



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

IOWA COLONY PLANNING AND ZONING COMMISSION
MINUTES OF FEBRUARY 7, 2023

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

Members absent: None

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

MEETING- 7:00 P.M.

1. Chairman Hurst called the meeting to order at 7:00 P.M.
2. Citizens Comments. There were no comments from the public.
3. Consider approval of the following Planning and Zoning Commission meeting minutes
 - January 9, 2023

Les Hosey made a motion to approve the minutes of the January 9, 2023 Planning and Zoning Meeting. Seconded by Brenda Dillon. Approved with six ayes. Steven Byrum-Bratsen abstained from the vote.

4. Consideration and possible action for the Karsten Boulevard Phase I Street Dedication and Reserves Partial Replat No. 1. Steven Byrum-Bratsen made a motion to approve the Karsten Boulevard Phase I Street Dedication and Reserves Partial Replat No. 1. Seconded by Brenda Dillon. Approved unanimously.

5. Consideration and possible action for the Sierra Vista West Amenity Center Abbreviated Plat. Steven Byrum-Bratsen made a motion to approve the Sierra Vista West Amentity Center Abbreviated Plat. Seconded by Les Hosey. Approved unanimously.

6. Consideration and possible action for the Caldwell Ranch Boulevard Phase IIIB Street Dedication Preliminary Plat. Steven Byrum-Bratsen made a motion to approve the Caldwell Ranch Boulevard Phase IIIB Street Dedication Preliminary Plat. Seconded by Tim Varlack. Approved unanimously.

7. Steven Byrum-Bratsen made a motion to adjourn. Seconded by Les Hosey. The meeting was adjourned by a unanimous voted at 7:26 P.M.

APPROVED THIS 7TH DAY OF MARCH 2023.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chair

Copy

Monday, February 27, 2023

Jackie Overton
EHRA Inc.
10555 Westoffice Dr.
Houston, TX 77042

**Re: Meridiana Section 55A Final Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 2030
Adico, LLC Project No. 16007-2-282**

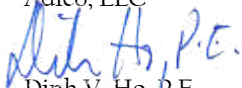
Dear Ms. Overton;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Section 55A Final Plat, received on or about February 22, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based upon our review, we have no objections to the final plat as resubmitted on February 22, 2023. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than February 28, 2023, for consideration at the March 7, 2023 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
Robert Hemminger
File: 16007-2-282

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 55A
BEING A 15.36 ACRE TRACT OF LAND SITUATED IN
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT NO. 514
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 15.36 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT 514, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO GR-M1, LTD. CALLED 120.58 ACRES RECORDED UNDER B.C.C.F. NO. 2006048994; SAID 15.36 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at the southeasterly corner of a called 162.47 acre tract conveyed to GR-M1, LTD recorded under B.C.C.F. NO. 2006030311 being in the westerly line of the said 120.58 acre tract, same being the common line of the H. T. & B. R.R. Company Survey, A-287 and the H. T. & B. R.R. Company Survey, A-514, from which a 5/8-inch capped iron rod stamped "Wilson" bears North 66°58' East, 0.50 feet;

THENCE, North 02°50'17" West, along the westerly line of the said 120.58 acre tract for a distance of 669.99 feet to a point for corner;
THENCE, North 87°09'43" East, for a distance of 166.28 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwesterly corner and the POINT OF BEGINNING of the herein described tract of land;
1) THENCE, in a northerly direction along the arc of a curve to the right having a radius of 1,690.00 feet, an arc length of 165.16 feet, an angle of 05°35'57", and a chord bearing North 20°23'21" East, for a distance of 165.09 feet to a cut "X" in concrete set marking a point of tangency;

2) THENCE, North 23°11'20" East, for a distance of 230.33 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of curvature;

3) THENCE, in a northerly direction along the arc of a curve to the left having a radius of 2,060.00 feet, an arc length of 495.62 feet, an angle of 13°48'46", and a chord bearing North 16°16'57" East, for a distance of 495.42 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

4) THENCE, South 65°26'11" East, for a distance of 249.86 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

5) THENCE, North 72°37'14" East, for a distance of 82.61 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

6) THENCE, North 65°01'05" East, for a distance of 43.30 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, North 74°53'59" East, for a distance of 87.48 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

8) THENCE, North 80°52'27" East, for a distance of 309.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

9) THENCE, South 09°07'33" East, for a distance of 115.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, North 80°52'27" East, for a distance of 21.48 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

11) THENCE, South 09°07'33" East, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

12) THENCE, in a southwesterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing South 35°52'27" West, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

13) THENCE, South 09°07'33" East, for a distance of 170.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

14) THENCE, in a southeasterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing South 54°07'33" East, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

15) THENCE, South 12°43'13" East, for a distance of 50.10 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

16) THENCE, in a southwesterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 43.71 feet, an angle of 100°10'03", and a chord bearing South 30°47'25" West, for a distance of 38.35 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

17) THENCE, South 70°42'23" West, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

18) THENCE, in a southerly direction along the arc of a curve to the left having a radius of 275.00 feet, an arc length of 47.81 feet, an angle of 09°57'43", and a chord bearing South 24°16'28" East, for a distance of 47.75 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

19) THENCE, South 60°44'40" West, for a distance of 132.90 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

20) THENCE, South 89°54'21" West, for a distance of 88.91 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

21) THENCE, South 66°33'28" West, for a distance of 81.56 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

22) THENCE, South 40°16'18" West, for a distance of 80.75 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

23) THENCE, South 14°52'17" West, for a distance of 82.27 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

24) THENCE, North 81°06'23" West, for a distance of 21.31 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

25) THENCE, South 37°17'10" West, for a distance of 183.72 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

26) THENCE, in a northwesterly direction along the arc of a curve to the left having a radius of 275.00 feet, an arc length of 43.51 feet, an angle of 09°03'52", and a chord bearing North 57°14'46" West, for a distance of 43.46 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

27) THENCE, South 28°13'18" West, for a distance of 115.25 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

28) THENCE, North 61°04'14" West, for a distance of 39.40 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

29) THENCE, North 75°03'57" West, for a distance of 84.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

30) THENCE, North 77°20'15" West, for a distance of 385.58 feet to the POINT OF BEGINNING and containing 15.36 acres of land.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 55A, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of Meridiana Section 55A where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & 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 easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back 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. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized by this _____ day of _____, 2023.

OWNER

GR-M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its Authorized Agent

BY: _____
Print Name: Matt Lawson
Title: President

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

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

Notary Public in and for the
State of Texas
My Notary Commission Expires _____

I, Robert Boelsche, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of not less than five-eighths of one inch (5/8) inch and a length of not less than three (3) feet.

"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."

Robert Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

PLANNING AND ZONING COMMISSION APPROVAL

Michael Byrum-Bratsen, Mayor

David Hurst, Chairman
Planning and Zoning Commission

McLean Barnett, Council Member

Les Hosey
Planning and Zoning Commission Member

Arnetta Hicks-Murray, Council Member

Steven Byrum-Bratsen
Planning and Zoning Commission Member

Marquette Greene-Scott, Council Member

Brian Johnson
Planning and Zoning Commission Member

Wil Kennedy, Council Member

Tim Varlack
Planning and Zoning Commission Member

Chad Wiley, Council Member

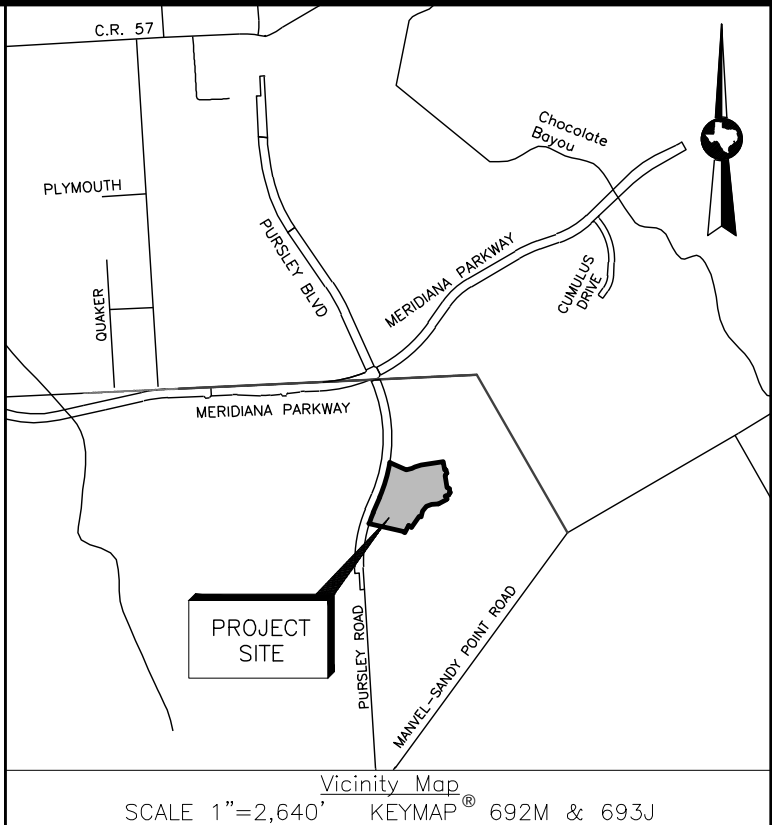
Brenda Dillon
Planning and Zoning Commission Member

Dinh Ho, P.E., City Engineer

Terry Hayes
Planning and Zoning Commission Member

Date

Date



FINAL PLAT MERIDIANA SECTION 55A

BEING A SUBDIVISION OF 15.36 ACRES OUT OF THE
H. T. & B. R.R. CO. SURVEY, SECTION 54, ABSTRACT 514,
IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS.

82 LOTS 4 BLOCKS 5 RESERVES (1.4315 ACRES)

OWNER

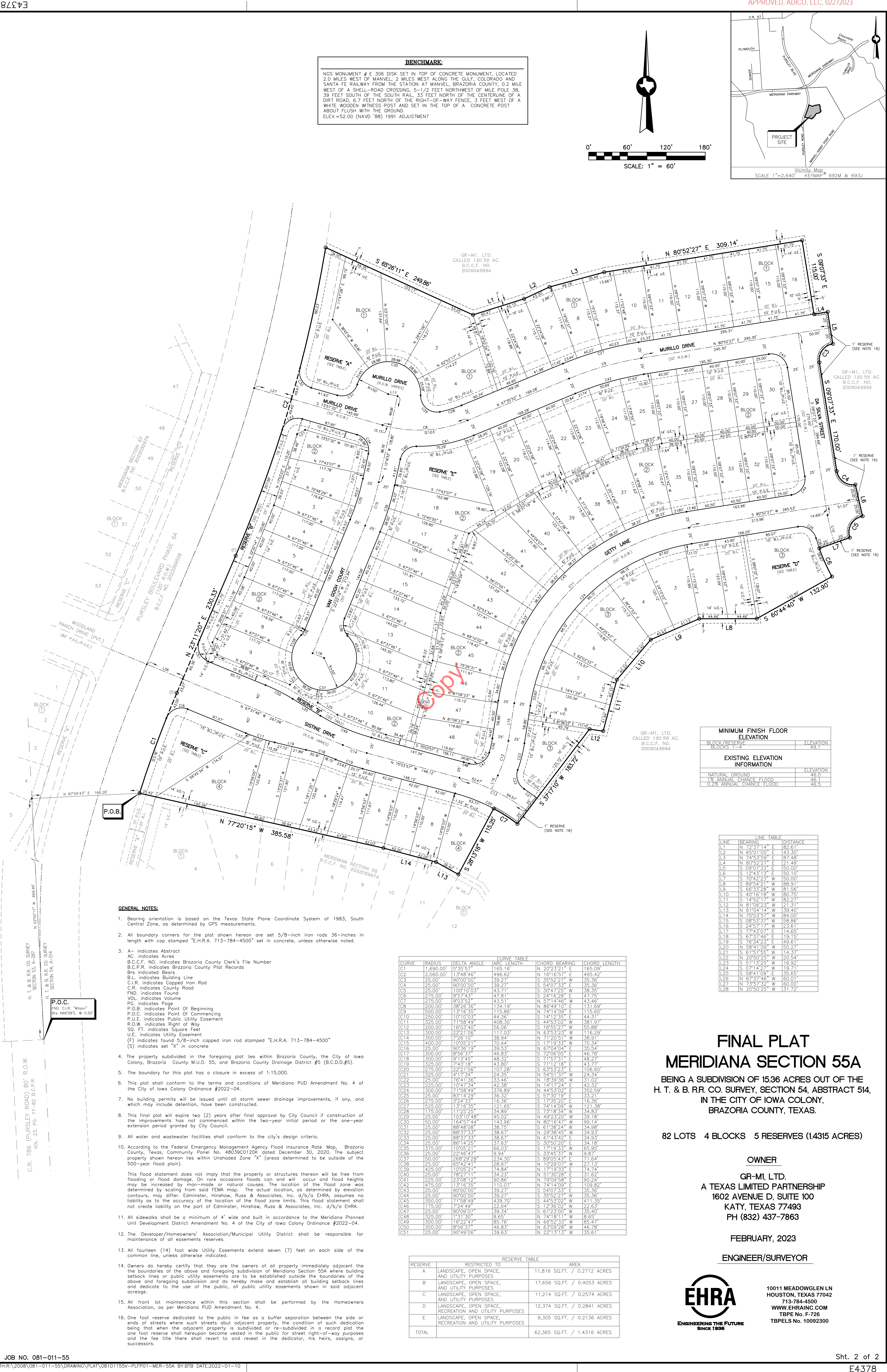
GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

FEBRUARY, 2023

ENGINEER/SURVEYOR

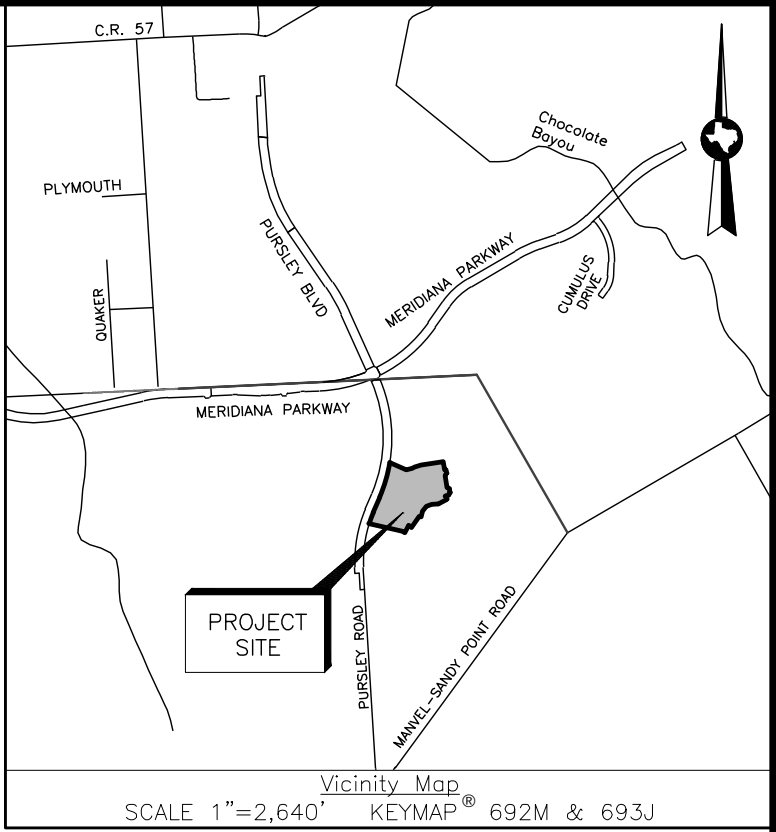


10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPELS No. 10092300



BENCHMARK:
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

0' 60' 120' 180'
SCALE: 1" = 60'



MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCKS 1-4	49.1
EXISTING ELEVATION INFORMATION	
NATURAL GROUND	ELEVATION
1% ANNUAL CHANCE FLOOD	46.1
0.2% ANNUAL CHANCE FLOOD	46.5

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 72°57'14" E	82.61
L2	N 65°01'05" E	43.30
L3	N 74°53'59" E	87.48
L4	N 80°52'27" E	21.48
L5	S 09°07'33" E	50.00
L6	S 12°43'13" E	50.10
L7	S 70°42'23" W	50.00
L8	S 89°54'21" W	58.91
L9	S 66°33'28" W	81.56
L10	S 40°16'18" W	80.75
L11	S 14°52'17" W	82.27
L12	N 81°06'23" W	21.31
L13	N 61°04'14" W	39.40
L14	N 75°03'57" W	84.00
L15	S 08°53'37" W	58.86
L16	S 24°57'17" W	23.61
L17	S 77°43'07" E	14.65
L18	S 67°37'46" E	19.15
L19	S 76°34'23" E	49.61
L20	N 58°41'09" W	50.27
L21	S 61°57'55" W	14.37
L22	N 20°50'25" W	20.54
L23	S 51°13'25" W	16.92
L24	S 07°14'27" W	19.71
L25	S 58°41'09" E	35.65
L26	N 67°37'46" W	60.01
L27	N 73°57'32" W	60.00
L28	N 20°50'25" W	31.72

FINAL PLAT MERIDIANA SECTION 55A

BEING A SUBDIVISION OF 15.36 ACRES OUT OF THE
H. T. & B. R.R. CO. SURVEY, SECTION 54, ABSTRACT 514,
IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS.

82 LOTS 4 BLOCKS 5 RESERVES (14315 ACRES)

OWNER

GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

FEBRUARY, 2023

ENGINEER/SURVEYOR



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TbPE No. F-726
TBPELS No. 10092300

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
- A- indicates Abstract
AC. indicates Acres
B.C.C.F. NO. indicates Brazoria County Clerk's File Number
B.C.P.R. indicates Brazoria County Plat Records
Brs indicates Bears
BL. indicates Building Line
C.I.R. indicates Capped Iron Rod
C.R. indicates County Road
FND. indicates Found
VOL. indicates Volume
PD. indicates Page
P.O.B. indicates Point of Beginning
P.O.C. indicates Point Of Commencing
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right of Way
SQ. FT. indicates Square Feet
U.E. indicates Utility Easement
(F) indicates found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
(X) indicates set "X" in concrete
- The property subdivided in the foregoing plat lies within Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. 55, and Brazoria County Drainage District #5 (B.C.D.#5).
- The boundary for this plat has a closure in excess of 1:15,000.
- This plat shall conform to the terms and conditions of Meridiana PUD Amendment No. 4 of the City of Iowa Colony Ordinance #2022-04.
- No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
- This final plat will expire two (2) years after final approval by City Council if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by City Council.
- All water and wastewater facilities shall conform to the city's design criteria.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0120K dated December 30, 2020, The subject property shown hereon lies within Unshaded Zone "X" (areas determined to be outside of the 500-year flood plain).

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.

- All sidewalks shall be a minimum of 4' wide and built in accordance to the Meridiana Planned Unit Development District Amendment No. 4 of the City of Iowa Colony Ordinance #2022-04.
- The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all easements reserves.
- All fourteen (14) foot wide Utility Easements extend seven (7) feet on each side of the common line, unless otherwise indicated.
- Owners do hereby certify that they are the owners of all property immediately adjacent the boundaries of the above and foregoing subdivision of Meridiana Section 55A 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.
- All front lot maintenance within this section shall be performed by the Homeowners Association, as per Meridiana PUD Amendment No. 4.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and re-vest in the dedicatory, his heirs, assigns, or successors.

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C1	1,690.00'	5°35'57"	165.16'	N 20°23'21" E 165.09'
C2	2,060.00'	13°48'46"	496.62'	N 16°16'57" E 495.42'
C3	25.00'	90°00'00"	39.27'	S 35°52'20" W 35.36'
C4	25.00'	90°00'00"	39.27'	S 54°07'33" E 35.36'
C5	25.00'	100°10'03"	43.71'	S 30°47'25" W 38.35'
C6	275.00'	9°03'52"	43.51'	N 57°14'46" W 43.46'
C7	200.00'	38°26'36"	134.19'	N 86°49'10" E 131.69'
C8	500.00'	13°16'35"	115.86'	N 74°14'09" E 115.60'
C9	250.00'	10°10'10"	44.36'	S 14°12'05" E 44.51'
C10	300.00'	7°15'58'49"	408.30'	S 44°53'02" W 381.97'
C11	325.00'	16°03'40"	56.06'	S 16°55'27" W 55.88'
C12	300.00'	22°53'06"	117.03'	N 63°53'23" W 116.29'
C13	300.00'	7°26'10"	38.94'	N 71°20'51" W 38.91'
C14	400.00'	10°05'21"	70.44'	S 17°19'33" W 70.34'
C15	25.00'	90°36'19"	39.53'	N 67°04'04" E 35.54'
C16	300.00'	9°56'37"	45.63'	S 72°06'05" E 46.78'
C17	300.00'	9°13'45"	48.32'	S 71°57'31" E 48.27'
C18	300.00'	7°43'18"	43.80'	S 71°12'18" E 43.77'
C19	325.00'	16°03'40"	56.06'	S 16°55'27" W 55.88'
C20	275.00'	9°03'52"	43.51'	N 57°14'46" W 43.46'
C21	325.00'	41°17'34"	24.35'	N 54°51'37" W 24.34'
C22	25.00'	76°41'36"	33.46'	N 18°39'56" W 31.02'
C23	225.00'	10°47'54"	42.38'	N 14°17'24" E 42.32'
C24	300.00'	7°15'58'49"	376.89'	N 44°53'02" E 352.59'
C25	25.00'	83°14'29"	36.32'	S 57°30'19" E 33.21'
C26	275.00'	9°03'52"	43.51'	S 17°35'20" E 16.36'
C27	525.00'	13°16'35"	121.65'	S 74°14'09" E 121.38'
C28	175.00'	11°25'25"	34.89'	S 73°18'34" W 34.83'
C29	25.00'	103°10'48"	45.02'	N 49°23'20" W 22.63'
C30	50.00'	164°57'44"	143.56'	N 80°16'47" W 99.14'
C31	25.00'	88°48'08"	36.75'	S 61°38'24" W 34.98'
C32	25.00'	88°37'33"	36.67'	S 29°38'45" W 34.93'
C33	25.00'	88°37'33"	36.67'	N 61°43'42" E 34.93'
C34	25.00'	86°14'25"	37.63'	S 30°50'20" E 34.18'
C35	375.00'	10°05'21"	66.03'	S 17°19'33" W 65.95'
C36	25.00'	22°46'47"	9.94'	S 33°45'37" W 9.87'
C37	50.00'	266°29'28"	234.30'	S 89°05'43" E 71.64'
C38	25.00'	85°42'41"	28.67'	N 10°29'09" E 27.13'
C39	425.00'	10°05'21"	74.84'	N 17°19'33" E 74.74'
C40	25.00'	78°27'11"	34.23'	N 51°30'28" E 31.62'
C41	225.00'	10°47'54"	90.86'	N 79°09'59" E 90.24'
C42	475.00'	13°16'35"	110.07'	N 74°14'09" E 109.82'
C43	25.00'	90°00'00"	39.27'	S 54°07'33" E 35.36'
C44	25.00'	90°00'00"	39.27'	S 35°52'20" W 35.36'
C45	350.00'	7°15'58'49"	439.70'	S 44°53'02" W 411.35'
C46	175.00'	7°24'49"	22.64'	S 12°36'02" W 22.63'
C47	25.00'	90°09'07"	39.34'	S 61°23'00" W 35.40'
C48	325.00'	13°16'35"	8.65'	N 74°14'09" E 8.65'
C49	300.00'	16°22'47"	85.76'	N 66°52'33" W 85.47'
C50	300.00'	8°56'37"	46.83'	N 63°09'28" W 46.78'
C51	25.00'	90°49'06"	39.63'	N 22°13'13" W 35.61'

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	11,816 SQ.FT. / 0.2712 ACRES
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	17,656 SQ.FT. / 0.4053 ACRES
C	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	11,214 SQ.FT. / 0.2574 ACRES
D	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	12,374 SQ.FT. / 0.2841 ACRES
E	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	9,305 SQ.FT. / 0.2136 ACRES
TOTAL		62,365 SQ.FT. / 1.4316 ACRES

Wednesday, March 1, 2023

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

Re: Caldwell Crossing Section 3 Preliminary Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 2028
Adico, LLC Project No. 16007-2-280

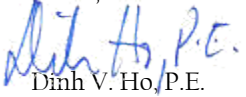
Dear Ms. Harris;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Caldwell Crossing Section 3 Preliminary Plat, received on or about February 24, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based upon our review, we have no objections to the preliminary plat as received on February 24, 2023. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than March 2, 2023, for consideration at the March 7th Planning and Zoning Meeting.

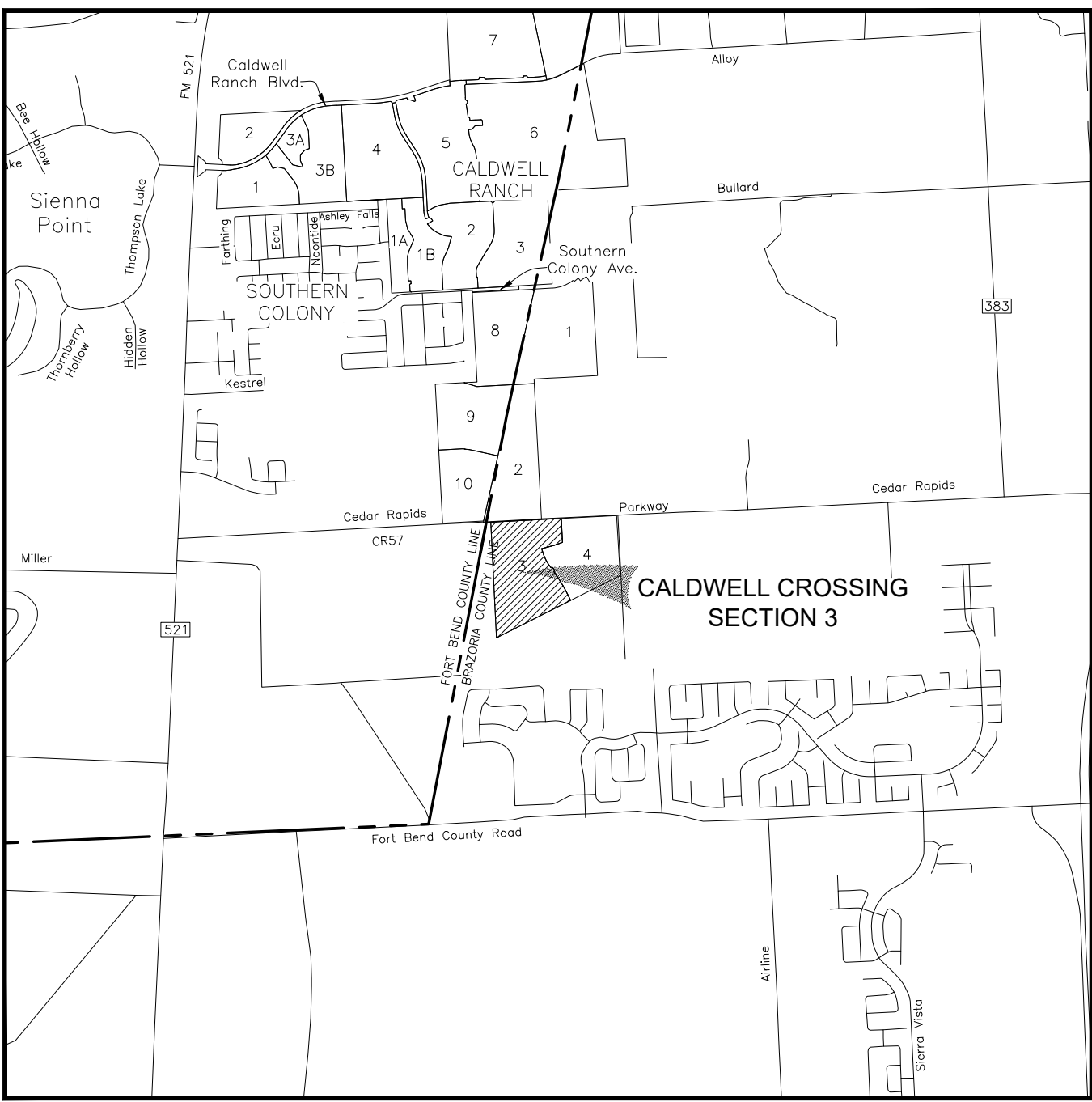
Should you have any questions, please do not hesitate to call me.

Sincerely,
Adico, LLC


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

Copy

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-280



Vicinity Map
1 inch = 1/2 mile

CALDWELL RANCH
SECTION 10
F.B.C.P.R.

P.O.B.
X:3095692.41
Y:13731188.97

1.65 ACRES (60' IN
WIDTH) TO BE
DEDICATED FOR
PUBLIC
RIGHT-OF-WAY
PURPOSE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°29'15" E	93.52'
L2	S 69°58'37" W	153.23'
L3	S 35°24'16" E	42.87'
L4	S 35°24'16" E	60.00'
L5	S 35°24'16" E	61.53'
L6	S 76°30'44" W	55.78'
L7	S 87°09'12" W	86.80'
L8	N 38°20'22" E	3.15'
L9	S 87°09'12" W	104.29'
L10	N 67°28'38" E	94.79'
L11	N 78°47'51" W	14.99'
L12	S 03°00'27" E	68.28'
L13	S 08°41'27" E	101.43'
L14	N 32°19'23" W	18.87'
L15	N 15°27'49" W	43.30'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	770.00'	22°59'29"	308.98'	S 23°54'31" E	306.91'
C2	25.00'	90°00'00"	39.27'	S 80°24'16" E	35.36'
C3	25.00'	90°00'00"	39.27'	S 09°35'44" W	35.36'
C4	2030.00'	8°37'26"	305.55'	S 31°05'32" E	305.26'
C5	800.00'	32°22'19"	452.00'	S 19°13'06" E	446.01'
C6	2000.00'	8°37'26"	301.04'	N 31°05'32" W	300.75'
C7	300.00'	21°55'00"	114.75'	N 65°33'14" E	114.06'
C8	300.00'	116°48'15"	611.59'	N 28°45'05" E	511.05'
C9	50.00'	90°00'00"	78.54'	S 47°50'48" E	70.71'
C10	300.00'	70°19'26"	368.21'	S 32°18'55" W	345.53'
C11	1000.00'	26°23'08"	460.51'	S 16°27'29" E	456.45'
C12	50.00'	90°13'58"	78.74'	S 41°51'04" W	70.85'
C13	400.00'	16°14'06"	113.34'	N 84°54'54" W	112.96'

CALL 47.27 ACRES
JOSE MARTINEZ
RAMON MARTINEZ
JUVENCIO MARTINEZ
FILE No.94-029430
O.P.R.B.C.

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	2.725	118,717	RESTRICTED TO LANDSCAPE / OPEN SPACE / RECREATION CENTER
B	1.539	67,030	RESTRICTED TO OPEN SPACE/ PIPELINE EASEMENT
C	11.787	513,424	RESTRICTED TO LANDSCAPE / OPEN SPACE / DETENTION
D	0.101	4,401	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
E	3.210	139,846	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRILL SITE
F	0.032	1,402	RESTRICTED TO LANDSCAPE / OPEN SPACE
G	0.333	14,497	RESTRICTED TO LANDSCAPE / OPEN SPACE
H	0.365	15,911	RESTRICTED TO LANDSCAPE / OPEN SPACE
I	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE
J	0.417	18,176	RESTRICTED TO LANDSCAPE / OPEN SPACE / PARK
K	0.444	19,345	RESTRICTED TO LANDSCAPE / OPEN SPACE
L	0.069	3,027	RESTRICTED TO LANDSCAPE / OPEN SPACE
TOTAL	21.073	917,954	

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE IOWA COLONY PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

- LEGEND
- RES. INDICATES RESERVE
- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- O.P.R.B.C. INDICATES OFFICIAL PUBLIC RECORD OF BRAZORIA COUNTY
- F.B.C.P.R. INDICATES FORT BEND COUNTY PUBLIC RECORD
- R.O.W. INDICATES RIGHT-OF-WAY
- DOC. NO. INDICATES DOCUMENT NUMBER
- INDICATES STREETNAME CHANGE

GENERAL NOTES:

- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4284 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR 0.999873707.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NO. 48039C0195K DECEMBER 30, 2020 THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
- 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.
- T.B.M. INDICATES TEMPORARY BENCHMARK. TBM-171: 88 INCH IRON ROD SET.
- ELEVATION = 59.26; NAVD 83, GDD 18.
- THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES IN BRAZORIA COUNTY AND THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD 87, AND BRAZORIA DRAINAGE DISTRICT NO. 5.
- PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK, OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS.
- CONTOUR LINES SHOWN HEREON ARE BASED ON THE NOS BENCHMARK E 208 BEING NOTED HEREON.
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- THE APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE TWELVE (12) MONTHS AFTER CITY COUNCIL APPROVAL UNLESS THE FINAL PLAT HAS BEEN SUBMITTED FOR FINAL APPROVAL DURING THAT TIME. AN EXTENSION OF TIME MAY BE GIVEN AT THE DISCRETION OF THE CITY COUNCIL FOR A SINGLE EXTENSION PERIOD OF SIX (6) MONTHS.
- SUBJECT TO ORDINANCE NO. 2011-4 (PIPELINE SETBACK ORDINANCE), NO RESIDENTIAL STRUCTURES SHALL BE CONSTRUCTED WITHIN 50' OF THE PIPELINES LOCATED INSIDE OF THIS PLAT BOUNDARY.
- DRAINAGE PLANS TO BE PROVIDED PRIOR TO FINAL PLAT SUBMITTAL.
- 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 IS SUBDIVIDED RO RE-SUBDIVIDED IN A RECORD PLAT THE ONE FOOT RESERVE SHALL HEREBY BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
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- 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.
- THIS PLAT IS IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT APPROVED BY CITY COUNCIL ON MAY 23, 2022 BETWEEN CITY OF IOWA COLONY; 258 COLONY INVESTMENTS, LTD.; 608 COLONY INVESTMENTS, LTD.; AND D.R. HORTON.

CALLED 20.00 ACRES
AREA STORAGE AND
BUSINESS PARK, INC.
FILE No.2006058190
O.P.R.B.C.

AA SHARP
INVESTMENTS,
LTD
FILE NO.
2007153566
O.R.F.B.C.

1.65 ACRES (60' IN WIDTH)
TO BE DEDICATED FOR
PUBLIC RIGHT-OF-WAY
PURPOSE

50' ROADWAY EASEMENT
VOLUME 3, PAGE 128 B.C.P.R.
VOLUME 618, PAGE 725 F.B.C.P.R.
(OCCUPIED AT 60-FEET)

CALDWELL CROSSING
SECTION 4

CALDWELL CROSSING
SECTION 4

A PRELIMINARY PLAT OF CALDWELL CROSSING SECTION 3

±43.78 ACRES
70 LOTS (60' x 120' TYP.) AND
12 RESTRICTED RESERVES IN 5 BLOCKS

OUT OF THE
WILLIAM HALL SURVEY, A-713

ENGINEER:

LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SURVEYOR:

LJA Surveying, Inc.
3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042

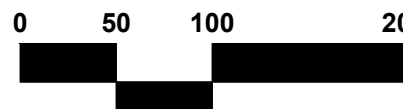
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

CITY OF IOWA COLONY ETJ, BRAZORIA COUNTY, TEXAS

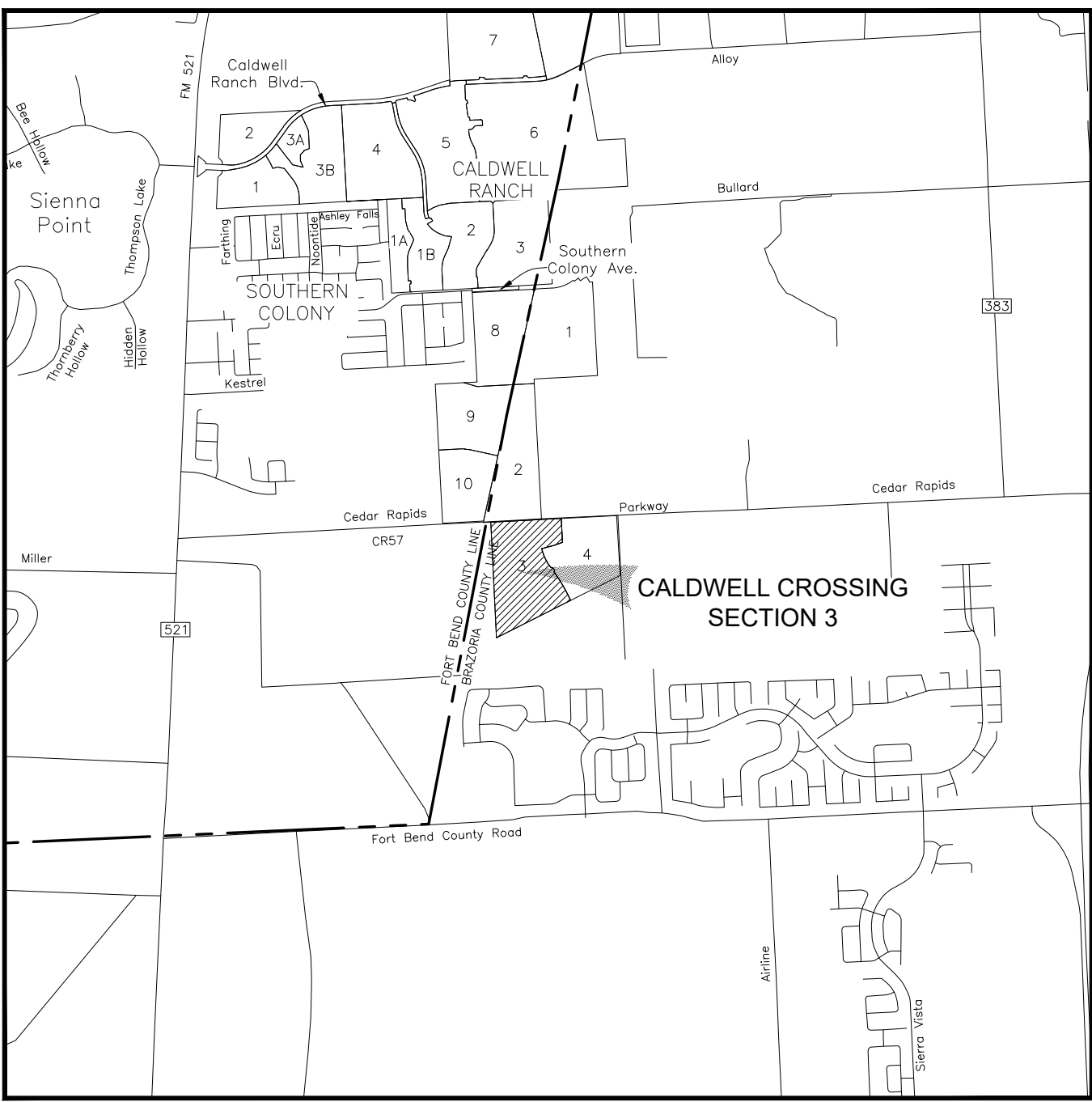
OWNER:
D.R. HORTON
6744 HORTON VISTA DR.
RICHMOND, TX 77407
281-566-2100

PLANNER:

LJA Planning +
Landscape
Architecture
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200



LJA# 1931-35001

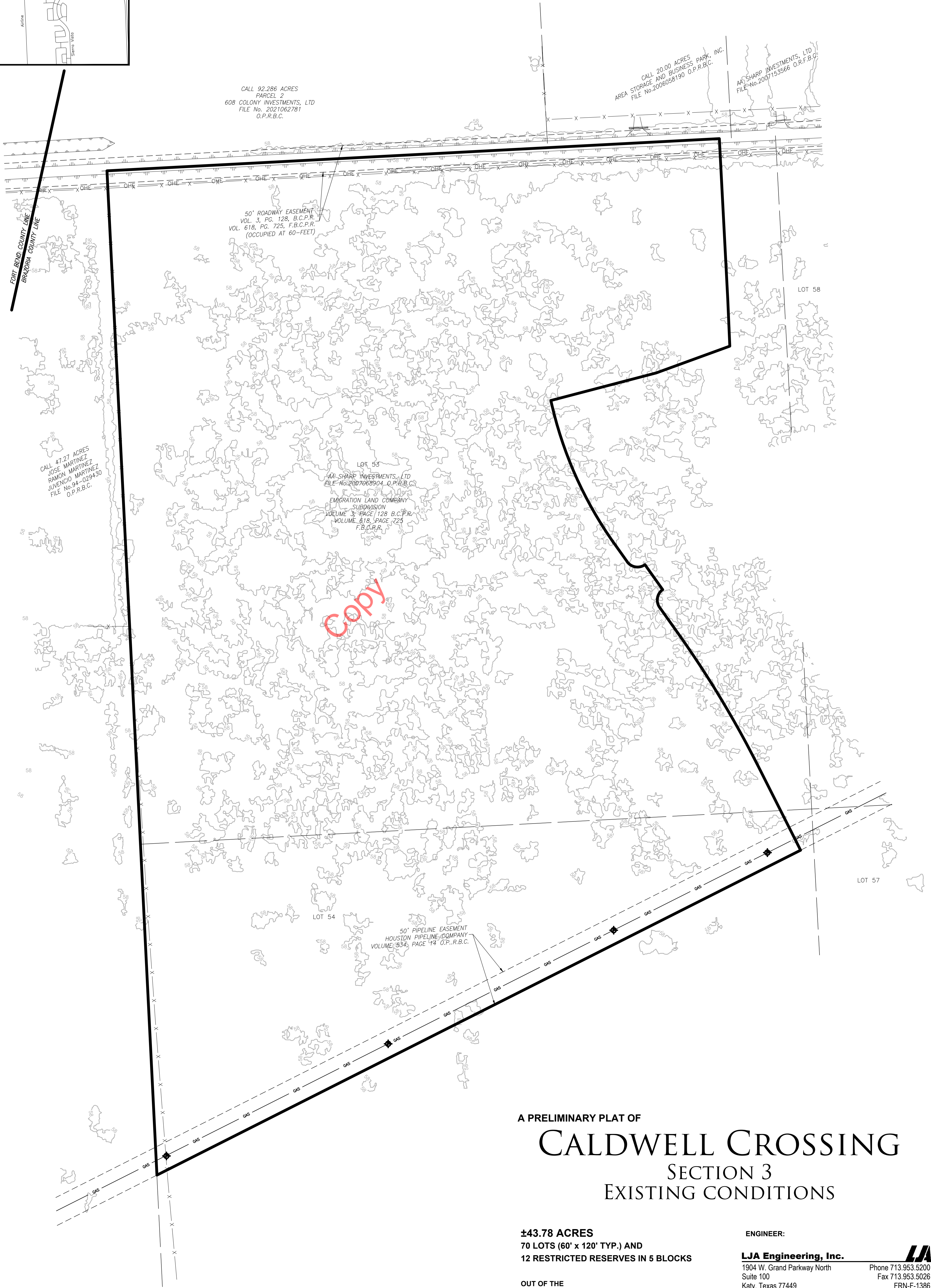


Vicinity Map
1 inch = 1/2 mile

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 - B.L. INDICATES BUILDING LINE
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 - O.P.R.B.C. INDICATES OFFICIAL PUBLIC RECORD OF BRAZORIA COUNTY
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 - R.O.W. INDICATES RIGHT-OF-WAY
 - DOC. NO. INDICATES DOCUMENT NUMBER
 - INDICATES STREETNAME CHANGE

GENERAL NOTES:

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A PRELIMINARY PLAT OF
CALDWELL CROSSING
SECTION 3
EXISTING CONDITIONS

±43.78 ACRES
70 LOTS (60' x 120' TYP.) AND
12 RESTRICTED RESERVES IN 5 BLOCKS

OUT OF THE
WILLIAM HALL SURVEY, A-713

ENGINEER:

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

SURVEYOR:

LJA Surveying, Inc.
3600 W Sam Houston Pkwy S
Suite 600
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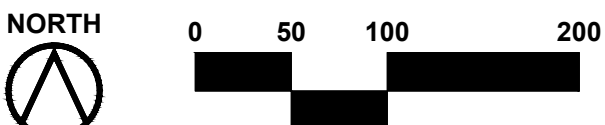
CITY OF IOWA COLONY ETJ, BRAZORIA COUNTY, TEXAS

OWNER:
D.R. HORTON
6744 HORTON VISTA DR.
RICHMOND, TX 77407
281-566-2100

PLANNER:

LJA Planning +
Landscape
Architecture
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

PAGE 1 OF 2



LJA# 1931-35001

02.23.2023

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Wednesday, March 1, 2023

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

**Re: Caldwell Crossing Section 4 Preliminary Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 2028
Adico, LLC Project No. 16007-2-281**


Dear Ms. Harris;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Caldwell Crossing Section 4 Preliminary Plat, received on or about February 24, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based upon our review, we have no objections to the preliminary plat as resubmitted on February 24, 2023. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than March 2, 2023, for consideration at the March 7, Planning and Zoning meeting.

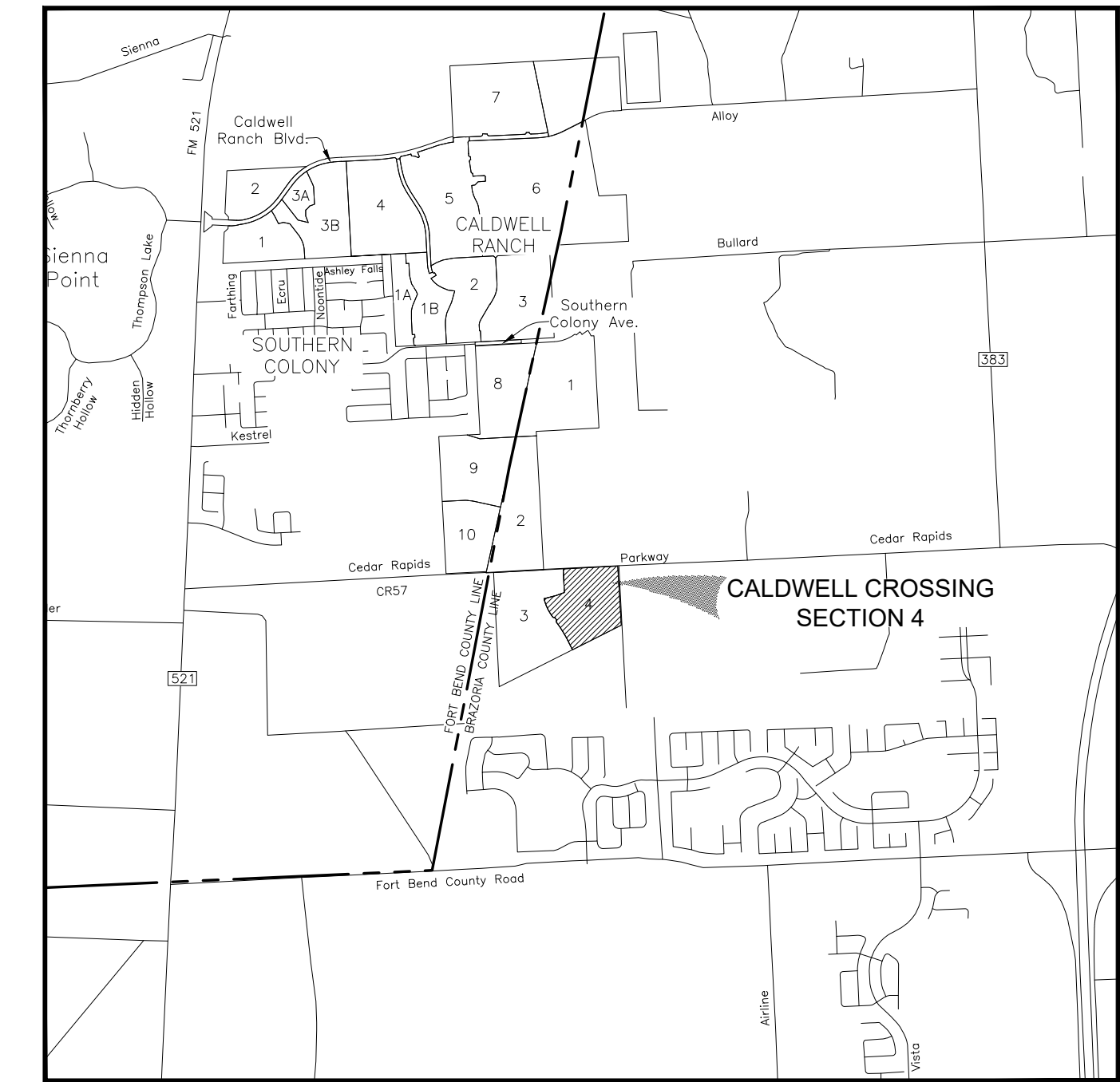
Should you have any questions, please do not hesitate to call me.

Sincerely,
Adico, LLC


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

Copy

**Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-281**



Vicinity Map
1 inch = 1/2 mile

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 35°24'16" W	61.53'
L2	N 35°24'16" W	60.00'
L3	N 35°24'16" W	42.87'
L4	N 69°58'37" E	153.23'
L5	N 02°29'15" W	93.52'
L6	N 02°13'11" E	51.80'
L7	N 60°06'39" W	7.00'
L8	N 17°18'28" E	3.00'
L9	S 67°45'09" E	10.00'
L10	N 61°25'56" E	52.42'
L11	S 35°24'16" E	76.09'
L12	N 03°00'27" W	77.66'
L13	S 48°57'22" E	4.50'
L14	N 63°13'11" E	3.01'
L15	N 66°40'55" E	47.60'
L16	N 61°25'56" E	66.92'
L17	N 18°16'31" W	24.54'
L18	N 12°07'46" W	99.61'
L19	S 52°05'40" W	59.50'
L20	N 26°46'49" W	87.70'
L21	N 48°11'41" W	45.44'
L22	S 35°24'16" E	91.79'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	BEARING
C1	2030.00'	8°37'26"	305.55'	N 31°05'32" W	305.26'
C2	25.00'	90°00'00"	39.27'	N 09°35'44" E	35.36'
C3	25.00'	90°00'00"	39.27'	N 80°24'16" W	35.36'
C4	770.00'	22°59'29"	308.98'	N 23°54'31" W	306.91'
C5	800.00'	5°13'38"	72.99'	N 00°23'38" W	72.96'
C6	300.00'	89°33'57"	468.97'	N 48°13'28" W	422.65'
C7	50.00'	66°39'41"	56.17'	N 29°53'21" E	54.95'
C8	50.00'	88°10'34"	76.95'	S 72°41'32" E	69.58'
C9	2200.00'	6°48'01"	261.11'	N 32°00'15" W	260.95'
C10	600.00'	1°37'14"	16.97'	S 34°35'38" E	16.97'
C11	50.00'	95°12'57"	83.09'	S 13°49'27" W	73.85'
C12	300.00'	10°17'33"	53.89'	S 66°34'42" W	53.82'
C13	500.00'	32°23'49"	282.72'	S 19°12'21" E	278.96'
C14	300.00'	23°12'16"	121.50'	S 74°49'19" W	120.67'
C15	50.00'	81°22'34"	71.01'	S 76°05'32" E	65.19'
C16	50.00'	80°00'00"	78.54'	S 41°59'33" W	70.71'
C17	460.00'	4°32'48"	36.50'	S 33°07'51" E	36.49'
C18	340.00'	17°05'20"	101.41'	N 71°45'51" E	101.03'
C19	260.00'	34°29'00"	156.48'	N 80°53'54" W	154.13'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.391	17,037	RESTRICTED TO LANDSCAPE / OPEN SPACE
B	0.040	1,748	RESTRICTED TO LANDSCAPE / OPEN SPACE
C	0.040	1,748	RESTRICTED TO LANDSCAPE / OPEN SPACE
D	0.332	14,478	RESTRICTED TO LANDSCAPE / OPEN SPACE
E	0.768	33,442	RESTRICTED TO LANDSCAPE / OPEN SPACE / LIFT STATION
F	0.325	14,168	RESTRICTED TO LANDSCAPE / OPEN SPACE
G	0.578	25,177	RESTRICTED TO OPEN SPACE/ PIPELINE EASEMENT
H	0.026	1,140	RESTRICTED TO LANDSCAPE / OPEN SPACE
I	0.026	1,140	RESTRICTED TO LANDSCAPE / OPEN SPACE
J	0.448	19,500	RESTRICTED TO OPEN SPACE/ PIPELINE EASEMENT
K	0.205	8,939	RESTRICTED TO LANDSCAPE / OPEN SPACE
L	0.163	7,083	RESTRICTED TO LANDSCAPE / OPEN SPACE
M	0.025	1,075	RESTRICTED TO LANDSCAPE / OPEN SPACE
N	0.027	1,191	RESTRICTED TO LANDSCAPE / OPEN SPACE
O	0.089	3,863	RESTRICTED TO LANDSCAPE / OPEN SPACE
P	0.035	1,537	RESTRICTED TO LANDSCAPE / OPEN SPACE
Q	0.022	972	RESTRICTED TO LANDSCAPE / OPEN SPACE
R	0.028	1,230	RESTRICTED TO LANDSCAPE / OPEN SPACE
S	0.332	14,467	RESTRICTED TO LANDSCAPE / OPEN SPACE /PARK
T	0.023	1,021	RESTRICTED TO LANDSCAPE / OPEN SPACE
U	0.056	2,425	RESTRICTED TO LANDSCAPE / OPEN SPACE
TOTAL	3.980	173,379	

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE IOWA COLONY PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL, AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.



GENERAL NOTES:

- 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 0.9988672407.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NO. 48039C0106K DECEMBER 30, 2020 THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
- 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 MANMADE 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.
- T.B.M. INDICATES TEMPORARY BENCHMARK: TBM-171: 5/8 INCH IRON ROD SET.
- ELEVATION = 59.26', NAVD 88, GEDID 18.
- THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES IN BRAZORIA COUNTY AND THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD #7, AND BRAZORIA DRAINAGE DISTRICT NO. 5.
- PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK, OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS.
- CONTOUR LINES SHOWN HEREON ARE BASED ON THE NGDS BENCHMARK E 306 BEING NOTED HEREON.
- THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
- THE APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE TWELVE (12) MONTHS AFTER CITY COUNCIL APPROVAL UNLESS THE FINAL PLAT HAS BEEN SUBMITTED FOR FINAL APPROVAL DURING THAT TIME. AN EXTENSION OF TIME MAY BE GIVEN AT THE DISCRETION OF THE CITY COUNCIL FOR A SINGLE EXTENSION PERIOD OF SIX (6) MONTHS.
- SUBJECT TO ORDINANCE NO. 2011-4 (PIPELINE SETBACK ORDINANCE), NO RESIDENTIAL STRUCTURES SHALL BE CONSTRUCTED WITHIN 50' OF THE PIPELINES LOCATED INSIDE OF THIS PLAT BOUNDARY.
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- LEGEND
- RES. INDICATES RESERVE
 - B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - O.P.R.B.C. INDICATES OFFICIAL PUBLIC RECORD OF BRAZORIA COUNTY
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PUBLIC RECORD
 - R.O.W. INDICATES RIGHT-OF-WAY
 - DOC. NO. INDICATES DOCUMENT NUMBER
 - INDICATES STREETNAME CHANGE

A PRELIMINARY PLAT OF
CALDWELL CROSSING
SECTION 4

±29.91 ACRES
93 LOTS (60' x 120' TYP.) AND
21 RESTRICTED RESERVES IN 5 BLOCKS

OUT OF THE
WILLIAM HALL SURVEY, A-713

CITY OF IOWA COLONY ETJ, BRAZORIA COUNTY, TEXAS

OWNER:
D.R. HORTON
6744 HORTON VISTA DR.
RICHMOND, TX 77407
281-566-2100

PLANNER:

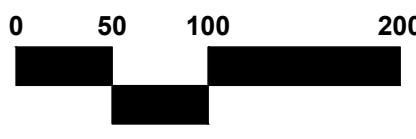
LJA Planning +
Landscape
Architecture
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

ENGINEER:

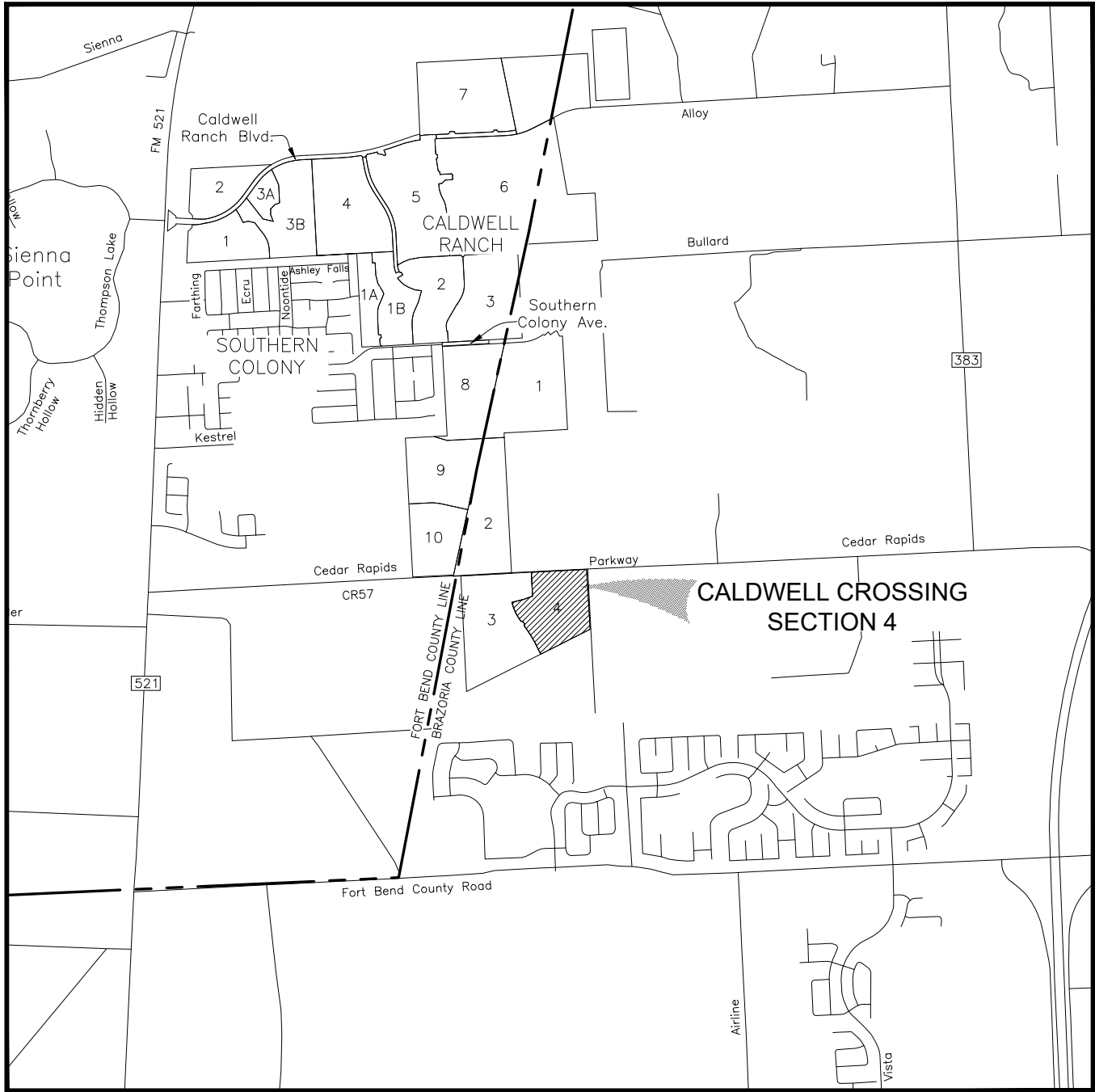
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SURVEYOR:

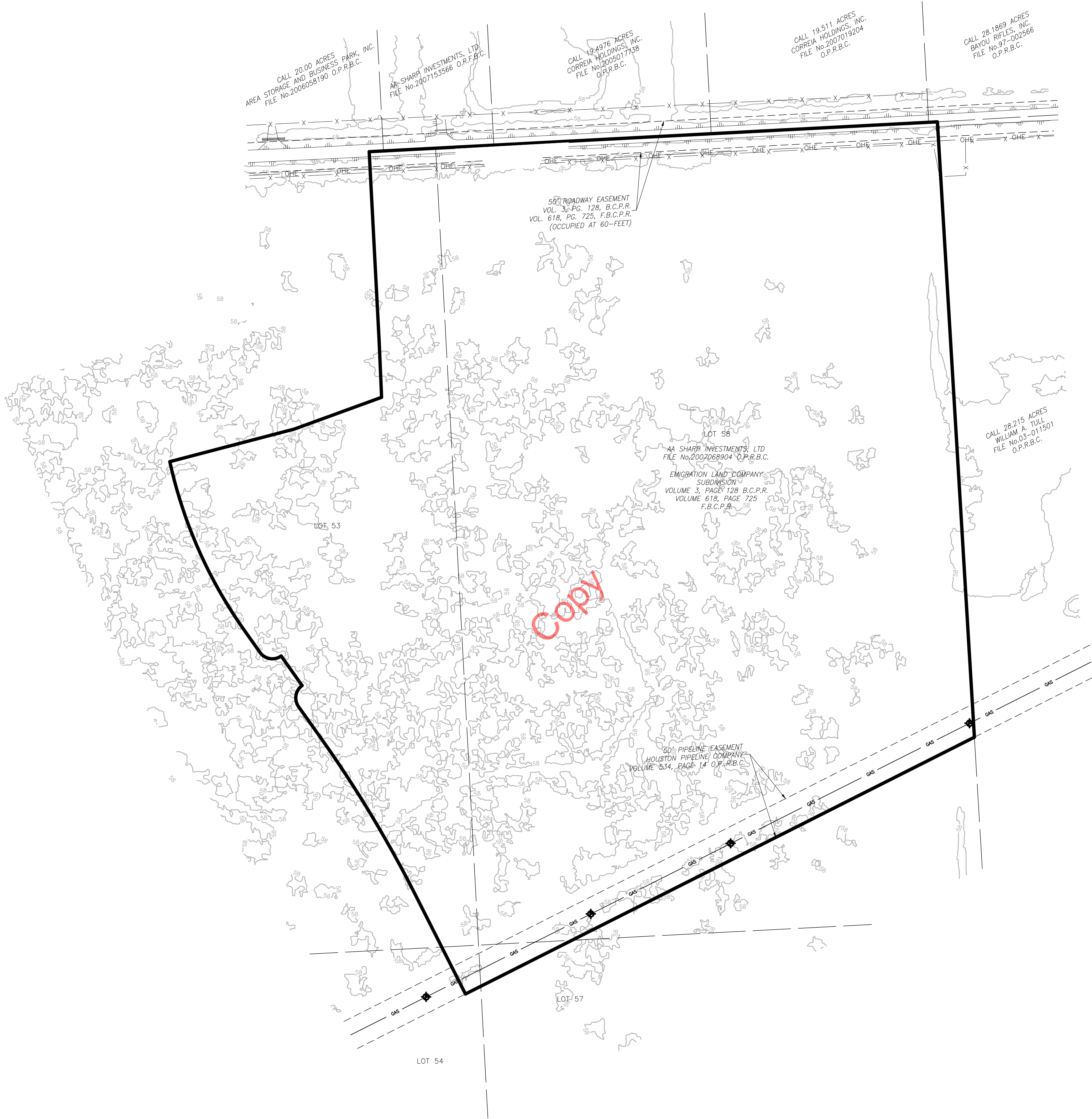
LJA Surveying, Inc.
3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382



LJA# 1931-35001



Vicinity Map
1 inch = 1/2 mile



GENERAL NOTES:

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LEGEND

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- DOC. NO. INDICATES DOCUMENT NUMBER
- INDICATES STREETNAME CHANGE

A PRELIMINARY PLAT OF

CALDWELL CROSSING

SECTION 4

EXISTING CONDITIONS

±29.91 ACRES
93 LOTS (60' x 120' TYP.) AND
21 RESTRICTED RESERVES IN 5 BLOCKS

OUT OF THE
WILLIAM HALL SURVEY, A-713

CITY OF IOWA COLONY ETJ, BRAZORIA COUNTY, TEXAS

OWNER:
D.R. HORTON
6744 HORTON VISTA DR.
RICHMOND, TX 77407
281-566-2100

PLANNER:

LJA Planning +
Landscape
Architecture
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

ENGINEER:

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

SURVEYOR:

LJA Surveying, Inc.
3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
Phone 713.953.6200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

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Thursday, March 2, 2023

Amber Scopes
Pape-Dawson Engineers, Inc.
10350 Richmond Ave., Suite 200
Houston, TX

**Re: Sterling Lakes North Section 1 Final Plat
Letter of Recommendation to Approve
COIC Project No. 2048
ALLC Project No. 16007-2-283**

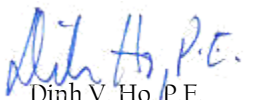
Dear Ms. Scopes;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Sterling Lakes North Section 1 Final Plat received on or about March 2, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based upon our review, we have no objections to the final plat as resubmitted on March 2, 2023. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than March 2, 2023, for consideration at the March 7, 2023, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


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

Copy

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-283

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

AND OWNERS, HEREINAFTER REFERRED TO AS OWNERS, OF THE 98.190 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF STERLING LAKES NORTH SEC 1 PLAT, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID PARTNERSHIP, FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNED TO WARRANT AND DEFEND THE TITLE OF THE LAND SO DEDICATED.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THE PLAT SPECIFICALLY NOTED A PUBLIC RIGHTS–OF–WAY, SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PUBLIC RIGHT–OF–WAY BY THE OWNERS, HEIRS, SUCCESSORS AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THE PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREFIGHTER, FIRE FIGHTING EQUIPMENT, POLICE AND EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ESTABLISHED AS PUBLIC RIGHTS–OF–WAY.

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

IN TESTIMONY WHEREOF, LGI HOMES–TEXAS, LLC A TEXAS LIMITED LIABILITY COMPANY, AUTHORIZED REPRESENTATIVE HAS CAUSED

THESE PRESENTS TO BE SIGNED BY _____, _____, THEREUNTO AUTHORIZED,

ATTESTED BY ITS _____, _____.

THIS _____ DAY OF _____, 2023.

LGI HOMES–TEXAS, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: _____

PRINT NAME: _____

TITLE: _____

BY: _____

PRINT NAME: _____

TITLE: _____

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, AND _____ OF LGI HOMES–TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGEMENT TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES

I, BRIAN NAWARA, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION; AND THAT, EXCEPT AS SHOWN, ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON PIPES OR IRON RODS HAVING A DIAMETER OF FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD–83.

BRIAN NAWARA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6060

CERTIFICATE OF COUNTY CLERK

LEGAL DESCRIPTION OF LAND PARCELED CAN BE FOUND ON SHEET 2 OF 7

APPROVAL BY PLAT ROOM RECORDER

DATE _____

JOYCE HUDMAN, COUNTY CLERK

VOLUME _____, PAGE _____

FLOOD PLAIN CERTIFICATION

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

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

LEE WALDEN, P.E., PRESIDENT DATE _____

KERRY OSBURN, VICE PRESIDENT DATE _____

BRANDON MIDDLETON, SECRETARY/TREASURER DATE _____

NAZAR SABTI, DISTRICT ENGINEER DATE _____

PLAT NOTES:

1. ONE–FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREET WHERE SUCH STREETS ADJUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE–SUBDIVIDED IN A RECORDED PLAT, THE ONE–FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT–OF–WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVERT IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

2. THE RADIUS ON ALL BLOCK CORNERS IS 25.00 FEET, UNLESS OTHERWISE NOTED.

3. ALL EASEMENTS ARE CENTERED ON LOT LINES, UNLESS OTHERWISE SHOWN.

4. THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES, REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD–83; AND, MAY BE CONVERTED TO SURFACE VALUES BY DIVIDING BY THE COMBINED SCALE FACTOR OF 0.999870017.

5. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD–83.

6. ABSENT WRITTEN AUTHORIZATION BY AFFECTED UTILITIES, ALL CENTERPOINT ENERGY, BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5, AND CITY OF IOWA COLONY UTILITY EASEMENTS MUST BE KEPT UNOBSTRUCTED BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY THE UTILITY AT THE PROPERTY OWNER'S EXPENSE.

7. THE FINAL PLAT SHALL EXPIRE TWO (2) YEARS AFTER CITY COUNCIL APPROVAL IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO (2) YEAR PERIOD OR THE ONE (1) YEAR EXTENSION PERIOD GRANTED BY THE CITY COUNCIL.

8. ALL STREETS SHALL BE CONSTRUCTED TO THE CITY'S DESIGN CRITERIA.

9. 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.

10. SIDEWALKS MUST BE CONSTRUCTED AS A PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT, IF SIDEWALKS ARE REQUIRED BY THE CITY'S SIDEWALK MASTER PLAN.

11. THE OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.

12. THE OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

13. 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.

14. CEDAR RAPID PARKWAY AND KARSTEN BOULEVARD ARE DESIGNATED AS A "PLANNED THOROUGHFARE" (MINIMUM 120' WIDTH) ON THE CURRENT MAJOR THOROUGHFARE PLAN.

15. PRIMARY BENCHMARK:
NATIONAL GEODETIC SURVEY MARKER E306, BEING A BRASS DISK SET ON TOP OF A CONCRETE POST, STAMPED "E 306 1935",
ELEVATION OF 52.00'; (NAVD88)
AND
NATIONAL GEODETIC SURVEY MARKER Q1512, BEING A STAINLESS STEEL ROD SET IN CASING, STAMPED "Q 1512 1987",
ELEVATION OF 56.13'; (NAVD88)

16. BOUNDARY CLOSURE CALCULATION ERROR (1:412013)

17. THIS PROPERTY LIES WITHIN BOMUD NO 31.

18. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.

19. SUBDIVISION IS LOCATED PARTIALLY IN ZONE "X" WITH NO BASE FLOOD BASE ELEVATION REQUIRED AND PARTIALLY LOCATED IN ZONE "AE" WITH A BASE FLOOD ELEVATION OF 53.0. THIS INFORMATION IS BASED ON BRAZORIA COUNTY FIRM COMMUNITY MAP 48039, PANEL 110K, DATED DECEMBER 30, 2020.

20. 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.

CERTIFICATE OF CITY COUNCIL

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS THIS THE _____ DAY OF _____, 2023, HAS APPROVED THIS PLAT AND SUBDIVISION OF STERLING LAKES NORTH SEC 1 PLAT AS SHOWN HEREON.

MICHAEL BYRUM–BRATSEN, MAYOR

WIL KENNEDY

ARNETTA HICKS–MURRAY

MARQUETTE GREENE–SCOTT

CHAD WILSEY

CERTIFICATE OF CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE CITY PLANNING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS THIS THE _____ DAY OF _____, 2023, HAS APPROVED THIS PLAT AND SUBDIVISION OF STERLING LAKES NORTH SEC 1 PLAT AS SHOWN HEREON.

DAVID HURST, CHAIRMAN

BRENDA DILLON

STEVEN BYRUM–BRASTEN

LES HOSEY

BRIAN JOHNSON

TIMOTHY VARLACK

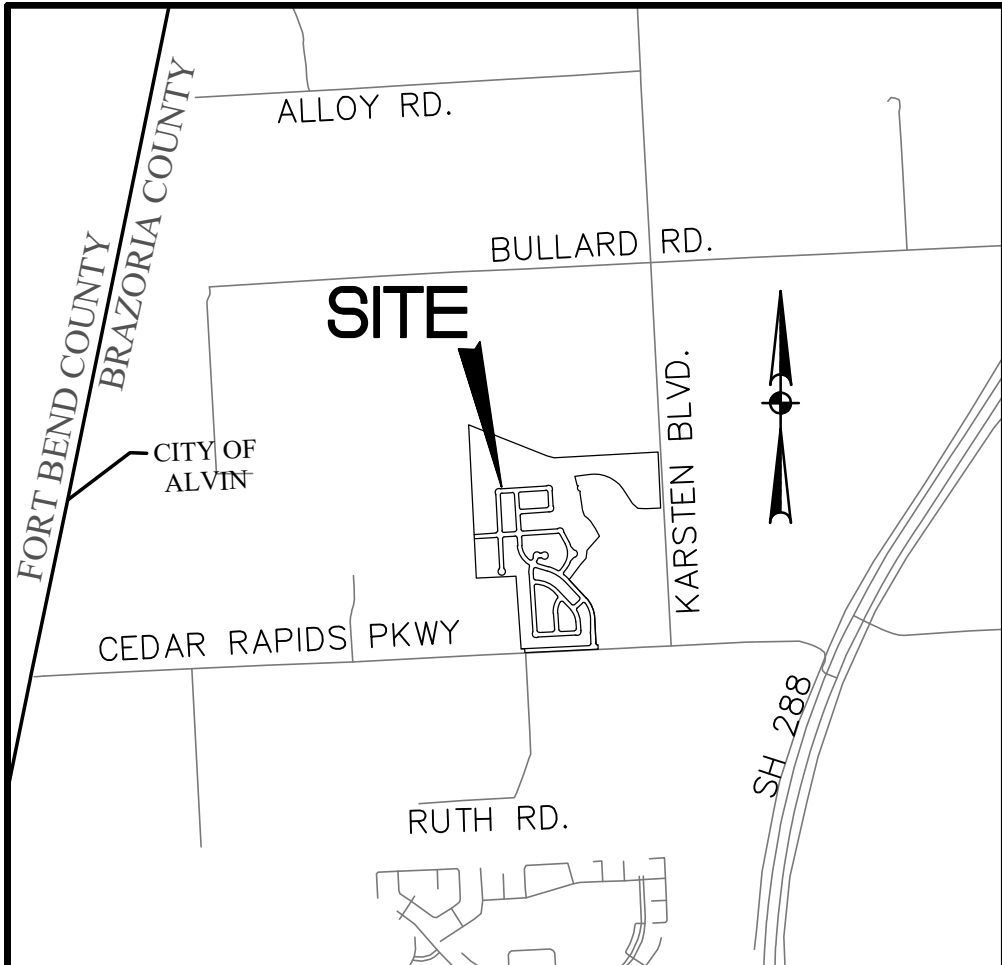
TERRY HAYES

APPROVAL BY CITY ENGINEER

DINH HO, P.E., CITY ENGINEER

DATE

MINIMUM FINISHED FLOOR ELEVATIONS					
BLOCK	LOT NO	ELEV.	BLOCK	LOT NO	ELEV.
1	1	58.21	4	9	58.17
1	2	58.08	4	10	58.30
1	3	57.95	4	11	58.30
1	4	57.81	4	12	58.15
1	5	57.92	4	13	57.96
1	6	58.10	4	14	57.77
1	7	58.37	4	15	57.58
1	8	58.51	5	1	57.50
1	9	58.51	5	2	57.51
1	10	58.51	5	3	57.43
1	11	58.22	5	4	57.89
1	12	58.22	5	5	57.89
1	13	58.08	5	6	58.33
1	14	57.93	5	7	58.26
1	15	57.99	5	8	58.26
1	16	58.14	5	9	57.63
1	17	58.14	5	10	57.42
1	18	57.98	5	11	57.42
1	19	57.99	5	12	57.71
1	20	58.14	5	13	57.71
1	21	58.30	5	14	57.49
1	22	58.87	5	15	57.40
1	23	59.06	5	16	57.59
1	24	59.21	5	17	57.78
1	25	59.04	5	18	57.78
1	26	59.04	5	19	57.55
1	27	58.36	5	20	57.51
1	28	58.17	5	21	57.70
1	29	57.97	5	22	57.47
1	30	58.04	5	23	57.67
1	31	58.23	5	24	57.86
1	32	58.41	5	25	57.86
1	33	58.41	5	26	57.78
1	34	58.13	5	27	57.81
1	35	57.93	5	28	58.15
1	36	57.84	5	29	58.10
1	37	57.98	5	30	58.10
1	38	58.12	5	31	57.93
1	39	58.25	5	32	57.65
1	40	58.25	5	33	57.46
1	41	58.18	5	34	57.66
1	42	57.93	5	35	57.86
1	43	57.88	5	36	57.86
1	44	58.00	5	37	57.63
1	45	57.66	5	38	57.47
1	46	57.31	5	39	57.39
1	47	57.71	5	40	57.52
1	48	57.86	5	41	57.52
1	49	58.14	5	42	57.35
1	50	58.14	5	43	56.05
1	51	57.93	5	44	57.42
1	52	57.72	5	45	57.45
1	53	58.15	5	46	57.68
1	54	58.04	5	47	57.68
1	55	57.72	5	48	57.48
1	56	57.93	5	49	57.34
1	57	58.14	5	50	57.52
1	58	57.86	5	51	57.70
1	59	57.86	5	52	57.79
1	60	57.71	5	53	57.59
1	61	57.93	5	54	57.61
2	1	58.08	5	55	57.79
2	2	58.08	5	56	57.97
2	3	57.85	6	1	57.74
2	4	58.04	6	2	57.53
2	5	58.04	6	3	57.88
2	6	58.29	6	4	57.88
2	7	58.29	6	5	57.65
2	8	58.09	6	6	57.37
2	9	58.04	6	7	57.25
2	10	58.19	6	8	57.40
2	11	58.23	6	9	57.59
2	12	58.23	6	10	57.78
3	1	57.79	6	11	57.78
3	2	58.15	6	12	57.55
3	3	58.15	6	13	57.51
3	4	58.19	6	14	57.70
3	5	58.12	6	15	58.31
3	6	58.12	6	16	58.55
3	7	58.13	6	17	58.55
3	8	58.28	6	18	58.24
3	9	58.28	6	19	58.47
3	10	58.23	6	20	58.69
3	11	58.06	6	21	58.69
3	12	58.07	6	22	58.64
3	13	58.26	7	1	57.53
3	14	58.26	7	2	57.72
3	15	58.26	7	3	57.90
3	16	58.26	7	4	57.90
3	17	58.06	7	5	57.72
3	18	57.96	7	6	57.61
3	19	58.14	7	7	57.38
3	20	58.33	7	8	57.26
3	21	58.33	7	9	57.49
3	22	58.31	7	10	57.49
3	23	58.11	7	11	57.45
3	24	57.91	7	12	57.27
3	25	58.26	8	1	57.73
4	1	57.90	8	2	57.75
4	2	57.98	8	3	57.57
4	3	58.13	8	4	57.64
4	4	58.40	8	5	57.83
4	5	58.40	8	6	57.83
4	6	58.26	8	7	57.65
4	7	58.11	8	8	57.47
4	8	58.04			



LOCATION MAP

SCALE: 1"=2640'

LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (PD)
- AC = ACRE
- AE = AERIAL EASEMENT
- BCCF NO. = BRAZORIA COUNTY CLERK'S FILE NUMBER
- BCDF = BRAZORIA COUNTY DEED RECORDS
- BCFCD = BRAZORIA COUNTY FLOOD CONTROL DISTRICT
- BL = BUILDING LINE
- BCMR = BRAZORIA COUNTY MAP RECORDS
- BCOPRRP = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- COS = COMPENSATING OPEN SPACE
- EX = EXISTING
- FC NO. = FILM CODE NUMBER
- FD = FOUND
- GBL = GARAGE BUILDING LINE
- IR = IRON ROD
- OPRRPBC = OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS
- R = RADIUS
- ROW = RIGHT–OF–WAY
- SE = SQUARE FEET
- SSE = SANITARY SEWER EASEMENT
- STM SE = STORM SEWER EASEMENT
- UE = UTILITY EASEMENT
- UVE = UNOBSTRUCTED VISIBILITY EASEMENT
- WLE = WATER LINE EASEMENT

STERLING LAKES NORTH SEC 1 FINAL PLAT

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

211 LOTS 12 RESERVES 8 BLOCKS

FEBRUARY 2023

OWNER:
LGI HOMES–TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY
JACK LIPAR
EXECUTIVE VICE PRESIDENT
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL. 281.362.8998

SURVEYOR:
BRIAN NAWARA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6060
10350 RICHMOND AVENUE, SUITE 200
HOUSTON, TEXAS 77042
TEL. 713.428.2400

**PAPE-DAWSON
ENGINEERS**

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

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	50.00'	107°38'11"	S20°30'58"E	80.71'	93.93'
C2	430.00'	40°21'15"	S22°49'43"E	296.63'	302.86'
C3	25.00'	90°11'32"	S47°44'52"E	35.41'	39.35'
C4	400.00'	40°21'16"	N22°49'43"W	275.94'	281.73'
C5	600.00'	30°19'27"	N58°10'04"W	313.86'	317.55'
C6	300.00'	69°29'48"	N38°34'54"W	341.98'	363.88'
C7	55.00'	62°32'37"	S58°09'19"W	57.10'	60.04'
C8	300.00'	30°43'00"	S11°31'30"W	158.91'	160.83'
C9	55.00'	89°00'38"	S48°20'19"E	77.11'	85.44'
C10	55.00'	90°59'22"	N41°39'41"E	78.45'	87.34'
C11	300.00'	39°28'29"	N23°34'14"W	202.63'	206.69'
C12	400.00'	50°31'31"	N68°34'14"W	341.42'	352.73'
C13	300.00'	47°40'11"	S20°00'05"W	242.46'	249.60'
C14	55.00'	65°12'06"	N61°13'57"W	59.27'	62.59'
C15	300.00'	65°25'24"	N4°04'48"E	324.25'	342.56'
C16	55.00'	89°00'59"	N41°39'31"E	77.11'	85.45'
C17	55.00'	90°00'00"	S48°50'00"E	77.78'	86.39'
C18	55.00'	90°00'00"	S41°10'00"W	77.78'	86.39'
C19	25.00'	89°00'59"	N41°39'31"E	35.05'	38.84'
C20	25.00'	25°41'44"	N15°41'51"W	11.12'	11.21'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C41	25.00'	90°10'07"	N42°04'19"E	35.41'	39.34'
C42	516.00'	4°34'36"	S0°43'26"E	41.21'	41.22'
C43	484.00'	47°12'57"	N0°32'37"W	35.61'	35.61'
C44	370.00'	34°13'28"	N19°45'49"W	217.74'	221.01'
C45	25.00'	96°25'55"	N85°05'31"W	37.28'	42.08'
C46	25.00'	78°26'12"	S7°28'25"W	31.61'	34.22'
C47	330.00'	27°54'41"	S17°47'20"E	159.17'	160.76'
C48	25.00'	12°40'35"	S10°10'17"E	5.52'	5.53'
C49	50.00'	129°30'24"	S48°14'37"W	90.45'	113.02'
C50	25.00'	25°50'27"	N79°55'24"W	11.18'	11.28'
C51	25.00'	26°11'34"	S74°03'36"W	11.33'	11.43'
C52	50.00'	141°16'37"	N48°23'53"W	94.34'	123.29'
C53	25.00'	26°04'25"	N9°12'13"E	11.28'	11.38'
C54	330.00'	18°10'31"	N5°15'15"E	104.24'	104.68'
C55	25.00'	72°03'02"	N21°41'00"W	29.41'	31.44'
C56	330.00'	53°52'31"	N30°46'15"W	298.99'	310.30'
C57	25.00'	90°00'00"	N48°50'00"W	35.36'	39.27'
C58	25.00'	89°00'59"	S41°39'31"W	35.05'	38.84'
C59	25.00'	40°44'23"	S23°13'10"E	17.40'	17.78'
C60	50.00'	265°35'14"	S89°12'16"W	73.38'	231.77'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C81	25.00'	65°12'06"	N61°13'57"W	26.94'	28.45'
C82	270.00'	65°25'24"	N4°04'48"E	291.82'	308.30'
C83	25.00'	82°08'53"	N77°50'57"E	32.84'	35.83'
C84	630.00'	12°14'11"	S67°12'42"E	134.29'	134.55'
C85	25.00'	100°12'48"	S23°13'24"E	38.36'	43.73'
C86	25.00'	62°32'37"	S58°09'19"W	25.95'	27.29'
C87	25.00'	42°50'00"	N69°09'23"W	18.26'	18.69'
C88	50.00'	265°40'01"	S0°34'23"E	73.33'	231.84'
C89	25.00'	42°50'00"	N68°00'37"E	18.26'	18.69'
C90	25.00'	42°50'00"	S69°09'23"E	18.26'	18.69'
C91	50.00'	148°12'37"	N58°09'19"E	96.18'	129.34'
C92	25.00'	42°50'00"	N5°28'00"E	18.26'	18.69'
C93	25.00'	99°51'14"	N78°48'37"E	38.26'	43.57'
C94	270.00'	49°25'46"	S28°32'53"E	225.77'	232.93'
C95	25.00'	90°00'00"	S41°10'00"W	35.36'	39.27'
C96	25.00'	90°00'00"	N48°50'00"W	35.36'	39.27'
C97	25.00'	90°00'00"	N41°10'00"E	35.36'	39.27'
C98	25.00'	90°00'00"	S48°50'00"E	35.36'	39.27'
C99	25.00'	90°00'00"	S41°10'00"W	35.36'	39.27'
C100	25.00'	90°00'00"	N48°50'00"W	35.36'	39.27'

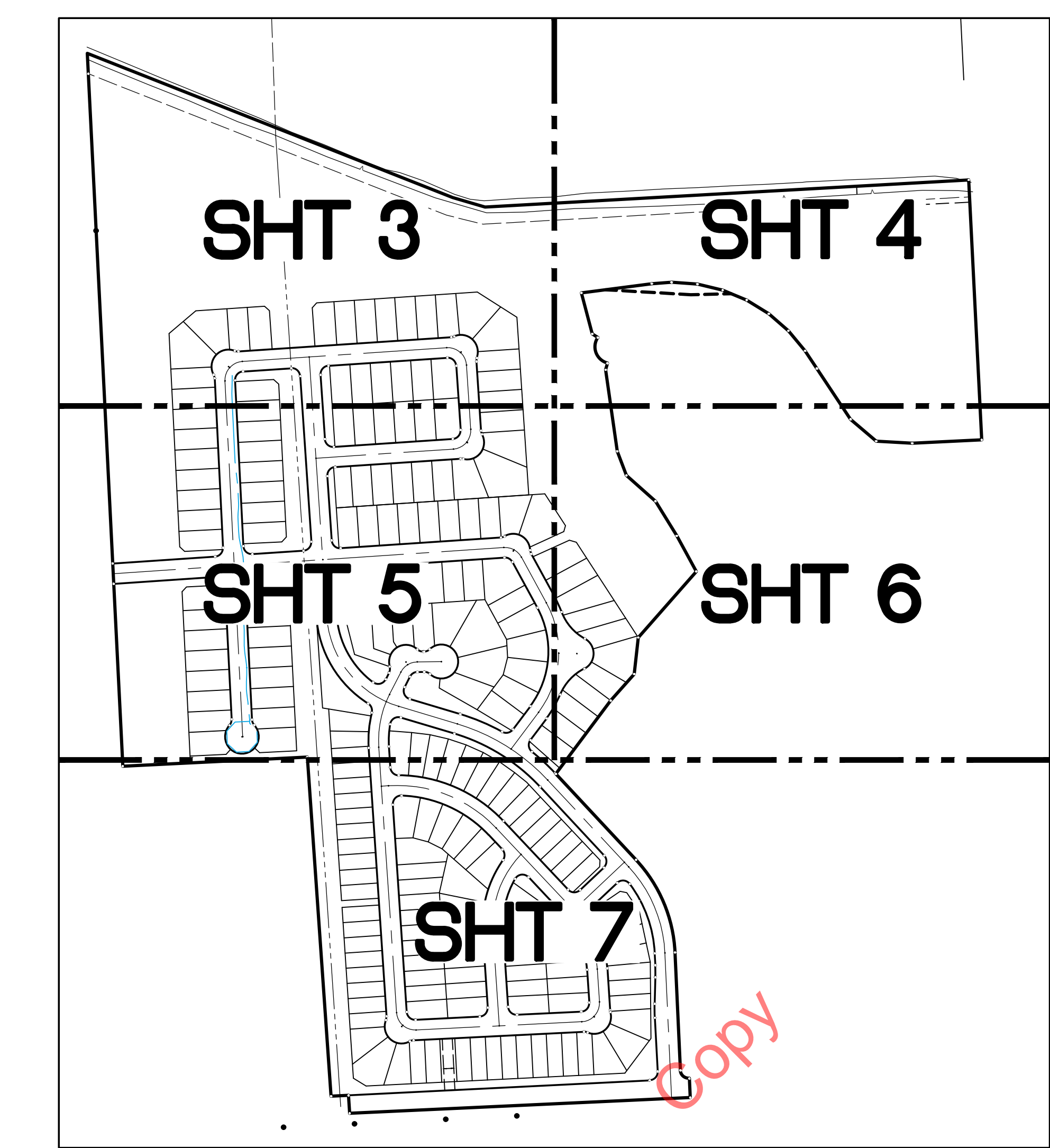
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C101	25.00'	90°00'00"	N41°10'00"E	35.36'	39.27'
C102	25.00'	90°59'01"	S48°20'29"E	35.66'	39.70'
C103	25.00'	89°00'59"	S41°39'31"W	35.05'	38.84'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C21	50.00'	140°03'47"	N41°29'11"E	93.99'	122.23'
C22	25.00'	25°21'04"	S81°09'28"E	10.97'	11.06'
C23	25.00'	20°05'14"	N76°07'23"E	8.72'	8.76'
C24	50.00'	134°43'40"	N46°33'24"W	92.30'	117.57'
C25	25.00'	24°38'26"	S8°29'13"W	10.67'	10.75'
C26	25.00'	25°39'10"	S16°39'35"E	11.10'	11.19'
C27	50.00'	133°42'36"	S37°22'08"W	91.95'	116.68'
C28	25.00'	18°03'25"	N84°48'17"W	7.85'	7.88'
C29	25.00'	90°00'00"	S41°10'00"W	35.36'	39.27'
C30	25.00'	90°00'00"	S48°50'00"E	35.36'	39.27'
C31	25.00'	26°54'38"	N72°42'41"E	11.63'	11.74'
C32	50.00'	118°35'17"	S61°26'59"E	85.98'	103.49'
C33	25.00'	26°28'34"	S15°23'37"E	11.45'	11.55'
C34	330.00'	7°57'02"	S24°39'23"E	45.76'	45.79'
C35	150.00'	40°04'38"	N4°04'11"E	104.52'	106.75'
C36	50.00'	124°55'05"	S1°00'02"W	88.67'	109.01'
C37	150.00'	40°46'38"	S43°04'16"W	104.52'	106.75'
C38	330.00'	14°06'34"	S29°44'14"W	81.06'	81.26'
C39	25.00'	88°14'17"	S7°19'38"E	34.81'	38.50'
C40	630.00'	8°26'25"	S47°13'34"E	92.72'	92.81'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C61	25.00'	44°50'52"	N19°34'27"E	19.07'	19.57'
C62	25.00'	90°59'01"	N48°20'28"W	35.66'	39.70'
C63	25.00'	106°35'18"	S83°23'52"W	40.09'	46.51'
C64	270.00'	39°28'35"	N23°34'14"W	182.36'	186.02'
C65	25.00'	90°59'22"	N41°39'41"E	35.66'	39.70'
C66	25.00'	89°00'38"	S48°20'19"E	35.05'	38.84'
C67	270.00'	33°56'13"	S13°08'06"W	157.60'	159.92'
C68	370.00'	44°53'28"	N65°45'12"W	282.54'	289.89'
C69	25.00'	78°38'12"	N35°9'23"W	31.68'	34.31'
C70	330.00'	39°09'43"	N15°44'52"E	221.19'	225.56'
C71	25.00'	90°59'22"	N41°39'41"E	35.66'	39.70'
C72	25.00'	89°00'38"	S48°20'19"E	35.05'	38.84'
C73	25.00'	95°38'03"	S43°59'02"W	37.05'	41.73'
C74	570.00'	30°19'27"	N58°10'04"W	298.17'	301.67'
C75	25.00'	89°41'52"	N1°50'35"E	35.26'	39.14'
C76	25.00'	90°00'00"	S88°18'29"E	35.36'	39.27'
C77	430.00'	46°15'22"	S66°26'10"E	337.80'	347.15'
C78	25.00'	85°43'51"	S46°41'55"E	34.01'	37.41'
C79	270.00'	14°03'02"	S31°13'1"W	66.05'	66.21'
C80	25.00'	96°27'10"	S58°26'37"W	37.29'	42.09'

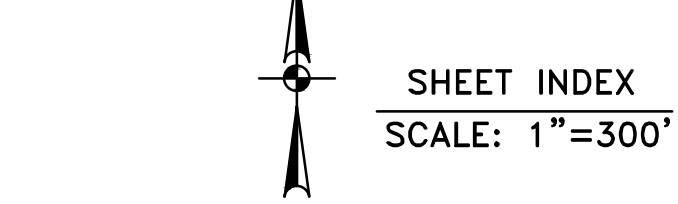
LINE TABLE		
LINE #	BEARING	LENGTH
L1	N33°44'05"W	63.02'
L2	N39°49'57"W	76.73'
L3	N49°02'22"W	76.73'
L4	N58°14'46"W	76.73'
L5	N67°27'11"W	76.73'
L6	N76°39'36"W	76.73'
L7	N85°52'01"W	76.73'
L8	S86°00'47"W	58.64'
L9	S56°41'53"E	20.00'
L10	S15°39'56"W	20.00'
L11	S20°58'32"E	75.94'
L12	S48°23'11"E	114.80'
L13	S2°38'50"E	56.51'
L14	N3°49'52"W	53.06'
L15	S87°09'23"W	51.30'
L16	S89°25'37"W	71.14'
L17	S31°50'41"E	9.35'
L18	N41°36'53"E	4.83'
L19	N44°19'09"W	1.72'
L20	S86°10'00"W	21.13'

LINE TABLE		
LINE #	BEARING	LENGTH
L61	N41°10'00"E	19.80'
L62	S48°50'00"E	19.80'
L63	S47°50'59"E	19.80'
L64	S14°24'08"W	53.43'
L65	S3°34'20"E	52.97'
L66	N71°00'28"W	110.06'
L67	N31°36'33"W	20.00'
L68	N4°35'23"E	28.12'
L69	N42°09'01"E	19.80'
L70	S47°50'59"E	19.80'



LINE TABLE		
LINE #	BEARING	LENGTH
L21	S28°30'05"W	3.97'
L22	N88°59'58"W	53.56'
L23	N87°09'01"E	1.83'
L24	S48°28'31"E	4.34'
L25	S42°45'44"W	2.57'
L26	N51°26'42"W	2.40'
L27	S36°47'30"W	79.67'
L28	N1°33'52"E	78.26'
L29	N2°39'06"W	35.12'
L30	N3°50'00"W	111.39'
L31	S43°18'29"E	58.69'
L32	N3°50'00"W	61.78'
L33	S36°47'30"W	85.55'
L34	N26°53'00"E	34.57'
L35	N89°25'37"E	20.15'
L36	S89°25'37"W	2.57'
L37	S26°53'00"W	21.69'
L38	N3°50'00"W	111.39'
L39	N78°52'13"W	19.68'
L40	N33°32'05"W	67.70'

LINE TABLE		
LINE #	BEARING	LENGTH
L41	S47°50'59"E	19.80'
L42	N48°00'46"W	20.00'
L43	S42°19'12"W	20.01'
L44	N42°10'19"E	19.24'
L45	S0°38'10"E	41.48'
L46	S13°32'43"W	38.13'
L47	S87°36'16"W	53.03'
L48	N74°36'41"W	46.42'
L49	N63°34'54"W	45.65'
L50	S1°41'31"W	19.80'
L51	S51°03'22"E	45.53'
L52	S54°32'46"E	55.25'
L53	S60°13'20"E	55.25'
L54	S65°53'53"E	55.25'
L55	S71°34'26"E	55.25'
L56	S77°14'59"E	55.25'
L57	S82°55'32"E	55.25'
L58	S85°42'04"E	66.12'
L59	S73°44'42"E	21.22'
L60	S16°15'18"W	18.27'



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

B RESTRICTED RESERVE
(RESTRICTED TO UTILITY, LANDSCAPE,
OR OPEN SPACE PURPOSES ONLY)
0.210 AC. 9,154 SQ.FT.

C RESTRICTED RESERVE
(RESTRICTED TO UTILITY, LANDSCAPE,
OR OPEN SPACE PURPOSES ONLY)
0.427 AC. 18,591 SQ.FT.

D RESTRICTED RESERVE
(RESTRICTED TO LIFT STATION
PURPOSES ONLY)
0.317 AC. 13,806 SQ.FT.

E RESTRICTED RESERVE
(RESTRICTED TO UTILITY, LANDSCAPE,
OR OPEN SPACE PURPOSES ONLY)
0.047 AC. 2,045 SQ.FT.

F RESTRICTED RESERVE
(RESTRICTED TO UTILITY, LANDSCAPE,
OR OPEN SPACE PURPOSES ONLY)
0.354 AC. 15,430 SQ.FT.

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

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

I RESTRICTED RESERVE
(RESTRICTED TO UTILITY, LANDSCAPE,
OR OPEN SPACE PURPOSES ONLY)
0.149 AC. 6,507 SQ.FT.

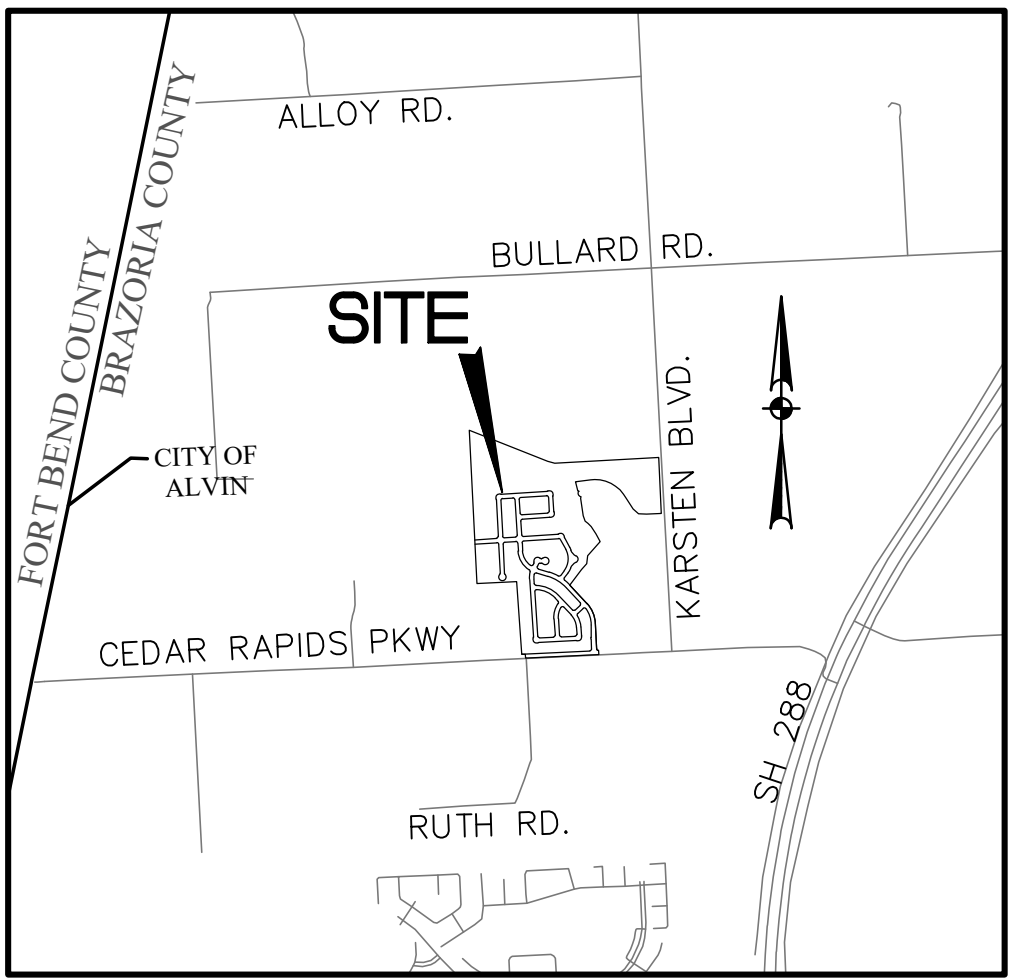
J RESTRICTED RESERVE
(RESTRICTED TO UTILITY, LANDSCAPE,
OR OPEN SPACE PURPOSES ONLY)
1.025 AC. 44,664 SQ.FT.

K RESTRICTED RESERVE
(RESTRICTED TO UTILITY, LANDSCAPE,
OPEN SPACE, DRAINAGE, OR
DETENTION PURPOSES ONLY)
37.639 AC. 1,639,547 SQ.FT.

L RESTRICTED RESERVE
(RESTRICTED TO UTILITY, LANDSCAPE,
OPEN SPACE, DRAINAGE, OR
DETENTION PURPOSES ONLY)
2.558 AC. 111,448 SQ.FT.

METES AND BOUNDS DESCRIPTION

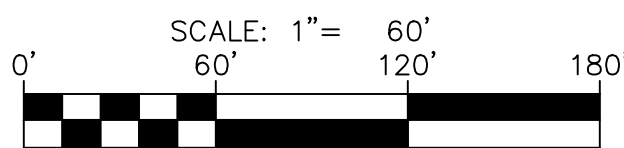
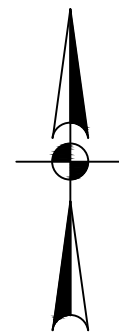
A 98.190 ACRE, OR 4,277,156 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING ALL OF A 98.190 ACRE TRACT OF LAND CONVEYED TO LGI HOMES—TEXAS, LLC AND DESCRIBED IN A DEED RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2020062462, SITUATED IN SECTION 58 OF THE H.T. & B. R.R. CO. SURVEY, ABSTRACT NO. 516, IN BRAZORIA COUNTY, TEXAS, SAID 98.190 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NAD2011) EPOCH 2010.00:
COMMENCING: AT A PK NAIL FOUND IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 57 AND COUNTY ROAD 383, (60—FEET WIDE AS ACCEPTED INTO THE BRAZORIA COUNTY ROAD MAINTENANCE SYSTEM ON JUNE 26, 1967 BY THE BRAZORIA COUNTY COMMISSIONERS COURT), THE SOUTHEAST CORNER OF SAID SECTION 58, THE NORTHWEST CORNER OF SECTION 57 OF THE H.T. & B. R.R. CO. SURVEY, ABSTRACT NO. 289, THE NORTHWEST CORNER OF SECTION 56 OF THE H.T. & B. R.R. CO. SUR



LOCATION MAP
SCALE: 1"= 2640'

LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (PD)
- AC = ACRE
- AE = AERIAL EASEMENT
- BCCF NO. = BRAZORIA COUNTY CLERK'S FILE NUMBER
- BCDR = BRAZORIA COUNTY DEED RECORDS
- BCFCD = BRAZORIA COUNTY FLOOD CONTROL DISTRICT
- BL = BUILDING LINE
- BCMR = BRAZORIA COUNTY MAP RECORDS
- BCOPRRP = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- COS = COMPENSATING OPEN SPACE
- DE = DRAINAGE EASEMENT
- EX = EXISTING
- FC NO. = FILM CODE NUMBER
- FD = FOUND
- GBL = GARAGE BUILDING LINE
- IR = IRON ROD
- OPRRPBC = OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS
- R = RADIUS
- ROW = RIGHT-OF-WAY
- SF = SQUARE FEET
- SSE = SANITARY SEWER EASEMENT
- STM SE = STORM SEWER EASEMENT
- UE = UTILITY EASEMENT
- UVE = UNOBSTRUCTED VISIBILITY EASEMENT
- WLE = WATER LINE EASEMENT



STERLING LAKES
NORTH SEC 1
FINAL PLAT

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

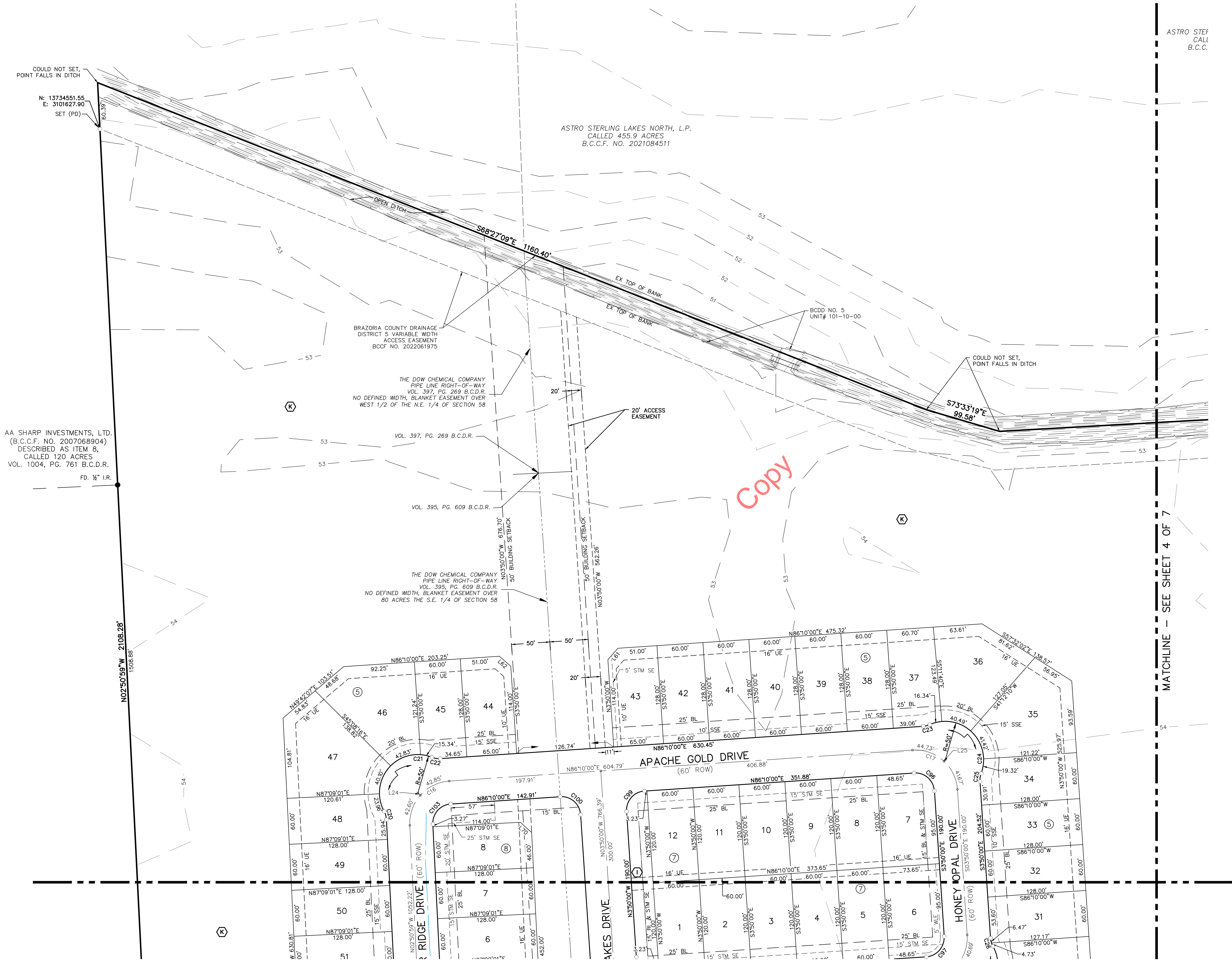
211 LOTS 12 RESERVES 8 BLOCKS
SCALE: 1" = 60' FEBRUARY 2023

OWNER:
LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY
JACK LIPAR
EXECUTIVE VICE PRESIDENT
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL. 281.362.8998

SURVEYOR:
BRIAN NAWARA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6060
10350 RICHMOND AVENUE, SUITE 200
HOUSTON, TEXAS 77042
TEL. 713.428.2400

**PAPE-DAWSON
ENGINEERS**

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



COULD NOT SET,
POINT FALLS IN DITCH
N: 13734551.55
E: 3101627.90
SET (PD)

ASTRO STERLING LAKES NORTH, L.P.
CALLED 455.9 ACRES
B.C.C.F. NO. 2021084511

BRAZORIA COUNTY DRAINAGE
DISTRICT 5 VARIABLE WIDTH
ACCESS EASEMENT
BCCF NO. 2022061975

THE DOW CHEMICAL COMPANY
PIPE LINE RIGHT-OF-WAY
VOL. 397, PG. 269 B.C.D.R.
NO DEFINED WIDTH, BLANKET EASEMENT OVER
WEST 1/2 OF THE N.E. 1/4 OF SECTION 58

AA SHARP INVESTMENTS, LTD.
(B.C.C.F. NO. 2007068904)
DESCRIBED AS ITEM 8,
CALLED 120 ACRES
VOL. 1004, PG. 761 B.C.D.R.
FD. 1/2" I.R.

VOL. 395, PG. 609 B.C.D.R.

THE DOW CHEMICAL COMPANY
PIPE LINE RIGHT-OF-WAY
VOL. 395, PG. 609 B.C.D.R.
NO DEFINED WIDTH, BLANKET EASEMENT OVER
80 ACRES THE S.E. 1/4 OF SECTION 58

N035000"W 676.70'
50' BUILDING SETBACK

20' ACCESS EASEMENT

N035000"W 562.26'
50' BUILDING SETBACK

APACHE GOLD DRIVE
(60' ROW)

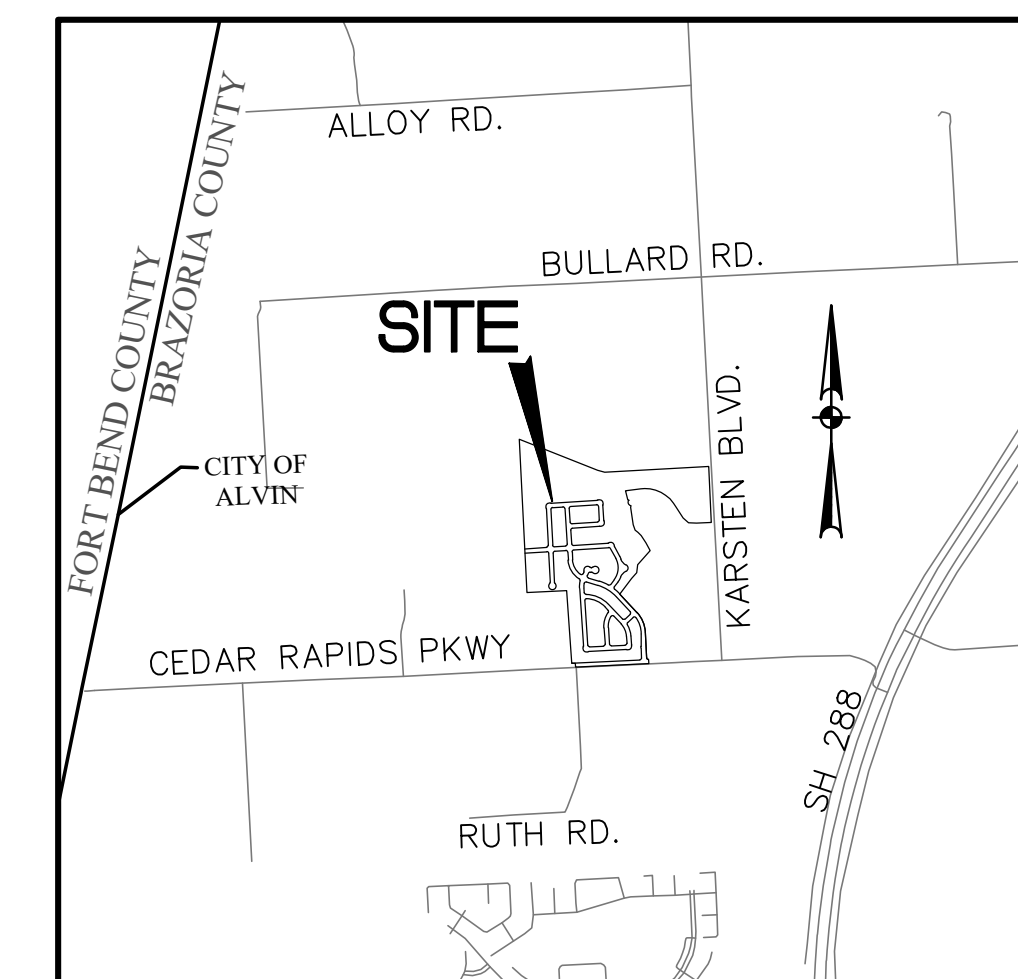
RIDGE DRIVE (60' ROW)

AKES DRIVE

HONEY OPAL DRIVE
(60' ROW)

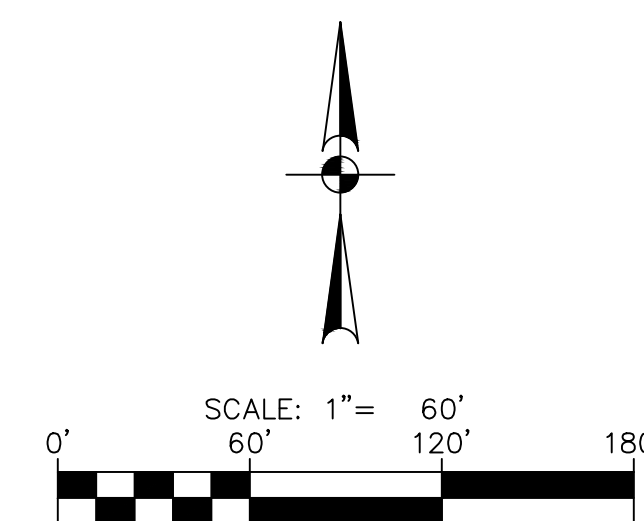
MATCHLINE - SEE SHEET 4 OF 7

MATCHLINE - SEE SHEET 5 OF 7



SCALE: 1"=2640'

●		FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
○		SET 5/8" IRON ROD (PD)
AC	=	ACRE
AE	=	AERIAL EASEMENT
BCCF NO.	=	BRAZORIA COUNTY CLERK'S FILE NUMBER
BCDR	=	BRAZORIA COUNTY DEED RECORDS
BCFCD	=	BRAZORIA COUNTY FLOOD CONTROL DISTRICT
BL	=	BUILDING LINE
BCMR	=	BRAZORIA COUNTY MAP RECORDS
BCOPRRP	=	OFFICIAL PUBLIC RECORDS OF LAND
COS	=	CORNER
DE	=	DRAINAGE EASEMENT
EX	=	EXISTING
FC	=	FILM CODE NUMBER
FD	=	FOUND
GBL	=	GARAGE BUILDING LINE
IR	=	IRON ROD
OPRRPBC	=	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS
R	=	RADIUS
ROW	=	RIGHT-OF-WAY
SF	=	SQUARE FEET
SE	=	SANITARY SEWER EASEMENT
STM SE	=	STORM SEWER EASEMENT
UE	=	UTILITY EASEMENT
UN	=	UNOBTAINED VISIBILITY EASEMENT
WLE	=	WATER LINE EASEMENT



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

SCALE: 1" = 60' FEBRUARY 2023

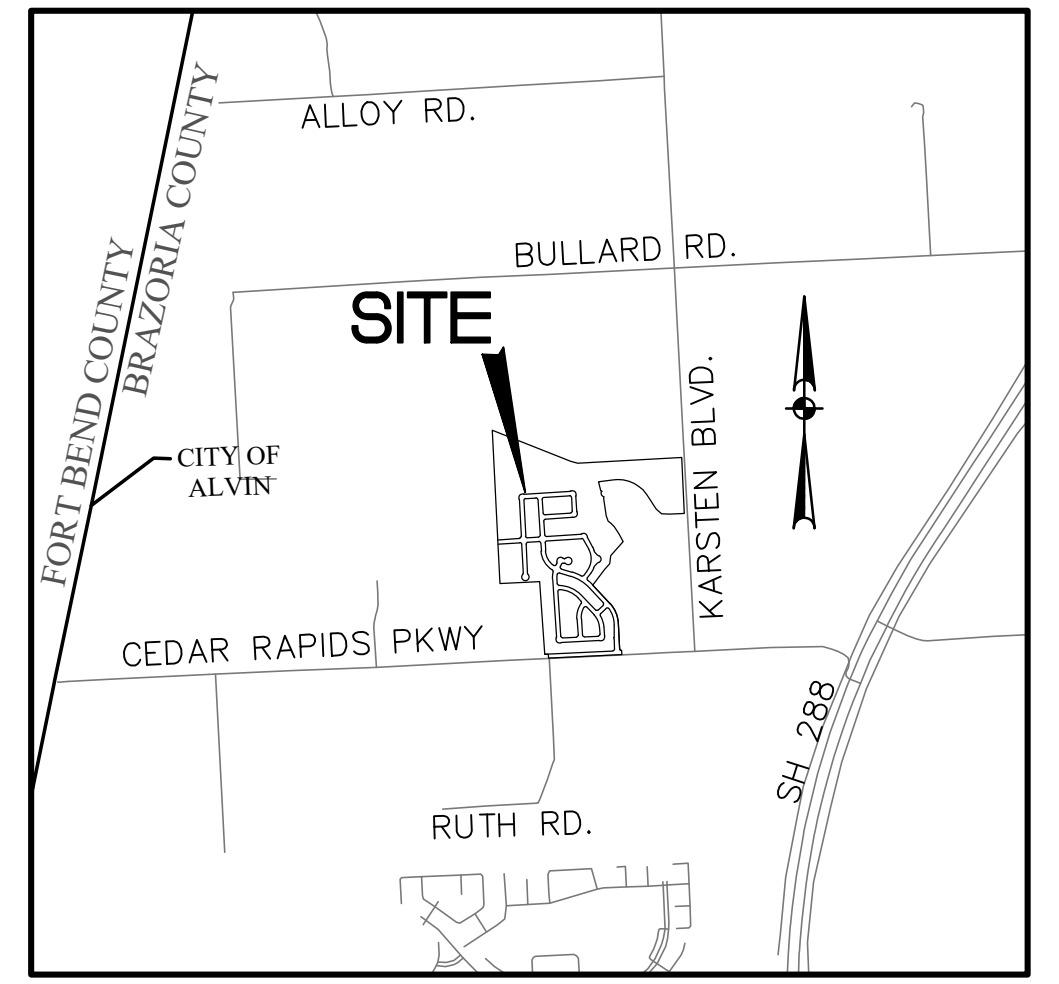
OWNER:
LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY
JACK LIPAR
EXECUTIVE VICE PRESIDENT
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL. 281.362.8998

SURVEYOR:
BRIAN NAWARA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6060
10350 RICHMOND AVENUE, SUITE 200
HOUSTON, TEXAS 77042
TEL. 713.428.2400



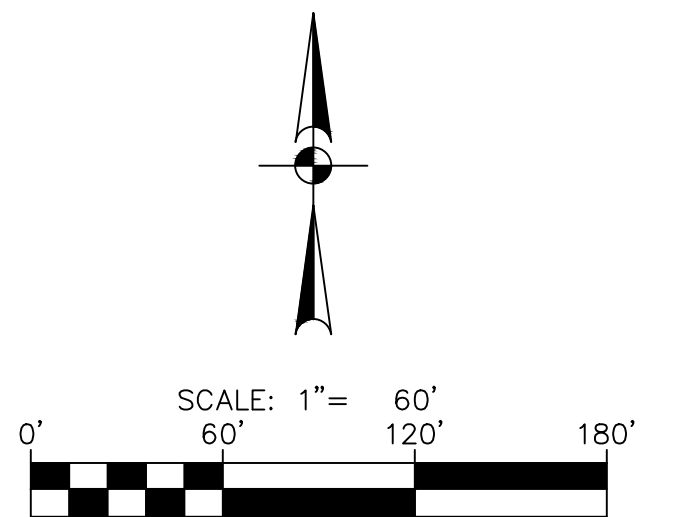
HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TRPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

MATCHLINE - SEE SHEET 3 OF 7

LOCATION MAP
SCALE: 1"= 2640'

LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (PD)
- AC ACRE
- AE AERIAL EASEMENT
- BCF NO. BRAZORIA COUNTY CLERK'S FILE NUMBER
- BCDR BRAZORIA COUNTY DEED RECORDS
- BCFCD BRAZORIA COUNTY FLOOD CONTROL DISTRICT
- BL BUILDING LINE
- BCMR BRAZORIA COUNTY MAP RECORDS
- BCOPRRP OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- COS COMPENSATING OPEN SPACE
- DE DRAINAGE EASEMENT
- EX EXISTING
- FC NO. FILM CODE NUMBER
- FD FOUND
- GBL GARAGE BUILDING LINE
- IR IRON ROD
- OPRRPBC OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS
- R RADIUS
- ROW RIGHT-OF-WAY
- SF SQUARE FEET
- SSE SANITARY SEWER EASEMENT
- STM SE STORM SEWER EASEMENT
- UE UTILITY EASEMENT
- UVF UNOBSTRUCTED VISIBILITY EASEMENT
- WLF WATER LINE EASEMENT



STERLING LAKES NORTH SEC 1 FINAL PLAT

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

211 LOTS 12 RESERVES 8 BLOCKS
SCALE: 1" = 60' FEBRUARY 2023

OWNER:
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**PAPE-DAWSON
ENGINEERS**

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TBPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10193974

MATCHLINE - SEE SHEET 6 OF 7

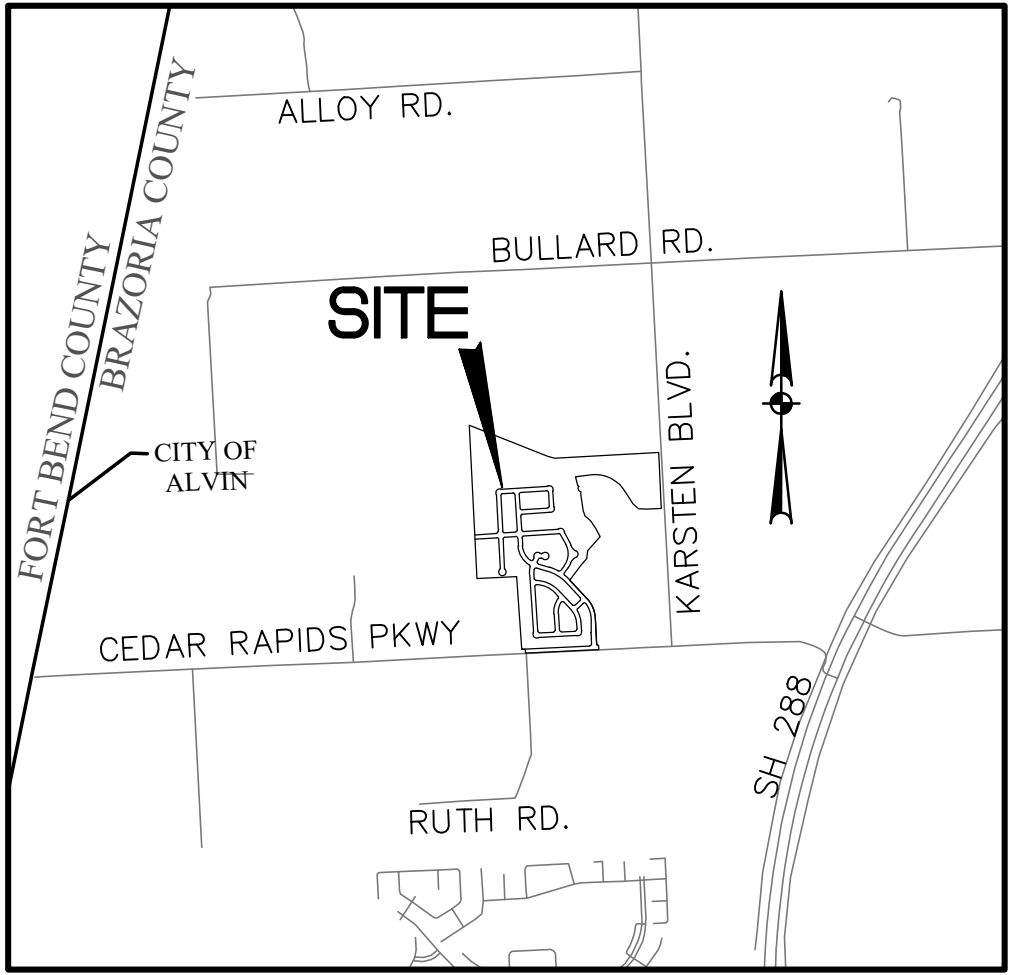
MATCHLINE - SEE SHEET 7 OF 7

608 COLONY
INVESTMENTS, LTD.
CALLED 81.186 ACRES
B.C.C.F. NO. 2021062744

ASTRO STERLING LAKES
NORTH, L.P.
CALLED 455.9 ACRES
B.C.C.F. NO. 2021084511

THE DOW CHEMICAL COMPANY
PIPE LINE RIGHT-OF-WAY
VOL. 397, PG. 269 B.C.D.R.
NO DEFINED WIDTH, BLANKET EASEMENT OVER
WEST 1/2 OF THE N.E. 1/4 OF SECTION 58

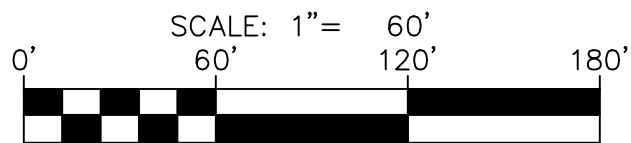
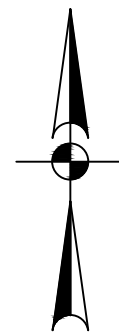
MATCHLINE — SEE SHEET 4 OF 7



LOCATION MAP
SCALE: 1"= 2640'

LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (PD)
- AC = ACRE
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STERLING LAKES
NORTH SEC 1
FINAL PLAT

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

211 LOTS 12 RESERVES 8 BLOCKS

SCALE: 1" = 60' FEBRUARY 2023

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TBPPE FIRM REGISTRATION #470 | TBPPLS FIRM REGISTRATION #10193974

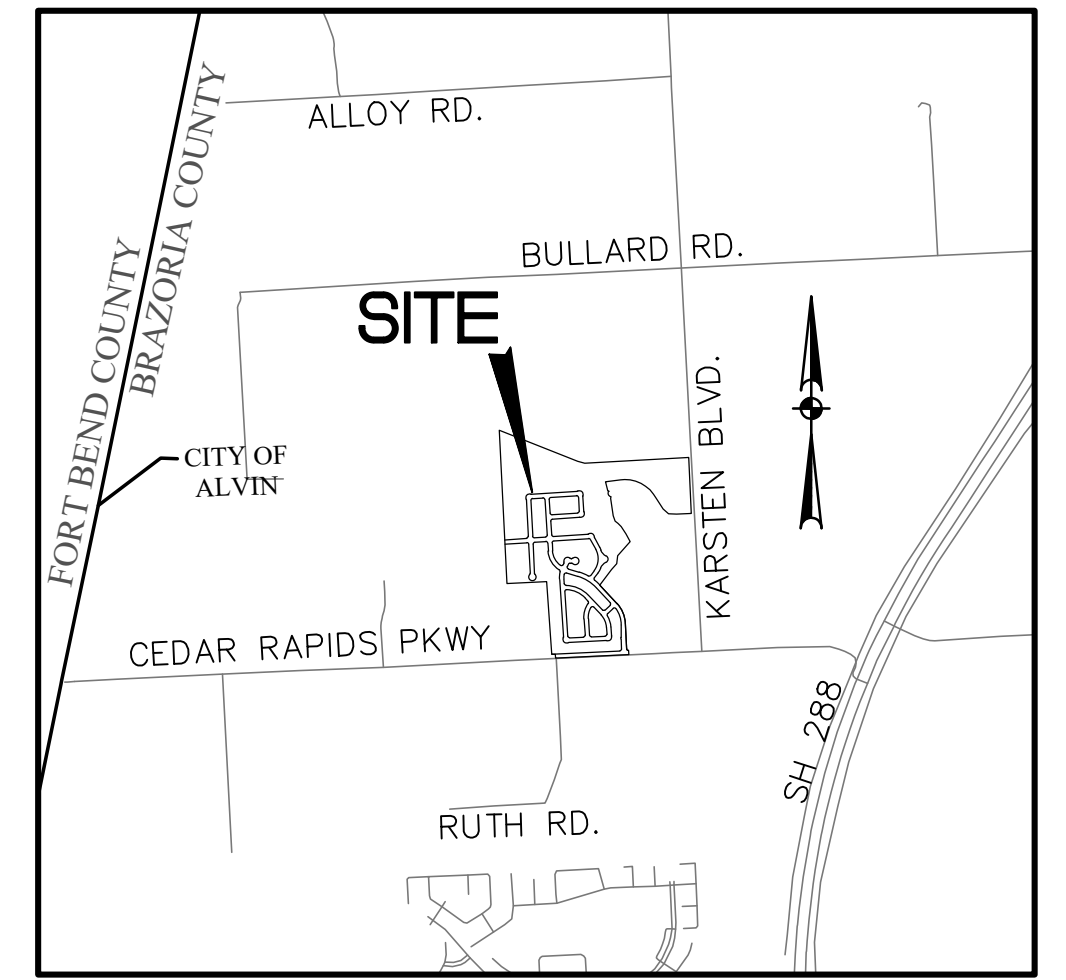
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ASTRO STERLING LAKES
NORTH, L.P.
CALLED 455.9 ACRES
B.C.C.F. NO. 2021084511

MATCHLINE — SEE SHEET 7 OF 7

MATCHLINE — SEE SHEET 5 OF 7

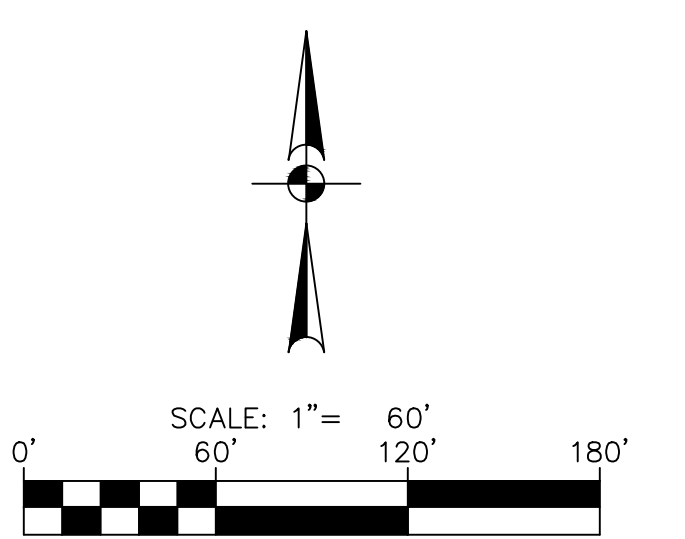
MATCHLINE - SEE SHEET 6 OF 7



LOCATION MAP
SCALE: 1"=2640'

● FOUND 5/8" IRON ROD
(UNLESS NOTED OTHERWISE)
○ SET 5/8" IRON ROD (PD)

ACRE = ACRE
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ABSTRACT NO. 516
BRAZORIA COUNTY, TEXAS

OWNER:
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EXECUTIVE VICE PRESIDENT
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SURVEYOR:
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TEXAS REGISTRATION NO. 6060
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**PAPE-DAWSON
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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

Thursday, March 2, 2023

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

**Re: Sierra Vista Section 8A Final Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 1893
Adico, LLC Project No. 16007-2-274**

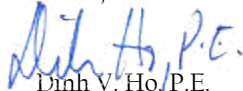
Dear Ms. Huddleston,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Sierra Vista Section 8A final plat package received on or about March 2, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based on our review, we have no objections to the final plat as resubmitted on March 2, 2023. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than March 2, 2023, for consideration at the March 7, 2023, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


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

Copy

**Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-274**



CONTAINING: 2 BLOCKS WITH 89 LOTS AND 6 RESTRICTED RESERVES



ELEVATION
land solutions

MARCH 2, 2023

NOTES:

- 1.Ø = SET 5/8" BASELINE CORP. PLASTIC CAPPED IRON ROD
2. U.E. = UTILITY EASEMENT
3. W.L.E. = WATER LINE EASEMENT
4. S.S.E. = SANITARY SEWER EASEMENT
5. STM. S.E. = STORM SEWER EASEMENT
6. B.L. = BUILDING SETBACK LINE
7. D.R.B.C.T. = DEED RECORDS OF BRAZORIA COUNTY, TEXAS
8. P.R.B.C.T. = PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
9. B.C.C.F. No. = BRAZORIA COUNTY CLERK'S FILE NUMBER.
10. O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS
11. P.A.E./P.U.E. = PRIVATE ACCESS EASEMENT/PUBLIC UTILITY EASEMENT
12. BEARINGS ARE BASED FROM THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 CORRS ADJUSTMENT BASED FROM REDUNDANT RTK GPS OBSERVATIONS. DISTANCES HEREON ARE SURFACE DATUM. TO CONVERT TO GRID MULTIPLY BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.99986213. COORDINATES HEREON ARE GRID DATUM. TO CONVERT TO SURFACE DIVIDE BY THE SAME ADJUSTMENT FACTOR.
13. THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP No. 4803900120K, DATED DECEMBER 30, 2020.
14. ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. No. 32.
15. 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.
16. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
17. OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
18. ALL EASEMENTS SHOWN ON THIS PLAT ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN.
19. ALL BUILDING LINES ALONG STREET RIGHTS-OF-WAY ARE AS SHOWN HEREON.
20. THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY BRAZORIA COUNTY OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. BRAZORIA COUNTY HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THIS SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.
21. EACH LOT SHALL BE RESTRICTED TO SINGLE-FAMILY RESIDENTIAL USES.
22. SINGLE-FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING FOR AND CONTAINING NO MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NO MORE THAN 900 SQUARE FEET SHALL ALSO BE CONSIDERED SINGLE-FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE-FAMILY RESIDENTIAL.
23. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
24. ALL OFF-SITE UTILITY EASEMENTS ARE TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
25. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
26. 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.
27. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
28. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
29. OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
30. 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.
31. MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER FINAL GRADING OF LOTS. LOT CORNERS WILL BE 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "BASELINE CORP."
32. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER THE FINAL APPROVAL BY THE CITY COUNCIL IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMPLETED WITHIN THE TWO (2) YEAR PERIOD, OR THE ONE (1) YEAR EXTENSION PERIOD GRANTED BY THE CITY COUNCIL.
33. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL CENTERPOINT ENERGY AND CITY OF IOWA COLONY UTILITY EASEMENTS MUST BE UNOBSERVED BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY THE UTILITY AT THE PROPERTY OWNER'S EXPENSES.
34. THE AREAS OF THE LOTS AND RESERVES SHOWN HEREON, EXPRESSED IN SQUARE FEET AND TEN-THOUSANDTHS OF AN ACRE ARE BASED ON THE MATHEMATICAL CLOSURES CALCULATED FROM THE COURSES AND DISTANCES SHOWN, NOT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
35. THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT BY THE CITY OF IOWA COLONY, TX, LAND TEXAS STERLING LAKES SOUTH L.L.C., AND McALISTER OPPORTUNITY FUND 2012, L.P. DATED FEBRUARY 15, 2016 AND AS AMENDED.
36. THE MATHEMATICAL CLOSURE FOR THE PLAT BOUNDARY SHOWN HEREON EXCEEDS 1 PART IN 15,000.
37. A ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ADJUT THE SUBJECT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
38. 23 ON-STREET PARKING SPACES ARE REQUIRED WITHIN THIS SUBDIVISION.

BRAZORIA COUNTY DRAINAGE DISTRICT No. 5 NOTES

1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.
2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED HOWEVER, ANY GOVERNMENTAL ENTITY HAVING JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT #5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENT TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER DATE HEREOF.
5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITHIN BRAZORIA COUNTY DRAINAGE DISTRICT #5.
6. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
7. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES, OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
8. DEDICATED INGRESS/EGRESS ACCESSSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT #5 (SEE DISTRICT RESOLUTION NO. 2007-06 & NO. 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5'S LOCK.
9. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO. 2007-08).
10. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
11. PIPELINES, UTILITY LINES AND OTHER CROSSINGS UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
12. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT #5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED AT PROPERTY OWNERS EXPENSE. IN BRAZORIA COUNTY, TEXAS WITH A "RECORDED DOCUMENT NUMBER" AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5 BOARD OF COMMISSIONERS.
13. PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL SECTION 1, INTRODUCTION, SUB-SECTION 1.5. PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES; TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT #5 RESOLUTION 2011-1, ALLOWABLE TIMES(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.

BLOCK TWO LOT AREAS		
LOT No.	SQ. FT.	
1	3,268	
2	2,090	
3	2,090	
4	2,090	
5	2,660	
6	2,660	
7	2,090	
8	2,090	
9	2,660	
10	2,660	
11	2,090	
12	2,660	
13	2,660	
14	2,090	
15	2,090	
16	3,319	

BLOCK TWO LOT AREAS		
LOT No.	SQ. FT.	
17	3,321	
18	2,090	
19	2,090	
20	2,660	
21	2,660	
22	2,090	
23	2,660	
24	2,660	
25	2,090	
26	2,090	
27	2,660	
28	2,660	
29	2,090	
30	2,090	
31	2,090	
32	3,269	

BLOCK ONE LOT AREAS		
LOT No.	SQ. FT.	
1	2,660	
2	2,090	
3	2,090	
4	2,090	
5	2,660	
6	2,660	
7	2,090	
8	2,660	
9	2,660	
10	2,090	
11	2,090	
12	2,090	
13	2,660	
14	2,660	
15	2,090	
16	2,090	
17	2,090	
18	3,319	
19	6,528	
20	2,742	
21	2,563	

BLOCK ONE LOT AREAS		
LOT No.	SQ. FT.	
22	2,917	
23	2,789	
24	2,150	
25	2,091	
26	2,090	
27	3,096	
28	2,952	
29	2,090	
30	2,090	
31	2,090	
32	2,660	
33	2,660	
34	2,090	
35	2,090	
36	2,660	
37	2,660	
38	2,090	
39	2,039	
40	1,983	
41	3,306	
42	3,289	

BLOCK ONE LOT AREAS		
LOT No.	SQ. FT.	
43	2,090	
44	2,090	
45	2,660	
46	2,660	
47	2,090	
48	2,090	
49	2,090	
50	2,090	
51	2,660	
52	2,660	
53	2,090	
54	2,090	
55	2,090	
56	2,090	
57	2,659	

METES AND BOUNDS DESCRIPTION

BEING 11.18 ACRES OF LAND SITUATED IN SECTION 51 OF THE H.T.&B. RR. CO. SURVEY, ABSTRACT NO. 288, BRAZORIA COUNTY, TEXAS, BEING A PART OF THAT CERTAIN 20.59 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HHM SIERRA VISTA TH LAND, LLC RECORDED IN BRAZORIA COUNTY CLERKS FILE NO. 2022008933, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, BEING PORTIONS OF LOTS 620, 621, 625 AND 626 TOGETHER WITH A PORTION OF A 40-FOOT WIDE UNNAMED AND UNIMPROVED ROAD, ALL BEING A PART OF THE EMIGRATION LAND COMPANY PLAT OF SECTIONS 50, 51, & 56 H.T.&B. AND OF 2, 3, & 4 L.&N., A SUBDIVISION RECORDED IN VOLUME 2, PAGE 113, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 11.18 ACRE TRACT IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND ON THE NORTH LINE OF THAT CERTAIN 22.3121 ACRE TRACT OF LAND DESIGNATED AS TRACT "A" AND DESCRIBED IN THE DEED TO TEXAS MEDICAL CENTER RECORDED IN BRAZORIA COUNTY CLERKS FILE NO. 02-043288, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, SAID CAPPED IRON ROD BEING THE SOUTHWEST CORNER OF THAT CERTAIN 3.482 ACRE TRACT OF LAND DESIGNATED AS TRACT 2, AND DESCRIBED IN THE DEED TO SIERRAVISTA-383 INVESTMENTS LLC RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2019045563, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS AND THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 20.59 ACRE TRACT, FROM WHICH A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THAT CERTAIN 45.63 ACRE TRACT OF LAND DESIGNATED AS TRACT 1 AND DESCRIBED IN SAID DEED TO SIERRAVISTA-383 INVESTMENTS LLC BEARS NORTH 87 DEGREES 16 MINUTES 10 SECONDS EAST, 375.14 FEET;

THENCE, SOUTH 87 DEGREES 16 MINUTES 10 SECONDS WEST, ALONG THE NORTH LINE OF SAID 22.3121 ACRE TRACT AND A SOUTH LINE OF SAID 20.59 ACRE TRACT, AT 138.41 FEET PASSING A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 22.3121 ACRE TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN 10.00 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO KARSTEN DETENTION LAND, LLC RECORDED IN BRAZORIA COUNTY CLERKS FILE NO. 2019045566, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, CONTINUING ALONG THE NORTH LINE OF SAID 10.00 ACRE TRACT AND A SOUTH LINE OF SAID 20.59 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 798.41 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 10.00 ACRE TRACT, THE NORTHEAST CORNER OF THAT CERTAIN 10 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO NAM D. HUYNH AND HOA KIM HUYNH RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 02-052746, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, THE MOST EASTERLY SOUTHEAST CORNER OF THAT CERTAIN 34.41 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32 RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2020005058, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS AND THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 20.59 ACRE TRACT, FROM WHICH A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 10.00 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 10 ACRE TRACT BEARS SOUTH 02 DEGREES 44 MINUTES 50 SECONDS EAST, 660.00 FEET;

THENCE, NORTH 02 DEGREES 44 MINUTES 50 SECONDS WEST, ALONG A WEST LINE OF SAID 20.59 ACRE TRACT AND AN EAST LINE OF SAID 34.41 ACRE TRACT, 660.00 FEET TO A FOUND 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 13 DEGREES 26 MINUTES 02 SECONDS WEST, ALONG A WEST LINE OF SAID 20.59 ACRE TRACT AND AN EAST LINE OF SAID 34.41 ACRE TRACT, 26.75 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND FOR A RE-ENTRANT CORNER OF SAID 20.59 ACRE TRACT AND A NORTHEAST CORNER OF SAID 34.41 ACRE TRACT;

THENCE, SOUTH 87 DEGREES 08 MINUTES 47 SECONDS WEST, ALONG A SOUTH LINE OF SAID 20.59 ACRE TRACT AND A NORTH LINE OF SAID 34.41 ACRE TRACT, 18.89 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 02 DEGREES 51 MINUTES 13 SECONDS WEST, 26.59 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 25.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 02 DEGREES 51 MINUTES 13 SECONDS WEST;

THENCE, IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 53 MINUTES 07 SECONDS, 39.22 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 87 DEGREES 15 MINUTES 40 SECONDS EAST, 20.00 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, SOUTH 02 DEGREES 44 MINUTES 20 SECONDS EAST, 49.29 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 87 DEGREES 15 MINUTES 40 SECONDS EAST, 95.00 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 02 DEGREES 44 MINUTES 20 SECONDS WEST, 36.58 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 87 DEGREES 15 MINUTES 40 SECONDS EAST, 50.00 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 25.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 87 DEGREES 15 MINUTES 40 SECONDS EAST;

THENCE, IN A SOUTHEASTERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 30 SECONDS, 39.27 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 87 DEGREES 15 MINUTES 10 SECONDS EAST, 160.00 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 25.00 FEET;

THENCE, IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 30 SECONDS, 39.27 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 87 DEGREES 04 MINUTES 13 SECONDS EAST, 50.00 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 25.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 87 DEGREES 15 MINUTES 40 SECONDS EAST;

THENCE, IN A SOUTHEASTERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93 DEGREES 10 MINUTES 05 SECONDS, 40.65 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 125.00 FEET;

THENCE, IN AN EASTERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16 DEGREES 18 MINUTES 12 SECONDS, 35.57 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET ON AN EAST LINE OF SAID 20.59 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF LIBERTY CAP DRIVE (100 FEET WIDE) AS DEDICATED BY THE PLAT RECORDED DOCUMENT NO. 2020045628, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID CAPPED IRON ROD IS AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 50.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 22 DEGREES 12 MINUTES 38 SECONDS EAST;

THENCE, IN A SOUTHERLY DIRECTION ALONG AN EAST LINE OF SAID 20.59 ACRE TRACT, THE WEST RIGHT-OF-WAY LINE OF SAID LIBERTY CAP DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 160 DEGREES 32 MINUTES 10 SECONDS, 140.09 FEET TO A FOUND 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 87 DEGREES 15 MINUTES 10 SECONDS EAST ALONG A NORTH LINE OF SAID 20.59 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID LIBERTY CAP DRIVE, 66.66 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 250.00 FT;

THENCE, IN AN EASTERLY DIRECTION ALONG A NORTH LINE OF SAID 20.59 ACRE TRACT, THE SOUTH RIGHT-OF-WAY LINE OF SAID LIBERTY CAP DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 40 MINUTES 45 SECONDS, 77.14 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND FOR A NORTHEAST CORNER OF SAID 20.59 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 3.482 ACRE TRACT;

THENCE, SOUTH 16 DEGREES 28 MINUTES 28 SECONDS EAST ALONG AN EAST LINE OF SAID 20.59 ACRE TRACT AND THE WEST LINE OF SAID 3.482 ACRE TRACT, 640.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.18 ACRES OF LAND.

WE, HHM SIERRA VISTA TH LAND, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH MATT WIGGINS, CHIEF FINANCIAL OFFICER, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF SIERRA VISTA SEC 8A, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSERVED 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 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 EACH AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSERVED 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 AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENTS TOTALS THIRTY FEET (30'0") IN WIDTH.

IN TESTIMONY HERETO, THE HHM SIERRA VISTA TH LAND, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATT WIGGINS, ITS CHIEF FINANCIAL OFFICER, THEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREUNTO AFFIXED, THIS ____ DAY OF _____, 20____.

HHM SIERRA VISTA TH LAND, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
MATT WIGGINS
CHIEF FINANCIAL OFFICER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MATT WIGGINS, CHIEF FINANCIAL OFFICER OF HHM SIERRA VISTA TH LAND, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID CORPORATION, FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITIES THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL