

Tuesday, May 9, 2023

Merrett Huddleston  
Elevation Land Solutions  
9709 Lakeside Blvd., Suite 200  
The Woodlands, TX 77381

Re: Sterling Lakes North Section 7 Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No.  
ALLC Project No. 16007-2-300

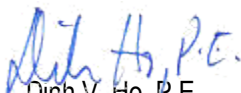
Dear Ms. Huddleston;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal for Sterling Lakes North Section 7 Preliminary Plat, received on or about May 8, 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 preliminary plat as submitted on May 8, 2023. Please submit six (6) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, May 10, 2023, for consideration at the May 15, 2023, City Council meeting.

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

Sincerely,  
Adico, LLC

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

Cc: Kayleen Rosser  
Robert Hemminger  
File: 16007-2-300



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

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

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

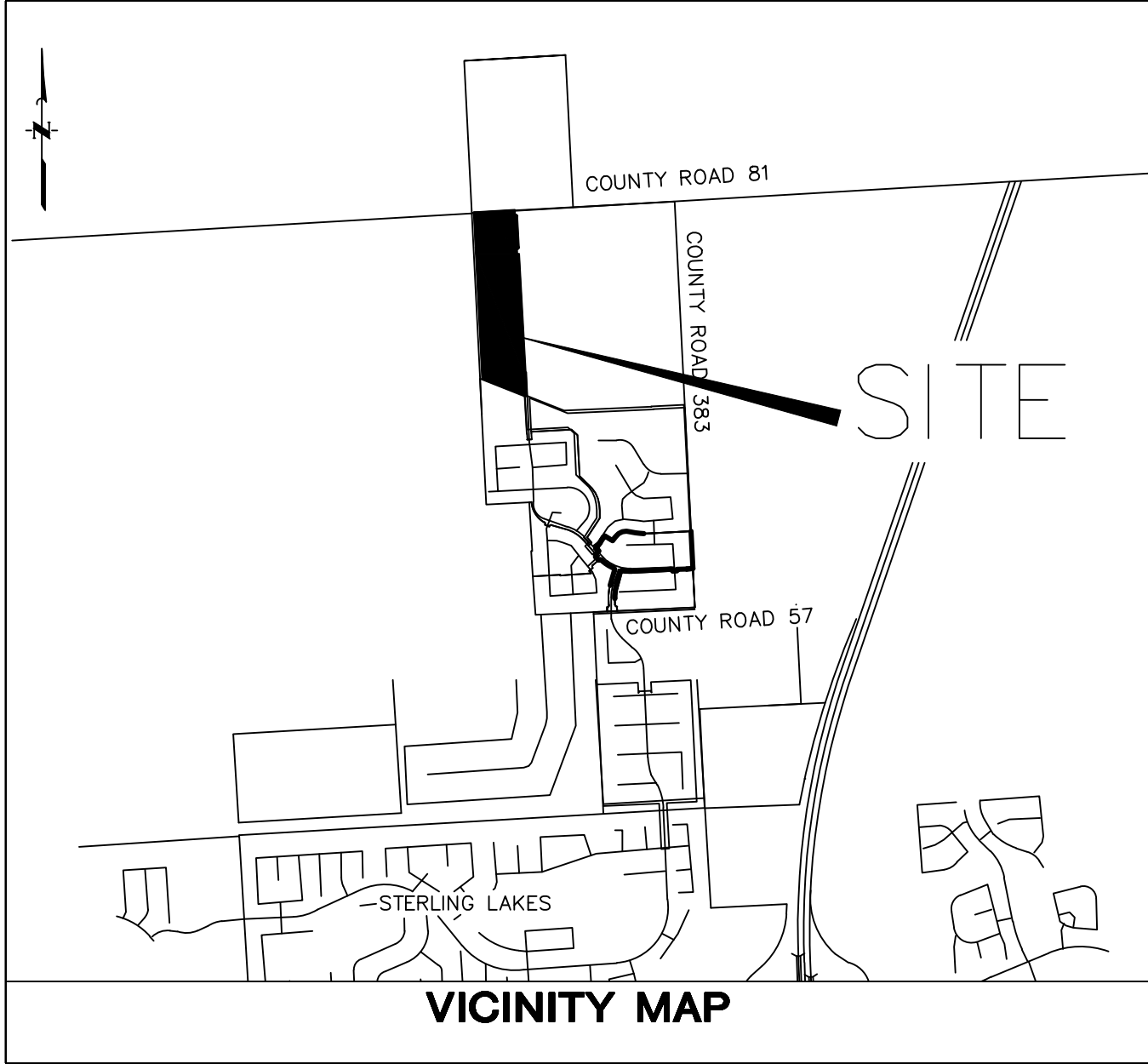
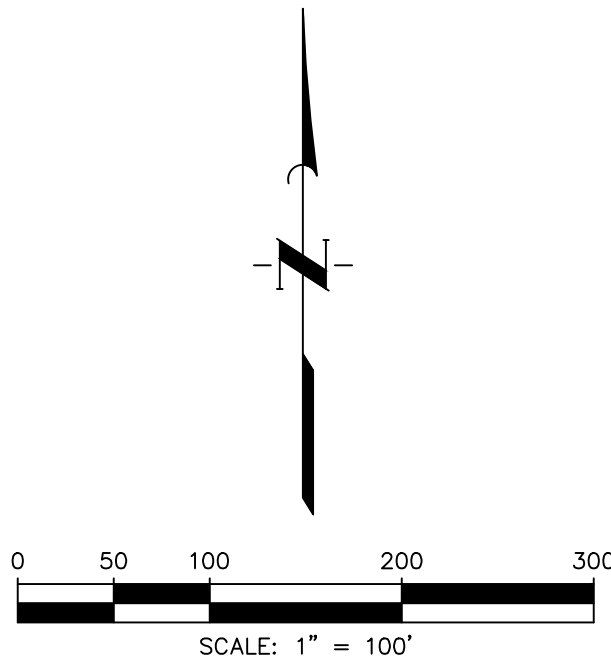
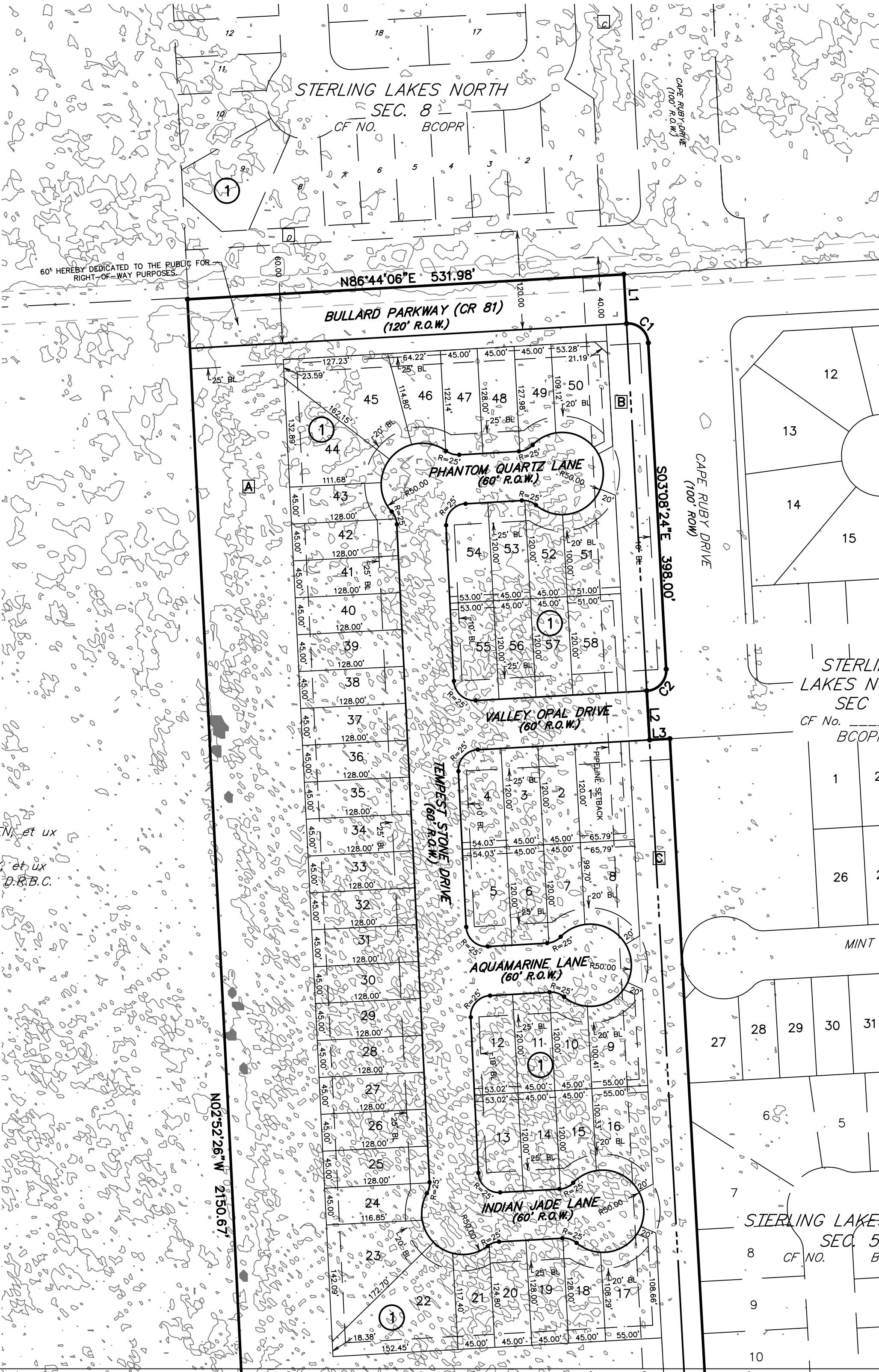
30 ACRES  
PETER CHRISTENSEN, et ux  
TO  
ARCHIE N. GREGORY, et ux  
VOL. 382, PG. 286, D.B.C.

MATCH LINE

MATCH LINE

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

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



PRELIMINARY PLAT NOTES:

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

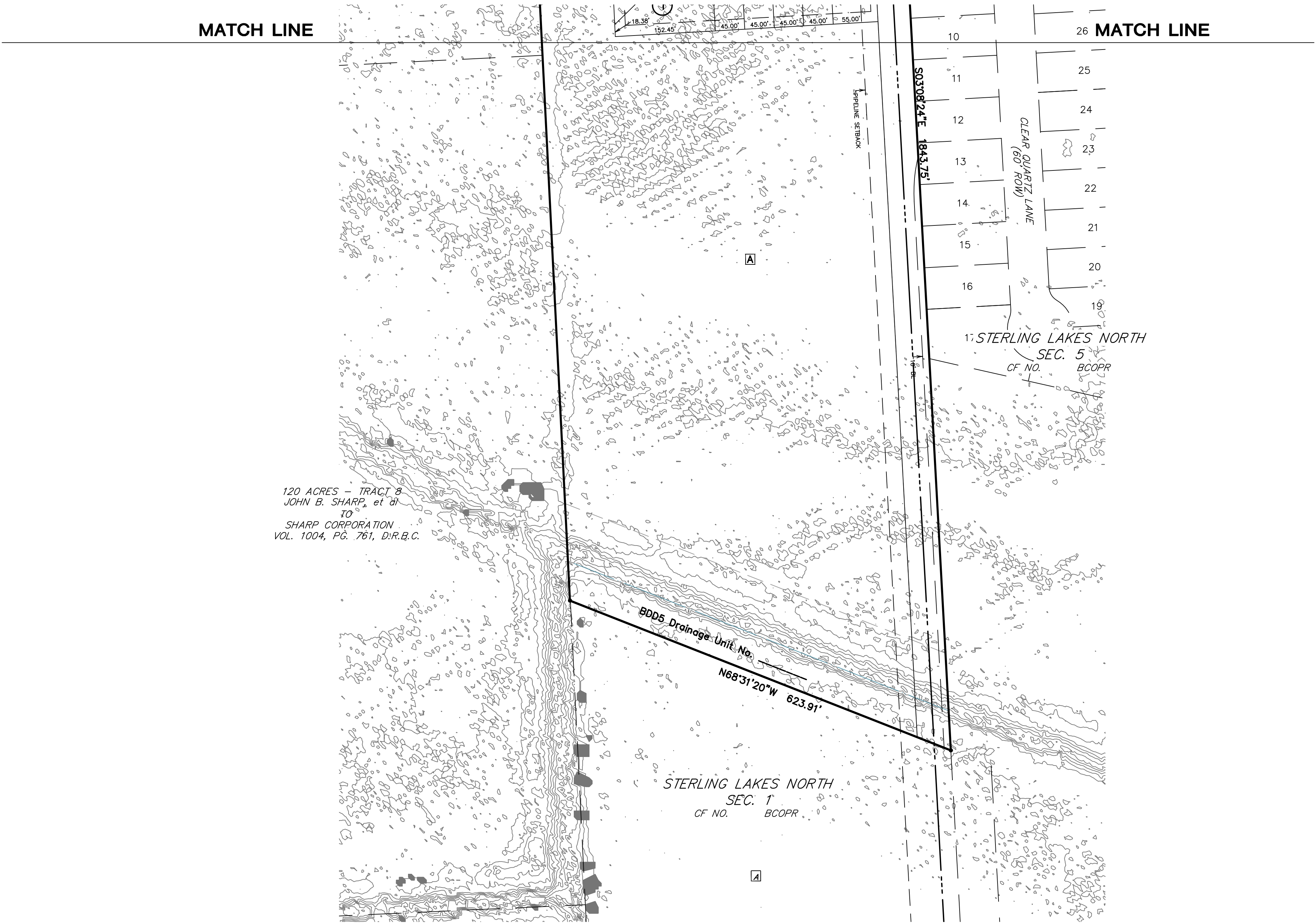
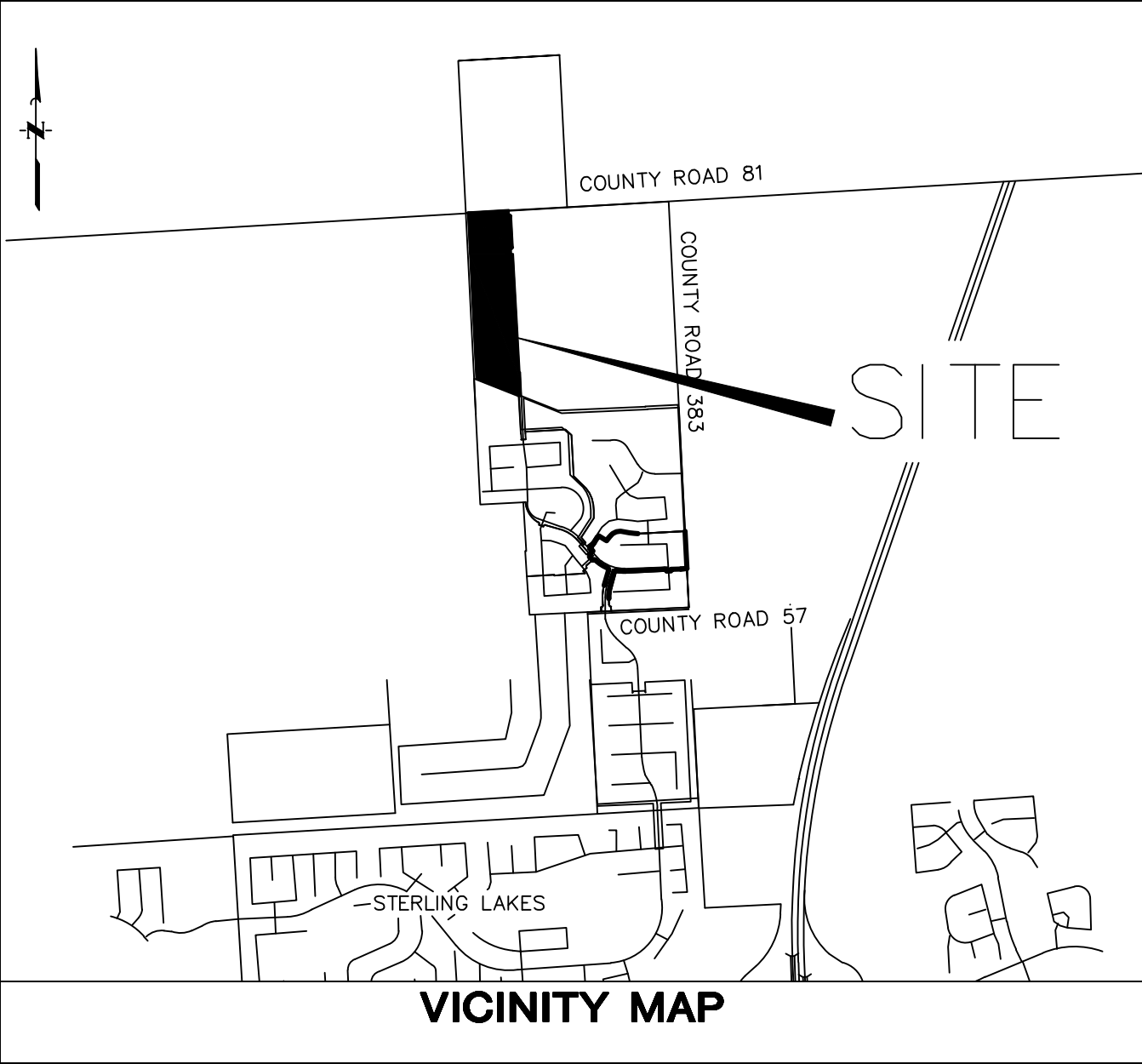
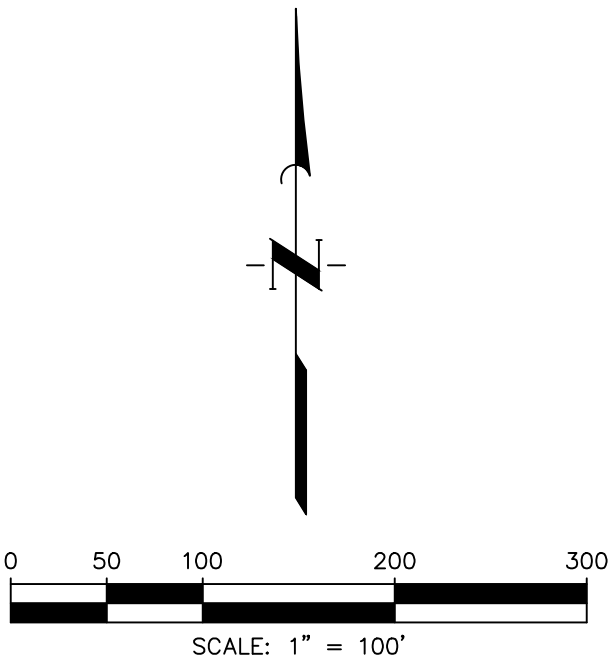
**STERLING LAKES  
NORTH  
SEC 7**  
A SUBDIVISION OF 29.38 ACRES OF LAND  
OUT OF THE  
SECTION 57, H.T. & B.R.R. CO. SURVEY, A-289,  
BRAZORIA COUNTY, TEXAS  
**58 LOTS      1 RESERVE      1 BLOCK**  
**MAY 2021**

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

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

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





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