

Tuesday, July 25, 2023

Caitlin King
META Planning + Design
24285 Katy Freeway, Ste. 525
Katy, TX 77494

Re: Fite Tract Section 3 Preliminary Plat
Letter of Recommendation to Approve with Conditions
COIC Project No. 2673
Adico, LLC Project No. 16007-2-310

Dear Ms. King;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Fite Tract Section 3 Preliminary Plat received on or about July 25, 2023. The review of the preliminary plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

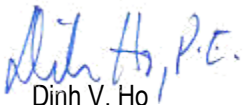
Based upon our review, we have no objections to approving this preliminary plat with conditions. The conditions were noted in our First Review dated July 18, 2023, and as follows:

1. Locate pipeline. Provide a 50' setback from location of pipeline.

Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, July 26, 2023, for consideration at the August 1st Planning and Zoning Meeting.

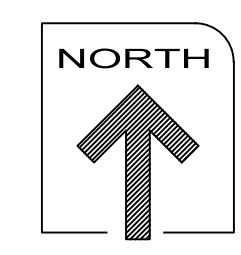
Should you have any questions, please do not hesitate to call me.

Sincerely,
Adico, LLC



Dinh V. Ho
TBPE Firm No.16423

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC

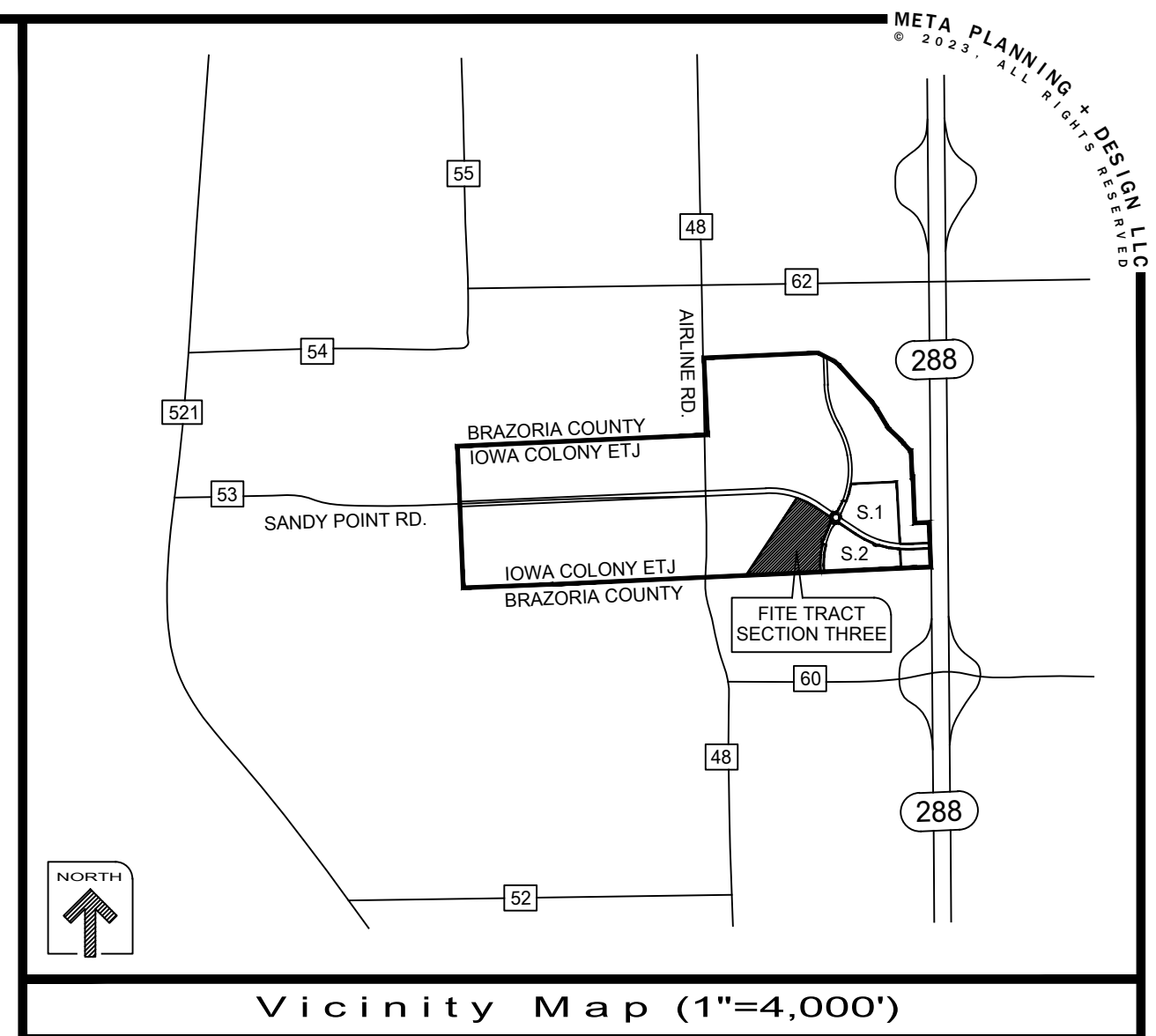


CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	51°34'35"	45.01'	S 30°17'45" E	43.50'
C2	127.00'	20°50'07"	46.18'	S 14°55'30" E	45.93'
C3	50.00'	54°00'59"	47.14'	S 01°39'56" W	45.41'
C4	500.00'	04°17'04"	37.39'	S 26°31'53" W	37.38'
C5	1840.00'	07°15'05"	232.87'	S 20°45'49" W	232.71'
C6	25.00'	83°51'39"	36.59'	S 59°04'06" W	33.41'
C7	25.00'	92°44'57"	40.47'	N 32°37'36" W	36.19'
C8	1840.00'	15°57'40"	512.57'	S 05°46'02" W	510.92'
C9	1940.00'	14°48'29"	501.39'	S 63°29'17" E	500.00'

LINE TABLE

LINE	DISTANCE	BEARING
L1	8.55'	S 79°00'05" E
L2	60.00'	S 10°59'55" W
L3	374.29'	S 56°05'03" E



LAND USE TABLE

RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.33	14,528	LANDSCAPE/ OPEN SPACE
B	1.10	48,002	WATER PLANT SITE
C	2.79	121,490	DRAINAGE
D	0.77	33,562	LANDSCAPE/ OPEN SPACE
E	9.06	394,654	DETENTION/ LANDSCAPE/ OPEN SPACE
F	1.14	49,619	LANDSCAPE/ OPEN SPACE
G	0.09	4,102	LANDSCAPE/ OPEN SPACE
H	0.08	3,348	LANDSCAPE/ OPEN SPACE
	15.36	669,305	TOTAL

- 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 herein 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: 0.99994295.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C000K, dated December 30, 2020, the property lies within Unshaded 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. Elevation Land Solutions, 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 Elevation Land Solutions.
- "BCOPR" indicates Brazoria County Official Public Records.
"BCDR" indicates Brazoria County Deed Records.
"BL" indicates Building Line.
"BE" indicates Drainage Easement.
"PL" indicates Page.
"R2B" indicates Front of Beginning.
"PUE" indicates Public Utility Easement.
"R" indicates Right.
"R.O.W." indicates Right-Of-Way.
"UE" indicates Utility Easement.
"VOL" indicates Volume.
"-/-" indicates change in street name.
 - The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County Drainage District No. 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.
 - The Developer /Homeowners' Association shall be responsible for maintenance of all reserves.
 - Contour lines shown herein are based on the NGS Benchmark E 306 being noted herein.
 - 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) months.
 - Drainage plans to be provided prior to final plat submittal.
 - One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tract; the condition of such dedication being that when the adjacent property is subdivided in a recorded plat; the one-foot reserves shall hereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the dedicator, his heirs, assigns, or successors.
 - The emergency access provided must be 20 feet in width and have a traffic load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).
 - This plat contains Type B lots, and is subject to such regulations defined in the Development agreement between Hives Interests and the City of Iowa Colony dated August 15, 2022.
 - Drainage plans to be provided prior to final plat submittal.

FITE TRACT SECTION THREE

BEING 46.72 ACRES OF LAND CONTAINING 124 LOTS AND EIGHT RESERVES IN FOUR BLOCKS.

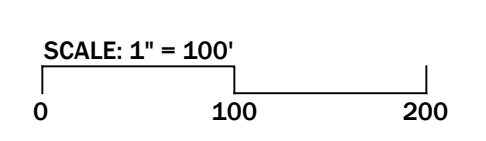
OUT OF THE DAVID TALLY LEAGUE, A-130 BRAZORIA COUNTY, TEXAS

OWNER:
SANDY POINT DEV OWNER, LP
845 TEXAS ST., STE. 3400
HOUSTON, TX, 77002

ENGINEER/SURVEYOR:
ELEVATION LAND SOLUTIONS
9709 LAKESIDE BLVD., STE 200,
THE WOODLANDS, TX, 77381
(832)-823-2200
TBLS FIRM REGISTRATION No. 10194692

PLANNER:

META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422



JULY 25, 2023

MTA-89001

CALLED 615.92 ACRES TO AA SHARP INVESTMENTS, LTD. C.F. No. 2007068904 B.C.O.P.R.

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DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCES WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF IOWA COLONY PLANNING AND ZONING COMMISSION AND/OR CITY COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.