

Monday, October 23, 2023

Scott Sheridan  
FMS Surveying, Inc  
7523 Russell Street  
Manvel, TX 77578  
Email: [srsheridan@fmssurveying.com](mailto:srsheridan@fmssurveying.com)

**Re:** Replat of Lot 54, Block One of Southwood Subdivision  
Letter of Recommendation to Approve  
COIC Project No. 3119  
Adico, LLC Project No. 16007-2-332

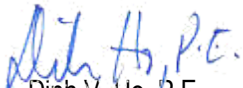
Dear Mr. Sheridan;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of the Replat of Lot 54, Block One, of Southwood Subdivision, received on or about October 17, 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 17, 2023. Please provide two (2) sets of mylars and 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

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

**Cc:** Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 16007-2-332





PLAT NOTES:

- 1. MONUMENTS SET AS EXTERIOR BOUNDARY MARKERS EITHER ARE OR WILL BE SET WITH A MINIMUM OF FIVE EIGHTHS (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.
- 2. PERMANENT REFERENCE MONUMENTS ("PRM") ARE OR SHALL BE SET AT ALL BOUNDARY LINE ANGLE POINTS, BLOCK CORNERS, ANGLE POINTS, 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 OF PROCEDURES AND PRACTICES.
- 3. ALL MONUMENTS ARE OR WILL BE SET TO THE STANDARD OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
- 4. INTERIOR LOT CORNER MONUMENTS ARE OR WILL BE SET WITH A MINIMUM OF FIVE EIGHTHS (5/8) INCH IRON ROD AT LEAST THIRTY SIX (36) INCHES IN LENGTH.
- 5. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
- 6. ALL LOTS WILL REQUIRE WATER WELL AND SEPTIC SYSTEMS. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- 7. A MINIMUM OF FIVE (5) FOOT SIDEWALKS SHALL BE REQUIRED ALONG ALL STREETS AND SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- 8. THE OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
- 9. THE OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 10. ALL SIDELOT BUILDING LINES OF INTERIOR LOTS TO BE 10 FEET, UNLESS OTHERWISE NOTED.
- 11. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
- 12. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.

This is to certify that the Planning & Zoning Commission of the City of Iowa Colony, Texas, has approved this plat and subdivision of REPLAT OF LOT 54, BLOCK 1, SOUTHLAND SUBDIVISION in conformance with the laws of the State of Texas and the ordinances of the City of Iowa Colony as shown hereon and authorized the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
David Hurst, Chairman  
Planning Commission

\_\_\_\_\_  
Brenda Dillon  
Planning Commission Member

\_\_\_\_\_  
Les Hosey  
Planning Commission Member

\_\_\_\_\_  
Brian Johnson  
Planning Commission Member

\_\_\_\_\_  
Terry Hayes  
Planning Commission Member

\_\_\_\_\_  
Robert Wall  
Planning Commission Member

\_\_\_\_\_  
Warren Davis Jr.  
Planning Commission Member

This is to certify that the City Council of the City of Iowa Colony, Texas, has approved this plat and subdivision of REPLAT OF LOT 54, BLOCK 1, SOUTHWOOD SUBDIVISION in conformance with the laws of the State of Texas and the ordinances of the City of Iowa Colony as shown hereon and authorized the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
WIL KENNEDY,  
Mayor

\_\_\_\_\_  
Marquette Greene-Young  
Council Member

\_\_\_\_\_  
Sydney Hargroder  
Council Member

\_\_\_\_\_  
McLean Barnett  
Council Member

\_\_\_\_\_  
Arnetta Hicks-Murray  
Council Member

\_\_\_\_\_  
Timothy Varlack  
Council Member

\_\_\_\_\_  
Dinh Ho, P.E.  
City Engineer

OWNER'S ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

We, CARRIE LYNN GARDNER and VIRGIL WILLIAM GARDNER, owners of the property subdivided, in this plat of REPLAT OF LOT 54, BLOCK 1, SOUTHWOOD SUBDIVISION, do hereby make subdivision of said property for and on behalf of said REPLAT OF LOT 54, BLOCK 1, SOUTHWOOD SUBDIVISION, according to the lines, lots, streets, alleys, reserves, parks, and easements as shown hereon and dedicate for public use as such 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 assigns to warrant and defend the title to the land so dedicated.

In testimony, hereto, \_\_\_\_\_, has caused these presents to be signed by CARRIE LYNN GARDNER and VIRGIL WILLIAM GARDNER thereunto authorized, and its common seal hereunto affixed, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
CARRIE LYNN GARDNER  
Property Owner

\_\_\_\_\_  
VIRGIL WILLIAM GARDNER  
Property Owner

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, CARRIE LYNN GARDNER KNOWN TO ME TO BE THE PERSONS WHOSE NAME AR 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

SIGNATURE: \_\_\_\_\_

NOTARY PUBLIC IN AND FOR STATE OF TEXAS

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, VIRGIL WILLIAM GARDNER, KNOWN TO ME TO BE THE PERSONS WHOSE NAME AR 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

SIGNATURE: \_\_\_\_\_

NOTARY PUBLIC IN AND FOR STATE OF TEXAS

This is to certify that I, Scott R. Sheridan, a Registered Professional Land Surveyor for the State of Texas, Registration #6171, 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.

*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.*

\_\_\_\_\_  
Scott R. Sheridan  
Registered Professional  
Land Surveyor No. 6171

**SURVEYOR:**  
F.M.S. SURVEYING  
7523 RUSSELL STREET,  
MANVEL, TEXAS 77578  
PHONE: (281) 519-8530  
EMAIL: rchase@fmsurveying.com  
TBPELS FIRM # 10040400  
FMS JOB No. 68872  
DRAFTING: REC # GM  
www.fmssurveying.com



**OWNER:**  
CARRIE LYNN GARDNER,  
106 DES MOINES COURT,  
ROSHARON, TEXAS 77583  
CONTACT: CARRIE LYNN GARDNER  
PHONE: (832) 483-2059  
EMAIL: vs004777@gmail.com

REPLAT  
OF  
**LOT 54, BLOCK 1**  
BEING 0.60 OF AN ACRE (26,096 SQ. FT.) OUT OF SOUTHWOOD  
SUBDIVISION, ABSTRACT 545, H.T. & B. R.R. SURVEY, A SUBDIVISION IN  
BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF  
RECORDED IN VOLUME 17, PAGE 237 OF THE MAP RECORDS OF  
BRAZORIA COUNTY, TEXAS.

**1 BLOCK, 2 LOTS, 0 RESERVE  
26,096 SQ. FT  
0.60 ACRE**

**OCTOBER 16, 2023**