

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

TBPE Firm No. 16423

Cc: Kayleen Rosser Natasha Brooks File: 710-25-002-015

AND STATE IN DOCUMENT NO._____ OFFICIAL PUBLIC RECORDS OF BRAZORIA

JOYCE HUDMAN, COUNTY CLERK, BRAZORIA COUNTY, TEXAS

COUNTY, TEXAS.

BY DEPUTY

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 <u>EL ALANIZ ADDITION</u>, 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

ELVA ALANIZ

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ELVA FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME

202___, A.D., NOTARY PUBLIC IN AND FOR BRAZORIA COUNTY, TEXAS

PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES

County of Brazoria:

__, THE LIENHOLDER OF THAT CERTAIN 3.5013 ACRE TRACT 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 FOR PUBLIC DEDICATION AS SHOWN HEREON.

, KNOWN TO BE THE PERSON OR AGENTS WHOSE NAME IS SUBSCRIBED TO FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

202___, A.D., NOTARY PUBLIC IN AND FOR BRAZORIA COUNTY, TEXAS

PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES

PRELIMINARY, this document shall not be recorded for any

15511 HWY 71 W

BEE CAVES, TEXAS 78738 Phone: 512-481-9602

STE 110 PMB# 118

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:

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

_____, 202___.

11615 COUNTY ROAD 65 IOWA COLONY, TEXAS 77583

State of Texas: County of Brazoria:

ALANIZ, KNOWN TO BE THE PERSON OR AGENTS WHOSE NAME IS SUBSCRIBED TO THE FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____DAY OF ____,

State of Texas:

OF LAND OF RECORD IN DOCUMENT NO. 2016058841, OF THE OFFICIAL RECORDS OF BRAZORIA FOREVER THE USE OF THE STREETS, ALLEYS, EASEMENTS, AND ALL OTHER LANDS INTENDED

County of Brazoria:

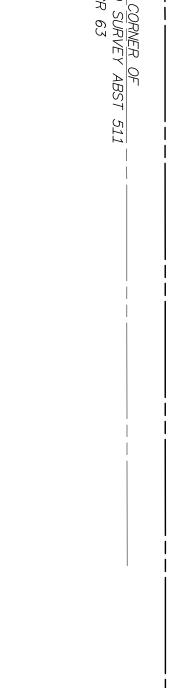
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____DAY OF ____,

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.

purpose and shall not be used or viewed or relied upon as a final survey document 8/26/25 KARL E. ATKINS RPLS STATE REGISTRATION NO. 4618. WATERLOO SURVEYORS LLC

LOT 1-RESIDENTIAL 2.0724 ACRES/90,276 SQ FT LOT 2-RESIDENTIAL 1.4179 ACRES/61,765 SQ FT TOTAL- 3.4904 ACRES/61,765 SQ FT OWNER: ELVA ALANIZ 11615 COUNTY ROAD 65 IOWA COLONY, TEXAS 77583 **ENGINEER:** DINH V. HO TBPE FIRM NO. 16423 ADDRESS: 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



(IN FEET)

1 INCH = 100 FT.

FIR 5/8" LOCATOR MAP not to scale CR 64 CR 63 AIRLINE RD NO. 2E INDUS CAPITAL ENTERPRISE LLC 43.2624 AC DOC# 2023027829 ORBCT FIR 1/2' 110.03' FIR 1/2' FIR 1/2' FIR 1/2° FIR 1/2° FIR 5/8" FIP 1/2" 365.57'(365.54') N87°15'18"E 730.88 116.89' N87°11'21"E 182.46 163.59' N87°19'25"E N87°16'45"E N87°22'41"E N87°16'33"E RESERVE "A" TIRADO ALBARRAN PLACE DOC# 2019003977 ORBCT 50' ACCESS EASEMENT 50' ACCESS EASEMENT 50' ACCESS EASEMENT 50° BUILDING LINE LOT 1 TIRADO ALBARRAN PLACE DOC# 2019003977 ORBCT (2.58 AC) 2.0724 AC 1.4179 AC JOSE LUIS TIRADO YVONNE ALBARRAN (DOC# 2018008548 3.00 AC) ORBCT 3.0 AC OUT OF 5.0 AC DOC# 1996011390 243.76' S87°1<u>7</u>'16"W 253.04 (182.6°) (365.54') S87°18'20"W 426.23' FIR 5/8" FIR 5/8" SIRC 5/8" SIRC 5/8" SIRC 5/8" FIRC 1/2" Easement waterloo surveyors State of Texas: County of Brazoria: IOWA COLONY CR 63 PROPERTIES LLC 80.00 AC APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5, BRAZORIA COUNTY, TEXAS. #/-B. 610. DOC#2024009674 ORBCT THIS THE _____, DAY OF _____, 202__, A.D. LEE WALDEN LEE WALDEN, P.E. PRESIDENT BCDD #5 VICE PRESIDENT BCDD #5 DINH V. HO, P.E. BRANDON MIDDLETON LINE TABLE SECRETARY/TREASURER BCDD #5 DISTRICT ENGINEER BCDD #5 _# BEARING DISTANCE 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 State of Texas: BEARING BASE LAND SURVEYING PARCTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES County of Brazoria: County of Brazoria: THE TEXAS COORDINATE SYSTEM OF 1983(NAD83) OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR CAPS AS INDICATED. 1983(NAD83), UPDATED 2011, SOUTH CENTRAL APPROVED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY BRAZORIA COUNTY, TEXAS, APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, 3. THIS SUBDIVISION CONTAINS ONE OR MORE PRIVATE STREETS/ROADS THAT HAVE NOT TEXAS ZONE(4204), BASED ON LOCAL NETWORK BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF IOWA COLONY AS PUBLIC GPS OBSERVATIONS. THIS THE _____, 202__, A.D. THIS THE _____, 202_, A.D. RIGHTS-OF-WAY. IOWA COLONY HAS NO OBLIGATION TO MAINTAIN OR IMPROVE ANY PRIVATE STREETS WITHIN THE SUBDIVISION. THIS IS A SURFACE DRAWING, GRID TO GROUND 4. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA. SCALE FACTOR=0.99986423. 5. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA. WIL KENNEDY
MAYOR OF THE CITY OF IOWA COLONY DAVID HURST, CHAIRMAN PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY 6. SIDEWALKS, A MINIMUM OF FIVE(5) FEET WIDE SHALL BE REQUIRED ALONG ALL STREETS, WHEN THE ROW IS IMPROVED, AND SHALL CONFORM TO THE CITY'S DESIGN CRITERIA. 7. THE OWNERS WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, LES HOSEY, MEMBER
PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY NIKKI BROOKS COUNCIL EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION. CITY COUNCIL OF THE CITY OF IOWA COLONY 8. THE OWNERS WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE LEGEND WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. FOUND 2" IRON PIPE FIP 2" 9. THE PROPERTY SHOWN HEREON IS IN SHADED ZONE X-0.2% ANNUAL CHANCE FLOOD HAZARD ARNETTE HICKS-MURRAY COUNCIL BRENDA DILLON, MEMBER FOUND 1/2" IRON PIPE FIP 1/2" ZONE ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 48039C0120K FOR THE PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY CITY COUNCIL OF THE CITY OF IOWA COLONY FOUND 1/2" IRON ROD FIR 1/2" CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, DATED DECEMBER 30, 2020. 10. THESE LOTS WILL BE UTILITIZING PRIVATE WATER WELL AND SEPTIC SYSTEMS. FOUND 5/8" IRON ROD FIR 5/8" 11. SITE DRAINAGE PLANSS FOR THE FUTURE DEVELOPMENT OF THIS RESERVE/LOT MUST BE SUBMITTED MARQUETTE GREEN-SCOTT COUNCIL BRIAN JOHNSON, MEMBER SET 5/8" IRON ROD W/CAP SIRC TO THE CITY OF IOWA COLONY AND BRAZORIA COUNTY DRAINAGE NO. 5 FOR REVIEW PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY CITY COUNCIL OF THE CITY OF IOWA COLONY AND APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT. LABELED "waterloo surveyors" BENCHMARK BM:
MAG NAIL SET IN CONC DRIVE; State of Texas: County of Brazoria: TIMOTHY VARLACK COUNCIL DISTRICT A TERRY HAYES, MEMBER PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY Elevation 46.65° NAVD88 CITY COUNCIL OF THE CITY OF IOWA COLONY I, JOYCE HUDMAN, CLERK OF BRAZORIA COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE OFFICIAL RECORDS BRAZORIA COUNTY TEXAS ORBCT FOREGOING INSTRUMENT OF WRITING AND IT'S CERTIFICATE OF AUTHENTICATION WAS FILED ROBERT WALL, MEMBER
PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY KAREEM BOYCE COUNCIL DISTRICT B FOR RECORD IN MY OFFICE ON THE _____ DAY OF_____, 202_, A.D. AT CITY COUNCIL OF THE CITY OF IOWA COLONY _____O'CLOCK ____M., DULY RECORDED ON THE ___ DAY OF GRAPHIC SCALE _____, 202___ A.D. AT ____ O'CLOCK__M., IN SAID COUNTY SYDNEY HARGRODER COUNCIL DISTRICT C THIS PLAT IS HEREBY APPROVED BY THE CITY ENGINEER OF THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, 200

THIS THE _____, 202__, A.D.

DINH V. HO, P.E.

ENGINEER OF THE CITY OF IOWA COLONY

CITY COUNCIL OF THE CITY OF IOWA COLONY