maintenance of any vertical obstruction, either natural or man-made, within a vertical distance of between three (3) feet and eight (8) feet of the natural ground elevation, is provided on the platted lot subdivision at any street, public or private, intersection. A street side setback of twenty-five (25) feet minimum will be required for all lots siding on a designated major arterial, minor arterial or major collector.
9. Minimum rear yard building setback: 10 feet, except when the rear utility easement width is greater than ten (10) feet, the greater width is the minimum rear yard building setback. When a lot or a reserve is either directly adjacent to a major or minor arterial right-of-way or directly adjacent to a reserve less than fifteen (15) feet wide that is adjacent to a major or minor arterial, the minimum rear yard building setback is twenty-five (25) feet measured from the street right-of-way line and a minimum of ten (10) feet from the rear property line. When a residential lot backs to a designated major or minor arterial and a detached one-story garage is constructed on the residential lot, the rear yard between the detached one-story garage and the rear property line may be reduced to a minimum of three (3) feet if a minimum of twenty-five (25) feet is maintained between the rear of the one-story detached garage and the right-of-way line of the major or minor arterial.
10. All lots shall have a minimum of two (2) trees, planted in the front yard setback. The trees must be a minimum of one and one-half (1-1/2) inches in caliper width and a minimum height of six (6) feet as measured at the tree trunk from the ground as planted. The trees must be located between five (5) feet and fifteen (15) feet from a side lot line and between five (5) feet and twenty (20) feet from the front property line with a minimum of ten (10) feet between tree trunks.

**E. Development Regulations for Commercial Tract** – Area regulations, yard requirements, and maximum lot coverage, height, and floor area per District MU in the Zoning Ordinance shall apply to the Commercial tract within the PD. At the time of the preliminary plat of any commercial land, a draft of the protective covenants whereby the Developer proposes to regulate the use of the land shall be submitted to the City. The restrictive covenants, conditions or limitations shall never be less than the minimum requirements of the City as specified in the City’s applicable ordinance(s).

**F. Parks, Recreation and Trails** – As shown on [Figure 3](#), an integrated network of open space and recreational amenities shall be provided in accordance with the following regulations:

1. A landscape buffer with a minimum 15-foot width shall be located along each side of the central spine road, as shown on [Figure 3](#), where lots side or rear to the spine road. The buffer is in addition to the minimum street right-of-way width and shall include trees, benches, plazas and landscape screening. No on-street parking will be allowed along the designated spine road.
2. Recreational sites will be strategically located along the central spine road, and shall include the following:
  - (a) A recreational site north of Meridiana Parkway (County Road 56) near the main project entry shall include water recreation i.e., “splash pad”, and a swimming pool with dressing rooms, playground and picnic facilities.
  - (b) A recreational site south of Meridiana Parkway (County Road 56) near the main project entry.
  - (c) A recreational site north of Cedar Rapids Parkway (County Road 57) shall include a swimming pool and splash pad, with dressing rooms, playground and picnic facilities.
  - (d) Additional Recreation Sites, strategically located near the entries of various neighborhood pods, as shown on [Figure 2](#). A contributing park, recreation and/or open space area must be located a maximum of one-quarter (1/4) mile from all residential lots.
  - (e) A contributing park / recreation / open space area of a minimum area of one-quarter (1/4) acre must be contained within each private gated section.
  - (f) In addition to the three recreation sites identified above, six additional recreation sites shall be provided with the following minimum improvements.
    - Recreation sites shall provide a variety of recreation uses both passive and active. At a minimum, a recreation site shall include a paved plaza area a minimum of 500 square feet and shall include a decorative paving pattern.
    - Each site shall include at least 2 benches, 2 shade trees, a drinking fountain and bicycle parking. Bicycle parking shall include racks or other structures intended for parking bicycles, with a minimum of 4 spaces.
    - At least 2 parks shall include ball field facilities for informal play, including baseball back stops and soccer goals.
    - At least 1 park shall include a fenced area with double gates for use as a dog park.
3. On-site storm water detention designed as permanent lakes will be provided within the project, providing additional open space with recreational amenities. A large lake will be located near the project entry.  
Contributing open space areas shall include the area of the permanent water surface and the adjacent side slopes, at a maximum slope of 5:1, for the permanent lake with a minimum water depth of six (6) feet beyond the slope transition. On-site storm water detention area that



do not contain a permanent lake area or do not contain permanent man-made improvements, such as hike/bike trails with benches/structures, and that are not accessible with a minimum of one access point directly from a street (public or private) will not be included in the calculation for the minimum amount of required parks / recreation / open space.

- (a) A minimum of two (2) view corridors per lake with an unobstructed view from the adjacent streets with a minimum combined width of 60 feet, per lake, shall be provided to each permanent lake. The minimum width of a single view corridor is 20 feet. Views to the permanent lakes from the view corridors shall not be obstructed by fences, structures, screening or landscaping that would prevent seeing the lake area.
  - (b) View corridors shall be separated by a minimum of one thousand (1,000) feet as measured along the lake water edge. Unless the lake is less than one thousand (1,000) feet in length in which case the view corridors shall be separated by at least 4/5 the total length of the lake.
  - (c) A concrete pedestrian path a minimum of five (5) feet in width shall connect the required street sidewalk with the lake water edge.
4. Minimum 4-foot width sidewalks shall be provided along both sides of local residential streets. All sidewalks shall be constructed in accordance with the City of Iowa Colony standard details and shall meet the State of Texas ADA standards.
  5. Minimum 5-foot width sidewalks shall be provided along both sides of major arterials, minor arterials, major collectors and the central spine road (as depicted in Figure 4 attached) within and adjacent to the property. At the discretion of the developer, a six-foot wide sidewalk may be constructed on only one side of the right-of-way in lieu of two 5 foot wide sidewalks on both sides of the right-of-way. In either case, the sidewalks may meander out of the right-of-way and into an adjacent landscape reserve if so provided.

#### **G. School and Community Facility Sites**

1. As shown on Figure 2, an approximate forty-eight acre elementary and junior high school site shall be provided for purchase at the option of the Alvin Independent School District. If the AISD chooses not to purchase the site, the site is limited to the same uses as for tracts identified as Single Family Residential (SFR) on Figure 2.
2. At no cost to the City of Iowa Colony, a 4.66 acre site located south of CR 56, and west of CR 383 shall be provided to the City, for the purpose of an EMS / Fire Station Site. As the land adjacent to the 4.66 acres provided to the City become available for development, the land shall be offered to the City of Iowa Colony as a first right-of-refusal at fair market value.

#### **H. Street Plan and Cross Sections.**

1. Street improvements shall be built in phases as the project develops in accordance with the City's Engineering Design Criteria Manual, Developers Agreement, street plan and cross sections listed below.
  - Figure 4: *Thoroughfare Exhibit*
  - Figure 5: *Street cross section for the spine road (divided) and greenbelt*
  - Figure 6: *Street cross section for the spine road (undivided) and greenbelt*

**I. Project Phasing** – Figure 7 indicates the general time and location of the proposed development phasing. The precise dates of each phase is subject to change due to general economic variables and market demand.

**J. Specific Conditions** – Implementation of this master-planned community will require consideration of site conditions that necessitate granting the following variances from specific sections of the Subdivision Ordinance and Engineering Design Criteria Manual:

1. Section 36 (D): *No block shall exceed a length of one thousand two hundred (1,200) feet in residential or commercial developments.*

All streets within the gated areas shall be private and access will be limited to local residential traffic only. Entry points will be limited for security purposes. Consequently, streets will not be stubbed to adjacent acreage, resulting in external block lengths greater than 1,200 feet. Some internal blocks will exceed 1,200 feet, to a maximum distance of 2,600 feet, to accommodate detention lakes and reserves. This variance does not apply to areas of the development that do not include private residential streets.

2. Section 37 (B)(5): *Access to Public Streets. The subdividing of land shall be such as to provide each lot with satisfactory access to a public street.*

All the streets in the gated portions of the community will be private with access limited to local traffic only. Gated private street neighborhoods will connect to public streets. All gated sections containing more than 35 lots shall have at least two connections to a public street. If a future second point of access is not yet constructed a temporary connection shall be provided until the permanent connection is constructed. All private streets will be constructed to the City's public street standards. A homeowners' association will assume all responsibility to repair and maintain the private streets. As such, the adherence to this requirement for the private street portions of the development will not be required.



SIERRA VISTA  
and  
STERLING LAKES  
AT IOWA COLONY  
A CANYON GATE® COMMUNITY

General Development Plan

LEGEND

1

AREA TYPE # 1 MINIMUM 45' X 110'				
- THE MAXIMUM PERCENTAGE OF LOTS LESS THAN 60 FEET WIDE SHALL NOT EXCEED 65% OF THE TOTAL MAXIMUM NUMBER OF LOTS (MAXIMUM 2,158).				
- LOTS LESS THAN 50' WIDE SHALL NOT BE PERMITTED SOUTH OF MERIDIANA PARKWAY (CR 56).				
LOT SIZE	(A) 45' X 110'	(B) 50' X 110'	(C) 55' X 110'	(D) TOTAL LOTS < 60' X 110'
TOTAL LOTS PERMITTED	NO MORE THAN 808 LOTS PERMITTED	NO MORE THAN 955 LOTS PERMITTED	A+B+C<1,820	1,820 Lots or 65% of Total Lots
PLATTED/EXISTING	478 LOTS	541 LOTS	253 LOTS	1,272 LOTS
MAXIMUM FUTURE LOTS	NO MORE THAN 330 LOTS PERMITTED	NO MORE THAN 414 LOTS PERMITTED	NO MORE THAN 548 <sup>1</sup> LOTS PERMITTED	548 Lots or 65% of Total Lots

Note 1: A + B + C ≤ 548

2

AREA TYPE # 2 MINIMUM 60' X 110'		
LOT SIZE	60' X 110'	>60' X 110'
PLATTED/EXISTING	425 LOTS	169 LOTS
TOTAL MINIMUM	See Note 2	Min. 6% of Total Lots

Note 2: 60' wide lots + lots greater than 60' wide is equal or greater than 35% of total lots.

MAX. FUTURE TOWNHOUSE UNITS  
19.7 AC.@15 DU/AC. = 295 LOTS

Revise General Development Plan to Extend Commercial Uses along the south side of Meridiana Drive.

- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- INDICATES PROPOSED DETENTION
- INDICATES PROPOSED CIVIC
- INDICATES PROPOSED COMMERCIAL
- INDICATES PLATTED LOTS
- INDICATES EXISTING LAKES/DETENTION
- INDICATES PRIVATE STREET
- INDICATES PROPOSED TOWNHOUSE
- INDICATES PROPOSED GATED ENTRY
- INDICATES PROPOSED RECREATION SITE

TOTAL LOTS	
PLATTED/ EXISTING LOTS	1,866 LOTS
PROPOSED MAX. LOTS	934 LOTS
MAX. FUTURE TH LOTS	295 LOTS
TOTAL MAX LOTS	3,095 LOTS

FIGURE 2

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.



**EXHIBIT B**  
**PLAN of DEVELOPMENT**  
**Sterling Lakes at Iowa Colony**  
**And**  
**Sierra Vista**

**A. Introduction.**

1. The property is comprised of 1,285.64 acres, consisting of residential and commercial uses with community facilities such as parks, lakes, trails, open space and other general public facilities.
2. This PD includes the following sections:
  - General Provisions
  - Land Uses
  - Development Regulations for Single Family Lots
  - Development Regulations for Commercial Tract
  - Parks, Recreation and Trails
  - School and Community Facility Sites
  - Street Plan & Cross-Sections
  - Project Phasing
  - Specific Conditions

**B. General Provisions.**

1. The PD approved herein must be constructed, developed, and maintained in compliance with this Agreement and other applicable ordinances of the City. If any provision or regulation of any City ordinance applicable in District MU (Mixed Use District) is not contained in this Agreement, all the regulations contained in the Development Code applicable to District MU in effect on the effective date of this Agreement apply to this PD as though written herein, except to the extent the City regulation or provision conflicts with a provision of this Agreement.  
In the event that there are discrepancies between the text of this document and the exhibits attached, the text shall prevail.
2. The project shall be developed in accordance with the following figures that are attached to and made part of this PD:

Figure 1:	<i>Boundary Exhibit</i>
Figure 1a:	<i>Jurisdiction Map</i>
Figure 2:	<i>General Development Plan</i>
Figure 3:	<i>Landscape and Open Space Plan</i>
Figure 4:	<i>Thoroughfare Exhibit</i>
Figure 5:	<i>Street cross section for Spine Road, (divided)</i>
Figure 6:	<i>Street cross section for Spine Road, (undivided)</i>
Figure 7:	<i>Pedestrian cross section and detail.</i>



Figure 8: *Sterling Lakes North General Plan.*  
Figure 9: *Phasing Plan of Development.*

The project is located west of State Highway 288, between County Roads 573, Alloy Road and 64, Davenport Parkway. The property is within the William Pettus Survey, H.T. & B.R.R. Company Survey No. 68, 288, and 289, Brazoria County, Texas. As shown on [Figure 1a: Jurisdiction Map](#), parts of the proposed development lie within the City Limit, extra-territorial jurisdiction of the City of Iowa Colony.

3. A homeowners' association shall be established and made legally responsible to maintain all common areas, private streets, recreation reserves and community amenities not otherwise dedicated to the public. All land and facilities dedicated to a Municipal Utility District shall be maintained by said District.
4. All future building permits shall be reviewed for conformance with this PD.
5. Access to Valley Glen Road (SH 288 frontage road) shall be limited to one public street or private non-exclusive driveway. The spacing of the intersection to Valley Glen Road shall be a minimum 1,200 feet apart and shall connect to another public street or an internal driveway network to provide mutual use, non-exclusive access to multiple users.

An additional driveway connection to Valley Glen Road may be permitted no closer than 600 feet apart with the approval of the Planning Commission upon review of a Traffic Impact Analysis, TIA, prepared specifically for the commercial use(s) proposed fronting on Valley Glen Road. The TIA shall:

- Clearly show and distinguish between all existing, proposed and future facilities on the site
- Clearly delineate and distinguish between all existing and proposed traffic improvements, including turn lanes
- Show all applicable traffic counts at all existing and proposed intersections and driveways
- Provide comparative analysis of ingress, egress and trip distribution pre and post development with and without the proposed driveway intersections on Valley Glen Road.

#### **C. Land Uses.**

1. Permitted land uses for tracts identified as Single Family Residential (SFR) on [Figure 2](#) shall be those uses permitted within District SFR of the Zoning Ordinance.
2. Permitted land uses for the Commercial tract on [Figure 2](#) shall be those uses permitted within District MU of the Zoning Ordinance. Any other commercial or non-residential use may be allowed, but only if the city council exercises its discretion to grant appropriate approval for said use.
3. Permitted land uses for the tracts identified as "Townhouse" on [Figure 2](#) shall meet the following requirements:
  1. Townhouse Residential is limited to no more than 15 units to the acre
  2. No building or structure shall exceed 35 feet.
  3. Front Yard: minimum 20 feet
  4. Rear Yard: minimum 10 feet, with a minimum 25 foot rear yard if the lot is backing to a street that is a major thoroughfare

5. Side Yard: there shall be no less than a ten-foot side yard on the street side of a corner lot, with a minimum 25 foot side yard if the side street is a major thoroughfare.
  6. The minimum lot width shall be 25 feet.
  7. The minimum lot area shall be 2,250 square feet.
  8. A minimum 6% of the gross area of the site shall be required as open space / landscaping. Off-street parking area, service drives, shall not be included in any calculation of the required open space.
  9. Guest parking shall be provided on the site at a minimum 1 space per every 6 units.
4. Within the boundary of the proposed Plan of Development, a minimum 5% of the total project acreage (65 acres) will be required for Parks/Recreation/Open Space. In addition, approximately 20 acres of land located outside the boundary of the Plan of Development shall be dedicated to the City as public park area. Land used for public park area shall have a minimum frontage of 60 feet on a public street. Portions of open space that do not have any additional man-made improvements provided by the developer, such as hiking/running trail, benches or shelters that facilitate an active human recreational role will not be considered contributing to the minimum public park area requirement. Contributing open space areas must be adjacent to and/or have frontage on public street right-of-way. Landscape buffers adjacent to public street right-of-way must be at least fifteen (15) feet wide and contain an average density of (1) tree, a minimum caliper of one and one-half inch (1-1/2") for every thirty (30') feet of street frontage, or portion thereof, measured along the street-facing lot line in order to count to contributing open space. The trees may be clustered or spaced linearly; they need not be placed evenly.
5. Should the surface rights of any designated drill sites revert to the private land owner, and that land owner desires to sell that land, the City will have the first right-of-refusal to purchase the land formerly designated as drill site land at fair market value.

**D. Development Regulations for Single Family Lots** – Maximum 2,800 lots permitted. Lots less than 60 feet wide = maximum 65% of 2,800 lots or a maximum 1,820 lots. (Maximum 808 lots at 45 feet wide, maximum 955 lots at 50 feet wide) Lots 60 feet wide or greater = minimum of 35% of total lots and a minimum 6% of the total lots shall be greater than 60 feet wide. Single-family home sites within the PD shall be developed in accordance with the following regulations:

1. Within the areas indicated as Area Type #1 on [Figure 2](#);  
The minimum lot width shall be 45 feet wide. Except: the maximum percentage of lots less than 60 feet wide shall not exceed 65 percent of the total maximum number of lots.  
(Maximum 1,820 lots)  
  
No more than 808 lots shall be 45 feet wide.  
No more than 955 lots shall be 50 feet wide.
2. No lots less than 50 feet wide shall be permitted south of County Road 56, Meridiana Parkway.
3. Within the areas indicated as Area Type #2 on Figure 2, the minimum lot width shall be 60 feet wide. A minimum 35 percent of the total maximum number of lots shall be 60 feet wide or greater and at least 6.0% must be greater than 60 feet wide.
4. Minimum lot depth: 110 feet or 90 feet for lots fronting on the bulb portion of a cul-de-sac.
5. Maximum lot coverage: Sixty (60%) percent calculated as the ground covered by building structures, principal or accessory, of the gross lot surface area.



6. Maximum height: Two (2) stories. Roof gables, chimneys, and vent stacks may extend to a height not to exceed 35 feet above the average level of the base of the foundation of the building. Height regulations prescribed herein shall not apply to satellite earth station antennas or any personal communication electronic facilities protected by the Federal Telecommunications Act of 1996.
  7. Minimum front yard building setback: 25 feet; 20 feet on cul-de-sac bulbs as measured from the front property / right-of-way line.
  8. Minimum side yard building setbacks: 5 feet for interior, non-corner lots and the non-street side of corner lots; 10 feet exterior side yard for corner lots if a minimum fifteen (15) feet by fifteen (15) feet visibility triangle, as measured from the property line / street right-of-way line, that restricts the placement or maintenance of any vertical obstruction, either natural or man-made, within a vertical distance of between three (3) feet and eight (8) feet of the natural ground elevation, is provided on the platted lot subdivision at any street, public or private, intersection. A street side setback of twenty-five (25) feet minimum will be required for all lots siding on a designated major arterial, minor arterial or major collector.
  9. Minimum rear yard building setback: 10 feet, except when the rear utility easement width is greater than ten (10) feet, the greater width is the minimum rear yard building setback. When a lot or a reserve is either directly adjacent to a major or minor arterial right-of-way or directly adjacent to a reserve less than fifteen (15) feet wide that is adjacent to a major or minor arterial, the minimum rear yard building setback is twenty-five (25) feet measured from the street right-of-way line and a minimum of ten (10) feet from the rear property line. When a residential lot backs to a designated major or minor arterial and a detached one-story garage is constructed on the residential lot, the rear yard between the detached one-story garage and the rear property line may be reduced to a minimum of three (3) feet if a minimum of twenty-five (25) feet is maintained between the rear of the one-story detached garage and the right-of-way line of the major or minor arterial.
  10. All lots shall have a minimum of two (2) trees, planted in the front yard setback. The trees must be a minimum of one and one-half (1-1/2) inches in caliper width and a minimum height of six (6) feet as measured at the tree trunk from the ground as planted. The trees must be located between five (5) feet and fifteen (15) feet from a side lot line and between five (5) feet and twenty (20) feet from the front property line with a minimum of ten (10) feet between tree trucks.
- E. Development Regulations for Commercial Tract** – Area regulations, yard requirements, and maximum lot coverage, height, and floor area per District MU in the Zoning Ordinance shall apply to the Commercial tract within the PD. At the time of the preliminary plat of any commercial land, a draft of the protective covenants whereby the Developer proposes to regulate the use of the land shall be submitted to the City. The restrictive covenants, conditions or limitations shall never be less than the minimum requirements of the City as specified in the City’s applicable ordinance(s).
- F. Parks, Recreation and Trails** – As shown on [Figure 3](#), an integrated network of open space and recreational amenities shall be provided in accordance with the following regulations:
1. A landscape buffer with a minimum 15-foot width shall be located along each side of the central spine road, as shown on [Figure 3](#), where lots side or rear to the spine road. The buffer is in addition to the minimum street right-of-way width and shall include trees, benches, plazas and landscape screening. No on-street parking will be allowed along the designated spine road.

2. Recreational sites will be strategically located along the central spine road, and shall include the following:
- (a) A recreational site north of Meridiana Parkway (County Road 56) near the main project entry shall include water recreation i.e., “splash pad”, and a swimming pool with dressing rooms, playground and picnic facilities.
  - (b) A recreational site south of Meridiana Parkway (County Road 56) near the main project entry.
  - (c) A recreational site north of Cedar Rapids Parkway (County Road 57) shall include a swimming pool and splash pad, with dressing rooms, playground and picnic facilities.
  - (d) Additional Recreation Sites, strategically located near the entries of various neighborhood pods, as shown on [Figure 2](#). A contributing park, recreation and/or open space area must be located a maximum of one-quarter (1/4) mile from all residential lots.
  - (e) A contributing park / recreation / open space area of a minimum area of one-quarter (1/4) acre must be contained within each private gated section.
  - (f) In addition to the three recreation sites identified above, six additional recreation sites shall be provided with the following minimum improvements.
    - Recreation sites shall provide a variety of recreation uses both passive and active. At a minimum, a recreation site shall include a paved plaza area a minimum of 500 square feet and shall include a decorative paving pattern.
    - Each site shall include at least 2 benches, 2 shade trees, a drinking fountain and bicycle parking. Bicycle parking shall include racks or other structures intended for parking bicycles, with a minimum of 4 spaces.
    - At least 2 parks shall include ball field facilities for informal play, including baseball back stops and soccer goals.
    - At least 1 park shall include a fenced area with double gates for use as a dog park.
3. On-site storm water detention designed as permanent lakes will be provided within the project, providing additional open space with recreational amenities. A large lake will be located near the project entry.
- Contributing open space areas shall include the area of the permanent water surface and the adjacent side slopes, at a maximum slope of 5:1, for the permanent lake with a minimum water depth of six (6) feet beyond the slope transition. On-site storm water detention area that do not contain a permanent lake area or do not contain permanent man-made improvements, such as hike/bike trails with benches/structures, and that are not accessible with a minimum of one access point directly from a street (public or private) will not be included in the calculation for the minimum amount of required parks / recreation / open space.
- (a) A minimum of two (2) view corridors per lake with an unobstructed view from the adjacent streets with a minimum combined width of 60 feet, per lake, shall be provided to each permanent lake. The minimum width of a single view corridor is 20 feet. Views to the permanent lakes from the view corridors shall not be obstructed by fences, structures, screening or landscaping that would prevent seeing the lake area.
  - (b) View corridors shall be separated by a minimum of one thousand (1,000) feet as measured along the lake water edge. Unless the lake is less than one thousand (1,000) feet in length in which case the view corridors shall be separated by at least 4/5 the total length of the lake.
  - (c) A concrete pedestrian path a minimum of five (5) feet in width shall connect the required street sidewalk with the lake water edge.



4. Minimum 4-foot width sidewalks shall be provided along both sides of local residential streets. All sidewalks shall be constructed in accordance with the City of Iowa Colony standard details and shall meet the State of Texas ADA standards.
5. Minimum 5-foot width sidewalks shall be provided along both sides of major arterials, minor arterials, major collectors and the central spine road (as depicted in Figure 4 attached) within and adjacent to the property. At the discretion of the developer, a six-foot wide sidewalk may be constructed on only one side of the right-of-way in lieu of two 5 foot wide sidewalks on both sides of the right-of-way. In either case, the sidewalks may meander out of the right-of-way and into an adjacent landscape reserve if so provided.

**G. School and Community Facility Sites**

1. As shown on Figure 2, an approximate forty-eight acre elementary and junior high school site shall be provided for purchase at the option of the Alvin Independent School District. If the AISD chooses not to purchase the site, the site is limited to the same uses as for tracts identified as Single Family Residential (SFR) on Figure 2.
2. At no cost to the City of Iowa Colony, a 4.66 acre site located south of CR 56, and west of CR 383 shall be provided to the City, for the purpose of an EMS / Fire Station Site. As the land adjacent to the 4.66 acres provided to the City become available for development, the land shall be offered to the City of Iowa Colony as a first right-of-refusal at fair market value.

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1. Street improvements shall be built in phases as the project develops in accordance with the City's Engineering Design Criteria Manual, Developers Agreement, street plan and cross sections listed below.
  - Figure 4: *Thoroughfare Exhibit*
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**I. Project Phasing – Figure 7 indicates the general time and location of the proposed development phasing. The precise dates of each phase is subject to change due to general economic variables and market demand.**

**J. Specific Conditions – Implementation of this master-planned community will require consideration of site conditions that necessitate granting the following variances from specific sections of the Subdivision Ordinance and Engineering Design Criteria Manual:**

1. Section 36 (D): *No block shall exceed a length of one thousand two hundred (1,200) feet in residential or commercial developments.*

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2. Section 37 (B)(5): *Access to Public Streets. The subdividing of land shall be such as to provide each lot with satisfactory access to a public street.*

All the streets in the gated portions of the community will be private with access limited to local traffic only. Gated private street neighborhoods will connect to public streets. All gated sections containing more than 35 lots shall have at least two connections to a public street. If a future second point of access is not yet constructed a temporary connection shall be provided until the permanent connection is constructed. All private streets will be constructed to the City's public street standards. A homeowners' association will assume all responsibility to repair and maintain the private streets. As such, the adherence to this requirement for the private street portions of the development will not be required.

Copy



SIERRA VISTA  
and  
STERLING LAKES  
AT IOWA COLONY  
A CANYON GATE® COMMUNITY

Boundary Exhibit

AN EXHIBIT OF 1285.64 ACRES  
IN BRAZORIA COUNTY, TEXAS

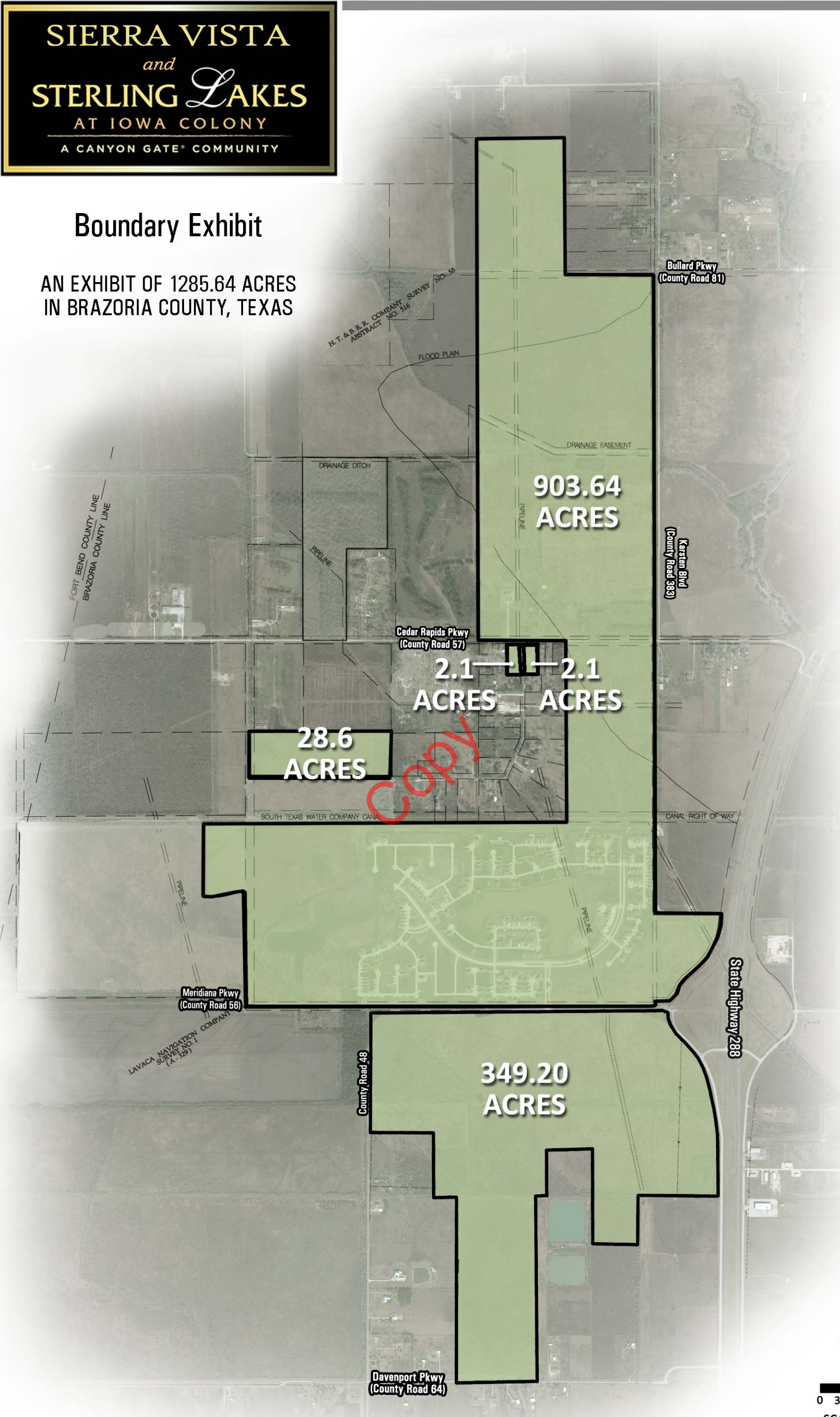


FIGURE 1



SIERRA VISTA

and

STERLING LAKES

AT IOWA COLONY

A CANYON GATE® COMMUNITY

Jurisdiction Map

LEGEND

- IOWA COLONY CITY LIMIT

IOWA COLONY ETJ

ALVIN ETJ

ALVIN CITY LIMIT

ALL JURISDICTIONAL LINES ARE APPROXIMATE AND SUBJECT TO CHANGE

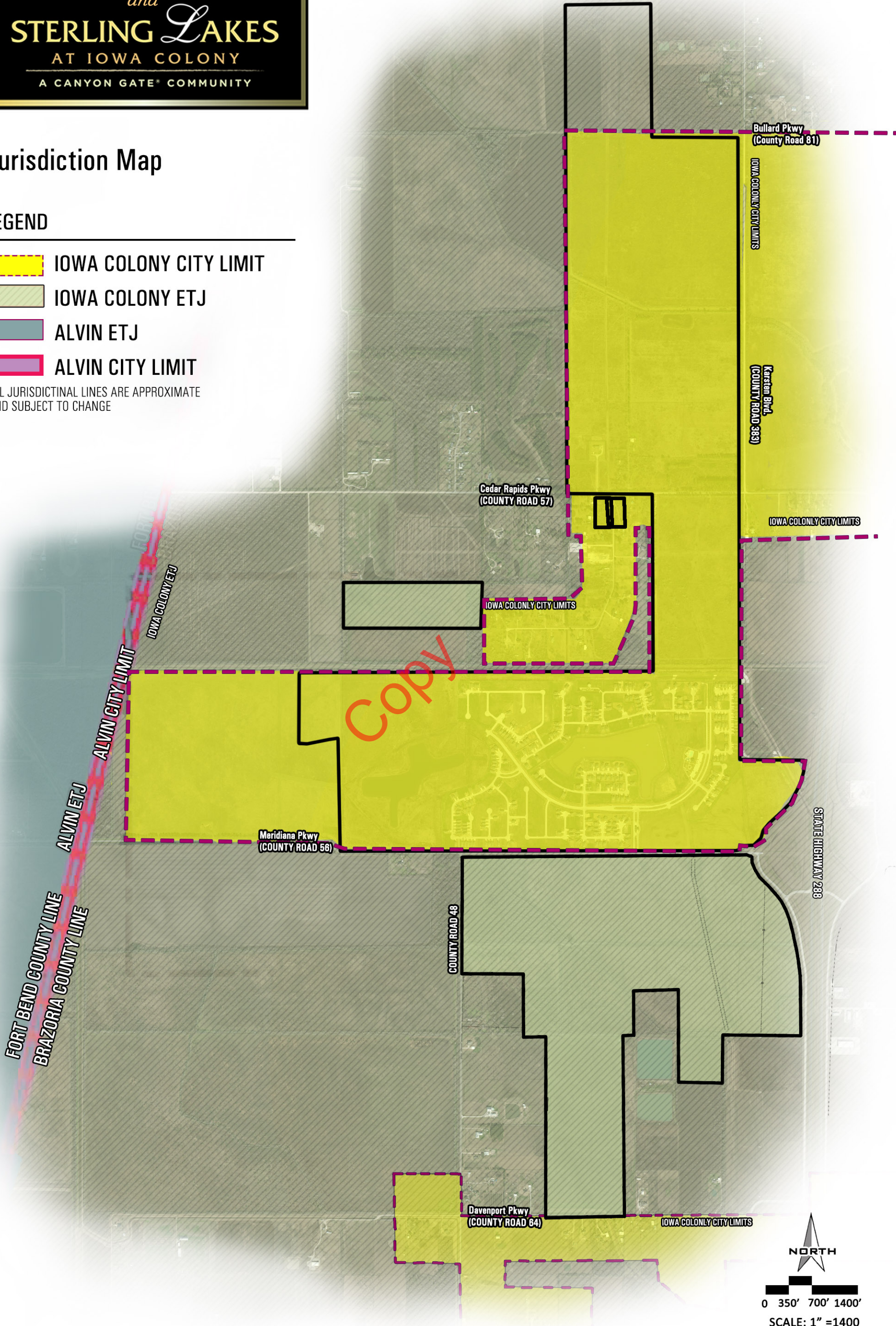


FIGURE 1A

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.



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and  
STERLING LAKES  
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General Development Plan

LEGEND

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- LOTS LESS THAN 50' WIDE SHALL NOT BE PERMITTED SOUTH OF MERIDIANA PARKWAY (CR 56).				
LOT SIZE	(A) 45' X 110'	(B) 50' X 110'	(C) 55' X 110'	(D) TOTAL LOTS < 60' X 110'
TOTAL LOTS PERMITTED	NO MORE THAN 808 LOTS PERMITTED	NO MORE THAN 955 LOTS PERMITTED	A+B+C<1,820	1,820 Lots or 65% of Total Lots
PLATTED/EXISTING	478 LOTS	541 LOTS	253 LOTS	1,272 LOTS
MAXIMUM FUTURE LOTS	NO MORE THAN 330 LOTS PERMITTED	NO MORE THAN 414 LOTS PERMITTED	NO MORE THAN 548 <sup>1</sup> LOTS PERMITTED	548 Lots or 65% of Total Lots

Note 1: A + B + C ≤ 548

2 AREA TYPE # 2 MINIMUM 60' X 110'		
LOT SIZE	60' X 110'	>60' X 110'
PLATTED/EXISTING	425 LOTS	169 LOTS
TOTAL MINIMUM	See Note 2	Min. 6% of Total Lots

Note 2: 60' wide lots + lots greater than 60' wide is equal or greater than 35% of total lots.

MAX. FUTURE TOWNHOUSE UNITS  
19.7 AC.@15 DU/AC. = 295 LOTS

- 3 INDICATES PROPOSED DETENTION
- 4 INDICATES PROPOSED CIVIC
- 5 INDICATES PROPOSED COMMERCIAL
- 6 INDICATES PLATTED LOTS
- 7 INDICATES EXISTING LAKES/DETENTION
- 8 INDICATES PRIVATE STREET
- 9 INDICATES PROPOSED TOWNHOUSE
- 10 \* INDICATES PROPOSED GATED ENTRY
- 11 ● INDICATES PROPOSED RECREATION SITE

TOTAL LOTS	
PLATTED/ EXISTING LOTS	1,866 LOTS
PROPOSED MAX. LOTS	934 LOTS
MAX. FUTURE TH LOTS	295 LOTS
TOTAL MAX LOTS	3,095 LOTS

FIGURE 2



SIERRA VISTA  
and  
STERLING LAKES  
AT IOWA COLONY  
A CANYON GATE® COMMUNITY

Contributing Landscape and Open Space Plan

LEGEND

REQUIRED OPEN SPACE

ACREAGE	TOTAL %
65 ACRES	5%

OPEN SPACE INCLUDES LANDSCAPE BUFFERS, DETENTION AREAS, GREEN BELTS AND RECREATION SITES.  
(CONTRIBUTING RECREATION SITES SHALL BE ACCESSIBLE FROM A PUBLIC STREET.)

- INDICATES PRIVATE NON-CONTRIBUTING RECREATION SITES
- INDICATES PROPOSED RECREATION SITE MINIMUM 1/4 AC. (SEE NOTE)
- 1/4 MILE RADIUS SERVICE AREA
- PROPOSED PUBLIC PARK NOT INCLUDED IN LANDSCAPE/OPEN SPACE AREA CALCULATIONS
- INDICATES 15' MINIMUM GREENBELT/ LANDSCAPE BUFFER WITH SIDEWALK  
NOTE: 6' MINIMUM SIDEWALK REQUIRED ON ONE SIDE OF THE SPINE ROAD
- INDICATES MINIMUM 5' WIDE PUBLIC STREET SIDEWALK
  - LANDSCAPE BUFFERS TO COUNT AS REQUIRED OPEN SPACE SUBJECT TO:  
MINIMUM 15' WIDE AND CONTAINING REQUIRED 1½" CALIPER TREES
  - DETENTION LAKE TO COUNT AS REQUIRED OPEN SPACE SUBJECT TO:  
5:1 MAXIMUM SIDE SLOPE, PERMANENT WATER SURFACE AND MINIMUM 6' WATER DEPTH

Note:  
Recreation sites shall provide a variety of recreational uses- passive and active. At minimum, a recreation site shall include a paved plaza area. The plaza area shall be a minimum of 500 sq.ft. and shall include a decorative paving pattern.

Each site shall include at least 2 benches, 2 shade trees, a drinking fountain and bicycleparking. Bicycle parking shall include racks or other structures intendedfor parking bicycles, with a minimum of 4 spaces.

At least 2 parks shall include ball field facilities for informal play, including baseball back stops and soccer goals. At least 1 park shall include a fenced area with double gates for use as a dog park.



FIGURE 3



SIERRA VISTA  
and  
STERLING LAKES  
AT IOWA COLONY  
A CANYON GATE® COMMUNITY

Thoroughfare Exhibit

LEGEND

- MAJOR ARTERIAL (TO BE WIDENED)

(120' R.O.W. MIN. - 45 M.P.H. DESIGN SPEED)

MAJOR ARTERIAL (PROPOSED)

(120' R.O.W. MIN. - 45 M.P.H. DESIGN SPEED)

MINOR ARTERIAL (PROPOSED)

(120' R.O.W. MIN. - 40 M.P.H. DESIGN SPEED)

MAJOR COLLECTOR

(80' R.O.W. MIN. - 35 M.P.H. DESIGN SPEED)

MAJOR COLLECTOR (PROPOSED)

(80' R.O.W. MIN. - 35 M.P.H. DESIGN SPEED)

MINOR COLLECTOR (PROPOSED)

(80' R.O.W. MIN. - 30 M.P.H. DESIGN SPEED)

SUPER ARTERIAL (PUBLIC)

(S.H. 288, R.O.W. VARIES)
- SPINE ROAD (PRIVATE)

(80' R.O.W. MIN.)

SPINE ROAD (PUBLIC)

(80' R.O.W. MIN.)

SPINE ROAD (PROPOSED)

(80' R.O.W. MIN.)

LOCAL STREET (PUBLIC)

(60' R.O.W. MIN.)

LOCAL STREET (PRIVATE)

(60' R.O.W. MIN.)

\*

GATED ENTRY

SIGNALIZED INTERSECTION

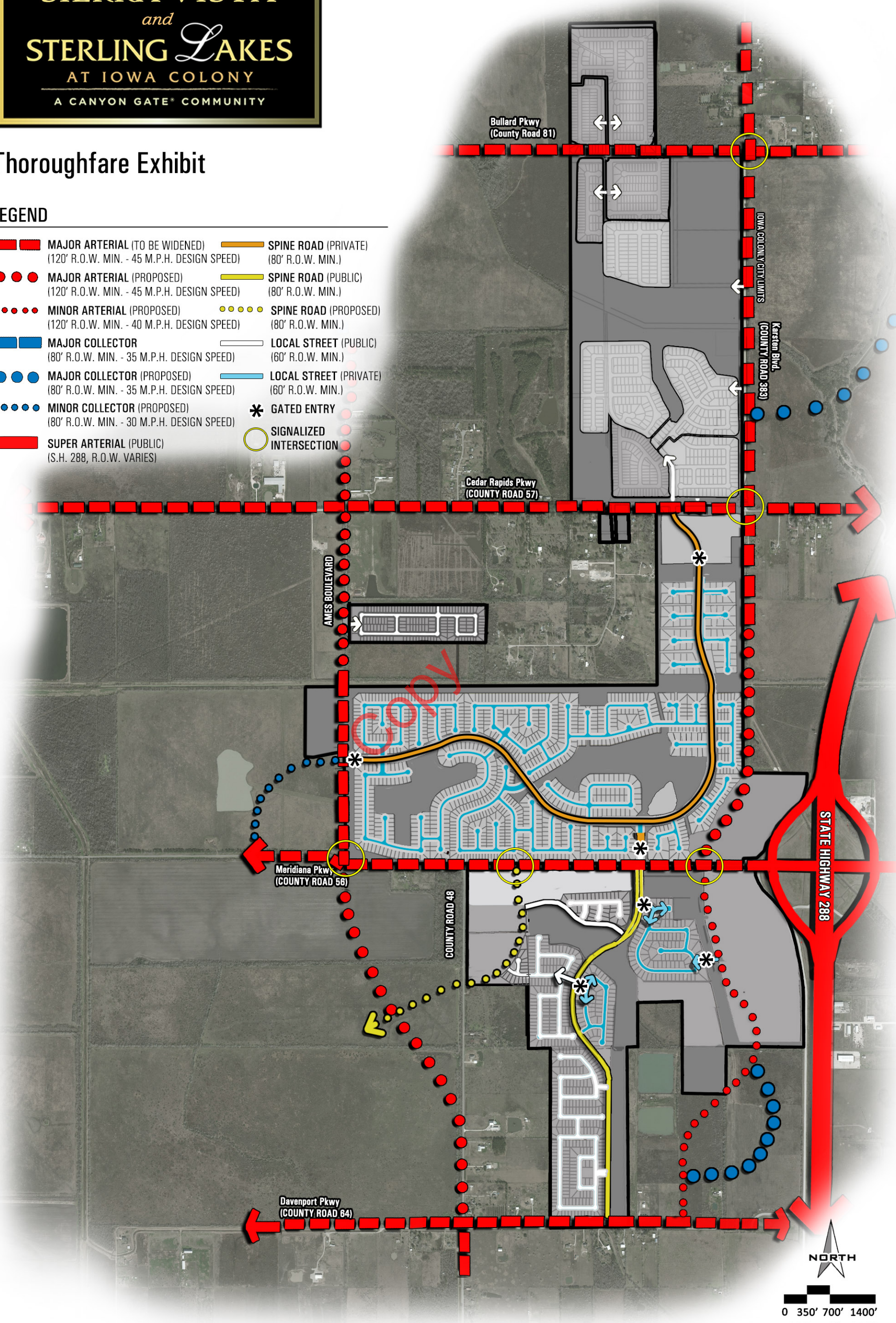


FIGURE 4

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.



## SPINE ROAD (DIVIDED) PROPOSED STREET CROSS SECTION

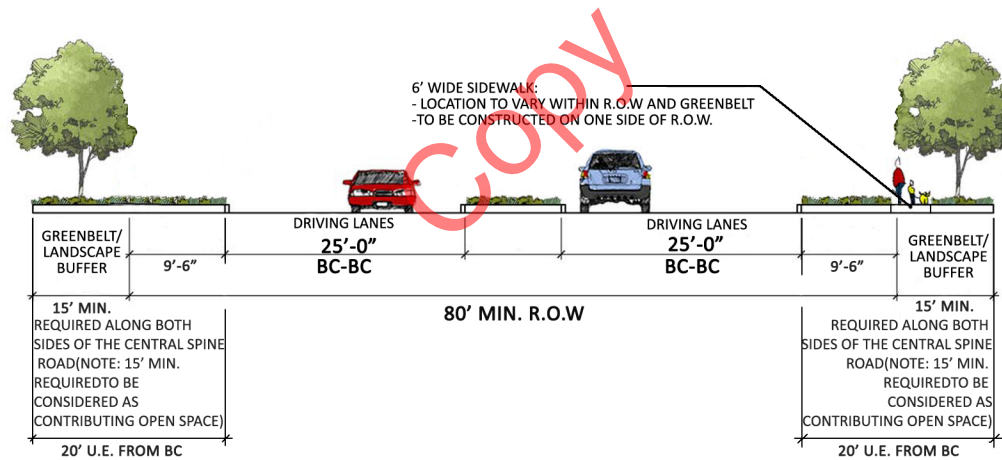


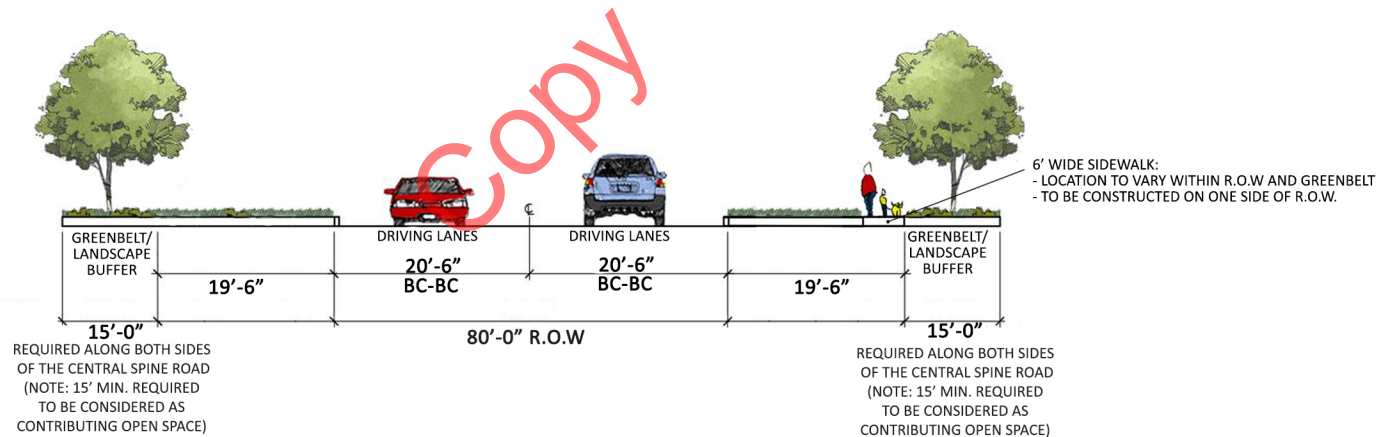
FIGURE 5

0' 5' 10' 15' 20'

SCALE 1" = 20'  
DATE: 05.01.2018



## SPINE ROAD (UNDIVIDED) PROPOSED STREET CROSS SECTION



**FIGURE 6**

0' 5' 10' 15' 20'

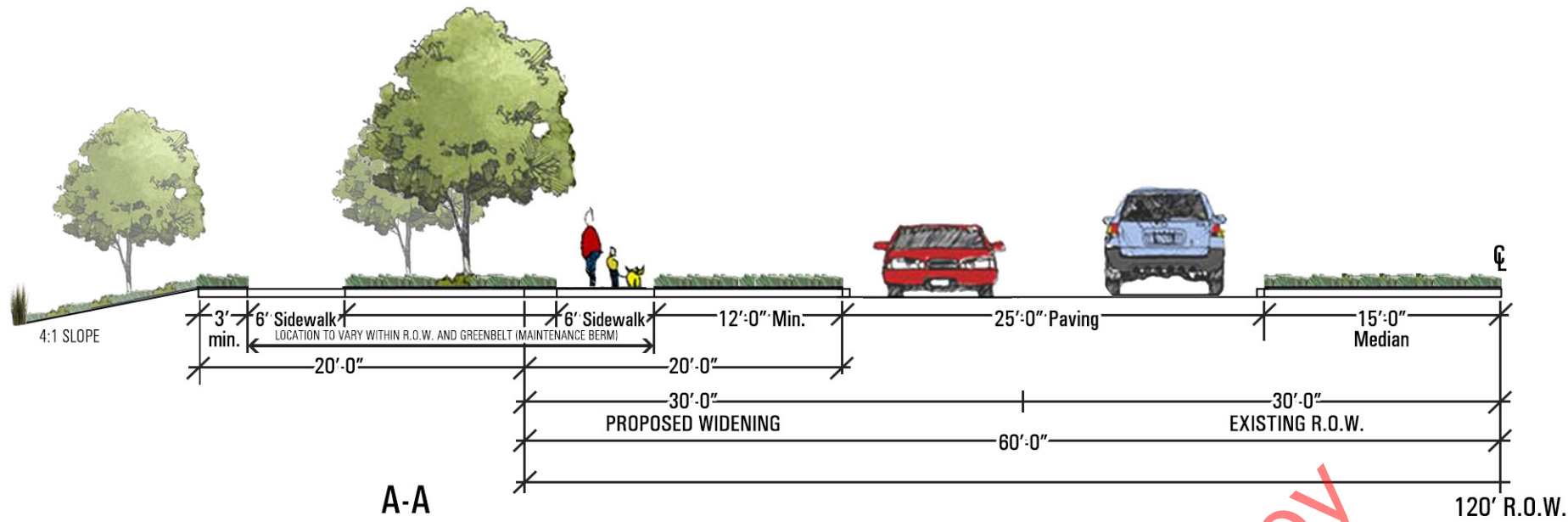
SCALE 1" = 20'  
DATE: 05.01.2018



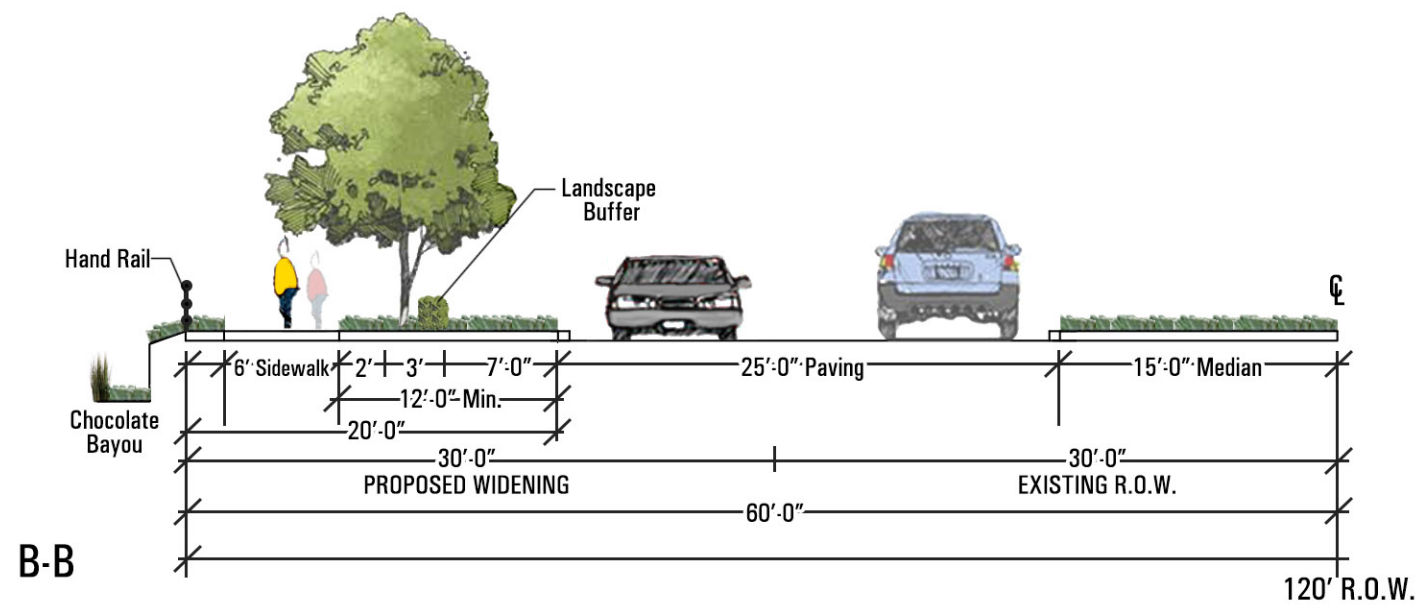
# Sierra Vista West

## Pedestrian Cross-Section and Detail

FIGURE 7

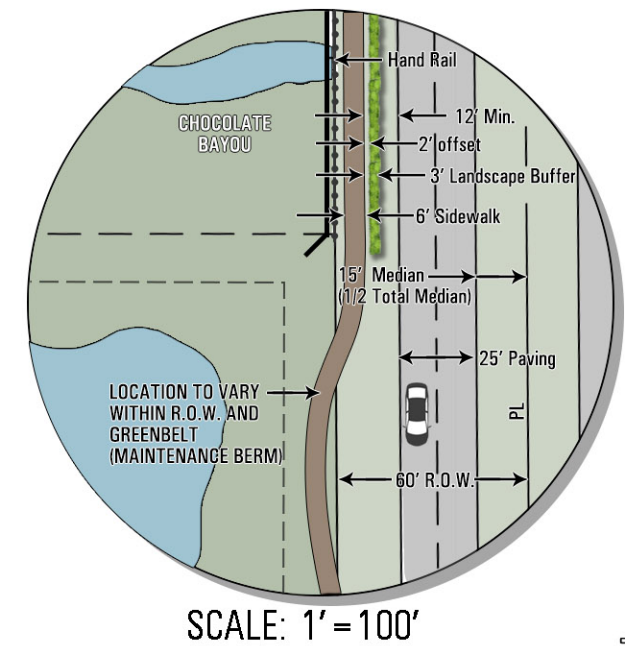
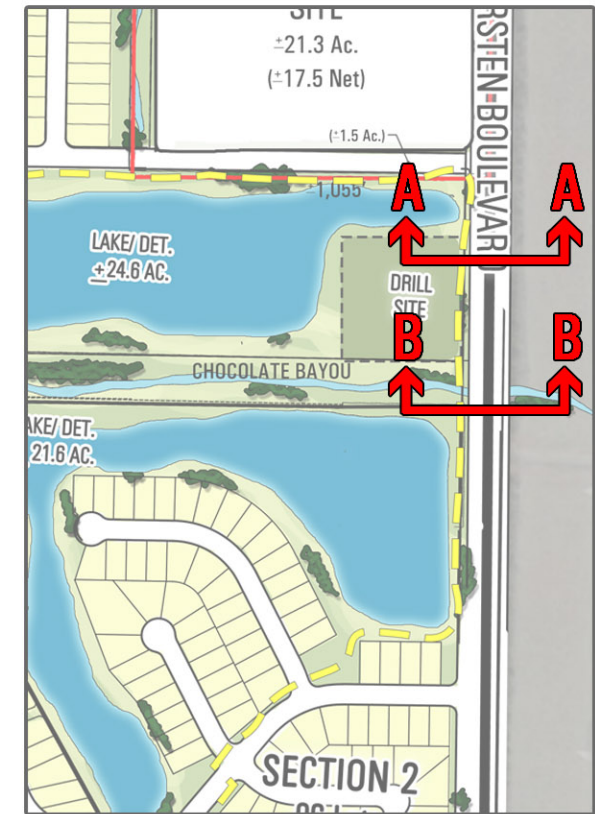


A-A



B-B

COPY





# Sterling Lakes North



FIGURE 8

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.



# SIERRA VISTA and STERLING LAKES AT IOWA COLONY

A CANYON GATE® COMMUNITY

## Phasing Plan

- PHASE I (1-2 Years)
- PHASE II (3-5 Years)
- PHASE III (6-10 Years)

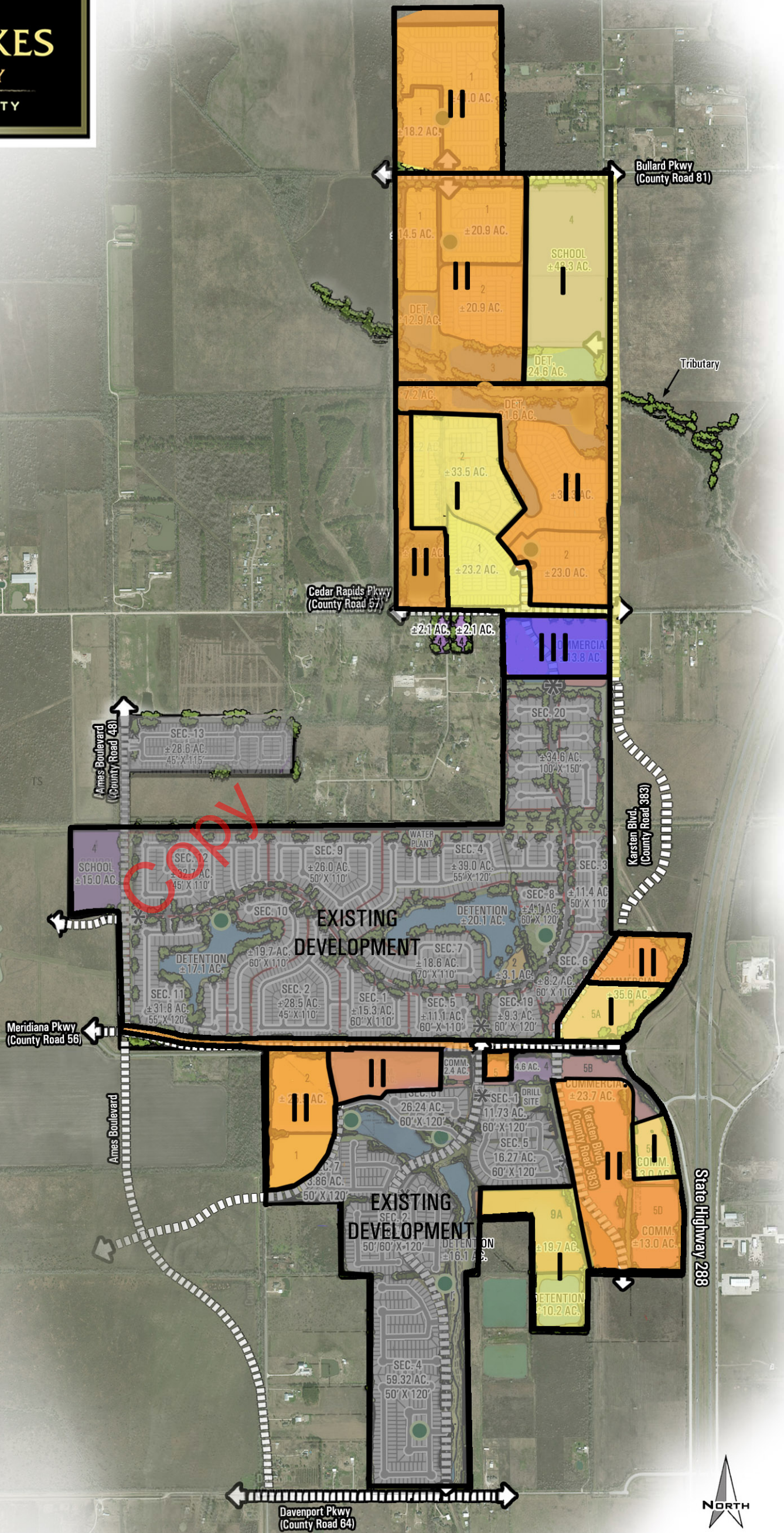


FIGURE 9





1575 Sawdust Road, Suite 400  
The Woodlands, Texas 77380  
Tel: 281.363.4039  
Fax: 281.363.3459  
[www.jonescarter.com](http://www.jonescarter.com)

July 27, 2021

Mr. Dinh V. Ho, P.E.  
Principal  
Adico Consulting Engineers  
2114 El Dorado Blvd., Suite 400  
Friendswood, TX 77546

Re: Plan of Development Sterling Lakes at Iowa Colony and Sierra Vista

Dear Dinh:

The purpose of this amendment is to allow for the expansion of non-residential uses, “commercial” uses along the south side of Meridiana Parkway west of Sierra Vista Drive. A subdivision plat for a Montessori school was submitted for P&Z consideration but is being deferred to make changes to the proposed site plan. This amendment will also allow for the approval of a temporary “sales office” west of Crystal View Drive.

We also changed the language regarding “Swing” uses on the tract west of Karsten Blvd. And we anticipate making additional changes to include the Road Construction Sequence Exhibit to document the agreement with the HOA regarding the timing to construct the extension of Sterling Lakes Blvd. agreed to at the July 19<sup>th</sup> City Council meeting. I have listed below the changes that were made to each of documents included in this application.

- Figure 1: *Boundary Exhibit - no change*  
Figure 1a: *Jurisdiction Map - no change*  
Figure 2: *General Development Plan –*  
*The map was revised to show the extension of “Commercial” uses along*  
*the south side of Meridiana Blvd..*  
Figure 3: *Landscape and Open Space Plan – no change*  
Figure 4: *Thoroughfare Exhibit – no change*  
Figure 5: *Street cross section for Spine Road, (divided)- no change*  
Figure 6: *Street cross section for Spine Road, (undivided) – no change*  
Figure 7: *Pedestrian cross section and detail – no change*  
Figure 8: *Sterling Lakes North General Plan- no change*  
Figure 9: *Phasing Plan of Development – no change*  
Figure 10: *to be added before CC meeting – Sterling Lakes North Road*  
*Construction Sequence.*



We appreciate your consideration in this matter and ask that you accept the preliminary plat for consideration by the Planning Commission.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stan Winter', written in a cursive style.

Stan Winter, A.I.C.P.

Vice President

Copy