

Monday, October 23, 2023

Scott Sheridan FMS Surveying, Inc 7523 Russell Street Manvel, TX 77578

Email: <a href="mailto:srsheridan@fmssurveying.com">srsheridan@fmssurveying.com</a>

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

1983 DATUM (2011 ADJUSTMENT) EPOCH 2010.00. ALL DISTANCES ARE GROUND DISTANCES. SCALE FACTOR = 0.999867211.

2. THE NORTH RIGHT-OF-WAY LINE OF THE SUBJECT TRACT WAS HELD FOR DIRECTIONAL CONTROL.

3. THE SURVEYOR HAS NOT PERFORMED AN ABSTRACT OF TITLE, THERE MAY BE OTHER MATTERS WHICH APPLY NOT REFLECTED UPON THIS SURVEY.

4. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. THIS PLAT WAS PREPARED ALONG WITH A CITY PLANNING LETTER PREPARED BY TEXAS AMERICAN TITLE COMPANY WITH A GF NUMBER OF 2791023-05473, DATED SEPTEMBER 08, 2023.

4. THE SUBJECT PROPERTY LIES WITHIN ZONE "X", AS SCALED ON FIRM No. 48039CO I IOK, MAP DATED DECEMBER 30, 2020. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC POSSIBLE FLOODING HAZARDS.

5. ALL EASEMENTS AND RIGHT-OF-WAY WIDTHS ARE PER THE RECORD PLAT UNLESS OTHERWISE NOTED.

6. THE ELEVATION SHOWN HEREON ARE BASED ON BENCHMARK No. AW5683 WITH A PUBLISHED ELEVATION 48.10, NAVD 88.

7. SUBJECT TO RESTRICTIONS RECORDED IN VOLUME 1721 PAGE 942 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS AND VOLUME 17, PAGE 237 OF THE MAP OR PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

8. UNLOCATABLE SANITARY CONTROL COVENANT DATED JULY 18, 1983 FILED FOR RECORD JULY 19, 1983 IN VOLUME 1721. PAGE 945 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.

10. RIGHT OF WAY EASEMENT DATED JANUARY 09, 1984, FILED FOR RECORD JANUARY 26, 1984 IN VOLUME 1754, PAGE 717 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS DOES NOT · - - -AFFECT THE SUBJECT TRACT.

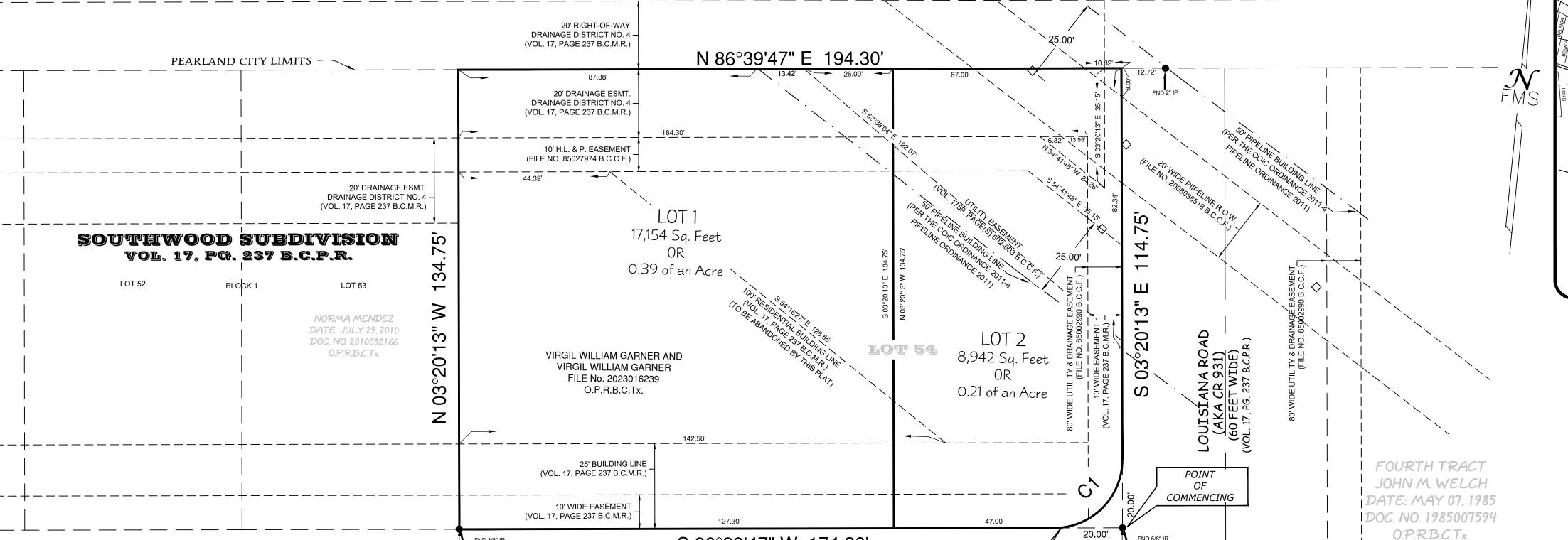
11. RIGHT-OF-WAY EASEMENT RECORDED UNDER VOLUME 1758. PAGE 787 DOES NOT AFFECT THE SUBJECT TRACT.

12.RIGHT-OF-WAY EASEMENT DESCRIBED IN DEED TO COMMUNITY UTILITY COMPANY, INC RECORDED UNDER VOLUME 1759. PAGE 597 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS DOES NOT AFFECT THE SUBJECT TRACT.

13. THE PIPELINE MARKERS WERE OBSERVED IN THE FIELD ON AUGUST 17, 2023.



FND 3/8" IR BEARS S32°58'53"E, 2.79'

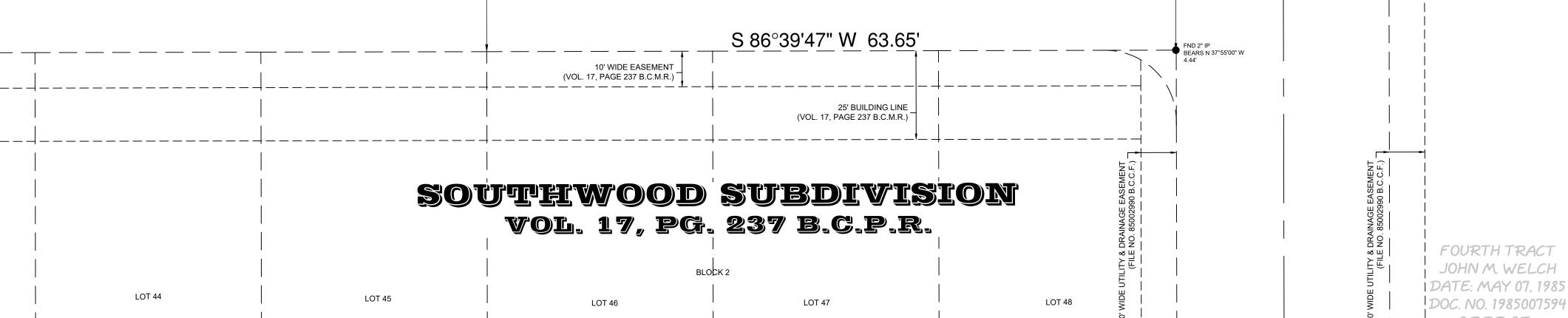


S 86°39'47" W 174.30'

DES MOINES COURT

(50 FEET WIDE)

(VOL. 17, PG. 237 B.C.P.R.)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
01 01	20.00'	31.42	28.28	S 41°39'47" W	90°00'00"

**ABBREVIATIONS** 

BRAZORIA COUNTY DEED RECORDS. B.C.M.R. BRAZORIA COUNTY MAP RECORDS. BUILDING LINE CITY OF IOWA COLONY COUNTY ROAD. EASEMENT. IRON PIPE. IRON ROD. OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS.

W.S.E. WATER SEWER EASEMENT. PIPELINE MARKER.

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

www.fmssurveying.com



POINT

BEGINNING

OF

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

VICINITY MAP SCALE: 1"=2640'

## METES AND BOUNDS DESCRIPTION

APPROVED ADICO LLC 10232023

A 0.60 of an acre (26,096 square feet) tract of land out of Southwood Subdivision, Lot 54, Block 1, Abstract 545, H.T. & B. R.R. Survey, a Subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume (Vol.) 17, Page (Pg) 237 of the Map Records of Brazoria County, Texas, with said 26,096 square foot tract of land being more particularly described by metes and bounds as follows:

**COMMENCING:** at a 5/8 inch iron rod found (disturbed) the Northwest right-of-way line of LouisianaRoad (AKA CR 931) called 60 feet in width as shown on said Southwood Subdivision map and Des Moines Court (called 50 feet in width) as shown on said Southwood Subdivision map;

**THENCE:** S 86°39'47" W, departing from the west right-of-way line of said Louisiana Road, along and with the North right-of-way line of said Des Moines Court, a distance of 20.00 feet to a Point For Corner, same being a Southeast corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE:** S 86°39'47" W, continuing along the North right-of-way line of said Des Moines Court, along and with the South line of this tract, a distance of 174.30 feet to a Point For Corner, same being the Southwest corner of this tract, from which bears a 5/8-inch iron rod found S 32°58'53" E, 2.79 feet;

**THENCE:** N 03°20'13" W, departing from the North right-of-way line of said Des Moines Court and East line of a certain tract of land described in deed to Norma Mandez, recorded under Brazoria County Clerk's File Number (B.C.C.F. No.) 2010032166 of the Deed Records of Brazoria County, and to the South line of a certain tract of land called 11.4451 acres, as shown on the Brazoria County Appraisal District site, Property Information Number (178897), owner A & P Realty Investment, a distance of 134.75 feet to a Point For Corner, same being the Northwest corner of this tract and Northeast corner of said Mendez

**THENCE:** N 86°39'47" W, along and with the South line of said A & P Realty tract and North line of this tract, and to the West right-of-way line of said Louisiana Road, a distance of 194.30 feet to a Point For Corner, same being the Northeast corner of this tract, from which bears a 2 inch iron pipe found N 86°39'47" W, 12.72 feet;

**THENCE:** S 03°20'13" E, along and with the West right-of-way line of said Louisiana Road and East line of this tract, a distance of 114.75 feet to a Point For Corner, same being a Southeast corner of this tract and the beginning of a

THENCE: along and with said curve to the right, having a radius of 20.00 feet, central angle 90°00'00" (chord bearing S 41°39'47" W, 28.28 feet, an arc length of 31.42 feet to the **POINT OF BEGINNING** and containing 0.60 of an



O.P.R.B.C.Tx.

REASON FOR REPLAT: CREATING 2 LOTS OUT OF 1 AND TO REMOVE THE 100' RESIDENTIAL BUILDING LINE. REPLAT

## 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

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.

## PLAT NOTES:

1. MONUMENTS SET AS EXTERIOR BOUNDARY MARKERS EITHER ARE OR WILL BE SET WITH A MINIMUM OF FIVE EIGHTS (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 EIGHTS (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

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

Les Hosey

Brenda Dillon Planning Commission Member

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

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

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EMAIL: vs004777@gmail.com

OWNER'S ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF				
We, CARRIE LYNN GARDNER and VIRGI LOT 54, BLOCK 1, SOUTHWOOD SUBDIV OF LOT 54, BLOCK 1, SOUTHWOOD SUB shown hereon and dedicate for public use a waive all claims for damages occasioned by dedicated, or occasioned by the alteration o grades, and do hereby bind ourselves, our h	ISION, do hereby make substitution, according to the size such the streets, alleys, point the establishment of grades of the surface, or any portion	odivision of said property lines, lots, streets, alley arks, and easements sho as as approved for the str of the streets or drainag	for and on behalf of s, reserves, parks, ar own hereon forever, reets and drainage e ge easements to conf	said REPLAT nd easements as and do hereby asements orm to such
In testimony, hereto,and VIRGIL WILday of	, has caused these prese LIAM GARDNER thereunto , 2023.	ents to be signed by authorized, and its com	ımon seal hereunto a	ffixed, this
CARRIE LYNN GARDNER Property Owner		VIRGIL WILLIAM G Property Owner	GARDNER	
STATE OF TEXAS				
COUNTY OF				
BEFORE ME, THE UNDERSIGNED AUTHO ME TO BE THE PERSONS WHOSE NAME THAT THEY EXECUTED THE SAME FOR T CAPACITY THEREIN AND HEREIN STATE	AR SUBSCRIBED TO THE FURPOSES AND CON	FOREGOING INSTRUM	MENT, AND ACKNO	WLEDGED TO ME
GIVEN UNDER MY HAND AND SEAL OF O	OFFICE, THIS	DAY OF		_ , 2023.
	SIGNATURE:			
	NOTARY PUBLIC IN AND TEXAS	FOR STATE OF		
STATE OF TEXAS				
COUNTY OF				
BEFORE ME, THE UNDERSTAPPEARED, VIRGIL WILLIAM WHOSE NAME AR SUBSCIPACKNOWLEDGED TO METAND CONSIDERATION THE HEREIN STATED.	AM GARDNER, KN RIBED TO THE FO THAT THEY EXEC	NOWN TO ME TO DREGOING INS CUTED THE SAM	O BE THE PE TRUMENT, A ME FOR THE	RSONS ND PURPOSES
GIVEN UNDER MY HAND A OF		FICE, THIS	D	AY
	, = 2 = 2 :			
	SIGNATURE:			

NOTARY PUBLIC IN AND FOR STATE OF

**TEXAS** 

REPLAT

## 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

SHEET 2 OF 2

APPROVED, ADICO, LLC, 10232023