

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

TBPE Firm No. 16423

Cc: Kayleen Rosser, COIC Robert Hemminger, COIC

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES 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 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 PURPOSES 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' O") IN WIDTH.

FURTHER, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF BULLARD PARKWAY STREET DEDICATION 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.

IN TESTIMONY WHEREOF, 608 COLONY INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH FW COMPANIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRAD RICHIE, ITS SECRETARY, THEREUNTO AUTHORIZED

THIS 25th DAY OF October

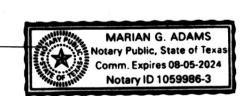
BY: 608 COLONY INVESTMENTS, LTD A TEXAS LIMITED PARTNERSHIP

BY: FW COMPANIES, LLC. A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

STATE OF TEXAS COUNTY OF BEXAL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRAD RICHIE, SECRETARY, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 25th DAY OF October



IN TESTIMONY HERETO, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ERNEST S. LOEB, ITS ASSISTANT VICE PRESIDENT.

THEREUNTO AUTHORIZED,

THIS 24th DAY OF 0070 BEK

BY: D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP

ERNEST S. LOEB, ASSISTANT VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNEST S LOEB, ASSISTANT VICE PRESIDENT OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 24th DAY OF OCTOBER, 2023.





JON P. BORDOVSKY, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION WAS PREPARED FROM AN ACTUAL SURVEY OF THE PARENT TRACT PROPERTY, MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE OF THE PERIMETER BOUNDARY ONLY WILL BE MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "GBI PARTNERS" UNLESS OTHERWISE NOTED AT THE TIME OF RECORDATION AND THE PLAT CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF NAD 1983, SOUTH CENTRAL ZONE. (SEE NOTE 6)





I, KATHLEEN KINCHEN, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF BRAZORIA COUNTY TO THE BEST OF MY KNOWLEDGE.

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



BRAZORIA DRAINAGE DISTRICT NO. 5 NOTES:

- 1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED
- 2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE
- 3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WITH THE EXCEPTION OF . OWNERS AND/OR BUSINESS OWNERS: PROVIDED. HOWEVER. AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5. SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
- 5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- 6. THIS RURAL COMMERCIAL SITE EMPLOYS A NATURAL DRAINAGE SYSTEM, WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SITE THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR ON THE SITE TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF
- 7. LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 46.5 PERCENT. THE DRAINAGE AND /OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT, IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF
- 8. OTHER THAN SHOWN HERON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
- 9. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
- 10. DEDICATED DRAINAGE EASEMENT(S) GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 FOR DRAINAGE MAINTENANCE PURPOSES SHALL INCLUDE 45 FEET TOP OF BANK, PLUS THE SUM (FOOTAGE) OF BOTH DITCH SIDE SLOPES AND CHANNEL BOTTOM AND 45 FEET OF BANK ON THE OPPOSITE BANK.
- 11. DEDICATED INGRESS/EGRESS ACCESSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 (SEE DISTRICT RESOLUTION NO 2007-06 & NO 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5'S LOCK.
- 12. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
- 13. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- 14. PIPELINES. UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- 15. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE. IN BRAZORIA COUNTY, TEXAS WITH A

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

LEE WALDEN, P.E. PRESIDENT RANDON MIDDLETON SECRETARY/TREASURER DISTRICT INGINEER

BCDD5 REF. ID# B230011

NOTE: PROJECT FIELD STARTUP WILL START WITHIN 365 CALENDAR DAYS FROM HERE SHOWN. CONTINUOUS AND REASONABLE FIELD WORK IS EXPECTED.

BEING A TRACT CONTAINING 1.373 ACRES OF LAND, LOCATED IN THE WILLIAM HALL SURVEY, ABSTRACT NUMBER 713 IN BRAZORIA COUNTY, TEXAS; SAID 1.373 ACRE TRACT BEING ALL OF A CALL 0.260 ACRE TRACT STYLED AS TRACT 2 AND PORTIONS OF A CALL 0.556 ACRE TRACT STYLED AS TRACT 2, A CALL 9.934 ACRE TRACT STYLED AS TRACT 2 AND A CALL 4.529 ACRE TRACT, ALL RECORDED IN THE NAME DF 608 COLONY INVESTMENTS, LTD. IN FILE NUMBERS 2023021984, 2023021985, 2023022280 AND 2023014953 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY (O.P.R.B.C.), RESPECTIVELY, AND PORTIONS OF A CALL 50.029 ACRE TRACT AND A CALL 93.567 ACRE TRACT STYLED AS PARCEL ONE, TRACT 1, BOTH RECORDED IN THE NAME OF D.R. HORTON-TEXAS, LTD. IN FILE NUMBERS 2022033742 OF THE O.P.R.B.C. AND 2019129484 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY (O.R.F.B.C.), RESPECTIVELY; SAID 1.373 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BEING BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, AS DERIVED FROM GPS OBSERVATIONS):

BEGINNING AT THE SOUTHEASTERLY CORNER OF RESERVE "B", SOUTHERN COLONY EXPANSION PHASE SECTION 3, A SUBDIVISION RECORDED IN PLAT NUMBER 20210014 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.):

THENCE, THROUGH AND ACROSS SAID 50.029 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES: 1)NORTH 86 DEGREES 45 MINUTES 02 SECONDS EAST, A DISTANCE OF 8.63 FEET;

2)434.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 45 DEGREES 13 MINUTES 25 SECONDS AND A CHORD THAT BEARS NORTH 64 DEGREES 08 MINUTES 20 SECONDS EAST, A DISTANCE OF 422.93 FEET;

3)SOUTH 48 DEGREES 00 MINUTES 29 SECONDS EAST, A DISTANCE OF 76.24 FEET;

4)43.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 83 DEGREES 46 MINUTES 02 SECONDS AND A CHORD THAT BEARS SOUTH 00 DEGREES 06 MINUTES 30 SECONDS WEST, A DISTANCE OF 40.06 FEET; 5)SOUTH 48 DEGREES 08 MINUTES 22 SECONDS WEST, A DISTANCE OF 79.99 FEET:

6)43.78 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 83 DEGREES 36 MINUTES 27 SECONDS AND A CHORD THAT BEARS NORTH 84 DEGREES 01 MINUTE 44 SECONDS WEST, A DISTANCE OF 39.99 FEET;

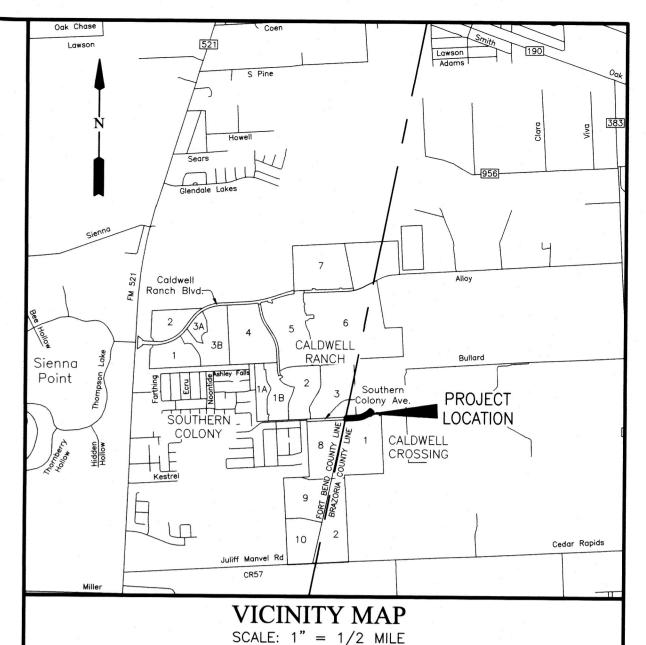
7)360.19 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, AT A LENGTH OF 57.98 FEET PASS NORTHERLY LINE OF AFORESAID 0.556 ACRE TRACT AND CONTINUING THROUGH AND ACROSS SAID 0.556 ACRE TRACT, AT A LENGTH OF 276.13 FEET PASS THE SOUTHERLY LINE OF SAID 0.556 ACRE TRACT AND THE NORTHERLY LINE OF AFORESAID 4.529 ACRE TRACT, SAID CURVE HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 32 DEGREES 45 MINUTES 27 SECONDS AND A CHORD THAT BEARS SOUTH 70 DEGREES 32 MINUTES 46 SECONDS WEST, A DISTANCE OF 355.30

THENCE, CONTINUING THROUGH AND ACROSS SAID 4.529 ACRE TRACT, AND THROUGH AND ACROSS AFORESAID 9.934 ACRE TRACT. THE FOLLOWING TWO (2) COURSES: 1) SOUTH 86 DEGREES 55 MINUTES 29 SECONDS WEST, AT A DISTANCE OF 143.69 FEET PASS THE WESTERLY LINE OF SAID 4.529 ACRE TRACT AND THE EASTERLY LINE OF SAID 9.934 ACRE TRACT. IN ALL A DISTANCE OF 315.73 FEET

2)NORTH 12 DEGREES 23 MINUTES 09 SECONDS EAST, AT A DISTANCE OF 1.15 FEET PASS THE SOUTHWESTERLY CORNER OF AFORESAID 0.260 ACRE TRACT, IN ALL A DISTANCE OF 76.03 FEET TO THE SOUTHERLY LINE OF RESERVE "C", AFORESAID SOUTHERN COLONY EXPANSION PHASE

THENCE, WITH SAID SOUTHERLY LINE AND THE SOUTHERLY LINE OF AFORESAID RESERVE "B", NORTH 86 DEGREES 45 MINUTES 02 SECONDS EAST, A DISTANCE OF 288.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.373 ACRES OF LAND.

- 1. THIS PLAT LIES WITHIN BRAZORIA COUNTY, THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD 87, AND BRAZORIA DRAINAGE DISTRICT NO. 5.
- 2. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE AGENCY, DATED MARCH 6, 2023, EFFECTIVE DATE OF FEBRUARY 28, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE
- 3. THERE ARE NO VISIBLE PIPELINES WITHIN THIS PLAT.
- 4. 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 FACTOR OF 0.99986724707.
- 5. T.B.M. = INDICATES TEMPORARY BENCHMARK: TBM-171: 5/8 INCH IRON ROD SET.
- ELEVATION = 59.26', NAVD 88, GEOID 18
- 6. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR
- 7. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. BRAZORIA COUNTY. TEXAS. COMMUNITY PANEL NO. 48039C0105K DECEMBER 30, 2020, THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
- 8. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF IOWA COLONY AND BRAZORIA DRAINAGE DISTRICT NO. 5.
- 9. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- 10. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 11. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THOUGH AN APPROVED DRAINAGE
- 12. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO 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. 13. THE HOA WILL BE RESPONSIBLE FOR MAINTENANCE OF RESERVES
- 14. THIS PLAT IS IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT APPROVED BY CITY COUNCIL ON MAY 23, 2022 BETWEEN CITY OF IOWA COLONY; 258 COLONY INVESTMENTS, LTD.; 608 COLONY INVESTMENTS, LTD.; AND D.R. HORTON.
- 15. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 61.00 FEET ABOVE MEAN SEA LEVEL (NAVD88 DATUM). THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN. (3) 12 INCHES ABOVE FINISHED GRADE.



KEY MAP NO. 651Y, 651Z

MARQUETTE GREENE-SCOTT, COUNCIL MEMBER

SYDNEY HARGRODER. COUNCIL MEMBER

CITY OF IOWA COLONY APPROVAL

DAVID HURST, CHAIRMAN WIL KENNEDY, MAYOR PLANNING & ZONING COMMISSION MEMBER ROBERT WALL MCLEAN BARNETT, COUNCIL MEMBER PLANNING & ZONING COMMISSION MEMBER

LES HOSEY ARNETTA HICKS-MURRAY, COUNCIL MEMBER PLANNING & ZONING COMMISSION MEMBER

PLANNING & ZONING COMMISSION MEMBER BRENDA DILLON TIM VARLACK, COUNCIL MEMBER

BRIAN JOHNSON COUNCIL MEMBER PLANNING & ZONING COMMISSION MEMBER

DINH HO P.E., CITY ENGINEER

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

JOB NO. 1931-8114C

AUGUST 10, 2023

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

WARREN DAVIS JR.

TERRY HAYES

PLANNING & ZONING COMMISSION MEMBER

PLANNING & ZONING COMMISSION MEMBER

OWNERS:

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



4724 VISTA ROAD TBPELS FIRM #10130300 PASADENA, TX 77505 GBISurvey@GBISurvey.com

LJA Engineering, Inc. 1904 W. Grand Parkway North Suite 100 PHONE: 281-499-4539 www.GBISurvey.com Katy, Texas 77449

Phone 713.953.5200 Fax 713.953.5026

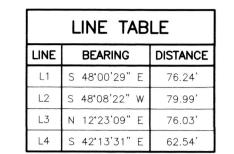
ENGINEER:

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

FRN-F-1386

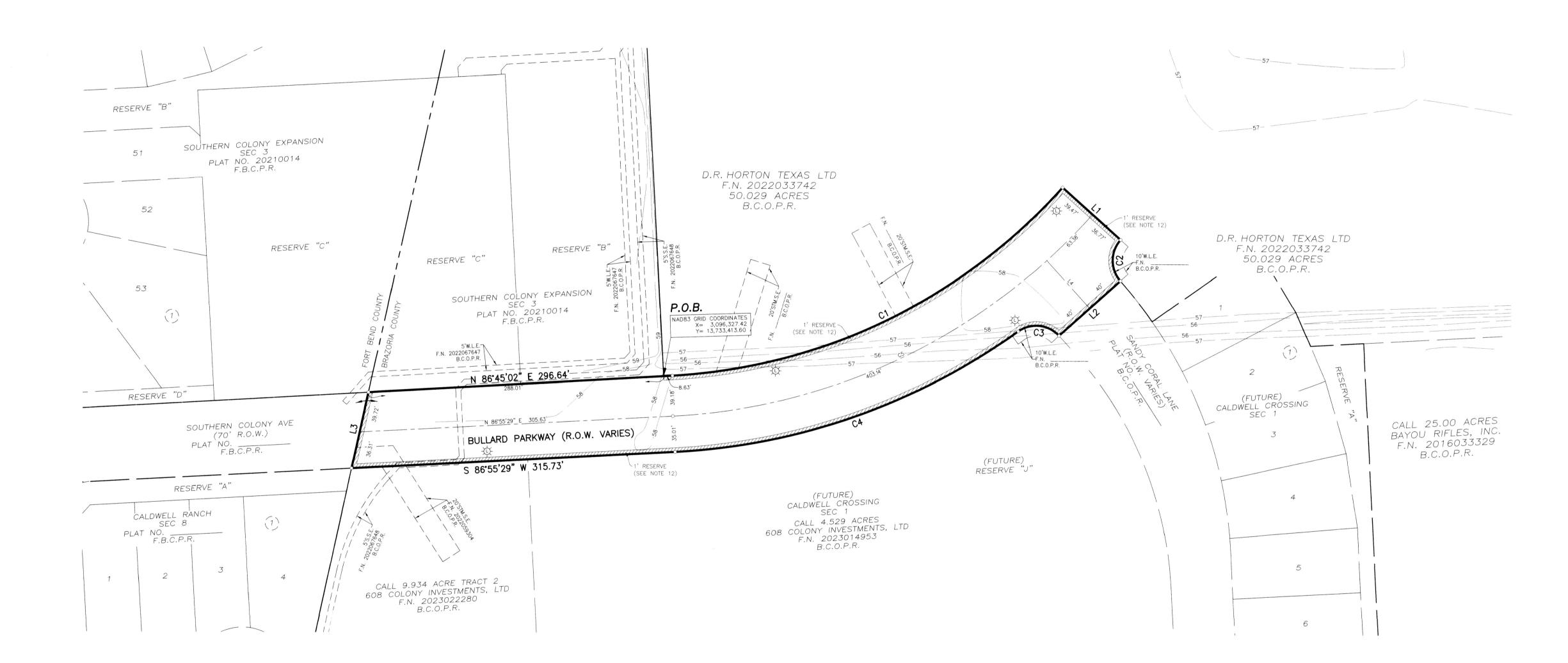
JON P. BORDOVSKY, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6405

SHEET 1 OF 2



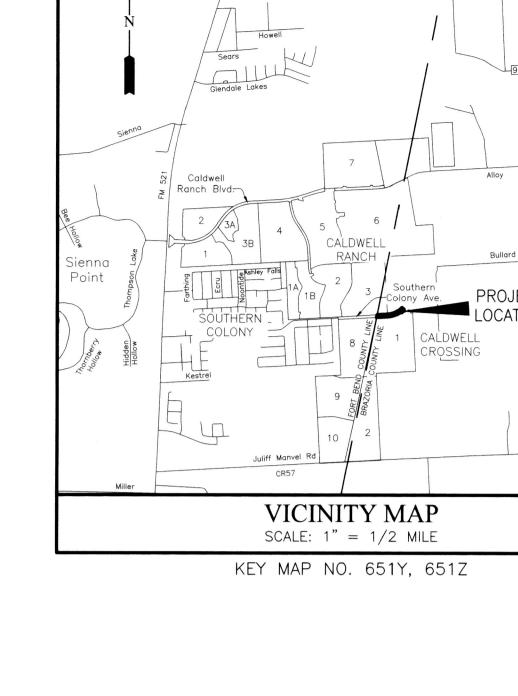
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	550.00'	45°13'25"	434.12	N 64°08'20" E	422.93
C2	30.00'	83°46'02"	43.86	S 00°06'30" W	40.06
С3	30.00'	83°36'27"	43.78'	N 84°01'44" W	39.99'
C4	630.00'	32°45'27"	360.19	S 70°32'46" W	355.30
C5	590.00'	45°18'18"	466.52	N 64°16'20" E	454.47

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

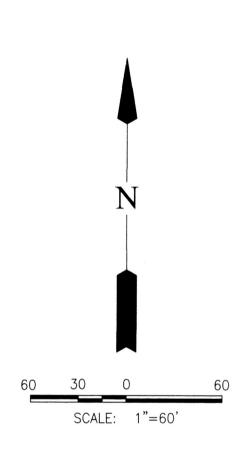


LEGEND

- 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



APPROVED ADICO LLC 11292023



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, AND ERNEST S. LOEB, ASSISTANT VICE PRESIDENT 6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407 PH: 281-566-2100



ENGINEER: LJA Engineering, Inc. 1904 W. Grand Parkway North Phone 713.953.5200 Fax 713.953.5026

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

FRN-F-1386