

THE STATE OF TEXAS ☐ ☐ NOW ALL MEN ☐Y THESE PRESENTS
COUNTY OF ☐RA²ORIA ☐

FURTHER, TRENT ANTHONY WILLIAMS AND MELISSA MECHELLE WILLIAMS, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING FINAL PLAT OF OF WILLIAMS ADDITION, HAVE COMPLIED WITH, OR WILL COMPLY WITH, THE EXISTING REGULATIONS HERETOFORE ON FILE AND ADOPTED BY THE CITY OF IOWA COLONY, RACORIA COUNTY, TEXAS.

TRENT ANTHONY WILLIAMS-OWNER MELISSA MECHELLE WILLIAMS-OWNER

THE STATE OF TEXAS ☐ ☐ ☐ NOW ALL MEN ☐Y THESE PRESENTS
COUNTY OF ☐RA^{CO}RIA ☐

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2021.

PRINTED NAME _____
MY COMMISSION EXPIRES: _____

_____, CLERK OF COUNTY CLERK OF TARRANT COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WITH ITS AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2021 AT _____ O'CLOCK _____ P.M. IN DOCUMENT NUMBER _____, TARRANT COUNTY MAP RECORDS.

JOYCE HUDMAN
COUNTY CLERK
RAORIA COUNTY TEXAS

THIS IS TO CERTIFY THAT THE PLANNING DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF WILLIAMS ADDITION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF IOWA COLONY AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS [REDACTED] DAY OF [REDACTED] 2021.

STEVEN YRUMATSEN MEMBER
PLANNING COMMISSION

VINCE PATTERSON	MEMBER
PLANNING COMMISSION	

MELANIE HAMPTON
PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF WILLIAMS ADDITION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF IOWA COLONY AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS [] DAY OF [] 2021.

SYDNEY HARGRODER
COUNCIL POSITION 1

MARQUETTE GREEN YOUNG
COUNCIL POSITION 3

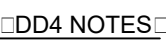
WILKENNEDY
COUNCIL POSITION 4

CHAD WILSEY
COUNCIL POSITION 5 MAYOR PRO TEM

DINH HOANG P.E.
CITY ENGINEER

I, PAUL COUCHMAN, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT ALL MEASUREMENTS, DISTANCES, AND OTHER ASSOCIATED BOUNDARY INFORMATION ON THE ABOVE SUBDIVISION IS TRUE AND CORRECT--WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND--THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON OR OTHER PERMANENT METAL PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTER INCH AND A LENGTH OF NOT LESS THAN THREE FEET UNLESS OTHERWISE NOTED--AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

"PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEW OR RELIED
UPON AS A FINAL SURVEY DOCUMENT"



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 SUBREGIONAL FACILITIES CONSTRUCTED BY DEVELOPERS 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 FORTYEIGHT (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 OF OTTOMAN 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 COMPLETED 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 UTILITIES AND UTILITIES ADJACENT TO THE FACILITY AND THROUGH THE EASEMENT AREA. THE DISTRICT'S SUCCESSIONS 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. IF 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. DRAINAGE 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 DRAINAGE. DRAINAGE APPROVED VARIANCE DOES NOT RELIEVE THE DRAINAGE FROM THE PLAN COVER PAGE AND THE APPROPRIATE SHEET WHERE APPLICABLE. THE USE OF THE TERM "GUIDELINES" HEREIN DOES NOT EFFECT THE MANDATORY NATURE OF THESE RULES, REGULATIONS, GUIDELINES.

VICINITY MAP

SCALE 1" = 1/2 MILE

1. BUILDING PERMITS: ELECTRICAL, PLUMBING, CONSTRUCTION, CULVERT, ETC. ARE PURCHASED AT CITY HALL, CITY OF IOWA COLONY, TEXAS.
2. NO STRUCTURES SHALL BE BUILT THAT IMPEDE THE FLOW OF EXISTING DRAINAGE AND FENCES WILL NOT BE ALLOWED TO CROSS DRAINAGE OR DETENTION EASEMENTS.
3. ANY FUTURE DEVELOPMENT OF HEREON SHOWN TRACT MAY REQUIRE A DRAINAGE STUDY.
4. IN ACCORDANCE WITH SECTION 212.06 OF THE TEXAS LOCAL GOVERNMENT CODE ANY IMPROVEMENTS TO THIS PROPERTY ARE SUBJECT TO THE CITY OF IOWA COLONY'S BUILDING CODES AND ORDINANCES THEREFORE PERMITS WILL BE REQUIRED INCLUDING THE UNIFIED DEVELOPMENT CODES ADOPTED MAY 15, 2017 AND AMENDMENTS.
5. ALL CORNERS ARE SET 5/8 INCH IRON RODS UNLESS OTHERWISE NOTED.
6. MINIMUM FINISHED FLOOR ELEVATION SHALL BE MINIMUM OF 24" ABOVE FID 53.9, OR 1 FOOT ABOVE THE CENTERLINE ELEVATION OF STREET.
7. NO RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL STRUCTURE OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE SHALL BE ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE EXCEPT FOR LOW PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN SECTION 62.2.
8. NO RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE ERRECTED NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.
9. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT IF SIDEWALKS ARE REQUIRED BY THE CITY'S SIDEWALK MASTER PLAN. ALL SIDEWALKS SHALL BE 5 WIDE.
10. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
11. THE EXPIRATION 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. MAY BE GIVEN AT THE DISCRETION OF THE CITY COUNCIL FOR A SINGLE EXTENSION PERIOD OF SIX (6) MONTHS.
12. BOUNDARY CLOSURE IS A MINIMUM OF 1:155,000.
13. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEMA FLOOD INSURANCE RATE MAP FIRM MAP NO. 480395C0110 WITH THE EFFECTIVE DATE OF 12/30/2020, THE PROPERTY IS LOCATED ENTIRELY IN ONE "X" NEAREST FID 53.9. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOOD PLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
14. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS: FRA: ORIA COUNTY: THE CITY OF IOWA COLONY AND FRA: ORIA DRAINAGE DISTRICT #4. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY OF NUMBER 1020102010 WITH EFFECTIVE DATE APRIL 5, 2021. ALL EASINGS REFERENCES ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
15. THE OWNER OF THE TRACT ACKNOWLEDGE THEY ARE SUBJECT TO CONSTRUCTION OF IOWA COLONY LVD, ALONG PROPERTY FRONTAGE

A TRACT OF LAND CONTAINING 1.44 ACRES OUT OF TRACT 1611 IOWA COUNTRY SECTION 66 AS RECORDED IN VOLUME 2 PAGE 81 OF THE
 RA ORIA COUNTY PLAT RECORDS H, T, O, R, SURVEY A, A TRACT 560 RA ORIA COUNTY TEXAS BEING THE SAME TRACT RECORDED IN
 THE NAME OF JESUS JOSE MUNOZ UNDER RAZORHUA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2018007112 (TRACTS ONE & TWO) OF THE OFFICIAL
 RECORDS OF RA ORIA COUNTY TEXAS O.R.C.T. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS
 EARINGS ASED ON SAID C.C.F. NO. 2018007112 OF THE O.R.C.T.

BEGINNING AT A 1/2 INCH CAPPED IRON ROD SET AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 81 AND THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 48 BEING THE SOUTHWEST CORNER OF THIS TRACT

THENCE, NORTH 02°41'20" WEST, WITH SAID EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 48, A DISTANCE OF 352.71 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF THIS TRACT □

THENCE WITH THE LINES OF A TRACT RECORDED IN THE NAME OF 2886 PARTNERS LTD. UNDER C.C.F. NO. 2004003303 OF THE O.R.C.T. THE FOLLOWING FOUR 4 COURSES

1. NORTH 87°25'08" EAST, A DISTANCE OF 115.18 FEET TO A 1/2 INCH IRON ROD FOUND AT THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT
2. SOUTH 02°50'29" EAST, A DISTANCE OF 234.49 FEET TO AN INTERIOR CORNER OF THIS TRACT FROM WHICH POINT A 1/2 INCH IRON ROD BEARS NORTH 15°37'12" EAST 0.66 FEET;
3. NORTH 87°26'56" EAST, A DISTANCE OF 185.39 FEET TO A 1/2 INCH IRON ROD FOUND AT THE MOST SOUTHERLY NORTHEAST CORNER OF THIS TRACT
4. SOUTH 02°51'56" EAST, A DISTANCE OF 119.74 FEET TO A 1/2 INCH CAPPED IRON ROD SET ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 81 AT THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S087°43'35" WEST WITH SAID NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 81 A DISTANCE OF 301.57 FEET TO THE POINT BEGINNING AND CONTAINING 1.4442 ACRES OF LAND.

CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS

A SUBDIVISION CONTAINING 1.4442 ACRES OUT OF TRACT 161
IOWA COLONY SECTION 66 AS RECORDED IN VOLUME 3 PAGE 81

A SUBDIVISION CONTAINING 1.4442 ACRES OUT OF TRACT 161
IOWA COLONY SECTION 66 AS RECORDED IN VOLUME 2 PAGE 81
OF THE RAOIA COUNTY PLAT RECORDS
H. T. R. R. SURVEY A STRAT 560
RAOIA COUNTY TEXAS

1 LOT 1 BLOCK

AUGUST 24 2021

PRO-SURV

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