

Wednesday, February 18, 2026

Kayla Leal
LJA Engineering
3600 W. Sam Houston Pkwy S, Ste. 600
Houston, TX 77042
kleal@lja.com

Re: Avery Crossing Section 1 Preliminary Plat
Letter of Recommendation to Approve with Conditions-Updated
COIC Project No. 6789
Adico, LLC Project No. 710-25-002-057

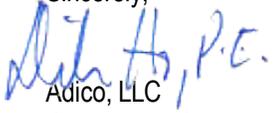
Dear Ms. Leal:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Avery Crossing Section 1 Preliminary Plat, received on or about January 16, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

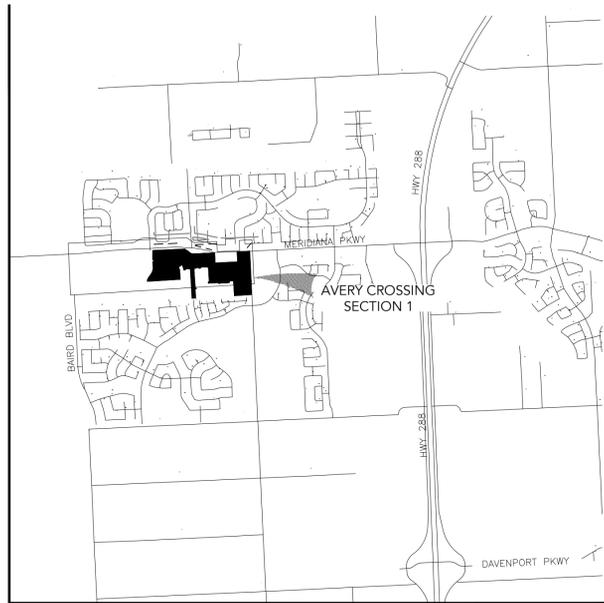
Based on our review, we have no objection to the preliminary plat, subject to the condition that a secondary access point be provided. Please provide ten (10) folded copies of the plat Kayleen Rosser, City Secretary, by no later than Tuesday, January 27, 2026, for consideration at the February 3, 2026, 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: Rachel Patterson
Kayleen Rosser
File: 710-25-002-057



Vicinity Map
1 inch = 1/2 mile

RESERVE	ACREAGE	SQ.FT.	TYPE
A	5.209	226,924	RESTRICTED TO LANDSCAPE / OPEN SPACE / PARK / UTILITIES
B	1.215	52,937	RESTRICTED TO REC CENTER
C	3.624	157,850	RESTRICTED TO LANDSCAPE / OPEN SPACE / PARK / UTILITIES
D	0.871	37,921	RESTRICTED TO LANDSCAPE / OPEN SPACE / PARK / UTILITIES
E	2.288	99,681	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
F	13.791	600,723	RESTRICTED TO LANDSCAPE / OPEN SPACE / DETENTION
G	0.088	3,850	RESTRICTED TO DRAINAGE
H	0.093	4,050	RESTRICTED TO DRAINAGE
I	10.133	441,411	RESTRICTED TO LANDSCAPE / OPEN SPACE / DETENTION
J	0.066	2,891	RESTRICTED TO LANDSCAPE / OPEN SPACE
K	0.570	24,833	RESTRICTED TO LANDSCAPE / OPEN SPACE / LIFT STATION
TOTAL	37.379	1,628,238	

LINE TABLE		LINE TABLE		CURVE TABLE							
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
L1	N 87°18'07" E	979.07'	L27	S 02°35'21" E	50.00'	C1	25.00'	90°00'00"	39.27'	N 48°31'09" W	35.36'
L2	S 54°53'13" E	266.84'	L28	S 02°35'21" E	263.07'	C2	25.00'	90°00'00"	39.27'	N 41°28'51" E	35.36'
L3	N 87°16'38" E	713.67'	L29	S 86°28'51" W	120.02'	C3	25.00'	90°00'00"	39.27'	N 48°31'09" W	35.36'
L4	S 02°50'47" E	312.13'	L30	N 02°35'21" W	379.65'	C4	25.00'	90°00'00"	39.27'	S 41°28'51" W	35.36'
L5	N 87°21'08" E	693.26'	L31	N 03°46'04" W	357.99'	C5	25.00'	100°43'46"	43.95'	N 53°53'02" W	38.51'
L6	N 02°37'11" W	313.04'	L32	N 02°43'18" W	103.97'	C6	150.00'	10°12'09"	26.71'	S 80°51'09" W	26.67'
L7	N 87°16'38" E	394.61'	L33	S 86°28'51" W	45.08'	C7	25.00'	88°40'32"	38.69'	S 41°36'58" W	34.94'
L8	S 02°47'51" E	1,354.77'	L34	S 74°48'05" W	1.65'	C8	1,440.00'	1°02'46"	26.29'	S 03°14'41" E	26.29'
L9	S 86°28'51" W	545.01'	L35	S 84°52'49" W	50.00'	C9	1,560.00'	1°10'42"	32.09'	S 03°10'42" E	32.09'
L10	N 03°31'08" W	493.05'	L36	S 79°31'38" W	109.55'	C10	25.00'	90°00'00"	39.27'	S 47°35'21" E	35.36'
L11	S 86°28'51" W	125.00'	L37	S 37°27'15" W	14.85'	C11	25.00'	90°00'00"	39.27'	S 42°24'39" W	35.36'
L12	S 03°31'09" E	31.55'	L38	S 04°33'56" E	47.58'	C12	1,440.00'	1°10'42"	29.62'	N 03°10'42" W	29.62'
L13	S 86°28'51" W	170.00'	L39	S 03°31'09" E	250.00'	C13	1,560.00'	1°02'46"	28.48'	N 03°14'41" W	28.48'
L14	S 03°31'09" E	47.50'	L40	S 86°28'51" W	1,043.06'	C14	25.00'	90°47'51"	39.62'	N 48°07'13" W	35.60'
L15	S 86°28'51" W	120.00'	L41	N 34°58'40" E	133.33'	C15	305.00'	11°40'46"	62.17'	S 80°38'28" W	62.06'
L16	S 03°31'09" E	4.00'	L42	N 02°58'36" W	149.59'	C16	25.00'	79°55'17"	34.87'	S 34°50'27" W	32.11'
L17	S 86°28'51" W	50.00'	L43	N 03°17'37" W	50.00'	C17	325.00'	52°11'11"	30.36'	N 07°47'47" W	30.35'
L18	S 86°28'51" W	290.00'	L44	N 02°58'36" W	68.64'	C18	275.00'	31°44'12"	152.33'	N 19°06'34" E	150.39'
L19	N 03°31'09" W	50.00'	L45	N 04°45'30" E	91.16'	C19	325.00'	37°57'17"	215.29'	N 16°00'02" E	211.38'
L20	N 03°31'09" W	410.00'	L46	N 02°58'36" W	44.42'	C20	25.00'	90°19'01"	39.41'	N 42°10'54" E	35.45'
L21	S 86°28'51" W	190.00'	L47	N 86°28'51" E	119.63'	C21	25.00'	89°40'59"	39.13'	N 47°49'06" W	35.26'
L22	S 82°44'53" W	50.11'	L48	S 23°23'06" W	20.00'	C22	150.00'	7°44'07"	20.25'	N 00°53'27" E	20.24'
L23	S 75°45'05" W	73.47'	L49	S 03°31'09" E	122.17'	C23	150.00'	7°44'07"	20.25'	N 00°53'27" E	20.24'
L24	S 02°43'18" E	106.35'	L50	S 86°28'51" W	137.92'	C24	25.00'	90°16'44"	39.39'	N 42°09'45" E	35.44'
L25	S 03°46'04" E	357.99'	L51	N 03°31'09" W	182.60'	C25	50.00'	60°48'43"	53.07'	S 36°12'33" E	50.61'
L26	S 02°35'21" E	14.63'									

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE FOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE IOWA COLONY PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINE SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

STERLING LAKES WEST SEC 3
FILE NO. 2017059203
B.C.O.P.R.

P.O.B.
X:3097423.08
Y:13726223.28

STERLING LAKES WEST SEC. 2
FILE NO. 2016052704
B.C.O.P.R.

STERLING LAKES AT IOWA COLONY SEC 11
FILE NO. 2014042119
B.C.O.P.R.

STERLING LAKES AT IOWA COLONY SEC 11
FILE NO. 2014042119
B.C.O.P.R.

30' WIDE ETC NGL TRANSPORT, LLC
(ENERGY TRANSFER PIPELINE)
PERMANENT EASEMENT
FILE NO. 2012014768
B.C.O.P.R.

LOCATION OF EASEMENT NOT FIELD VERIFIED
BASED ON EASEMENT DOCUMENT ONLY

50' WIDE M2E3 LLC
PERMANENT EASEMENT
FILE NO. 2019036788
B.C.O.P.R.

LOCATION OF EASEMENT NOT FIELD VERIFIED
BASED ON EASEMENT DOCUMENT ONLY

CALLED 5.0
MICHAEL J.
FILE NO 19.
B.C.O.

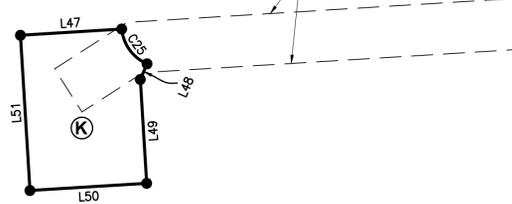
AVERY LAKES FUTURE DEVELOPMENT

AVERY CROSSING FUTURE DEVELOPMENT

AVERY CROSSING FUTURE DEVELOPMENT

AVERY CROSSING FUTURE DEVELOPMENT

TEMPORARY 60' ACCESS ROAD AND S.S.E.



SIERRA VISTA WEST SEC 1
FILE NO. 2019057715
B.C.O.P.R.

SIERRA VISTA WEST SEC 10
FILE NO. 2022051615
B.C.O.P.R.

A PRELIMINARY PLAT OF AVERY CROSSING SECTION 1

±60.0 ACRES
84 LOTS (50'/60' x 120' TYP.) AND
11 RESTRICTED RESERVES IN 4 BLOCKS

OUT OF THE
LAVACA NAV CO, A-329
IOWA COLONY ETJ, TEXAS

OWNER:
ALLIED DEVELOPMENT

PLANNER:
LJA PLANNING & LANDSCAPE ARCHITECTURE

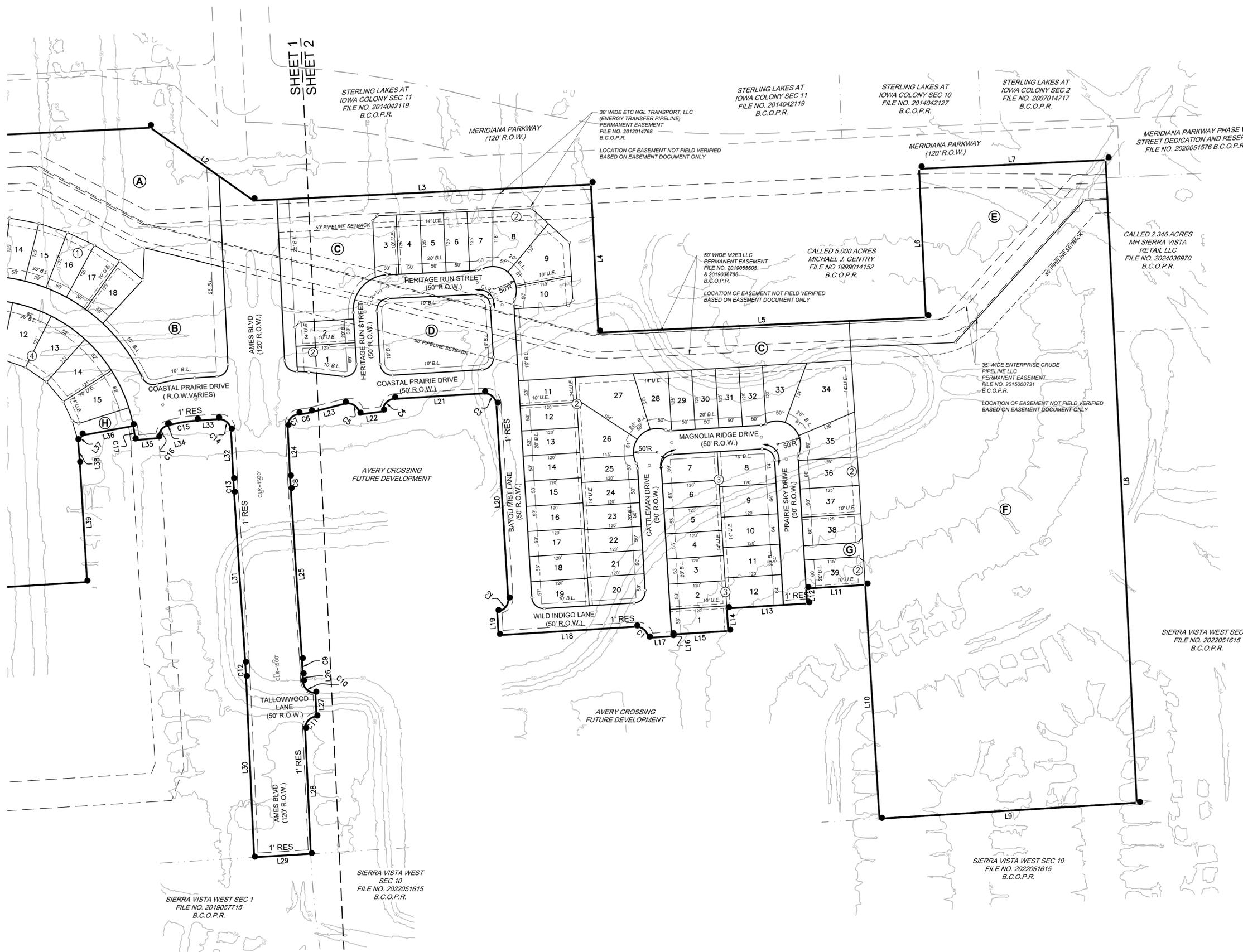
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200



LJA# 5522-1000

GENERAL NOTES:

- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NOS. 48039C105K & 48039C11K (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.
- 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.
- DRAINAGE PLANS TO BE PROVIDED PRIOR TO FINAL PLAT SUBMITTAL.
- ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORD PLAT THE ONE FOOT RESERVE SHALL HEREOFOR BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- OWNERS DO HEREBY CERTIFY THAT THEY ARE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF (NAME AND SECTION) 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.
- ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
- ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND ALLIED DEVELOPMENT DATED JANUARY 14, 2026 AND APPROVED BY CITY COUNCIL ON DECEMBER 15, 2025.



- LEGEND
- RES. INDICATES RESERVE
 - B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - R.O.W. INDICATES RIGHT-OF-WAY
 - DOC. NO. INDICATES DOCUMENT NUMBER
 - INDICATES STREETNAME CHANGE

A PRELIMINARY PLAT OF
AVERY CROSSING
 SECTION 1

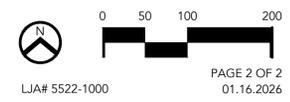
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3600 W Sam Houston Pkwy S, Suite 600
 Houston, Texas 77042
 713.953.5200



S:\Planning\01 Planning\5522-1000\06-Flat\Avery Crossing_Section 1 Pre Plat_01-16-26.dwg/2026-01-16/DWHITFIELD

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