

Thursday, October 5, 2023

Elizabeth Morton
South Point Surveying, PLLC
3221 S. Main Street
Pearland, TX 77581
Email: elizabethm@sp-survey.com

Re: Sanders Ready Mix Commercial Abbreviated Plat
Letter of Recommendation to Approve
COIC Project No. 2500
Adico, LLC Project No. 16007-2-308

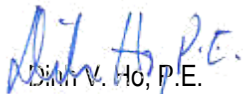
Dear Ms. Morton;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of the Sanders Ready Mix Commercial Abbreviated Plat, received on or about September 18, 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 September 18, 2023. Please provide two (2) sets of signed mylars and ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, October 31, 2023, for consideration at the November 7th Planning and Zoning Meeting.

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-308

STATE OF TEXAS
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS THAT:

WE, GEORGE UNITED READY MIX, LLC, ACTING BY AND THROUGH JOSE MARCELINO MARTINEZ, OWNERS OF THE 4.998 ACRES OF LAND BEING PLATTED INTO ONE LOT AND ZERO RESERVES IN THIS SUBDIVISION OF THE SANDERS READY MIX COMMERCIAL, MINOR PLAT, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF OURSELVES, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS ALLEYS, PARKS AND EASEMENTS AS SHOWN HEREON, AND DEDICATE FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS AS 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 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 OF THE LAND SO DEDICATED.

FURTHER OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.), AS INDICATED AND DEPICTED HEREON WHEREBY THE AERIAL EASEMENTS TOTALS TWENTY-ONE, SIX INCHES (21' 6") IN WIDTH.

FURTHER OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

IN TESTIMONY, HERETO, JOSE MARCELINO MARTINEZ FLORES, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOSE MARCELINO MARTINEZ FLORES, THEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREUNTO AFFIXED, THIS _____ DAY OF _____, 20____.

JOSE MARCELINO MARTINEZ FLORES, OWNER

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSE MARCELINO MARTINEZ FLORES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CITY OF IOWA COLONY

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SANDERS READY MIX COMMERCIAL IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CIT OF IOWA COLONY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____ 2023.

DAVID HURST, CHAIRMAN
PLANNING AND ZONING
COMMISSION MEMBER

ROBERT WALL
PLANNING AND ZONING
COMMISSION MEMBER

LES HOSEY
PLANNING AND ZONING
COMMISSION MEMBER

BRIAN JOHNSON
PLANNING AND ZONING
COMMISSION MEMBER

BRENDA DILLON
PLANNING AND ZONING
COMMISSION MEMBER

WARREN DAVIS, JR.
PLANNING AND ZONING
COMMISSION MEMBER

TERRY HAYES
PLANNING AND ZONING
COMMISSION MEMBER

CITY OF IOWA COLONY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SANDERS READY MIX COMMERCIAL IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CIT OF IOWA COLONY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____ 2023.

WIL KENNEDY
MAYOR

McLEAN BARNETT
COUNCILMEMBER

ARNETTA HICKS-MURRAY
COUNCILMEMBER

MARQUETTE GREENE-SCOTT
COUNCILMEMBER

TIM VARLACK
COUNCILMEMBER

COUNCILMEMBER

SYDNEY HARGRODER
COUNCILMEMBER

DINH HO, PE
CITY ENGINEER

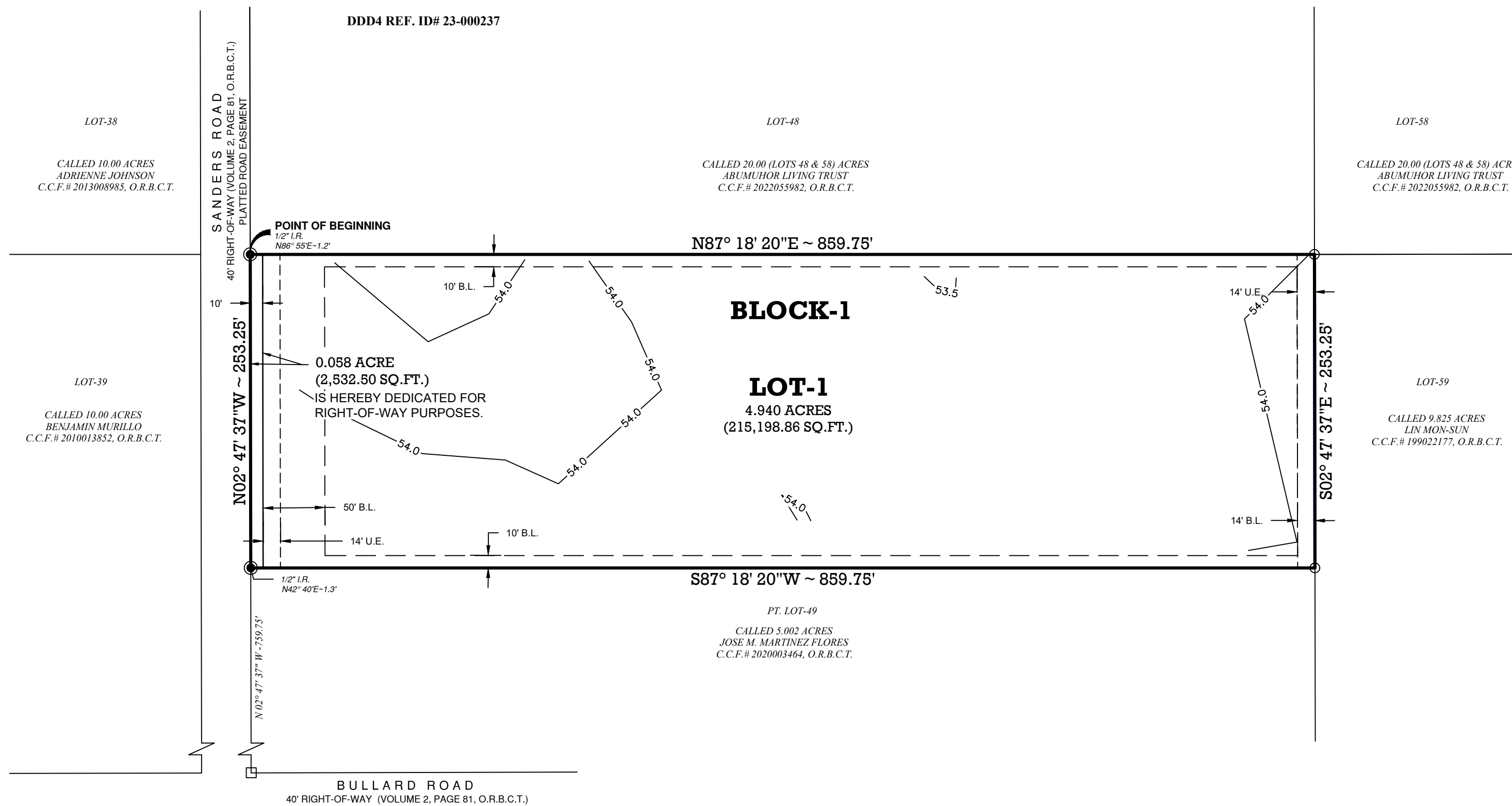
APPROVED BY THE BOARD OF COMMISSIONERS ON _____

BRAZORIA DRAINAGE DISTRICT NO. 4

DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS, AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLAT HAVE BEEN COMPLETELY CHECKED AND VERIFIED, IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN THE DISTRICT'S "RULES, REGULATIONS AND GUIDELINES" AND THESE APPROVED DRAINAGE PLANS AND/OR PLAT, THE DISTRICT'S "RULES, REGULATIONS AND GUIDELINES" SHALL GOVERN AND PREVAIL. ANY APPROVED VARIANCES SHALL BE ITEMIZED ON THE COVER SHEET AND PLACED ON THE APPROPRIATE SHEET WHERE APPLICABLE. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S ENDOR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

DDD4 REF. ID# 23-000237



BRAZORIA DRAINAGE DISTRICT NO. 4
SPECIAL NOTES:

- ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
- PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERRECTED IN A DRAINAGE EASEMENT, ACCESS EASEMENT, OR FEE STRIP.
- MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
- CONTRACTOR SHALL NOTIFY THE DISTRICT'S INSPECTOR AT LEAST FORTY-EIGHT (48) HOURS BEFORE BEGINNING WORK AND TWENTY-FOUR (24) HOURS BEFORE PLACING ANY CONCRETE.
- THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
- APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM, AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAT 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
- THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS, AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTIES' PROPERTIES FOR PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
- DRAINAGE EASEMENTS SHALL BE USED ONLY FOR THE PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RECONSTRUCTING OF A DRAINAGE FACILITY, AND ANY AND ALL RELATED EQUIPMENT AND FACILITIES TOGETHER WITH ANY AND ALL NECESSARY INCIDENTALS AND APPURTENANCES THERETO IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA. THE DISTRICT'S SUCCESSORS, ASSIGNS, AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES SHALL AT ALL PRESENT AND FUTURE TIMES, HAVE THE RIGHT AND PRIVILEGE OF INGRESS AND EGRESS IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA.
- ACCESS EASEMENTS SHALL BE USED FOR INGRESS AND EGRESS TO THE DISTRICT'S DRAINAGE FACILITIES AND SHALL BE KEPT CLEAR OF ANY AND ALL OBSTRUCTIONS.
- AN AS-BUILT CERTIFICATE AND AS-BUILT SURVEY ARE REQUIRED TO BE SUBMITTED TO THE DISTRICT BEFORE A CERTIFICATE OF COMPLIANCE CAN BE ISSUED. CONTACT THE DISTRICT'S INSPECTOR FOR FURTHER CLARIFICATION.
- ALL DRAINAGE PLANS AND PLATS SHALL BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS & GUIDELINES. BOARD APPROVAL OF A DRAINAGE PLAN OR PLAT DOES NOT CONSTITUTE PERMISSION TO DEVIATE. DEVIATION FROM THE DISTRICT'S RULES, REGULATIONS & GUIDELINES IS ONLY AUTHORIZED AND ALLOWED BY A SEPARATE REQUEST FOR VARIANCE WHICH WAS APPROVED BY THE BOARD. ANY BOARD APPROVED VARIANCE SHALL BE REFERENCED ON THE PLAT COVER PAGE AND ON THE APPROPRIATE SHEET WHERE APPLICABLE. THE USE OF THE TERM "GUIDELINES" HEREIN DOES NOT AFFECT THE MANDATORY NATURE OF THESE RULES, REGULATIONS & GUIDELINES.

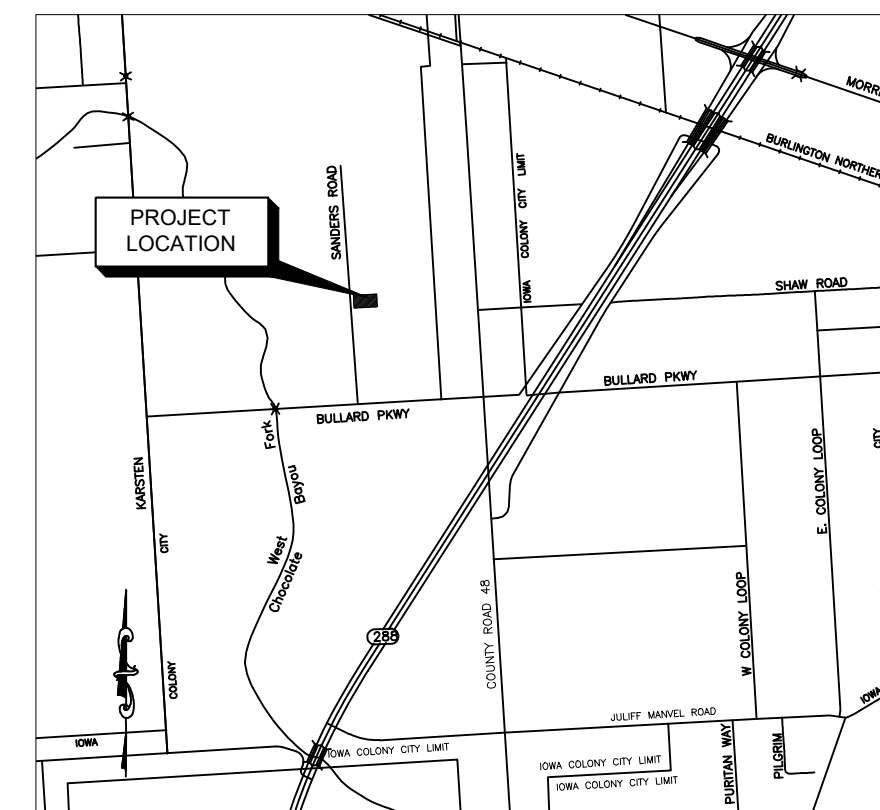
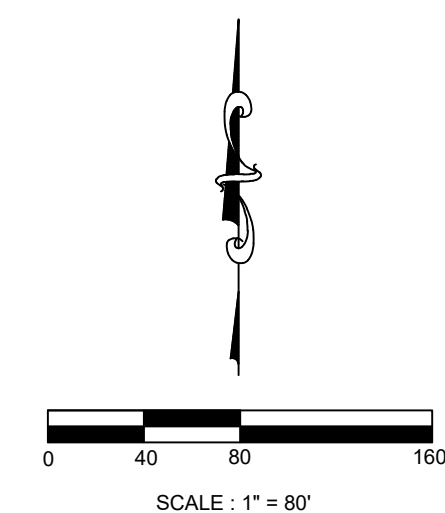
NOTES:

- THE PROPERTY SURVEYED LIES FULLY WITHIN ZONE "X" (UNSHADED), ZONE "X" (SHADED) AND ZONE "AE", ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48039C0110K, WITH AN EFFECTIVE DATE OF DECEMBER 30, 2020. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS (SF=0.999885).
- THIS PLAT RELIED UPON A CURRENT CITY PLANNING LETTER ISSUED BY ABSTRACT SERVICES OF HOUSTON, GF NUMBER 7910-23-2495, EFFECTIVE DATE OF MAY 30, 2023.
- IMPROVEMENTS TO THIS PLAT ARE SUBJECT TO THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
- SIDEWALKS SHALL BE 5 FEET WIDE MINIMUM PER (EDCM) ENGINEERING DESIGN CRITERIA MANUAL.
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL PLAT APPROVAL BY THE CITY COUNCIL IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO (2) YEAR PERIOD OR THE (1) YEAR EXTENSION GRANTED BY CITY COUNCIL.
- FIVE-EIGHTHS INCH (5/8) IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- BENCHMARK: CB-2 IS A BRASS CAP STAMPED 'CB-2' SET IN THE NORTH SIDE OF CR 81 BRIDGE OVER WEST FORK CHOCOLATE BAYOU, AT STREAM CENTERLINE, IN KEYMAP 652X, NEAR UNIT CB100-00-00. ELEVATION: 56.51' NAVD 88, 2001 ADJUSTMENT.
- SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THIS RESERVE/LOT MUST BE SUBMITTED TO THE CITY OF IOWA COLONY AND BRAZORIA DRAINAGE DISTRICT NO. 4 FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT. DETENTION WILL BE REVIEWED/PROVIDED FOR EACH INDIVIDUAL RESIDENTIAL LOT AT THE TIME OF PERMITTING.

OWNER:

JOSE MARCELINO MARTINEZ FLORES
7302 SAN ANGELO,
HOUSTON, TEXAS 77020
(832) 894-9634

LEGEND	
●	FOUND MONUMENT (AS NOTED)
○	SET 5/8" IRON ROD
□	CALCULATED POINT
I.R.	IRON ROD
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
O.R.B.C.T.	OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS
C.C.F.#	COUNTY CLERKS' FILE NUMBER



VICINITY MAP

VICINITY MAP SCALE: 1" = 2,640'

FIELD NOTE DESCRIPTION:

BEING A 4.998 ACRE TRACT OF LAND, AND BEING THE NORTH HALF OF LOT 49 OF THE EMIGRATION LAND COMPANY SUBDIVISION OF TRACT 67 OF THE H. T. & B. R. R. COMPANY SURVEY, A-281, AS RECORDED IN VOLUME 2, PAGE 81 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (O.R.B.C.T.), AND BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED TO GEORGE UNITED READY MIX, LLC, A LIMITED LIABILITY CORPORATION IN HOUSTON, TEXAS, AS RECORDED UNDER COUNTY CLERK'S FILE NUMBER (C.C.F.#) 2020025326 OF THE O.R.B.C.T., SAID 4.998 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF SANDERS ROAD, SAME BEING THE COMMON CORNER OF LOT-48 AS CONVEYED TO ABUMUHOR LIVING TRUST UNDER C.C.F.# 2022055982 OF THE O.R.B.C.T., AND SAID NORTH HALF OF LOT-49 OF THE EMIGRATION LAND COMPANY SUBDIVISION, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2-INCH IRON ROD BEARS N86° 55'E A DISTANCE OF 1.2 FEET;

THENCE N 87° 18' 20" E ALONG THE COMMON BOUNDARY LINE OF SAID LOT-48 AND LOT-49, A DISTANCE OF 859.75 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 6467" SET, AT THE NORTHWEST CORNER OF A 9.825 ACRE TRACT OF LAND ALSO KNOWN AS LOT-50 OF SAID EMIGRATION LAND COMPANY SUBDIVISION, DESCRIBED IN A DEED TO LIN MON-SUN, AS SHOWN IN C.C.F.#199022177 OF THE O.R.B.C.T., FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 02° 47' 37" E ALONG THE WEST PROPERTY LINE OF SAID LIN MON-SUN 9.825 ACRE TRACT, A DISTANCE OF 253.25 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 6467" SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 87° 18' 20" W, ALONG THE SOUTH BOUNDARY LINE OF SAID UNITED READY MIX TRACT, BEING THE NORTH BOUNDARY LINE OF THE REMAINDER OF LOT-49 AS CONVEYED TO JOSE M. MARTINEZ FLORES UNDER C.C.F.# 2020003464 OF THE O.R.B.C.T., A DISTANCE OF 859.75 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SANDERS ROAD, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS N42° 40'E, A DISTANCE OF 1.3 FEET;

THENCE N 02° 47' 37" W ALONG THE EAST RIGHT OF WAY LINE OF SANDERS ROAD, A DISTANCE OF 523.25 FEET THE POINT OF **BEGINNING** OF THE HEREIN DESCRIBED TRACT CONTAINING 4.998 ACRES (OR 217,731.36 SQUARE FEET) OF LAND.

THIS IS TO CERTIFY THAT I, JOSHUA A. MCGINN, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, REGISTRATION # 6467, HAVE PLATTED THE ABOVE AND FOREGOING SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND AND UNDER MY DIRECTION; THAT THIS PLAT ACCURATELY REPRESENTS THE FACTS AS FOUND BY THAT SURVEY MADE BY ME, AND; THAT PERMANENT CONTROL POINTS WILL BE SET AT THE TIME OF PLAT RECORDATION, THAT THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:15,000 AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

SIGNED: **PRELIMINARY** 09/14/2023
JOSHUA A. MCGINN DATED
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6467

**FINAL PLAT OF
SANDERS READY MIX COMMERCIAL**

**A 4.998 ACRE SUBDIVISION OF
1-BLOCK, 1-LOT, AND 0-RESERVES**

**BEING THE NORTH HALF OF LOT-49 OF
THE EMIGRATION LAND COMPANY SUBDIVISION,
AS RECORDED IN VOLUME 2, PAGE 81, O.R.B.C.T.,
SITUATED IN THE
H. T. & B. R. R. COMPANY SURVEY, ABSTRACT-281,
E.T.J. OF THE CITY OF IOWA COLONY
BRAZORIA COUNTY, TEXAS**

DATE: SEPTEMBER 14, 2023

SOUTH POINT SURVEYING, PLLC 3221 S. MAIN STREET, PEARLAND, TEXAS 77581 OFFICE: (281) 489-5656 ~ WWW.SP-SURVEYING.COM T.B.P.L.S. FIRM No. 10194401			
SCALE: 1" = 80'	REVISION NO.	REVISION DESCRIPTION	DRAWN BY: EM
DATE: 08-29-2023			CHECKED BY: JM
PROJECT NO.:			DRAWING NO.:
			1 OF 1