

Monday, June 29, 2026

Naomi Strauss
Fulcrum Land Surveying
P.O. Box 130024
Spring, TX 77393
naomi@fulcrumsurveying.com

Re: R & E Estate – Final Plat
Letter of Recommendation to Approve
COIC Project No. 8198
Adico, LLC Project No. 710-26-002-026

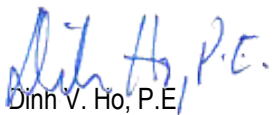
Dear Ms. Strauss:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of the R & E Estate Final Plat, being +/- 1.374 acres out of the Lavaca Navigation Company Survey, Abstract No. 531, City of Iowa Colony, TX, received on or about June 29, 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 final plat as resubmitted June 29, 2026. Please provide at least two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, 3144 Meridiana Pkwy., Iowa Colony, TX 77583, by no later than Wednesday, July 1, 2026, for consideration at the July 7, 2026, 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, COIC
File: 710-26-002-026

C:\Users\cturn\OneDrive - Fulcrum Land Surveying\PROJECTS\2025\25-078\25-078-2 PLAT\DWG\25-078 R&E ESTATE PLAT.dwg

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, Evelyn Mora and Reydesel Rangell II, owners 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.

Evelyn Mora
Reydesel Rangell II

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared Evelyn Mora and Reydesel Rangell 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 Turruabartes Jr., a Registered Professional Land Surveyor of 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.

Clemente Turruabartes 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. President	Date	Kerry Osburn Vice President	Date
Brandon Middleton, Secretary/Treasurer	Date	Dinh V. Ho., P.E. District Engineer	Date

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

N87°23'17"E 234.81'

P.O.C.

FND. 5/8" I.R. W/CAP

LOT 345
LAVACA NAVIGATION COMPANY SURVEY, A-531
VOL. 2, PG. 113 P.R. B.C.T.
DEBRA DENISE GATES
C.F.N. 2023000356 O.P.R. B.C.T.

FNCE POST
BEARS
S03°10'49"W
1.35'

LOT 365
LAVACA NAVIGATION COMPANY SURVEY, A-531
VOL. 2, PG. 113 P.R. B.C.T.
CAROLYN M. DUKE
C.F.N. 2019018045 O.P.R. B.C.T.

REMAINDER OF LOT 364
LAVACA NAVIGATION COMPANY SURVEY, A-531
VOL. 2, PG. 113 P.R. B.C.T.
JOSE HUMBERTO MORA
C.F.N. 2005056629 O.P.R. B.C.T.

LOT 363
LAVACA NAVIGATION
COMPANY SURVEY, A-531
VOL. 2, PG. 113 P.R. B.C.T.

ZONE "AE"
(FLOODWAY)

NEAREST INTERSECTION IS
COUNTY ROAD 48
N87°25'11"E, 1934.0'
THIS 0.1240 ACRE TRACT OF LAND
IS HEREBY DEDICATED FOR
RIGHT-OF-WAY PURPOSES ONLY.

FND. 5/8" I.R.

LOT 374
LAVACA NAVIGATION COMPANY SURVEY, A-531
VOL. 2, PG. 113 P.R. B.C.T.
MARTIN E. STEWART
(PROPERTY ID 176576)

ZONE "AE"
(FLOODWAY)

ZONE "AE"

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. 2013018045 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;

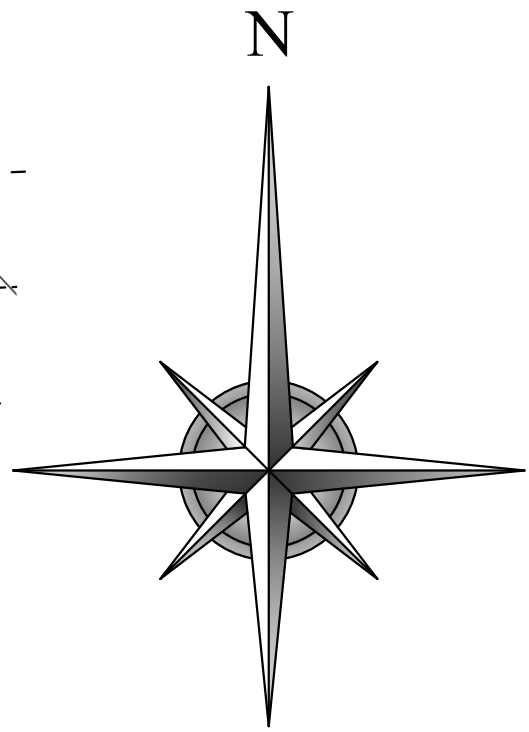
THENCE South 02°58'52" East, passing at a distance of 30.00 feet to a set 5/8 inch iron rod with cap stamped "Fulcrum Land Surveying" in said apparent south R.O.W. line and continuing for a total distance of 332.50 feet to a set 5/8 inch iron rod with cap stamped "Fulcrum Land Surveying", marking the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

FND. 3/4" I.R.

LOT 364
LAVACA NAVIGATION COMPANY
SURVEY, A-531
VOL. 2, PG. 113 P.R. B.C.T.
JOHN E. PRICE JR.
C.F.N. 93046831 O.P.R. B.C.T.



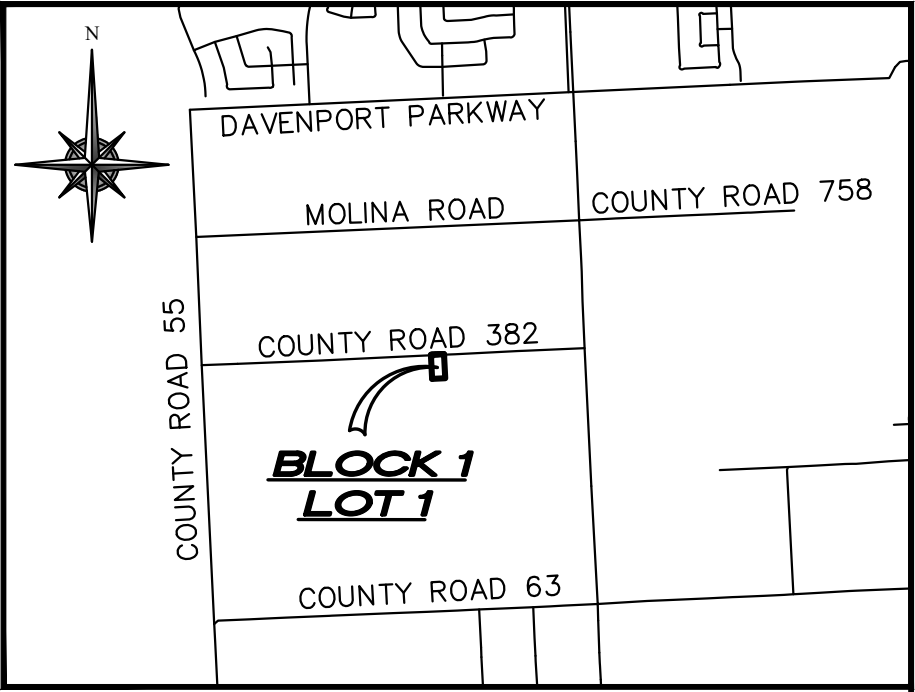
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

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	○



LOCATION MAP
1" = 2640'

GENERAL NOTES

- This plat lies within the City Limits of Iowa Colony.
- 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.
- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of 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, and governmental entity 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 with Brazoria County Drainage District #5.
- Other than shown heron, 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 of 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 & No 2007-07). Access will be gated and locked with Brazoria County Drainage District # 5's lock.
- Prohibited use of "rip-rap" in storm water/sewer applications (District policy). No 2007-08).
- 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 cross 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 date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage 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.

FINAL 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 77363
T. 288.463.0007

TBPLS REC NO. 10196886
c@fulcrumsurveying.com
fulcrumsurveying.com

OWNER:

EVELYN MORA AND
REYDESEL RANGELL II
238 WILLOW STREET
FRESNO, TX 77545