

Tuesday, July 29, 2025

Chris Stuart
Aupha Engineering
1650 Hwy 6, Suite 120
Sugar Land, TX 77478
cstuart@majesticdev.com

Re: Sunset Prairie Subdivision Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 5870
ALLC Project No. 710-25-002-009

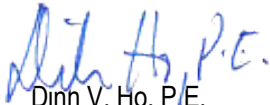
Dear Mr. Stuart:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Sunset Prairie Subdivision Preliminary Plat, received on or about July 28, 2025. 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 July 28, 2025. Please provide ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, July 30, 2025, for consideration at the August 5, 2025, 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
File: 710-25-002-009

UNRESTRICTED RESERVE **A**
1.26 AC
54,927 Sq. Ft.

RESTRICTED RESERVE **B**
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.10 AC
4,571 Sq. Ft.

RESTRICTED RESERVE **C**
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.07 AC
2,952 Sq. Ft.

RESTRICTED RESERVE **D**
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.05 AC
2,096 Sq. Ft.

RESTRICTED RESERVE **E**
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
1.57 AC
68,246 Sq. Ft.

RESTRICTED RESERVE **F**
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.27 AC
11,818 Sq. Ft.

RESTRICTED RESERVE **G**
Parkland Purposes Only
1.93 AC
84,181 Sq. Ft.

RESTRICTED RESERVE **H**
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.42 AC
18,205 Sq. Ft.

RESTRICTED RESERVE **I**
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.04 AC
1,796 Sq. Ft.

RESTRICTED RESERVE **J**
Restricted to Drainage and
Detention Purposes Only
4.16 AC
181,113 Sq. Ft.

RESTRICTED RESERVE **K**
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.62 AC
27,041 Sq. Ft.

RESTRICTED RESERVE **L**
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.39 AC
16,909 Sq. Ft.

RESTRICTED RESERVE **M**
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.07 AC
3,228 Sq. Ft.

UNRESTRICTED RESERVE **N**
3.85 AC
158,864 Sq. Ft.

RESTRICTED RESERVE **O**
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.10 AC
4,355 Sq. Ft.

RESTRICTED RESERVE **P**
Restricted to Compensating
Open Space and Incidental
Purposes Only
0.39 AC
16,793 Sq. Ft.

RESTRICTED RESERVE **Q**
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.09 AC
3,932 Sq. Ft.

RESTRICTED RESERVE **R**
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.07 AC
3,093 Sq. Ft.

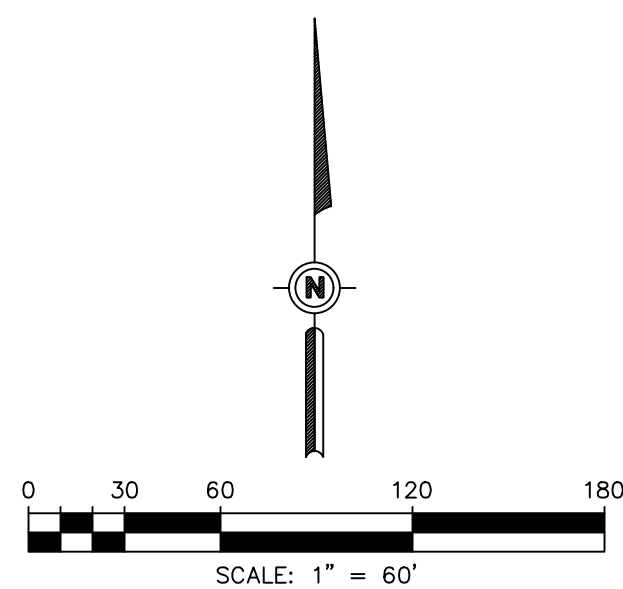
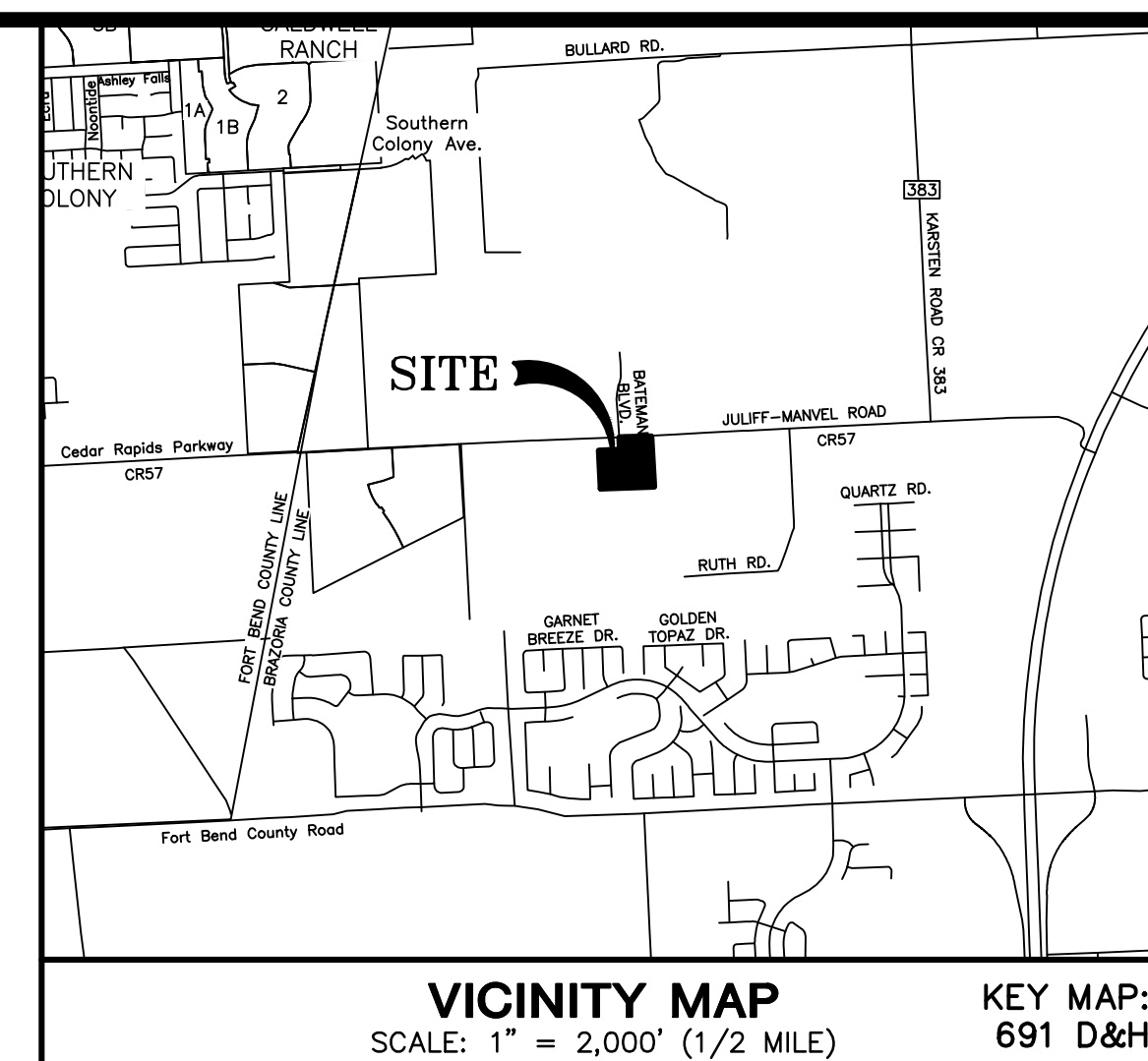
TOTAL RESERVES
15.25 AC
664,144 Sq. Ft.

BAYOU RIFLES, INC.,
RESIDUE CALLED 25 AC
VOL. 1552, PG. 570
D.R.B.C.T.

ASTRO SIERRA VISTA LP
RESIDUE CALLED 21.52 ACRES
C.C.F. No. 2021-084557
O.P.R.B.C.T.

BRAZORIA BEND
COUNTY CLUB ESTATES
VOL. 17, PG. 273
P.R.B.C.T.

D.R. HORTON TEXAS LTD
CALLED 64.439 AC
C.C.F. No. 2024016452
O.P.R.B.C.T.



- LEGEND:**
- "Set 5/8-inch iron rod with cap stamped 'MAJESTIC SRVY FIRM 10194922'"
 - "Street Name Break"
 - ① = "Block Number"
 - AC = "Acre(s)"
 - AE = "Aerial Easement"
 - BL = "Building Line"
 - ESMT = "Easement"
 - C.C.F. = "County Clerk's File Number"
 - 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"
 - 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"

SUNSET PRAIRIE SUBDIVISION PARKLAND TABLE	
PLAT	ACREAGE
SUNSET PRAIRIE SUBDIVISION	1.93 AC
TOTAL	1.93 AC
TOTAL REQUIRED 1/54 AC PER LOT @ 103 LOTS	1.91 AC

PRELIMINARY PLAT OF SUNSET PRAIRIE SUBDIVISION

BEING A REPLAT OF 39.83 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

103 LOTS 18 RESERVES 4 BLOCKS
JULY 2025



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 company
11333 FOUNTAIN LAKE DRIVE
STAFFORD, TX 77478
(713)-498-1855

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

SURVEYOR:
MAJESTIC SURVEY, L.L.C.
REGISTRATION No. F-24725
1650 S HWY 6, SUITE 120
SUGAR LAND, TX 77478
(281)-975-1777

ENGINEER:
ALPHA ENGINEERING, PLLC
REGISTRATION No. F-24725
1650 S HWY 6, SUITE 120
SUGAR LAND, TX 77478
(409)-790-0163

Nick@dhonanipieg.com

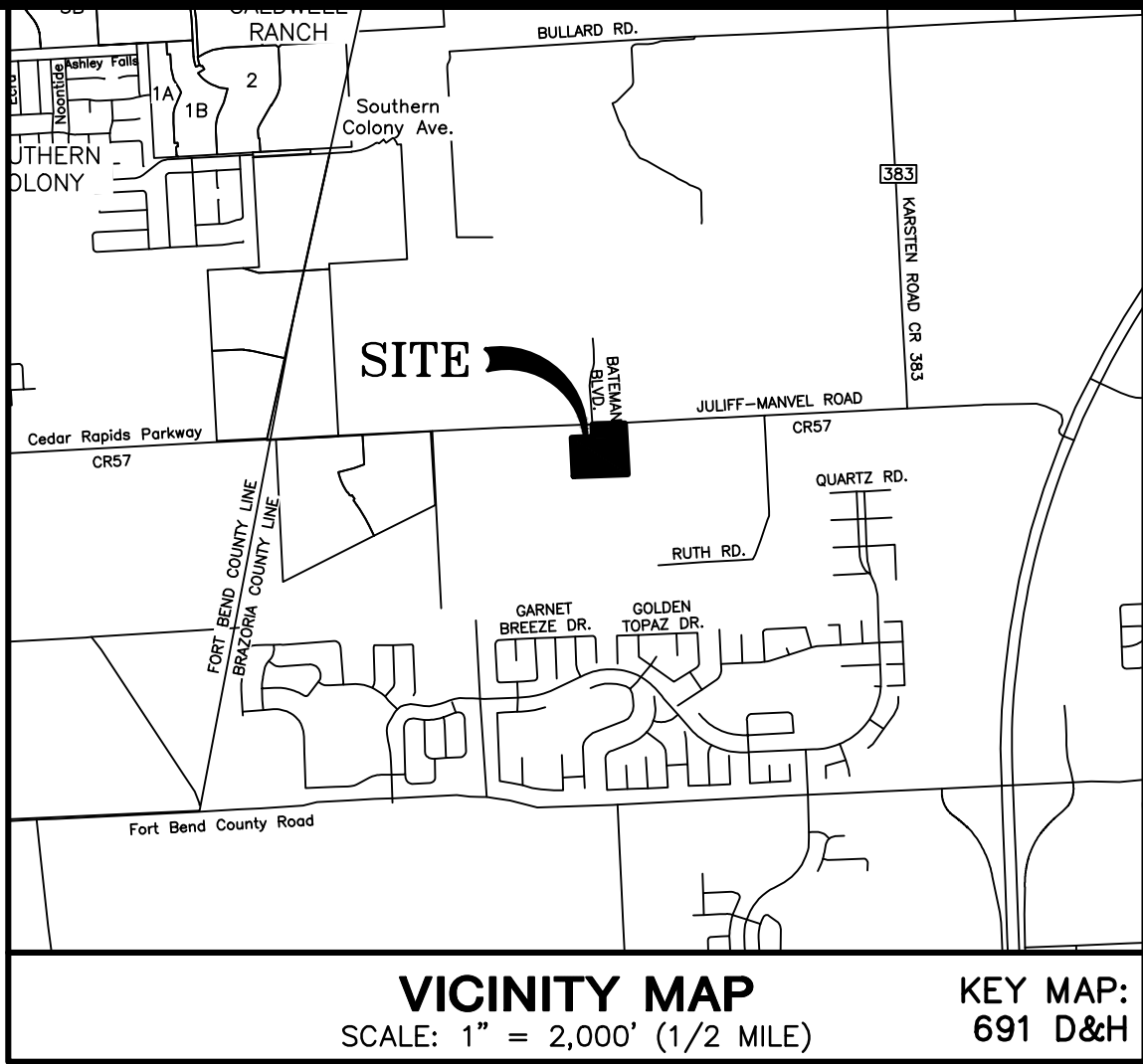
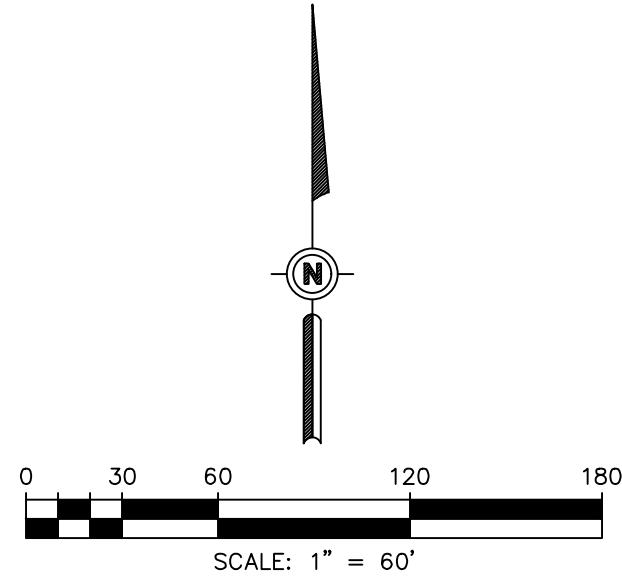
Santosh@majesticdev.com

Jeremy@majesticdev.com

Justin@majesticdev.com

SHEET 1 OF 3

UNRESTRICTED RESERVE A 1.26 AC 54,927 Sq. Ft.	RESTRICTED RESERVE B Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.10 AC 4,571 Sq. Ft.	RESTRICTED RESERVE C Restricted to Open Space, Landscape, and Incidental Purposes Only 0.07 AC 2,952 Sq. Ft.	RESTRICTED RESERVE D Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.05 AC 2,096 Sq. Ft.	RESTRICTED RESERVE E Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 1.57 AC 68,246 Sq. Ft.	RESTRICTED RESERVE F Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.27 AC 11,818 Sq. Ft.	RESTRICTED RESERVE G Parkland Purposes Only 1.93 AC 84,181 Sq. Ft.	RESTRICTED RESERVE H Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.42 AC 18,205 Sq. Ft.	RESTRICTED RESERVE I Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.04 AC 1,796 Sq. Ft.
RESTRICTED RESERVE J Restricted to Drainage and Detention Purposes Only 4.16 AC 181,113 Sq. Ft.	RESTRICTED RESERVE K Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.62 AC 27,041 Sq. Ft.	RESTRICTED RESERVE L Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.39 AC 16,909 Sq. Ft.	RESTRICTED RESERVE M Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.07 AC 3,228 Sq. Ft.	UNRESTRICTED RESERVE N 3.65 AC 158,864 Sq. Ft.	RESTRICTED RESERVE O Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.10 AC 4,355 Sq. Ft.	RESTRICTED RESERVE P Restricted to Compensating Open Space and Incidental Utility Purposes Only 0.39 AC 16,793 Sq. Ft.	RESTRICTED RESERVE Q Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.09 AC 3,932 Sq. Ft.	RESTRICTED RESERVE R Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.07 AC 3,093 Sq. Ft.
TOTAL RESERVES 15.25 AC 664,144 Sq. Ft.								



- GENERAL NOTES:
- All existing pipelines or pipeline easements through the proposed subdivision have been shown.
 - Structures built on lots in the designated floodplain must be elevated to 24 inches (2 feet) above the FEMA Base Flood Elevation (BFE). No development permits will be issued below the BFE. Contact the floodplain administrator's office for specific information.
 - 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.
- UVES(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.
- The property identified in the foregoing plat lies with Brazoria County Drainage District #5.



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

ROBERT A. KOUTS &
KATHRYN M. CARROW
CALLED 5.5985 AC
(PART OF LOT 1)
C.C.F. No. 2003-067608
O.P.R.F.B.C.T.

PLACIDA LOPEZ
CALLED 9.19 AC
VOL. 1384, PG. 495
D.R.B.C.T.

PRELIMINARY PLAT OF SUNSET PRAIRIE SUBDIVISION

BEING A REPLAT OF 39.83 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

103 LOTS 18 RESERVES 4 BLOCKS
JULY 2025

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@ধানanipieg.com	DEVELOPER: MAJESTIC DEVELOPERS, L.L.C. a Texas limited liability company 1650 S HWY 6, SUITE 420 SUGAR LAND, TX 77478 (281)-975-1777 Santosh@majesticdev.com	SURVEYOR: MAJESTIC SURVEY, L.L.C. REGISTRATION No. 10194922 1650 S HWY 6, SUITE 420 SUGAR LAND, TX 77478 (281)-975-1777 Jeremy@majesticdev.com	ENGINEER: ALPHA ENGINEERING, PLLC REGISTRATION No. F-24725 1650 S HWY 6, SUITE 100 SUGAR LAND, TX 77478 (409)-790-0163 Justin@majesticdev.com
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OWNERS ACKNOWLEDGEMENT

State of Texas §
County of Brazoria §

We, Nadyrshah Dhanani, President, and Nikhil Dhanani, Secretary, of DPEG HERITAGE, L.P., a Texas limited partnership, owners of the property subdivided, in this plat 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 Nadyrshah 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: _____
Nadyrshah Dhanani, President

By: _____
Nikhil Dhanani, Secretary

State of Texas §
County of _____ §

Before me, the under signed authority, on this day personally appeared Nadyrshah 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 Fort Bend §

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 plat 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 plat meets all requirements of Brazoria County to the best of my knowledge.

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S14°15'45"E	91.85'
L2	S42°17'55"W	10.00'
L3	S87°08'14"W	159.38'
L4	N76°11'55"E	12.59'
L5	S42°14'54"W	10.00'
L6	N87°27'35"E	27.74'
L7	N13°02'42"W	10.00'
L8	S48°09'44"E	5.00'
L9	N72°08'21"E	5.00'
L10	S02°36'19"E	165.01'
L11	N42°08'14"E	10.00'
L12	N47°42'05"W	10.00'

METES AND BOUNDS

A Metes and Bounds description of a 35.8258 acre 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, GEOID 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. Kauts 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 1;

Thence North 87 degrees 27 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	350.00'	11°25'16"	69.77'	S08°33'08"E	69.65'	35.00'
C2	350.00'	11°00'02"	67.20'	N08°45'45"W	67.09'	33.70'
C3	50.00'	89°40'39"	78.26'	N47°42'05"W	70.51'	49.72'
C4	905.00'	10°56'19"	172.78'	N81°40'04"E	172.52'	86.65'
C5	75.00'	79°09'42"	103.62'	N36°37'04"E	95.57'	62.00'
C6	50.00'	89°34'38"	78.17'	N47°45'06"W	70.45'	49.63'
C7	900.00'	9°40'42"	152.03'	S82°37'14"W	151.85'	76.20'
C8	50.00'	92°19'09"	80.56'	N41°50'16"E	72.13'	52.07'
C9	600.00'	13°32'20"	141.78'	N11°05'29"W	141.45'	71.22'
C10	75.00'	89°08'24"	116.68'	S47°25'58"E	105.27'	73.88'
C11	50.00'	90°00'00"	78.54'	S47°51'46"E	70.71'	50.00'
C12	50.00'	90°19'21"	78.82'	S42°17'55"W	70.91'	50.28'
C13	30.00'	90°18'05"	47.28'	S42°18'33"W	42.54'	30.16'
C14	30.00'	81°40'06"	42.76'	S51°42'22"E	39.23'	25.93'
C15	25.00'	17°13'30"	7.52'	N78°50'50"E	7.49'	3.79'
C16	50.00'	124°07'38"	108.32'	N47°42'05"W	88.35'	94.29'
C17	25.00'	17°13'30"	7.52'	S05°44'59"W	7.49'	3.79'
C18	25.00'	90°00'00"	39.27'	S47°51'46"E	35.36'	25.00'
C19	25.00'	59°52'59"	26.13'	S52°01'45"W	24.96'	14.40'
C20	50.00'	273°59'52"	239.11'	S20°54'48"E	68.20'	46.63'
C21	25.00'	35°29'26"	15.49'	S81°39'35"E	15.24'	8.00'
C22	25.00'	17°17'18"	7.54'	N78°48'56"E	7.51'	3.80'
C23	50.00'	124°09'15"	108.34'	N47°45'06"W	88.36'	94.34'
C24	25.00'	17°17'18"	7.54'	S05°40'52"W	7.51'	3.80'
C25	25.00'	90°00'00"	39.27'	S42°08'14"W	35.36'	25.00'
C26	25.00'	89°08'24"	38.89'	S47°25'58"E	35.09'	24.63'
C27	25.00'	56°11'43"	24.52'	N39°56'46"W	23.55'	13.35'
C28	50.00'	275°25'05"	240.35'	S69°39'55"W	67.29'	45.48'
C29	25.00'	40°32'09"	17.69'	S07°06'23"W	17.32'	9.23'
C30	25.00'	23°38'47"	10.32'	S15°54'39"E	10.24'	5.23'
C31	50.00'	139°08'00"	121.42'	N41°49'57"E	93.71'	134.21'
C32	25.00'	23°24'07"	10.21'	N80°18'07"W	10.14'	5.18'
C33	25.00'	90°36'09"	39.53'	S42°41'45"W	35.54'	25.26'
C34	25.00'	89°23'51"	39.01'	N47°18'15"W	35.17'	24.74'
C35	25.00'	90°00'00"	39.27'	N47°51'46"W	35.36'	25.00'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C36	25.00'	17°01'07"	7.43'	S78°37'41"W	7.40'	3.74'
C37	50.00'	124°02'14"	108.24'	S47°51'46"E	88.31'	94.11'
C38	25.00'	17°01'06"	7.43'	N05°38'48"E	7.40'	3.74'
C39	25.00'	16°48'33"	7.33'	N11°16'03"W	7.31'	3.69'
C40	50.00'	123°56'28"	108.16'	S42°17'55"W	88.27'	93.92'
C41	25.00'	16°48'33"	7.33'	S84°08'08"E	7.31'	3.69'
C42	30.00'	101°43'20"	53.26'	N36°35'55"E	46.54'	36.86'
C43	30.00'	89°41'55"	46.97'	N47°41'27"W	42.31'	29.84'
C44	25.00'	90°51'36"	39.65'	N42°34'02"E	35.62'	25.38'
C45	25.00'	90°19'21"	39.41'	S42°17'55"W	35.45'	25.14'
C46	25.00'	89°40'39"	39.13'	N47°42'05"W	35.26'	24.86'
C47	25.00'	90°00'00"	39.27'	N42°08'14"E	35.36'	25.00'

PLANNING AND ZONING COMMISSION APPROVALS

This plat 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 plat is hereby approved by the City of Iowa Colony Planning and Zoning Commission, this ____ day of _____, 202__.

David Hurst, Chairman

Les Hosey, Member
Warren Davis, Member

Brenda Dillon, Member
Robert Wall, Member

Terry Hayes, Member
Brian Johnson, Member

CITY COUNCIL APPROVALS

This plat hereby approved by the City of Iowa Colony City Council, this ____ day of _____, 202__.

Will Kennedy, Mayor

Nikki Brooks, Council Position 1
Timothy Varlack, Council District A

Ametta Hicks-Murray, Council Position 2
Kareem Boyce, Council District B

Marquette Greene-Scott, Council Position 3
Sydney Hargroder, Council District C

PRELIMINARY PLAT OF SUNSET PRAIRIE SUBDIVISION

BEING A REPLAT OF 39.83 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

103 LOTS 18 RESERVES 4 BLOCKS
JULY 2025



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@dhananipeg.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 420
SUGAR LAND, TX 77478
(281)–975–1777

Jeremy@majesticdev.com



ENGINEER:
AUPHA ENGINEERING, PLLC
REGISTRATION No. F-24725
1650 S HWY 6, SUITE 100
SUGAR LAND, TX 77478
(409)–790–0163

Justin@majesticdev.com
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