

Monday, September 28, 2026

Mary M. McKenzie
Hovis Surveying Company, Inc.
5000 Cabbage St.
Spring, TX 77379
mmckenzie@hovis-surveying.com

Re: Apollo CR 57 Preliminary Plat
+/-3.809 acres out of the William Pettus Survey, Abstract No. 714, City of Iowa Colony, Brazoria County, Texas
Letter of Recommendation to Approve
COIC Project No. 8627
Adico, LLC Project No. 710-26-002-045

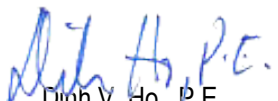
Dear Ms. McKenzie:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Apollo CR 57 Preliminary Plat, being +/- 3.809 acres out of the William Pettus survey, Abstract No. 714, City of Iowa Colony, Brazoria County, Texas, received on or about September 28, 2026. 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 submitted on September 28, 2026. Please provide ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, September 29, 2026, for consideration at the October 6, Planning and Zoning meeting. Upon Planning and Zoning Commission action, the plat will be placed on the agenda for the October 19, 2026, City Council meeting for consideration.

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: File No. 710-26-002-045

STATE OF TEXAS
COUNTY OF BRAZORIA

We, Cedar Rapids, LLC, a Texas limited liability company, acting by and through Salim Charolia, Manager, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 3.8085 acre tract described in the above and foregoing map of APOLLO CR 57, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on 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 seven feet, six inches (7' 6") for fourteen feet (14' 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 easement totals twenty one feet, 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 purpose 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 WHEREOF, the Cedar Rapids, LLC, a Texas limited liability company, has caused these presents to be signed by Salim Charolia, its Manager, thereunto authorized, this ____ day of _____, 2026.

Cedar Rapids, LLC, a Texas limited liability company

By: _____
Salim Charolia, Manager

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Salim Charolia, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2026

Notary Public in and for the State of Texas

Print Name:_____

My Commission expires:

This plat is hereby approved by the City of Iowa Colony Planning Commission, this ____ day of _____, 2026.

David Hurst
Chairman

Demond Woods
Member

Brenda Dillon
Member

Terry Hayes
Member

Lee Hosey
Member

Robert Wall
Member

This plat is hereby approved by the City of Iowa Colony City Council, this ____ day of _____, 2026.

Wil Kennedy
Mayor

Margaret Madariaga
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

Approved by Brazoria County Drainage District #5

Lee Walden, P.E. Date
President

Kerry Osburn
Vice President

Brandon Middleton Date
Secretary/Treasurer

Dinh V. Ho, P.E.
District Engineer

Note: Project Field Startup will start within 365 calendar days from date hereon shown. Continuous and reasonable field site work is expected.

BCDD 5 I.D. # _____

NOTES

- Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (South Central Zone No. 4204).
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.999865342.
- This tract of land lies within Unshaded Zone "X", Areas determined to be outside the 500-year Floodplain as designated on The National Flood Program - Flood Insurance Rate Map issued by the Federal Emergency Management Agency under Map Number 48039C0105K, Community Panel Number 485458 0105 K, dated December 30, 2020.
- This tract lies within the Extra-Territorial Jurisdiction of the City of Iowa Colony and is subject to its Code of Ordinances.
- Survey monuments shall be set to the Standards of the Texas Society of Professional Land Surveying Practices Act and the General Rules of Procedures and Practices of the Texas Board of Professional Engineers and Land Surveyors and shall bear reference caps as indicated stamped HOVS.
- Absent written authorization by the affected utilities, all CenterPoint Energy and City of Iowa Colony utility easements must be unobstructed by the property owner. Any unauthorized improvements or obstructions may be removed by the utility company at the property owner's expense.
- 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.
- Subject to the Declaration of Maintenance Covenant for Stormwater Structural Controls & Continued Maintenance of Drainage & Detention Facilities recorded under B.C.C.F. No. 2026033543.
- Subject to the Declaration of Maintenance Covenant for Stormwater Structural Controls & Continued Maintenance of Drainage & Detention Facilities recorded under B.C.C.F. No. 2026033544.

DESCRIPTION APOLLO CR 57

3.8085 acres of land situated in the William Pettus Survey, Abstract Number 714, Brazoria County, Texas, being all of that certain called 3.8085 acre of land described in deed and recorded in the Official Public Records of Real Property of Brazoria County, Texas, under County Clerk's File Number 2026005344, also being a portion of that certain Lot 58 of the Emigration Land Company Subdivision, a subdivision as shown on map or plat recorded, under Volume 3, Page 128 of the Plat Records of Brazoria County, Texas, said 3.8085 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with cap set in the Southerly right-of-way line of County Road 57 (variable width right-of-way) for the Northwesterly corner of that certain called 24.875 acres of land described in deed and recorded in the Official Public Records of Real Property of Brazoria County, Texas, under County Clerk's File Number 2003011501;

Thence, N 86°35'30" E, along the Southerly right-of-way line of said County Road 57, a distance of 50.00 feet to a 5/8 inch iron rod with cap set for the Northwesterly corner of said 3.8085 acre tract and the POINT OF BEGINNING of the herein described tract of land;

Thence, N 86°35'30" E, continuing along the Southerly right-of-way line of said County Road 57, a distance of 443.60 feet to a 5/8 inch iron rod with cap set in the Westerly line of that certain called 24.875 acres of land described in deed and recorded in the Official Public Records of Real Property of Brazoria County, Texas, under County Clerk's File Number 2006049811;

Thence, S 03°04'29" E, along the Westerly line of said 24.875 acre tract, a distance of 375.01 feet to a 5/8 inch iron rod with cap set for corner, from which a 5/8 inch iron rod with cap found for, the Southwesterly corner of said 24.875 acre tract bears S 03°04'29" E, 904.95 feet;

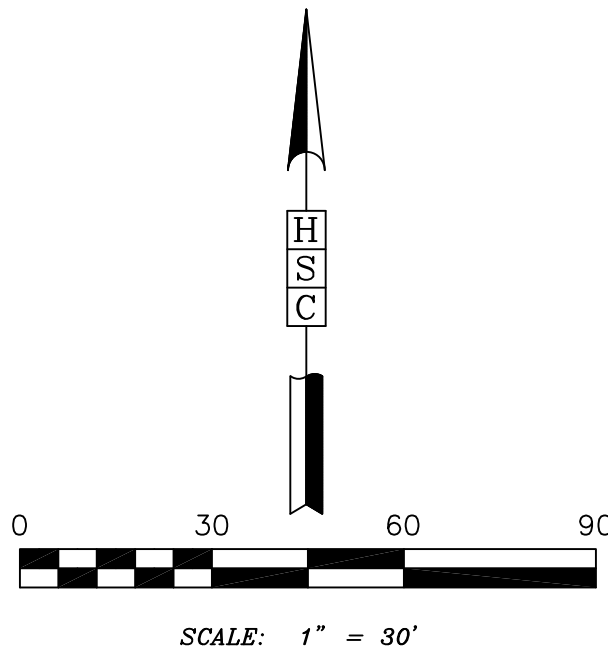
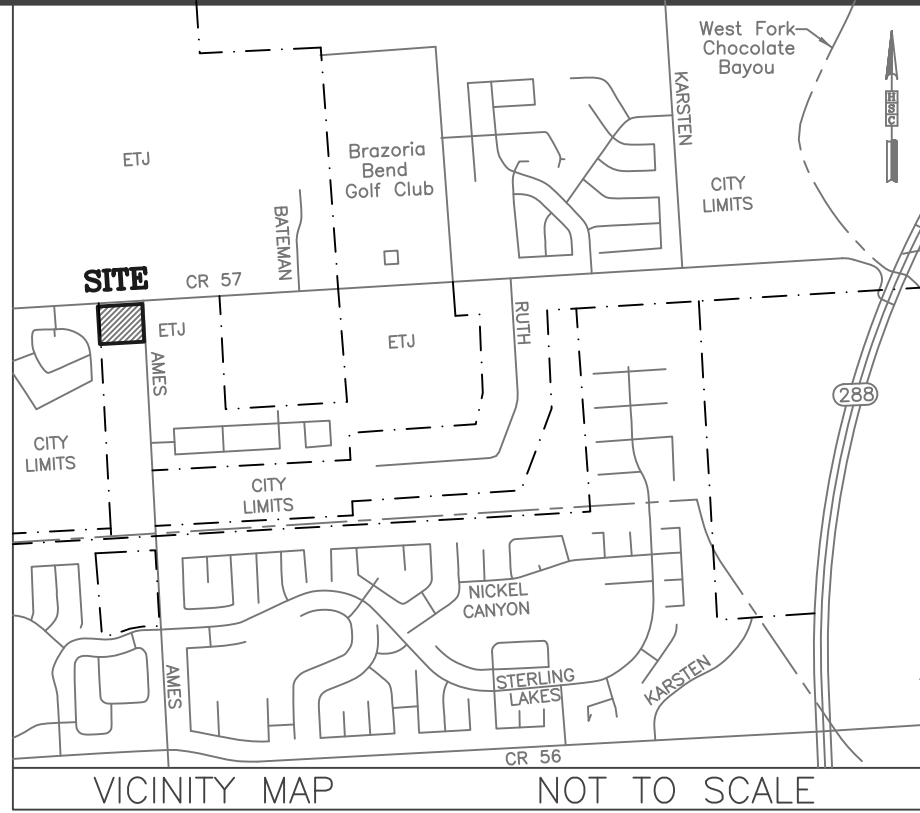
Thence, S 86°35'30" W, along the Southerly line of said 3.8085 acre tract, a distance of 441.20 feet to a 5/8 inch iron rod with cap set for the Southwesterly corner of said 3.8085 acre tract;

Thence, N 03°26'30" W, along the Westerly line of said 3.8085 acre tract, being 50 feet parallel and East of the Westerly line of said 24.875 acre tract, a distance of 375.00 feet to the POINT OF BEGINNING and containing 3.8085 acres of land.

BEARING ORIENTATION BASED ON TEXAS STATE PLANE COORDINATE GRID SYSTEM OF 1983 (SOUTH CENTRAL ZONE NO. 4204).

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 FINAL PLAT AND CONSTRUCTION NOTES:

- Slab elevations (finished floor) shall be a minimum of two (2) feet above the Base Flood Elevation (BFE) or two (2) feet above natural grade, whichever is greater.
- Within master planned communities, slab elevation (finished floor) may be a minimum of one (1) foot above natural grade provided the slab elevations remain a minimum of two (2) feet above the Base Flood Elevation (BFE).
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of the drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, any governmental entity shall have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
- This rural commercial site employs a natural drainage system, which is intended to provide drainage for the site that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur on the site to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the commercial site is limited to an average imperviousness of no more than ____%. The drainage and/or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded. If this percentage is to be exceeded, a replot and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
- All storm water drainage pipes, culverts, tiles or other (including driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
- Dedicated Ingress/Egress Accesses are granted to Brazoria County Drainage District #5 (See District Resolution NO. 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "Metal" pipe in Storm Water/Sewer applications (See District Resolution No. 2007-08).
- Prohibited use of "Rip-Rap" in Storm Water/Sewer applications (District Policy).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- All Dedicated Storm Water Drainage and/or Access Easements to be granted to Brazoria County Drainage District #5 by the Property Owner will be initiated and recorded, at Property Owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to Final Project Approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- It will be the Property Owner's Responsibility to verify if any Brazoria County Drainage District #5 "Dedicated" Drainage Easements are on or across their property. If so, the Property Owner will comply as stated within the recorded easement.
- Project Field Start-Up will start within 365 Calendar Days from the date shown hereon. Continuous and reasonable Field Site Work is expected. See Brazoria County Drainage District Criteria Manual Section 1, Introduction; Sub-Section 1.5 Plat and Plan Approval Process and Drainage Acceptance Procedures: Time Limit for Approval and Brazoria County Drainage District #5 Resolution 2011-1, Allowable Time(s) and procedures for Starting-Up Approved Projects.



PRELIMINARY PLAT APOLLO CR 57

A SUBDIVISION OF 3.8085 ACRES OF
LAND BEING A PARTIAL REPLAT
REPLAT OF LOT 58 OF EMIGRATION
LAND COMPANY SUBDIVISION,
VOLUME 3, PAGES 128 P.R.B.C.
SITUATED IN THE WILLIAM PETTUS
SURVEY, ABSTRACT NO 714, CITY OF
IOWA COLONY ETJ, BRAZORIA COUNTY,
TEXAS

1 RESERVE 1 BLOCK

OWNER:
CEDAR RAPIDS, LLC,
A TEXAS LIMITED LIABILITY COMPANY
17819 STUEBNER AIRLINE, SUITE D
SPRING, TEXAS 77379
281-251-2203

PREPARED BY:

H **HOVIS**
S **SURVEYING**
C **COMPANY**

Land Surveys - Computer Mapping
Acreage - Residential - Industrial - Commercial
5000 Cobble - Spring, Texas 77379
(281) 320-9591 hovis@hovissurveying.com
Texas Firm Registration No. 10030400

DATE: SEPTEMBER 22, 2026 SCALE: 1" = 30' JOB NO. 25-081-00