

Thursday, June 1, 2023

David White  
Tetra Land Services  
5304 Ashrook  
Houston, TX 77081  
Email: [dwhite@tlstx.com](mailto:dwhite@tlstx.com)

Re: Sterling Lakes Retail Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 2383  
Adico, LLC Project No. 16007-2-305

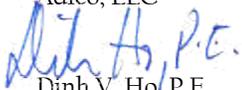
Dear Mr. White,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of Sterling Lakes Retail preliminary plat, received on or about May 31, 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, Adico, LLC, recommends to approve the third submittal of the preliminary plat, dated May 31, 2023. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than June 1, 2023, for consideration at the June 6, 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

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 16007-2-305



STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, STERLING MERIDIANA 35 GP, LLC, a Texas Limited Liability Company, acting by and through BENJAMIN J. CHENG, President, owners of the property subdivided in this plat (herein after referred to as "Owners") of the 5.988 Acre tract described in the above and foregoing map of STERLING LAKES RETAIL, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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 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 the 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 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 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 the ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

IN TESTIMONY WHEREOF, STERLING MERIDIANA 35 GP, LLC, a Texas Limited Liability Company, has caused these presents to be signed by BENJAMIN J. CHENG, President, this \_\_\_\_ day of May, 2023.

STERLING MERIDIANA 35 GP, LLC  
a Texas Limited Liability Company

BENJAMIN J. CHENG, President

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared BENJAMIN J. CHENG, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2023

Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

WE, INTERNATIONAL BANK OF COMMERCE, owner and holder of a lien (or liens) against the property described in the plat known as STERLING LAKES RETAIL, said lien (or liens) being evidenced by instrument of record in Clerks File No. 2022035646, 2022035647, and 2022035648 of the Official Public Records of Brazoria County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and I (or we) hereby confirm that I am (or we are) the present owner (or owners of said lien (or liens) and have not assigned the same nor any part thereof.

By: JAY ROGERS

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared JAY ROGERS, known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2023

Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

LEGAL DESCRIPTION:

BEING 5.9878 ACRES OF LAND SITUATED IN SECTION 56 OF THE H.T.&B. RR. CO. SURVEY, ABSTRACT NO. 515 AND IN SECTION 57 OF THE H.T.&B. RR. CO. SURVEY, ABSTRACT NO. 289, BRAZORIA COUNTY, TEXAS, BEING A PART OF THAT CERTAIN 31.51 ACRE TRACT OF LAND DESIGNATED AS TRACT 1 AND DESCRIBED IN THE DEED TO STERLING MERIDIANA 35 GP, LLC RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2022035646, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 5.9878 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 RIGHT-OF-WAY LINE OF MERIDIANA PARKWAY (WIDTH VARIES - A.K.A COUNTY ROAD NO. 56) AS DESCRIBED IN THE DEED TO BRAZORIA COUNTY RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2015043801, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, SAID CAPPED IRON ROD BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 31.51 ACRE TRACT AND THE SOUTHEAST CORNER OF KARSTEN BOULEVARD AS DEDICATED BY THE PLAT RECORDED IN DOCUMENT NO. 2021034964. PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID CAPPED IRON ROD IS AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 350.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 03 DEGREES 00 MINUTES 45 SECONDS WEST;

THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE EAST RIGHT-OF-WAY LINE OF SAID KARSTEN BOULEVARD, A WEST LINE OF SAID 31.51 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 17 MINUTES 10 SECONDS, 55.15 FEET TO A FOUND 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 02 DEGREES 43 MINUTES 36 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID KARSTEN BOULEVARD AND A WEST LINE OF SAID 31.51 ACRE TRACT, 96.76 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 280.00 FEET;

THENCE, IN A NORTHEASTERLY DIRECTION ALONG THE EAST RIGHT-OF-WAY LINE OF SAID KARSTEN BOULEVARD, A WEST LINE OF SAID 31.51 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46 DEGREES 07 MINUTES 16 SECONDS, 225.39 FEET TO A FOUND 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 43 DEGREES 23 MINUTES 40 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID KARSTEN BOULEVARD AND A WEST LINE OF SAID 31.51 ACRE TRACT, 70.19 FEET TO AN "X" IN CONCRETE FOUND FOR THE NORTHEAST CORNER OF SAID KARSTEN BOULEVARD AND A RE-ENTRANT CORNER OF SAID 31.51 ACRE TRACT, SAID "X" IS AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 260.00 FEET;

THENCE, IN A NORTHEASTERLY DIRECTION ALONG THE EAST RIGHT-OF-WAY LINE OF PROPOSED KARSTEN BOULEVARD AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08 DEGREES 11 MINUTES 47 SECONDS, 37.19 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 51 DEGREES 35 MINUTES 28 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF PROPOSED KARSTEN BOULEVARD, 100.21 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, SOUTH 03 DEGREES 42 MINUTES 29 SECONDS EAST, 157.41 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 86 DEGREES 17 MINUTES 31 SECONDS EAST, 314.70 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 66 DEGREES 17 MINUTES 34 SECONDS EAST, 237.01 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET ON THE WEST LINE OF AN 80 FOOT WIDE CENTERPOINT ENERGY EASEMENT RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2019058975, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE, SOUTH 02 DEGREES 32 MINUTES 26 SECONDS EAST, ALONG THE WEST LINE OF SAID CENTERPOINT ENERGY EASEMENT, 390.87 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND ON A SOUTH LINE OF SAID 31.51 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 288 AS DESCRIBED IN THE DEED TO STATE OF TEXAS RECORDED IN VOLUME 1051, PAGE 524, DEED RECORDS OF BRAZORIA COUNTY, TEXAS, SAID CAPPED IRON ROD BEING THE SOUTHWEST CORNER OF SAID CENTERPOINT ENERGY EASEMENT;

THENCE, SOUTH 87 DEGREES 49 MINUTES 26 SECONDS WEST, ALONG A SOUTH LINE OF SAID 31.51 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 288, 219.87 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND FOR AN ANGLE POINT IN THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 288 AND THE NORTHEAST CORNER OF SAID MERIDIANA PARKWAY;

THENCE, SOUTH 86 DEGREES 17 MINUTES 31 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID MERIDIANA PARKWAY AND A SOUTH LINE OF SAID 31.51 ACRE TRACT, 500.04 FEET TO A FOUND 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, SOUTH 87 DEGREES 15 MINUTES 08 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID MERIDIANA PARKWAY AND A SOUTH LINE OF SAID 31.51 ACRE TRACT, 28.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.9878 ACRES OF LAND.

NOTES:

- 1. THE PLAT LIES WITHIN BRAZORIA COUNTY M.U.D. NO. 31
- 2. 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 OF 0.999864895661.
- 3. 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.
- 4. ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 1/2 INCH IRON RODS WITH PLASTIC CAPS STAMPED "TETRA".
- 5. THE SUBJECT PROPERTY LIES WITHIN UNSHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48039C0110K, WITH AN EFFECTIVE DATE OF 12/29/2020.
- 6. ALL BUILDING LINES ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
- 7. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED INSTRUMENT PRIOR TO RECORDDATION.
- 8. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSSTRUCTED 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 SAID WOODEN POSTS AND paneled WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- 9. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS FOR THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- 10. ALL STORM SEWERS WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS.
- 11. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- 12. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER FACILITIES.
- 13. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- 14. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF BUILDING PERMITS FOR EACH LOT.
- 15. A MINIMUM OF 5 FOOT SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- 16. IN ADDITION TO THE SETBACK LINES INDICATED ON THIS PLAT, DEVELOPMENT OF THIS PROPERTY IS SUBJECT TO THE BUILD-TO AND THE BUILDING SETBACK LINES WITHIN THE CITY OF IOWA COLONY UNIFIED DEVELOPMENT CODE. IF THERE IS A CONFLICT BETWEEN THE BUILDING LINES INDICATED ON THE SUBDIVISION PLAT AND THOSE INDICATED WITHIN THE UNIFIED DEVELOPMENT CODE, THE MOST RESTRICTIVE SHALL APPLY AS IN EFFECT AT THE TIME OF DEVELOPMENT OR REDEVELOPMENT.
- 17. BENCHMARK: TEXAS DEPARTMENT OF TRANSPORTATION CONTROL POINT HV-79C, AN ALUMINIUM DISK LOCATED IN THE GRASS MEDIAN OF STATE HIGHWAY 288, APPROXIMATELY 125 FEET SOUTH OF COUNTY ROAD 56.  
ELEV.= 49.31'
- TEMPORARY BENCHMARK: TBM "A" IS AN "X" CUT IN THE TOP OF A CONCRETE STORM INLET LOCATED ON THE NORTH SIDE OF MERIDIANA PARKWAY (COUNTY ROAD 56), APPROXIMATELY 250 FEET WEST OF THE STATE HIGHWAY 288 SERVICE ROAD.  
ELEV.= 53.03'
- 18. THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT FOR STERLING LAKES AT IOWA COLONY AND SIERRA VISTA, AS APPROVED ON FEBRUARY 2016 AND AS AMENDED.
- 19. 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.

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, AND GOVERNMENTAL ENTITY HAVE 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 EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
- 5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- 6. THIS RURAL COMMERCIAL SITE EMPLOYS A NATURAL DRAINAGE SYSTEM, WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SITE THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR ON THE SITE TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
- 7. LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 80 PERCENT. THE DRAINAGE AND /OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THE AVERAGE PERCENT IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
- 8. OTHER THAN SHOWN HERON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
- 9. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
- 10. DEDICATED DRAINAGE EASEMENT(S) GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 FOR DRAINAGE MAINTENANCE PURPOSES SHALL INCLUDE 45 FEET TOP OF BANK, PLUS THE SUM (FOOTAGE) OF BOTH DITCH SIDE SLOPES AND CHANNEL BOTTOM AND 45 FEET OF BANK ON THE OPPOSITE BANK.
- 11. DEDICATED INGRESS/EGRESS ACCESSES 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.
- 12. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
- 13. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- 14. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- 15. 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 OWNER'S 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.
- 16. IT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY IF ANY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 DEDICATED DRAINAGE EASEMENTS ARE ON OR CROSS THEIR PROPERTY, IF SO, THE PROPERTY OWNER WILL COMPLY AS STATED WITHIN THE RECORDED EASEMENT.
- 17. 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 TIME(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.

APPROVAL BY THE BOARD OF COMMISSIONERS ON \_\_\_\_\_

This plat is hereby APPROVED by the City of Iowa Colony City Council, this \_\_\_\_ day of \_\_\_\_\_, 2023

This plat is hereby APPROVED by the City of Iowa Colony Planning Commission, this \_\_\_\_ day of \_\_\_\_\_, 2023

Commissioner's signature for final approval: \_\_\_\_\_

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

Will Kennedy  
Mayor

McLean Barnett

David Hurst  
Chairman

Brian Johnson

Arnetta Hicks-Murray

Marquette Greene-Scott

Les Hosey

Terry Hayes

Timothy Varlack

Steven Byrum-Bratsen

Brenda Dillon

Robert Wall

Sydney Hargroder

Dinh V. Ho, P.E., City Engineer

Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.

PRELIMINARY PLAT OF  
STERLING LAKES RETAIL

A SUBDIVISION OF 5.9878 ACRES OF LAND  
LOCATED IN SECTION 56 OF THE H.T.&B. RR. CO.  
SURVEY, ABSTRACT NO. 515 AND IN SECTION 57  
OF THE H.T.&B. RR. CO. SURVEY, ABSTRACT NO.  
289, BRAZORIA COUNTY, TEXAS.

OWNER:  
STERLING MERIDIANA 35 GP, LLC,  
a Texas Limited Liability Company

DATE: MAY 31, 2023 SCALE: 1"=40'

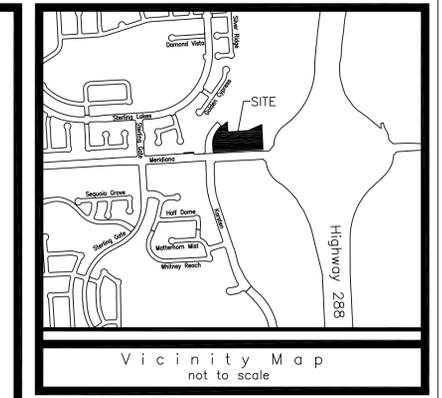
OWNERS:  
STERLING MERIDIANA 35 GP, LLC  
PO BOX 1406  
SPRING, TX 77383



THIS IS TO CERTIFY THAT I, PAUL A. COYNE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION SHOWN HEREON FROM AN ACTUAL SURVEY OF THE GROUND; THAT ALL EXTERIOR BOUNDARY CORNERS HAVE BEEN SET; THAT ALL BLOCK CORNERS, LOT CORNERS, PERMANENT CONTROL POINTS WILL BE SET AT COMPLETION OF CONSTRUCTION; AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME. FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHTS-OF-WAY HAVE NOT BEEN MONUMENTED.

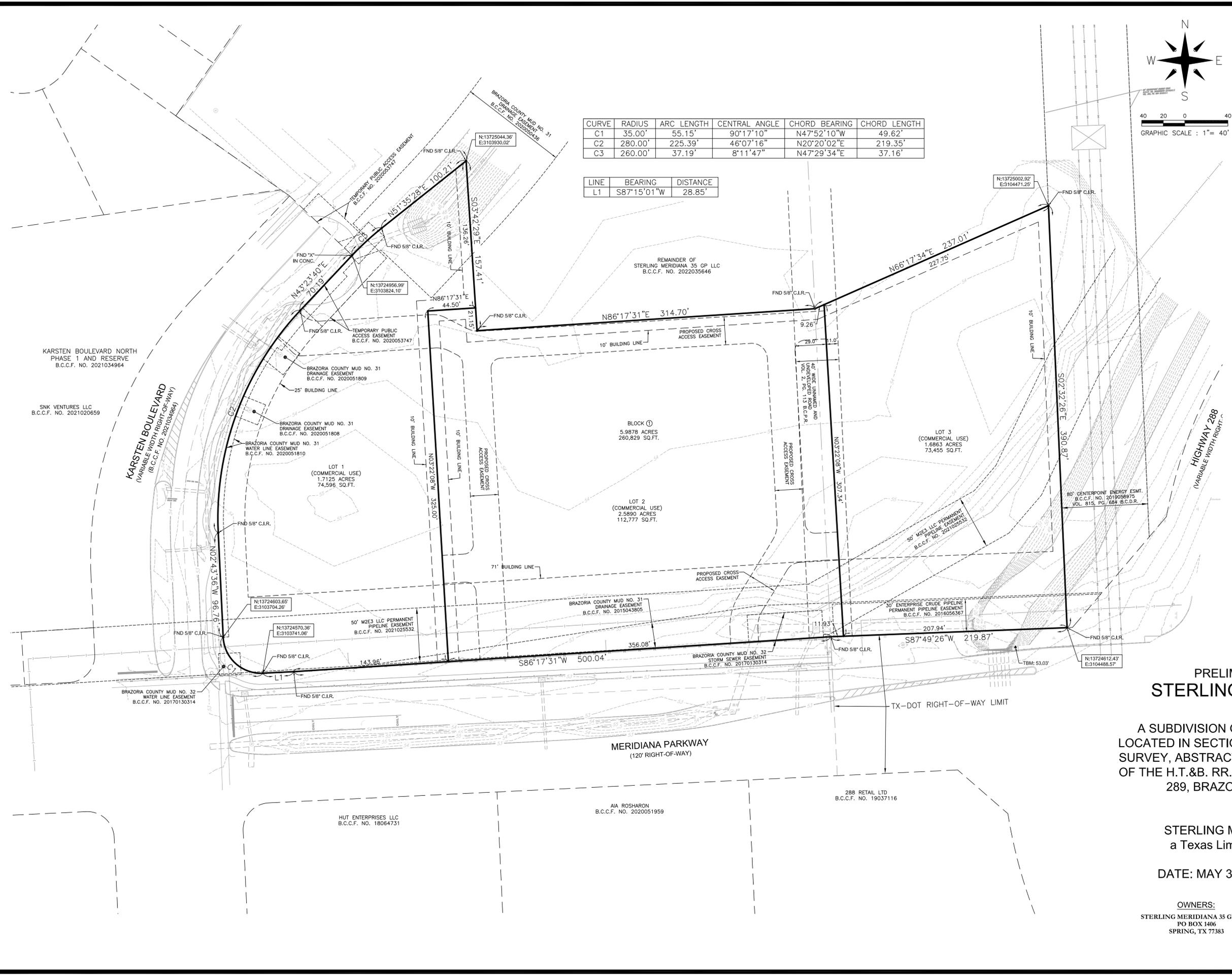
PAUL A. COYNE  
Texas Registration No. 6374





CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	35.00'	55.15'	90°17'10"	N47°52'10"W	49.62'
C2	280.00'	225.39'	46°07'16"	N20°20'02"E	219.35'
C3	260.00'	37.19'	8°11'47"	N47°29'34"E	37.16'

LINE	BEARING	DISTANCE
L1	S87°15'01"W	28.85'



- LEGEND:
- B.C.P.R. - Brazoria County Plat Records
  - B.C.D.R. - Brazoria County Deed Records
  - B.C.C.F. - Brazoria County Clerk's File
  - F.C. - Firm Code
  - P.O.B. - Point of Beginning
  - R.O.W. - Right-of-Way

**PRELIMINARY PLAT OF  
STERLING LAKES RETAIL**

A SUBDIVISION OF 5.9878 ACRES OF LAND  
LOCATED IN SECTION 56 OF THE H.T.&B. RR. CO.  
SURVEY, ABSTRACT NO. 515 AND IN SECTION 57  
OF THE H.T.&B. RR. CO. SURVEY, ABSTRACT NO.  
289, BRAZORIA COUNTY, TEXAS.

**OWNER:**  
STERLING MERIDIANA 35 GP, LLC,  
a Texas Limited Liability Company

DATE: MAY 31, 2023 SCALE: 1"=40'

**OWNERS:**  
STERLING MERIDIANA 35 GP, LLC  
PO BOX 1406  
SPRING, TX 77383

