



**CITY OF
IOWA
COLONY**

**PLANNING & ZONING COMMISSION
MEETING**

**Tuesday, February 03, 2026
6:30 PM**

Iowa Colony City Council Chambers, 3144 Meridiana Parkway, Iowa Colony, Texas 77583

Phone: 281-369-2471 • Fax: 281-369-0005 • www.iowacolonytx.gov

THIS NOTICE IS POSTED PURSUANT TO THE TEXAS OPEN MEETING ACT (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE). THE **PLANNING AND ZONING COMMISSION OF IOWA COLONY** WILL HOLD A **PUBLIC MEETING AT 6:30 PM ON TUESDAY, FEBRUARY 3, 2026 AT IOWA COLONY CITY HALL, 3144 MERIDIANA PARKWAY, IOWA COLONY, TEXAS 77583** FOR THE PURPOSE OF DISCUSSING AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE FOLLOWING ITEMS.

Requests for accommodations or interpreter services must be made 48 hours prior to this meeting. Please contact the City Secretary at 281-369-2471.

CALL TO ORDER

CITIZEN COMMENTS

An opportunity for the public to address the Planning and Zoning Commission on agenda items or concerns not on the agenda. To comply with Texas Open Meetings Act, this period is not for question and answer. Those wishing to speak must identify themselves and observe a three-minute time limit.

PUBLIC HEARING

1. Hold a public hearing on a proposed variance to fencing regulations in the City's Unified Development Code and Zoning Ordinance.

ITEMS FOR CONSIDERATION

2. Consideration and possible action to provide a recommendation to the City Council for a variance to the fencing requirements in the City's Unified Development Code and Zoning Ordinance at 4200 County Road 78.
3. Consider approval of the Meridiana Section 34D Preliminary Plat.
4. Consider approval of the Ellwood Section 3B Preliminary Plat.
5. Consider approval of the Ellwood Detention Reserve "D" Preliminary Plat.
6. Consider approval of the Ellwood Detention Reserve "E" Phase 2 Preliminary Plat.
7. Consider approval of the Coogan Tract General Plan.
8. Consider approval of the Avery Crossing Section 1 Preliminary Plat.
9. Consideration and possible action to provide a recommendation to City Council for the Sierra Vista West Plan of Development Amendment No. 3.

ADJOURNMENT

I, Kayleen Rosser, hereby certify that the above notice of meeting of the Iowa Colony Planning and Zoning Commission was posted pursuant to the Texas Open Meeting Act (Chapter 551 of the Texas Government Code) on January 27, 2026.

Kayleen Rosser

Kayleen Rosser, City Secretary





Permit #: 7183
Permit Date: 10/22/25
Permit Type:
Permit Type: Variance Request
Residential or Commercial: Residential
Flood Plain:
Owner Name: FAKR A AHMED & PERVIN AHMED
Address: 4200 COUNTY ROAD 78
City, State, ZIP: IOWA COLONY TX 77583
Owner Phone Number: [REDACTED]
Applicant Email: [REDACTED]
Description: VARIANCE TO THE ZONING ORDINANCE
Project Cost: 0
Number of Bathrooms: 0.0
Number of Bedroom: 0
Number of Garage Bays: 0
Number of Stories: 0
Living Area SQF: 0
Garage Area SQF: 0
Total SQF: 0
Parcel Address: 4200 COUNTY ROAD 78
Status: Pending
Assigned To:

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
05170005000	4200 COUNTY ROAD 78	ABST - 517 SUBD - Emigration Land Co, A-517 Tract - 120	AHMED FAKIRA & PERVIN		

Fees

Fee	Description	Notes	Amount
VARIANCE REQUESTS			\$1,000.00
		Total	\$1,000.00

Attached Letters

Date	Letter	Description
10/22/2025	Web Form - New Home Permits Application	

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
10/22/2025	JANNATUL FERDOWS / FAKIR A AHMED		CHECK # [REDACTED]	Rachel Patterson	\$1,000.00
				Outstanding Balance	\$0.00



CITY OF IOWA COLONY

Permit #: 7183

Permit Type:

Address:

City:

State:

Zip:

Owner:

Owner Address:

Owner City:

Owner State:

Owner Zip:

Owner Phone:

Owner Email:

Receipt #: 11796

Date: 10/22/2025

Paid By: JANNATUL FERDOWS / FAKIR A AHMED

Description:

Payment Type: Check

Payment Type Description: CHECK # [REDACTED]

Accepted By: Rachel Patterson

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
VARIANCE REQUESTS	City Planning		0.00	1,000.00	1,000.00
				Total:	\$1,000.00



xAPPLICATION FOR VARIANCE REQUEST or APPEAL

3144 MERIDIANA PKWY, IOWA COLONY, TEXAS 77583 | PHONE: 281-369-2471 | FAX: 281-369-0005 | WWW.IOWACOLONYTX.GOV

Please use this application to request a variance/appeal within the Subdivision Ordinance, Zoning Ordinance, Unified Development Code (UDC) and Sign Ordinance. An Application for Variance Request/Appeal shall be considered by Planning Commission and Planning Commission shall make a recommendation to City Council, who has the authority to grant or deny variance requests. Considerations are made at the monthly Planning Commission and City Council meetings. Refer to the www.iowacolonytx.gov for Planning Commission and City Council scheduled meeting dates and all ordinances and development guidelines affecting the City. Provide hard copies and digital files (cd or flash drive) of application and any supporting documentation to the City Secretary. This application may be used for several requests but only one property or one section of a subdivision. The application fee for Variance Requests/Appeal is \$1,000, due at the time of submission and is non-refundable. Applications received without the required fee shall be considered incomplete.

TYPE OF VARIANCE REQUEST (SELECT ONE): ZONING UDC ZONING ORDINANCE SIGN ORDINANCE APPEAL

APPLICANT INFORMATION:

Name of Applicant: Fakir A. Ahmed and wife Pervin Ahmed

Address of Applicant: 4200 County Road 78, Iowa Colony, Texas Phone: 832-679-5696 email is best due to time zones and out of country, or call my agent, Carolyn Bowen, 281-989-3486.

ashufakir@yahoo.com Email: _____

Name Faki A. Ahmed and Pervin Ahmed of 4200 Iowa Colony, Tx Owner: _____

Address of Owner: 4200 County Road 78, Iowa Colony, Tx

Phone: _____

Email: _____

PROPERTY INFORMATION:

Address 4200 County Rd 78 of Rural Iowa Colony Subject Fence Property: _____

8,34AC Legal HT&BRR Abstract 517 Lot 120 Description of Subject Property: _____

Brazoria County Tax 0517-0005-000 No(s): _____

Current Zoning: residential Water and Sanitary Serviced by: _____

Private well and septic

Street Frontage Type (Circle One): Private or Public
Number: _____

FIRM Map Panel

VARIANCE REQUEST/APPEAL INFORMATION: Requestor must identify specific Chapter and Section of the Subdivision Ordinance, Zoning Ordinance, Unified Development Code or Sign Ordinance that the Variance Request applies to. If additional space is needed, please attach to this application.

- Zoning Appendix A, Article V, Sec.55 (a), (1), (a),(i)

or _____ Code: _____
 Request _____ and reason: _____ the
 _____ exempt _____

List _____ Ordinance _____ or _____ Code: _____
 Request _____ and reason: _____
 _____ Variance _____ Abate Citations _____

built 8 yrs ago, it is compatible with a req, varied demands
 on Citation letters Complaint made with hidden agenda, not the
 List of supplemental documentation provided: Fence

Copies of 4 letters from code enforcement, written and recorded responses, photos of previous fence replaced, photos of other fences in the area.

Note: owner is out of USA until 1st Dec 2026.

Planning Commission Date Requested: January 2026 City Council Date Requested January 2026

Requestor Resvin Ahmed Signature RAhmed or _____ Owner _____ and _____ Date: _____

FOR CITY USE ONLY: Application Received By: _____ Date Received: _____

Planning Commission Date: _____ Fee Received: _____

City Council Date: _____ Notifications Required: Published Notice
 Public Hearing

Date Approved or Denied: _____ Posting on Property (applicant
 responsibility) Personal Notice

Project No.: _____ Written Notice of Decision



FINAL NOTICE

10/17/2025

Recipients AHMED FAKIR A & TX 77583 or Current ResidentCase 4200 County Road Iowa Colony, TX 77583	PERVINRE Parcel # 176364 4200 CR 78, Iowa Colony, No.: 25IWA-00031 78Officer: Sylvia Ardoin
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An inspection on 10/16/2025 of the premises at the above address revealed conditions that violate the City of Iowa Colony municipal code. The following violations were identified.

Violation	Code Section
General fence regulations	Zoning Appendix A, Article V, Sec.55 (a), (1), (a),(i)
Section States: a. General fence regulations. 1. Height restrictions. (a) The following portions of a fence shall not exceed four feet in height: (i) The portion of the fence in front of the front wall of the main building, if any, on the lot, tract, or parcel of land, if there is any building larger than 300 square feet thereon.	

To comply with our current ordinance and to prevent further action, please take the following corrective actions by the dates indicated.

Violation	Correct Violation By
General fence regulations	10/31/2025
Corrective Action: FINAL NOTICE: Please modify the front portion of the fence to comply with the 4 feet in height city ordinance within 10 (ten) days of receipt of this notice. If failure to comply, may result in charges filed against you in Municipal Court and/or the City abating or causing the abatement of the violations and the City filing a lien on your property for the costs incurred.	

For additional information, please contact your Code Enforcement Officer between the hours of 8am and 5pm Monday through Friday.

Sincerely,
Sylvia Ardoin
Sylvia Ardoin

Code Enforcement Officer
SArdoin@safebuilt.com
(832) 334-7659





2025-09-04 DSCF0892.JPG



Item 2.

2025-09-04 DSCF0890.JPG



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2025-09-04 DSCF0893.JPG



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2025-10-16 DSCF1663.JPG



IOWA COLONY CODE COMPLIANCE OFFICE

3144 Meridiana Parkway
Iowa Colony, TX 77583

Albert Cantu, CCO

Office Phone: (346) 395-4551 cell Phone: (346) 686-7479 Email:
acantu@iowacolonytx.gov Website: iowacolonytx.gov

VIOLATION NOTICE

February 26, 2025

Ahmed Fakir A & Pervin
4200 County Road 78
Iowa Colony, TX 77583

To whom it may concern,

It is found that your property is in violation of City of Iowa Colony Codes of Ordinance- Unified Development Code, Chapter 3, Division 2 Section 3.3.2.1 Fencing Allowed

Section- (b) Fences permitted in front yard(s) adjacent to a public street. (1) Except as provided by subsection (b) (2) (decorative fences) below, no fence or wall shall be permitted within the required front yard of any single-family or duplex residential lot which is adjacent to a public street. **No residential fence shall be closer than 15 feet to a public street**; however, in cases where the side or rear building line of the yards on continuous corner lots adjoin (i.e., the side yard lot is not a key corner lot), the fence may be constructed out to the property line of the side yard, such that the street side yard may be included as part of the lot's rear yard area.

The front portion of the fence facing the public street shall be removed within 14 days of this letter. A fine may be imposed for up to \$2000.00 each day that this property is found to be in violation.

After receiving a complaint, the above violation has been noted on the property. As these conditions are contrary to the law, **YOU ARE HEREBY ORDERED** to abate and remedy the said conditions above immediately upon receipt or posting of this notice. To prevent further action by the city we will conduct a follow-up inspection on or after March 13, 2025, to check for compliance. If more information is needed, contact (346) 395-4551.

We realize that some citizens may not be aware of various City ordinances and state laws regarding their property and its surroundings that are in violation of these laws. Your cooperation in this matter is greatly appreciated. If we can be of further assistance to you, or can answer any questions regarding this matter, please contact this office.

Thanks,



Ambrosia Hicks,
Code Compliance Officer

March 13, 2025

Iowa Colony Code Compliance

3144 Meridiana Blvd

Iowa Colony, Tx 77583

ATTENTION Albert Cantu:

c

First let me apologize for the delayed response to this letter. I just returned to the US after extended work related time out of the Country so just now reviewed the mail.

1. First of all my fence was built in 2017 and was built 10' inside my property as I was told to do at the time. Eight years is too long to wait to enforce ordinances. We should have been stopped while in process of building, not almost a decade later.
2. In driving around rural Iowa Colony where I live, it appears that ALL fences are either on property lines or within 10'. If a complaint was filed please provide a copy of the complaint per open records act.
3. A few years ago I gave my daughter a portion of my property that also has the same fence across it. We spent almost \$15,000 in the platting process per City requirements and all Council, Engineer and City Staff approved and signed off on the platting. Why was the fence not mentioned then?
4. The fence does not obstruct drainage and I have no word of the road widening so what is the purpose of such a costly requirement?
5. Moving the fence is a very costly hardship that seems to serve no purpose. It is enough that we pay high taxes yet have no services here. What IS the purpose of this demand?

Sincerely,

Fakir Ahmed

4200 County Road 78

Iowa Colony, Tx 77583

██████████

Cc: Mayor Wil Kennedy, Council, City Attorney



IOWA COLONY CODE COMPLIANCE OFFICE

Item 2.

3144 Meridiana Parkway
Iowa Colony, TX 77583

Albert Cantu, CFM

Office Phone: (346) 395-4551
Email: acantu@iowacolonytx.gov

Cell Phone: (346) 278-9218
Website: iowacolonytx.gov

March 26, 2025

Ahmed Fakir A & Pervin
4200 County Road 78
Iowa Colony, TX 77583

To Whom It May Concern,

After reviewing the City of Iowa Colony ordinances, it has been determined that this property is in violation of the following regulations:

- **Appendix A – Zoning Ordinance, Article V, Performance Standards, Section 55 – Fences.** This ordinance was adopted on August 14, 2014.

-AND-

- **Appendix B – Unified Development Code, Chapter 3, Article 3 – Screening and Fencing, Division 2 – Fencing, Section 3.3.2.1 – Fencing Allowed.** This ordinance was adopted on May 15, 2014.

Based on available documentation and Google Earth imagery, the fence in question was constructed after the adoption of the ordinance on May 15, 2017, which places it under the jurisdiction of these ordinances.

Required Action:

The front portion of the fence facing the public street must be removed by **April 14, 2025**. Failure to comply may result in a fine of up to **\$2,000 per day** until the violation is corrected.

Compliance Deadline & Follow-Up Inspection:

To avoid further action by the city, compliance must be achieved immediately upon receipt of or posting of this notice. A follow-up inspection will be conducted on or after **April 14, 2025**, to verify that the violation has been remedied.

If you require additional information, please contact Albert Cantu.

Appendix A- Zoning Ordinance Article V Performance Standards Section 55- Fences subsection a-1, and a-3.

a) *General fence regulations.*

1. Height restrictions.

(a) The following portions of a fence shall not exceed four feet in height:

- i. The portion of the fence in front of the front wall of the main building, if any, on the lot, tract, or parcel of land, if there is any building larger than 300 square feet thereon.

3. Grandfather exception for lawful nonconforming uses.

- i. Except as otherwise provided herein, fences are subject to the same regulations as other structures concerning nonconforming uses. This subsection 55.a (general fence regulations) is enacted on August 18, 2014.
- ii. However, if a fence or portion of a fence is built after August 18, 2014, and if the existence or location of a structure on that property is later changed so that the fence then becomes unlawful, then the fence is not a lawful nonconforming use, and the fence must be modified or removed as necessary to comply with this ordinance, within 30 days after it becomes unlawful.

Appendix B – Unified Development Code, Chapter 3, Article 3 – Screening and Fencing, Division 2 – Fencing, Section 3.3.2.1 – Fencing Allowed.

(b) Fences permitted in front yard(s) adjacent to a public street.

- 1) Except as provided by subsection (b)(2) (decorative fences) below, no fence or wall shall be permitted within the required front yard of any single-family or duplex residential lot which is adjacent to a public street. No residential fence shall be closer than 15 feet to a public street; however, in cases where the side or rear building line of the yards on continuous corner lots adjoin (i.e., the side yard lot is not a key corner lot), the fence may be constructed out to the property line of the side yard, such that the street side yard may be included as part of the lot's rear yard area.
- 2) Decorative fences. Decorative fences with openings not less than 50 percent of the fence area and not exceeding four feet in height are permitted in front yards. Chain link, woven wire mesh metal panel, or similar materials are not considered decorative fencing, and are therefore not allowed in front yards.

Sincerely,

Albert Cantu,
Code Compliance Supervisor
City of Iowa Colony

Staff Report

Agenda Date: January 5, 2026
Agenda Item: Variance Request Fakir A & Pervin Ahmed- 4200 County Road 48, Iowa Colony, TX 77583

Project Description: Variances to regulations of the Zoning Ordinance, Article V, Performance Standards, Section 55 – Fences and the Unified Development Code pertaining to Screening and Fencing Appendix B, Ch.3, Article 3, Division 2, Sec,3.3.2.1 (b), (2)

Zoning Designation: Single Family Residential

Building Official: Albert Cantu

SUMMARY

This request was made by Fakir Ahmed for a variance to Zoning Ordinance, Article V, Performance Standards, Section 55 – Fences and the Unified Development Code pertaining to Screening and Fencing Appendix B, Ch.3, Article 3, Division 2, Sec,3.3.2.1 (b), (2)

Zoning Ordinance, Article V, Performance Standards, Section 55 – Fences

- a. General fence regulations.
 - 1. Height restrictions.
 - a) The following portions of a fence shall not exceed four feet in height:
 - i. The portion of the fence in front of the front wall of the main building, if any, on the lot, tract, or parcel of land, if there is any building larger than 300 square feet thereon; and
 - ii. The portion of the fence that is closer to any street right-of-way than the applicable yard requirement or building setback line under the zoning ordinance, subdivision ordinance, or any other applicable law.
 - b) A portion of a fence not subject to the four-foot height limit under this subsection [subsection a.1(a)] (height restrictions) shall not exceed eight feet in height.
 - c) Agricultural exception. The fence height regulations under subsection a.1[(a)] (height restrictions) shall not apply to an otherwise lawful fence that is both:
 - i. Lawfully placed or used to turn, halt, or contain livestock, regardless whether livestock is temporarily absent from the property; and
 - ii. Constructed of barbed wire, hog wire, or similar materials that make the completed fence about as transparent as a barbed wire or hog wire fence, but not chicken wire, cyclone fence wire, or similar

materials that make a completed fence about as much of a visual obstruction as a cyclone fence or chicken wire fence, due to having a mesh size generally similar to a cyclone fence or chicken wire.

- d) Lawful junkyard exception. The fence height regulations under [this] subsection a.1 (height restrictions) shall not apply to an otherwise lawful fence around a lawful junkyard or lawful salvage yard.
2. Fencing materials.
 - i. Without a specific use permit granted by the city council, no fence shall be wholly or partly constructed of concertina wire.
 - ii. No sharp or broken glass shall protrude from any surface of any fence. This paragraph does not prohibit the decorative use of unbroken glass that is not sharp enough to cut human flesh.
 3. Grandfather exception for lawful nonconforming uses.
 - i. Except as otherwise provided herein, fences are subject to the same regulations as other structures concerning nonconforming uses. This subsection 55.a (general fence regulations) is enacted on August 18, 2014.
 - ii. However, if a fence or portion of a fence is built after August 18, 2014, and if the existence or location of a structure on that property is later changed so that the fence then becomes unlawful, then the fence is not a lawful nonconforming use, and the fence must be modified or removed as necessary to comply with this ordinance, within 30 days after it becomes unlawful.
- b. [Screening fences required.] When there is a common side or rear lot line or lot lines between land being used in a manner that would be prohibited in a SFR zone (herein called the "nonresidential land," regardless how zoned), and land being used for a single family residence (herein called "the residential land," regardless how zoned), the owner of said nonresidential land shall erect a fence that properly screens adjacent residential land from adverse influences such as noise, vehicular lights, trespass, and other adverse influences. However, if the nonresidential use is in place before the single-family residential use, such fence is not required. Such fence shall be at least eight feet but not more than ten feet in height and shall form a solid continuous screen between the residential and nonresidential land. The fence required by this paragraph shall extend along the entire boundary line between the residential and nonresidential land, except for the portion of that boundary that is closer to any street right-of-way than the applicable yard requirement or building setback line under the zoning ordinance, subdivision ordinance, or any other applicable law. Each such screening fence shall be maintained in good condition by the person required to provide the fence. The obligation to provide and maintain the fence shall run with the land. This subsection applies according to how the land is actually used, not according to how the land is zoned, and not to unused land.

Unified Development Code Screening and Fencing Appendix B, Ch.3, Article 3, Division 2, Sec.3.3.2.1 (b), (2)

Sec. 3.3.2.1. Fencing allowed.

- a. Fences in residential areas/districts, except multiple family.
 1. Materials permitted. Fences may be constructed of approved wood, decorative metal, chain link or woven wire mesh, and other materials traditionally used in

private fence construction. New and innovative materials such as plastics, PVCs, metal panel or metal slat, "honeycomb," cementitious fiber board (e.g., "WoodCrete"), and other similar materials may be approved for use by the city's building official if the material is proven to be sturdy, durable and relatively maintenance-free.

b. Fences permitted in front yard(s) adjacent to a public street.

1. Except as provided by subsection (b)(2) (decorative fences) below, no fence or wall shall be permitted within the required front yard of any single-family or duplex residential lot which is adjacent to a public street. No residential fence shall be closer than 15 feet to a public street; however, in cases where the side or rear building line of the yards on continuous corner lots adjoin (i.e., the side yard lot is not a key corner lot), the fence may be constructed out to the property line of the side yard, such that the street side yard may be included as part of the lot's rear yard area.
2. **Decorative fences. Decorative fences with openings not less than 50 percent of the fence area and not exceeding four feet in height are permitted in front yards. Chain link, woven wire mesh metal panel, or similar materials are not considered decorative fencing, and are therefore not allowed in front yards.**

Variance Request:

1. The ordinance itself is flawed and not written for rural properties. To attempt to conform to an ordinance written for subdivisions is an extreme on myself and all citizens in rural Iowa Colony. The fence is comparative to other properties in the neighborhood.

2. At the time the fence was built the primary consideration was safety for my family. At that time my wife, daughters and I made regular trips every summer to Bangladesh, and a privacy fence kept people from seeing that cars were not moving or lawn not as well cared for indicating no one was home. Although we have neighbors and people who checked on the house, the privacy fence kept the house vacant from being known by people passing by. In addition, being Muslim we wanted our daughters to have the freedom of wearing shorts or swimsuits (we have a pool) in their own yard without peering eyes.

3. Lastly, we have cattle and the privacy fence keeps the wet weather unsightly trampling from view. In addition, it seems cattle rustling is still a crime being committed in Brazoria County and in Texas, so such thieves are not able to see inside the fence that we have prime Angus cattle. We have also heard of cattle being shot in their pasture. If the fence were cut to 4' or less as in one letter saying cut over 50% making it 3', the cattle would get out.

At the time the fence was built 8 years ago, these were my concerns and they are the same today. We had no way to know of this UDC ordinance despite being at City Hall on a regular basis while building a home. No one told us about this ordinance, it was not online as it is today and permits for fences were not and are still not required.

The financial hardship created as well for removing this fence, relocating our cattle and all that would be required to comply with these requirements is unreasonable considering almost EVERY fence in rural Iowa Colony is in some way NON COMPLIANT.

RECOMMENDATION

Staff recommend that the variance **NOT** be granted due to not meeting the criteria required for approval of a variance under the City's zoning and fencing regulations. Specifically, the request does not demonstrate a hardship unique to the property that is not self-imposed, nor does it meet the intent of the ordinance to protect public safety, maintain neighborhood character, and ensure consistent application of City standards.

The proposed fence, as submitted, does not comply with the applicable requirements related to [height, placement, visibility, material, and approval of the variance would constitute a deviation from established regulations without sufficient justification.

Albert Cantu

Albert Cantu, Building Official

Images



2025-09-04 DSCF0892.JPG



2025-09-04 DSCF0890.JPG



2025-09-04 DSCF0891.JPG



2025-09-04 DSCF0893.JPG



2025-10-02 DSCF1301.JPG



2025-10-02 DSCF1302.JPG



Monday, January 12, 2026

Jacey Neuberger
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
jneuberger@ehra.team

Re: Meridiana Section 34D Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 7476
Adico, LLC Project No. 710-25-002-061

Dear Ms. Neuberger:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal of Meridiana Section 34D Preliminary Plat received on or about January 7, 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 submitted on January 7, 2026. Please provide ten (10) folded copies of the plat Kayleen Rosser, City Secretary, by no later than Tuesday, January 27, 2026, for consideration at the February 3, 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: 710-25-002-061

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48030110K and No. 48030120K, dated December 30, 2020, the property lies within Unshaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
V.O.L. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Alvin, the City of Iowa Colony, and Brazoria County Drainage District No. 5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- The Developer/Homeowners' Association and Municipal Utility District shall be responsible for maintenance of all reserves.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- 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.
- The approval of the preliminary plat shall expire twelve months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six months.
- Drainage plans to be provided prior to final plat submittal.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 34B where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.
- This plat is subject to the Development Agreement for Meridiana PUD Amendment Number 4
- This plat is subject to an interlocal agreement between Iowa Colony and Alvin whereby Iowa Colony in granted authority to approve subdivisions within the 1 foot strip along the northern boundary of this plat as recorded at _____ of the Brazoria County Clerk's Files.
- All area of this subdivision except the 1 foot Alvin Strip shall be annexed into Brazoria County Municipal Utility District No. 55 prior to final plat approval.
- Off-street guest parking spaces will be provided by Section 34B, which has 5 excess parking spaces

LINE TABLE

LINE	BEARING	DISTANCE
L1	S02°40'43"E	113.82'
L2	S87°56'07"W	118.97'
L3	N07°00'52"W	65.99'
L4	N29°12'27"W	6.81'
L5	S87°19'17"W	46.58'

CURVE TABLE

CURVE	RADIUS	BEARING	CHORD	LENGTH
C1	175.00'	S83°59'14"W	20.36'	20.37'
C2	25.00'	N82°09'32"W	9.13'	9.18'
C3	50.00'	S45°12'26"W	89.22'	110.22'
C4	2060.00'	N21°25'31"W	106.94'	106.95'

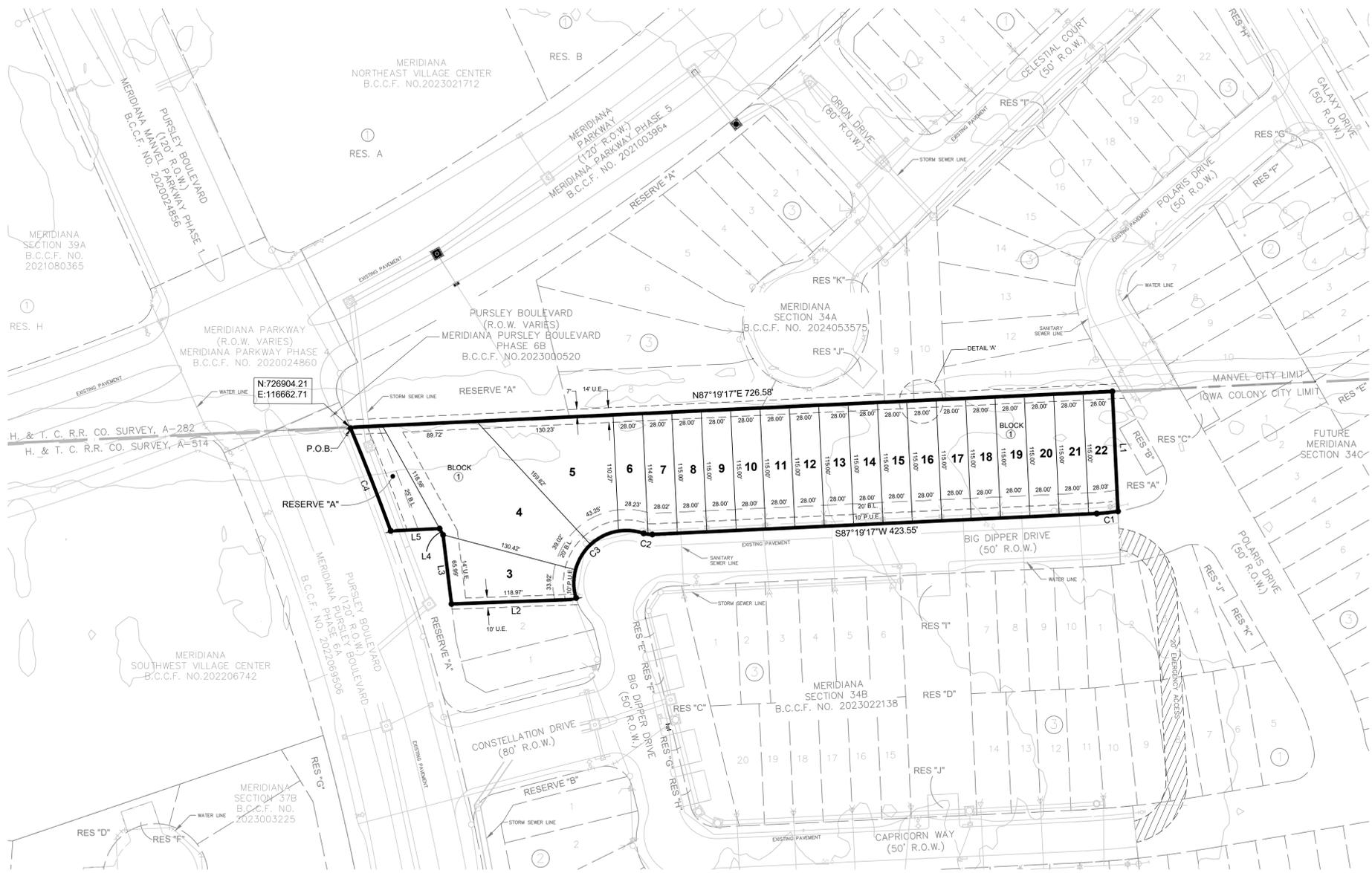
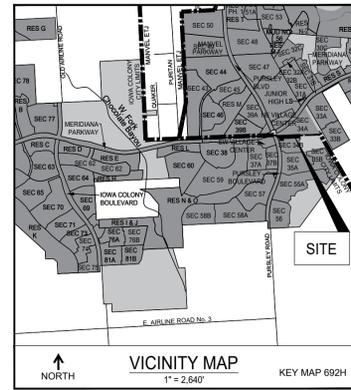
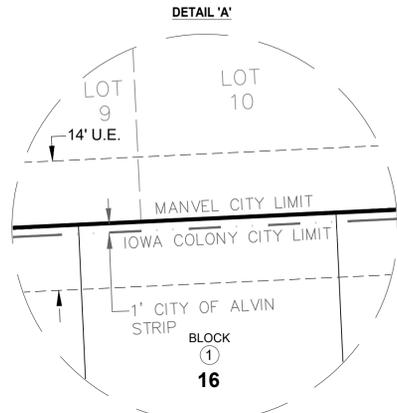
OFF-STREET GUEST PARKING SPACES

NO. OF PROPOSED LOTS	NO. OF GUEST SPACES REQUIRED	NO. OF GUEST SPACES PROVIDED
20	5	0

5 EXCESS SPACES IN SECTION 34B

RESERVE TABLE

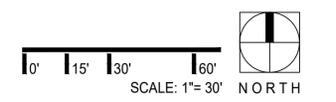
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	3,813.43'	0.09
TOTAL		3,813.43'	0.09



N:728904.21
E:116662.71

BENCHMARK(S):
 NOS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
 ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

OWNER CONTACT INFORMATION
 GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
 1602 AVENUE D, STE. 100
 KATY, TX 77493
 832-916-2162



Meridiana Section 34D
 A Subdivision of 2.01 acres out of the H.T. & B. R.R. Co. Survey, Section 54, A-512, City of Iowa Colony and City of Alvin, Brazoria County, Texas.
 20 Lots, 1 Block and 1 Reserve
 Owner: GR-M1, LTD., a Texas Limited Partnership

January 7, 2026



Monday, January 12, 2026

Michael Turzillo
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
mturzillo@ehra.team

Re: Ellwood Section 3B Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 7474
Adico, LLC Project No. 710-25-002-059

Dear Mr. Turzillo:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of the Ellwood Section 3B Preliminary Plat, received on or about January 13, 2026. The review of the plan 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 January 13, 2026. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, January 27, 2026, for consideration at the February 3, 2026, Planning and Zoning 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: Rachel Patterson
Kayleen Rosser
File: 710-25-002-059

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas State Plane Coordinate No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.4803C1120K, dated December 31, 2020, the property lies within Zone AE, Shaded Zone X and Unshaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRHA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRHA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
E.A.E. indicates Easement Access Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.C. indicates Sanitary Sewer Control.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, in the City of Iowa Colony, partially in Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09 and as amended.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- Drainage plans to be provided prior to final plat submittal.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Ellwood Section 3B where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.
- No residential, commercial, or industrial structure, other than structures necessary to operate the Facility or Pipeline, shall be erected at or moved to a location nearer than fifty feet (50') to any Facility or Pipeline other than a low pressure distribution system pipeline as defined herein.
- Final plats are subject to the conditions and approval of the General Plan and adjacent plats.
- The entirety of this subdivision will be annexed into B.C.M.U.D. No. 57 prior to final plat approval.
- Approval of this plat is subject to final plat approval for Ellwood Section 3A.

PARKLAND TABLE

PLAT	ACREAGE
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 LIFT STATION NO. 3	0.00 AC.
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 WATER PLANT	0.00 AC.
DAVENPORT PARKWAY STREET DEDICATION	0.00 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.66 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD DETENTION RESERVE 'D'	1.36 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 1'	0.96 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 2'	1.69 AC.
ELLWOOD DETENTION RESERVE 'F'	0.00 AC.
ELLWOOD DETENTION RESERVE 'H'	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 1 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 2 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 3 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 4 STREET DEDICATION	0.00 AC.
ELLWOOD RECREATION RESERVE	1.77 AC.
ELLWOOD SECTION 1A (10 LOTS)	0.51 AC.
ELLWOOD SECTION 1B (82 LOTS)	0.37 AC.
ELLWOOD SECTION 2 (26 LOTS)	0.47 AC.
ELLWOOD SECTION 3A (38 LOTS)	0.42 AC.
ELLWOOD SECTION 3B (39 LOTS)	0.00 AC.
ELLWOOD SECTION 4A (69 LOTS)	0.00 AC.
TOTAL	9.21 AC.
TOTAL REQUIRED 1/54 AC. PER LOT AT 264 LOTS	4.89 AC.

1) PARKLAND IN DETENTION RESERVES IS CALCULATED AT 50% OF THE AREA OF THE MAINTENANCE BERM IF MAINTENANCE BERM INCLUDES TRAILS, IS AN AVERAGE MINIMUM WIDTH OF 30' AND A MINIMUM WIDTH OF 20', AND HAS SIDE SLOPES THAT DO NOT EXCEED A 5:1 RATIO.
2) ALL OTHER PARKLAND IS CALCULATED AS THE TOTAL OF RESERVES WITH A "RECREATION" RESTRICTION.

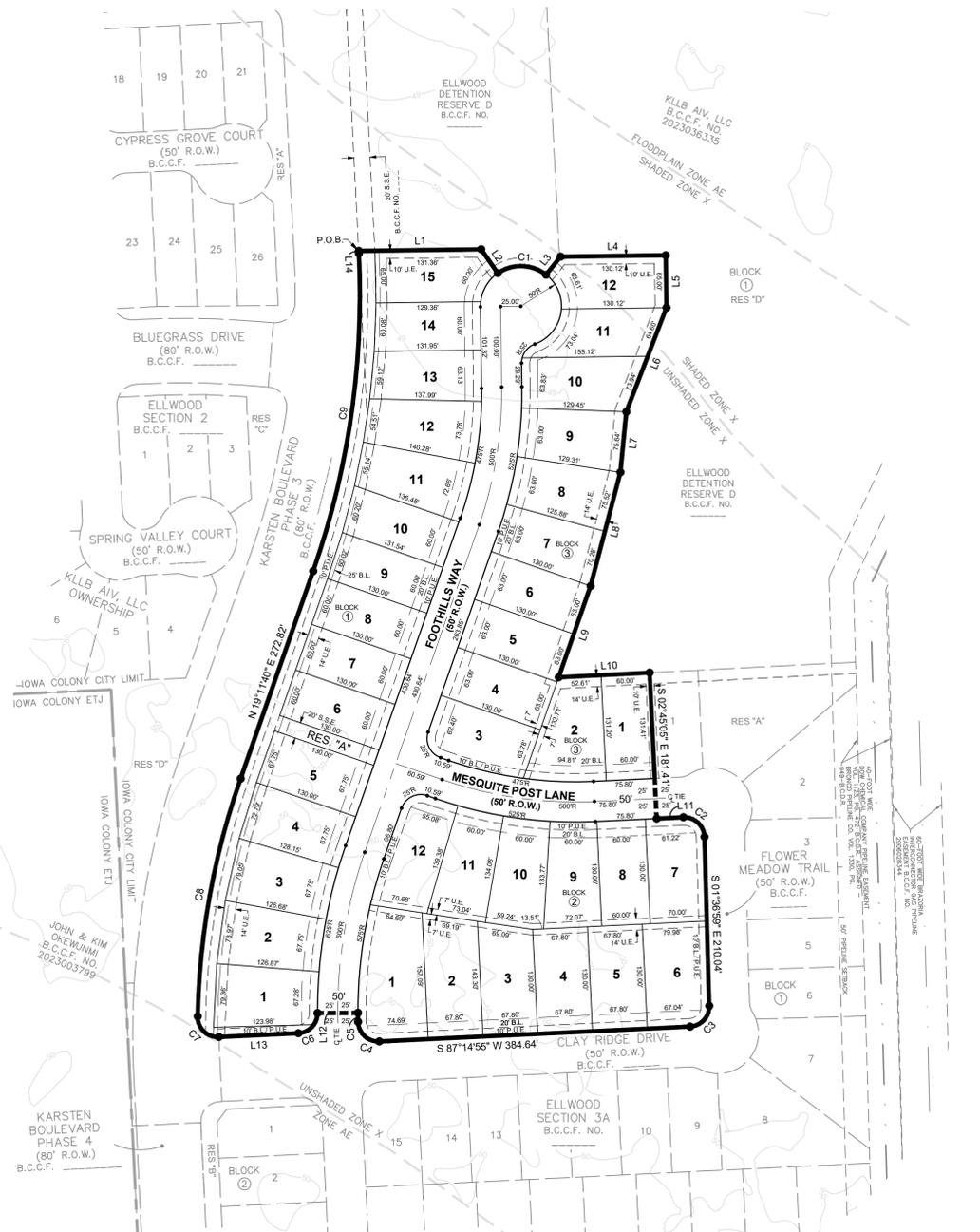
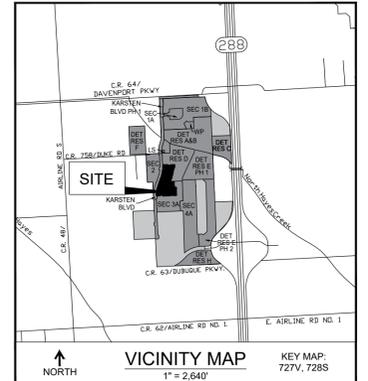
BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND. ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

LAND USE TABLE

PLAT	SF - 60's	SF - 50's	COMM.	INST.	ARTERIAL & COLLECTOR	PARKS & OPEN SPACE	TOTAL
BCMUD NO. 57 LIFT STATION NO. 3	-	-	-	-	0.18 AC.	-	0.18 AC.
BCMUD NO. 57 WATER PLANT	-	-	-	-	1.34 AC.	-	1.34 AC.
DAVENPORT PKWY. ST. DEDICATION	-	-	-	-	1.48 AC.	-	1.48 AC.
ELLWOOD RECREATION RESERVE	-	-	-	-	-	1.77 AC.	1.77 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	-	-	24.76 AC.	24.76 AC.
ELLWOOD DETENTION RESERVE 'C'	-	-	-	-	-	9.11 AC.	9.11 AC.
ELLWOOD DETENTION RESERVE 'D'	-	-	-	-	-	15.10 AC.	15.10 AC.
ELLWOOD DETENTION RESERVE 'E' PH 1	-	-	-	-	-	15.29 AC.	15.29 AC.
ELLWOOD DETENTION RESERVE 'E' PH 2	-	-	-	-	-	14.12 AC.	14.12 AC.
ELLWOOD DETENTION RESERVE 'F'	-	-	-	-	0.46 AC.	9.55 AC.	10.01 AC.
ELLWOOD DETENTION RESERVE 'H'	-	-	-	-	-	9.33 AC.	9.33 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	-	1.58 AC.	-	1.58 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	-	2.12 AC.	0.34 AC.	2.46 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	-	2.82 AC.	0.03 AC.	2.85 AC.
ELLWOOD KARSTEN BLVD. PH. 4 ST. DEDICATION	-	-	-	-	2.39 AC.	0.04 AC.	2.43 AC.
ELLWOOD SECTION 1A	0.44 AC.	1.72 AC.	-	-	-	-	2.16 AC.
ELLWOOD SECTION 1B	3.89 AC.	11.35 AC.	-	-	-	-	15.24 AC.
ELLWOOD SECTION 2	-	4.82 AC.	-	-	-	-	4.82 AC.
ELLWOOD SECTION 3A	7.86 AC.	-	-	-	-	-	7.86 AC.
ELLWOOD SECTION 3B	7.92 AC.	-	-	-	-	-	7.92 AC.
ELLWOOD SECTION 4A	8.35 AC.	4.53 AC.	-	-	-	-	12.88 AC.
TOTAL	28.46 AC.	22.42 AC.	9.11 AC.	1.52 AC.	10.85 AC.	116.36 AC.	187.72 AC.
	(15.1%)	(11.9%)	(4.8%)	(0.8%)	(5.8%)	(61.7%)	(100%)

1) THIS TABLE TABULATES THE LAND USES WITHIN EACH PLAT FOR ZONING PURPOSES. NOT THE PERMITTED USES WITHIN EACH LAND USE.
2) THIS TABLE INCLUDES ALL PRELIMINARY PLATS SUBMITTED AT THIS TIME.



LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)
1	1	9,208.59
	2	9,118.29
	3	9,168.50
	4	8,991.10
	5	8,807.50
	6	7,800.00
	7	7,800.00
	8	7,800.00
	9	7,846.06
	10	9,040.48
	11	9,090.73
	12	9,197.94
	13	8,291.08
	14	7,828.03
	15	9,028.26
2	1	12,851.67
	2	10,183.00
	3	9,264.78
	4	8,814.00
	5	8,814.00
	6	10,102.10
	7	9,127.24
	8	7,800.00
	9	8,518.09
	10	8,760.98
	11	8,889.48
3	1	8,806.13
	2	7,878.30
	3	10,116.22
	4	9,052.84
	5	8,190.00
	6	8,190.00
	7	8,408.29
	8	8,634.64
	9	8,769.08
	10	9,363.43
	11	8,245.72
	12	8,869.26

CURVE TABLE

CURVE	RADIUS	BEARING	CHORD	LENGTH
C1	50.00'	S 88°07'38" E	59.68'	63.96'
C2	25.00'	S 47°11'02" E	35.70'	39.77'
C3	25.00'	S 42°48'58" W	35.00'	38.77'
C4	25.00'	N 47°02'17" W	35.79'	39.89'
C5	575.00'	N 00°46'23" W	11.07'	11.07'
C6	25.00'	S 43°30'49" W	34.57'	38.17'
C7	25.00'	N 45°48'18" W	36.56'	41.00'
C8	960.00'	N 10°12'04" E	300.13'	301.36'
C9	1040.00'	N 08°08'33" E	398.72'	401.21'

RESERVE TABLE

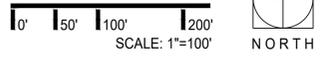
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	23,901.67	0.55
	TOTAL	23,901.67	0.55

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°14'41" E	151.37'
L2	S 34°46'15" E	36.12'
L3	N 38°31'00" E	28.73'
L4	N 89°14'41" E	130.12'
L5	S 00°45'19" E	65.00'
L6	S 20°59'29" W	138.53'
L7	S 05°31'25" W	75.64'
L8	S 14°39'00" W	145.80'
L9	S 19°11'40" W	120.07'
L10	N 87°03'07" E	112.61'
L11	N 87°14'55" E	32.98'
L12	S 89°46'43" W	50.00'
L13	S 87°14'55" W	98.40'
L14	N 02°54'34" W	2.97'

OWNER CONTACT INFORMATION
TRACIE D. YODER
2504 COUNTY ROAD 758
ROSHARON, TX 77583
(281)-542-7817

OWNER CONTACT INFORMATION
KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
6900 E. CAMELBACK ROAD, SUITE 800
SCOTTSDALE, AZ 85251
(786)-753-8110



Ellwood Section 3B Preliminary Plat
Being a subdivision of 10.00 acres out of the W. H. Dennis Survey, A-512, in the City of Iowa Colony, Brazoria County, Texas.

39 Lots, 3 Blocks and 2 Reserves
Owners: KLLB AIV, LLC, a Texas Limited Partnership, and Tracie D. Yoder

January 7, 2026

EHRHA
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRHA.COM
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO. 221-022-03
No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

Monday, January 12, 2026

Michael Turzillo
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
mturzillo@ehra.team

Re: Ellwood Detention Reserve 'D' Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 7473
Adico, LLC Project No. 710-25-002-058

Dear Mr. Turzillo:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal of Ellwood Detention Reserve 'D' Preliminary Plat received on or about January 7, 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 submitted on January 7, 2026. Please provide ten (10) folded copies of the plat Kayleen Rosser, City Secretary, by no later than Tuesday, January 27, 2026, for consideration at the February 3, 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

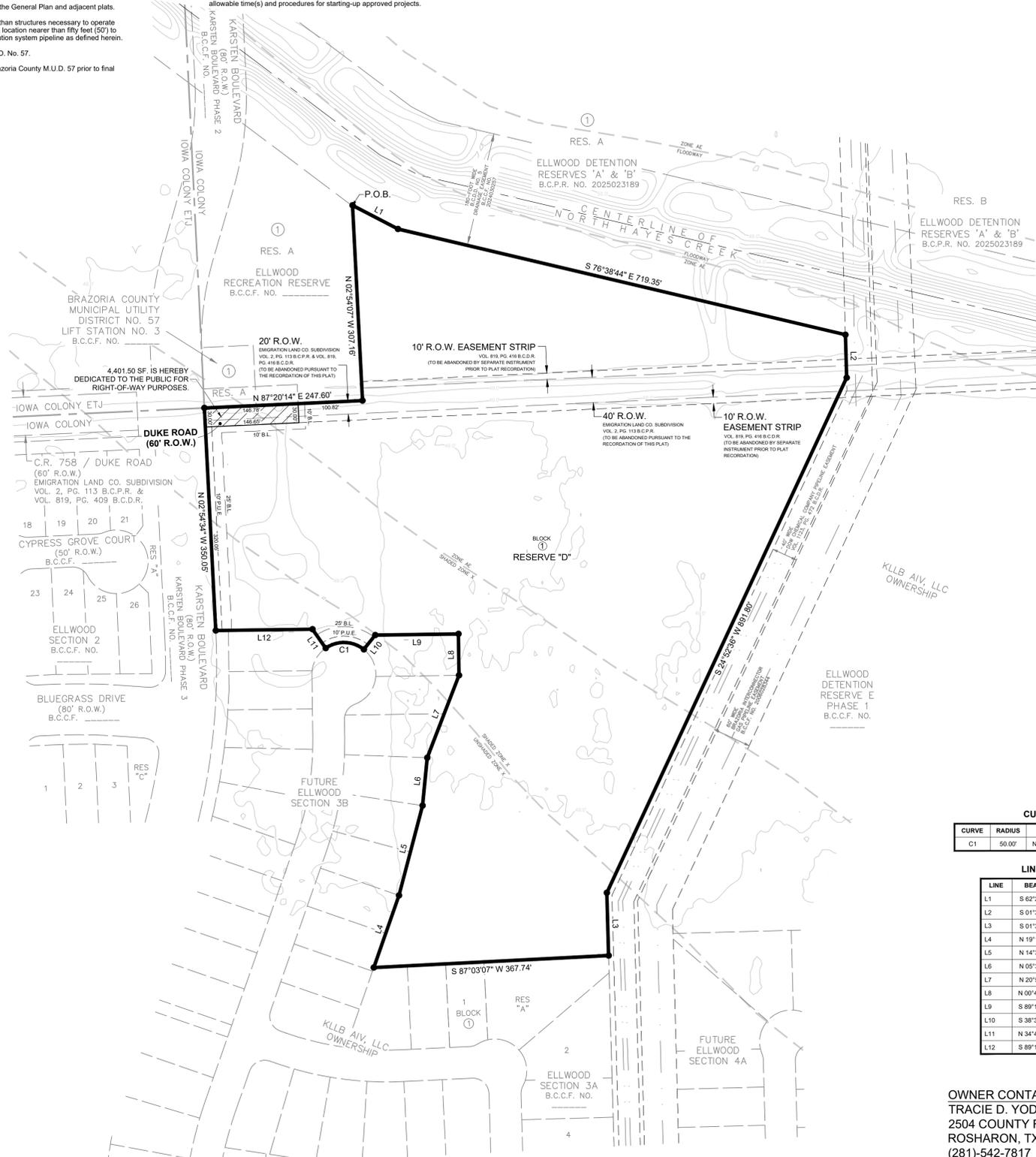
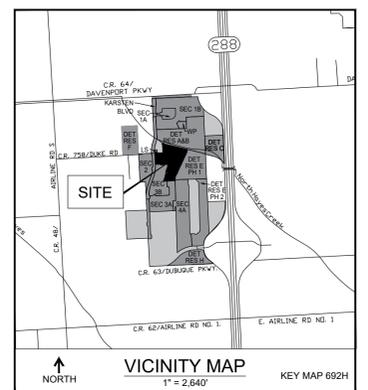
Cc: Kayleen Rosser, COIC
File: 710-25-002-058

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown here are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0120K, dated December 30, 2020, the property lies within Zone AE, Shaded Zone X and Unshaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. db/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. db/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
E.A.E. indicates Emergency Access Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.C. indicates Sanitary Sewer Control.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat is located in Brazoria County, the City of Iowa Colony, Brazoria County Drainage District #5, and partially within Brazoria County M.U.D. No. 57.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- Drainage plans to be provided prior to final plat submittal.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Ellwood Detention Reserve 'H' where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.
- Final Plats are subject to the conditions and approval of the General Plan and adjacent plats.
- No residential, commercial, or industrial structure, other than structures necessary to operate the Facility or Pipeline, shall be erected at or moved to a location nearer than fifty feet (50') to any Facility or Pipeline other than a low pressure distribution system pipeline as defined herein.
- All reserves will be maintained by Brazoria County M.U.D. No. 57.
- The entirety of this subdivision shall be annexed into Brazoria County M.U.D. 57 prior to final plat submittal.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

- Stab elevations (finished floor) shall be a minimum of 2 feet above natural 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 has 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 within Brazoria County Drainage District #5.
- This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
- All storm water drainage pipes, culverts, tiles or other (includes 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 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
- 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 the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final 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.



CURVE TABLE

CURVE	RADIUS	BEARING	CHORD	LENGTH
C1	50.00'	N 88°07'38" W	59.68'	63.96'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 62°27'14" E	80.04'
L2	S 01°39'41" E	67.69'
L3	S 01°36'59" E	98.67'
L4	N 19°11'40" E	120.07'
L5	N 14°38'00" E	145.80'
L6	N 05°31'25" E	75.64'
L7	N 20°59'29" E	138.53'
L8	N 00°45'19" W	65.00'
L9	S 89°14'41" W	130.12'
L10	S 38°31'00" W	28.73'
L11	N 34°46'15" W	36.12'
L12	S 89°14'41" W	151.37'

PARKLAND TABLE

PLAT	ACREAGE
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 LIFT STATION NO. 3	0.00 AC.
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 WATER PLANT	0.00 AC.
DAVENPORT PARKWAY STREET DEDICATION	0.00 AC.
ELLWOOD DETENTION RESERVE 'A' AND 'B'	1.66 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD DETENTION RESERVE 'D'	1.36 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 1'	0.96 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 2'	1.69 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 3'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 4'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 5'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 6'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 7'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 8'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 9'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 10'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 11'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 12'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 13'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 14'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 15'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 16'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 17'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 18'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 19'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 20'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 21'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 22'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 23'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 24'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 25'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 26'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 27'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 28'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 29'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 30'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 31'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 32'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 33'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 34'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 35'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 36'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 37'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 38'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 39'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 40'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 41'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 42'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 43'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 44'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 45'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 46'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 47'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 48'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 49'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 50'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 51'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 52'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 53'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 54'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 55'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 56'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 57'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 58'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 59'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 60'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 61'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 62'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 63'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 64'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 65'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 66'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 67'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 68'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 69'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 70'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 71'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 72'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 73'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 74'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 75'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 76'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 77'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 78'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 79'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 80'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 81'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 82'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 83'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 84'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 85'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 86'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 87'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 88'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 89'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 90'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 91'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 92'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 93'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 94'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 95'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 96'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 97'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 98'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 99'	0.00 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 100'	0.00 AC.
TOTAL	9.21 AC.
TOTAL REQUIRED 1/4 AC. PER LOT AT 264 LOTS	4.89 AC.

LAND USE TABLE

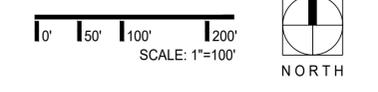
PLAT	SF - 60%	SF - 50%	COMM	INST.	ARTERIALS & COLLECTORS	PARKS & OPEN SPACE	TOTAL
BCMUD NO. 57 LIFT STATION NO. 3	-	-	-	0.18 AC.	-	-	0.18 AC.
BCMUD NO. 57 WATER PLANT	-	-	-	1.34 AC.	-	-	1.34 AC.
DAVENPORT PKWY. ST. DEDICATION	-	-	-	-	1.48 AC.	-	1.48 AC.
ELLWOOD RECREATION RESERVE	-	-	-	-	-	1.77 AC.	1.77 AC.
ELLWOOD DETENTION RESERVE 'A' AND 'B'	-	-	-	-	-	24.76 AC.	24.76 AC.
ELLWOOD DETENTION RESERVE 'C'	-	-	-	-	-	-	-
ELLWOOD DETENTION RESERVE 'D'	-	-	9.11 AC.	-	-	-	9.11 AC.
ELLWOOD DETENTION RESERVE 'E'	-	-	-	-	-	-	-
ELLWOOD DETENTION RESERVE 'E' PH 1	-	-	-	-	-	15.20 AC.	15.20 AC.
ELLWOOD DETENTION RESERVE 'E' PH 2	-	-	-	-	-	14.12 AC.	14.12 AC.
ELLWOOD DETENTION RESERVE 'E' PH 3	-	-	-	-	-	0.46 AC.	0.46 AC.
ELLWOOD DETENTION RESERVE 'E' PH 4	-	-	-	-	-	9.55 AC.	9.55 AC.
ELLWOOD DETENTION RESERVE 'E' PH 5	-	-	-	-	-	9.33 AC.	9.33 AC.
ELLWOOD DETENTION RESERVE 'E' PH 6	-	-	-	-	-	1.58 AC.	1.58 AC.
ELLWOOD DETENTION RESERVE 'E' PH 7	-	-	-	-	-	2.12 AC.	2.12 AC.
ELLWOOD DETENTION RESERVE 'E' PH 8	-	-	-	-	-	2.82 AC.	2.82 AC.
ELLWOOD DETENTION RESERVE 'E' PH 9	-	-	-	-	-	2.39 AC.	2.39 AC.
ELLWOOD DETENTION RESERVE 'E' PH 10	-	-	-	-	-	-	-
ELLWOOD SECTION 1A	0.44 AC.	1.72 AC.	-	-	-	-	2.16 AC.
ELLWOOD SECTION 1B	3.89 AC.	11.35 AC.	-	-	-	-	15.24 AC.
ELLWOOD SECTION 2	-	-	-	-	4.82 AC.	-	4.82 AC.
ELLWOOD SECTION 3A	7.86 AC.	-	-	-	-	-	7.86 AC.
ELLWOOD SECTION 3B	7.92 AC.	-	-	-	-	-	7.92 AC.
ELLWOOD SECTION 4A	8.35 AC.	4.53 AC.	-	-	-	-	12.88 AC.
TOTAL	28.46 AC. (15.1%)	22.42 AC. (11.9%)	9.11 AC. (4.8%)	1.52 AC. (0.8%)	10.85 AC. (5.7%)	116.36 AC. (61.7%)	188.72 AC. (100%)

1) THIS TABLE TABULATES THE LAND USES WITHIN EACH PLAT FOR ZONING PURPOSES, NOT THE PERMITTED USES WITHIN EACH LAND USE.
2) THIS TABLE INCLUDES ALL PRELIMINARY PLATS SUBMITTED AT THIS TIME.

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
D	DETENTION, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	657,954.05	15.10
TOTAL		657,954.05	15.10

BENCHMARK(S):
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 67 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND. ELEV=52.00 (NAVD '88) 1991 ADJUSTMENT



Ellwood Detention Reserve 'D' Preliminary Plat

Being a subdivision of 15.21 acres out of the W. H. Dennis Survey, A-512, and being out of Lots 453, 468, 469, 471, 472, 474, & 475 of the Emigration Land Company Subdivision in the City of Iowa Colony, Brazoria County, Texas.

1 Block and 1 Reserve
Owner: KLLB AIV, LLC, a Texas Limited Partnership, and Tracie D. Yoder

January 7, 2026

EHRA
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRATEAM
TBPE No. F-726
TBPLS No. 10092300
ENGINEERING THE FUTURE
SINCE 1936
EHRA JOB NO. 221-022-202
No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

P:\221-022-202\PLAT\PLAT\221-022-202.dwg, Jan 06, 2026 - 2:44pm, Edited by: wmbobad

Monday, January 12, 2026

Michael Turzillo
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
mturzillo@ehra.team

Re: Ellwood Detention Reserve "E" Phase 2 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 7475
Adico, LLC Project No. 710-25-002-060

Dear Mr. Turzillo:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of the Ellwood Detention Reserve "E" Phase 2 Preliminary Plat, received on or about January 13, 2026. The review of the plan 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 January 13, 2026. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, January 27, 2026, for consideration at the February 3, 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: Rachel Patterson
Kayleen Rosser
File: 710-25-002-060

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.480300120K, dated December 30, 2020, the property lies within Zone AE, Shaded Zone X and Unshaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
E.A.E. indicates Emergency Access Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.F. indicates Power Pole.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.C. indicates Sanitary Sewer Control.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09 and as amended.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- 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.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- Drainage plans to be provided prior to final plat submittal.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Ellwood Det "E" Ph 2 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.
- Final plats are subject to the conditions and approval of the General Plan and adjacent plats.
- Reserve "E-2" will be owned and maintained by Brazoria County M.U.D. No. 57, and Reserve "A", except as it pertains to CenterPoint utilities.

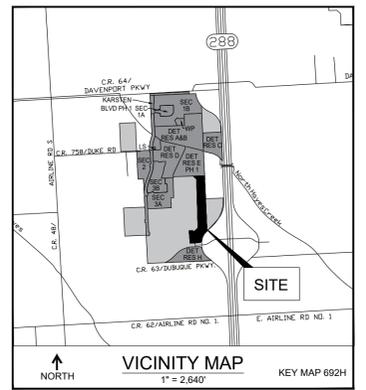
BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

- 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 within Brazoria County Drainage District #5.
- This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
- All storm water drainage pipes, culverts, tiles or other (includes 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 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
- 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 the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final 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.

LAND USE TABLE

PLAT	SF - 60%	SF - 50%	COMM.	INST.	ARTERIALS & PARKS & COLLECTORS OPEN SPACE	TOTAL
BCMUD NO. 57 LIFT STATION NO. 3	-	-	-	0.18 AC.	-	0.18 AC.
BCMUD NO. 57 WATER PLANT	-	-	-	1.34 AC.	-	1.34 AC.
DAVENPORT PKWY. ST. DEDICATION	-	-	-	1.48 AC.	-	1.48 AC.
ELLWOOD RECREATION RESERVE	-	-	-	1.77 AC.	-	1.77 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	24.76 AC.	-	24.76 AC.
ELLWOOD DETENTION RESERVE 'C'	-	-	-	9.11 AC.	-	9.11 AC.
ELLWOOD DETENTION RESERVE 'D'	-	-	-	15.10 AC.	-	15.10 AC.
ELLWOOD DETENTION RESERVE 'E' PH 1	-	-	-	15.29 AC.	-	15.29 AC.
ELLWOOD DETENTION RESERVE 'E' PH 2	-	-	-	14.12 AC.	-	14.12 AC.
ELLWOOD DETENTION RESERVE 'F'	-	-	-	0.46 AC.	9.55 AC.	10.01 AC.
ELLWOOD DETENTION RESERVE 'H'	-	-	-	1.58 AC.	9.33 AC.	10.91 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	2.12 AC.	0.34 AC.	2.46 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	2.82 AC.	0.03 AC.	2.85 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	2.39 AC.	0.04 AC.	2.43 AC.
ELLWOOD SECTION 1A	0.44 AC.	1.72 AC.	-	-	1.29 AC.	3.45 AC.
ELLWOOD SECTION 1B	3.89 AC.	11.35 AC.	-	-	7.58 AC.	22.82 AC.
ELLWOOD SECTION 2	-	4.82 AC.	-	-	3.40 AC.	8.22 AC.
ELLWOOD SECTION 3A	7.86 AC.	-	-	-	3.03 AC.	10.89 AC.
ELLWOOD SECTION 3B	7.92 AC.	-	-	-	2.08 AC.	10.00 AC.
ELLWOOD SECTION 4A	8.35 AC.	4.53 AC.	-	-	8.65 AC.	21.53 AC.
TOTAL	28.46 AC. (15.1%)	22.42 AC. (11.9%)	9.11 AC. (4.8%)	1.52 AC. (0.8%)	10.85 AC. (5.7%)	116.36 AC. (61.7%)
						188.72 AC. (100%)

1) THIS TABLE TABULATES THE LAND USES WITHIN EACH PLAT FOR ZONING PURPOSES, NOT THE PERMITTED USES WITHIN EACH LAND USE.
2) THIS TABLE INCLUDES ALL PRELIMINARY PLATS SUBMITTED AT THIS TIME.



RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
E-2	DETENTION, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	474,634.99	10.90
A	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	140,053.02	3.22
TOTAL		614,688.99	14.12

LINE TABLE

LINE	BEARING	DISTANCE
L1	S48°10'46"W	18.83
L2	S46°37'32"W	69.92
L3	N08°33'59"W	25.67
L4	N01°30'15"W	60.00
L5	N88°29'45"E	103.45
L6	N50°50'46"E	63.29
L7	N31°36'58"E	63.29
L8	N46°30'15"W	141.42

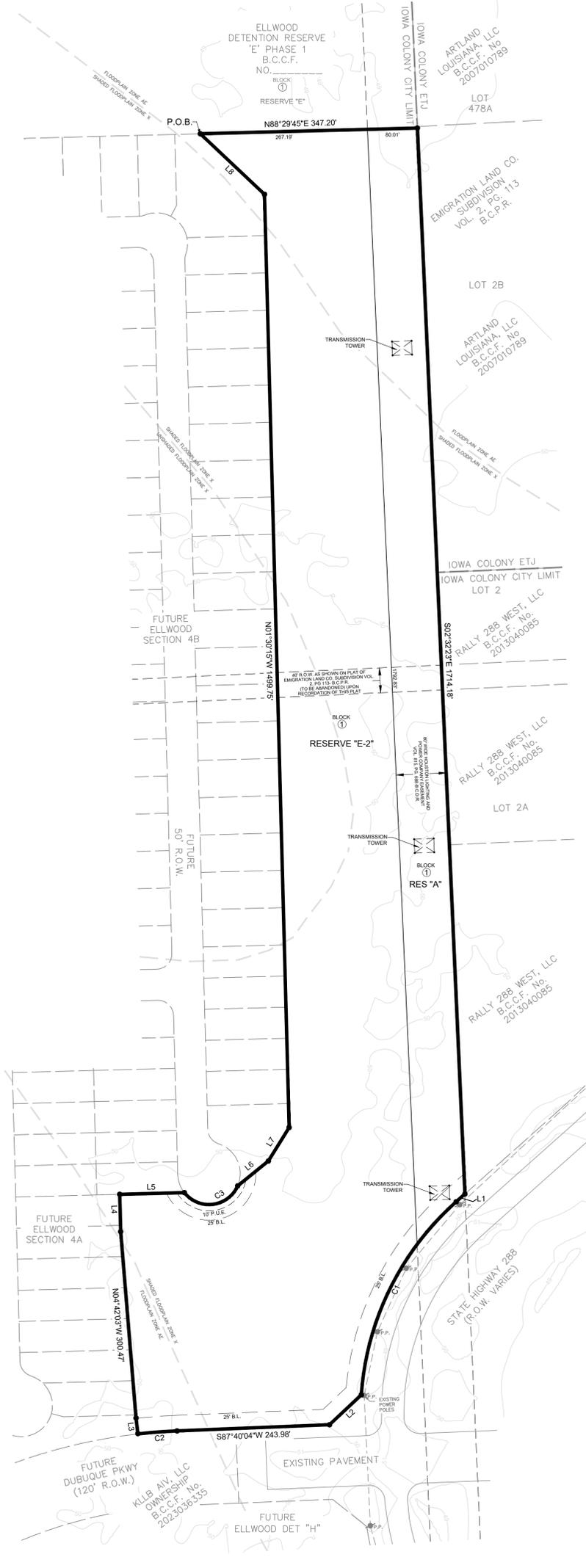
CURVE TABLE

CURVE	RADIUS	BEARING	CHORD	LENGTH
C1	458.37	N26°03'17"E	345.27	354.00'
C2	860.00'	N85°34'35"E	62.77	62.78'
C3	50.00'	S82°46'08"W	85.93	103.39'

PARKLAND TABLE

PLAT	ACREAGE
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 LIFT STATION NO. 3	0.00 AC.
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 WATER PLANT	0.00 AC.
DAVENPORT PARKWAY STREET DEDICATION	0.00 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.66 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD DETENTION RESERVE 'D'	1.36 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 1	0.96 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 2	1.69 AC.
ELLWOOD DETENTION RESERVE 'F'	0.00 AC.
ELLWOOD DETENTION RESERVE 'H'	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 1 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 2 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 3 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 4 STREET DEDICATION	0.00 AC.
ELLWOOD RECREATION RESERVE	1.77 AC.
ELLWOOD SECTION 1A (10 LOTS)	0.51 AC.
ELLWOOD SECTION 1B (82 LOTS)	0.37 AC.
ELLWOOD SECTION 2 (26 LOTS)	0.47 AC.
ELLWOOD SECTION 3A (36 LOTS)	0.42 AC.
ELLWOOD SECTION 3B (39 LOTS)	0.00 AC.
ELLWOOD SECTION 4A (69 LOTS)	0.00 AC.
TOTAL	9.21 AC.
TOTAL REQUIRED 1/54 AC. PER LOT AT 264 LOTS	4.89 AC.

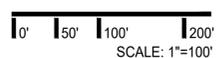
1) PARKLAND IN DETENTION RESERVES IS CALCULATED AT 50% OF THE AREA OF THE MAINTENANCE BERM. IF MAINTENANCE BERM INCLUDES TRAILS, IS AN AVERAGE MINIMUM WIDTH OF 30' AND A MINIMUM WIDTH OF 20'. AND HAS SIDE SLOPES THAT DO NOT EXCEED A 5:1 RATIO.
2) ALL OTHER PARKLAND IS CALCULATED AS THE TOTAL OF RESERVES WITH A "RECREATION" RESTRICTION.



OWNER CONTACT INFORMATION
 KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
 6900 E. CAMELBACK ROAD, SUITE 800
 SCOTTSDALE, AZ 85251
 786-753-8110

BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
 ELEV=52.00 (NAVD '88) 1991 ADJUSTMENT



Ellwood Detention Reserve "E" Phase 2 Preliminary Plat
 Being a subdivision of 14.12 acres out of the W. H. Dennis Survey, A-512, also being out of the Emigration Land Company Subdivision, in the City of Iowa Colony, Brazoria County, Texas.

1 Block and 2 Reserves
 Owner: KLLB AIV, LLC, a Texas Limited Partnership

January 7, 2026

EHRA
 ENGINEERING THE FUTURE SINCE 1936
 10011 MEADOWGLEN LANE
 HOUSTON, TEXAS 77042
 713.784.4500
 WWW.EHRATEAM.COM
 TBPE No. F-726
 TBPLS No. 10092300

EHRA JOB NO. 221-022-202
 No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

Monday, January 12, 2026

Kayla Leal
LJA Engineering
3600 W. Sam Houston Pkwy S, Ste. 600
Houston, TX 77042
kleal@lja.com

Re: Coogan Tract General Plan
Letter of Recommendation to Approve
COIC Project No. 7478
Adico, LLC Project No. 710-25-002-062

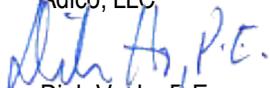
Dear Ms. Leal:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Coogan Tract General Plan, received on or about January 16, 2026. The review of the general 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 January 16, 2026. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, January 27, 2026, for consideration at the February 3, 2026, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC



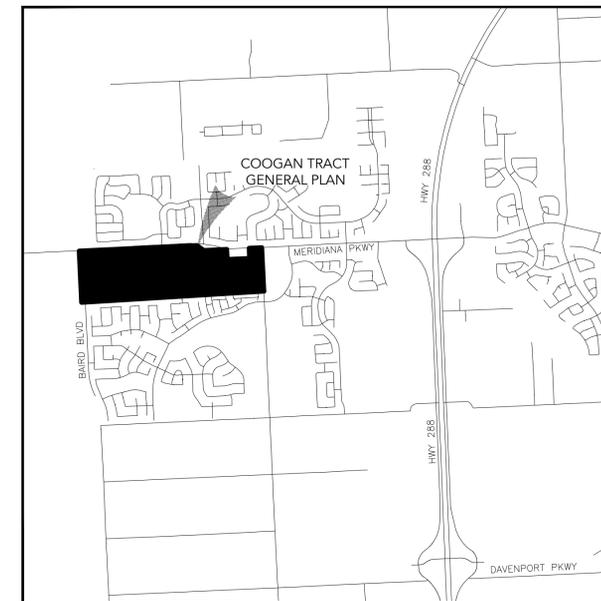
Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Rachel Patterson
Kayleen Rosser
File: 710-25-002-062

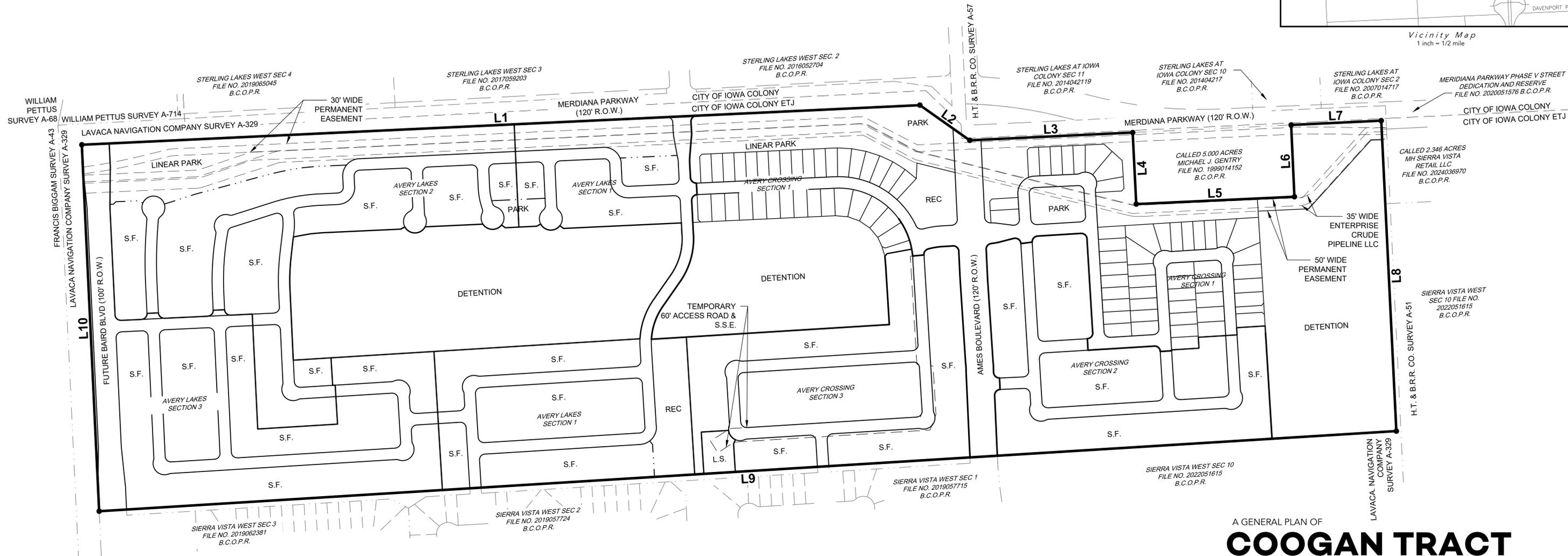
GENERAL NOTES:

1. THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND ALLED DEVELOPMENT DATE JANUARY 14, 2026 AND APPROVED BY CITY COUNCIL ON DECEMBER 15, 2025.
2. PER THE ADOPTED COOGAN TRACT PUD, THE DEVELOPMENT IS ELIGIBLE TO RECEIVE UP TO A 50% PARKLAND CREDIT FOR IMPROVEMENTS TO WET DETENTION FACILITIES.

LINE	BEARING	DISTANCE
L1	N 87°18'07" E	3672'
L2	S 54°53'13" E	267'
L3	N 87°16'38" E	714'
L4	S 02°50'47" E	312'
L5	N 87°21'08" E	693'
L6	N 02°37'11" W	313'
L7	N 87°16'38" E	395'
L8	S 02°47'51" E	1355'
L9	S 86°28'51" W	5688'
L10	N 02°43'18" W	1599'



Vicinity Map
1 inch = 1/2 mile



A GENERAL PLAN OF
COOGAN TRACT
 ±189.7 ACRES
 APPROXIMATELY 515 LOTS
 OUT OF THE
 LAVACA NAVIGATION COMPANY SURVEY, A-329
 IOWA COLONY ETJ, TEXAS
 OWNER:
 ALLIED DEVELOPMENT

PLANNER:
LJA **PLANNING & LANDSCAPE ARCHITECTURE**

3600 W Sam Houston Pkwy S, Suite 600
 Houston, Texas 77042
 713.953.5200



LJA# 5522-1000 01.16.2026

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY GENERAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS GENERAL PLAN WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE IOWA COLONY PLANNING COMMISSION. THIS GENERAL PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

Monday, January 19, 2026

Kayla Leal
LJA Engineering
3600 W. Sam Houston Pkwy S, Ste. 600
Houston, TX 77042
kleal@lja.com

Re: Avery Crossing Section 1 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 6789
Adico, LLC Project No. 710-25-002-057

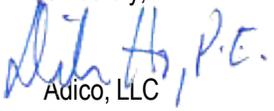
Dear Ms. Leal:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Avery Crossing Section 1 Preliminary Plat, received on or about January 16, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

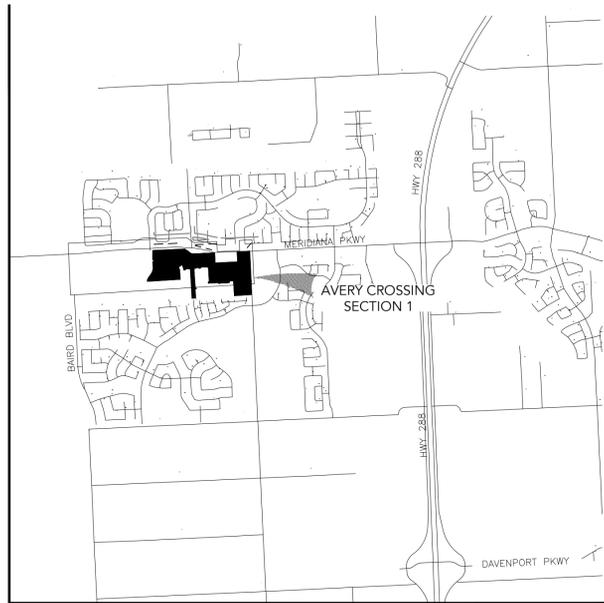
Based on our review, we have no objection to the plat as submitted on January 16, 2026. Please provide ten (10) folded copies of the plat Kayleen Rosser, City Secretary, by no later than Tuesday, January 27, 2026, for consideration at the February 3, 2026, Planning and Zoning meeting.

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: Rachel Patterson
Kayleen Rosser
File: 710-25-002-057



Vicinity Map
1 inch = 1/2 mile

RESERVE	ACREAGE	SQ.FT.	TYPE
A	5.209	226,924	RESTRICTED TO LANDSCAPE / OPEN SPACE / PARK / UTILITIES
B	1.215	52,937	RESTRICTED TO REC CENTER
C	3.624	157,850	RESTRICTED TO LANDSCAPE / OPEN SPACE / PARK / UTILITIES
D	0.871	37,921	RESTRICTED TO LANDSCAPE / OPEN SPACE / PARK / UTILITIES
E	2.288	99,681	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
F	13.791	600,723	RESTRICTED TO LANDSCAPE / OPEN SPACE / DETENTION
G	0.088	3,850	RESTRICTED TO DRAINAGE
H	0.093	4,050	RESTRICTED TO DRAINAGE
I	10.133	441,411	RESTRICTED TO LANDSCAPE / OPEN SPACE / DETENTION
J	0.066	2,891	RESTRICTED TO LANDSCAPE / OPEN SPACE
K	0.570	24,833	RESTRICTED TO LANDSCAPE / OPEN SPACE / LIFT STATION
TOTAL	37.379	1,628,238	

LINE TABLE		LINE TABLE		CURVE TABLE							
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
L1	N 87°18'07" E	979.07'	L27	S 02°35'21" E	50.00'	C1	25.00'	90°00'00"	39.27'	N 48°31'09" W	35.36'
L2	S 54°53'13" E	266.84'	L28	S 02°35'21" E	263.07'	C2	25.00'	90°00'00"	39.27'	N 41°28'51" E	35.36'
L3	N 87°16'38" E	713.67'	L29	S 86°28'51" W	120.02'	C3	25.00'	90°00'00"	39.27'	N 48°31'09" W	35.36'
L4	S 02°50'47" E	312.13'	L30	N 02°35'21" W	379.65'	C4	25.00'	90°00'00"	39.27'	S 41°28'51" W	35.36'
L5	N 87°21'08" E	693.26'	L31	N 03°46'04" W	357.99'	C5	25.00'	100°43'46"	43.95'	N 53°53'02" W	38.51'
L6	N 02°37'11" W	313.04'	L32	N 02°43'18" W	103.97'	C6	150.00'	10°12'09"	26.71'	S 80°51'09" W	26.67'
L7	N 87°16'38" E	394.61'	L33	S 86°28'51" W	45.08'	C7	25.00'	88°40'32"	38.69'	S 41°36'58" W	34.94'
L8	S 02°47'51" E	1,354.77'	L34	S 74°48'05" W	1.65'	C8	1,440.00'	1°02'46"	26.29'	S 03°14'41" E	26.29'
L9	S 86°28'51" W	545.01'	L35	S 84°52'49" W	50.00'	C9	1,560.00'	1°10'42"	32.09'	S 03°10'42" E	32.09'
L10	N 03°31'08" W	493.05'	L36	S 79°31'38" W	109.55'	C10	25.00'	90°00'00"	39.27'	S 47°35'21" E	35.36'
L11	S 86°28'51" W	125.00'	L37	S 37°27'15" W	14.85'	C11	25.00'	90°00'00"	39.27'	S 42°24'39" W	35.36'
L12	S 03°31'09" E	31.55'	L38	S 04°33'56" E	47.58'	C12	1,440.00'	1°10'42"	29.62'	N 03°10'42" W	29.62'
L13	S 86°28'51" W	170.00'	L39	S 03°31'09" E	250.00'	C13	1,560.00'	1°02'46"	28.48'	N 03°14'41" W	28.48'
L14	S 03°31'09" E	47.50'	L40	S 86°28'51" W	1,043.06'	C14	25.00'	90°47'51"	39.62'	N 48°07'13" W	35.60'
L15	S 86°28'51" W	120.00'	L41	N 34°58'40" E	133.33'	C15	305.00'	11°40'46"	62.17'	S 80°38'28" W	62.06'
L16	S 03°31'09" E	4.00'	L42	N 02°58'36" W	149.59'	C16	25.00'	79°55'17"	34.87'	S 34°50'27" W	32.11'
L17	S 86°28'51" W	50.00'	L43	N 03°17'37" W	50.00'	C17	325.00'	52°11'11"	30.36'	N 07°47'47" W	30.35'
L18	S 86°28'51" W	290.00'	L44	N 02°58'36" W	68.64'	C18	275.00'	31°44'12"	152.33'	N 19°06'34" E	150.39'
L19	N 03°31'09" W	50.00'	L45	N 04°45'30" E	91.16'	C19	325.00'	37°57'17"	215.29'	N 16°00'02" E	211.38'
L20	N 03°31'09" W	410.00'	L46	N 02°58'36" W	44.42'	C20	25.00'	90°19'01"	39.41'	N 42°10'54" E	35.45'
L21	S 86°28'51" W	190.00'	L47	N 86°28'51" E	119.63'	C21	25.00'	89°40'59"	39.13'	N 47°49'06" W	35.26'
L22	S 82°44'53" W	50.11'	L48	S 23°23'06" W	20.00'	C22	150.00'	7°44'07"	20.25'	N 00°53'27" E	20.24'
L23	S 75°45'05" W	73.47'	L49	S 03°31'09" E	122.17'	C23	150.00'	7°44'07"	20.25'	N 00°53'27" E	20.24'
L24	S 02°43'18" E	106.35'	L50	S 86°28'51" W	137.92'	C24	25.00'	90°16'44"	39.39'	N 42°09'45" E	35.44'
L25	S 03°46'04" E	357.99'	L51	N 03°31'09" W	182.60'	C25	50.00'	60°48'43"	53.07'	S 36°12'33" E	50.61'
L26	S 02°35'21" E	14.63'									

DISCLAIMER AND LIMITED WARRANTY

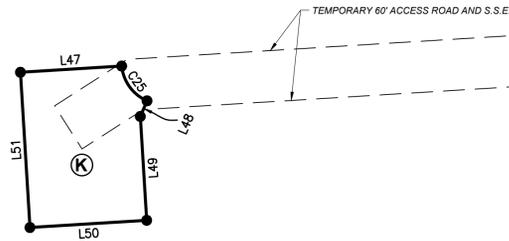
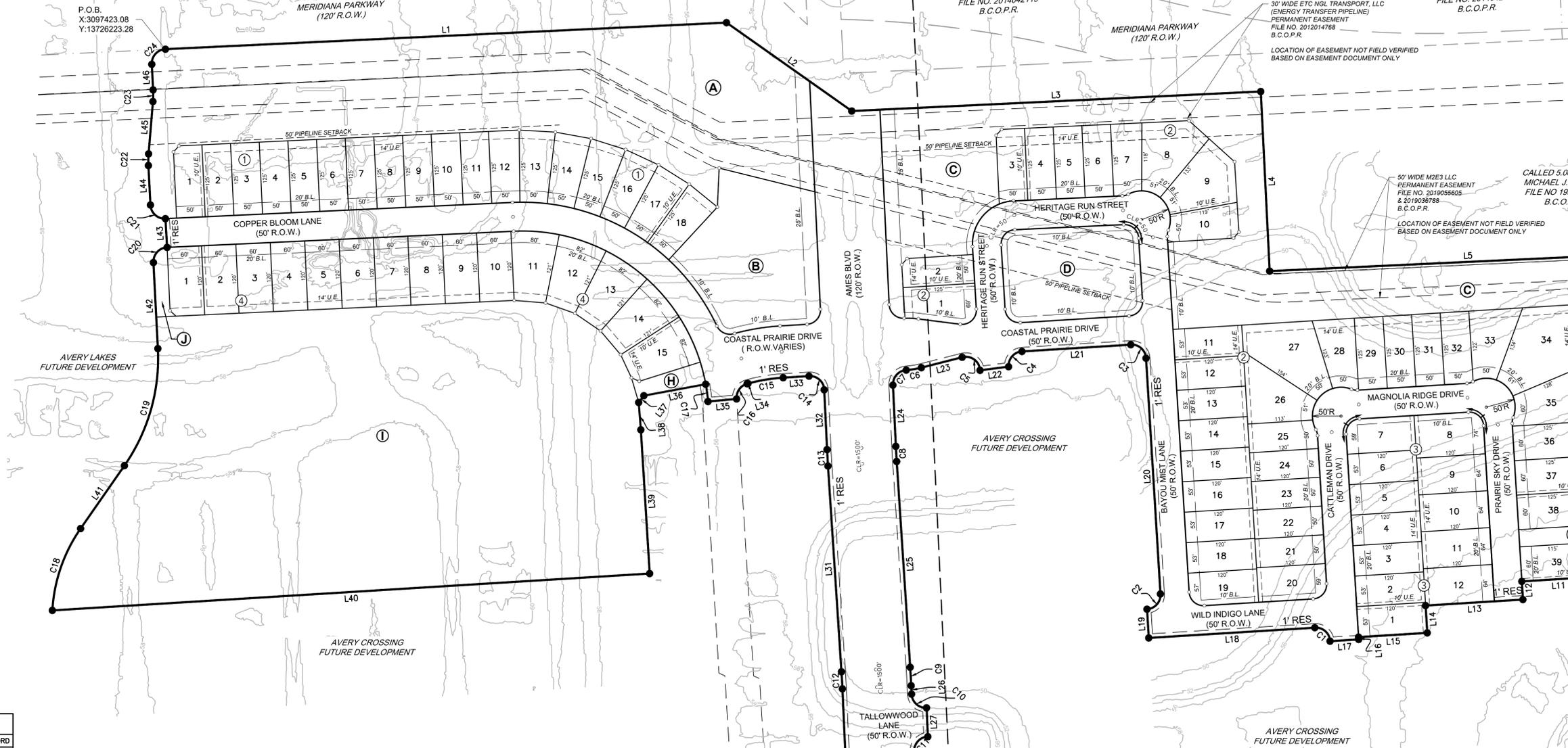
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE IOWA COLONY PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINE SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

STERLING LAKES WEST SEC 3
FILE NO. 2017059203
B.C.O.P.R.

STERLING LAKES WEST SEC. 2
FILE NO. 2016052704
B.C.O.P.R.

STERLING LAKES AT IOWA COLONY SEC 11
FILE NO. 2014042119
B.C.O.P.R.

STERLING LAKES AT IOWA COLONY SEC 11
FILE NO. 2014042119
B.C.O.P.R.



A PRELIMINARY PLAT OF
AVERY CROSSING SECTION 1

±60.0 ACRES
84 LOTS (50'60" x 120' TYP.) AND
11 RESTRICTED RESERVES IN 4 BLOCKS

OUT OF THE
LAVACA NAV CO, A-329
IOWA COLONY ETJ, TEXAS

OWNER:
ALLIED DEVELOPMENT

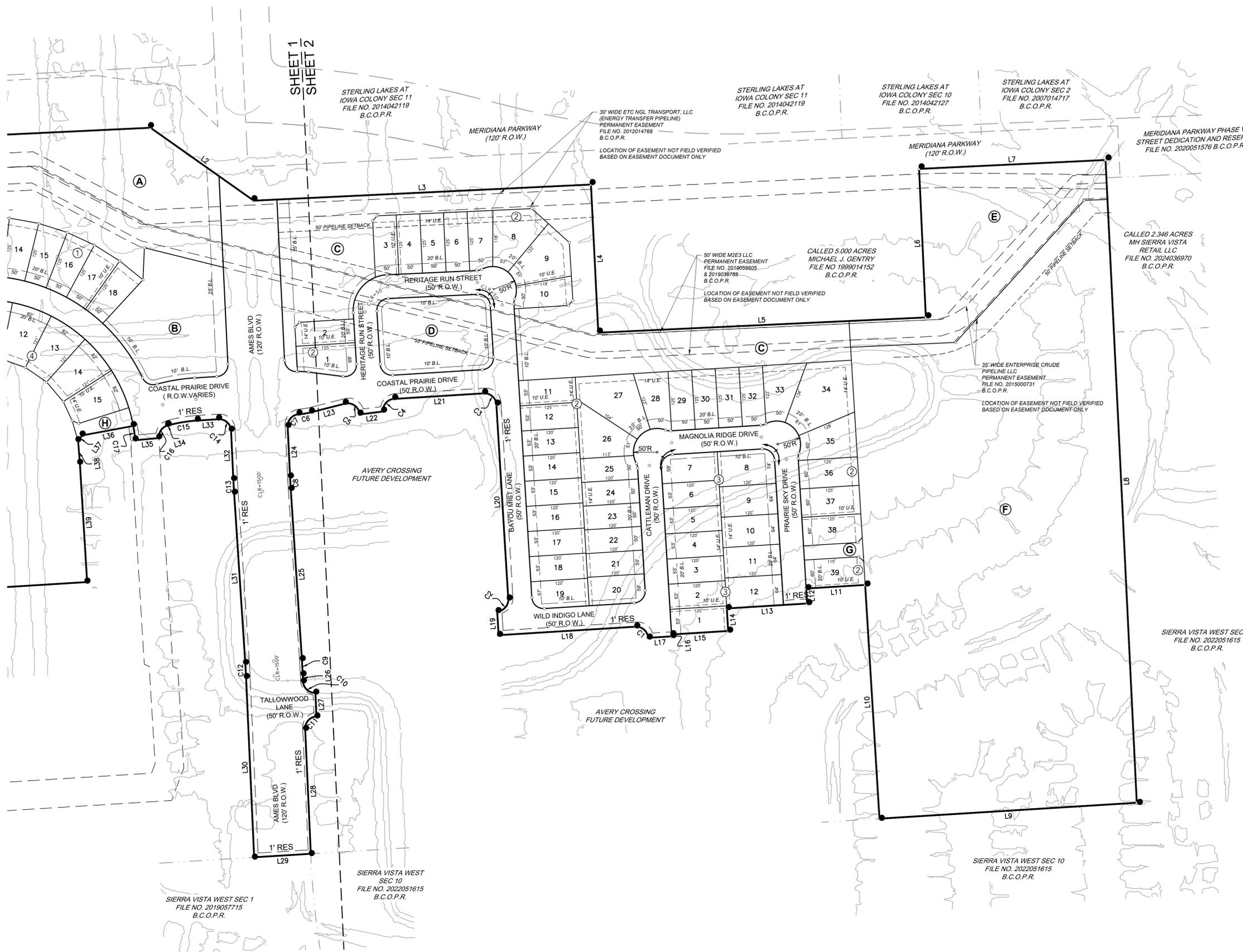
PLANNER:
LJA PLANNING & LANDSCAPE ARCHITECTURE

3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200



GENERAL NOTES:

- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NOS. 48039C105K & 48039C11K (DECEMBER 30, 2020) THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
- THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THE LOCATION OF THE FLOOD ZONE WAS DETERMINED BY SCALING FROM SAID FEMA MAP. THE ACTUAL LOCATION, AS DETERMINED BY ELEVATION CONTOURS, MAY DIFFER.
- THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES IN BRAZORIA COUNTY AND THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD 98, AND IOWA COLONY DRAINAGE DISTRICT.
- PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK, OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS.
- THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
- THE APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE TWELVE (12) MONTHS AFTER CITY COUNCIL APPROVAL UNLESS THE FINAL PLAT HAS BEEN SUBMITTED FOR FINAL APPROVAL DURING THAT TIME. AN EXTENSION OF TIME MAY BE GIVEN AT THE DISCRETION OF THE CITY COUNCIL FOR A SINGLE EXTENSION PERIOD OF SIX (6) MONTHS.
- DRAINAGE PLANS TO BE PROVIDED PRIOR TO FINAL PLAT SUBMITTAL.
- ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORD PLAT THE ONE FOOT RESERVE SHALL HEREOFOR BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- OWNERS DO HEREBY CERTIFY THAT THEY ARE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF (NAME AND SECTION) WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.
- ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
- ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND ALLIED DEVELOPMENT DATED JANUARY 14, 2026 AND APPROVED BY CITY COUNCIL ON DECEMBER 15, 2025.



LEGEND

- RES. INDICATES RESERVE
- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- R.O.W. INDICATES RIGHT-OF-WAY
- DOC. NO. INDICATES DOCUMENT NUMBER
- ↔ INDICATES STREETNAME CHANGE

A PRELIMINARY PLAT OF
AVERY CROSSING
SECTION 1

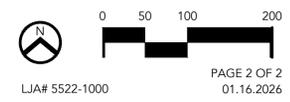
±60.0 ACRES
84 LOTS (50'/60' x 120' TYP.) AND
11 RESTRICTED RESERVES IN 4 BLOCKS

OUT OF THE
LAVACA NAV CO, A-329
IOWA COLONY ETJ, TEXAS

OWNER:
ALLIED DEVELOPMENT

PLANNER:
LJA **PLANNING & LANDSCAPE ARCHITECTURE**

3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200



S:\Planning\01 Planning\5522-1000\06-Flat\Avery Crossing_Section 1 Pre Plat_01-16-26.dwg/2026-01-16/DWHITFIELD

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE IOWA COLONY PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

Tuesday, January 27, 2026

Mayra Hernandez
Quiddity Engineering
2322 W. Grand Pkwy N., Suite 150
Katy, TX 77449
mahernandez@quiddity.com

Re: Sierra Vista West Plan of Development - Amendment No. 3
CWT Sierra, LP
Letter of Recommendation to Approve
Adico, LLC Project No. 16007-2-260

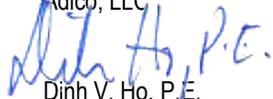
Dear Ms. Hernandez:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the Request for Amendment No. 3 to the Sierra Vista West Plan of Development, from Quiddity Engineering, on behalf of CWT Sierra, LP, received on or about January 20, 2026. The review is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based on our review, we have no objection to the Request for Amendment No. 3 to the Sierra Vista West Plan of Development. The Amendment No. 3 will be on the February 3, 2026, Planning and Zoning meeting agenda.

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

Sincerely,
Adico, LLC



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

Cc: Kayleen Rosser, COIC
Natasha Brooks
File: 16007-2-260

EXHIBIT B
PLAN OF DEVELOPMENT
Sierra Vista West

A. Introduction.

1. The property is comprised of approximately 269.44 acres and is part of the 501.92 acres that is currently being developed as Sierra Vista West. Sierra Vista West, Sections One through Five, consisting of 232.48 acres have previously been approved by Brazoria County. This area contains a total of 886 lots, minimum fifty (50) feet wide and is identified as “vested property”, or “VP” on the exhibits and text included in the Plan of Development. The remaining 269.44 acres subject to this Plan of Development is planned for residential uses with community facilities featuring an 8.7 acre recreation reserve, resort style “lazy river” and other general recreational facilities such as parks, lakes, trails, open space.
2. This PD includes the following sections:
 - A. Introduction
 - B. General Provisions
 - C. Land Uses
 - D. Development Regulations
 - D1. Development Regulations for Single Family Lots
 - D2. Development Regulations for “Condominiums” Single Family Residential
 - D3. Development Regulations for 50 feet Single Family Residential-Section 11.
 - E. Parks, Recreation and Trails
 - F. Landscape
 - G. School Site
 - H. Street Plan & Cross-Sections
 - I. Project Phasing

B. General Provisions.

1. The PD approved herein must be constructed, developed, and maintained in compliance with this Agreement, the Development Agreement dated November 2019 and other applicable ordinances of the City. In the event of discrepancies between the text of this document and the exhibits attached, the text shall prevail.

2. The project shall be developed in accordance with the following figures that are attached to and made part of this PD:

Figure 1	Boundary Exhibit
Figure 1a	Jurisdiction Map
Figure 2	General Development Plan
Figure 2a	50' Lot Single Family Residential and Recreation Center
Figure 3	Contributing Landscape and Open Space Plan
Figure 4	Thoroughfare Exhibit
Figure 5	Street cross section for Spine Road (Divided)
Figure 6	Street cross section for Spine Road (Divided) with Shared Use Trail
Figure 7	Street cross section for Spine Road, (Undivided)
Figure 8	Street cross section for Spine Road (Undivided) with Shared Use Trail
Figure 9	Phasing Plan of Development
Figure 10	Condominium- Single Family Residential Site Plan
Figure 11	Perimeter Fencing and Screening
Figure 12	Contributing Landscape and Open Space Plan
Figure 13	Amenity Center Site Plan
Figure 13a	Amenity Center Views
Figure 14	Letter Of No Objection

The project is located west of State Highway 288, between County Roads 56, Meridiana Parkway and C.R. 64, Davenport Parkway. As shown on *Figure 1a: Jurisdiction Map*, parts of the proposed development lie within the City Limit, and parts lie within the City's extra-territorial jurisdiction.

3. A homeowners' association (HOA) shall be established and made legally responsible to maintain all communal areas, private streets, recreation reserves and community amenities not otherwise dedicated to the public. All land and facilities dedicated to a Municipal Utility District shall be maintained by said District.
4. All future building permits shall be reviewed for conformance with this PD.
5. Screening and Fencing will be provided along major thoroughfares, and along the perimeter boundaries as shown on *Figure 11: Perimeter Fencing and Screening*.
6. Construction of Phase 1 "Recreation Center" as shown on *Figure 2a: 50' Lot Single Family Residential and Recreation Center and Figure 13: Amenity Center Site Plan*, will commence immediately. The Recreation Center will consist of one lazy river, pool and event center.

C. Land Uses.

1. Permitted land uses for tracts identified as Single Family Residential (SFR) on *Figure 2* shall be those uses permitted within District SFR of the Zoning Ordinance. Single Family Residential (SFR) lots shall be a minimum 6,600 square feet and be a minimum sixty (60) feet wide.
2. Permitted land uses for the tracts identified as “Condominium” Single Family Residential on *Figure 2*, Shall include only “Condominium” Single Family Residential units as shown. *Figure 10: “Condominium” Single Family Residential Site Plan [See D2. (a) below]*
3. Permitted land uses for the tracts identified as “Utility” on *Figure 2* shall include municipal utility and drill site purposes.
4. Permitted land uses for the tracts identified as Single Family Residential-Section 11 and Recreation district are listed below in Table 1.0: Permitted Uses. Any use that is not expressly listed below and cannot be reasonably categorized as falling within the definition or common English interpretation of listed use, may be considered by Iowa Colony Planning Board as a Conditional Use or Specific Use. When considering the suitability of an unlisted use, Iowa Colony Planning Board shall have regard to the permissibility of similar land uses, the vision and objectives of the District, the potential amenity impacts associated with the use and whether allowing the use (with or without special conditions) is in the public interest.
5. The maximum number of single-family lots shall not exceed 484 lots. “Condominium” Single Family Residential shall not exceed 110 units. The total of all dwelling units combined shall not exceed 594 units.
6. Within the boundary of the proposed Plan of Development, land shall be dedicated for neighborhood park purposes, which area shall equal one (1) acre for each fifty-four (54) proposed dwelling units, based on 594 units equals ± 11.0 -acre required neighborhood park. Land used for the public park area shall have a minimum frontage of sixty feet on a public street. Portions of open space that do not have any additional man-made improvements provided by the developer, such as hiking/running trail, benches or shelters that facilitate an active human recreational role will not be considered contributing to the minimum public park area requirement.

Table 1.0 – Permitted Uses:

Land Uses Permitted	Recreation/Resort	Notes
Dwelling, Single-Family Attached		
Dwelling, Single Family Detached		
Wedding Venue	X	
Outdoor Stage, Performance Venue	X	
Community Center/ HOA amenities and club buildings	X	
Amusement and Recreational Services	X	
Other Spectator Sports, incl. rental concessions	X	
Other Reservation Services	X	
Performance Venue, Outdoor	X	
Membership Sports and Recreation Club	X	
Kiosk	X	
Mobile Food Unit	X	
Restaurant, Refreshment Stand (temporary or Seasonal)	X	
Accessory Building	X	
Temporary uses during construction. Including a “sales trailer” or “construction office”	X	

D. Development Regulations

D1. Development Regulations for Single Family Lots - Maximum 370 lots permitted. Single-family home sites within the PD shall be developed in accordance with the following regulations:

1. Minimum lot width: sixty (60) feet.
2. Minimum lot area: 6,600 square feet.
3. Minimum lot depth: One hundred and ten (110) feet or ninety (90) feet for lots fronting on the bulb portion of a cul-de-sac.
4. Maximum lot coverage: Sixty (60) percent calculated as the ground covered by building structures, principal or accessory, of the gross lot surface area.
5. Maximum height: Two (2) stories. Roof gables, chimneys, and vent stacks may extend to a height not to exceed thirty-five (35) feet above the average level of the base of the foundation of the building. Height regulations prescribed herein shall not apply to satellite earth station antennas or any personal communication electronic facilities protected by the Federal Telecommunications Act of 1996.
6. Minimum front yard building setback: twenty-five (25) feet; twenty (20) feet on cul-de-sac bulbs as measured from the front property / right-of-way line.
7. Minimum side yard building setbacks: Five (5) feet for interior, non-corner lots and the non-street side of corner lots; ten (10) feet exterior side yard for corner lots if a minimum fifteen (15) feet by fifteen (15) feet visibility triangle, as measured from the property line / street right-of-way line, that restricts the placement or maintenance of any vertical obstruction, either natural or man-made, within a vertical distance of between three (3) feet and eight (8) feet of the natural ground elevation, is provided on the platted lot subdivision at any street, public or private, intersection. A street side setback of twenty-five (25) feet minimum will be required for all lots siding on a designated major arterial, minor arterial or major collector.
8. Minimum rear yard building setback: 10 feet, except when the rear utility easement width is greater than ten (10) feet, the greater width is the minimum rear yard building setback. When a lot or a reserve is either directly adjacent to a major or minor arterial right-of-way or directly adjacent to a reserve less than fifteen (15) feet wide that is adjacent to a major or minor arterial, the minimum rear yard building setback is twenty –five (25) feet measured from the street right-of-way line and a minimum of ten (10) feet from the rear property line. When a residential lot backs to a designated major or minor arterial and a detached one-story garage is constructed on the residential lot, the rear yard between the detached one-story garage and the rear property line may be reduced to a minimum of three (3) feet if a minimum of twenty – five (25) feet is maintained between the rear of the one-story detached garage and the right-of-way line of the major or minor arterial.

9. All lots shall have a minimum of two (2) trees, planted in the front yard setback. The trees must be a minimum of one and one-half (1-1/2) inches in caliper width and a minimum height of six (6) feet as measured at the tree trunk from the ground as planted. The trees must be located between five (5) feet and fifteen (15) feet from a side lot line and between five (5) feet and twenty (20) feet from the front property line with a minimum of ten (10) feet between tree trunks.

D2. Development Regulations for “Condominium” Single Family Residential - At the time of the preliminary plat, a draft of the protective covenants whereby the Developer proposes to regulate the use of the land shall be submitted to the City. The restrictive covenants, conditions or limitations shall never be less than the minimum requirements of the City as specified in the City’s applicable ordinance(s) at the time of plat recordation.

In the “Condominium” Single Family Residential development, the units will be part of a condominium regime. A condominium regime is a form of property ownership where individuals own specific units while jointly owning in undivided interest the common elements of the property, all governed by the Texas Uniform Condominium Act. A Declaration of Condominium Regime will be recorded in the Official Public Records of Brazoria County, Texas which will establish the rules, rights, and obligations for all unit owners. A single corporate entity (the condominium property owners’ association formed in connection with the creation of the condominium regime) will maintain the common areas of the property including the exterior building components of the attached units (houses), front yards of all units, and common areas of the property (including the private streets).

1. “Condominium” Single Family Residential shall conform to and or be reasonable similar to the plat and site plan as shown on *Figure 10: “Condominium” Single Family Residential Site Plan*. The plan will feature 110 free standing units on a reserve totaling ±18.0 -acres.
2. Each unit shall have driveway frontage to a paved twenty eight (28) foot wide private access easement. (P.A.E.)
 - a) The minimum right-of-way width for a P.A.E. shall be twenty-eight (28) feet, which is coterminous with the pavement width measured from edge-to-edge across the surface of the pavement. The P.A.E. shall remain clear at all times for emergency vehicle access. No parking shall be allowed within the P.A.E.
 - b) At the option of an applicant, the right-of-way width of the P.A.E. may be comprised of two paving sections of not less than 20 feet each, separated by a curbed section of not less than five feet and not more than twenty

- (20) feet in width with a maximum length of one hundred (100) feet off a public street.
- c) Intersections along a P.A.E. shall be a minimum of sixty-five (65) feet apart. When a P.A.E. intersects with another P.A.E. at a 90-degree angle, the P.A.E. shall provide twenty-five (25) foot radius at the intersection. When a P.A.E. intersects with another P.A.E. at an angle less than 90 degrees, but more than 80 degrees, the P.A.E. shall provide a twenty-five (25) foot radius at the intersection.
 - d) The centerline radius of a reverse curve on a P.A.E. shall not be less than sixty-five (65) feet. Reverse curves shall be separated by a tangent of not less than twenty-five (25) feet.
3. No building or structure shall exceed two (2) stories, or thirty-five (35) feet.
 4. Buildings shall be a minimum of ten (10) feet apart.
 5. Minimum front yard building setback shall be twenty (20) feet. All buildings shall face internal private access easements.
 6. Minimum side yard building setback shall be ten (10) feet exterior side yard for corner lots. All buildings shall be set back a minimum twenty-five (25) feet from any other public street, Ames Boulevard, County Road 48, and Crystal View Drive, (Spine Road).
 7. Minimum rear yard building setback shall be twenty (20) feet. All buildings shall be set back a minimum twenty-five (25) feet from any other public street, Ames Boulevard, County Road 48, and Crystal View Drive, (Spine Road).
 8. Residential units shall be constructed of brick or masonry veneer exterior walls for one hundred (100) percent of the exterior wall surface (exclusive of windows and doors) for one (1) story structures; and a minimum of sixty (60) percent of the exterior wall (exclusive of windows and doors) for two (2) story structures with the remaining maximum forty (40) percent being fiber cement board.
 9. All font yards and all and all building exteriors of the attached units, and general common elements shall be maintained by the condominium association.
 10. Compensation Open Space: Nine hundred (900) square feet of compensation open space shall be provided per each residential unit in accordance with the performance standards outlined in Section 74 (d)(iii)(A) of City of Iowa Colony Ordinance 2019-14A.
 11. Two (2) garage parking spaces and two (2) off-street parking spaces shall be provided for each residential unit. In addition, one (1) guest parking space for every four (4) units shall be provided throughout the site.
- D3. Development Regulations for 50' Lots Single Family Residential (Section 11)
1. Minimum lot width: Fifty (50) feet.
 2. Minimum lot area: 5,500 square feet.

3. Minimum lot depth: One hundred and ten (110) feet.
4. For all related minimum standards regarding lot coverage, building height, building setbacks, and landscape requirements refer to Development Regulations- Section D1.
5. Compensation Open Space: The ±8.7-acre recreation reserve and HOA amenities will satisfy the C.O.S. requirements for the single family residential in this District. Additionally, the developer will dedicate an additional ±18.0-acre of park land as identified in *Figure 12* of this document to the City of Iowa Colony. The park will be deeded to the city of Iowa Colony on the approval of Final Plats for the 50 feet Single Family Residential Section 11 by the City Council.

E. Parks, Recreation and Trails

As shown on *Figure 3*, an integrated network of open space and recreational amenities shall be provided in accordance with the following regulations:

1. A maximum of fifty percent (50) percent of the required area for neighborhood park land may be provided by private neighborhood park land consisting of the following.
 - (a) Several small “pocket parks”, recreation reserves of a minimum one-quarter (1/4) acre, strategically located near the entries of various neighborhood pods, as shown on *Figure 3*. A contributing park / recreation / open space area must be located a maximum of one-quarter (1/4) mile from all residential lots.
 - (b) The recreational amenities, including the ±8.7-acre recreation reserve and HOA buildings will contribute to the open space and park requirements for this District. as shown on *Figure 3, Contributing Landscape and Open Space Plan*. The recreational amenities are centrally located, consisting of 8.7 acres including water recreation, HOA building, playground, picnic areas and/or other active recreational uses.
2. A minimum of fifty percent (50%) – 5.6 acres of the required area for neighborhood park land shall be dedicated to, and accessible to the public. Public Park land shall conform to the criteria indicated in the UDC regarding parkland dedication. Section 3.2.1.5. Consisting of the following:
 - (a) Unencumbered landscape buffer, open space and trails.
 - (b) Land which is encumbered by detention areas, lake and drainage channel borders, or other similar characteristics shall qualify at a 50% credit but only if it complies with criteria listed below.
 - Land used for the public park area shall have a minimum frontage of sixty (60) feet on a public street. Contributing areas shall include hiking, biking, and all-weather paths, landscaping and sodding installed

according to the construction standards of the City. Paths must also be connected to recreation areas as part of an open space system.

- Areas along lake and drainage channel borders shall have an average minimum width of thirty (30) feet and a minimum width of twenty (20) feet; and
 - Side slopes for area used in credit not to exceed a five to one (5:1) ratio.
- (c) A minimum of two (2) view corridors per lake with an unobstructed view from the adjacent streets with a minimum combined width of sixty (60) feet, per lake, shall be provided to each permanent lake. The minimum width of a single view corridor is twenty (20) feet. Views to the permanent lakes from the view corridors shall not be obstructed by fences, structures, screening or landscaping that would prevent seeing the lake area.
- (d) View corridors shall be separated by a minimum of one thousand (1,000) feet as measured along the lake water edge. Unless the lake is less than one thousand (1,000) feet in length in which case the view corridors shall be separated by at least 4/5 the total length of the lake.
- (e) A concrete pedestrian path a minimum of five (5) feet in width shall connect the required street sidewalk with the lake water edge.
3. Approximately ±18 acres as identified in *Figure 12* will be deeded to the City of Iowa Colony as a part of an integrated public park system upon approval of the final plats for the single-family residential unit development mentioned in D3.
4. Minimum five (5) foot width sidewalks shall be provided along both sides of local public and private residential streets. Except, sidewalks are not required adjacent to twenty-eight (28) foot wide P.A.E. in the "Condominium" Single Family development. All sidewalks shall be constructed in accordance with the City of Iowa Colony standard details and shall meet the State of Texas ADA standards.
5. Minimum six (6) foot width sidewalks shall be provided along both sides of major arterials, minor arterials, major collectors and the central spine road (as depicted in *Figure 4* attached) within and adjacent to the property. At the discretion of the developer, a twelve (12) foot wide joint use trail may be constructed on only one side of the right-of-way in lieu of two six (6) foot wide sidewalks on both sides of the right-of-way. In either case, the sidewalks or joint use trail may meander out of the right-of-way and into an adjacent landscape reserve if so provided.

F. **Landscape**

All development will meet or exceed the minimum landscape requirements specified in the City's Unified Development Code, Section 3.3.1 Screening, and

shall meet the landscape requirements specified in the developer's commercial deed restrictions and development covenants except as listed below.

1. A landscape buffer with a minimum fifteen (15) foot width shall be located along each side of the Crystal View Drive, as shown on *Figure 3*, where lots side or rear to the spine road. The buffer is in addition to the minimum street right-of-way width and shall include trees, benches, plazas and landscape screening. No on-street parking will be allowed along the designated spine road.
2. Screening
 - a) The existing trees and hedge row along existing CR 48 will meet the requirements of Section 3.3.1.2 without the need for additional plantings.
 - b) Perimeter Fencing and Screening will be constructed as shown on *Figure 8, Perimeter Fencing and Screening*.

3. Plant List

Trees: Except palm trees to be placed within the recreation site only and not within the ROW as street trees.

- Little Gem – Magnolia grandiflora 'Little Gem' (Evergreen)
- Vitex – Vitex agnus-castus
- Pindo Palm- Butia capitata
- European Fan Palm- Chamaerops humilis cerifera
- Chinese Fan Palm- Livistona chinensis
- Mazari Palm- Nannorrhops ritchiana
- Canary Island Date Palm- Phoenix canariensis
- Medjool Date Palm- Phoenix dactylifera 'Medjool'
- Sylvester Palm- Phoenix sylvestris
- Texas Sabal Palm- Sabal texana
- California Fan Palm- Washingtonia filifera
- Washingtonia Palm- Washingtonia robusta
- Eagleston Holly- Ilex x attenuate 'Eagleston'
- Crape Myrtle - Red- Lagerstroemia x 'Arapaho'
- Crape Myrtle – Pink- Lagerstroemia x 'Sioux'

Shrubs/Groundcovers:

- Coppertone Loquat – Eriobotrya japonica 'Coppertone' (Evergreen)
- Morning Light Miscanthus – Miscanthus sinensis 'Morning Light' (Herbaceous)
- Dwarf Bottlebrush – Callistemon citrinus 'Little John' (Evergreen)
- Variegated Flax Lily – Dianella tasmanica 'Variegata' (Evergreen)

- Mexican Feather Grass – *Nassella tenuissima* (Herbaceous)
- New Gold Lantana – *Lantana* x hybrid ‘New Gold’ (Evergreen)
- Liriope – *Liriope muscari* (Evergreen)
- Gulf Muhly Grass - *Muhlenbergia capillaris*
- Drift Rose (Apricot) – *Rosa* ‘Meimirrot’
- Dwarf Firebush – *Hamelia patens*
- Summer Wisteria – *Indigofera decora*
- Hameln Grass – *Pennisetumalopecuroides* ‘Hameln’
- Sandy Leaf Fig – *Ficus tikoua*
- Purple Trailing Verbena – *Verbena canadensis* ‘Homestead Purple’
- Snow-N-Summer Jasmine – *Trachelospermum asiaticum* ‘Snow-N-Summer’
- Green Mound Juniper – *Juniperus procumbens* ‘Green Mound’
- Bicolor Iris – *Iris Bicolor* (Evergreen)
- Foxtail Fern – *Asparagus meyeri* (Evergreen)
- Japanese Blueberry – *Elaeocarpus decipiens* (Evergreen)
- Dwarf Palmetto- *Sabal minor*
- Shell Ginger- *Alpinia Zerumbet* ‘Variegata’
- Bat Faced Cuphea- *Cuphea llavea*
- Canna Lily- *Canna indica*
- Yellow Iris- *Iris pseudacorus*
- Knockout Rose- *Rosa* ‘Radrazz’
- Double Red Knockout Rose- *Rosa* x ‘Knockout’ TM
- Variegated Asian Jasmine- Asiatic jasmine
- Geyser Pink Gaura- *Gaura lindheimeri* ‘Geyser Pink’
- Geyser White Gaura- *Gaura lindheimeri* ‘Geyser White’
- Super Green Giant Liriope- *Liriope muscari* ‘Super Green Giant’
- Yellow-tip Ligustrum- *Ligustrum howardii*
- Sweet Viburnum - *Viburnum odoratissimum*
- Kaleidoscope Abelia- *Abelia x grandiflora* ‘Kaleidoscope’
- Rose Creek Abelia- *Abelia x grandiflora* ‘Rose Creek’
- Dwarf Schilling’s Holly- *Ilex vomitoria* ‘Schilling’s Dwarf’
- Lindheimer’s Muhly- *Muhlenbergia lindheimeri*
- Dwarf Nandina- *Nandina domestica*
- Switch Grass- *Panicum virgatum* ‘Shenandoah’
- Spring Bouquet Laurestinus- *Viburnum tinus* ‘Spring Bouquet’
- Sand Cord Grass- *Spartina bakeri*
- Variegated Confederate Jasmine- *Trachelospermum jasminoides* ‘Variegatum’

G. School Site

As shown of *Figure 2*, an elementary school site shall be provided for purchase at the option of the Alvin Independent School District. If the AISD chooses not to purchase the site, the site is limited to the same uses as for tracts identified as Single Family Residential (SFR) on *Figure 2*. The developer will reserve the land for purchase by Alvin ISD for a period of three (3) years after the date the land is acquired by the developer and for a period no earlier than the completion of a combined total of 600 homes within the vested property or Sierra Vista West PD. The Developer would require that the District have the land under contract and close within one (1) year of the Districts decision to purchase the land.

H. Street Plan and Cross Sections.

1. Street improvements shall be built in phases as the project develops in accordance with the City's Engineering Design Criteria Manual, Developers Agreement, street plan and cross sections listed below.

- Figure 4: Thoroughfare Exhibit
- Figure 5: Street cross section for the spine road (divided) and greenbelt
- Figure 6: Street cross section for the spine road (divided) with Shared Use Trail
- Figure 7: Street cross section for the spine road (undivided) and greenbelt
- Figure 8: Street cross section for the spine road (undivided) with Shared Use Trail

I. Project Phasing

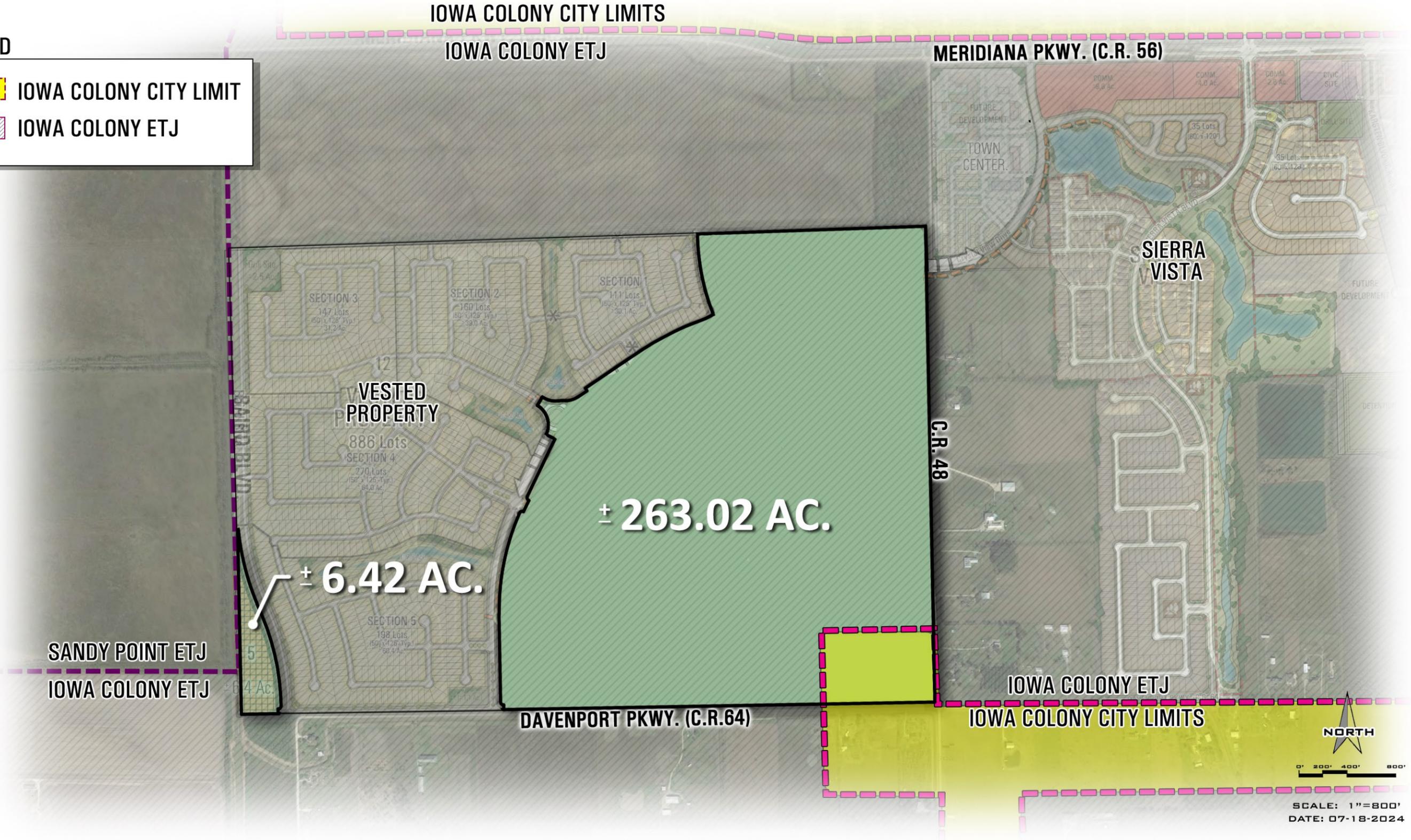
Figure 9 indicates the general time and location of the proposed development phasing. The precise dates of each phase is subject to change due to general economic variables and market demand.

J. Recreation Area

The recreation area will be built in general conformance with the City of Iowa Colony Engineering Design Criteria Manual effective June 20,2009 and as per the permitted plan set approved by the City of Iowa Colony, Adico LLC . Please see *Figure 14 – Letter of No Objection*. Also refer to *Figure 13* illustrating the recreation center site plan identifying a comprehensive list of amenities and *Figure 13 A* for the elevations and 3D view of the recreation center respectively.

LEGEND

-  IOWA COLONY CITY LIMIT
-  IOWA COLONY ETJ

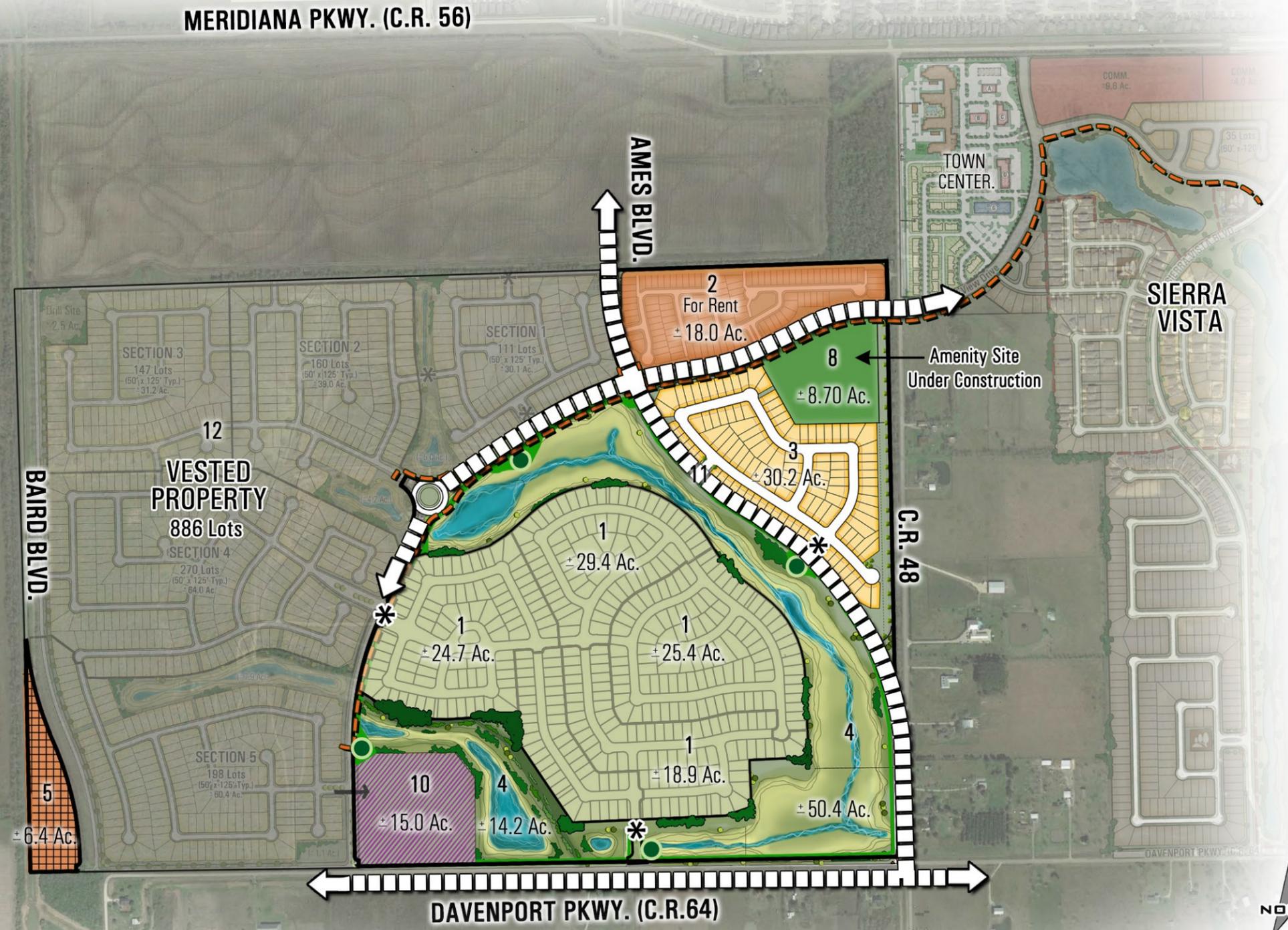


Sierra Vista West General Development Plan

FIGURE 2

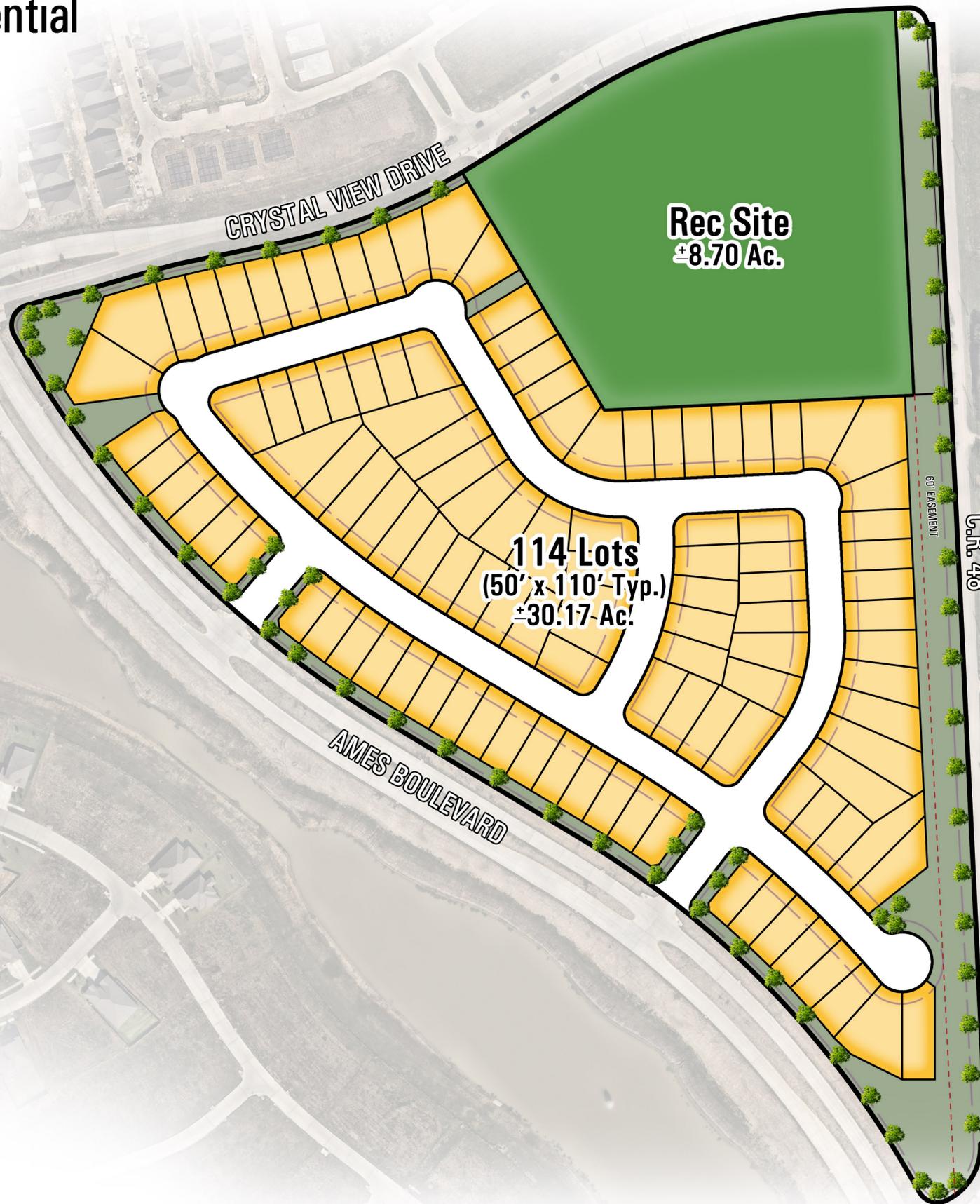
Item 9.

LEGEND		
1	SF 1 - MAXIMUM 370 LOTS - LOTS SHALL BE A MINIMUM OF 60' WIDE and 6,600 SF.	98.4 AC.
2	INDICATES PROPOSED SWING	18.0 AC.
3	INDICATES PROPOSED 50' SF LOTS (114 lots)	30.2 AC.
4	INDICATES PROPOSED DETENTION/RECREATION	63.0 AC.
5	INDICATES PROPOSED UTILITY SWING	6.4 AC.
6	* INDICATES PROPOSED GATED ENTRY/ PRIVATE STREET ONLY	-
7	● INDICATES PROPOSED PUBLIC RECREATION SITE	5.4 AC.
8	● INDICATES PROPOSED PRIVATE RECREATION SITE	8.7 AC.
9	— INDICATES OPTIONAL MULTI-USE TRAIL	-
10	▨ INDICATES OPTIONAL SCHOOL SITE	15.0 AC.
11	▬▬▬ INDICATES PROPOSED R.O.W.	24.3 AC.
12	▨ INDICATES VESTED PROPERTY	232.5 AC.
TOTAL		501.9 AC.

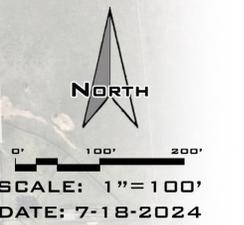


Sierra Vista West

50' Lot Single Family Residential and Recreation Center (Section 11)



LAND USE TABLE		
Residential	Lot Count	Acreage
50'x110' Typ	114 Lots	±19.79 Ac
Rec Site	-	±8.70 Ac
Open Space/Reserves	-	±4.61 Ac
ROW	-	±5.77 Ac
Building Line	-	-
Easements	-	-
Total	114 Lots	±38.87 Ac



Contributing Landscape and Open Space Plan

LEGEND

REQUIRED NEIGHBORHOOD PARK

1 AC/54 UNITS @606 UNITS = 11.2 ACRES REQUIRED

- 50% PRIVATE PARK = 5.6 AC.
 - A) POCKET PARKS & CONTRIBUTING OPEN SPACE
 - B) MIN. 10 AC. CENTRALLY LOCATED PRIVATE RECREATION SITE
- 50% PUBLIC PARK = 5.6 AC.
 - A) UNENCUMBERED BUFFER, OPEN SPACE AND TRAILS
 - B) DETENTION AREAS SHALL QUALIFY AT A 25% CREDIT FOR PUBLIC PARK SUBJECT TO:
 - 5:1 MAXIMUM SIDE SLOPE
 - MIN. 60' FRONTAGE ON A PUBLIC STREET
 - ADDITIONAL MAN-MADE IMPROVEMENTS INCLUDING, TRAIL BENCHES, AND LANDSCAPE (LANDSCAPE BUFFERS TO COUNT AS REQUIRED OPEN SPACE SUBJECT TO MINIMUM 15' WIDE AND CONTAINING REQUIRED 1 1/2" CALIPER TREES).

● INDICATES PRIVATE NEIGHBORHOOD PARK MINIMUM 1/4 AC. (SEE NOTE)

● INDICATES PUBLIC NEIGHBORHOOD PARK

○ 1/4 MILE RADIUS SERVICE AREA

— INDICATES OPTIONAL 12' WIDE SHARED USE TRAIL

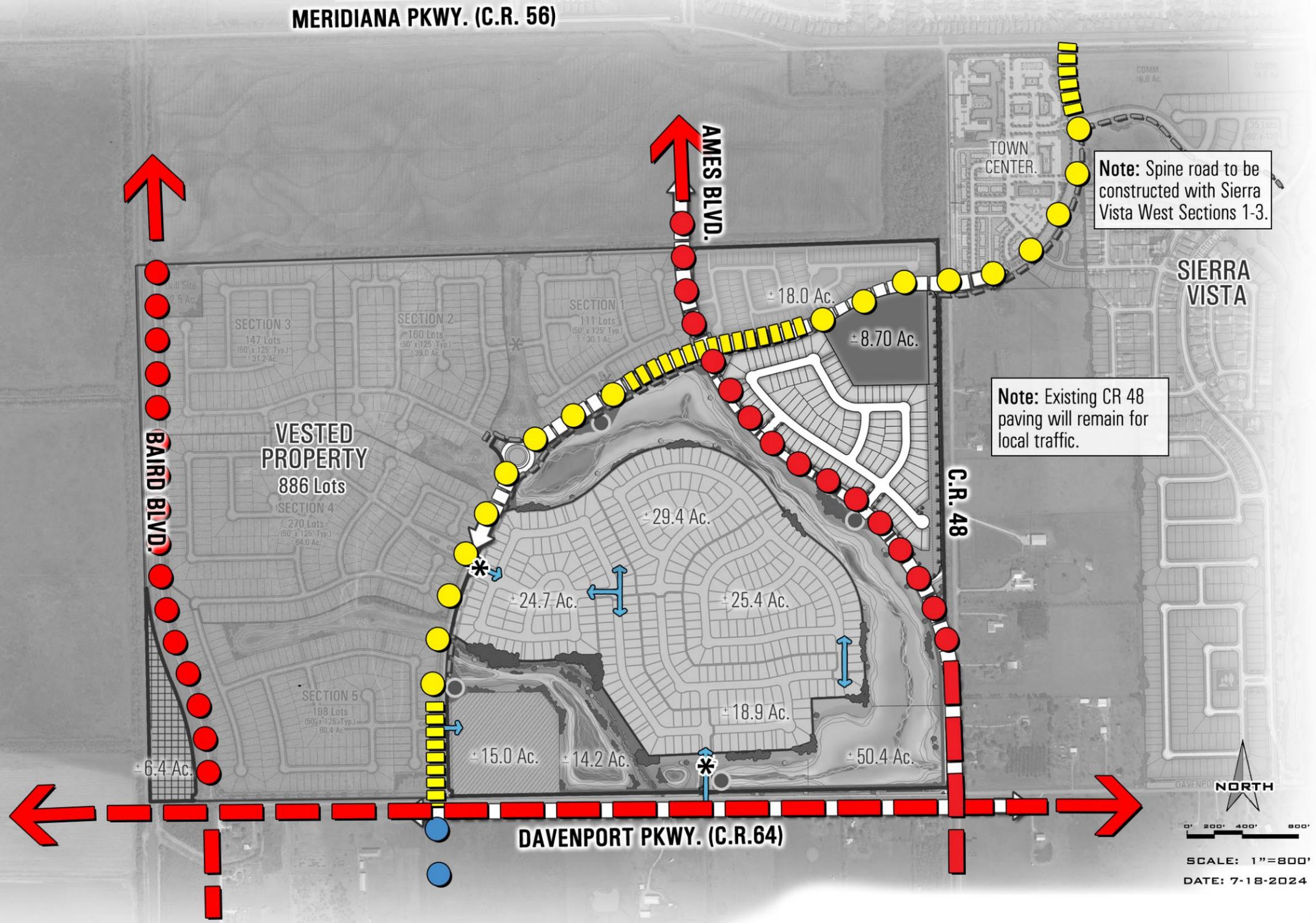
NOTE: 6' MINIMUM SIDEWALK REQUIRED ON BOTH SIDES OF THE SPINE ROAD OR A 10' SHARED USE TRAIL ON ONE SIDE OF THE SPINE ROAD.

● Note:
Recreation sites shall provide a variety of recreational uses—passive and active. At minimum, a recreation site shall include a paved plaza area. The plaza area shall be a minimum of 500 sq. ft. and shall include a decorative paving pattern. Each site shall include at least 2 benches, 2 shade trees and a drinking fountain.



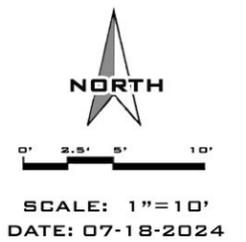
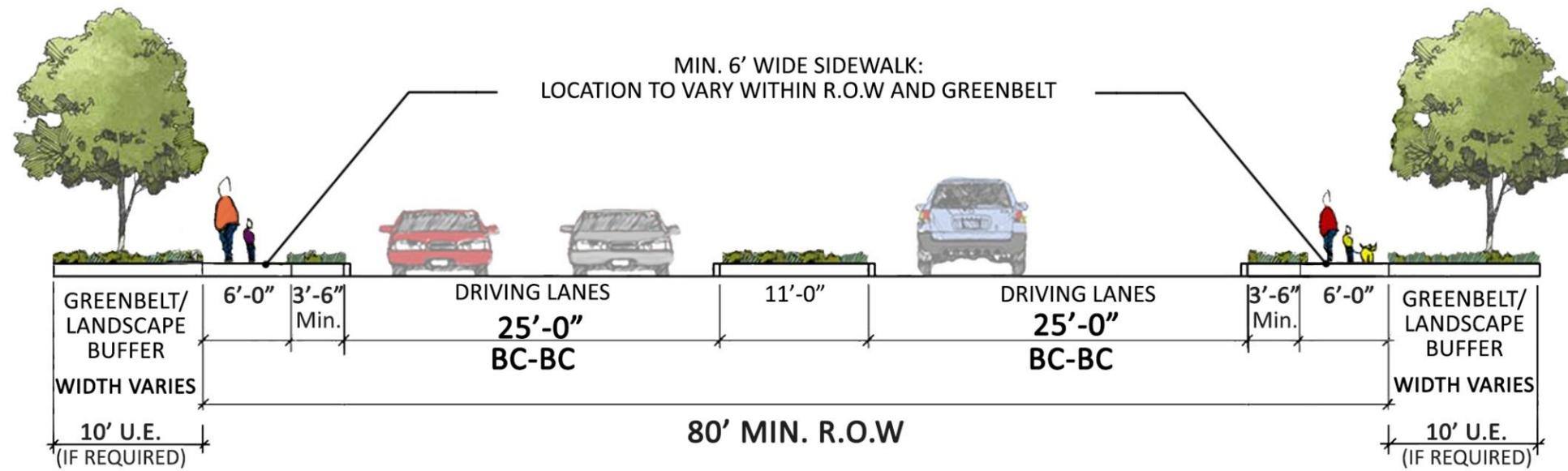
LEGEND

- MAJOR ARTERIAL (TO BE WIDENED)
(120' R.O.W. MIN.)
- MAJOR ARTERIAL (PROPOSED)
(120' R.O.W. MIN.)
- MINOR COLLECTOR (PROPOSED)
(80' R.O.W. MIN.)
- SPINE ROAD - UNDIVIDED (PUBLIC)
(80' R.O.W. MIN.)
- ▬ SPINE ROAD - DIVIDED (PUBLIC)
(80' R.O.W. MIN.)
- LOCAL STREET (PRIVATE)
(60' R.O.W. MIN.)
- * GATED ENTRY/ PRIVATE STREET



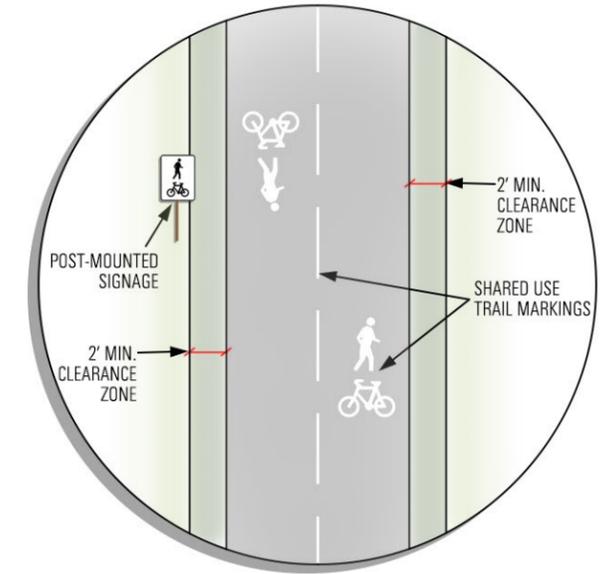
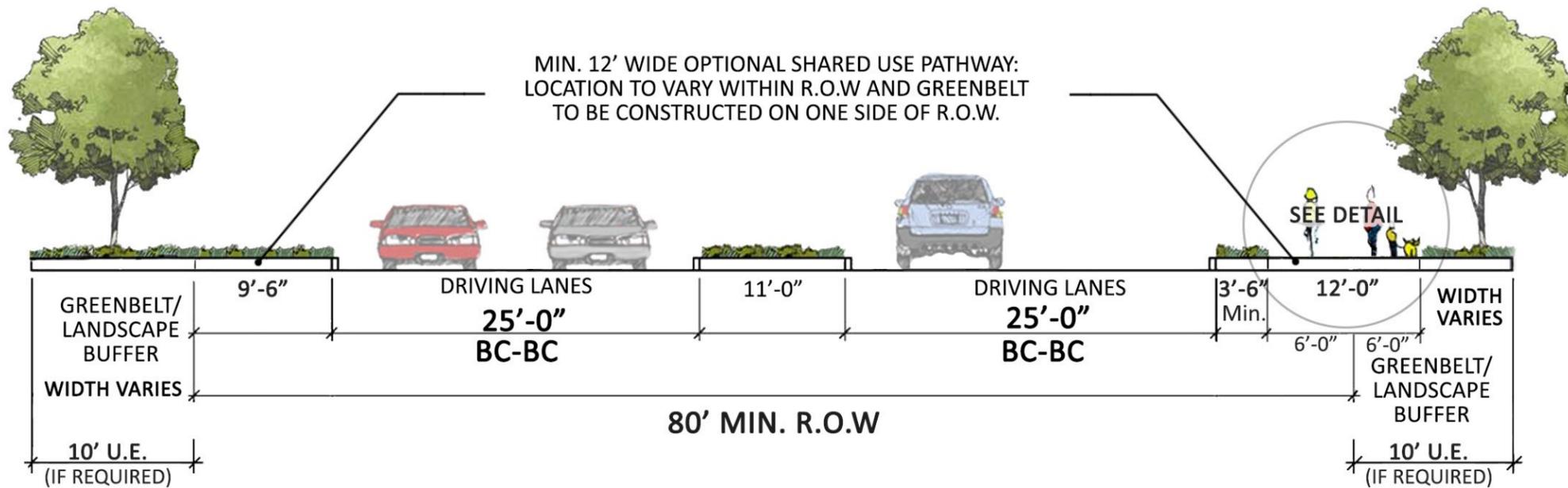
Street Cross Section for Spine Road (Divided)

PROPOSED STREET CROSS SECTION SPINE ROAD (DIVIDED)



Street Cross Section for Spine Road (Divided) with Shared Use Trail

PROPOSED STREET CROSS SECTION SPINE ROAD (DIVIDED) SHARED USE TRAIL



SHARED USE TRAIL DETAIL:

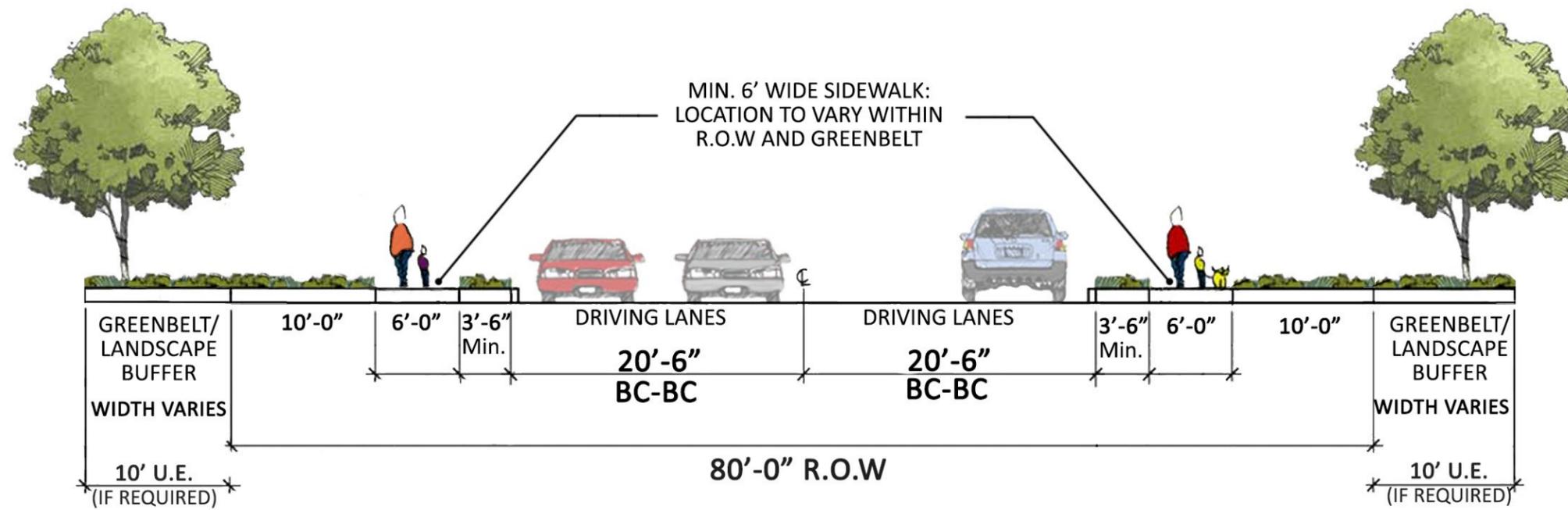
- 12' MINIMUM TRAIL
- POST-MOUNTED SIGNAGE
OUTSIDE OF CLEARANCE ZONE
AND 4' MINIMUM HEIGHT
- 8' MINIMUM TREE CLEARANCE
- 2' CLEARANCE ZONES



SCALE: 1"=10'
DATE: 07-18-2024

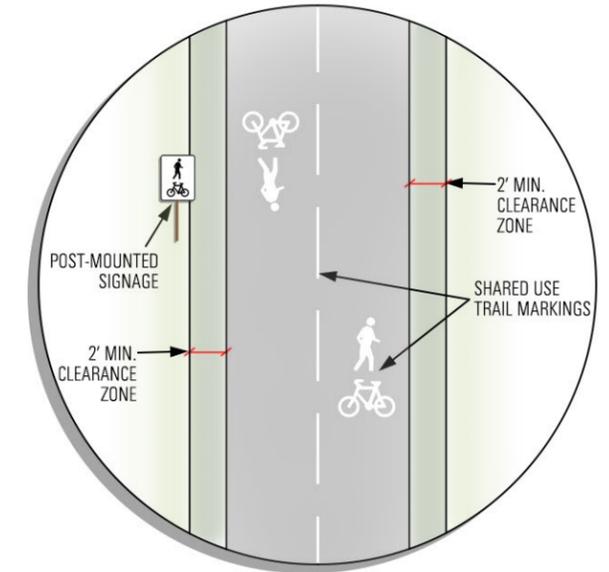
Street Cross Section for Spine Road (Undivided)

PROPOSED STREET CROSS SECTION SPINE ROAD (UNDIVIDED)



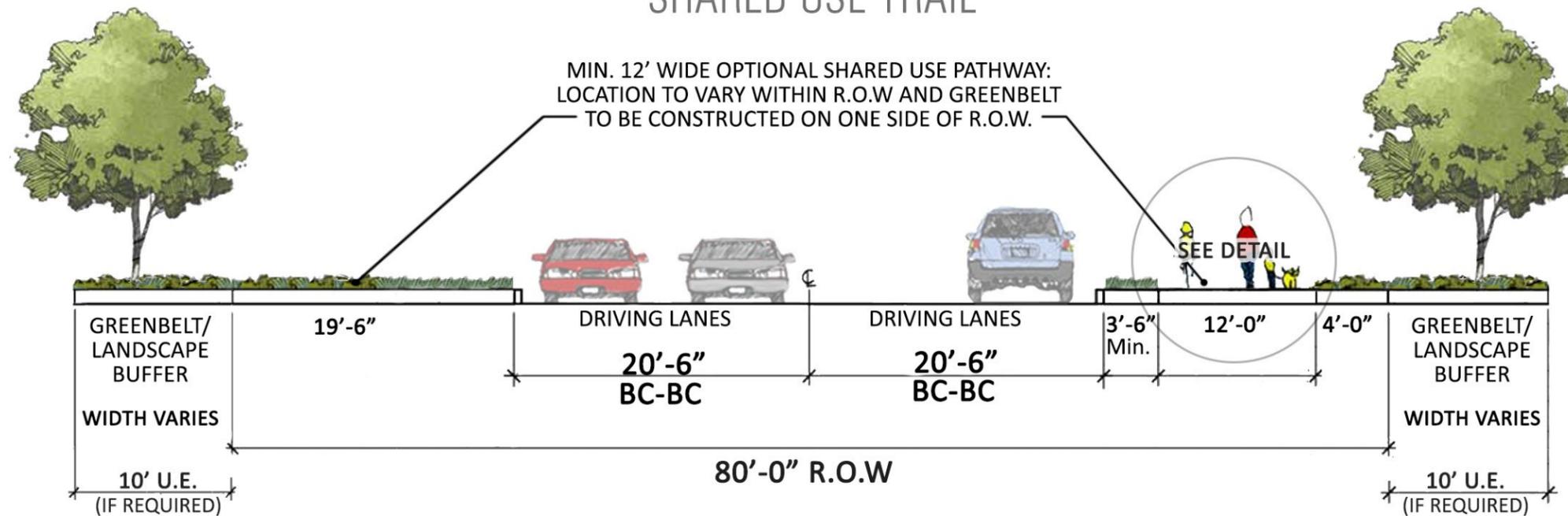
Street Cross Section for Spine Road (Undivided) with Shared Use Trail

PROPOSED STREET CROSS SECTION SPINE ROAD (UNDIVIDED) SHARED USE TRAIL



SHARED USE TRAIL DETAIL:

- 12' MINIMUM OPTIONAL TRAIL
- POST-MOUNTED SIGNAGE OUTSIDE OF CLEARANCE ZONE AND 4' MINIMUM HEIGHT
- 8' MINIMUM TREE CLEARANCE
- 2' CLEARANCE ZONES

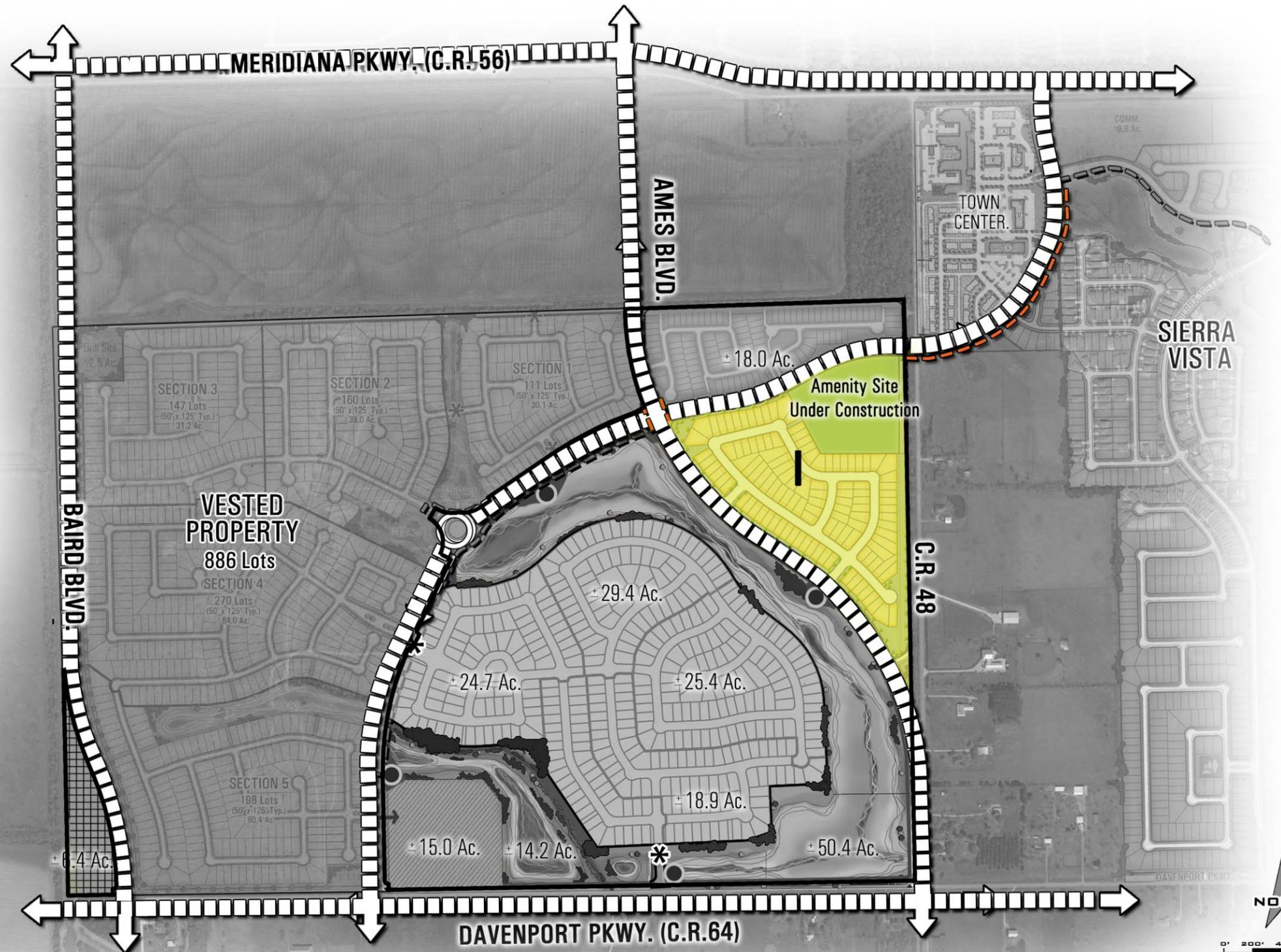


SCALE: 1" = 10'

DATE: 07-18-2024

Phasing Plan of Development

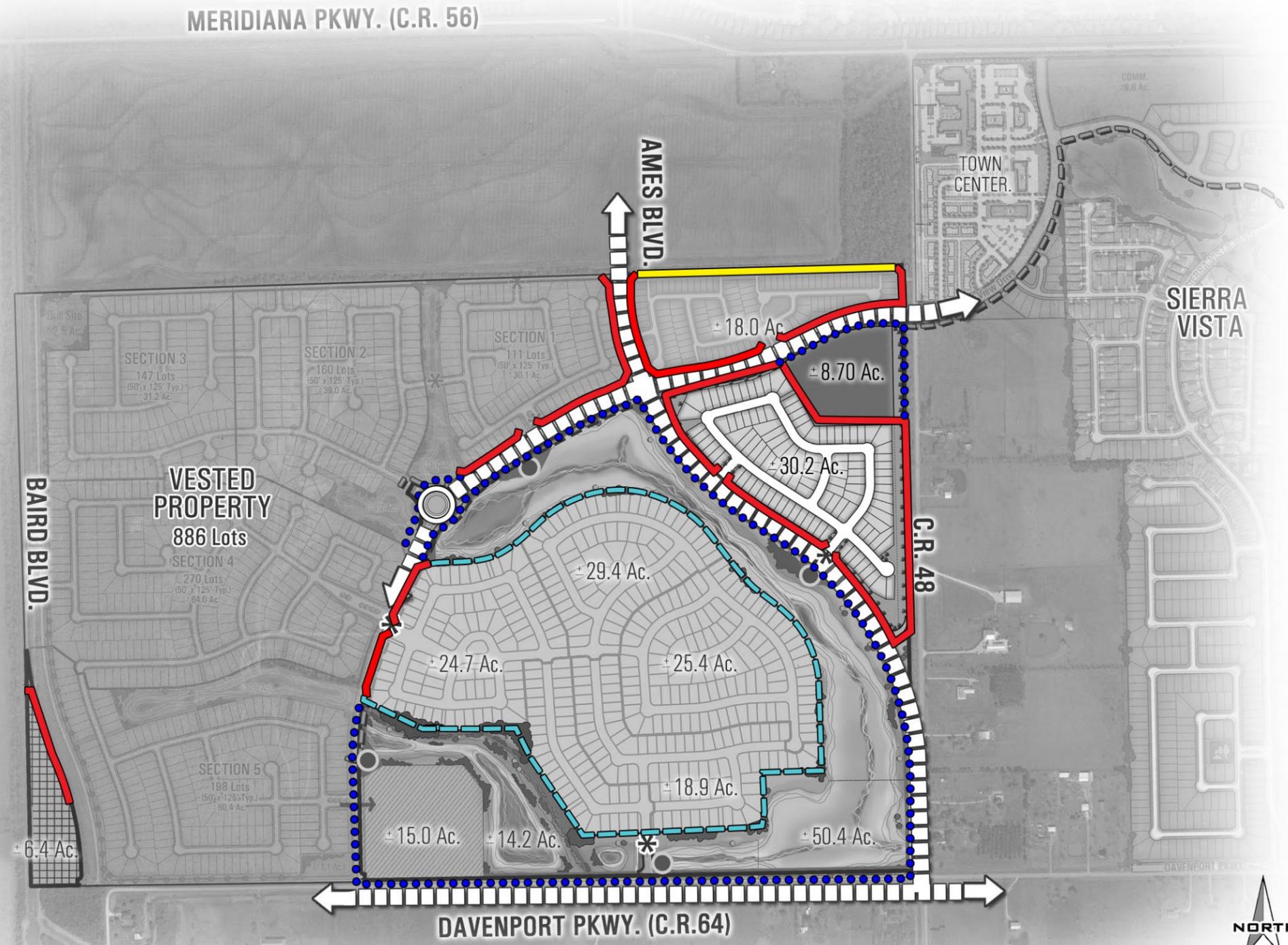
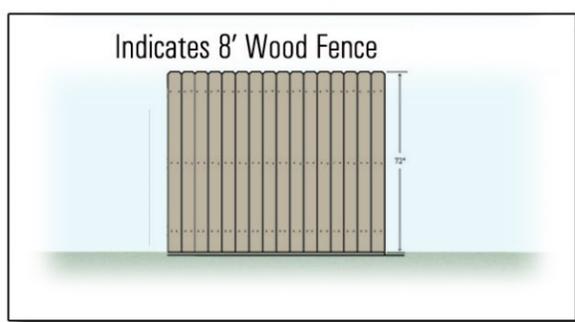
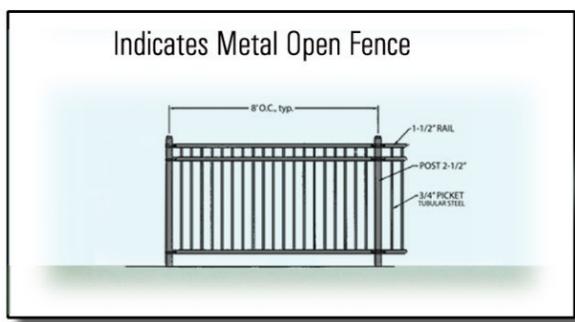
 PHASE I (1-2 Years)*



*THE PHASE DATES OF EACH PHASE IS SUBJECT TO CHANGE DUE TO GENERAL ECONOMIC VARIABLES AND MARKET DEMAND.

Perimeter Fencing and Screening

-  Indicates 6' high masonry wall
-  Indicates 8' high wood fence
-  Indicates 6' metal open fence
-  Indicates no fence required



SIERRA VISTA
and
STERLING LAKES
AT IOWA COLONY
A CANYON GATE® COMMUNITY

Contributing Landscape and Open Space Plan

LEGEND

	ACREAGE	TOTAL %
REQUIRED OPEN SPACE	65 ACRES	5%

OPEN SPACE INCLUDES LANDSCAPE BUFFERS, DETENTION AREAS, GREEN BELTS AND RECREATION SITES.
(CONTRIBUTING RECREATION SITES SHALL BE ACCESSIBLE FROM A PUBLIC STREET.)

- INDICATES PRIVATE NON-CONTRIBUTING RECREATION SITES
- INDICATES PROPOSED RECREATION SITE MINIMUM 1/4 AC. (SEE NOTE)
- 1/4 MILE RADIUS SERVICE AREA
- PROPOSED PUBLIC PARK NOT INCLUDED IN LANDSCAPE/OPEN SPACE AREA CALCULATIONS
- INDICATES 15' MINIMUM GREENBELT/ LANDSCAPE BUFFER WITH SIDEWALK
NOTE: 6' MINIMUM SIDEWALK REQUIRED ON ONE SIDE OF THE SPINE ROAD
- INDICATES MINIMUM 5' WIDE PUBLIC STREET SIDEWALK
- LANDSCAPE BUFFERS TO COUNT AS REQUIRED OPEN SPACE SUBJECT TO:
MINIMUM 15' WIDE AND CONTAINING REQUIRED 1½" CALIPER TREES
- DETENTION LAKE TO COUNT AS REQUIRED OPEN SPACE SUBJECT TO:
5:1 MAXIMUM SIDE SLOPE, PERMANENT WATER SURFACE AND MINIMUM 6' WATER DEPTH

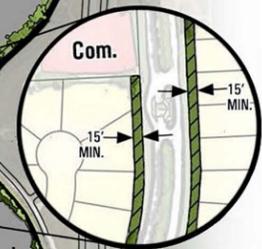
Note:
Recreation sites shall provide a variety of recreational uses-passive and active. At minimum, a recreation site shall include a paved plaza area. The plaza area shall be a minimum of 500 sq.ft. and shall include a decorative paving pattern.

Each site shall include at least 2 benches, 2 shade trees, a drinking fountain and bicycle parking. Bicycle parking shall include racks or other structures intended for parking bicycles, with a minimum of 4 spaces.

At least 2 parks shall include ball field facilities for informal play, including baseball back stops and soccer goals. At least 1 park shall include a fenced area with double gates for use as a dog park.



WILL BE DEEDED TO THE CITY OF IOWA COLONY ON THE APPROVAL OF FINAL PLATS FOR THE SINGLE-FAMILY RESIDENTIAL UNIT DEVELOPMENT ON THE CONVERTED TOWNHOME TRACT.



NORTH

0 350' 700' 1400'

SCALE: 1" = 1400'

DATE: 07-18.2024



SIERRA VISTA

Conceptual Amenity Exhibit

a project developed for
Astro Sierra Vista L.P.

LEGEND

- 1- CLUBHOUSE PAD SITE
- 2- PLAYGROUND
- 3- SPLASH PAD
- 4- RESTROOM/PAVILION
- 5- TENNIS COURT
- 6- BASKETBALL COURT
- 7a- PARKING LOT
- 7b- GOLF CART PARKING
- 8- OASIS POOL
- 9- LAZY RIVER
- 10- SHADE
- 11a- ENTRY FEATURE
- 11b- SECONDARY ENTRANCE
- 12- POOL DECKING
- 13- BEACH WALK IN
- 14- ACCESS BRIDGE
- 15- PICKLEBALL COURT
- 16- BOCCIE BALL COURT
- 17- SAND BEACH
- 18- HAMMOCK AREA
- 19- CABANA
- 20- SIDEWALK
- 21- POOL EQUIPMENT ROOM
- 22- RETAINING WALL
- 23- SPORTS/OPEN SPACE
- 24- 20' WIDE FIRE LANE



THIS DRAWING DEPICTS CONCEPTUAL LANDSCAPE IMPROVEMENTS
FOR ILLUSTRATIVE PURPOSES ONLY.
FINAL DESIGN SOLUTIONS ARE SUBJECT TO CHANGE.



0' 200' 400' 800'

SCALE: 1"=800'

DATE: 7-18-2024