

Thursday, February 1, 2024

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

Re: Sterling Lakes North Section 7A Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 3505
ALLC Project No. 16007-2-347

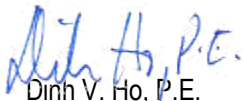
Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Sterling Lakes North Section 7A Preliminary Plat, received on or about February 1, 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 February 1, 2024. Please submit ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Thursday, February 1, 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, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-347

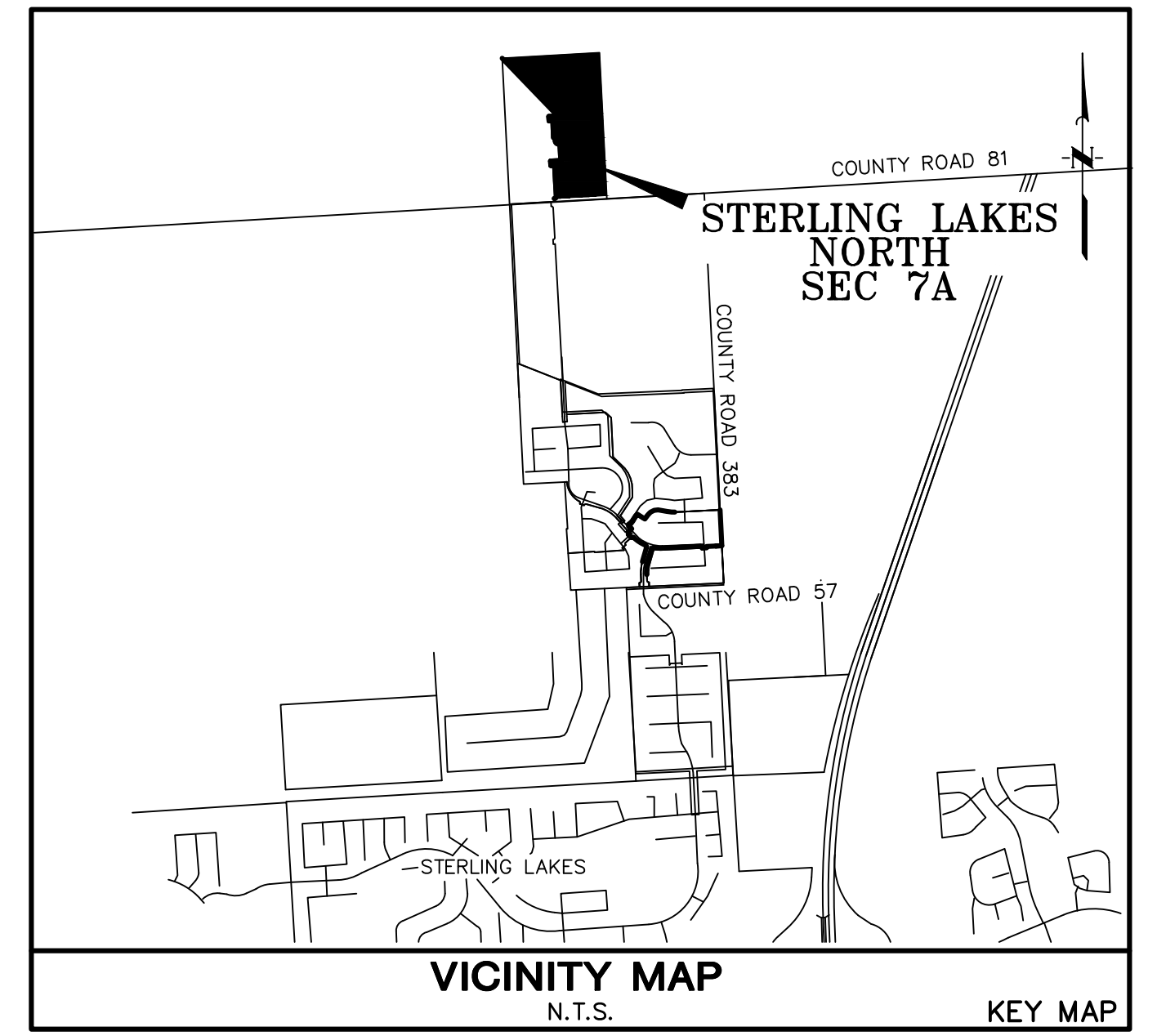
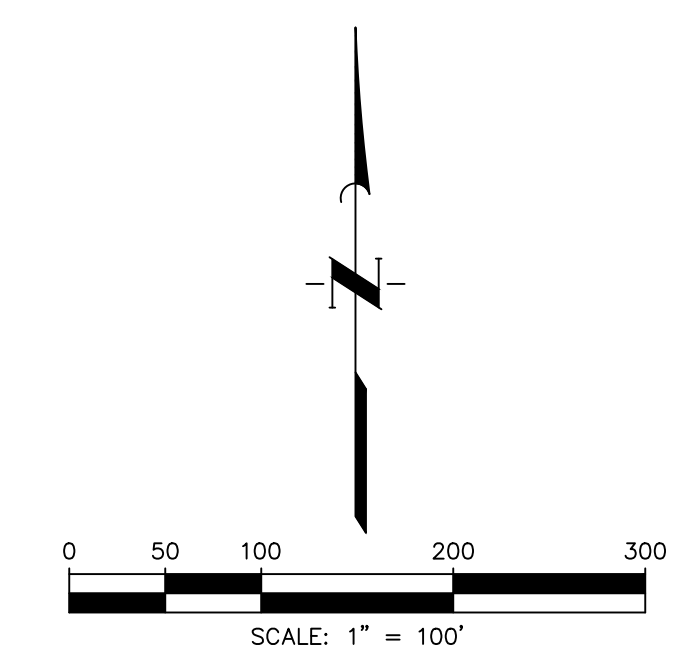
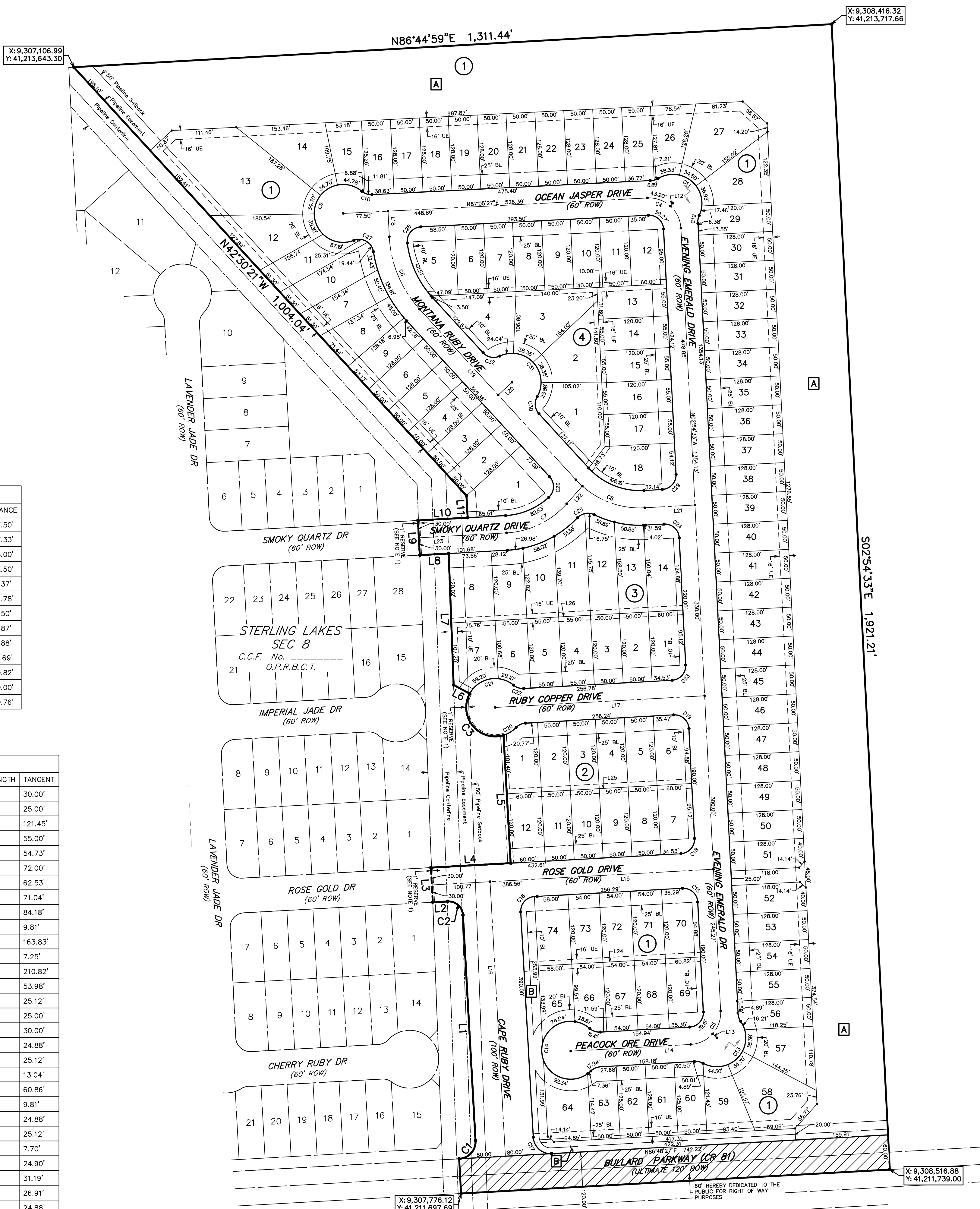
RESTRICTED RESERVE A
 Restricted to Drainage
 Purposes Only
 8.64 AC
 376,261 Sq. Ft.

RESTRICTED RESERVE B
 Restricted to Open Space,
 Landscape, Incidental Utility
 Purposes Only
 0.44 AC
 19,352 Sq. Ft.

LINE	BEARING	DISTANCE
L1	N03°11'33"W	390.00'
L2	N86°48'27"E	25.77'
L3	N03°11'33"W	60.00'
L4	S86°48'27"W	138.08'
L5	S03°11'33"E	221.40'
L6	S61°32'50"E	31.62'
L7	S02°08'36"E	227.22'
L8	N86°48'27"E	50.01'
L9	N03°11'33"W	60.00'
L10	N86°48'27"E	86.18'
L11	N03°11'33"W	38.04'
L12	N42°05'27"E	6.50'
L13	S48°03'03"E	10.00'

LINE	BEARING	DISTANCE
L14	S86°48'27"W	207.50'
L15	S86°48'27"W	487.33'
L16	N03°11'33"W	475.00'
L17	S86°48'27"W	362.50'
L18	S02°54'33"E	44.37'
L19	N42°30'21"W	399.78'
L20	S47°29'39"W	32.50'
L21	S86°48'27"W	86.87'
L22	S41°32'51"W	40.88'
L23	S86°48'27"W	151.69'
L24	S86°48'27"W	280.82'
L25	S86°48'27"W	320.00'
L26	S86°48'27"W	400.76'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	30.00'	90°00'00"	47.12'	N41°48'27"E	42.43'	30.00'
C2	25.00'	90°00'00"	39.27'	N48°11'33"W	35.36'	25.00'
C3	50.00'	135°14'47"	118.02'	S39°10'13"E	92.47'	121.45'
C4	55.00'	90°00'00"	86.39'	N47°54'33"W	77.78'	55.00'
C5	55.00'	89°43'00"	86.12'	N41°56'57"E	77.59'	54.73'
C6	200.00'	39°35'48"	138.22'	S22°42'27"E	135.48'	72.00'
C7	150.00'	45°15'36"	118.49'	N64°10'39"E	115.43'	62.53'
C8	150.00'	50°41'12"	132.70'	S67°50'57"E	128.41'	71.04'
C9	50.00'	241°25'08"	210.68'	S09°12'53"W	85.98'	84.18'
C10	25.00'	42°50'00"	18.69'	S71°29'33"E	18.26'	9.81'
C11	50.00'	146°03'25"	127.46'	N47°54'33"W	95.64'	163.83'
C12	25.00'	32°19'39"	14.11'	S08°57'22"W	13.92'	7.25'
C13	50.00'	153°18'55"	133.79'	N41°56'57"E	97.30'	210.82'
C14	50.00'	265°36'48"	231.79'	S01°30'21"E	73.37'	53.98'
C15	25.00'	90°17'00"	39.39'	N48°03'03"W	35.44'	25.12'
C16	25.00'	90°00'00"	39.27'	S41°48'27"W	35.36'	25.00'
C17	30.00'	90°00'00"	47.12'	S48°11'33"E	42.43'	30.00'
C18	25.00'	89°43'00"	39.15'	N41°56'57"E	35.27'	24.88'
C19	25.00'	90°17'00"	39.39'	N48°03'03"W	35.44'	25.12'
C20	50.00'	291°3'57"	25.51'	N58°35'25"E	25.23'	13.04'
C21	50.00'	101°11'17"	88.30'	N79°02'49"E	77.27'	60.86'
C22	25.00'	42°50'00"	18.69'	S71°46'33"E	18.26'	9.81'
C23	25.00'	89°43'00"	39.15'	N41°56'57"E	35.27'	24.88'
C24	25.00'	90°17'00"	39.39'	N48°03'03"W	35.44'	25.12'
C25	25.00'	341°3'52"	14.94'	S60°31'03"W	14.72'	7.70'
C26	25.00'	89°45'46"	39.17'	N02°22'31"E	35.28'	24.90'
C27	25.00'	102°34'14"	44.75'	N60°12'34"W	39.01'	31.19'
C28	25.00'	94°12'19"	41.10'	S39°59'18"W	36.63'	26.91'
C29	25.00'	89°43'00"	39.15'	N41°56'57"E	35.27'	24.88'
C30	25.00'	72°32'33"	31.65'	S06°14'05"E	29.58'	18.34'
C31	50.00'	145°05'05"	126.61'	N42°30'21"W	95.39'	158.99'
C32	25.00'	72°32'33"	31.65'	S78°46'38"E	29.58'	18.34'



- 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 of the 500-Year Floodplain, and Shaded Zone "X", areas determined to be within the 500-Year Floodplain according to FEMA Flood Insurance Rate Maps No. 48039C010K1, Dated December 30, 2020 and 48039C010K5, 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, enclosed 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 lowa 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 BGMUD No. 32.
 - Final plat subject to construction of Sterling Lakes North Section 7A.
 - Final plat subject to the construction of Bullard Parkway.

PRELIMINARY PLAT STERLING LAKES NORTH SEC 7A

A SUBDIVISION OF 37.03 ACRES OF LAND
 OUT OF THE
 SECTION 57, H.T. & B.R.R. CO. SURVEY, A-0561
 BRAZORIA COUNTY, TEXAS
 118 LOTS 2 RESERVES 4 BLOCKS

JANUARY 2024

ENGINEER
 ELEVATION LAND SOLUTIONS
 9709 Lakeside Boulevard, Suite 200
 The Woodlands, Texas 77381

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

PLANNER/SURVEYOR:

 Quidity Engineering, LLC
 Texas Board of Professional Engineers and Land Surveyors
 Registration No. F-23290 & 10040100
 1575 Sawdust Road, Suite 404 • The Woodlands, TX 77380 • 281.363.4039