ADICO
CONSULTING ENGINEERS

Monday, October 26, 2026

Robert Kness
Kimley-Horn & Associates, Inc.
11700 Katy Frwy, Suite 800
Houston, TX 77079
robert.kness@kimley-horn.com

Re: Alvin West College Campus Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 8704
Adico, LLC Project No. 710-26-002-050

Dear Mr. Kness:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Alvin West College Campus Preliminary Plat, being +/- 34.57 acres out of the H.T. & B.R.R. Co. Survey, Section 49, Abstract No. 259, located in the City of Iowa Colony, Brazoria County, TX, received on or about October 20, 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 preliminary plat as resubmitted on October 20, 2026.

Please provide ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, October 28, 2026, for consideration at the November 3, 2026, Planning and Zoning meeting.

Upon Planning and Zoning Commission action, the plat will be placed on the agenda for the November 16, 2026, City Council meeting for consideration.

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: Kayleen Rosser, COIC
File: 710-26-002-050

APPROVED, ADICO, LLC, 10262026

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, ALVIN COLLEGE, ACTING BY AND THROUGH DR. ROBERT J. EXLEY, PRESIDENT AND ELIZABETH NELSON, VICE PRESIDENT OF ALVIN COLLEGE, OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAMES ARE DESCRIBED THERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED. THE OWNERS 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 THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREET OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

IN TESTIMONY WHEREOF, ALVIN COLLEGE HAS CAUSED THESE PRESENTS TO BE SIGNED BY DR. ROBERT J. EXLEY, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS VICE PRESIDENT, ELIZABETH NELSON, THIS ___ DAY OF _____, 2026.

ALVIN COLLEGE

BY: _____
DR. ROBERT J. EXLEY
PRESIDENT

BY: _____
ELIZABETH NELSON
VICE PRESIDENT

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DR. ROBERT J. EXLEY, AND ELIZABETH NELSON 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, _____ DAY OF _____, 202__.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
MY COMMISSION EXPIRES: (DATE)

I, ROBERT KNESS, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND 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 AND THAT ALL BOUNDARY CORNERS, ANGLES, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

_____
ROBERT KNESS, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6486

STATE OF TEXAS
REGISTERED
R ROBERT KNESS R
6486
PROFESSIONAL
LAND SURVEYOR

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

_____
WIL KENNEDY, MAYOR

_____
MARQUETTE GREENE-SCOTT, COUNCIL MEMBER

_____
MARGARET MADARIAGA, COUNCIL MEMBER

_____
ARNETTA HICKS-MURRAY, OOUNCIL MEMBER

_____
TIMOTHY VARLACK, COUNCIL MEMBER

_____
KAREEM BOYCE, COUNCIL MEMBER

_____
SYDNEY HARGRODER, COUNCIL MEMBER

_____
DINH HO, P.E., CITY ENGINEER

_____
DATE:

PLANNING AND ZONING COMMISSION APPROVAL

_____
DAVID HURST, CHAIR

_____
BRENDA DILLON, MEMBER

_____
TERRY HAYES, MEMBER

_____
LES HOSEY, MEMBER

_____
BRIAN JOHNSON, MEMBER

_____
ROBERT WALL, MEMBER

I, JOYCE HUDMAN, COUNTY CLERK OF BRAZORIA COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____20___ AT _____ O'CLOCK __.M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

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

_____
JOYCE HUDMAN, COUNTY CLERK
BRAZORIA COUNTY, TEXAS

BY: _____
DEPUTY

LEGAL DESCRIPTION:

A TRACT OR PARCEL CONTAINING 34.569 ACRE (1,505,825 SQUARE FEET) OF LAND SITUATED IN THE H.T. & B. R.R. SURVEY, SECTION 49, ABSTRACT NUMBER 259, BRAZORIA COUNTY, TEXAS AND BEING OUT OF THE RESIDUE OF A CALLED 132.1854 ACRES TRACT CONVEYED TO BAHAM INTERESTS LIMITED PARTNERSHIP, AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NUMBER (NO.) 2012054324, WITH SAID 34.569 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "KHA" SET FOR THE NORTHERLY CUTBACK CORNER AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF DAVENPORT PARKWAY (VARIABLE WIDTH R.O.W.) AS RECORDED IN B.C.C.F. NO. 2022044760, AND THE WEST R.O.W. LINE OF DISCOVERY DRIVE (VARIABLE WIDTH R.O.W.) AS RECORDED IN B.C.C.F. NOS. 20220447620, AND 2022044868, AND THE MOST NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG AND WITH THE WEST BOUNDARY LINE OF SAID DISCOVERY DRIVE THE FOLLOWING FIVE (5) COURSES AND DISTANCES;

1. SOUTH 47°24'24" EAST, A DISTANCE OF 35.36 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "KHA" SET FOR AN ANGLE POINT;
2. SOUTH 02°24'24" EAST, A DISTANCE OF 338.83 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "KHA" SET FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
3. IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 390.93 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 491.00 FEET, SUBTENDING A CENTRAL ANGLE OF 45°37'06", AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 20°24'09" WEST, 380.69 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "KHA" SET AT THE END OF CURVE;
4. SOUTH 43°12'40" WEST, A DISTANCE OF 467.37 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "KHA" SET FOR AN ANGLE POINT AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
5. IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 355.54 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 611.00 FEET, SUBTENDING A CENTRAL ANGLE OF 33°20'25", AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 26°32'27" WEST, 350.55 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "KHA" SET IN A NORTHERLY LINE OF A CALLED 206.73 ACRE TRACT CONVEYED TO ALVIN INDEPENDENT SCHOOL DISTRICT, AS RECORDED IN B.C.C.F. NO. 2018061880 FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND END OF CURVE;

THENCE SOUTH 87°19'08" WEST, ALONG AND WITH A NORTHERLY LINE OF SAID 206.73 ACRE TRACT, A DISTANCE OF 1,004.97 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "KHA" SET IN THE EAST R.O.W. LINE OF STATE HIGHWAY 288 (420 FOOT R.O.W.), AS RECORDED IN VOLUME (VOL.) 1085, PAGE (PG.) 733, BRAZORIA COUNTY DEED RECORDS (B.C.D.R.), FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02°18'54" WEST, ALONG AND WITH THE EAST R.O.W. LINE OF SAID STATE HIGHWAY 288, A DISTANCE OF 251.01 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "KHA" SET FOR THE MOST SOUTHERLY CORNER OF A CALLED 8.660 ACRE TRACT CONVEYED TO THE TEXAS DEPARTMENT OF TRANSPORTATION, AS RECORDED IN B.C.C.F. NO. 2019028491, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG AND WITH THE EAST LINE OF SAID 8.660 ACRE TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 588.28 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 596.00 FEET, SUBTENDING A CENTRAL ANGLE OF 56°33'14", AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 29°18'20" EAST, 564.69 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "KHA" SET AT THE END OF CURVE;
2. NORTH 57°34'57" EAST, A DISTANCE OF 112.90 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "KHA" SET FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
3. IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 210.18 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 724.00 FEET, SUBTENDING A CENTRAL ANGLE OF 16°37'59", AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 49°15'57" EAST, 209.44 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "KHA" SET AT THE END OF CURVE;
4. NORTH 40°56'57" EAST, A DISTANCE OF 132.36 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "KHA" SET FOR AN ANGLE POINT AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
5. IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 361.45 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 736.00 FEET, SUBTENDING A CENTRAL ANGLE OF 28°08'17", AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 16°31'11" EAST, 357.83 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "KHA" SET IN THE SOUTH R.O.W. LINE OF SAID DAVENPORT PARKWAY, MARKING THE NORTHEAST CORNER OF SAID 8.660 ACRE TRACT, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG AND WITH SAID SOUTH R.O.W. LINE OF DAVENPORT PARKWAY, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 87°21'51" EAST, ALONG AND WITH SAID SOUTH R.O.W. LINE OF DAVENPORT PARKWAY, A DISTANCE OF 186.57 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "KHA" SET FOR AN ANGLE POINT;
2. NORTH 87°35'36" EAST, CONTINUING ALONG AND WITH SAID SOUTH R.O.W. LINE OF DAVENPORT PARKWAY, A DISTANCE OF 678.43 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1,505,825 SQUARE FEET OR 34.569 ACRE OF LAND.

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

_____
LEE WALDEN, P.E. DATE:
PRESIDENT

_____
KERRY OSBURN DATE:
VICE PRESIDENT

_____
BRANDON MIDDLETON DATE:
SECRETARY/TREASURER

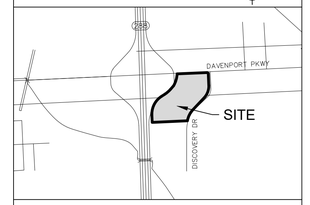
_____
DINH V. HO, P.E. DATE
DISTRICT ENGINEER

PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED.

GENERAL NOTES

1. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY A FACTOR OF 0.999870017.
3. THIS PLAT WAS PREPARED TO MEET REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF IOWA COLONY.
4. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY OLD REPUBLIC TITLE INSURANCE COMPANY, FILE NO. 26001546, DATED MAY 29, 2026.
5.
6. THIS PLAT LIES WHOLLY WITHIN THE CITY LIMITS OF IOWA COLONY, BRAZORIA COUNTY, BRAZORIA COUNTY M.U.D. 55 AND BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 (B.D.D. 5)
7. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR THIS RESERVE.
8. CONTOUR LINES SHOWN HEREON ARE BASED ON NGS BENCHMARK AW5686 , NOTED HEREON.
9. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48039C0120K, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, DATED DECEMBER 30,2020, THIS PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ZONE X (SHADED) DEFINED AS "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; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD", AND ZONE A DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED)"
10. 1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE THE BASE FLOOD ELEVATION (BFE) OR TWO (2) FEET ABOVE NATURAL GRADE, WHICHEVER IS GREATER.
11. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
12. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
13. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WITH THE EXCEPTION OF DISTRICT MAINTAINED FACILITIES 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.
14. 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.
15. 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.
16. OTHER THAN SHOWN HERON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
17. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
18. 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.
19. 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.
20. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
21. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
22. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
23. 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.
24. 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.
25. PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. 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.

VICINITY MAP N.T.S.



CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

BENCHMARK

NATIONAL GEODETIC SURVEY MONUMENT NUMBER "AW5686" . LOCATED IN THE SOUTHEAST CORNER OF THE SACRED HEART AND JESUS CATHOLIC CHURCH YARD, 23.0 METERS (75.5 FT) SOUTH OF THE CENTER OF THE AW5686'SOUTH DRIVE OF A HORSE SHOE DRIVE OF THE CHURCH, 21.3 METERS (69.9 FT) NORTH OF THE CENTER OF COUNTY ROAD 37, 18.5 METERS (60.7 FT) SOUTHEAST OF THE SOUTHEAST CORNER OF THE CHURCH, 13.6 METERS (44.6 FT) WEST OF THE CENTER OF COUNTY ROAD 48, 3.1 METERS (10.2 FT) EAST OF THE EAST CORNER OF THE FOUNDATION OF THE BRICK CHURCH SIGN.

PUBLISHED ELEVATION = 55.7 FEET (NAVD88, GEOID18)

ABBREVIATIONS

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IPF	IRON PIPE FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
IRF	IRON ROD FOUND
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
B.C.P.R.	BRAZORIA COUNTY PLAT RECORDS
B.C.D.R.	BRAZORIA COUNTY DEED RECORDS
B.C.C.F.	BRAZORIA COUNTY CLERK'S FILE
DOC.	DOCUMENT
NO.	NUMBER
F.C.	FILM CODE
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
ESMT.	EASEMENT

ALVIN COLLEGE WEST CAMPUS

A SUBDIVISION OF
34.569 ACRES / 1,505,825 SQ. FT.
SITUATED IN
H.T. & B.R.R. CO. SURVEY, SECTION 49, A-259
CITY OF IOWA COLONY
BRAZORIA COUNTY, TEXAS

0 LOTS 1 BLOCK 1 RESERVE

OWNER
ALVIN COLLEGE
3110 MUSTANG
ALVIN, TX 77511
PH: (281) 756-3598

SURVEYOR / ENGINEER

Kimley»Horn
11700 Katy Freeway, Suite 800
Houston, Texas 77079
Tel. No. (281) 597-9300
FIRM # 10115500

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	RK	AM	OCT. 2026	065004201	1 OF 2

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DWG NAME: K:\HOU_SURVEY\PROJECTS\065004201-ALVIN WEST COLLEGE CAMPUS\DWG\PLAT\065004201-ALVIN WEST COLLEGE_V2.DWG PLOTTED BY KNESS, ROBERT 10/21/2026 5:06 PM LAST SAVED 10/20/2026 9:29 PM

APPROVED, ADICO, LLC, 10262026

NORTH

GRAPHIC SCALE IN FEET
100 0 50 100 200
1"=100' @ 24X36

CALLED 65.9101 ACRES
CONGREGATION OF THE SISTERS OF
CHARITY OF THE INCARNATE WORD
B.C.C.F. NO. 1984046785

DAVENPORT PARKWAY
(VARIABLE WIDTH R.O.W.)
B.C.C.F. NO. 2022044760

P.O.B.
IRSC
N:13719317.04 (GRID)
E:3107440.89 (GRID)

IRSC
N:13719279.98 (GRID)
E:3106576.80 (GRID)

N87°21'51"E 186.57'
N87°35'36"E 678.43'
S2' 25' B.L.
25' B.L.
S2°24'24"E 338.83'
L1

STATE HIGHWAY 288
(R.O.W. VARIES)
VOL. 1065, PG. 733, B.C.D.R.
B.C.C.F. NO. 2019028491

ZONE "X" (UNSHADED)
ZONE "X" (SHADED)

C5 C4 C3 C2 C1
L3 L2

BLOCK 1

RESTRICTED RESERVE "A"
34.569 ACRES / 1,505,825 SQ. FT.
(RESTRICTED TO COMMERCIAL USES)

ZONE "X" (SHADED)
ZONE "AE"

DISCOVERY DRIVE
(VARIABLE WIDTH R.O.W.)
B.C.C.F. NO. 2022044760
B.C.C.F. NO. 2022044868
S43°12'40"W 467.37'

RESTRICTED RESERVE "X"
BLOCK 1
ALVIN I.S.D. HIGH SCHOOL AT IOWA COLONY
B.C.C.F. NO. 2022044868

N2°18'54"W 251.01'
25' B.L.
10' B.L.
S87°19'08"W 1004.97'

IRSC
N:13717896.71 (GRID)
E:3105868.13 (GRID)

IRSC
N:13717943.72 (GRID)
E:3106871.87 (GRID)

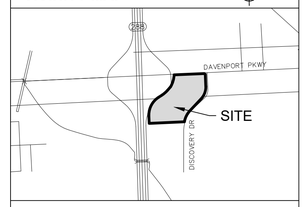
RESIDUE OF
CALLED 206.73 ACRES
ALVIN INDEPENDENT SCHOOL DISTRICT
B.C.C.F. NO. 2018061880

LINE TABLE		
NO.	BEARING	LENGTH
L1	S47°24'24"E	35.36'
L2	N57°34'57"E	112.90'
L3	N40°56'57"E	132.36'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	45°37'06"	491.00'	390.93'	S20°24'09"W	380.69'
C2	33°20'25"	611.00'	355.54'	S26°32'27"W	350.55'
C3	56°33'14"	596.00'	588.28'	N29°18'20"E	564.69'
C4	16°37'59"	724.00'	210.18'	N49°15'57"E	209.44'
C5	28°08'17"	736.00'	361.45'	N16°31'11"E	357.83'

VICINITY MAP

N.T.S.



CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

BENCHMARK

NATIONAL GEODETIC SURVEY MONUMENT NUMBER "AW5686" . LOCATED IN THE SOUTHEAST CORNER OF THE SACRED HEART AND JESUS CATHOLIC CHURCH YARD, 23.0 METERS (75.5 FT) SOUTH OF THE CENTER OF THE AW5686'SOUTH DRIVE OF A HORSE SHOE DRIVE OF THE CHURCH, 21.3 METERS (69.9 FT) NORTH OF THE CENTER OF COUNTY ROAD 37, 18.5 METERS (60.7 FT) SOUTHEAST OF THE SOUTHEAST CORNER OF THE CHURCH, 13.6 METERS (44.6 FT) WEST OF THE CENTER OF COUNTY ROAD 48, 3.1 METERS (10.2 FT) EAST OF THE EAST CORNER OF THE FOUNDATION OF THE BRICK CHURCH SIGN.

PUBLISHED ELEVATION = 55.7 FEET (NAVD88, GEOID18)

ALVIN COLLEGE WEST CAMPUS

A SUBDIVISION OF
34.569 ACRES / 1,505,825 SQ. FT.
SITUATED IN
H.T. & B.R.R. CO. SURVEY, SECTION 49, A-259
CITY OF IOWA COLONY
BRAZORIA COUNTY, TEXAS

0 LOTS 1 BLOCK 1 RESERVE

OWNER
ALVIN COLLEGE
3110 MUSTANG
ALVIN, TX 77511
PH: (281) 756-3598

SURVEYOR / ENGINEER

Kimley»Horn
11700 Katy Freeway, Suite 800
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FIRM # 10115500

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	RK	AM	OCT. 2026	065004201	2 OF 2

DWG NAME: K:\HOU_SURVEY\PROJECTS\065004201-ALVIN WEST COLLEGE CAMPUS\DWG\PLAT\065004201-ALVIN WEST COLLEGE_V2.DWG PLOTTED BY KNESS, ROBERT 10/21/2026 5:06 PM LAST SAVED 10/20/2026 9:29 PM Copyright © 2026 Kimley»Horn and Associates, Inc. All rights reserved