

Monday, March 16, 2026

Chris Stuart  
Majestic Engineering, PLLC  
1650 Hwy 6, Suite 120  
Sugar Land, TX 77478  
[cstuart@majesticdev.com](mailto:cstuart@majesticdev.com)  
[akarve@majesticdev.com](mailto:akarve@majesticdev.com)

Re: Sunset Prairie Subdivision Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 7631  
Adico, LLC Project No. 710-25-002-064

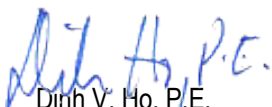
Dear Mr. Stuart:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Sunset Prairie Subdivision Preliminary Plat, received on or about March 10, 2026. 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 objection to the plat as resubmitted on March 10, 2026. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than March 30, 2026, for consideration at the April 7, 2026, Planning and Zoning Commission meeting.

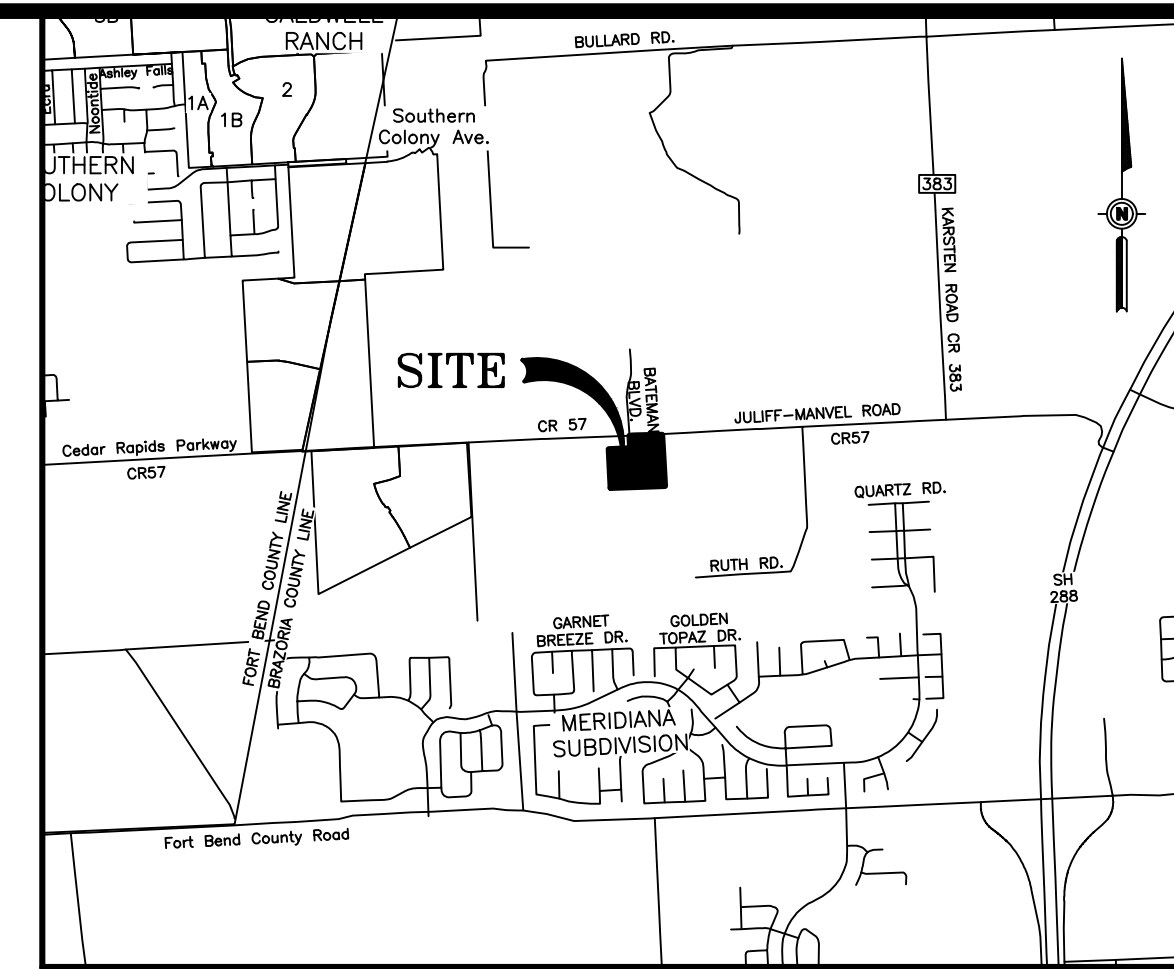
Should you have any questions, please do not hesitate to call our office.

Sincerely,  
Adico, LLC

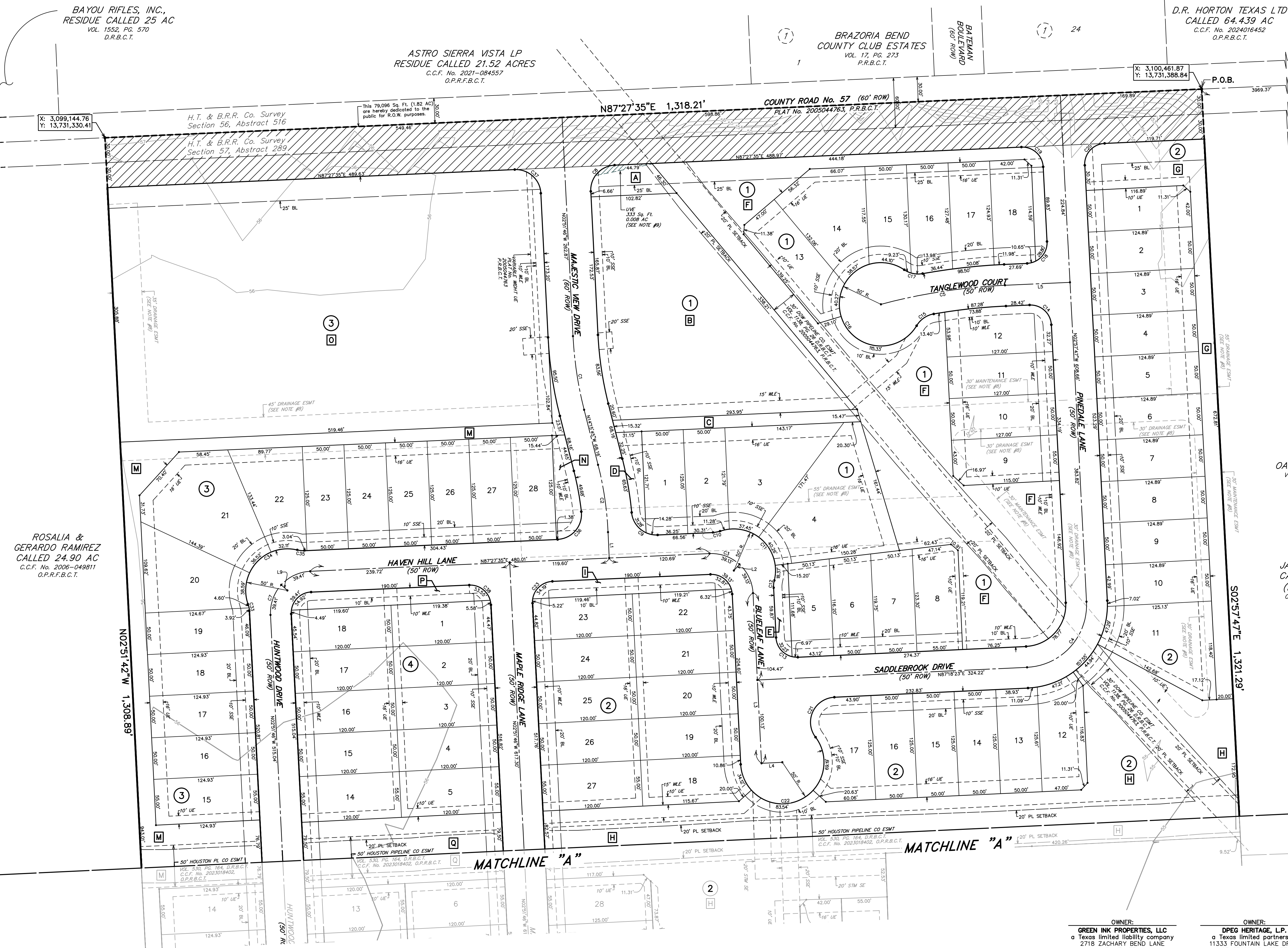
  
Dinh V. Ho, P.E.  
TBPE Firm No. 16423

Cc: Kayleen Rosser, COIC  
File: 710-25-002-064

- RESTRICTED RESERVE A** Unrestricted Reserve 1.25 AC, 54,591 Sq. Ft.
- RESTRICTED RESERVE B** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.07 AC, 3,078 Sq. Ft.
- RESTRICTED RESERVE C** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.10 AC, 4,414 Sq. Ft.
- RESTRICTED RESERVE D** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.06 AC, 2,436 Sq. Ft.
- RESTRICTED RESERVE E** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.04 AC, 1,854 Sq. Ft.
- RESTRICTED RESERVE F** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 1.70 AC, 74,173 Sq. Ft.
- RESTRICTED RESERVE G** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.46 AC, 20,225 Sq. Ft.
- RESTRICTED RESERVE H** Restricted to Park and Recreation Purposes Only 2.45 AC, 106,699 Sq. Ft.
- RESTRICTED RESERVE I** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.10 AC, 4,362 Sq. Ft.
- RESTRICTED RESERVE J** Restricted to Drainage and Detention Purposes Only 4.10 AC, 178,766 Sq. Ft.
- RESTRICTED RESERVE K** Restricted to Pump Station Purposes Only 0.06 AC, 2,521 Sq. Ft.
- RESTRICTED RESERVE L** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.09 AC, 3,899 Sq. Ft.
- RESTRICTED RESERVE M** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 1.08 AC, 46,960 Sq. Ft.
- RESTRICTED RESERVE N** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.07 AC, 3,088 Sq. Ft.
- UNRESTRICTED RESERVE O** 3.64 AC, 158,698 Sq. Ft.
- RESTRICTED RESERVE P** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.10 AC, 4,534 Sq. Ft.
- RESTRICTED RESERVE Q** Restricted to Compensating Open Space and Incidental Utility Purposes Only 0.44 AC, 19,080 Sq. Ft.
- TOTAL RESERVES = 17** 15.81 AC, 689,378 Sq. Ft.



**VICINITY MAP**  
SCALE: 1" = 2,000' (1/2 MILE)  
**KEY MAP:**  
691 D&H

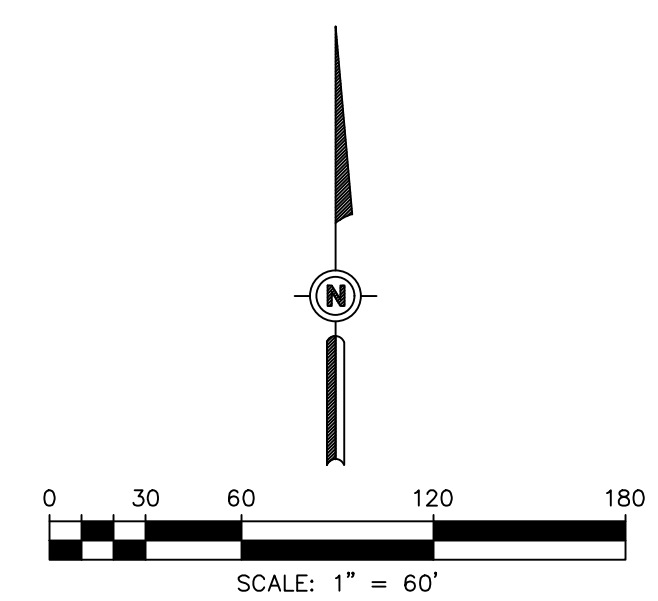


- LEGEND:**
- = "Set 5/8-inch iron rod with cap stamped "MAJESTIC SRVY FIRM 10194922"
  - = "Street Name Break"
  - ⊙ = "Block Number"
  - ⊠ = "Acre(s)"
  - AE = "Aerial Easement"
  - BL = "Building Line"
  - ESMT = "Easement"
  - C.C.F. = "County Clerk's File"
  - Co. = "Company"
  - D.R.B.C.T. = "Deed Records, Brazoria County, Texas"
  - GBL = "Garage Building Line"
  - No. = "Number"
  - O.P.R.B.C.T. = "Official Public Records, Brazoria County, Texas"
  - PL = "Pipeline"
  - P.R.B.C.T. = "Plat Records, Brazoria County, Texas"
  - R.O.W. = "Right-of-way"
  - Sq. Ft. = "Square Feet"
  - SSE = "Sanitary Sewer Easement"
  - STM SE = "Storm Sewer Easement"
  - UE = "Utility Easement"
  - UVE = "Unobstructed Visibility Easement"
  - WLE = "Waterline Easement"

BYRON E. RAMIREZ & ALBA PRISCILLA RAMIREZ  
C.C.F. No. 2017-033264  
O.P.R.F.B.C.T.

OAKMONT ESTATES  
VOL. 21, PG. 307-308  
P.R.F.B.C.T.

JAMES WITT, et ux  
CALLED 5.0199 AC  
(PART OF LOT 1)  
C.C.F. No. 2019-004433  
O.P.R.F.B.C.T.



SUNSET PRAIRIE SUBDIVISION PARKLAND TABLE	
PLAT	ACREAGE
SUNSET PRAIRIE SUBDIVISION PARKLAND DEDICATION (RESERVE "H")	2.45 AC
TOTAL	2.45 AC
TOTAL REQUIRED 1/54 AC PER LOT @ 106 LOTS	1.94 AC

# PRELIMINARY PLAT OF SUNSET PRAIRIE SUBDIVISION

BEING A REPLAT OF 39.84 ACRES OF LAND  
BEING ALL OF COLONY ESTATES PHASE 1 AS RECORDED  
IN CLERK'S FILE No. 2005044763, P.R.B.C.T.  
OUT OF THE H.T. & B.R.R. Co. SURVEY SECTION 57, A-289  
BRAZORIA COUNTY, TEXAS

105 LOTS      17 RESERVES      4 BLOCKS  
MARCH 2026

**MAJESTIC DEVELOPERS**  
DEVELOPER:  
MAJESTIC DEVELOPERS, L.L.C.  
REGISTRATION No. 10194922  
1650 S HWY 6, SUITE 420  
SUGAR LAND, TX 77478  
(281)-945-1777  
Santosh@majesticdev.com

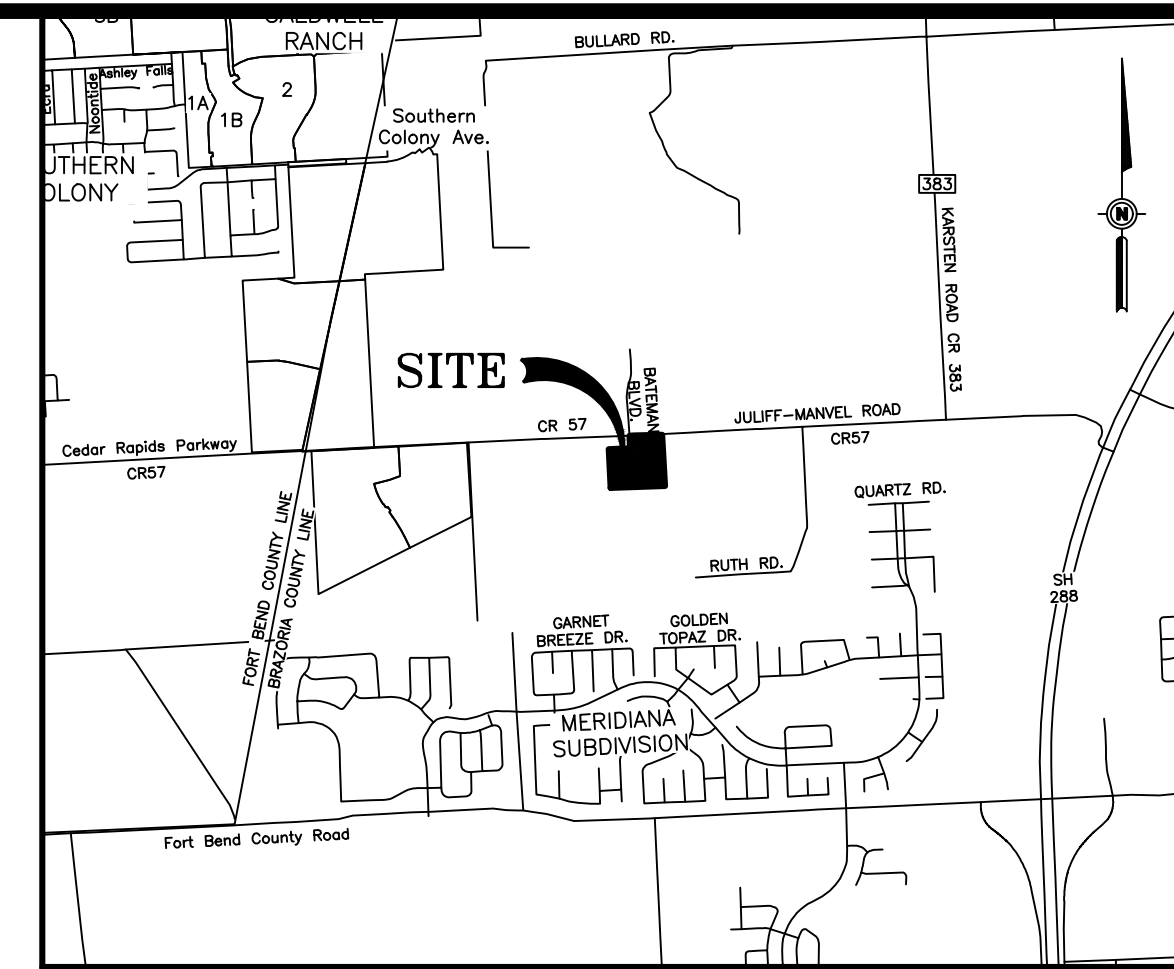
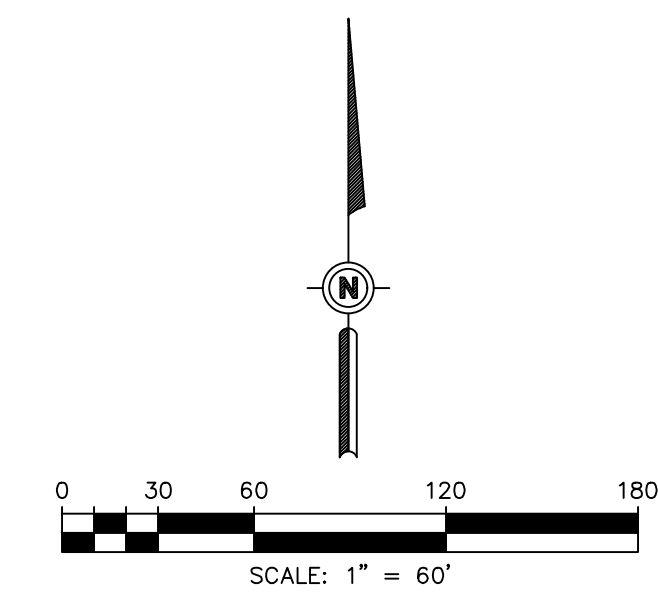
**MAJESTIC SURVEY**  
SURVEYOR:  
MAJESTIC SURVEY, L.L.C.  
REGISTRATION No. F-27615  
1650 S HWY 6, SUITE 100  
SUGAR LAND, TX 77478  
(281)-945-1777  
Jeremy@majesticdev.com

**CIVRA**  
ENGINEER:  
CIVRA ENGINEERING, L.L.C.  
REGISTRATION No. F-27615  
1650 S HWY 6, SUITE 100  
SUGAR LAND, TX 77478  
(281)-945-1777  
Justin@majesticdev.com

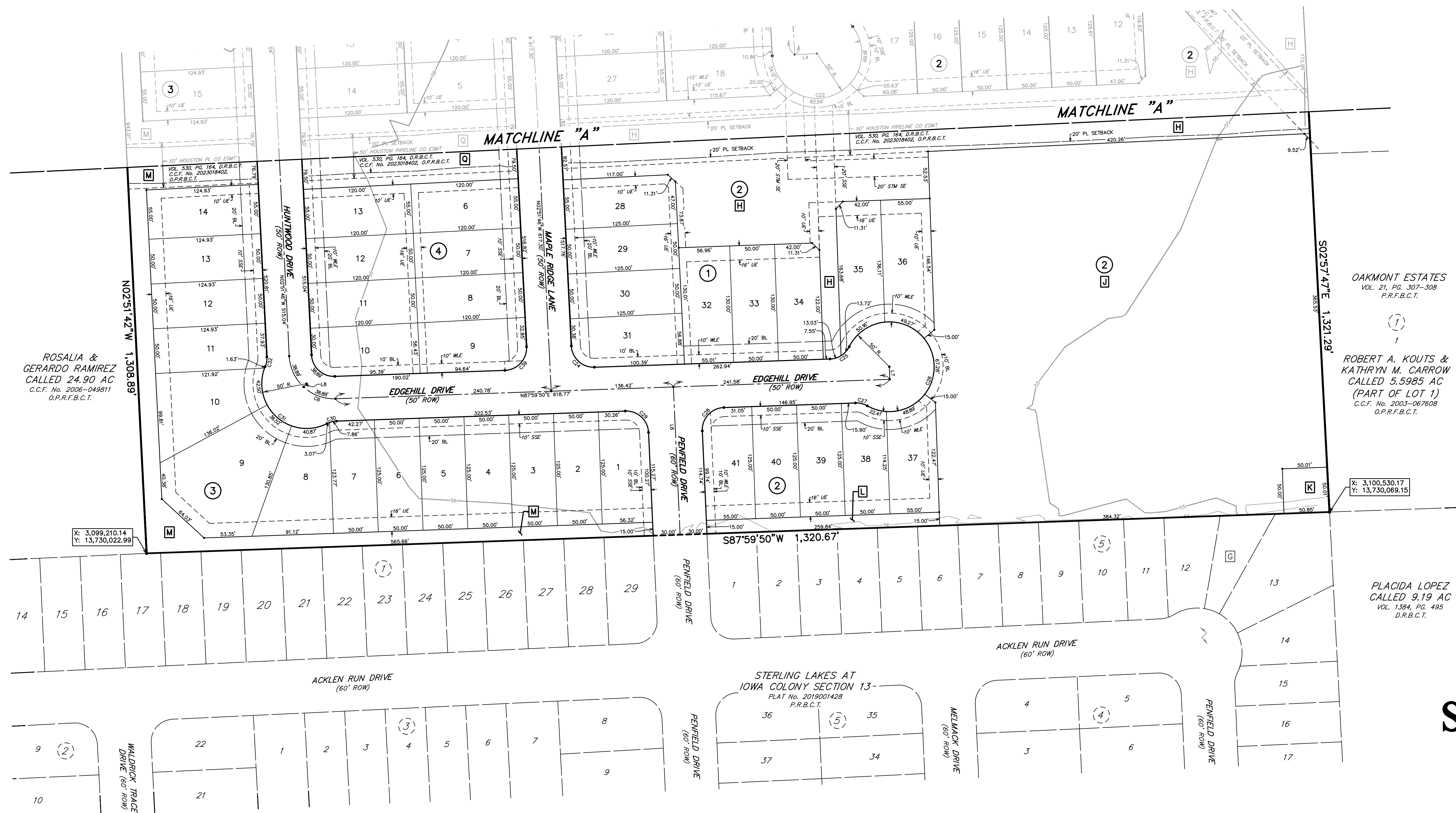
**OWNER:**  
GREEN INK PROPERTIES, LLC  
a Texas limited liability company  
2718 ZACHARY BEND LANE  
KATY, TX 77494

**OWNER:**  
DPEP HERITAGE, L.P.  
a Texas limited liability partnership  
11333 FOUNTAIN LAKE DRIVE  
STAFFORD, TX 77477  
(713)-498-1855  
Nick@hananipeg.com

- RESTRICTED RESERVE A** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only  
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54,591 Sq. Ft.
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0.44 AC  
19,080 Sq. Ft.
- TOTAL RESERVES = 17**  
15.81 AC  
689,378 Sq. Ft.



**VICINITY MAP**  
SCALE: 1" = 2,000' (1/2 MILE)  
**KEY MAP:**  
691 D&H



- GENERAL NOTES:**
- All existing pipelines or pipeline easements through the proposed subdivision have been shown.
  - 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) feet wide sidewalks shall be required along all streets and shall conform to the City's design criteria.
  - The owner will provide easements for power lines where such are required, either as shown on this plat or by separate instrument dedication.
  - The owner will provide street name signs and traffic control devices in accordance with the Texas manual on uniform traffic control devices.
  - The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 1.00013.
  - This property lies within Unshaded Zone "X" as per Flood Insurance Rate Maps, Map No. 48039C0105K, Community Number 485458 for Fort Bend County and Unincorporated Areas, dated December 30, 2020.  
Unshaded Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain.  
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. This flood statement shall not create liability on the part of the surveyor.
  - Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
  - This plat abandons this easement recorded in PLAT No. 200508041, P.R.B.C.T.
  - UV(E)s shown are hereby dedicated which within those areas being dedicated, landscaping shall be no greater in height than thirty (30) inches above top of adjacent curb or centerline of pavement when allowed to grow to its maximum height, and that no person shall place, or cause to be placed, landscaping in such a manner as to interfere with the use of or obstruct vehicular or pedestrian traffic on any County road or drainage on or along such road.
  - Each lot shall be restricted to a single-family residential use.
  - Single-family residential shall mean the use of a lot with one building for and containing not 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 not more than 900 square feet, also shall 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.
  - All easements are centered on lot lines unless shown otherwise.
  - All lots shall have adequate wastewater facilities.
  - The boundary for this plot has a closure in excess of 1:15,000.
  - 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.

- BRAZORIA COUNTY DRAINAGE DISTRICT No. 5 NOTES:**
- The property identified in the foregoing plat lies within Brazoria County Drainage District No. 5.
  - Slab elevations (finished floor) shall be a minimum of 12" above the crown of the road and/or 24" above the BFE (Base Flood Elevation).
  - All drainage easements shown hereon shall be kept clear of fences, buildings, 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.
  - All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District No. 5, shall have the right, but not the obligation to enter upon the drainage easements and perform maintenance operations at any time after the date hereof.
  - Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
  - All storm water drainage pipes, culverts, ties or other (including driveway culverts) will be a minimum of 24 inches I.D. or equal.
  - Prohibited use of "metal" pipe in storm water/sewer applications (see District Resolution No. 2007-08).
  - Prohibited use of "rip-rap" in storm water/sewer applications (District Policy).
  - Pipelines, utility lines and other crossing under any Brazoria County Drainage District No. 5 ditches require approval and permitting prior to construction.

# PRELIMINARY PLAT OF SUNSET PRAIRIE SUBDIVISION

BEING A REPLAT OF 39.84 ACRES OF LAND  
BEING ALL OF COLONY ESTATES PHASE 1 AS RECORDED  
IN CLERK'S FILE No. 2005044763, P.R.B.C.T.  
OUT OF THE H.T. & B.R.R. Co. SURVEY SECTION 57, A-289  
BRAZORIA COUNTY, TEXAS

105 LOTS      17 RESERVES      4 BLOCKS  
MARCH 2026

SUNSET PRAIRIE SUBDIVISION PARKLAND TABLE	
PLAT	ACREAGE
SUNSET PRAIRIE SUBDIVISION PARKLAND DEDICATION (RESERVE "H")	2.45 AC
TOTAL	2.45 AC
TOTAL REQUIRED 1/54 AC PER LOT @ 105 LOTS	1.94 AC

**OWNER:**  
**GREEN INK PROPERTIES, LLC**  
a Texas limited liability company  
2718 ZACHARY BEND LANE  
KATY, TX 77494

**OWNER:**  
**DPEG HERITAGE, L.P.**  
a Texas limited liability partnership  
11333 FOUNTAIN LAKE DRIVE  
STAFFORD, TX 77477  
(713)-498-1855

Nick@ghananipeg.com

**DEVELOPER:**  
**MAJESTIC DEVELOPERS, L.L.C.**  
a Texas limited liability company  
1650 S HWY 6, SUITE 120  
SUGAR LAND, TX 77478  
(281)-975-1777

Santosh@majesticdev.com

**SURVEYOR:**  
**MAJESTIC SURVEY, L.L.C.**  
REGISTRATION No. 10194922  
1650 S HWY 6, SUITE 120  
SUGAR LAND, TX 77478  
(281)-975-1777

Jeremy@majesticdev.com

**ENGINEER:**  
**CIVRA ENGINEERING, LLC**  
REGISTRATION No. F-27615  
1650 S HWY 6, SUITE 100  
SUGAR LAND, TX 77478  
(281)-945-1777

Justin@majesticdev.com

OWNERS ACKNOWLEDGEMENT

State of Texas §  
County of Brazoria §

We, Nadyrahah Dhanani, President, and Nikhil Dhanani, Secretary, of DPEG HERITAGE, L.P., a Texas limited partnership, owners of the property subdivided, in this plot of Sunset Prairie Subdivision, 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.

IN TESTIMONY, HERETO, the DPEG HERITAGE, L.P., a Texas limited partnership, has caused these presents to be signed by Nadyrahah Dhanani, its President, thereunto authorized and attested by its secretary, Nikhil Dhanani, and its common seal hereunto affixed, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

By: DPEG HERITAGE, L.P.,  
a Texas limited partnership

By: \_\_\_\_\_  
Nadyrahah Dhanani, President

By: \_\_\_\_\_  
Nikhil Dhanani, Secretary

State of Texas §  
County of \_\_\_\_\_ §

Before me, the under signed authority, on this day personally appeared Nadyrahah Dhanani, President, and Nikhil Dhanani, Secretary of DPEG HERITAGE, L.P., at Texas limited partnership known to me, to be the persons whose names are subscribed to the foregoing instruments, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Notary Public in and for  
the State of Texas

My commission expires: \_\_\_\_\_

State of Texas §  
County of Brazoria §

This is to certify that I Jeremy J. Kowis, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plot correctly represents that survey made by me.

Jeremy J. Kowis  
Registered Professional Land Surveyor  
Texas Registration No. 6361

I, Justin M. Au, a Professional Engineer registered in the State of Texas do hereby certify that this plot meets all requirements of Brazoria County to the best of my knowledge.

Justin M. Au  
Licensed Professional Engineer  
Texas Registration No. 138409

LINE	BEARING	DISTANCE
L1	N02°32'25"W	31.11'
L2	N42°17'55"E	10.00'
L3	N02°51'46"W	204.60'
L4	N87°08'14"E	25.00'
L5	N87°27'35"E	78.06'
L6	N02°36'19"W	165.01'
L7	N02°00'10"W	14.00'
L8	S42°34'02"W	5.00'
L9	S47°42'05"E	10.00'

METES AND BOUNDS

A Metes and Bounds description of a 35.8258 acre of land out of Lots 5, 6, 7, 8, and 9, in Block 1, of Colony Estates Phase 1 as recorded in County Clerk's File No. 2005044763 of the Official Public Records of Brazoria County, Texas, located in the Northwest 1/4 of section 57, of the H.T. & B. R.R. Co. Survey, Abstract No. 289, Brazoria County, Texas, (basis of bearing is per GPS observation, Texas State Coordinate System, Texas South Central Zone, NAD83, GEGD 18 and being more particularly described by Metes and Bounds as follows):

Beginning at a point in the centerline of County Road No. 57 (60-foot right of way Plat No. 2005044763, P.R.B.C.T.) marking the Northeast corner of herein described tract and the Northwest corner of the Robert A. Kouts and Kathryn M. Carrow tract recorded in PLAT No. 2002-091714 of the Plat Records of Brazoria County, Texas;

Thence South 02 degrees 57 minutes 47 seconds East, a distance of 30.00 feet pass a 5/8" iron rod with cap stamped "LANEY RPLS 1718" found in the South line of said County Road No. 57 for a total distance of 1,321.29 feet to a wood post for corner found marking the Southeast corner of herein described tract and being the Northeast corner of Sterling Lakes at Iowa Colony Section 13 recorded in PLAT No. 2019001428 of the Plat Records of Brazoria County, Texas, also being the Southwest corner of a called 3.6729 acre tract recorded in Clerk's File No. 99-051916 of Official Public Records of Brazoria County, Texas;

Thence South 87 degrees 59 minutes 50 seconds West, a distance of 1,320.67 along the North line of said Sterling Lakes to a 5/8" iron rod with cap stamped "LANEY RPLS 1718" found marking the Southwest corner of herein described tract and being the Southeast corner of a called 24.8975-acre tract recorded in County Clerk's File No. 2006049811 of the Official Public Records of Brazoria County, Texas;

Thence North 02 degrees 51 minutes 46 seconds West, a distance of 942.89 feet along the East line of said 24.8975-acre tract to a 5/8" iron rod stamped "SOUTH TEXAS SURVEYING" set for the Southwest corner of Lot 4;

Thence North 87 degrees 59 minutes 35 seconds East, a distance of 519.47 feet along the South lines of Lots 1-4 to a 5/8" iron rod stamped "SOUTH TEXAS SURVEYING" set marking the Southeast corner of Lot 4;

Thence North 02 degrees 51 minutes 46 seconds West, a distance of 321.08 feet along the East line of Lot 4 to a 5/8" iron rod stamped "SOUTH TEXAS SURVEYING" set marking a point for a tangent curve to the left with a radius of 15.00 feet, a central angle of 89 degrees 40 minutes 39 seconds, and a length of 23.48 feet;

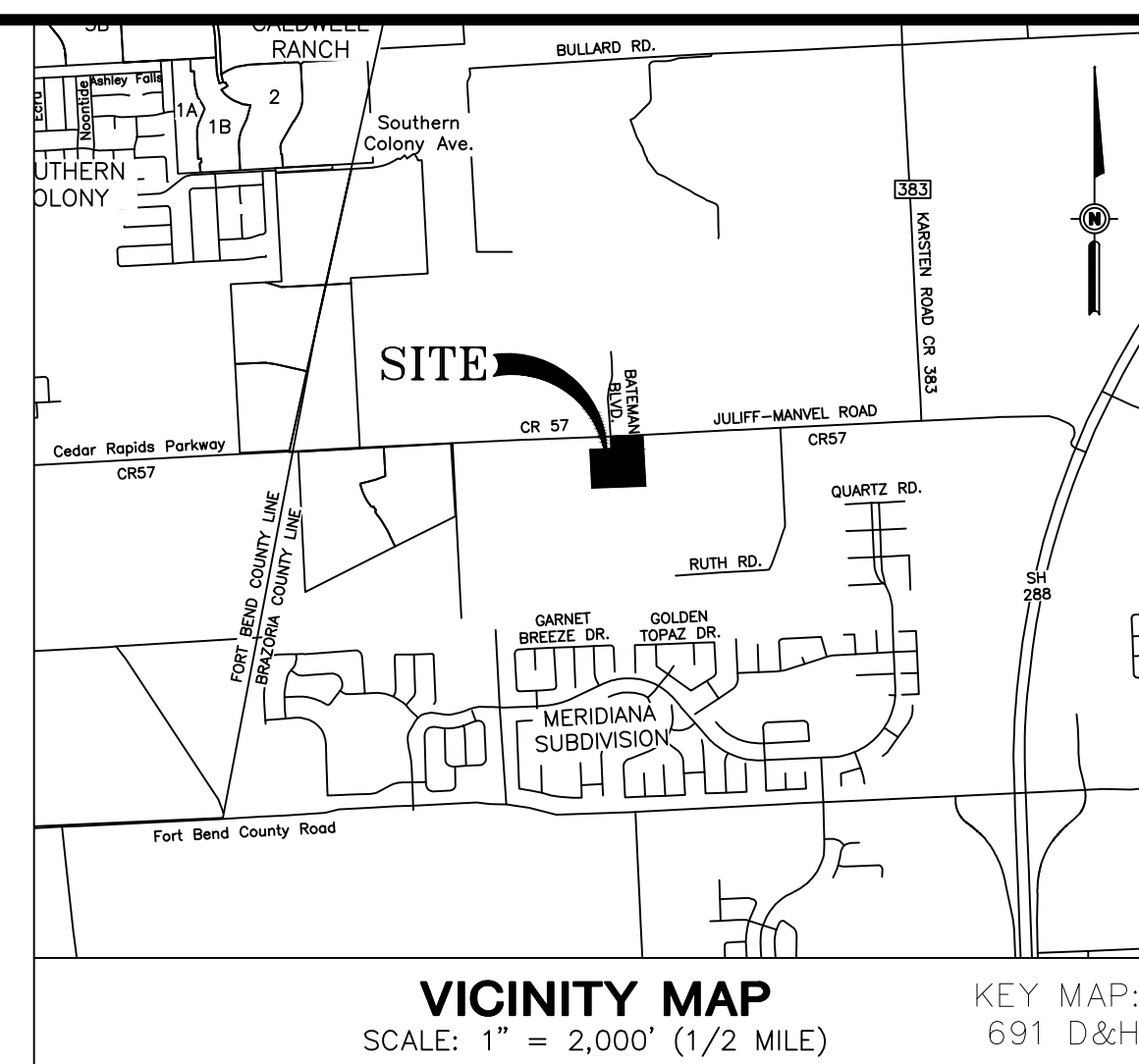
Thence along said curve to the left with a chord bearing of North 47 degrees 42 minutes 05 seconds West, a chord distance of 21.15 feet to a 5/8" iron rod stamped "SOUTH TEXAS SURVEYING" set in the South line of a 10.00-foot right of way dedication recorded in PLAT No. 200508041 of the Plat Records of Brazoria County, Texas;

Thence South 87 degrees 27 minutes 35 seconds West, a distance of 504.56 along the North lines of Lots 1-4 to a 1/2" iron rod with cap found in the South line of said 10.00-foot dedication;

Thence North 02 degrees 51 minute 46 seconds West, a distance of 30.00 feet to a point in the centerline of said County Road No. 57 marking the Northwest corner of herein described tract and being the Northeast corner of said 24.8975-acre tract;

Thence North 87 degrees 27 minutes 35 seconds East, a distance of 1318.23 feet along the centerline of said County Road No. 57 to the Point of Beginning, containing 35.8258 acres (1,560,571 square feet) more or less.

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	450.00'	11°23'59"	89.53'	N08°33'46"W	89.39'	44.92'
C2	400.00'	11°43'20"	81.84'	N08°24'05"W	81.69'	41.06'
C3	50.00'	89°40'39"	78.26'	N47°42'05"W	70.51'	49.72'
C4	75.00'	90°16'10"	118.16'	N42°10'18"E	106.32'	75.35'
C5	700.00'	12°21'50"	151.05'	S81°16'40"W	150.76'	75.82'
C6	50.00'	89°08'24"	77.79'	N47°25'58"W	70.18'	49.26'
C7	50.00'	90°19'21"	78.82'	N42°17'55"E	70.91'	50.28'
C8	30.00'	90°19'21"	47.29'	S42°17'55"W	42.55'	30.17'
C9	30.00'	87°01'23"	45.57'	S49°01'44"E	41.31'	28.48'
C10	30.00'	16°40'26"	8.73'	N79°07'22"E	8.70'	4.40'
C11	50.00'	123°01'32"	107.36'	N47°42'05"W	87.89'	92.14'
C12	30.00'	16°40'26"	8.73'	S05°28'27"W	8.70'	4.40'
C13	25.00'	89°49'51"	39.20'	S47°46'41"E	35.30'	24.93'
C14	25.00'	89°34'38"	39.09'	N47°45'06"W	35.22'	24.82'
C15	30.00'	49°05'45"	25.71'	S55°30'11"W	24.93'	13.70'
C16	50.00'	273°02'28"	238.27'	S12°31'27"E	68.81'	47.41'
C17	30.00'	44°19'15"	23.21'	S78°09'50"E	22.63'	12.22'
C18	25.00'	90°25'22"	39.45'	N42°14'54"E	35.49'	25.19'
C19	25.00'	89°34'38"	39.09'	N47°45'06"W	35.22'	24.82'
C20	25.00'	90°25'22"	39.45'	S42°14'54"W	35.49'	25.19'
C21	30.00'	124°16'52"	65.07'	S25°09'57"W	53.05'	56.76'
C22	50.00'	214°06'43"	186.85'	N70°04'53"E	95.60'	162.97'
C23	25.00'	90°19'21"	39.41'	S42°17'55"W	35.45'	25.14'
C24	25.00'	89°08'24"	38.89'	S47°25'58"E	35.09'	24.63'
C25	25.00'	61°18'53"	26.75'	N57°20'24"E	25.50'	14.82'
C26	50.00'	272°44'19"	238.01'	N16°56'53"W	69.00'	47.67'
C29	25.00'	89°23'51"	39.01'	N47°18'15"W	35.17'	24.74'
C30	25.00'	25°03'20"	10.93'	S75°28'10"W	10.85'	5.56'
C31	50.00'	139°15'04"	121.52'	S47°25'58"E	93.74'	134.63'
C32	25.00'	25°03'20"	10.93'	N09°39'54"E	10.85'	5.56'
C33	30.00'	16°16'19"	8.52'	N10°59'55"W	8.49'	4.29'
C34	50.00'	122°51'58"	107.22'	S42°17'55"W	87.83'	91.83'
C35	30.00'	16°16'19"	8.52'	S84°24'16"E	8.49'	4.29'
C36	30.00'	94°01'45"	49.23'	N40°26'43"E	43.89'	32.19'
C37	30.00'	89°40'39"	46.96'	N47°42'05"W	42.31'	29.83'



VICINITY MAP  
SCALE: 1" = 2,000' (1/2 MILE)  
KEY MAP: 691 D&H

CITY ENGINEER

This plot is hereby approved by the City of Iowa Colony City Engineer, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Dinh V. Ho, P.E.

PLANNING AND ZONING COMMISSION APPROVALS

This plot is hereby approved by the City of Iowa Colony Planning and Zoning Commission, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
David Huret, Chairman

- |                                |                                |
|--------------------------------|--------------------------------|
| _____<br>Les Hosey, Member     | _____<br>Demon Woods, Member   |
| _____<br>Brenda Dillon, Member | _____<br>Robert Wall, Member   |
| _____<br>Terry Hayes, Member   | _____<br>Brian Johnson, Member |

CITY COUNCIL APPROVALS

This plot hereby approved by the City of Iowa Colony City Council, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Will Kennedy, Mayor

- |   |   |
|---|---|
| _____<br>Nikki Brooks, Council Position 1           | _____<br>Timothy Varlack, Council District A  |
| _____<br>Ametta Hicks-Murray, Council Position 2    | _____<br>Koream Boyce, Council District B     |
| _____<br>Marquette Greene-Scott, Council Position 3 | _____<br>Sydney Hargroder, Council District C |

# PRELIMINARY PLAT OF SUNSET PRAIRIE SUBDIVISION

BEING A REPLAT OF 39.84 ACRES OF LAND  
BEING ALL OF COLONY ESTATES PHASE 1 AS RECORDED  
IN CLERK'S FILE No. 2005044763, P.R.B.C.T.  
OUT OF THE H.T. & B.R.R. Co. SURVEY SECTION 57, A-289  
BRAZORIA COUNTY, TEXAS

105 LOTS      17 RESERVES      4 BLOCKS  
MARCH 2026



OWNER:  
GREEN INK PROPERTIES, LLC  
a Texas limited liability company  
2718 ZACHARY BEND LANE  
KATY, TX 77494

OWNER:  
DPEG HERITAGE, L.P.  
a Texas limited partnership  
11333 FOUNTAIN LAKE DRIVE  
STAFFORD, TX 77477  
(713)-498-1855

Nick@ghananipeg.com

DEVELOPER:  
MAJESTIC DEVELOPERS, L.L.C.  
REGISTRATION No. 10194922  
1650 S HWY 6, SUITE 120  
SUGAR LAND, TX 77478  
(281)-975-1777

Santosh@majesticdev.com

SURVEYOR:  
MAJESTIC SURVEY, L.L.C.  
REGISTRATION No. F-27615  
1650 S HWY 6, SUITE 100  
SUGAR LAND, TX 77478  
(281)-945-1777

Jeremy@majesticdev.com

ENGINEER:  
CIVRA ENGINEERING, LLC  
REGISTRATION No. F-27615  
1650 S HWY 6, SUITE 100  
SUGAR LAND, TX 77478  
(281)-945-1777

Justin@majesticdev.com