

Monday, July 28, 2025

Shane Gormly  
Gormly Surveying, Inc  
P.O Box 862  
Alvin, TX 77512  
[SGormly@comcast.net](mailto:SGormly@comcast.net)

Re: TMS Estates Abbreviated Plat  
Letter of Recommendation to Approve  
COIC Project No. 6320  
ALLC Project No. 710-25-002-016

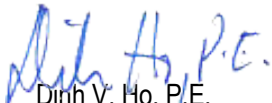
Dear Mr. Gormly:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of TMS Estates Abbreviated Plat, received on or about July 17, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

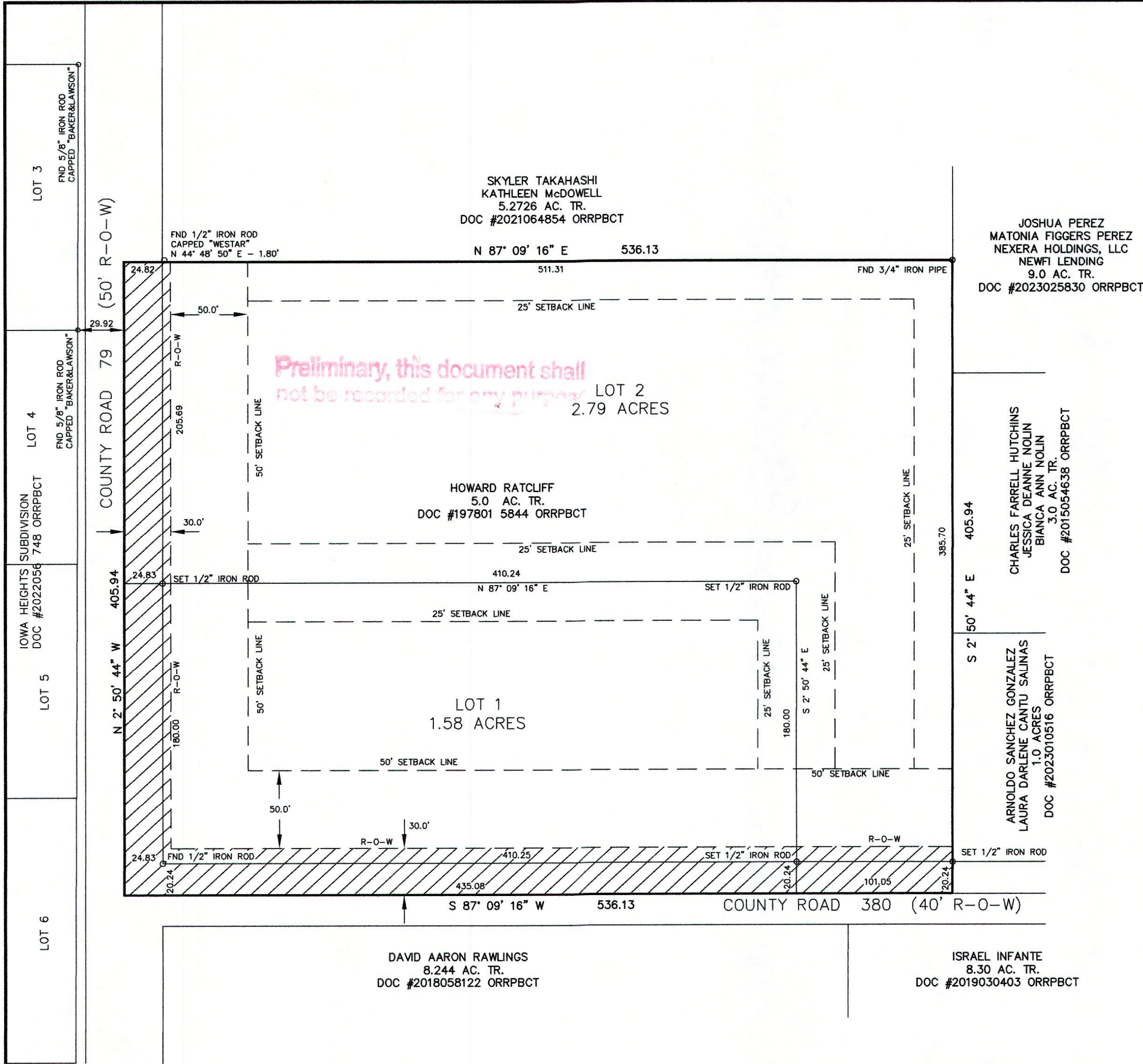
Based on our review, we have no objection to the plat as resubmitted on July 17, 2025. Please provide two (2) sets of mylars and ten (10) folded copies of the plat Kayleen Rosser, City Secretary, by no later than Wednesday, July 30, 2025, for consideration at the August 5, 2025, Planning and Zoning meeting.

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: Kayleen Rosser  
File: 710-25-002-016



BRAZORIA COUNTY DRAINAGE DISTRICT 5 FINAL PLAT AND CONSTRUCTION NOTES

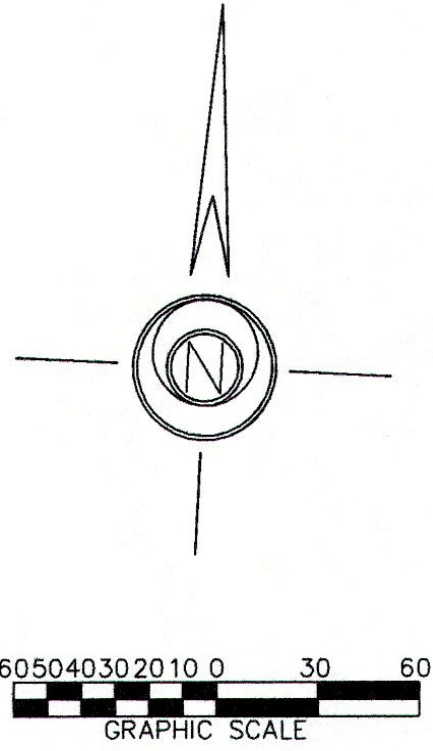
- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- 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.
- The property identified in the foregoing plat lies with Brazoria County Drainage District #5.
- 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.
- 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 replot and/or redesign of the system may be necessary.
- Other than shown heron, there are no pipeline easements or pipelines within the boundaries of this plat.
- All storm water drainage pipes, culverts, tiles or other (including driveway culverts) will be minimum 24" I.D. or equal.
- 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.
- 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.
- Prohibited use of "metal" pipe in storm water/sewer applications (see District Resolution No 2007-06).
- Prohibited use of "rip-rap" in storm water/sewer applications (District policy).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- 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.
- 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.
- 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.

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 \_\_\_\_\_ 2025.

**Preliminary, this document shall not be recorded for any purpose**

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



METES AND BOUNDS

5.0 acres, being a part of Lot 61, Block 61 of the W. H. Johns Subdivision in the W. H. Dennis Survey, Section 80, H. T. & B. R. R. Co. Survey, Abstract 517, Brazoria County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a point marking the southwest corner of Lot 61, being in the intersection of County Road 79 and County Road 380, from which a found 1/2 inch iron rod bears North 2 deg, 50 min, 44 sec, West, a distance of 20.24 feet and South 87 deg, 09 min, 16 sec, East, a distance of 24.83 feet;

THENCE North 2 deg, 50 min, 44 sec, West, along the centerline of County Road 79, a distance of 405.94 feet to a point marking the northwest corner of the herein described tract and the southwest corner of a 5.2726 acre tract as described in Document Number 2021064854, Official Records of Real Property, Brazoria County, Texas;

THENCE North 87 deg, 09 min, 16 sec, East, along the South line of the 5.2726 acre tract, at 24.82 feet pass a 1/2 inch iron rod capped "WESTAR" which bears North 44 deg, 48 min, 50 sec, East, a distance of 1.80 feet, and continue for a total distance of 536.13 feet to a 3/4 inch iron pipe found for the northeast corner of the herein described tract, also being an interior corner of a 9.0 acre tract as described in Document Number 2023025830, Official Records of Real Property, Brazoria County, Texas;

THENCE South 2 deg 50 min, 44 sec, East, along the East line of the herein described tract, and the West line of a 3.0 acre tract as described in Document Number 2015054638, Official Records of Real Property, Brazoria County, Texas, and the West line of a 1.0 acre tract as described in Document Number 2023010516, Official Records of Real Property, Brazoria County, Texas, a distance of 385.70 feet to a 1/2 inch iron rod set for offset and continue for a total distance of 405.94 feet to a point for the Southeast corner of the herein described tract, also being the Southwest corner of the 1.0 acre tract, in the centerline of County Road 380;

THENCE South 87 deg, 09 min, 16 sec, West, along the center line of County Road 380, a distance of 536.13 to the PLACE OF BEGINNING and containing 5.0 acres of land.

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 5.0 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 \_\_\_\_\_ 2025.

DAVID HURST  
CHAIRMAN

BRENDA DILLON  
MEMBER

TERRY HAYES  
MEMBER

BRIAN JOHNSON  
MEMBER

LES HOSEY  
MEMBER

ROBERT WALL  
MEMBER

WARREN DAVIS  
MEMBER

CITY ENGINEER

THIS IS TO CERTIFY THAT THE CITY ENGINEER OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT OF 5.0 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 \_\_\_\_\_ 2025.

**Preliminary, this document shall not be recorded for any purpose**

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 \_\_\_\_\_ 2025, HAS APPROVED THIS PLAT OF 5.0 ACRES AS SHOWN HEREON.

KAREEM BOYCE  
COUNCIL DISTRICT B

MARQUETTE GREENE-SCOTT  
COUNCIL POSITION 3

NIKKI BROOKS  
COUNCIL POSITION 1

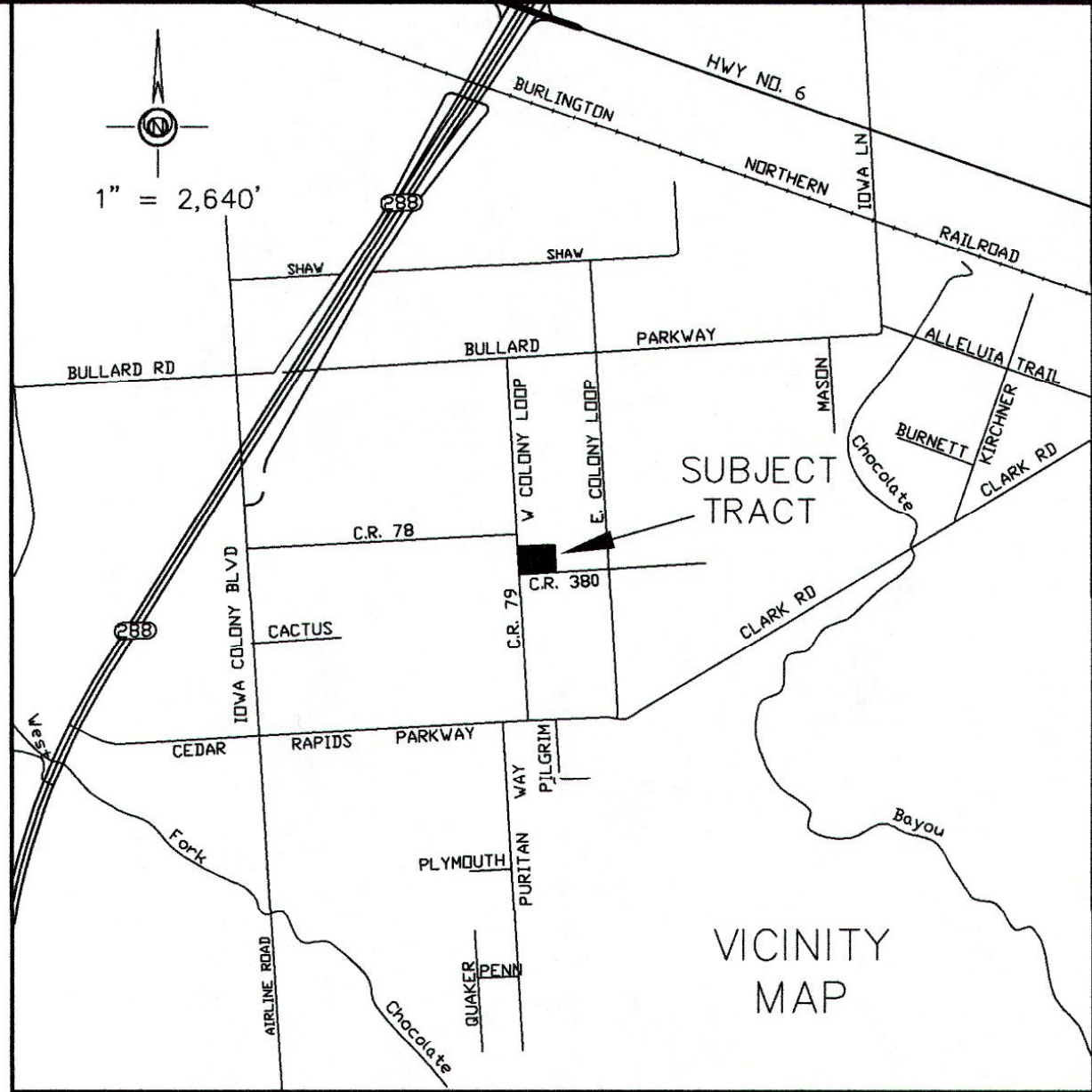
TIMOTHY VARLACK  
COUNCIL DISTRICT A

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.
  - DETENTION WILL BE REVIEWED/PROVIDED FOR EACH INDIVIDUAL RESIDENTIAL LOT AT TIME OF PERMITTING.
  - BUILDING LINES ON THIS PLAT SHALL APPLY TO NEW CONSTRUCTION ONLY, NOT EXISTING STRUCTURES AT THE TIME OF PLATTING.



OWNER: JOHN RATCLIFF  
ADDRESS: 4703 C.R. 380  
ROSHARON, TX 77583

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

I, JOHN RATCLIFF, 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 \_\_\_\_\_, 2025.

JOHN RATCLIFF

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared JOHN RATCLIFF, 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 and in the capacity herein stated.

GIVEN MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

Notary Republic in and for \_\_\_\_\_ County, Texas.

ABBREVIATED PLAT OF  
**TMS ESTATES**  
2 LOTS, 1 BLOCK

5.0 ACRES, BEING A PART OF LOT 61, BLOCK 61 OF THE W. H. JOHNS SUBDIVISION IN THE W. H. DENNIS SURVEY, SECTION 80, H. T. & B. R. R. CO. SURVEY, ABSTRACT 517, BRAZORIA COUNTY, TEXAS.

OWNER: JOHN RATCLIFF  
ADDRESS: 4703 C.R. 380  
ROSHARON, TX 77583

SURVEYOR: GORMLY SURVEYING, INC.  
P.O. BOX 862  
ALVIN, TX 77512  
281-331-0883