

Friday, June 21, 2024

Brad Sweitzer
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
Email: bsweitzer@ehra.team

Re: Ellwood Detention Reserve "A" and "B" Preliminary Plat
Letter of Recommendation to Approve
Adico, LLC Project No. 16007-2-381

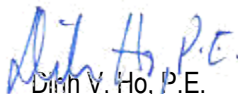
Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal of Ellwood Detention Reserve "A" and "B" Preliminary Plat, received on or about June 5, 2024. 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 submitted on June 5, 2024. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than June 25, 2024, for consideration at the July 2, 2024, 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: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-380

GENERAL NOTES:

- 1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0120K, dated December 30, 2020, the property lies within Zone AE, Shaded Zone X, Unshaded Zone X and Floodway.
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. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRRA.
B.C.C.F. indicates Brazoria County Clerk's File.
B.C.D.R. indicates Brazoria County Deed Record.
B.C.P.R. indicates Brazoria County Plat Record.
B.L. indicates Building Line.
C.R. indicates County Road.
D.E. indicates Drainage Easement.
E.A. indicates Emergency Access Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
6. 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.
7. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
8. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
9. The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
10. This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
11. Drainage plans to be provided prior to final plat submittal.
12. Reserve 'A' and Reserve 'B' shall provide 1.60 acres of parkland as they comply with the requirements for areas within a detention reserve to be considered parkland.
13. Final Plat is subject to the conditions and approval of the General Plan and adjacent plats.
14. The emergency access provided must be 20 feet in width and have a traffic load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).

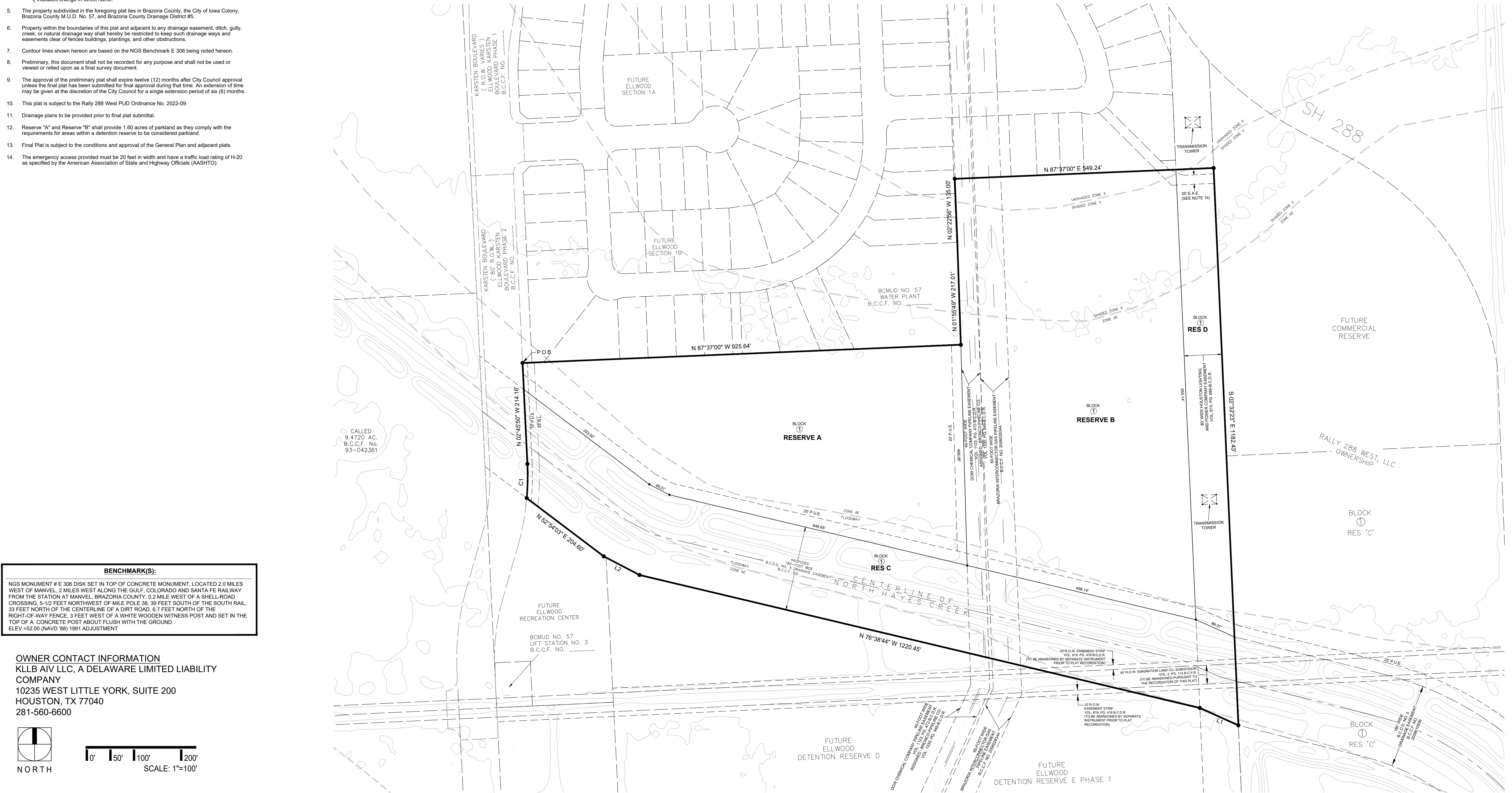
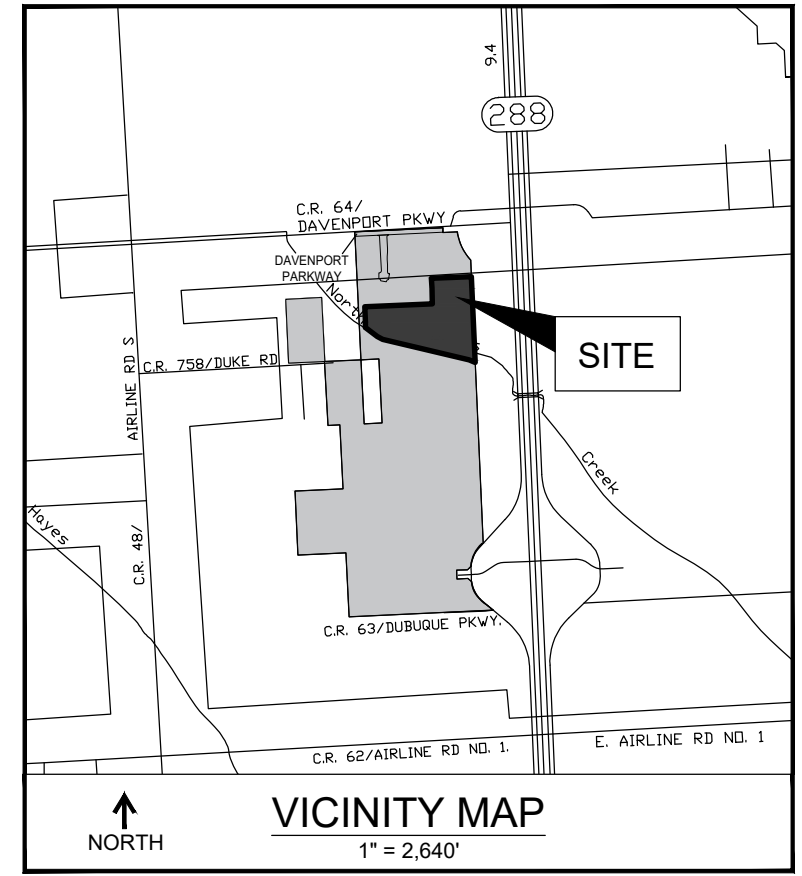
CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Row 1: C1, 540.00', 72.56', N 01°05'09" E, 72.51'

RESERVE TABLE with columns: RESERVE, RESTRICTIONS, SQ. FT., ACREAGE. Rows A, B, C, D, and TOTAL.

LINE TABLE with columns: LINE, ANGLE, DISTANCE. Rows L1, L2.

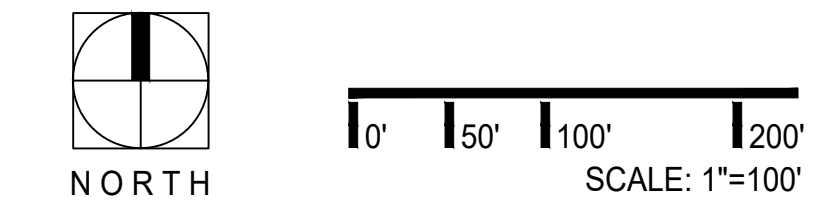
LAND USE TABLE with columns: PLAT, SF - 60%, SF - 50%, COMM, INST, ARTISANALS & COLLECTORS, PARKS & OPEN SPACE, TOTAL. Includes rows for various plats and a summary row.

PARKLAND TABLE with columns: PLAT, ACREAGE. Includes rows for various plats and a summary row.



BENCHMARK(S): NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 5.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND. ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

OWNER CONTACT INFORMATION
KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
10235 WEST LITTLE YORK, SUITE 200
HOUSTON, TX 77040
281-560-6600



Ellwood Detention Reserves 'A' and 'B' Preliminary Plat
Being a subdivision of 24.70 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lots 468, 471, 474 of the Emigration Land Company Subdivision in the City of Iowa Colony, Brazoria County, Texas.
Owner: KLLB AIV LLC, a Delaware Limited Liability Company
1 Block and 4 Reserves
May 28, 2024

EHRRA logo and contact information: 10011 MEADOWGLEN LANE, HOUSTON, TEXAS 77042, WWW.EHRATEAM.COM, TBR/LS No. 10072500

PLAT 2024-020, Plat 19PLAT, Detention Reserves A & B Prelim. Plat, Rev. 3.dwg, May 29, 2024-14:10p Edited by: nstuz210