



**CITY OF  
IOWA  
COLONY**

**PLANNING & ZONING COMMISSION  
MEETING**

**Wednesday, March 04, 2026  
6:30 PM**

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

Phone: 281-369-2471 • Fax: 281-369-0005 • [www.iowacolonytx.gov](http://www.iowacolonytx.gov)

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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 WEDNESDAY, MARCH 4, 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 request for a sign variance related to height and square footage for a monument sign at Scrubway Wash and Lube III, located at 25262 SH 288.
2. Hold a public hearing on a request for a sign variance related to monument and wall signage requirements at Parkway Kia South, located at 25262 SH 288.

### **ITEMS FOR CONSIDERATION**

3. Consider approval of the January 6, 2026 Planning and Zoning Commission meeting minutes.
4. Consider approval of the February 3, 2026 Planning and Zoning Commission meeting minutes.
5. Consider approval of the Avery Crossing Section 2 Preliminary Plat.
6. Consider approval of the Ellwood Karsten Boulevard Street Dedication Phase 5 Preliminary Plat.
7. Consider approval of the Ellwood Section 4A Preliminary Plat.
8. Consider approval of the Ellwood Section 5 Preliminary Plat.
9. Consider approval of the Meridiana Section 34C Preliminary Plat.
10. Consider approval of the Meridiana Section 35B Final Plat.
11. Consideration and possible action on a request for a sign variance related to height and square footage for a monument sign at Scrubway Wash and Lube III, located at 25262 SH 288, and to provide a recommendation to City Council.

12. Consideration and possible action on a request for a sign variance related to monument and wall signage requirements at Parkway Kia South, located at 25262 SH 288, and to provide a recommendation to City Council.

**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 February 26, 2026.

  
\_\_\_\_\_  
Kayleen Rosser, City Secretary





**CITY OF  
IOWA  
COLONY**

**PLANNING & ZONING COMMISSION  
MEETING MINUTES**

Item 3.

**Tuesday, January 06, 2026  
6:30 PM**

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

Phone: 281-369-2471 • Fax: 281-369-0005 • [www.iowacolonytx.gov](http://www.iowacolonytx.gov)

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

**Members absent:** None

**Others present:** Natasha Brooks and Dinh Ho

### **CALL TO ORDER**

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

### **CITIZEN COMMENTS**

Nikki Brooks thanked the Planning and Zoning Commission for their time and for their ongoing planning efforts on behalf of the city. She noted that, as a newer member of the City Council, she has several questions to help her better understand the variance request within the UDC and how it is being applied to rural properties. She observed that the request concerns a fence on rural property that has been in place for eight years. After spending time driving through the rural areas, she noticed a wide variety of fences and questioned whether the code was originally intended to apply more to traditional neighborhood developments than to rural landowners. She expressed concern that applying neighborhood-style standards to rural properties; particularly in a retroactive manner; could set a precedent. In her view, this may create uncertainty and erode trust among rural residents. Ms. Brooks suggested that it would be helpful to further examine residents' concerns and the intent of the UDC. She asked the Commission consider the length of time the fence has existed, the rural nature of the property, and the precedent this decision may establish for other rural landowners, particularly regarding the process. She also stated that she does not fully understand how the UDC was drafted or how it may be revisited, and she remains concerned about how it is being applied to landowners.

Commission Member Dillon responded that the property is located in a rural area and that the fence has been an ongoing issue. She stated that the realtor involved in the sale of the property was aware of the applicable requirements at the time of sale. She further commented that she believes Ms. Brooks may not have the full context surrounding the matter.

### **PUBLIC HEARING**

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

There were no comments from the public.

### **ITEMS FOR CONSIDERATION**

2. Consider approval of the December 2, 2025 Planning and Zoning Commission meeting minutes.

Motion made by Hayes to approve the December 2, 2025 Planning and Zoning Commission meeting minutes, Seconded by Dillon.

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

- 3. Consideration and possible action to provide a recommendation to the City Council for a variance to the lighting requirements in the City's Unified Development Code for the Parkway Kia facility.

Motion made by Johnson to approve the variance request per staff recommendation with the change that the increased lighting levels shall be permitted during business hours from 7:00 A.M - 8:00 P.M., Seconded by Dillon.

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

- 4. 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.

There was no action taken on this item.

- 5. Consider approval of Meridiana Section 55C Final Plat.

Motion made by Hosey to approve the Meridiana Section 55C Final Plat, Seconded by Dillon.

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

- 6. Consider approval of Primrose School Meridiana Reserve Final Plat.

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

- 7. Consider approval of the Updated Ellwood General Development Plan.

Motion made by Hosey to approve the Updated Ellwood General Development Plan, Seconded by Wall.

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

- 8. Consider approval of Ellwood Karsten Boulevard Phase 4 Street Dedication Preliminary Plat.

Motion made by Dillon to approve the Ellwood Karsten Boulevard Phase 4 Street Dedication Preliminary Plat, Seconded by Hayes.

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

**ADJOURNMENT**

The meeting was adjourned at 7:04 P.M.

APPROVED THIS 4th DAY OF MARCH 2026.

ATTEST:

\_\_\_\_\_  
Kayleen Rosser, City Secretary

\_\_\_\_\_  
David Hurst, Chair





**CITY OF  
IOWA  
COLONY**

**PLANNING & ZONING COMMISSION  
MEETING MINUTES**

Item 4.

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

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

Phone: 281-369-2471 • Fax: 281-369-0005 • [www.iowacolonytx.gov](http://www.iowacolonytx.gov)

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**Members present:** David Hurst, Brian Johnson, 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**

Nikki Brooks spoke regarding the Unified Development Code (UDC). She noted that the City Council was scheduled to hold a work session later that evening to discuss setbacks. She stated that the common concern she has been hearing centers around the UDC. She explained that she evaluates issues based on four areas: policy; process; procedure and workflow; and patterns and conclusions. She expressed that she sees gaps in each of these areas as they relate to the UDC. She described the policies as unclear, stated that the data and its application have not been transparent, and shared that she is confused about the overall process. She requested that the Planning and Zoning Committee commit to pressing City Council into revisiting and revamping the UDC, noting that the population has grown and that the code should be reevaluated to better address the needs of the rural community.

### **PUBLIC HEARING**

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

Chairman Hurst opened the public hearing at 6:34 P.M.

Brenda Ledbetter stated she has no issues with the fence. She expressed concern regarding the variance request involving one of her neighbors. She stated that the fence has been in place for several years, appears well maintained, and has not caused any issues. She shared that she is troubled by the situation and questioned whether there may be factors involved beyond the fence itself, including concerns related to religion or ethnicity. She emphasized that she is very concerned about what is occurring and asked for clarification on what the underlying issue truly is. She stated that the residents are very concerned about the direction the city is going.

Warren Snipes is the neighbor of Mr. Ahmed. He stated that he has no concerns regarding the fence, noting that it is attractive and well maintained. He acknowledged the importance of having guidelines in place when developing a new community. He shared that he previously worked for the Irvine Company in California, one of the largest and most well-known community planning and development companies, where he assisted with the planning of several communities. He

explained that not all standards were uniform across those developments, as requirements often varied depending on the specific area within the community.

Carolyn Bowen stated that the entire UDC should be reviewed, particularly as it applies to rural properties. She provided Chairman Hurst with a copy of the City of Manvel’s ordinance. She said that attempting to enforce the current UDC in rural areas is ineffective. She also noted that Mr. Cantu has faced significant scrutiny, which she believes is not his fault. She recommended scrapping the existing UDC and adopting an ordinance that better serves the community’s needs.

Brenda Dillon stated that not everyone represents or speaks on behalf of the rural community. She described herself as an expert in policy, procedure, and documentation, emphasizing that if a policy is in place, it must be followed and should not be based on personal preference. She noted that although she did not agree with the burning ordinance, it still had to be followed regardless of her personal views. She further stated that the matter should not be framed as a race issue and read aloud a text message that had been sent several years ago.

Nikki Brooks stated that, for her, the primary gap is ensuring that citizens are following the UDC. She expressed concern that there is no permit process in place for this issue and questioned how compliance can be enforced if no permit is required. She said she is seeking to better understand where the gaps exist within the process. She further stated that there appears to be no clear point of accountability within the city, which places unfair pressure and undue spotlight on the code enforcement officer. She concluded by urging that the process be addressed and improved.

Chairman Hurst closed the public hearing at 6:46 P.M.

**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.

Chairman Hurst called the meeting to recess at 7:28 P.M. The meeting was reconvened at 7:32 P.M.

Commission Member Dillon asked to table the item and come back to it.

Motion made by Johnson to provide a recommendation to City Council for approval of the variance to the fencing requirements in the City's Unified Development Code and Zoning Ordinance at 4200 County Road 78, Seconded by Hosey.

Voting Yea: Hurst, Hosey

Voting Nay: Johnson, Dillon, Hayes, Woods

Voting Abstaining: Wall

- 3. Consider approval of the Meridiana Section 34D Preliminary Plat.

Motion made by Hayes to approve the Meridiana Section 34D Preliminary Plat subject to the condition of Alvin’s approval of the reduction of the strip, Seconded by Dillon.

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

- 4. Consider approval of the Ellwood Section 3B Preliminary Plat.

Motion made by Hosey to approve the Ellwood Section 3B Preliminary Plat, Seconded by Dillon.

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

- 5. Consider approval of the Ellwood Detention Reserve "D" Preliminary Plat.

Motion made by Hayes to approve the Ellwood Detention Reserve "D" Preliminary Plat, Seconded by Wall.

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

- 6. Consider approval of the Ellwood Detention Reserve "E" Phase 2 Preliminary Plat.

Motion made by Hayes to approve Ellwood Detention Reserve "E" Phase 2 Preliminary Plat, Seconded by Wall.

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

- 7. Consider approval of the Coogan Tract General Plan.

Motion made by Hayes to approve the Coogan Tract General Plan, Seconded by Dillon.

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

- 8. Consider approval of the Avery Crossing Section 1 Preliminary Plat.

Motion made by Hosey to approve the Avery Crossing Section 1 Preliminary Plat with the condition of a second access point being required, Seconded by Dillon.

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

- 9. Consideration and possible action to provide a recommendation to City Council for the Sierra Vista West Plan of Development Amendment No. 3.

Motion made by Johnson to recommend approval to the City Council for the Sierra Vista West Plan of Development Amendment No. 3, Seconded by Dillon.

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

Voting Nay: Woods

**ADJOURNMENT**

The meeting was adjourned at 8:16 P.M.

APPROVED THIS 4th DAY OF MARCH 2026.

ATTEST:

\_\_\_\_\_  
Kayleen Rosser, City Secretary

\_\_\_\_\_  
David Hurst, Chair



Monday, February 23, 2026

Kayla Leal  
LJA Engineering  
3600 W. Sam Houston Pkwy S, Ste. 600  
Houston, TX 77042  
[kleal@lja.com](mailto:kleal@lja.com)

Re: Avery Crossing Section 2 Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 7616  
Adico, LLC Project No. 710-26-002-001

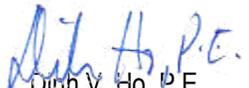
Dear Ms. Leal:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Avery Crossing Section 2 Preliminary Plat, received on or about February 18, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

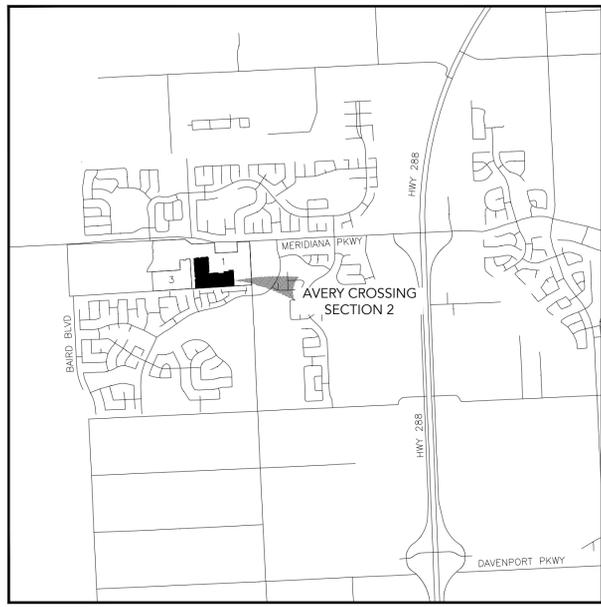
Based on our review, we have no objection to the plat as resubmitted on February 18, 2026. Please provide ten (10) folded copies of the plat Kayleen Rosser, City Secretary, by no later than Tuesday, February 24, 2026, for consideration at the March 3, 2026, Planning and Zoning meeting.

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: 710-26-002-001



Vicinity Map  
1 inch = 1/2 mile

| Avery Crossing Sec 2 Open Space / Park Land Analysis |  |
|--|--|
| Number of Lots                                       | Acres of Open Space / Park Land Required |
| 84   | 1.6                                      |

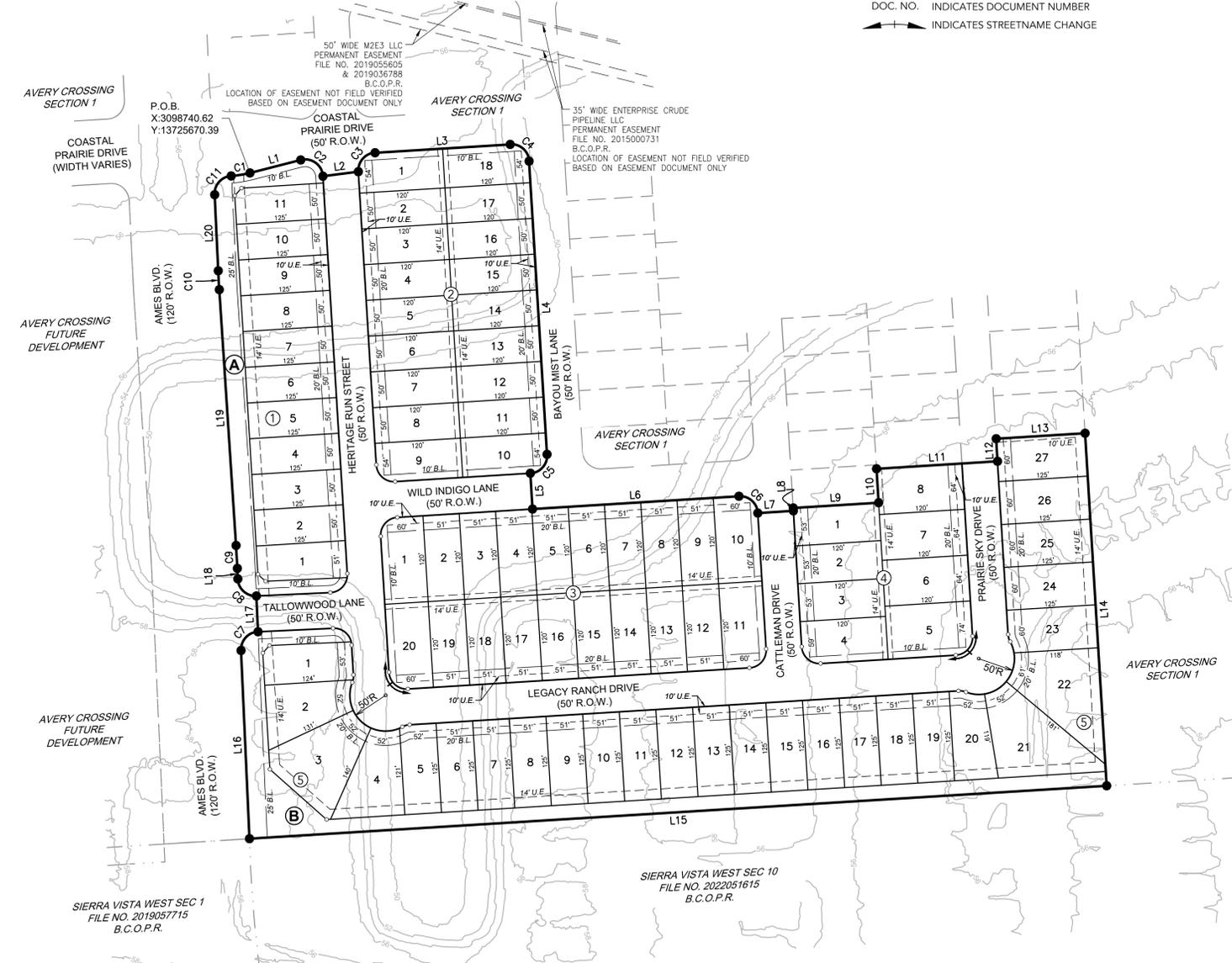
| RESERVE TABLE |         |        |                                      |
|---------------|---------|--------|--------------------------------------|
| RESERVE       | ACREAGE | SQ.FT. | TYPE                                 |
| A             | 0.516   | 22,460 | RESTRICTED TO LANDSCAPE / OPEN SPACE |
| B             | 0.867   | 37,756 | RESTRICTED TO LANDSCAPE / OPEN SPACE |
| TOTAL         | 1.382   | 60,217 |                                      |

| LINE TABLE |               | CURVE TABLE |       |           |            |        |               |        |
|------------|---------------|-------------|-------|-----------|------------|--------|---------------|--------|
| LINE       | BEARING       | DISTANCE    | CURVE | RADIUS    | DELTA      | ARC    | CHORD BEARING | CHORD  |
| L1         | N 75°45'05" E | 73.47'      | C1    | 150.00'   | 10°12'09"  | 26.71' | N 80°51'09" E | 26.67' |
| L2         | N 82°44'53" E | 50.11'      | C2    | 25.00'    | 100°43'46" | 43.95' | S 53°53'02" E | 38.51' |
| L3         | N 86°28'51" E | 190.00'     | C3    | 25.00'    | 90°00'00"  | 39.27' | N 41°28'51" E | 35.36' |
| L4         | S 03°31'09" E | 410.00'     | C4    | 25.00'    | 90°00'00"  | 39.27' | S 48°31'09" E | 35.36' |
| L5         | S 03°31'09" E | 50.00'      | C5    | 25.00'    | 90°00'00"  | 39.27' | S 41°28'51" W | 35.36' |
| L6         | N 86°28'51" E | 290.00'     | C6    | 25.00'    | 90°00'00"  | 39.27' | S 48°31'09" E | 35.36' |
| L7         | N 86°28'51" E | 50.00'      | C7    | 25.00'    | 90°00'00"  | 39.27' | N 42°24'39" E | 35.36' |
| L8         | N 03°31'09" W | 4.00'       | C8    | 25.00'    | 90°00'00"  | 39.27' | N 47°35'21" W | 35.36' |
| L9         | N 86°28'51" E | 120.00'     | C9    | 1,560.00' | 1°10'42"   | 32.09' | N 03°10'42" W | 32.09' |
| L10        | N 03°31'09" W | 47.50'      | C10   | 1,440.00' | 1°02'46"   | 26.29' | N 03°14'41" W | 26.29' |
| L11        | N 86°28'51" E | 170.00'     | C11   | 25.00'    | 88°40'32"  | 38.69' | N 41°36'58" E | 34.94' |
| L12        | N 03°31'09" W | 31.55'      |       |           |            |        |               |        |
| L13        | N 86°28'51" E | 125.00'     |       |           |            |        |               |        |
| L14        | S 03°31'10" E | 493.05'     |       |           |            |        |               |        |
| L15        | S 86°28'51" W | 1,204.53'   |       |           |            |        |               |        |
| L16        | N 02°35'21" W | 263.07'     |       |           |            |        |               |        |
| L17        | N 02°35'21" W | 50.00'      |       |           |            |        |               |        |
| L18        | N 02°35'21" W | 14.63'      |       |           |            |        |               |        |
| L19        | N 03°46'04" W | 357.99'     |       |           |            |        |               |        |
| L20        | N 02°43'18" W | 106.35'     |       |           |            |        |               |        |

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 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.

- 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



- GENERAL NOTES:
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NOS. 48930C105K & 48930C115K, DECEMBER 31, 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 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 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.
  - FINAL ACCEPTANCE OF THIS PLAT SUBJECT TO ACCEPTANCE OF AVERY CROSSING, SECTION ONE.

# A PRELIMINARY PLAT OF AVERY CROSSING SECTION 2

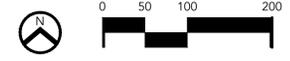
±17.2 ACRES  
84 LOTS (50'/60' x 120' TYP.) AND  
2 RESTRICTED RESERVES IN 5 BLOCKS

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

OWNER:  
ALLIED DEVELOPMENT



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



Wednesday, February 18, 2026

Michael Turzillo  
EHRA Engineering  
10011 Meadowglen Lane  
Houston, TX 77042  
[mturzillo@ehra.team](mailto:mturzillo@ehra.team)

Re: Ellwood Karsten Boulevard Street Dedication Phase 5 Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 7628  
Adico, LLC Project No. 710-26-002-005

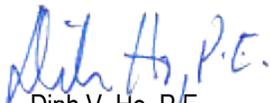
Dear Mr. Turzillo:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of the Ellwood Karsten Boulevard Street Dedication Phase 5 Preliminary Plat, received on or about February 10, 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 February 10, 2026. Please provide at least ten (10) folded copies of the plat Kayleen Rosser, City Secretary, by no later than Tuesday, February 24, 2026, for consideration at the March 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: 710-26-002-005

**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.48157C0475, dated April 2, 2014, 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, 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 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 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 street right-of-way purposes and the fee title shall revert to and revert in the dedicatory, his heirs, assigns, or successors.
- 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.

**LINE TABLE**

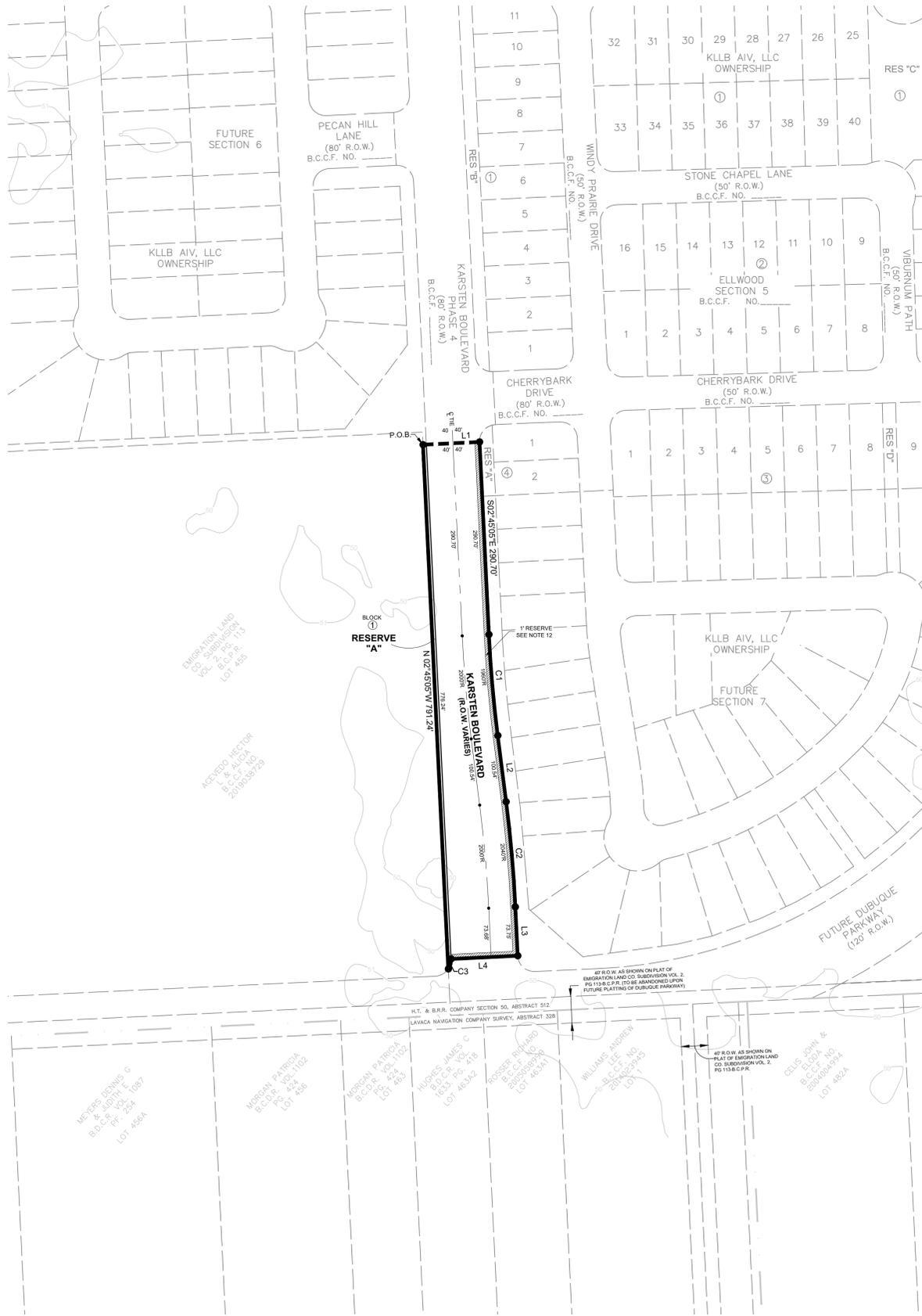
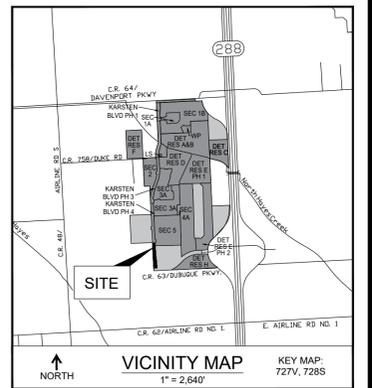
| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N87°14'55"E | 85.00'   |
| L2   | S07°13'16"E | 100.54'  |
| L3   | S02°45'05"E | 73.75'   |
| L4   | S87°14'55"W | 100.00'  |

**CURVE TABLE**

| CURVE | RADIUS   | BEARING     | CHORD   | LENGTH  |
|-------|----------|-------------|---------|---------|
| C1    | 1960.00' | S04°59'10"E | 152.86' | 152.80' |
| C2    | 2040.00' | S04°59'10"E | 159.10' | 159.14' |
| C3    | 25.00'   | S15°52'10"W | 15.66'  | 15.93'  |

**RESERVE TABLE**

| RESERVE | RESTRICTIONS   | SQ. FT.  | ACREAGE |
|---------|--|----------|---------|
| A       | LANDSCAPE, OPEN SPACE, ROADWAY/ACCESS & UTILITY PURPOSES | 3,932.29 | 0.09    |
| TOTAL   |  | 3,932.29 | 0.09    |



**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 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 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)   | 0.46 AC.  |
| ELLWOOD SECTION 5 (75 LOTS)  | 1.53 AC.  |
| TOTAL  | 11.20 AC. |
| TOTAL REQUIRED 1/54 AC. PER LOT AT 339 LOTS                          | 6.28 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 - 80%         | SF - 50%         | COMM.           | INST.           | ARTERIALS & COLLECTORS | PARKING & 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         | -                | -                | -               | -               | 15.20 AC.              | -                    | 15.20 AC.         |
| ELLWOOD DETENTION RESERVE 'E' PH 2         | -                | -                | -               | -               | 14.12 AC.              | -                    | 14.12 AC.         |
| ELLWOOD DETENTION RESERVE 'F'              | -                | -                | -               | -               | 9.35 AC.               | -                    | 9.35 AC.          |
| ELLWOOD DETENTION RESERVE 'H'              | -                | -                | -               | -               | 0.46 AC.               | -                    | 0.46 AC.          |
| ELLWOOD DETENTION RESERVE 'I'              | -                | -                | -               | -               | 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 | -                | -                | -               | -               | 2.42 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 KARSTEN BLVD. PH. 5 ST. DEDICATION | -                | -                | -               | -               | 1.56 AC.               | 0.09 AC.             | 1.65 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                         | 8.37 AC.         | 4.53 AC.         | -               | -               | -                      | 8.65 AC.             | 21.55 AC.         |
| ELLWOOD SECTION 5                          | -                | 11.88 AC.        | -               | -               | -                      | 2.02 AC.             | 13.90 AC.         |
| <b>TOTAL</b>                               | <b>28.48 AC.</b> | <b>34.30 AC.</b> | <b>9.11 AC.</b> | <b>1.82 AC.</b> | <b>12.41 AC.</b>       | <b>18.47 AC.</b>     | <b>102.29 AC.</b> |
|  | (13.9%)          | (16.8%)          | (4.5%)          | (0.7%)          | (6.1%)                 | (8.0%)               | (58.0%)           |

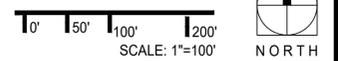
1) THIS TABLE TABULATES THE LAND USES WITHIN EACH PLAT FOR ZONING PURPOSES. NOT THE PERMITTED USES WITHIN EACH LAND USE.

2) THIS TABLE INCLUDES ALL PRELIMINARY PLATS SUBMITTED AT THIS TIME.

**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, 38 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 0.7 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**  
 KLLB AIV, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
 6900 E. CAMELBACK ROAD, SUITE 800  
 SCOTTSDALE, AZ 85251  
 (786)-753-8110



**Ellwood Karsten Boulevard Phase 5 Street Dedication Preliminary Plat**

Being a subdivision of 1.65 acres out of the W. H. Dennis Survey, A-512, in the City of Iowa Colony, Brazoria County, Texas.

1 Block and 1 Reserve  
 Owners: KLLB AIV, LLC, a Texas Limited Partnership

February 5, 2026



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

EHRA JOB NO. 221-022-150  
 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, February 23, 2026

Michael Turzillo  
EHRA Engineering  
10011 Meadowglen Lane  
Houston, TX 77042  
[mturzillo@ehra.team](mailto:mturzillo@ehra.team)

Re: Ellwood Section 4A Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 7627  
Adico, LLC Project No. 710-26-002-007

Dear Mr. Turzillo:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of the Ellwood Section 4A Preliminary Plat, received on or about February 18, 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 resubmitted on February 18, 2026. Please provide ten (10) folded copies of the plat Kayleen Rosser, City Secretary, by no later than Tuesday, February 24, 2026, for consideration at the March 3, 2026, Planning and Zoning meeting.

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

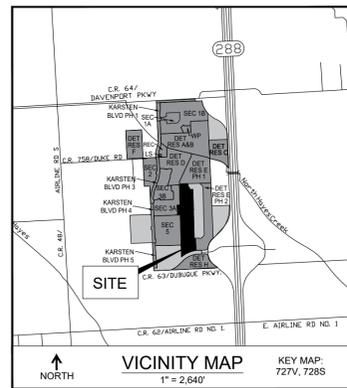
Sincerely,  
Adico, LLC

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

Cc: Rachel Patterson  
Kayleen Rosser  
File: 710-26-002-007

**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: 0.99987142185.
- 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. 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.D.R. indicates Brazoria County Deed Records.  
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.  
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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.  
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 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 4A 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.
- 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 property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title shall revert to and be held in trust in the dedicatory, his heirs, assigns, or successors.
- This plat must be recorded simultaneously with or following Ellwood Sections 3A and 5.
- Reserve "D" shall provide 0.46 acres of park land.



**LINE TABLE**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 02°45'05" W | 180.00'  |
| L2   | N 87°14'55" E | 91.42'   |
| L3   | S 16°03'33" E | 130.08'  |
| L4   | N 88°29'45" E | 3.07'    |
| L5   | S 01°30'15" E | 50.00'   |
| L6   | N 88°29'45" E | 105.00'  |
| L7   | N 87°08'38" W | 36.38'   |
| L8   | S 01°30'15" E | 60.00'   |
| L9   | S 06°33'56" E | 25.71'   |
| L10  | S 87°14'55" W | 3.70'    |
| L11  | S 02°45'05" E | 130.00'  |
| L12  | S 87°14'55" W | 67.87'   |
| L13  | N 02°45'05" W | 130.00'  |
| L14  | N 87°14'55" E | 1.36'    |

**CURVE TABLE**

| CURVE | RADIUS  | BEARING       | CHORD   | LENGTH  |
|-------|---------|---------------|---------|---------|
| C1    | 50.00'  | S 75°31'45" E | 8.83'   | 8.84'   |
| C2    | 25.00'  | S 80°59'04" E | 9.13'   | 9.18'   |
| C3    | 860.00' | S 66°19'04" W | 506.01' | 513.61' |
| C4    | 475.00' | S 88°18'47" W | 17.65'  | 17.65'  |

**RESERVE TABLE**

| RESERVE | RESTRICTIONS   | SQ. FT.           | ACREAGE     |
|---------|--|-------------------|-------------|
| A       | LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES            | 79,604.63         | 1.83        |
| B       | LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES            | 881,300.41        | 2.02        |
| C       | LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES            | 46,388.68         | 1.06        |
| D       | LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES | 19,965.10         | 0.46        |
|         | <b>TOTAL</b>   | <b>234,088.82</b> | <b>5.37</b> |

**LOT SIZE TABLE**

| BLOCK NO. | LOT NO. | LOT AREA (SQ. FT.) |
|-----------|---------|--------------------|
| 1         | 1       | 11,719.80          |
| 1         | 2       | 9,290.88           |
| 1         | 3       | 8,149.71           |
| 1         | 4       | 8,149.71           |
| 1         | 5       | 8,149.71           |
| 1         | 6       | 8,149.71           |
| 1         | 7       | 8,149.71           |
| 1         | 8       | 8,149.71           |
| 1         | 9       | 8,149.71           |
| 1         | 10      | 8,149.71           |
| 1         | 11      | 8,121.18           |
| 1         | 12      | 15,398.76          |
| 1         | 13      | 14,716.52          |
| 2         | 1       | 8,965.87           |
| 2         | 2       | 7,800.00           |
| 2         | 3       | 7,800.00           |
| 2         | 4       | 7,800.00           |
| 2         | 5       | 7,800.00           |
| 2         | 6       | 7,800.00           |
| 2         | 7       | 7,800.00           |
| 2         | 8       | 7,800.00           |
| 2         | 9       | 7,800.00           |
| 2         | 10      | 7,800.00           |
| 2         | 11      | 7,800.00           |
| 2         | 12      | 7,800.00           |
| 2         | 13      | 7,800.00           |
| 2         | 14      | 7,800.00           |
| 2         | 15      | 7,800.00           |
| 2         | 16      | 7,800.00           |
| 2         | 17      | 7,800.00           |
| 2         | 18      | 7,800.00           |
| 2         | 19      | 8,965.87           |
| 3         | 1       | 7,777.40           |
| 3         | 2       | 6,500.00           |
| 3         | 3       | 6,500.00           |
| 3         | 4       | 6,500.00           |
| 3         | 5       | 6,500.00           |
| 3         | 6       | 6,500.00           |
| 3         | 7       | 8,333.22           |
| 3         | 8       | 8,364.25           |
| 3         | 9       | 8,501.54           |
| 3         | 10      | 8,641.16           |
| 3         | 11      | 8,780.78           |
| 3         | 12      | 8,448.78           |
| 3         | 13      | 7,336.58           |
| 3         | 14      | 7,875.89           |
| 3         | 15      | 6,791.42           |
| 3         | 16      | 6,791.42           |
| 3         | 17      | 6,791.42           |
| 3         | 18      | 6,791.42           |
| 3         | 19      | 8,120.95           |
| 4         | 1       | 10,123.98          |
| 4         | 2       | 8,923.93           |
| 4         | 3       | 8,923.93           |
| 4         | 4       | 8,923.93           |
| 4         | 5       | 8,923.93           |
| 4         | 6       | 8,923.93           |
| 4         | 7       | 8,923.93           |
| 4         | 8       | 6,791.42           |
| 4         | 9       | 6,791.42           |
| 4         | 10      | 6,791.42           |
| 4         | 11      | 6,791.42           |
| 4         | 12      | 6,791.42           |
| 4         | 13      | 6,791.42           |
| 4         | 14      | 6,791.42           |
| 4         | 15      | 8,143.28           |
| 4         | 16      | 8,822.72           |

**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 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 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 (97 LOTS)   | 0.46 AC.         |
| ELLWOOD SECTION 5 (75 LOTS)  | 1.53 AC.         |
| ELLWOOD SECTION 6 (54 LOTS)  | 0.31 AC.         |
| ELLWOOD SECTION 7 (45 LOTS)  | 1.04 AC.         |
| <b>TOTAL</b>   | <b>12.55 AC.</b> |
| <b>TOTAL REQUIRED 1/54 AC. PER LOT AT 436 LOTS</b>                   | <b>8.07 AC.</b>  |

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.                  | 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 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'              | -                        | -                        | -                      | -                      | -                       | 9.55 AC.                  | 10.01 AC.                |
| ELLWOOD DETENTION RESERVE 'H'              | -                        | -                        | -                      | -                      | -                       | 9.33 AC.                  | 9.33 AC.                 |
| ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION | -                        | -                        | -                      | -                      | -                       | 1.59 AC.                  | 1.59 AC.                 |
| ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION | -                        | -                        | -                      | -                      | -                       | 2.12 AC.                  | 2.46 AC.                 |
| ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION | -                        | -                        | -                      | -                      | -                       | 2.82 AC.                  | 2.85 AC.                 |
| ELLWOOD KARSTEN BLVD. PH. 4 ST. DEDICATION | -                        | -                        | -                      | -                      | -                       | 2.39 AC.                  | 2.43 AC.                 |
| ELLWOOD KARSTEN BLVD. PH. 5 ST. DEDICATION | -                        | -                        | -                      | -                      | -                       | 1.55 AC.                  | 1.64 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                         | 7.96 AC.                 | 4.53 AC.                 | -                      | -                      | -                       | 8.54 AC.                  | 21.05 AC.                |
| ELLWOOD SECTION 5                          | -                        | 11.88 AC.                | -                      | -                      | -                       | 2.02 AC.                  | 13.90 AC.                |
| ELLWOOD SECTION 6                          | -                        | 11.62 AC.                | -                      | -                      | -                       | 1.75 AC.                  | 13.37 AC.                |
| ELLWOOD SECTION 7                          | -                        | 8.24 AC.                 | -                      | -                      | -                       | 1.04 AC.                  | 9.28 AC.                 |
| <b>TOTAL</b>                               | <b>28.09 AC. (12.2%)</b> | <b>57.54 AC. (25.0%)</b> | <b>9.11 AC. (4.0%)</b> | <b>1.52 AC. (0.7%)</b> | <b>12.41 AC. (5.4%)</b> | <b>121.15 AC. (52.7%)</b> | <b>229.82 AC. (100%)</b> |

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.

**OWNER CONTACT INFORMATION**  
 KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY  
 6900 E. CAMELBACK ROAD, SUITE 800  
 SCOTTSDALE, AZ 85251  
 (766)-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, 5-17 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) 1981 ADJUSTMENT



**Ellwood Section 4A Preliminary Plat**

Being a subdivision of 21.05 acres out of the W. H. Dennis Survey, A-512, in the City of Iowa Colony, Brazoria County, Texas.

67 Lots, 5 Blocks and 4 Reserves.

Owner: KLLB AIV, LLC, a Texas Limited Partnership

February 5, 2026

**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. 221-022-04

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, February 9, 2026

Michael Turzillo  
EHRA Engineering  
10011 Meadowglen Lane  
Houston, TX 77042  
[mturzillo@ehra.team](mailto:mturzillo@ehra.team)

Re: Ellwood Section 5 Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 7630  
Adico, LLC Project No. 710-26-002-008

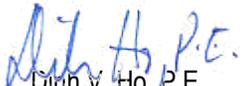
Dear Mr. Turzillo:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal of the Ellwood Section 5 Preliminary Plat, received on or about January 5, 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 5, 2026. Please provide ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, February 25, 2026, for consideration at the March 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: 710-26-002-008

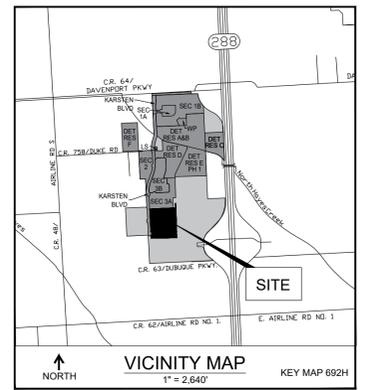
**GENERAL NOTES:**

- 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 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.  
PG. 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 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 3A 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 1.53 acres of parkland.
- 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.
- 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 street right-of-way purposes and the fee title there shall revert to and revest in the dedicator, his heirs, assigns, or successors.

**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 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 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)   | 0.46 AC.  |
| ELLWOOD SECTION 5 (75 LOTS)  | 1.53 AC.  |
| TOTAL  | 6.28 AC.  |
| TOTAL REQUIRED 1/54 AC. PER LOT AT 339 LOTS                          | 11.20 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.



**RESERVE TABLE**

| RESERVE | RESTRICTIONS   | SQ. FT.   | ACREAGE |
|---------|--|-----------|---------|
| A       | LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES            | 2,006.87  | 0.05    |
| B       | LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES            | 16,684.45 | 0.38    |
| C       | LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES | 66,656.86 | 1.53    |
| D       | LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES            | 2,470.00  | 0.06    |
| TOTAL   |  | 87,818.18 | 2.02    |

**LINE TABLE**

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N02°45'05"W | 130.00'  |
| L2   | N87°14'55"E | 3.70'    |
| L3   | N02°45'05"E | 10.22'   |
| L4   | S87°14'55"W | 197.00'  |
| L5   | N02°45'05"W | 82.01'   |
| L6   | N02°45'05"W | 80.00'   |

**CURVE TABLE**

| CURVE | RADIUS  | BEARING     | CHORD  | LENGTH |
|-------|---------|-------------|--------|--------|
| C1    | 475.00' | N88°19'47"E | 17.65' | 17.65' |
| C2    | 25.00'  | N42°14'55"E | 35.36' | 39.27' |
| C3    | 25.00'  | N47°45'05"W | 35.36' | 39.27' |

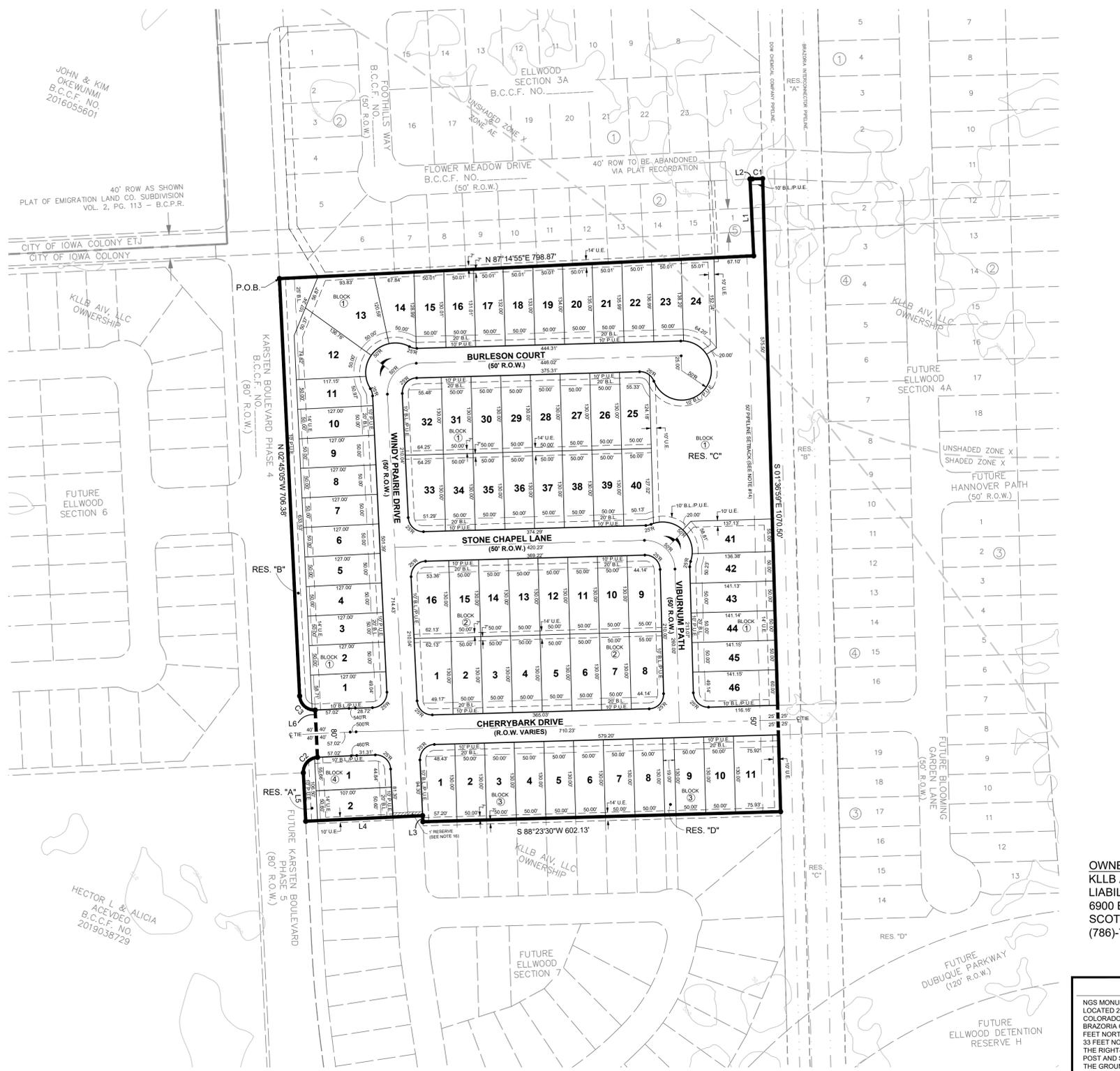
**LAND USE TABLE**

| PLAT                                       | SF - 60%          | SF - 50%          | COMM.           | INST.           | MATERIALS & COLLECTORS | PARKING & 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 PARKWAY 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.             | 2.43 AC.          |           |
| ELLWOOD KARSTEN BLVD. PH. 5 ST. DEDICATION | -                 | -                 | -               | -               | -                      | 1.55 AC.             | 1.64 AC.          |           |
| ELLWOOD SECTION 1A                         | 0.44 AC.          | 1.72 AC.          | -               | -               | -                      | -                    | 3.45 AC.          |           |
| ELLWOOD SECTION 1B                         | 3.89 AC.          | 11.35 AC.         | -               | -               | -                      | -                    | 7.58 AC.          | 22.82 AC. |
| ELLWOOD SECTION 2                          | -                 | -                 | -               | -               | -                      | -                    | 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                         | 8.37 AC.          | 4.53 AC.          | -               | -               | -                      | -                    | 8.85 AC.          | 21.55 AC. |
| ELLWOOD SECTION 5                          | -                 | -                 | 11.88 AC.       | -               | -                      | -                    | 2.02 AC.          | 13.90 AC. |
| TOTAL                                      | 28.48 AC. (14.1%) | 34.30 AC. (16.9%) | 9.11 AC. (4.5%) | 1.52 AC. (0.8%) | 10.85 AC. (5.4%)       | 118.38 AC. (58.4%)   | 202.64 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.

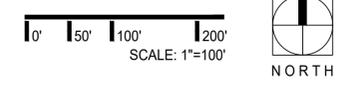
**LOT SIZE TABLE**

| BLOCK NO. | LOT NO. | LOT AREA (SQ. FT.) |
|-----------|---------|--------------------|
| 1         | 1       | 7,414.11           |
| 1         | 2       | 6,349.99           |
| 1         | 3       | 6,349.99           |
| 1         | 4       | 6,349.99           |
| 1         | 5       | 6,349.99           |
| 1         | 6       | 6,349.99           |
| 1         | 7       | 6,349.99           |
| 1         | 8       | 6,349.99           |
| 1         | 9       | 6,349.99           |
| 1         | 10      | 6,349.99           |
| 1         | 11      | 6,179.88           |
| 1         | 12      | 10,102.87          |
| 1         | 13      | 12,137.00          |
| 1         | 14      | 6,882.02           |
| 1         | 15      | 6,475.43           |
| 1         | 16      | 6,525.34           |
| 1         | 17      | 6,470.53           |
| 1         | 18      | 6,625.11           |
| 1         | 19      | 6,674.99           |
| 1         | 20      | 6,724.87           |
| 1         | 21      | 6,774.75           |
| 1         | 22      | 6,824.64           |
| 1         | 23      | 6,874.54           |
| 1         | 24      | 8,231.15           |
| 1         | 25      | 6,470.53           |
| 1         | 26      | 6,500.00           |
| 1         | 27      | 6,500.00           |
| 1         | 28      | 6,500.00           |
| 1         | 29      | 6,500.00           |
| 1         | 30      | 6,500.00           |
| 1         | 31      | 6,500.00           |
| 1         | 32      | 8,380.22           |
| 1         | 33      | 8,055.49           |
| 1         | 34      | 6,500.00           |
| 1         | 35      | 6,500.00           |
| 1         | 36      | 6,500.00           |
| 1         | 37      | 6,500.00           |
| 1         | 38      | 6,500.00           |
| 1         | 39      | 6,500.00           |
| 1         | 40      | 6,485.94           |
| 1         | 41      | 7,767.73           |
| 1         | 42      | 7,002.99           |
| 1         | 43      | 7,055.96           |
| 1         | 44      | 6,500.00           |
| 1         | 45      | 7,055.96           |
| 1         | 46      | 8,333.03           |
| 2         | 1       | 7,780.04           |
| 2         | 2       | 6,500.00           |
| 2         | 3       | 6,500.00           |
| 2         | 4       | 6,500.00           |
| 2         | 5       | 6,500.00           |
| 2         | 6       | 6,500.00           |
| 2         | 7       | 6,500.00           |
| 2         | 8       | 7,015.87           |
| 2         | 9       | 7,015.87           |
| 2         | 10      | 6,500.00           |
| 2         | 11      | 6,500.00           |
| 2         | 12      | 6,500.00           |
| 2         | 13      | 6,500.00           |
| 2         | 14      | 6,500.00           |
| 2         | 15      | 6,500.00           |
| 2         | 16      | 8,104.77           |
| 3         | 1       | 7,463.70           |
| 3         | 2       | 6,500.00           |
| 3         | 3       | 6,500.00           |
| 3         | 4       | 6,500.00           |
| 3         | 5       | 6,500.00           |
| 3         | 6       | 6,500.00           |
| 3         | 7       | 6,500.00           |
| 3         | 8       | 6,500.00           |
| 3         | 9       | 6,500.00           |
| 3         | 10      | 6,500.00           |
| 3         | 11      | 9,870.23           |
| 3         | 12      | 6,998.49           |
| 4         | 1       | 6,426.19           |



**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 # 30, 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 Section 5 Preliminary Plat**  
Being a subdivision of 17.28 acres out of the W. H. Dennis Survey, A-512, in the City of Iowa Colony, Brazoria County, Texas.

75 Lots, 4 Blocks and 4 Reserves  
Owner: KLLB AIV, LLC, a Texas Limited Partnership

February 5, 2026

**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. 221-022-05  
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, February 23, 2026

Jacey Neuberger  
EHRA Engineering  
10011 Meadowglen Lane  
Houston, TX 77042  
[jneuberger@ehra.team](mailto:jneuberger@ehra.team)

Re: Meridiana Section 34C Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 7629  
Adico, LLC Project No. 710-26-002-006

Dear Ms. Neuberger:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Section 34C Preliminary Plat received on or about February 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 plat as resubmitted on February 17, 2026. Please provide ten (10) folded copies of the plat Kayleen Rosser, City Secretary, by no later than Tuesday, February 24, 2026, for consideration at the March 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

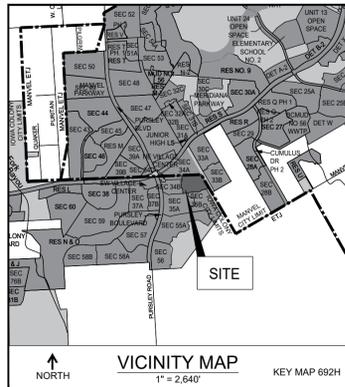
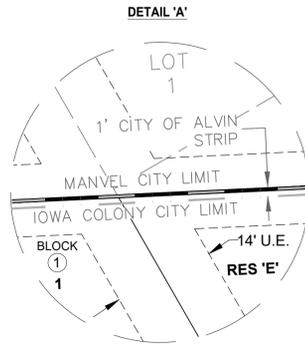
Cc: Kayleen Rosser, COIC  
File: 710-26-002-006

**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. 48039C0110K and No. 48039C0120K, 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.  
NO. indicates Number.  
PG. 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.  
VOL. indicates Volume.  
W.L.E. indicates Water Line Easement.  
indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, the City of Alvin, BCMUD 55, 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/Municipal Utility District/Drainage 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 (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 to hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 34C 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 is 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**

| NO. OF PROPOSED LOTS | NO. OF GUEST SPACES REQUIRED | NO. OF GUEST SPACES PROVIDED WITHIN R.O.W. | NO. OF GUEST SPACES PROVIDED OUTSIDE R.O.W. |
|----------------------|------------------------------|--|---|
| 66                   | 17                           | 0  | 17  |



**LINE TABLE**

| LINE | ANGLE         | DISTANCE |
|------|---------------|----------|
| L1   | S 60°02'52" W | 60.00'   |
| L2   | S 80°40'54" W | 139.87'  |
| L3   | S 54°04'41" W | 106.61'  |
| L4   | S 89°02'39" W | 56.00'   |
| L5   | N 81°00'09" W | 27.74'   |
| L6   | S 87°43'07" W | 56.06'   |
| L7   | S 80°30'26" W | 113.30'  |
| L8   | S 79°30'32" W | 60.26'   |
| L9   | S 85°33'45" W | 31.15'   |
| L10  | N 06°00'02" W | 165.42'  |
| L11  | S 84°48'01" W | 27.25'   |
| L12  | N 04°23'56" W | 114.61'  |
| L13  | S 87°19'17" W | 5.91'    |
| L14  | N 02°40'43" W | 115.00'  |
| L15  | N 87°19'17" E | 15.36'   |

**CURVE TABLE**

| CURVE | RADIUS  | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|------------|---------------|--------------|
| C1    | 975.00' | 27.25'     | S 84°48'01" W | 27.25'       |
| C2    | 225.00' | 20.35'     | N 84°43'49" E | 20.34'       |

**RESERVE TABLE**

| RESERVE | RESTRICTIONS  | SQ. FT.   | ACREAGE |
|---------|---|-----------|---------|
| A       | LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES           | 2,632.57  | 0.06    |
| B       | PARKING   | 943.50    | 0.02    |
| C       | PARKING   | 573.50    | 0.01    |
| D       | LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES           | 1,586.63  | 0.04    |
| E       | LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES           | 2,650.83  | 0.06    |
| F       | PARKING   | 573.50    | 0.01    |
| G       | LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES           | 1,869.19  | 0.04    |
| H       | DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES | 39,116.40 | 0.90    |
| I       | LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES           | 1,017.94  | 0.02    |
| J       | LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES           | 2,186.75  | 0.05    |
| K       | PARKING   | 1,128.50  | 0.03    |
| TOTAL   |   | 54,279.31 | 1.24    |



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

**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



**Meridiana Section 34C** A subdivision of 8.72 acres out of the H.T. & B. R.R. Co. Survey, Section 54, A-514, City of Iowa Colony and City of Alvin, Brazoria County, Texas.  
 66 Lots, 3 Blocks and 11 Reserves  
 Owner: GR-M1, LTD., a Texas Limited Partnership

February 6, 2025

**EHRA**  
 ENGINEERING THE FUTURE SINCE 1956  
 10011 MEADOWGLEN LANE  
 HOUSTON, TEXAS 77042  
 WWW.EHRATEAM.COM  
 TBP# E No. F-726  
 TBP# S No. 10072500  
 EHRA JOB NO. 081-011-34-03

Monday, February 16, 2026

Kaitlin Gile  
EHRA Engineering  
10011 Meadowglen Lane  
Houston, TX 77042  
[kgile@ehra.team](mailto:kgile@ehra.team)

Re: Meridiana Section 35B Final Plat  
Letter of Recommendation to Approve  
COIC Project No. 7626  
Adico, LLC Project No. 710-26-002-004

Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Section 35B Final Plat received on or about February 10, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

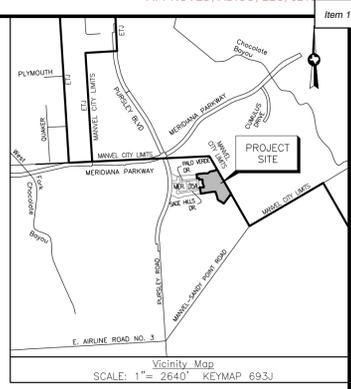
Based on our review, we have no objection to the plat as submitted on February 10, 2026. Please provide at least two (2) sets of mylars and ten (10) folded copies of the plat Kayleen Rosser, City Secretary, by no later than Tuesday, February 24, 2026, for consideration at the March 3, 2026, Planning 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: 710-26-002-004



**BENCHMARK:**  
 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

STATE OF TEXAS  
 COUNTY OF BRAZORIA

**METES AND BOUNDS DESCRIPTION**  
 MERIDIANA SECTION 35B  
 BEING 13.23 ACRES OF LAND SITUATED IN  
 THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT NO. 514  
 BRAZORIA COUNTY, TEXAS

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, its Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 35B, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, 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 or 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 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 on 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.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of MERIDIANA SECTION 35B 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 utilities forever all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereto authorized, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**OWNER**  
 GR-M1, LTD., a Texas Limited Partnership  
 By: Rise Communities, LLC,  
 a Nevada Limited Liability Company,  
 its Authorized Agent

BY: \_\_\_\_\_  
 Print Name: Matt Lawson  
 Title: President

STATE OF TEXAS  
 COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the  
 State of \_\_\_\_\_  
 My Notary Commission Expires \_\_\_\_\_

I, Robert L. Boelsche, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plat boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/tangency and interior corners of this subdivision were not set at the time this plat was signed by me and that these corners are to be set after construction of the public infrastructure and final lot grading within the subdivision; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum of 5/8- inch diameter iron rod with surveyor's cap.

Robert L. Boelsche, Registered Professional Land Surveyor  
 Texas Registration No. 4446

**CITY OF IOWA COLONY APPROVAL**

**CITY COUNCIL APPROVAL**

Will Kennedy, Mayor  
 \_\_\_\_\_  
 Nikki Brooks, Council Member  
 \_\_\_\_\_  
 Arnetta Hicks-Murray, Council Member  
 \_\_\_\_\_  
 Marquette Greene-Scott, Council Member  
 \_\_\_\_\_  
 Tim Varlack, Council Member  
 \_\_\_\_\_  
 Sydney Hargroder, Council Member  
 \_\_\_\_\_  
 Kareem Boyce, Council Member  
 \_\_\_\_\_  
 Dinh Ho, P.E., City Engineer  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Date

**PLANNING AND ZONING COMMISSION APPROVAL**

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

**BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:**

- 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, 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.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #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 reprint 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 plan.
- 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 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.
- 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.

**APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5**

|  |      |                                       |      |
|--|------|---------------------------------------|------|
| Lee Walden, P.E.,<br>President           | Date | Kerry L. Osburn<br>Vice President     | Date |
| Brandon Middleton<br>Secretary/Treasurer |      | Dinh V. Ho, P.E.<br>District Engineer | Date |

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

BCDD5 ID# 702-25-002-057

**FINAL PLAT**  
**MERIDIANA SECTION 35B**

BEING A SUBDIVISION OF 13.23 ACRES OUT OF  
 THE H.T. AND B. R.R. COMPANY SURVEY,  
 SECTION 54 ABSTRACT 514,  
 ALVIN AND IOWA COLONY,  
 BRAZORIA COUNTY, TEXAS.

84 LOTS 2 BLOCKS 9 RESERVES

**OWNER**

GR-M1, LTD.  
 A TEXAS LIMITED PARTNERSHIP  
 1602 AVENUE D, SUITE 100  
 KATY, TEXAS 77493  
 PH (832) 437-7863

JANUARY, 2026

**ENGINEER/SURVEYOR**

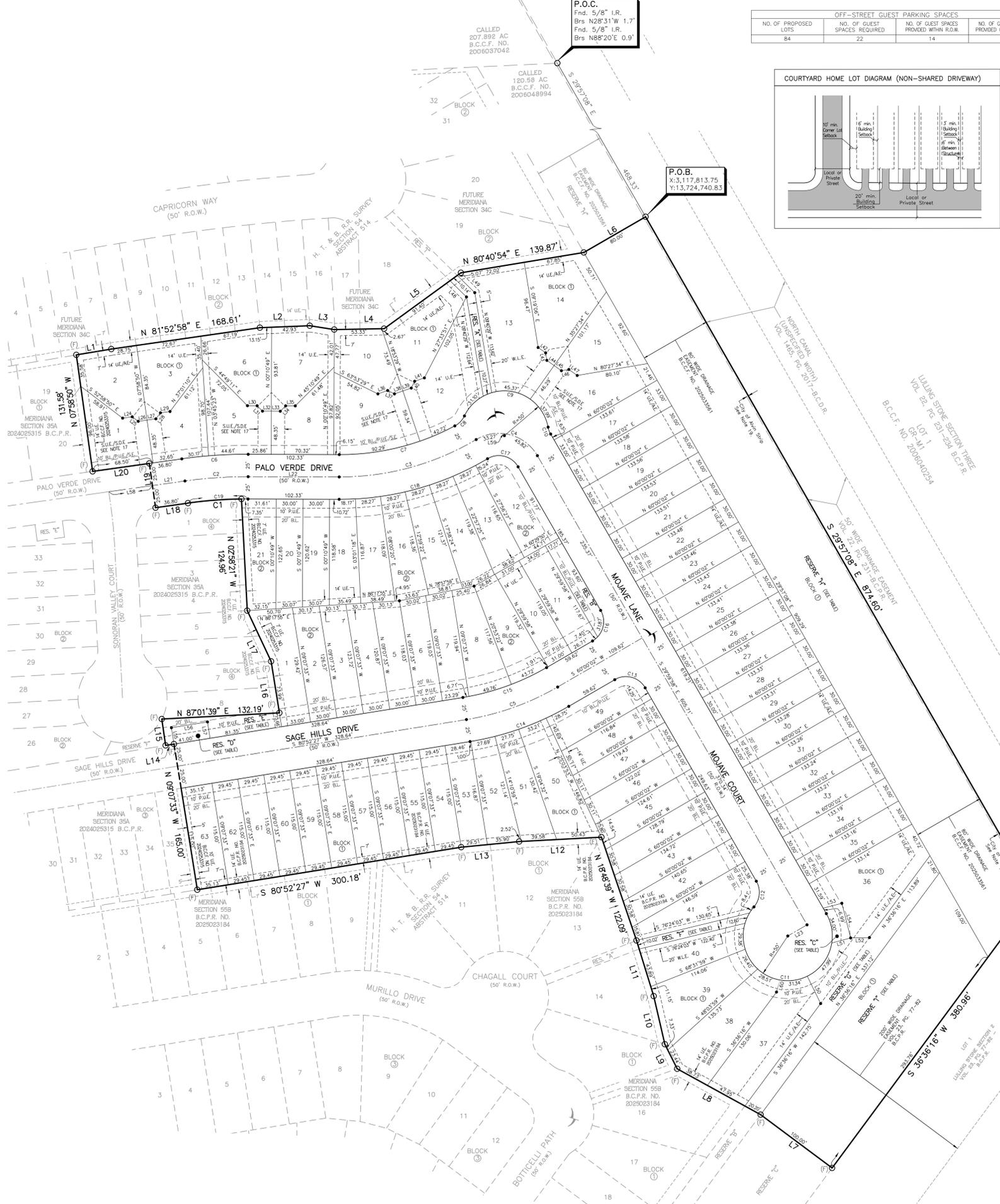


10011 MEADOWGLEN LN  
 HOUSTON, TEXAS 77042  
 713-784-4500  
 WWW.EHRA.TEAM  
 TBPE No. F-726  
 TBPELS No. 10092300

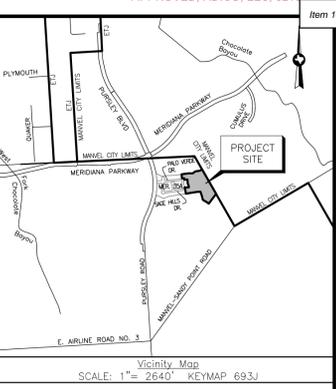
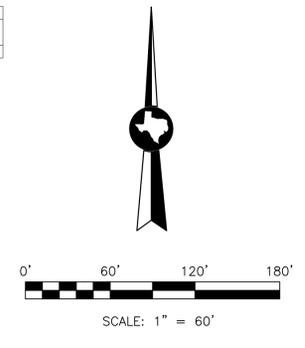
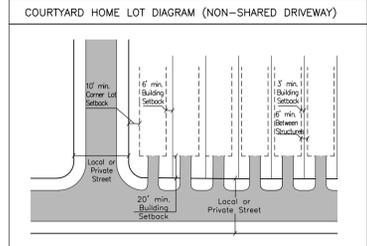
- GENERAL NOTES:**
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
  - All boundary corners for the plat shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
  - A- indicates Abstract  
AC, indicates Acres  
A.E. indicates Aerial Easement  
B.C.C.F. NO. indicates Brazoria County Clerk's File Number  
B.C.D.R. indicates Brazoria County Deed Records  
B.C.P.R. NO. indicates Brazoria County Plat Records Number  
B.L. indicates Building Line  
Brs indicates Bears  
FND, indicates Found  
I.R. indicates Iron Rod  
PG, indicates Page  
P.O.B. indicates Point Of Beginning  
P.O.C. indicates Point of Commencing  
P.U.E. indicates Public Utility Easement  
RES, indicates Reserve  
R.O.W. indicates Right of Way  
S.D.E. indicates Shared Driveway Easement  
S.E. indicates Sidewalk Easement  
S.U.E. indicates Shared Utility Easement  
SQ. FT. indicates Square Feet  
U.E. indicates Utility Easement  
VOL, indicates Volume  
W.L.E. indicates Water Line Easement  
(S) indicates set 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"  
(F) indicates found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"  
(C) indicates Change of Street Name
  - The property subdivided in the foregoing plat lies within Brazoria County, the City of Iowa Colony, the City of Alvin, Brazoria County M.U.D. 55, and Brazoria County Drainage District #5 (B.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 conditions and restrictions of the Meridiana PUD Amendment, No. 4 as approved March 21, 2022.
  - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K and 48039C0120K dated December 30, 2020. The subject property shown hereon lies within Unshaded Zone "X" (areas determined to be outside of the 500-year flood plain).

- 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 increase 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 EHR, 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 EHR.
- All sidewalks shall be a minimum of 4' wide and built in accordance to the Meridiana Planned Unit Development District Amendment #4 of the City of Iowa Colony Ordinance #2022-04.
- The Developer/Homeowners' Association/ Municipal Utility District shall be responsible for maintenance of Reserves A, B, C, D, E, F, and G. The Lulline Stone Property Owners' Association shall be responsible for maintenance of Reserve I. Brazoria County Drainage District No. 5 shall be responsible for maintenance of Reserve H.
- All fourteen (14) foot wide Utility Easements extend seven (7) feet on each side of the common line, unless otherwise indicated.
- All front lot maintenance within this section shall be performed by the Homeowners Association, as per Meridiana PUD Amendment No. 4, as approved March 21, 2022.
- 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.
- A courtyard home that utilizes a shared driveway and has frontage on a public street is prohibited from having fencing that blocks the facade of the home from the street face.
- Block 1, Lots 1-16 are subject to a shared utility easement/shared driveway easements recorded under Brazoria County Clerks File Number (B.C.C.F. NO.) 202502060 (Block 1, Lots 1-4), B.C.C.F. NO. 202502061 (Block 1, Lots 5-8), B.C.C.F. NO. 202502062 (Block 1, Lots 9-12), B.C.C.F. NO. 202502063 (Block 1, Lots 13-16). See S.U.E./S.D.E. Diagram for typical lot layout. Maintenance of the shared driveways within the lots shall be the responsibility of the lot owners.
- 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 street right-of-way purposes and the fee title there shall revert to and re-vest in the dedicator, his heirs, assigns, or successors.
- The easterly one (1) foot of Reserve "H" is within the City of Alvin, as shown hereon.
- This plat is subject to the Short Form Blanket Easement granted to CenterPoint Energy Houston Electric, LLC under Brazoria County Clerk's File Number 2023028840.

| RESERVE TABLE |  |                               |
|---------------|--|-------------------------------|
| RESERVE       | RESTRICTED TO  | AREA                          |
| A             | LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES                      | 1,396 SQ. FT. / 0.0320 ACRES  |
| B             | LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES                      | 1,970 SQ. FT. / 0.0452 ACRES  |
| C             | PARKING  | 769 SQ. FT. / 0.0177 ACRES    |
| D             | PARKING  | 758 SQ. FT. / 0.0174 ACRES    |
| E             | LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES                      | 2,238 SQ. FT. / 0.0514 ACRES  |
| F             | DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES            | 1,262 SQ. FT. / 0.0290 ACRES  |
| G             | LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES                      | 8,829 SQ. FT. / 0.2027 ACRES  |
| H             | DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES | 71,335 SQ. FT. / 1.638 ACRES  |
| I             | DRAINAGE, OPEN SPACE, DETENTION, LANDSCAPE & UTILITY PURPOSES  | 31,544 SQ. FT. / 0.7241 ACRES |
| TOTAL         |  | 120,101 SQ. FT. / 2.757 ACRES |



| OFF-STREET GUEST PARKING SPACES |                              |  |   |
|---------------------------------|------------------------------|--|---|
| NO. OF PROPOSED LOTS            | NO. OF GUEST SPACES REQUIRED | NO. OF GUEST SPACES PROVIDED WITHIN R.O.W. | NO. OF GUEST SPACES PROVIDED OUTSIDE R.O.W. |
| 84                              | 22                           | 14   | 8   |

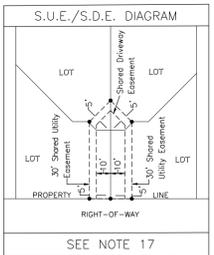


**BENCHMARK:**  
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH 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

| CURVE TABLE |        |            |               | LINK TABLE    |         |               |               |         |
|-------------|--------|------------|---------------|---------------|---------|---------------|---------------|---------|
| CURVE       | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH  | LINK    | BEARING       | DISTANCE      |         |
| C1          | 475.00 | 60.31'     | 7°16'27"      | S 85°39'24" W | 60.27'  | L1            | N 80°30'26" E | 39.77'  |
| C2          | 500.00 | 71.22'     | 8°09'39"      | N 86°06'00" E | 71.16'  | L2            | N 87°43'07" E | 56.08'  |
| C3          | 300.00 | 161.31'    | 33°48'31"     | N 74°48'33" E | 159.38' | L3            | S 81°10'09" E | 27.74'  |
| C4          | 50.00  | 79.09'     | 90°32'45"     | S 75°18'50" E | 71.10'  | L4            | N 89°02'39" E | 56.00'  |
| C5          | 300.00 | 109.29'    | 20°52'24"     | S 70°26'15" W | 108.69' | L5            | N 54°04'41" E | 106.61' |
| C6          | 525.00 | 74.78'     | 8°09'39"      | N 86°06'00" E | 74.71'  | L6            | N 60°02'52" E | 80.00'  |
| C7          | 274.00 | 135.01'    | 28°07'46"     | N 76°06'56" E | 133.66' | L7            | N 53°23'44" W | 100.00' |
| C8          | 25.00  | 15.70'     | 35°59'14"     | N 44°03'26" E | 15.45'  | L8            | N 61°16'59" W | 106.88' |
| C9          | 50.00  | 124.73'    | 142°56'02"    | S 82°28'10" E | 94.81'  | L9            | N 26°45'41" W | 30.77'  |
| C10         | 25.00  | 8.29'      | 118°59'49"    | S 20°30'03" E | 8.25'   | L10           | N 13°06'06" E | 87.25'  |
| C11         | 50.00  | 218.63'    | 250°31'44"    | N 84°44'06" W | 81.65'  | L11           | N 17°14'49" W | 65.06'  |
| C12         | 25.00  | 30.77'     | 70°31'44"     | N 05°15'54" E | 28.87'  | L12           | S 86°55'19" W | 92.53'  |
| C13         | 25.00  | 39.27'     | 90°00'00"     | N 74°59'58" W | 35.36'  | L13           | S 73°29'58" W | 49.41'  |
| C14         | 325.00 | 118.40'    | 20°52'24"     | S 70°26'15" W | 117.75' | L14           | S 80°55'23" E | 9.59'   |
| C15         | 275.00 | 100.19'    | 20°52'24"     | N 70°26'15" E | 99.83'  | L15           | N 08°09'13" W | 29.83'  |
| C16         | 25.00  | 39.27'     | 90°00'00"     | N 15°00'02" E | 35.36'  | L16           | N 09°07'33" W | 58.34'  |
| C17         | 25.00  | 39.27'     | 90°00'00"     | N 75°18'50" W | 35.36'  | L17           | N 25°11'40" W | 62.70'  |
| C18         | 325.00 | 174.76'    | 30°48'31"     | S 74°46'33" W | 172.66' | L18           | S 82°01'10" W | 36.80'  |
| C19         | 475.00 | 67.66'     | 8°09'39"      | N 86°06'00" E | 67.60'  | L19           | N 07°58'50" W | 50.00'  |
|             |        |            |               |               | L20     | S 82°01'10" W | 64.34'        |         |
|             |        |            |               |               | L21     | N 82°01'10" E | 10.85'        |         |
|             |        |            |               |               | L22     | S 89°49'11" E | 102.33'       |         |
|             |        |            |               |               | L23     | S 60°00'02" W | 25.00'        |         |
|             |        |            |               |               | L24     | N 82°01'10" E | 10.85'        |         |
|             |        |            |               |               | L25     | S 52°58'50" E | 8.49'         |         |
|             |        |            |               |               | L26     | N 82°01'10" E | 10.00'        |         |
|             |        |            |               |               | L27     | N 82°01'10" E | 10.00'        |         |
|             |        |            |               |               | L28     | N 37°01'10" E | 8.49'         |         |
|             |        |            |               |               | L29     | N 82°01'10" E | 10.85'        |         |
|             |        |            |               |               | L30     | S 89°49'11" E | 10.85'        |         |
|             |        |            |               |               | L31     | S 44°49'11" E | 8.49'         |         |
|             |        |            |               |               | L32     | S 89°49'11" E | 10.00'        |         |
|             |        |            |               |               | L33     | S 89°49'11" E | 10.00'        |         |
|             |        |            |               |               | L34     | N 45°10'49" E | 8.49'         |         |
|             |        |            |               |               | L35     | S 89°49'11" E | 10.85'        |         |
|             |        |            |               |               | L36     | N 71°06'31" E | 11.58'        |         |
|             |        |            |               |               | L37     | S 63°53'29" E | 8.49'         |         |
|             |        |            |               |               | L38     | N 71°06'31" E | 10.00'        |         |
|             |        |            |               |               | L39     | N 71°06'31" E | 10.00'        |         |
|             |        |            |               |               | L40     | N 26°06'31" E | 8.49'         |         |
|             |        |            |               |               | L41     | N 71°06'31" E | 11.58'        |         |
|             |        |            |               |               | L42     | S 54°32'26" E | 10.33'        |         |
|             |        |            |               |               | L43     | S 09°32'26" E | 8.49'         |         |
|             |        |            |               |               | L44     | S 54°32'26" E | 10.00'        |         |
|             |        |            |               |               | L45     | S 54°32'26" E | 10.00'        |         |
|             |        |            |               |               | L46     | N 80°22'46" E | 8.49'         |         |
|             |        |            |               |               | L47     | S 54°32'26" E | 11.57'        |         |
|             |        |            |               |               | L48     | N 45°32'28" W | 25.89'        |         |
|             |        |            |               |               | L49     | N 45°32'28" W | 22.43'        |         |
|             |        |            |               |               | L50     | S 20°52'24" W | 34.07'        |         |
|             |        |            |               |               | L51     | N 75°18'50" E | 21.97'        |         |
|             |        |            |               |               | L52     | N 88°41'41" E | 21.09'        |         |
|             |        |            |               |               | L53     | N 75°18'50" E | 21.62'        |         |
|             |        |            |               |               | L54     | S 14°21'55" E | 40.00'        |         |
|             |        |            |               |               | L55     | N 09°07'33" W | 18.50'        |         |
|             |        |            |               |               | L56     | N 80°52'27" E | 41.00'        |         |
|             |        |            |               |               | L57     | S 09°29'33" E | 18.50'        |         |
|             |        |            |               |               | L58     | S 82°01'10" W | 49.46'        |         |
|             |        |            |               |               | L59     | S 07°29'33" W | 2.21'         |         |
|             |        |            |               |               | L60     | S 17°08'12" W | 14.04'        |         |

| MINIMUM FINISH FLOOR ELEVATION |           |
|--------------------------------|-----------|
| BLOCK/RESERVE                  | ELEVATION |
| BLOCKS & 2                     | 49.5      |

| EXISTING ELEVATION INFORMATION |           |
|--------------------------------|-----------|
|                                | ELEVATION |
| NATURAL GROUND                 | 46.5      |
| 1% ANNUAL CHANCE FLOOD         | 45.8      |
| 0.2% ANNUAL CHANCE FLOOD       | 46.6      |



**FINAL PLAT**  
**MERIDIANA SECTION 35B**  
BEING A SUBDIVISION OF 13.23 ACRES OUT OF THE H.T. AND B. R.R. COMPANY SURVEY, SECTION 54 ABSTRACT 514, ALVIN AND IOWA COLONY, BRAZORIA COUNTY, TEXAS.  
84 LOTS 2 BLOCKS 9 RESERVES

**OWNER**  
GR-M, LTD.  
A TEXAS LIMITED PARTNERSHIP  
1602 AVENUE D, SUITE 100  
KATY, TEXAS 77493  
PH (832) 437-7863

JANUARY, 2026  
ENGINEER/SURVEYOR

**EHR**  
ENGINEERING THE FUTURE SINCE 1936  
10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
713-784-4500  
WWW.EHRA.TEAM  
TBPE No. F-726  
TBPEs No. 10092300

## MEMORANDUM

**Date:** February 23, 2026  
**To:** Planning and Zoning Members  
 Mayor Wil Kennedy, City Council Members  
**From:** Dinh V. Ho, P.E.  
**RE:** Scrubway Wash and Lube III – Signage Variance  
 Staff’s Summary and Recommendations  
**CC:** Dr. Tarron Richardson, Natasha Brooks, Kayleen Rosser

**Applicant:** Parkway K II, LLC (DBA Scrubway Wash and Lube III)  
**Property Address:** 25262 SH 288, Iowa Colony, TX  
**Zoning:** Development Agreement

The applicant is requesting a variance from the City of Iowa Colony Sign Ordinance to allow:

1. **A 20-foot freestanding monument sign along State Highway 288**

**Staff Analysis:**

***Monument Sign Ordinance:***

*Reference Ordinance:*

Sec. 30-62, Table 30-62 of the Sign Ordinance

- Maximum Monument Sign Height: 8 feet
- Optional Height (if eligible multi-sign configuration): 10 feet
- Maximum Effective Area: 96 square feet (or 120 square feet under exception)
- The requested 20-foot monument sign represents a substantial deviation from adopted standards (approximately 200–250% increase over permitted height).

**Staff Recommendation:**

Based on the variance criteria in Sec. 30-36 and the monument sign standards in Sec. 30-62 , staff recommends denial of the request for a 20-foot monument sign due to:

- Lack of demonstrated unique hardship;
- Significant deviation from established SH 288 standards; and
- Potential precedent impacts along the corridor.



# APPLICATION FOR VARIANCE REQUEST or APPEAL

Item 11.

3144 MERIDIANA PKWY, IOWA COLONY, TEXAS 77583 | PHONE: 281-369-2471 | FAX: 281-369-0005 | [WWW.IOWACOLONYTX.GOV](http://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](http://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: Scrubway Wash and Lube III

Address of Applicant: 25500 SH 249 Phone: 832.953.2054  
Tomball, TX 77375 Email: srodriguez@parkwayfamily.com

Name of Owner: Parkway K II, LLC

Address of Owner: 25500 SH 249 Phone: 832.953.2054  
Tomball, TX 77375 Email: fdurdin@parkwayfamily.com

**PROPERTY INFORMATION:**

Address of Subject Property: 25262 SH 288 Rosharon, TX 77583

Legal Description of Subject Property: 25.72 acres, Durdin Family Properties tract, Brazoria County, Texas

Brazoria County Tax No(s): \_\_\_\_\_

Current Zoning: Non-Residential Water and Sanitary Serviced by: City of Iowa Colony

Street Frontage Type (Circle One): Private or **Public** FIRM Map Panel Number: \_\_\_\_\_

**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.

List Ordinance or Code: City of Iowa Colony Sign Ordinance (Ordinance No. 2016-19, as amended) Provisions governing freestanding / monument sign height and area

Request and reason: see attached

List Ordinance or Code: \_\_\_\_\_

Request and reason: \_\_\_\_\_

List of supplemental documentation provided: Completed sign application; Scrubway sign drawings; site plan; variance narrative; ordinance reference memorandum

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

Requestor Signature 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

**List Ordinance or Code**

City of Iowa Colony Sign Ordinance (Ordinance No. 2016-19, as amended)  
Provisions governing freestanding / monument sign height and area

**Request and Reason**

Request a variance from the Sign Ordinance to allow the complete Scrubway Wash and Lube III sign package, including a 20-foot freestanding monument sign, as shown in the submitted sign package.

The requested monument sign height is necessary to provide reasonable visibility and safe site identification for the Scrubway Wash and Lube III use along State Highway 288. The signage is appropriately scaled for the corridor, professionally designed, and will not be detrimental to surrounding properties or public safety. Strict application of the ordinance would create an undue hardship by limiting effective identification of the use.

# City of Iowa Colony Sign Application

Address: 3144 Meridiana Pkwy. Iowa Colony TX 77583 Phone: 346-395-4528 Fax: 281-369-0005

Date: 12.17.2025

Sign Owner: Parkway K II, LLC

Email: srodriguez@parkwayfamily.com Telephone: 832.953.2054

Owner Address: 25500 SH 249 City: Tomball State: TX

Sign Location: 25262 SH 288, Rosharon, TX 77583

Type of Sign: (Select all that apply)

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Freestanding                   | <input type="checkbox"/> Window / Door Sign    |
| <input checked="" type="checkbox"/> Monument                       | <input type="checkbox"/> Stake Sign            |
| <input type="checkbox"/> Temporary Freestanding                    | <input type="checkbox"/> Wind Device Sign      |
| <input type="checkbox"/> Temporary Freestanding - Special Activity | <input type="checkbox"/> Flag / Flagpole       |
| <input checked="" type="checkbox"/> Wall Sign                      | <input checked="" type="checkbox"/> Electronic |

Size of Sign – Height 20' Width see attached package for full dimensions

Valuation of Sign: \$60,000

Materials Used: Aluminum cabinet signage, aluminum channel letters, polycarbonate faces, LED illumination, concrete foundation for monument sign

Contractor: Wier

Phone Number: 936.320.8420 Email: nburkhalter@wiercc.com

Contractor Address: 2400 W 34th St, Houston, TX 77018

**Please Note:** This application is submitted for the complete Scrubway III sign package as shown in the attached Pattison ID drawings and specifications. Variance requested for the complete Parkway Kia sign package, including freestanding monument signage and building-mounted signage, as detailed in the attached variance narrative.

- All signs are to be 10 feet from HL&P power lines (right of ways).
- All plans and drawings must be checked by permit clerk or city planner before permit can be purchased.
- All plans must be in compliance with Ordinance 2016-19

I, Sharilyn D Lampson the owner, of the above documented sign, have been given a copy of the Sign Ordinance providing rules and regulations regarding signs. I have read said Ordinance and will comply to the requirements. If I do not, I will be cited for violations of said Ordinance by the Building Inspector or designated representative of the City of Iowa Colony, Texas.

  
\_\_\_\_\_  
Signature of Owner

Approved: \_\_\_\_\_

Denied: \_\_\_\_\_

Date: \_\_\_\_\_

## City of Iowa Colony

### Sign Ordinance Reference – Scrubway Wash and Lube III

Project Location: 25262 SH 288, Rosharon, TX 77583

Applicant / Owner: Parkway K II, LLC

DBA: Scrubway Wash and Lube III

#### Purpose of This Attachment

This document is submitted in support of the sign application for Scrubway Wash and Lube III to identify the applicable City of Iowa Colony sign ordinance provisions and to document City staff direction regarding monument sign review.

#### Applicable Ordinance

Signage for the subject property is governed by the City of Iowa Colony Sign Ordinance, Ordinance No. 2016-19, as amended, including provisions regulating:

- Freestanding and monument signs, including:
  - Maximum permitted monument sign height
  - Maximum permitted monument sign area
  - Monument sign limitations by user
- Building-mounted signage, including aggregate wall sign area and related standards

#### Staff Direction Referenced

City staff has clarified that monument signage must be associated with the **same user**.

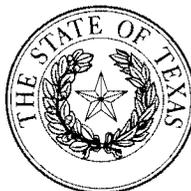
Scrubway Wash and Lube III operates as a DBA of Parkway K II, LLC, which is the owner and operator of the site. As such, the Scrubway Wash and Lube III signage is associated with the same user for purposes of sign ordinance review.

#### Variance Request

The sign application for Scrubway Wash and Lube III includes a variance request from the applicable monument sign standards of Ordinance No. 2016-19, including monument sign height and related limitations, as detailed in the attached variance narrative.

#### Summary

This attachment is provided to identify the applicable ordinance provisions and to document City staff direction regarding interpretation of the “same user” requirement as it applies to the Scrubway Wash and Lube III sign application. The application is submitted in reliance on that guidance and in accordance with Ordinance No. 2016-19.



## Office of the Secretary of State

### CERTIFICATE OF FILING OF

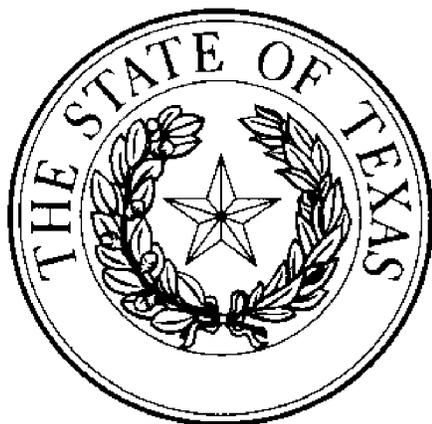
Parkway II K, LLC  
File Number: 805228031  
Assumed Name:  
Scrubway Wash and Lube III

The undersigned, as Secretary of State of Texas, hereby certifies that the assumed name certificate for the above named entity has been received in this office and filed as provided by law on the date shown below.

ACCORDINGLY the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law hereby issues this Certificate of Filing.

Dated: 12/17/2025

Effective: 12/17/2025



A handwritten signature in black ink that reads "Jane Nelson".

Jane Nelson  
Secretary of State



SCRUBWAY | IOWA COLONY

25262 SH 288, BLDGS 1-2 • ROSHARON, TX 77583

SIGN PACKAGE



Item 11.

MONUMENT  
SIGNS



SITE MAP  
SCALE: 1/64"=1'-0"



7938 WRIGHT ROAD | HOUSTON, TEXAS 77041  
713-661-1500 | www.SIGNCOAMERICA.com

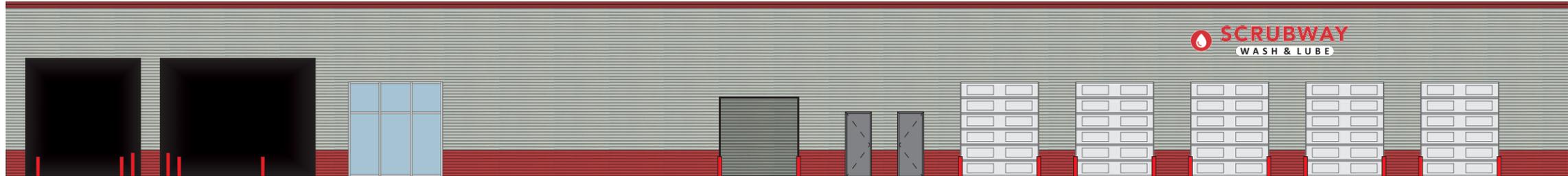
|                   |  |                  |               |            |    |            |  |
|-------------------|--|------------------|---------------|------------|----|------------|--|
| <b>PROJ. NAME</b> | SCRUBWAY   IOWA COLONY   | <b>PROJECT #</b> |               | <b>R01</b> | XX | <b>R06</b> |  |
| <b>CLIENT</b>     | SCRUBWAY   | <b>FILE NAME</b> | XXX           | <b>R02</b> |    | <b>R07</b> |  |
| <b>ADDRESS</b>    | 25262 SH 288, BLDG 1, BLDG 2   | <b>DESIGNER</b>  | HUNTER WILSON | <b>R03</b> |    | <b>R08</b> |  |
| <b>CITY/STATE</b> | ROSHARON, TX 77583   | <b>SALES REP</b> | JOE MINAVI    | <b>R04</b> |    | <b>R09</b> |  |
| <b>DATE</b>       | 12.03.2025   | <b>PROJ. MGR</b> | ZIBA MINAVI   | <b>R05</b> |    | <b>R10</b> |  |
| <b>FILE PATH</b>  | 14-PROJECTS\SCRUBWAY CAR WASH\SCRUBWAY - IOWA COLONY - 25262 SH 288, BDLG 1, BDLG 2, ROSHARON, TX,77583\DRAWINGS\SCRUBWAY_IOWA-COLONY_25262-SH-288-BLDGS-1,2-ROSHARON-TX-77583_12.03.25_HW |                  |               |            |    |            |  |

**NEW CONSTRUCTION**

**SPECIFICATIONS**  
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**PRIMARY ELECTRICAL**  
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**WEST ELEVATION**  
SCALE: 1/16"=1'-0"



**EAST ELEVATION**  
SCALE: 1/16"=1'-0"

|                   |  |                  |               |            |    |            |  |
|-------------------|--|------------------|---------------|------------|----|------------|--|
| <b>PROJ. NAME</b> | SCRUBWAY   IOWA COLONY   | <b>PROJECT #</b> |               | <b>R01</b> | XX | <b>R06</b> |  |
| <b>CLIENT</b>     | SCRUBWAY   | <b>FILE NAME</b> | XXX           | <b>R02</b> |    | <b>R07</b> |  |
| <b>ADDRESS</b>    | 25262 SH 288, BLDG 1, BLDG 2   | <b>DESIGNER</b>  | HUNTER WILSON | <b>R03</b> |    | <b>R08</b> |  |
| <b>CITY/STATE</b> | ROSHARON, TX 77583   | <b>SALES REP</b> | JOE MINAVI    | <b>R04</b> |    | <b>R09</b> |  |
| <b>DATE</b>       | 12.03.2025   | <b>PROJ. MGR</b> | ZIBA MINAVI   | <b>R05</b> |    | <b>R10</b> |  |
| <b>FILE PATH</b>  | 14-PROJECTS\S\SCRUBWAY CAR WASH\SCRUBWAY - IOWA COLONY - 25262 SH 288, BLDG 1, BLDG 2, RO SHARON, TX, 77583\DRAWINGS\SCRUBWAY_IOWA-COLONY_25262-SH-288-BLDGS-1,2-ROSHARON-TX-77583_12.03.25_HW |                  |               |            |    |            |  |

**SIGN A** QTY: 2

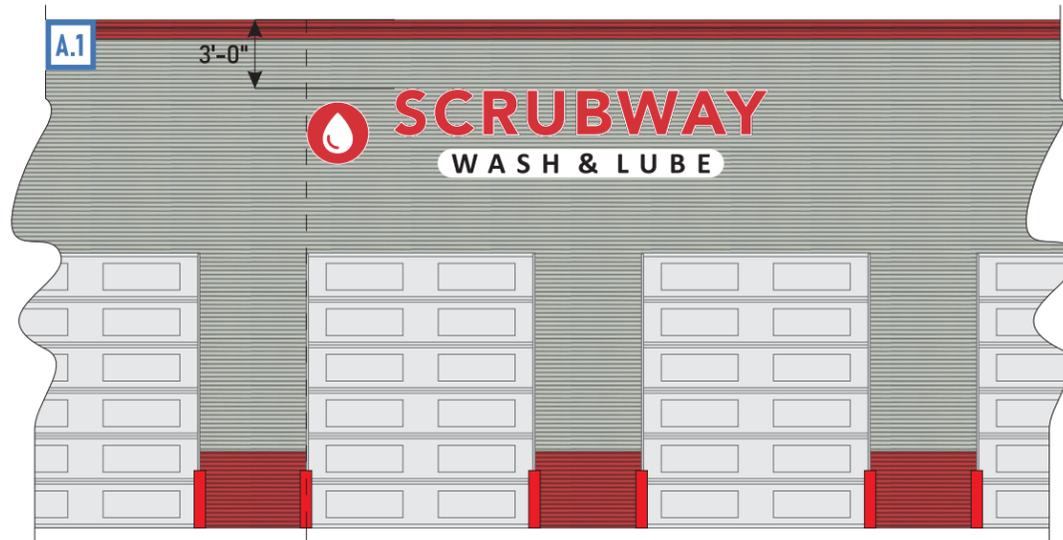
**PROVIDE AND INSTALL ARCHITECTURAL-GRADE, FRONT-LIGHTED LED CHANNEL LETTERS**

**Front-Lighted Channel Letters**

- Faces: 3/16" 7328 Trans. white acrylic with vinyl (V1, V2) applied to first surface with 1/2" inline
- Returns: 5" Deep .040 aluminum pre-finished black
- Trim: 1" Pre-finished black
- Backs: 6mm ACM, white stock color
- Illumination: Internal white 6,000k LEDs
- Mounting: Flush with minimum 3/8" x 5" fasteners

**VINYL COLORS**

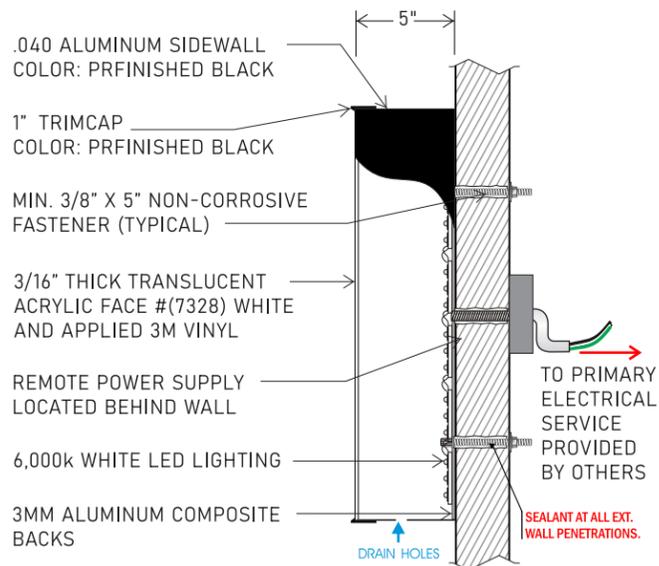
- V1: 3M Trans. Red 3630-33 | PANTONE 1797 C
- V2: 3M Opaque Black



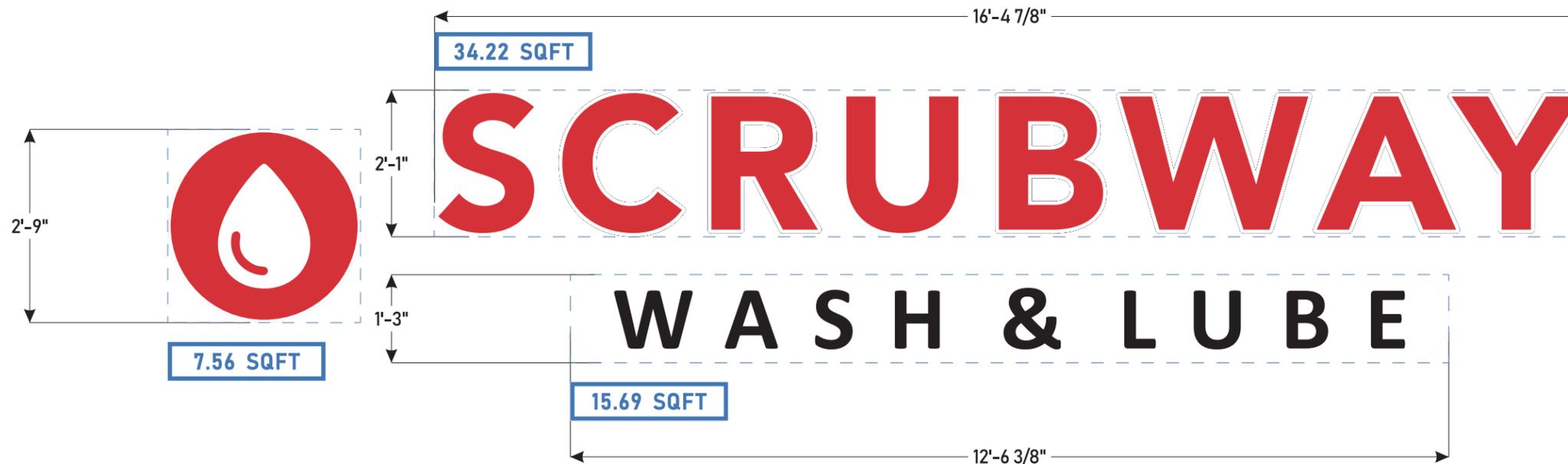
**EAST ELEVATION**  
LEFT ALIGNED  
SCALE: 1/8"=1'-0"



**WEST ELEVATION**  
C-C W/ WINDOWS  
SCALE: 1/8"=1'-0"



**TYP. SECTION CHNL LTR**  
SCALE: NOT TO SCALE



**57.47 TOTAL SQFT** SIGN ELEVATION  
SCALE: 1/2"=1'-0"

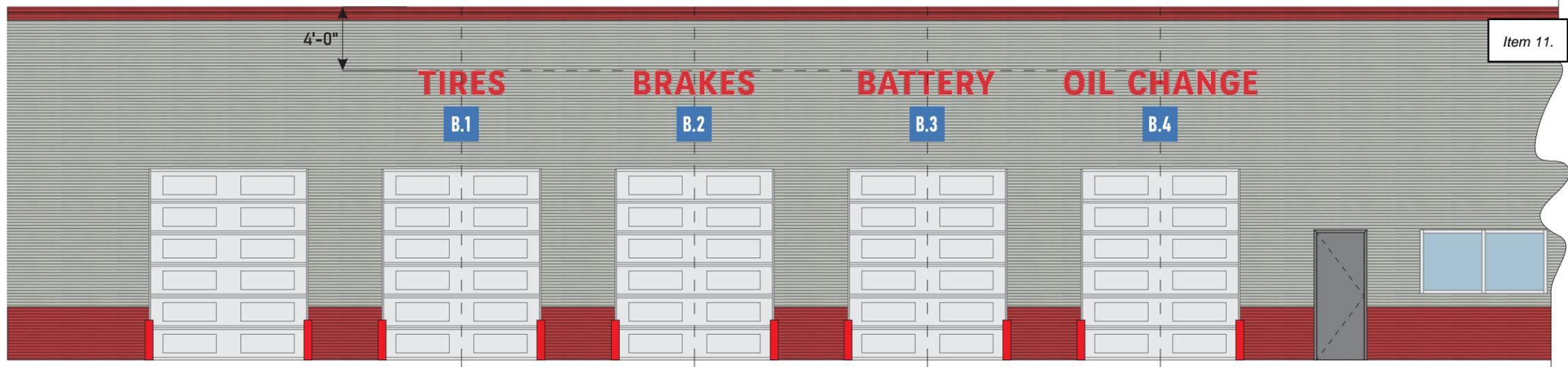
**PROVIDE AND INSTALL ARCHITECTURAL-GRADE, FRONT-LIGHTED LED CHANNEL LETTERS**

**Front-Lighted Channel Letters**

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- Returns: 5" Deep .040 aluminum pre-finished black
- Trim: 1" Pre-finished black
- Backs: 6mm ACM, white stock color
- Illumination: Internal white 6,000k LEDs
- Mounting: Flush with minimum 3/8" x 5" fasteners

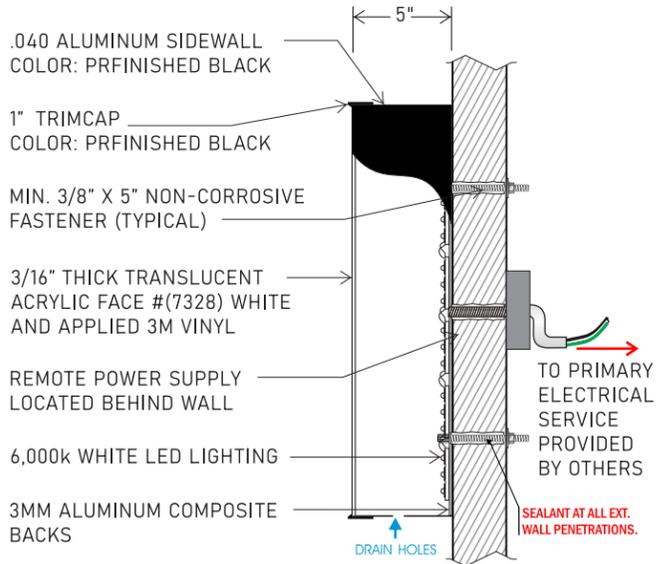
**VINYL COLORS**

- V1: 3M Trans. Red 3630-33 | PANTONE 1797 C
- V2: 3M Opaque Black



**EAST ELEVATION (LEFT HALF)**

SCALE: 1/8"=1'-0"



**TYP. SECTION CHNL LTR**

SCALE: NOT TO SCALE



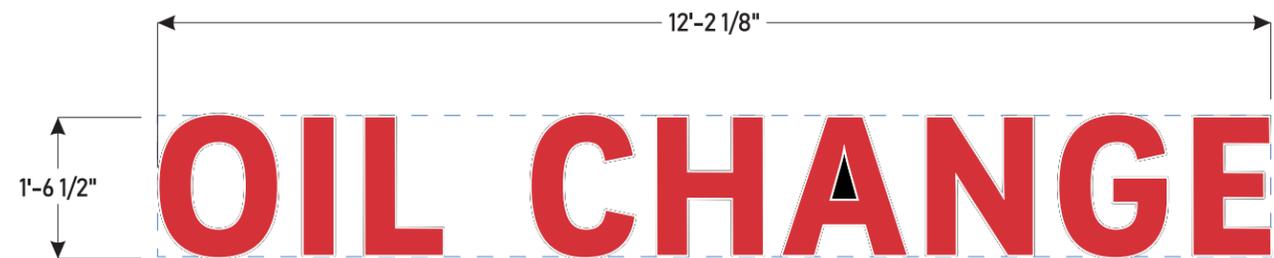
**B.1 8.45 SQFT**



**B.2 11.74 SQFT**



**B.3 13.32 SQFT**



**B.4 18.79 SQFT**

**52.3 TOTAL SQFT**

**SIGN ELEVATION**

SCALE: 1/2"=1'-0"

**NEW CONSTRUCTION**

**Y N**  
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SIGNS C, D

QTY: (C: 1) (D: 2)

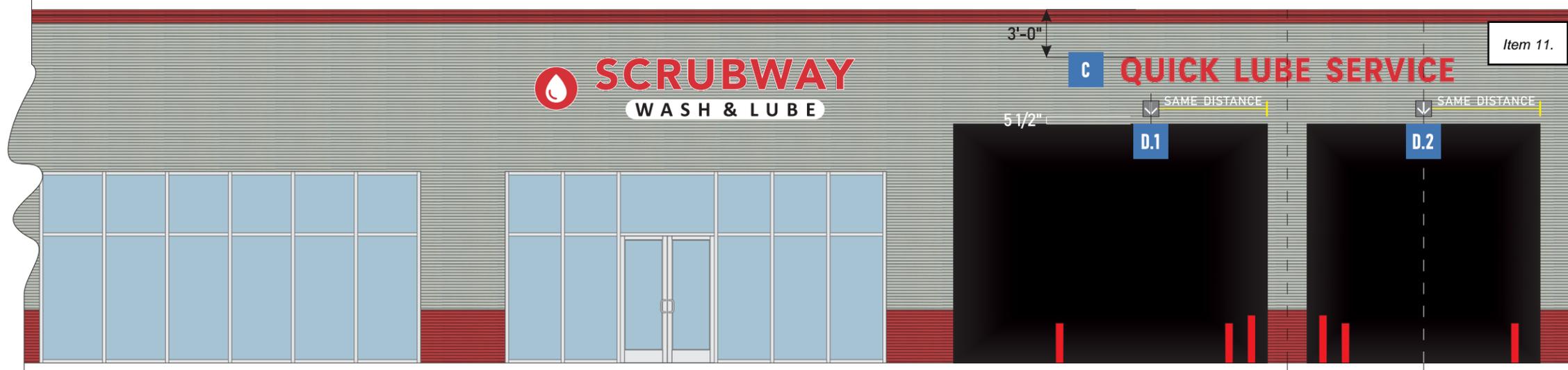
**PROVIDE AND INSTALL ARCHITECTURAL-GRADE, FRONT-LIGHTED LED CHANNEL LETTERS**

**Front-Lighted Channel Letters**

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- Returns: 5" Deep .040 aluminum pre-finished black
- Trim: 1" Pre-finished black
- Backs: 6mm ACM, white stock color
- Illumination: Internal white 6,000k LEDs
- Mounting: Flush with minimum 3/8" x 5" fasteners

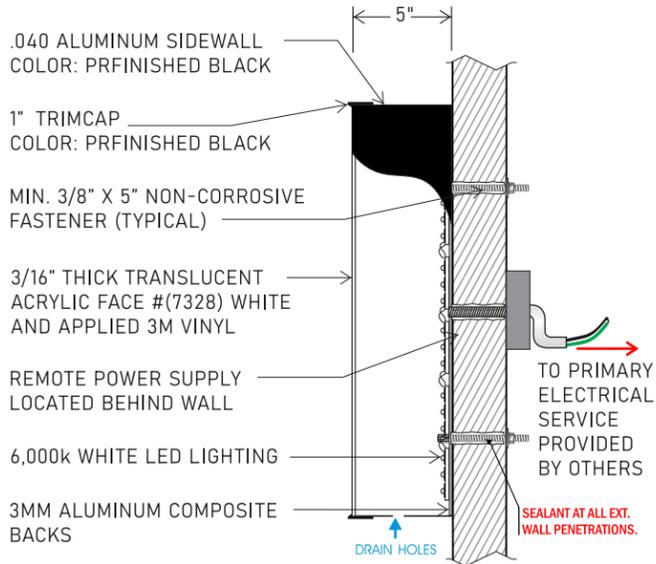
**VINYL COLORS**

- V1: 3M Trans. Red 3630-33 | PANTONE 1797 C
- V2: 3M Opaque Black



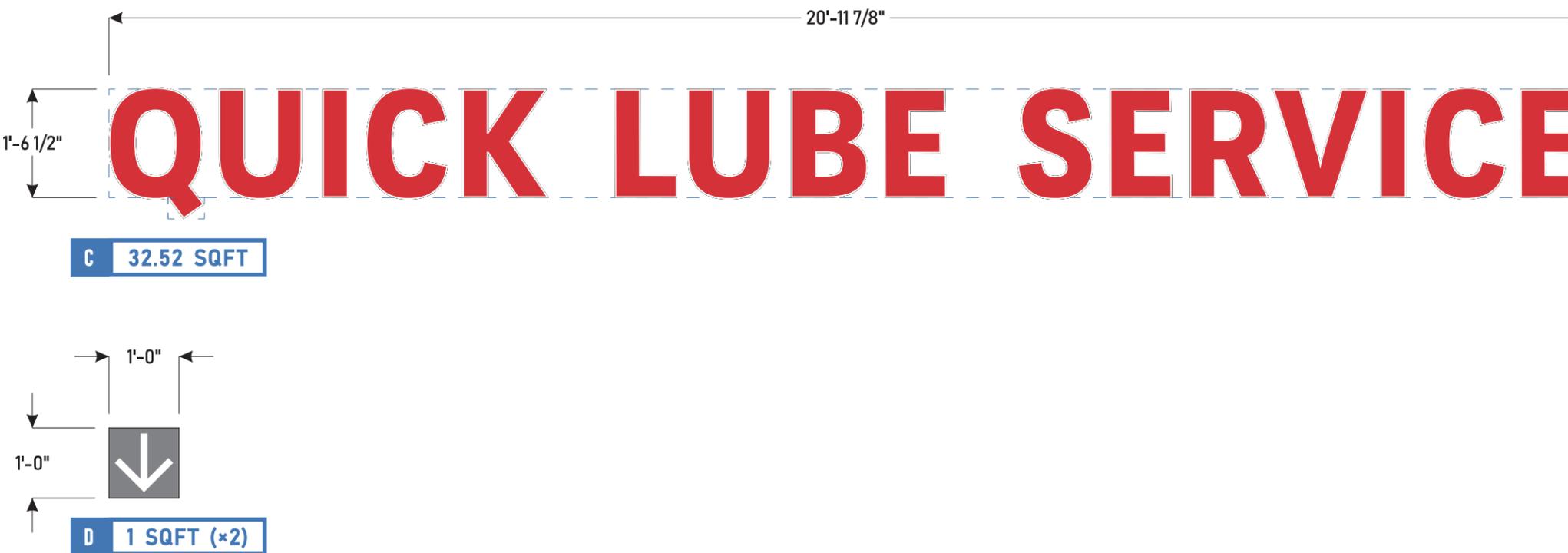
**EAST ELEVATION (RIGHT HALF)**

SCALE: 1/8"=1'-0"



**TYP. SECTION CHNL LTR**

SCALE: NOT TO SCALE



**34.52 TOTAL SQFT**

**SIGN ELEVATION**

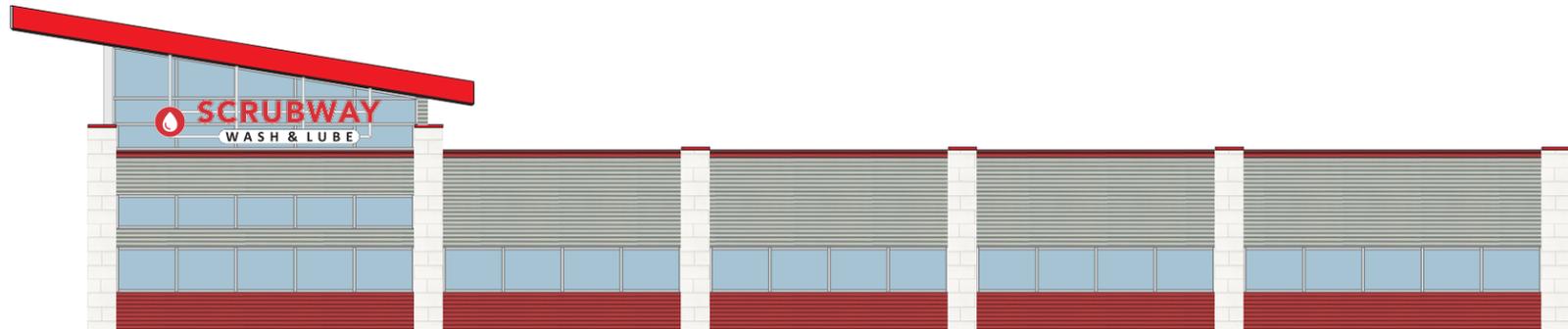
SCALE: 1/2"=1'-0"

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**EAST ELEVATION**  
SCALE: 1/16"=1'-0"



**SOUTH ELEVATION**  
SCALE: 1/16"=1'-0"

|                   |  |                  |               |            |    |            |  |
|-------------------|--|------------------|---------------|------------|----|------------|--|
| <b>PROJ. NAME</b> | SCRUBWAY   IOWA COLONY   | <b>PROJECT #</b> |               | <b>R01</b> | XX | <b>R06</b> |  |
| <b>CLIENT</b>     | SCRUBWAY   | <b>FILE NAME</b> | XXX           | <b>R02</b> |    | <b>R07</b> |  |
| <b>ADDRESS</b>    | 25262 SH 288, BLDG 1, BLDG 2   | <b>DESIGNER</b>  | HUNTER WILSON | <b>R03</b> |    | <b>R08</b> |  |
| <b>CITY/STATE</b> | ROSHARON, TX 77583   | <b>SALES REP</b> | JOE MINAVI    | <b>R04</b> |    | <b>R09</b> |  |
| <b>DATE</b>       | 12.03.2025   | <b>PROJ. MGR</b> | ZIBA MINAVI   | <b>R05</b> |    | <b>R10</b> |  |
| <b>FILE PATH</b>  | 14-PROJECTS\S\SCRUBWAY CAR WASH\SCRUBWAY - IOWA COLONY - 25262 SH 288, BLDG 1, BLDG 2, RO SHARON, TX, 77583\DRAWINGS\SCRUBWAY_IOWA-COLONY_25262-SH-288-BLDGS-1,2-ROSHARON-TX-77583_12.03.25_HW |                  |               |            |    |            |  |

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**PROVIDE AND INSTALL ARCHITECTURAL-GRADE, FRONT-LIGHTED LED CHANNEL LETTERS**

**Front-Lighted Channel Letters**

- Faces: 3/16" 7328 Trans. white acrylic with vinyl (V1, V2) applied to first surface with 1/2" inline
- Returns: 5" Deep .040 aluminum pre-finished black
- Trim: 1" Pre-finished black
- Backs: 6mm ACM, white stock color
- Illumination: Internal white 6,000k LEDs
- Mounting: Flag mounted under roof/canopy on a custom fabricated metal frame (to be engineered). Flush to frame with minimum 3/8" x 5" fasteners

**VINYL COLORS**

- V1: 3M Trans. Red 3630-33 | PANTONE 1797 C
- V2: 3M Opaque Black



E.1

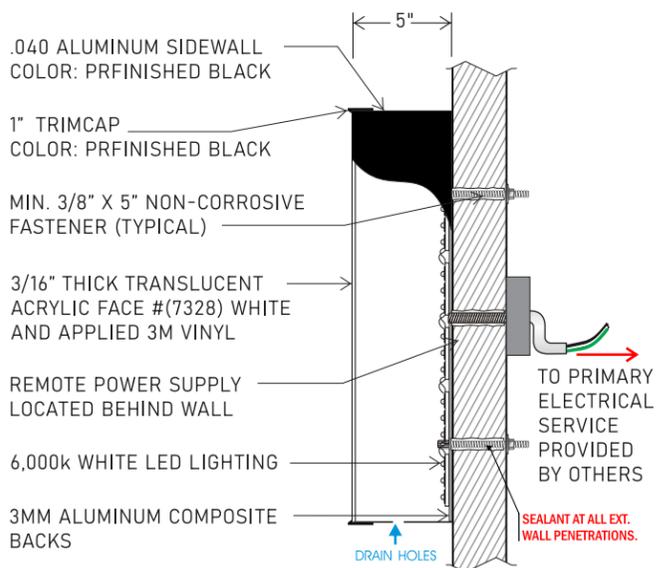


E.2

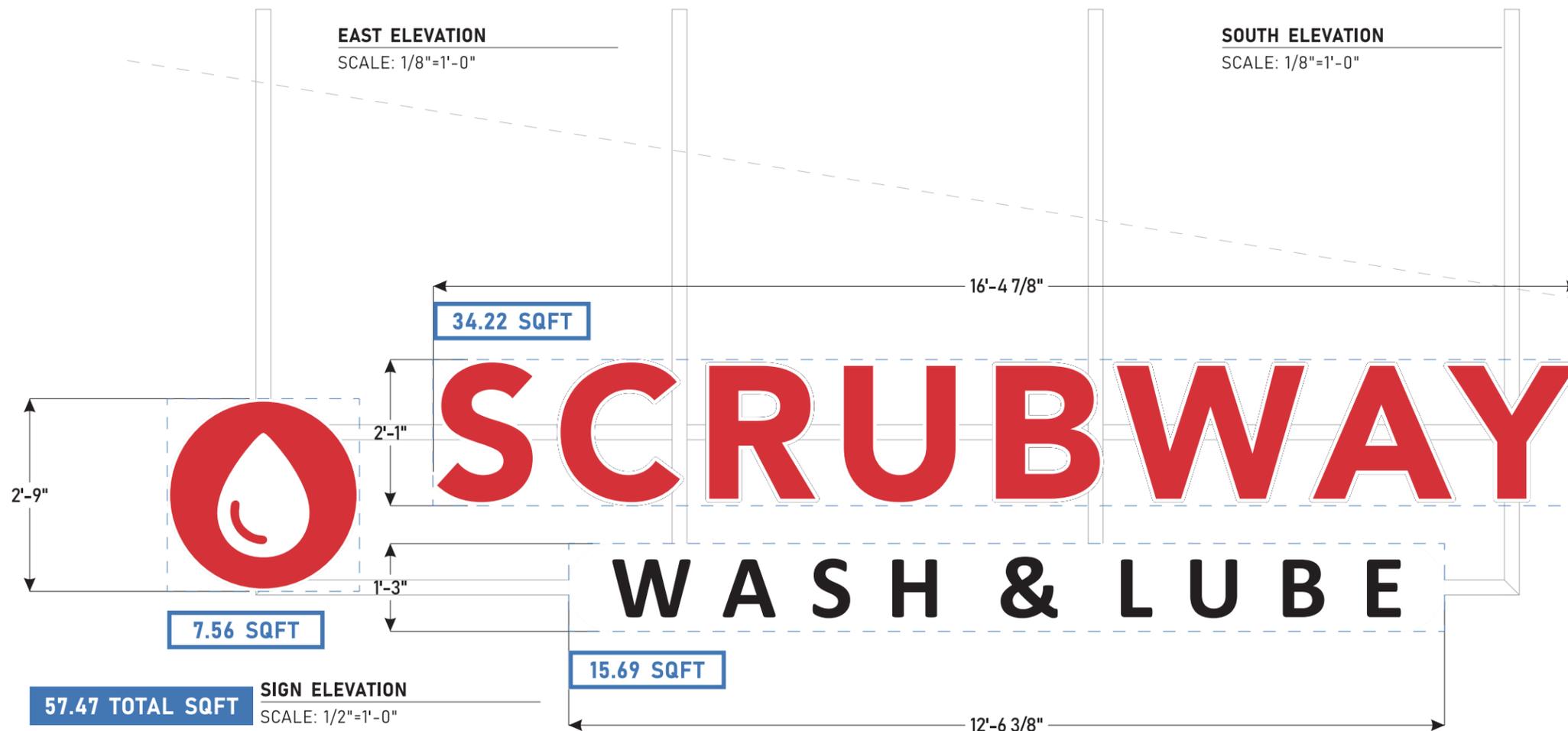
Item 11.

**EAST ELEVATION**  
SCALE: 1/8"=1'-0"

**SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



**TYP. SECTION CHNL LTR**  
SCALE: NOT TO SCALE



57.47 TOTAL SQFT

**SIGN ELEVATION**  
SCALE: 1/2"=1'-0"

**NEW CONSTRUCTION**

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**FABRICATE AND INSTALL (1) DOUBLE FACED ILLUMINATED MONUMENT SIGN**

**MAIN BODY**

- All aluminum construction, Finish: P1
- Returns: 1/2" 2793 Red Acrylic
- Illumination: Internal Red LEDs
- Logo: Routed into face and backed w/ 3/4" Thick Clear Acrylic 3/8" to extend past face
- 1st surface: V1 or V2 Vinyl applied with 1/16" inset
- 2nd surface: Vinyl diffuser applied
- Illumination: Internal white LEDs

**CHANNEL LOGO**

- Faces: .150" Trans White Polycarbonate w/ V1 on face
- Returns: 4" Deep .040 aluminum, Pre-finished Red
- Trim: 2" Pre-finished Red
- Backs: .063" Aluminum, stock color
- Illumination: Internal white LEDs

**ACCENT BODY & BASE BODY**

- All aluminum construction, Accent Body Finish: P2; Base Body Finish: P3

**SUPPORT / FOUNDATION**

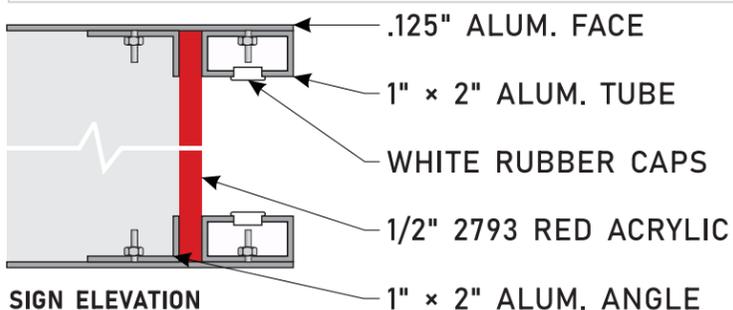
- Base Pipe: 10.75"o.d. Sch 40
- Concrete pier: Depth: 10'-0", Dia: 2'-6", 3,000 PSI typ.
- Concrete pad at bottom: 3" above & below grade with #5 rebar at mid-depth of slab 12" C-C each way

**VINYL COLORS**

- V1: 3M Trans. Red 3630-33 | PANTONE 1797 C
- V2: 3M Opaque Black
- V3: 3M Dual Color Film 3635-222 - Black
- V4: 3M White Diffuser Film

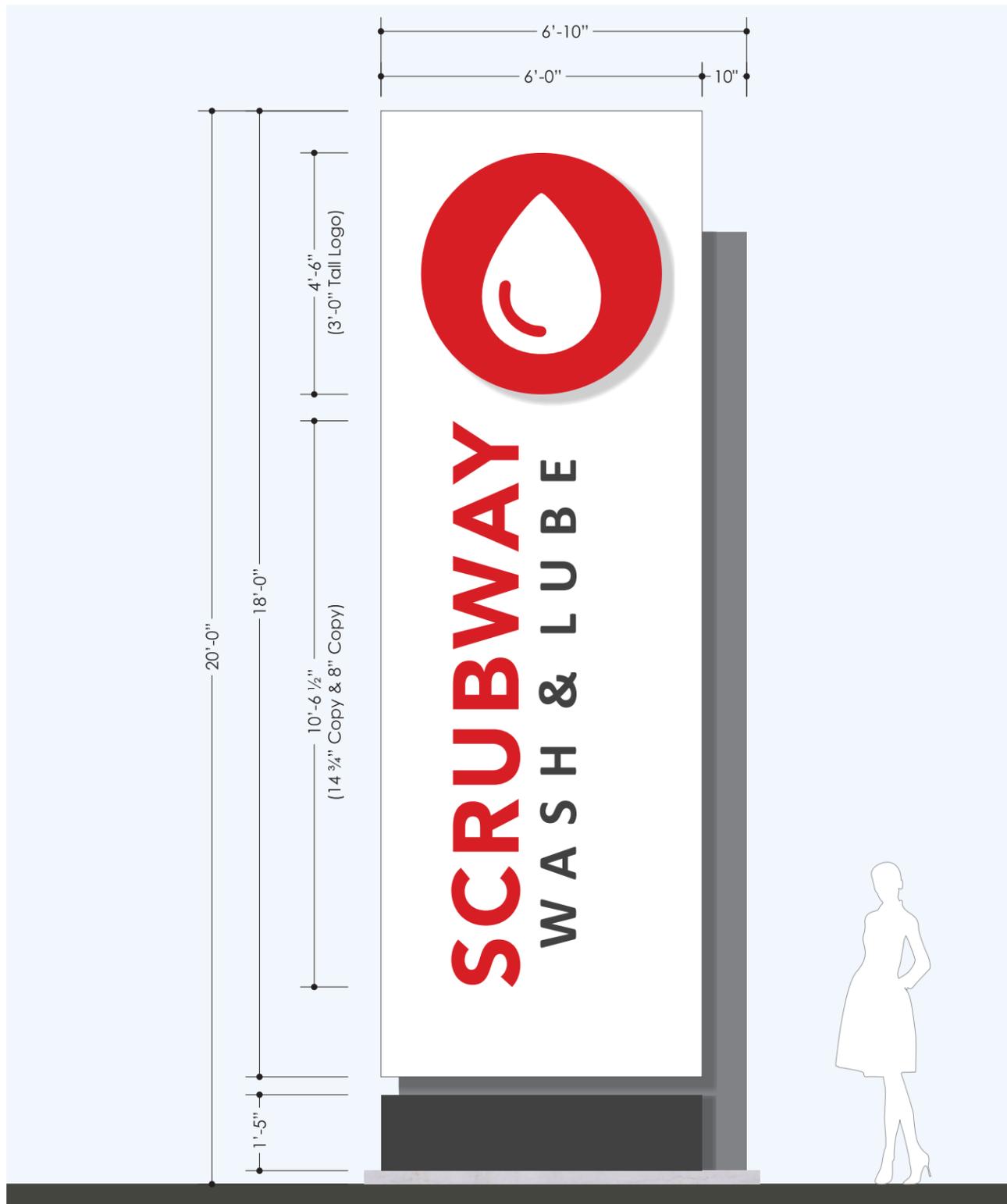
**PAINT COLORS**

- P1: White
- P2: To Match PANTONE Cool Grey 8C
- P3: To Match PANTONE Cool Grey 11C



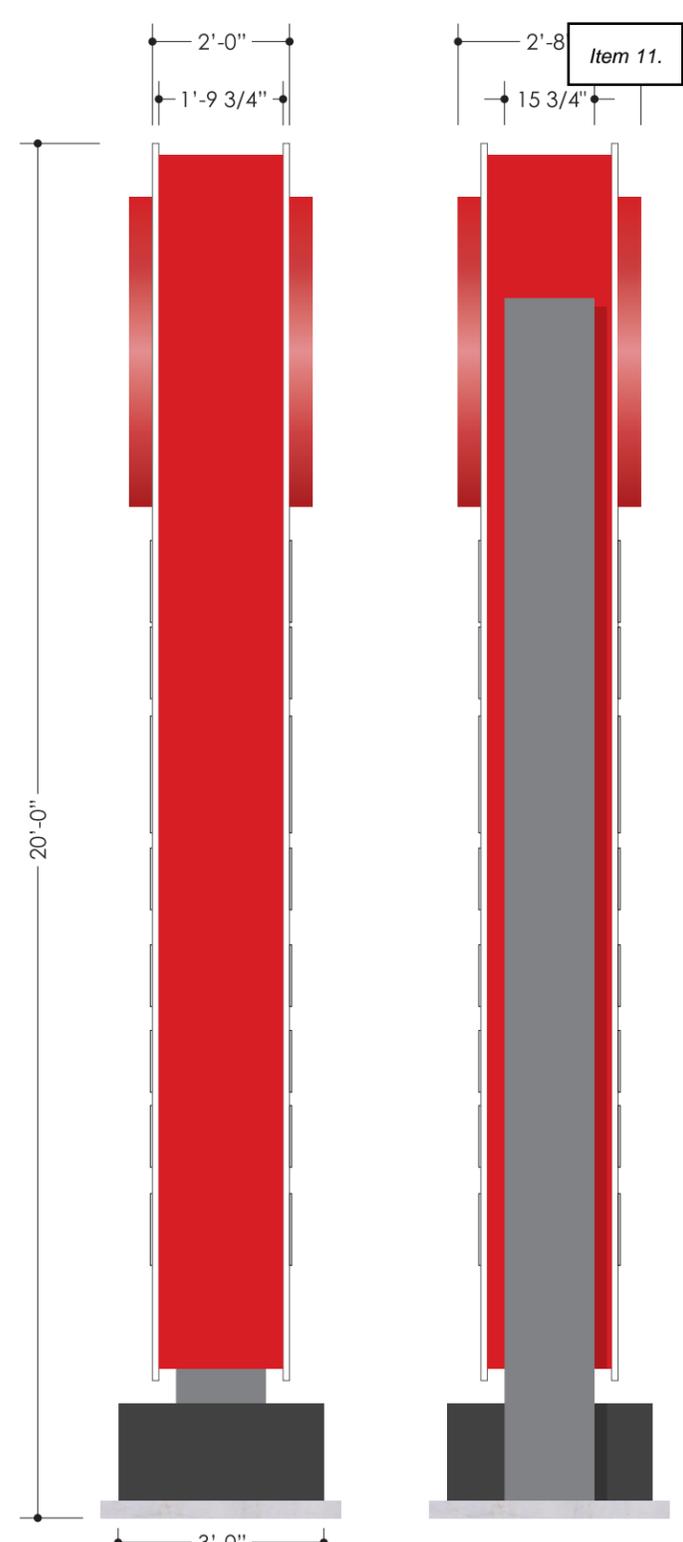
**SIGN ELEVATION**

SCALE: 3"=1'-0"



**SIGN ELEVATION**

SCALE: 3/8"=1'-0"



**SIGN ELEVATION**

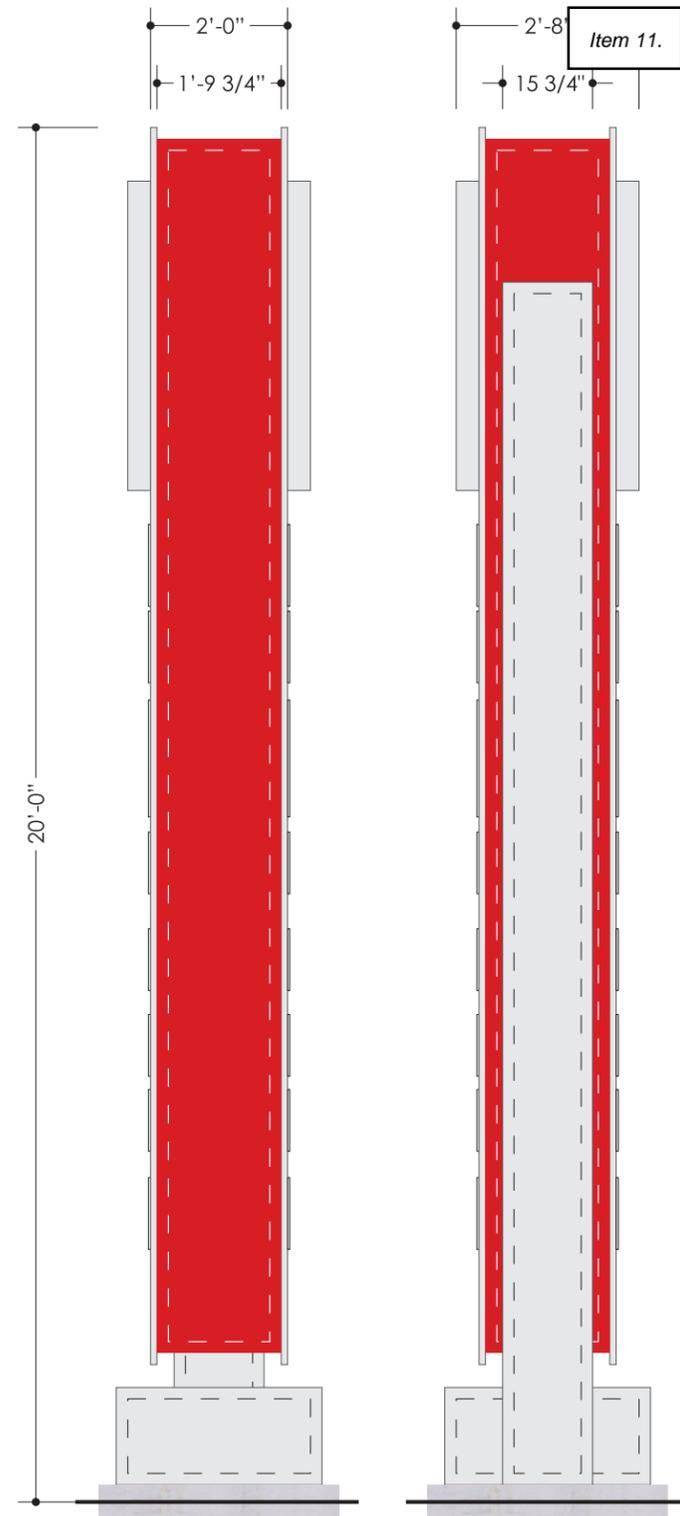
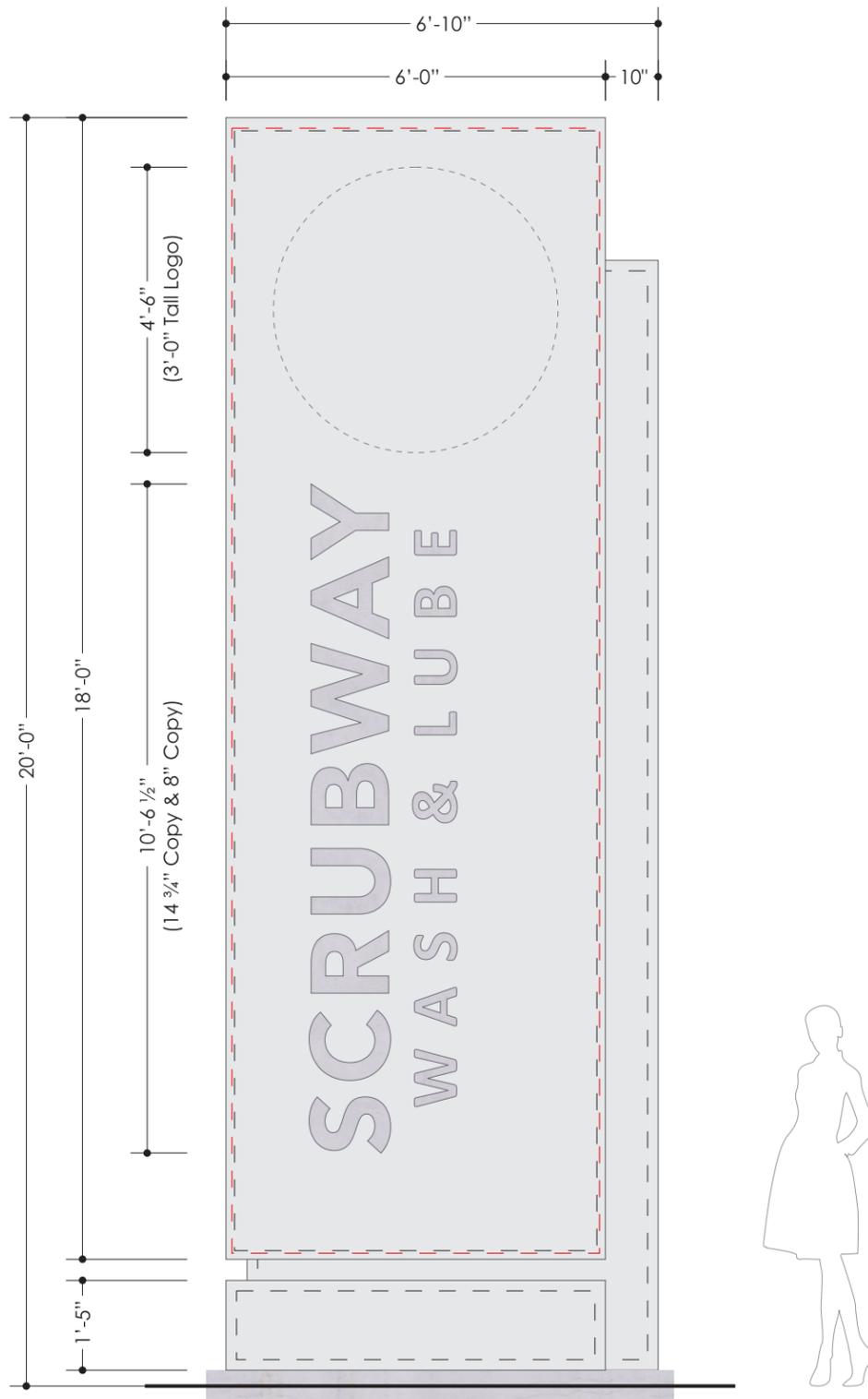
SCALE: 3/8"=1'-0"

**NEW CONSTRUCTION**

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**SIGNCO  
AMERICA**

7938 WRIGHT ROAD | HOUSTON, TEXAS 77041  
713-661-1500 | www.SIGNCOAMERICA.com

**PROJ. NAME** SCRUBWAY | IOWA COLONY  
**CLIENT** SCRUBWAY  
**ADDRESS** 25262 SH 288, BLDG 1, BLDG 2  
**CITY/STATE** ROSHARON, TX 77583  
**DATE** 12.03.2025

**PROJECT #** |  
**FILE NAME** XXX  
**DESIGNER** HUNTER WILSON  
**SALES REP** JOE MINAVI  
**PROJ. MGR** ZIBA MINAVI

**R01** XX  
**R02**  
**R03**  
**R04**  
**R05**

**R06**  
**R07**  
**R08**  
**R09**  
**R10**

**FILE PATH** 14-PROJECTS\S\SCRUBWAY CAR WASH\SCRUBWAY - IOWA COLONY - 25262 SH 288, BDLG 1, BLDG 2, ROSHARON, TX, 77583\DRAWINGS\SCRUBWAY\_IOWA-COLONY\_25262-SH-288-BLDGS-1,2-ROSHARON-TX-77583\_12.03.25\_HW

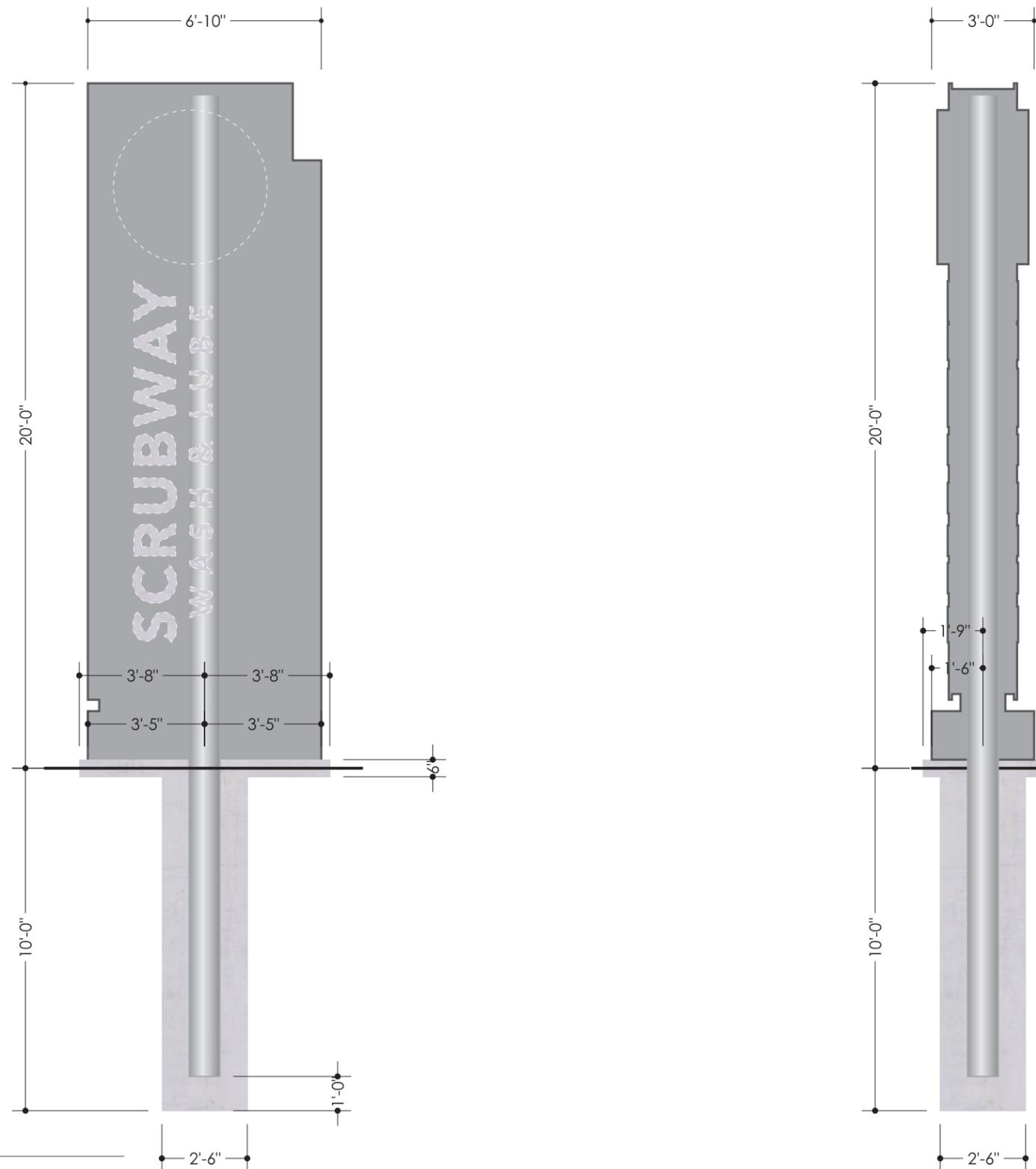
**NEW CONSTRUCTION**

**Y N**

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**SIGN ELEVATION**  
SCALE: 1/4"=1'-0"

|                   |                              |
|-------------------|------------------------------|
| <b>PROJ. NAME</b> | SCRUBWAY   IOWA COLONY       |
| <b>CLIENT</b>     | SCRUBWAY                     |
| <b>ADDRESS</b>    | 25262 SH 288, BLDG 1, BLDG 2 |
| <b>CITY/STATE</b> | ROSHARON, TX 77583           |
| <b>DATE</b>       | 12.03.2025                   |

|                  |               |
|------------------|---------------|
| <b>PROJECT #</b> |               |
| <b>FILE NAME</b> | XXX           |
| <b>DESIGNER</b>  | HUNTER WILSON |
| <b>SALES REP</b> | JOE MINAVI    |
| <b>PROJ. MGR</b> | ZIBA MINAVI   |

|            |    |
|------------|----|
| <b>R01</b> | XX |
| <b>R02</b> |    |
| <b>R03</b> |    |
| <b>R04</b> |    |
| <b>R05</b> |    |

|            |  |
|------------|--|
| <b>R06</b> |  |
| <b>R07</b> |  |
| <b>R08</b> |  |
| <b>R09</b> |  |
| <b>R10</b> |  |

|                  |  |
|------------------|--|
| <b>FILE PATH</b> | 14-PROJECTS\S\SCRUBWAY CAR WASH\SCRUBWAY - IOWA COLONY - 25262 SH 288, BDLG 1, BLDG 2, RO SHARON, TX, 77583\DRAWINGS\SCRUBWAY_IOWA-COLONY_25262-SH-288-BLDGS-1,2-ROSHARON-TX-77583_12.03.25_HW |
|------------------|--|

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## MEMORANDUM

**Date:** February 23, 2026  
**To:** Planning and Zoning Members  
 Mayor Wil Kennedy, City Council Members  
**From:** Dinh V. Ho, P.E.  
**RE:** KIA Dealership – Signage Variance  
 Staff’s Summary and Recommendations  
**CC:** Dr. Tarron Richardson, Natasha Brooks, Kayleen Rosser

**Applicant:** Parkway K II, LLC (DNA Parkway Kia South)  
**Property Address:** 25262 SH 288, Iowa Colony, TX  
**Zoning:** Development Agreement

The applicant is requesting a variance from the City of Iowa Colony Sign Ordinance to allow:

1. **A 30-foot freestanding monument sign along State Highway 288;** and
2. Associated building-mounted signage as part of a coordinated OEM dealership sign package.

**Staff Analysis:**

***Monument Sign Ordinance:***

*Reference Ordinance:*

Sec. 30-62, Table 30-62 of the Sign Ordinance

- Maximum Monument Sign Height: 8 feet
- Optional Height (if eligible multi-sign configuration): 10 feet
- Maximum Effective Area: 96 square feet (or 120 square feet under exception)
- The requested 30-foot monument sign represents a substantial deviation from adopted standards (approximately 200–300% increase over permitted height).
- While automotive dealership branding commonly utilizes taller identification signage, the adopted ordinance intentionally limits monument height along SH 288 to maintain visual scale and corridor consistency.

***Wall Signage:***

*Reference Ordinance:*

Sec. 30-63, of the Sign Ordinance

**Staff Recommendation:**

If the Planning Commission finds hardship sufficient, staff recommends conditioning approval to include:

***Monument Signage:***

1. Maximum monument height reduced to 15–20 feet
2. Verified compliance with effective area calculations
3. Landscape buffering at base of sign
4. Photometric limitations ensuring no glare or traffic hazard

***Wall Signage:***

Wall signage is following Sign Ordinance Section 30-63



# APPLICATION FOR VARIANCE REQUEST or APPEAL

Item 12.

3144 MERIDIANA PKWY, IOWA COLONY, TEXAS 77583 | PHONE: 281-369-2471 | FAX: 281-369-0005 | [WWW.IOWACOLONYTX.GOV](http://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](http://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: Parkway Kia South

Address of Applicant: 25500 SH 249 Phone: 832.953.2054  
Tomball, TX 77375 Email: srodriguez@parkwayfamily.com

Name of Owner: Parkway K II, LLC

Address of Owner: 25500 SH 249 Phone: 832.953.2054  
Tomball, TX 77375 Email: fdurdin@parkwayfamily.com

**PROPERTY INFORMATION:**

Address of Subject Property: 25262 SH 288 Rosharon, TX 77583

Legal Description of Subject Property: 25.72 acres, Durdin Family Properties tract, Brazoria County, Texas

Brazoria County Tax No(s): \_\_\_\_\_

Current Zoning: Non-Residential Water and Sanitary Serviced by: City of Iowa Colony

Street Frontage Type (Circle One): Private or **Public** FIRM Map Panel Number: \_\_\_\_\_

**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.

List Ordinance or Code: City of Iowa Colony Sign Ordinance (Ordinance No. 2016-19, as amended)

Request and reason: see attached

List Ordinance or Code: City of Iowa Colony Sign Ordinance – provisions regulating aggregate wall signage

Request and reason: Request approval of building-mounted signage as part of a coordinated OEM dealership sign package, notwithstanding individual wall sign limitations when evaluated independently.

List of supplemental documentation provided: Completed sign application; Pattison ID sign drawings; site plan; variance narrative; ordinance reference memorandum

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

Requestor Signature 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

**List Ordinance or Code**

City of Iowa Colony Sign Ordinance (Ordinance No. 2016-19, as amended)  
Provisions governing freestanding / monument sign height, area, number, and wall sign limitations

**Request and Reason**

Request a variance from the Sign Ordinance to allow the complete Parkway Kia South sign package, including a 30-foot freestanding monument sign and associated building-mounted signage, as shown in the submitted sign package.

The subject property fronts State Highway 288, a high-speed, high-volume corridor. The requested signage is necessary for reasonable visibility and identification of an automotive dealership use and is consistent with the scale and character of development along SH-288. Strict application of the ordinance would create an undue hardship by limiting effective site identification. The proposed signage is professionally designed and engineered and will not be detrimental to public safety or surrounding properties.

# City of Iowa Colony Sign Application

Address: 3144 Meridiana Pkwy. Iowa Colony TX 77583 Phone: 346-395-4528 Fax: 281-369-0005

Date: 12.17.2025

Sign Owner: Parkway K II, LLC

Email: srodriguez@parkwayfamily.com Telephone: 832.953.2054

Owner Address: 25500 SH 249 City: Tomball State: TX

Sign Location: 25262 SH 288, Rosharon, TX 77583

Type of Sign: (Select all that apply)

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Freestanding                   | <input type="checkbox"/> Window / Door Sign    |
| <input checked="" type="checkbox"/> Monument                       | <input type="checkbox"/> Stake Sign            |
| <input type="checkbox"/> Temporary Freestanding                    | <input type="checkbox"/> Wind Device Sign      |
| <input type="checkbox"/> Temporary Freestanding - Special Activity | <input type="checkbox"/> Flag / Flagpole       |
| <input checked="" type="checkbox"/> Wall Sign                      | <input checked="" type="checkbox"/> Electronic |

Size of Sign – Height 30' Width 10' see attached package for full dimensions

Valuation of Sign: \$110,000

Materials Used: Aluminum composite panels (ACM), milled aluminum lettering, polycarbonate faces, LED illumination, concrete foundation for monument sign

Contractor: Wier

Phone Number: 936.320.8420 Email: nburkhalter@wiercc.com

Contractor Address: 2400 W 34th St, Houston, TX 77018

**Please Note:** This application is submitted for the complete Parkway Kia sign package as shown in the attached Pattison ID drawings and specifications. Variance requested for the complete Parkway Kia sign package, including freestanding monument signage and building-mounted signage, as detailed in the attached variance narrative.

- All signs are to be 10 feet from HL&P power lines (right of ways).
- All plans and drawings must be checked by permit clerk or city planner before permit can be purchased.
- All plans must be in compliance with Ordinance 2016-19

I, Sharilyn D Lampson the owner, of the above documented sign, have been given a copy of the Sign Ordinance providing rules and regulations regarding signs. I have read said Ordinance and will comply to the requirements. If I do not, I will be cited for violations of said Ordinance by the Building Inspector or designated representative of the City of Iowa Colony, Texas.

  
\_\_\_\_\_  
Signature of Owner

Approved: \_\_\_\_\_

Denied: \_\_\_\_\_

Date: \_\_\_\_\_

## City of Iowa Colony

### Sign Ordinance Reference – Parkway Kia South

Project Location: 25262 SH 288, Rosharon, TX 77583

Applicant / Owner: Parkway K II, LLC

DBA: Parkway Kia South

#### **Purpose of This Attachment**

This document is submitted in support of the sign application for Parkway Kia South to identify the applicable City of Iowa Colony sign ordinance provisions and to document City staff direction regarding monument sign review.

#### **Applicable Ordinance**

Signage for the subject property is governed by the City of Iowa Colony Sign Ordinance, Ordinance No. 2016-19, as amended, including provisions regulating:

- Freestanding and monument signs, including:
  - Maximum permitted monument sign height
  - Maximum permitted monument sign area
  - Monument sign limitations by user
- Building-mounted signage, including aggregate wall sign area and related standards

#### **Staff Direction Referenced**

City staff has clarified that monument signage must be associated with the same user.

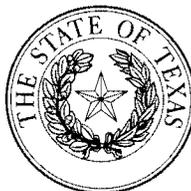
Parkway Kia South operates as a DBA of Parkway K II, LLC, which is the owner and operator of the site. As such, the Parkway Kia South signage is associated with a single user for purposes of sign ordinance review.

#### **Variance Request**

The sign application for Parkway Kia South includes a variance request from the applicable monument sign standards of Ordinance No. 2016-19, including monument sign height and related limitations, as detailed in the attached variance narrative.

#### **Summary**

This attachment is provided to identify the applicable ordinance provisions and to document City staff direction regarding interpretation of the “same user” requirement as it applies to the Parkway Kia South sign application. The application is submitted in reliance on that guidance and in accordance with Ordinance No. 2016-19.



## Office of the Secretary of State

### CERTIFICATE OF FILING OF

Parkway II K, LLC  
File Number: 805228031  
Assumed Name:  
Parkway Kia South

The undersigned, as Secretary of State of Texas, hereby certifies that the assumed name certificate for the above named entity has been received in this office and filed as provided by law on the date shown below.

ACCORDINGLY the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law hereby issues this Certificate of Filing.

Dated: 11/20/2025

Effective: 11/20/2025



A handwritten signature in black ink that reads "Jane Nelson".

Jane Nelson  
Secretary of State



**Design Proposal – R4 (CL)**

|                    |                       |
|--------------------|-----------------------|
| <b>PROJECT ID:</b> | DF8-60035             |
| <b>CLIENT:</b>     | KIA55665 Parkway Kia  |
| <b>ADDRESS:</b>    | Iowa Colony, TX 77583 |
| <b>DATE:</b>       | 10-10-2024            |
| <b>CONTACT:</b>    | Danielle Jefferson    |
| <b>DESIGNER:</b>   | Cayli Lambert         |

**Pattison**



1.866.635.1110  
pattisonid.com

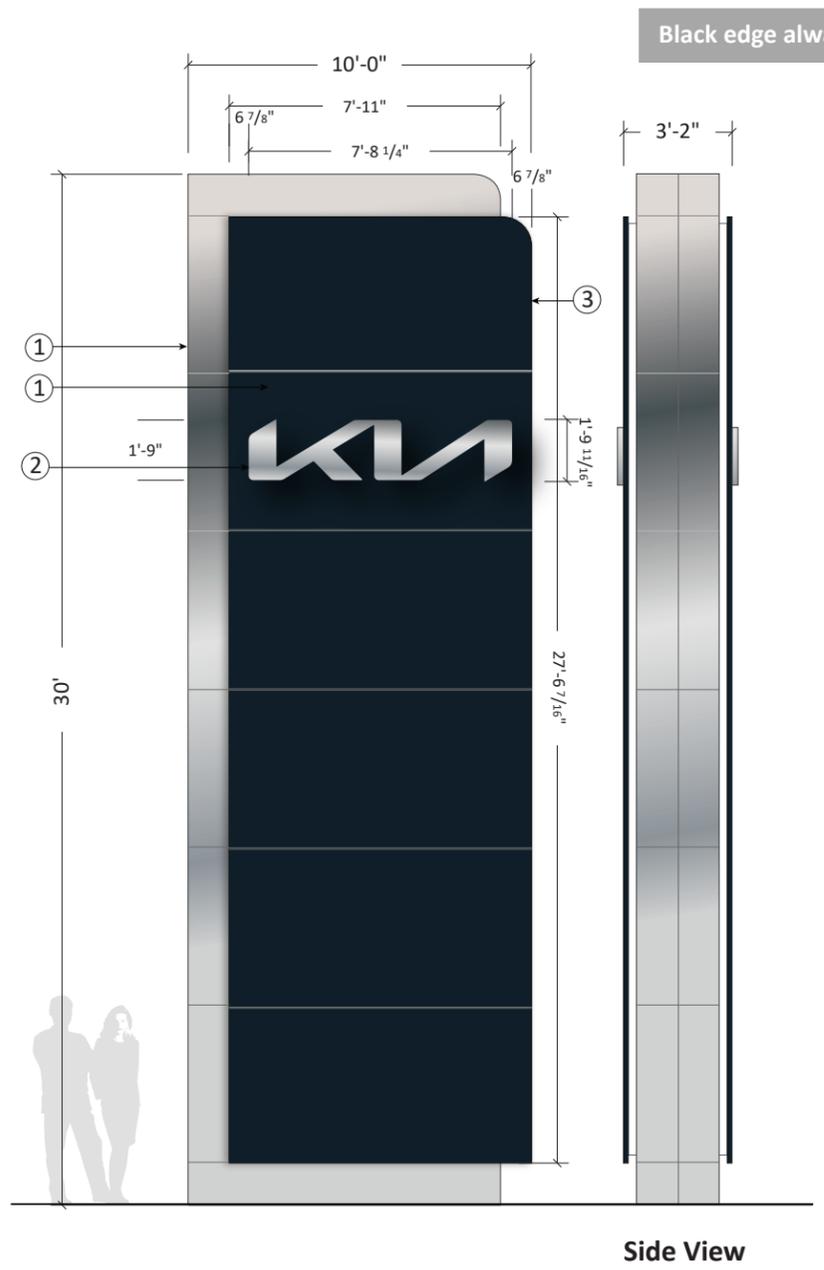
# Kia NEW LOGO MONOLITH

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**KUSPS30**

**N01**



**Specifications**

- ① Cladding – 4MM Kia Black and Metallic Silver ACM
- ② Kia Wordmark – Milled Aluminum and Plastic “Sandwich” Design with 7100K LED illumination thru edge of filler
- ③ Black edge always toward street >
- \* Accent Lighting – 7100K LED illumination with 7328 White Polycarbonate Lens

**Will require a new foundation (by Pattison ID). Dealer to provide dedicated electrical circuit prior to installation. (120 v/20 amp)**

**Colors**

- Black Kia ACM – Kia Midnight Black
- Metallic Silver Kia ACM – Alfrex Exotic Mica
- Accent Lighting Lens – 7328 White
- LED – 7100K White Illumination

**Logo: 13.89 Sq. Ft.**

**Customer Approval**

Signature \_\_\_\_\_

MM/DD/YYYY \_\_\_\_\_

Note: Size of signage in relation to the building is approximate. This photo mock-up is intended for location purposes only and may not accurately represent the scale of the proposed signage to the building. A site survey is required.  
Any non-compliant Kia logo (i.e., window vinyl, doors/entry vinyl, parking signs, directional signs, multi-tenant signs, reader board graphics, etc.) not represented in this proposal must be updated by the Dealer to the current compliant Kia logo or must be removed.

Sign Item

**N02 N03**

Date: 10-10-2024  
Scale: Noted  
Contact: D. Jefferson  
Designer: C. Lambert

Revision Note

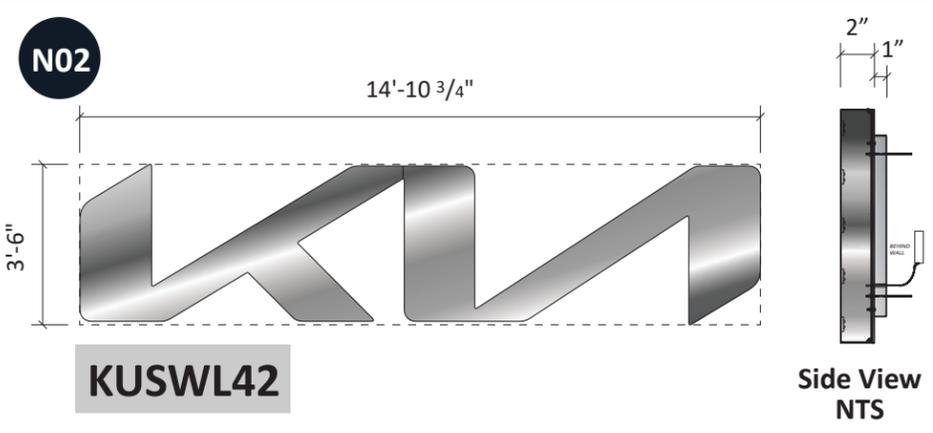
R4 CL 12-03-2025

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Scale: 1/4"=1'



**KUSWL42**

Specifications

- ① 52.13 SqFt
- ① Faces – Fabricated Aluminum painted Kia Metallic Silver
- ② Returns – 2” Deep Fabricated Aluminum painted Kia Metallic Silver
- ③ Stand-off Pedestal - Spacers = 1-1/4” Long Fabricated Aluminum painted Kia Metallic Silver
- ④ Clear Edge Light Band - .220” Clear Acrylic mounted over .177 Clear Polycarbonate on back of cans for light transmission.
- ⑤ Illumination – 7100K LED, Power Supplies are remote mounted
- ⑥ Dealer to provide dedicated electrical circuit prior to installation (120 v / 20 amp).

Colors

- All Aluminum is painted Kia Silver Metallic
- Edge Light Band – Clear Acrylic
- LED – 7100K White illumination



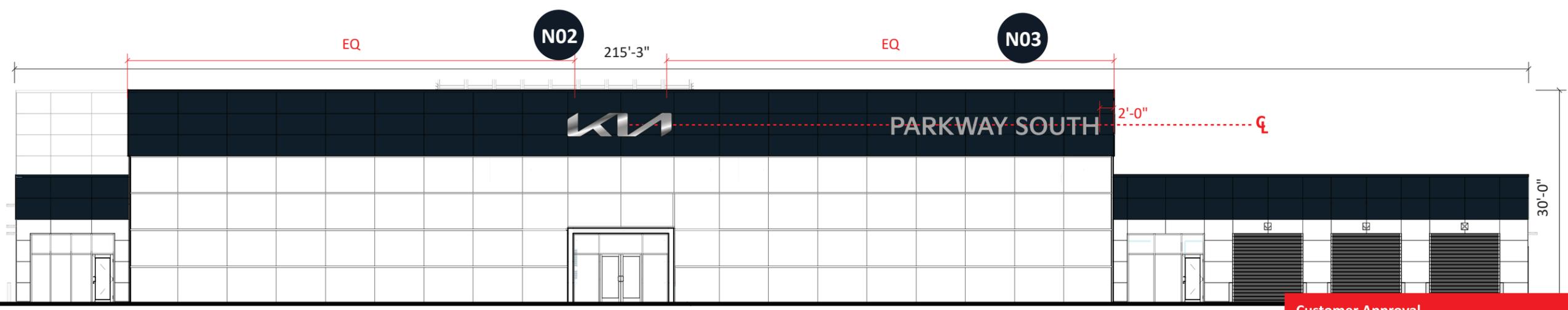
**KUSDNL30**

Specifications

- ① 73.64 SqFt
- ① Font: Kia Signature Bold
- ② Faces – Kia Metallic Silver Perforated Vinyl with Clear Overlamine applied to .177” 2447 White Acrylic
- ③ Face Retainer – 1” Metallic Silver Jewelite
- ④ Returns - .040 Anodized Aluminum 3” Deep
- ⑤ Illumination – 7100K LED, Power Supplies are remote mounted
- ⑥ Dealer to provide dedicated electrical circuit prior to installation (120 v / 20 amp).

Colors

- Faces – Kia Metallic Silver
- Returns – Anodized Aluminum
- Trimcap – Pattison ID Standard Metallic Silver
- LED – 7100K White Illumination



Exterior Building Elevation - West  
1/16" = 1'-0"

**Customer Approval**

Signature \_\_\_\_\_

MM/DD/YYYY \_\_\_\_\_

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KIA55665  
 Parkway Kia  
 Iowa Colony, TX 77583

**Sign Item**

**N04**

Date: 10-10-2024  
 Scale: Noted  
 Contact: D. Jefferson  
 Designer: C. Lambert

**Revision Note**

R4 CL 12-03-2025

**Information Required for Production**

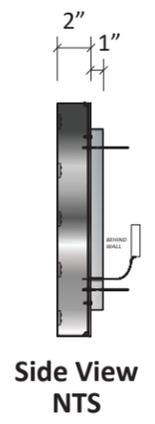
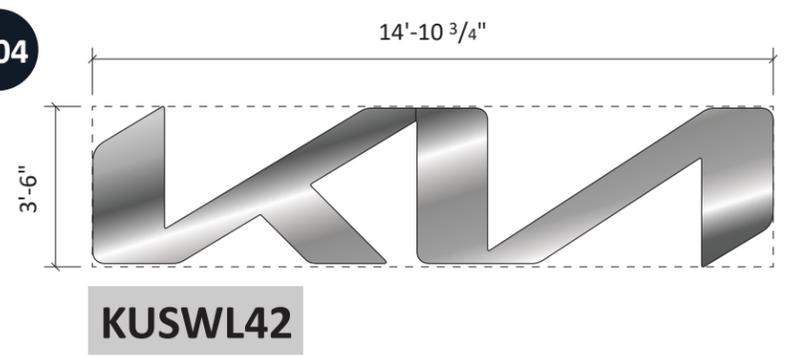
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Scale: 1/4"=1'

**N04**



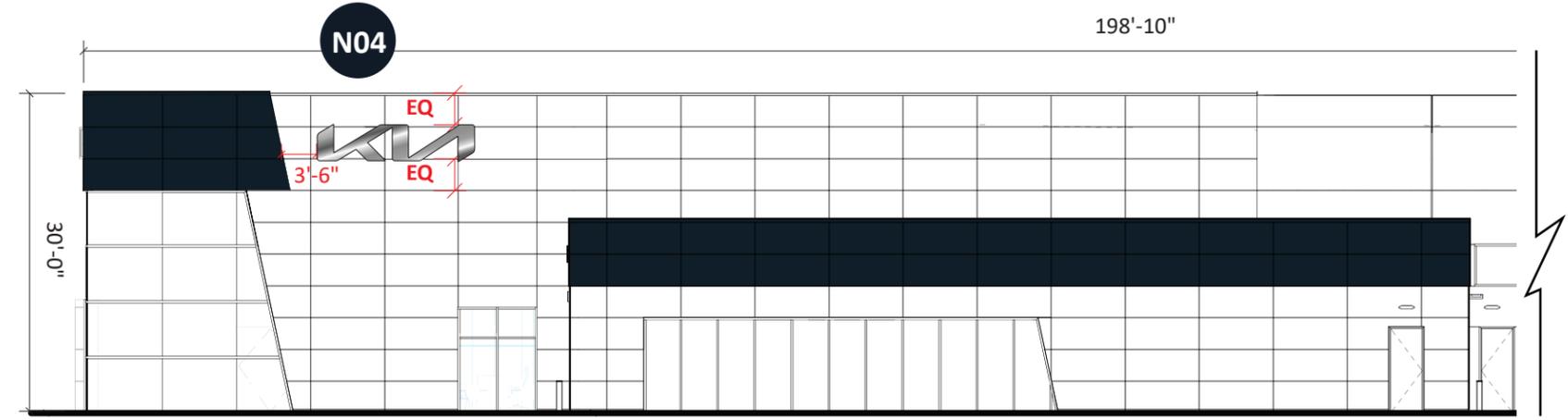
**Specifications**

- 52.13 SqFt**
- ① Faces – Fabricated Aluminum painted Kia Metallic Silver
  - ② Returns – 2” Deep Fabricated Aluminum painted Kia Metallic Silver
  - ③ Stand-off Pedestal - Spacers = 1-1/4” Long Fabricated Aluminum painted Kia Metallic Silver
  - ④ Clear Edge Light Band - .220” Clear Acrylic mounted over .177 Clear Polycarbonate on back of cans for light transmission.
  - \* Illumination – 7100K LED, Power Supplies are remote mounted
  - \* Dealer to provide dedicated electrical circuit prior to installation (120 v / 20 amp).

**Colors**

- ☐ All Aluminum is painted Kia Silver Metallic
- ☐ Edge Light Bank – Clear Acrylic
- ☐ LED – 7100K White illumination

**N04**



**Exterior Building Elevation - North**  
 1/16" = 1'-0"

**Customer Approval**

Signature \_\_\_\_\_

MM/DD/YYYY \_\_\_\_\_

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**Sign Item**

**N05**

Date: 10-10-2024  
 Scale: Noted  
 Contact: D. Jefferson  
 Designer: C. Lambert

**Revision Note**

R4 CL 12-03-2025

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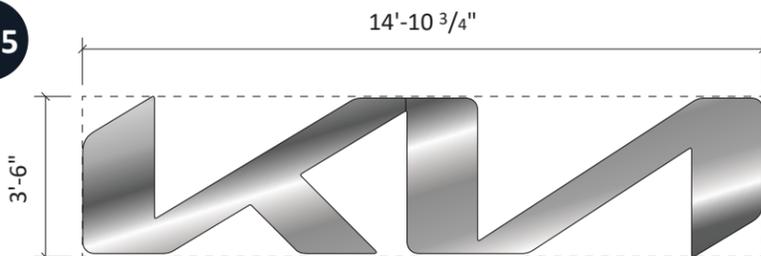
**Pattison**



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Scale: 1/4"=1'

**N05**



**KUSWL42**



**Side View**  
 NTS

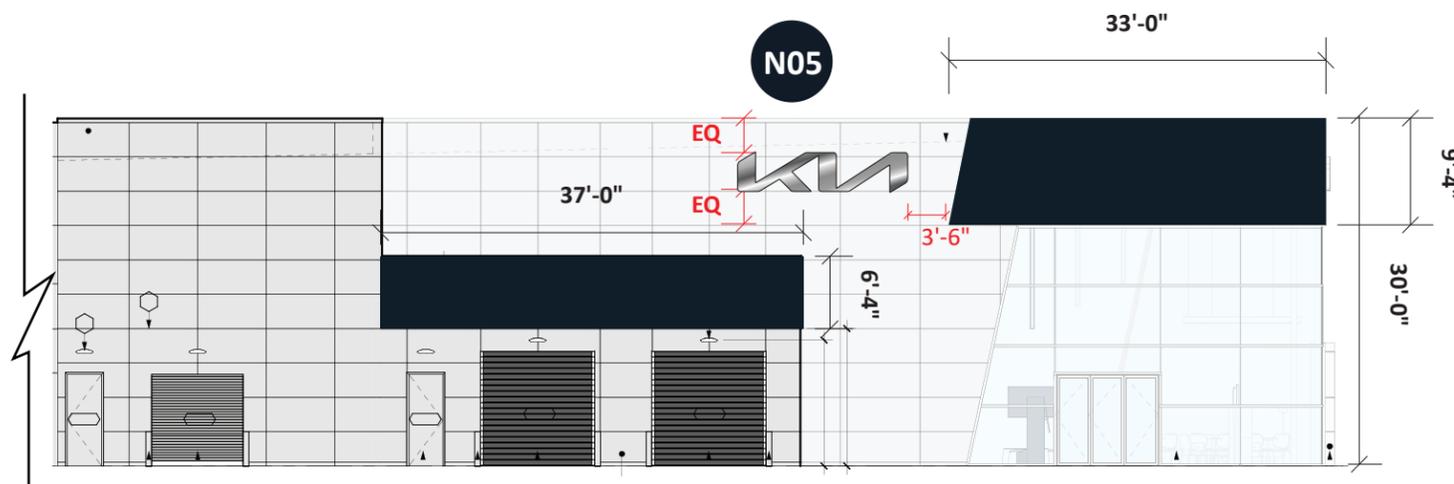
**Specifications**

**52.13 SqFt**

- ① Faces – Fabricated Aluminum painted Kia Metallic Silver
- ② Returns – 2" Deep Fabricated Aluminum painted Kia Metallic Silver
- ③ Stand-off Pedestal - Spacers = 1-1/4" Long Fabricated Aluminum painted Kia Metallic Silver
- ④ Clear Edge Light Band - .220" Clear Acrylic mounted over .177 Clear Polycarbonate on back of cans for light transmission.
- \* Illumination – 7100K LED, Power Supplies are remote mounted
- \* Dealer to provide dedicated electrical circuit prior to installation (120 v / 20 amp).

**Colors**

- ☐ All Aluminum is painted Kia Silver Metallic
- ☐ Edge Light Bank – Clear Acrylic
- ☐ LED – 7100K White illumination



**Exterior Building Elevation - North**

1/16" = 1'-0"

**Customer Approval**

Signature \_\_\_\_\_

MM/DD/YYYY \_\_\_\_\_

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KIA55665  
Parkway Kia  
Iowa Colony, TX 77583

**Sign Item**

**N06**

Date: 10-10-2024  
Scale: Noted  
Contact: D. Jefferson  
Designer: C. Lambert

**Revision Note**

R4 CL 12-03-2025

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**id** 1.866.635.1110  
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**N06**

11'-0 1/8"

2'-0"

**SERVICE**

**KUSSVC24**

3"

**Side View**  
NTS

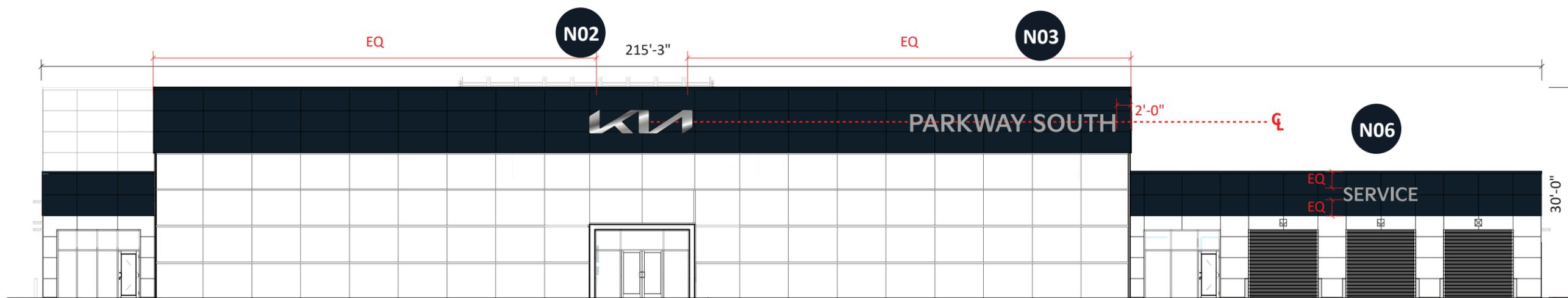
**Specifications**

**22.02 SqFt**  
**Font: Kia Signature Bold**  
Kia Font Dealer and Secondary Lettersets  
Faces – Kia Metallic Silver Perforated Vinyl with Clear Overlamine applied to .177" 2447 White Acrylic  
Face Retainer – 1" Metallic Silver Jewelite  
Returns - .040 Anodized Aluminum 3" Deep  
Illumination – 7100K LED, Power Supplies are remote mounted  
**Dealer to provide dedicated electrical circuit prior to installation (120 v / 20 amp).**

**Colors**

- Faces – Kia Metallic Silver
- Returns – Anodized Aluminum
- Trimcap – Pattison ID Standard Metallic Silver LED – 7100K White Illumination

Scale: 3/8"=1'-0"



**Exterior Building Elevation - West**  
1/16" = 1'-0"

**Customer Approval**

Signature \_\_\_\_\_

MM/DD/YYYY \_\_\_\_\_

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KIA55665  
Parkway Kia  
Iowa Colony, TX 77583

**Sign Item**

**N07**

Date: 10-10-2024  
Scale: Noted  
Contact: D. Jefferson  
Designer: C. Lambert

**Revision Note**

R4 CL 12-03-2025

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**N07**

**KUSEXP12**

Side View  
NTS

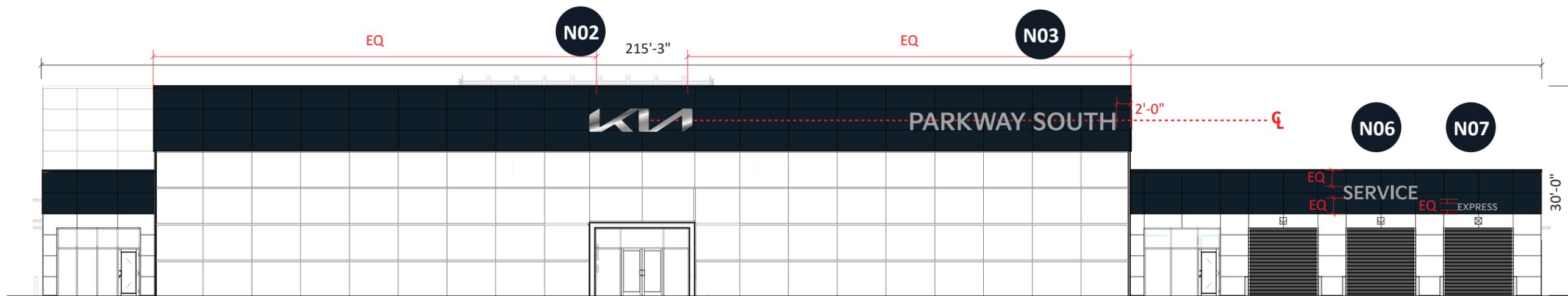
**Specifications**

**12" Silver NON-ILLUMINATED Letters**  
**5.84 SqFt**  
**Font: Kia Signature Bold**  
Kia Font Dealer and Secondary Lettersets  
Faces – Kia Metallic Silver Perforated Vinyl with Clear Overlamine applied to .177" 2447 White Acrylic  
Face Retainer – 1" Metallic Silver Jewelite  
Returns - .040 Anodized Aluminum 3" Deep

**Colors**

- Faces – Kia Metallic Silver

Scale: 3/4"=1'-0"



**Exterior Building Elevation - West**  
1/16" = 1'-0"

**Customer Approval**

Signature \_\_\_\_\_

MM/DD/YYYY \_\_\_\_\_

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KIA55665  
Parkway Kia  
Iowa Colony, TX 77583

**Sign Item**

**N07**

Date: 10-10-2024  
Scale: Noted  
Contact: D. Jefferson  
Designer: C. Lambert

**Revision Note**

R4 CL 12-03-2025

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**Pattison**  
**id** 1.866.635.1110  
pattisonid.com

**N08**

**Side View**  
NTS

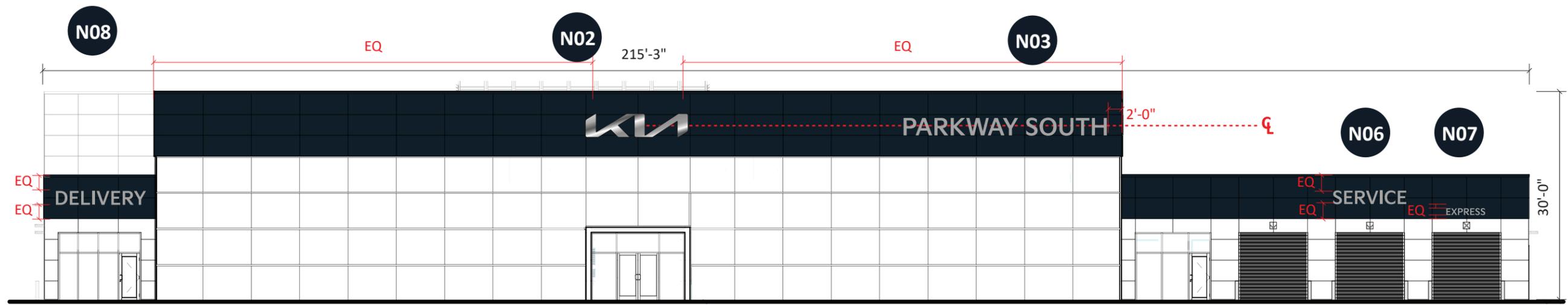
**Specifications**

**26.09 Sqft**  
**Font: Kia Signature Bold**  
Kia Font Dealer and Secondary Lettersets  
Faces – Kia Metallic Silver Perforated Vinyl with Clear Overlamine applied to .177” 2447 White Acrylic  
Face Retainer – 1” Metallic Silver Jewelite  
Returns - .040 Anodized Aluminum 3” Deep  
Illumination – 7100K LED, Power Supplies are remote mounted  
**Dealer to provide dedicated electrical circuit prior to installation (120 v / 20 amp).**

**Colors**

- Faces – Kia Metallic Silver
- Returns – Anodized Aluminum
- Trimcap – Pattison ID Standard Metallic Silver
- LED – 7100K White Illumination

Scale: 3/8"=1'-0"



**Exterior Building Elevation - West**  
1/16" = 1'-0"

**Customer Approval**

Signature \_\_\_\_\_

MM/DD/YYYY \_\_\_\_\_

Note: Size of signage in relation to the building is approximate. This photo mock-up is intended for location purposes only and may not accurately represent the scale of the proposed signage to the building. A site survey is required.  
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KIA55665  
 Parkway Kia  
 Iowa Colony, TX 77583

**Sign Item**

**Site**  
 Date: 10-10-2024  
 Scale: Noted  
 Contact: D. Jefferson  
 Designer: C. Lambert

**Revision Note**

R4 CL 12-03-2025

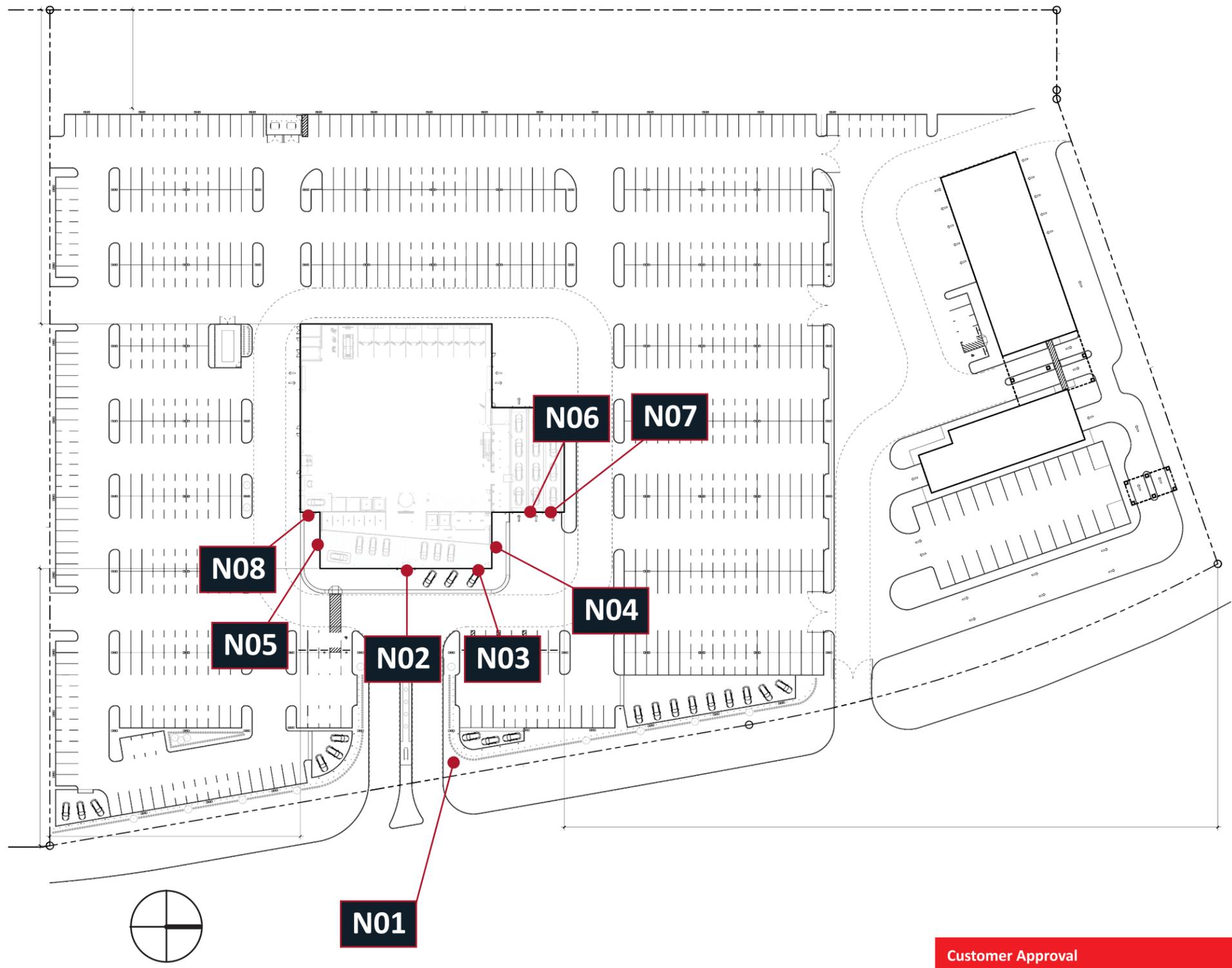
**Information Required for Production**

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It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.

**Pattison**  
 1.866.635.1110  
 pattisonid.com

- N01** KUSPS30 Pylon Sign
- N02** KUSWL42 Wall Sign
- N03** KUSDNL30 Dealer Name Letters
- N04** KUSWL42 Wall Sign
- N05** KUSWL42 Wall Sign
- N06** KUSSVC24 Service Letters
- N07** KUSEXP12 Express Letters
- N08** KUSDLV24 Delivery Letters



**Customer Approval**

Signature \_\_\_\_\_

MM/DD/YYYY \_\_\_\_\_

Note: Size of signage in relation to the building is approximate. This photo mock-up is intended for location purposes only and may not accurately represent the scale of the proposed signage to the building. A site survey is required.  
 Any non-compliant Kia logo (i.e., window vinyl, doors/entry vinyl, parking signs, directional signs, multi-tenant signs, reader board graphics, etc.) not represented in this proposal must be updated by the Dealer to the current compliant Kia logo or must be removed.