

Tuesday, May 9, 2023

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

Re: Sterling Lakes North Section 2 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 2359
ALLC Project No. 16007-2-295

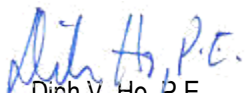
Dear Ms. Huddleston;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal for Sterling Lakes North Section 2 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

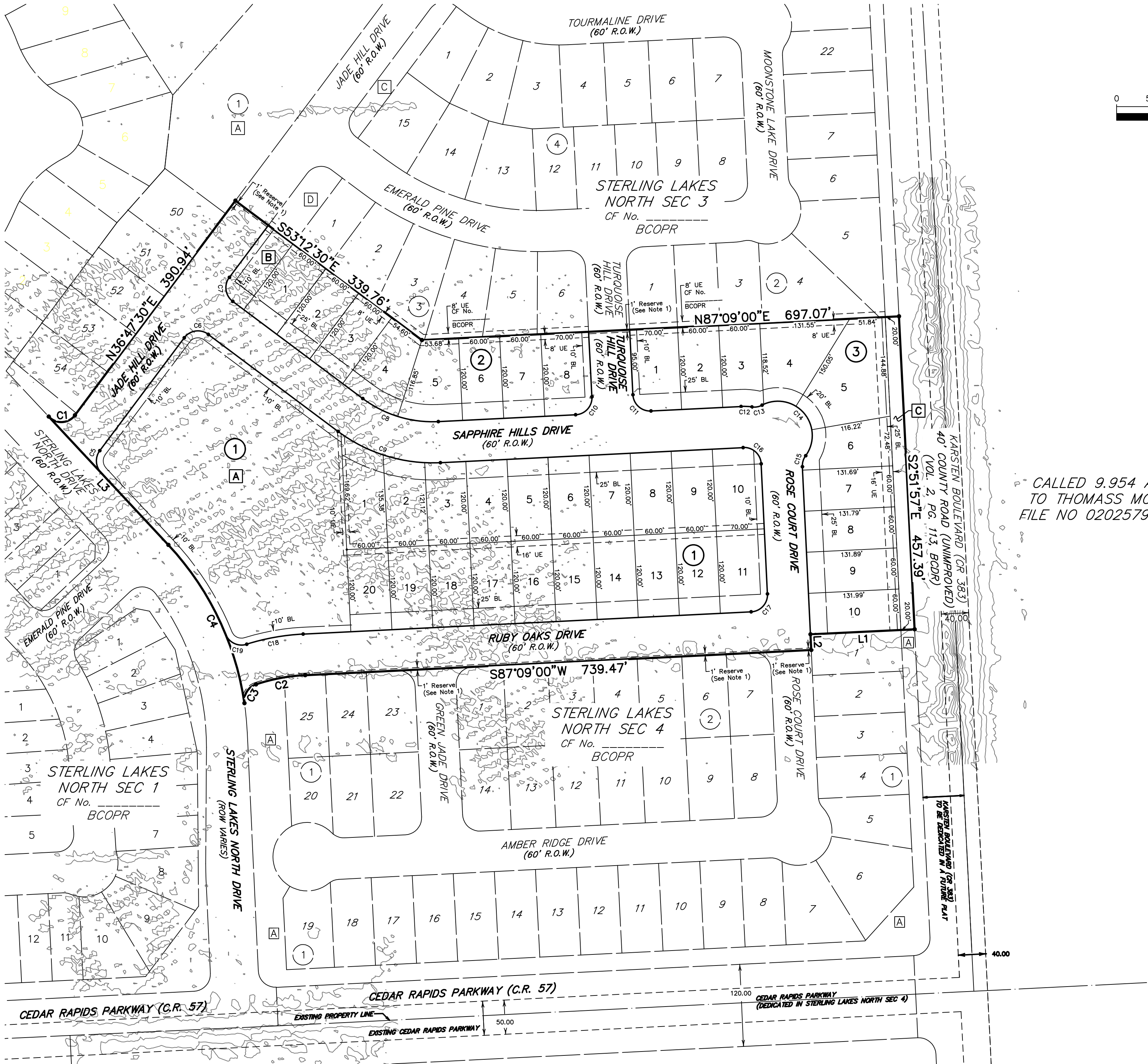

Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-295

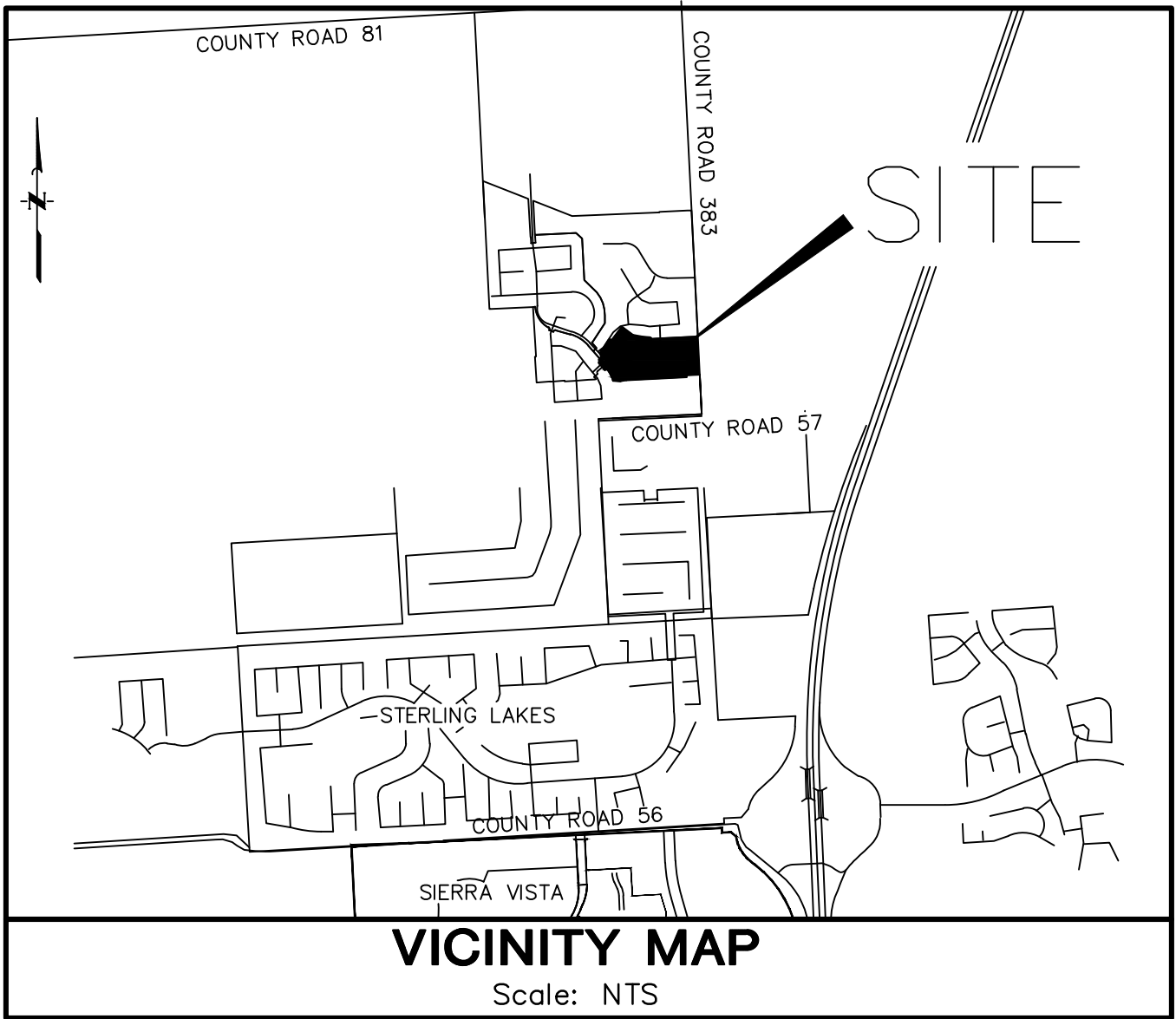
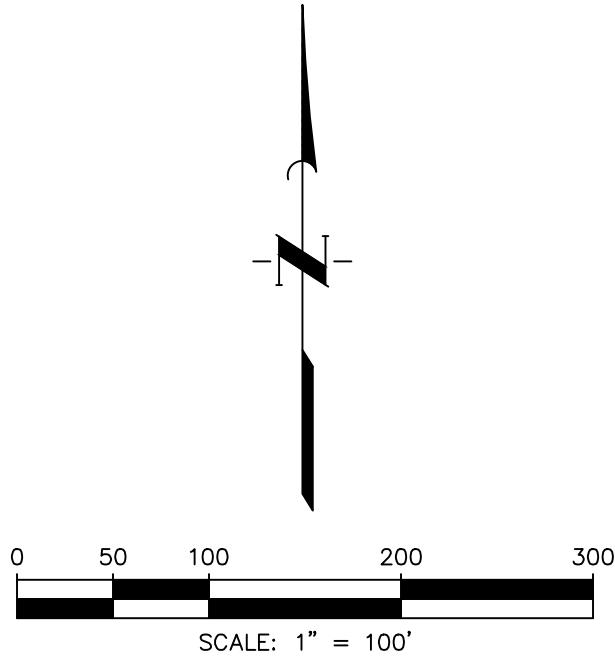
- A RESTRICTED RESERVE "A"**
Restricted to Recreation,
Landscape, Incidental Utilities &
Open Space
Purposes Only
2.50 AC
108,875 SQ FT
- B RESTRICTED RESERVE "B"**
Restricted to Landscape,
Open Space & Incidental
Utility Purposes Only
0.12 AC
5,285 SQ FT
- C RESTRICTED RESERVE "C"**
Restricted to Landscape,
Open Space & Incidental
Utility Purposes Only
0.21 AC
9,147 SQ FT

Line Table		
Line	Bearing	Distance
L1	S87°13'52"W	152.09'
L2	S02°46'08"E	22.83'
L3	N43°00'21"W	256.03'

Curve Table					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH TANGENT
C1	25.00'	100°12'09"	43.72'	N86°53'35"E	38.36' 29.90'
C2	270.00'	15°32'16"	73.22'	S79°22'51"W	73.00' 36.84'
C3	25.00'	79°56'41"	34.88'	S31°38'23"W	32.12' 20.96'
C4	430.00'	34°40'23"	260.22'	N25°40'09"W	256.27' 134.23'
C5	25.00'	79°47'51"	34.82'	S03°06'25"E	32.07' 20.90'
C6	25.00'	90°00'00"	39.27'	S81°47'30"W	35.36' 25.00'
C7	25.00'	90°00'00"	39.27'	S08°12'30"E	35.36' 25.00'
C8	170.00'	39°38'31"	117.62'	S73°01'45"E	115.29' 61.27'
C9	230.00'	39°38'31"	159.13'	S73°01'45"E	155.98' 82.90'
C10	25.00'	90°00'00"	39.27'	N42°09'00"E	35.36' 25.00'
C11	25.00'	90°00'00"	39.27'	S47°51'00"E	35.36' 25.00'
C12	85.00'	10°37'05"	15.75'	N87°32'28"W	15.73' 7.90'
C13	25.00'	35°21'27"	15.43'	N80°05'21"E	15.18' 7.97'
C14	50.00'	153°40'51"	134.11'	N40°44'57"W	97.37' 213.85'
C15	25.00'	38°51'36"	16.96'	S16°39'40"W	16.63' 8.82'
C16	25.00'	90°04'52"	39.31'	N47°48'34"W	35.38' 25.04'
C17	25.00'	89°55'08"	39.23'	N42°11'26"E	35.33' 24.96'
C18	330.00'	14°34'30"	83.95'	S79°51'44"W	83.72' 42.20'
C19	25.00'	85°11'33"	37.17'	S64°49'44"E	33.84' 22.99'



CALLLED 9.954 ACRES
TO THOMASS MOELLER
FILE NO 02025798 BCOR



General Notes

- 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 abut 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 revest in the dedicator, his heirs, assigns or successors.
- 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 and BCMUD No 31.
- 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.
- 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: 0.99986213
- Monuments set as exterior boundary markers will be set with a minimum of five eights (5/8) inch iron rod or three quarters (3/4) inch iron pipe at least thirty six (36) inches long, encased in concrete for a minimum of eighteen inches below the surface of the ground.
- All permanent reference monuments (PRM) will be set at all boundary line angle points, block corners, angle points, points of curvature, and at intervals not to exceed one thousand (1,000) feet. Permanent reference monuments shall conform to the Texas professional land surveying practices act and the general rules of procedures and practices.
- All monuments will be set to the standard of the Texas society of professional land surveying practices act and the general rules of procedures and practices of the Texas board of professional land surveying and shall bear reference caps as indicated.
- Interior lot corner monuments will be set with a minimum of five eights (5/8) inch iron rod at least thirty six (36) inches in length.
- All water and wastewater facilities shall conform to the the City of Iowa Colony EDCM.
- All offsite easements to be dedicated by separate instrument.
- No pipeline or pipeline easement exists within the boundaries of this plat.
- Structures built on lots in the designated flood plain must be elevated to the F.E.M.A. Base Flood Elevation No building permits will be issued in a floodway below the base flood elevation (B.F.E.). Contact the Flood Plain Administrator's Office for specific information.
- All utilities are subject to and shall be designed in accordance with the City of Iowa Colony EDCM.
- This plat is subject to the Development Agreement for Sierra Vista, as approved on February 15, 2016 and amended June, 2018 and July 19, 2021.
- 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.

STERLING LAKES NORTH SEC 2

A SUBDIVISION OF 13.22 ACRES OF LAND
OUT OF THE
SECTION 57, H.T. & B.R.R. CO. SURVEY, A-289,
BRAZORIA COUNTY, TEXAS
38 LOTS 3 RESERVES 3 BLOCKS
JULY 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

PLANNER/SURVEYOR:
JC JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 328462-04
6330 West Loop South, Suite 150 • Houston, TX 77061 • 713.777.3337