



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

IOWA COLONY PLANNING AND ZONING COMMISSION
MINUTES OF JANUARY 9, 2023

Members present: David Hurst, Tim Varlack, Brenda Dillon (arrived at 6:32 P.M.), Les Hosey, Brian Johnson, and Terry Hayes

Members absent: Steven Byrum-Bratsen

Others present: Dinh Ho, Larry Boyd, and Robert Hemminger

WORKSESSION -6:00 P.M.

1. Chairman Hurst called the worksession to order at 6:01 P.M.
2. Discussion on possible amendments to the Unified Development Code. The Planning and Zoning members discussed possible amendments to the Unified Development Code including the following:
 - Planning for future electrification charging stations in public parking areas.
 - Additional parking in residential areas to include 5 to 1 for subdivisions, townhomes, cottages, and duplexes.
 - Providing an amenities schedule per the number of rooftops in the overall development.
 - Updating the section regarding the City Manager's authority, as the UDC was written prior to the adoption of the city charter.
3. The worksession was closed at 6:55 P.M.

MEETING- 7:00 P.M.

1. Chairman Hurst called the meeting to order at 7:01 P.M.
2. Citizens Comments. There were 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."

PUBLIC HEARING

- Hold a public hearing to consider rezoning the following property from Single Family Residential to Mixed Use and granting a specific use permit for production of alcoholic beverages with related warehousing, marketing, and office uses, but not for consumption of alcoholic beverages on the premises.

Approximately 1.956 acres of land, which is Property ID No. 167464 and Geographic ID No. 0287-0008-110 in the records of the Brazoria County Appraisal District, generally located north of Davenport Parkway (County Road 64) and east of Freedom Field stadium, and more fully described in a deed recorded under File No. 2017012765 of the Official Records of Brazoria County, Texas.

Chairman Hurst opened the public hearing at 7:02 P.M.

- Jackie Peltier Horn stated her concerns with the location being adjacent to her mother, an educational facility being in close proximity, and that it is next to chocolate bayou. She would like more information.
- Joe Fister stated that he just wants to find out more information and asked about the building being in the floodplain.
- Amber Ferrell-Steele (the applicant) introduced herself. She provided background of the product and how she got started. She stated that this will be a micro distillery meaning the facility will be under 3300 square feet. She addressed the questions and concerns of the citizens as well as concerns and questions by the Planning and Zoning members. Tim Varlack asked if she would have to pull permits. He also asked about the proximity of the facility to the high school and the stadium. Les Hosey asked about the production output and how many employees they are looking to have. Brenda Dillon asked about the hours of operation and how she will manage traffic. Amber Steele stated that she will have to pull permits and follow city regulations and procedures. The output is 14,000 cases a year. This will create about 25 jobs. They will have one master distiller come in for training and they are from Iowa. To control traffic, they will require an appointment as well as the hours being from 12:00 P.M. to 3:00 P.M. Tuesday through Saturday for trucks to load and unload. They will be cognizant of the school schedule including football games and programs.

Chairman Hurst closed the public hearing at 7:29 P.M.

3. Consideration and possible action on a recommendation to City Council concerning rezoning the following property from Single Family Residential to Mixed Use and granting a specific use permit for production of alcoholic beverages with related warehousing, marketing, and office uses, but not for consumption of alcoholic beverages on the premises.

Approximately 1.956 acres of land, which is Property ID No. 167464 and Geographic ID No. 0287-0008-110 in the records of the Brazoria County Appraisal District, generally located north of Davenport Parkway (County Road 64) and east of Freedom Field stadium, and more fully described in a deed recorded under File No. 2017012765 of the Official Records of Brazoria County, Texas.

Tim Varlack made a motion to recommend approval to City Council of the rezoning the following property from Single Family Residential to Mixed Use and granting a specific use permit for production of alcoholic beverages with related warehousing, marketing, and office uses, but not for consumption of alcoholic beverages on the premises.

Approximately 1.956 acres of land, which is Property ID No. 167464 and Geographic ID No. 0287-0008-110 in the records of the Brazoria County Appraisal

District, generally located north of Davenport Parkway (County Road 64) and east of Freedom Field stadium, and more fully described in a deed recorded under File No. 2017012765 of the Official Records of Brazoria County, Texas.

Seconded by Brenda Dillon. Approved unanimously.

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

- December 6, 2022

Les Hosey made a motion to approve the minutes of the December 6, 2022 meeting. Seconded by Tim Varlack. Approved unanimously.

5. Consideration and possible action for the George Subdivision Final Plat. Les Hosey made a motion to approve the George Subdivision Final Plat. Seconded by Tim Varlack. Approved unanimously.

6. Consideration and possible action for the Meridiana Section 58B Final Plat. Tim Varlack made a motion to approve the Final Plat of Meridiana Section 58B. Seconded by Brenda Dillon. Approved unanimously.

7. Consideration and possible action for the Meridiana Section 58A Amended Plat. Brenda Dillon made a motion to approve the Meridiana Section 58A Amended Plat. Seconded by Terry Hayes. Approved unanimously.

8. Consideration and possible action for the Meridiana Section 57 Amended Plat. Brenda Dillon made a motion to approve the Meridiana Section 57 Amended Plat. Seconded by Les Hosey. Approved unanimously.

9. Consideration and possible action for the Caldwell Crossing Section 2 Preliminary Plat. Tim Varlack made a motion to approve the Caldwell Crossing Section 2 Preliminary Plat. Seconded by Terry Hayes. Approved unanimously.

10. Consideration and possible action on making recommendations to the City Council regarding amendments to the Unified Development Code. Brenda Dillon made a motion to present the preliminary report to the city council regarding the possible amendments to the Unified Development Code. Seconded by Tim Varlack. Approved unanimously.

11. The meeting was adjourned at 7:44 P.M. by a unanimous vote.

APPROVED THIS 7TH DAY OF FEBRUARY 2023.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chair

MEMORANDUM

Date: February 3, 2023
To: Planning Commission Members
From: Dinh V. Ho, P.E.
RE: City of Iowa Colony Planning & Zoning Commission Meeting, February 2023
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 February 7, 2023:

1. **Karsten Boulevard Phase 1 Street Dedication and Reserves Partial Replat No. 1.**
 - a. 1.565 acres – 1 Reserve
 - b. *Replatting for the ESD No.3 site.*
Recommendation: Approve per Letter of Recommendation
2. **Sierra Vista West Amenity Center Abbreviated Plat.**
 - a. 8.709 acres, 1 Reserve; *Restricted to Recreation*
 - b. *Platting for the Sierra Vista West Recreational Center located at the SWC of Crystal View Drive and County Road 48*
Recommendation: Approve per Letter of Recommendation
3. **Caldwell Ranch Boulevard Phase IIIB Street Dedication Preliminary Plat.**
 - a. 26.538 acres, 2 Reserves, 2 Blocks
 - b. *Platting for the Caldwell Ranch Blvd. to Ames Blvd. Includes two detention pond sites for the development.*
Recommendation: Approve per Letter of Recommendation

Tuesday, January 31, 2023

Daniel Andronesi
Bowman Consulting Group
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. Andronesi;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the fourth submittal of Karsten Boulevard Phase I Street Dedication and Reserves Partial Replat No. 1 package received on or about January 30, 2023. 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 January 30, 2023. Please provide two (2) mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, February 1, 2023, for consideration to the February 7, 2023, 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

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

Tuesday, January 31, 2023

Merrett Huddleston
Elevation Land Solutions
2445 Technology Forest Blvd., Suite 200
The Woodlands, TX 77381

**Re: Sierra Vista West Amenity Center Reserve Abbreviated Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 1946
Adico, LLC Project No. 16007-2-277**

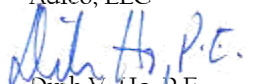
Dear Ms. Huddleston;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Sierra Vista West Amenity Center Reserve Abbreviated plat package received on or about January 25, 2023. 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 plat as resubmitted on January 25, 2023. Please provide Kayleen Rosser, City Secretary with two (2) mylars and ten (10) prints of the plat by no later than February 1, 2023, for consideration at the February 7, 2023, Planning and Zoning Commission meeting.

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

Sincerely,
Adico, LLC


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

Copy

**Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-277**

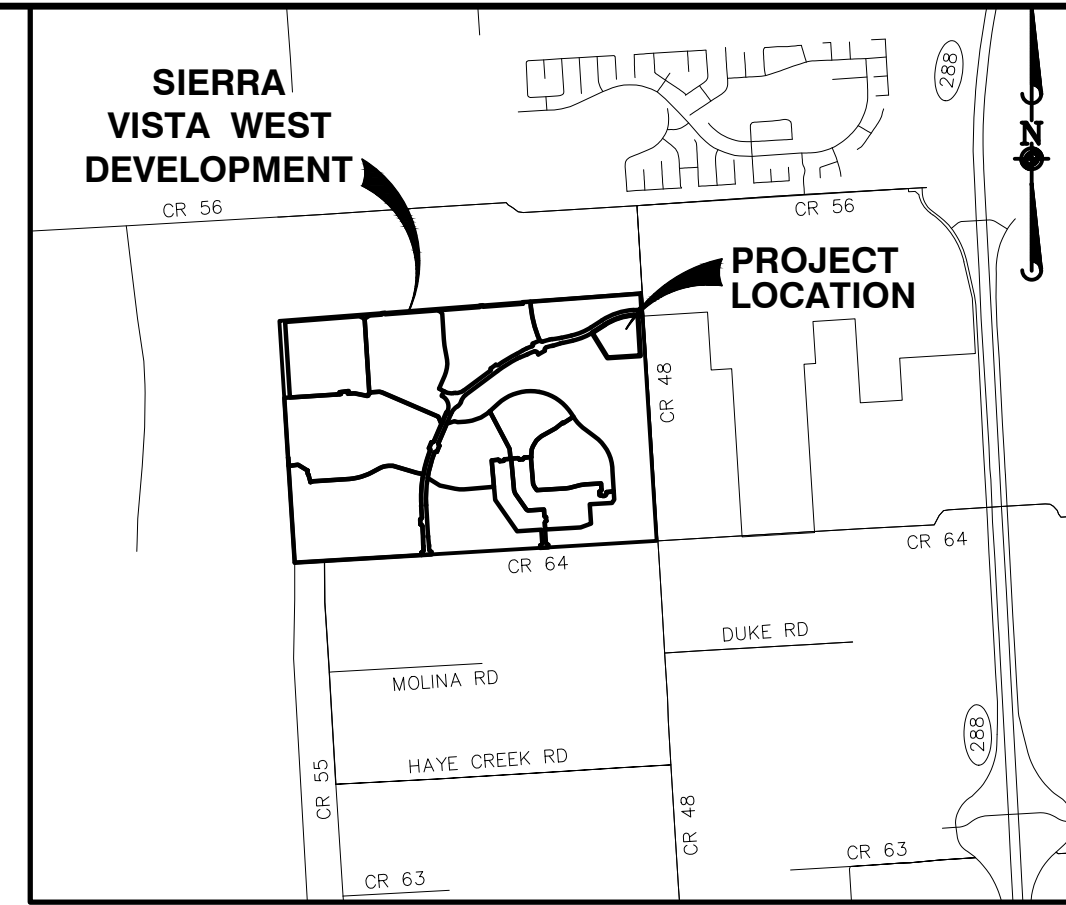
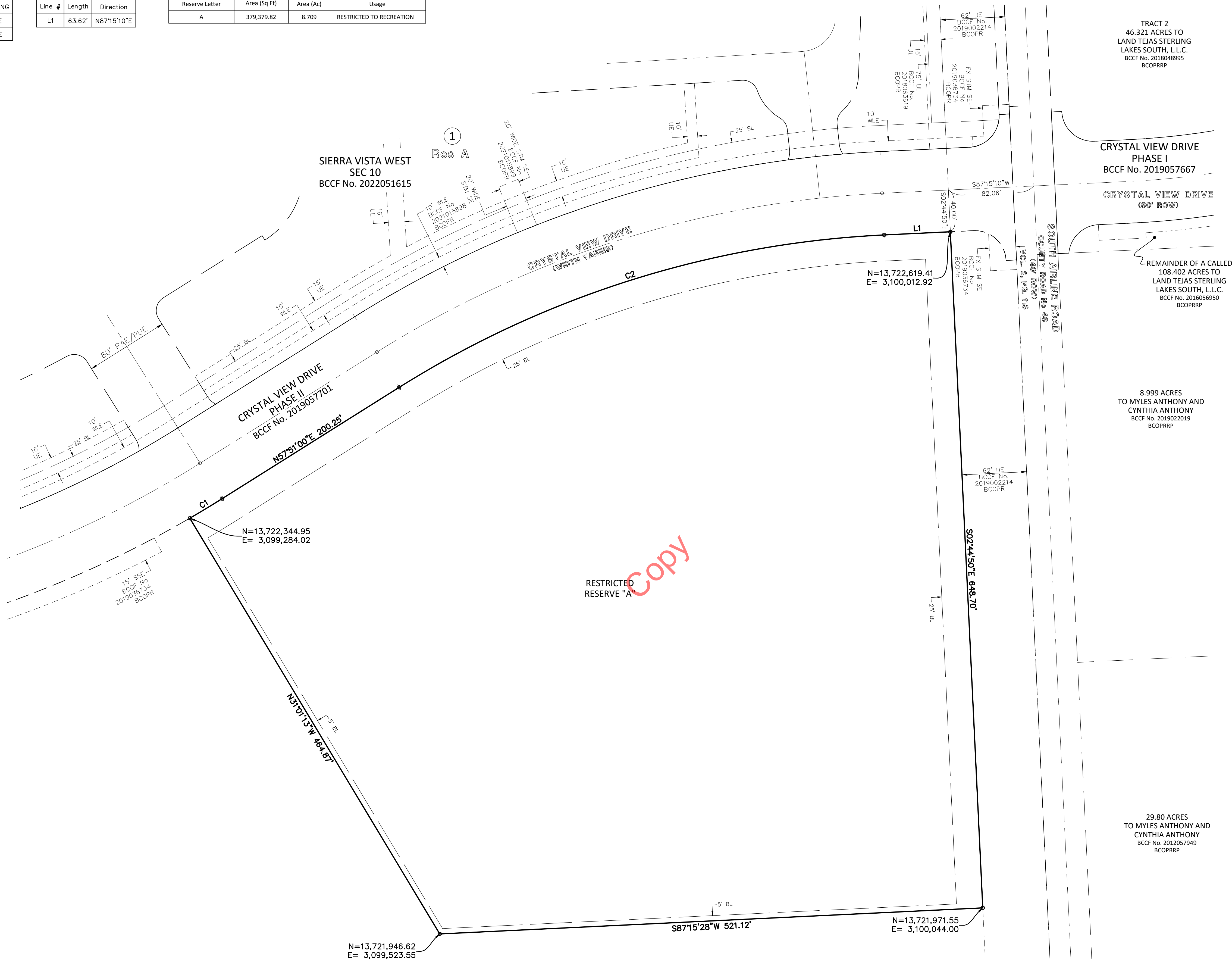
Curve Table					
Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C1	36.31'	1040.00'	002°00'01"	36.31'	N58°51'00"E
C2	492.65'	960.00'	029°24'10"	487.26'	N72°33'05"E

Line Table		
Line #	Length	Direction
L1	63.62'	N87°15'10"E

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage
A	379,379.82	8.709	RESTRICTED TO RECREATION

FINAL PLAT NOTES:

- THE PRELIMINARY PLAT WAS APPROVED BY CITY OF IOWA COLONY ON 08/17/2020
- THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 53 BOUNDARY.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1.00013789.
- BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
- SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
- ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER FINISH GRADING IS COMPLETE. CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "ELI".
- BENCHMARK SHOWN HEREON ARE BASED ON TXDOT MONUMENT HV-79C, LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.
- 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. 48039C0115K, DATED DECEMBER 30, 2020.
- ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
- ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY THE PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS FOR THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE SET AT OR ABOVE THE MINIMUM SLAB ELEVATIONS DEFINED.
- ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
- ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 53.
- THIS SUBDIVISION EMPLOYS A DRAINAGE SYSTEM, WHICH UTILIZES STREETS AND ADJACENT PROPERTIES WITHIN THE SUBDIVISION PLAT BOUNDARY TO STORE AND CONVEY STORM WATER. THUS, DURING STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- ADEQUATE WASTEWATER FACILITIES SHALL BE PROVIDED TO SERVICE ALL PROPOSED IMPROVEMENTS.
- ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR THE RESERVE.
- 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.
- FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.
- THE PLAT IS SUBJECT TO THE REQUIREMENTS OF SIERRA VISTA DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND LAND TEJAS SIERRA VISTA WEST, LLC, A TEXAS LIMITED LIABILITY COMPANY.



STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 8.709 acre (379,380 square feet) tract of land situated in the Lavaca Navigation Company Survey, Section 1, Abstract No. 329 in Brazoria County, Texas, being a portion of a called 21.52 acre tract (Parcel "A", Tract "9") conveyed to Astro Sierra Vista, L.P., by deed recorded in Clerk's File No. 2021084557, Brazoria County Official Public Records; said 8.709 acre (379,380 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

COMMENCING at a 5/8–inch iron rod (with cap) found, being the southeast corner of Crystal View Drive Phase II according to the plat thereof recorded in Clerk's File No. 2019057701, Brazoria County Official Public Records, being the northeast corner of said called 21.52 acre tract, and being on the west right-of–way line of County Road No. 48 (based on a width of 40 feet) recorded in Volume 2, Page 113, Brazoria County Deed Records;

THENCE, along the south line of said Crystal View Drive Phase II and the north line of said called 21.52 acre tract, the following three (3) courses and distances:

- South 87°14'55" West, 10.00 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the left;
- Along said curve to the left in a northwesterly direction, with a radius of 30.00 feet, a central angle of 90°00'18", an arc length of 47.13 feet, and a chord bearing North 47°44'41" West, 42.43 feet to a 5/8–inch iron rod (with cap) found;
- South 87°15'10" West, 22.05 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, departing the south line of said Crystal View Drive Phase II, over and across said called 21.52 acre tract, the following three (3) courses and distances,

- South 02°44'50" East, 648.70 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being the southeast corner of the herein described tract;
- South 87°15'28" West, 521.12 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being the southwest corner of the herein described tract;
- North 31°01'13" West, 464.87 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being on the south line of said called Crystal View Drive Phase II, being on the north line of said called 21.52 acre tract, being the northwest corner of the herein described tract, and the beginning of a curve to the left;

THENCE, along the south line of said Crystal View Drive Phase II and the north line of said called 21.52 acre tract, the following three (3) courses and distances:

- Along said curve to the left in a northeasterly direction, with a radius of 1,040.00 feet, a central angle of 02°00'01", an arc length of 36.31 feet, and a chord bearing North 58°51'00" East, 36.31 feet to a 5/8–inch iron rod (with cap) found;
- North 57°51'00" East, 200.25 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the right;
- Along said curve to the right in an easterly direction, with a radius of 960.00 feet, a central angle of 29°24'10", an arc length of 492.65 feet, and a chord bearing North 72°33'05" East, 487.26 feet to a 5/8–inch iron rod (with cap) found;

THENCE, North 87°15'10" East, 63.62 feet to the POINT OF BEGINNING, CONTAINING 8.709 acres (379,380 square feet) of land in Brazoria County, Texas filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, ASTRO SIERRA VISTA, LP, A Delaware Limited Partnership, acting by and through Melanie Ohl, Authorized Person, being an officer of ASTRO SIERRA VISTA GP, LLC, a Delaware Limited Liability Company, its General Partner, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 8.709 Acre tract described in the above and foregoing map of SIERRA VISTA WEST AMENITY CENTER RESERVE, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

FURTHER, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of SIERRA VISTA WEST AMENITY CENTER RESERVE where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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

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

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

IN TESTIMONY WHEREOF, the ASTRO SIERRA VISTA, LP, a Delaware limited partnership, has caused these presents to be signed by Melanie Ohl, Authorized Person, being an officer of ASTRO SIERRA VISTA GP, LLC, a Delaware limited

liability company, its General Partner, thereunto authorized this _____ day of _____, 2023.

ASTRO SIERRA VISTA, LP,
A Delaware limited partnership

By: ASTRO SIERRA VISTA GP, LLC,
a Delaware limited liability company,
its General Partner

By: _____
Melanie Ohl, Authorized Person

This plat is hereby APPROVED by the City of Iowa Colony City Council, this _____ day of _____, 2023

Michael Byrum–Brasten
Mayor

McLean Barnett

Arnetta Hicks–Murray

Marquette Greene–Young

Wil Kennedy

Chad Wilsey
Mayor Pro–Tem

This plat is hereby APPROVED by the City of Iowa Colony Planning and Zoning Commission, this _____ day of _____, 2023

David Hurst
Chairman

Steven Byrum–Bratsen

Les Hosey

Brian Johnson

Brenda Dillon

Terry Hayes

Timothy Variack

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared John Cork, Authorized Person, being an officer of CWT SIERRA, LP, a Delaware Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this
_____ Day of _____, 2023

Notary Public in and for the State of Texas

My Commission expires _____

I, Paul R. Bretherton, 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.

Paul R. Bretherton, R.P.L.S.
Texas Registration No. 5977

This plat is hereby APPROVED by the City of Iowa Colony City Engineer, this _____ day of _____, 2023

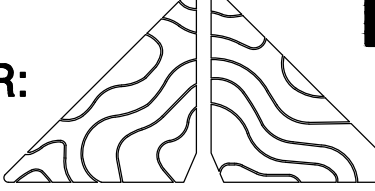
Dinh V. Ho, P.E.

FINAL PLAT
SIERRA VISTA WEST
AMENITY CENTER RESERVE

A SUBDIVISION OF 8.709 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329
BRAZORIA COUNTY, TEXAS
1 RESERVE 1 BLOCK

JANUARY 2023

OWNER/
DEVELOPER: ASTRO SIERRA VISTA, L.P.
A DELAWARE LIMITED PARTNERSHIP
C/O STARWOOD LAND ADVISORS
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/
SURVEYOR:  **ELEVATION**
land solutions
TBP REGISTRATION NUMBER F-22671
2465 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBP REGISTRATION NUMBER 10194692

Tuesday, January 31, 2023

Lacey Bell
LJA Engineering
1904 W. Grand Parkway N., Suite 100
Katy, Texas 77449

Re: Caldwell Ranch Boulevard Phase IIIB Street Dedication Preliminary Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 1312
Adico, LLC Project No. 16007-2-253

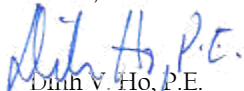
Dear Ms. Bell;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of Caldwell Ranch Boulevard Phase IIIB Street Dedication Preliminary Plat, received on or about January 30, 2023. 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 January 30, 2023. Please provide Kayleen Rosser, City Secretary with ten (10) prints of the plat by no later than February 1, 2023, for consideration at the February 7, 2023, Planning and Zoning Commission 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

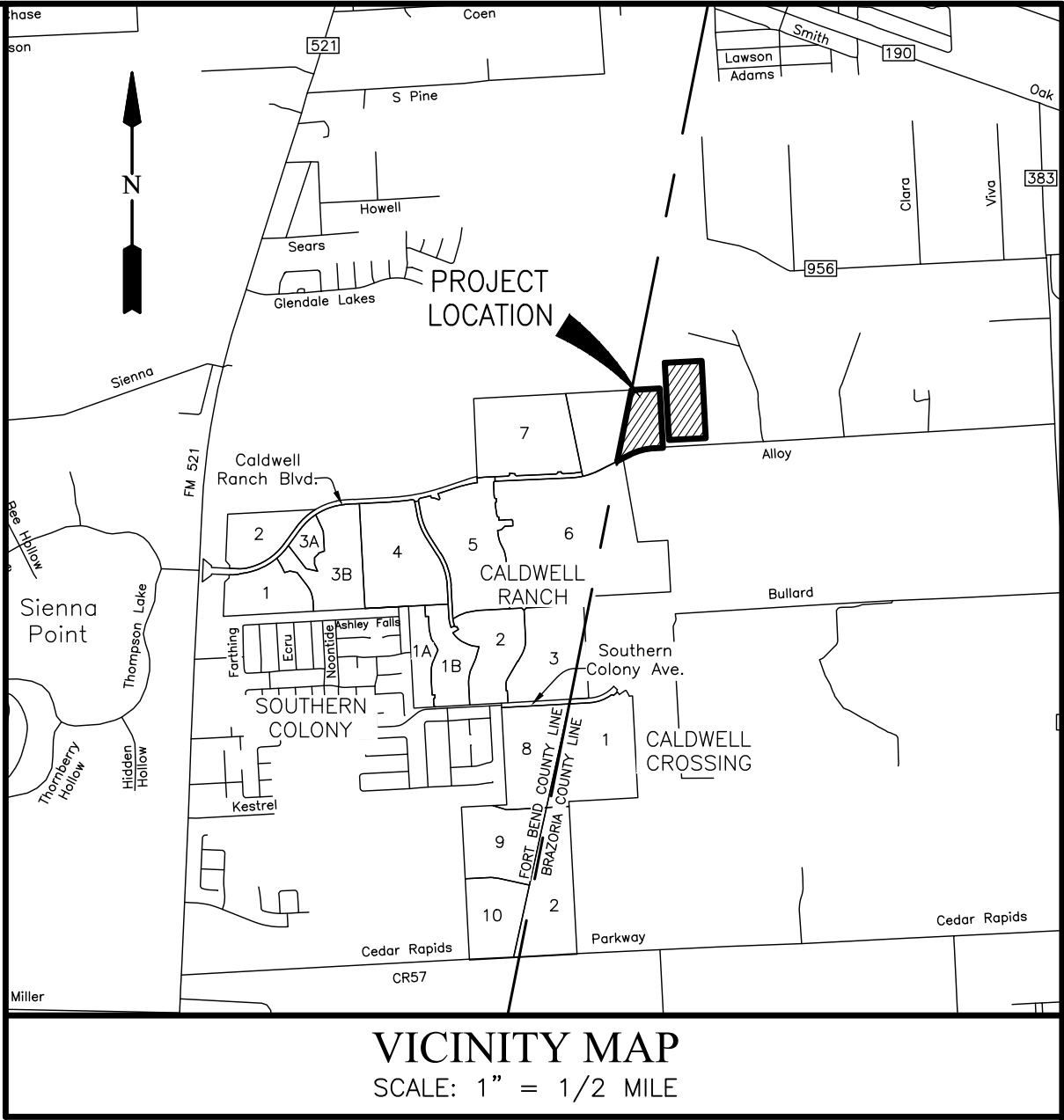
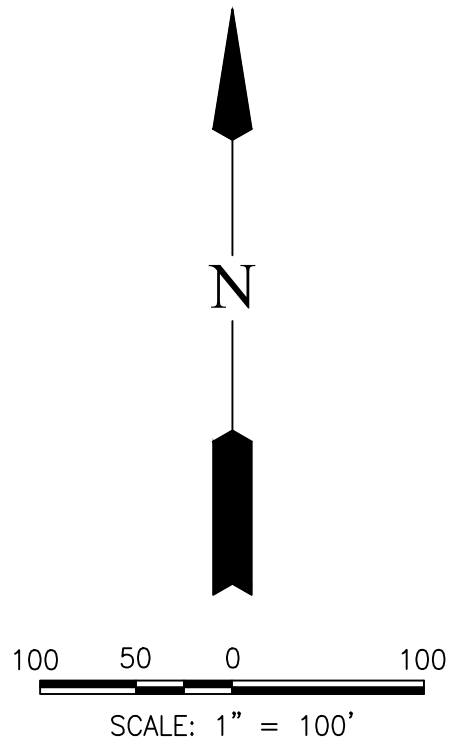
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Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-253

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°05'01" W	4.10'
L2	N 88°03'58" W	60.45'
L3	S 63°13'42" W	107.99'
L4	N 63°13'42" E	79.49'
L5	S 88°03'58" E	60.45'
L6	N 87°05'01" E	4.00'
L7	N 63°13'42" E	52.02'
L8	N 86°55'04" E	137.32'
L9	S 86°55'04" W	100.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	335.00'	4°51'01"	28.36'	S 89°30'31" W	28.35'
C2	890.00'	28°42'20"	445.89'	S 77°34'52" W	441.25'
C3	925.00'	28°42'20"	463.43'	N 77°34'52" E	458.60'
C4	300.00'	4°51'01"	25.40'	N 89°30'31" E	25.39'
C5	1040.13'	23°41'22"	430.05'	N 75°04'23" E	426.99'

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	9.092	396,032	DETENTION	BRAZORIA-FORT BEND MUD 3
B	15.711	684,352	DETENTION	BRAZORIA-FORT BEND MUD 3
TOTAL	24.803	1,080,384		



- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - W.L.E. INDICATES WATERLINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - F.N. INDICATES FILE NUMBER
 - E.E. INDICATES ELECTRICAL EASEMENT
 - A.E. INDICATES AERIAL EASEMENT
 - R.O.W. INDICATES RIGHT OF WAY
 - RES. INDICATES RESERVE
 - P.O.B. INDICATES POINT OF BEGINNING

CALLLED 200 ACRES
SHARP CORP.
F.N. 1968009429
B.C.O.P.R.R.P.

PRELIMINARY PLAT OF CALDWELL RANCH BOULEVARD PHASE IIIB STREET DEDICATION

A SUBDIVISION OF 26.358 ACRES OF LAND SITUATED IN THE
WILLIAM HALL LEAGUE, ABSTRACT 713 AND THE H.T. & B.R.R. CO.
LOT 68 SURVEY, ABSTRACT 561, BRAZORIA COUNTY, TEXAS.

0 LOTS 2 RESERVES (24.803 ACRES) 2 BLOCKS
JANUARY 23, 2023 JOB NO. 1931-8069C

OWNER:
D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407
PH: 281-566-2100

SURVEYOR:
GBI PARTNERS
LAND SURVEYING CONSULTANTS
4784 VISTA ROAD - PASADENA, TX 77505
PHONE: 281-499-4539 • GBIsurvey@GBISurvey.com
TYPICAL FIRM #10130300 • www.GBISurvey.com

JON P. BOROVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

KATHLEEN KINCHEN, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 136244