

Tuesday, May 26, 2026

Naomi Strauss  
Fulcrum Land Surveying  
P.O. Box 130024  
Spring, TX 77393  
[naomi@fulcrumsurveying.com](mailto:naomi@fulcrumsurveying.com)

Re: R & E Estate Preliminary Plat  
Conditional Letter of Recommendation to Approve  
COIC Project No. 8035  
Adico, LLC Project No. 710-26-002-023

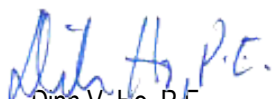
Dear Ms. Strauss:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of the R & E Estate Preliminary Plat, being +/- 1.374 acres out of the Lavaca Navigation Company Survey, Abstract no. 531, in the City of Iowa Colony, TX, received on or about May 22, 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 resubmitted. Plat approval is contingent on approval from Brazoria County Drainage District No. 5. Please provide and ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later and Wednesday, May 27, 2026, for consideration at the June 2, 2026, Planning and Zoning Commission Meeting.

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

Sincerely,  
Adico, LLC

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

Cc: Kayleen Rosser, COIC  
File: 710-26-002-023

STATE OF TEXAS  
COUNTY OF BRAZORIA

I, Reydesel Rangel II, owner of the property subdivided in the above and foregoing map of the R&E ESTATE, do hereby make subdivision of said property, according to the lines, streets, lots, alleys, parks, building lines and easements as shown hereon, and dedicate for public use, the streets, alleys, parks and easements shown hereon, forever, and do hereby waive all claims for damages occasioned by the establishment of grades, as approved for the streets and drainage easements dedicated, or occasioned 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.

WITNESS my hand in the City of Iowa Colony, Brazoria County, TX, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Reydesel Rangel II  
STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared Reydesel Rangel II, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein set forth.

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 is to certify that I Clemente Turribartes Jr., a Registered Professional Land Surveyor of the State of Texas, have plotted 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.

Clemente Turribartes Jr.  
Texas Registration No. 6657



**PLANNING AND ZONING COMMISSION APPROVALS**

I certify that the above and foregoing replat of R&E ESTATE Subdivision, was approved this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS.

David Hurst, Mayor  
Demond Woods, Member

Brenda Dillon, Member  
Terry Hayes, Member

Les Hosey, Member

Robert Wall, Member

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

Lee Walden, P.E. Date  
President

Kerry Osburn Date  
Vice President

Brandon Middleton, Date  
Secretary/Treasurer

Dinh V. Ho., P.E. Date  
District Engineer

**CITY COUNCIL APPROVALS**

I certify that the above and foregoing replat of R&E ESTATE Subdivision, was approved this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

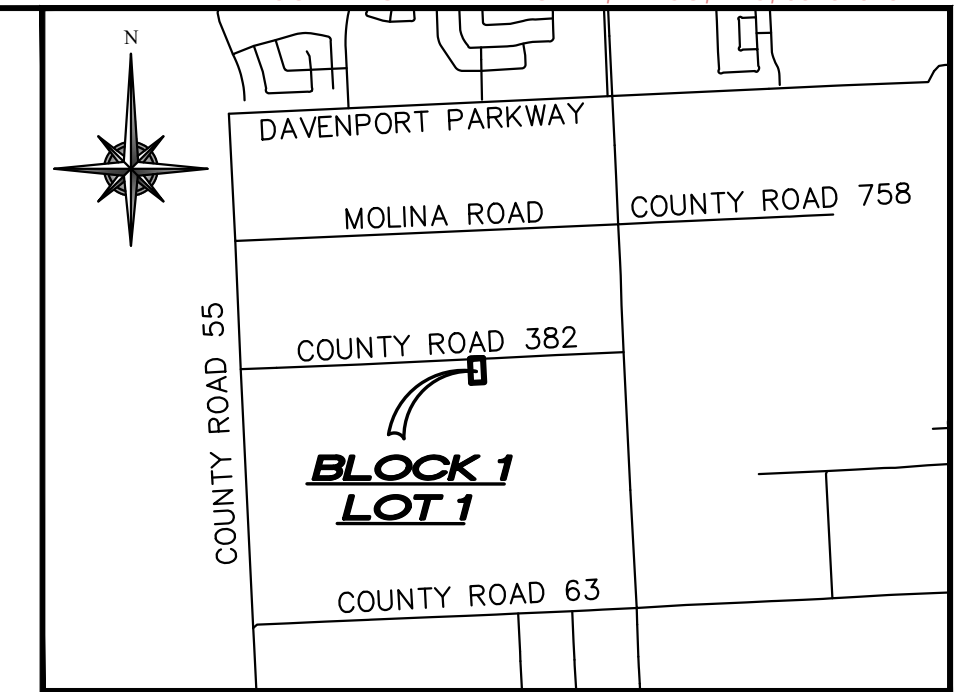
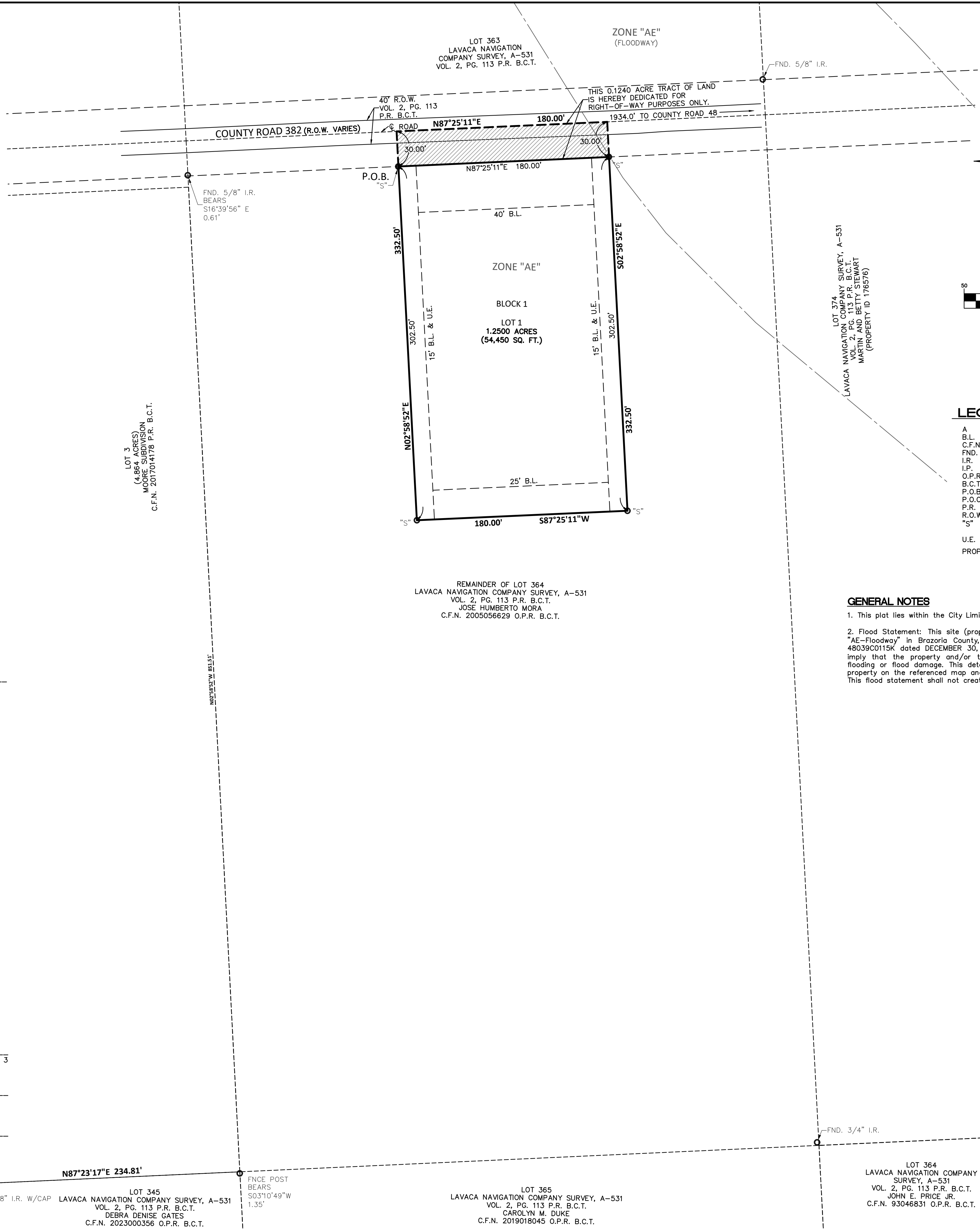
BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS.

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  
Dinh V. Ho., P.E., City Engineer



**LEGAL DESCRIPTION**

BEING a 1.3740 acre (59,850 square feet) tract of land, being out of Lot 364, Lavaca Navigation Company Survey, Abstract 531, recorded in Volume 2, Page 113 of the Plat Records of Brazoria County, Texas (P.R. B.C.T.), as described in an instrument to Jose Humberto Mora, recorded under County Clerk's File Number (C.F.N.) 2005056629 of the Official Public Records of Brazoria County, Texas (O.P.R. B.C.T.), said 1.3740-acre tract of land described by metes and bounds as follows:

COMMENCING at a found 5/8 inch iron rod with cap in the north line of Lot 345 of said Lavaca Navigation Company Survey, as described in an instrument to Debra Denise Gates, recorded under C.F.N. 2023000356 of the O.P.R. B.C.T., marking the common corner of Lots 2 and 3 of Moore Subdivision, recorded under C.F.N. 2017014178 of the P.R. B.C.T.;

THENCE North 87°23'17" East, along and with the common line of said Lots 2 and 345, a distance of 234.81 feet to a point for corner, marking the common corner of said Lots 2, 345, 364 and Lot 365 of said Lavaca Navigation Company Survey, as described in an instrument to Carolyn M. Duke, recorded under C.F.N. 2019018045 O.P.R. B.C.T.;

THENCE North 02°58'52" West, along and with the common line of said Lot 2 and said Lot 364, a distance of 851.51 feet to a point for corner in the apparent south right-of-way (R.O.W.) line of County Road 382, R.O.W. varies, from which a found 5/8 inch iron rod, bears South 16°39'56" East, a distance of 0.61 feet;

THENCE North 87°25'11" East, along and with said south R.O.W. line, a distance of 179.74 feet to a set 5/8 inch iron rod with cap stamped "Fulcrum Land Surveying" in said R.O.W., being a point in the west line of the herein described tract and the POINT OF BEGINNING;

THENCE North 02°58'52" West, a distance of 30.00 feet to a point for corner in the center line of said County Road 382, R.O.W. varies, marking the northwest corner of the herein described tract;

THENCE North 87°25'11" East, along and with said center line, a distance of 180.00 feet to a point for corner, marking the northeast corner of the herein described tract;

THENCE South 02°58'52" East, passing at a distance of 30.00 feet to a set 5/8 inch iron rod with cap stamped "Fulcrum Land Surveying" in said apparent south R.O.W. line and continuing for a total distance of 332.50 feet to a set 5/8 inch iron rod with cap stamped "Fulcrum Land Surveying", marking the southeast corner of the herein described tract;

THENCE South 87°25'11" West, a distance of 180.00 feet to a set 5/8 inch iron rod with cap stamped "Fulcrum Land Surveying", marking the southwest corner of the herein described tract;

THENCE North 02°58'52" West, a distance of 302.50 feet to the POINT OF BEGINNING and containing a computed 1.3740 acres (59,850 square feet) of land.

**LEGEND / ABBREVIATIONS**

A	ABSTRACT
B.L.	BUILDING LINE
C.F.N.	CLERK'S FILE NUMBER
FND.	FOUND
I.R.	IRON ROD
I.P.	IRON PIPE
O.P.R.	OFFICIAL PUBLIC RECORDS
B.C.T.	BRAZORIA COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.	PLAT RECORDS
R.O.W.	RIGHT OF WAY
"S"	SET 5/8 INCH IRON ROD WITH CAP "FULCRUM LAND SURVEYING"
U.E.	UTILITY EASEMENT
PROPERTY MARKER	○

**GENERAL NOTES**

1. This plat lies within the City Limits of Iowa Colony.

2. Flood Statement: This site (proposed area) is situated in Zone "AE" and "AE-Floodway" in Brazoria County, Texas according to FEMA map number 48039C0115K dated DECEMBER 30, 2020. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

**PRELIMINARY PLAT  
R&E ESTATE  
A SUBDIVISION OF  
1.3740 ACRES (59,580 SQ. FT.)  
BEING A PARTIAL REPLAT OF LOT 364  
LAVACA NAVIGATION COMPANY SURVEY, ABSTRACT 531  
RECORDED UNDER  
VOLUME 2, PAGE 113 P.R. B.C.T.  
CITY OF IOWA COLONY  
BRAZORIA COUNTY, TEXAS**

1 LOT 1 BLOCK

MAY 2026

SURVEYOR:



P.O. BOX 130024  
SPRING, TX 77393  
T: 281.443.0207

TSPS REG. NO. 0194886  
c@fulcrumsurveying.com  
fulcrumsurveying.com

OWNER:

REYDESEL RANGEL II  
238 WILLOW STREET  
FRESNO, TX 77545