

Tuesday, May 30, 2023

Danial H. Massiatte
Century Engineering, Inc.
3030 S. Gessner Road, Ste. 10
Email: dmassiatte@centuryengineering.com

**Re: Sierra Vista Center Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 2381
Adico, LLC Project No. 16007-2-303**

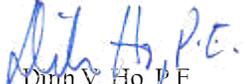
Dear Mr. Massiatte,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Sierra Vista Center preliminary plat, received on or about May 26, 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 second submittal of the preliminary plat, dated May 26, 2023. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than May 30 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


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

**Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-303**

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, PANJWANI ENERGY PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH FERROZ PANJWANI, PRESIDENT, BEINGS OFFICERS OF PANJWANI ENERGY PROPERTIES, LLC, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF SIERRA VISTA PLAZA, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID ...

FURTHER, LIENHOLDERS MUST EXECUTE A SUBORDINATION AGREEMENT SUBORDINATING THEIR LIENS TO ALL PUBLIC STREETS, ALLEYS, PARKS, SCHOOL SITES AND OTHER PUBLIC AREAS SHOWN ON THE PLAT OF SUCH SUBDIVISION OR RESUBDIVISION AS BEING SET ASIDE FOR PUBLIC USE OR PURPOSE.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBTSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERMETER 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, SIX INCHES FEET (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBTSTRUCTED 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 (16' 0") ABOVE 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 EACH AERIAL EASEMENTS TOTALS THIRTY FEET (30' 0") IN WIDTH.

IN TESTIMONY WHEREOF, THE PANJWANI ENERGY PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY FERROZ PANJWANI, ITS PRESIDENT, THEREUNTO AUTHORIZED THIS DAY OF 2023.

PANJWANI ENERGY PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: FERROZ PANJWANI
PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FERROZ PANJWANI, PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE 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:

CERTIFICATE OF CITY COUNCIL

THIS IS TO CERTIFY THAT CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS THIS THE DAY OF 2023 HAS APPROVED THIS PLAT AND SUBDIVISION OF SIERRA VISTA CENTER AS SHOWN HEREON.

WILL KENNEDY MAYOR
MCLEAN BARNETT COUNCILMEMBER

ARNETTAMURRAY COUNCIL MEMBER
MARQUETTE GREENE-SCOTT COUNCIL MEMBER

TIM VARLACK STEVEN COUNCIL MEMBER
BYRUM-BRATSEN COUNCIL MEMBER

SYDNEY HARGRODER COUNCIL MEMBER

CERTIFICATE OF PLANNING COMMISSION

THIS IS TO CERTIFY THAT CITY PLANNING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS THIS THE DAY OF 2023 HAS APPROVED THIS PLAT AND SUBDIVISION OF SIERRA VISTA PLAZA AS SHOWN HEREON.

DAVID HURST, CHAIRMAN
ROBERT WALL, MEMBER

LES HOSEY, MEMBER
BRENDA DILLON, MEMBER

BRIAN JOHNSON, MEMBER
TERRY HAYES, MEMBER

APPROVED BY CITY ENGINEER

DINN V. HO P.E. DATE

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 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, ANY GOVERNMENTAL ENTITY HAVING 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 EASEMENT TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER DATE HEREOF.
5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITHIN BRAZORIA COUNTY DRAINAGE DISTRICT #5.
6. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
7. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES, OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
8. 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.
9. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (DISTRICT RESOLUTION NO. 2007-08).
10. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
11. PIPES, UTILITY LINES AND OTHER CROSSINGS UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
12. ALL DEDICATED STORM SEWER 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 OWNERS EXPENSE IN BRAZORIA COUNTY, TEXAS WITH A "RECORDED DOCUMENT NUMBER" AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTD BY BRAZORIA COUNTY DRAINAGE DISTRICT #5 BOARD OF COMMISSIONERS.
13. 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 11, INTRODUCTION; ACCEPTANCE PROCEDURES; TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT #5 RESOLUTION 2011-1, ALLOWABLE TIMES(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.

NOTES:

- 1. BEARING ARE BASED FROM THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 CORRS ADJUSTMENT BASED FROM REDUNDANT RTK OPS OBSERVATIONS, DISTANCES HEREON ARE SURFACE DATUM. TO CONVERT TO GRID MULTIPLY BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.99986213. COORDINATES HEREON ARE GRID DATUM TO CONVERT TO SURFACE DIVIDE BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.99986213.
2. THIS TRACT OF LAND LIES WITHIN ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NO. 4803900105K, DATED DECEMBER 30, 2020.
3. ALL PUBLIC STORM SEWER SHALL BE MAINTAINED BY THE M.U.D..
4. OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPERATE INSTRUMENT DEDICATION.
5. ALL OFF-SITE UTILITY EASEMENTS ARE TO BE DEDICATED BY SEPERATE INSTRUMENT PRIOR TO RECORDATION.
6. A MINIMUM OF 5 FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
7. 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.
8. MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER FINAL GRADING OF RESERVES. RESERVE CORNERS WILL BE 5/8" IRON RODS WITH PLASTIC CAPS STAMPEB "C.E.I.".
9. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL CENTERPOINT ENERGY AND CITY OF IOWA COLONY UTILITY EASEMENTS MUST BE UNOBTSTRUCTED BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY THE UTILITY AT THE PROPERTY OWNER'S EXPENSE.
10. THE AREA OF THE RESERVE SHOWN HEREON, EXPRESSED IN SQUARE FEET AND THOUSANDTHS OF AN ACRE ARE BASED ON THE MATHEMATICAL CLOSURE CALCULATED FROM THE COURSES AND DISTANCES SHOWN, NOT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
11. THE MATHEMATICAL CLOSURE FOT THE PLAT BOUNDARY SHOWN HEREON EXCEEDS 1 PART IN 15,000.
12. THE APPROVAL OF THE PRELIMINARY PLATSHALL 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.
13. 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.

I, MICHAEL A. ZUMSTEG, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET, AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

MICHAEL A. ZUMSTEG R.P.L.S.
TEXAS REGISTRATION NO. 5127



FIELD NOTE DESCRIPTION OF 7.9714 ACRES (347,234 SQUARE FEET) OF LAND LOCATED IN SECTION 51 OF THE H.T.&B.R.R. CO. SURVEY, ABSTRACT NO. 288, BRAZORIA COUNTY, TEXAS AND BEING A PART OF THAT CERTAIN CALLED 23.674 ACRES (TRACT 1) RECORDED UNDER B.C.C.F. NO. 2018048995 AND A PART OF THAT CERTAIN CALLED 46.321 ACRES (TRACT 5) RECORDED UNDER B.C.C.F. NO. 2021084558 AND ALSO BEING PORTIONS OF LOTS 601 AND 602 OF EMIGRATION LAND COMPANY PLAT OF SECTIONS 50, 51 & 56 H.T.&B., AND OF 2, 3, & 4 L.6.N., SUBD., RECORDED IN VOLUME 2 PAGE 113 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 7.9714 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83):

BEGINNING at a 5/8 inch iron rod with cap found in the North line of Block 1 of Sierra Vista Sec 6 Amending Plat No. 1, as recorded in Document No. 2020051592 B.C.P.R. for the Southwest corner of that certain called 1.554 acre tract recorded under B.C.C.F. No. 2022017237 and the Easterly most Southeast corner of the herein described tract;

THENCE, South 87°18'23" West, along the North line of said Block 1, a distance of 246.59 feet to a 5/8 inch iron rod with cap found for an angle point;

THENCE, South 23°23'50" West, along the Northwest line of said Block 1, a distance of 131.96 feet to an "X" cut in concrete found in the North right-of-way line of Tyndall Mist Drive (width varies) for the Southerly most Southeast corner of the herein described tract, said "X" falling in the arc of a non-tangent curve to the Left;

THENCE, in a Westerly direction, along the North right-of-way line of said Tyndall Mist Drive, the following Six (6) courses and distances:

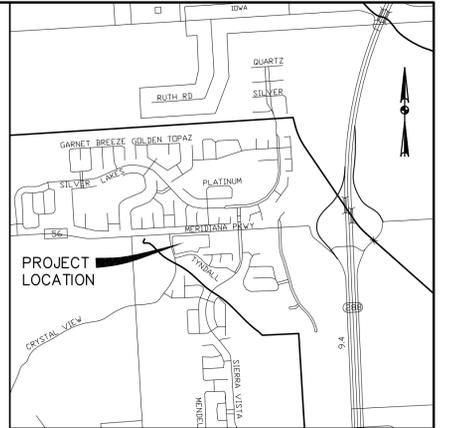
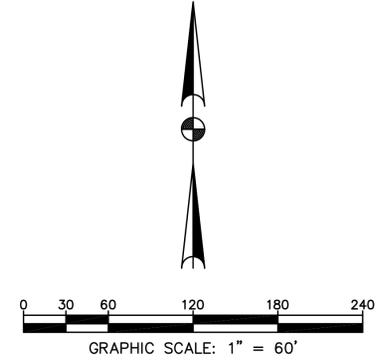
- 1) Westerly, along and with said curve to the Left, having a central angle of 37°48'18", a radius of 410.00, an arc length of 270.53 feet and a chord bearing and distance of S 76°50'18" W, 265.65 feet to a 5/8 inch iron rod with cap found for the Point of Reverse curve to the Right;
2) Westerly, along and with said curve to the Right, having a central angle of 02°35'39", a radius of 500.00, an arc length of 22.64 feet and a chord bearing and distance of S 76°53'23" W, 22.64 feet to a 5/8 inch iron rod with cap found for the Point of Tangency;
3) South 78°11'12" West, a distance of 117.92 feet to a 5/8 inch iron rod with cap found for the Point of Curvature of a curve to the Left;
4) Westerly, along and with said curve to the Left, having a central angle of 03°51'55", a radius of 500.00, an arc length of 33.73 feet and a chord bearing and distance of S 76°15'18" W, 33.72 feet to a 5/8 inch iron rod with cap found for the Point of Tangency;
5) South 74°19'17" West, a distance of 103.13 feet to a 5/8 inch iron rod with cap found for the Point of Curvature of a curve to the right;
6) Northwesterly, along and with said curve to the Right, having a central angle of 90°00'00", a radius of 25.00, an arc length of 39.27 feet and a chord bearing and distance of N 60°40'43" W, 35.36 feet to a 5/8 inch iron rod with cap found in the East right-of-way line of Crystal View Drive (width varies), as recorded in Document No. 2019057667 B.C.P.R. for the Southwesterly corner of the herein described tract;

THENCE, in a Northerly direction, along the East right-of-way line of said Crystal View Drive, the following Seven (7) courses and distances:

- 1) North 15°40'43" West, a distance of 128.18 feet to a 5/8 inch iron rod with cap found for the Point of Curvature of a curve to the Right;
2) Northerly, along and with said curve to the Right, having a central angle of 05°43'19", a radius of 760.00, an arc length of 75.90 feet and a chord bearing and distance of N 12°49'03" W, 75.87 feet to a 5/8 inch iron rod with cap found for the Point of Compound curve to the Right;
3) Northerly, along and with said curve to the Right, having a central angle of 10°06'29", a radius of 510.00, an arc length of 89.37 feet and a chord bearing and distance of N 04°54'09" W, 89.86 feet to a 5/8 inch iron rod found for the Point of Tangency;
4) North 00°09'05" East, a distance of 34.37 feet to a 5/8 inch iron rod found for the Point of Curvature of a curve to the Left;
5) Northerly, along and with said curve to the Left, having a central angle of 02°52'41", a radius of 510.00, an arc length of 25.62 feet and a chord bearing and distance of N 01°17'15" W, 25.62 feet to a 5/8 inch iron rod found for the Point of Tangency;
6) North 02°43'36" West, a distance of 47.51 feet to a 5/8 inch iron rod found for the Point of Curvature of a curve to the right;
7) Northeasterly, along and with said curve to the Right, having a central angle of 90°00'00", a radius of 35.00, an arc length of 54.98 feet and a chord bearing and distance of N 42°16'24" E, 49.50 feet to a 5/8 inch iron rod with cap found in the South right-of-way line of Meridiana Parkway (a.k.a. County Road 56, 120 feet wide) for the Northwesterly corner of the herein described tract;

THENCE, North 87°16'24" East, along the South right-of-way line of said Meridiana Parkway, a distance of 878.58 feet to a 5/8 inch iron rod with cap found for the Northwest corner of said called 1.554 acre tract and the Northeast corner of the herein described tract;

THENCE, South 02°43'36" East, along the West line of said called 1.554 acre tract, a distance of 313.40 feet to the POINT OF BEGINNING and containing 7.9714 acres (347,234 square feet) of land, more or less.



VICINITY MAP N.T.S. KEY MAP NO. 692J

PRELIMINARY PLAT OF SIERRA VISTA CENTER

A SUBDIVISION OF 7.9714 ACRES, LOCATED IN SECTION 51 OF H.T. & B. R.R. COMPANY SURVEY, ABSTRACT NO. 288, BRAZORIA COUNTY, TEXAS.

1 RESERVE 1 BLOCK

DATE: MAY, 2023 SCALE: 1" = 60'

OWNER: PANJWANI ENERGY PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY 6161 SAVOY DR, SUITE 1111, HOUSTON, TX. 77036. 281-857-2515

ENGINEER: SARAB STRUCTURAL & CIVIL, LLC 13831 NORTHWEST FREEWAY, SUITE 285, HOUSTON, TEXAS 77040 OFFICE: (713) 485-5641 email: sarabadmin@sarabstructural.com T.B.P.E. REGISTRATION NO. F-10808

SURVEYOR: CENTURY ENGINEERING, INC. 3030 S. GESSNER SUITE 100, HOUSTON, TEXAS 77063 OFFICE: (713) 780-8871 FAX: (713) 780-7662 email: dmassiate@centuryengineering.com T.B.P.E. REGISTRATION NO. F-380 T.B.P.L.S. REGISTRATION NO. 100965-0

