

Tuesday, May 9, 2023

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

Re: Sterling Lakes North Section 4 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 2361
ALLC Project No. 16007-2-297

Dear Ms. Huddleston;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal for Sterling Lakes North Section 4 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.

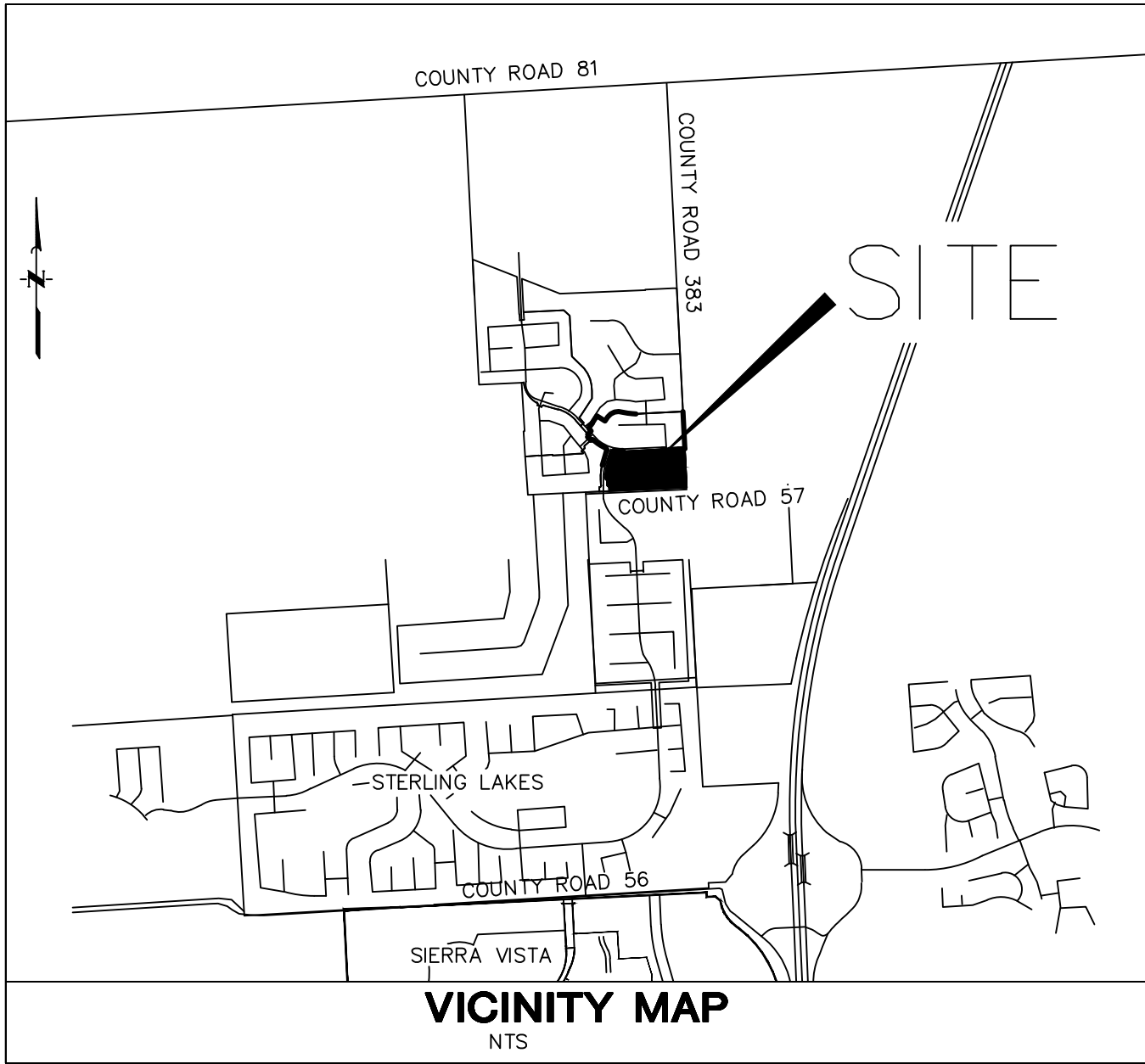
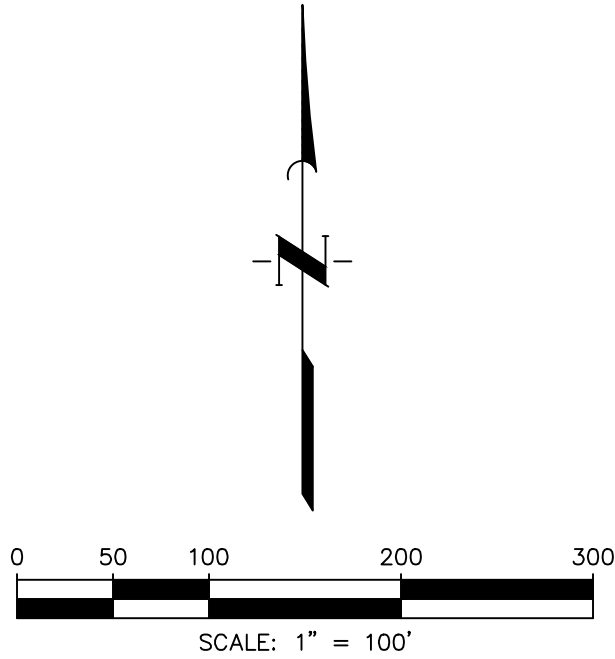
Sincerely,
Adico, LLC



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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-297

RESTRICTED RESERVE [A]
Restricted to Recreation,
Landscape & Open Space
Purposes Only
1.29 AC
56,104 Sq Ft



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 dedicant, 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
- 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 "X" with no base flood base elevation required. This information is based on Brazoria County FIRM Community Map 48039C0110K, 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 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 Brazoria County Subdivision Regulations and shall be designed in accordance with Iowa Colony EDM.
- All water and wastewater facilities shall conform to the State and County's design criteria.
- All offsite easements to be dedicated by separate instrument.
- All pipelines and pipeline easements within the platted are hereon.
- 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.
- This plat is subject to the Development Agreement for Sierra Vista, as approved on February 15, 2016 and amended in June, 2018 and July 19, 2021

STERLING LAKES NORTH SEC 4

A SUBDIVISION OF 13.36 ACRES OF LAND
OUT OF THE

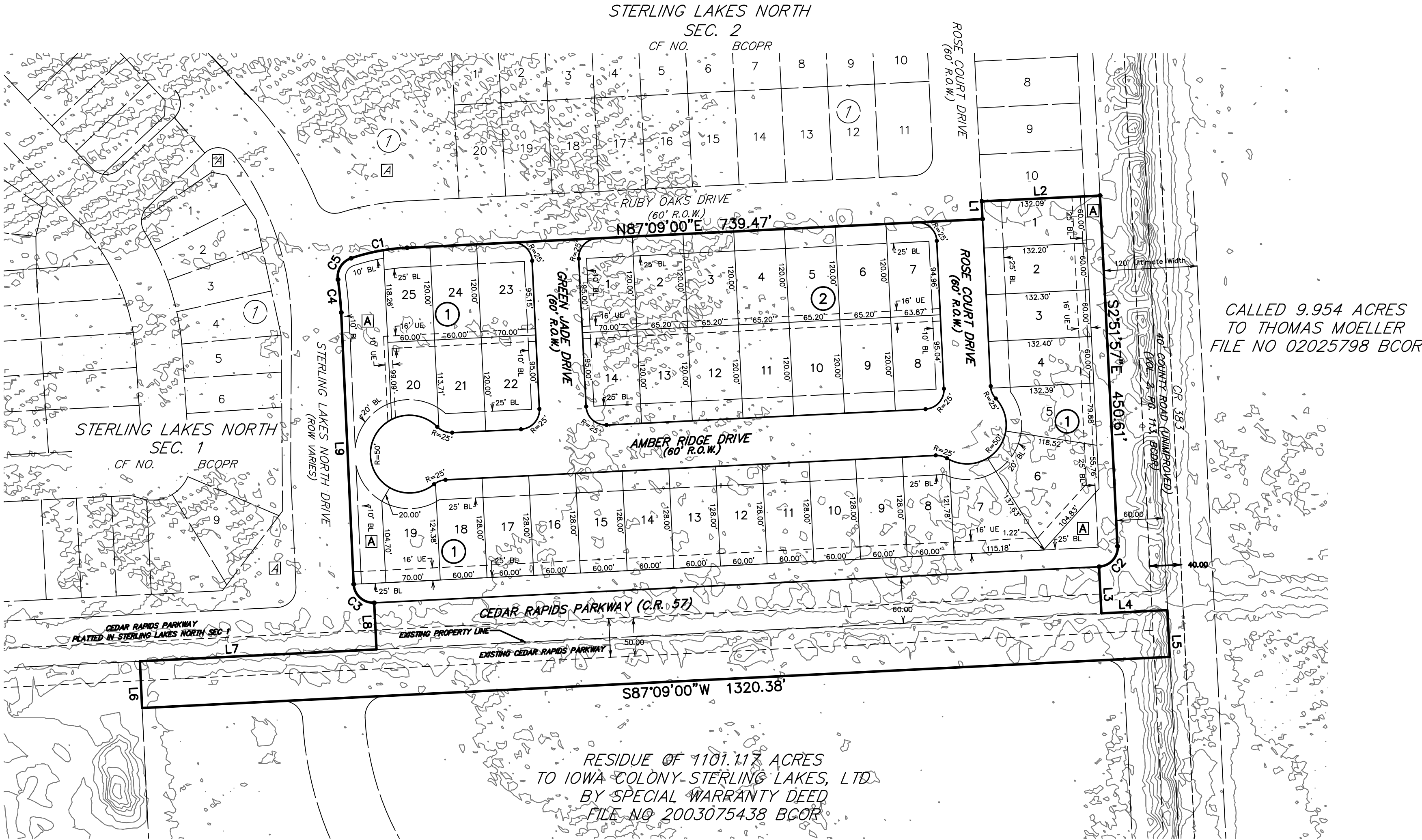
SECTION 57, H.T. & B.R.R. CO. SURVEY, A-289,
BRAZORIA COUNTY, TEXAS

39 LOTS 1 RESERVE 2 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

SURVEYOR/PLANNER:
JC JONES & CARTER
Iowa Board of Professional Engineers Registration No. 6-433
8703 New Trails Drive, Suite 200 • The Woodlands, Texas 77381
361.363.4833



Line Table		
Line	Bearing	Distance
L1	N02°46'08"W	22.83'
L2	N87°13'52"E	152.09'
L3	S02°51'06"E	60.00'
L4	N87°09'00"E	84.81'
L5	S02°51'00"E	60.00'
L6	S02°49'58"E	60.00'
L7	S87°09'00"W	304.03'
L8	S02°51'00"E	60.00'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	270.00'	15°32'16"	73.22'	S79°22'51"W	73.00'	36.84'
C2	25.00'	90°00'57"	39.28'	N42°08'31"E	35.36'	25.01'
C3	25.00'	90°11'55"	39.36'	S47°45'03"E	35.42'	25.09'
C4	430.00'	5°40'52"	42.64'	N05°29'32"W	42.62'	21.34'
C5	25.00'	79°56'41"	34.88'	S31°38'23"W	32.12'	20.96'