

Monday, October 30, 2023

Brad Sweitzer
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
Email: bsweitzer@ehra.team

Re: Brazoria County Municipal Utility District No. 57 Lift Station No 3 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 3102
Adico, LLC Project No. 16007-2-328


Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Brazoria County Municipal Utility District No. 57 Lift Station No 3 Preliminary Plat, received on or about October 24, 2023. 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 plat as resubmitted on October 24, 2023. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than November 1, 2023, for consideration at the November 7, 2023, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-328

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
 - The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742185.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0120K, dated December 30, 2020, the property lies within Zone AE.
- 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. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.D.R. indicates Brazoria County Deed Record.
B.C.P.R. indicates Brazoria County Plat Record.
B.L. indicates Building Line.
C.R. indicates County Road.
D.E. indicates Drainage Easement.
E.A. indicates Emergency Access Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
↗ indicates change in street name.
 - The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
 - 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, plantings, and other obstructions.
 - The Municipal Utility District shall be responsible for the maintenance of all reserves.
 - Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
 - Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
 - 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 plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
 - Drainage plans to be provided prior to final plat submittal.
 - This proposed P.U.E. overlaps the 10' right-of-way easement strips recorded under Volume 819, Page 416 of the Brazoria County Deed Records. The portion of these easement strips within the boundary of the Ellwood project will be abandoned by separate instrument prior to plat recordation.
 - The 40' of right-of-way recorded under Volume 2, Page 113 of the Brazoria County Plat Records as shown on the Plat of Emigration Land Co. Subdivision, will be abandoned by plat. A new 20' public access easement is to be established and will serve as access to Brazoria County Municipal Utility District Number 57 Lift Station Number 3 and to the property owner immediately to the south.

RESERVE TABLE

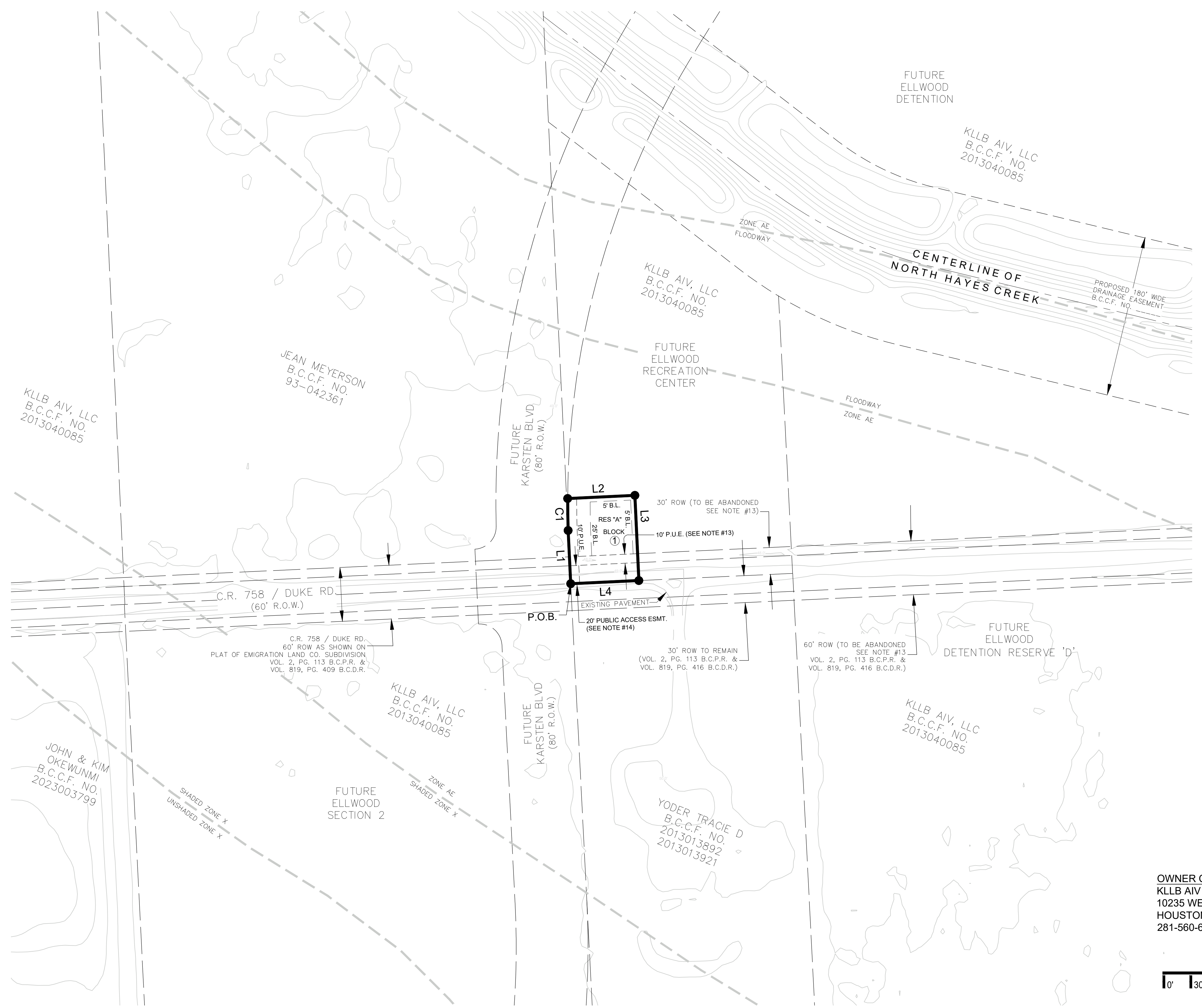
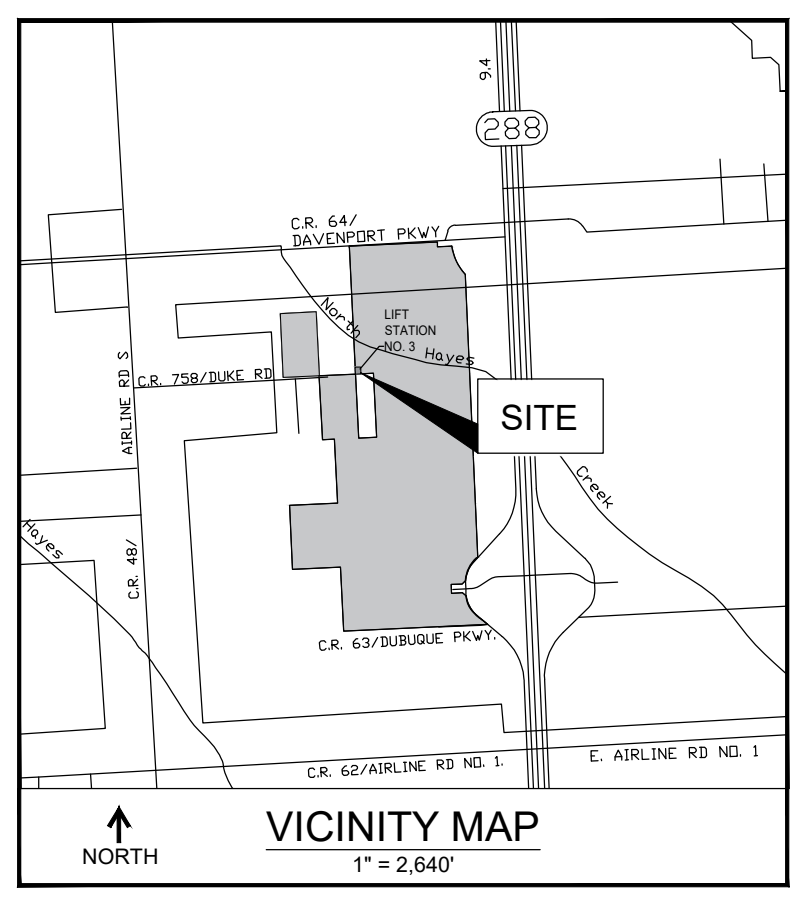
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LIFT STATION	7,210.34	0.166

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	960.00'	35.60'	N 00°49'08" W	35.61'

LINE TABLE

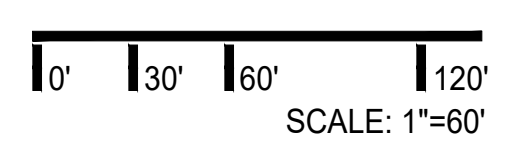
LINE	ANGLE	DISTANCE
L1	N 20°45'50" W	58.41'
L2	N 87°20'07" E	74.96'
L3	S 02°39'53" E	95.00'
L4	S 87°20'14" W	75.95'



BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

OWNER CONTACT INFORMATION
 KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
 10235 WEST LITTLE YORK, SUITE 200
 HOUSTON, TX 77040
 281-560-6600



Brazoria County Municipal Utility District No. 57 Lift Station No. 3 Preliminary Plat

Being a subdivision of 0.166 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lot 468 of the Emigration Land Company Subdivision in the City of Iowa Colony, Brazoria County, Texas.

1 Block and 1 Reserve
 Owner: KLLB AIV LLC, a Delaware Limited Liability Company

October 9, 2023

10011 MEADOWGLEN LANE
 HOUSTON, TEXAS 77042
 713.784.4500
 WWW.EHRATEAM.COM
 TBP# E No. F-726
 TBL# S No. 10072500

EHRRA
 ENGINEERING THE FUTURE SINCE 1946

No warranty or representation of intended use, design or construction is made by EHRRA. The user of this drawing or facilities shall be subject to change without notice.

P:\071-045-25\071-045-25\PLAT\SCHEM.Dwg No. 57 Lift Station No.3 Preliminary Plat. Edited by: jswitzer