

Tuesday, April 30, 2024

Kaitlin Gile  
EHRA Engineering  
10011 Meadowglen Lane  
Houston, TX 77042  
Email: [kgile@ehra.team](mailto:kgile@ehra.team)

Re: Ellwood Detention Reserve "C" Final Plat  
Letter of No Objection  
COIC Project No. 3695  
Adico, LLC Project No. 16007-2-360

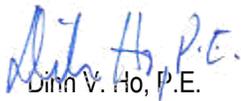
Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Ellwood Detention Reserve "C" Final Plat received on or about April 25, 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 plat as resubmitted on April 25, 2024. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than May 1, 2024, for consideration at the May 7, 2024, Planning and Zoning meeting.

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

Sincerely,  
Adico, LLC

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

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 16007-2-360

STATE OF TEXAS }
COUNTY OF BRAZORIA }

We, Rally 288 West, LLC, a Texas limited liability company, acting by and through Matt Lawson, Authorized Agent of Rally 288 West, LLC, a Texas limited liability company, owner of the property subdivided in this plat, ELLWOOD DETENTION RESERVE "C", do hereby make subdivision of said property for and on behalf of said Rally 288 West, LLC, a Texas limited liability company, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and 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 streets 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.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of ELLWOOD DETENTION RESERVE "C" where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the 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 easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & 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 purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

IN TESTIMONY WHEREOF, Rally 288 WEST, LLC, a Texas limited liability company, has caused these presents to be signed by Matt Lawson, Authorized Agent of Rally 288 WEST, LLC, a Texas limited liability company, thereunto authorized by this \_\_\_ day of \_\_\_\_\_, 2024.

OWNER

Rally 288 WEST, LLC,
a Texas limited liability company

BY: \_\_\_\_\_
Print Name Matt Lawson
Title: Authorized Agent

STATE OF TEXAS }
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, Authorized Agent of Rally 288 WEST, LLC, a Texas limited liability company, 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, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the
State of Texas
My Notary Commission Expires \_\_\_\_\_

I, Robert Boelsche, am authorized 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; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of not less than five-eighths of one inch (5/8) inch and a length of not less than three (3) feet.

"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."

Robert Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

Wil Kennedy, Mayor

McLean Barnett, Council Member

Arnetta Hicks-Murray, Council Member

Marquette Greene-Scott, Council Member

Tim Varlack, Council Member

Sydney Hargroder, Council Member

Kareem Boyce, Council Member

Dinh Ho, P.E., City Engineer

Date

PLANNING AND ZONING COMMISSION APPROVAL

David Hurst, Chairman
Planning and Zoning Commission

Les Hoesey
Planning and Zoning Commission Member

Brenda Dillon
Planning and Zoning Commission Member

Brian Johnson
Planning and Zoning Commission Member

Terry Hoyes
Planning and Zoning Commission Member

Robert Wall
Planning and Zoning Commission Member

Warren Davis Jr.
Planning and Zoning Commission Member

Date

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

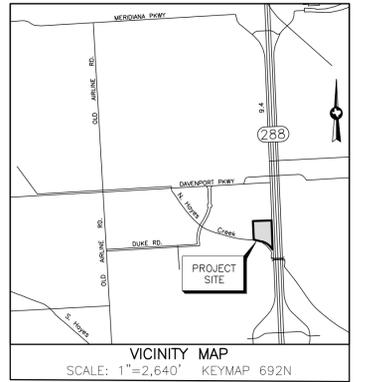
Lee Walden, P.E., Date
President Kerry L. Osburn Date
Vice President

Brandon Middleton Date
Secretary/Treasurer Dinh V. Ho, P.E. Date
District Engineer

Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.

BCCDD 5 ID# B240020

BENCHMARK(S):
NGS MONUMENT # E 306 DISK FOUND 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, 6.7 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



METES AND BOUNDS DESCRIPTION
ELLWOOD DETENTION RESERVE "C"
BEING A 9.111 ACRE TRACT OF LAND LOCATED IN THE
W.H. DENNIS SURVEY, ABSTRACT NO. 512
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF A 9.111 ACRE TRACT OF LAND LOCATED IN THE W.H. DENNIS SURVEY, ABSTRACT NO. 512, BRAZORIA COUNTY, TEXAS, BEING OUT OF THE RESIDUE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS BEING 285,913 ACRES BY DEEDS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBERS (B.C.C.F. NO.) 2006042423 AND 2013040985 AND PART OF LOTS 477, 478, 480, AND 481 OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 113 OF THE BRAZORIA COUNTY PLAT RECORDS, SAID 9.111 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (WITH BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the most easterly northeast corner of said tract of land called 233.54 acres described by deed recorded under B.C.C.F. No. 2023036335 being in arc of a curve in the westerly right-of-way line of State Highway 288;

THENCE, South 02°32'23" East, along the easterly line of said 233.54 acre tract for a distance of 838.60 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northwest corner and POINT OF BEGINNING of the herein described tract of land;

- 1) THENCE, North 87°27'37" East, for a distance of 581.46 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the westerly right-of-way line of State Highway 288 (based on width of 420 feet) and marking the northeast corner of the herein described tract;
2) THENCE, South 02°18'54" East, along the westerly right-of-way line of State Highway 288 for a distance of 897.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southeast corner of the herein described tract from which a 5/8 inch iron rod found bears S 37° 50' E, a distance of 1.57 feet and a second a 5/8 inch iron rod found bears S 00° 46' E, a distance of 2.46 feet, marking the northeast corner of that certain tract of land called 18.00 acres described by deed under B.C.C.F. No. 2007010789;

THENCE, along the northerly line of said 18.00 acre tract the following three (3) courses and distances:

- 3) THENCE, North 41°51'11" West, for a distance of 107.39 feet to a 5/8-inch capped iron rod stamped "BL" found marking a point of curvature;
4) THENCE, in a northwesterly direction along the arc of a curve to the left having a radius of 510.00 feet, an arc length of 303.57 feet, an angle of 34°06'15", and a chord bearing North 58°54'19" West, for a distance of 299.11 feet to a 5/8-inch capped iron rod stamped "BL" found marking a point of tangency;
5) THENCE, North 75°57'26" West, for a distance of 272.19 feet to a 5/8-inch capped iron rod stamped "BL" found marking the northwest corner of said 18.00 acre tract being in the easterly line of the aforementioned 233.54 acre tract of land and marking the southwesterly corner of the herein described tract of land;
6) THENCE, North 02°32'23" West, along the easterly line of the said 233.54 acre tract of land for a distance of 571.52 feet to the POINT OF BEGINNING of the herein described tract of land and containing 9.111 acres of land.

FINAL PLAT
ELLWOOD DETENTION
RESERVE "C"

BEING A SUBDIVISION OF 9.111 ACRES OUT OF THE
W. H. DENNIS SURVEY, A-512, AND BEING OUT OF LOTS
477, 478, 480 AND 481 OF THE EMIGRATION LAND
COMPANY SUBDIVISION IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS

1 BLOCK 2 RESERVES (9.111 ACRES)

OWNER

RALLY 288 WEST, LLC, A TEXAS LIMITED
LIABLITY COMPANY

1602 AVENUE D, SUITE 100, KATY, TEXAS 77493
(832)437-7863

MARCH, 2024

ENGINEER/SURVEYOR



1001 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
EHRA TEAM
TBPE No. F-726
TBPELS No. 10092300

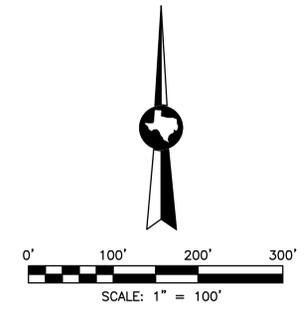
GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- All boundary corners for the plot shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
- A- indicates Abstract  
AC, indicates Acres  
B.C.C.F. NO. indicates Brazoria County Clerk's File Number  
B.C.D.R. indicates Brazoria County Deed Records  
B.C.P.R. NO. indicates Brazoria County Plat Records Number  
B.L., indicates Building Line  
C.I.R. indicates Capped Iron Rod  
P.G. indicates Page  
P.O.B. indicates Point Of Beginning  
P.O.C. indicates Point of Commencing  
P.U.E. indicates Public Utility Easement  
R.O.W. indicates Right of Way  
U.E. indicates Utility Easement  
VOL. indicates Volume  
(F) indicates found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
- The property subdivided in the foregoing plat lies within Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. 57, and Brazoria County Drainage District #5 (B.D.D.#5).
- The boundary for this plot has a closure in excess of 1:15,000.
- Subject to Ordinance No. 2011-4 (Pipeline Setback Ordinance), no residential structure shall be constructed within 50 feet of the pipelines located inside of this plot boundary.
- No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
- This final plat will expire two (2) years after final approval by City Council if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by City Council.
- All water and wastewater facilities shall conform to the city's design criteria.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0120K, dated December 30, 2020, a portion of the subject property shown hereon lies within the "Floodway", a portion of the property lies within "Zone AE" (areas of 1% annual chance floodplain with base flood elevations determined) and a portion of the subject property shown hereon lies within shaded "Zone X" (areas of 0.2% annual chance floodplain, areas of 1% annual chance floodplain for depth less than 1 foot or area less than 1 square mile).

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 EHR, 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 EHR.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

- Slab elevations (finished floor) shall be a minimum of 2 feet above natural ground.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat 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.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
- 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.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 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.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plan.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- 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.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- All dedicated storm sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- 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.
- 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.



**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

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	510.00'	34°06'15"	303.57'	N 58°54'19" W	239.11'
C2	690.00'	25°38'21"	308.77'	N 63°08'15" W	306.20'

LINE	BEARING	DISTANCE
L1	N 41°51'11" W	107.39'
L2	N 75°57'26" W	272.19'

RESERVE	RESTRICTED TO	RESERVE TABLE	
		AREA	AREA
A	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, UTILITY PURPOSES	118,093 SQ. FT. /	2.711 ACRES
C	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, UTILITY PURPOSES	278,792 SQ. FT. /	6.400 ACRES
TOTAL		396,885 SQ. FT. /	9.111 ACRES

# FINAL PLAT ELLWOOD DETENTION RESERVE "C"

BEING A SUBDIVISION OF 9.111 ACRES OUT OF THE W. H. DENNIS SURVEY, A-512, AND BEING OUT OF LOTS 477, 478, 480 AND 481 OF THE EMIGRATION LAND COMPANY SUBDIVISION IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

1 BLOCK 2 RESERVES (9.111 ACRES)

**OWNER**

RALLY 288 WEST, LLC, A TEXAS LIMITED LIABILITY COMPANY  
 1602 AVENUE D, SUITE 100, KATY, TEXAS 77493  
 (832)437-7863

MARCH, 2024

**ENGINEER/SURVEYOR**



1001 MEADOWGLEN LN  
 HOUSTON, TEXAS 77042  
 713-784-4500  
 E.H.R.A. TEAM  
 TBPE No. F-726  
 TBPELS No. 10092300