

Monday, January 19, 2026

Kayla Leal  
LJA Engineering  
3600 W. Sam Houston Pkwy S, Ste. 600  
Houston, TX 77042  
[kleal@lja.com](mailto:kleal@lja.com)

Re: Avery Crossing Section 1 Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 6789  
Adico, LLC Project No. 710-25-002-057

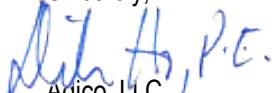
Dear Ms. Leal:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Avery Crossing Section 1 Preliminary Plat, received on or about January 16, 2026. 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 plat as submitted on January 16, 2026. Please provide ten (10) folded copies of the plat Kayleen Rosser, City Secretary, by no later than Tuesday, January 27, 2026, for consideration at the February 3, 2026, Planning and Zoning meeting.

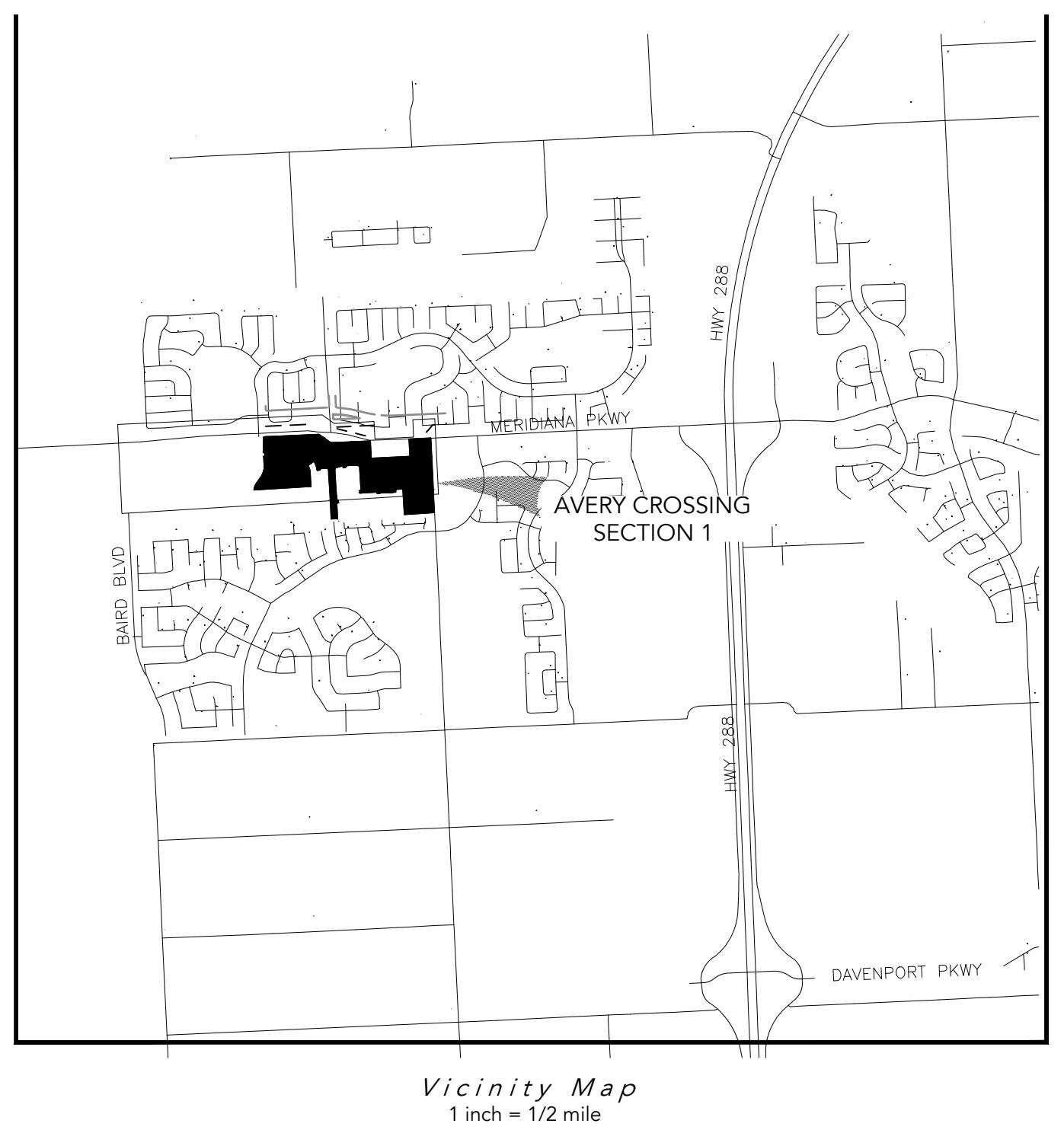
Should you have any questions, please do not hesitate to call our office.

Sincerely,



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

Cc: Rachel Patterson  
Kayleen Rosser  
File: 710-25-002-057

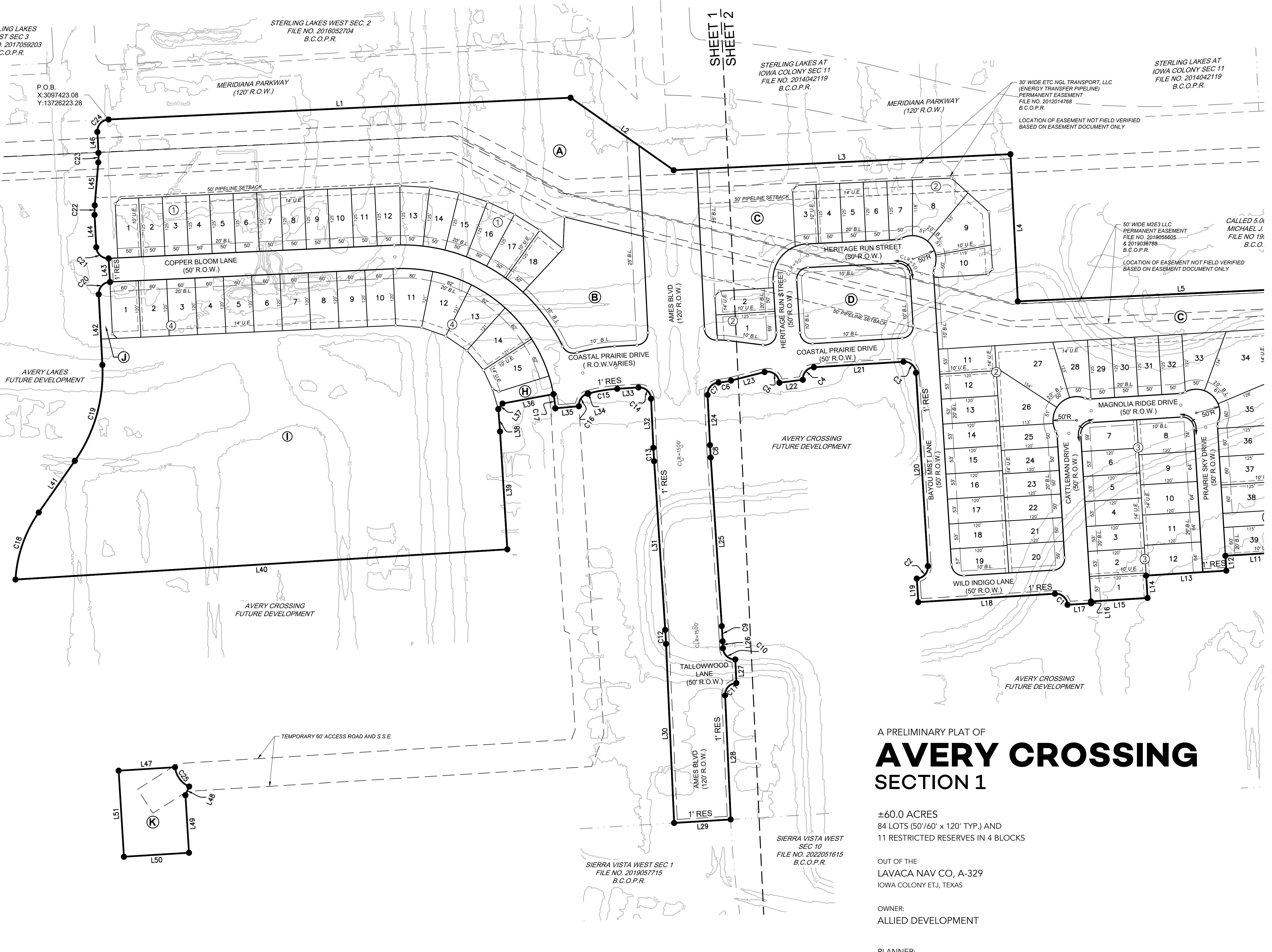


RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	5.209	226,924	RESTRICTED TO LANDSCAPE / OPEN SPACE / PARK / UTILITIES
B	1.215	52,937	RESTRICTED TO REC CENTER
C	3.624	157,850	RESTRICTED TO LANDSCAPE / OPEN SPACE / PARK / UTILITIES
D	0.871	37,921	RESTRICTED TO LANDSCAPE / OPEN SPACE / PARK / UTILITIES
E	2.288	99,681	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
F	13.791	600,723	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
G	0.088	3,850	RESTRICTED TO DRAINAGE
H	0.093	4,050	RESTRICTED TO DRAINAGE
I	10.133	441,411	RESTRICTED TO LANDSCAPE / OPEN SPACE / DETENTION
J	0.066	2,891	RESTRICTED TO LANDSCAPE / OPEN SPACE
K	0.570	24,833	RESTRICTED TO LANDSCAPE / OPEN SPACE / LIFT STATION
TOTAL	37.379	1,628,236	

LINE TABLE		LINE TABLE		CURVE TABLE							
LINE	BEARING	DISTANCE	BEARING	DISTANCE	CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD	
L1	N 87°18'07" E	979.07'	L27	S 02°35'21" E	50.00'	C1	25.00'	90°00'00"	39.27'	N 48°31'09" W	35.36'
L2	S 54°53'13" E	266.84'	L28	S 02°35'21" E	263.07'	C2	25.00'	90°00'00"	39.27'	N 41°28'51" E	35.36'
L3	N 87°16'38" E	713.67'	L29	S 86°28'51" W	120.02'	C3	25.00'	90°00'00"	39.27'	N 48°31'09" W	35.36'
L4	S 02°50'47" E	312.13'	L30	N 02°35'21" W	379.65'	C4	25.00'	90°00'00"	39.27'	S 41°28'51" W	35.36'
L5	N 87°21'08" E	693.26'	L31	N 03°46'04" W	357.99'	C5	25.00'	100°43'46"	43.95'	N 53°53'02" W	38.51'
L6	N 02°37'11" W	313.04'	L32	N 02°43'18" W	103.97'	C6	150.00'	101°12'09"	26.71'	S 80°51'09" W	26.67'
L7	N 87°16'38" E	394.61'	L33	S 86°28'51" W	45.08'	C7	25.00'	88°40'32"	38.69'	S 41°36'58" W	34.94'
L8	S 02°47'51" E	1,354.77'	L34	S 74°48'05" W	1.65'	C8	1,440.00'	1°02'46"	26.29'	S 03°14'41" E	26.29'
L9	S 86°28'51" W	545.01'	L35	S 84°52'49" W	50.00'	C9	1,560.00'	1°10'42"	32.09'	S 03°10'42" E	32.09'
L10	N 03°31'08" W	493.05'	L36	S 79°31'38" W	109.55'	C10	25.00'	90°00'00"	39.27'	S 47°35'21" E	35.36'
L11	S 86°28'51" W	125.00'	L37	S 37°27'15" W	14.85'	C11	25.00'	90°00'00"	39.27'	S 42°24'39" W	35.36'
L12	S 03°31'09" E	31.55'	L38	S 04°33'56" E	47.58'	C12	1,440.00'	1°10'42"	29.62'	N 03°10'42" W	29.62'
L13	S 86°28'51" W	150.00'	L39	S 66°28'51" W	250.00'	C13	1,560.00'	1°02'46"	28.48'	N 03°14'41" E	28.48'
L14	S 03°31'09" E	47.50'	L40	S 66°28'51" W	1,043.06'	C14	25.00'	90°47'51"	39.62'	N 48°07'13" W	35.60'
L15	S 86°28'51" W	120.00'	L41	N 34°58'40" E	133.33'	C15	305.00'	11°40'46"	62.17'	S 80°38'28" W	62.06'
L16	S 03°31'09" E	4.00'	L42	N 02°58'36" W	149.59'	C16	25.00'	79°55'17"	34.87'	S 34°50'27" W	32.11'
L17	S 86°28'51" W	50.00'	L43	N 03°17'37" W	50.00'	C17	325.00'	52°1'11"	30.36'	N 07°47'47" W	30.35'
L18	S 86°28'51" W	290.00'	L44	N 02°58'36" W	68.64'	C18	275.00'	31°44'12"	152.33'	N 19°06'34" E	150.39'
L19	N 03°31'09" W	50.00'	L45	N 04°45'30" E	91.16'	C19	325.00'	37°57'17"	215.29'	N 16°00'02" E	211.38'
L20	N 03°31'09" W	410.00'	L46	N 02°58'36" W	44.42'	C20	25.00'	90°19'01"	39.41'	N 42°10'54" E	35.45'
L21	S 86°28'51" W	190.00'	L47	N 86°28'51" E	119.63'	C21	25.00'	89°40'59"	39.13'	N 47°49'06" W	35.26'
L22	S 82°44'53" W	50.11'	L48	S 23°23'06" W	20.00'	C22	150.00'	74°4'07"	20.25'	N 00°53'27" E	20.24'
L23	S 75°45'05" W	73.47'	L49	S 03°31'09" E	122.17'	C23	150.00'	74°4'07"	20.25'	N 00°53'27" E	20.24'
L24	S 02°43'18" E	106.35'	L50	S 86°28'51" W	137.92'	C24	25.00'	90°16'44"	39.39'	N 42°09'45" E	35.44'
L25	S 03°46'04" E	357.99'	L51	N 03°31'09" W	182.60'	C25	50.00'	60°48'43"	53.07'	S 36°12'33" E	50.61'
L26	S 02°35'21" E	14.63'									

## DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY ORDINANCES WHICH ARE SUBSEQUENTLY GRANTED BY THE IOWA COLONY PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES, EXPRESS OR IMPLIED, AS TO THE ACCURACY, AVAILABILITY, COMPLETENESS, OR ACTUAL CONSTRUCTION, SAFETY, SUITABILITY OR PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FEATURES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.



A PRELIMINARY PLAT OF  
**AVERY CROSSING**  
SECTION 1

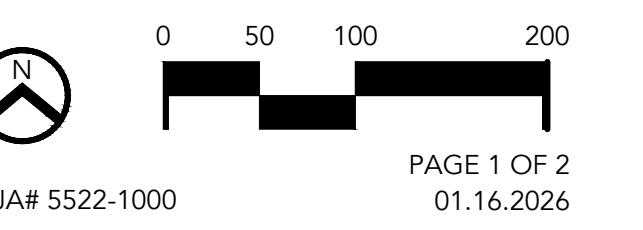
±60.0 ACRES  
84 LOTS (50'60' x 120' TYP.) AND  
11 RESTRICTED RESERVES IN 4 BLOCKS

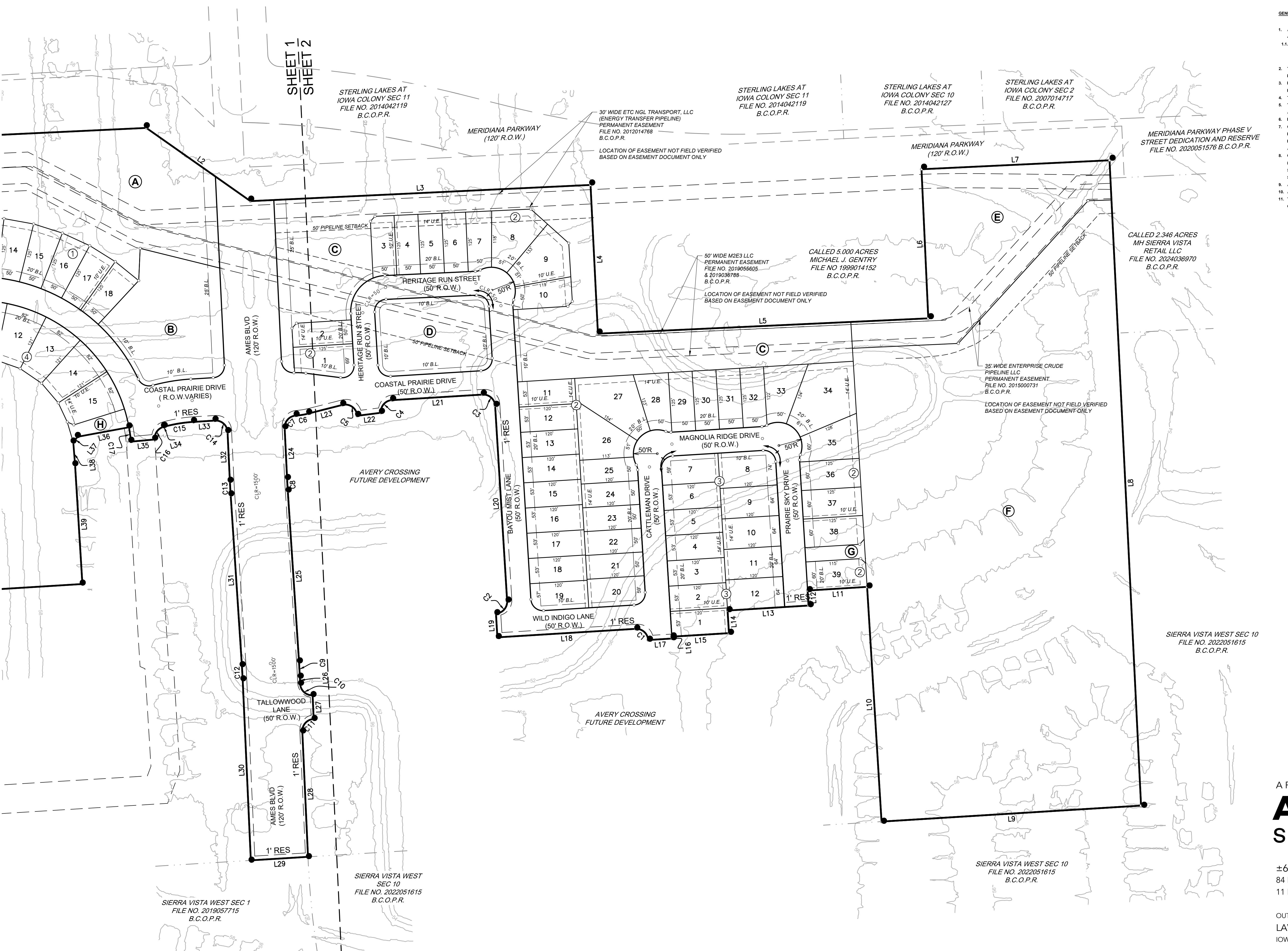
OUT OF THE  
LAVACA NAV CO, A-329  
IOWA COLONY ETJ, TEXAS

OWNER:  
ALLIED DEVELOPMENT

PLANNER:

**LJA** PLANNING &  
LANDSCAPE  
ARCHITECTURE  
3600 W Sam Houston Pkwy S, Suite 600  
Houston, Texas 77042  
713.953.5200





**LEGEND**

- RES. INDICATES RESERVE
- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- R.O.W. INDICATES RIGHT-OF-WAY
- DOC. NO. INDICATES DOCUMENT NUMBER
- INDICATES STREETNAME CHANGE

# A PRELIMINARY PLAT OF **AVERY CROSSING** SECTION 1

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84 LOTS (50' x 60' x 120' TYP.) AND  
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