

Wednesday, November 29, 2023

Lacey Bell  
LJA Engineering  
1904 W. Grand Parkway N., Suite 100  
Katy, Texas 77449

Re: Bullard Parkway Street Dedication Phase 1 Final Plat  
Letter of Recommendation to Approve - Updated  
City of Iowa Colony Project No. 2355  
Adico, LLC Project No. 16007-2-293

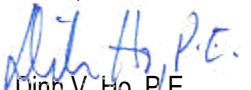
Dear Ms. Bell:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Bullard Parkway Street Dedication Phase 1 Final Plat received on or about November 28, 2023. The review of the final 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 November 28, 2023. Please provide two (2) sets of mylars and ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, November 29, 2023, for consideration at the December 5, 2023, 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, COIC  
Robert Hemminger, COIC

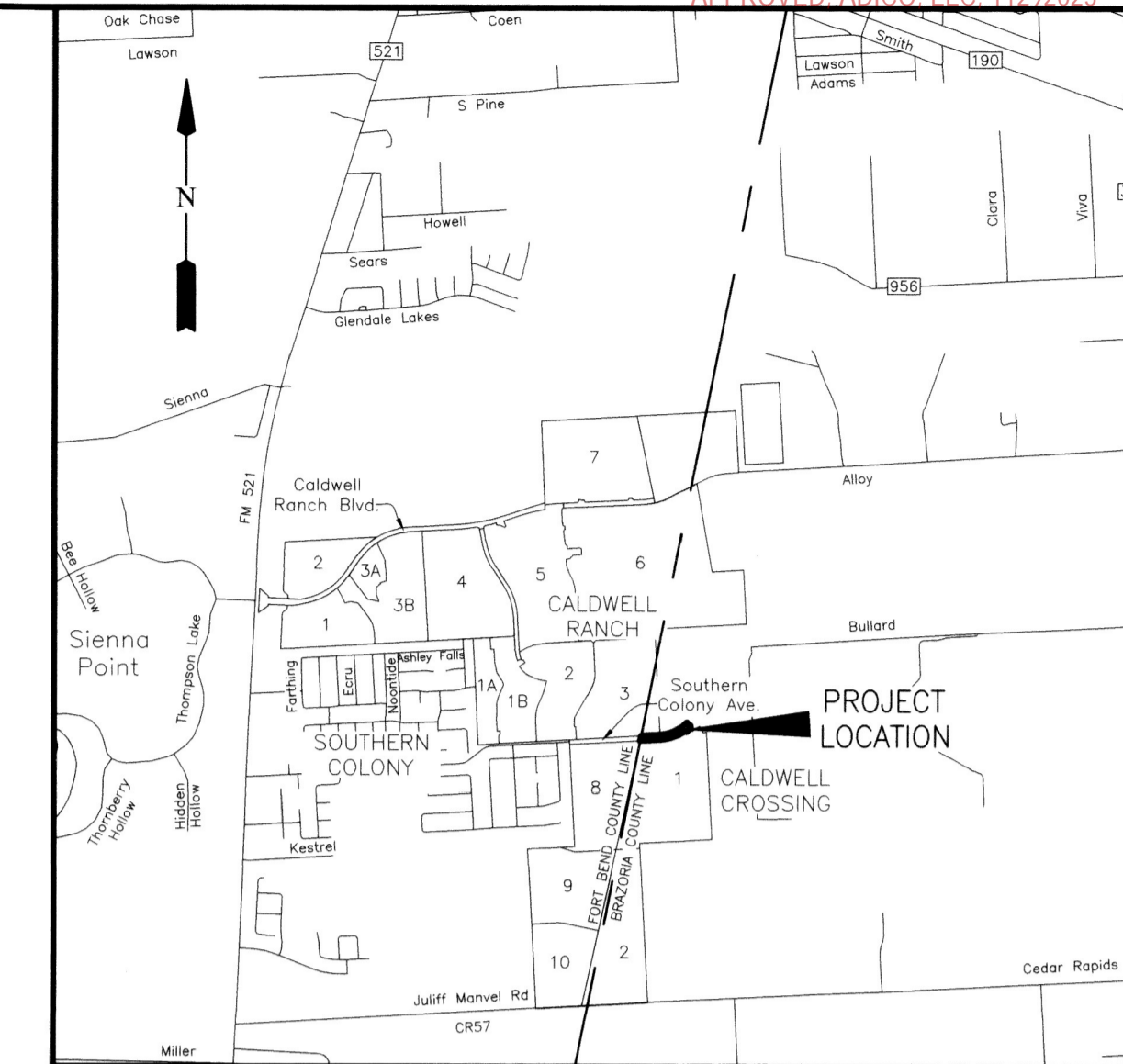


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 48°00'29" E	76.24'
L2	S 48°08'22" W	79.99'
L3	N 12°23'09" E	76.03'
L4	S 42°13'31" E	62.54'

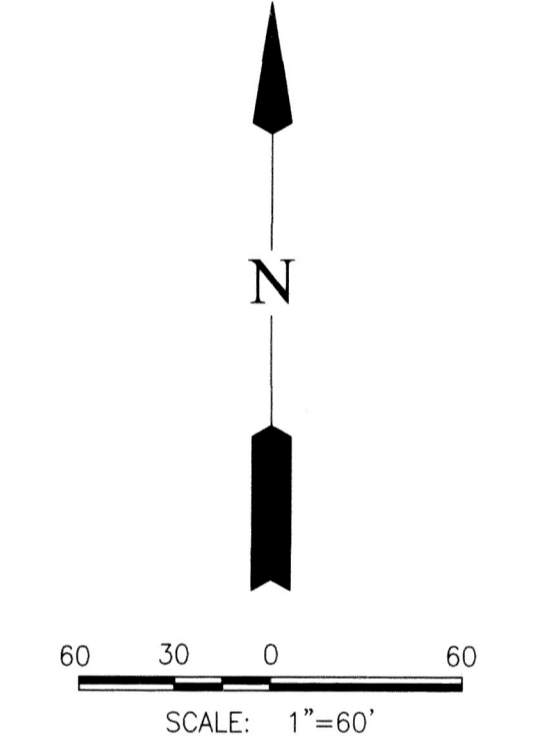
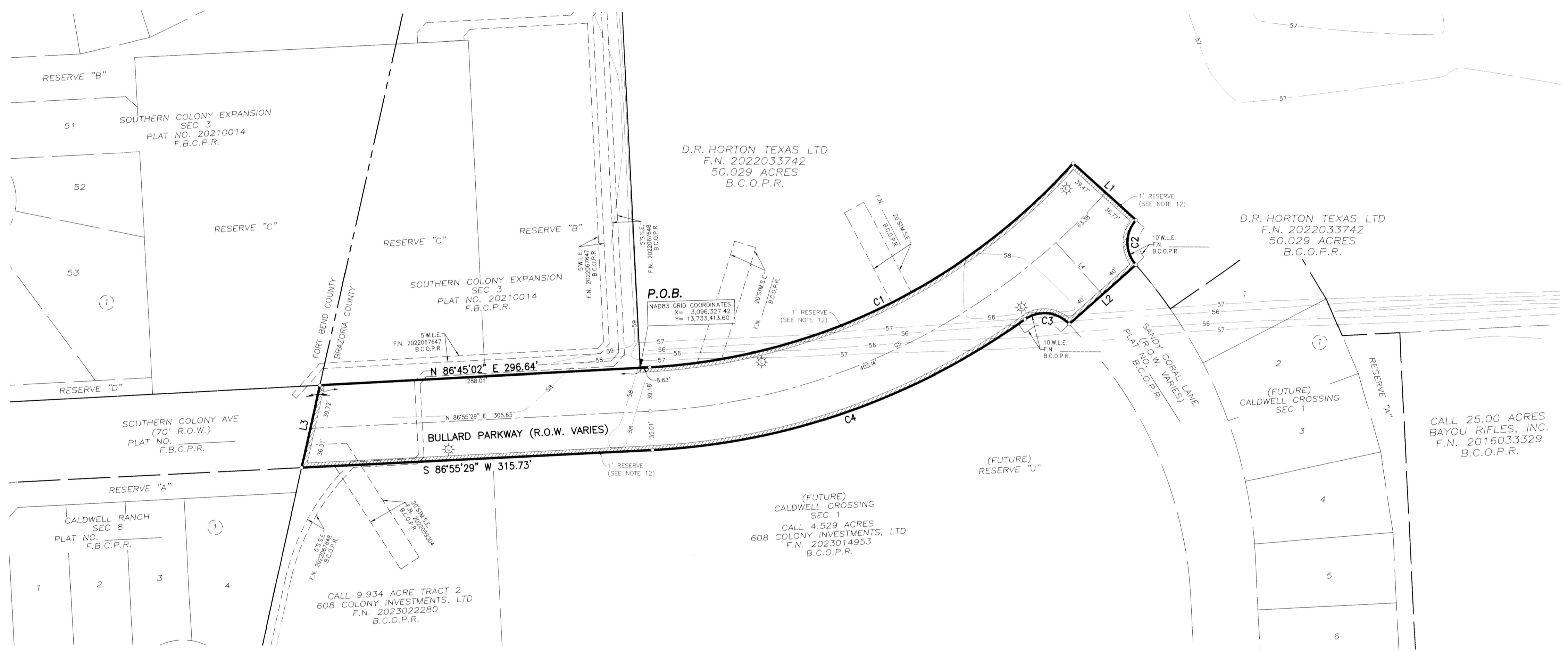
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	550.00'	45°13'25"	434.12'	N 64°08'20" E	422.93'
C2	30.00'	83°46'02"	43.86'	S 00°06'30" W	40.06'
C3	30.00'	83°36'27"	43.78'	N 84°01'44" W	39.99'
C4	630.00'	32°45'27"	360.19'	S 70°32'46" W	355.30'
C5	590.00'	45°18'18"	466.52'	N 64°16'20" E	454.47'

MINIMUM FINISH FLOOR ELEVATION	
BLOCK	ELEVATION
	61.00 FEET

THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 61.00 FEET ABOVE MEAN SEA LEVEL (NAVD88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN (24) INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN (24) INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND (12) INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.



VICINITY MAP  
SCALE: 1" = 1/2 MILE  
KEY MAP NO. 651Y, 651Z



### FINAL PLAT OF BULLARD PARKWAY STREET DEDICATION PHASE 1

A SUBDIVISION OF 1.373 ACRES OF LAND SITUATED IN THE WILLIAM HALL SURVEY, ABSTRACT 713, CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS AND REPLAT LOTS 10, 21, AND 20 TW & JHB HOUSE SUBDIVISION VOL. 7, PG. 301 F.B.C.D.R.

0 LOTS 0 RESERVES 0 BLOCKS  
AUGUST 10, 2023 JOB NO. 1931-8114C

OWNERS:  
608 COLONY INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP  
BRAD RICHIE, SECRETARY  
10003 NW MILITARY HWY, SUITE 2201, SAN ANTONIO, TEXAS 78231  
PH: 210-344-9200

D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP  
ERNEST S. LOEB, ASSISTANT VICE PRESIDENT  
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407  
PH: 281-566-2100

- LEGEND
- W.L.E. INDICATES WATERLINE EASEMENT
  - S.S.E. INDICATES SANITARY SEWER EASEMENT
  - STM.S.E. INDICATES STORM SEWER EASEMENT
  - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
  - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
  - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
  - F.N. INDICATES FILE NUMBER
  - R.O.W. INDICATES RIGHT OF WAY
  - P.O.B. INDICATES POINT OF BEGINNING
  - ☉ INDICATES PROPOSED STREET LIGHT

SURVEYOR: **GBI PARTNERS**  
4724 VISTA ROAD PASADENA, TX 77505  
781-499-4539 www.GBISurvey.com

ENGINEER: **LJA Engineering, Inc.**  
1904 W. Grand Parkway North  
Suite 100 Katy, Texas 77449  
Phone 713.953.5200  
Fax 713.953.5026  
FRN-F-1386

JON P. BORDOVSKY, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6405

KATHLEEN KINCHEN, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 136244