

Monday, November 27, 2023

Chris Rhodes  
Civil-Surv Land Surveying  
10590 Westoffice Drive  
Houston, TX 77042  
Email: [chris@civil-surv.net](mailto:chris@civil-surv.net)

Re: Boyd's Rental Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 3106  
Adico, LLC Project No. 16007-2-330

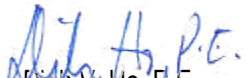
Dear Mr. Rhodes;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Boyd's Rental Preliminary Plat package received on or about November 27, 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 objection to the preliminary plat as resubmitted on November 27, 2023. Please provide ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later Wednesday, November 29, 2023, for consideration at the Tuesday, December 5, 2023, Planning and Zoning Meeting.

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

Sincerely,  
Adico, LLC

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

Cc: Kayleen Rosser  
Robert Hemminger  
File: 16007-2-330

STATE OF TEXAS
COUNTY OF BRAZORIA
WE, BOYD'S RENTAL PROPERTIES, LLC AND WE, REDFORD INDUSTRIES, LLC, ACTING BY AND THROUGH DESCRIBED THERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

IN TESTIMONY WHEREOF, REDFORD INDUSTRIES, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_ THEREUNTO AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_

STATE OF TEXAS
COUNTY OF BRAZORIA
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME: \_\_\_\_\_
COMMISSION EXPIRES: \_\_\_\_\_

WITNESS OUR HAND IN THE CITY OF \_\_\_\_\_, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

IN TESTIMONY WHEREOF, REDFORD INDUSTRIES, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_ THEREUNTO AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_

STATE OF TEXAS
COUNTY OF BRAZORIA
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME: \_\_\_\_\_
COMMISSION EXPIRES: \_\_\_\_\_

WITNESS OUR HAND IN THE CITY OF \_\_\_\_\_, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

STATE OF TEXAS
COUNTY OF BRAZORIA
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEITH BOYD, KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME: \_\_\_\_\_
COMMISSION EXPIRES: \_\_\_\_\_

I, CHRIS RHODES, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT THE ELEVATION BENCHMARK REFLECTED ON THE FACE OF THE PLAT WAS ESTABLISHED AS REQUIRED BY REGULATION; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE HAVE BEEN MARKED WITH IRON RODS THAT HAVE A DIAMETER OF NOT LESS THAN FIVE-EIGHTHS OF AN INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3'), AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

CHRIS RHODES, R.P.L.S.
TEXAS REGISTRATION NO. 6532



CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL
PLANNING AND ZONING COMMISSION APPROVAL
WIL KENNEDY, MAYOR
DAVID HURST, CHAIRMAN
SYDNEY HARGRODER, COUNCIL MEMBER
LES HOSEY, MEMBER
ARNETTA HICKS-MURRAY, COUNCIL MEMBER
BRENDA DILLON, MEMBER
MCLEAN BARNETT, COUNCIL MEMBER
BRIAN JOHNSON, MEMBER
TIMOTHY VARLACK, COUNCIL MEMBER
TERRY HAYES, MEMBER
MARQUETTE GREENE-SCOTT, COUNCIL MEMBER
WARREN DAVIS JR., MEMBER
KAREEM BOYCE, COUNCIL MEMBER
ROBERT WALL, MEMBER
DINH HO, P.E., CITY ENGINEER
DATE
DATE

BRAZORIA COUNTY DRAINAGE DISTRICT No. 5

The following notes will appear on the Final Plat drawing. If Final Plat drawing is not issued the Construction drawing(s) will carry notes as shown:
1. Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
2. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
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, will be maintained by the property 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 time.
7. Land use within the commercial site is limited to an average imperviousness of no more than \_\_\_\_\_ 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 the system may be necessary.
8. Other than shown hereon, 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 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 Recorded Document Number affixed to said easement prior to final project approval granted by Brazoria County Drainage District # 5 Board of Commissioners.
16. It will be the property owner's responsibility to verify if any Brazoria County Drainage District # 5 Dedicated drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
17. Project field start-up will start within 365 calendar days from date shown hereon. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction, Sub -Section 1.5. Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District # 5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5
REFERENCE ID #B230076

Lee Walden, P.E. Date Kerry Osburn Date
President Vice President
Brandon Middleton Date Nazar Sabli Date
Secretary/Treasurer District Engineer

NOTE: Project Field start-up will start within 365 calendar days from date shown hereon. Continuous or reasonable field site work is expected.

Table with 4 columns: RESERVE, MIN. FF ELEVATION, DATUM. Rows A through E showing elevation and datum information.



VICINITY MAP
SCALE: 1" = 1/2 MI.

- NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE, NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE FOLLOWING COMBINED SCALE FACTOR: 0.999967107.
3. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION 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.
4. A DRAINAGE PLAN IS TO BE PROVIDED PRIOR TO FINAL PLAT APPROVAL.
5. THE 100 YEAR BASE FLOOD ELEVATION FOR THE SURVEYED PROPERTY IS 49.00 FEET.

METES AND BOUNDS DESCRIPTION OF 48.51 ACRES
Being a tract of land containing 48.51 acres, located in the H.T. & B. R.R. Co. Survey, Abstract-513, in Brazoria County, Texas; Said 48.51 acre tract being all of the remainder of a called 98.752 acre tract of land recorded in the name of Boyd's Rental Properties, LLC, in Brazoria County Clerk's File Number (B.C.C.F. No.) 04-001306; Said 48.51 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas coordinate System of 1983, South Central Zone):

BEGINNING, at a 5/8-inch iron rod found at the southwest corner of said remainder tract and the northwest corner of Lot 1, Block 1, of South Park Subdivision, a subdivision of record in Plat No. 200906341 of the Brazoria County Plat Records (B.C.P.R.), being on the east Right-of-Way line of State Highway 288 (width varies), for the southwest corner of the herein described tract;

THENCE, North 02 18' 21" West, with the line common to said remainder tract with said State Highway 288, a distance of 824.00 feet to a Texas Department of Transportation monument found at the southwest corner of a called 12,002 acre tract of land recorded in the name of Trinity Turbine Real Estate, LLC in B.C.C.F. No. 201501653, for the northwest corner of the herein described tract;

THENCE, with the lines common to said remainder tract with said 12,002 acre tract and a called 0.9196 acre tract of land recorded in the name of Trinity Turbine Real Estate, LLC in B.C.C.F. No. 2014041205, the following four (4) courses:

- 1. North 87° 21' 18" East, a distance of 1,074.81 feet to a point at the southeast corner of said 12,002 acre tract and the southerly corner of said 0.9196 acre tract;
2. North 28° 06' 37" East, a distance of 129.99 feet to an angle point;
3. North 04° 53' 28" West, a distance of 333.59 feet to an angle point;
4. North 87° 15' 51" East, a distance of 289.52 feet to a point at the easterly southeast corner of said 0.9196 acre tract, on the easterly line of said remainder tract and on the westerly line of Restricted Reserve 'E' of Meridiana Section 66, a subdivision of record in Plat No. 2018037315 of the B.C.P.R., for the northeast corner of the herein described tract;

THENCE, South 47° 58' 22" East, with the easterly line of said remainder tract and with the westerly lines of said Restricted Reserve 'E' and Restricted Reserve 'A', Block 1, of Meridiana Detention Reserve 'K', a subdivision of record in Plat No. 2018044965 of the B.C.P.R., a distance of 1,803.67 feet to a point at the southeast corner of said remainder tract, on the north line of a called 32.63 acre tract of land recorded in the name of Mind Hill and Mist McCendon in B.C.C.F. No. 2021029259, for the southeast corner of the herein described tract;

THENCE, with the south lines of said remainder tract and with the north lines of said 32.63 acre tract and aforesaid Lot 1, the following three (3) courses:

- 1. South 87° 16' 18" West, a distance of 354.18 feet to a 5/8-inch iron rod found at the northwest corner of said 32.63 acre tract and the northeast corner of said Lot 1;
2. South 87° 18' 57" West, a distance of 1,322.16 feet to an angle point;
3. South 87° 21' 18" West, a distance of 1,028.93 feet to the POINT OF BEGINNING and containing 48.51 acres of land.

I, JOYCE HUDMAN, COUNTY CLERK OF BRAZORIA COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 2023, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED ON \_\_\_\_\_, 2023 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND AT PLAT NO. \_\_\_\_\_ OF THE PLAT RECORDS OF BRAZORIA COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT ANGLETON, THE DAY AND DATE LAST ABOVE WRITTEN.

JOYCE HUDMAN
COUNTY CLERK OF BRAZORIA COUNTY, TEXAS

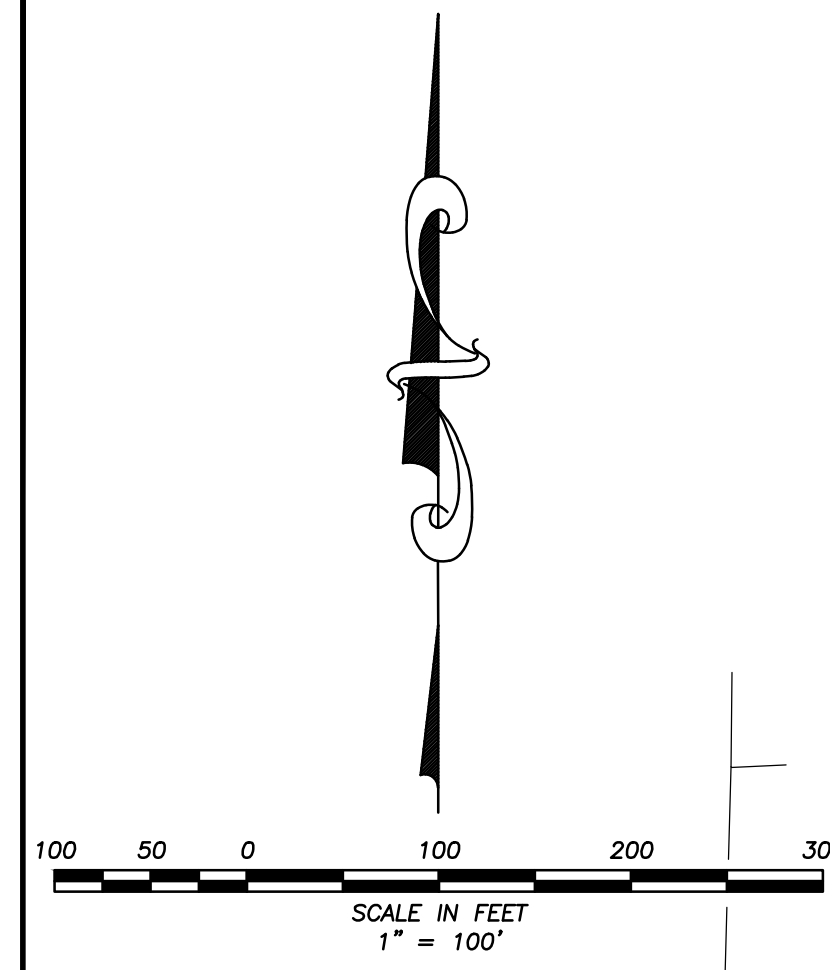
BY: \_\_\_\_\_
DEPUTY

BOYD'S RENTAL

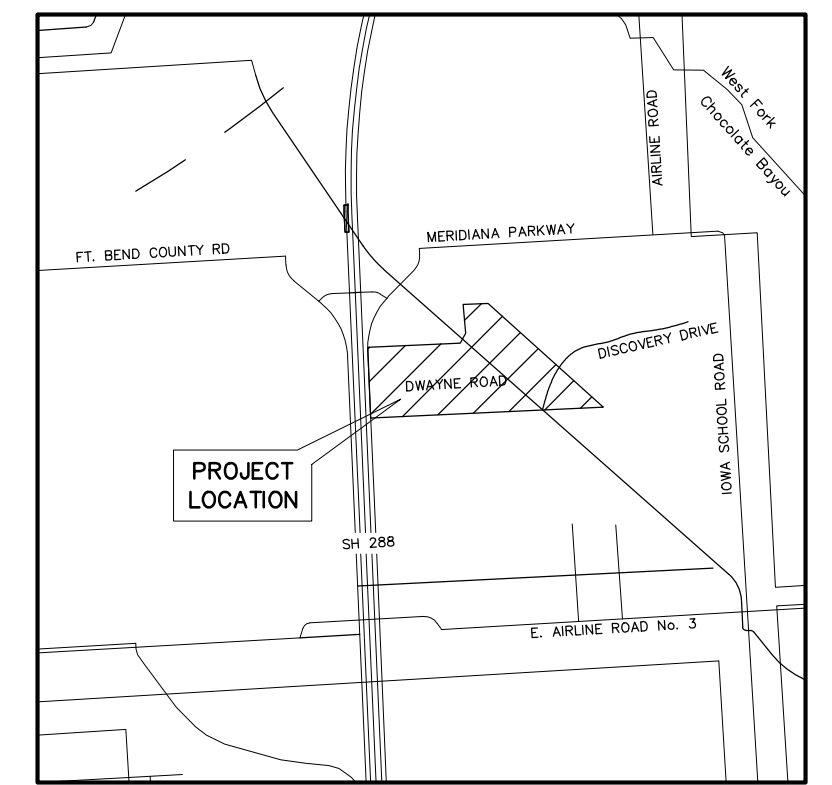
A SUBDIVISION OF 48.51 ACRES OF LAND LOCATED IN THE H.T. & B. R.R. Co. SURVEY, ABSTRACT-513, CITY OF IOWA COLONY ETJ, BRAZORIA COUNTY, TEXAS
1 BLOCK 0 LOTS 5 RESERVES
DATE: NOVEMBER, 2023 JOB NO. 23070

OWNERS: BOYD'S RENTAL PROPERTIES, LLC AND REDFORD INDUSTRIES, LLC
P.O. BOX 5104 LAKE CHARLES, LA 70606
4003 CHANCE LANE, ROSHARON TX 77583





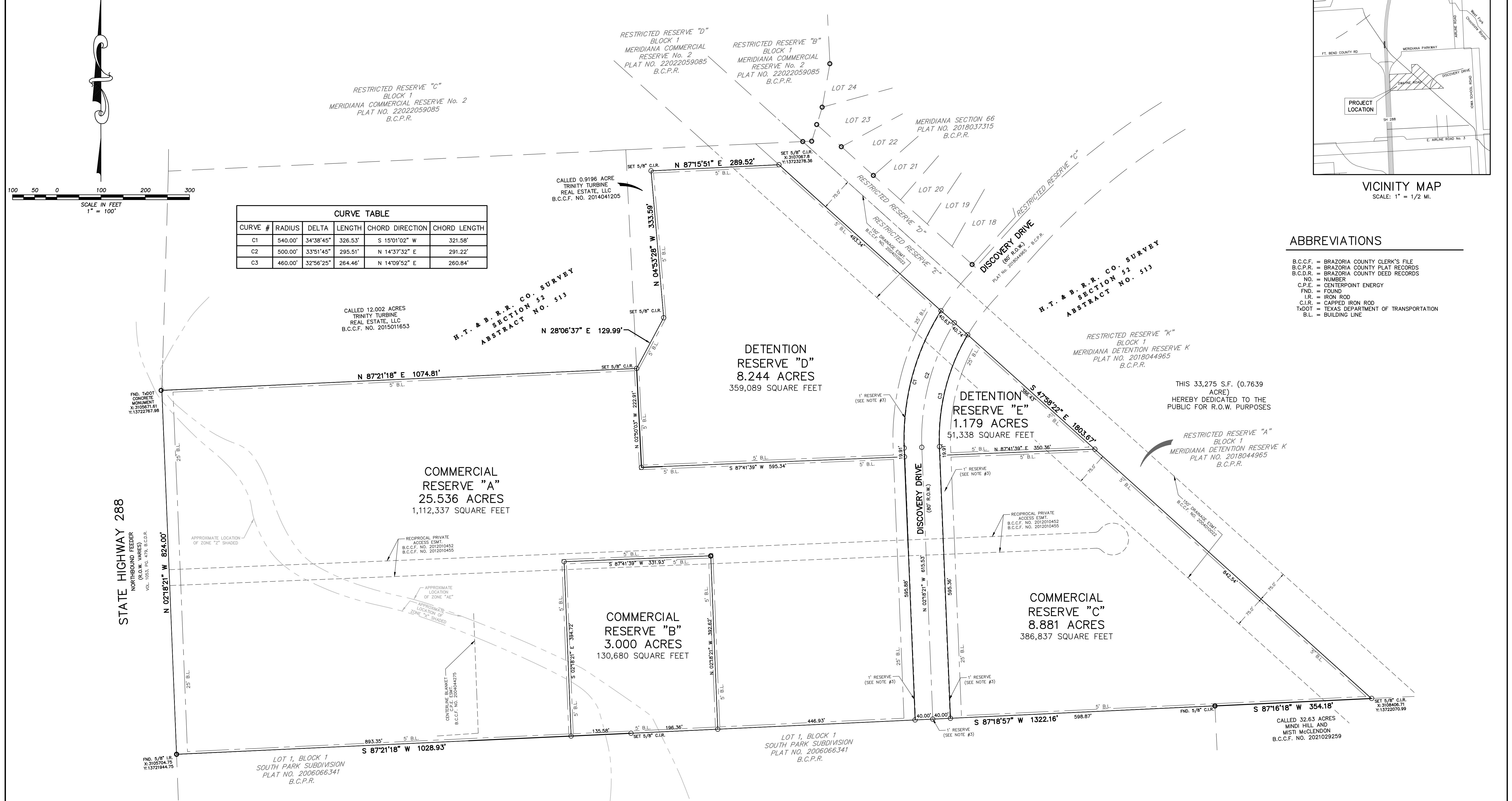
CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	540.00'	34°38'45"	326.53'	S 15°01'02" W	321.58'
C2	500.00'	33°51'45"	295.51'	N 14°37'32" E	291.22'
C3	460.00'	32°56'25"	264.46'	N 14°09'52" E	260.84'



VICINITY MAP  
SCALE: 1" = 1/2 MI.

**ABBREVIATIONS**

- B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
- B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
- NO. = NUMBER
- C.P.E. = CENTERPOINT ENERGY
- FND. = FOUND
- I.R. = IRON ROD
- C.I.R. = CAPPED IRON ROD
- TxDOT = TEXAS DEPARTMENT OF TRANSPORTATION
- B.L. = BUILDING LINE



BENCHMARK ELEV. 51.93'  
2.0 MI W FROM MANVEL,  
2.0 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, 9.8 METERS (32.2 FT) NORTH OF THE  
CENTER OF A TRACK ROAD, 1.9 METERS (6.2 FT) NORTHWEST OF A UTILITY  
POLE, AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE  
GROUND.  
(NAVD 88)

FLOOD STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS AND UNINCORPORATED AREAS, COMMUNITY NO. 485458, DATED DECEMBER 30, 2020, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE "X" SHADED; AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND ZONE "AE"; AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED, AS SHOWN ON MAP AND PANEL NO. 4803902020K. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER 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.

**BOYD'S RENTAL**

A SUBDIVISION OF 48.51 ACRES OF LAND LOCATED IN THE  
H.T. & B. R.R. Co. SURVEY, ABSTRACT-513,  
CITY OF IOWA COLONY ETJ, BRAZORIA COUNTY, TEXAS  
1 BLOCK 0 LOTS 5 RESERVES  
DATE: NOVEMBER, 2023 JOB NO. 23070  
OWNERS: BOYD'S RENTAL PROPERTIES, LLC  
AND REDFORD INDUSTRIES, LLC  
P.O. BOX 5104 LAKE CHARLES, LA 70606  
4003 CHANCE LANE, ROSHARON TX 77583 SHEET 2 OF 2



10990 WESTOFFICE DR., SUITE 100  
HOUSTON, TEXAS 77042  
FIRM No. 10143800 OFFICE: (713) 839-9181  
Email: michael@civil-surv.net