

**NOTICE OF PUBLIC HEARING
ON AMENDING MERIDIANA PUD**

The Iowa Colony Planning and Zoning Commission will hold a public hearing at 7:00 p.m. on March 1, 2022, and the Iowa Colony City Council will hold a public hearing at 7:00 p.m. on March 21, 2022, each at the Iowa Colony City Hall, 12003 Iowa Colony Boulevard, Iowa Colony, Texas, pursuant to the Comprehensive Zoning Ordinance and the Unified Development Code, as amended, to consider amending the Meridiana Planned Use Development concerning the layout, dimensions, and other regulations of courtyard homes in the Village Center land use area generally located at and near the intersection of Pursley Boulevard and Meridiana Parkway.

All interested persons may be heard concerning this matter. A copy of the application for action by the City of Iowa Colony and a map of the area subject to amendment are available for inspection by any person upon a reasonable request to the City Secretary at the address herein stated or at krosser@iowacolonytx.gov.

Kayleen Rosser
City Secretary

Copy



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 FEBRUARY 1, 2022

Members present: David Hurst, Tim Varlack, McLean Barnett, Steven Byrum-Bratsen, Les Hosey, and Brian Johnson

Members absent: Melanie Hampton

Others present: Dinh Ho and Robert Hemminger

WORKSESSION- 6:00 P.M.

1. Chairman Hurst called the worksession to order at 6:00 P.M.
2. Discussion of proposed Sierra Vista mixed use development. Alex Makris with NAI gave a presentation on the mixed-use parcels in the Sierra Vista development. Planning and Zoning members asked questions and stated their concerns.
3. Chairman Hurst adjourned the worksession at 7:03 P.M.

MEETING- 7:00 P.M.

1. Chairman Hurst called the meeting to order at 7:03 P.M.
2. Administer the Oath of Office to newly appointed members. Kayleen Rosser, City Secretary administered the Oath of Office to Brian Johnson.
3. Citizens Comments. There were no comments from the public.
4. Consider approval of the following Planning and Zoning Commission meeting minutes
 - January 4, 2022

Steven Byrum-Bratsen made a motion to approve the meeting minutes of January 4, 2022. Seconded by Tim Varlack. Approved unanimously with six ayes.

5. Consideration and possible action for the Alvin ISD Nichols-Mock Elementary School Variance to the Unified Development Code. Les Hosey made a motion to recommend approval to City Council to approve the variance for the build to line per staff's recommendation. Seconded by Steven Byrum-Bratsen. Approved unanimously.

6. Consideration and possible action for the Alvin ISD Nichols-Mock Elementary School Final Plat. Steven Byrum-Bratsen made a motion to approve the Alvin ISD Nichols-Mock Elementary School Final Plat. Seconded by Les Hosey. Approved unanimously.

7. Consideration and possible action for the Meridiana Section 55A Preliminary Plat. Steven Byrum-Bratsen made a motion to approve the Meridiana Section 55A Preliminary Plat. Seconded by McLean Barnett. Approved unanimously.
8. Consideration and possible action for the Sierra Vista Section 9 Preliminary Plat. Steven Byrum-Bratsen moved to approve Sierra Vista Section 9 Preliminary Plat. Seconded by Tim Varlack. Approved unanimously.
9. Consideration and possible action for a revision to previously approved Sierra Vista West Section 8 Final Plat. Tim Varlack moved to approve the revision to the previously approved Sierra Vista West Section 8 Final Plat. Seconded by Steven Byrum-Bratsen. Approved unanimously.
10. Consideration and possible action for a revision to previously approved Sierra Vista West Section 9 Final Plat. Steven Byrum-Bratsen made a motion to approve the revision to the previously approved Sierra Vista West Section 9 Final Plat. Seconded by Les Hosey. Approved unanimously.
11. Consideration and possible action to provide a recommendation to city council for proposed Sierra Vista mixed use development. Chairman Hurst made a motion to make a recommendation to City Council for multi family in the Sierra Vista mixed use development. Seconded by Tim Varlack. Motion failed with four (Tim Varlack, McLean Barnett, Steven Byrum-Bratsen, and Les Hosey) voting against. David Hurst and Brian Johnson voted in favor of the motion.
12. The meeting was adjourned at 7:26 P.M.

APPROVED THIS 1st DAY OF MARCH, 2022.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chairman

Thursday, February 24, 2022

Travis Harrison, P.E.
Elevation Land Solutions
2445 Technology Forest Blvd., Suite 200
The Woodlands, TX 77381

**Re: Ames Boulevard Detention Reserve Abbreviated Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 617
Adico, LLC Project No. 16007-2-231**

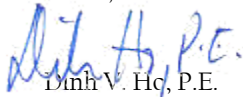
Dear Mr. Harrison,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Ames Boulevard Detention Reserve Abbreviated Plat package received on or about February 23, 2021. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based upon our review, we have no objections to the plat as resubmitted on February 23, 2021. Please provide Kayleen Rosser, City Secretary, with two (2) mylars and ten (10) folded copies of the plat by no later than February 24, 2022 for consideration at the March 1, 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: 16007-2-231**

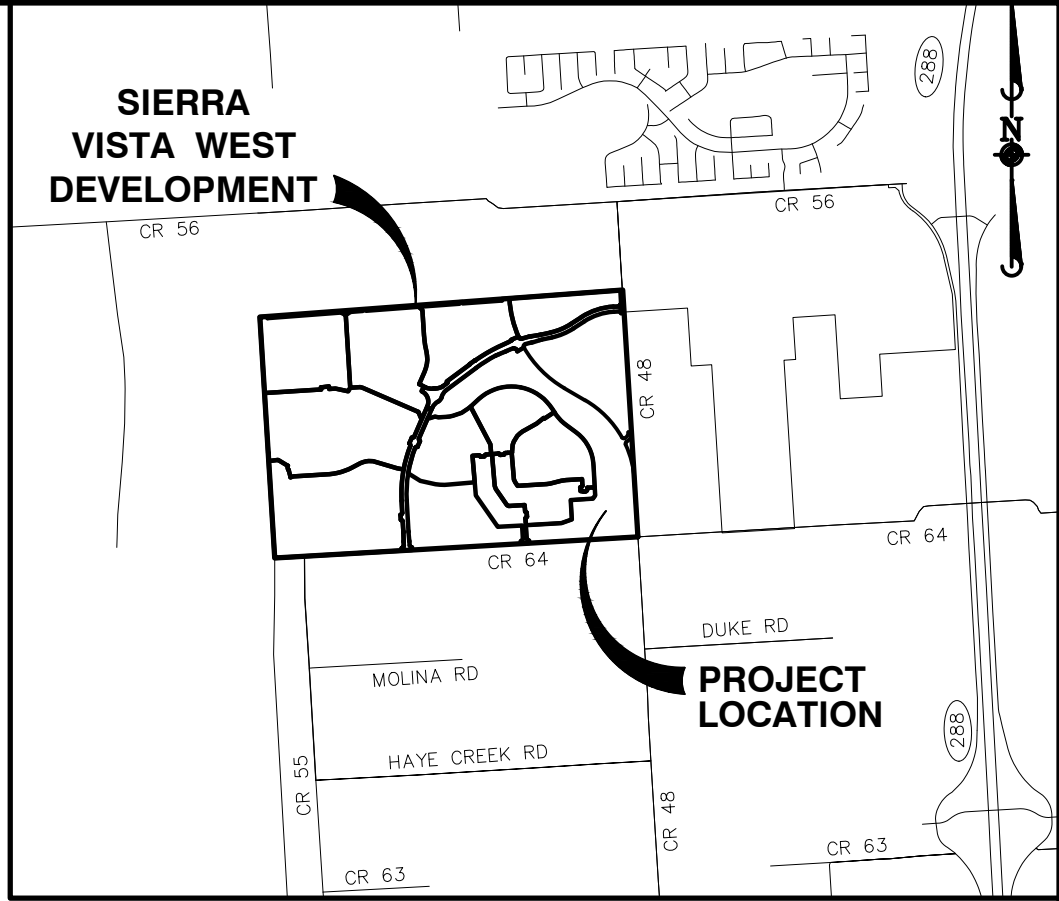
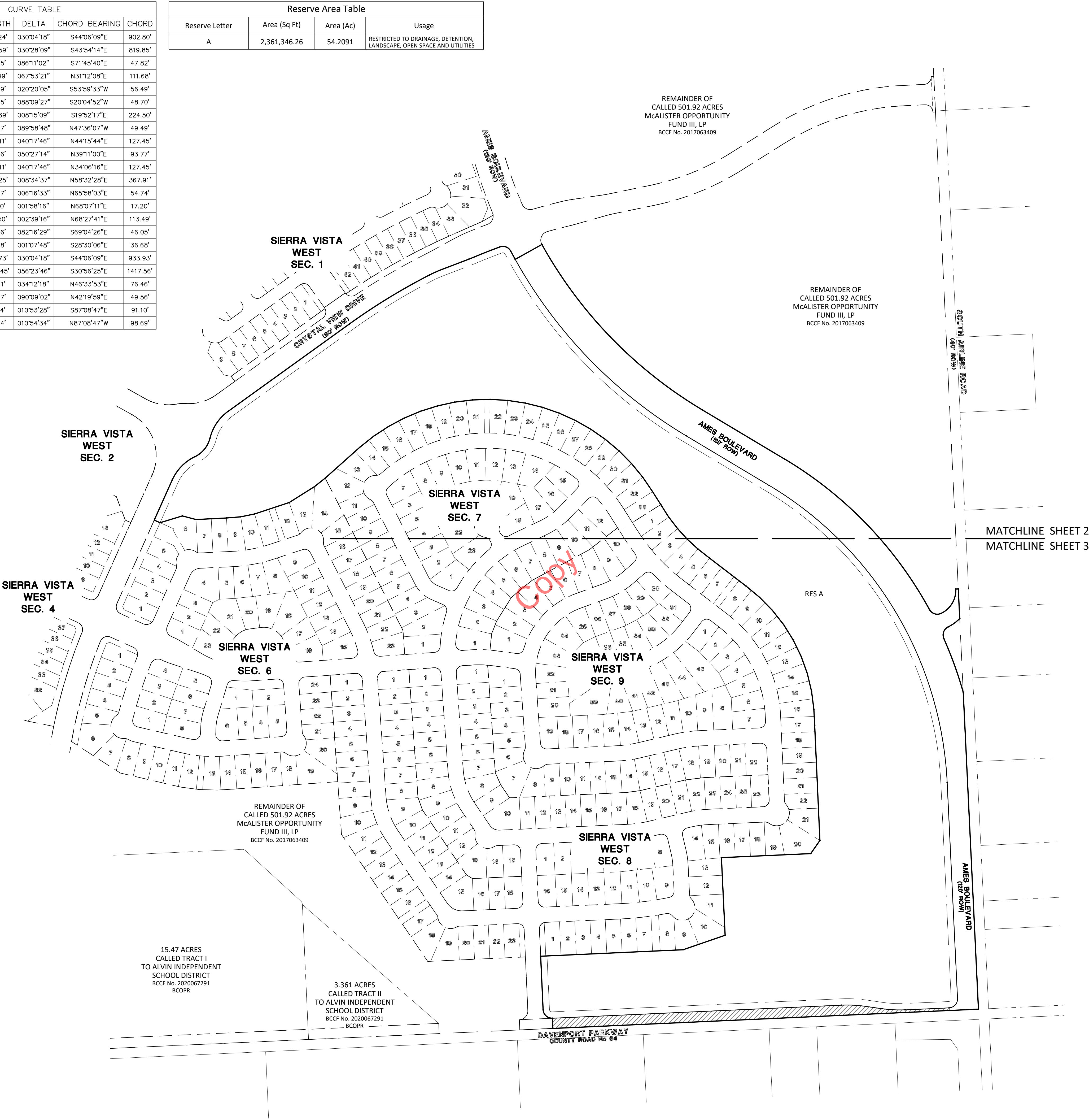
LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°15'28"E	10.00'
L2	S02°44'32"E	116.19'
L3	N02°35'30"W	40.00'
L4	N34°53'17"E	63.01'
L5	N02°50'18"W	62.93'
L6	N07°16'36"W	71.48'
L7	N13°27'59"W	71.48'
L8	N19°39'21"W	71.48'
L9	N25°50'44"W	71.48'
L10	N32°02'06"W	71.48'
L11	N38°13'29"W	71.48'
L12	N44°24'52"W	71.48'
L13	N50°25'51"W	69.32'
L14	N51°54'55"W	58.35'
L15	N47°26'26"W	56.70'
L16	N42°20'49"W	56.70'
L17	N37°36'17"W	58.78'
L18	N32°20'18"W	56.67'
L19	N32°21'18"W	60.00'
L20	N34°15'27"W	68.17'
L21	N39°22'51"W	69.80'
L22	N44°37'44"W	69.74'
L23	N49°52'29"W	69.74'
L24	N55°07'13"W	69.74'
L25	N60°21'58"W	69.74'
L26	N65°36'43"W	69.74'
L27	N70°51'27"W	69.74'
L28	N76°06'12"W	69.74'
L29	N81°20'56"W	69.74'
L30	N86°35'41"W	69.74'

LINE TABLE		
LINE	BEARING	LENGTH
L31	S88°09'35"W	69.74'
L32	S82°54'50"W	69.74'
L33	S77°40'05"W	69.74'
L34	S72°25'21"W	69.74'
L35	S67°10'36"W	69.74'
L36	S61°55'52"W	69.74'
L37	S56°41'07"W	69.74'
L38	S51°26'22"W	69.74'
L39	S51°36'45"W	53.19'
L40	S57°44'52"W	117.60'
L41	S71°41'27"W	143.28'
L42	S78°30'27"W	55.33'
L43	S85°05'21"W	56.40'
L44	S87°10'30"W	120.00'
L45	N75°15'36"W	55.54'
L46	S73°04'05"W	91.37'
L47	N65°53'09"W	25.00'
L48	N69°06'19"E	112.79'
L49	N60°56'00"E	120.00'
L50	N40°43'22"E	60.00'
L51	N37°31'21"E	60.00'
L52	N63°40'02"E	95.35'
L53	N02°35'30"W	10.25'
L54	N81°42'03"W	62.13'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD	
C1	1740.00'	913.24'	030°04'18"	S44°06'09"E	902.80'	
C2	1560.00'	829.59'	030°28'09"	S43°54'14"E	819.85'	
C3	35.00'	52.65'	086°11'02"	S71°45'40"E	47.82'	
C4	100.00'	118.49'	067°53'21"	N31°12'08"E	111.68'	
C5	160.00'	56.79'	020°20'05"	S53°59'33"W	56.49'	
C6	35.00'	53.85'	088°09'27"	S20°04'52"W	48.70'	
C7	1560.00'	224.69'	008°15'09"	S19°52'17"E	224.50'	
C8	35.00'	54.97'	089°58'48"	N47°36'07"W	49.49'	
C9	185.00'	130.11'	040°17'46"	N44°15'44"E	127.45'	
C10	110.00'	96.86'	050°27'14"	N39°11'00"E	93.77'	
C11	185.00'	130.11'	040°17'46"	N34°06'16"E	127.45'	
C12	2460.00'	368.25'	008°34'37"	N58°32'28"E	367.91'	
C13	500.00'	54.77'	006°16'33"	N65°58'03"E	54.74'	
C14	500.00'	17.20'	001°58'16"	N68°07'11"E	17.20'	
C15	2450.00'	113.50'	002°39'16"	N68°27'41"E	113.49'	
C16	35.00'	50.26'	082°16'29"	S69°04'26"E	46.05'	
C17	1860.00'	36.68'	001°07'48"	S28°30'06"E	36.68'	
C18	1800.00'	944.73'	030°04'18"	S44°06'09"E	933.93'	
C19	1500.00'	1476.45'	056°23'46"	S30°56'25"E	1417.56'	
C20	130.00'	77.61'	034°12'18"	N46°33'53"E	76.46'	
C21	35.00'	55.07'	090°09'02"	N42°19'59"E	49.56'	
C22	480.00'	91.24'	010°53'28"	S87°08'47"E	91.10'	
C23	520.00'	98.84'	010°54'34"	N87°08'47"W	98.69'	

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage
A	2,361,346.26	54.2091	RESTRICTED TO DRAINAGE, DETENTION, LANDSCAPE, OPEN SPACE AND UTILITIES

- FINAL PLAT NOTES:
- 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 LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "MANHARD PROPERTY CORNER".
 - 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.
 - 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 IN A RECORDED PLAT THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
 - 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.
 - ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 - ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) 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.
 - 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 EACH LOT.
 - 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.
 - OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - 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. AND AS AMENDED ON 01/10/2022.



VICINITY MAP
BRAZORIA COUNTY KEY MAP: 692 J & N
SCALE: 1" = 2,640'



ABBREVIATIONS

AE=	AERIAL EASEMENT
DE=	DRAINAGE EASEMENT
PAE=	PRIVATE ACCESS EASEMENT
PUE=	PUBLIC UTILITY EASEMENT
SSE=	SANITARY SEWER EASEMENT
STM SE=	STORM SEWER EASEMENT
UVE=	UNOBSTRUCTED VISIBILITY EASEMENT
UE=	UTILITY EASEMENT
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BCDR=	BRAZORIA COUNTY DEED RECORDS
BCPR=	BRAZORIA COUNTY PLAT RECORDS
BCOPR=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
BCOPRRP=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
VOL., PG., No.=	VOLUME, PAGE NUMBER
FND=	FOUND
IRC=	IRON ROD W/ CAP
	5/8" IRON ROD WITH CAP TO BE SET
	STREET NAME CHANGE

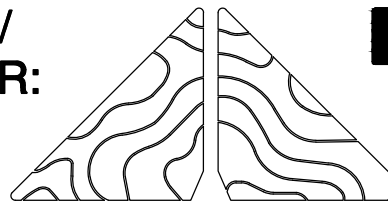
FINAL PLAT
AMES BOULEVARD
DETENTION RESERVE

A SUBDIVISION OF 64.77 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329
BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCKS
FEBRUARY 2022

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
2445 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBP REGISTRATION NUMBER 10194692



MATCHLINE SHEET 2
MATCHLINE SHEET 3

15.000 ACRES TO:
ROGER E. GRIFFITH
B.C.C.F. No. 2004060087
BCOPR

A RESIDUE OF:
20.0 ACRES TO:
MYLES ANTHONY AND WIFE,
CYNTHIA ANTHONY
B.C.C.F. No. 00 019852
BCOPR

19.9375 ACRES TO:
STEVE BOEHME AND WIFE,
NANETTE BOEHME
B.C.C.F. No. 98 028052
BCOPR

10.00 ACRES TO:
MARK MATTHEW ALLOY
B.C.C.F. No. 96 007866
BCOPR

4.00 ACRES TO:
CHARLENE DUKE
B.C.C.F. No. 2005063600
BCOPR

1 ACRE TO:
CHARLENE A. DUKE
B.C.C.F. No. 2014027441
BCOPR

STROM DUKE
VOL. 1150, PG. 756
BCDR

5.93 ACRES TO:
SOKADY KUY
B.C.C.F. No. 2004043320
BCOPR

REMAINDER OF
CALLED 501.92 ACRES
MCALISTER OPPORTUNITY
FUND III, LP
BCCF No. 2017063409

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BCCF No. 2017063409

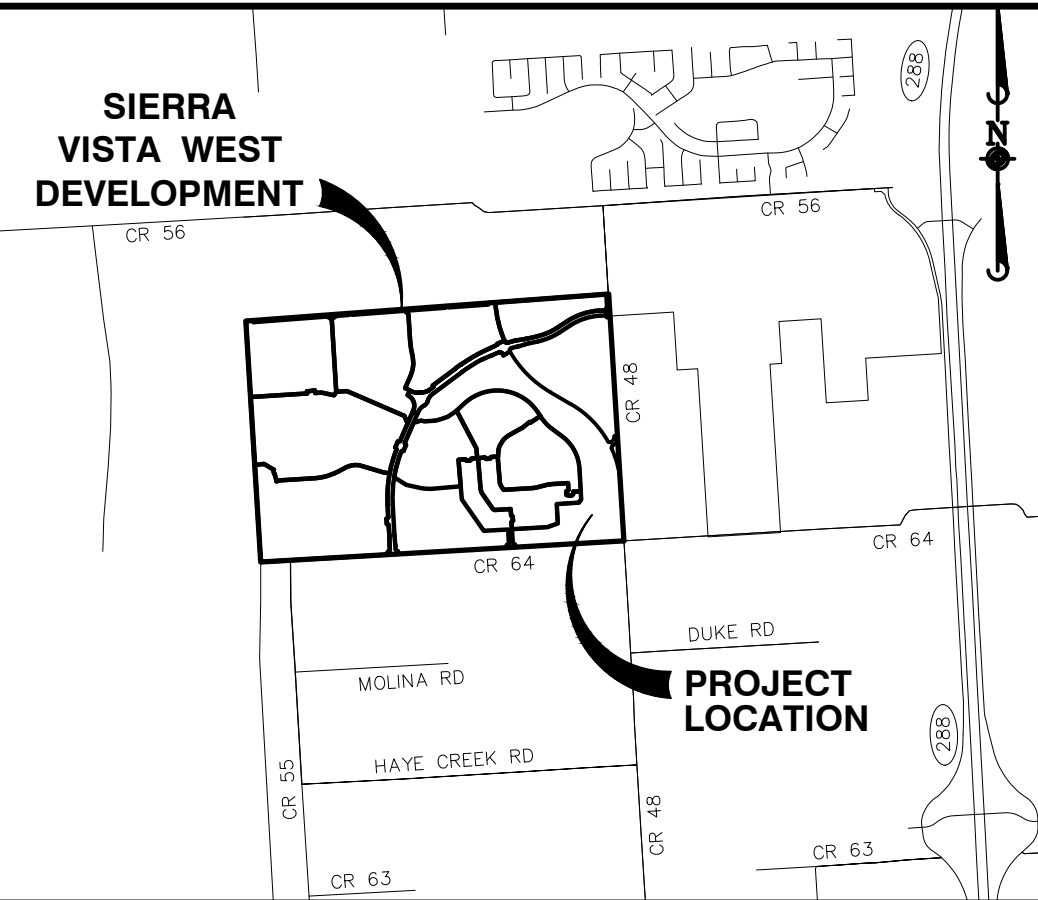
20.00 ACRES TO:
JAMES P. BRYSCH AND
JENNIFER BRYSCH
B.C.C.F. No. 2007057291
BCOPR

9.937 ACRES TO:
JAMES PATRICK BRYSCH
& JENNIFER BRYSCH
B.C.C.F. No. 03 024200
BCOPR

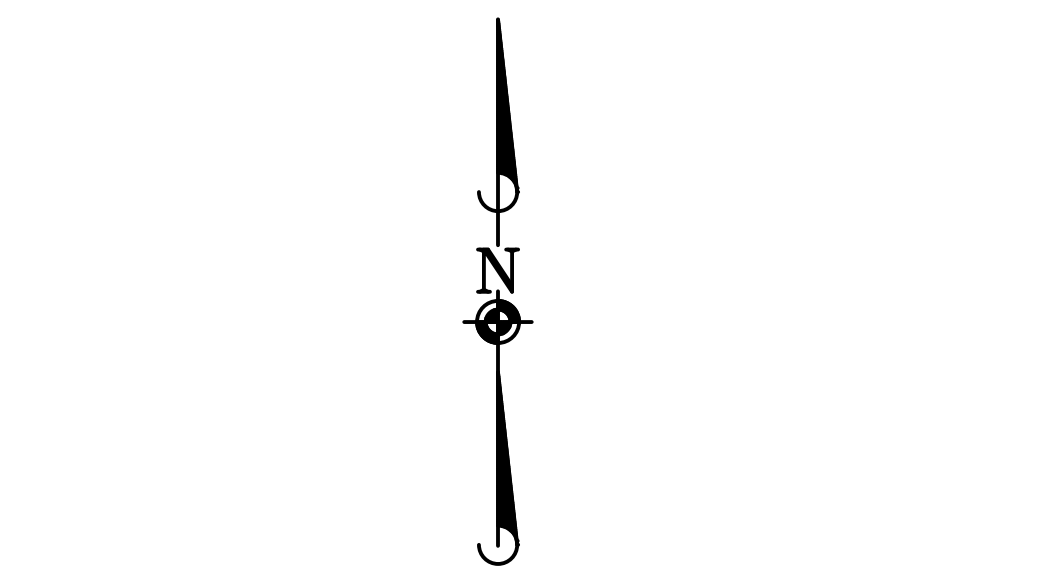
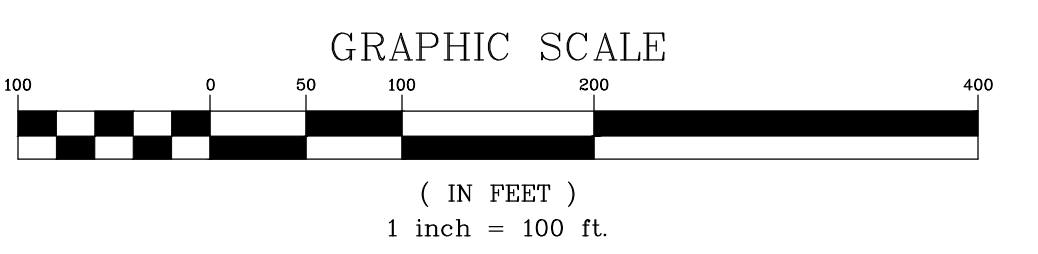
PART I
20.00 ACRES TO:
DIANE GOBIN
B.C.C.F. No. 2005032635
BCOPR
VOL. 86273, PG. 306
BCDR

10 ACRES TO:
DARRELL N. BARBER
B.C.C.F. No. 2017022758
BCOPR

2.41 ACRES TO:
GULF COAST WATER AUTHORITY
B.C.C.F. No. 2007088487
BCOPR



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SURVEYOR:

 **ELEVATION**
land solutions
TBPB REGISTRATION NUMBER F-22671
2445 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPB REGISTRATION NUMBER 10194692

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 64.77 acre (2,821,355 square feet) tract of land situated in the Lavaca Navigation Company Survey, Section 1, Abstract No. 329, in Brazoria County, Texas, being all of a called 9.083 acre tract (Parcel "A", Tract "10") and all of a called 55.12 acre tract (Parcel "A", Tract "13") conveyed to Land Tejas Sierra Vista West, LLC, by deed recorded in Clerk's File No. 2021084556, Brazoria County Official Public Records, being a portion of a called 24.94 acre tract (Tract 2) conveyed to Land Tejas Sierra Vista West, LLC by deed recorded in Clerk's File No. 2021031977, Brazoria County Official Public Records, being a portion of a called 19.35 acre tract (Section 8) conveyed to Land Tejas Sierra Vista West, LLC, by deed recorded in Clerk's File No. 2021057930, Brazoria County Official Public Records, and being a portion of a called 18.24 acre tract (Parcel "A", Tract "12") conveyed to Land Tejas Sierra Vista West, LLC, by said deed recorded in Clerk's File No. 2021084556, Brazoria County Official Public Records; said 64.77 acre (2,821,355 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;

BEGINNING at a 5/8–inch iron rod found, being the southeast corner of said called 9.083 acre tract (Parcel "A", Tract "10"), being on the north right–of–way line of County Road No. 64 (based on a width of 40 feet) recorded in Volume 2, Page 113, Brazoria County Deed Records, 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, South 8724°30" West, along the south line of said called 9.083 acre tract (Parcel "A", Tract "10"), the south line of said called 55.12 acre tract (Parcel "A", Tract "13"), and the north right–of–way line of said County Road No. 64, at a distance of 103.38 feet passing a 5/8–inch iron rod (with cap) found, being the southwest corner of said called 9.083 acre tract (Parcel "A", Tract "10") and being the southeast corner of said called 55.12 acre tract (Parcel "A", Tract "13"), in all a distance of 1,673.39 feet to a 5/8–inch iron rod (with cap) found, being the southwest corner of said called 55.12 acre tract (Parcel "A", Tract "13") and being the southeast corner of Sierra Vista West Sec 7 according to the plat thereof recorded in Clerk's File No. 2021077677, Brazoria County Official Public Records;

THENCE, along the east line of said Sierra Vista West Sec 7, the following three (3) courses and distances:

1. North 02°35'30" West, along the east line of said Sierra Vista West Sec 7, 40.00 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the right;
2. Along said curve to the right in a northwesterly direction and continuing along the east line of said Sierra Vista West Sec 7, with a radius of 35.00 feet, a central angle of 89°58'48", an arc length of 54.97 feet, and a chord bearing North 47°36'07" West, 49.49 feet to a 5/8–inch iron rod (with cap) found;
3. North 02°36'43" West, continuing along the east line of said Sierra Vista West Sec 7, 210.30 feet to a 5/8–inch iron rod (with cap) found, being the southwest corner of said called 19.35 acre (Section 8);

THENCE, along the south line of said called 19.35 acre tract (Section 8), the following four (4) courses and distances:

1. North 87°23'17" East, 560.00 feet to a 5/8–inch iron rod (with cap) found;
2. North 70°59'35" East, 174.71 feet to a 5/8–inch iron rod (with cap) found;
3. North 02°44'32" West, 305.14 feet to a 5/8–inch iron rod (with cap) found;
4. North 87°24'30" East, 351.23 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, from which a 5/8–inch iron rod (with cap) found bears North 87°24'30" East, 38.36 feet, being the southeast corner of said called 19.35 acre tract (Section 8);

THENCE, North 34°53'17" East, over and across said called 19.35 acre tract (Section 8), 63.01 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, North 02°36'43" West, along the east line of said called 19.35 acre tract (Section 8) and along the east line of said called 24.94 acre tract (Tract 2), at a distance of 152.34 feet passing a 5/8–inch iron rod (with cap) found, being the northeast corner of said called 19.35 acre tract (Section 8) and being the southeast corner of said called 24.94 acre tract (Tract 2), in all a total distance of 452.34 feet to a 5/8–inch iron rod (with cap) found, being on the east line of said called 24.94 acre tract (Tract 2);

THENCE, along the east line of said called 24.94 acre tract (Tract 2), the following thirteen (13) courses and distances:

1. North 02°50'18" West, 62.93 feet to a 5/8–inch iron rod (with cap) found;
2. North 07°16'36" West, 71.48 feet to a 5/8–inch iron rod (with cap) found;
3. North 13°27°59" West, 71.48 feet to a 5/8–inch iron rod (with cap) found;
4. North 19°39'21" West, 71.48 feet to a 5/8–inch iron rod (with cap) found;
5. North 25°50'44" West, 71.48 feet to a 5/8–inch iron rod (with cap) found;
6. North 32°02'06" West, 71.48 feet to a 5/8–inch iron rod (with cap) found;
7. North 38°13'29" West, 71.48 feet to a 5/8–inch iron rod (with cap) found;
8. North 44°24'52" West, 71.48 feet to a 5/8–inch iron rod (with cap) found;
9. North 50°25'51" West, 69.32 feet to a 5/8–inch iron rod (with cap) found;
10. North 52°32'03" West, 180.00 feet to a 5/8–inch iron rod (with cap) found;
11. North 51°54'55" West, 58.35 feet to a 5/8–inch iron rod (with cap) found;
12. North 47°26'26" West, 56.70 feet to a 5/8–inch iron rod (with cap) found;
13. North 42°20'49" West, 56.70 feet to a 5/8–inch iron rod (with cap) found;

THENCE, North 37°36'17" West, over and across said called 24.94 acre tract (Tract 2), 58.78 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, North 32°20'18" West, continuing over and across said called 24.94 acre tract (Tract 2), 56.67 feet to a 5/8–inch iron rod (with cap) found, being the north corner of said called 24.94 acre tract (Tract 2) and being the northeast corner of said Sierra Vista West Sec 7;

THENCE, along the north line of said Sierra Vista West Sec 7, the following twenty–one (21) courses and distances:

1. North 32°21'18" West, 60.00 feet to a 5/8–inch iron rod (with cap) found;
2. North 34°15'27" West, 68.17 feet to a 5/8–inch iron rod (with cap) found;
3. North 39°22'51" West, 69.80 feet to a 5/8–inch iron rod (with cap) found;
4. North 44°37'44" West, 69.74 feet to a 5/8–inch iron rod (with cap) found;
5. North 49°52'29" West, 69.74 feet to a 5/8–inch iron rod (with cap) found;
6. North 55°07'13" West, 69.74 feet to a 5/8–inch iron rod (with cap) found;
7. North 60°21'58" West, 69.74 feet to a 5/8–inch iron rod (with cap) found;
8. North 65°36'43" West, 69.74 feet to a 5/8–inch iron rod (with cap) found;
9. North 70°51'27" West, 69.74 feet to a 5/8–inch iron rod (with cap) found;
10. North 76°06'12" West, 69.74 feet to a 5/8–inch iron rod (with cap) found;
11. North 81°20'56" West, 69.74 feet to a 5/8–inch iron rod (with cap) found;
12. North 86°35'41" West, 69.74 feet to a 5/8–inch iron rod (with cap) found;
13. South 88°09'35" West, 69.74 feet to a 5/8–inch iron rod (with cap) found;
14. South 82°54'50" West, 69.74 feet to a 5/8–inch iron rod (with cap) found;
15. South 77°40'05" West, 69.74 feet to a 5/8–inch iron rod (with cap) found;
16. South 72°25'21" West, 69.74 feet to a 5/8–inch iron rod (with cap) found;
17. South 67°10'36" West, 69.74 feet to a 5/8–inch iron rod (with cap) found;
18. South 61°55'52" West, 69.74 feet to a 5/8–inch iron rod (with cap) found;
19. South 56°41'07" West, 69.74 feet to a 5/8–inch iron rod (with cap) found;
20. South 51°26'22" West, 69.74 feet to a 5/8–inch iron rod (with cap) found;

21. South 48°17'33" West, 181.56 feet to a 5/8–inch iron rod (with cap) found, being the northwest corner of said Sierra Vista West Sec 7 and being the northeast corner of Sierra Vista West Sec 6 according to the plat thereof recorded in Clerk's File No. 2021034994, Brazoria County Official Public Records;

THENCE, along the north line of said Sierra Vista West Sec 6, the following nine (9) courses and distances:

1. South 51°36'45" West, 53.19 feet to a 5/8–inch iron rod (with cap) found;
2. South 57°44'52" West, 117.60 feet to a 5/8–inch iron rod (with cap) found;
3. South 71°41'27" West, 143.28 feet to a 5/8–inch iron rod (with cap) found;
4. South 78°30'27" West, 55.33 feet to a 5/8–inch iron rod (with cap) found;
5. South 85°05'21" West, 56.40 feet to a 5/8–inch iron rod (with cap) found;
6. South 87°10'30" West, 120.00 feet to a 5/8–inch iron rod (with cap) found;
7. North 75°15'36" West, 55.54 feet to a 5/8–inch iron rod (with cap) found;
8. South 73°04'05" West, 91.37 feet to a 5/8–inch iron rod (with cap) found;

9. North 65°53'09" West, 25.00 feet to a 5/8–inch iron rod (with cap) found, being the northwest corner of said Sierra Vista West Sec 6 and being on the east line of Crystal View Drive Phase III according to the plat thereof recorded in Clerk's File No. 2021043318, Brazoria County Official Public Records;

THENCE, North 24°06'51" East, at a distance of 140.81 passing a 5/8–inch iron rod (with cap) found, being the northeast corner of said Crystal View Drive Phase III and being a southwest corner of Crystal View Drive Phase II according to the plat thereof recorded in Clerk's File No. 2019057701, Brazoria County Official Public Records, in all a total distance of 172.76 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the right;

THENCE, along the southeast line of said Crystal View Drive Phase II, the following twelve (12) courses and distances:

1. Along said curve to the right in a northeasterly direction, with a radius of 185.00 feet, a central angle of 40°17'46", on arc length of 130.11 feet, and a chord bearing North 44°15'44" East, 127.45 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a reverse curve to the left;
2. Along said reverse curve to the left in a northeasterly direction, with a radius of 110.00 feet, a central angle of 50°27'14", on arc length of 96.86 feet, and a chord bearing North 39°11'00" East, 93.77 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a reverse curve to the right;
3. Along said reverse curve to the right in a northeasterly direction, with a radius of 185.00 feet, a central angle of 40°17'46", an arc length of 130.11 feet, and a chord bearing North 34°06'16" East, 127.45 feet to a 5/8–inch iron rod (with cap) found;
4. North 54°15°09" East, 586.95 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the right;
5. Along said curve to the right in a northeasterly direction, with a radius of 2,460.00 feet, a central angle of 08°34'37", on arc length of 368.25 feet, and a chord bearing North 58°32'28" East, 367.91 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a compound curve to the right;
6. Along said compound curve to the right in a northeasterly direction, with a radius of 500.00 feet, a central angle of 06°16'33", an arc length of 54.77 feet, and a chord bearing North 65°58'03" East, 54.74 feet to a 5/8–inch iron rod (with cap) found;
7. North 69°06'19" East, 112.79 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the left;
8. Along said curve to the left in an easterly direction, with a radius of 500.00 feet, a central angle of 01°58'16", an arc length of 17.20 feet, and a chord bearing North 68°07'11" East, 17.20 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a reverse curve to the right;
9. Along said reverse curve to the right in an easterly direction, with a radius of 2,450.00 feet, a central angle of 02°39'16", an arc length of 113.50 feet, and a chord bearing North 68°27'41" East, 113.49 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a compound curve to the right;
10. Along said compound curve to the right in an easterly direction, with a radius of 35.00 feet, a central angle of 82°16'29", an arc length of 50.26 feet, and a chord bearing South 69°04'26" East, 46.05 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a reverse curve to the left;
11. Along said reverse curve to the left in a southeasterly direction, with a radius of 1,860.00 feet, a central angle of 01°07'48", an arc length of 36.68 feet, and a chord bearing South 28°30'08" East, 36.68 feet to a 5/8–inch iron rod (with cap) found, being the northwest corner of said called 9.083 acre tract (Parcel "A", Tract "10");
12. North 60°56'00" East, 120.00 feet to a 5/8–inch iron rod (with cap) found, being the northeast corner of said called 9.083 acre tract (Parcel "A", Tract "10"), being on the west line of said called 18.24 acre tract (Parcel "A", Tract "12"), and being the beginning of a curve to the left;

THENCE, along the east line of said called 9.083 acre tract (Parcel "A", Tract "10"), the west line of said called 18.24 acre tract (Parcel "A", Tract "12") and along said curve to the left in a southeasterly direction, with a radius of 1,740.00 feet, a central angle of 30°04'18", an arc length of 913.24 feet, and a chord bearing South 44°06'09" East, 902.80 feet to a 5/8–inch iron rod (with cap) found;

THENCE, South 59°08'18" East, along the east line of said called 9.083 acre tract (Parcel "A", Tract "10"), the west line of said called 18.24 acre tract (Parcel "A", Tract "12"), at a distance of 268.40 feet passing a 5/8–inch iron rod (with cap) found, in all a distance of 379.45 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the right;

THENCE, over and across said called 18.24 acre tract (Parcel "A", Tract "12"), the following four (4) courses and distances:

1. Along said curve to the right in a southeasterly direction, with a radius of 1,560.00 feet, a central angle of 30°28'09", an arc length of 829.59 feet, and a chord bearing South 43°54'14" East, 819.85 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being the beginning of a reverse curve to the left;
2. Along said reverse curve to the left in an easterly direction, with a radius of 35.00 feet, a central angle of 86°11'02", an arc length of 52.65 feet, and a chord bearing South 71°45'40" East, 47.82 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being the beginning of a compound curve to the left;
3. Along said compound curve to the left in a northeasterly direction, with a radius of 100.00 feet, a central angle of 67°53'21", an arc length of 118.49 feet, and a chord bearing North 31°12'08" East, 111.68 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;
4. North 87°15'28" East, 10.00 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being on the east line of said called 18.24 acre tract (Parcel "A", Tract "12") and being on the west line of said County Road No. 48;

THENCE, South 02°44'32" East, along the east line of said called 18.24 acre tract (Parcel "A", Tract "12") and along the west line of said County Road No. 48, 116.19 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the right;

THENCE, over and across said called 18.24 acre tract (Parcel "A", Tract "12"), the following three (3) courses and distances:

1. Along said curve to the right in a southerly direction, with a radius of 160.00 feet, a central angle of 20°20'05", an arc length of 56.79 feet, and a chord bearing South 53°59'33" West, 56.49 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being the beginning of a reverse curve to the left;
2. Along said reverse curve to the left in a southerly direction, with a radius of 35.00 feet, a central angle of 88°09'27", an arc length of 53.85 feet, and a chord bearing South 20°04'52" West, 48.70 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being the beginning of a reverse curve to the right;
3. Along said reverse curve to the right in a southerly direction, with a radius of 1,560.00 feet, a central angle of 08°15'09", an arc length of 224.89 feet, and a chord bearing South 19°52'17" East, 224.50 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being on the east line of said called 9.083 acre tract (Parcel "A", Tract "10") and being on the west line of said County Road No. 48, from which a 5/8–inch iron rod (with cap) found bears North 02°44'32" West, 3.95 feet, being the south corner of said called 18.24 acre tract (Parcel "A", Tract "12");

THENCE, South 02°44'32" East, along the east line of said called 9.083 acre tract (Parcel "A", Tract "10") and the west line of said County Road No. 48, 1,245.34 feet to the POINT OF BEGINNING, CONTAINING 64.77 acres (2,821,355 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas

4. North 32°00'19" East, 53.78 feet to a 5/8–inch iron rod (with cap) found;
5. North 31°57°53" East, 53.76 feet to a 5/8–inch iron rod (with cap) found;
6. North 48°31'26" East, 53.79 feet to a 5/8–inch iron rod (with cap) found;
7. North 52°04'31" East, 53.85 feet to a 5/8–inch iron rod (with cap) found;
8. North 61°37'48" East, 56.85 feet to a 5/8–inch iron rod (with cap) found;
9. North 61°52'48" East, 196.65 feet to a 5/8–inch iron rod (with cap) found;

10. North 52°12'32" East, 141.46 feet to a 5/8–inch iron rod (with cap) found;

THENCE, South 32°21'18" East, 13.76 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, North 57°38'42" East, 192.02 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 32°20'18" East, 56.67 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 37°36'17" East, 58.78 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 42°20'49" East, 56.70 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 47°26'26" East, 56.70 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 51°54'55" East, 58.35 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 52°32'03" East, 180.00 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 50°25'51" East, 69.32 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 44°24'52" East, 71.48 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 38°13'29" East, 71.48 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 32°02'06" East, 71.48 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 25°50'44" East, 71.48 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 19°39'21" East, 71.48 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 13°27'59" East, 71.48 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 07°16'36" East, 71.48 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 02°50'18" East, 62.93 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 02°36'43" East, 325.00 feet to the POINT OF BEGINNING, CONTAINING 25.36 acres (1,104,557 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, L.P., 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 65.89 Acre tract described in the above and foregoing map of AMES BOULEVARD DETENTION 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 AMES BOULEVARD DETENTION 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 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, Brazoria 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, L.P., 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 _____, 20____

ASTRO SIERRA VISTA, L.P.,
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 _____, 20____

Michael Byrum–Brasten
Mayor

Sydney Hargroder

This plat is hereby APPROVED by the City of Iowa Colony City Engineer, this _____ day of _____, 20____

Dinh V. Ho, P.E.

Arnetta Hicks–Murray

Marquette Greene–Young

Wil Kennedy

Chad Wiley
Mayor Pro–Tem

This plat is hereby APPROVED by the City of Iowa Colony Planning and Zoning Commission, this _____ day of _____, 20____

David Hurst
Chairman

Steven Byrum–Bratsen

Les Hosey

Brian Johnson

McLean Barnett

Melanie Hampton

Tim Varlack

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared Melanie Ohl, Authorized Person, being an officer of ASTRO SIERRA VISTA GP, LLC, a Delaware Limited Liability Company, 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 _____, 20____

Notary Public in and for the State of Texas

My Commission expires _____

Paul R. Bretherton
Texas Registration No. 5977

FINAL PLAT AMES BOULEVARD DETENTION RESERVE

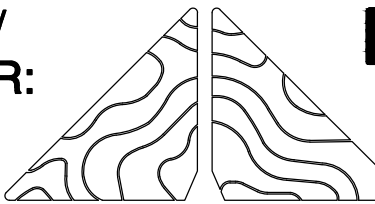
A SUBDIVISION OF 64.77 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329
BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCKS
FEBRUARY 2022

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:



Thursday, February 24, 2022

Travis Harrison, P.E.
Elevation Land Solutions
2445 Technology Forest Blvd., Suite 200
The Woodlands, TX 77381

**Re: Davenport Parkway Detention Reserve Abbreviated Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 620
Adico, LLC Project No. 16007-2-232**

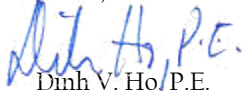
Dear Mr. Harrison,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Davenport Parkway Detention Reserve Abbreviated Plat package received on or about February 23, 2021. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based upon our review, we have no objections to the plat as resubmitted on February 23, 2021. Please provide Kayleen Rosser, City Secretary, with two (2) mylars and ten (10) folded copies of the plat by no later than February 24, 2022 for consideration at the March 1, 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: 16007-2-232**

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	20.06'	16.02'	045°46'34"	N25°30'46"W	15.60'
C2	20.00'	15.71'	045°00'00"	N70°06'43"W	15.31'
C3	1960.00'	432.64'	012°38'50"	S03°43'55"W	431.77'
C4	35.00'	54.99'	090°01'12"	N42°23'53"E	49.51'

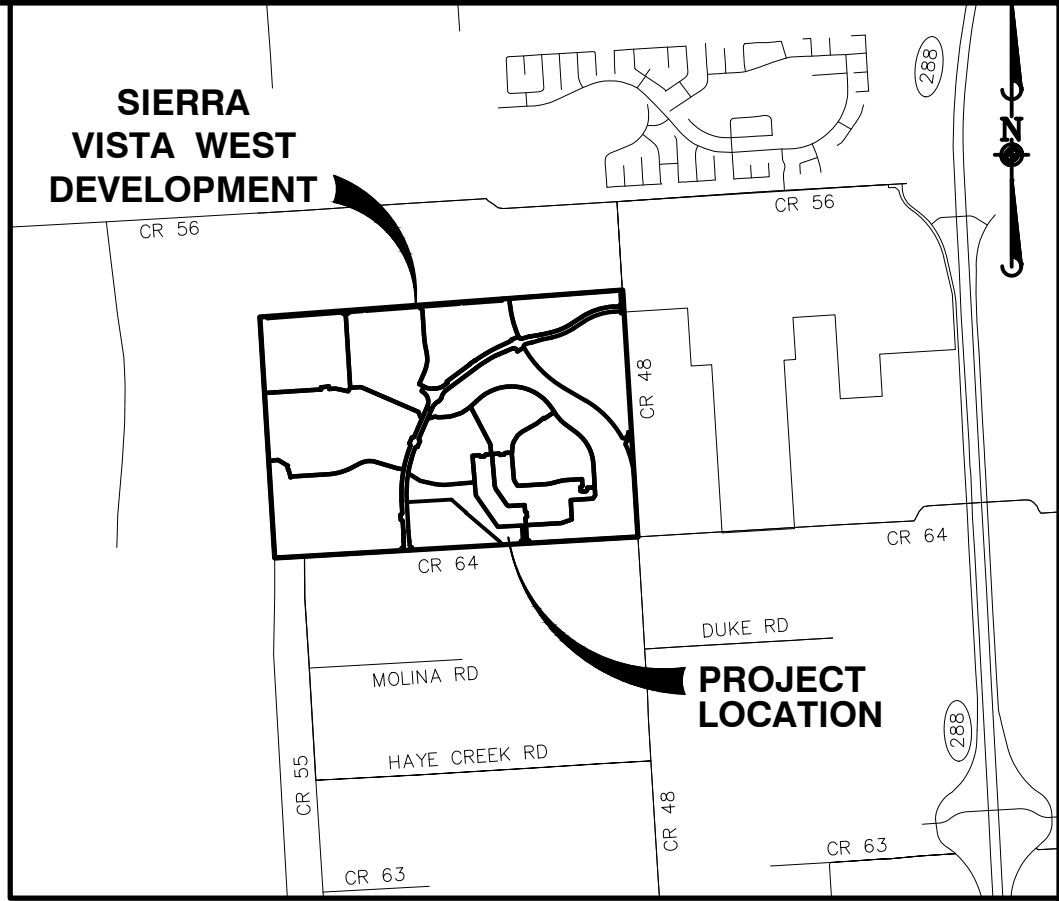
LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°35'30"W	40.00'
L2	N02°35'30"W	24.30'
L3	S82°25'45"E	71.59'
L4	S88°17'05"E	71.57'
L5	N86°33'40"E	65.05'
L6	S02°35'30"E	40.00'

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage
A	574,586.56	13.19	RESTRICTED TO DRAINAGE, DETENTION, LANDSCAPE, OPEN SPACE AND UTILITIES

FINAL PLAT NOTES:

1. THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 53 BOUNDARY.
2. 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.
3. BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
4. 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.
5. ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "ELS".
6. 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.
7. 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.
8. ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
9. 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 IN A RECORDED PLAT THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
10. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
11. 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.

12. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION.
13. 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.
14. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
15. ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
16. ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 53.
17. 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.
18. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
19. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
20. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
21. 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.
22. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
23. OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
24. 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.
25. THE PLAT IS SUBJECT TO THE REQUIREMENTS OF SIERRA VISTA DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND LAND TEXAS SIERRA VISTA WEST, LLC, AND AS AMENDED ON 01/10/2022.



VICINITY MAP
BRAZORIA COUNTY KEY MAP: 691 Q & R
SCALE: 1" = 2,640'



ABBREVIATIONS

AE=	AERIAL EASEMENT
DE=	DRAINAGE EASEMENT
PAE=	PRIVATE ACCESS EASEMENT
PUE=	PUBLIC UTILITY EASEMENT
SSE=	SANITARY SEWER EASEMENT
STM SE=	STORM SEWER EASEMENT
UVE=	UNOBSTRUCTED VISIBILITY EASEMENT
UE=	UTILITY EASEMENT
WLE=	WATER LINE EASEMENT
BL=	BUILDING LINE
ROW=	RIGHT-OF-WAY
BCCF=	BRAZORIA COUNTY CLERK'S FILE
BCDR=	BRAZORIA COUNTY DEED RECORDS
BCPR=	BRAZORIA COUNTY PLAT RECORDS
BCOPR=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
BCOPRRP=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
VOL., PG., No.=	VOLUME, PAGE NUMBER
FND=	FOUND
IRC=	IRON ROD W/ CAP
	5/8" IRON ROD WITH CAP TO BE SET
	STREET NAME CHANGE

FINAL PLAT
DAVENPORT PARKWAY
DETENTION RESERVE

A SUBDIVISION OF 13.48 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329
BRAZORIA COUNTY, TEXAS

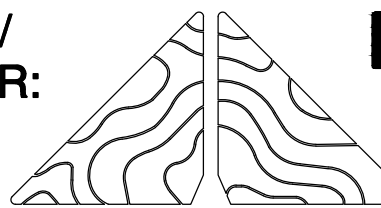
1 RESERVE 1 BLOCKS

FEBRUARY 2022

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
TBPB REGISTRATION NUMBER F-22671
2445 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPB REGISTRATION NUMBER 10194692

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 13.48 acre (587,284 square feet) tract of land situated in the Lavaca Navigation Company Survey, Section 1, Abstract No. 329, in Brazoria County, Texas, being all of a called 13.48 acre tract (Parcel "A", Tract "17") conveyed to Land Tejas Sierra Vista West, LLC, by deed recorded in Clerk's File No. 2021084556, Brazoria County Official Public Records; said 13.48 acre (587,284 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 found, being the southeast corner of a called 9.083 acre tract (Parcel "A", Tract "10") conveyed to Land Tejas Sierra Vista West, LLC, by deed recorded in Clerk's File No. 2021084556, Brazoria County Official Public Records, being on the north right–of–way line of County Road No. 64 (based on a width of 40 feet) recorded in Volume 2, Page 113, Brazoria County Deed Records, 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, South 87°24'30" West, along the south line of said called 9.083 acre tract (Parcel "A", Tract "10"), along the south line of a called 55.12 acre tract (Parcel "A", Tract "13") conveyed to Land Tejas Sierra Vista West, LLC, by deed recorded in Clerk's File No. 2021084556, Brazoria County Official Public Records, along the south line of Sierra Vista West Sec 7 according to the plat thereof recorded in Clerk's File No. 2021077677, Brazoria County Official Public Records, and along the north right–of–way line of said County Road No. 64, 1,803.39 feet to a 5/8–inch iron rod (with cap) found, being the southwest corner of said Sierra Vista West Sec 7 and being the POINT OF BEGINNING of the herein described tract;

THENCE, South 87°24'30" West, along the south line of said called 13.48 acre tract (Parcel "A", Tract "17") and the north right–of–way line of said County Road No. 64, 317.43 feet to a 5/8–inch iron rod (with cap) found, being the southeast corner of a called 3.361 acre tract (Tract II) conveyed to Alvin Independent School District by deed recorded in Clerk's File No. 2020067291, Brazoria County Official Public Records, from which a 5/8–inch iron rod (with cap) found bears South 87°24'30" West, along the south line of said called 3.361 acre tract (Tract II), along the south line of a called 15.47 acre tract (Tract I) conveyed to Alvin Independent School District by deed recorded in Clerk's File No. 2020067291, Brazoria County Official Public Records, and along the north right–of–way line of said County Road No. 64, 1,398.12 feet, being the southeast corner of Crystal View Drive Phase III according to the plat thereof recorded in Clerk's File No. 2021043318, Brazoria County Official Public Records;

THENCE, North 02°35'30" West, along the east line of said called 3.361 acre tract (Tract II), 40.00 feet to a 5/8–inch iron rod (with cap) found, being the northeast corner of said called 3.361 acre tract (Tract II);

THENCE, North 48°54'22" West, along the north line of said called 3.361 acre tract (Tract II), 710.11 feet to a 5/8–inch iron rod (with cap) found, being the northwest corner of said called 3.361 acre tract (Tract II), being on the east line of said called 15.47 acre tract (Tract I), and being the beginning of a curve to the left;

THENCE, along the north line of said called 15.47 acre tract (Tract I), the following four (4) courses and distances:

- Along said curve to the left in a northwesterly direction, with a radius of 20.06 feet, a central angle of 45°46'34", an arc length of 16.02 feet, and a chord bearing North 25°30'46" West, 15.60 feet to a 5/8–inch iron rod (with cap) found;
- North 47°36'47" West, 292.58 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 westerly direction, with a radius of 20.00 feet, a central angle of 45°00'00", an arc length of 15.71 feet, and a chord bearing North 70°06'43" West, 15.31 feet to a 5/8–inch iron rod (with cap) found;
- South 87°23'17" West, 697.43 feet to a 5/8–inch iron rod (with cap) found, being on the east line of said Crystal View Drive Phase III;

THENCE, North 02°35'30" West, along the east line of said Crystal View Drive Phase III, 24.30 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the right;

THENCE, continuing along the east line of said Crystal View Drive Phase III and along said curve to the right in a northerly direction, with a radius of 1,960.00 feet, a central angle of 12°38'50", an arc length of 432.64 feet, and a chord bearing North 03°43'55" East, 431.77 feet to a 5/8–inch iron rod (with cap) found, being the southwest corner of Sierra Vista West Sec 6 according to the plat thereof recorded in Clerk's File No. 2021034994, Brazoria County Official Public Records;

THENCE, along the south line of said Sierra Vista West Sec 6, the following six (6) courses and distances:

- South 57°11'04" East, 228.02 feet to a 5/8–inch iron rod (with cap) found;
- South 76°55'53" East, 244.44 feet to a 5/8–inch iron rod (with cap) found;
- South 82°25'45" East, 71.59 feet to a 5/8–inch iron rod (with cap) found;
- South 88°17'05" East, 71.57 feet to a 5/8–inch iron rod (with cap) found;
- North 86°33'40" East, 65.05 feet to a 5/8–inch iron rod (with cap) found;
- North 85°54'40" East, 409.59 feet to a 5/8–inch iron rod (with cap) found, being the southeast corner of said Sierra Vista West Sec 6 and being on the west line of said Sierra Vista West Sec 7;

THENCE, along the west line of said Sierra Vista West Sec 7, the following six (6) courses and distances:

- South 04°05'20" East, 208.09 feet to a 5/8–inch iron rod (with cap) found;
- South 34°11'34" East, 602.44 feet to a 5/8–inch iron rod (with cap) found;
- North 87°23'17" East, 384.27 feet to a 5/8–inch iron rod (with cap) found;
- South 02°36'43" East, 210.26 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 a southwesterly direction, with a radius of 35.00 feet, a central angle of 90°01'12", an arc length of 54.99 feet, and a chord bearing South 42°23'53" West, 49.51 feet to a 5/8–inch iron rod (with cap) found;
- South 02°35'30" East, 40.00 feet to the POINT OF BEGINNING, CONTAINING 13.48 acres (587,284 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, L.P., 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 13.48 Acre tract described in the above and foregoing map of DAVENPORT PARKWAY DETENTION 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 DAVENPORT PARKWAY DETENTION 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 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, Brazoria 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, L.P., 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, therunto authorized this _____ day of _____, 20____.

ASTRO SIERRA VISTA, L.P.,
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 _____, 20____

Michael Byrum–Bratsen
Mayor

Sydney Hargroder

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 _____, 20____

David Hurst
Chairman

Steven Byrum–Bratsen

Les Hosey

Brian Johnson

McLean Barnett

Melanie Hampton

Tim Varlack

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared Melanie Ohl, Authorized Person, being an officer of ASTRO SIERRA VISTA GP, LLC, a Delaware Limited Liability Company, 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 _____, 20____

Notary Public in and for the State of Texas

My Commission expires _____

I, Paul R. Bretherton, am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision 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
Texas Registration No. 5977

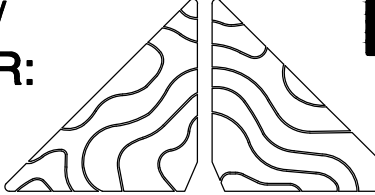
This plat is hereby APPROVED by the City of Iowa Colony City Engineer, this _____ day of _____, 20____

Dinh V. Ho, P.E.

FINAL PLAT DAVENPORT PARKWAY DETENTION RESERVE

A SUBDIVISION OF 13.48 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329
BRAZORIA COUNTY, TEXAS
1 RESERVE 1 BLOCKS
FEBRUARY 2022

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
2461 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBP# REGISTRATION NUMBER 10194692

Wednesday, February 23, 2022

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

**Re: Sierra Vista Section 8 Preliminary Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 694
Adico, LLC Project No. 16007-2-233**

Dear Mr. Winter,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Sierra Vista Section 8 preliminary plat package received on or about February 22, 2022. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based upon our review, we have no objections to the preliminary plat as resubmitted on February 22, 2022. Please provide Kayleen Rosser, City Secretary, with ten (10) folded copies of the plat by no later than Thursday, February 24, 2022 for consideration at the March 1st Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


Devin V. Ho, P.E.

TBPE Firm No. 16423

Copy

**Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-233**

RESTRICTED RESERVE [A]
Restricted to Landscape, Open
Space and Utility Purposes Only
1.08 AC
47,072 Sq Ft

RESTRICTED RESERVE [B]
Restricted to Landscape, Open
Space and Utility Purposes Only
2.40 AC
104,788 Sq Ft

RESTRICTED RESERVE [C]
Restricted to Landscape, Open
Space and Utility Purposes Only
0.07 AC
2,972 Sq Ft

RESTRICTED RESERVE [D]
Restricted to Landscape, Open
Space and Utility Purposes Only
0.14 AC
6,169 Sq Ft

RESTRICTED RESERVE [E]
Restricted to Landscape, Open
Space and Access Purposes Only
1.91 AC
83,260 Sq Ft

RESTRICTED RESERVE [F]
Restricted to Landscape, Open
Space and Access Purposes Only
0.06 AC
2,488 Sq Ft

RESTRICTED RESERVE [G]
Restricted to Landscape, Open
Space and Access Purposes Only
0.19 AC
8,464 Sq Ft

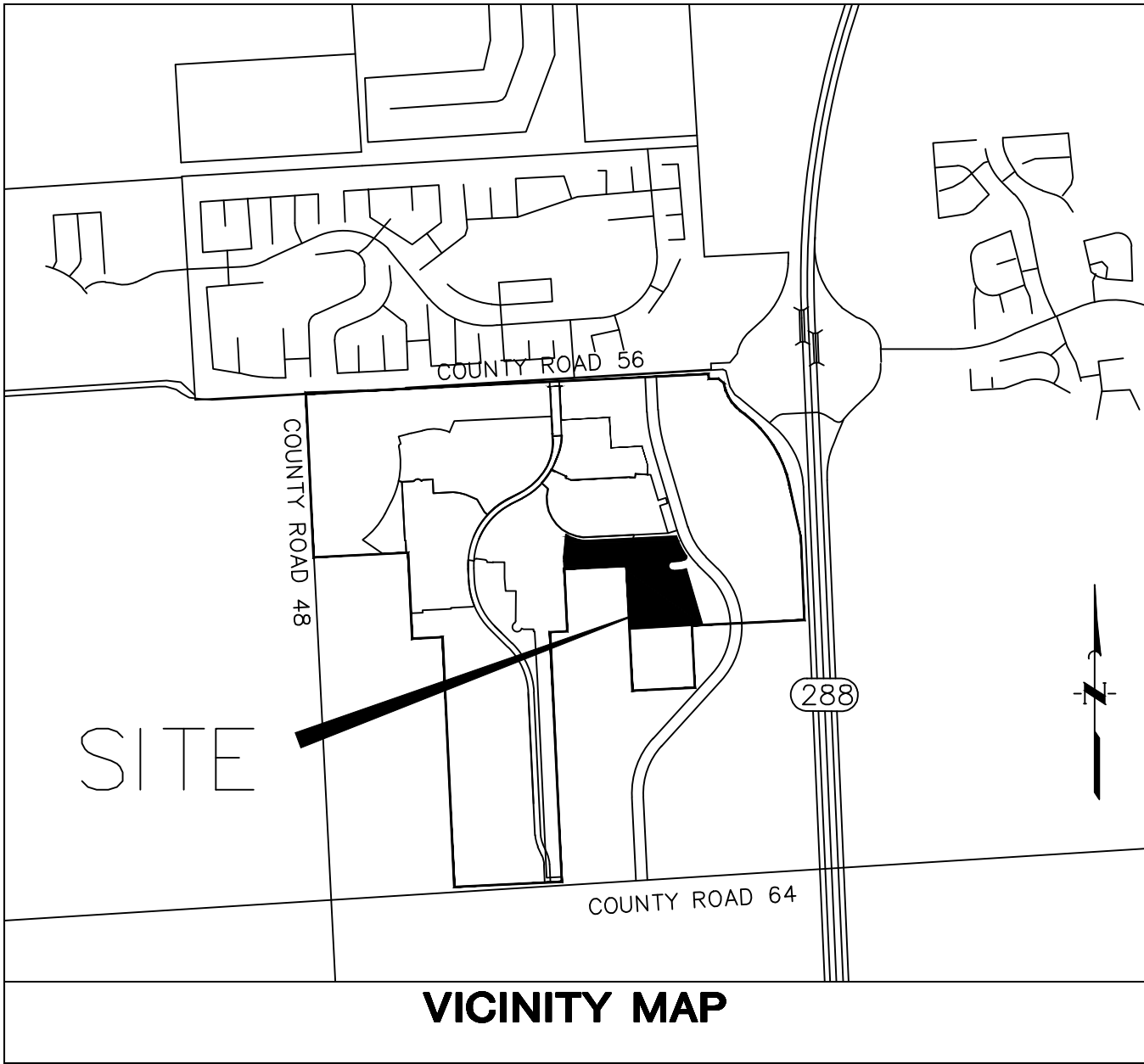
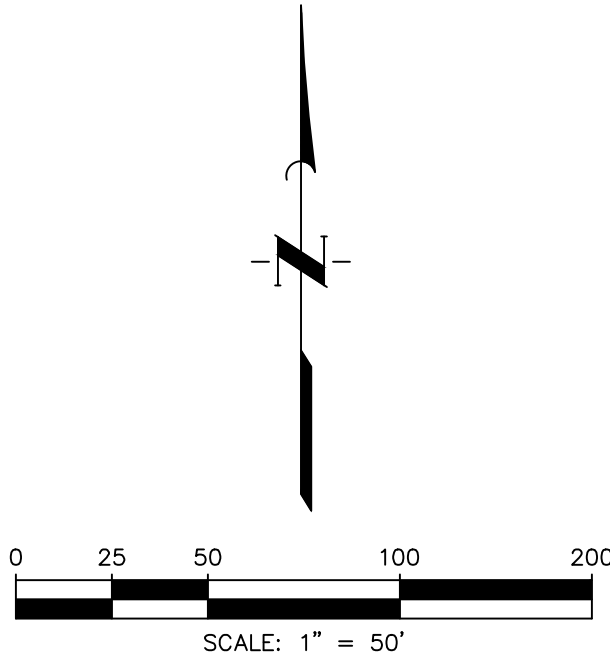
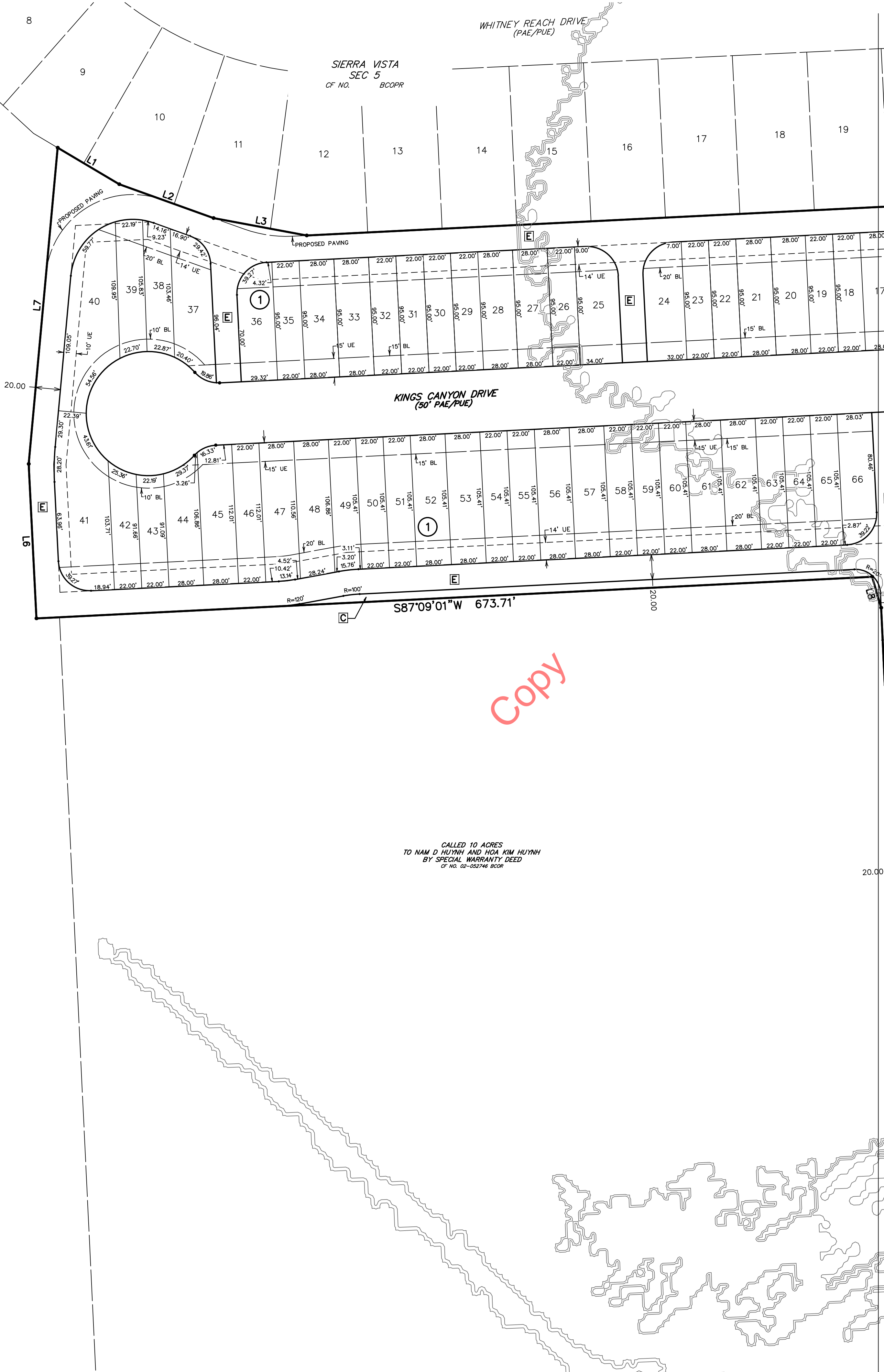
RESTRICTED RESERVE [H]
Restricted to Landscape, Open
Space and Access Purposes Only
0.18 AC
8,100 Sq Ft

SIERRA VISTA
SEC 2
CF NO.2017-058181 BCOPR

[A]

Line Table		
Line	Bearing	Distance
L1	S59°19'26"E	57.72'
L2	S70°16'22"E	80.63'
L3	S79°24'59"E	76.29'
L4	S87°15'10"W	66.66'
L5	N87°15'10"E	66.66'
L6	N02°51'05"W	124.49'
L7	N05°13'35"E	255.62'
L8	S16°05'29"E	25.99'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	860.00'	16°00'11"	240.20'	S26°22'20"E	239.42'	120.89'
C2	25.00'	91°36'27"	39.97'	S11°25'48"W	35.85'	25.71'
C3	150.00'	30°01'08"	78.59'	S72°14'36"W	77.69'	40.22'
C4	50.00'	180°00'00"	157.08'	S02°44'50"E	100.00'	INFINITY'
C5	250.00'	17°40'45"	77.14'	N78°24'48"E	76.83'	38.88'



- PRELIMINARY PLAT NOTES:
- Slab elevations (finished floor) shall be set at or above the minimum slab elevations defined in this plat.
 - All drainage easements shown hereon shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of drainage facilities.
 - All property shall drain into the drainage easement only through an approved drainage structure.
 - The property subdivided in the foregoing plat lies within Brazoria County Drainage District #5
 - This subdivision employs a drainage system, which utilizes streets and adjacent properties to store and convey storm water. Thus, during storm events, ponding of water should be expected to occur in the subdivision.
 - Other than shown hereon, there are no pipeline easements, or pipelines within the boundaries of this plat.
 - All storm water drainage pipes, culverts, or other (includes driveway culverts) will be a minimum 24" I.D. or equal.
 - No Building Permits will be issued until all storm drainage improvements, which may include detention, have been constructed.
 - The Preliminary Plat will expire one (1) year after the final approval by the City Council if construction of the improvements has not commenced within the one (1) year period, or the one (1) year extension period granted by the City Council.
 - Subdivision is located in Zone "X" with no base flood base elevation required. This information is based on Brazoria County FIRM Community Map 485456, Panel 115H, dated June 5, 1989.
 - All bearings based on the Texas State Plane Coordinate System, South Central Zone.
 - All coordinates shown hereon are surface and may be converted to the Texas State Plane Coordinate System, South Central Zone, NAD 83 Grid Coordinates by applying the following scale factor: 0.999857950.
 - Monuments set as exterior boundary markers will be set with a minimum of five eights (5/8) inch iron rod or three quarters (3/4) inch iron pipe at least thirty six (36) inches long, encased in concrete for a minimum of eighteen inches below the surface of the ground.
 - All permanent reference monuments (PRM) will be set at all boundary line angle points, block corners, angle points, points of curvature, and at intervals not to exceed one thousand (1,000) feet. Permanent reference monuments shall conform to the Texas professional land surveying practices act and the general rules of procedures and practices.
 - All monuments will be set to the standard of the Texas society of professional land surveying practices act and the general rules of procedures and practices of the Texas board of professional land surveying and shall bear reference caps as indicated.
 - Interior lot corner monuments will be set with a minimum of five eights (5/8) inch iron rod at least thirty six (36) inches in length.
 - All streets shall be constructed in accordance with the city's design criteria.
 - All water and wastewater facilities shall conform to the city's design criteria.
 - A minimum of five (5) foot wide sidewalk shall be required along both spine roads, or a minimum of six(6) foot wide sidewalk shall be required along 1 side, and a minimum of four (4) foot wide sidewalks shall be required along streets within the residential section and shall conform to the city's design criteria.
 - Contributing open space areas shall include the area of the permanent water surface and the adjacent side slopes, at a maximum slope of 5:1, for detention reserves with a permanent lake with a minimum water depth of 6 feet beyond the slope transition.
 - All easements are centered on lot lines unless shown otherwise.
 - This plat is subject to the Development Agreement for Sierra Vista, as approved on February 15, 2016 and amended in June, 2018 and January 10, 2022.
 - All front lot maintenance is to be maintained by the HOA.
 - Emergency second point of access to be provided through Lot 16, Block 1 in Sierra Vista Sec 5.

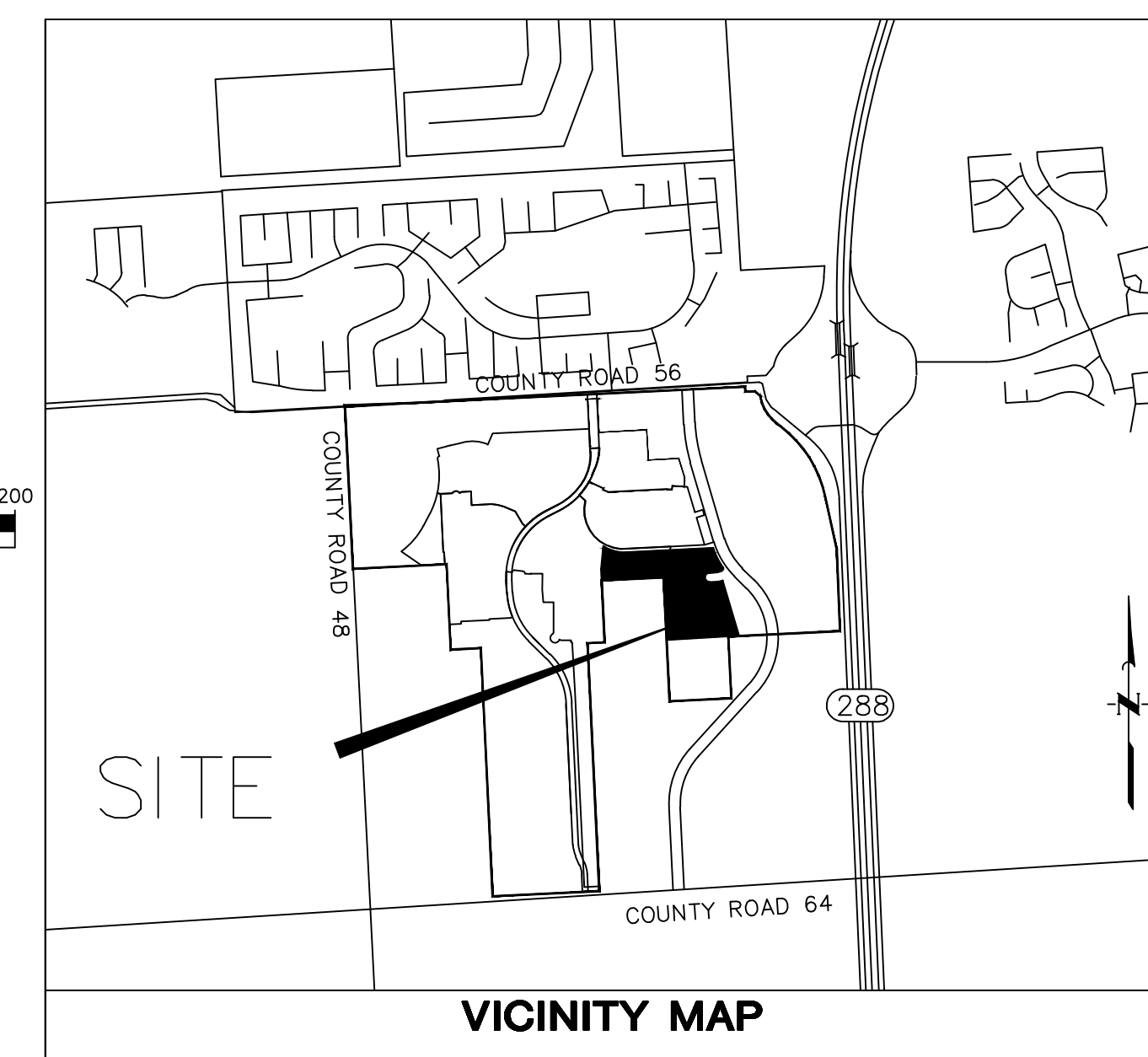
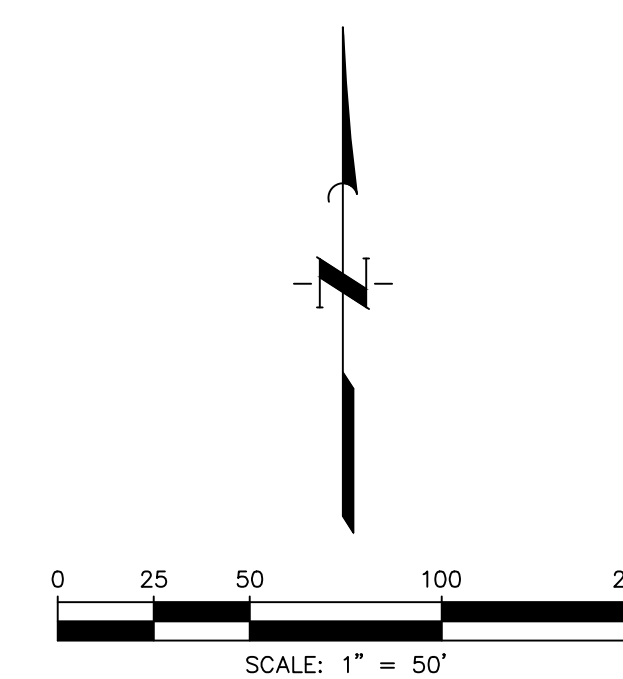
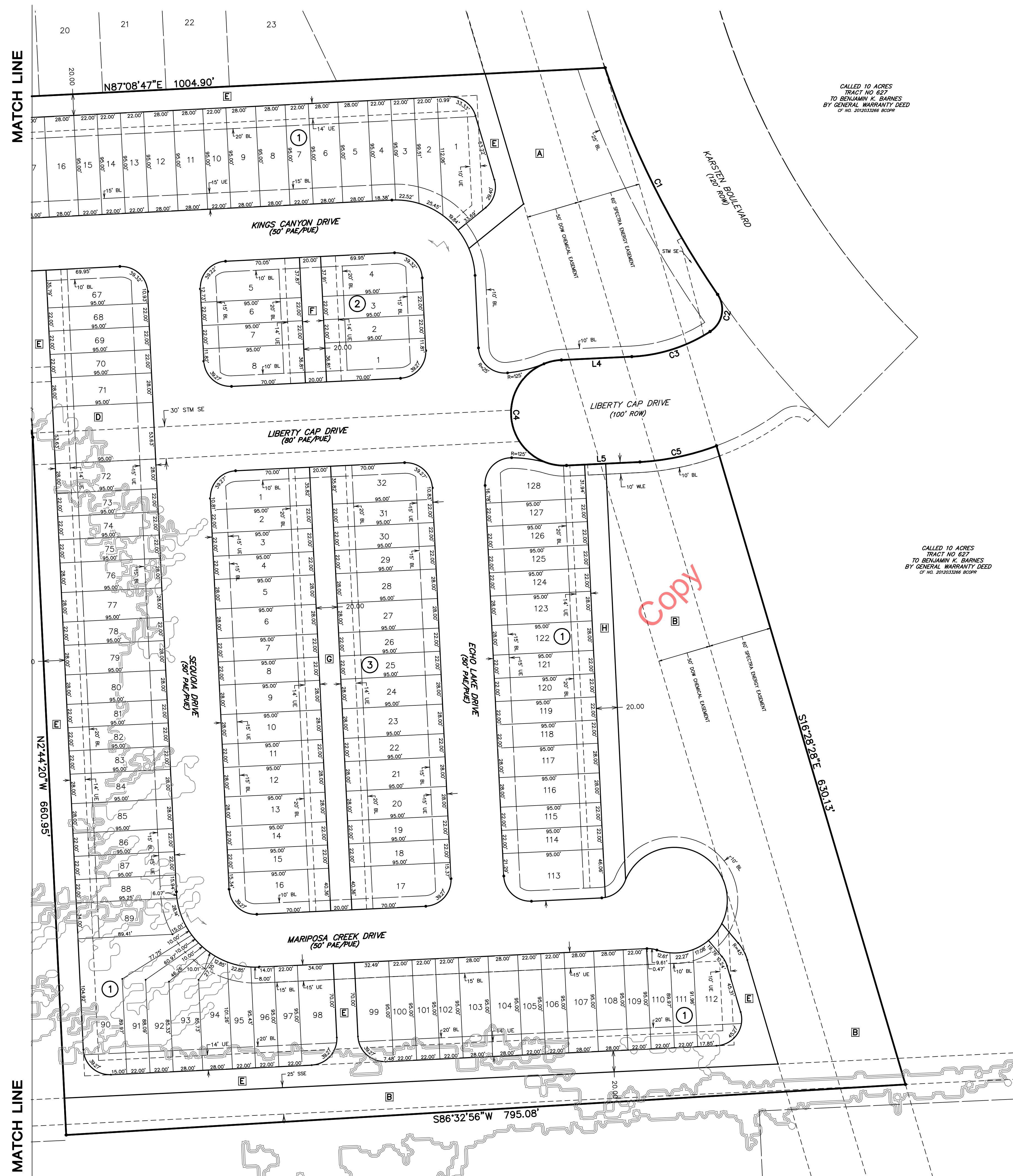
SIERRA VISTA SEC 8

A SUBDIVISION OF 19.67 ACRES OF LAND
OUT OF THE
SECTION 51, H.T. & B.R.R. CO. SURVEY, A-288,
BRAZORIA COUNTY, TEXAS
168 LOTS 10 RESERVES 3 BLOCKS
FEBRUARY 2022

ENGINEER:
ELEVATION LAND SOLUTIONS
2445 TECHNOLOGY FOREST BLVD
BLDG 4, STE 200
THE WOODLANDS, TX 77380
832-623-2200

OWNER:
ASTRO SIERRA VISTA LP
a Delaware Limited Partnership
2211 NORFOLK ST. S-803
HOUSTON, TX 77098
713-876-6358

SURVEYOR/PLANNER:
J.C. JONES & CARTER
Texas Board of Professional Engineers Registration No. F-439
8702 New Trails Drive, Suite 200 • The Woodlands, Texas 77380
281.363.9039



SIERRA VISTA

SEC 8

**A SUBDIVISION OF 19.67 ACRES OF LAND
OUT OF THE
SECTION 51, H.T. & B.R.R. CO. SURVEY, A-288,
BRAZORIA COUNTY, TEXAS
168 LOTS 10 RESERVES 3 BLOCKS
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SURVEYOR/PLANNER:
 **JONES | CARTER**
 Texas Board of Professional Engineers Registration No. F-439
 8701 New Trails Drive, Suite 200 • The Woodlands, Texas 77380
 281.777.1778

Form A
City of Iowa Colony

"Where We Make It Happen"

APPLICATION FOR AMENDMENT TO REGULATIONS
OR TO THE OFFICAL ZONING DISTRICT MAP

Name/Address Brad Sweitzer / EHRA Engineering

Individual/Company/Corporation

Description of Amendment Proposed To revise preliminary land use plan acreages and to
add courtyard home as a land use to be allowed within Village Center

Statement of need or justification for said amendment, including its consistency with the zoning policies and purposes set forth in this Ordinance and/or its consistency with the City's most current comprehensive planning document or documents. (Use separate sheet of paper for your statement).

The legal description and address of the property affected and the proposed boundaries of said property;

The signed consent of the property owner or owners whose property would be affected by the proposed amendment;

The applicant's interest in the subject property if the applicant is not the property owner of all or a portion of the subject property;

The present zoning classification and existing uses of the property proposed to be reclassified; and

Such other information or documents as the City Council and Zoning Administrator may deem necessary.

A non-refundable fee must accompany the application to defray the cost of notification and processing the application. Please refer to the fee schedule of the City of Iowa Colony for the fee for your particular zoning need.

Signature required: 

Form approved: July 20, 2009

MEMORANDUM

Date: February 22, 2022
To: Planning and Zoning Members
City Council Members
From: Dinh V. Ho, P.E.
RE: Meridiana PUD Amendment No. 4
Staff's Summary and Recommendations
CC: Mayor Michael Byrum-Bratsen, Robert Hemminger Kayleen Rosser

EHRA, Inc, on behalf of Rise Communities, submitted a request for an amendment to the Meridiana PUD. This is the Fourth Amendment to the PUD. Below is a summary of the proposed amendment and Staff's recommendations.

Proposed Revision:

1. Change in Land Use Area – Required when % change of each land use is +/- 10%
 - a. Increase Village Center land use from 31.10 acres to 58.30 acres
 - b. Decrease Multifamily land use from 41.5 acres to 11.6 acres (essentially remove any future MF from the PUD)
 - c. Increase Green Space, including Detention, Parks and Open Space area to 368.90 acres from 273.10 acres
 - d. Reduction in SFR, Patio and Commercial Use due to increase in Green Space
 - i. SFR: From 408.40 acres to 388.40 acres
 - ii. Patio Homes: From 170.0 acres to 108.10 acres
 - iii. Commercial: From 53.7 acres to 42.40 acres
2. Other Changes:
 - a. Addition of Courtyard Homes (CH) as an approved Land Use within the Village Center District.
 - i. CH Minimum lot size of 2500 SF (Yield of approximately 7-8 lots per acre).
 - ii. Limit structure height to not exceed 35 feet
 - iii. Front lot maintenance required for all CH sections.
 - iv. Reducing of maximum length allowed for shared driveways.

Staff Recommendations:

Based on staff review, the net reduction of approximately 683 units would reduce traffic congestion in the general area and increase quality of life for residents in Meridiana. Staff recommends approval of the Meridiana PUD Amendment No. 4 as submitted.

- Reduction of the Multifamily land use by +/-30 acres @ max 30 rental units/acres = 900 units.
- The increase in the Village Center acres by 27.2 acres @ +/- 8.0 units/acre based on a mix Townhomes and Courtyard Homes as an approved use, add approximately 217 for sale homes.
- Net reduction:

February 22, 2022

VIA E-MAIL: rhemminger@iowacolonytx.gov

Mr. Robert Hemminger
City Manager
City of Iowa Colony
12003 Iowa Colony Boulevard
Iowa Colony, TX 77583

Re: Meridiana Planned Unit Development Zoning Amendment

Dear Mr. Hemminger,

On behalf of our client, Rise Communities (the developer of Meridiana), I respectfully request to amend the Meridiana Planned Unit Development District. Below is a summary of the significant changes that are proposed:

- Increase the land use acreage for Parks, Detention and Open space by +/- 96 acres (35% more total area). This now represents roughly a third of the overall project area in Iowa Colony.
- Increase Village Center land use area by +/- 27 acres due to eliminating all future Multi-Family area (+/- 30 acres).
- As a result of the Parks, Detention, and Open space area increasing, the land use acreages for Single Family home, Patio home, and Commercial has been decreased.
- Because all future Multi-Family area has been removed, "Courtyard Home" has been added as a new land use allowed within the Village Center area. New design standards have been added for this land use.

The Developer and EHRA representatives met with City Staff on January 19th. As a result of this meeting, multiple changes were made to the proposed amendment. These changes include:

- Adding required HOA maintenance of the front yards for the "Courtyard Home" land use.
- Adding guest parking requirements for the "Courtyard Home" land use.
- Limiting the height of structures in "Courtyard Home" land use to thirty-five (35) feet for fire protection purposes.
- Reducing maximum length allowed for shared driveways.

A redline copy of all changes has been provided to City Staff for review.

Mr. Robert Hemminger
February 22, 2022
Page 2

If there are any questions or any additional supporting documentation is needed, please feel free to reach out to me and I would be happy to assist.

Thank you for your consideration,












Brad Sweitzer, A.I.C.P., P.L.A
Associate | Senior Planner

Attachments: Exhibit "A" – Preliminary Land Use Plan with Acreage Change Comparison

Copy

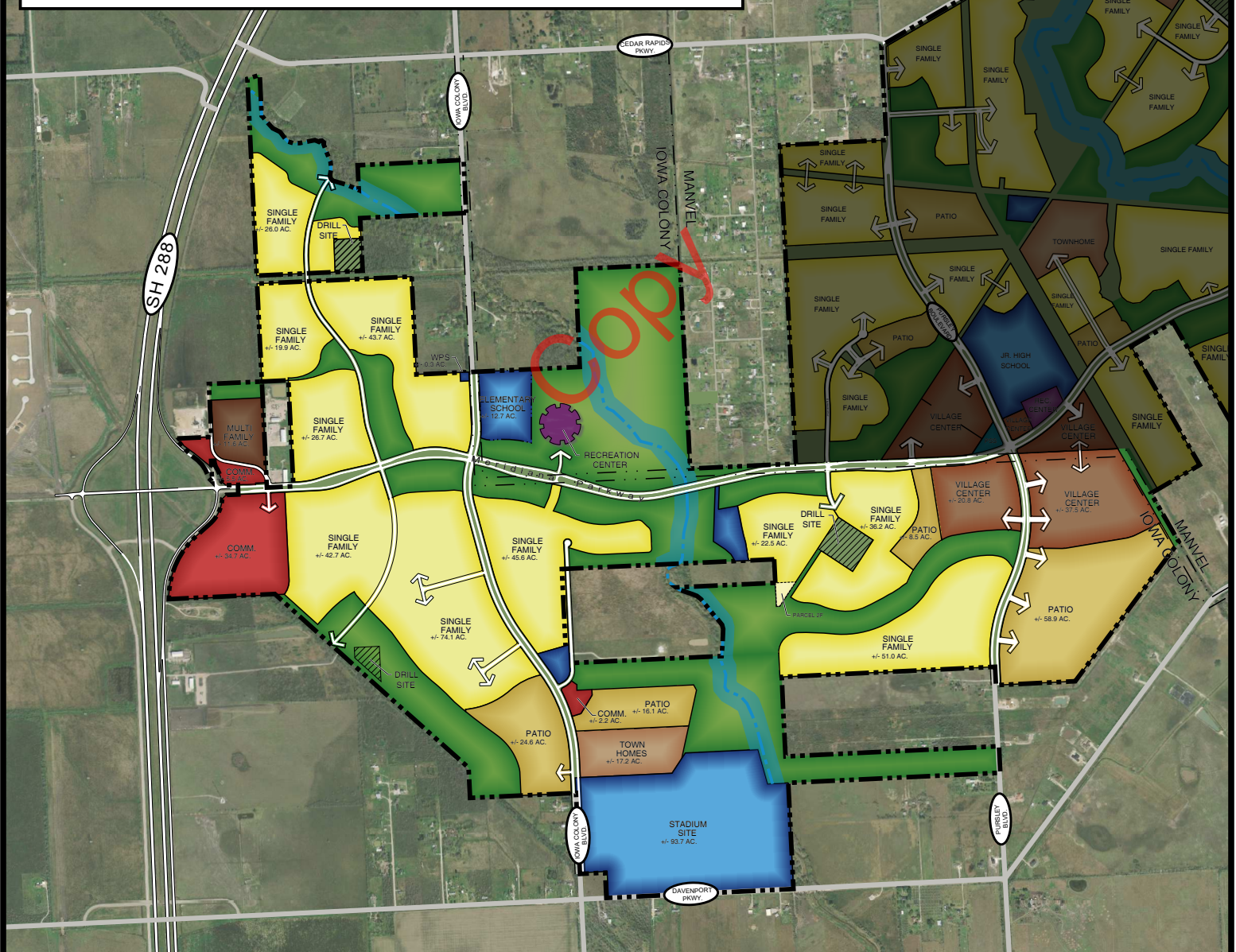
Land Use Table

Use	Original Area	Area as Shown	Percent Change
 Single Family Home	408.4 Ac.	388.4 Ac.	-5%
 Patio Home	170.0 Ac.	108.1 Ac.	-36%
 Townhome	17.1 Ac.	17.1 Ac.	
 Multi Family	41.5 Ac.	11.6 Ac.	-72%
 Village Center	31.1 Ac.	58.3 Ac.	+87%
 Commercial	53.7 Ac.	42.4 Ac.	-21%
 Institutional	114.4 Ac.	114.4 Ac.	
 Right of Way	60.8 Ac.	60.8 Ac.	
 Parks, Detention, OS	273.1 Ac.	369.0 Ac.	+35%

Site Total 1,170.1 Ac. 1,170.1 Ac.

*Area calculations include Alvin strip and land uses within Alvin strip.

Amendment No. 4



Meridiana

Preliminary Land Use Plan - Iowa Colony

Brazoria County, Texas

P:\081-011-150\LandPlan\PUD\Graphics\20220222_Preliminary Land Use Plan.dwg Feb 22, 2022-1:32pm Edited by: Plipetska

February 22, 2022

NOT TO SCALE



NORTH



EHRA JOB NO.
081-011-150

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

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.

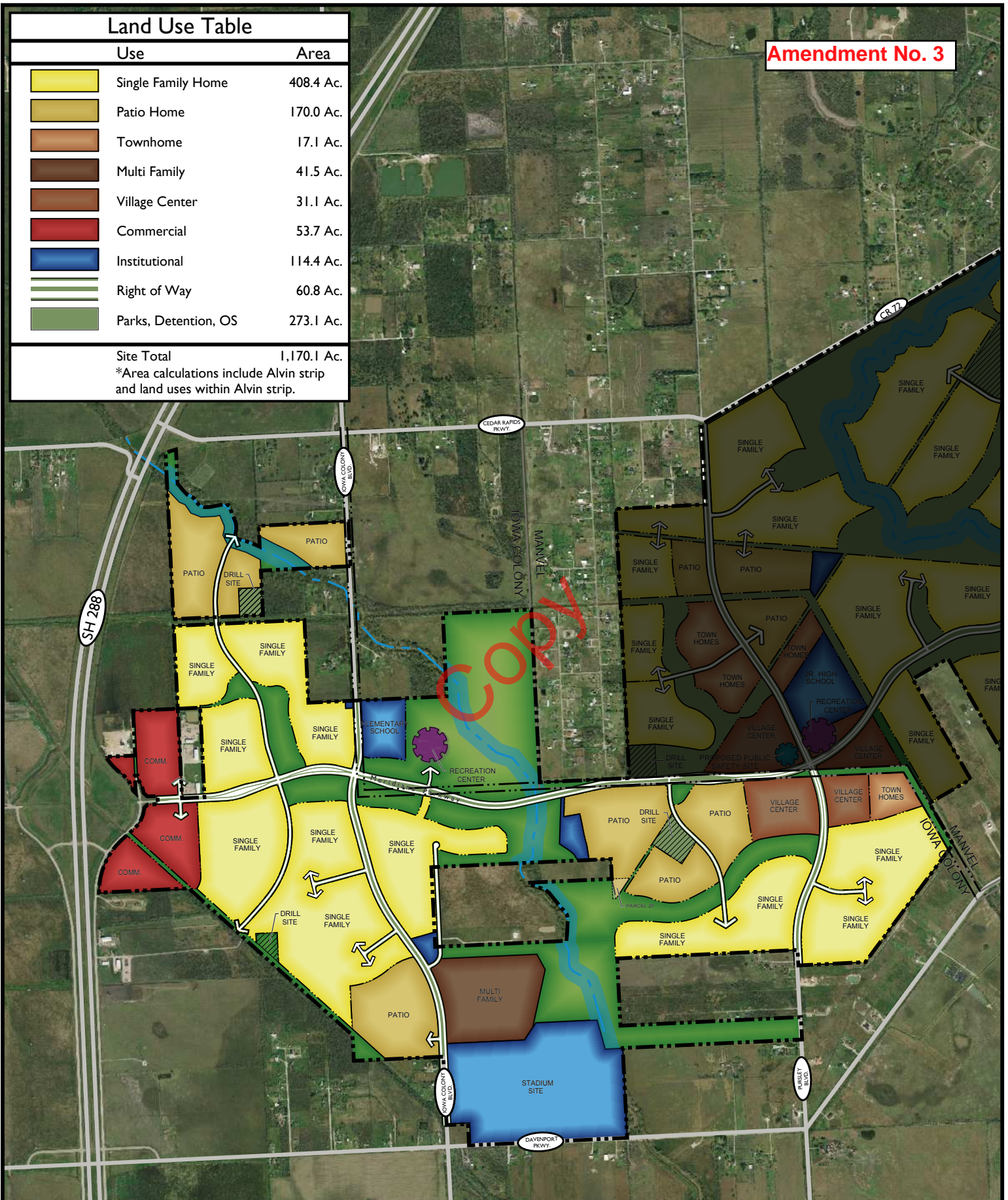
Land Use Table

Use	Area
Single Family Home	408.4 Ac.
Patio Home	170.0 Ac.
Townhome	17.1 Ac.
Multi Family	41.5 Ac.
Village Center	31.1 Ac.
Commercial	53.7 Ac.
Institutional	114.4 Ac.
Right of Way	60.8 Ac.
Parks, Detention, OS	273.1 Ac.

Site Total 1,170.1 Ac.

*Area calculations include Alvin strip and land uses within Alvin strip.

Amendment No. 3



Meridiana
Brazoria County, TX

Exhibit 5: Preliminary Land Use Plan - Iowa Colony

NOT TO SCALE

19 Briar Hollow Lane, Suite 145
Houston, Texas 77027
Tel: (713) 621-8025 Fax: (713) 621-8467
www.rvplanning.com



DATE: 11-04-2016 NORTH

4. Courtyard Home (CH)

Purpose: The Courtyard Home category (CH) provides for the development of detached, single family dwelling units within the Village Center. These homes shall be platted on individual lots and shall be owned fee simple.

Permitted uses: Attached single family dwelling units

Courtyard homes

Institutional uses

Minor utilities

Open space

Parks

Recreational facilities

Religious assembly

Single family homes

Temporary uses

Townhomes

Minimum Lot Area: 2,500 square feet

Minimum Lot width: Zero (0) feet at the building setback line if shared driveway is provided

25 feet at the building setback line if no shared driveway is provided

Minimum Setbacks:

Front: 20 feet if front loaded

Zero (0) feet from public street if access is provided via shared driveway

5 feet from shared driveway

10 feet if rear loaded

Rear: 5 feet

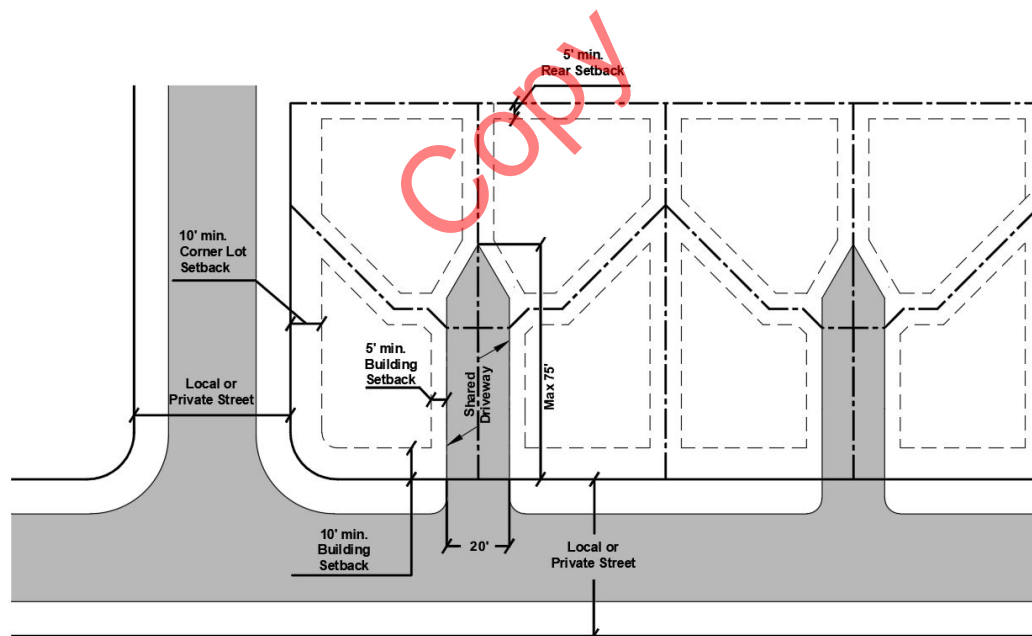
20 feet for lots that front on a common area

Side: If utilizing a shared driveway – 5 feet. Structures shall be separated by a minimum of 10 feet.

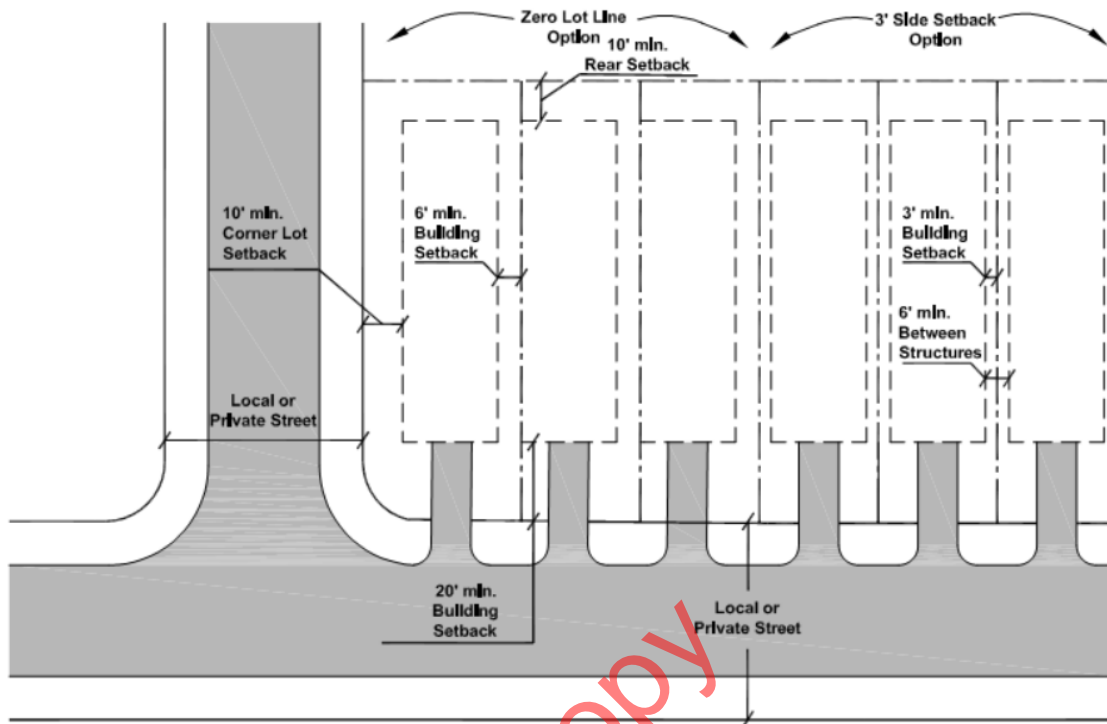
If not utilizing a shared driveway – Zero (0) feet on one side provided that there is a minimum of six (6) feet between structures. Three (3) feet side setbacks are also acceptable provided that there is a minimum of six (6) feet between structures.

Corner: 10 feet

COURTYARD HOME LOT DIAGRAM (Shared Driveways)



COURTYARD HOME LOT DIAGRAM (Non-Shared Driveway)



Architectural features may encroach into the setback area a maximum of three (3) feet and may not extend more than five (5) feet above the principal structure.

Maximum Building Height: Three (3) stories with a maximum height of 35 feet.

Parking Requirement: Shall comply with the parking standards established in this section. Parking is not permitted within any shared driveway. Front loaded courtyard homes shall provide 0.25 guest parking spaces per dwelling unit. Guest spaces may not be on lots and shall be located within 300 feet of units. Furthermore, guest spaces shall either be off-street or parallel spaces added within the right-of-way. A parking analysis will be provided on a section-by-section basis with the preliminary plat submittal.

Additional Requirements: A maximum of four (4) homes may take sole vehicular access from a shared driveway.

Single family and patio homes shall comply with the standards established in their respective categories.

A courtyard home that utilizes a shared driveway and has frontage on a public or private street is prohibited from having fencing that blocks the façade of the home from the street face.

Additionally, the Home Owner's Association (HOA) shall provide landscape maintenance for the front yards of all courtyard homes.

5. Multi-Family (MF)

Purpose: The Multi-Family category is intended for the development of medium to high density multi-family dwelling units such as apartments and condominiums.

Permitted uses: Attached multi-family dwelling units

Attached single family dwelling units

Condominiums

Institutional uses

Entry features & monuments

Minor utilities

Open space

Parks

Patio homes

Recreational facilities

Religious assembly

Single family homes

Temporary uses

Townhomes

Minimum Setbacks:





Thursday, February 24, 2022

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

Re: Meridiana General Development Plan, February 2022
Letter of Recommendation to Approve
City of Iowa Colony Project No. 681
Adico, LLC Project No. 16007-2-234

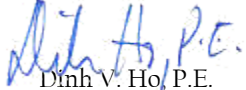
Dear Mr. Sweitzer;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana General Development Plan, February 2022, received on or about February 24, 2022. The review of the plan 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 plat as resubmitted on February 24, 2021. Please provide Kayleen Rosser, City Secretary, with ten (10) folded copies of the plat by no later than February 24, 2022 for consideration at the March 1, 2022 Planning and Zoning meeting.

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

Sincerely,
Adico, LLC



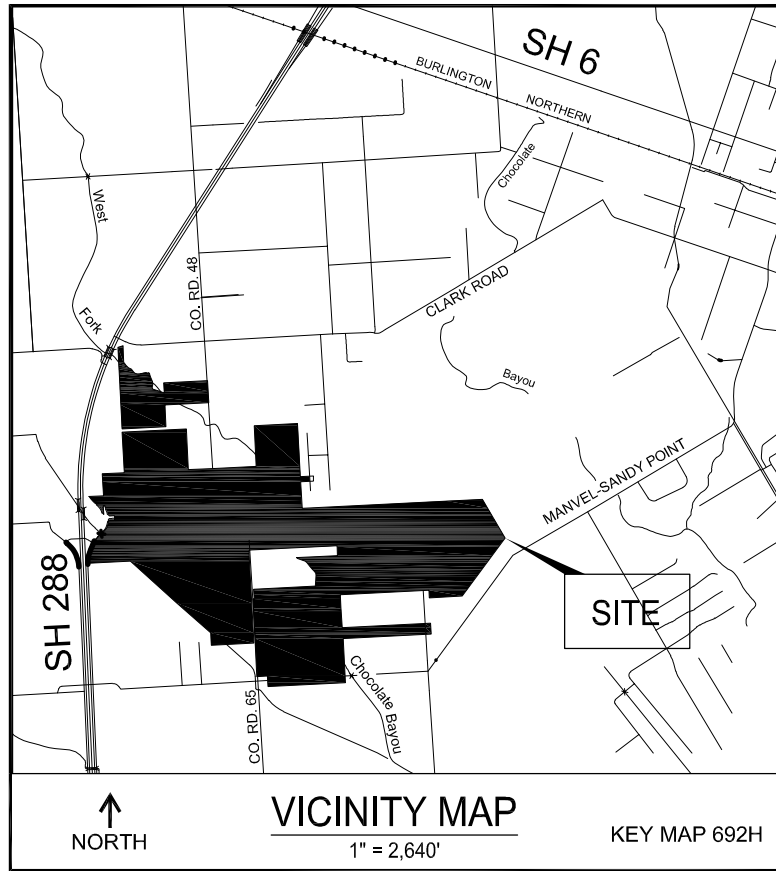
Dinh V. Ho, P.E.
TBPE Firm No. 16423

Copy

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-234

GENERAL NOTES:

- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- This general development plan is subject to the conditions and restrictions of the Meridiana PUD Amendment No. 4.
- An emergency access easement will be constructed from Section 58A to Section 57.
- Sections 34B, 34C, 35B, and the Southwest Village Center encroach into the city limits of Alvin. Further coordination between the City of Alvin and the City of Iowa Colony will be required prior to the recordation of these plots.
- Further coordination between the Developer and the City of Iowa Colony shall be required regarding median openings and left turn lanes along Pursley Boulevard. Said coordination shall occur prior to construction plan approval for Sections 34B, 35A, 37B, and 55A.



Meridiana General Development Plan
Being 1,144.7 acres of land out of the H.T. & B.R.R. Co. Survey, Section 52, Abstract 513, Section 53, Abstract 513, Section 54, Abstract 513, Section 55, Abstract 286, and Section 56, Abstract 515, City of Iowa Colony, Brazoria County, Texas

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

February, 2022



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINCC.COM
TBB# No. F-726
TBB# No. 10092300

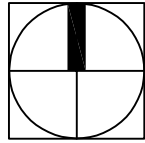
No warranty or representation of intended use, design or construction is made by EHRA. All drawings and specifications are subject to change without notice.

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

1"=500'
SCALE: 1"=500'



Thursday, February 24, 2022

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

**Re: Meridiana Section 37A Preliminary Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 682
Adico, LLC Project No. 16007-2-237**

Dear Mr. Sweitzer;

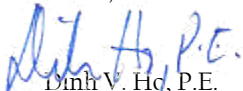
On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Section 37A preliminary plat, received on or about February 23, 2022. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based upon our review, we have no objections to the plat as resubmitted on February 23, 2022. Please provide Kayleen Rosser, City Secretary, with ten (10) folded copies of the plat by no later than February 24, 2022, for consideration at the March 1, 2022, Planning and Zoning meeting.

Please provide a written response to our comments and send digital files in .pdf format for further review.

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-237

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.

2. 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.

3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0110K, 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.

4. 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.
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.E. Indicates Water Line Easement.
↗ Indicates change in street name.

5. 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.

6. 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.

7. The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all reserves.

8. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.

9. 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.

10. 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.

11. The emergency access provided must be 24 feet in width and have a traffic load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).

12. This plat is subject to the Development Agreement for Meridiana PUD Amendment Number 4.

13. Drainage plans to be provided prior to final plat submittal.

14. 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 37A 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.

15. All front lot maintenance within this section shall be performed by the Homeowners Association per Meridiana PUD Amendment No. 4.

16. 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.

17. All courtyard lots shall take access from private driveways and not public R.O.W.

18. This preliminary plat approval is conditional to the approval of the PUD Amendment No. 4.

LINE TABLE		
LINE	ANGLE	DISTANCE
L1	S 24°35'51" W	46.76'
L2	S 07°37'05" E	122.91'
L3	N 87°20'00" E	73.72'
L4	S 47°36'48" E	75.38'
L5	S 02°56'04" W	42.66'
L6	S 04°01'11" W	39.94'
L7	S 31°47'12" W	42.32'
L8	S 37°22'21" E	49.12'
L9	N 10°51'30" E	55.44'
L10	N 11°08'14" E	54.61'
L11	N 08°47'20" E	54.47'
L12	N 04°00'04" E	54.47'
L13	N 00°43'23" W	53.50'
L14	N 87°20'08" E	86.58'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2,060.00'	258.05'	N 83°44'49" E	257.88'

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	6,602.66	0.15
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,848.00	0.04
C	PARKING	448.39	0.01
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,283.00	0.05
E	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	7,786.30	0.18
F	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	4,125.83	0.09
G	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,904.12	0.04
H	PARKING	820.00	0.02
TOTAL		25,818.30	0.58

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.
79	20	14	6

TYPICAL SHARED DRIVEWAY

PL R.O.W.

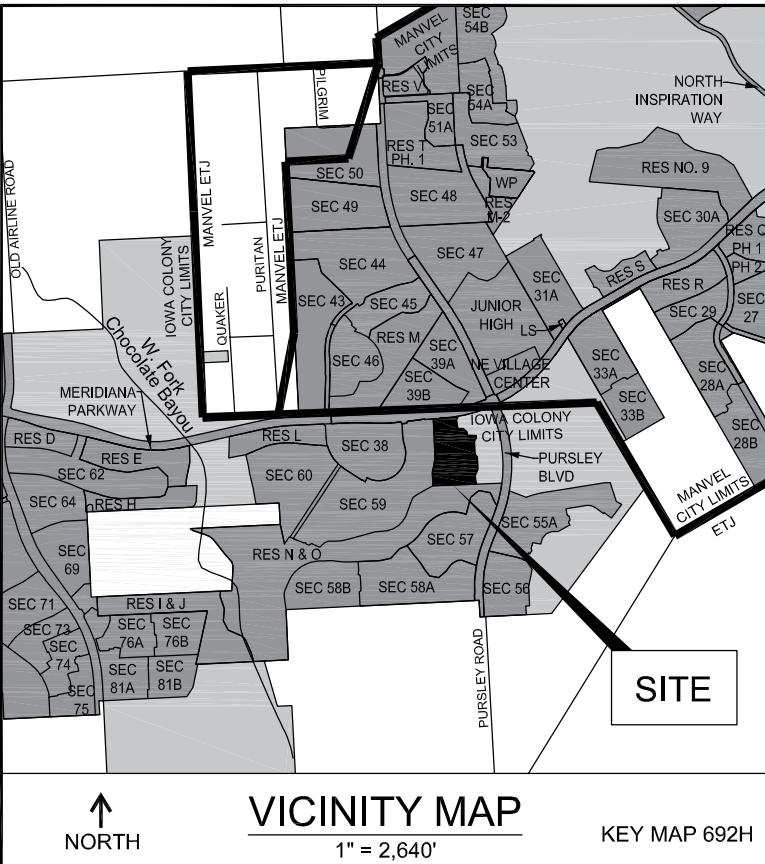
1. Shared driveways are 20 foot wide private driveways on which a maximum of four lots take sole vehicular access.

2. 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.

3. 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.

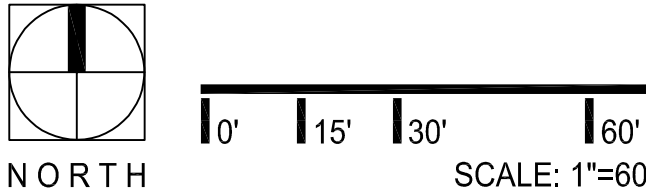
4. Parking is prohibited in shared driveways.

5. 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.



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



Meridiana Section 37A A Subdivision of 11.18 acres out of the H.T. & B.R.R. Co. Survey, Section 54, A-514, and the H.T. & B.R.R. Co. Survey, Section 53, A-287, City of Iowa Colony, Brazoria County, Texas.
79 Lots, 2 Blocks and 8 Reserves
Owner: GR-M1, LTD., a Texas Limited Partnership

EHRA
ENGINEERING THE FUTURE SINCE 1938
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO. 081-011-37-01 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.

February 7, 2022

Thursday, February 24, 2022

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

**Re: Meridiana Section 34B Preliminary Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 680
Adico, LLC Project No. 16007-2-235**

Dear Mr. Sweitzer;

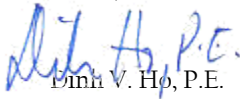
On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Section 34B preliminary plat, received on or about February 23, 2022. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based upon our review, we have no objections to the plat as resubmitted on February 23, 2022. Please provide Kayleen Rosser, City Secretary, with ten (10) folded copies of the plat by no later than February 24, 2022 for consideration at the March 1, 2022 Planning and Zoning meeting.

Please provide a written response to our comments and send digital files in .pdf format for further review.

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-235

1. Bearing information is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The coordinates shown herein 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: 0.99987642185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Number No.460300010K and No. 460300020K, dated 06/20/2010, the area shown is in an unshaded area.

This flood statement does not imply that the property or structures therein 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 has been determined by the Federal Emergency Management Agency. The location determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a ECHRA, assumes no liability as to the accuracy of the location of the flood zone. This is not a warranty of flood insurance liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a ECHRA.

- B.C.C.F. indicates Brazoria County Clerk's File.
 - B.P.R. indicates Brazoria County Plat Records.
 - B.L. indicates Building Line.
 - D.E. indicates Drainage Easement.
 - M.H. indicates Mahanle.
 - P.C. indicates Page.
 - P.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.
 - S.T. indicates Split-Off-Way.
 - S.S.E. indicates Sontaro's Storm Easement.
 - S.W.E. indicates Storm Sewer Easement.
 - T.U.E. indicates Utility Easement.
 - VOL. indicates Volume.
 - W.L.E. indicates Water Line Easement.
 - X. indicates change in lot name.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Low Colony, and Brazoria County Drainage District No. 5.
 6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
 7. The Developer/Houseowners' Association and Municipal Utility District shall be responsible for maintenance of all reserves.
 8. Contour lines shown herein are based on the NGS Benchmark E 306 being noted herein.
 9. If shown or relied upon as a final survey.
 10. Preliminary, this document shall not be recorded for any purpose and shall not be used as evidence.
 11. 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 of six (6) months.
 11. Subject to Ordinance No. 2011-4 (Pipeline Setback Ordinance), no residential structures shall be constructed within 50' of the pipelines located inside this plat boundary.
 12. Drainage plots to be provided prior to final plat submitted.
 13. One foot reserve dedicated to the public in fee as a buffer separation between the street or any of the streets of the plat and adjacent property, this consent to 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 use as a right-of-way and the fee title thereto shall revert to and re-vest in the dedicator, his heirs, assigns, or successors.
 14. Owners do hereby certify that they are the owners of all property immediately within the boundaries of this plat and that they are the owners of the section of Meridiana Section 348 where building setback lines or public utility easements are to be located. Outside the boundaries of this plat, the owners do hereby agree to 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.
 15. The emergency access provided must be 20-feet in width and have a load rating of H-20 as shown on the American Road & Builders Builders' Guide.
 16. The emergency access will be released and abandoned and revert to the dedicator when the adjacent property is subdivided in a recorded plat.
 17. This plat is subject to the Development Agreement for Meridiana PUD Amendment Number 1.

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQ. FT	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,1587.38	0.26
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	7,169.05	0.16
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	6,693.21	0.15
D	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	13,091.29	0.30
E	PARKING	635.50	0.01
F	PARKING	635.50	0.01
G	PARKING	635.50	0.01
H	PARKING	594.50	0.01
I	PARKING	651.00	0.01
J	PARKING	609.00	0.01
TOTAL		42,172.59	0.97

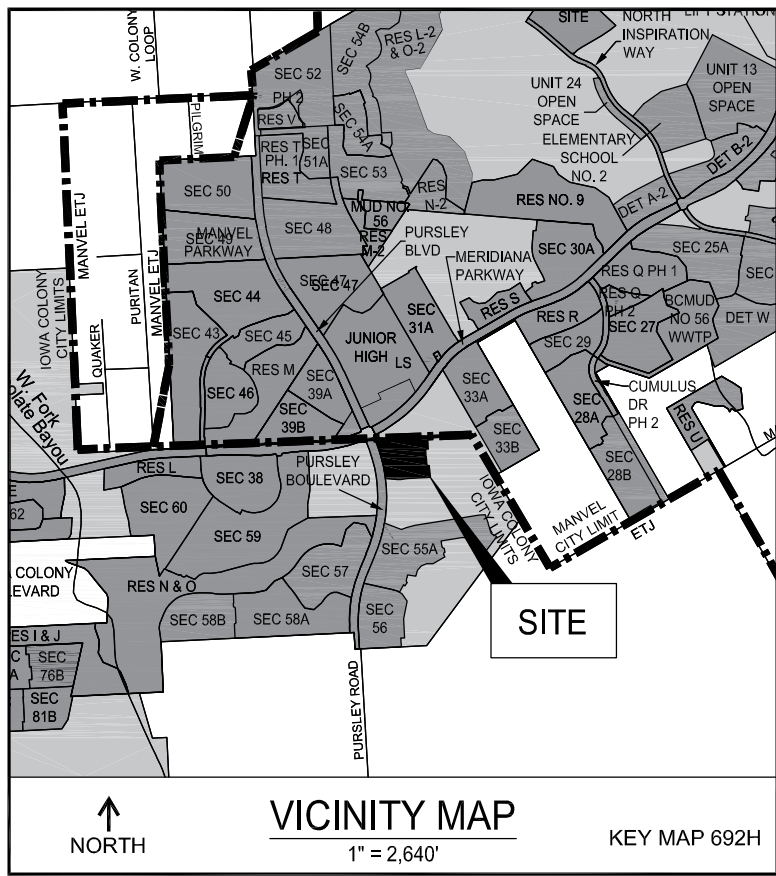
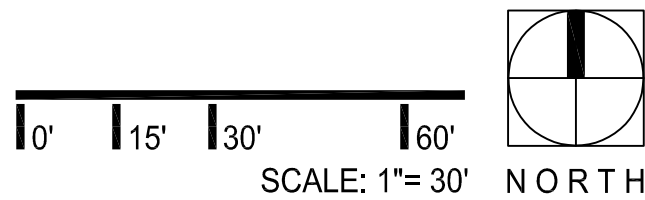


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°40'45" E	164.08'
L2	S 87°19'17" W	15.36'
L3	S 02°40'43" E	115.00'
L4	N 87°19'17" E	5.91'
L5	S 042°35'6" E	114.21'
L6	N 84°48'01" E	27.25'
L7	S 06°00'02" E	165.42'
L8	S 85°33'45" W	59.10'
L9	N 86°44'32" W	3.12'
L10	S 80°39'51" W	86.08'
L11	S 87°19'17" W	56.00'
L12	N 84°04'40" W	157.54'
L13	N 76°26'50" E	20.50'
L14	S 133°33'10" E	31.00'
L15	S 76°26'50" W	20.50'
L16	N 76°26'50" W	20.50'
L17	S 133°33'10" E	31.00'
L18	S 76°26'50" W	20.50'
L19	N 76°26'50" W	20.50'
L20	S 133°33'10" E	31.00'
L21	N 76°26'50" W	20.50'
L22	N 76°26'50" E	20.50'
L23	S 133°33'10" E	29.00'
L24	S 76°26'50" W	20.50'
L25	N 87°19'17" E	15.70'
L26	S 02°40'43" E	21.00'
L27	N 87°19'17" E	31.00'
L28	N 02°40'43" W	21.00'
L29	N 87°19'17" E	15.70'
L30	N 87°19'08" E	16.45'
L31	N 02°40'43" W	21.00'
L32	N 87°19'17" E	29.00'
L33	S 02°40'43" E	21.00'
L34	N 87°19'17" E	16.95'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2,060.00'	562.92'	N 15°05'03" W	561.17'
C2	225.00'	20.35'	S 84°43'49" W	20.34'

OFF-STREET GUEST PARKING SPACES		
NO. OF PROPOSED LOTS	NO. OF GUEST SPACES REQUIRED	NO. OF GUEST SPACES PROVIDED
62	16	16

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



Meridiana Section 34B
A Subdivision of 8.26 acres out of the H.T. & B. R.R. Co. Survey, Section 54, A-512,
City of Iowa Colony, Brazoria County, Texas.

February 7, 2022

Monday, February 21, 2022

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

Re: Meridiana Southwest Village Center Preliminary Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 616
Adico, LLC Project No. 16007-2-236

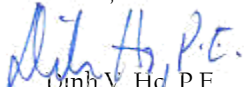
Dear Mr. Sweitzer;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the first submittal of Meridiana Southwest Village Center preliminary plat, received on or about February 7, 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 upon our review, we have no objections to the preliminary plat as submitted on February 7, 2022. Please provide Kayleen Rosser, City Secretary, with ten (10) folded copies of the plat by no later than February 23, 2022 for consideration at the March 1, 2022 Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


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

Copy

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-236

Meridiana Southwest Village Center A Subdivision of 3.27 acres out of the H.T. & B. R.R. Co. Survey, Section 54, A-512, City of Iowa Colony, Brazoria County, Texas.

1 Block and 1 Reserve

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

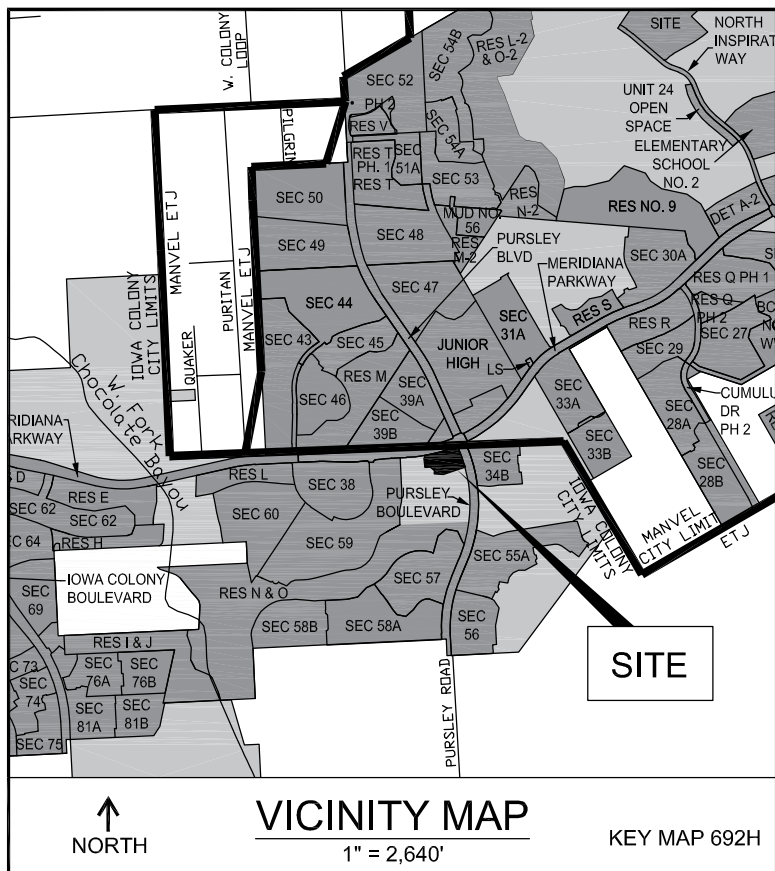
1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99998742185.
3. 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 greater than any 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, Hineshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the location of the location of the flood zone line. This flood statement shall not create liability on the part of Edminster, Hineshaw, Russ & Associates, Inc. d/b/a EHRA.
4. 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.
N.O. indicates Number.
P.G. 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.I. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.C.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.E. indicates Water Line Easement.
χ indicates change in street name.
5. 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.
6. 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.
7. The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all reserves.
8. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
9. 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.
10. 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.
11. This plat is subject to the Development Agreement for Meridiana PUD Amendment Number 3.
12. Drainage plans to be provided prior to final plat submittal.

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	UNRESTRICTED	142,530.57	3.27
TOTAL		142,530.57	3.27

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2060.00'	438.28'	N 74°03'47" E	437.46'
C2	25.00'	38.57'	S 67°49'53" E	34.86'
C3	1940.00'	284.31'	S 19°25'57" E	284.06'

LINE	ANGLE	DISTANCE
L1	N 87°03'56" W	127.98'
L2	N 02°56'04" E	42.66'
L3	N 47°36'48" W	75.38'
L4	S 87°20'08" W	73.72'
L5	N 07°37'05" W	122.91'
L6	N 24°35'51" E	46.76'



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

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, 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 (NAV'D '88) 1991 ADJUSTMENT

