

Wednesday, April 26, 2023

Elizabeth Morton
South Point Surveying, PLLC
3221 S. Main St.
Pearland, TX 77581
Email: elizabethm@sp-survey.com

Re: Serrano Estates, Abbreviated Plat
Letter of Recommendation to Approve
COIC Project No. 2241
Adico, LLC Project No. 16007-2-286

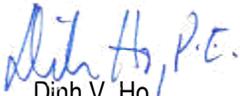
Dear Ms. Morton;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal for Serrano Estates, an abbreviated plat, received on or about April 25, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based upon our review, we have no objections to the plat as resubmitted on April 25, 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 April 26, 2023, for consideration at the May 2, 2023, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC



Dinh V. Ho
TBPE Firm No.16423

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC

STATE OF TEXAS
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS THAT:

I, ERASMO CANELO SERRANO, OWNER OF THE 6.838 ACRES OF LAND BEING PLATTED INTO TWO LOTS AND ZERO RESERVES IN THIS SUBDIVISION PLAT OF SERRANO ESTATES, MINOR PLAT, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF MYSELF, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN HEREON, AND DEDICATE FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNED TO WARRANT AND DEFEND THE TITLE OF THE LAND SO DEDICATED.

FURTHER OWNERS HAVE DEDICATED AND BY THESE AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR THEN FEET (10' 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 THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENT THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.), AS INDICATED AND DEPICTED HEREON WHEREBY THE AERIAL EASEMENTS TOTALS TWENTY-ONE, 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 THEN FEET (10' 0") FOR THEN 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' 0") IN WIDTH.

IN TESTIMONY, HERETO, ERASMO CANELO SERRANO, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ERASMO CANELO SERRANO, THEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREUNTO AFFIXED, THIS _____ DAY OF _____, 20____.

ERASMO CANELO SERRANO, OWNER

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CITY OF IOWA COLONY

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MINOR PLAT, SERRANO ESTATES IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF IOWA COLONY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____ 2023.

DAVID HURST, CHAIRMAN
PLANNING AND ZONING
COMMISSION MEMBER

PLANNING AND ZONING
COMMISSION MEMBER

LES HOSEY
PLANNING AND ZONING
COMMISSION MEMBER

PLANNING AND ZONING
COMMISSION MEMBER

BRENDA DILLON
PLANNING AND ZONING
COMMISSION MEMBER

BRIAN JOHNSON
PLANNING AND ZONING
COMMISSION MEMBER

TERRY HAYES
PLANNING AND ZONING
COMMISSION MEMBER

CITY OF IOWA COLONY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MINOR PLAT, SERRANO ESTATES IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF IOWA COLONY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____ 2023.

MAYOR _____

McLEAN BARNETT
COUNCILMEMBER

ARNETTA HICKS-MURRAY
COUNCILMEMBER

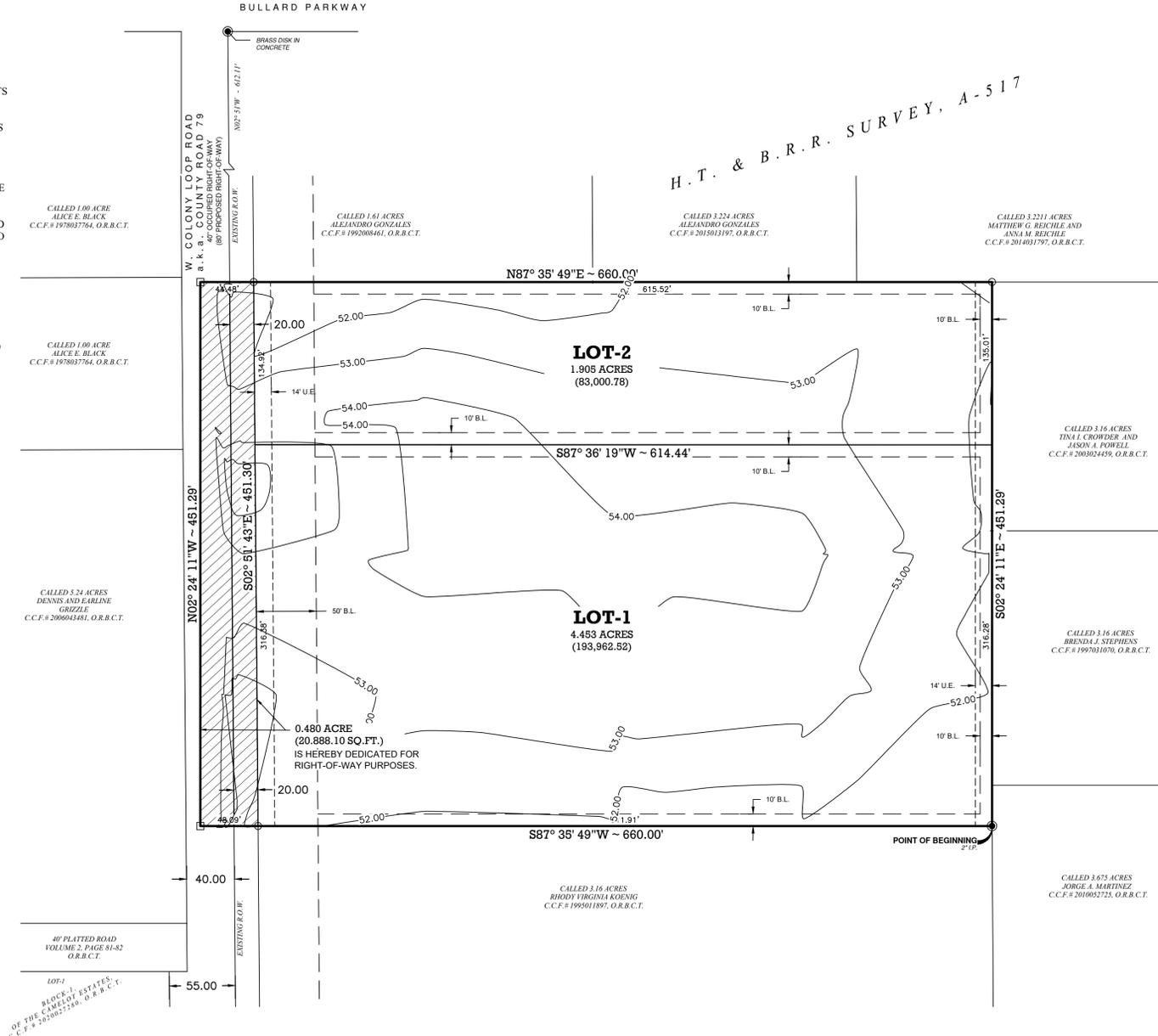
MARQUETTE GREENE-SCOTT
COUNCILMEMBER

TIM VARLACK
COUNCILMEMBER

STEVEN BYRUM-BRATSEN
COUNCILMEMBER

COUNCILMEMBER _____

DINH HO, PE
CITY ENGINEER



NOTES:

1. THE PROPERTY SURVEYED LIES FULLY WITHIN ZONE "X" (UNSHADED), DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48039C0110K, WITH AN EFFECTIVE DATE OF DECEMBER 30, 2020. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
2. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS (SF=0.999885).
3. THIS PLAT RELIED UPON A CURRENT CITY PLANNING LETTER ISSUED BY ABSTRACT SERVICES OF HOUSTON, GF NUMBER 7910-22-2562, EFFECTIVE DATE OF MARCH 7, 2023.
4. IMPROVEMENTS TO THIS PLAT ARE SUBJECT TO THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
5. SIDEWALKS SHALL BE 5 FEET WIDE MINIMUM PER (EDCM) ENGINEERING DESIGN CRITERIA MANUAL.
6. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
7. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL PLAT APPROVAL BY THE CITY COUNCIL IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO (2) YEAR PERIOD OR THE (1) YEAR EXTENSION GRANTED BY CITY COUNCIL.
8. FIVE-EIGHTHS INCH (5/8) IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF WAYS HAVE NOT BEEN MONUMENTED.
9. BENCHMARK: CB-2 IS A BRASS CAP STAMPED 'CB-2' SET IN THE NORTH SIDE OF CR 81 BRIDGE OVER WEST FORK CHOCOLATE BAYOU, AT STREAM CENTERLINE, IN KEYMAP 652X, NEAR UNIT CB1000-00-00. ELEVATION: 56.51' NAVD 88, 2001 ADJUSTMENT.
10. SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THIS RESERVE/LOT MUST BE SUBMITTED TO THE CITY OF IOWA COLONY AND BRAZORIA COUNTY DRAINAGE NO. 5 FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT. DETENTION WILL BE REVIEWED/PROVIDED FOR EACH INDIVIDUAL RESIDENTIAL LOT AT THE TIME OF PERMITTING.

OWNER
ERASMO CANELO SERRANO
8510 MAYWALD ST.
MANVEL, TEXAS 77578
(346) 245-4732

THIS IS TO CERTIFY THAT I, JOSHUA A. MCGINN, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, REGISTRATION # 6467, HAVE PLATTED THE ABOVE AND FOREGOING SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND AND UNDER MY DIRECTION; THAT THIS PLAT ACCURATELY REPRESENTS THE FACTS AS FOUND BY THAT SURVEY MADE BY ME, AND; THAT PERMANENT CONTROL POINTS WILL BE SET AT THE TIME OF PLAT RECORDATION, THAT THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:15,000 AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

SIGNED: _____ 04-25-2023

JOSHUA A. MCGINN DATED
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6467

COIC Project No.: 16007-2-286

		SOUTH POINT SURVEYING, PLLC 3221 S. MAIN STREET, PEARLAND, TEXAS 77581 OFFICE: (281) 489-5656 - WWW.SP-SURVEYING.COM T.B.P.L.S. FIRM NO. 10194401	
		SCALE: 1" = 60' DATE: 04-25-2023 PROJECT NO: 22-99-128	REVISION NO: REVISION DESCRIPTION: DRAWN BY: JM CHECKED BY: AH DRAWING NO: 1 OF 1

LEGEND	
●	FOUND MONUMENT (AS NOTED)
○	SET 5/8" IRON ROD
□	CALCULATED POINT
I.P.	IRON PIPE
I.R.	IRON ROD
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
O.R.B.C.T.	OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS COUNTY CLERKS' FILE NUMBER

FIELD NOTE DESCRIPTION:

BEING A 6.838 ACRE TRACT OF LAND OUT OF A CALLED 20.00 ACRE TRACT KNOWN AS TRACT 3-B IN SECTION #60 OF THE H.T.&B.R.R. CO. SURVEY ABSTRACT-517 (W. H. DENNIS SURVEY), BRAZORIA COUNTY, TEXAS, BEING THE SAME 6.84 ACRE TRACT OF LAND DESCRIBED IN DEED TO ERASMO CANELO SERRANO AS RECORDED UNDER COUNTY CLERK'S FILE NUMBER (C.C.F.#) 2018045847, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, (O.R.B.C.T.), SAID 6.838 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 2-INCH IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID ERASMO CANELO SERRANO 6.84 ACRE TRACT, SAME BEING A POINT ON THE WEST BOUNDARY LINE OF A CALLED 3.675 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JORGE A. MARTINEZ AS SHOWN IN C.C.F.# 2010052725 OF THE O.R.B.C.T., THE NORTHEAST CORNER OF A CALLED 3.16 ACRE TRACT OF LAND DESCRIBED IN A DEED TO RHODY VIRGINIA KOENIG AS SHOWN IN C.C.F.# 1995011897 OF THE O.R.B.C.T., AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 87° 35' 49" W ALONG THE COMMON BOUNDARY LINE OF SAID RHODY VIRGINIA KOENIG 3.16 ACRE TRACT AND ERASMO CANELO SERRANO 6.84 ACRE TRACT, AT A DISTANCE OF 631.11 FEET PASSING THE OCCUPIED EAST RIGHT OF WAY LINE OF W. COLONY LOOP ROAD (S.K.A. COUNTY ROAD 79), CONTINUING FOR A TOTAL DISTANCE OF 660.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 6.64 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE N 02° 24' 11" W ALONG THE WEST PROPERTY LINE OF SAID ERASMO CANELO SERRANO 6.84 ACRE TRACT, A DISTANCE OF 451.30 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 6.64 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE N 87° 35' 49" E. ALONG THE COMMON BOUNDARY LINE OF SAID 6.84 ACRE TRACT AND THOSE TRACTS OF LAND CALLED 1.61 AND 3.224 ACRE TRACT DESCRIBED IN A DEED TO ALEJANDRO GONZALES AS SHOWN IN C.C.F.# 1992008461 AND 2015013197 BOTH OF THE O.R.B.C.T., AND OF A CALLED 3.221 ACRE OF LAND DESCRIBED IN A DEED TO MATTHEW G. REICHLER AND ANNA M. REICHLER AS SHOWN IN C.C.F.# 2014031797 OF THE O.R.B.C.T., AT A DISTANCE 24.48 FEET PASSING THE OCCUPIED EAST RIGHT OF WAY OF W. COLONY LOOP ROAD (S.K.A. COUNTY ROAD 79), CONTINUING FOR A TOTAL DISTANCE OF 660.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "R.P.L.S. 6467" SET AT THE NORTHWEST CORNER OF A CALLED 3.16 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TINA I. CROWDER AND JASON A. POWELL AS SHOWN IN C.C.F.# 2003024459 OF THE O.R.B.C.T., FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 02° 24' 11" E ALONG COMMON BOUNDARY LINE OF SAID 6.84 ACRE TRACT, OF SAID CROWDER-POWELL 3.16 ACRE TRACT, OF SAID MARTINEZ 3.675 ACRE TRACT AND OF A CALLED 3.16 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BRENDA J. STEPHENS AS SHOWN IN C.C.F.# 1997031070 OF THE O.R.B.C.T., A DISTANCE OF 451.29 FEET TO THE POINT OF **BEGINNING** OF THE HEREIN DESCRIBED TRACT CONTAINING 6.838 ACRES (OR 297,851.40 SQUARE FEET) OF LAND.

**FINAL PLAT
OF
SERRANO ESTATES**

**A 6.838 ACRE SUBDIVISION
OF 1-BLOCK, 2-LOTS, AND 0-RESERVES,
BEING ALL OF A CALLED 6.84 ACRE TRACT
AS RECORDED IN C.C.F.# 2018045847, O.R.B.C.T.
SITUATED IN THE
H. T. & B. R. R. COUNTY SURVEY, ABSTRACT-517
BRAZORIA COUNTY, TEXAS
CITY OF IOWA COLONY**