

Tuesday, April 30, 2024

Darrel Heidrich  
Baker & Lawson, Inc.  
4005 Technology Dr., Ste. 1530  
Angleton, TX 77515  
[dheidrich@bakerlawson.com](mailto:dheidrich@bakerlawson.com)

Re: Replat of a Portion of Lot 64 of the Emigration Land Company Subdivision  
Letter of Recommendation to Approve  
COIC Project No. 3854  
Adico, LLC Project No. 16007-2-362

Dear Mr. Heidrich:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of "Replat of a Portion of Lot 64 of the Emigration Land Company Subdivision", received on or about April 30, 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 30, 2024. Please provide two (2) sets of signed 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



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

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 16007-2-362

STATE OF TEXAS  
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS THAT:

I DAVID JOHNS, OWNER OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT BEING A REPLAT OF A PORTION OF LOT 64, EMIGRATION LAND COMPANY SUBDIVISION, DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS AND EASEMENTS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS FOR THEIR USE FOREVER AND DESIGNATE SAID SUBDIVISION AS THE PLAT OF 3 LOTS, BEING A SUBDIVISION OF 8.903 ACRES IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS AND DO HEREBY BIND MYSELF, MY HEIRS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DAVID JOHNS

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID JOHNS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

CITY COUNCIL APPROVALS

I CERTIFY THAT THE ABOVE AND FOREGOING PLAT BEING A REPLAT OF A PORTION OF LOT 64, EMIGRATION LAND COMPANY SUBDIVISION, WAS APPROVED

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS.

WILL KENNEDY, MAYOR

McLEAN BARNETT, COUNCIL POSITION 1

ARNETTA HICKS-MURRAY, COUNCIL POSITION 2

MARQUETTE GREEN-SCOTT, COUNCIL POSITION 3

TIMOTHY VARLACK, COUNCIL DISTRICT A

KAREEM BOYCE, COUNCIL DISTRICT B

SYDNEY HARGRODER, COUNCIL DISTRICT C

DINH HO, P.E., CITY ENGINEER

PLANNING AND ZONING COMMISSION APPROVALS

I CERTIFY THAT THE ABOVE AND FOREGOING PLAT BEING A REPLAT OF A PORTION OF LOT 64, EMIGRATION LAND COMPANY SUBDIVISION, WAS APPROVED

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS.

DAVID HURST, CHAIRMAN

ROBERT WALL, MEMBER

LES HOSEY, MEMBER

BRENDA DILLON, MEMBER

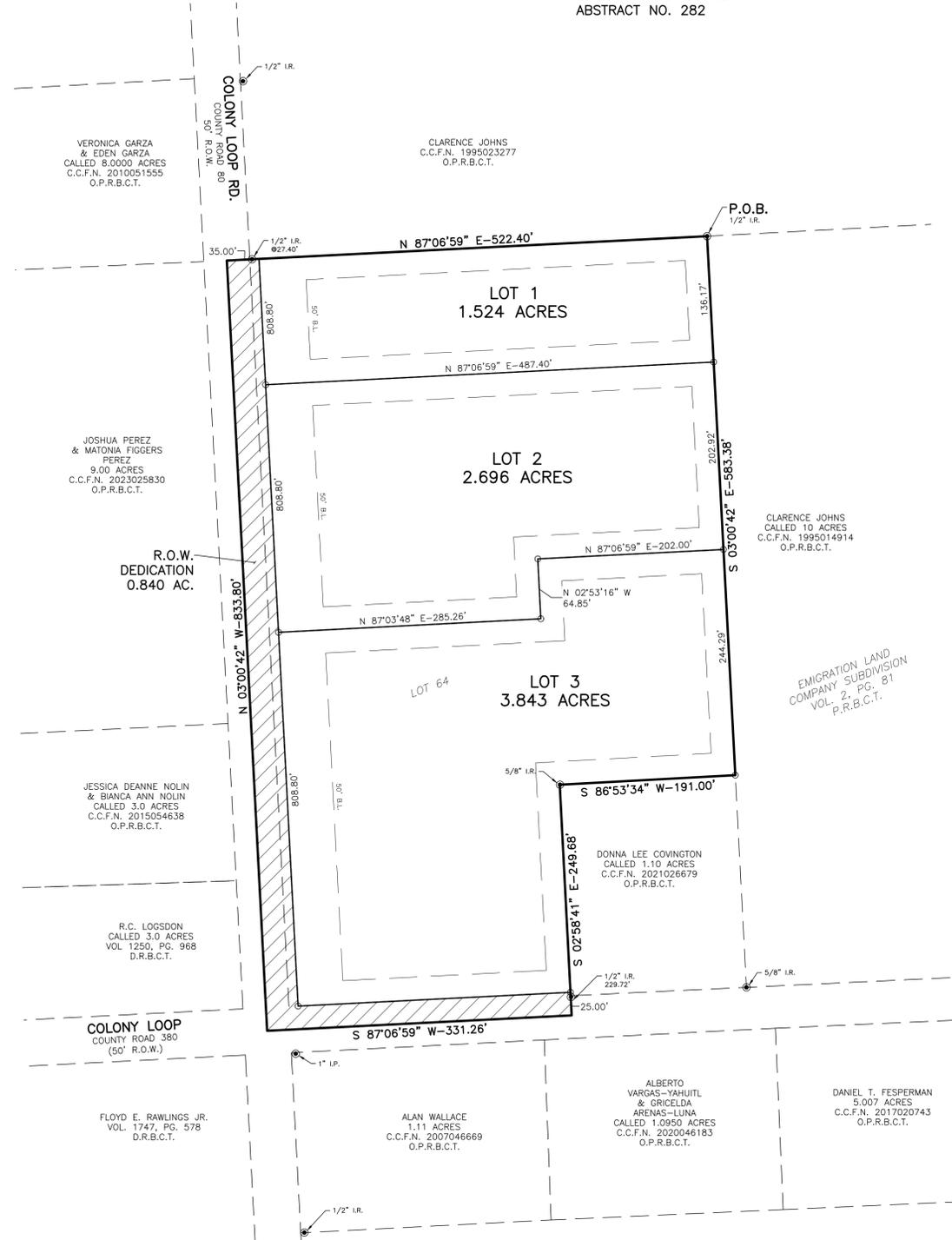
WARREN DAVIS, MEMBER

TERRY HAYES, MEMBER

BRIAN JOHNSON, MEMBER

BRAZORIA COUNTY, TEXAS

H.T. & B. R.R. CO. SURVEY  
ABSTRACT NO. 282



VICINITY MAP  
SCALE 1" = 2,500'

FIELD NOTES FOR 8.903 ACRES

BEING A 8.903 ACRE TRACT OF LAND LOCATED WITHIN THE H.T. & B. RAILROAD SURVEY, ABSTRACT NO. 282, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOT 64 OF THE EMIGRATION LAND COMPANY SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 81 OF THE PLAT RECORDS, BRAZORIA COUNTY, TEXAS (P.R.B.C.T.), BEING ALL OF A CALLED 1.00 ACRE TRACT, AS RECORDED IN COUNTY CLERKS FILE NO. (C.C.F.N.) 2001050114 OF THE OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY, TEXAS (O.P.R.B.C.T.) AND A PORTION OF THAT CERTAIN TRACT, AS RECORDED IN VOLUME 1081, PAGE 839 OF THE DEED RECORDS, BRAZORIA COUNTY, TEXAS (D.R.B.C.T.), REFERRED TO HEREAFTER AS THE ABOVE REFERENCED TRACT OF LAND, SAID 8.903 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

BEGINNING 1/2-INCH IRON ROD FOUND FOR CORNER, BEING THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT, SAME BEING ON THE SOUTH LINE OF THAT CERTAIN TRACT, AS RECORDED IN C.C.F.N. 1995023277 OF THE O.P.R.B.C.T., SAME BEING THE NORTHWEST CORNER OF A CALLED 10 ACRE TRACT, AS RECORDED IN C.C.F.N. 1995014914 OF THE O.P.R.B.C.T.;

THENCE SOUTH 03°00'42" EAST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE WEST LINE OF SAID CALLED 10 ACRE TRACT, A DISTANCE OF 583.38 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE SOUTH 86°53'34" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE NORTH LINE OF A CALLED 1.10 ACRE TRACT, AS RECORDED IN C.C.F.N. 2021026679 OF THE O.P.R.B.C.T., A DISTANCE OF 191.00 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER, BEING AN INTERIOR SOUTHERLY CORNER OF THE ABOVE REFERENCED TRACT;

THENCE SOUTH 02°58'41" EAST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE WEST LINE OF SAID CALLED 1.10 ACRE TRACT, PASSING AT A DISTANCE OF 229.72 FEET TO A 1/2-INCH IRON ROD FOUND FOR REFERENCE, CONTINUING FOR A TOTAL DISTANCE OF 249.68 FEET TO A POINT FOR CORNER, BEING IN COUNTY ROAD 380;

THENCE SOUTH 87°06'59" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT, SAME BEING IN SAID COUNTY ROAD 380, A DISTANCE OF 331.26 FEET TO A POINT FOR CORNER, BEING THE SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT;

THENCE NORTH 03°00'42" WEST, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING IN COUNTY ROAD 80, A DISTANCE OF 833.80 FEET TO A POINT FOR CORNER, BEING THE NORTHWEST CORNER OF THE ABOVE REFERENCED TRACT;

THENCE NORTH 87°06'59" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE SOUTH LINE OF SAID CERTAIN TRACT, A DISTANCE OF 522.40 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF AND CONTAINING 8.903 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, DARREL HEIDRICH, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY  
NOT TO BE RECORDED  
FOR ANY PURPOSE  
DATE: 4/30/2024

DARREL HEIDRICH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LAND SURVEYOR NO. 5378

REPLAT  
OF A PORTION  
OF LOT 64  
OF THE  
EMIGRATION LAND COMPANY  
SUBDIVISION

8.903 ACRES  
3 LOTS

BEING A PORTION OF LOT 64  
EMIGRATION LAND COMPANY  
SUBDIVISION  
VOL. 2, PG 81  
P.R.B.C.T.

H.T. & B. R.R. CO. SURVEY  
ABSTRACT NO. 282  
BRAZORIA COUNTY, TEXAS

Baker & Lawson Inc. logo and address: 4005 Technology Dr., Suite 1530, Angleton, TX 77515. Phone: 979-849-6681. Website: www.bakerlawson.com. Licensed Surveying Firm No. 10052500.

OWNER:  
DAVID JOHNS  
687 GALLAGHER DR.  
CANYON LAKE, TX  
78133

LEGEND

- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS
- D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY, TEXAS
- P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY, TEXAS
- C.C.F.N. = COUNTY CLERK'S FILE NUMBER
- VOL, PG. = VOLUME, PAGE
- = 5/8" I.R.C. SET "BAKER & LAWSON"
- = FOUND MONUMENT (AS NOTED)
- I.R. = IRON ROD
- I.R.C. = IRON ROD W/CAP
- I.P. = IRON PIPE
- P.O.B. = POINT OF BEGINNING

CITY PLANNING LETTER  
TITLE COMPANY: CHARTER TITLE COMPANY  
DATED: APRIL 3, 2024  
NOTES:  
NO SURVEY ENCUMBRANCES FOUND

SURVEYOR'S NOTES:

- THIS PLAT LIES WITHIN THE CITY LIMITS OF IOWA COLONY.
- THE PROPERTY SURVEYED LIES WITHIN ZONE "X" UNSHADED, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48039C0110K, WITH AN EFFECTIVE DATE OF DECEMBER 30, 2020.
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CITY PLANNING LETTER PROVIDED BY CHARTER TITLE COMPANY, DATED APRIL 3, 2024, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR. THERE MAY BE EASEMENTS, OR OTHER ENCUMBRANCES THAT ARE NOT SHOWN HEREON.
- THE REASON FOR THIS PLAT IS TO DIVIDE THE SUBJECT TRACT INTO 3 LOTS.
- DETENTION WILL BE REVIEWED/PROVIDED FOR EACH INDIVIDUAL RESIDENTIAL LOT AT TIME OF PERMITTING.
- THE APPROVAL OF THE PLAT SHALL EXPIRE TWELVE (12) MONTHS AFTER CITY COUNCIL APPROVES 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.
- THIS PLAT IS SUBJECT TO THE CITY OF IOWA COLONY PIPELINE ORDINANCE NO. 2011-4 AND AS AMENDED.
- ALL SIDE AND REAR LOT LINES: 25'.
- BOUNDARY CLOSURE CALCULATIONS, IS A MINIMUM OF 1:15,000.
- THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.

JOB NO.: 15933	SCALE: 1" = 80'	DRAWN BY: DH	CKED BY: AH
DRAWING NO.: 15933 PLAT	DATE: 4/30/2024		REV. NO. 0