

Tuesday, May 27, 2025

Jorge Amaro
Texas Land Maps
2205 San Felipe Street
Houston, TX 77056
jorge@texaslandmaps.com

Re: Pena Estates Replat
Letter of Recommendation to Approve
COIC Project No. 6267
Adico, LLC Project No. 710-25-002-013


Dear Mr. Amaro:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Pena Estates Replat, received on or about May 27, 2025. 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 objection to the plat as resubmitted on May 27, 2025. Please provide two (2) sets of mylars and ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, May 28, 2025, for consideration at the June 3, 2025, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser, COIC
File: 710-25-002-013

METES AND BOUNDS:

A 0.3696 ACRES TRACT OF LAND LOCATED IN THE H.T.&B. R.R. CO. SURVEY, ABSTRACT NO. 280, BEING THE EAST 40 FEET OF LOT 12 AND ALL OF LOT 13, BLOCK 8, OF BRAEBEND ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGES 23 AND 24 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 0.3696 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found for the intersection of the South limit of Kathy Street (based on a 60 foot wide public right-of-way) and the West limit of Jan Drive (based on a 60 foot wide public right-of-way);

THENCE South 86°43'11" West, along the said South limit of Kathy Street, a distance of 49.28 feet to a 1/2 inch iron rod with cap found for the Northeast corner of said Lot 13 and the POINT OF BEGINNING of the herein described tract of land;

THENCE South 03°16'49" East, along the East line of said Lot 13, a distance 115.00 feet to a galvanized iron pipe found for the Southeast corner of said Lot 13 and the herein described tract of land;

THENCE South 86°43'11" West, along the South line of said Lot 13 and Lot 12, a distance of 140.00 feet to 1/2 inch iron rod with cap found in the South line of said Lot 12 for the Southwest corner of the herein described tract of land;

THENCE North 03°16'49" West, over and across said Lot 12, a distance of 115.00 feet to a 1/2 inch iron rod with cap found in the said South limit of Kathy Street for the Northwest corner of the herein described tract of land;

THENCE North 86°43'11" East, along the said South limit of Kathy Street, a distance of 140.00 feet to the POINT OF BEGINNING of the herein described tract of land and containing within these calls, 0.3696 acres or 16,100 square feet of land.

STATE OF TEXAS
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS THAT:

I, JOSE LUIS, OWNER OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PENA ESTATES REPLAT, DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS, AND EASEMENTS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS FOR THEIR USE FOREVER AND DESIGNATE SAID SUBDIVISION AS THE PLAT OF 1 RESERVE, BEING A SUBDIVISION OF 0.3696 ACRES IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS AND DO HEREBY BIND MYSELF, MY HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS OUR HAND THIS THE ____ DAY OF ____, 20__

JOSE LUIS

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared JOSE LUIS, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of ____, 20__

Notary Public in and for the State of Texas

My Commission expires: _____

KNOW ALL MEN BY THESE PRESENTS THAT:

I, SANTOS PENA, OWNER OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PENA ESTATES REPLAT, DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS, AND EASEMENTS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS FOR THEIR USE FOREVER AND DESIGNATE SAID SUBDIVISION AS THE PLAT OF 1 RESERVE, BEING A SUBDIVISION OF 0.3696 ACRES IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS AND DO HEREBY BIND MYSELF, MY HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS OUR HAND THIS THE ____ DAY OF ____, 20__

SANTOS PENA

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared SANTOS PENA, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of ____, 20__

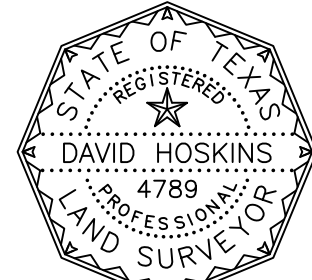
Notary Public in and for the State of Texas

My Commission expires: _____

STATE OF TEXAS
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID HOSKINS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.



DAVID HOSKINS
Texas Registration No. 4789

B.D.D.4. SPECIAL NOTES:

1. ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
2. PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERECTED IN A DRAINAGE EASEMENT, ACCESS EASEMENT, OR FEE STRIP.
3. 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.
4. CONTRACTOR SHALL NOTIFY THE DISTRICT'S INSPECTOR AT LEAST FORTH-EIGHT (48) HOURS BEFORE BEGINNING WORK AND TWENTY-FOUR (24) HOURS BEFORE PLACING ANY CONCRETE.
5. 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.
6. APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM, AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
7. ANY FUTURE DEVELOPMENT OF THIS PROPERTY MUST BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS, AND GUIDELINES.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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 DEVATE. 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 PLAN 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.

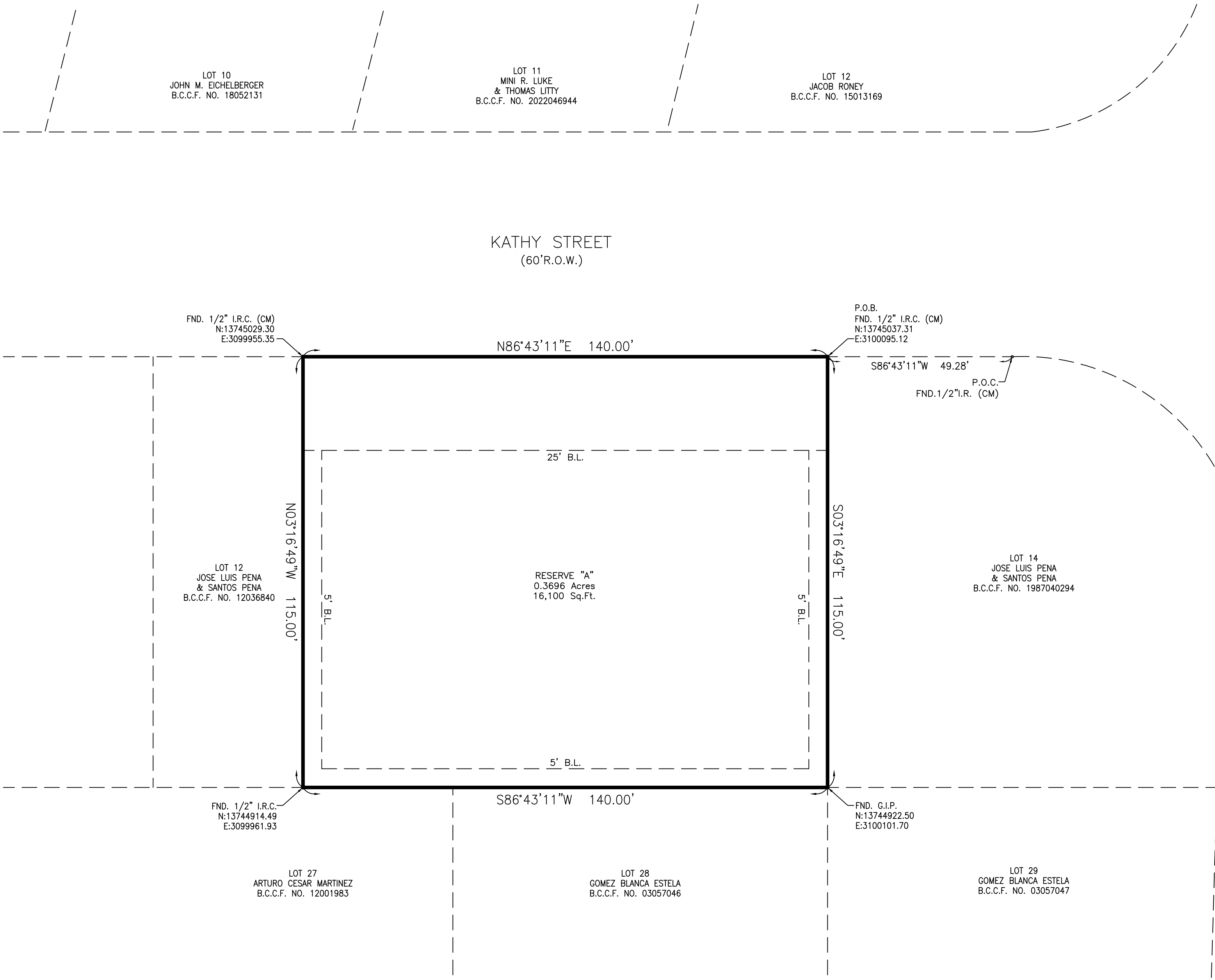
APPROVED BY THE BOARD OF COMMISSIONERS ON _____

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 plats 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 & 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 and sealed by a Registered Professional Land Surveyor licensed to practice in the State of Texas, which conveys the engineer's and/or surveyor's responsibility and accountability.

BDD4 Ref. ID #: _____



CITY COUNCIL APPROVALS

I CERTIFY THAT THE ABOVE AND FOREGOING PLAT BEING PENA ESTATES REPLAT WAS APPROVED

THIS THE ____ DAY OF ____, 20__, BY THE CITY COUNCIL OF IOWA COLONY, TEXAS.

WIL KENNEDY, MAYOR

CITY ENGINEER

NIKKI BROOKS,
COUNCIL POSITION 1

ARNETTA HICKS-MURRAY,
COUNCIL POSITION 2

MARQUETTE GREENE-SCOTT,
COUNCIL POSITION 3

TIMOTHY VARLACK,
COUNCIL DISTRICT A

KAREEM BOYCE,
COUNCIL DISTRICT B

SYDNEY HARGRODER,
COUNCIL DISTRICT C

PLANNING AND ZONING COMMISSION APPROVALS

I CERTIFY THAT THE ABOVE AND FOREGOING PLAT BEING PENA ESTATES REPLAT WAS APPROVED

THIS THE ____ DAY OF ____, 20__, BY THE PLANNING AND ZONING COMMISSION OF IOWA COLONY, TEXAS.

DAVID HURST, CHAIRMAN

LES HOSEY, MEMBER

BRENDA DILLON, MEMBER

BRIAN JOHNSON, MEMBER

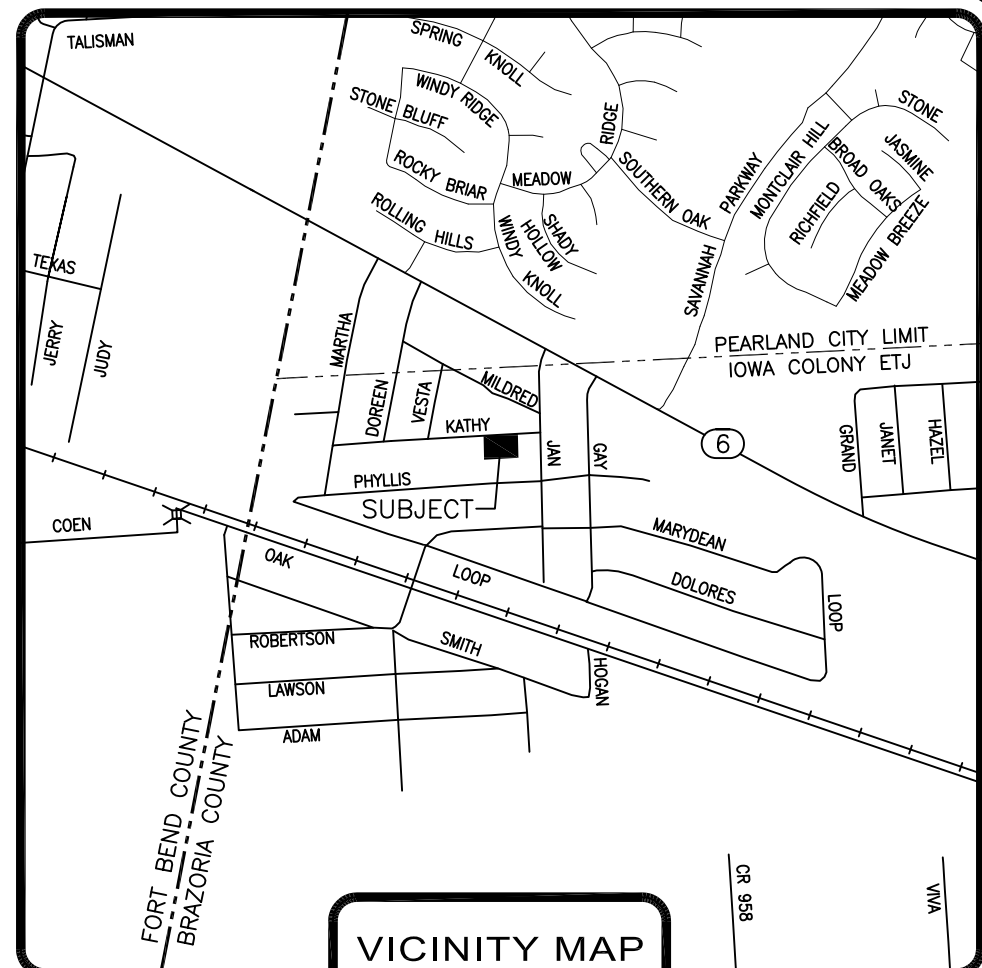
TERRY HAYES, MEMBER

ROBERT WALL, MEMBER

WARREN DAVIS, MEMBER



GRAPHIC SCALE : 1"= 20'



SURVEYORS NOTES:

1. THIS PLAT LIES WITHIN THE ETJ OF THE CITY OF IOWA COLONY.
2. THE SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0105K, WITH AN EFFECTIVE DATE OF DECEMBER 30, 2020.
3. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
4. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY PATTEN TITLE COMPANY, ISSUE DATE APRIL 23, 2025, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR. THERE MAY BE EASEMENTS, OR OTHER ENCUMBRANCES THAT ARE NOT SHOWN HEREON.
5. THE REASON FOR THIS PLAT IS TO REPLAT THE SUBJECT TRACT INTO 1 RESERVE.
6. DETENTION WILL BE REVIEWED/PROVIDED FOR AT TIME OF PERMITTING.
7. THE APPROVAL OF THE PLAT SHALL EXPIRE TWELVE (12) MONTHS AFTER CITY COUNCIL APPROVES 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.
8. BOUNDARY CLOSURE CALCULATIONS IS WITHIN A MINIMUM OF 1:15,000.

PENA ESTATES REPLAT

A SUBDIVISION OF 0.3696 ACRES OF LAND
LOCATED IN THE H.T.&B. R.R. CO. SURVEY,
ABSTRACT NO. 280, BEING A REPLAT OF THE EAST
40 FEET OF LOT 12 AND ALL OF LOT 13, BLOCK 8,
OF BRAEBEND ESTATES, ACCORDING TO THE MAP
OR PLAT THEREOF RECORDED IN VOLUME 7,
PAGES 23 AND 24 OF THE MAP RECORDS OF
BRAZORIA COUNTY, TEXAS.

REASON TO REPLAT:
CREATE 1 COMMERCIAL RESERVE

DATE: MAY, 2025

SCALE: 1"=20'

OWNERS:
JOSE LUIS AND SANTOS PENA

SURVEYOR:
TEXAS STAR SURVEYING
P.O. BOX 890433
HOUSTON, TX 77289
FIRM NO. 10137800



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