ADICO
CONSULTING ENGINEERS

Friday, October 16, 2026

Kenny Lopez
Blackline Engineering
1616 S. Voss Rd., Suite 300
Houston, TX 77057
Klopez@blackline-eng.com

Re: Glendale Lakes Drive Street Dedication Preliminary Plat
+/- 0.551 in the I & G.N.R.R. Co Survey and A.B. Langermann Survey, A-625, Fort Bend and Brazoria County, TX
Letter or Recommendation to Approve
COIC Project No. 8334
Adico, LLC Project No. 710-26-002-032

Dear Mr. Lopez:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Glendale Lakes Drive Street Dedication Preliminary Plat, being +/- 0.551 acres in Fort Bend and Brazoria County, Texas, received on or about July 27, 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 July 27, 2026. Please provide ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, October 27, 2026, for consideration at the November 3, 2026, Planning and Zoning Commission meeting. Following Planning and Zoning Commission consideration, the plat will be placed on the November 16, 2026, City Council agenda.

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: File 710-26-002-032
Kayleen Rosser
Rachel Patterson

APPROVED_ADICO_LLC_10182026

STATE OF TEXAS
COUNTY OF FORT BEND

WE, HANNOVER ESTATES, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH CLINTON F. WONG, PRESIDENT OF AMVEST PROPERTIES INC., A TEXAS CORPORATION, ITS GENERAL PARTNER OWNER HEREINAFTER REFERRED TO AS OWNERS OF THE 0.174 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF GLENDALE LAKES DRIVE STREET DEDICATION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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 ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") 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 EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, 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 TEN FEET (10'0") FOR TEN 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 THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING ALL 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.

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF GLENDALE LAKES DRIVE STREET DEDICATION WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, THE HANNOVER ESTATES, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH AMVEST PROPERTIES INC., A TEXAS CORPORATION, ITS GENERAL PARTNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY CLINTON F. WONG, ITS PRESIDENT OF AMVEST PROPERTIES INC., HEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2026.

HANNOVER ESTATES, LTD., A TEXAS LIMITED PARTNERSHIP
BY: AMVEST PROPERTIES INC., A TEXAS CORPORATION, ITS GENERAL PARTNER

BY: _____
CLINTON F. WONG,
PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CLINTON F. WONG, PRESIDENT OF AMVEST PROPERTIES INC., A TEXAS CORPORATION, THE GENERAL PARTNER OF HANNOVER ESTATES, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME:

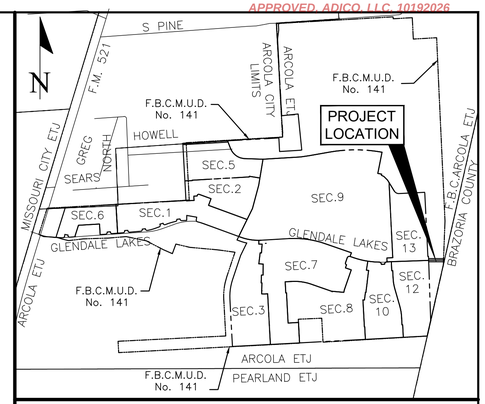
MY COMMISSION EXPIRES: _____

I, JULIANA BIHLET, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

_____
JULIANA BIHLET, P.E.
TEXAS REGISTRATION NO. 104900

I, JOEL BILYEU, 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 AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF FIVE EIGHTH OF ONE INCH (5/8) AND A LENGTH OF THREE (3) FEET UNLESS OTHERWISE NOTED.

_____
JOEL BILYEU
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6106



KEY MAP:

VICINITY MAP
SCALE: 1" = 1/2 MILE

CERTIFICATE OF CITY COUNCIL

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS THIS THE _____ DAY OF _____, 2026, HAS APPROVED THIS PLAT AND SUBDIVISION OF GLENDALE LAKES DRIVE STREET DEDICATION AS SHOWN HEREON.

_____	_____	_____	_____
WIL KENNEDY, MAYOR	MARGARET MADARIAGA	TIMOTHY VARLACK	SYDNEY HARGRODER
_____	_____	_____	
ARNETTA HICKS-MURRAY	MARQUETTE GREENE-SCOTT	KAREEM BOYCE	

CERTIFICATE OF CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE CITY PLANNING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS THIS THE _____ DAY OF _____, 2026, HAS APPROVED THIS PLAT AND SUBDIVISION OF GLENDALE LAKES DRIVE STREET DEDICATION AS SHOWN HEREON.

_____	_____	_____
DAVID HURST, CHAIRMAN	ROBERT WALL, MEMBER	LES HOSEY, MEMBER
_____	_____	_____
BRENDA DILLON, MEMBER	DEMOND WOODS, MEMBER	TERRY HAYES, MEMBER

APPROVAL BY CITY ENGINEER

_____ _____
DATE DINH HO

I, MATT HANKS, JD, PE, COUNTY ENGINEER OF BRAZORIA COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL EXISTING RULES AND REGULATIONS OF THE COUNTY, AS ADOPTED BY COMMISSIONERS COURT.

_____ _____
DATE MATT HANKS, JD, PE, COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS COURT OF BRAZORIA COUNTY, TEXAS, THIS _____ DAY OF _____, 2026

_____
COUNTY JUDGE

_____	_____
COMMISSIONER, PRECINCT 1	COMMISSIONER, PRECINCT 2
_____	_____
COMMISSIONER, PRECINCT 3	COMMISSIONER, PRECINCT 4

GLENDALE LAKES DRIVE STREET DEDICATION

A SUBDIVISION OF
0.174 ACRES OF LAND
LOCATED IN THE
A.B. LANGERMANN SURVEY A-625
BRAZORIA COUNTY, TEXAS

DATE: JULY, 2026 SCALE: 1" = 30'

OWNER
HANNOVER ESTATES, LTD.
1616 S. VOSS RD., SUITE 618
HOUSTON, TX., 77057
713-978-5900

ENGINEER
BLACKLINE
ENGINEERING
1616 S. Voss, Suite 300
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(832) 431-5959
Firm No. 14051
WWW.BLACKLINE-ENG.COM

SURVEYOR
MillerSurvey
DCCM
Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com

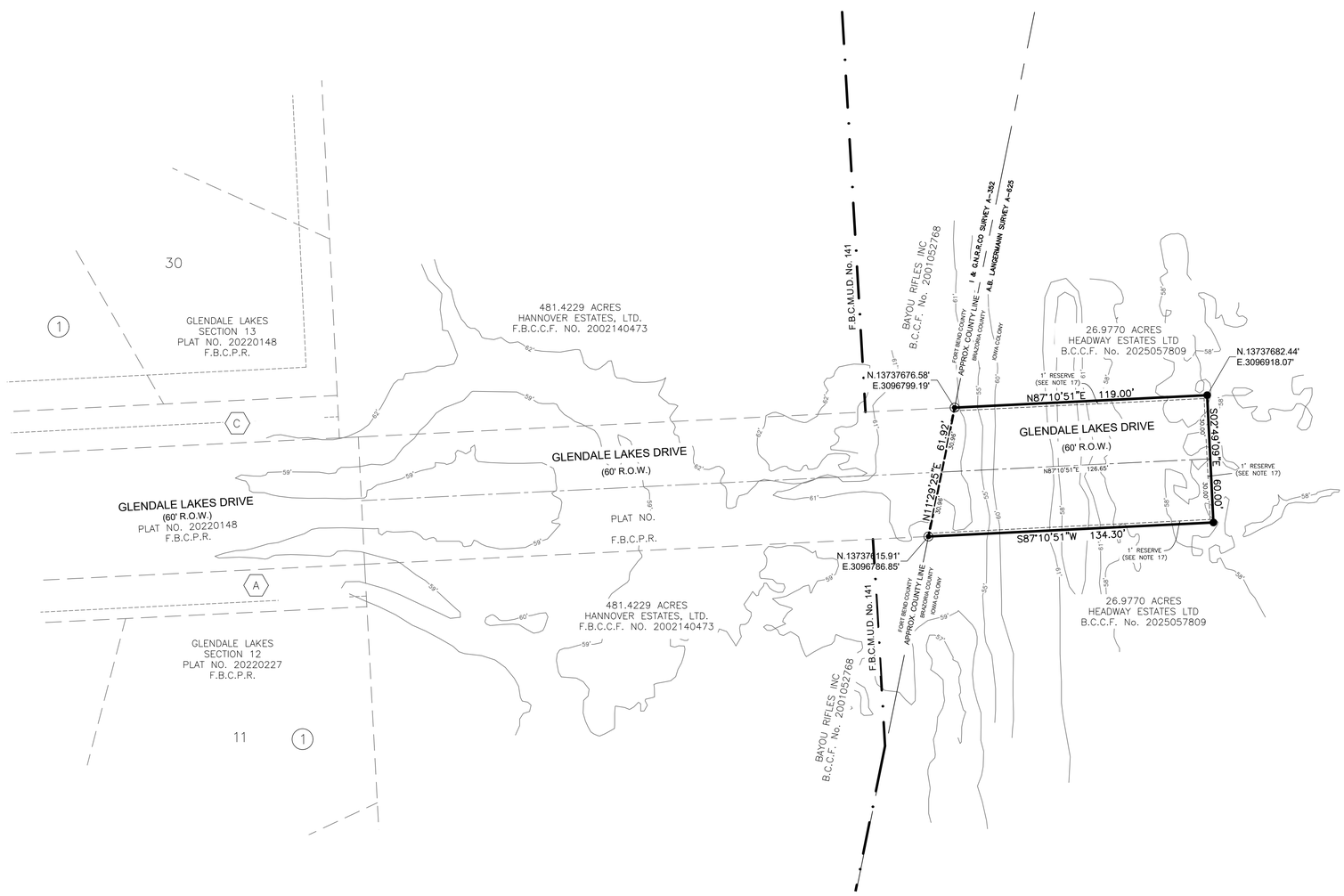
N:\PROJECTS\BLACKLINE PROJECTS\PROJECTS UNDERWAY\GLENDALE LAKES\STREET DEDICATION\GLENDALE LAKES STREET DEDICATION.DWG 10/8/2025 7:39:41 AM CDT BY: SHAWN TRAHAN

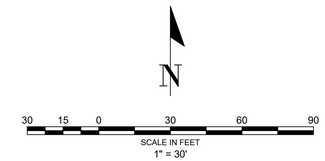
APPROVED, ADICO, LLC, 10192026

DISTRICT NAMES	
F.B.C. ASSISTANCE DISTRICT	N/A
WCID	N/A
MUD	FBC MUD 141
LID	N/A
DID	FBC DRAINAGE DISTRICT
SCHOOL	FORT BEND ISD
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	IOWA COLONY
UTILITIES CO.	CENTERPOINT ENERGY
EMERGENCY SERVICE DISTRICT	ESD 7

LEGEND

AC.	= ACRE
A.E.	= AERIAL EASEMENT
B.L.	= BUILDING LINE
E.E.	= ELECTRIC EASEMENT
F.B.C.C.F.	= FORT BEND COUNTY CLERK'S FILE
F.B.C.P.R	= FORT BEND COUNTY PLAT RECORDS
B.C.C.F.	= BRAZORIA COUNTY CLERK'S FILE
LTD.	= LIMITED
NO.	= NUMBER
PG.	= PAGE
R=	= RADIUS
R.O.W.	= RIGHT-OF-WAY
S.F.	= SQUARE FEET
S.S.E.	= SANITARY SEWER EASEMENT
STM.S.E.	= STORM SEWER EASEMENT
U.E.	= UTILITY EASEMENT
VOL.	= VOLUME
W.L.E.	= WATER LINE EASEMENT
X	= EASTING COORDINATE
Y	= NORTHING COORDINATE
(1)	= BLOCK NUMBER
●	= SET 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
◉	= FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)





NOTES:

1. PROJECT BENCHMARK: ELEVATIONS SHOWN HEREON ARE REFERENCED TO NGS MONUMENT "TXRO REF MON 1", PID DR8259, HAVING AN ELEVATION OF 94.2 FEET, NORTH AMERICAN VERTICAL DATUM 1988.
2. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 141, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND I.S.D., ESD 7, CITY OF ARCOLA E.T.J., IOWA COLONY AND BRAZORIA COUNTY.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48157C0400M REVISED DATE JANUARY 29, 2021, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
5. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
6. THIS PLAT LIES WITHIN LIGHT ZONE LZ2 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
7. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
8. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
9. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.99986796.
10. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH A.D.A.
11. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED STRUCTURE.
13. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
14. THE EXISTENCE OF AN ON-SITE SEWAGE FACILITY (OSSF), TOGETHER WITH THE TERMS AND CONDITIONS RELATIVE TO THE MAINTENANCE OF SAME, AS EVIDENCED BY THE AFFIDAVIT TO THE PUBLIC DATED MARCH 16, 2004, FILED FOR RECORD UNDER CLERK'S FILE NUMBER 2004030427 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
15. NOTICES OF WAIVER(S) OF SPECIAL APPRAISAL FOR THE BENEFIT OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 141, FILED FOR RECORD UNDER CLERK'S FILE NUMBERS 2006020685, 2020152706 AND 2021069597 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
16. THIS SUBDIVISION CONTAINS ONE OR MORE PUBLIC STREETS/ROADS THAT HAVE BEEN DEDICATED TO THE PUBLIC BUT WILL NOT BE ACCEPTED FOR MAINTENANCE BY BRAZORIA COUNTY. THE OBLIGATION FOR MAINTENANCE SHALL BE THE SOLE RESPONSIBILITY OF THE F.B.C.M.U.D. NO. 141.
17. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE AND END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE SUBDIVIDED IN A RECORDED 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.

GLENDALE LAKES DRIVE STREET DEDICATION

A SUBDIVISION OF
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SURVEYOR

MillerSurvey
DCCM
Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com

I:\BLACKLINE PROJECTS\HANNOVER ESTATES\STREET DEDICATION\PLAT\ - GLENDALE LAKES STREET DEDICATION (SHEET 1 OF 2 - BRAZORIA).DWG