



12003 Iowa Colony Blvd.
Iowa Colony Tx. 77583
Phone: 281-369-2471
Fax: 281-369-0005
www.iowacolonytx.gov

Members present: David Hurst, Les Hosey, McLean Barnett, Steven Byrum-Bratsen, and Vince Patterson

Members absent: Melanie Hampton and Tim Varlack

Others present: Dinh Ho and Robert Hemminger

MEETING- 7:00 P.M.

1. Chairman Hurst called the meeting to order at 7:03 P.M.

2. Citizens Comments. There were no comments from the public.

"An opportunity for the public to address Planning and Zoning Commission on agenda items or concerns not on the agenda. To comply with the Texas Open Meetings Act, this period is not for question and answer. Those wishing to speak must observe a three-minute time limit."

3. Consider approval of the following Planning and Zoning Commission meeting minutes

- November 2, 2021
- November 15, 2021

Steven Byrum- Bratsen made a motion to approve the minutes as presented. Seconded by McLean Barnett. Approved unanimously with five ayes. Tim Varlack and Melanie Hampton were absent.

4. Consideration and possible action for the Meridiana General Development Plan. Les Hosey moved to approve the Meridiana General Development Plan. Seconded by Vince Patterson. Approved with four ayes. Steven Byrum-Bratsen was opposed. Tim Varlack and Melanie Hampton were absent.

5. Consideration and possible action for the Meridiana Section 56 Preliminary Plat. Steven Byrum-Bratsen moved to approve the Meridiana Section 56 Preliminary Plat with stipulations that a street name is added on the most northern street of the plat and they include HOA front lot maintenance. Seconded by McLean Barnett. Approved unanimously with five ayes.

6. Consideration and possible action for the Sierra Vista West Section 8 Final Plat. Les Hosey made a motion to approve the Sierra Vista West Section 8 and Sierra Vista West Section 9 Final Plats. Seconded by Steven Byrum-Bratsen. Approved unanimously with five ayes.

7. Consideration and possible action for the Sierra Vista West Section 9 Final Plat. Les Hosey made a motion to approve the Sierra Vista West Section 8 and Sierra Vista West Section 9 Final Plats. Seconded by Steven Byrum-Bratsen. Approved unanimously with five ayes.

8. Meeting was adjourned by a unanimous vote at 7:27 PM.

APPROVED THIS 4th DAY OF JANUARY, 2022.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chairman

Copy

Wednesday, December 22, 2021

Scott Sheridan
FMS Surveying, Inc.
PO Box 1549
Alvin, TX 77583

Re: Fakir Estates Abbreviated Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 409
Adico, LLC Project No. 16007-2-224

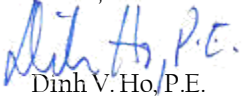
Dear Mr. Sheridan;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Fakir Estates Abbreviated plat package received on or about December 22, 2021. The review of the 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 the final plat as resubmitted on December 22, 2021. Please provide Kayleen Rosser, City Secretary, two (2) mylars and ten (10) prints of the plat by no later than Tuesday, December 28, 2021, for consideration at the January 4, 2022, 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

Copy

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-223

NOTES:

1. ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM (2011 ADJUSTMENT) EPOCH 2010.00. ALL DISTANCES ARE GROUND DISTANCES. SCALE FACTOR = 0.999865638. THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 78 WAS HELD FOR HORIZONTAL DIRECTIONAL CONTROL.

2. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, BUILDING LINES AND/OR ORDINANCES NOT CONTAINED UNDER THE CURRENT DEED OF RECORD.

3. THIS PLAT HAS BEEN PREPARED UTILIZING A CITY PLANNING LETTER PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF NUMBER OF 2791021-10321, DATED ON DECEMBER 02, 2021, RECEIVED BY THE SURVEYOR ON DECEMBER 02, 2021.

4. THE SUBJECT PROPERTY LIES WITHIN ZONE "X", AS SCALED ON FIRM No. 48039C0110K, MAP DATED DECEMBER 30, 2021. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC POSSIBLE FLOODING HAZARDS.

5. THE ELEVATIONS SHOWN HEREON ARE BASED ON NGS REFERENCE MARK AW1082 WITH A PUBLISHED ELEVATION OF 14.89, NAVD 88.

6. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT.

7. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.

8. 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.

PROJECT BENCHMARK:
AW1082

PROJECT BENCHMARK IS DESCRIBED AS BEING 1.5 KM (0.95 MI) SOUTHEASTERLY ALONG STATE HIGHWAY 3 FROM THE JUNCTION OF NASA 1 HIGHWAY IN WEBSTER, IN TOP OF AND 2.0 M (6.6 FT) SOUTHWEST OF THE NORTHEAST END OF THE NORTHWEST CONCRETE ABUTMENT OF THE BURLINGTON NORTHERN RAILROAD BRIDGE NUMBER 22.8, 30.2 M (99.1 FT) NORTHEAST OF THE CENTER OF THE NORTHBOUND LANES OF THE HIGHWAY, 1.8 M (5.9 FT) NORTHEAST OF THE NEAR RAIL, 0.4 M (1.3 FT) BELOW THE LEVEL OF THE TRACK.

PUBLISHED ELEV: 14.89 NAVD 88

TBM "A"

TEMPORARY BENCHMARK "A" IS MAG NAIL SET N 04°21'45" E, 25.98' FROM THE NORTHEAST CORNER OF THE SUBJECT TRACT.

ELEV: 54.38 NAVD 88

LEGEND

- SUBJECT BOUNDARY LINE.
- ⊗ 1 INCH IRON PIPE FOUND (CONTROL MONUMENT)
- ⊙ 1 INCH IRON PIPE FOUND.
- ⊙ 5/8 INCH IRON ROD FOUND.
- ⊗ 1 INCH BAR FOUND.
- ⊙ 2 INCH IRON PIPE FOUND.
- ⊙ 1/2 INCH IRON ROD FOUND.
- ⊗ 1/2 INCH IRON ROD W/ CAP "STROUD" FOUND.

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.

ABBREVIATIONS

AKA	ALSO KNOWN AS
B.C.C.F.	BRAZORIA COUNTY CLERK FILE.
B.C.M.R.	BRAZORIA COUNTY MAP RECORDS.
B.L.	BUILDING LINE
I.P.	IRON PIPE
I.R.	IRON ROD
No.	NUMBER
O.P.R.B.C.T.x	OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS.
PG.	PAGE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
VOL.	VOLUME

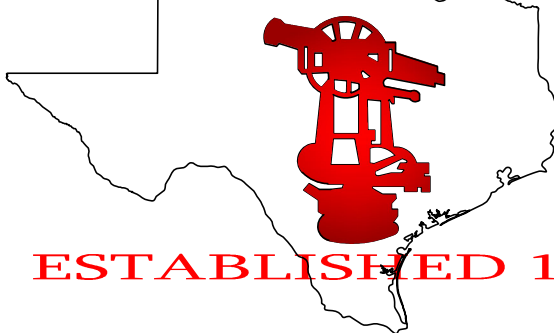
OWNER:

FAKIR AHMED
AND
PERVIN AHMED,
4200 COUNTY ROAD 78,
ROSHARON, TEXAS 77583
CONTACT: FAKIR AHMED
PHONE: (832) 679-5636

SURVEYOR:

F.M.S. SURVEYING
19701 STATE HIGHWAY 6,
MANVEL, TEXAS 77578
CONTACT: JASON P. SHERIDAN
PHONE: (281) 519-8530, EXT. 102
EMAIL: jps@fmsurveying.com
TBPL5 FIRM # 10040400
FMS JOB No. 65255
DRAFTING: REC
www.fmsurveying.com

FMS
SURVEYING, INC.



FINAL PLAT
OF
**FAKIR
ESTATES**

BEING 9.990 ACRES (435,208 SQ. FT.) OF LAND OUT OF TRACT NO. ONE HUNDRED TWENTY (120) OF THE SUBDIVISION OF SECTION SIXTY (60), RECORDED IN VOLUME 2, PAGE 81, OF THE OFFICIAL MAP OR PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ABSTRACT 517, SITUATED IN THE H. T. & B. R. R. CO. SURVEY, BRAZORIA COUNTY TEXAS.

1 BLOCK, 2 LOTS, 1 RESERVE
435,208 SQ. FT
9.990 ACRES

DECEMBER 21, 2021

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") 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 SHALL 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 SHALL BE 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 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. SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THIS RESERVE/LOT MUST BE SUBMITTED TO THE CITY OF IOWA COLONY FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT.
13. DETENTION WILL BE REVIEWED /PROVIDED FOR EACH INDIVIDUAL RESIDENTIAL LOT AT TIME OF PERMITTING.
14. MAXIMUM LOT COVERAGE: NOT MORE THAN FIFTY PERCENT (50%) OF THE LOT AREA, INCLUDING THE MAIN BUILDING, ACCESSORY BUILDINGS, AND OTHER IMPERVIOUS SURFACES, BUT NOT INCLUDING SWIMMING POOLS.

This is to certify that the Planning & Zoning Commission of the City of Iowa Colony, Texas, has approved this plat and subdivision of FAKIR ESTATES 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 _____, 2021.

David Hurst, Chairman
Planning Commission

Steven Byrum-Bratsen
Planning Commission Member

Les Hosey
Planning Commission Member

McLean Barnett
Planning Commission Member

Melanie Hampton
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 FAKIR ESTATES 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 _____, 2021.

Michael Byrum-Bratsen
Mayor

Marquette Greene-Young
Council Member

Sydney Hargroder
Council Member

Will Kennedy
Council Member

Anetta Hicks-Murray
Council Member

Chad Wilsey
Council Member

Dinh Ho, P.E.
City Engineer

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, PERVIN AHMED, 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 _____, 2021.

SIGNATURE: _____

FOR STATE OF _____ NOTARY PUBLIC IN AND 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 recodation, 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

OWNER:
FAKIR AHMED
AND
PERVIN AHMED,
4200 COUNTY ROAD 78,
ROSHARON, TEXAS 77563
CONTACT: FAKIR AHMED
PHONE: (832) 679-5636

SURVEYOR:
F.M.S. SURVEYING
19701 STATE HIGHWAY 6,
MANVEL, TEXAS 77578
CONTACT: JASON P. SHERIDAN
PHONE: (281) 519-8530, EXT. 102
EMAIL: jps@fmsurveying.com
TBPLS FIRM # 10040400
FMS JOB No. 65255
DRAFTING: REC
www.fmsurveying.com



METES AND BOUNDS DESCRIPTION
OF

A 9.991 acre (435,208 square feet) tract of land out of and being part of Tract Number 120 of the Subdivision of Section 60, recorded in Volume 2, Page 81 (Vol. Pg.) of the Official Map or Plat Records of Brazoria County, Texas, Abstract 517, Situated in the H.T. & B.R.R. Co. Survey, with said 435,208 square foot tract of land being more particularly described by metes and bounds as follows:

BEGINNING: at a 1-inch iron pipe found in the South right-of-way line of County Road 78 (also known as Lynn Street), called 40 foot in width as shown on said Subdivision of Section 60 map, at the Northeast corner of a certain tract of land described in deed to H. Warren Snipes and Patricia P., recorded in Document Number 2013057186 (Doc. No.), Official Public Records Brazoria County, Texas. (O.P.R.B.C.Tx.), at the Northwest corner of proposed Lot 1 and **POINT OF BEGINNING** of the tract described herein;

THENCE: N 87°15'29" E, along and with the South right-of-away line of County 78 and North line of proposed Lot 1 and Lot 2, a distance of 659.95 feet to a 1/2-inch iron found, same being the Northeast corner of proposed Lot 2 and Northwest corner of a certain tract of land described in deed to Eddie J. Mayea and Priscilla G. Mayea, recorded under Doc. No. 2007042489, (O.P.R.B.C.Tx.);

THENCE: S 02°40'49" E, departing from the South right-of-way line of County Road 78, along and with the East line of proposed Lot 2 and Lot and West line of the Mayea tract, a distance of 659.81 feet (called 660.00 feet) to a 1-inch iron pipe found, same being the Southeast corner of proposed Lot 1 and Southwest corner of the Mayea tract and Northwest corner of a certain tract of land called Tract 1, described in deed to William Edward Cieszkiewicz, recorded under (Doc. No.) 2019031768, (O.P.R.B.C.Tx.) and Northeast corner of a certain tract of land described in deed to Tuan N. Dinh, Hue T. Nguyen, Dinh Dinh Thien and Dinh Dinh Thai Thong, recorded under Doc. No. 2018046957, (O.P.R.B.C.Tx.);

THENCE: S 87°18'16" W, along and with the South line of propose Lot 1 and South line of the Dinh tract, a distance of 659.77 feet (called 660.00 feet) to a 5/8-inch iron rod found, same being the Southwest corner of proposed Lot 1 and Northeast corner of a certain tract of land described in deed to Avinash Chowdhury, recorded under Doc. No. 2018026064 (O.P.R.B.C.Tx.) and Southeast corner of the Snipes tract;

THENCE: N 02°41'46" W, along and with the West line of this tract and East line of the Snipes tract, a distance of 659.28 feet (called 660.00 feet) to the **POINT OF BEGINNING** and containing 9.991 acres of land.

LOT TABLE		
LOT	<i>SQ. FT.</i>	<i>ACRES</i>
1	363,268	8.34
2	65,340	1.50

RESERVE TABLE			
	<i>SQ. FT.</i>	<i>ACRES</i>	<i>PURPOSE</i>
RESERVE "A"	6,600	0.15	<i>10' ROAD R.O.W.</i>

FINAL PLAT
OF
**FAKIR
ESTATES**

BEING 9.990 ACRES (435,208 SQ. FT.) OF LAND OUT OF TRACT NO. ONE HUNDRED TWENTY (120) OF THE SUBDIVISION OF SECTION SIXTY (60), RECORDED IN VOLUME 2, PAGE 81, OF THE OFFICIAL MAP OR PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ABSTRACT 517, SITUATED IN THE H. T. & B. R. R. CO. SURVEY, BRAZORIA COUNTY TEXAS.

1 BLOCK, 2 LOTS, 1 RESERVE
435,208 SQ. FT
9.990 ACRES

DECEMBER 21, 2021

Monday, December 20, 2021

Marina Damian
Advance Surveying, Inc.
10518 Kipp Way, Ste. A-2
Houston, TX 77099

Re: Vega Estates Final Plat
Letter of Recommendation to Approve
COIC Project No. 411
Adico, LLC Project No. 16007-2-226

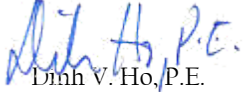
Dear Ms. Damian;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Vega Estates Final plat package received on or about December 17, 2021. The review of the 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 the plat as resubmitted on December 17, 2021. Please provide Kayleen Rosser, City Secretary, two (2) mylars and ten (10) prints, by no later than December 28, 2021, for consideration at the January 4, 2021, 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

Copy

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-226

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, JUAN ANGEL VEGA AND MIGUEL ANGEL VEGA OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 5.1756 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF VEGA ESTATES, 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.

WITNESS OUR HAND IN THE CITY OF _____, TEXAS, THIS _____ DAY OF _____, 20____.

BY: _____ BY: _____
JUAN ANGEL VEGA MIGUEL ANGEL VEGA

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUAN ANGEL VEGA AND MIGUEL ANGEL VEGA 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

PRINT NAME

MY COMMISSION EXPIRES: _____

BRAZORIA DRAINAGE DISTRICT NO. 4 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. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
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 DEVIATE. 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 DISTRICTS ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICTS "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.

CERTIFICATE OF PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE CITY PLANNING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS THIS _____ DAY OF _____, 20____, HAS APPROVED THIS PLAT AND SUBDIVISION OF VEGA ESTATES AS SHOWN HEREON.

DAVID HURST, CHAIRMAN LES HOSEY, MEMBER

MELANIE HAMPTON, MEMBER TIMOTHY VARLACK, MEMBER

STEVEN BYRUM-BRATSEN, MEMBER MCLEAN BARNETT, MEMBER

APPROVED BY CITY ENGINEER

DINH V. HO, P.E.

CERTIFICATE OF CITY COUNCIL

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS THIS _____ DAY OF _____, 20____, HAS APPROVED THIS PLAT AND SUBDIVISION OF VEGA ESTATE AS SHOWN HEREON.

MICHAEL BYRUM-BRATSEN, MAYOR SYDNEY HARGRODER, POSITION 1

ARNETTA HICKS-MURRAY, POSITION 2 MARQUETTE GREENE-YOUNG, POSITION 3

WIL KENNEDY, POSITION 4 CHAD WILSEY, POSITION 5/MAYOR PRO-TEM

HENRY M. SANTOS
TEXAS REGISTRATION NO. 5450



LEGAL DESCRIPTION

A TRACT OR PARCEL CONTAINING 5.1756 ACRE OR 225,449 SQUARE FEET OF LAND BEING THE REMAINDER OF TRACT OR LOT 4 OF THE H. T. & B. R.R. CO. SURVEY OF SECTION 69, ABSTRACT NO. 280, BRAZORIA COUNTY, TEXAS BEING THAT SAME 5.176 ACRE TRACT CONVEYED TO JUAN ANGEL VEGA AND MIGUEL ANGEL VEGA FILED FOR RECORD UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2015017311; SAID 5.1756 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (ALL BEARINGS BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204 NAD 83)

BEGINNING AT A POINT IN THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF COUNTY ROAD 190 (PLATTED AS COUNTY ROAD 384 (BASED ON A WIDTH OF 40 FEET AS SHOWN ON THE PLAT OF BRAEBEND ESTATES ADDITION RECORDED IN VOLUME (VOL.) 7, PAGES (PGS.) 23 & 24 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) MARKING THE NORTHEAST CORNER OF LOT 52 OF SAID BRAEBEND ESTATES ADDITION, FROM WHICH A 5/8" INCH IRON ROD FOUND BEARS NORTH 73 DEGREES 30 MINUTES EAST, 0.81 FEET, SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

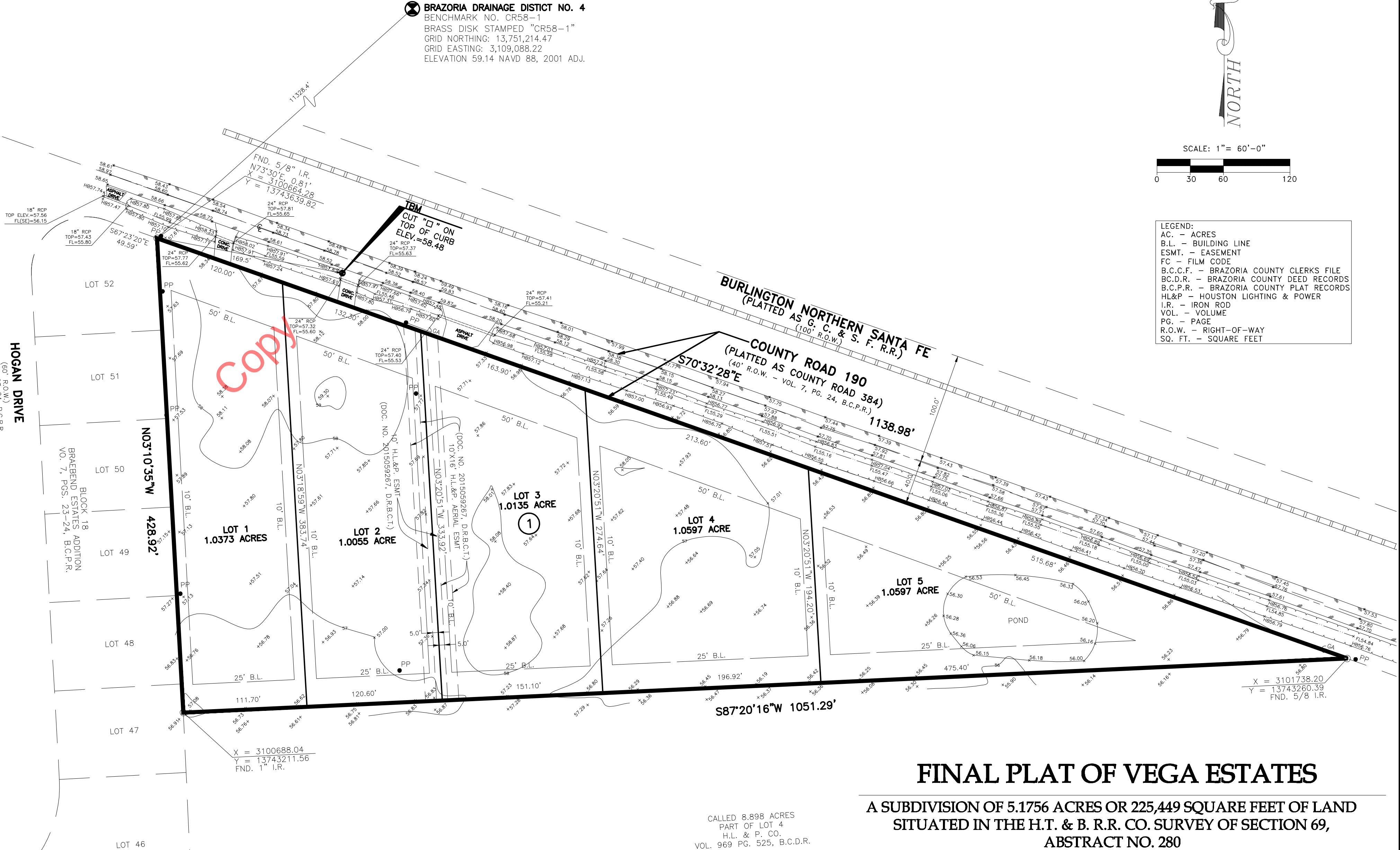
THENCE, SOUTH 70 DEGREES 32 MINUTES 28 SECONDS EAST, ALONG THE SOUTH R.O.W. LINE OF SAID COUNTY ROAD 190, A DISTANCE OF 1138.98 FEET TO A 5/8" INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF A CALLED 8.898 ACRE TRACT BEING OUT OF AND A PART OF LOT 4 CONVEYED TO H.L. & P. CO. FILED FOR RECORD IN VOL. 969, PG. 525, B.C.D.R., SAME BEING THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEGREES 20 MINUTES 16 SECONDS WEST, DEPARTING THE SOUTH LINE OF COUNTY ROAD 190 WITH THE NORTH LINE OF SAID CALLED 8.898 ACRE TRACT, A DISTANCE OF 1051.29 TO A 1" INCH IRON ROD FOUND IN THE EAST LINE OF LOT 47, IN BLOCK 18 OF AFORESAID BRAEBEND ESTATES ADDITION, FOR THE NORTHWEST CORNER OF SAID CALLED 8.898 ACRE, SAME BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE, NORTH 03 DEGREES 10 MINUTES 35 SECONDS WEST, WITH THE EAST LINE OF SAID LOTS 47, 48, 49, 50, 51 AND AFORESAID LOT 52 IN BLOCK 18 OF BRAEBEND ESTATES ADDITION, A DISTANCE OF 428.92 FEET TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS 5.1756 ACRES OR 225,449 SQUARE FEET OF LAND.

GENERAL NOTES:

1. BEARINGS ARE BASED FROM TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 CORRS. ADJUSTMENT BASED FROM REDUNDANT RTK GPS OBSERVATIONS. DISTANCES HEREON ARE SURFACE DATUM. TO CONVERT TO GRID MULTIPLY BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.9998642184.
2. BENCHMARK: BRAZORIA DRAINAGE DISTRICT NO. 4 BENCHMARK NO. CR58-1 IS A BRASS DISK STAMPED "CR58-1" SET ON CONCRETE HEADWALL AT THE INTERSECTION OF OUTFALL "A" AND THE NORTH SIDE OF COUNTY ROAD 58, IN KEYMAP 652G NEAR CR58 WEST DETENTION WITH A GRID NORTHING: 13,751,214.47; GRID EASTING: 3,109,088.22 AND AN ELEVATION OF 59.14 NAVD 88, 2001 ADJUSTMENT.
3. PROJECT BENCHMARK: TBM IS A CUT BOX ON TOP OF CURB ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 190 LOCATED 189.5 FEET IN A NORTHEASTERLY DIRECTION FROM THE NORTH CORNER OF SUBJECT TRACT WITH AN ELEVATION OF 58.48.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48039C 0105H AND 48039C 0106K, BOTH WITH THE EFFECTIVE DATE OF DECEMBER 30, 2020, THE PROPERTY IS LOCATED IN UNSHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN AND THE PLATTED ACREAGE IS ENTIRELY OUTSIDE OF THE FLOODPLAIN.
5. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE CITY OF IOWA COLONY STATE OF TEXAS, BRAZORIA COUNTY. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY INTEGRITY TITLE COMPANY, JOB NO. 2136389A EFFECTIVE DATE AUGUST 3, 2021.
6. THIS TRACT OF LAND IS NOT WITHIN THE CITY LIMITS. AND IS SUBJECT TO THE CITY OF IOWA CODE OF ORDINANCES.
7. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE SET 2 FEET ABOVE THE MINIMUM SLAB ELEVATIONS DEFINED.
8. THE DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PAINTINGS AND OTHER OBSTRUCTION FOR THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
9. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
10. ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4.
11. THIS SUBDIVISION EMPLOYS A DRAINAGE SYSTEM, WHICH UTILIZES STREETS AND ADJACENT PROPERTIES WITHIN PLAT SUBDIVISION TO STORE AND CONVEY STORM WATER. THUS, DURING STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION.
12. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
13. THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES WITHIN BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4.
14. ALL EASEMENTS SHOWN HEREON THIS PLAT ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN.
15. OTHER THAN WHAT IS SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
16. ALL BUILDING LINES ALONG STREET RIGHT-OF-WAY ARE SHOWN HEREON.
17. SIDEWALK MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
18. A MINIMUM OF 5 FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
19. SIDEWALKS MUST BE CONSTRUCTED AS A PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT, IF SIDEWALKS ARE REQUIRED.
20. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
21. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER THE FINAL PLAT APPROVAL BY THE CITY COUNCIL IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO (2) YEAR PERIOD OR THE ONE(1) YEAR EXTENSION PERIOD GRANTED BY CITY COUNCIL.
22. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL CENTERPOINT ENERGY AND THE CITY OF IOWA COLONY UTILITY EASEMENTS MUST BE UNOBSTRUCTED BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTION MAY BE REMOVED BY THE UTILITY AT THE PROPERTY OWNER'S EXPENSE.
23. THIS SUBDIVISION WILL UTILIZED PRIVATE WATER WELL AND SEPTIC SYSTEM.
24. EACH LOT IN THIS SUBDIVISION SHALL BE USED FOR SINGLE FAMILY RESIDENCE PURPOSES ONLY.
25. DETENTION WILL BE REVIEWED/PROVIDED FOR EACH INDIVIDUAL RESIDENTIAL LOT AT TIME OF PERMITTING.



FINAL PLAT OF VEGA ESTATES

A SUBDIVISION OF 5.1756 ACRES OR 225,449 SQUARE FEET OF LAND
SITUATED IN THE H.T. & B. R.R. CO. SURVEY OF SECTION 69,
ABSTRACT NO. 280
BRAZORIA COUNTY, TEXAS;

FIVE (5) LOTS AND ONE (1) BLOCK

SCALE: 1"= 60' DATE: DECEMBER 17, 2021

OWNER:

JUAN ANGEL VEGA AND
MIGUEL ANGEL VEGA
13419 LAKEVIEW MEADOW DRIVE
RICHMOND, TEXAS 77469
TEL NO. 832-818-3294

PREPARED BY:



ADVANCE SURVEYING, INC.
10518 KIPP WAY SUITE A-2 HOUSTON, TEXAS 77099
PHONE: 281 580-2939 FAX: 281 530-5464 EMAIL: advance_survey@asi23.com
www.advancesurveyingtx.com
FIRM NO. 10098200