

Wednesday, November 1, 2023

Margarito Deleon
5031 Bayou Lane
Rosharon, TX 77583
Email: deleonmargarito@me.com

Re: De Leon at Bayou Colony Abbreviated Plat
Letter of Recommendation to Approve
COIC Project No. 3120
Adico, LLC Project No. 16007-2-333


Dear Mr. Deleon;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of the De Leon at Bayou Colony Abbreviated Plat received on or about November 1, 2023. 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 objections to the plat as resubmitted on November 1, 2023. Please provide two (2) sets of signed mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than November 2, 2023, for consideration at the November 7, 2023, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-333

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, MARGARITO DE LEON & MARIA ELVIRA CASTILLO HEREINAFTER REFERRED TO AS THE OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF DE LEON AT BAYOU COLONY, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, 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 ASSIGNED TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

IN TESTIMONY WHEREOF, MARGARITO DE LEON & MARIA ELVIRA CASTILLO, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARGARITO DE LEON & MARIA ELVIRA CASTILLO, THEREUNTO AUTHORIZED

THIS THE _____ DAY OF OCTOBER, 2023.

BY: MARGARITO DE LEON, OWNER MARIA ELVIRA CASTILLO, OWNER

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARGARITO DE LEON & MARIA ELVIRA CASTILLO, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HERIN SET FORTH.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF OCTOBER, 2023

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT I, LUTHER J. DALY, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, REGISTRATION NO. 6150, HAVE PLATTED THE ABOVE AND FOREGOING SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION; THAT THIS PLAT ACCURATELY REPRESENTS THE FACTS AS FOUND BY THAT SURVEY MADE BY ME, AND; THAT PERMANENT CONTROL POINTS WILL BE SET AT THE TIME OF PLAT RECORDATION, THAT THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:15,000 AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

LUTHER J. DALY
REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS
REGISTRATION NO. 6150



SAUL TOBIAS & TOMAS-
ESPINOZA PERFECTO
BAYOU COLONY
VOL. 16 PG. 311
B.C.M.R.

FINAL PLAT AND CONSTRUCTION NOTES

The following notes will appear on the Final Plat drawing(s). If Final Plat drawing(s) is not issued the Construction drawing(s) will carry notes as shown:

- 1. Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- 2. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- 3. All property shall drain into the drainage easement only through an approved drainage structure.
- 4. 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.
- 5. The property identified in the foregoing plat lies with Brazoria County Drainage District #5.
- 6. 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.
- 7. Land use within the commercial site is limited to an average imperviousness of no more than 98 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.
- 8. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
- 9. All storm water drainage pipes, culverts, tiles or other (including driveway culverts) will be minimum 24" I.D. or equal.
- 10. 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.
- 11. Dedicated ingress/egress accesses are granted to Brazoria County Drainage District # 5 (see District Resolution No. 2007-06 & No. 2007-07). Access will be gated and locked with Brazoria County Drainage District # 5's lock.
- 12. Prohibited use of "metal" pipe in storm water/sewer applications (see District Resolution No. 2007-08).
- 13. Prohibited use of "rip-rap" in storm water/sewer applications (District policy).
- 14. Pipelines, utility lines and other crossing under any Brazoria County Drainage District # 5 ditch require approval and permitting prior to construction.
- 15. All dedicated storm water drainage and/or access easements to be granted to Brazoria County Drainage District # 5 by the property owner will be initiated and recorded, at property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final project approval granted by Brazoria County Drainage District # 5 Board of Commissioners.
- 16. 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.
- 17. 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.

COMMISSIONER'S SIGNATURE FOR FINAL APPROVAL:
APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

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

Brandon Middleton Date Nazar Sabti District Engineer Date Secretary/Treasurer

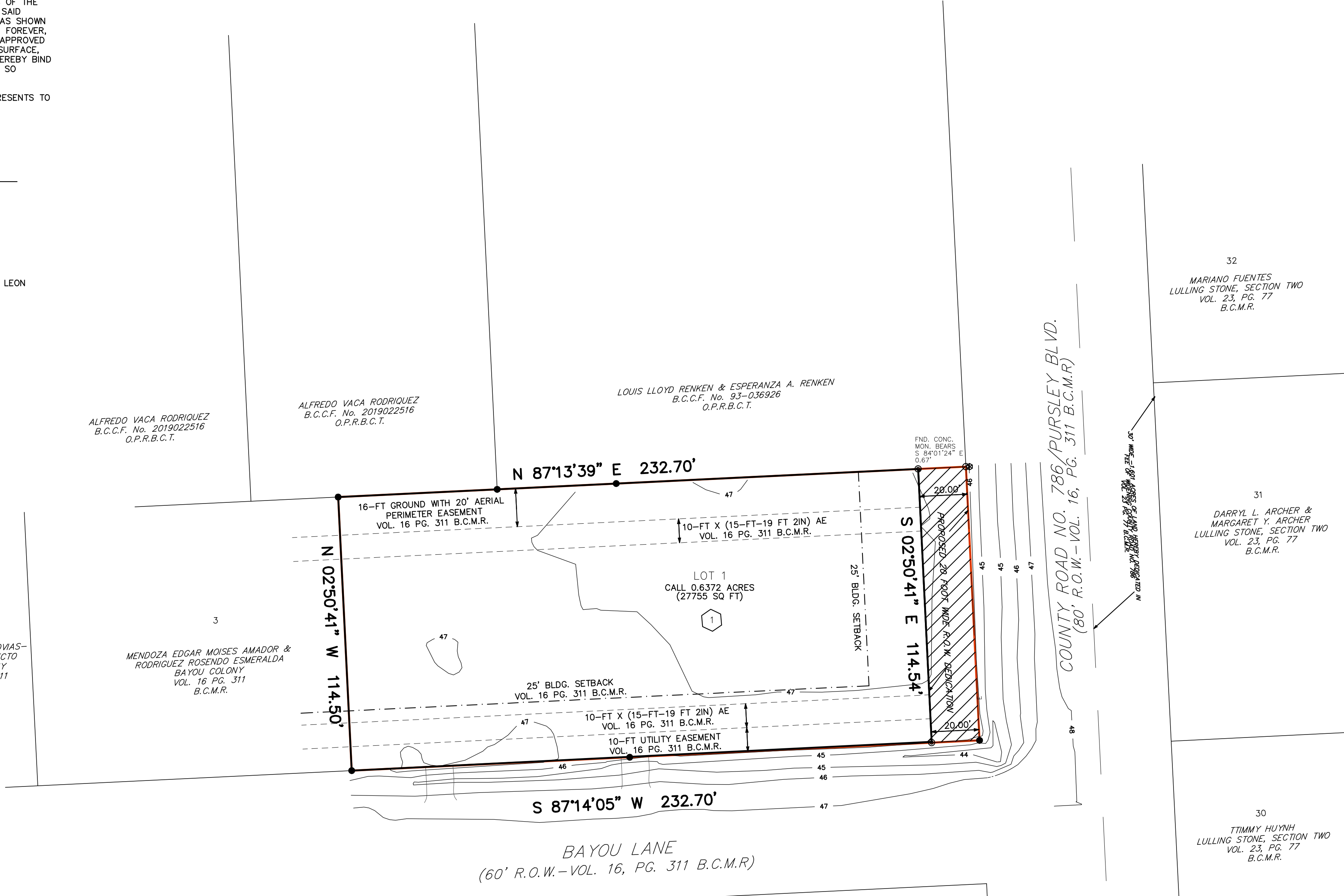
Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.

ALFREDO VACA RODRIGUEZ
B.C.C.F. No. 2019022516
O.P.R.B.C.T.

ALFREDO VACA RODRIGUEZ
B.C.C.F. No. 2019022516
O.P.R.B.C.T.

LOUIS LLOYD RENKEN & ESPERANZA A. RENKEN
B.C.C.F. No. 93-036926
O.P.R.B.C.T.

FND. CONC.
MON. BEARS
S 84°01'24" E
0.67'



BEING A 0.6907 ACRE TRACT OF LAND LOCATED IN THE SECTION 51 OF H.T. & B.R.R. COMPANY SURVEY, A-287, BRAZORIA COUNTY, TEXAS; SAID 0.6907 ACRE TRACT BEING ALL OF LOT 1 AND 2, OF BAYOU COLONY, A SUBDIVISION RECORDED IN VOLUME 16, PAGE 311, OF THE BRAZORIA COUNTY MAP RECORDS (B.C.M.R.), TEXAS; SAID 0.6907 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE);

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF BAYOU LANE (60-FOOT WIDE) AND THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 768 (80-FOOT WIDE) FOR THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE, SOUTH 87 DEGREES 14 MINUTES 05 SECONDS WEST, A DISTANCE OF 262.70 FEET, WITH THE SOUTH LINE OF SAID LOT 1 AND LOT 2, COMMON WITH SAID NORTH RIGHT-OF-WAY LINE, TO A 1/2-INCH IRON ROD FOUND FOR THE COMMON SOUTH CORNER OF LOT 2 AND LOT 3 OF SAID BAYOU COLONY SUBDIVISION;

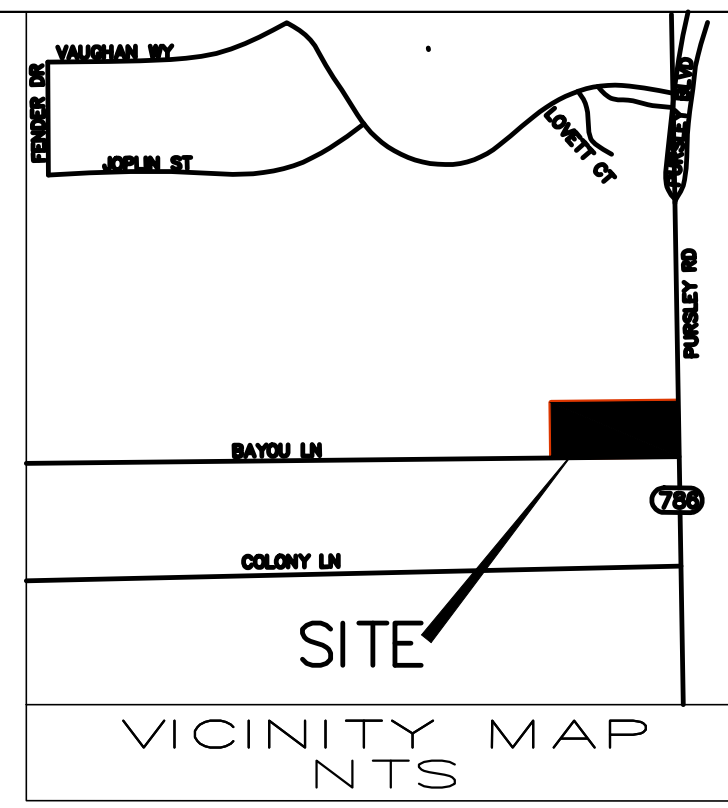
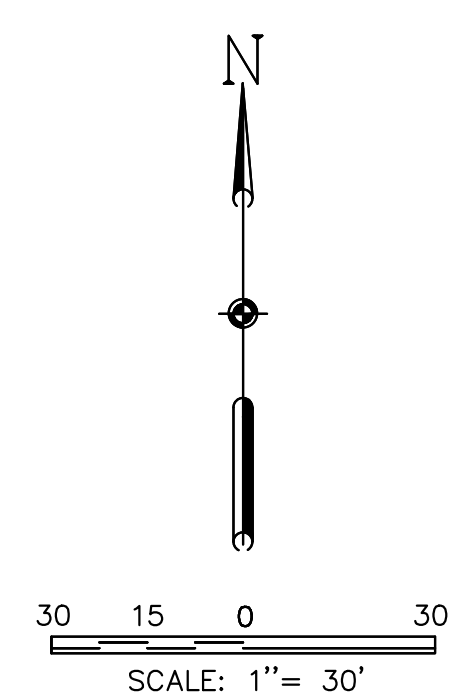
THENCE, NORTH 02 DEGREES 50 MINUTES 41 SECONDS WEST, A DISTANCE OF 114.50 FEET, WITH THE COMMON LINE OF SAID LOTS 2 AND 3, TO A 1/2-INCH IRON ROD FOUND FOR THE COMMON NORTH CORNER OF SAID LOTS 2 AND 3 ON THE SOUTH LINE OF A CALLED 0.62-ACRE TRACT RECORDED IN CLERK'S FILE NUMBER 2019022516 OF THE O.P.R.P.H.C.;

THENCE, NORTH 87 DEGREES 13 MINUTES 39 SECONDS WEST, A DISTANCE OF 262.70 FEET, WITH THE NORTH LINE OF SAID LOTS 1 AND 2, THE SOUTH LINE OF SAID 0.62-ACRE TRACT AND THE SOUTH LINE OF A CALLED 0.88-ACRE TRACT RECORDED IN CLERK'S FILE NUMBER 93-036926, THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 768, FOR THE NORTHWEST CORNER OF SAID LOT 1, FROM WHICH A CONCRETE MONUMENT FOUND BEARS S84°01'24" E, 0.67';

THENCE, SOUTH 02 DEGREES 50 MINUTES 41 SECONDS EAST, A DISTANCE OF 114.54 FEET, WITH SAID WEST RIGHT-OF-WAY LINE AND THE EAST LINE OF SAID LOT 1, TO THE POINT OF BEGINNING AND CONTAINING 0.6907 ACRES OF LAND.

BAYOU LANE
(60' R.O.W.-VOL. 16, PG. 311 B.C.M.R.)

COUNTY ROAD NO. 786/PURSLEY BLVD.
(80' R.O.W.-VOL. 16, PG. 311 B.C.M.R.)



ABBREVIATIONS

- A.E. - AERIAL EASEMENT
- D.E. - DRAINAGE EASEMENT
- ESMT - EASEMENT
- FND - FOUND
- B.C.C.F. - BRAZORIA COUNTY CLERK'S FILE
- B.C.D.R. - BRAZORIA COUNTY DEED RECORDS
- B.C.M.R. - BRAZORIA COUNTY MAP RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- AC. - ACRES
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- BL. - BUILDING LINE
- W.L.E. - WATER LINE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- IRC - CAPPED IRON ROD
- (S) - SET 5/8" CAPPED IR "WINDROSE"

GENERAL NOTES

- 1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF BRAZORIA COUNTY AND THE CITY OF IOWA COLONY.
- 2. FUTURE DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE DEVELOPMENT REQUIREMENTS OF THE CITY OF IOWA COLONY, TEXAS, AND IS SUBJECT TO THE ORDINANCES OF SAID CITY.
- 3. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
- 4. ALL BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- 5. ALL 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 - 0.99988872.
- 6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48039C0120K, REVISED/DATED DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. 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. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- 7. THE BUILDING LINES (B.L.) FOR THIS SUBDIVISION SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF CODE OF ORDINANCES, CITY OF IOWA COLONY, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED.

ABBREVIATED PLAT OF
DE LEON AT BAYOU COLONY

BEING ALL OF LOT 1 AND 2, BLOCK
BAYOU COLONY, VOL 16, PG 311

LOCATED IN SECTION 51 OF
H.T. & B.R.R. COMPANY SURVEY, A-287

BRAZORIA COUNTY, TEXAS

LOT 1, BLOCK 1

OWNER: SURVEYOR:

APPROVED BY THE CITY ENGINEER OF THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, ON THIS _____ DAY OF _____, 2023.

APPROVED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, ON THIS _____ DAY OF _____, 2023.

- WL KENNEDY
- MCLEAN BARNETT
- ARNETTA HICKS-MURRAY
- MARQUETTE GREENE-SCOTT
- SYDNEY HARGRODER
- TIM VARLACK
- KAREEM BOYCE

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, ON THIS _____ DAY OF _____, 2023.

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, ON THIS _____ DAY OF _____, 2023.

- DAVID HURST, CHAIRMAN
- MEMBER BRENDA DILLON
- MEMBER BRIAN JOHNSON
- MEMBER LES HOSSY
- MEMBER TERRY HAYES
- MEMBER ROBERT WALL
- MEMBER WARREN DAVIS

MARGARITO DE LEON & MARIA ELVIRA CASTILLO
18234 BAKERS CREST DR
HOUSTON, TX 77084

Overland Consortium Inc.
Tel: 281-940-8869 Fax: 281-207-6476
999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78212

SURVEYOR OF RECORD:
OVERLAND SURVEYORS
999 E BASSE ROAD
SUITE 180 BOX 521
SAN ANTONIO, TX 78212
FIRM NO. 10190722