

Monday, March 24, 2025

Mayra Hernandez
Quiddity Engineering
2322 W. Grand Parkway North, Suite 150
Katy, TX 77449
mahernandez@quiddity.com

Re: Sterling Lakes at Iowa Colony Section 4 Partial Replat No. 1 – Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 5874
Adico, LLC Project No. 710-25-002-007

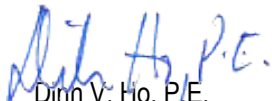
Dear Ms. Hernandez:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Sterling Lakes at Iowa Colony Section 4 Partial Replat No. 1 - Preliminary Plat, received on or about March 20, 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 March 20, 2025. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than March 25, 2025, for consideration at the April 1, 2025, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 710-25-002-007

RESTRICTED RESERVE [A]
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.24 AC
10,605 Sq. Ft.

RESTRICTED RESERVE [B]
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.19 AC
8,233 Sq. Ft.

RESTRICTED RESERVE "J", BLOCK 2
STERLING LAKES AT IOWA COLONY SEC .4
C.F. No. 2007014732
B.C.M.R.

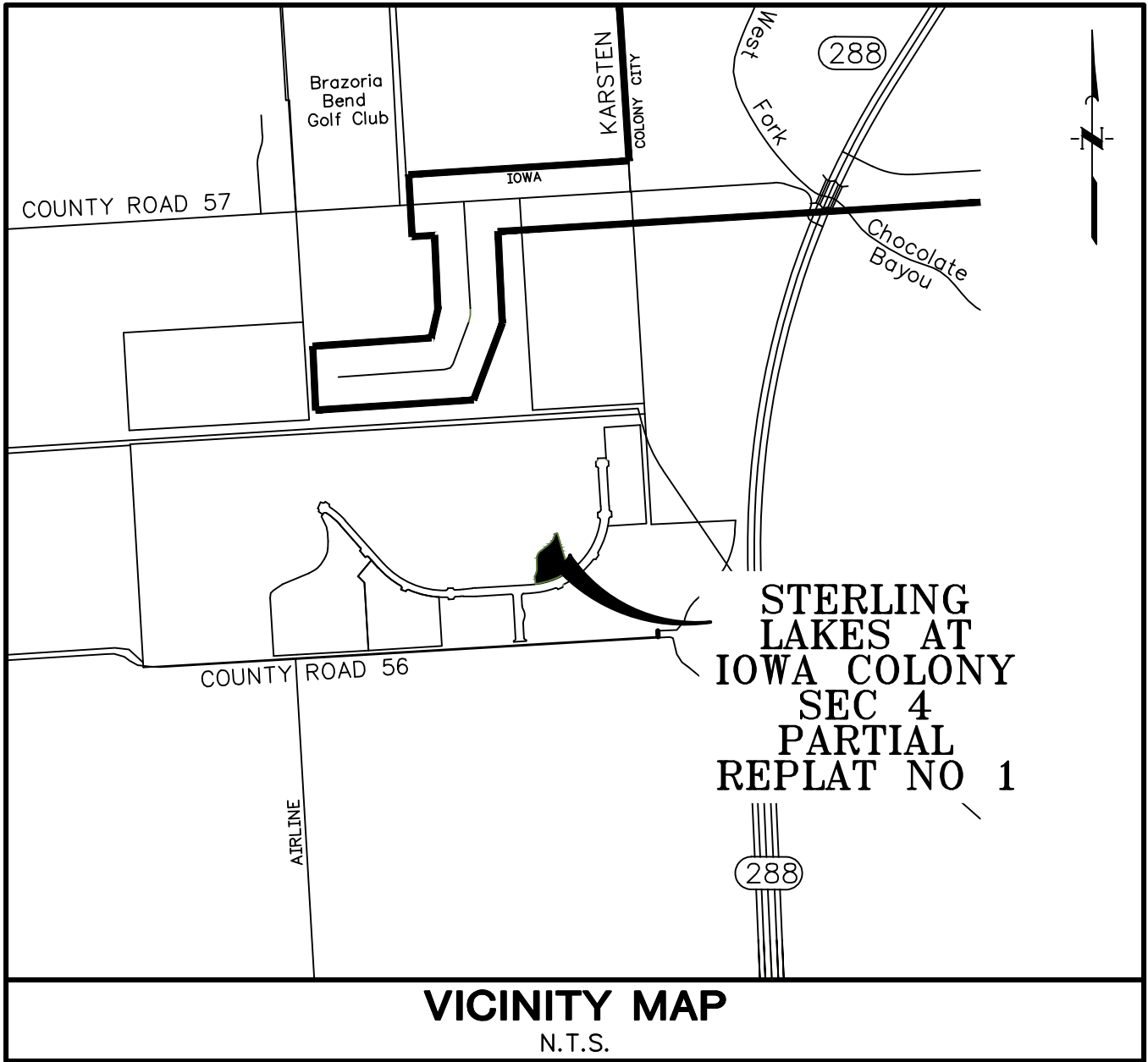
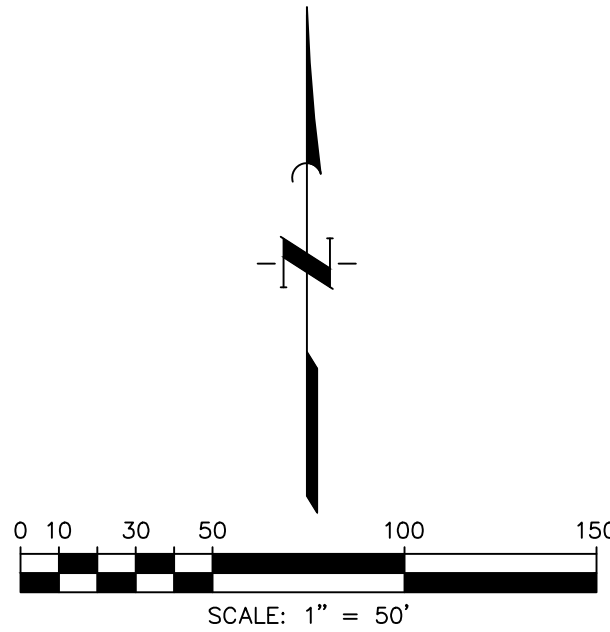
RESTRICTED RESERVE "A", BLOCK 2,
STERLING LAKES AT IOWA COLONY SEC. 4
C.F. No. 2007014732
B.C.O.P.R.

RESTRICTED RESERVE "A", BLOCK 1,
STERLING LAKES AT IOWA COLONY
SPLASH PAD SITE
C.F. No. 2007069548
B.C.M.R.

CALLED 274.2 ACRES
TO STERLING LAKES
IOWA ASSOCIATES
C.F. No. 2005064607
B.C.O.P.R.

STERLING LAKES AT
IOWA COLONY SEC 6
C.F. No. 2006074174
B.C.M.R.

STERLING LAKES DRIVE
(100' ROW)
C.F. No. 2007014707
B.C.M.R.



- LEGEND
- AC "Acres"
 - BCMR "Brazoria County Map Records"
 - BCOPR "Brazoria County Official Public Records"
 - BL "Building Line"
 - CF "Clerk's File"
 - ESMT "Easement"
 - No. "Number"
 - PVT. "Private"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq. Ft. "Square Feet"
 - STM SE "Storm Sewer Easement"
 - UE "Utility Easement"
 - VOL _PG_ "Volume and Page"
 - WLE "Water Line Easement"
 - "Set 3/4-inch Iron Rod with cap stamped "Quiddity Eng. Property Corner" as per certification"
 - ① "Block Number"

- GENERAL NOTES
- 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 No 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, or a six (6) month extension period granted by the City Council.
 - According to Map No. 48039C0110K of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Montgomery County, Texas, dated December 30, 2020, the subject tract is situated within: Unshaded Zone "X"; 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.

- All bearings based on the Texas State Plane Coordinate System, South Central Zone.
- 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.
- 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 street shown hereon within the platted boundary are Private Streets.
- This plat is subject to the Development Agreement for Sterling Lakes at Iowa Colony and Sierra Vista, as amended on January 2022.

PRELIMINARY PLAT OF STERLING LAKES AT IOWA COLONY SEC 4 PARTIAL REPLAT NO. 1

A SUBDIVISION OF 3.05 ACRES OF LAND
OUT OF THE
I.&G.N. SURVEY, A-367 BEING A
REPLAT OF STERLING LAKES RESERVE "H"
AT IOWA COLONY SEC 4 (FILE NO. 2007014732, P.R.B.C.)
BRAZORIA COUNTY, TEXAS

9 LOTS 2 RESERVES 1 BLOCK
MARCH 2025

OWNER:
STERLING MERIDIANA 35 GP LLC
A Texas Limited Liability Company
5851 SAN FELIPE S, 800
HOUSTON, TEXAS 77057
(713) 622-0800

SURVEYOR/ENGINEER:
ELEVATION LAND SOLUTIONS
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TEXAS 77381
(832) 823-2200

PLANNER:
 **QUIDDITY**
Quality Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 30048100
2322 W. Grand Parkway North, Suite 552 #420, TX 77460 • 832.913.4000

| LINE TABLE | | | CURVE TABLE | | | | | | |
|------------|-------------|----------|-------------|----------|-------------|------------|---------------|--------------|---------|
| LINE | BEARING | DISTANCE | CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
| L1 | N73°11'58"E | 28.36' | C1 | 875.00' | 8°25'54" | 128.76' | N59°37'52"E | 128.65' | 64.50' |
| L2 | S07°54'39"E | 87.83' | C2 | 875.00' | 6°44'40" | 103.00' | N67°13'09"E | 102.94' | 51.56' |
| L3 | S00°09'18"E | 6.27' | C3 | 875.00' | 11°29'52" | 175.59' | N76°20'25"E | 175.29' | 88.09' |
| L4 | S50°35'25"W | 69.93' | C4 | 189.16' | 32°46'57" | 108.23' | N13°32'51"E | 106.76' | 55.64' |
| L5 | S22°46'51"E | 128.85' | C5 | 2100.88' | 2°41'19" | 98.59' | S01°29'58"E | 98.55' | 49.30' |
| L6 | S50°35'25"W | 70.47' | C6 | 110.03' | 52°59'07" | 101.76' | S31°08'43"W | 98.17' | 54.84' |
| L7 | S67°46'51"E | 14.14' | C7 | 296.20' | 18°50'50" | 97.44' | N45°57'21"E | 97.00' | 49.16' |
| L8 | N22°46'51"W | 127.53' | C8 | 251.02' | 20°15'00" | 88.72' | N21°50'11"E | 88.26' | 44.83' |
| L9 | N73°11'58"E | 17.29' | C9 | 100.00' | 73°22'16" | 128.06' | S13°54'17"W | 119.48' | 74.50' |
| L10 | S60°56'53"W | 134.07' | C10 | 25.00' | 93°22'20" | 40.74' | N23°54'19"E | 36.38' | 26.52' |
| L11 | S67°53'29"E | 25.09' | C11 | 25.00' | 48°11'23" | 21.03' | N26°29'44"E | 20.41' | 11.18' |
| L12 | N16°43'52"W | 117.37' | C12 | 50.00' | 276°22'46" | 241.19' | N39°24'35"W | 66.67' | 44.72' |
| | | | C13 | 25.00' | 48°11'23" | 21.03' | S74°41'07"W | 20.41' | 11.18' |
| | | | C14 | 25.00' | 93°22'20" | 40.74' | S69°28'01"E | 36.38' | 26.52' |