

Monday, January 12, 2026

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

Re: Coogan Tract General Plan  
Letter of Recommendation to Approve  
COIC Project No. 7478  
Adico, LLC Project No. 710-25-002-062

Dear Ms. Leal:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Coogan Tract General Plan, received on or about January 16, 2026. The review of the general 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 January 16, 2026. Please provide ten (10) prints of the plat to 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



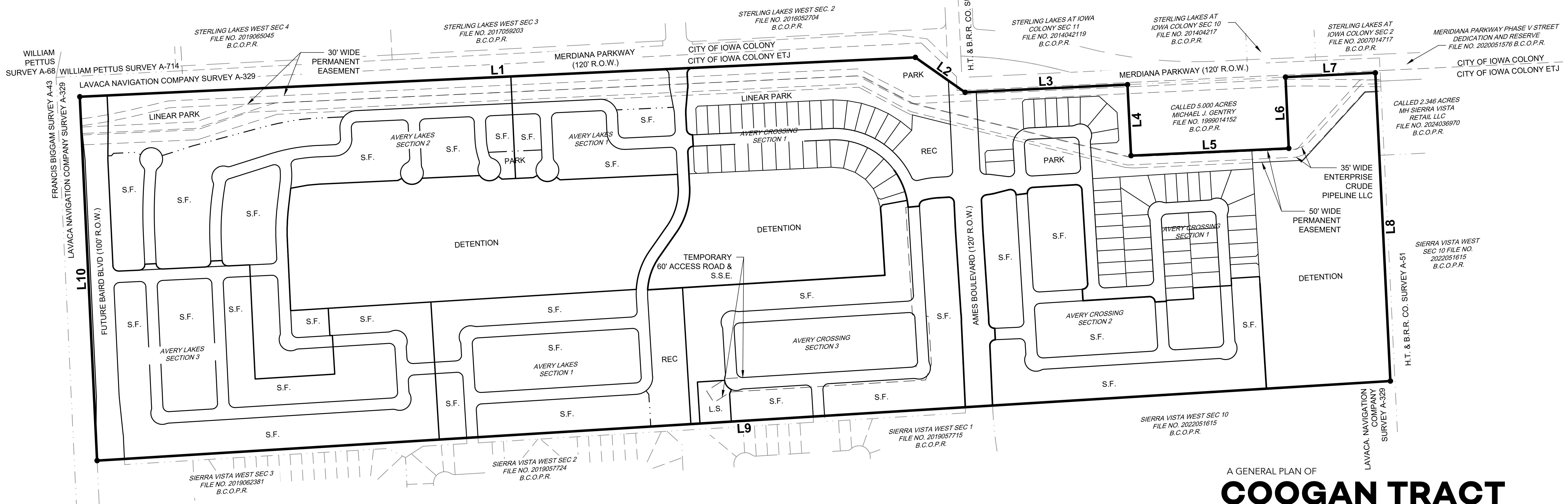
Dinh V. Ho, P.E.  
TBPE Firm No. 16423

Cc: Rachel Patterson  
Kayleen Rosser  
File: 710-25-002-062

## GENERAL NOTES:

1. THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND ALLIED DEVELOPMENT DATE JANUARY 14, 2026 AND APPROVED BY CITY COUNCIL ON DECEMBER 15, 2025.
2. PER THE ADOPTED COOGAN TRACT PUD, THE DEVELOPMENT IS ELIGIBLE TO RECEIVE UP TO A 50% PARKLAND CREDIT FOR IMPROVEMENTS TO WET DETENTION FACILITIES.

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°18'07" E	3672'
L2	S 54°53'13" E	267'
L3	N 87°16'38" E	714'
L4	S 02°50'47" E	312'
L5	N 87°21'08" E	693'
L6	N 02°37'11" W	313'
L7	N 87°16'38" E	395'
L8	S 02°47'51" E	1355'
L9	S 86°28'51" W	5688'
L10	N 02°43'18" W	1599'

Vicinity Map  
1 inch = 1/2 mile

A GENERAL PLAN OF  
**COOGAN TRACT**

±189.7 ACRES

APPROXIMATELY 515 LOTS

OUT OF THE  
LAVACA NAVIGATION COMPANY SURVEY, 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

