



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

IOWA COLONY PLANNING COMMISSION
MINUTES OF MARCH 1, 2022

Members present: David Hurst, Tim Varlack, McLean Barnett, Les Hosey, and Brian Johnson

Members absent: Melanie Hampton and Steven Byrum-Bratsen

Others present: Dinh Ho, Robert Hemminger, Brad Sweitzer, and Stan Winters

MEETING- 7:00 P.M.

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

2. PUBLIC HEARING

- Hold a public hearing to consider amending the Meridiana Planned Use Development concerning the layout, dimensions, and other regulations of the courtyard homes in the Village Center land use area generally located at or near the intersection of Pursley Boulevard and Meridiana Parkway. Chairman Hurst opened the public hearing at 7:00 P.M. Mr. Darryl Archer- 10511 County Road 786 asked about drainage, the road conditions of Pursley Blvd., and utilities that will benefit the residents in that area with this amendment. Dinh Ho provided explanation to his questions and concerns. Chairman Hurst closed the public hearing at 7:20 P.M.

3. Citizens Comments. There were no other public comments.

4. Consider approval of the following Planning and Zoning Commission meeting minutes

- February 1, 2022

Les Hosey made a motion to approve the Planning and Zoning Commission meeting minutes of February 1, 2022. Seconded by Tim Varlack. Approved unanimously with five ayes.

5. Consideration and possible action for the Ames Blvd. Detention Reserve Abbreviated Plat. Les Hosey made a motion to approve the Ames Blvd. Detention Reserve Abbreviated Plat. Seconded by Brian Johnson. Motion carried with four ayes. Tim Varlack abstained from the vote due to his concern with understanding the impact of County Road 48 North.

6. Consideration and possible action for the Davenport Detention Reserve Abbreviated Plat. Tim Varlack made a motion to approve the Davenport Detention Reserve Abbreviated Plat. Seconded by Les Hosey. Approved unanimously with five ayes.

7. Consideration and possible action for the Sierra Vista Section 8 Preliminary Plat. Stan Winters with Jones and Carter presented a power point regarding Sierra Vista Section 8. McLean Barnett made a

motion to approve the Sierra Vista Section 8 Preliminary Plat. Seconded by Les Hosey. Approved unanimously with five ayes.

8. Consideration and possible action for the Meridiana PUD Amendment No. 4. Les Hosey made a motion to recommend the Meridiana PUD amendment No.4 per staff's recommendation and that the lot size of the courtyard homes be increased from 2,500 to a minimum 3,000 sqft. Seconded by Brian Johnson. Approved with four ayes. McLean Barnett voted against the motion.

9. Consideration and possible action for the Meridiana General Development Plan. Les Hosey made a motion to approve the Meridiana General Development Plan. Seconded by Brian Johnson. Approved unanimously with five ayes.

10. Consideration and possible action for the Meridiana Section 37A Preliminary Plat. Tim Varlack made a motion to approve the Meridiana Section 37A Preliminary Plat. Seconded by Brian Johnson. Approved unanimously with five ayes.

11. Consideration and possible action for the Meridiana Section 34B Preliminary Plat. Tim Varlack made a motion to approve the Meridiana Section 34B Preliminary Plat. Seconded by Les Hosey. Approved unanimously with five ayes.

12. Consideration and possible action for the Meridiana Southwest Village Center Preliminary Plat. Les Hosey made a motion to approve the Meridiana Southwest Center Preliminary Plat. Seconded by Brian Johnson. Approved unanimously with five ayes.

13. Les Hosey made a motion to adjourn. Seconded by Tim Varlack. The meeting was adjourned by a unanimous vote at 8:18 P.M.

APPROVED THIS 5th DAY OF APRIL, 2022.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chairman

x



WASIM@USGLOBAL

NORTH WEST CORNER OF MERIDI /

A0289 HT & BRR

2.241 ACRE IN SEC 57, H.T.B & RI

8 / 14 /

BRAZORIA COU

69

UDC SECTION 3

Requesting variance to the 15' landscaping setback.
The drive-thru has been pushed to the farthest
Also this layout helps to achieve desired number
the c-store and restaurant traffic well separated

UDC SECTION

Requesting variance for setback from Karstel Blvd.
bordered by two major arterial roads on east and
achieve the building's desired size and orientation

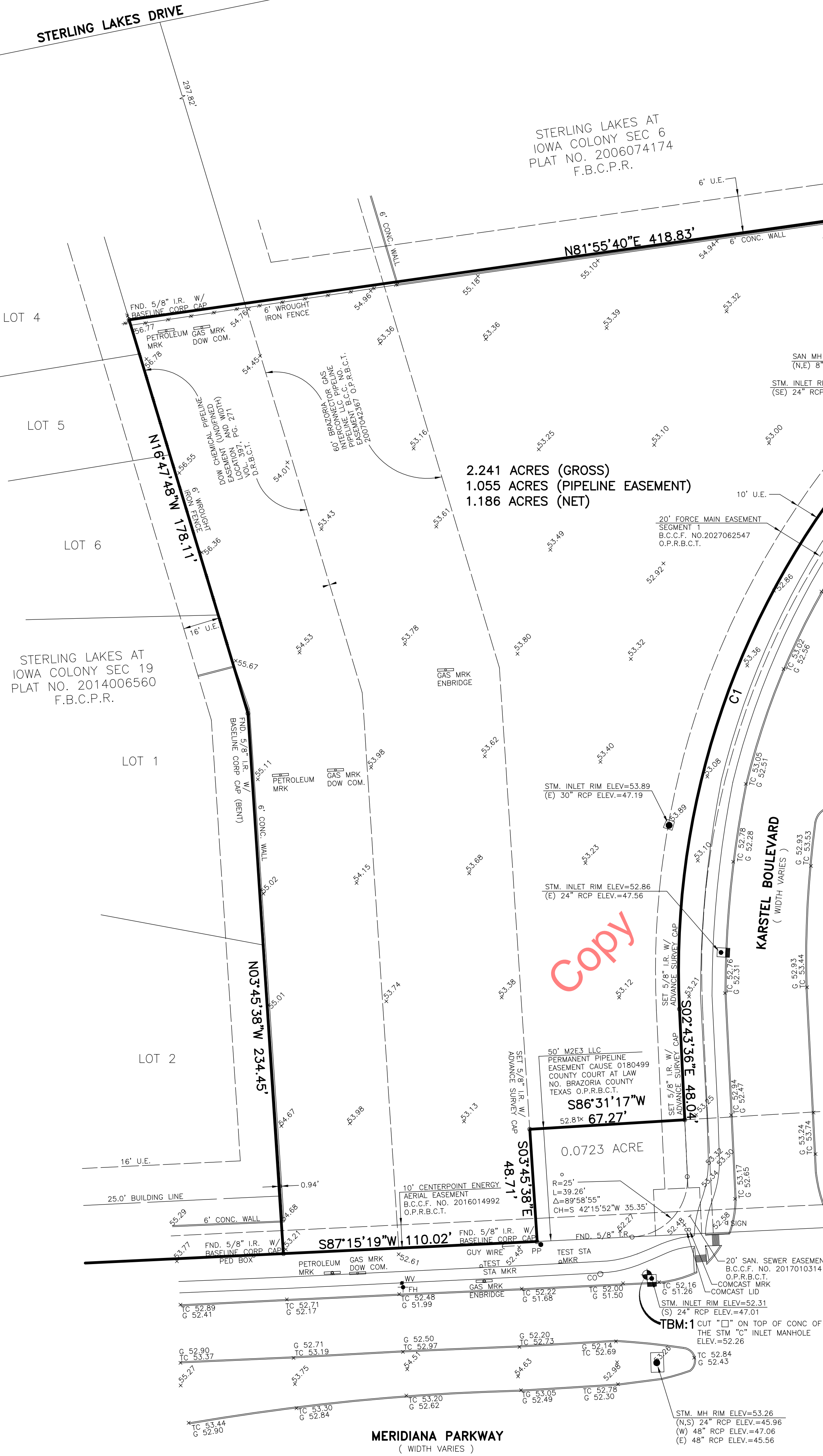
SITE, LANDSCAPE

03.01

02.1

SCALE: 1" = 30'

LEGEND:
ACRES
A/C - AIR CONDITION
A.E. - AERIAL EASEMENT
B.L.D.G. - BUILDING
B.O. - BOLLARD
CB - CATCH BASIN
CONC. - CONCRETE
COVD. - COVERED
CP - CRIMPED PIPE
DA - DUMPSTER AREA
ELEG. - ELECTRIC
ESMT. - EASEMENT
FC - FIRM CODE
FH - FIRE HYDRANT
FND. - FOUND
GM - GAS METER
BCCF - BRAZORIA COUNTY CLERK'S FILE
BCDR - BRAZORIA COUNTY DEED RECORDS
BCMR - BRAZORIA COUNTY MAP RECORDS
HCPS - HANDICAP PARKING SPACE
HLAP - HOUSTON LIGHTING & POWER
I.P. - IRON PIPE
I.R. - IRON ROD
L.P. - LIGHT POST
MH - MANHOLE
MW - MONITORING WELL
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
PP - POWER POLE
PS - PARKING SPACES
PTP - FINCHED TOP PIPE
R.O.W. - RIGHT OF WAY
RR - RAILROAD
SAN. - SANITARY
SP - SERVICE POLE
SQ. FT. - SQUARE FEET
S.S.E. - SANITARY SEWER EASEMENT
STM. - STORM
STM.S.E. - STORM SEWER EASEMENT
SWBT - SOUTHWESTERN BELL TELEPHONE
TEL. - TELEPHONE
TLP - TRAFFIC LIGHT POLE
TSB - TRAFFIC SIGNAL BOX
U.E. - UTILITY EASEMENT
WM - WATER METER
WV - WATER VALVE
WVF - BARBED WIRE FENCE
CL - CHAIN LINK FENCE
CONC. - CONCRETE
COVERED CONCRETE
ASPHALT
OHP - OVERHEAD POWER LINES
WOOD FENCE
WROUGHT IRON FENCE



BENCHMARK:

BENCHMARK NO. CB2 IS A BRASS CAP STAMPED 'CB-2' SET IN THE NORTH SIDE OF COUNTY ROAD 81 BRIDGE OVER WEST FORK CHOCOLATE BAYOU, AT STREAM CENTERLINE, IN KEY MAP 652X, NEAR UNIT CB100-00-00 ELEV. 56.51' NAVD 88, 2001 ADJUSTMENT

TBM:1

CUT " " ON TOP OF CONC. OF THE STM "C" INLET MANHOLE
ELEV.= 52.26'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	350.00"	281.74'	46°07'16"	S20°20'02"W	274.19'

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND CONTAINING 2.313 ACRES, MORE OR LESS, SITUATED IN SECTION 57 OF THE H. T. & B. RR. CO. SURVEY, ABSTRACT NO. 289, BRAZORIA COUNTY, TEXAS, BEING A PART OF THAT CERTAIN 274.2 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO STERLING LAKES IOWA ASSOCIATES RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2005064607, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 2.313 ACRE TRACT IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS: THE BEARINGS HEREIN WERE DERIVED FROM REDUNDANT RTK GPS OBSERVATIONS AND ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 CORRS ADJUSTMENT. THE DISTANCES HEREIN ARE SURFACE DATUM. TO CONVERT TO GRID MULTIPLY BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.99986213

BEGINNING AT A 5/8-INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF MERIDIANA PARKWAY (C.R. 56 - WIDTH VARIES) AS DEDICATED BY THE PLAT RECORDED IN DOCUMENT NO. 2017058165, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID CAPPED IRON ROD BEING THE SOUTHEAST CORNER OF STERLING LAKES AT IOWA COLONY SEC 21, A SUBDIVISION RECORDED IN DOCUMENT NO. 2018000064, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, FROM SAID CAPPED IRON ROD BEARS SOUTH 87 DEGREES 15 MINUTES 19 SECONDS WEST, 133.07 FEET;

THENCE, NORTH 03 DEGREES 45 MINUTES 38 SECONDS WEST, ALONG THE EAST LINE OF SAID STERLING LAKES AT IOWA COLONY SEC 21, 234.45 FEET TO A FOUND 5/8-INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 16 DEGREES 47 MINUTES 48 SECONDS WEST, ALONG THE EAST LINE OF SAID STERLING LAKES AT IOWA COLONY SEC 21, AT 22.41 FEET PASSING A POINT FOR THE NORTHEAST CORNER OF SAID STERLING LAKES AT IOWA COLONY SEC 21 AND THE MOST EASTERLY SOUTHEAST CORNER OF STERLING LAKES AT IOWA COLONY SEC 19, A SUBDIVISION RECORDED IN DOCUMENT NO. 2014006560, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, FROM WHICH, A FOUND 5/8-INCH "JONES-CARTER" PLASTIC CAPPED IRON ROD BEARS NORTH 40 DEGREES WEST, 0.4 FEET, CONTINUING ALONG AN EAST LINE OF SAID STERLING LAKES AT IOWA COLONY SEC 19, IN ALL, A TOTAL DISTANCE OF 178.11 FEET TO A SET 5/8-INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 81 DEGREES 55 MINUTES 40 SECONDS EAST, AT 50.59 FEET PASSING A 5/8-INCH "JONES-CARTER" PLASTIC CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF STERLING LAKES AT IOWA COLONY SEC. 6, A SUBDIVISION RECORDED IN DOCUMENT NO. 2006074174, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, FROM WHICH, A 5/8-INCH "PATE" PLASTIC CAPPED IRON ROD FOUND ON THE SOUTHEAST RIGHT-OF-WAY LINE OF STERLING LAKES DRIVE AS DEDICATED BY THE PLAT RECORDED IN DOCUMENT NO. 2007014707, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, BEARS NORTH 16 DEGREES 47 MINUTES 48 SECONDS WEST, 297.82 FEET, CONTINUING ALONG THE SOUTH LINE OF SAID STERLING LAKES AT IOWA COLONY SEC. 6, IN ALL, A TOTAL DISTANCE OF 418.83 FEET TO A 5/8-INCH "PATE" PLASTIC CAPPED IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID STERLING LAKES AT IOWA COLONY SEC. 6;

THENCE, SOUTH 54 DEGREES 57 MINUTES 27 SECONDS EAST, 10.11 FEET TO A 5/8-INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PROPOSED KARSTEN BOULEVARD (C.R. 383 - WIDTH VARIES);

THENCE, SOUTH 43 DEGREES 23 MINUTES 40 SECONDS WEST, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PROPOSED KARSTEN BOULEVARD, 129.94 FEET TO A 5/8-INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 350.00 FEET;

THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PROPOSED KARSTEN BOULEVARD, AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46 DEGREES 07 MINUTES 16 SECONDS, 281.74 FEET TO A SET 5/8-INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, SOUTH 02 DEGREES 43 MINUTES 36 SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF PROPOSED KARSTEN BOULEVARD, AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 58 MINUTES 55 SECONDS, 39.26 FEET TO A 5/8-INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD BEARING ON THE NORTH RIGHT-OF-WAY LINE OF SAID MERIDIANA PARKWAY, FROM WHICH A 5/8-INCH "COTTON SURVEYING" PLASTIC CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF THAT CERTAIN 0.6176 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO BRAZORIA COUNTY RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2015043801, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, BEARS NORTH 87 DEGREES 15 MINUTES 19 SECONDS EAST, 88.91 FEET;

THENCE, SOUTH 87 DEGREES 15 MINUTES 19 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID MERIDIANA PARKWAY, 151.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.313 ACRES OF LAND, MORE OR LESS. NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF.

SURVEY OF 2.241 ACRES OF LAND SITUATED IN SECTION 57 OF THE H.T.&B RR. CO. SURVEY, ABSTRACT NO. 289, BRAZORIA COUNTY A PART OF THAT CERTAIN 274.2 ACRES TRACT OF LAND DESCRIBED IN THE DEED TO STERLING LAKES IOWA ASSOCIATES RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2005064607, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS, SAID 2.241 ACRES TRACT DESCRIBED BY METES AND BOUNDS

TO: LENDER, PURCHASER, TITLE COMPANY

I, hereby certify that this survey was made on the ground and completed on this ____ day of _____, and that this plat correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

GP 1076601900065 of FIDELITY NATIONAL TITLE INSURANCE COMPANY

HENRY M. SANTOS, Registered Professional Land Surveyor No. 5450

• ABSTRACTING BY TITLE COMPANY.
• ALL BEARINGS ARE BASED ON RECORDED PLAT OF SAID SUBDIVISION.
• COPYRIGHT 2018, Advance Surveying, Inc.(Email: advance-survey@as23.com)

PURCHASER: US GLOBAL FUELS		SCALE: 1" = 30'
ADDRESS: 0 MERIDIANA PARKWAY & KARSTEN BOULEVARD ROSHARON TEXAS, 77883		FIELD WORK: 04-22-21/DB DRAFTING: 05-01-21/RP
LENDER: -		FINAL CHECK: 05-03-21/AT
TITLE CO.: FIDELITY NATIONAL TITLE INSURANCE COMPANY		REVISIONS:
JOB NO.: 0411423-21-01		
G.F. NO.: 1076601900065		
KEY MAP: 692J		

ADVANCE SURVEYING, INC.
10518 KIPP WAY SUITE A-2 • HOUSTON, TEXAS 77099 • TBPLS FIRM NO. 10099200

SCHEDULE B

100. AN UNOBSTRUCTED AERIAL EASEMENT TEN (10) FEET IN WIDTH EXTENDING UPWARD FROM A PLANE SIXTEEN (16) FEET ABOVE GROUND LEVEL, NORTHERLY OF AND ADJOINING THE TEN-FOOT WIDE GROUND EASEMENT ALONG THE SOUTH PROPERTY LINE, GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, AND CENTERPOINT ENERGY RESOURCES CORP. D/B/A CENTERPOINT ENERGY TEXAS GAS OPERATIONS, AS SET OUT BY INSTRUMENT DATED JANUARY 27, 2016, FILED FOR RECORD UNDER CLERK'S FILE NUMBER 2016014992 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, AND AS REFLECTED (AS EASEMENT "Y") ON THE MERIDIANA PARKWAY PHASE IV STREET DEDICATION RECORDED UNDER DOCUMENT NUMBER 2017058165 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. (AS SHOWN)

10E. SANITARY SEWER EASEMENT TWENTY FOOT BY TWENTY FOOT (20' X 20') ALONG THE SOUTH PROPERTY LINE, GRANTED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32, AS SET OUT BY INSTRUMENT DATED FEBRUARY 27, 2017, FILED FOR RECORD UNDER CLERK'S FILE NUMBER 2017010314 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, AND AS REFLECTED ON THE MERIDIANA PARKWAY PHASE IV STREET DEDICATION RECORDED UNDER DOCUMENT NUMBER 2017058165 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. (AS SHOWN)

10F. FORCE MAIN EASEMENT TWENTY (20) FEET IN WIDTH CENTERED ALONG THE EASTERLY PROPERTY LINE, GRANTED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32, AS SET OUT BY INSTRUMENT DATED DECEMBER 5, 2017, FILED FOR RECORD UNDER CLERK'S FILE NUMBER 2017062547 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (AS SHOWN)

10G. PIPE LINE EASEMENT (UNDEFINED LOCATION) GRANTED TO THE DOW CHEMICAL COMPANY, AS SET OUT BY INSTRUMENT DATED FEBRUARY 2, 1945, RECORDED IN VOLUME 271, PAGE 121 (DOCUMENT DOES NOT APPEAR OF RECORD) AND IN VOLUME 397, PAGE 271 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND AS REFLECTED ON THE MERIDIANA PARKWAY PHASE IV STREET DEDICATION RECORDED UNDER DOCUMENT NUMBER 2017058165 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND ALSO ON THE FINAL PLAT OF STERLING LAKES AT IOWA COLONY SEC 19, RECORDED UNDER DOCUMENT NUMBER 2014006560 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. (AS SHOWN)

10H. PERMANENT PIPE LINE EASEMENT SIXTY (60) FEET IN WIDTH EASTERLY OF AND ADJOINING THE AFOREMENTIONED EASEMENT GRANTED TO THE DOW CHEMICAL COMPANY, ALONG WITH A TEMPORARY WORKSPACE EASEMENT AREA ADJOINING THERETO, AWARDED OT BRAZORIA INTERCONNECTOR GAS PIPELINE LLC, AS SET OUT BY INSTRUMENT DATED JULY 24, 2007, FILED FOR RECORD UNDER CLERK'S NUMBER 2007042367 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, AND AS REFLECTED ON THE MERIDIANA PARKWAY PHASE IV STREET DEDICATION RECORDED UNDER DOCUMENT NUMBER 2017058165 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; AND ALSO ON THE FINAL PLAT OF STERLING LAKES AT IOWA COLONY SEC 19, RECORDED UNDER DOCUMENT NUMBER 2014006560 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. (AS SHOWN)

10I. INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN THAT CERTAIN SPECIAL WARRANTY DEED FROM IOWA COLONY STERLING LAKES, LTD., DATED NOVEMBER 8, 2005, FILED FOR RECORD ON NOVEMBER 14, 2005, UNDER CLERK'S FILE NO. 2005064607 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND AS REFLECTED ON THE MERIDIANA PARKWAY PHASE IV STREET DEDICATION RECORDED UNDER DOCUMENT NUMBER 2017058165 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS, NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).

10J. SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 31.

10K. WAIVER OF SPECIAL APPRAISAL FOR THE BENEFIT OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 31, FILED FOR RECORD ON NOVEMBER 2, 2007, UNDER CLERK'S FILE NUMBER 2007061916 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.

10L. SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5.

10M. THE LAND HAS FRONTAGE OR ABUTS MERIDIANA PARKWAY, COUNTY ROAD 56, A CONTROLLED ACCESS HIGHWAY(S). THIS POLICY DOES NOT INSURE AGAINST THE EXERCISE OF POWER BY COMPETENT GOVERNMENTAL AUTHORITY TO LIMIT, CONTROL OR DENY ACCESS, INGRESS OR EGRESS TO THE LAND FROM SAID HIGHWAY OR SERVICE ROAD WHICH THE LAND ABUTS, NOR DOES IT INSURE THAT THE INSURED HAS OR SHALL CONTINUE TO HAVE ACCESS, INGRESS OR EGRESS FROM SUCH PROPERTY TO AND FROM SAID HIGHWAY AND SERVICE ROAD.

10N. WAIVER OF INVENTORY VALUATION FILED FOR RECORD UNDER CLERK'S FILE NUMBER 2019050927 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.

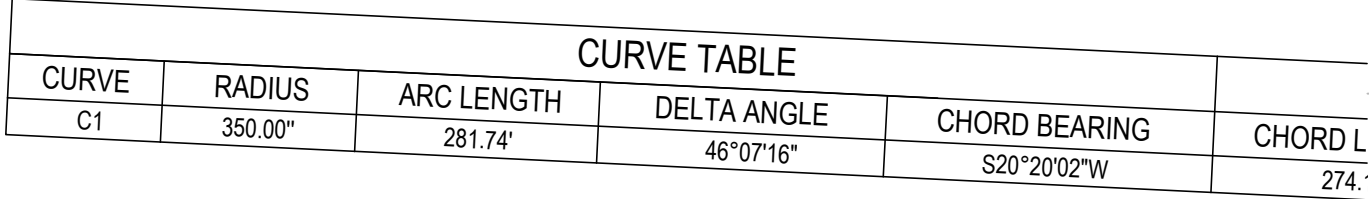
100. EASEMENT GRANTED TO M2E3 LLC, BY ORDER GRANTING POSSESSION BY EMINENT DOMAIN PROCEEDING, DATED JANUARY 14, 2020, UNDER CAUSE NO. 0140496 OF THE COUNTY COURT AT LAW NO. 4 OF BRAZORIA COUNTY, TEXAS, A CERTIFIED COPY AS FILED FOR RECORD UNDER CLERK'S FILE NUMBER 2020_____ OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.

FLOOD NOTE:

SUBJECT PROPERTY _____ LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE _____ NOT
MAP # 48038C, PANEL 0110K, DATED 12/30/2020. This information is based on graphic plotting only. We do not assume responsibility for exact determination.

1. DO NOT SCALE DRAWINGS. CONTACT DESIGNER TO VERIFY ANY UNKNOWN DIMENSIONS.
2. CONTRACTOR TO VERIFY WITH DIMENSIONS BEFORE COMMENCING ANY WORK. CONTRACTOR TO INFORM DESIGNER OF ANY DISCREPANCIES.
3. ALL OTHER WORK REQUIRED BUT NOT SPECIFIED IN THIS DOCUMENTS SHALL BE PERFORMED BY CONTRACTORS TO MEET THE GENERAL PRACTICING STANDARDS, BUILDING CODES AND MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
4. CONTRACTOR TO OBTAIN ALL PERMITS AND INSPECTIONS AND COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL PUBLIC AUTHORITIES(FEDERAL, STATE OR LOCAL) GOVERNING THE WORK. THE MOST STRINGENT SHALL APPLY.
5. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTION AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER BEFORE PROCEEDING.
6. ALL SIDEWALKS AND PATIO AREAS SURROUNDING THE BUILDING TO MAINTAIN A MAXIMUM 2% SLOPE.
7. CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS IN THE FIELD PRIOR BIDDING.
8. CONTRACTOR SHALL PROVIDE ANY TEMPORARY ROADS OR CROSSINGS AS REQUIRED FOR EXECUTION OF THE CONTRACT. ALL TEMPORARY CONSTRUCTION SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.
9. PROVIDE CONCRETE WALKS WITH CONTROL AND EXPANSION JOINT.
10. RELOCATION OF ALL UTILITY POLES, LINES AND OTHER EXISTING SERVICES(IF REQUIRED) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE VERIFIED AND COORDINATED WITH APPROPRIATE AGENCIES.
11. GRADE ALL LANDSCAPE ISLANDS TO AVOID WATER PONDING INSIDE CURBS-TYPICAL.
12. ALL PAVING TO BE CONCRETE UNLESS NOTED OTHERWISE.
13. SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
14. REFER TO CIVIL DRAWING FOR SITE WORK.
15. GENERAL CONTRACTOR TO PROTECT ALL TREES AND SHRUBS(IF ANY) IN AREA OF NEW CONSTRUCTION.
16. CONTRACTOR TO STAKE OUT ALL CORNERS OF BUILDINGS, ALL MAJOR SITE AND BUILDING COMPONENTS, ALL COLUMN LOCATIONS AND WATER EASEMENT PRIOR TO COMMENCEMENT OF ANY OTHER WORK.
17. ALL RESERVED SYMBOLS ARE TO BE PAINTED "INTERNATIONAL RESERVED BLUE", ALL OTHER STRIPING AND ADJACENT ACCESS AISLES IS TO BE PAINTED WHITE.
18. FLOOR OR LANDING ON EACH SIDE OF DOORS ARE AT THE SAME ELEVATION ON EACH SIDE OF THE DOORS. LANDING SHALL BE LEVEL EXCEPT THAT EXTERIOR LANDINGS MAY HAVE A SLOPE NOT TO EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE) AS PER SECTION 1008.1.4.
19. GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES INCLUDING FLOORS, WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIRM, SLIP RESISTANT AND SHALL COMPLY WITH T4S.4.5.

01	HANDICAP SYMBOL.
02	HANDICAP SIGN.
03	ADA/ TAS STRIPPED AISLE.
04	ADA/ TAS COMPLIANT RAMP @ 1:12 SLOPE WITH TRUNCATED DOME SURFACE (TYPICAL). PROVIDE HANDRAIL IF RAMP RISE GREATER THAN 0'-6".
05	6" CONCRETE WHEEL STOP.
06	20' LIGHT POLE. LIGHT FIXTURE WITH CUT OFF SHIELD.
07	7' HIGH PROPOSED C.M.U. DUMPSTER ENCLOSURE.
08	6" REINFORCED CONCRETE CURB (TYP.). RE: CIVIL.
09	GC TO INSTALL PROTECTIVE BOLLARD.
10	TYP. PAVING. RE: CIVIL.
11	LANDSCAPING ISLAND.
12	AIR AND WATER UNIT.
13	25'-0" HIGH RISE I.D. SIGN.
14	CANOPY OVER FUEL DISPENSER BY OTHERS.
15	PROPOSED UNDERGROUND FUEL TANK. FUEL TANK BY OTHERS. SIZE & LOCATION MAY VARY. G.C. TO VERIFY WITH OWNER.
16	BICYCLE RACK.
17	4" WIDE PAINT STRIPPING AT PARKING SPACES (TYP.).
18	OBSTRUCTION: CONTRACTOR WILL REMOVE/ RELOCATE ALL THE OBSTRUCTIONS OR WET & DRY UTILITIES ON THE PROPOSED SIDEWALK, RAMP AND DRIVEWAYS.
19	EXISTING DRIVEWAY NOT PROVIDING ACCESS TO THE PROPERTY MUST BE REMOVED & REPLACED WITH NEW CURB & GUTTER OR REGRADE THE OPEN DITCH WITH SOD/ GRASS FOR POSITIVE DRAINAGE FLOW.



PARKING REQUIRED			
	AREA	REQUIRED	
CONVENIENCE STORE	5,265	5/1000	27
SHIPLEY'S DONUT	2,003	4/1000	09
SUBWAY	995	4/1000	04
TOTAL REQUIRED			40
PARKING PROVIDED			37
HANDICAP STALLS			02
PARKING CREDIT FROM MPD			12
TOTAL PROVIDED			51



- COORDINATE PLACEMENT OF PLANTS WITH UTILITY LOCATIONS. MAKE ADJUSTMENTS AS REQUIRED TO AVOID PLANTING OVER THE UTILITIES.
- ALL AREAS THAT REQUIRE SEEDING SHALL RECEIVE 4" MIN. TOP SOIL, U.N.O.
- SEED ALL AREAS INDICATED ON THE LANDSCAPE PLAN, THE SOIL EROSION CONTROL PLAN AND ALL DISTURBED AREA. REVIEW AREAS OF SEEDING WITH CONSTRUCTION MANAGER PRIOR TO ANY SEEDING. ANY AREAS DISTURBED BY THE CONTRACTOR WHICH ARE BEYOND THE LIMITS OF GRADING AND EARTHWORK SHALL BE SEEDDED AT NO ADDITIONAL COST TO OWNER.
- REPAIR AND RESTORE ANY DAMAGE OUTSIDE OF LIMIT OF WORK LINE TO ORIGINAL CONDITION.
- PROTECT ALL TREES AND EXISTING FEATURES TO REMAIN AS SPECIFIED.
- ALL NURSERY STOCK SHALL BE TRUE TO TYPE AND NAME. ALL STOCK SHALL BE FIRST CLASS QUALITY WITH WELL DEVELOPED BRANCH SYSTEMS AND VIGOROUS HEALTHY ROOT SYSTEMS. ALL STOCK SHALL BE WELL FORMED AND THE TRUNKS OF TREES SHALL BE UNIFORM AND STRAIGHT.
- UNLESS OTHERWISE SPECIFIED, ALL PERENNIALS, GRASSES AND GROUND COVER SHALL BE GROWN IN THEIR CONTAINER FOR ONE YEAR PRIOR TO INSTALLATION.

SHADE TREES: PROPOSED LIVE OAK 4" CAL. -----

ORNAMENTAL TREES: CREPEMYRTLES 2 1/2" CAL.-----

SHRUBS FOR SCREENING & BUFFER: 5 GAL. PLANTED 36" O.C.---⊙

TREE	COMMON NAME	BOTANICAL NAME	AMOUNT PROPOSED
SHADE	LIVE OAK	QUERCUS VIRGINIANA	22
ORNAMENTAL	CRAPE MYRTLES	LAGERSTROEMIA INDICA	02
SHRUBS	A. JUNIPER	JUNIPER	200
	B. WAXLEAF LIGUSTRUM	PROCBUMBENS LIGUSTRUM JAPONICUM	

A. STREET TREES :

LENGTH OF PROPERTY LINE IN LINEAR FEET AS MEASURED
ALONG ALL SIDES OF THE PROPERTY FRONTING ON A PUBLIC
STREET(S).
STREET FRONTAGE ON
1. KARSTEL BULEVARD : $\frac{489.72.75 \text{ LINEAR FEET}}{30} = 16$ STREET
TREES REQUIRED.
2. MERIDIANA PARKWAY : $\frac{110.02 \text{ LINEAR FEET}}{30} = 04$ STREET
TREES REQUIRED.

TOTAL 20 STREET TREES REQUIRED

B. PARKING LOT TREES :

NUMBER OF NEW PARKING STALLS TO BE CONSTRUCTED 39/10
= 04 PARKING LOT TREES REQUIRED.

C. TOTAL PLANTING REQUIREMENT :

A+B = 24 TOTAL REQUIRED NUMBER OF STREET AND PARKING LOT TREES TO BE PLANTED.

D. SHRUBS :

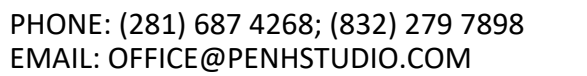
TOTAL NUMBER OF STREET TREES REQUIRED,
FROM A ABOVE X 10 = 20 X 10 = 200 SHRUBS.

E. LANDSCAPE BUFFER :

6' HIGH SCREENING FENCE, OR 15' WIDE EVERGREEN PLANTING STRIP. TOTAL LENGTH OF PROPERTY LINE ADJACENT TO EXISTING SINGLE-FAMILY RESIDENTIAL, OR LIMIT OF EXPANSION ADJACENT TO EXISTING SINGLE-FAMILY RESIDENTIAL.



DEVELOPMENT SITE PLAN | 01 | SCALE: 1:30=1'-0"



COPYRIGHT 2020: PENH STUDIO, LLC RETAINS COPYRIGHT TO THIS DESIGN, IDEA AND DRAWINGS. NO PART OF THESE DRAWINGS SHALL BE USED, COPIED OR DISTRIBUTED WITHOUT THE PRIOR WRITTEN PERMISSION OF PENH STUDIO LLC. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING THE DIMENSIONS AT THE JOB SITE. PENH STUDIO LLC WILL NOT BE RESPONSIBLE FOR CONSTRUCTION TECHNIQUES AND PROCEDURE OR SAFETY AT THE JOB SITE.

PROFESSIONAL SEAL

SCOPE OF THE WORK: THIS DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. AS SCOPE DOCUMENTS, THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED, THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND LABORS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS DATED AND NOTED AS 'ISSUED FOR CONSTRUCTION WORK'.

PROJECT NAME

PROJECT ADDRESS
MERIDIANA PKWY AND KARSTEL BLVD

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD
C1	350.00"	281.74'	46°07'16"	S20°20'02"W	274.

PROJECT SCHEDULE:

[illegible]

REVISION

NO	DESCRIPTION	DATE

DRAWN BY: PE / NH

CHECKED BY:

SCALE
AS NOTED

PENH STUDIO PROJECT NO.

21-108

DRAWING TITLE
OVERALL DEVELOPMENT SITE PLAN

DRAWING NUMBER

A0.03

MEMORANDUM

Date: March 30, 2022
To: Planning and Zoning Members
City Council Members
From: Dinh V. Ho, P.E.
RE: C-Store @ NWC Meridiana Parkway and Karsten Blvd.
Staff's Summary and Recommendations
CC: Mayor Michael Byrum-Bratsen, Robert Hemminger Kayleen Rosser, Albert Cantu

Staff received a variance request from the UDC from Rambo Enterprise for development of a C-Store, with gas pumps, and restaurants located at the northwest corner of Meridiana Parkway and Karsten Blvd.

1. Unified Development Code: Section 3.5.3.1(a) (4) – 71ft and 53ft Build to Line setback

Requests and Reason: Request variance for setback from Karsten Blvd. Because of the irregular shape and the fact that it is bordered by two major arterial roads on the east and south sides, implementing the 71' setbacks would pose difficulty to achieve the buildings desired size and orientation, which in terms will make the development economically impractical.

Staff Recommendations:

The proposed structure is a C-Store with 6-gas pumps, drive-thru Donut shop and Subway deli. Total acreage of the tract is 2.251 acres, inclusive of the pipeline easements. The purpose of UDC Section 3.5.3.1(a) is to encourage both pedestrian and vehicular building access; the front wall of the building shall be located at along build to line.

Since the tract is greater than 2.0 acres, the 71' build to line is required under Section 3.5.3.4 (a)(4).

Staff recommends the variance to be approved. Due to the irregular shape of the tract and the constraint of the pipelines along the western boundary, staff is recommending approval to allow for a 25' setback for the structure along Karsten.

2. Unified Development Code: Section 3.3.1.1 (a)(2)a.2. – Landscape Setback Variance

Requests and Reason: Requesting variance to the 15' landscape setback to accommodate drive thru lane for Shipley Do-Nuts. The Drive thru has been pushed back to the farthest back away from the major intersection for traffic safety reasons. Also this layout helps to achieve the desired number of fuel pumps to make the project economically viable. Keeps the C-store and restaurant traffic well separate to reduce any traffic conflicts within the site.

Staff Recommendations:

The north boundary of this tract is adjacent to the existing single-family residential. The current fencing is a 6' masonry wall. There are two Sections of the UDC that applies to this variance.

Section 3.3.1.1. (a)(2)a.2. *In addition to an opaque screening wall, there shall be a minimum 25-foot wide landscape buffer between nonresidential or multifamily and all single-family uses. The buffer, located on the nonresidential or multi-family property, shall also include Large Trees (from the Large Tree Plant list in UDC Section 3.1.3.31) with a minimum two-inch (2") caliper measured at twelve inches (12") above the root ball shall be provided, with the total caliper inches equal to at least one inch (1") for each ten feet (10') of lot depth.*

Section 3.3.1.1.(a)(2)a.3. *In situations where a fence already exists along the property line between the nonresidential or multiple-family use and the residential use, the screening required by this section shall be in addition to the existing fence unless the nonresidential or multifamily use obtains permission from the owner(s) of the existing fence to replace said fence with the opaque screening wall and twenty-five feet (25') buffer described above*

Staff recommend rejecting the variance to eliminate the 25' landscape buffer and associated tree requirements. It is our opinion this is not considered a hardship and the screening would provide a noise buffer for the existing residents. Staff also recommend keeping the existing 6' masonry fence in place, in lieu of replacing with a 8' opaque fence.

Copy

Thursday, March 31, 2022

Rick Radford
Terra Associates, Inc.
1445 N. Loop West, Suite 450
Houston, TX 77008

**Re: Karsten Boulevard Phase I Street Dedication and Reserves Partial Replat No. 1
Letter of Recommendation to Approve
City of Iowa Colony Project No. 760
Adico, LLC Project No. 16007-2-238**

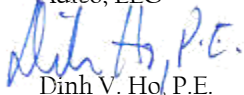
Dear Mr. Radford;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Karsten Boulevard Phase I Street Dedication and Reserves Partial Replat No. 1 package received on or about March 29, 2022. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based upon our review, we have no objections to the final plat as resubmitted on March 29, 2022. Please provide two (2) mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Thursday, March 31, 2022 for consideration to the April 5, 2022 Planning and Zoning meeting.

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

Sincerely,
Adico, LLC



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

Copy

**Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-238**

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, DAVE FERGUSON AND (NAME OF SECRETARY), EXECUTIVE DIRECTOR AND SECRETARY RESPECTIVELY, OF BRAZORIA COUNTY EMERGENCY SERVICES DISTRICT #3, OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF KARSTEN BOULEVARD PHASE I STREET DEDICATION AND RESERVES PARTIAL REPLAT NO 1, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, 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 TO THE LAND SO DEDICATED.

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

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL 10 FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

IN TESTIMONY HERETO, THE BRAZORIA COUNTY EMERGENCY SERVICES DISTRICT #3 HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVE FERGUSON, ITS EXECUTIVE DIRECTOR, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, (NAME OF SECRETARY), AND ITS COMMON SEAL HEREUNTO AFFIXED, THIS _____ DAY OF _____, 2019.

BRAZORIA COUNTY EMERGENCY SERVICES DISTRICT #3

BY: _____
JEFF BRAUN, EXECUTIVE DIRECTOR

ATTEST: _____ (SIGNATURE OF SECRETARY)
PRINT NAME, TITLE

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVE FERGUSON, ITS EXECUTIVE DIRECTOR, AND ITS SECRETARY, BRAZORIA COUNTY EMERGENCY SERVICES DISTRICT #3, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED (ADD FOR CORPORATIONS, *AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.)

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

PRINTED NAME OF NOTARY: _____

MY COMMISSION EXPIRES: _____

I, MARK JOSEPH PIRIANO, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN, ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

HAROLD L. MOYER
TEXAS REGISTRATION NO. 5656
REGISTERED PROFESSIONAL LAND SURVEYOR

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS THIS THE _____ DAY OF _____, 2019, HAS APPROVED THIS PLAT AND SUBDIVISION OF KARSTEN BOULEVARD PHASE I STREET DEDICATION AND RESERVES PARTIAL REPLAT NO 1 AS SHOWN HEREON.

DAVID HURST
CHAIRMAN

STEVEN BYRUM-BRATSEN

LES HOSEY

BRIAN JOHNSON

MCLEAN BARNETT

MELANIE HAMPTON

APPROVED BY CITY ENGINEER

DINH V. HO, P.E. _____ DATE _____

CERTIFICATE OF CITY COUNCIL

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS THIS THE _____ DAY OF _____, 2019, HAS APPROVED THIS PLAT AND SUBDIVISION OF KARSTEN BOULEVARD PHASE I STREET DEDICATION AND RESERVES PARTIAL REPLAT NO 1 AS SHOWN HEREON.

MICHAEL BYRUM-BRATSEN
MAYOR

SYDNEY HARGRODER
COUNCIL POSITION 1

ARNETTA HICKS-MURRAY
COUNCIL POSITION 2

MARQUETTE GREEN-YOUNG
COUNCIL POSITION 3

WIL KENNEDY
COUNCIL POSITION 4

CHAD WILSEY
MAYOR PRO-TEM

Commissioner's signature for final approval:

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

Lee Walden, P.E. Date Kerry Osburn Vice President Date

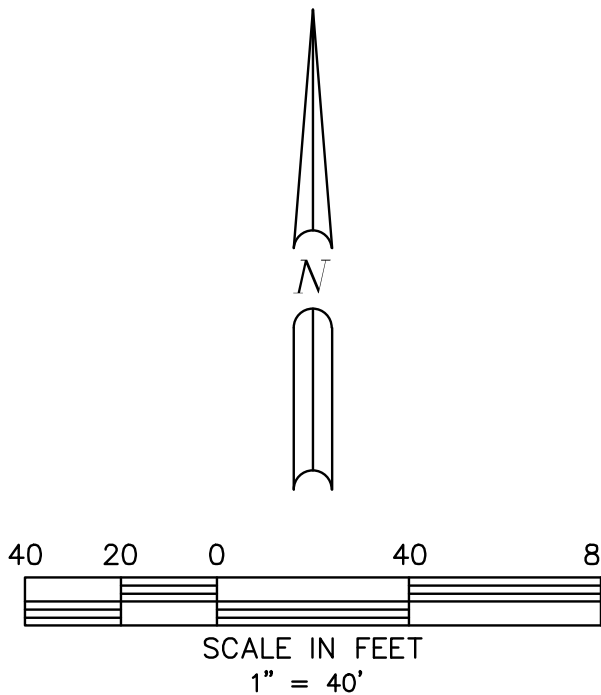
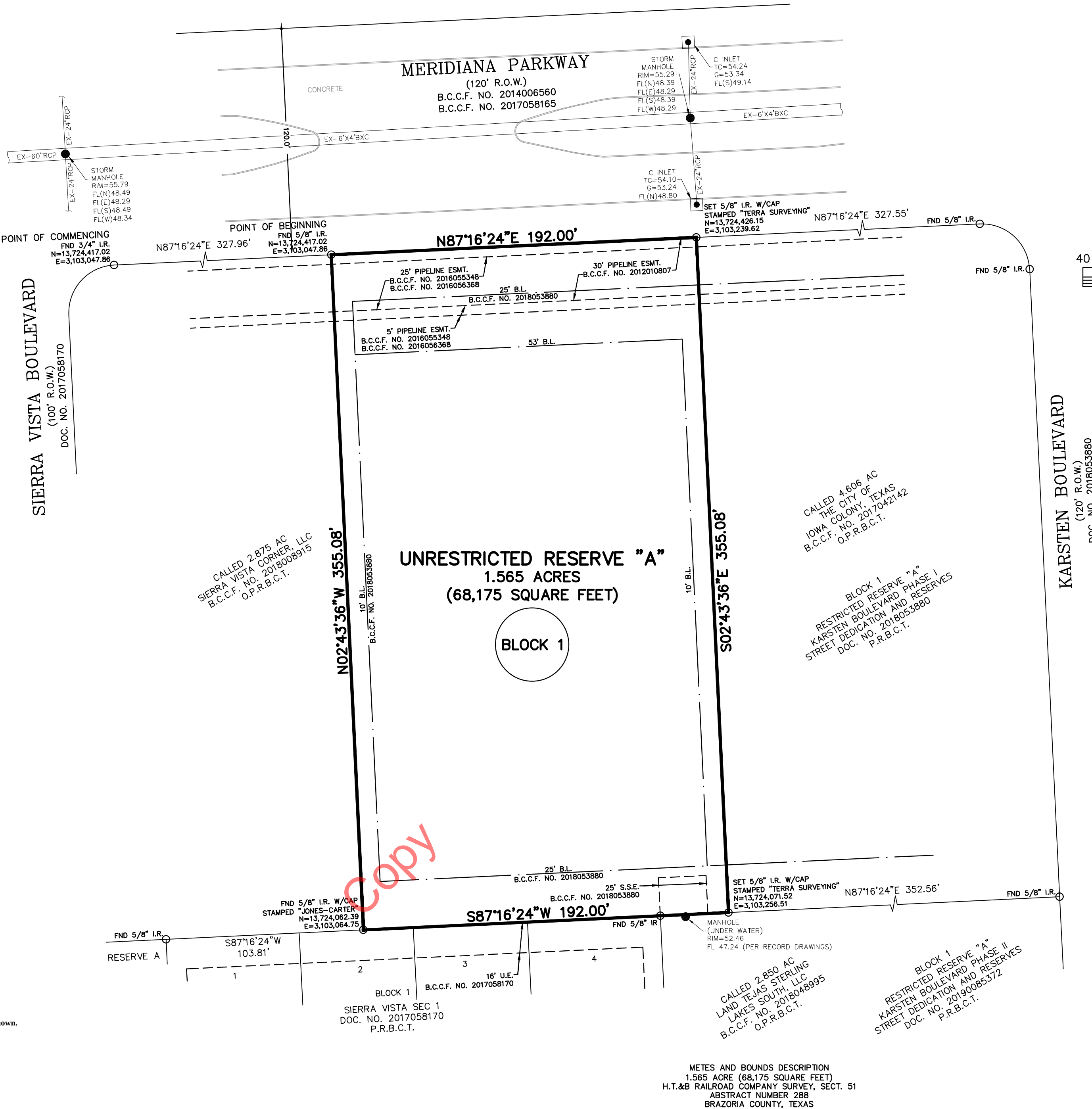
Brandon Middleton Secretary/Treasurer Date Jarrod Aden District Engineer Date

Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.

FINAL PLAT AND CONSTRUCTION NOTES

THE FOLLOWING NOTES WILL APPEAR ON THE FINAL PLAT DRAWING(S). IF FINAL PLAT DRAWING(S) IS NOT ISSUED THE CONSTRUCTION DRAWING(S) WILL CARRY NOTES AS SHOWN:

- SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.
- 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 NA, WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
- THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- 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.
- LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 95 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.
- 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 # 5S LOCK.
- PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
- PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5S 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.



NOTE:

THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 56.00 FOR RESERVE A.

ABBREVIATIONS LEGEND

DOC.	DOCUMENT
ESMT.	EASEMENT
B.C.C.F.	BRAZORIA COUNTY CLERK'S FILE
FND	FOUND
I.R.	IRON ROD
NO.	NUMBER
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS
P.R.B.C.T.	PLAT RECORDS BRAZORIA COUNTY TEXAS
R.O.W.	RIGHT OF WAY
S.S.E.	SANITARY SEWER EASEMENT

NOTES:

- COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE CONVERTED TO SURFACE BY APPLYING SCALE FACTOR OF 0.99987007.
- THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0110H, DATED JUNE 5, 1989.
- THIS TRACT OF LAND LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF IOWA COLONY AND IS SUBJECT TO ITS CODE OF ORDINANCES.
- PUBLIC STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 32. PRIVATE STORM SEWERS WILL BE MAINTAINED BY THE OWNER.
- OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
- ALL OFF-SITE UTILITY EASEMENTS ARE TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
- A MINIMUM OF 5 FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
- MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER FINAL GRADING OF RESERVES. RESERVE CORNERS WILL BE 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "TERRA SURVEYING".
- 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.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- THE CONTOUR LINES SHOWN HEREON ARE BASED ON TEXAS DEPARTMENT OF TRANSPORTATION CONTROL POINT HV-79C, AN ALUMINUM DISK LOCATED IN THE MEDIAN OF STATE HIGHWAY NO. 288, APPROXIMATELY 125 FEET SOUTH OF COUNTY ROAD NO. 56 AS STATED ON THE PLAT OF SIERRA VISTA SEC 1 ACCORDING TO RECORD IN BRAZORIA COUNTY CLERK'S FILE NUMBER 2017058170. ELEVATION = 49.31 FEET (NAVD 88, 1991 ADJUSTMENT)

KARSTEN BOULEVARD PHASE I STREET DEDICATION AND RESERVES PARTIAL REPLAT NO 1

A SUBDIVISION BEING 1.565 ACRES (68,175 SQUARE FEET) OF LAND SITUATED IN THE H.T.&B. RAILROAD COMPANY SURVEY, SECT. 51, ABSTRACT NUMBER 288, BRAZORIA COUNTY, TEXAS ALSO BEING A PARTIAL REPLAT OF RESTRICTED RESERVE "A", BLOCK 1, KARSTEN BOULEVARD PHASE I STREET DEDICATION AND RESERVES, A SUBDIVISION RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO. 2018053880

MARCH, 2022

1 BLOCK 1 RESERVE

TAI PROJECT NO. 2394-2102

SHEET 1 OF 1

OWNERS:
**BRAZORIA COUNTY
EMERGENCY SERVICES
DISTRICT #3**

6931 MASTERS ROAD
MANVEL, TEXAS 77578
PHONE: (281) 519-8779

ENGINEER:

TERRA
a Bowman company

1445 N. LOOP WEST - SUITE 450
HOUSTON, TEXAS 77008
TEL. (713) 993-0333
FAX (713) 993-0743
TBPE REGISTRATION NO.: F-003832

SURVEYOR:

TERRA
SURVEYING CO, INC

3000 WILCREST DRIVE - SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327 FAX: (713) 993-9231
TBPLS FIRM NO. 10043600

Thursday, March 31, 2022

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

**Re: Meridiana Section 37B Preliminary Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 826
Adico, LLC Project No. 16007-2-239**

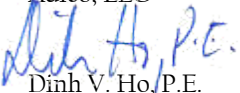
Dear Mr. Sweitzer;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal of Meridiana Section 37B preliminary plat, received on or about March 30, 2022. 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 on our review, we have no objections to the preliminary plat as resubmitted on March 30, 2022. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Thursday, March 31, 2022, for consideration to the April 5, 2022 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, COIC
Robert Hemminger, COIC
File: 16007-2-239

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.48039C0110K and 48039C0120K, dated December 30, 2020, the property lies within Unshaded Zone X.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
E.A. indicates Emergency Access Easement.
M.H. indicates Manhole.
NO. indicates Number.
PG. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
STM.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L. indicates Water Line Easement.
Indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 55, and Brazoria County Drainage District #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/Municipal Utility District 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.
- This plat is subject to the Development Agreement for Meridiana PUD Amendment Number 4.
- Drainage plans to be provided prior to final plat submittal.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 37B where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easement shown in said adjacent acreage.

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 07°22'31" W	116.41'
L2	N 21°45'49" E	99.71'
L3	N 37°22'21" W	49.12'
L4	N 31°47'12" E	42.32'
L5	N 04°01'11" E	39.94'

OFF-STREET GUEST PARKING SPACES

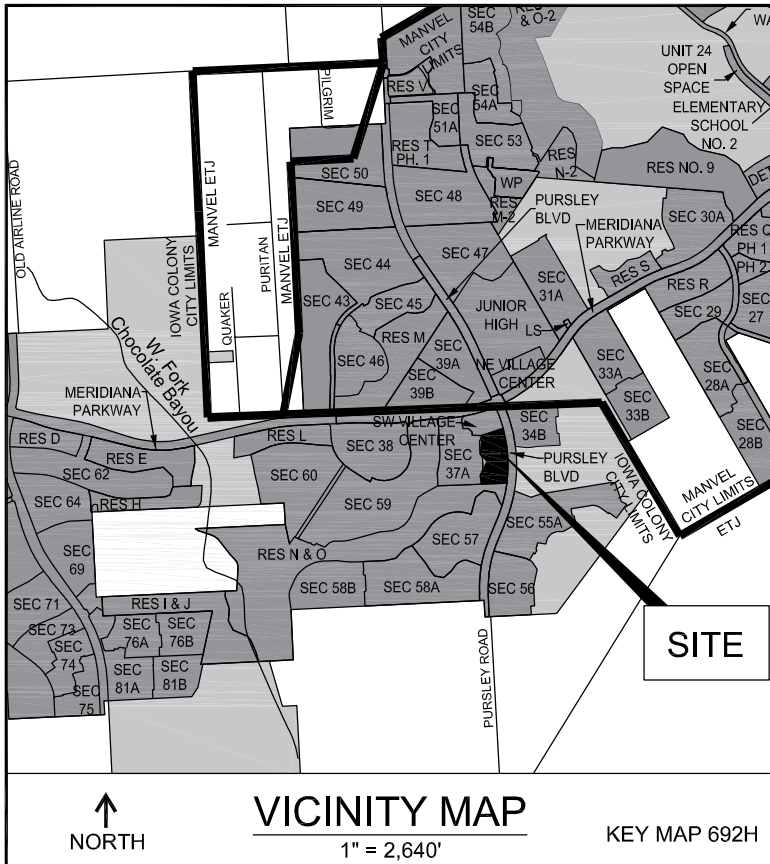
NO. OF PROPOSED LOTS	NO. OF GUEST SPACES REQUIRED	NO. OF GUEST SPACES PROVIDED
40	10	10

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1,940.00'	759.97'	S 04°00'42" E	755.12'

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,3774.73	0.32
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	8,908.43	0.20
C	PARKING	935.89	0.02
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	8,249.03	0.19
E	PARKING	666.02	0.02
F	PARKING	665.44	0.02
G	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	13,487.35	0.31
	TOTAL	46,686.89	1.07



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, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 38 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



0' 30' 60' 120'
SCALE: 1"=60'

Meridiana Section 37B A Subdivision of 5.77 acres out of the H.T. & B.R.R. Co. Survey Section 54, A-514, City of Iowa Colony, Brazoria County, Texas.

40 Lots, 1 Block and 7 Reserves
Owner: GR-M1, LTD, a Texas Limited Partnership

March 7, 2022



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

EHRA JOB NO.
081-011-37-02

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

Thursday, March 31, 2022

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

**Re: Meridiana Section 35A Preliminary Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 827
Adico, LLC Project No. 16007-2-240**

Dear Mr. Sweitzer;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Section 35A preliminary plat, received on or about March 30, 2022. 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 on our review, we have no objections to the preliminary plat as resubmitted on March 30, 2022. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Thursday, March 31, 2022, for consideration to the April 5, 2022 Planning and Zoning meeting.

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

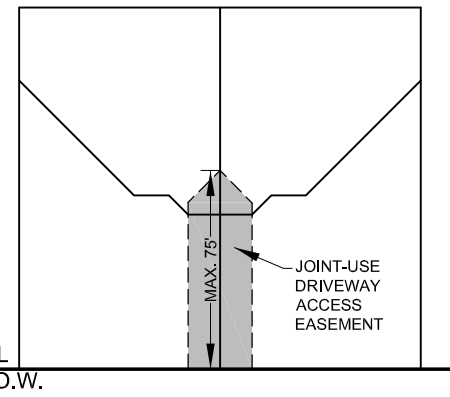
Sincerely,
Adico, LLC


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

Copy

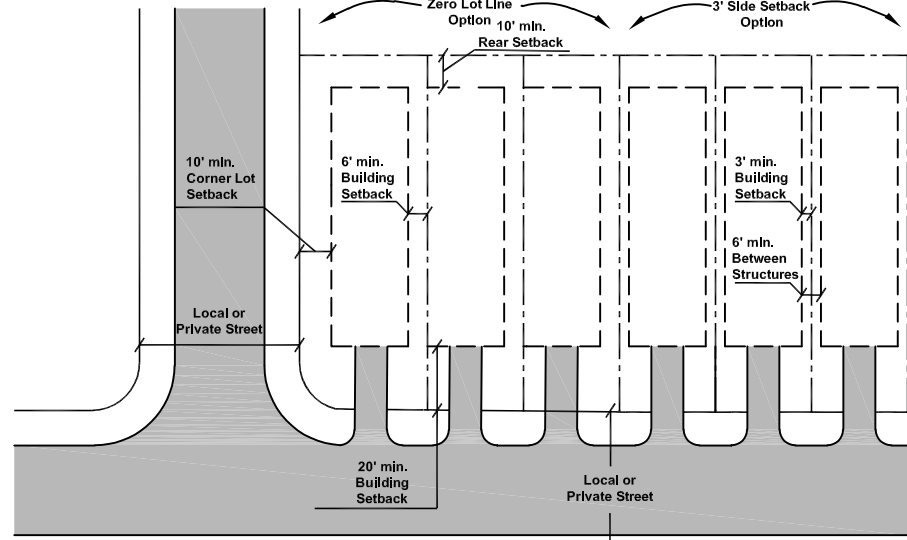
Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-240

TYPICAL SHARED DRIVEWAY



- Shared driveways are 20 foot wide private driveways on which a maximum of four lots take sole vehicular access.
- The total length of the shared driveway shall be 75 feet or less as measured along the centerline of the shared driveway starting from the intersection with the public street.
- The length of a driveway that connects to a shared driveway shall be 25 feet or less as measured from the edge of the shared driveway.
- Parking is prohibited in shared driveways.
- A non-exclusive joint-use driveway access easement will be established prior to plat recordation for the owners of the lots that take access from each respective shared driveway.

COURTYARD HOME LOT DIAGRAM (Non-Shared Driveway)



OFF-STREET GUEST PARKING SPACES

NO. OF PROPOSED LOTS	NO. OF GUEST SPACES REQUIRED	NO. OF GUEST SPACES PROVIDED WITHIN R.O.W.	NO. OF GUEST SPACES PROVIDED OUTSIDE R.O.W.
96	24	16	15

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. 48039C0110K and No. 48039C0120K, dated December 30, 2020, the property lies within Unshaded Zone X.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

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S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.

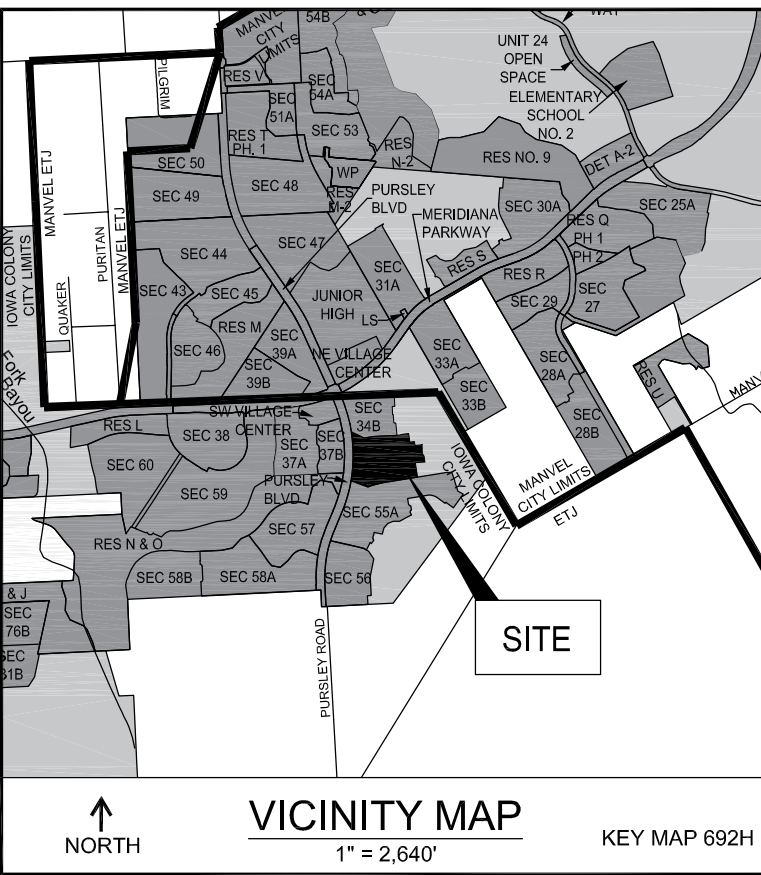
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 55, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, 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/Municipal Utility District 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.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 35A where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easement shown in said adjacent acreage.
- The emergency access provided must be 20-feet in width and have a load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and vest in the dedicator, his heirs, assigns, or successors.
- This plat is subject to the Development Agreement for Meridiana PUD Amendment No. 4.
- All front lot maintenance within this section shall be performed by the Homeowners Association per Meridiana PUD Amendment No. 4.
- A courtyard home that utilizes a shared driveway and has frontage on a public street is prohibited from having fencing that blocks the facade of the home from the street face.
- If lots do not utilize a shared driveway, lots may have a zero (0) foot side setback on one of the interior lot lines or three (3) feet side setbacks on both sides at the discretion of the developer, but all homes shall be separated by a minimum of six (6) feet.
- All courtyard lots shall take access from private driveways and not public R.O.W.

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, 5-1/2 FEET NORTHWEST OF MILE POLE 28, 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 83) 1981 ADJUSTMENT



RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	7,419.67	0.17
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	12,997.59	0.30
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	9,964.39	0.23
D	PARKING	840.50	0.02
E	PARKING	635.50	0.01
F	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	3,775.96	0.09
G	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,917.69	0.04
H	PARKING	840.50	0.02
I	PARKING	840.50	0.02
TOTAL		39,232.30	0.90

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 87°19'17" E	51.00'
L2	N 80°39'15" E	86.00'
L3	N 85°33'45" E	79.72'
L4	N 79°30'30" E	60.26'
L5	N 80°30'26" E	73.53'
L6	S 07°58'50" E	122.58'
L7	N 82°01'10" E	64.34'
L8	S 07°58'50" E	50.00'
L9	S 02°58'21" E	124.10'
L10	S 24°22'16" E	62.29'
L11	S 10°05'35" E	61.47'
L12	S 87°01'39" W	118.17'
L13	S 09°07'33" E	14.31'
L14	N 80°52'27" E	0.69'
L15	S 74°53'59" W	87.48'
L16	S 65°01'05" W	43.30'
L17	S 72°37'14" W	82.61'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	577.38'	97.88'	N 84°56'56" E	97.70'
C2	60.00'	25.37'	S 28°37'08" W	25.19'
C3	2000.00'	667.53'	N 00°05'35" E	664.61'

Meridiana Section 35A A Subdivision of 13.22 acres out of the H.T. & B. R.R. Co. Survey, Section 54, A-514, City of Iowa Colony, Brazoria County, Texas.

96 Lots, 4 Blocks and 9 Reserves

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

March 7, 2022



ENGINEERING THE FUTURE SINCE 1936

EHRA JOB NO. 081401T-36-01

1001 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
WWW.EHRAINC.COM
TBP# N- F- 726
TBP# L- No. 10092300

EHRA JOB NO. 081401T-36-01

MEMORANDUM

Date: April 5, 2022
To: Planning Commission Members
From: Dinh V. Ho, P.E.
RE: City of Iowa Colony Planning & Zoning Commission Meeting, April 2022
CC: Mayor Michael Byrum-Bratsen, Robert Hemminger Kayleen Rosser

Below is a summary of the Engineer's recommendations for agenda items for Planning and Zoning Meeting on April 5, 2022.

5. C-Store @NWC of Meridiana Parkway and Karsten Blvd.

a. Unified Development Code: Section 3.5.3.1(a) (4) – 71ft and 53ft Build to Line setback

Recommendation: Staff recommends the variance to be approved. Due to the irregular shape of the tract and the constraint of the pipelines along the western boundary, staff is recommending approval to allow for a 25' setback for the structure along Karsten.

b. Unified Development Code: Section 3.3.1.1 (a)(2)a.2. – Landscape Setback Variance

Staff recommend rejecting the variance to eliminate the 25' landscape buffer and associated tree requirements. It is our opinion this is not considered a hardship and the screening would provide a noise buffer for the existing residents. Staff also recommend keeping the existing 6' masonry fence in place, in lieu of replacing with an 8' opaque fence.

6. Karsten Boulevard Phase I Street Dedication and Reserves Partial Replat No. 1

a. 1.565 acres

Recommendation: Approve per Letter of Recommendation.

7. Meridiana Section 35A Preliminary Plat

a. 13.22 acres, 96 Lots, 9 Reserve, 4 Block

b. Typical lot size 29' x 115'

Recommendation: Approve per Letter of Recommendation

8. Meridiana Section 37B Preliminary Plat

a. 5.77 acres, 40 Lots, 7 Reserve, 1 Block

b. Typical lot size 28' x 135'

Recommendation: Approve per Letter of Recommendation