

Thursday, August 31, 2023

Merrett Huddleston
Elevation Land Solutions
2445 Technology Forest Blvd, Suite 200
Houston, TX

Re: Karsten Boulevard and Cedar Rapids Parkway Street Dedication Abbreviated Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 1741
Adico, LLC Project No. 16007-2-267

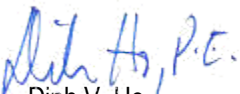
Dear Ms. Huddleston;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal for Karsten Boulevard and Cedar Rapids Parkway Street Dedication Abbreviated Plat received on or about August 28, 2023. The review of the abbreviated plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

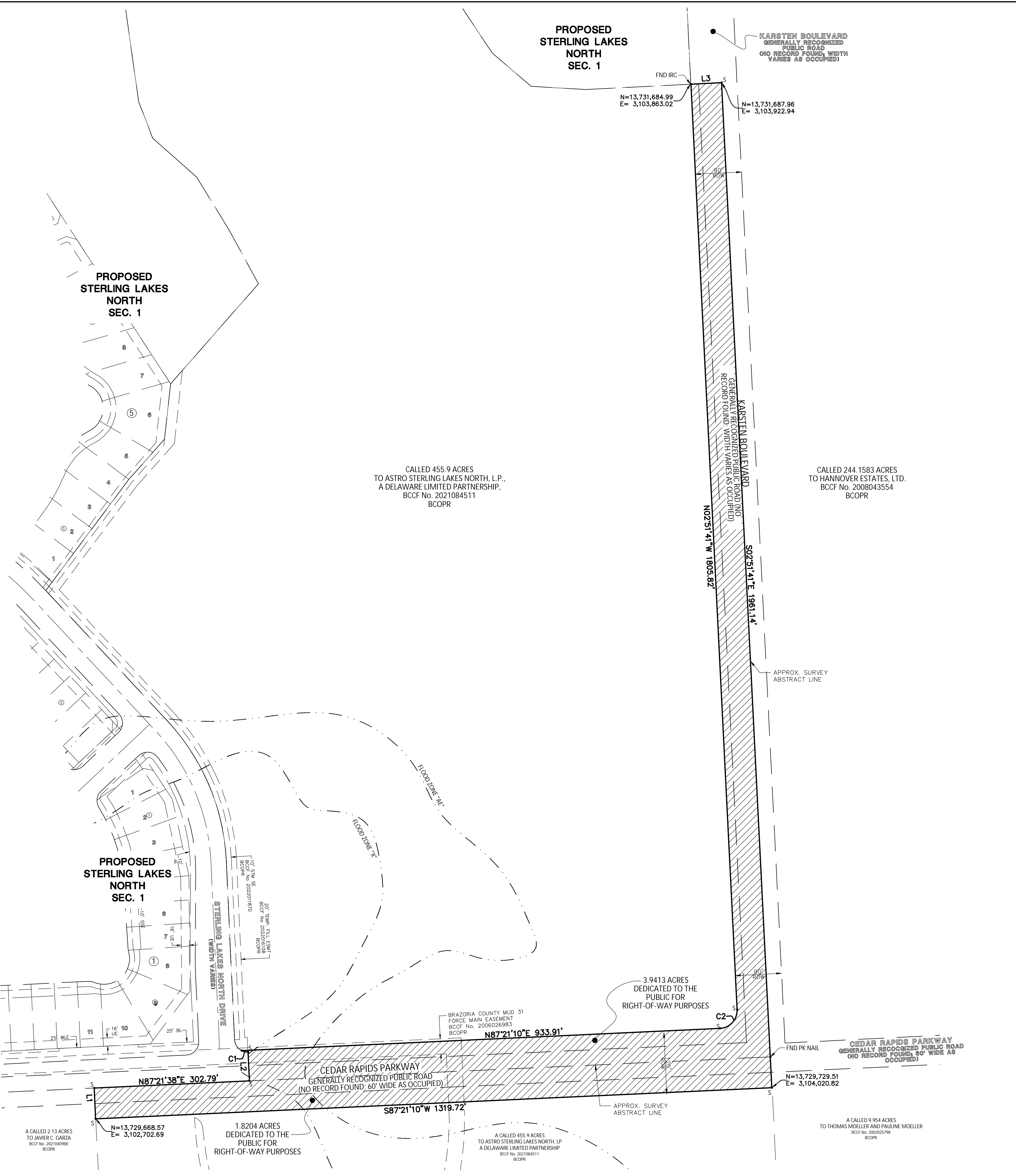
Based on our review, we have no objections to the abbreviated plat as resubmitted August 28, 2023. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than August 31, 2023, for consideration at the September 5, 2023, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC

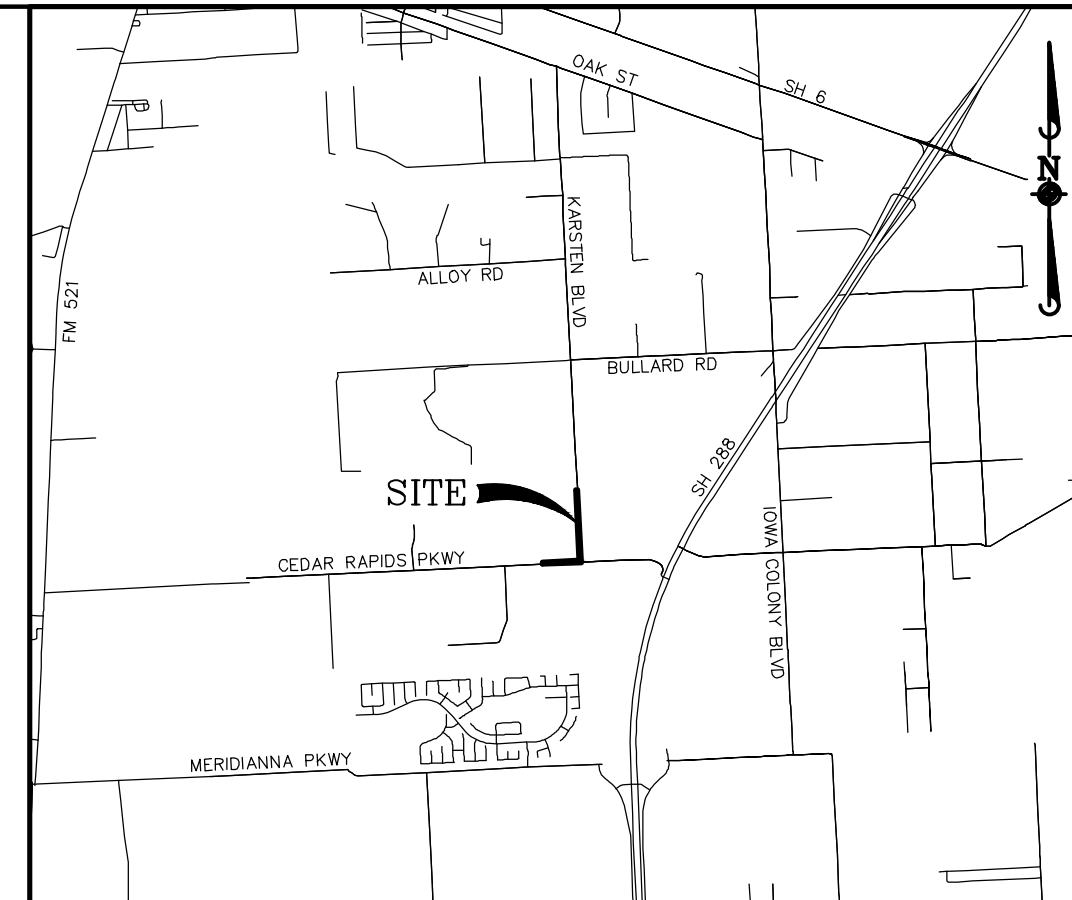

Dinh V. Ho
TBPE Firm No.16423

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC

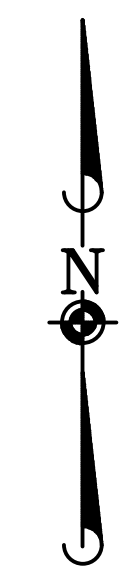
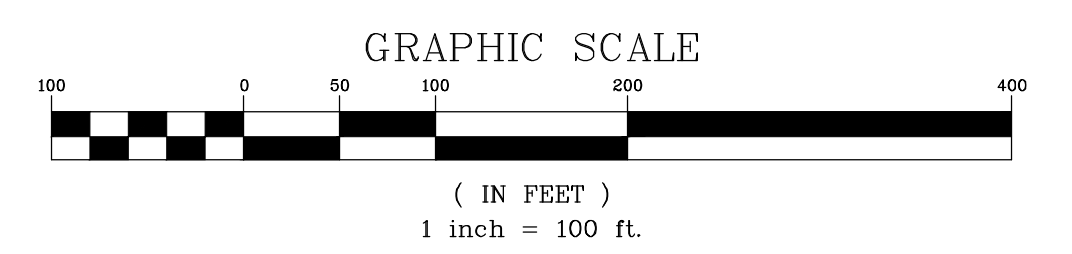


LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°38'50"W	60.18'
L2	N02°38'52"W	56.53'
L3	N87°09'51"E	60.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	25.00'	13.15'	030°07'45"	S77°46'21"E	13.00'
C2	35.00'	55.11'	090°12'51"	N42°14'45"E	49.59'



VICINITY MAP
BRAZORIA COUNTY KEY MAP: 692A & 652W
SCALE: 1"=5000'



ABBREVIATIONS

- AE= AERIAL EASEMENT
- DE= DRAINAGE EASEMENT
- PAE= PRIVATE ACCESS EASEMENT
- PUE= PUBLIC UTILITY EASEMENT
- SSE= SANITARY SEWER EASEMENT
- STM SE= STORM SEWER EASEMENT
- UVE= UNOBSTRUCTED VISIBILITY EASEMENT
- UE= UTILITY EASEMENT
- WLE= WATER LINE EASEMENT

- BL= BUILDING LINE
- ROW= RIGHT-OF-WAY

- BCCF= BRAZORIA COUNTY CLERK'S FILE
- BCDR= BRAZORIA COUNTY DEED RECORDS
- BCPR= BRAZORIA COUNTY PLAT RECORDS
- BCOPR= BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- BCOPRRP= BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

- VOL __, PG __= VOLUME, PAGE NUMBER
- FND= FOUND
- IRC= IRON ROD W/ CAP
- S= 5/8" IRON ROD WITH CAP TO BE SET

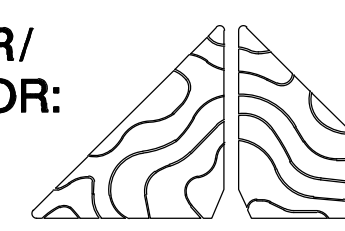
- FINAL PLAT NOTES:**
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1.00013789.
 - BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
 - SURVEY MONUMENTS 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.
 - ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "ELS".
 - BENCHMARK SHOWN HEREON ARE BASED ON TXDOT MONUMENT HV-79C, LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.
 - THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DEFINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, SHADED ZONE "X", AREAS DETERMINED TO BE WITHIN THE 500-YEAR FLOODPLAIN, AND ZONE "AE" - AREAS DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE ELEVATIONS DETERMINED ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0110K, DATED DECEMBER 30, 2020.
 - ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
 - 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 LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY THE 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.
 - THERE ARE NO PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION.
 - ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
 - ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 31.
 - ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
 - FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.

**FINAL PLAT
STREET DEDICATION
KARSTEN BOULEVARD AND
CEDAR RAPIDS PARKWAY**

A SUBDIVISION OF 5.762 ACRES OF LAND
OUT OF THE
W.H. DENNIS SURVEY, A-516 AND THE
H.T.&B. R.R. Co. SURVEY, A-289
BRAZORIA COUNTY, TEXAS

AUGUST 2023

**OWNER/
DEVELOPER:** ASTRO STERLING LAKES NORTH, L.P.
A DELAWARE LIMITED PARTNERSHIP, LLC
C/O STARWOOD LAND ADVISORS
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FLORIDA 34202

**ENGINEER/
SURVEYOR:**  **ELEVATION
land solutions**
TBPB REGISTRATION NUMBER F-22671
10700 LAKESIDE BLVD., SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPB REGISTRATION NUMBER 10194692

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 5.762 acre (250,976 square feet) tract situated in the W.H. Dennis Survey, Abstract No. 516, and in the H.T. & B.R.R. Co. Survey, Section 57, Abstract No. 289, in Brazoria County, Texas, being a portion of a called 455.9 acre tract conveyed to Astro Sterling Lakes North, L.P., a Delaware limited partnership, by deed recorded in Clerk's File No. 2021084511, Brazoria County Official Public Records; said 5.762 acre (250,976 square feet) tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83:

BEGINNING at a PK nail found, being on the centerline of Cedar Rapids Parkway, a generally recognized public road (no record found; 60 feet wide as occupied), and being on the centerline of Karsten Boulevard, a generally recognized public road (no record found; width varies as occupied);

THENCE, South 02°51'41" East, 60.00 to a 5/8-inch iron rod (with cap stamped "ELS") set, being on the south right-of-way line of said Cedar Rapids Parkway;

THENCE, South 87°21'10" West, along the south right-of-way line of said Cedar Rapids Parkway, 1,319.72 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, North 02°38'50" West, 60.18 feet to a point, being on the south line of a called 98.190 acre tract conveyed to LOI Homes-Texas, LLC, a Texas limited liability company, by deed recorded in Clerk's File No. 2020062462, Brazoria County Official Public Records;

THENCE, North 87°21'38" East, along the south line of said called 98.190 acre tract, 302.79 feet to a nail found, being the southerly southeast corner of said called 98.190 acre tract;

THENCE, North 02°38'52" West, at 29.86 feet passing the north right-of-way line of said Cedar Rapids Parkway, continuing for a total distance of 56.53 feet to a 5/8-inch iron rod (with cap) found, being a southeast corner of said called 98.190 acre tract, and being the beginning of a curve to the right;

THENCE, along the east line of said called 98.190 acre tract and along said curve to the right in a westerly direction, with a radius of 25.00 feet, a central angle of 30°07'45", an arc length of 13.15 feet, and a chord bearing North 77°46'21" West, 13.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, over and across said called 455.9 acre tract, the following three (3) courses and distances:

- 1. North 87°21'10" East, 933.91 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the left;
2. Along said curve to the left in a northeasterly direction, with a radius of 35.00 feet, a central angle of 90°12'51", an arc length of 55.11 feet, and a chord bearing North 42°14'45" East, 49.59 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
3. North 02°51'41" West, 1,805.82 feet to a 5/8-inch iron rod (with cap) found, being the most easterly southeast corner of said called 98.790 acre tract and being on the west right-of-way line of said Karsten Boulevard;

THENCE, North 87°09'21" East, along the west right-of-way line of said Karsten Boulevard, at 15.00 feet departing the west right-of-way line of said Karsten Boulevard, continuing for a total distance of 60.00 feet to a point, being on the centerline of said Karsten Boulevard, from which a PK nail found bears North 02°51'41" West, along the centerline of said Karsten Boulevard, 3,379.04 feet, being on the centerline of Bullard Road, a generally recognized public road (no record found; 60 feet wide as occupied);

THENCE, South 02°51'41" East, along the centerline of said Karsten Boulevard, 1,901.15 feet to the POINT OF BEGINNING, CONTAINING 5.762 acre (250,976 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, ASTRO STERLING LAKES NORTH, LP, A DELAWARE LIMITED PARTNERSHIP, acting by and through Brian Stidham, Authorized Person, being an officer of ASTRO STERLING LAKES NORTH GP, LLC, a Delaware Limited Liability Company, its General Partner, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 5.788 Acre tract described in the above and foregoing map of KARSTEN BOULEVARD AND CEDAR RAPIDS PARKWAY STREET DEDICATION PLAT, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps 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 on 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 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.

FURTHER, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of KARSTEN BOULEVARD AND CEDAR RAPIDS PARKWAY STREET DEDICATION PLAT where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15'-0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Iowa Colony, Brazoria County, or any other governmental agency, the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, the ASTRO STERLING LAKES NORTH, LP, a Delaware limited partnership, has caused these presents to be signed by Brian Stidham, Authorized Person, being an officer of ASTRO STERLING LAKES NORTH GP, LLC, a Delaware limited

liability company, its General Partner, thereunto authorized this _____ day of _____, 20____

ASTRO STERLING LAKES NORTH, LP,
A Delaware limited partnership

By: ASTRO STERLING LAKES NORTH GP, LLC,
a Delaware limited liability company,
its General Partner

By: _____
Brian Stidham, Authorized Person

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared Brian Stidham, Authorized Person, being an officer of ASTRO STERLING LAKES NORTH GP, LLC, a Delaware Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ Day of _____, 20____

Notary Public in and for the State of Texas

Printed Name: _____

My Commission expires _____

I, Paul R. Bretherton, 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.

Paul R. Bretherton
Texas Registration No. 5977

This plat is hereby APPROVED by the City of Iowa Colony City Engineer, this _____ day of _____, 20____

Dinh V. Ho, P.E.

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

Wil Kennedy
Mayor

McLean Barnett

Arnetta Hicks-Murray

Marquette Greene-Scott

Tim Varlack

Steven Byrum-Bratsen

Sydney Hargroder

This plat is hereby APPROVED by the City of Iowa Colony Planning and Zoning Commission, this _____ day of _____, 2023

David Hurst
Chairman

Warren Davis

Les Hosey

Robert Wall

Brenda Dillon

Brian Johnson

Terry Hayes

STREET DEDICATION PLAT
KARSTEN BOULEVARD AND
CEDAR RAPIDS PARKWAY

A SUBDIVISION OF 5.762 ACRES OF LAND
OUT OF THE
W.H. DENNIS SURVEY, A-516 AND THE
H.T.&B. R.R. Co. SURVEY, A-289
BRAZORIA COUNTY, TEXAS

AUGUST 2023

OWNER/
DEVELOPER: ASTRO STERLING LAKES NORTH, L.P.
A DELAWARE LIMITED PARTNERSHIP, LLC
C/O STARWOOD LAND ADVISORS
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/
SURVEYOR: ELEVATION
land solutions
TBPB REGISTRATION NUMBER F-22671
10199 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPB REGISTRATION NUMBER 10194692

