

Tuesday, May 30, 2023

Shane Gormly
Gormly Surveying, Inc.
PO Box 862
Alvin, TX 77583

Re: Garza's Lots Abbreviated Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 1914
Adico, LLC Project No. 16007-2-276

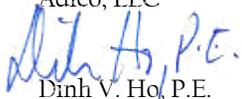
Dear Mr. Gormly,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of Garza's Lots, an abbreviated plat, received on or about May 25, 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, Adico, LLC, has no objections to the plat as resubmitted on May 25, 2023. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than May 30, 2023, for consideration at the June 6, 2023, Planning and Zoning meeting.

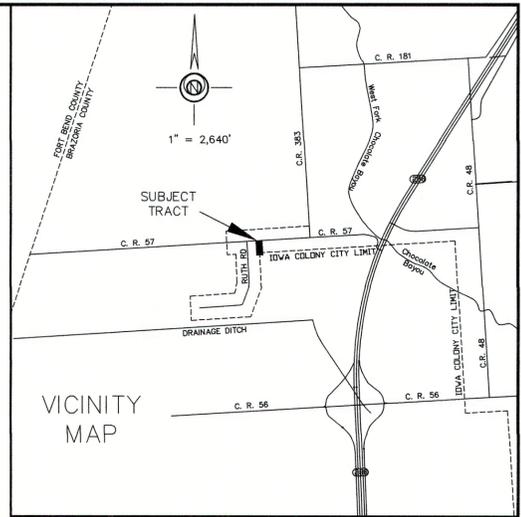
Should you have any questions, please do not hesitate to contact our office.

Sincerely,
Adico, LLC

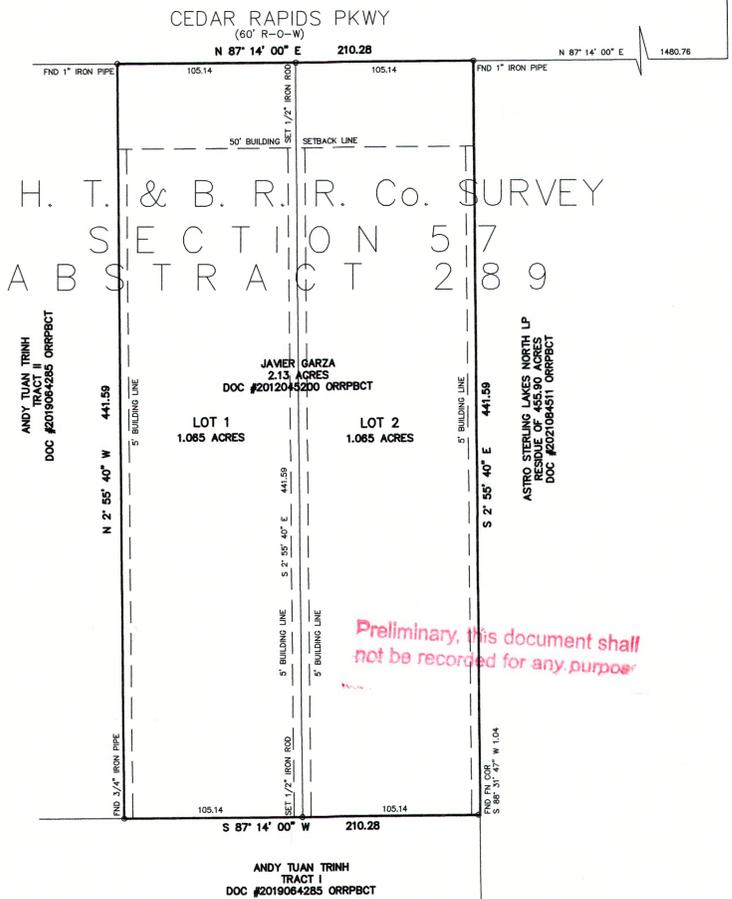


Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-276

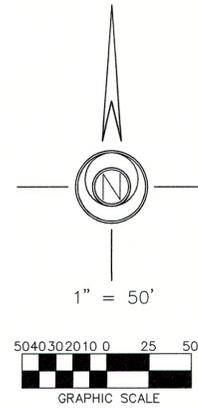


VICINITY MAP



H. T. & B. R. Co. SURVEY SECTION 57 ABSTRACT 289

Preliminary, this document shall not be recorded for any purpose



METES AND BOUNDS

2.13 acres, being out of the Northwest 1/4 of the Northeast 1/4 of Section 57, H. T. & B. R. Co. Survey, Abstract 289, Brazoria County Texas, and being more particularly described by Metes and Bounds as follows;

BEGINNING at a 1 inch iron pipe found for the northeast corner of the herein described tract, in the south right-of-way line of F.M. 57, also being the northwest corner of the residue of a 455.90 acre tract as recorded in Document Number 2021084511, Official Records of Real Property, Brazoria County, Texas;

THENCE South 2 deg. 55 min. 40 sec. East, along the west line of the residue tract, a distance of 441.59 feet to a point for the southeast corner of the herein described tract, from which a fence post bears South 88 deg. 31 min. 47 sec. West, a distance of 1.04 feet, also being in the north line of a 2.485 acre tract, as recorded in Document Number 2019064285, Official Records of Real Property, Brazoria County, Texas;

THENCE South 87 deg. 14 min. 00 sec. West, along the north line of the 2.485 acre tract, a distance of 210.28 feet to a 3/4 inch iron pipe found for the southwest corner of the herein described tract, also being the southeast corner of Tract II as described in Document Number 2019064285, Official Records of Real Property, Brazoria County, Texas;

THENCE North 2 deg. 55 min. 40 sec. West, along the east line of Tract II, a distance of 441.59 feet to a 3/4 inch pipe found for the northwest corner of the herein described tract, also being the northeast corner of Tract II, in the south right-of-way of F.M. 57;

THENCE North 87 deg. 14 min. 00 sec. East, along the south right-of-way line of F.M. 57, a distance of 210.28 to the PLACE OF BEGINNING and containing 2.13 acres of land.

BRAZORIA COUNTY DRAINAGE DISTRICT 5 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. 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.

PLANNING AND ZONING COMMISSIONERS

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY TEXAS HAS APPROVED THIS PLAT OF 2.13 ACRES, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCE OF THE CITY OF IOWA COLONY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS DAY OF 2023.

DAVID HURST CHAIRMAN, BRENDA DILLON COMMISSIONER

TERRY HAYES COMMISSIONER, BRIAN JOHNSON COMMISSIONER

LES HOSEY COMMISSIONER, ROBERT WALL COMMISSIONER

CITY ENGINEER

THIS IS TO CERTIFY THAT THE CITY ENGINEER OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT OF 2.13 ACRES, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCE OF THE CITY OF IOWA COLONY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS DAY OF 2023.

DINH V. HO, P.E. CITY ENGINEER

CITY COUNCIL

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IOWA COLONY TEXAS, THIS DAY OF 2023, HAS APPROVED THIS PLAT OF 2.13 ACRES AS SHOWN HEREON.

STEVEN BYRUM-BRATSEN COUNCIL DISTRICT B, MARQUETTE GREENE-SCOTT COUNCIL POSITION 3

McLEAN BARNETT COUNCIL POSITION 1, TIMOTHY VARLACK COUNCIL DISTRICT A

ARNETTA HICKS-MURRAY COUNCIL POSITION 2, SYDNEY HARGRODER COUNCIL DISTRICT C

WIL KENNEDY MAYOR

- NOTES:
- MONUMENTS SET AS EXTERIOR BOUNDARY MARKERS EITHER ARE OR WILL BE SET WITH A MINIMUM OF FIVE (5/8) INCH IRON ROD OR THREE QUARTERS (3/4) INCH IRON PIPE AT LEAST THIRTY SIX (36) INCHES LONG, ENCASED IN CONCRETE FOR A MINIMUM OF EIGHTEEN (18) INCHES BELOW THE SURFACE OF THE GROUND.
- ALL PERMANENT REFERENCE MONUMENTS ("PRM") ARE OR SHALL BE SET AT ALL BOUNDARY LINE ANGLE POINTS, BLOCK CORNERS, POINTS OF CURVATURE, AND AT INTERVALS NOT TO EXCEED ONE THOUSAND (1,000) FEET. PERMANENT REFERENCE MONUMENTS SHALL CONFORM TO THE TEXAS PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES AND PROCEDURE AND PRACTICES.
- INTERIOR LOT CORNER MONUMENTS ARE OR WILL BE SET WITH A MINIMUM OF FIVE EIGHTHS (5/8) INCH IRON RODS AT LEAST THIRTY SIX (36) INCHES IN LENGTH.
- ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF IOWA COLONY'S DESIGN CRITERIA.
- STREET RIGHT-OF-WAY DEDICATED FOR PERIMETER STREETS OF AT LEAST SIXTY (60) FEET IN WIDTH OR A MINIMUM OF ONE-HALF (1/2) OF THE TOTAL REQUIRED RIGHT-OF-WAY, WHICHEVER IS GREATER.
- ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- A MINIMUM OF FIVE (5) FOOT SIDEWALKS SHALL BE REQUIRED ALONG ALL STREETS AND SHALL CONFORM TO THE CITY OF IOWA COLONY'S DESIGN CRITERIA.
- OWNER SHALL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER SHOWN ON THE FACE OF THIS PLAT, OR BY SEPERATE INSTRUMENT DEDICATION.
- OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

OWNER: JAVIER C. GARZA ADDRESS: 2518 C. R. 57 Rosharon, Tx 77583

STATE OF TEXAS COUNTY OF

I, Javier C. Garza, Owner of the land shown on this plat and whose name is described thereto and in person or through a duly authorized agent dedicate to the public forever all streets, alleys, parks, water courses, drains, easements, and public places thereon shown of the purposes and consideration herein expressed. The owners 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 us the alteration of such surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind myself, my heirs, successors and assigns, to warrant and defend the title to the land so dedicated.

WITNESS our hand in County, Texas, this day of 2023.

Javier Garza

STATE OF TEXAS COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared JAVIER C. GARZA, know to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein set forth and in the capacity herein stated.

GIVEN MY HAND AND SEAL OF OFFICE, this day of 2023.

Notary Republic in and for County, Texas.

Preliminary, this document shall not be recorded for any purpose

FINAL PLAT OF GARZA'S LOTS

2 LOTS, 1 BLOCK

A PLAT OF 2.13 ACRES, BEING OUT OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 57, H. T. & B. R. Co. SURVEY, ABSTRACT 289, BRAZORIA COUNTY TEXAS.

OWNER: JAVIER C. GARZA ADDRESS: 2518 C. R. 57 ROSHARON, TX 77583 SURVEYOR: GORMLY SURVEYING, INC. P.O. BOX 862 ALVIN, TX 77512 281-331-0883

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BCCDD 5 Ref ID #B230019

Lee Walden, P.E. Date Kerry Osburn Date Secretary/Treasurer Vice President

Brandon Middleton Date Nazar Sabti Date Secretary/Treasurer District Engineer

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

I, Chad A. Gormly, Registered Professional Surveyor No. 5796, do hereby certify that this plat correctly represents a survey made under my supervision on the ground in accordance with the information provided me and correctly represents the fact as found at the time of survey and is true and correct and that all lot corners, angle points, and points of curvature are properly marked with 3/4" iron rods or as shown on the plat.

WITNESS MY HAND AND SEAL THIS DAY OF 2023.

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Chad A. Gormly, Registered Professional Land Surveyor No. 5796 Gormly Surveying, Inc. - FIRM#10095700 P. O. Box 862, Alvin, Texas 77512-0862 Phone (281) 331-0883