

Wednesday, June 1, 2023

Kyle Attar  
Forum Industrial Properties, LLC  
4550 Post Oak Place, Suite 119, Houston, TX 77027  
Email: attar@drillwellenergy.com

**Re: Hayes Creek Estates Final Plat  
Letter of Recommendation to Approve  
COIC Project No. 2324  
Adico, LLC Project No. 16007-2-304**

Dear Mr. Attar,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Hayes Creek Estates Final Plat, received on or about May 31, 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, recommends to approve the second submittal of the final plat, dated May 31, 2023. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than June 1, 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



Jorge Reyna  
Development Service Manager  
Adico, LLC

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 16007-2-304

BRAZORIA COUNTY TEXAS

LAVACA NAVIGATION COMPANY SURVEY ABSTRACT 531

DEDICATION:

I, KYLE ATTAR, BEING THE MANAGING MEMBER OF FORUM INDUSTRIAL PROPERTIES, LLC, OWNER OF TRACTS 304, 314, 324 AND 334 OF THE EMIGRATION LAND COMPANY'S SUBDIVISION OF SECTION 2, IN THE LAVACA NAVIGATION COMPANY SURVEY, ABSTRACT 531, AND BEING RECORDED IN VOLUME 2, PAGES 113-114, OF THE BRAZORIA COUNTY PLAT RECORDS, BRAZORIA COUNTY, CITY OF IOWA COLONY, AND BEING THE PROPERTY SUBDIVIDED IN THIS REPLAT, 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 IOWA COLONY, BRAZORIA COUNTY, TEXAS, THIS DAY OF 2023.

KYLE ATTAR MANAGING MEMBER

NOTARY PUBLIC STATE OF TEXAS COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KYLE ATTAR, KNOWN 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF 20

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

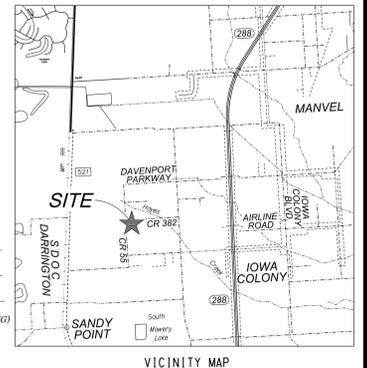
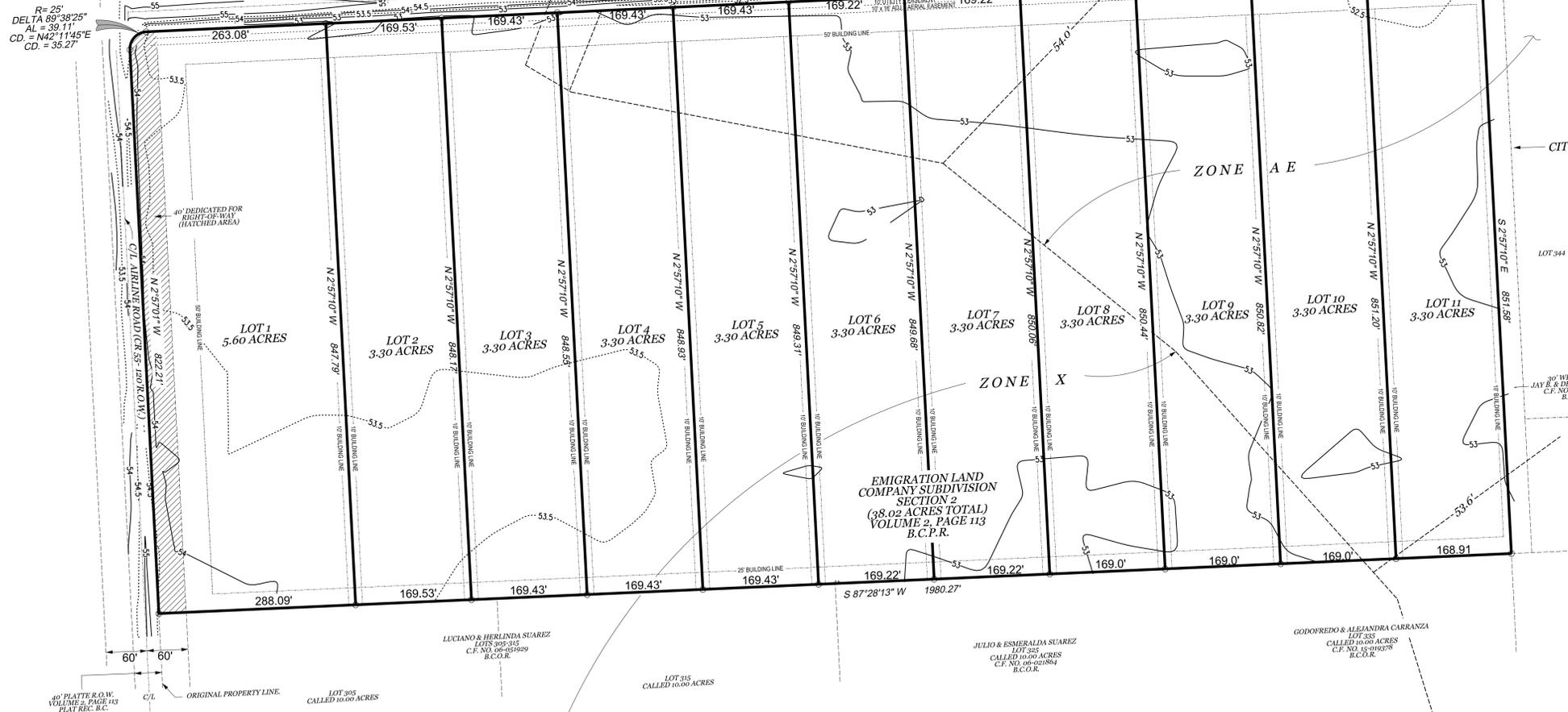
PLANNING & ZONING COMMISSIONERS THIS IS TO CERTIFY THAT THE PLANNING & ZONING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT OF HAYES CREEK ESTATES, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCE OF THE CITY OF IOWA COLONY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS DAY OF 20

DAVID HURST CHAIRMAN BRENDA DILLON COMMISSIONER LES HOSEY COMMISSIONER BRIAN JOHNSON COMMISSIONER ROBERT WALL COMMISSIONER TERRY HAYES COMMISSIONER

CITY ENGINEER THIS IS TO CERTIFY THAT THE CITY OF ENGINEER OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT OF HAYES CREEK ESTATES, 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 20

DINH V. HO, P.E. CITY ENGINEER

R=25' DELTA 89°38'25" AL=39.11' CD=142°11'45"E CD=35.27'



VICINITY MAP

CITY ENGINEER THIS IS TO CERTIFY THAT THE CITY OF ENGINEER OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT OF HAYES CREEK ESTATES, 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 20

CERTIFICATE OF CITY COUNCIL THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS THIS THE DAY OF 20, HAS APPROVED THIS PLAT OF HAYES CREEK ESTATES, AS SHOWN HEREON.

WIL KENNEDY MAYOR MARQUETTE GREENE-YOUNG COUNCIL POSITION 3 TERRY SINGLETARY REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN. DATE SURVEYED: JANUARY 01, 2022

TERRY SINGLETARY REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NUMBER 4808



MCLEAN BARNETT COUNCIL POSITION 1 ARNETTA HICKS-MURRAY COUNCIL POSITION 2 TIMOTHY VARLACK COUNCIL POSITION A STEVEN BYRUM-BRATSEN COUNCIL POSITION B SYDNEY HARGROBER COUNCIL DISTRICT C

STATE OF TEXAS COUNTY OF BRAZORIA

ALL THAT CERTAIN 38.60 ACRES of land being that same tract conveyed to Forum Industrial Properties, LLC in County Clerk's File 2021083538 of the Brazoria County Official Records and being out of the Emigration Land Company Subdivision of Section #2, as recorded in Volume 2, Page 113 of the Brazoria County Plat Records and being located in the Lavaca Navigation Company Survey, Abstract 531, Brazoria County, Texas, and more particularly described by metes and bounds using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone, NAD 83 in which the directions are Lambert grid bearings and the distances are horizontal surface level lengths as follows: BEGINNING at a 5/8" iron rod in the South right-of-way line of County Road 382, (aka Hayes Creek Road), a 60 foot right-of-way, same being the Southwest corner of that certain tract conveyed to Jay B. & Debra D. Gates as described in Clerk's File No. 1998-041465 of the Official Records of Brazoria County, Texas, same being the Northeast corner of herein described 38.60 acre tract; THENCE South 2°57'10" East, coincident with the East line of said Jay B. & Debra D. Gates tract, a distance of 851.58 feet to a set 5/8" iron rod for the Southeast corner of herein described tract, same being the Northeast corner of a called 10.00 acre tract conveyed to Godofredo & Alejandra Carranza, know as lot 335, as described in Clerk's File No. 2015-010378 of the Official Records of Brazoria County, Texas; THENCE South 87°28'13" West, coincident with said called 10.00 acre tract and Lot 305-310 of said Emigration Land Company Subdivision, Section 2, conveyed to Luciano & Herlinda Suarez, as described in Clerk's File No. 2006-051929 of the Official Records of Brazoria County, Texas, a distance of 1980.27 feet to a set 5/8" iron rod in the East right-of-way line of County Road 55 (aka Airline Road, 40 foot right-of-way), for the Southwest corner of herein described tract; THENCE North 2°57'01" West, coincident with the East line of said County Road 55, a distance of 822.21 feet to a set 5/8" iron rod at the beginning of a curve to the right having a radius of 25 feet; THENCE along said curve having a central angle of 89°38'25", an arc length of 39.11 feet, a chord bearing of North 42°11'45" East and a chord distance of 35.27 feet to a set 5/8" iron rod in the South right-of-way line of County Road 382 (60' R.O.W.); THENCE North 87°29'31" East, along the South right-of-way line of Said County Road 382, a distance of 1955.23 feet to the POINT OF BEGINNING, containing 38.60 acres of land, more or less.

- NOTES: 1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). 2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (0.99966593733) 3. THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "X" AND ZONE "4E" PER FEMA FLOOD INSURANCE RATE MAP NUMBER 48039C015K, DATED DECEMBER 30, 2020. 4. THIS SURVEY RELIES ON A TITLE COMMITMENT FROM STEWART TITLE GUARANTY COMPANY, GP. NO.: 1464303, WITH AN EFFECTIVE DATE OF OCTOBER 24, 2021, AND AN ISSUE DATE OF NOVEMBER 5, 2021, FOR ALL ITEMS OF RECORD. 5. BUILDING LINES ARE SUBJECT TO CITY OF IOWA COLONY. 6. THERE IS AN UNDERGROUND/OVERHEAD ELECTRICAL SERVICE DISTRIBUTION SYSTEM AGREEMENT RECORDED IN COUNTY CLERK'S FILE NO. 1989-00630 OF THE BRAZORIA COUNTY OFFICIAL RECORDS, AS SHOWN ON ABOVE REPLAT. 7. THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE SUBJECT TRACT INTO 11 LOTS. 8. DENOTES A FOUND IRON PIPE/ROD. 9. DENOTES A SET 5/8" IRON ROD. 10. THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES WITHIN BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5. 11. OTHER THAN SHOWN, THERE ARE NO VISIBLE PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT. 12. THE BOUNDARY ERROR OF CLOSING FOR THIS PLAT IS LESS THAN 1:1500. 13. ALL MONUMENTS ARE SET TO THE STANDARD OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PRECEDENTS AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED. 14. ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (MAD 89) BASED ON N.G.S. BENCHMARK "LJN A" AT PUBLISHED ELEVATION OF 23.00 FEET. 15. (TBM)= RAIL ROAD SPIKE ON SOUTH SIDE OF POWER POLE ON THE WEST SIDE OF COUNTY ROAD 55. ELEVATION = 57.40 FEET. 16. SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THE LOTS MUST BE SUBMITTED TO THE CITY OF IOWA COLONY AND BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT.

OWNER: FORUM INDUSTRIAL PROPERTIES, LLC 4550 POST OAK PLACE, SUITE 119 HOUSTON, TX. 77027

SURVEYOR: TERRY R. SINGLETARY, REG. #4808 DOYLE & WACHTSTETTER, INC. 131 COMMERCE STREET CLUTE, TX 77531 (979) 265-3622

FINAL PLAT OF HAYES CREEK ESTATES BEING OUT OF THE LOTS 1 THRU 11 (38.60 ACRES) OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION, SECTION 2 AS RECORDED IN VOLUME 2, PAGES 113-114 OF THE BRAZORIA COUNTY PLAT RECORDS OF THE LAVACA NAVIGATION COMPANY SURVEY ABSTRACT 531 BRAZORIA COUNTY, TEXAS MAY 2023

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: J:\t\l\l\work\space DATE: 5/31/2023 5:03:00 PM G:\CDN\Boundary\A\Roshor\on\Hays Creek\_SDA\Delivery\230531\Final\Plat\_Cr 382\_2.05231.dgn