



**CITY OF
IOWA
COLONY**

**PLANNING & ZONING COMMISSION
MEETING**

**Tuesday, May 05, 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, MAY 5, 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.

ITEMS FOR CONSIDERATION

1. Consider approval of the April 7, 2026 Planning and Zoning Commission meeting minutes.
2. Consider approval of the Avery Lakes Section 2 Preliminary Plat.
3. Consider approval of the Avery Lakes Section 3 Preliminary Plat.
4. Consider approval of the Ellwood Section 6 Preliminary Plat.
5. Consider approval of the Ellwood Section 3A Final Plat.

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 April 28, 2026.



Kayleen Rosser

Kayleen Rosser, City Secretary



**PLANNING & ZONING COMMISSION
MEETING MINUTES**

Item 1.

**Tuesday, April 07, 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

Members present: David Hurst, Les Hosey, Terry Hayes, Brenda Dillon, Demond Woods and Robert Wall

Members absent: None

Others present: Dinh Ho

CALL TO ORDER

Chairman Hurst called the meeting to order at 6:30 P.M.

CITIZEN COMMENTS

There were no comments from the public.

PUBLIC HEARING

1. Hold a public hearing to consider rezoning the following property from Single Family Residential to Mixed Use and granting a specific use permit to allow development of a flex space district designed to accommodate a mix of retail, office, light industrial, and warehouse uses, including civic and educational facilities, boutique and experiential retail, wellness and fitness uses, limited food and beverage establishments, pet services, showroom and non-mechanical automotive uses, and other similar low-impact commercial activities.

Approximately a tract of land containing 17.5335 acres situated in the H.T. & B.R.R. Co. Survey, Abstract 545, Brazoria County, Texas, being out of Lots 7, 8 and 9 of Emigration Land Company Subdivision, Section 70, as recorded under Volume 2, Page 81 of the Plat Records of Brazoria County, Texas, being part of a tract of land conveyed to The Wise Family Living Trust by deed recorded under County Clerk's File No. 2001000217 of the Official Records of Brazoria County, Texas.

Chairman Hurst opened the public hearing at 6:32 p.m.

Selena Silva, a longtime resident who recently returned after living away for a period, remarked on how much the area has changed. She noted that many residents have lived in the community for years and questioned whether they have a voice in decisions affecting their neighborhood. She also asked where the proposed development would take place and how it would impact residents, adding that many do not support changes to the community. Dinh Ho then provided an overview of the property and the request for the flex space.

Karen Knobloch asked how the proposal would specifically affect Southwood Estates, expressing concerns about increased traffic. She inquired about the exact location of the property and the types of businesses expected. She added that residents had been told the streets were private and reiterated concerns about traffic impacts.

Aurora Garcia asked whether the rezoning would result in a traffic light at Louisiana Street and Highway 6. She also raised concerns about water service, noting that Undine had increased rates without improving water quality, to the point that residents cannot use the water for cooking. She questioned whether commercial development would lead to water system upgrades or the creation of a Municipal Utility District (MUD). Dinh Ho responded that a traffic impact analysis would be required and clarified that the City has no control over Undine, as it is a separate entity. Garcia also inquired about improved lighting in the area, stating that it is currently very dark and that she has requested a light at the corner.

Hamza Ali, the developer of the site, explained that the proposal involves a mixed-use development combining retail and small-scale warehousing. He stated that the project is not expected to generate significant traffic and typically would not involve large trucks. He outlined a total development area of just over 200,000 square feet and described the anticipated tenants as relatively low-impact businesses, such as indoor pickleball courts, baseball training cages, ballet studios, and bounce house facilities.

Ashley Garner acknowledged that residents have mixed concerns, noting that while change is inevitable in a rapidly growing area, there are worries about how it will affect the community, including potential increases in crime. She asked what options residents have if there is strong opposition to the project. Dinh Ho responded that the City Council will make the final decision. Garner also asked what rights the community has to help reach a compromise that satisfies all parties.

Chairman Hurst closed the public hearing at 6:51 p.m.

ITEMS FOR CONSIDERATION

- 2. Consider approval of the February 3, 2026 Joint work session minutes.

Motion made by Hosey to approve the February 3, 2026 Joint work session minutes, Seconded by Hayes.

Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods

- 3. Consider approval of the March 4, 2026 Planning and Zoning Commission meeting minutes.

Motion made by Hayes to approve the March 4, 2026 Planning and Zoning Commission meeting minutes, Seconded by Wall.

Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods

- 4. Consideration and possible action to provide a recommendation to the City Council to consider rezoning the following property from Single Family Residential to Mixed Use and granting a specific use permit to allow development of a flex space district designed to accommodate a mix of retail, office, light industrial, and warehouse uses, including civic and educational facilities, boutique and experiential retail, wellness and fitness uses, limited food and beverage establishments, pet services, showroom and non-mechanical automotive uses, and other similar low-impact commercial activities.

Approximately a tract of land containing 17.5335 acres situated in the H.T. & B.R.R. Co. Survey, Abstract 545, Brazoria County, Texas, being out of Lots 7, 8 and 9 of Emigration Land Company Subdivision, Section 70, as recorded under Volume 2, Page 81 of the Plat Records of Brazoria County, Texas, being part of a tract of land conveyed to The Wise Family Living Trust by deed recorded under County Clerk's File No. 2001000217 of the Official Records of Brazoria County, Texas.

Dinh Ho explained that the developer is requesting a rezoning from SFR/BR to Mixed Use. He provided an overview of the property’s location and noted that the applicant is also seeking a Specific Use Permit to broaden the range of allowable business uses. The proposed uses include beauty and wellness services, fitness and recreation, storage, light industrial, civic and educational facilities, and professional office space, among others.

Commission Member Hosey asked for clarification regarding the expansion of permitted uses. Commission Member Woods inquired whether the businesses would be clearly defined and specific to this development. Commission Member Wall stated that the request effectively seeks a variance from the current approved uses.

Commission Member Dillon expressed concern about the inclusion of warehouse uses, noting that this is also a concern among residents. She emphasized that this aspect of the proposal is a significant issue. Commissioner Wall added that warehouse developments often generate substantial truck traffic and asked whether Louisiana Street would serve as an entrance to the site. Dinh Ho responded that it would function as a secondary access point.

Dillon further voiced concerns about potential noise, lighting, and increased traffic along Louisiana Street. Wall asked for clarification on what qualifies as “low-impact auto use” and remarked that monitoring the wide range of proposed uses could be challenging for the city. Dinh Ho responded that Code Enforcement would be responsible for oversight.

Mr. Hamza Ali, the developer, and Commission member Dillon discussed the size and function of the proposed warehouse spaces. Mr. Ali elaborated on the types of businesses anticipated and noted that he uses social media platforms to showcase similar developments. He stated that the project would have a positive impact on the community.

Commission Member Wall asked about fencing along the rear of the property and sought additional clarification on “low-impact vehicle use,” including whether activities such as vehicle wrapping would be permitted. He also inquired about environmental, operational, and back-office support uses. Commissioner Dillon confirmed that there would be no welding or fabrication activities on-site.

Commission Member Woods asked why this particular area was selected for the project. Mr. Ali responded that the location has favorable traffic conditions, is close to where he lives, and is well-suited for the services being proposed.

Dillon also raised concerns about the possibility of vacant spaces if portions of the development are not leased, noting that residents do not want to see empty buildings. Mr. Ali replied that his development typically maintains waitlists and that he receives consistent interest due to his online presence.

Finally, Commissioner Wall asked whether the facility would have 24-hour security. Mr. Ali confirmed that security would be provided.

Motion made by Dillon to provide a recommendation to City Council to approve rezoning the entire tract to Mixed Use, Seconded by Wall.

Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods

Motion made by Wall to provide a recommendation to City Council to deny the specific use permit, Seconded by Dillon.

Voting Yea: Dillon, Hayes, Wall, Woods

Voting Nay: Hurst, Hosey

5. Consider approval of the El Alaniz Addition Section 2 Final Plat.
Motion made by Hosey to approve the El Alaniz Addition Section 2 Final Plat, Seconded by Hayes.
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods
6. Consider approval of the Amended Plat of Ellwood Section 1B.
Motion made by Hayes to approve the Amended Plat of Ellwood Section 1B, Seconded by Dillon.
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods
7. Consider approval of the Ellwood Section 4B Preliminary Plat.
Motion made by Hayes to approve the Ellwood Section 4B Preliminary Plat, Seconded by Wall.
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods
8. Consider approval of the Avery Crossing Section 3 Preliminary Plat.
Motion made by Hayes to approve the Avery Crossing Section 3 Preliminary Plat, Seconded by Hosey.
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods
9. Consider approval of the Avery Lakes Section 1 Preliminary Plat.
Motion made by Hayes to approve the Avery Lakes Section 1 Preliminary Plat, Seconded by Hosey.
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods
10. Consider approval of the Caldwell Bullard Parkway Phase 3 Street Dedication Preliminary Plat.
Motion made by Hosey to approve the Caldwell Bullard Parkway Phase 3 Street Dedication Preliminary Plat, Seconded by Dillon.
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods
11. Consider approval of the Sunset Prairie Subdivision Preliminary Plat.
Motion made by Hayes to approve the Sunset Prairie Subdivision Preliminary Plat, Seconded by Dillon.
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods
12. Consider approval of the Meridiana Section 34D Final Plat.
Motion made by Dillon to approve the Meridiana Section 34D Final Plat, Seconded by Hayes.
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods
13. Consider approval of the Creekhaven Section 4 Final Plat.
Motion made by Hayes to approve the Creekhaven Section 4 Final Plat, Seconded by Hosey.
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods
14. Consider approval of the Creekhaven Section 5 Final Plat.
Motion made by Hayes to approve the Creekhaven Section 5 Final Plat, Seconded by Hosey.
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods
15. Consider approval of the Creekhaven Section 6 Final Plat.
Motion made by Hayes to approve the Creekhaven Section 6 Final Plat, Seconded by Hosey.
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods
16. Consider approval of the Hoa Le Ranch Preliminary Plat.

Motion made by Dillon to approve the Hoa Le Ranch Preliminary Plat, Seconded by Hayes.
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods

Item 1.

ADJOURNMENT

The meeting was adjourned at 8:05 P.M.

APPROVED THIS 5th DAY OF MAY 2026.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chair



Tuesday, April 28, 2026

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

Re: Avery Lakes Section 2 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 7910
Adico, LLC Project No. 710-26-002-017


Dear Ms. Leal:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Avery Lakes Section 2 Preliminary Plat, being +/- 26.8 acres out of the Lavaca Nav Co, Abstract no. 329, located in the City of Iowa Colony, Texas, received on or about April 28, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

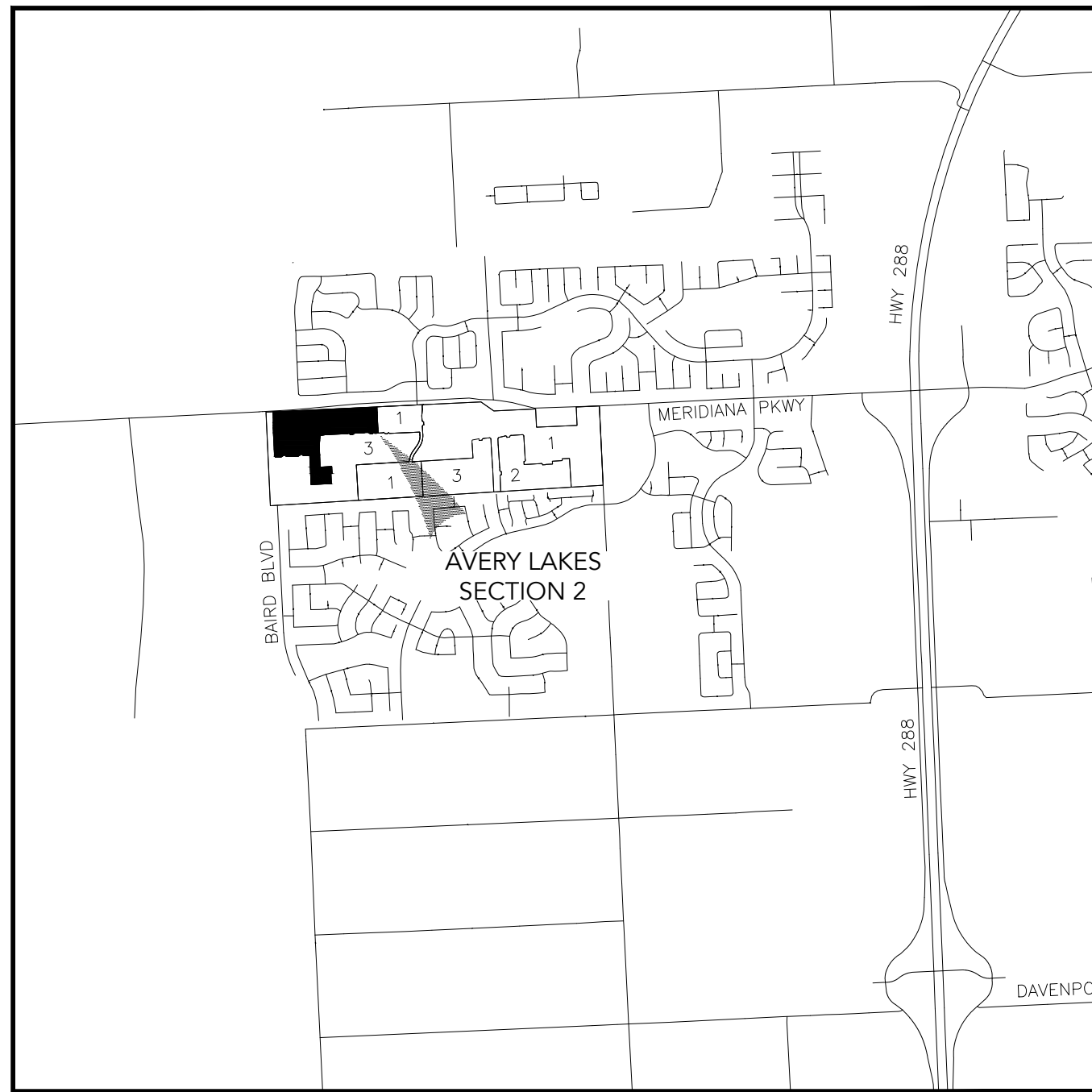
Based on our review, we have no objection to the plat as submitted on April 28, 2026. Please provide ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, April 29, 2026, for consideration at the May 5, 2026, Planning and Zoning meeting. Upon Planning and Zoning Commission action, the plat will be placed on the agenda for the May 18, 2026, City Council meeting for consideration.

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: 710-26-002-017



Vicinity Map
1 inch = 1/2 mile

- LEGEND
- RES. INDICATES RESERVE
 - P.O.B. INDICATES POINT OF BEGINNING
 - 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

OVERALL PARKLAND ANALYSIS			
SECTION	LOTS	ACRES OF OPEN SPACE / PARKLAND REQUIRED	ACRES OF OPEN SPACE / PARKLAND PROVIDED
AVERY CROSSING SEC 1	84	1.6	10.8
AVERY CROSSING SEC 2	84	1.6	0
AVERY CROSSING SEC 3	85	1.6	0
AVERY LAKES SEC 1	82	1.5	4.8
AVERY LAKES SEC 2	86	1.6	7.1
AVERY LAKES SEC 3	94	1.7	0
TOTAL	515	9.5	22.7

- GENERAL NOTES:
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NOS. 4803C0105K & 4803C0115K 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 #8, AND IOWA COUNTY 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 THERE 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, 2020 AND APPROVED BY CITY COUNCIL ON DECEMBER 15, 2023.

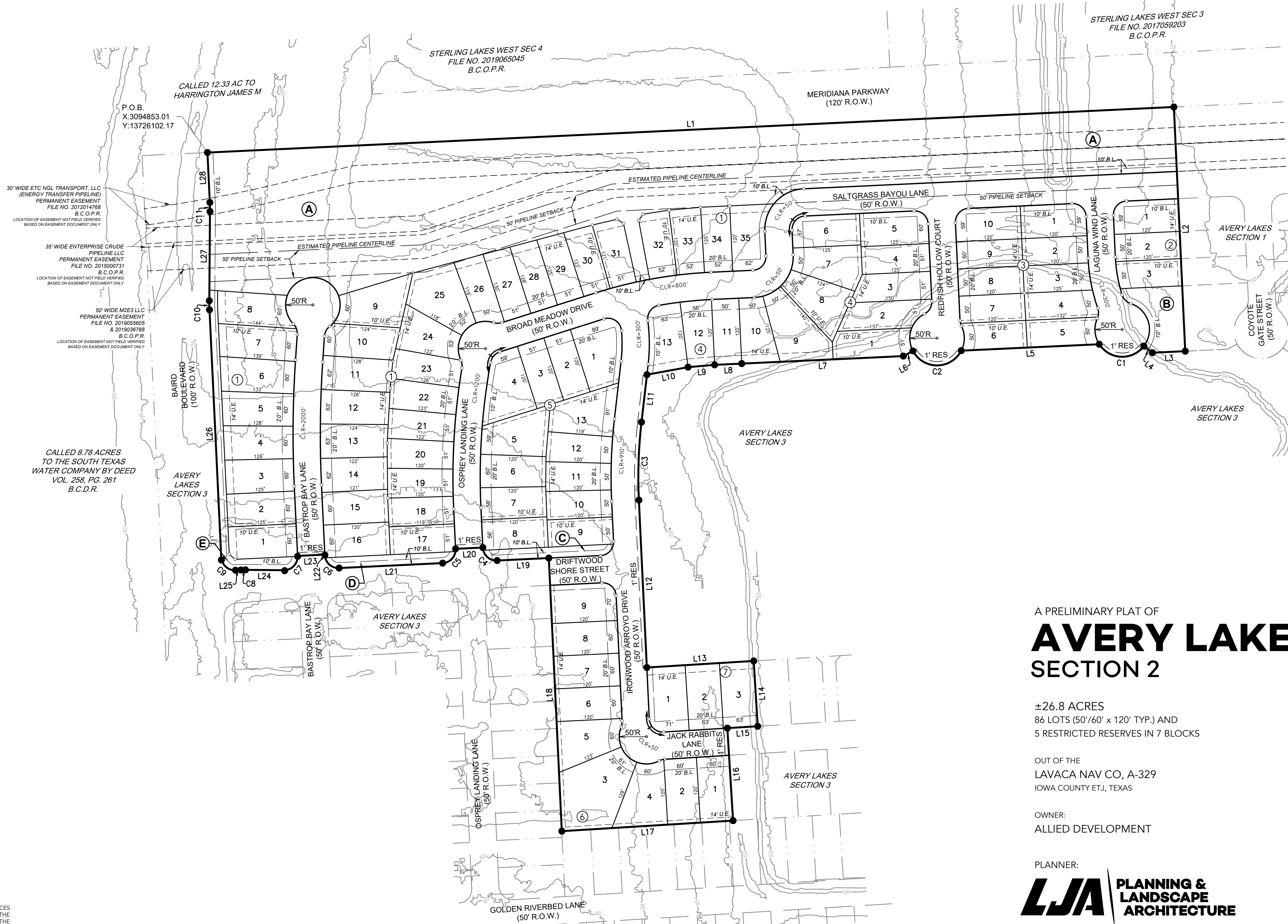
LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 87°18'07" E	1,774.25'	L21	S 87°16'42" W	190.00'
L2	S 02°39'36" E	448.32'	L22	N 02°43'18" W	0.83'
L3	S 87°20'24" W	60.03'	L23	S 87°16'42" W	50.00'
L4	N 52°39'17" W	20.00'	L24	N 89°32'30" W	70.40'
L5	S 87°20'24" W	253.36'	L25	S 87°16'42" W	10.00'
L6	S 81°57'47" W	20.00'	L26	N 02°43'18" W	454.36'
L7	S 87°20'24" W	296.59'	L27	N 00°27'30" E	163.62'
L8	S 87°20'19" W	49.81'	L28	N 02°43'18" W	91.65'
L9	S 85°05'03" W	48.91'			
L10	S 79°35'27" W	76.62'			
L11	S 06°33'28" W	87.60'			
L12	S 02°43'18" E	307.33'			
L13	N 86°28'51" E	196.32'			
L14	S 03°31'09" E	120.00'			
L15	S 86°28'51" W	55.74'			
L16	S 03°31'09" E	170.00'			
L17	S 86°28'51" W	314.64'			
L18	N 02°43'18" W	501.47'			
L19	S 87°16'42" W	95.00'			
L20	S 87°16'42" W	50.00'			

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	50.00'	109°59'41"	95.99'	N 87°39'26" W	81.91'
C2	50.00'	124°37'23"	108.75'	S 89°39'06" W	88.55'
C3	885.00'	9°16'45"	143.33'	S 01°55'05" W	143.17'
C4	25.00'	90°00'00"	39.27'	N 47°43'18" W	35.36'
C5	25.00'	90°00'00"	39.27'	S 42°16'42" W	35.36'
C6	25.00'	90°00'00"	39.27'	N 47°43'18" W	35.36'
C7	25.00'	93°10'47"	40.66'	S 43°52'06" W	36.32'
C8	150.00'	3°10'47"	8.32'	S 86°52'06" W	8.32'
C9	25.00'	90°00'00"	39.27'	N 47°43'18" W	35.36'
C10	300.00'	3°10'47"	16.65'	N 01°07'54" W	16.65'
C11	300.00'	3°10'47"	16.65'	N 01°07'54" W	16.65'

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	
A	6.938	302,206	RESTRICTED TO LANDSCAPE / OPEN SPACE / PIPELINE / PARK	
B	0.218	9,488	RESTRICTED TO LANDSCAPE / OPEN SPACE / PARK	
C	0.104	4,533	RESTRICTED TO LANDSCAPE / OPEN SPACE	
D	0.104	4,533	RESTRICTED TO LANDSCAPE / OPEN SPACE	
E	0.236	10,269	RESTRICTED TO LANDSCAPE / OPEN SPACE	
TOTAL	7.599	331,031		

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 FOREMENTIONED ORDINANCE WHICH ARE SUCCESSFULLY 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.



A PRELIMINARY PLAT OF AVERY LAKES SECTION 2

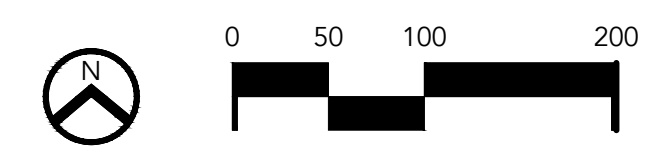
±26.8 ACRES
86 LOTS (50'x60' x 120' TYP.) AND
5 RESTRICTED RESERVES IN 7 BLOCKS

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

OWNER:
ALLIED DEVELOPMENT

PLANNER:
LJA PLANNING & LANDSCAPE ARCHITECTURE

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



Tuesday, April 28, 2026

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

Re: Avery Lakes Section 3 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 7911
Adico, LLC Project No. 710-26-002-018

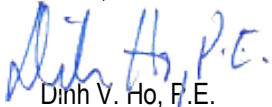
Dear Ms. Leal:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Avery Lakes Section 3 Preliminary Plat, being +/- 43.9 acres out of the Lavaca Nav Co, Abstract no. 329, located in the City of Iowa Colony, Texas, received on or about April 28, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

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Adico, LLC



Dinh V. Ho, F.E.
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Cc: Rachel Patterson
Kayleen Rosser
File: 710-26-002-018

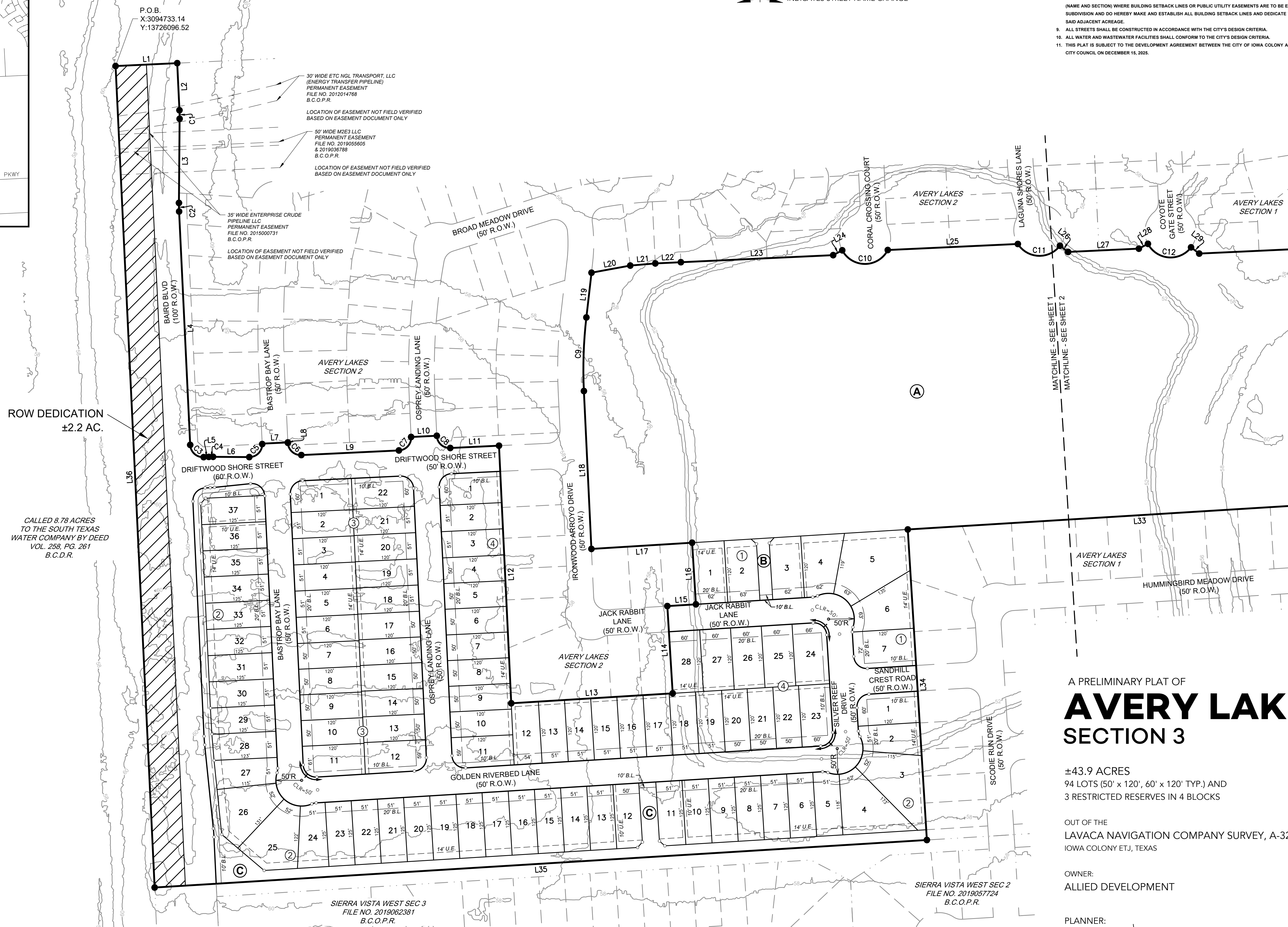


Vicinity Map
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- LEGEND
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 - P.O.B. INDICATES POINT OF BEGINNING
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 - R.O.W. INDICATES RIGHT-OF-WAY
 - DOC. NO. INDICATES DOCUMENT NUMBER
 - ← → INDICATES STREET NAME CHANGE

- GENERAL NOTES:
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 - 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.
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 - ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ABUT 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 THERE 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 ACRES.
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 - THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND ALLIED DEVELOPMENT DATED JANUARY 14, 2025 AND APPROVED BY CITY COUNCIL ON DECEMBER 15, 2025.



A PRELIMINARY PLAT OF
AVERY LAKES SECTION 3

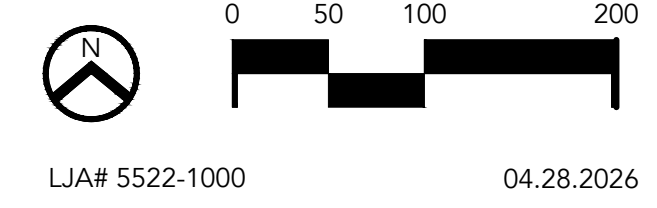
±43.9 ACRES
94 LOTS (50' x 120', 60' x 120' TYP.) AND
3 RESTRICTED RESERVES IN 4 BLOCKS

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



P:\01 Planning\5522-1000\06-Plat\Avery Lakes_Section 3 Pre Plat_04-28-26.dwg/2026-04-28\ACASTELLON

DISCLAIMER AND LIMITED WARRANTY

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- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NOS. 4803C0105K & 4803C0119K 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 ELEVATION CONTOURS, MAY DIFFER.
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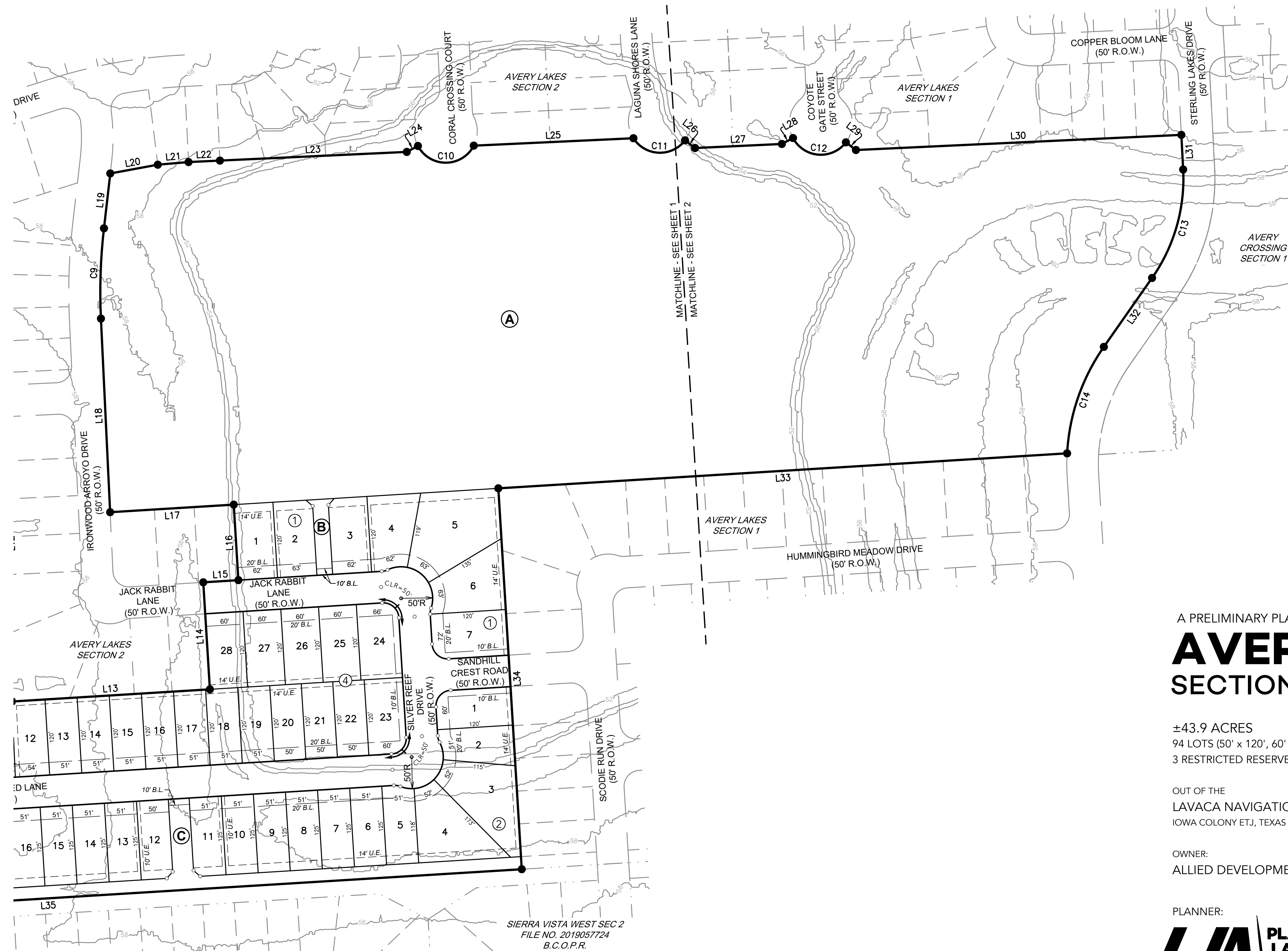
Vicinity Map
1 inch = 1/2 mile

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 87°18'07" E	120.00'	L19	N 06°33'28" E	87.60'
L2	S 02°43'18" E	91.65'	L20	N 79°35'27" E	76.62'
L3	S 00°27'30" W	163.62'	L21	N 85°05'03" E	48.91'
L4	S 02°43'18" E	454.36'	L22	N 87°20'19" E	49.81'
L5	N 87°16'42" E	10.00'	L23	N 87°20'24" E	296.59'
L6	S 89°32'30" E	70.40'	L24	N 61°57'47" E	20.00'
L7	N 87°16'42" E	50.00'	L25	N 87°20'24" E	253.36'
L8	S 02°43'18" E	0.83'	L26	S 52°39'17" E	20.00'
L9	N 87°16'42" E	190.00'	L27	N 87°20'24" E	137.79'
L10	N 87°16'42" E	50.00'	L28	N 61°57'47" E	20.00'
L11	N 87°16'42" E	95.00'	L29	S 52°39'17" E	20.00'
L12	S 02°43'18" E	501.47'	L30	N 87°20'24" E	516.50'
L13	N 86°28'51" E	314.64'	L31	S 02°58'36" E	55.00'
L14	N 03°31'09" W	170.00'	L32	S 34°58'40" W	133.33'
L15	N 86°28'51" E	55.74'	L33	S 86°28'51" W	903.51'
L16	N 03°31'09" W	120.00'	L34	S 03°31'09" E	605.00'
L17	S 86°28'51" W	196.32'	L35	S 86°28'51" W	1,505.13'
L18	N 02°43'18" W	307.33'	L36	N 02°43'18" W	1,599.09'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	300.00'	3°10'47"	16.65'	S 01°07'54" E	16.65'
C2	300.00'	3°10'47"	16.65'	S 01°07'54" E	16.65'
C3	25.00'	90°00'00"	39.27'	S 47°43'18" E	35.36'
C4	150.00'	3°10'47"	8.32'	N 88°52'06" E	8.32'
C5	25.00'	93°10'47"	40.68'	N 43°52'06" E	36.32'
C6	25.00'	90°00'00"	39.27'	S 47°43'18" E	35.36'
C7	25.00'	90°00'00"	39.27'	N 42°16'42" E	35.36'
C8	25.00'	90°00'00"	39.27'	S 47°43'18" E	35.36'
C9	885.00'	9°16'45"	143.33'	N 01°55'05" E	143.17'
C10	50.00'	124°37'23"	108.75'	N 89°39'06" E	88.55'
C11	50.00'	109°59'41"	95.99'	S 87°39'26" E	81.91'
C12	50.00'	114°37'04"	100.02'	S 85°20'45" E	84.16'
C13	275.00'	37°57'17"	182.17'	S 16°00'02" W	178.86'
C14	325.00'	31°53'38"	180.91'	S 19°01'51" W	178.59'

- LEGEND
- RES. INDICATES RESERVE
 - P.O.B. INDICATES POINT OF BEGINNING
 - B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - M.C.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
 - R.O.W. INDICATES RIGHT-OF-WAY
 - DOC. NO. INDICATES DOCUMENT NUMBER
 - INDICATES STREET NAME CHANGE

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	19.667	856,693	RESTRICTED TO LANDSCAPE / OPEN SPACE / DETENTION
B	0.071	3,100	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
C	1.119	48,753	RESTRICTED TO LANDSCAPE / OPEN SPACE
TOTAL	20.857	908,546	



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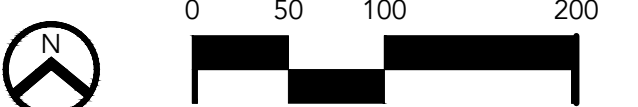
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OWNER:
ALLIED DEVELOPMENT

PLANNER:
LJA PLANNING & LANDSCAPE ARCHITECTURE

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



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Monday, April 27, 2026

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

Re: Ellwood Section 6 Preliminary Plat
Letter of Recommendation to Approve with Conditions
COIC Project No. 7921
Adico, LLC Project No. 710-26-002-019

Dear Mr. Turzillo:

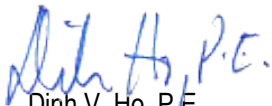
On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of the Ellwood Section 6 Preliminary Plat, being +/-13.37 acres out of the W.H. Dennis Survery, A-512, City of Iowa Colony, Texas, received on or about April 27, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the preliminary plat as resubmitted on April 27, 2026. Approval is contingent upon review and approval from Brazoria County Drainage District No. 5 approval.

Please provide ten (10) copies of the plat to Kayleen Rosser, City Secretary, no later than Tuesday, April 28, 2026, for consideration at the May 5, 2026, Planning and Zoning Commission meeting. Upon Planning and Zoning Commission action, the plat will be placed on the agenda for the May 18, 2026, City Council meeting for consideration.

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: 710-26-002-019

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. 48039C0115K & 48039C0120K, dated December 30, 2020, the property lies within Zone AE.
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.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 Section 6 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.
- Reserve "C" shall provide 0.31 acres of park land.
- Final plats are subject to the conditions and approval of the General Plan and adjacent plats.

PARKLAND TABLE

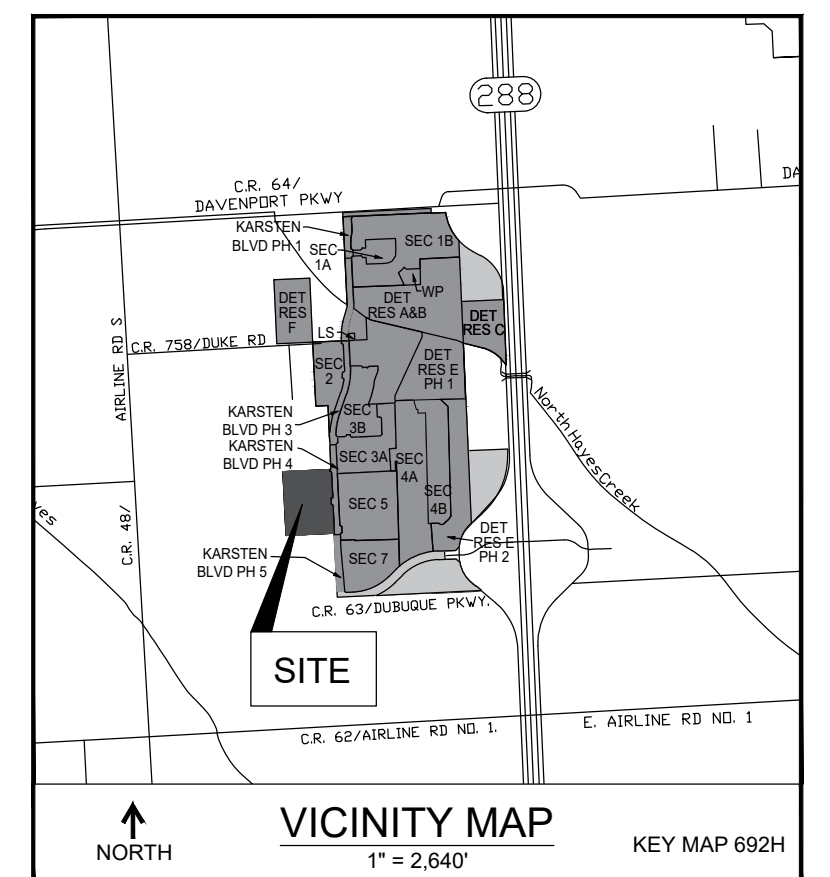
PLAT	ACREAGE
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 LIFT STATION NO. 3	0.00 AC.
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 WATER PLANT	0.00 AC.
DAVENPORT PARKWAY STREET DEDICATION	0.00 AC.
ELLWOOD DETENTION RESERVE 'A' AND 'B'	1.66 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD 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 '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 KARSTEN BOULEVARD PHASE 5 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 1B AMENDING PLAT (0 LOTS)	0.04 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 (67 LOTS)	0.45 AC.
ELLWOOD SECTION 4B (64 LOTS)	0.66 AC.
ELLWOOD SECTION 5 (75 LOTS)	1.52 AC.
ELLWOOD SECTION 6 (54 LOTS)	0.30 AC.
ELLWOOD SECTION 7 (45 LOTS)	1.03 AC.
TOTAL	13.21 AC.
TOTAL REQUIRED 1/54 AC. PER LOT AT 490 LOTS	9.07 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.

LAND USE TABLE

PLAT	SF - 60%	SF - 50%	COMM.	INST.	MATERIALS & 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 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.	0.46 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.	2.12 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	-	-	2.82 AC.	2.82 AC.
ELLWOOD KARSTEN BLVD. PH. 4 ST. DEDICATION	-	-	-	-	-	2.39 AC.	2.39 AC.
ELLWOOD KARSTEN BLVD. PH. 5 ST. DEDICATION	-	-	-	-	-	1.56 AC.	1.56 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 1B AMENDING PLAT	-	-	-	-	-	0.04 AC.	0.04 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	7.96 AC.	4.53 AC.	-	-	-	8.54 AC.	21.05 AC.
ELLWOOD SECTION 4B	9.69 AC.	2.12 AC.	-	-	-	0.66 AC.	12.47 AC.
ELLWOOD SECTION 5	-	15.29 AC.	-	-	-	1.99 AC.	17.28 AC.
ELLWOOD SECTION 6	-	11.79 AC.	-	-	-	1.58 AC.	13.37 AC.
ELLWOOD SECTION 7	-	10.10 AC.	-	-	-	1.03 AC.	11.13 AC.
TOTAL	37.78 AC. (15.3%)	61.72 AC. (25.3%)	9.11 AC. (3.7%)	1.52 AC. (0.6%)	12.41 AC. (5.1%)	121.84 AC. (48.8%)	244.18 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
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	45,517.18	0.99
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	17,168.01	0.29
C	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	13,130.86	0.30
TOTAL		75,816.05	1.58

CURVE TABLE

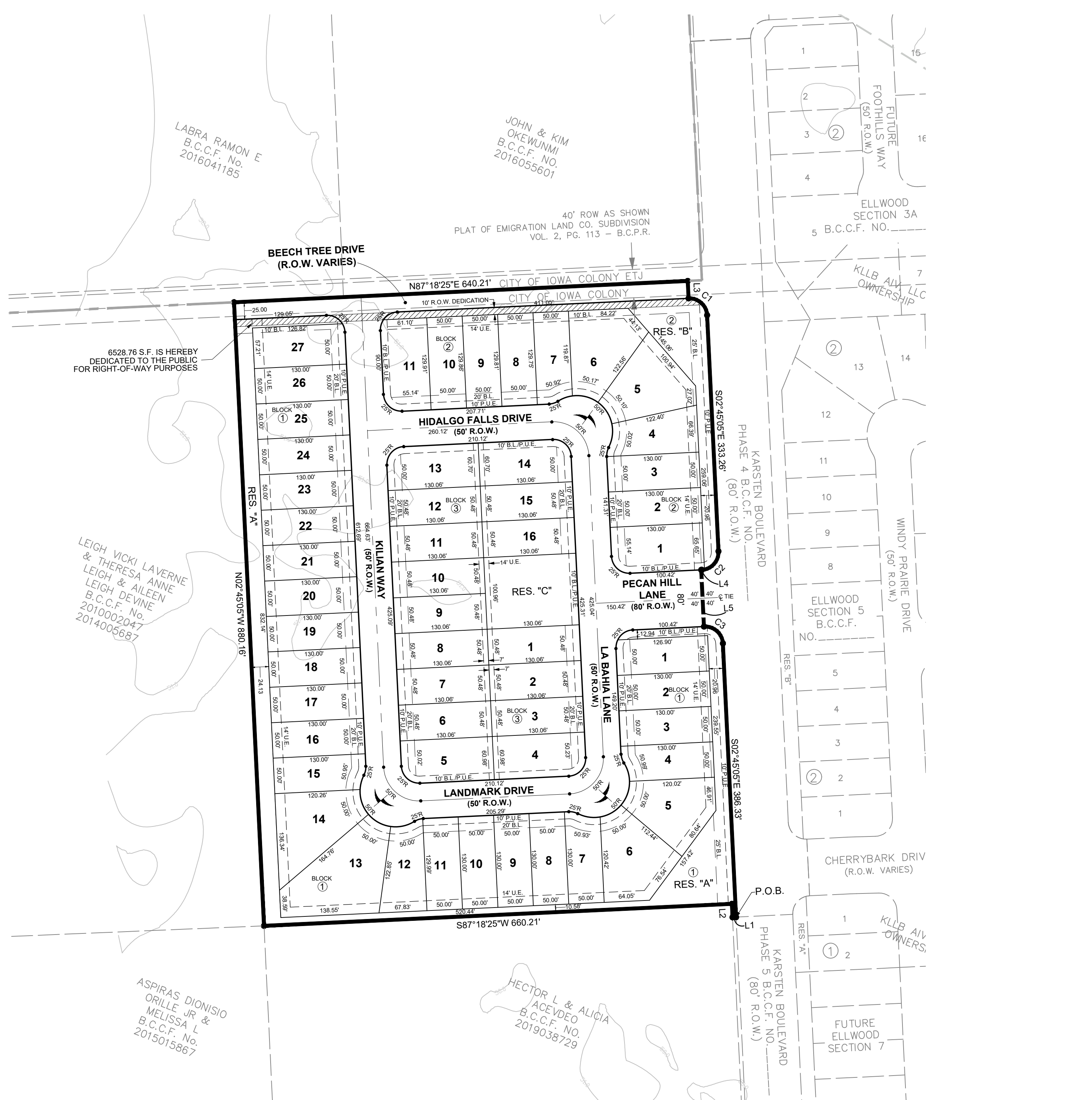
CURVE	RADIUS	BEARING	CHORD	LENGTH
C1	25.00'	S47°43'20"E	35.34'	39.24'
C2	24.76'	S41°54'55"W	35.15'	39.08'
C3	25.01'	S48°21'38"E	35.74'	39.81'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S87°14'55"W	5.00'
L2	N02°45'05"W	18.94'
L3	S02°48'35"E	24.53'
L4	S87°07'53"W	0.83'
L5	S02°45'05"E	80.00'

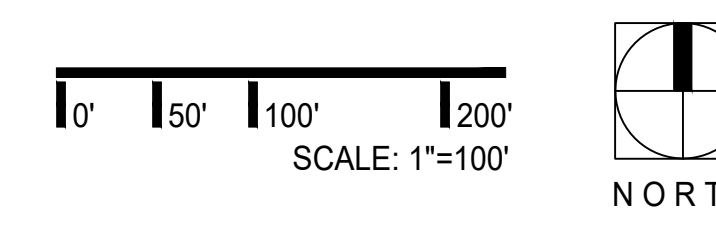
LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)
1	1	6,487.86
1	2	6,500.00
1	3	6,500.00
1	4	6,277.74
1	5	9,541.14
1	6	10,414.39
1	7	6,224.68
1	8	6,500.00
1	9	6,500.00
1	10	6,500.00
1	11	6,500.00
1	12	6,974.61
1	13	14,143.90
1	14	10,946.53
1	15	6,341.55
1	16	6,500.00
1	17	6,500.00
1	18	6,500.00
1	19	6,500.00
1	20	6,500.00
1	21	6,500.00
1	22	6,500.00
1	23	6,500.00
1	24	6,500.00
1	25	6,500.00
1	26	6,500.00
1	27	7,424.32
2	1	8,445.50
2	2	6,500.00
2	3	6,500.00
2	4	6,910.00
2	5	9,865.79
2	6	10,166.80
2	7	6,318.55
2	8	6,489.01
2	9	6,491.55
2	10	6,494.10
2	11	8,423.91
2	12	6,565.43
2	13	6,565.43
2	14	6,565.43
2	15	7,805.63
2	16	7,789.17
2	17	6,565.54
2	18	6,565.54
2	19	6,565.54
2	20	6,565.54
2	21	6,565.54
2	22	6,565.54
2	23	6,565.54
2	24	7,781.18
2	25	7,781.04
2	26	6,565.43
2	27	6,565.43
3	1	6,565.43
3	2	6,565.43
3	3	6,565.43
3	4	7,805.63
3	5	7,789.17
3	6	6,565.54
3	7	6,565.54
3	8	6,565.54
3	9	6,565.54
3	10	6,565.54
3	11	6,565.54
3	12	6,565.54
3	13	7,781.18
3	14	7,781.04
3	15	6,565.43
3	16	6,565.43



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, 87 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 Section 6 Preliminary Plat
 Being a subdivision of 13.37 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.
 54 Lots, 3 Blocks and 3 Reserves
 Owner: KLLB AIV LLC, a Delaware Limited Liability Company

EHRA
 10011 MEADOWGLEN LANE
 HOUSTON, TEXAS 77042
 713.784.4500
 WWW.EHRATEAM.COM
 TBPE No. F-726
 TBPLS No. 10092300
 ENGINEERING THE FUTURE SINCE 1936
 EHRA JOB NO. 221-022-06
 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.

April 24, 2026

P:\21-022-06\Plan\PP\AT\Ellwood Section 6_P\Plan_REV.dwg Apr. 24, 2026-10:13am Edited by: jpeubenger

Wednesday, April 22, 2026

Kaitlin Gile
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
kgile@ehra.team

Re: Ellwood Section 3A Final Plat
Letter of Recommendation to Approve
COIC Project No. 7789
Adico, LLC Project No. 710-26-002-013


Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Ellwood Section 3A Final Plat, received on or about March 17, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the final plat as resubmitted on March 17, 2026. Please provide at least two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, April 28, 2026, for consideration at the Tuesday, May 5, 2026, Planning and Zoning Commission 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: 710-26-002-013

STATE OF TEXAS
COUNTY OF BRAZORIA

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

PLANNING AND ZONING COMMISSION APPROVAL

We, KLLB AIV LLC, a Delaware limited liability company, acting by and through Tricia Tiernan, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, owner of the property subdivided in this plat, ELLWOOD SECTION 3A, do hereby make subdivision of said property for and on behalf of said KLLB AIV LLC, a Delaware limited liability company, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

Further, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of ELLWOOD SECTION 3A where building setback lines or public utility easements are to be established outside of 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.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

IN TESTIMONY WHEREOF, KLLB AIV LLC, a Delaware limited liability company, has caused these presents to be signed by Tricia Tiernan, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, thereunto authorized by this _____ day of _____, 2026.

OWNER
KLLB AIV LLC,
a Delaware limited liability company

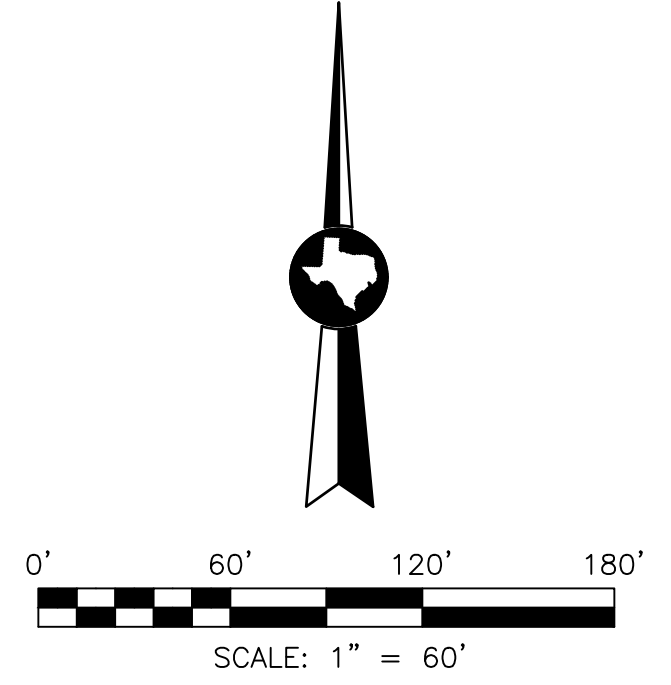
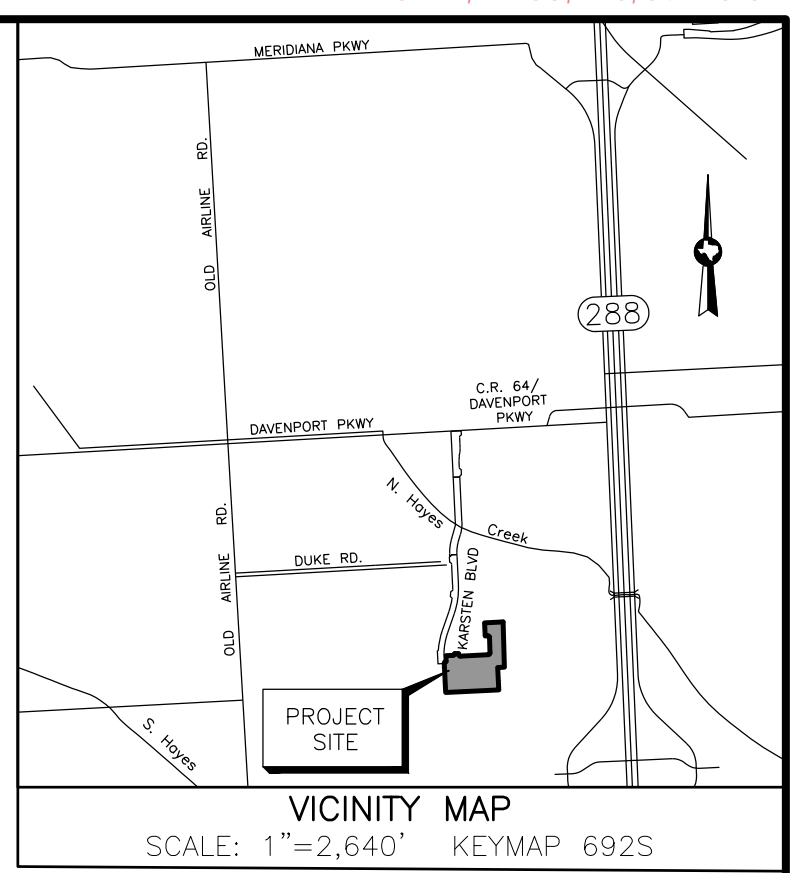
By: _____
Print Name Tricia Tiernan
Title: Authorized Signatory

Wil Kennedy, Mayor
Nikki Brooks, Council Member
Arnetta Hicks-Murray, Council Member
Marquette Greene-Scott, Council Member
Tim Vorlack, Council Member
Sydney Hargroder, Council Member
Kareem Boyce, Council Member
Dinh Ho, P.E., City Engineer

David Hurst, Chairman
Planning and Zoning Commission
Les Hosey
Planning and Zoning Commission Member
Brenda Dillon
Planning and Zoning Commission Member
Brian Johnson
Planning and Zoning Commission Member
Terry Hayes
Planning and Zoning Commission Member
Robert Wall
Planning and Zoning Commission Member
Demond Woods
Planning and Zoning Commission Member

Date

Date



STATE OF ARIZONA
COUNTY OF MARICOPA

METES AND BOUNDS DESCRIPTION
ELLWOOD SECTION 3A
BEING A 10.88 ACRE TRACT OF LAND LOCATED IN THE
W.H. DENNIS SURVEY, ABSTRACT NO. 512
BRAZORIA COUNTY, TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared Tricia Tiernan, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

Notary Public in and for the
State of Arizona
My Notary Commission Expires _____

DESCRIPTION OF A 10.88 ACRE TRACT OF LAND LOCATED IN THE W.H. DENNIS SURVEY, ABSTRACT NO. 512, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO KLLB AIV LLC, DESCRIBED AS BEING 233.54 ACRES BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2022036335; SAID 10.88 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (WITH BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a "MAC" nail called for and found marking the northerly common corner of Lots 460 and 467 of the Emigration Land Company Subdivision as recorded in Volume 2, Page 113 of the Brazoria County Plat Records and the northwesterly corner of the said 233.54 acre tract being in the recognized survey line between the W.H. Dennis Survey, Abstract 512 and the H.T. & B.R.R. Company Survey, Section 51, Abstract 288, also being generally within County Road 64, also known as Davenport Parkway, (based on a width of 40 feet by the plat of Emigration Land Co.);

THENCE, North 87°20'14" East, along the north line of said Lot 467, common to the north line of said 233.54 acre tract to 339.57 feet to a point for corner;

THENCE, South 02°39'46" East, a distance of 2649.91 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the northwest corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, North 87°03'07" East, for a distance of 255.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

2) THENCE, South 01°36'59" East, for a distance of 622.41 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

3) THENCE, South 87°14'55" West, for a distance of 91.42 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

4) THENCE, South 02°45'05" East, for a distance of 180.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

5) THENCE, South 87°14'55" West, for a distance of 1.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

6) THENCE, South 02°45'05" East, for a distance of 130.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, South 87°14'55" West, for a distance of 731.01 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

8) THENCE, North 02°45'05" West, for a distance of 400.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the point of a tangent curve;

9) THENCE, in a northeasterly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing North 42°14'55" East, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the end of curve;

10) THENCE, North 87°14'55" East, for a distance of 2.23 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

11) THENCE, North 02°45'05" West, for a distance of 80.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

12) THENCE, North 87°14'55" East, for a distance of 98.40 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the point of a tangent curve;

13) THENCE, in a northerly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 38.17 feet, an angle of 87°28'12", and a chord bearing North 43°30'49" East, for a distance of 34.57 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the end of curve;

14) THENCE, South 89°38'52" East, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the point of a non-tangent curve;

15) THENCE, in a southerly direction along the arc of a curve to the left having a radius of 575.00 feet, an arc length of 10.57 feet, an angle of 0°10'31.3", and a chord bearing South 00°47'53" East, for a distance of 10.57 to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the point of a compound curve;

16) THENCE, in a southerly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.89 feet, an angle of 91°25'36", and a chord bearing South 47°02'17" East, for a distance of 35.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the end of curve;

17) THENCE, North 87°14'55" East, for a distance of 384.64 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the point of a tangent curve;

18) THENCE, in a northerly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 38.77 feet, an angle of 88°51'54", and a chord bearing North 42°48'58" East, for a distance of 35.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the point of a tangent curve;

19) THENCE, North 01°36'59" West, for a distance of 210.04 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the point of a tangent curve;

20) thence, in a westerly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.77 feet, an angle of 91°08'06", and a chord bearing North 47°11'02" West, for a distance of 35.70 feet to a point;

21) THENCE, South 87°14'55" West, for a distance of 32.98 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

22) THENCE, North 02°45'05" West, for a distance of 181.41 feet to the POINT OF BEGINNING and containing 10.88 acres of land.

I, Charles Jurica, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of not less than five-eighths of one inch (5/8) inch and a length of not less than three (3) feet.

Charles Jurica, Registered Professional Land Surveyor
Texas Registration No. 6696

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E., President
Kerry L. Osburn, Vice President
Brandon Middleton, Secretary/Treasurer
Dinh V. Ho, P.E., District Engineer

Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.

BCDDS ID# 702-26-002-006

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

- 1. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
2. All property shall drain into the drainage easement only through an approved drainage structure.
3. All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, any 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.
4. The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
5. 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.
6. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
7. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
8. 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.
9. 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.
10. Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
11. Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
12. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
13. All dedicated storm sewer 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.
14. 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.
15. 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.

BENCHMARK(S):
NCS 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

FINAL PLAT OF
ELLWOOD SECTION 3A

BEING A SUBDIVISION OF 10.88 ACRES OUT OF THE W. H. DENNIS SURVEY, A-512, AND BEING OUT OF LOT 462 OF THE EMIGRATION LAND COMPANY SUBDIVISION IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

2 BLOCKS 38 LOTS 2 RESERVES (0.6878 ACRES)

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

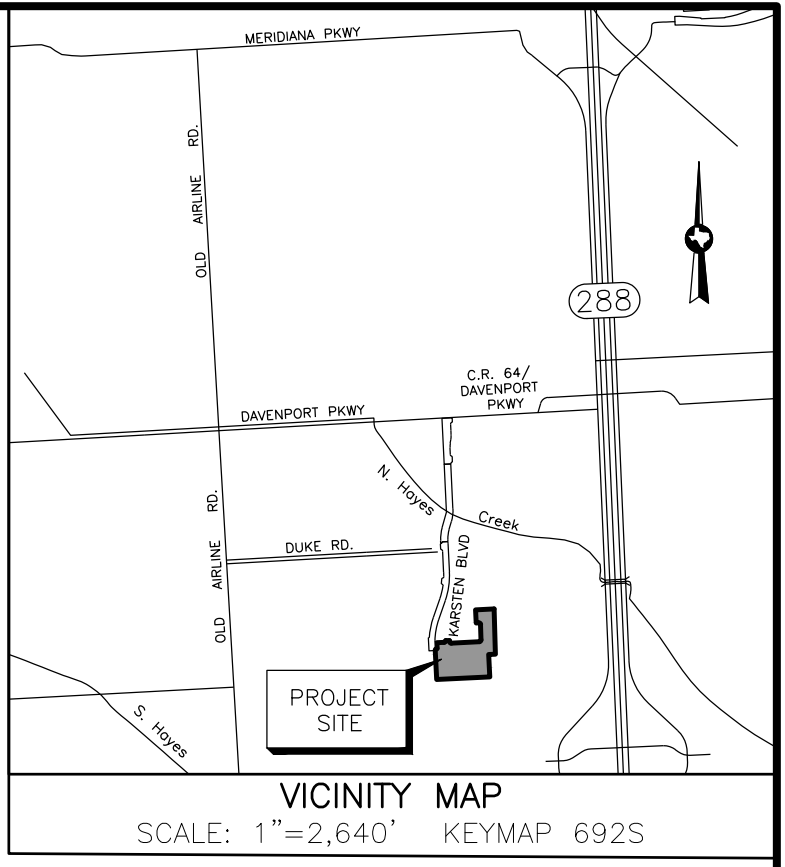
DEVELOPER
BEAZER HOMES, TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP
13430 NORTHWEST FREEWAY, SUITE 900
HOUSTON, TX 77040
(281)-560-6600

FEBRUARY, 2026

ENGINEER/SURVEYOR

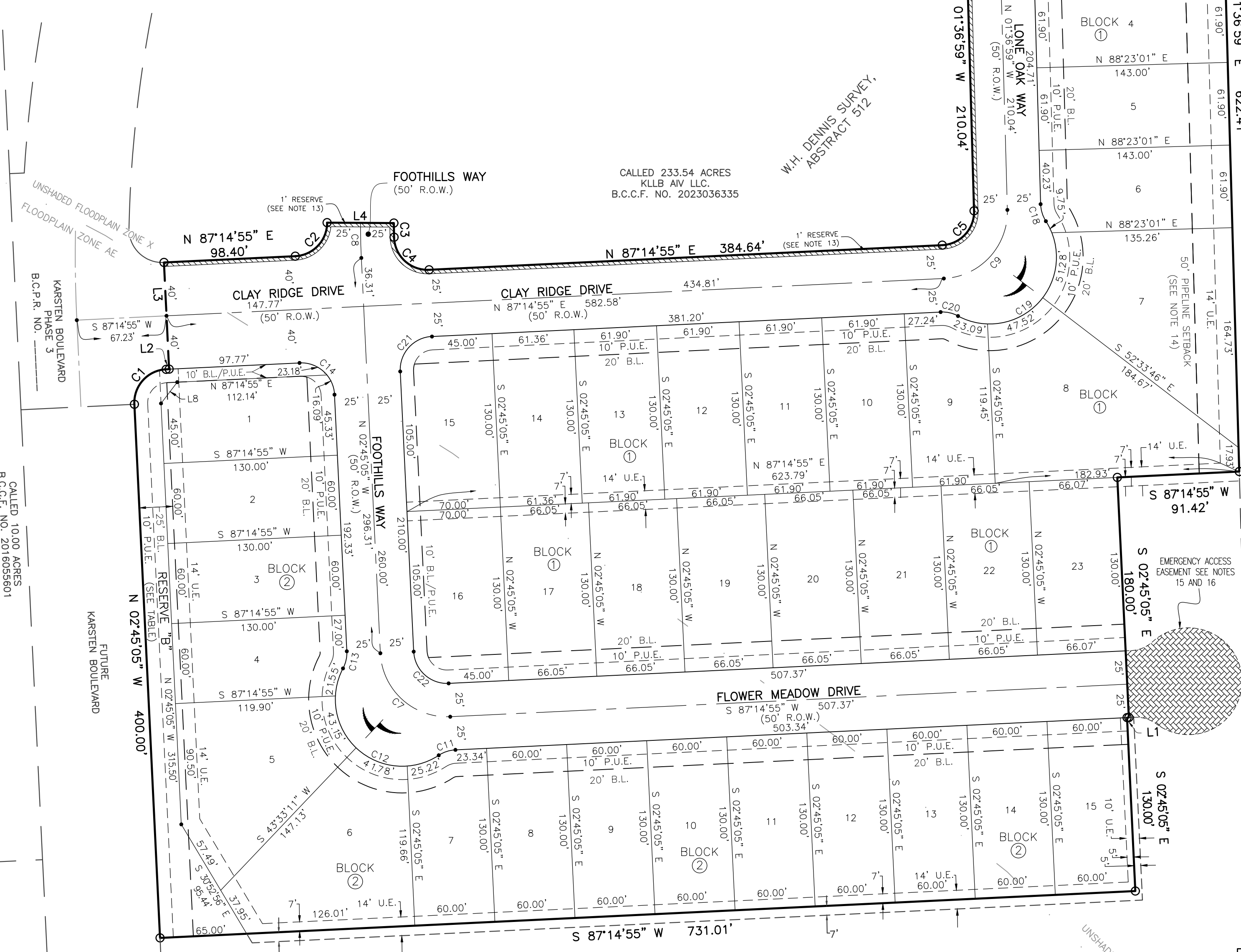


1001 MEADOWGLEN LN
HOUSTON, TEXAS 77042
78-784-4500
WWW.EHRA-TEAM
TBPE No. F-726
TBPELS No. 10092300



LINE	BEARING	DISTANCE
L1	S 87°14'55" W	1.36'
L2	N 87°14'55" E	2.23'
L3	N 02°45'05" W	80.00'
L4	S 89°38'52" E	50.00'
L5	S 87°14'55" W	32.98'
L6	S 87°14'55" W	32.98'
L7	N 87°14'55" E	31.26'
L8	S 37°14'32" W	20.01'
L9	N 08°34'09" E	31.68'
L10	N 02°45'05" W	90.61'
L11	N 08°34'09" E	33.15'
L12	N 02°45'05" W	92.66'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 42°14'55" E	90°00'00"
C2	25.00'	38.17'	34.57'	N 43°30'49" E	87°28'12"
C3	575.00'	10.57'	10.57'	S 00°47'53" E	1°03'13"
C4	25.00'	39.89'	35.79'	S 47°02'17" E	91°25'36"
C5	25.00'	38.77'	35.00'	N 42°48'58" E	88°51'54"
C6	25.00'	39.77'	35.70'	N 47°11'02" W	91°08'06"
C7	50.00'	78.54'	70.71'	N 47°45'05" W	90°00'00"
C8	600.00'	26.24'	26.24'	N 01°29'54" W	2°30'22"
C9	50.00'	77.55'	70.01'	N 42°48'58" E	88°51'54"
C10	50.00'	79.53'	71.41'	N 47°11'02" W	91°08'06"
C11	25.00'	13.29'	13.14'	S 72°00'56" W	30°27'58"
C12	50.00'	131.71'	96.80'	N 47°45'05" W	150°55'56"
C13	25.00'	13.29'	13.14'	N 12°28'54" E	30°27'58"
C14	25.00'	39.27'	35.36'	N 47°45'05" W	90°00'00"
C15	25.00'	13.06'	12.91'	N 72°16'58" W	29°55'54"
C16	50.00'	131.77'	96.81'	S 47°11'02" E	150°59'54"
C17	25.00'	13.06'	12.91'	S 13°20'58" W	29°55'54"
C18	25.00'	13.52'	13.36'	S 17°06'36" E	30°59'14"
C19	50.00'	131.63'	96.78'	S 42°48'58" W	150°50'21"
C20	25.00'	13.52'	13.36'	N 77°15'28" W	30°59'14"
C21	25.00'	39.27'	35.36'	S 42°14'55" W	90°00'00"
C22	25.00'	39.27'	35.36'	S 47°45'05" E	90°00'00"



RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	18,415 SQ. FT. / 0.4227 ACRES
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	11,548 SQ. FT. / 0.2651 ACRES
TOTAL		29,963 SQ. FT. / 0.6878 ACRES

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.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.66 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD DETENTION RESERVE 'D'	1.13 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE, 1'	1.11 AC.
ELLWOOD DETENTION RESERVE 'F'	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 SECTION 1A (10 LOTS)	0.51 AC.
ELLWOOD SECTION 1B (82 LOTS)	0.37 AC.
AMENDED ELLWOOD SECTION 1B (0 LOTS)	0.04 AC.
ELLWOOD SECTION 2 (26 LOTS)	0.47 AC.
ELLWOOD SECTION 3A (38 LOTS)	0.42 AC.
TOTAL	5.71 AC.
TOTAL REQUIRED 1/54 AC. PER LOT AT 156 LOTS	2.89 AC.

- 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.
- ALL OTHER PARKLAND IS CALCULATED AS THE TOTAL OF RESERVES WITH A "RECREATION" RESTRICTION.

- GENERAL NOTES:**
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
 - All boundary corners for the plat shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
 - AC, indicates Acres
B.C.C.F. NO. indicates Brazoria County Clerk's File Number
B.C.D.R. indicates Brazoria County Dead Records
B.C.P.R. indicates Brazoria County Plat Records Number
B.L. indicates Building Line
FND, indicates Found
PG, indicates Page
P.O.B. indicates Point of Beginning
P.O.C. indicates Point of Commencing
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right of Way
STM, S.E. indicates Storm Sewer Easement
U.E. indicates Utility Easement
VOL. indicates Volume
(F) indicates found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
indicates street name change
 - The property subdivided in the foregoing plat lies within Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. 57, and Brazoria County Drainage District #5 (B.C.D.D.#5).
 - The boundary for this plat has a closure in excess of 1:15,000.
 - No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
 - This final plat will expire two (2) years after final approval by City Council if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by City Council.
 - All water and wastewater facilities shall conform to the city's design criteria.
 - This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0120K, dated December 30, 2020, a portion of the subject property shown hereon lies within "Zone AE" (areas of 1% annual chance floodplain with base flood elevations determined), and a portion of the subject property shown hereon lies within unshaded "Zone X" (areas determined to be outside the 0.2% annual chance floodplain, areas in which flood hazards are undetermined, but possible).
 - 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.
 - All fourteen (14) foot wide Utility Easements extend seven (7) feet on each side of the common line, unless otherwise indicated.
 - 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.
 - One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for right-of-way purposes and the fee title there shall revert to and vest in the dedicators, his heirs, assigns, or successors.
 - Subject to Ordinance No. 2011-4 (Pipeline Setback Ordinance), 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 pipeline distribution system pipeline as defined herein.
 - The emergency access provided must be 20-feet in width and have a load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).
 - This emergency access will be released and abandoned and revert to the dedicator when the adjacent property is subdivided in a recorded plat.

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

FINAL PLAT OF ELLWOOD SECTION 3A

BEING A SUBDIVISION OF 10.88 ACRES OUT OF THE W. H. DENNIS SURVEY, A-512, AND BEING OUT OF LOT 462 OF THE EMIGRATION LAND COMPANY SUBDIVISION IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

2 BLOCKS 38 LOTS 2 RESERVES (0.6878 ACRES)

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

DEVELOPER
 BEAZER HOMES, TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP
 13430 NORTHWEST FREEWAY, SUITE 900
 HOUSTON, TX 77040
 (281)-560-6600

FEBRUARY, 2026

ENGINEER/SURVEYOR



1001 MEADOWGLEN LN
 HOUSTON, TEXAS 77042
 78-784-4600
 WWW.EHRATEAM
 TPBE No. F-726
 TPBELS No. 10092300