

Monday, January 12, 2026

Garrett Cavaiolo
MC Surveying
79 S. Wynnoak Circle
Spring, TX 77382
garrett@mcsurveytx.com

Re: Hoa Le Ranch Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 7479
Adico, LLC Project No. 710-25-002-063

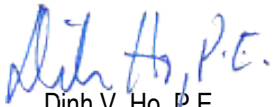
Dear Mr. Cavaiolo:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Hoa Le Ranch Preliminary Plat, received on or about March 30, 2026. The review of the general 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 resubmitted on March 30, 2026. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, March 31, 2026, for consideration to the April 7, 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: 710-25-002-063

STATE OF TEXAS
COUNTY OF BRAZORIA
KNOW ALL MEN BY THESE PRESENTS:

WE, THE HOAPHUONG LE NGUYEN REVOCABLE LIVING TRUST, ACTING BY AND THROUGH SOPHIA LE, TRUSTEE, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT (HEREINAFTER REFERRED TO AS "OWNERS") OF THE 9.04 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF HOA LE RANCH, DO HEREBY MAKE AN ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBTSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (I.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBTSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND 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 (I.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS, AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISIONS, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION 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, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS THAT HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS ____ DAY OF _____ A.D., 20__

SOPHIA LE, TRUSTEE
THE HOAPHUONG LE NGUYEN REVOCABLE LIVING TRUST

STATE OF TEXAS
COUNTY OF BRAZORIA:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, SOPHIA LE, TRUSTEE OF THE HOAPHUONG LE NGUYEN REVOCABLE LIVING TRUST, 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 ON THIS ____ DAY OF _____, 20__

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

I, GARRETT CAVAIUOLO, 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 PERSONAL SUPERVISION, IN ACCORDANCE WITH THE CODE OF REGULATIONS OF THE CITY OF IOWA COLONY, TEXAS.

GARRETT CAVAIUOLO, RPLS - 6714 DATE _____

THIS PLAT IS HEREBY APPROVED BY THE CITY OF IOWA COLONY CITY COUNCIL, THIS ____ DAY OF _____, 20__

WIL KENNEDY, MAYOR NIKKI BROOKS

ARNETTA HICKS-MURRAY MARQUETTE GREENE-SCOTT

TIMOTHY VARLACK KARDEM BOYCE

SYDNEY HARGRODER

THIS PLAT IS HEREBY APPROVED BY THE CITY OF IOWA COLONY PLANNING AND ZONING COMMISSION, THIS ____ DAY OF _____, 20__

DAVID HURST, CHAIRMAN BRENDA DILLON

TERRY HAYES LES HOSEY

ROBERT WALL

THIS PLAT IS HEREBY APPROVED BY THE CITY OF IOWA COLONY CITY ENGINEER, THIS ____ DAY OF _____, 20__

DIHN V. HO, P.E.

LEGAL DESCRIPTION:

BEING AN OVERALL 9.04 ACRES COMPOSED OF ALL OF A CALLED 1.0000 ACRES (TRACT 1), AND ALL OF A CALLED 8.0417 ACRES (TRACT 2), LOCATED IN THE H.T. & B. RAILROAD COMPANY SURVEY, SECTION 57, ABSTRACT NUMBER 289, BRAZORIA COUNTY, TEXAS, CONVEYED TO SOPHIA LE, AS TRUSTEE OF THE HOAPHUONG LE NGUYEN REVOCABLE LIVING TRUST IN DOCUMENT NUMBER 2024030514, AND DESCRIBED IN DOCUMENT NUMBER 2022034081, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.

BEGINNING AT A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "MCS 6714", SET FOR THE NORTHEAST CORNER OF THE CALLED 1 ACRE TRACT SAME BEING THE NORTHWEST CORNER OF A CALLED 2.4364 ACRE DESCRIBED TO JOSE AND JESSICA ALONSO IN DOCUMENT NUMBER 1999010826, SAME BEING A POINT IN THE 60 FOOT RIGHT OF WAY OF RUTH ROAD,

THENCE, S 02°51'41" E, WITH THE EAST LINE OF SAID 1 ACRE SAME BEING THE WEST LINE OF SAID 2.4364 ACRES, PASSING A 5/8" IRON ROD AT 251.05 FEET FOUND FOR THE SOUTHEAST CORNER OF SAID 1 AC SAME BEING THE EAST CORNER OF SAID 8.0417 ACRE, CONTINUING FOR A TOTAL DISTANCE OF 111.58 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 8.0417 AC, SAME BEING THE SOUTHWEST CORNER OF SAID 2.4364 ACRES, AND BEING A POINT IN THE NORTH LINE OF A NOW OR FORMERLY KNOWN AS SOUTH FREEWAY LIMITED DESCRIBED IN VOLUME 1186, PAGE 645.

THENCE, WITH THE SOUTH LINE OF SAID 8.0417 ACRES THE FOLLOWING COURSES AND DISTANCES:
1. S 87°29'47" W, 2.45 FEET TO A BENT 5/8 IRON ROD,
2. S 87°17'58" W, 621.78 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "MCS 6714", FOUND FOR THE SOUTHEAST CORNER OF SAID 8.0417 ACRES

THENCE, N 02°51'52" W, WITH THE WEST LINE OF SAID 8.0417 ACRE PASSING AN IRON ROD WITH A CAP STAMPED "PABE" AT 163.03 FEET, FOUND FOR THE SOUTHEAST CORNER OF A RESTRICTED RESERVE "F" STERLING LAKES AT IOWA COLONY SECTION 13 DESCRIBED IN DOCUMENT NUMBER 2019001428, CONTINUING FOR A TOTAL DISTANCE OF 640.19 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 8.0417 ACRES, SAME BEING THE SOUTHWEST CORNER OF A CALLED 9.19 ACRE DESCRIBED TO PLACIDA LOPEZ IN VOLUME 1384, PAGE 495.

THENCE, N 87°10'43" E 421.98 FEET, WITH THE NORTH LINE OF SAID 8.0417 ACRES SAME BEING THE SOUTH LINE OF SAID 9.19 ACRES, TO A MAG NAIL SET IN THE EAST RIGHT OF WAY LINE OF SAID RUTH ROAD

THENCE, WITH THE COMMON LINE OF THE SAID 8.0417 ACRES AND THE RIGHT OF WAY OF RUTH ROAD THE FOLLOWING COURSES AND DISTANCES:
1. S 02°40'31" E 30.00 FEET TO A 1/2" IRON ROD,
2. N 87°09'39" E 199.94 FEET TO A 5/8" IRON ROD,
3. N 87°07'37" E 2.44 FEET, BACK TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 9.04 ACRES OF LAND, MORE OR LESS

PRELIMINARY PLAT NOTES:

- 1. THIS PLAT IS FOR PRELIMINARY REVIEW ONLY AND IS NOT FOR RECORDING.
- 2. FINAL PLAT APPROVAL IS REQUIRED PRIOR TO ANY CONSTRUCTION OR SALE OF LOTS

GENERAL PLAT NOTES:

- 1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE SCALED TO GROUND BY APPLYING A COMBINED SCALE OF 1.0001332.
- 2. BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
- 3. SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
- 4. ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER FINISH GRADING IS COMPLETE. CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "MCS 6714".
- 5. BENCHMARK (BM201 - ELEVATION 54.33) SHOWN HEREON IS BASED ON LOCAL N.G.S. MONUMENT AWS5686/HGCSO 74, LOCATED ON THE NORTH SIDE OF SACRED WAY BLVD AT THE INTERSECTION OF OLD AIRLINE RD, WITH A PUBLISHED ELEVATION OF 55.7 FEET, NAVD 88, GEOID18, 2011 ADJUSTMENT. BM201 IS LOCATED APPROXIMATELY 25.5 FEET, S 49°34' W FROM THE NORTHWEST CORNER OF LOT 5 (SHOWN HEREON).
- 6. THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 480390105K, DATED DECEMBER 30, 2020.
- 7. ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
- 8. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
- 9. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBTSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE, WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY THE PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- 10. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- 11. ADEQUATE WASTEWATER FACILITIES SHALL BE PROVIDED TO SERVICE ALL PROPOSED IMPROVEMENTS.
- 12. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- 13. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
- 14. OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED.
- 15. 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.
- 16. NEAREST NEIGHBORHOOD IS BLOCK F, STERLING LAKES AT IOWA COLONY, SECTION 13, 97.75 FEET NORTHWEST OF THE NORTHWEST CORNER OF HOA LE RANCH.
- 17. DETENTION AND DRAINAGE EASEMENTS ON LOTS 3 AND 4 ARE CREATED BY THIS PLAT.

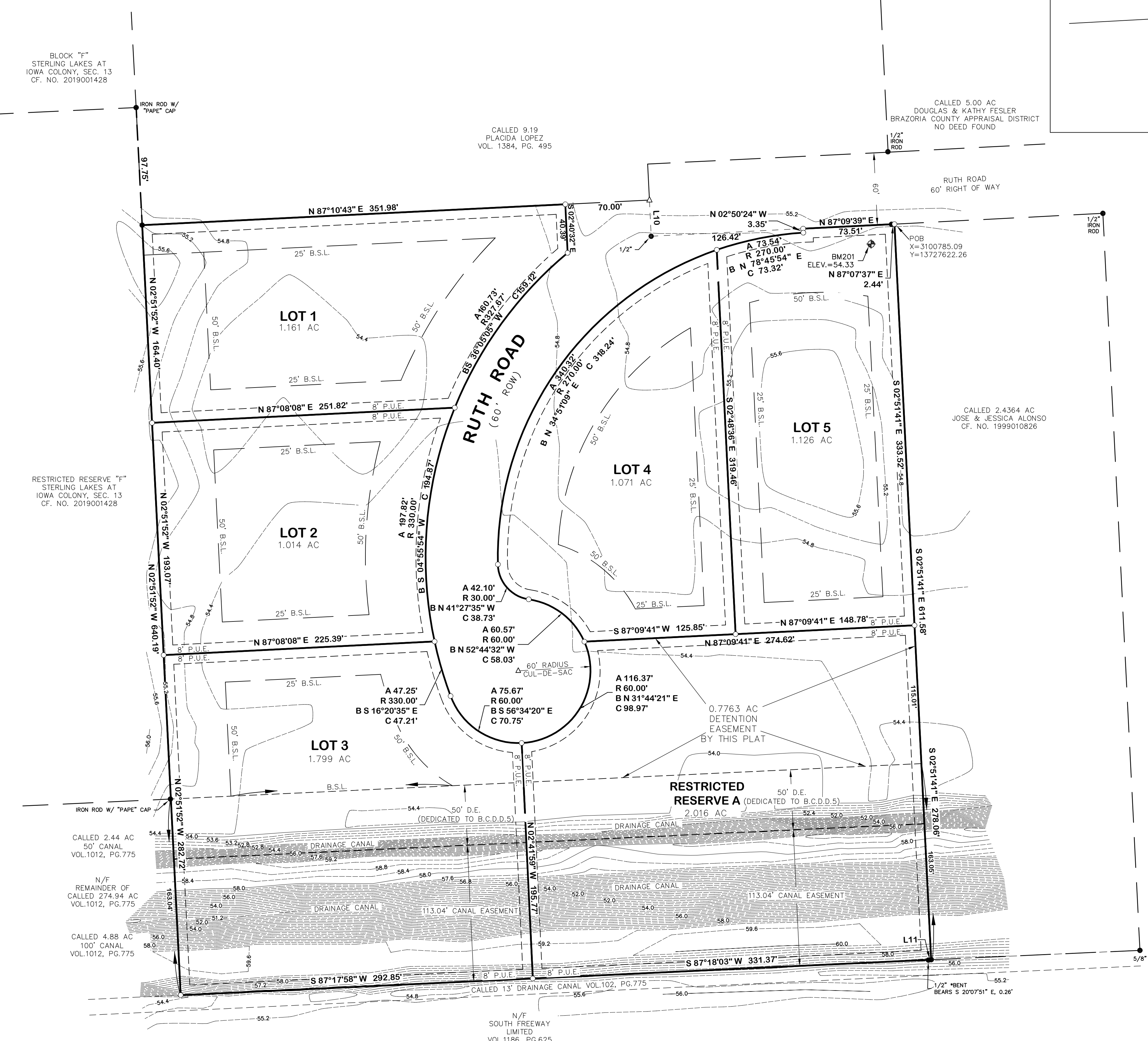
FINAL PLAT NOTES (DRAINAGE DISTRICT #5):

- 1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 24 INCHES ABOVE FINISHED GRADE AND/OR 24 INCHES ABOVE BASE FLOOD ELEVATION.
- 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, WITH THE EXCEPTION OF _____, 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. OTHER THAN SHOWN HERON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
- 7. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
- 8. DEDICATED DRAINAGE EASEMENT(S) PURPOSES 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.
- 9. 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 LOCK.
- 10. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
- 11. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- 12. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- 13. 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. APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BOARD OF COMMISSIONERS.

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

LEE WALDEN, P.E. DATE _____ KERRY OSBURN DATE _____
PRESIDENT VICE PRESIDENT

BRANDON MIDDLETON DATE _____ DINH V. HO, P.E. DATE _____
SECRETARY/TREASURER DISTRICT ENGINEER



LINE TABLE - DETENTION EASEMENT

LINE	BEARING	DISTANCE
L1	S 02°41'59" E	4.67'
L2	N 87°10'17" E	99.89'
L3	S 02°49'43" E	59.90'
L4	N 02°49'43" W	59.90'
L5	N 02°41'59" W	4.74'

LINE TABLE - BOUNDARY

LINE	BEARING	DISTANCE
L10	S 02°40'31" E	30.00'
L11	S 87°29'47" W	2.45'

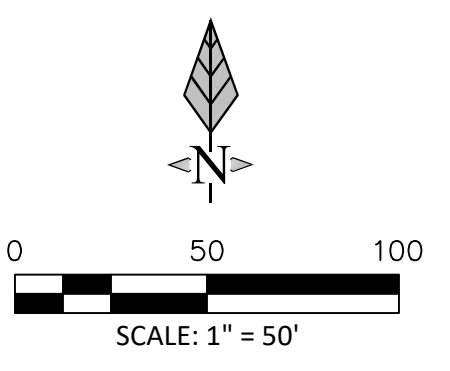
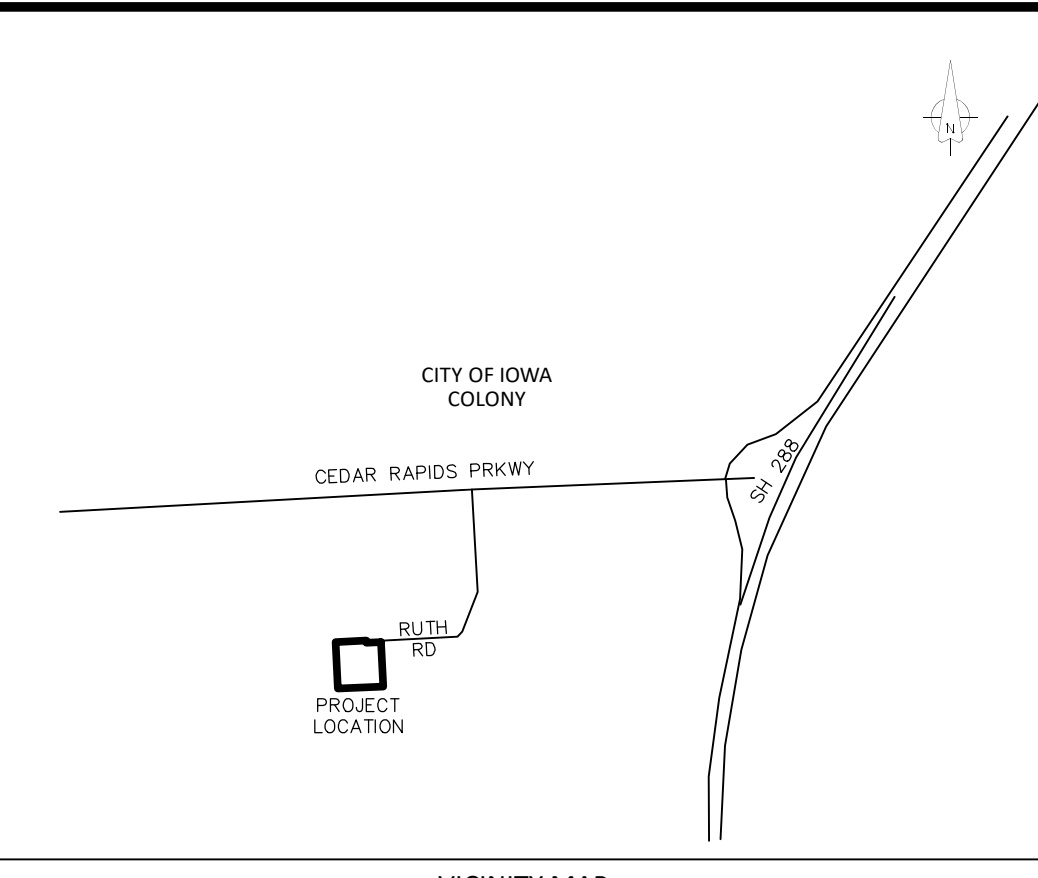
CURVE TABLE - DETENTION EASEMENT

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	60.00'	15.16'	S 85°27'40" E	15.12'
C2	60.00'	15.16'	N 80°03'41" E	15.12'

TOTAL NUMBER OF LOTS: 5
TOTAL NUMBER OF BLOCKS: 1
RESTRICTED RESERVE: 1
RIGHT OF WAY DEDICATION: 1

TOTAL ACREAGE: 9.04

RESTRICTED RESERVE "A" - RESTRICTED FOR DRAINAGE PURPOSES ONLY



LEGEND

- SUBJECT BOUNDARY
- ADJOINER BOUNDARY
- BUILDING SETBACK LINE
- EASEMENT
- 5/8" IRON ROD W/ "6714" CAP SET
- BENCHMARK SET
- CALCULATED POINT
- IRON ROD FOUND (AS NOTED)
- OFFICIAL PROPERTY RECORDS BRAZORIA COUNTY TEXAS
- DEED RECORDS BRAZORIA COUNTY TEXAS
- FEDERAL EMERGENCY MANAGEMENT AGENCY
- POINT OF BEGINNING
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK LINE
- DRAINAGE EASEMENT
- NOW OR FORMERLY
- BRAZORIA COUNTY DRAINAGE DISTRICT 5

OWNER: HOAPHUONG LE NGUYEN REVOCABLE LIVING TRUST
SURVEYOR: GARRETT CAVAIUOLO, RPLS
FIRM #: 101994678

PRELIMINARY PLAT
HOA LE RANCH

A SUBDIVISION OF 9.04 ACRES OF LAND OUT OF THE H.T.&B.R.R. CO. SURVEY, A-289 BRAZORIA COUNTY, TEXAS 6 LOTS, 1 BLOCK

JANUARY 2026

OWNER: HOAPHUONG LE NGUYEN REVOCABLE LIVING TRUST
SURVEYOR: GARRETT CAVAIUOLO, RPLS
FIRM #: 101994678

ENGINEER: HENRY NGUYEN CONSULTING
FIRM#: F-16239
PE# 71065