

Thursday, February 13, 2025

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

Re: Karsten Boulevard North Phase II Abbreviated Plat
Letter of Recommendation to Approve
COIC Project No. 3855
ALLC Project No. 16007-2-367

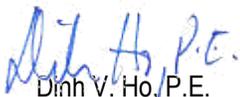
Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Karsten Boulevard North Phase II Abbreviated Plat, received on or about February 10, 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 February 10, 2025. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, February 25, 2025, for consideration at the March 4, 2025, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC



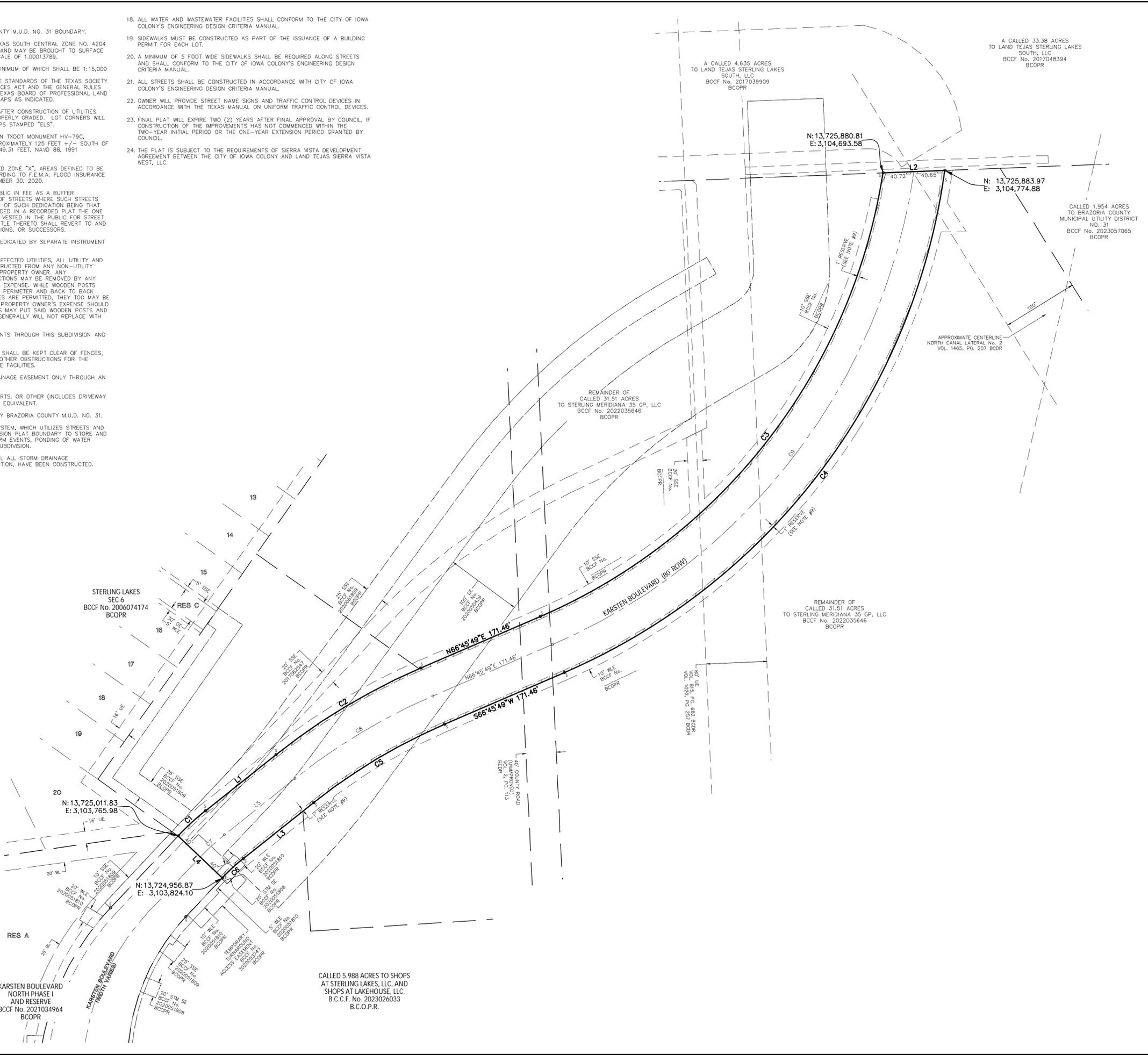
Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-367

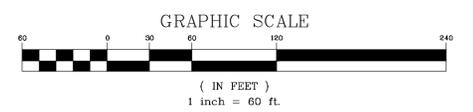
FINAL PLAT NOTES:

- THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 31 BOUNDARY.
- 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 ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C010K, DATED DECEMBER 30, 2020.
- ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- 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 PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION AND ARE SHOWN HEREON.
- 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.
- ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 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.
- THIS SUBDIVISION EMPLOYS A DRAINAGE SYSTEM, WHICH UTILIZES STREETS AND ADJACENT PROPERTIES WITHIN THE SUBDIVISION PLAT BOUNDARY TO STORE AND CONVEY STORM WATER. THUS, DURING STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.

- ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
- 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.
- ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 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.
- THE PLAT IS SUBJECT TO THE REQUIREMENTS OF SIERRA VISTA DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND LAND TEJAS SIERRA VISTA WEST, LLC.



VICINITY MAP
BRAZORIA COUNTY KEY MAP: 692F & 692K
SCALE: 1"=5000'



ABBREVIATIONS

AE=	AERIAL EASEMENT
DE=	DRAINAGE EASEMENT
PAE=	PRIVATE ACCESS EASEMENT
PUE=	PUBLIC UTILITY EASEMENT
SSE=	SANITARY SEWER EASEMENT
STWSE=	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. No.=	VOLUME, PAGE NUMBER
FND=	FOUND
○ E	EXISTING 5/8" IRON ROD WITH CAP
○ S	5/8" IRON ROD WITH CAP TO BE SET

Line Table

Line #	Length	Direction
L1	118.40'	N51°35'28"E
L2	81.37'	N87°46'39"E
L3	118.40'	S51°35'28"W
L4	80.00'	N46°36'20"W
L5	118.40'	N51°35'28"E

Curve Table

Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C1	48.64'	340.00'	008°11'45"	48.59'	N47°29'34"E
C2	222.44'	840.00'	015°10'21"	221.79'	N59°10'39"E
C3	768.21'	760.00'	057°54'52"	735.92'	N37°48'23"E
C4	864.70'	840.00'	058°58'49"	827.02'	S37°16'25"W
C5	201.26'	760.00'	015°10'21"	200.67'	S59°10'39"W
C6	37.19'	260.00'	008°11'45"	37.16'	S47°29'34"W
C7	42.91'	300.00'	008°11'45"	42.88'	N47°29'34"E
C8	211.85'	800.00'	015°10'21"	211.23'	N59°10'39"E
C9	816.46'	800.00'	058°28'28"	781.48'	N37°31'35"E

**ABBREVIATED PLAT
STREET DEDICATION
KARSTEN BOULEVARD
NORTH PHASE II**

A SUBDIVISION OF 2.500 ACRES OF LAND
OUT OF THE
W.H. DENNIS SURVEY, A-515 (ALSO KNOWN AS THE
H.T.&B.R.R. Co. SURVEY, SECTION 56, A-515) AND
THE H.T.&B.R.R. Co. SURVEY SECTION 57, A-289
BRAZORIA COUNTY, TEXAS

FEBRUARY 2025

**OWNER/
DEVELOPER:** CITY OF IOWA COLONY
3144 MERIDIANA PARKWAY
IOWA COLONY, TX 77583
(281) 369-2471

**ENGINEER/
SURVEYOR:**  **ELEVATION**
land solutions
TBPB REGISTRATION NUMBER F-22671
10799 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPB REGISTRATION NUMBER 10194692

CALLED 5.988 ACRES TO SHOPS
AT STERLING LAKES, LLC, AND
SHOPS AT LAKEHOUSE, LLC,
B.C.C.F. No. 2023026033
B.C.O.P.R.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 2.500 acre (108,886 square feet) tract of land situated in the W.H. Dennis Survey, Abstract No. 515 (also known as the H.T. & B.R.R. Co. Survey, Section 56, Abstract No. 515), and the H.T. & B.R.R. Co. Survey, Section 57, Abstract No. 289, in Brazoria County, Texas, being all of a called 2.500 acre tract conveyed to City of Iowa Colony by deed recorded in Clerk's File No. 2024032995, Brazoria County Official Public Records; said 2.500 acre (108,886 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

COMMENCING at a 5/8-inch iron rod (with cap) found, being the northeast corner of a called 1.954 acre tract conveyed to Brazoria County Municipal Utility District No. 31 by deed recorded in Clerk's File No. 2023057065, Brazoria County Official Public Records, being the northeast corner of a called 31.51 acre tract (Tract 1) conveyed to Sterling Meridiana 35 CP, LLC by deed recorded in Clerk's File No. 2022035646, Brazoria County Official Public Records, being on the west right-of-way line of State Highway 288 (right-of-way width varies) recorded in Volume 1043, Page 898, Volume 1043, Page 902, Volume 1049, Page 719, Volume 1051, Page 524, and Volume 1129, Page 426, Brazoria County Deed Records, and being the southeast corner of a called 33.38 acre tract conveyed to Land Tejas Sterling Lakes South, L.L.C., by deed recorded in Clerk's File No. 2017048394, Brazoria County Official Public Records;

THENCE, South 87°46'39" West, along the north line of said called 1.954 acre tract, along the north line of said called 31.51 acre tract, and along the south line of said called 33.38 acre tract, at 353.43 feet passing a 5/8-inch iron rod (with cap) found, being the northwest corner of said called 1.954 acre tract, continuing in all a total distance of 426.39 feet to a 5/8-inch iron rod (with cap) found, being the northeast corner of said called 2.500 acre tract, being the northeast corner and POINT OF BEGINNING of the herein described tract, being on the north line of said called 31.51 acre tract, and being the beginning of a curve to the right;

THENCE, along the east line of said called 2.500 acre tract, the following five (5) courses and distances:

- 1. Along said curve to the right in a southwesterly direction, at a distance of 652.43 feet passing a 5/8-inch iron rod (with cap) found, being the northeast corner of a called 3.333 acre tract conveyed to Rajendra K. Koduru and Janaki D. Sarikonda by deed recorded in Clerk's File No. 2024034153, Brazoria County Official Public Records, continuing in all along said curve to the right in a southwesterly direction, with a radius of 840.00 feet, a central angle of 58°58'49", an arc length of 864.70 feet, and a chord bearing South 37°16'25" West, 827.02 feet to a 5/8-inch iron rod (with cap) found, being on the north line of said called 3.333 acre tract;
2. South 66°45'49" West, along the north line of said called 3.333 acre tract, 171.46 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
3. Continuing along the north line of said called 3.333 acre tract and along said curve to the left in a southwesterly direction, with a radius of 760.00 feet, a central angle of 15°10'21", an arc length of 201.26 feet, and a chord bearing South 59°10'39" West, 200.67 feet to a 5/8-inch iron rod (with cap) found;
4. South 51°35'28" West, continuing along the north line of said called 3.333 acre tract, at a distance of 18.17 feet passing a 5/8-inch iron rod (with cap) found, being the northwest corner of said called 3.333 acre tract and being the north corner of a called 5.988 acre tract conveyed to Shops at Sterling Lakes, LLC by deeds recorded in Clerk's File Nos. 2023026033 and 2024009587, Brazoria County Official Public Records, continuing in all a total distance of 118.40 feet to a 5/8-inch iron rod (with cap) found, being on the west line of said called 5.988 acre tract and being the beginning of a curve to the left;
5. Along the west line of said called 5.988 acre tract and along said curve to the left in a southwesterly direction, with a radius of 260.00 feet, a central angle of 08°11'45", an arc length of 37.19 feet, and a chord bearing South 47°29'34" West, 37.16 feet to an "X" cut in concrete found, being on the west line of said called 5.988 acre tract and being on the east right-of-way line of Karsten Boulevard (right-of-way width varies) according to the plat thereof recorded in Clerk's File No. 2021034964, Brazoria County Map Records;

THENCE, North 46°36'20" West, 80.00 feet to the northeast corner of Reserve A of Karsten Boulevard North Phase 1 and Reserve according to the plat thereof recorded in Clerk's File No. 2021034964, Brazoria County Map Records, being on the west right-of-way line of said Karsten Boulevard and being the beginning of a curve to the right, from which a 5/8-inch iron rod (with cap) found, being the northwest corner of said called 3.333 acre tract and being the north corner of a called 5.988 acre tract conveyed to Shops at Sterling Lakes, LLC by deeds recorded in Clerk's File Nos. 2023026033 and 2024009587, Brazoria County Official Public Records, continuing in all a total distance of 118.40 feet to a 5/8-inch iron rod (with cap) found, being on the west line of said called 5.988 acre tract and being the beginning of a curve to the left;

THENCE, along the west line of said called 2.500 acre tract, the following five (5) courses and distances:

- 1. Along said curve to the right in a northeasterly direction, with a radius of 340.00 feet, a central angle of 08°11'45", an arc length of 48.64 feet, and a chord bearing North 47°29'34" East, 48.59 feet to a 5/8-inch iron rod (with cap) found;
2. North 51°35'28" East, 118.40 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
3. Along said curve to the right in a northeasterly direction, at a distance of 220.18 feet passing a 5/8-inch iron rod (with cap) found, being the southeast corner of a called 7.105 acre tract conveyed to Rajendra K. Koduru and Ramesh Sakarepalle by deed recorded in Clerk's File No. 2024034147, Brazoria County Official Public Records, continuing in all along said curve to the right in a northeasterly direction, with a radius of 840.00 feet, a central angle of 15°10'21", an arc length of 222.44 feet, and a chord bearing North 59°10'39" East, 221.79 feet to a 5/8-inch iron rod (with cap) found, being on the east line of said called 7.105 acre tract;
2. North 66°45'49" East, along the east line of said called 7.105 acre tract, 171.46 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
3. Continuing along the east line of said called 7.105 acre tract and along said curve to the left in a northeasterly direction, with a radius of 760.00 feet, a central angle of 57°54'52", an arc length of 768.21 feet, and a chord bearing North 37°48'23" East, 735.92 feet to a 5/8-inch iron rod (with cap) found, being the northwest corner of said called 2.500 acre tract, being the northwest corner of the herein described tract, being on the north line of said called 31.51 acre tract, and being on the south line of said called 33.38 acre tract, from which a 5/8-inch iron rod (with cap) found bears South 87°46'39" West, along the north line of said called 31.51 acre tract and along the south line of said called 33.38 acre tract, 545.82 feet, being the northwest corner of said called 31.51 acre tract, being the southwest corner of said called 33.38 acre tract, and being on the east line of Lot 7, Block 1, of said Sterling Lakes At Iowa Colony Sec 6;

THENCE, North 87°46'39" East, along the north line of said called 2.500 acre tract, along the north line of said called 31.51 acre tract, and along the south line of said called 33.58 acre tract, 81.37 feet to the POINT OF BEGINNING, CONTAINING 2.500 acres (108,886 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, CITY OF IOWA COLONY, acting by and through Robert Hemminger, City of Iowa Colony City Manager, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 2,500 Acre tract described in the above and foregoing map of KARSTEN BOULEVARD NORTH PHASE II 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 NORTH PHASE II 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 CITY OF IOWA COLONY, acting by and through Robert Hemminger, City of Iowa Colony City Manager, thereunto authorized this _____ day of _____, 20___.

CITY OF IOWA COLONY

By: Robert Hemminger
City of Iowa Colony City Manager

This plat is hereby APPROVED by the City of Iowa Colony Planning and Zoning Commission, this _____ day of _____, 20___

David Hurst
Chairman

Warren Davis

Les Hosey

Robert Wall

Brenda Dillon

Brian Johnson

Terry Hayes

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

Wil Kennedy
Mayor

McLean Barnett

Annetta Hicks-Murray

Marquette Greene-Scott

Tim Varlack

Kareem Boyce

Sydney Hargroder

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared Robert Hemminger, City of Iowa Colony City Manager, 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.

ABBREVIATED PLAT
STREET DEDICATION
KARSTEN BOULEVARD
NORTH PHASE II

A SUBDIVISION OF 2,500 ACRES OF LAND
OUT OF THE
W.H. DENNIS SURVEY, A-515 (ALSO KNOWN AS THE
H.T.&B.R.R. Co. SURVEY, SECTION 56, A-515) AND
THE H.T.&B.R.R. Co. SURVEY SECTION 57, A-289
BRAZORIA COUNTY, TEXAS

FEBRUARY 2025

OWNER/
DEVELOPER: CITY OF IOWA COLONY
3144 MERIDIANA PARKWAY
IOWA COLONY, TX 77583
(281) 369-2471

ENGINEER/
SURVEYOR:



ELEVATION
land solutions
TBPB REGISTRATION NUMBER F-22671
WWW.LANDSOL.COM, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPB REGISTRATION NUMBER 10194692