

Tuesday, April 28, 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 Lakes Section 3 Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 7911  
Adico, LLC Project No. 710-26-002-018

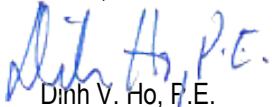
Dear Ms. Leal:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Avery Lakes Section 3 Preliminary Plat, being +/- 43.9 acres out of the Lavaca Nav Co, Abstract no. 329, located in the City of Iowa Colony, Texas, received on or about April 28, 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 April 28, 2026. Please provide ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, April 29, 2026, for consideration at the May 5, 2026, Planning and Zoning meeting. Upon Planning and Zoning Commission action, the plat will be placed on the agenda for the May 18, 2026, City Council meeting for consideration.

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

Sincerely,  
Adico, LLC

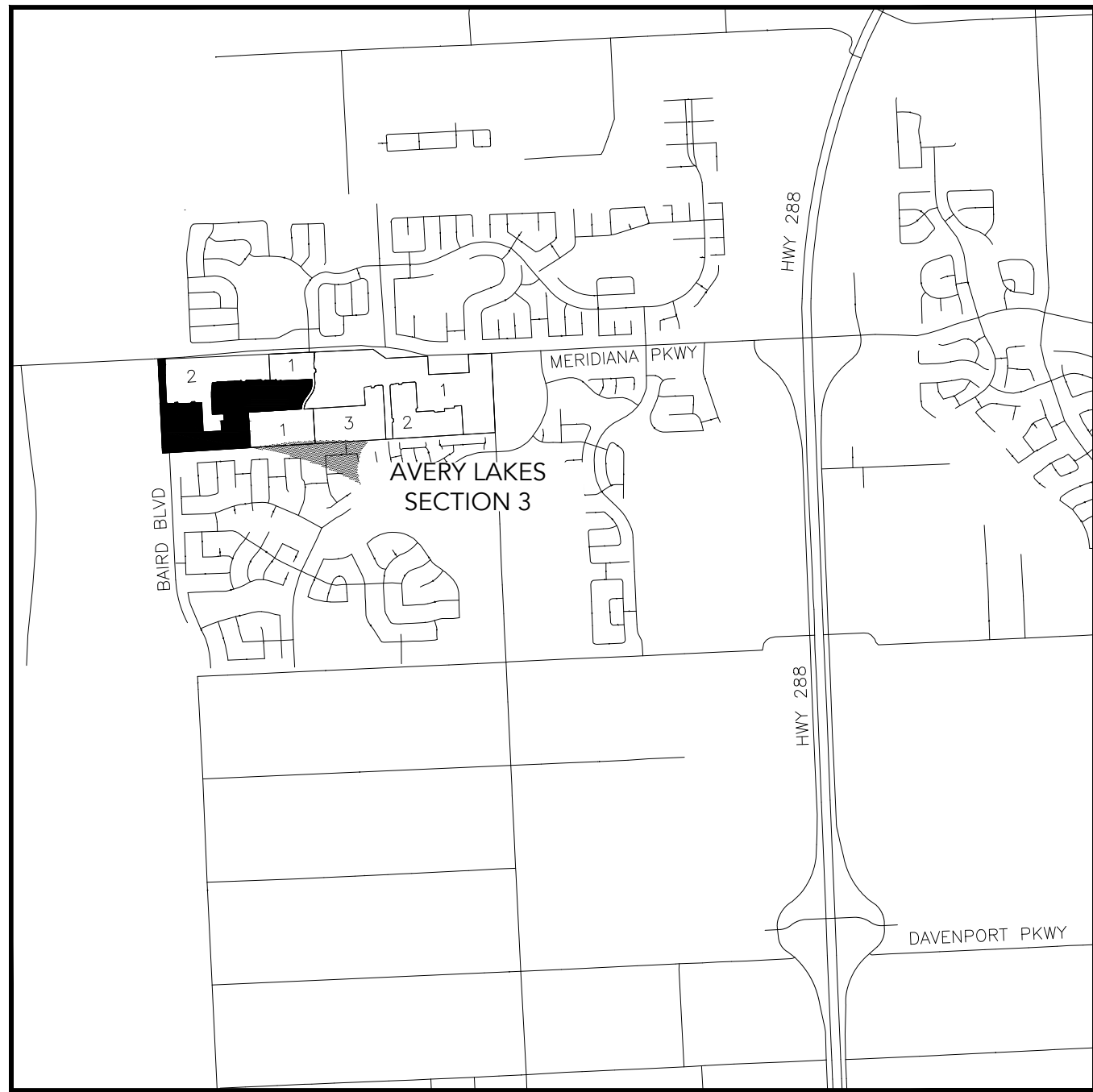


Dinh V. Ho, F.E.  
TBPE Firm No. 16423

Cc: Rachel Patterson  
Kayleen Rosser  
File: 710-26-002-018

GENERAL NOTES:

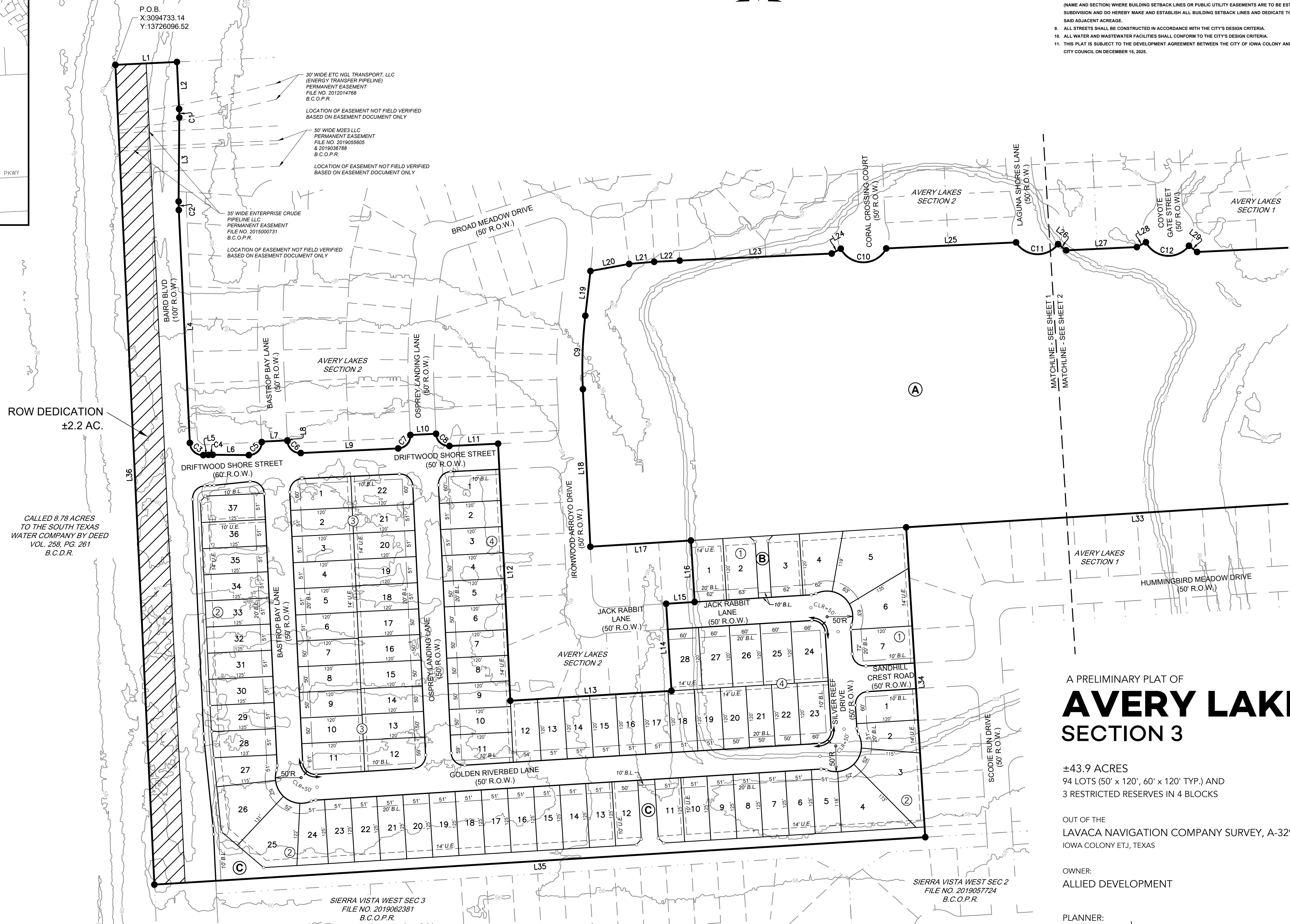
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NOS. 48039C0105K & 48039C0119K DECEMBER 30, 2020 THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
- THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THE LOCATION OF THE FLOOD ZONE WAS DETERMINED BY SCALING FROM SAID FEMA MAP. THE ACTUAL LOCATION, AS DETERMINED BY ELEVATION CONTOURS, MAY DIFFER.
- THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES IN BRAZORIA COUNTY AND THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD 98, AND IOWA COLONY DRAINAGE DISTRICT.
- PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT 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, PLANTINGS, AND OTHER OBSTRUCTIONS.
- THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
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Vicinity Map  
1 inch = 1/2 mile

OVERALL PARKLAND ANALYSIS			
SECTION	LOTS	ACRES OF OPEN SPACE / PARK LAND REQUIRED	ACRES OF OPEN SPACE / PARK LAND PROVIDED
AVERY CROSSING SEC 1	84	1.6	10.8
AVERY CROSSING SEC 2	84	1.6	0
AVERY CROSSING SEC 3	85	1.6	0
AVERY LAKES SEC 1	82	1.5	4.8
AVERY LAKES SEC 2	86	1.6	7.1
AVERY LAKES SEC 3	94	1.7	0
<b>TOTAL</b>	<b>515</b>	<b>9.5</b>	<b>22.7</b>

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A PRELIMINARY PLAT OF  
**AVERY LAKES SECTION 3**

±43.9 ACRES  
94 LOTS (50' x 120', 60' x 120' TYP.) AND  
3 RESTRICTED RESERVES IN 4 BLOCKS

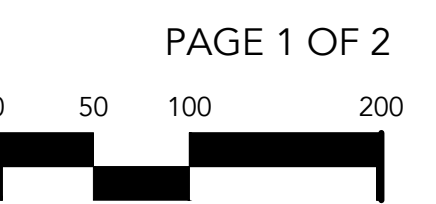
OUT OF THE  
LAVACA NAVIGATION COMPANY SURVEY, A-329  
IOWA COLONY ETJ, TEXAS

OWNER:  
ALLIED DEVELOPMENT

PLANNER:



3600 W Sam Houston Pkwy S, Suite 600  
Houston, Texas 77042  
713.953.5200

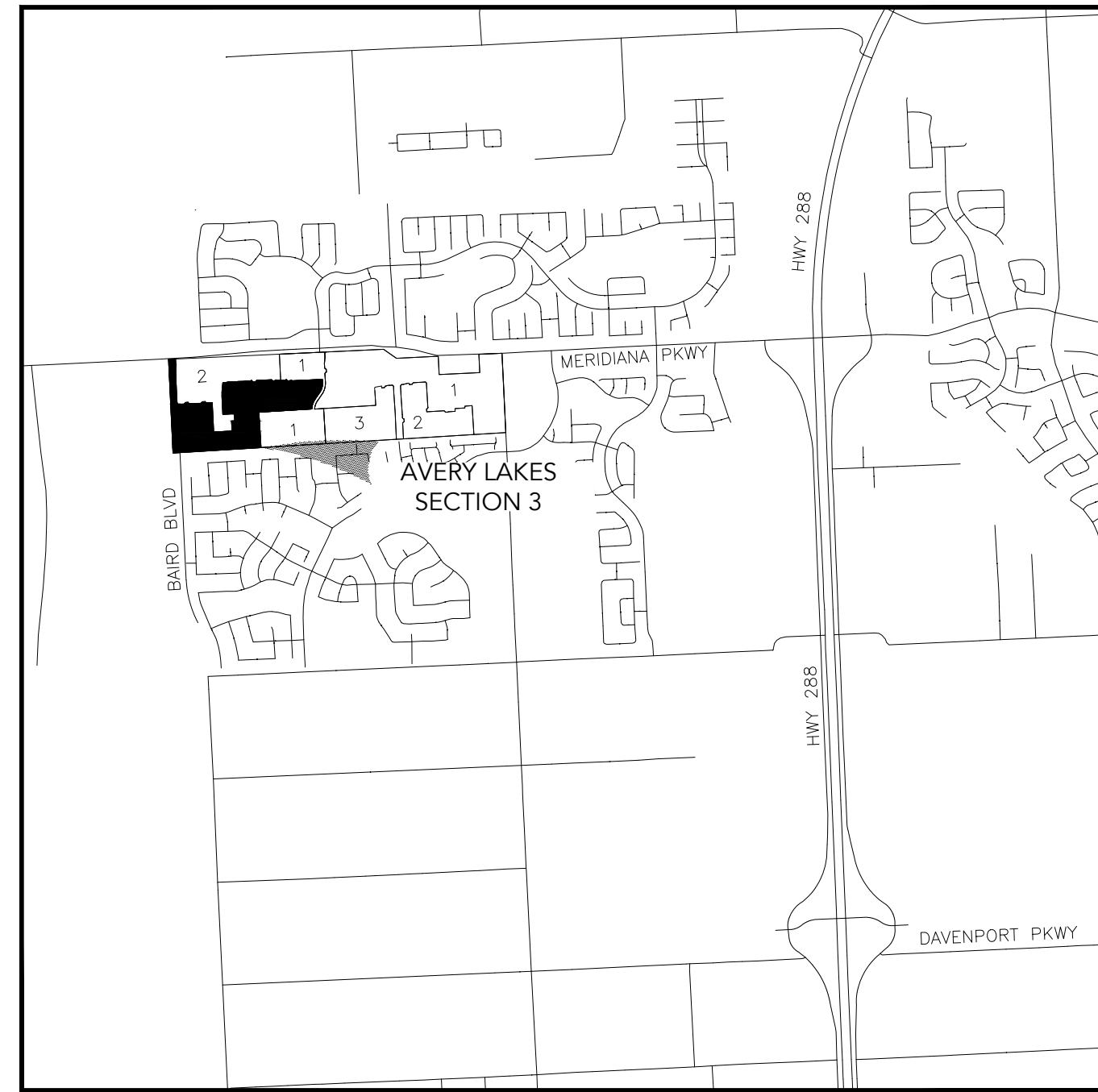


DISCLAIMER AND LIMITED WARRANTY

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GENERAL NOTES:

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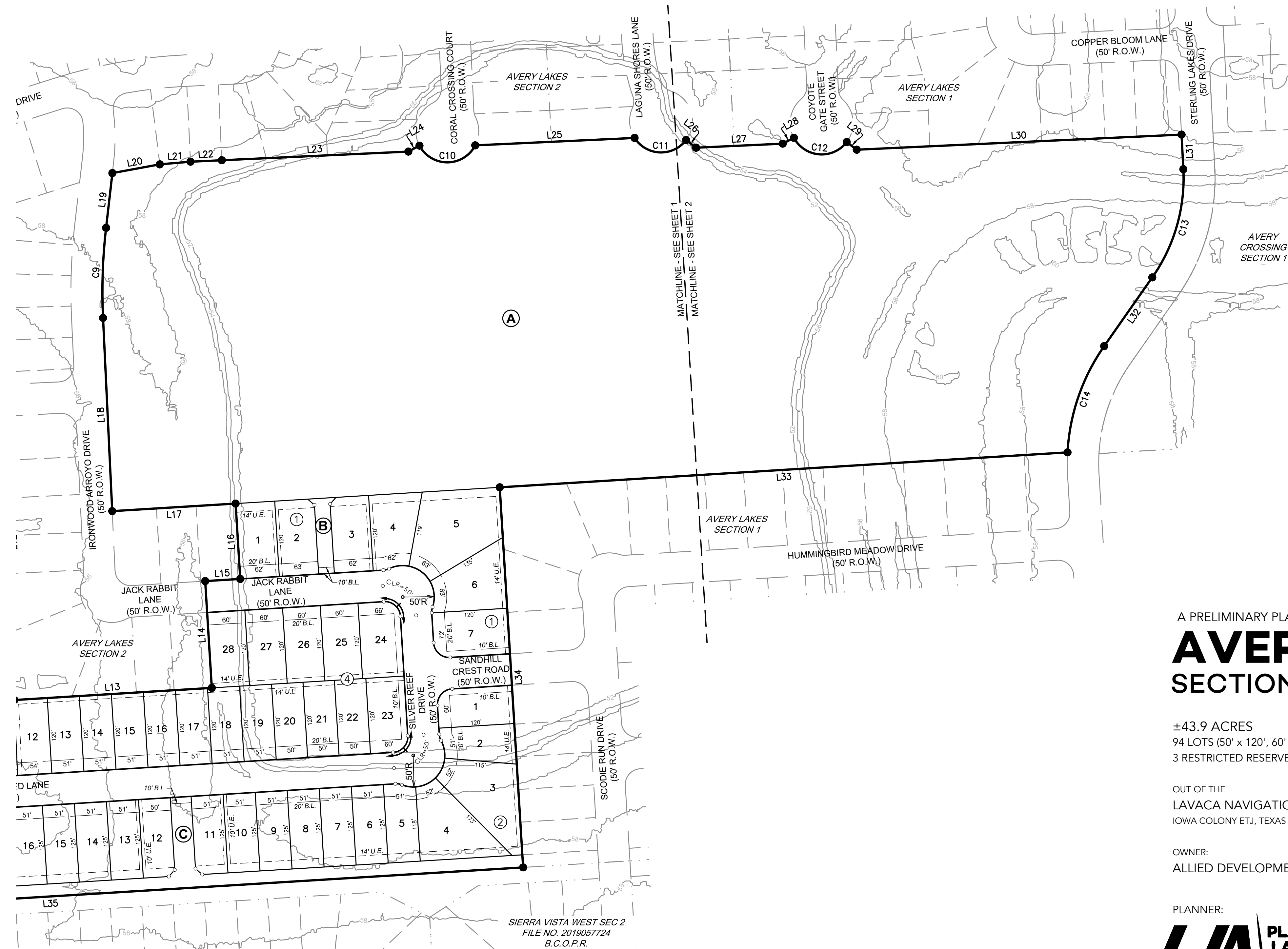
Vicinity Map  
1 inch = 1/2 mile

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 87°18'07" E	120.00'	L19	N 06°33'28" E	87.60'
L2	S 02°43'18" E	91.65'	L20	N 79°35'27" E	76.62'
L3	S 00°27'30" W	163.62'	L21	N 85°05'03" E	48.91'
L4	S 02°43'18" E	454.36'	L22	N 87°20'19" E	49.81'
L5	N 87°16'42" E	10.00'	L23	N 87°20'24" E	296.59'
L6	S 89°32'30" E	70.40'	L24	N 61°57'47" E	20.00'
L7	N 87°16'42" E	50.00'	L25	N 87°20'24" E	253.36'
L8	S 02°43'18" E	0.83'	L26	S 52°39'17" E	20.00'
L9	N 87°16'42" E	190.00'	L27	N 87°20'24" E	137.79'
L10	N 87°16'42" E	50.00'	L28	N 61°57'47" E	20.00'
L11	N 87°16'42" E	95.00'	L29	S 52°39'17" E	20.00'
L12	S 02°43'18" E	501.47'	L30	N 87°20'24" E	516.50'
L13	N 86°28'51" E	314.64'	L31	S 02°58'36" E	55.00'
L14	N 03°31'09" W	170.00'	L32	S 34°58'40" W	133.33'
L15	N 86°28'51" E	55.74'	L33	S 86°28'51" W	903.51'
L16	N 03°31'09" W	120.00'	L34	S 03°31'09" E	605.00'
L17	S 86°28'51" W	196.32'	L35	S 86°28'51" W	1,505.13'
L18	N 02°43'18" W	307.33'	L36	N 02°43'18" W	1,599.09'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	300.00'	3°10'47"	16.65'	S 01°07'54" E	16.65'
C2	300.00'	3°10'47"	16.65'	S 01°07'54" E	16.65'
C3	25.00'	90°00'00"	39.27'	S 47°43'18" E	35.36'
C4	150.00'	3°10'47"	8.32'	N 88°52'06" E	8.32'
C5	25.00'	93°10'47"	40.68'	N 43°52'06" E	36.32'
C6	25.00'	90°00'00"	39.27'	S 47°43'18" E	35.36'
C7	25.00'	90°00'00"	39.27'	N 42°16'42" E	35.36'
C8	25.00'	90°00'00"	39.27'	S 47°43'18" E	35.36'
C9	885.00'	9°16'45"	143.33'	N 01°55'05" E	143.17'
C10	50.00'	124°37'23"	108.75'	N 89°39'06" E	88.55'
C11	50.00'	109°59'41"	95.99'	S 87°39'26" E	81.91'
C12	50.00'	114°37'04"	100.02'	S 85°20'45" E	84.16'
C13	275.00'	37°57'17"	182.17'	S 16°00'02" W	178.86'
C14	325.00'	31°53'38"	180.91'	S 19°01'51" W	178.59'

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RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	19.667	856,693	RESTRICTED TO LANDSCAPE / OPEN SPACE / DETENTION
B	0.071	3,100	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
C	1.119	48,753	RESTRICTED TO LANDSCAPE / OPEN SPACE
TOTAL	20.857	908,546	



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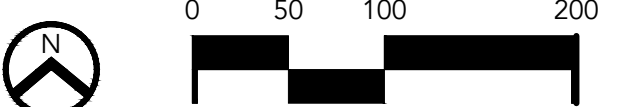
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IOWA COLONY ETJ, TEXAS

OWNER:  
ALLIED DEVELOPMENT

PLANNER:  
**LJA** PLANNING & LANDSCAPE ARCHITECTURE

3600 W Sam Houston Pkwy S, Suite 600  
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713.953.5200



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