

Wednesday, January 31, 2024

Merrett Huddleston
Elevation Land Solutions
9709 Lakeside Blvd., Suite 200
The Woodlands, TX 77381

Re: Sterling Lakes North Section 8 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 3504
ALLC Project No. 16007-2-348

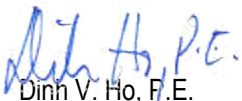
Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Sterling Lakes North Section 8 Preliminary Plat, received on or about January 31, 2024. 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 objections to the preliminary plat as submitted on January 31, 2024. Please submit ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, January 31, 2024, for consideration at the February 6, 2024, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC



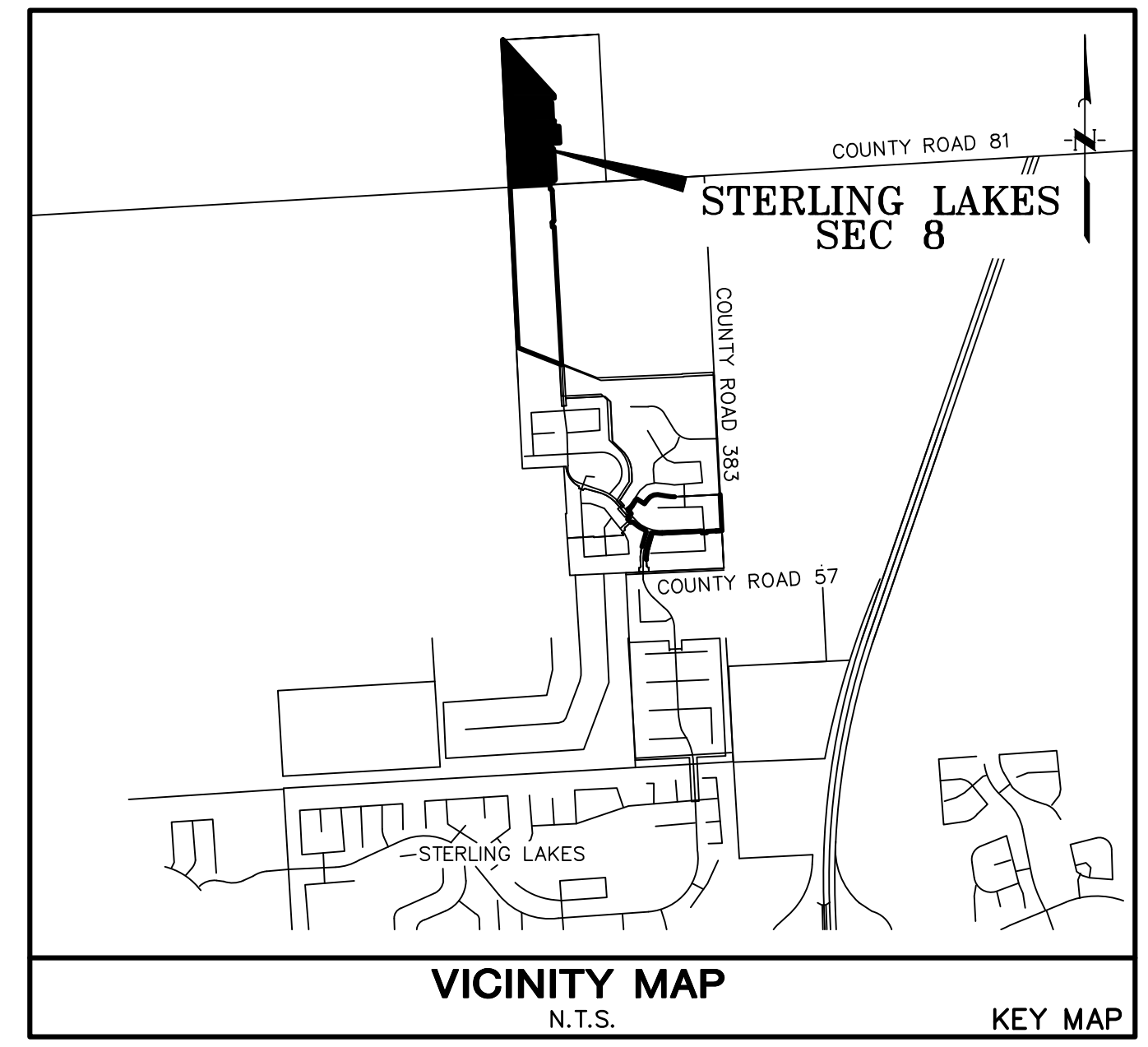
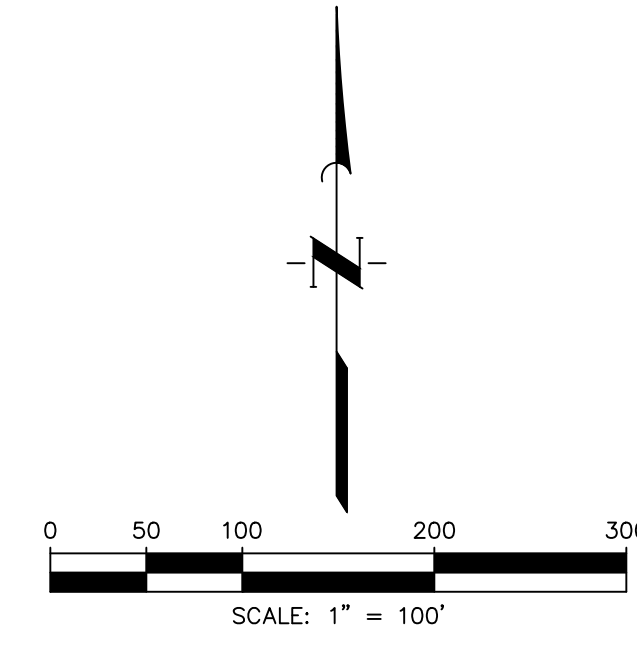
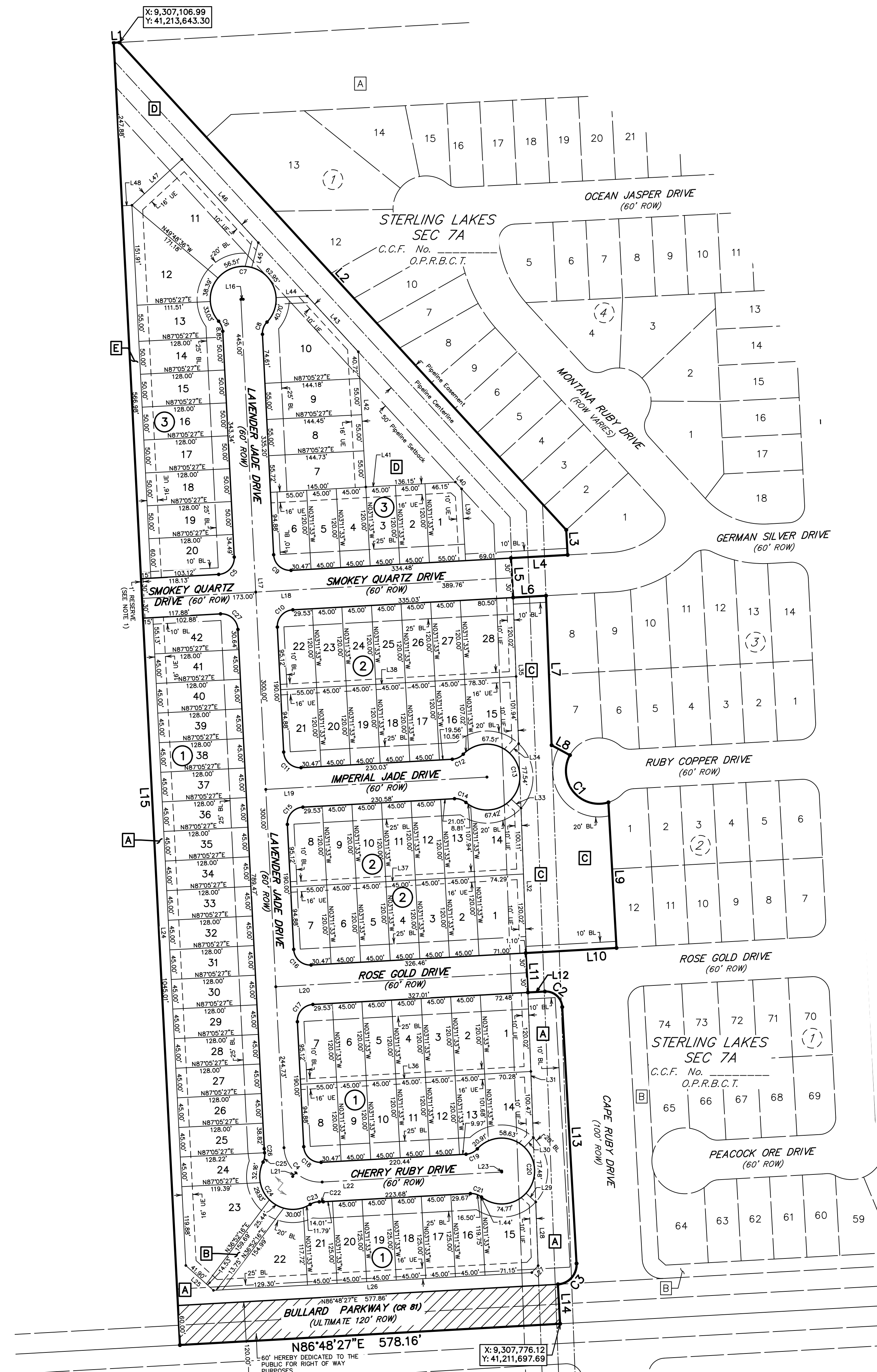
Dinh V. Ho, F.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-348

- RESTRICTED RESERVE A**
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
1.19 AC
51,798.93 Sq. Ft.
- RESTRICTED RESERVE B**
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.09 AC
3,977.26 Sq. Ft.
- RESTRICTED RESERVE C**
Restricted to Open Space,
Landscape, Incidental Utility
and Recreational Purposes
Only
1.12 AC
48,598 Sq. Ft.
- RESTRICTED RESERVE D**
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
2.02 AC
87,792 Sq. Ft.
- RESTRICTED RESERVE E**
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.20 AC
8,504 Sq. Ft.

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S86°44'59"W	8.64'	L21	S41°56'57"W	7.50'	L41	S86°48'27"W	45.00'
L2	N42°30'21"W	1004.04'	L22	S86°48'27"W	273.00'	L42	S03°11'33"E	55.00'
L3	N03°11'33"W	38.04'	L23	S03°11'33"E	1.50'	L43	N42°30'21"W	114.74'
L4	N86°48'27"E	86.18'	L24	S02°54'33"E	45.00'	L44	N87°05'27"E	47.34'
L5	N03°11'33"W	60.00'	L25	S48°03'03"E	41.90'	L45	N14°57'01"E	38.98'
L6	N86°48'27"E	50.01'	L26	S86°48'27"W	45.00'	L46	N42°30'21"W	171.52'
L7	S02°08'36"E	227.22'	L27	N42°19'55"E	14.27'	L47	N87°29'39"E	103.13'
L8	S61°32'50"E	31.62'	L28	S02°08'36"E	96.64'	L48	S87°05'27"W	15.00'
L9	S03°11'33"E	221.40'	L29	S47°45'01"E	20.00'			
L10	S86°48'27"W	138.08'	L30	S43°27'49"W	20.00'			
L11	S03°11'33"E	60.00'	L31	N02°08'36"W	100.47'			
L12	N86°48'27"E	25.77'	L32	S02°08'36"E	120.02'			
L13	N03°11'33"W	390.00'	L33	S47°43'06"E	20.00'			
L14	S03°11'33"E	60.00'	L34	N43°25'53"E	20.00'			
L15	S02°54'33"E	1979.88'	L35	S02°08'36"E	120.02'			
L16	N87°05'27"E	3.50'	L36	S86°48'27"W	45.00'			
L17	S02°54'33"E	1289.74'	L37	S86°48'27"W	45.00'			
L18	S86°48'27"W	562.76'	L38	S86°48'27"W	45.00'			
L19	S86°48'27"W	336.30'	L39	S03°11'33"E	109.19'			
L20	S86°48'27"W	381.74'	L40	S42°30'21"E	13.97'			

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	50.00'	135°14'47"	118.02'	S39°10'13"E	92.47'	121.45'
C2	25.00'	90°00'00"	39.27'	N48°11'33"W	35.36'	25.00'
C3	30.00'	90°00'00"	47.12'	N41°48'27"E	42.43'	30.00'
C4	55.00'	90°17'00"	86.67'	S48°03'03"E	77.97'	55.27'
C5	25.00'	89°43'00"	39.15'	N41°56'57"E	35.27'	24.88'
C6	25.00'	38°44'22"	16.90'	N22°16'44"W	16.58'	8.79'
C7	50.00'	265°22'21"	231.58'	N88°57'44"W	73.51'	54.21'
C8	25.00'	46°37'59"	20.35'	S20°24'27"W	19.79'	10.78'
C9	25.00'	90°17'00"	39.39'	S48°03'03"E	35.44'	25.12'
C10	25.00'	89°43'00"	39.15'	S41°56'57"W	35.27'	24.88'
C11	25.00'	90°17'00"	39.39'	S48°03'03"E	35.44'	25.12'
C12	25.00'	42°50'00"	18.69'	N65°23'27"E	18.26'	9.81'
C13	50.00'	265°40'01"	231.84'	N03°11'33"W	73.33'	53.93'
C14	25.00'	42°50'00"	18.69'	N71°46'33"W	18.26'	9.81'
C15	25.00'	89°43'00"	39.15'	S41°56'57"W	35.27'	24.88'
C16	25.00'	90°17'00"	39.39'	S48°03'03"E	35.44'	25.12'
C17	25.00'	89°43'00"	39.15'	S41°56'57"W	35.27'	24.88'
C18	25.00'	90°17'00"	39.39'	S48°03'03"E	35.44'	25.12'
C19	25.00'	44°29'36"	19.41'	N64°33'39"E	18.93'	10.23'
C20	50.00'	265°36'48"	231.79'	N04°52'45"W	73.37'	53.98'
C21	25.00'	41°07'12"	17.94'	N72°37'57"W	17.56'	9.38'
C22	85.00'	4°10'02"	6.18'	N88°53'28"E	6.18'	3.09'
C23	25.00'	33°07'23"	14.45'	S74°24'47"W	14.25'	7.43'
C24	50.00'	148°11'43"	129.32'	S48°03'03"E	96.17'	175.50'
C25	25.00'	33°07'23"	14.45'	N09°29'07"E	14.25'	7.43'
C26	85.00'	4°10'02"	6.18'	S04°59'33"E	6.18'	3.09'
C27	25.00'	90°17'00"	39.39'	N48°03'03"W	35.44'	25.12'



- PRELIMINARY PLAT NOTES:
- Slab elevations (finished floor) shall be set at or above the minimum slab elevations defined in this plat.
 - All drainage easements shown hereon shall be kept clear of fences, buildings, foundations, 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.
 - The property subdivided in the foregoing plat lies within Brazoria County Drainage District #5
 - 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.
 - Other than shown hereon, there are no pipeline easements, or pipelines within the boundaries of this plat.
 - All storm water drainage pipes, culverts, or other (includes driveway culverts) will be a minimum 24" I.D. or equal.
 - No Building Permits will be issued until all storm drainage improvements, which may include detention, have been constructed.
 - 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.
 - This tract of land lies within Unshaded Zone "X", areas defined to be outside the 500-Year Floodplain according to FEMA Flood Insurance Rate Map No. 48039C0105K, Dated December 30, 2020.
 - All bearings based on the Texas State Plane Coordinate System, South Central Zone.
 - All coordinates shown hereon are surface and may be converted to the Texas State Plane Coordinate System, South Central Zone, NAD 83 Grid Coordinates by applying the following scale factor: 0.999857950.
 - Monuments set as exterior boundary markers will be set with a minimum of five eights (5/8) inch iron rod or three quarters (3/4) inch iron pipe at least thirty six (36) inches long, encased in concrete for a minimum of eighteen inches below the surface of the ground.
 - All permanent reference monuments (PRM) will be set at all boundary line angle points, block corners, angle points, points of curvature, and at intervals not to exceed one thousand (1,000) feet. Permanent reference monuments shall conform to the Texas professional land surveying practices act and the general rules of procedures and practices.
 - All monuments will be set to the standard 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.
 - Interior lot corner monuments will be set with a minimum of five eights (5/8) inch iron rod at least thirty six (36) inches in length.
 - 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) foot wide sidewalk shall be required along both spine roads, or a minimum of six(6) foot wide sidewalk shall be required along 1 side, and a minimum of four (4) foot wide sidewalks shall be required along streets within the residential section and shall conform to the city's design criteria.
 - Contributing open space areas shall include the area of the permanent water surface and the adjacent side slopes, at a maximum slope of 5:1, for detention reserves with a permanent lake with a minimum water depth of 6 feet beyond the slope transition.
 - All easements are centered on lot lines unless shown otherwise.
 - This plat is subject to the Development Agreement for Sterling Lakes at low Colony and Sierra Vista, as approved on February 15, 2016 and amended in June, 2018 and July 19, 2021.
 - Construction of the north 2 lanes of Bullard Parkway will be required prior to plat recording.
 - This tract lies within the boundary of BOMUD No. 32.
 - Final plat subject to construction of Sterling Lakes North Section 8.
 - Final plat subject to the construction of Bullard Parkway.

PRELIMINARY PLAT STERLING LAKES NORTH SEC 8

**A SUBDIVISION OF 22.99 ACRES OF LAND
OUT OF THE
SECTION 57, H.T. & B.R.R. CO. SURVEY, A-0561,
BRAZORIA COUNTY, TEXAS**

90 LOTS 5 RESERVES 3 BLOCKS

JANUARY 2024

ENGINEER:
ELEVATION LAND SOLUTIONS
9709 LAKESIDE BOULEVARD
SUITE 200
THE WOODLANDS, TEXAS 77381
832-823-2240

OWNER:
ASTRO STERLING LAKES NORTH LP
2450 FONDREN ROAD
STE 210
HOUSTON, TX 77063
713-783-6702

SURVEYOR/PLANNER:
 QUIDDITY
Quality Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10040100
1575 Sawdust Road, Suite 404 • The Woodlands, TX 77380 • 281.363.4039