

Tuesday, August 26, 2025

Vince Boyce
Waterloo Surveyors, LLC
2208 W. Anderson Lane
Austin, TX 78757-1224
Vince@waterloosurveyors.com

Re: El Alaniz Addition Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 6234
ALLC Project No. 710-25-002-015

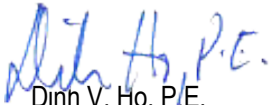
Dear Mr. Boyce:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the fifth submittal of the El Alaniz Addition Preliminary Plat, received on or about August 26, 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 plat as resubmitted on August 26, 2025. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than August 27, 2025, for consideration at the September 2, 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: 710-25-002-015

EL ALANIZ ADDITION
PRELIMINARY PLAT

State of Texas:
County of Brazoria:
I, ELVA ALANIZ, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF EL ALANIZ ADDITION, 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 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 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 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:
THAT I, _____, THE LIENHOLDER OF THAT CERTAIN 3.5013 ACRE TRACT OF LAND OF RECORD IN DOCUMENT NO. 2016058841, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 3.5013 ACRE TRACT OF LAND SITUATED IN CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN AND APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER THE USE OF THE STREETS, ALLEYS, EASEMENTS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

LIENHOLDER NAME _____ DATE _____
BY: _____
NAME _____, ITS _____

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

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

PROJECT DATA

EL ALANIZ ADDITION

ACREAGE: 3.4904 ACRES OUT OF THE H. T. AND B. RAILROAD SURVEY ABSTRACT 511 IN BRAZORIA COUNTY, TEXAS.

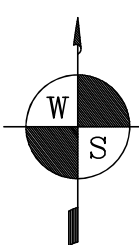
LOT DESCRIPTION:
LOT 1-RESIDENTIAL 2.0724 ACRES/90,276 SQ FT
LOT 2-RESIDENTIAL 1.4179 ACRES/61,765 SQ FT
TOTAL- 3.4904 ACRES/152,041 SQ FT

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

ENGINEER:
DINH V. HO
TBPE FIRM NO. 16423
ADDRESS:
PH: _____

DATE OF PREPARATION: OCTOBER 4, 2024
DATE OF FIRST REVISION: JUNE 11, 2025
DATE OF SECOND REVISION: JULY 31, 2025
DATE OF THIRD REVISION: AUGUST 21, 2025
DATE OF THIRD REVISION: AUGUST 21, 2025

SURVEYOR:
KARL E. ATKINS RPLS
STATE REGISTRATION NO. 4618.
WATERLOO SURVEYORS LLC
15511 HWY 71 W
STE 110 PMB# 118
BEE CAVES, TEXAS 78738
Phone: 512-481-9602
www.waterloosurveyors.com
FIRM# 10124400
H3344P



COUNTY ROAD 65
60' ROW
(IOWA SCHOOL ROAD)

1650.5' +/- TO SW CORNER OF
H. T. & B. RAILROAD SURVEY ABST 511
1610.46' TO CR 63

