

Monday, September 29, 2025

Charles Dorval
Waterloo Surveyors, LLC
2208 W. Anderson Lane
Austin, TX 78757-1224
cdorval@waterloosurveyors.com

Re: El Alaniz Addition Section 2 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 6907
ALLC Project No. 710-25-002-042

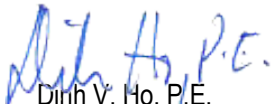
Dear Mr. Dorval:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the fourth submittal of the El Alaniz Addition Section 2 Preliminary Plat, received on or about September 25, 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 preliminary plat as resubmitted on September 29, 2025. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, October 1, 2025, for consideration at the October 7, 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
Natasha Brooks
File: 710-25-002-042

STATE OF TEXAS:
COUNTY OF BRAZORIA:

I, ELVA ALANIZ, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF EL ALANIZ ADDITION, SECTION 2, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS SHOWN HEREON, AND DEDICATE FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND OCCASIONED BY THE ESTABLISHMENT OF GRADES, AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED, AS PER THE CITY/LOCAL GOVERNMENT CODE CHAPTER 212.047)

WITNESS MY HAND IN IOWA COLONY, BRAZORIA COUNTY, TEXAS, THIS _____ DAY OF _____, 202____.

ELVA ALANIZ
11615 COUNTY ROAD 65
IOWA COLONY, TEXAS 77583

State of Texas:
County of Brazoria:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ELVA ALANIZ, KNOWN TO BE THE PERSON OR AGENTS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 202____, A.D., NOTARY PUBLIC IN AND FOR BRAZORIA COUNTY, TEXAS

NOTARY: _____ PRINT OR STAMP NAME HERE _____ MY COMMISSION EXPIRES _____

State of Texas:
County of Brazoria:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _____, KNOWN TO BE THE PERSON OR AGENTS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 202____, A.D., NOTARY PUBLIC IN AND FOR BRAZORIA COUNTY, TEXAS

NOTARY: _____ PRINT OR STAMP NAME HERE _____ MY COMMISSION EXPIRES _____

State of Texas:
County of Brazoria:

I, JOYCE HUDMAN, CLERK OF BRAZORIA COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 202____, A.D. AT _____ O'CLOCK _____ M., DULY RECORDED ON THE _____ DAY OF _____, 202____, A.D. AT _____ O'CLOCK _____ M., IN SAID COUNTY AND STATE IN DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.

JOYCE HUDMAN, COUNTY CLERK, BRAZORIA COUNTY, TEXAS

BY DEPUTY _____

State of Texas:
County of Brazoria:

THIS IS TO CERTIFY THAT I, _____, A REGISTERED ENGINEER IN THE STATE OF TEXAS, HAVE REVIEWED THE ABOVE SUBDIVISION AND DETERMINED THAT THE PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT. THE PROPERTY IS IN THE 2% ANNUAL CHANCE FLOOD HAZARD ZONE, ACCORDING TO FIRM NO. 48039C0120K FOR THE CITY OF IOWA COLONY AND BRAZORIA COUNTY UNINCORPORATED AREAS, DATED DECEMBER 30, 2020.

ENGINEER _____
STATE REGISTRATION PE NO. _____

NOTES:

1. MONUMENTS SET AT EXTERIOR BOUNDARY MARKERS ARE TO BE 5/8" IRON RODS, ENCASED IN CONCRETE FOR A DEPTH OF 18 INCHES.
2. ALL MONUMENTS WILL 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 LAND SURVEYING AND SHALL BEAR CAPS AS INDICATED.
3. THIS SUBDIVISION CONTAINS ONE OR MORE PRIVATE STREETS/ROADS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF IOWA COLONY AS PUBLIC RIGHTS-OF-WAY. IOWA COLONY HAS NO OBLIGATION TO MAINTAIN OR IMPROVE ANY PRIVATE STREETS WITHIN THE SUBDIVISION.
4. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
5. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
6. SIDEWALKS, A MINIMUM OF FOUR(4) FEET WIDE SHALL BE REQUIRED ALONG ALL STREETS, WHEN THE ROW IS IMPROVED, AND SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
7. THE SUBDIVISION IS WITHIN THE BRAZORIA COUNTY DRAINAGE DISTRICT #5.
8. THE OWNERS WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
9. THE OWNERS WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
10. THE PROPERTY SHOWN HEREON IS IN THE 2% ANNUAL CHANCE FLOOD HAZARD ZONE ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 48039C0120K FOR THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, DATED DECEMBER 30, 2020.
11. THE PIPELINE EASEMENTS SHOWN HEREON ARE RECORDED UNDER VOLUME 622, PAGE 105, VOLUME 656, PAGE 427, VOLUME 657, PAGE 28, AND VOLUME 658, PAGE 204 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS AND DEDICATED TO TENNESSEE GAS TRANSMISSION COMPANY, SAID DOCUMENTS DO NOT DESCRIBE THE PIPELINE EASEMENT AREA. THE PIPELINE EASEMENT LOCATIONS DEPICTED HEREON ARE BASED ON THE DISTANCE TIES ACCORDING TO THE FINAL PLAT OF TIRADO ALBARRAN PLACE, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, RECORDED DOCUMENT NO. 2019003977, OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY, TEXAS.

State of Texas:
County of Brazoria:

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5,
BRAZORIA COUNTY, TEXAS.

THIS THE _____ DAY OF _____, 202____, A.D.

LEE WALDEN, P.E.
PRESIDENT BCDD #5

LEE WALDEN
VICE PRESIDENT BCDD #5

BRANDON MIDDLETON
SECRETARY/TREASURER BCDD #5

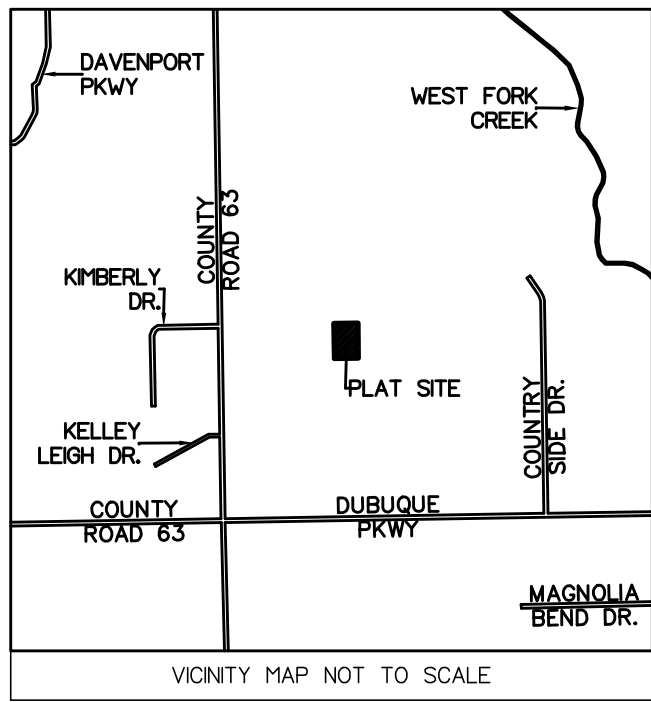
DNH V. HO, P.E.
DISTRICT ENGINEER BCDD #5

THIS IS TO CERTIFY THAT I, KARL E. ATKINS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL BLOCK CORNERS, LOT CORNERS AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

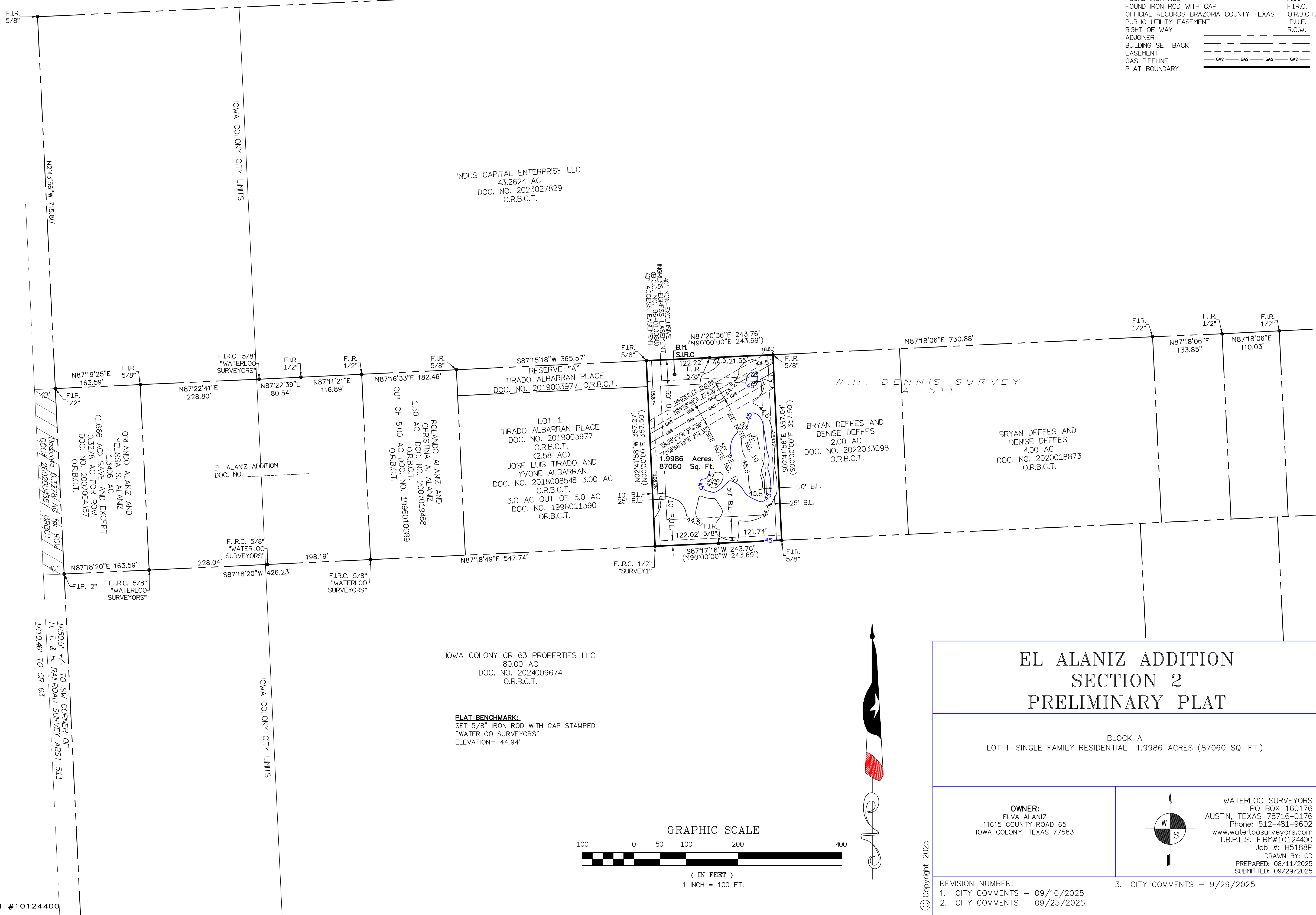
PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

KARL E. ATKINS RPLS DATE

STATE REGISTRATION NO. 4618.
WATERLOO SURVEYORS LLC
15511 HWY 71 W STE 110 PMB# 118
BEE CAVES, TEXAS 78738
Phone: 512-481-9602



LEGEND	
RECORD CALL	()
BENCHMARK	B.M.
BUILDING SETBACK LINE	B.L.
FOUND IRON PIPE	F.I.P.
FOUND IRON ROD	F.I.R.
FOUND IRON ROD WITH CAP	F.I.R.C.
OFFICIAL RECORDS BRAZORIA COUNTY TEXAS	O.R.B.C.T.
PUBLIC UTILITY EASEMENT	P.U.E.
RIGHT-OF-WAY	R.O.W.
ADJONER	---
BUILDING SET BACK	---
EASEMENT	---
GAS PIPELINE	---
PLAT BOUNDARY	---



EL ALANIZ ADDITION
SECTION 2
PRELIMINARY PLAT

BLOCK A
LOT 1-SINGLE FAMILY RESIDENTIAL 1.9986 ACRES (87060 SQ. FT.)

OWNER:
ELVA ALANIZ
11615 COUNTY ROAD 65
IOWA COLONY, TEXAS 77583

WATERLOO SURVEYORS
PO BOX 160176
AUSTIN, TEXAS 78716-0176
Phone: 512-481-9602
www.waterloosurveyors.com
T.B.P.L.S. FIRM#10124400
Job #: H5188P
DRAWN BY: CD
PREPARED: 08/11/2025
SUBMITTED: 09/29/2025

REVISION NUMBER:
1. CITY COMMENTS - 09/10/2025
2. CITY COMMENTS - 09/25/2025

3. CITY COMMENTS - 9/29/2025