

Wednesday, May 21, 2026

Terry Singletary
Doyle & Wachtstetter, Inc.
131 Commerce Dr.
Clute, TX 77531
T.singletary@dw-surveyor.com

Re: Crossroads Subdivision Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 7916
Adico, LLC Project No. 710-26-002-021

Dear Mr. Singletary:

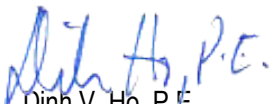
On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of the Crossroads Subdivision Preliminary Plat, being +/-7.917 acres out of the H.T. & B.R.R. Co. Survey, Section 60, Abstract No. 517, Iowa Colony, Brazoria County, Texas, received on or about May 21, 2026. The review 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 as resubmitted on May 21, 2026.

Please provide ten (10) copies of the plat to Kayleen Rosser, City Secretary, no later than Tuesday, May 26, 2026, for consideration at the June 2, 2026, Planning and Zoning Commission meeting. Upon Planning and Zoning Commission action, the plat will be placed on the agenda for the June 15, 2026, City Council meeting for consideration.

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: 710-26-002-021

BRAZORIA COUNTY TEXAS

H.T. & B. R.R. COMPANY SURVEY, SECTION 60 ABSTRACT 517

DEDICATION:

I, MARIA MONTERROSA, REPRESENTATIVE OF NINE PEAKS INC, OWNER OF THE SUBJECT TRACT IN THIS REPLAT, BEING A 7.917 ACRE TRACT, IN THE H.T. & B. R.R. SURVEY, SECTION 60, ABSTRACT 517, BRAZORIA COUNTY, CITY OF IOWA COLONY, AS RECORDED AND DESCRIBED IN COUNTY CLERK'S FILE NO. 2025-009641, OF THE BRAZORIA COUNTY OFFICIAL RECORDS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN HEREON, AND DEDICATED 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.

WITNESS MY HAND IN THE CITY OF BRAZORIA COUNTY, TEXAS, THIS DAY OF 2026.

MARIA MONTERROSA REPRESENTATIVE, NINE PEAKS, INC.

NOTARY PUBLIC STATE OF TEXAS COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MARIA MONTERROSA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES 20

FINAL PLAT AND CONSTRUCTION NOTES

- 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 percent. The drainage and/or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded.
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 easements 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.

GENERAL NOTES:

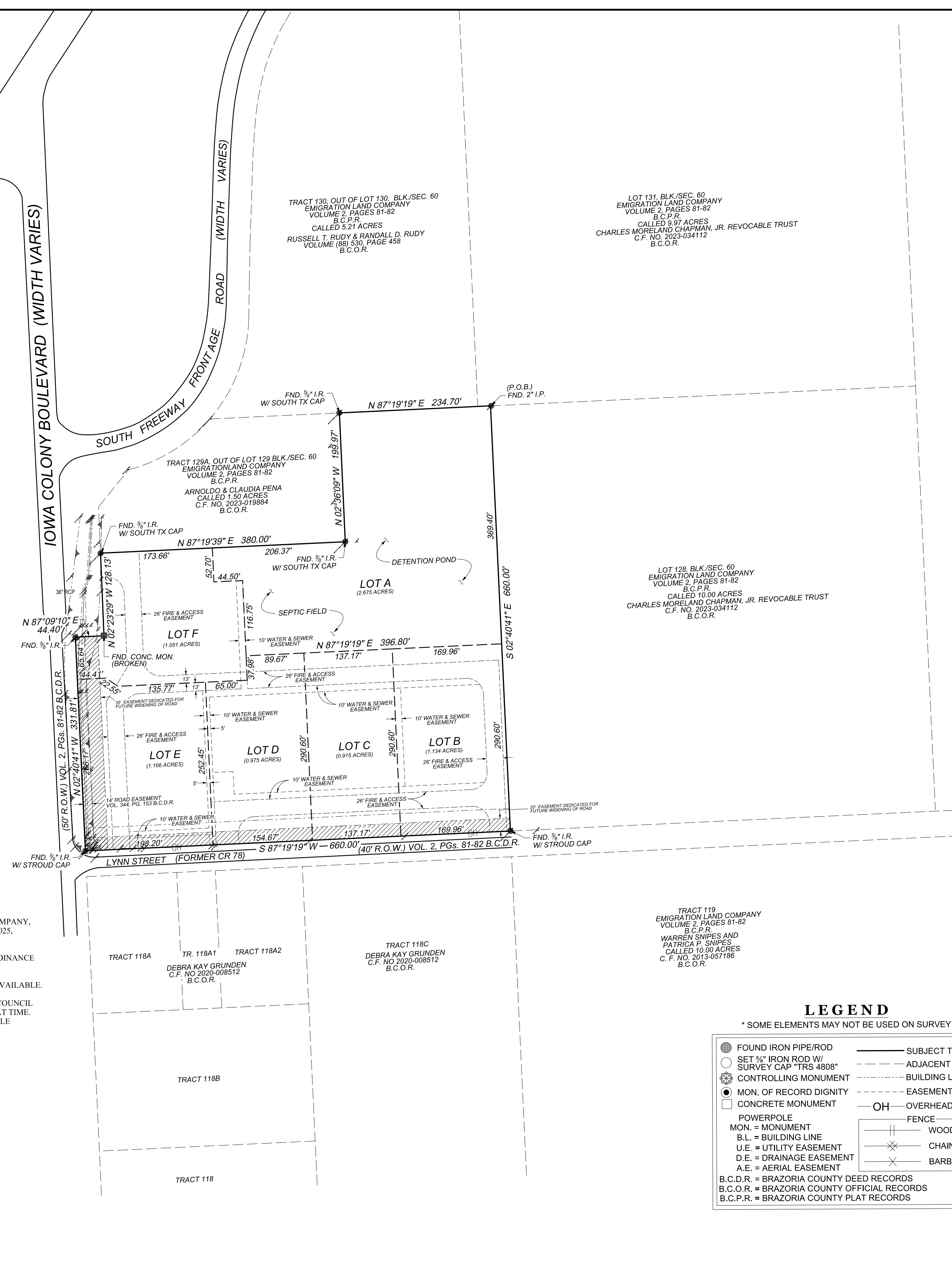
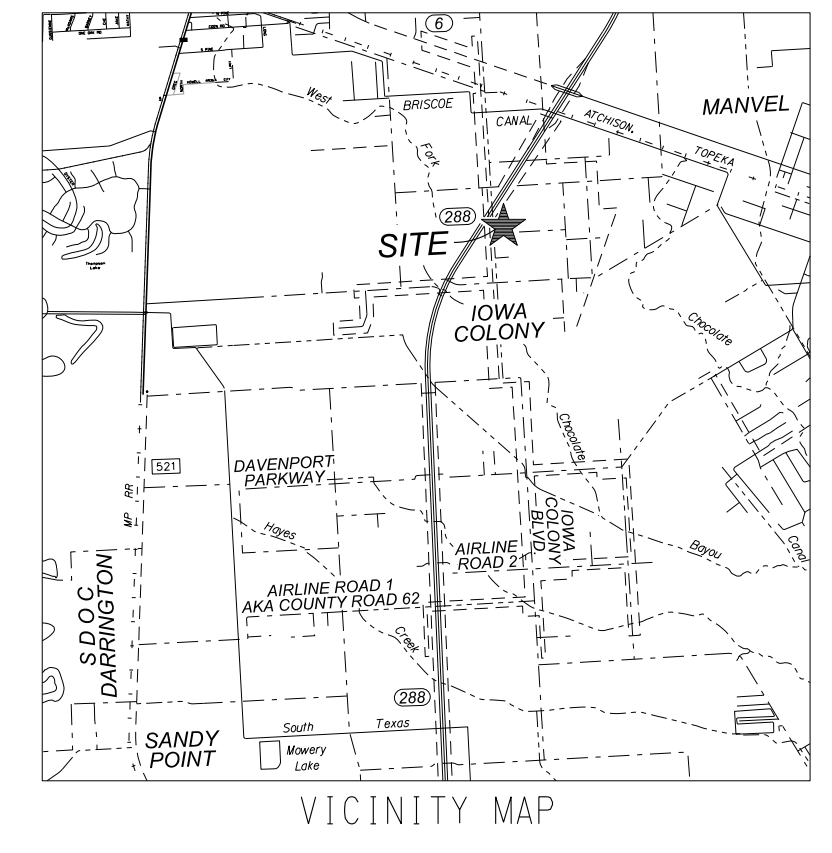
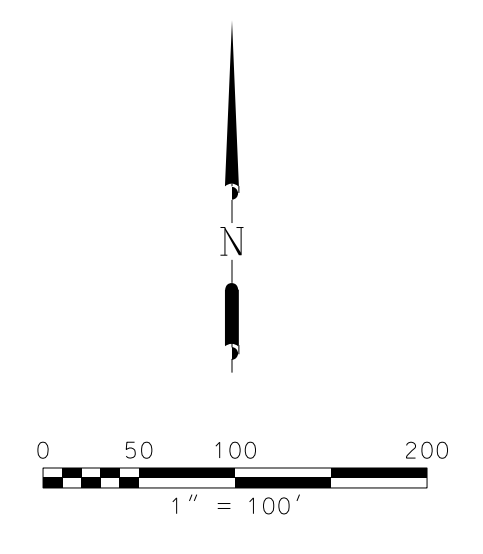
- 1. COORDINATES AND BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (SF: 0.99986742789)
3. THE SUBJECT PROPERTY LIES WITHIN ZONE AE PER FEMA FLOOD INSURANCE RATE MAP NO. 48039C0120 K, DATED: DECEMBER 30, 2020.
4. THE PROPERTY IN THE FOREGOING PLAT LIES WITHIN BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5.
5. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT, IF SIDEWALKS ARE REQUIRED.
6. THE FINAL PLAT WILL EXPIRE IN 2 YEARS AFTER FINAL ADMINISTRATIVE APPROVAL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE 2 YEAR INITIAL PERIOD OF THE ONE YEAR EXTENSION PERIOD GRANTED BY CITY COUNCIL.
7. THE BOUNDARY ERROR OF CLOSING FOR THIS PLAT IS LESS THAN 1 : 15,000.
8. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
9. A TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY BY TITLE RESOURCES GUARANTY COMPANY, GF NO. 2782524-08818, WITH AN EFFECTIVE DATE OF FEBRUARY 25, 2025, ISSUED FEBRUARY 25, 2025, FOR ALL ITEMS OF RECORD.
10. BUILDING SETBACKS AND RESTRICTIONS MAY BE SUBJECT TO THE IOWA COLONY ZONING ORDINANCE SECTION 73 "DISTRICT BR (BUSINESS & RETAIL USE)".
11. AT TIME OF PLAT RECORDED THERE WERE NO PROPOSED SITEPLANS OR IMPROVEMENTS AVAILABLE.
12. 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 PERIOD OF SIX (6) MONTHS.

Table with columns for APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5, listing names and dates for Lee Walden, Kerry L. Osburn, Brandon Middleton, and Dinn V. Ho.

Table with columns for CERTIFICATE OF CITY COUNCIL, listing names and positions for Wil Kennedy, Marquette Greene-Scott, Margaret Madariaga, Timothy Harlack, Janelita Hicks-Murray, Kareem Boyce, Sydney Hargroder, David Hurst, Les Wisey, Warren Davis, Brenda Dillon, Terry Hayes.

Table with columns for CERTIFICATE OF THE CITY OF IOWA COLONY PLANNING COMMISSION, listing names and positions for David Hurst, Les Wisey, Warren Davis, Brenda Dillon, Terry Hayes.

Table with columns for IOWA COLONY CITY ENGINEER, PROPERTY OWNER (Nine Peaks, Inc.), and SURVEYOR (Doyle & Wachtstetter, Inc.).



LEGEND

Legend box containing symbols and definitions for FOUND IRON PIPE/ROD, SUBJECT TRACT, SET 5/8" IRON ROD W/ SURVEY CAP, ADJACENT TRACT, CONTROLLING MONUMENT, BUILDING LINE, MON. OF RECORD DIGNITY, EASEMENT LINE, CONCRETE MONUMENT, OVERHEAD WIRE, POWERPOLE, FENCE, MON. = MONUMENT, BUILDING LINE, U.E. = UTILITY EASEMENT, D.E. = DRAINAGE EASEMENT, A.E. = AERIAL EASEMENT, B.C.D.R. = BRAZORIA COUNTY DEED RECORDS, B.C.O.R. = BRAZORIA COUNTY OFFICIAL RECORDS, B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS.

PRELIMINARY PLAT OF CROSSROADS SUBDIVISION SUBDIVISION OF A CALLED 7.917 ACRE TRACT BEING A PORTION OF TRACT 129, SECTION 60 OF THE EMIGRATION LAND COMPANY SUBDIVISION RECORDED IN VOLUME 2, PAGES 81-82 OF THE BRAZORIA COUNTY PLAT RECORDS SITUATED IN THE PART OF SECTION 60 H. T. & B. R. R. COMPANY SURVEY ABSTRACT 517 CITY OF IOWA COLONY BRAZORIA COUNTY, TEXAS MAY 2026

Doyle & Wachtstetter, Inc. Surveying and Mapping GPS/GIS 131 COMMERCE STREET, CLUTE, TEXAS 77531 OFFICE: 979.265.3622 FIRM NO.:10024500 FAX: 979.265.9940

USER: tsingletary TMS: 5/21/2026 PM 2:52:02 C:\Users\tsingletary\Iowa Colony CR #48 & CR 78 Replat\Latest Replat - use this one JAG.dgn