

Monday, October 30, 2023

Brad Sweitzer EHRA Engineering 10011 Meadowglen Lane Houston, TX 77042

Email: <u>bsweitzer@ehra.team</u>

Re: Ellwood Section 1A Preliminary Plat

Letter of Recommendation to Approve

COIC Project No. 3101

Adico, LLC Project No. 16007-2-329

Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Ellwood Section 1A Preliminary Plat, received on or about October 24, 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, we have no objections to the plat as resubmitted on October 24, 2023. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than November 1, 2023, for consideration at the November 7, 2023, Planning and Zoning meeting.

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

Sincerely, Adico, LLC

TBPE Firm No. 16423

Cc: Kayleen Rosser, COIC

Robert Hemminger, COIC

File: 16007-2-329

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor:
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0110K, dated December 30, 2020, the property lies within Unshaded Zone X and Shaded Zone X.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

B.C.C.F. indicates Brazoria County Clerk's File. B.L. indicates Building Line.
D.E. indicates Drainage Easement E.A. indicates Emergency Access Easement. M.H. indicates Manhole. P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement. PVT. indicates Private. R indicates Radius. R.O.W. indicates Right-Of-Way. S.S.E. indicates Sanitary Sewer Easement.

STM.S.E. indicates Storm Sewer Easement. U.E. indicates Utility Easement. VOL. indicates Volume.
W.L.E indicates Water Line Easement.

indicates change in street name.

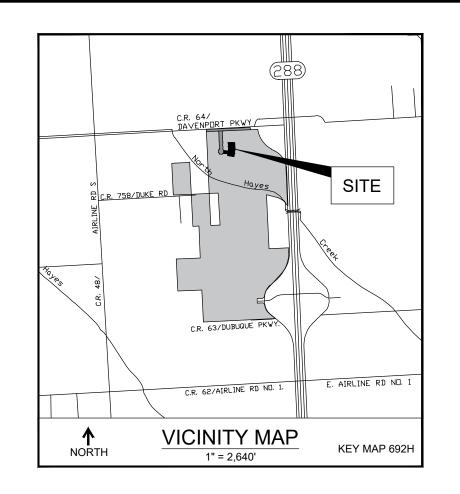
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- 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 extension period of six (6)
- Drainage plans to be provided prior to final plat submittal.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Ellwood Section 1A where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in record plat the one foot reserve shall hereupon become vested in the public for right-of-way purposes and the fee title there shall revert to and revest in the dedicators, his heirs, assigns, or successors.
- 14. This plat is subject to the approval of the Karsten Boulevard Phase 1 preliminary plat.

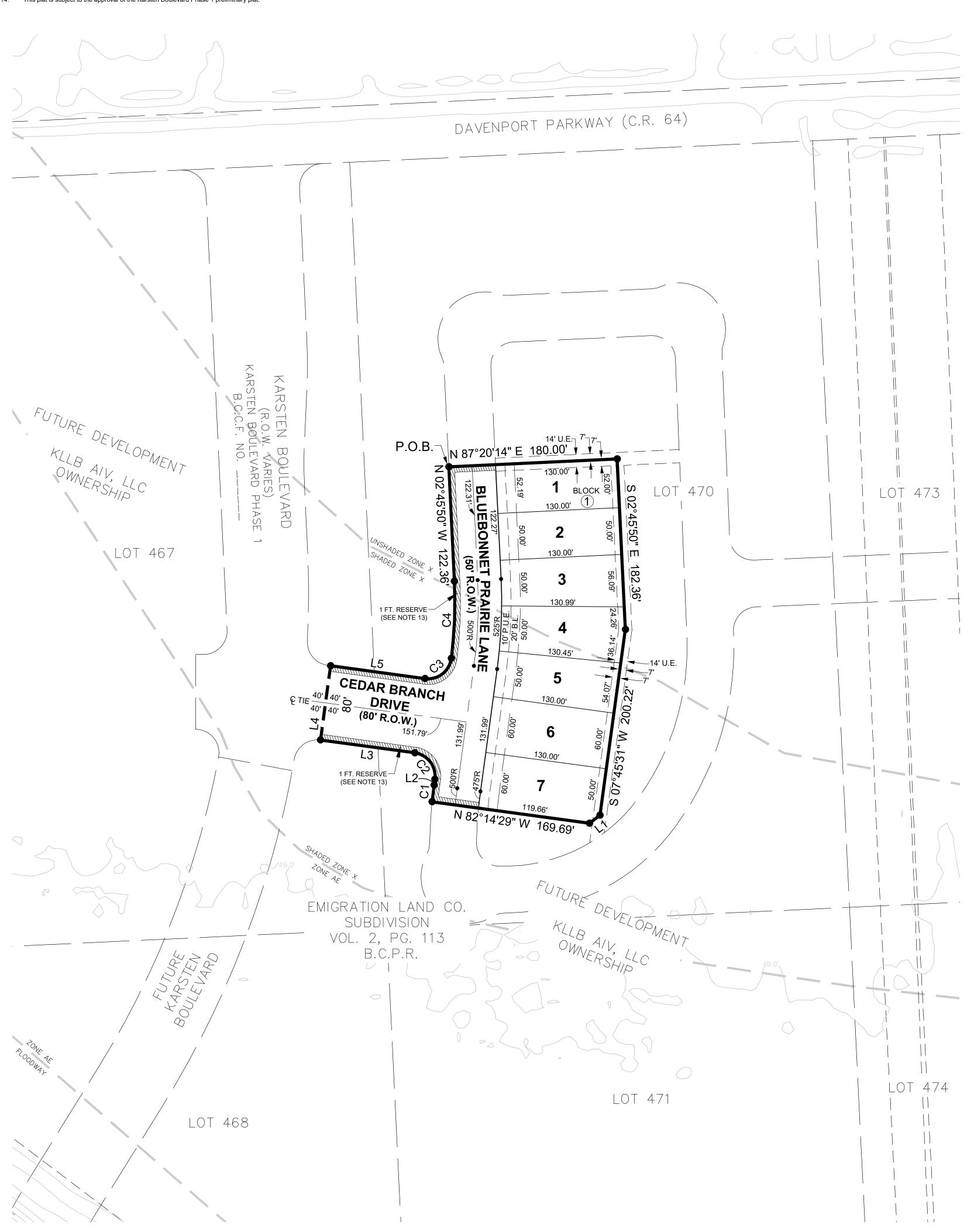
LINE TABLE

LINE	ANGLE	DISTANCE	
L1	S 52°46'12" W	14.14'	
L2	N 07°45'31" E	6.41'	
L3	N 82°14'29" W	101.79'	
L4	N 07°45'31" E	80.00'	
L5	S 82°14'29" E	101.77'	

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	525.00'	17.91'	N 06°46'52" E	17.91'
C2	25.00'	39.27'	N 37°14'28" W	35.36'
C3	25.00'	39.52'	N 52°28'38" E	35.53'
C4	475.00'	82.57'	N 02°12'58" E	82.47'





OWNER CONTACT INFORMATION KLLB AIV, LLC 10235 WEST LITTLE YORK, SUITE 200 HOUSTON, TX 77040 281-560-6600

BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT. THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH



October 24, 2023

ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

Ellwood Section 1A Preliminary Plat
Being a subdivision of 1.79 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lots 467 & 470 of Emigration Land Co. Subdivision in the City of Iowa Colony, Brazoria County, Texas.

7 Lots and 1 Block

Owner: KLLB AIV, LLC, a Texas Limited Partnership



SCALE: 1"=60'