



**CITY OF
IOWA
COLONY**

**PLANNING & ZONING COMMISSION
MEETING**

**Tuesday, April 07, 2026
6:30 PM**

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

Phone: 281-369-2471

Fax: 281-369-0005

www.iowacolonytx.gov

THIS NOTICE IS POSTED PURSUANT TO THE TEXAS OPEN MEETING ACT (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE). THE **PLANNING AND ZONING COMMISSION OF IOWA COLONY** WILL HOLD A **PUBLIC MEETING AT 6:30 PM ON TUESDAY, APRIL 7, 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 to consider rezoning the following property from Single Family Residential to Mixed Use and granting a specific use permit to allow development of a flex space district designed to accommodate a mix of retail, office, light industrial, and warehouse uses, including civic and educational facilities, boutique and experiential retail, wellness and fitness uses, limited food and beverage establishments, pet services, showroom and non-mechanical automotive uses, and other similar low-impact commercial activities.

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

ITEMS FOR CONSIDERATION

2. Consider approval of the February 3, 2026 Planning and Zoning Commission joint work session minutes.
3. Consider approval of the March 4, 2026 Planning and Zoning Commission meeting minutes.
4. Consideration and possible action to provide a recommendation to the City Council to consider rezoning the following property from Single Family Residential to Mixed Use and granting a specific use permit to allow development of a flex space district designed to accommodate a mix of retail, office, light industrial, and warehouse uses, including civic and educational facilities, boutique and experiential retail, wellness and fitness uses, limited food and beverage

establishments, pet services, showroom and non-mechanical automotive uses, and other similar low-impact commercial activities.

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

5. Consider approval of the El Alaniz Addition Section 2 Final Plat.
6. Consider approval of the Amended Plat of Ellwood Section 1B.
7. Consider approval of the Ellwood Section 4B Preliminary Plat.
8. Consider approval of the Avery Crossing Section 3 Preliminary Plat.
9. Consider approval of the Avery Lakes Section 1 Preliminary Plat.
10. Consider approval of the Caldwell Bullard Parkway Phase 3 Street Dedication Preliminary Plat.
11. Consider approval of the Sunset Prairie Subdivision Preliminary Plat.
12. Consider approval of the Meridiana Section 34D Final Plat.
13. Consider approval of the Creekhaven Section 4 Final Plat.
14. Consider approval of the Creekhaven Section 5 Final Plat.
15. Consider approval of the Creekhaven Section 6 Final Plat.
16. Consider approval of the Hoa Le Ranch Preliminary Plat.

ADJOURNMENT

I, Kayleen Rosser, hereby certify that the above notice of meeting of the Iowa Colony Planning and Zoning Commission was posted pursuant to the Texas Open Meeting Act (Chapter 551 of the Texas Government Code) on March 31, 2026.



Kayleen Rosser

Kayleen Rosser, City Secretary

CITY OF IOWA COLONY
NOTICE OF PUBLIC HEARINGS ON
ZONING AND SPECIFIC USE PERMIT

To be held on:

Public Hearing, **April 7, 2026, at 6:30 p.m.**
Public Hearing., **April 20, 2026, at 7:00 p.m.**

City Council Chambers
3144 Meridiana Pkwy., Iowa Colony, Texas, 77583

The Iowa Colony Planning and Zoning Commission will hold a public hearing at **6:30 p.m.** on **April 7, 2026**, and the Iowa Colony City Council will hold a public hearing at **7:00 p.m.** on **April 20, 2026**, in the Iowa Colony City Council Chambers, 3144 Meridiana Pkwy., Iowa Colony, Texas, 77583, pursuant to the Comprehensive Zoning Ordinance and Unified Development Code, as amended, to consider rezoning the following property from Single Family Residential to Mixed Use and granting a specific use permit to allow development of a flex space district designed to accommodate a mix of retail, office, light industrial, and warehouse uses, including civic and educational facilities, boutique and experiential retail, wellness and fitness uses, limited food and beverage establishments, pet services, showroom and non-mechanical automotive uses, and other similar low-impact commercial activities.

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

All interested persons may be heard concerning the proposed action. A copy of the request for this action and a metes and bounds description and map of the property are available for inspection by any person upon a reasonable request to the City Secretary at the address herein stated or at krosser@iowacolonytx.gov.

Kayleen Rosser
Iowa Colony City Secretary



**CITY OF
IOWA
COLONY**

**PLANNING & ZONING COMMISSION
MEETING MINUTES**

Item 2.

**Tuesday, February 03, 2026
7:30 PM**

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

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

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

Members absent: David Hurst

Others present: Dinh Ho

CALL TO ORDER

Vice Chair Brenda Dillon called the work session to order at 7:30.

Vice Chair Brenda Dillon called a recess of the Planning and Zoning Commission at 7:01 P.M. The Commission reconvened at 8:32 P.M.

CITIZEN COMMENTS

Jose Bernal noted that recent plats no longer include the setback lines that were previously shown. The 2009 plat identified a 10-foot setback, and although the ordinance was updated in 2014, it still established a 10-foot setback. However, the UDC now reflects a 25-foot setback, creating conflict between the UDC, the ordinance, and the approved 2009 plat. They are not requesting a variance but are asking that the subdivision requirements be grandfathered under the 2009 plat showing the original 10-foot setback requirement.

Curtis Olsen was the applicant who submitted the variance request. He had contacted his neighbors to sign a petition on the matter. He expressed his appreciation for the work that has been done to evaluate the issue.

Brett Masoni thanked the city for looking into the matter. As a member of the HOA, he expressed a desire to find a resolution so they can move forward. He also shared that he enjoyed the presentation from the young man regarding the city flag and stated he would be interested in displaying one in the Magnolia Bend neighborhood if it is adopted.

ITEMS FOR CONSIDERATION

1. Discussion of residential setback requirements for acreage lots within the zoning and subdivision ordinances.

Dinh Ho, City Engineer, provided an overview of residential setback requirements for acreage lots as outlined in the zoning and subdivision ordinances, which included a setback diagram. He referenced the current regulations in the zoning ordinance adopted in 2000 and the subdivision ordinance adopted in 2002. He also presented information on comparable regulations from surrounding cities, including Manvel, Pearland, and Alvin.

Commission Member Johnson asked about the recorded 2009 plat.

Councilmember Varlack emphasized the need to establish the adoption date of the applicable ordinance, noting that the zoning ordinance adopted in 2000 would have been in effect at the time the plat was approved in 2009. He asked staff to confirm the ordinances and clarified that the zoning ordinance should have been applied at that time. He also inquired whether any proposed updates would apply citywide or only to subdivisions like Magnolia Bend and discussed the distinction between platted subdivisions and rural properties. He raised a point of order, clarifying that the City is not acting unfairly and cautioning against statements suggesting otherwise due to potential liability. He also asked about accessory building size requirements.

Commission Member Hosey questioned why larger acreage properties, such as 10-acre tracts, are subject to setbacks of 25 to 50 feet from the road, noting a distinction between one-acre lots and rural properties.

Councilmember Brooks asked for clarification regarding denials referencing the 2014 ordinance, while discussion also centered on the 2000 ordinance. She noted that the 2014 regulations were adopted after the 2009 plat and that at least 17 homes in the subdivision are affected. She requested clarification on why denials were based on the 2014 ordinance while the 2000 ordinance was also being discussed.

Dinh Ho explained that Mr. Olsen's request included an encroachment up to 5 feet, which did not meet requirements and was denied by City Council. He stated that when reviewing plats, the more stringent regulation is applied, and noted that no variances had been identified in similar cases. Commission Member Johnson asked whether any homes had been constructed within the 25-foot setback.

Mayor Pro Tem Greene-Scott asked the discussion to focus on how to address or amend the ordinance rather than when it was adopted. Dinh Ho suggested considering options that differentiate between subdivisions and larger acreage properties, including the potential creation of a new zoning district to address these requirements and reduce the need for variances.

Dinh Ho presented recommendations, including a 50-foot front setback (current standard), 15-foot side setback, 25-foot rear and corner setbacks, and a 10-foot accessory building setback, noting these are like standards in nearby cities such as Pearland and Manvel.

Councilmember Hargroder expressed concerns regarding fire safety and read a statement from Fire Chief Walters indicating no issues, as structures are built to code. She supported 10- and 15-foot setbacks for one-acre lots and asked about the history of code enforcement, noting that many structures were built prior to having formal enforcement. She emphasized the need for clear directions to staff moving forward.

Commission Member Johnson stated he does not recommend setbacks less than 10 feet due to potential flooding concerns. Dinh Ho added that utility trenching typically occurs in these areas. Robert Wall expressed agreement with Dinh Ho's recommendations.

Commission member Dillon acknowledged the Fire Chief's comments but shared that another fire department indicated 5-foot setbacks are not feasible, while 10 feet is more appropriate. She stated she does not consider one-acre lots to be rural and raised concerns about homes built close to the street if future roadway widening occurs.

Councilmember Brooks recognized the hardship on landowners, noting that over 50% of affected residents signed a petition. She said that the city should work to improve residents' experience and consider aligning with other communities using 10-foot setbacks. She emphasized the importance of community engagement, including town halls, and asked whether there is a way to balance residents' concerns with regulatory changes. She also clarified her earlier remarks, stating the more appropriate term to use would have been "equitable," and requested clarification on the process and timeline.

Mayor Kennedy asked Dinh Ho to clearly outline his proposal for further discussion.

Commission Member Woods asked for clarification on how Planning and Zoning processes and approvals have changed over time.

Councilmember Murray stated that the goal is to address the issue collaboratively, ensuring both resident satisfaction and compliance, while acknowledging that solutions take time.

Commission Member Hayes noted that lack of awareness of regulations does not exempt compliance and emphasized the need to reach a resolution.

Councilmember Boyce agreed with Dinh Ho’s recommendations but stated that a 5-foot setback is too close.

City Attorney: Natasha Brooks noted she has been in consistent communication with Mr. Olsen and does not believe there is a staff communication issue. She added that variances should be reserved for unique situations and that frequent variance requests may indicate the need to amend the ordinance.

ADJOURNMENT

The worksession was adjourned at 9:43 P.M.

APPROVED THIS 7th DAY OF APRIL 2026.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chair





**CITY OF
IOWA
COLONY**

**PLANNING & ZONING COMMISSION
MEETING MINUTES**

Item 3.

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

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

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

Members present: David Hurst, 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

There were no comments from the public.

PUBLIC HEARING

1. Hold a public hearing on 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.

Chairman Hurst opened the public hearing at 6:31 p.m.

Forbes Durdin, owner of Parkway Kia, presented the variance request for a car wash sign. The request is for a 20-foot pylon sign with backlit lettering.

Chairman Hurst closed the public hearing at 6:36 p.m.

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.

Chairman Hurst opened the public hearing at 6:34 p.m.

The applicant is requesting a 30-foot sign, consistent with signage used at their other locations.

Chairman Hurst closed the public hearing at 6:36 p.m.

ITEMS FOR CONSIDERATION

3. Consider approval of the January 6, 2026 Planning and Zoning Commission meeting minutes.

Motion made by Dillon to approve the January 6, 2026 Planning and Zoning Commission meeting minutes, Seconded by Wall.

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

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

Motion made by Hayes to approve the February 3, 2026 Planning and Zoning Commission meeting minutes, Seconded by Dillon.

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

5. Consider approval of the Avery Crossing Section 2 Preliminary Plat.
 Motion made by Dillon to approve the Avery Crossing Section 2 Preliminary Plat, Seconded by Wall.
 Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Woods
6. Consider approval of the Ellwood Karsten Boulevard Street Dedication Phase 5 Preliminary Plat.
 Motion made by Hayes to approve the Ellwood Karsten Boulevard Street Dedication Phase 5 Preliminary Plat, Seconded by Dillon.
 Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Woods
7. Consider approval of the Ellwood Section 4A Preliminary Plat.
 Motion made by Hosey to approve the Ellwood Section 4A Preliminary Plat with the condition that Ellwood Section 5 be built before Ellwood Section 4A, Seconded by Hayes.
 Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Woods
8. Consider approval of the Ellwood Section 5 Preliminary Plat.
 Motion made by Hosey to approve the Ellwood Section 5 Preliminary Plat with the condition that Ellwood Section 5 be built before Ellwood Section 4A, Seconded by Hayes.
 Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Woods
9. Consider approval of the Meridiana Section 34C Preliminary Plat.
 Motion made by Hayes to approve the Meridiana Section 34C Preliminary Plat, Seconded by Dillon.
 Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Woods
10. Consider approval of the Meridiana Section 35B Final Plat.
 Motion made by Hosey to approve the Meridiana Section 35B Final Plat, Seconded by Dillon.
 Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Woods
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, 25262 SH 288, and to provide a recommendation to City Council.
 Motion made by Dillon to recommend to City Council to deny the sign variance related to height and square footage for a monument sign at Scrubway Wash and Lube III, 25262 SH 288, Seconded by Hosey.
 Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods
 Voting Nay: Johnson
12. Consideration and possible action on a request for a sign variance related to monument and wall signage requirements at Parkway Kia South., 25262 SH 288, and to provide a recommendation to City Council.
 Motion made by Hosey to recommend to City Council to approve a sign variance related to monument and wall signage requirements at Parkway Kia South., 25262 SH 288 with the additional condition that the sign not exceed that maximum height of 16 feet, Seconded by Hayes.
 Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Woods

ADJOURNMENT

The meeting was adjourned at 7:25 P.M.

APPROVED THIS 7th DAY OF APRIL 2026.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chair



CITY OF IOWA COLONY
NOTICE OF PUBLIC HEARINGS ON
ZONING AND SPECIFIC USE PERMIT

To be held on:

Public Hearing, **April 7, 2026, at 6:30 p.m.**
Public Hearing., **April 20, 2026, at 7:00 p.m.**

City Council Chambers
3144 Meridiana Pkwy., Iowa Colony, Texas, 77583

The Iowa Colony Planning and Zoning Commission will hold a public hearing at **6:30 p.m.** on **April 7, 2026**, and the Iowa Colony City Council will hold a public hearing at **7:00 p.m.** on **April 20, 2026**, in the Iowa Colony City Council Chambers, 3144 Meridiana Pkwy., Iowa Colony, Texas, 77583, pursuant to the Comprehensive Zoning Ordinance and Unified Development Code, as amended, to consider rezoning the following property from Single Family Residential to Mixed Use and granting a specific use permit to allow development of a flex space district designed to accommodate a mix of retail, office, light industrial, and warehouse uses, including civic and educational facilities, boutique and experiential retail, wellness and fitness uses, limited food and beverage establishments, pet services, showroom and non-mechanical automotive uses, and other similar low-impact commercial activities.

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

All interested persons may be heard concerning the proposed action. A copy of the request for this action and a metes and bounds description and map of the property are available for inspection by any person upon a reasonable request to the City Secretary at the address herein stated or at krosser@iowacolonytx.gov.

Kayleen Rosser
Iowa Colony City Secretary



APPLICATION FOR AMENDMENT TO REGULATIONS OR TO THE OFFICIAL ZONING DISTRICT MAP

Item 4.

3144 MERIDIANA PKWY, IOWA COLONY, TEXAS 77583 | PHONE: 346-395-4528 | FAX: 281-369-0005 | WWW.IOWACOLONYPX.GOV

APPLICANT INFORMATION:

Name: Brunilda Sotiri
Address: Aliana Corporation LLC
10701 Corporate Dr.Suite 118 Stafford, TX, 77477
Phone: [REDACTED]
Email: _____

OWNER INFORMATION:

Name: Hamza Invests Legacy Land LLC
Address: 18706 University Blvd, Sugar Land, TX 77479-4346
Phone: _____
Email: hamza@hamzainvests.com

DESCRIPTION OF PROPOSED AMENDMENT:

As per City of Iowa Colony, Texas Zoning Map the property area of 17.5335 acre located at 15815 Highway 6, Rosharen Texas 77583 is currently located partially on a single family residential and business retail zoning. The proposed Amendment includes the whole property to be rezoned as Mixed Used Type Specific including all the list of uses attached with this application. The proposed development will consist on 56 proposed buildings, part of Mixed Used Type Specific for the attached list of uses. (Refer 002_Mixed Used Type Specific_Proposed_List of uses Document). The proposed development will have positive impact on the local economic development and community growth.

PROPERTY INFORMATION:

Legal Description:

A0545 H T & B R R TRACT 7-8-9A ACRES 17.5335 (Being a tract of land containing 17.5335 acres (763,761 square feet), situated in the H.T. & B. R.R. Co. Survey, Abstract 545, Brazoria County, Texas, being out of Lots 7, 8 and 9 of Emigration Land Company Subdivision, Section 70, as recorded under Volume 2, Page 81 of the Plat Records of Brazoria County, Texas, being part of a tract of land conveyed to The Wise Family Living Trust by deed recorded under County Clerk's File No. 2001000217 of the Official Records of Brazoria County, Texas.)

Brazoria County Tax Account Number(s) and Parcel ID No(s).

- Tax Acct No. _____ Parcel ID No. 177377 Current Zoning: Family single family residential and business retail zoning Requested Zoning: _____
- Tax Acct No. _____ Parcel ID No. _____ Current Zoning: _____ Requested Zoning: _____
- Tax Acct No. _____ Parcel ID No. _____ Current Zoning: _____ Requested Zoning: _____
- Tax Acct No. _____ Parcel ID No. _____ Current Zoning: _____ Requested Zoning: _____
- Tax Acct No. _____ Parcel ID No. _____ Current Zoning: _____ Requested Zoning: _____

SUBMITTAL REQUIREMENTS:

- Application
- Survey/ Metes and Bounds Description
- Fee: Less than 1 acre: \$1,000.00, More than 1 acre: \$2,000.00
- Authorization letter, if applicable
- General plan/site plan, if available

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT, and I, the undersigned, am authorized to make this application on behalf of the owner(s). I understand that this application will expire one year from the date submitted.

Brunilda Sotiri

01/09/2026

Applicant Signature and Date

FOR CITY USE ONLY:

RECEIVED BY: _____ DATE RECEIVED: _____ PAYMENT TYPE: _____ PROJECT NO.: _____

Legend

- Business Retail
- Development Agreement
- Manufactured Home
- Multi Use
- Planned Unit Development
- Single Family Residential

FLEX SPACE DEVELOPMENT

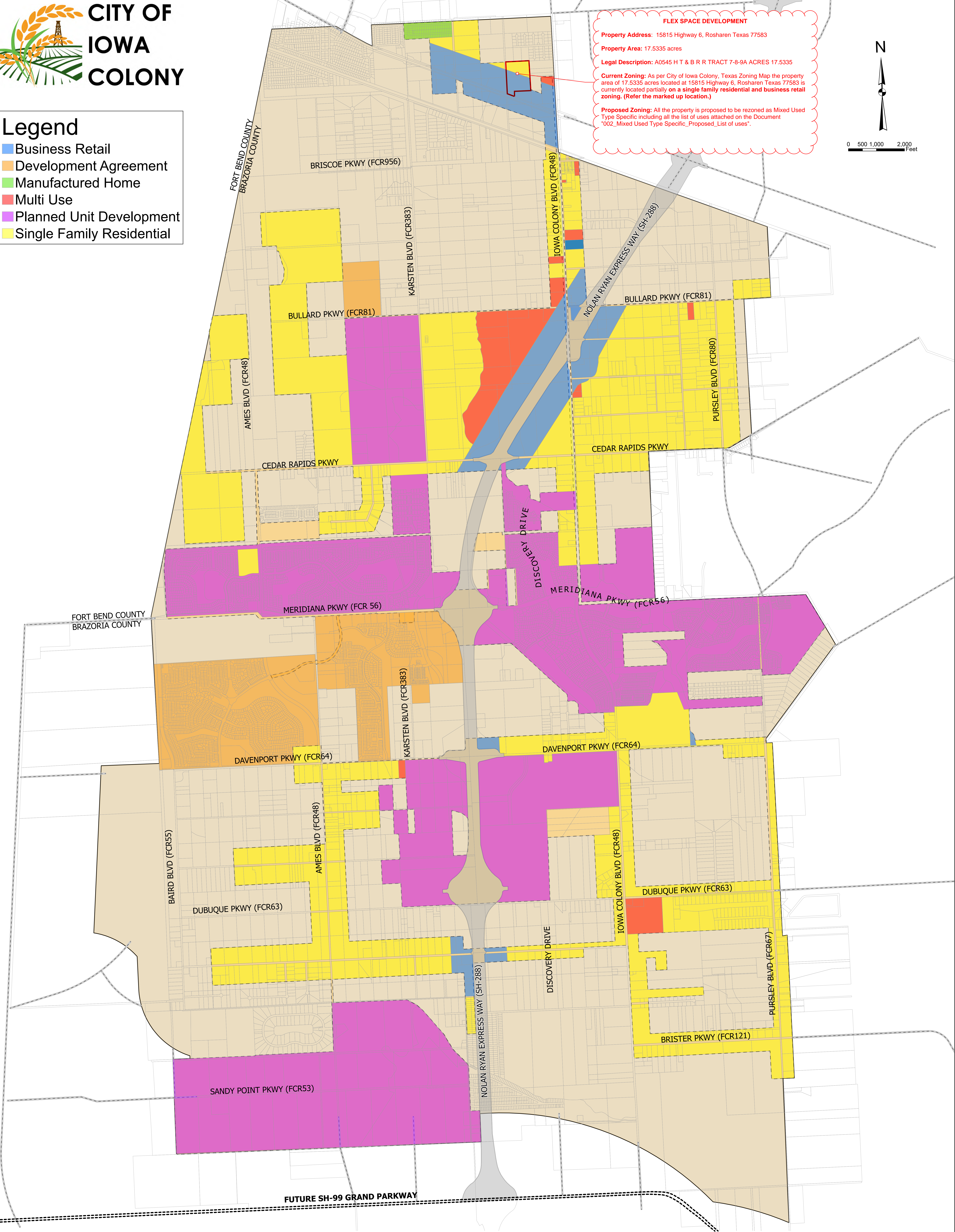
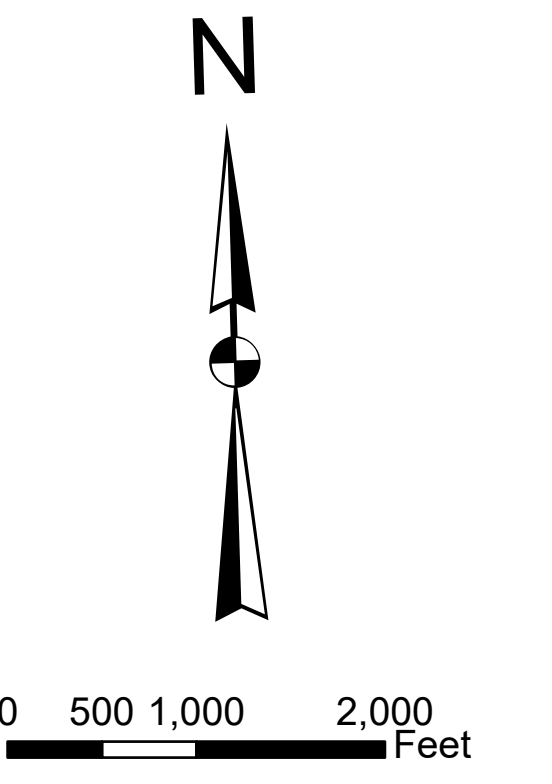
Property Address: 15815 Highway 6, Rosharen Texas 77583

Property Area: 17.5335 acres

Legal Description: A0545 H T & B R R TRACT 7-8-9A ACRES 17.5335

Current Zoning: As per City of Iowa Colony, Texas Zoning Map the property area of 17.5335 acres located at 15815 Highway 6, Rosharen Texas 77583 is currently located partially on a single family residential and business retail zoning. (Refer the marked up location.)

Proposed Zoning: All the property is proposed to be rezoned as Mixed Used Type Specific including all the list of uses attached on the Document "002_Mixed Used Type Specific_Proposed_List of uses".





Title Research/Abstract Services
2603 Augusta Drive, Suite 1125
Houston, Texas 77057
Ph: 713-244-2867, Fax: 713-244-2872

City Planning Letter

**City Planning Department
City of Houston
611 Walker Street, 6th Floor
Houston, TX 77002**

**File Number: 2791025-07637
RE: HWY 6 Survey CPL
Issue Date: September 15, 2025**

Texas American Title Company certifies that a diligent search of the real property records of Texas American Title Company's title plant of , Texas has been made, as to the herein described property, and as of 8:00 AM on the 9th day of September, 2025, we find the following:

Legal Description:

Being a tract of land containing 17.5335 acres (763,761 square feet), situated in the H.T. & B. R.R. Co. Survey, Abstract 545, Brazoria County, Texas, being out of Lots 7, 8 and 9 of Emigration Land Company Subdivision, Section 70, as recorded under Volume 2, Page 81 of the Plat Records of Brazoria County, Texas, being part of a tract of land conveyed to The Wise Family Living Trust by deed recorded under County Clerk's File No. 2001000217 of the Official Records of Brazoria County, Texas. Said 17.5335-acre tract being more particularly described by metes and bounds set out in Exhibit attached hereto

Record Title appears to be vested in:

HAMZA INVESTS LEGACY LAND LLC, a Texas limited liability company

By virtue of a Warranty Deed, filed January 31, 2023, recorded under County Clerk's File No. 2023004370.

Deed Restrictions:

Those as set forth by instrument(s) filed for record on the plat of Emigration Land Company Subdivision, Section, recorded under Vol. 2, Pg. 81 of the Plat Records and Deed filed for record under County Clerk's File No. 2023004370, both of Brazoria County, Texas, but omitting any covenant or restrictions based on race, color, religion, sex, handicap, familial status or national origin.

Easements and other encumbrances:

Subject to any portion of the Subject Property lying within or being affected by the Right-of-Way as set out or defined in the following recorded documents:

1. Right-of-Way Easement Deed, filed February 17, 1984, recorded under County Clerk's File No. 5851 (Vol. 1758, Pg. 787).
2. Utility and Drainage Easement, filed January 25, 1985, recorded under County Clerk's File No. 2990 (Vol. 95, Pg. 781).
3. Right-of-Way Deed, filed November 10, 1932, recorded under County Clerk's File No. 9446 (Vol. 238, Pg. 43).
4. Right-of-Way Deed, filed August 21, 1933, recorded under County Clerk's File No. 3741 (Vol. 242, Pg. 577).

Lien Holder(s):

1. Deed of Trust, Assignment of Rents, Security Agreement and Financing Statement, filed January 31, 2023, recorded under County Clerk's File No. 2023004371, executed by HAMZA INVESTS LEGACY LAND LLC, a Texas limited liability company, in the amount of \$1,000,000.00, and made payable therein to ALLEGIANCE BANK, a Texas banking corporation.

No examination has been made as to abstracts of judgments; state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of, and shall inure to the benefit of PLATTING. The liability of the Title Company, Texas American Title Company, for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that the Title Company does not intend to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor a warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party. Texas American Title Company assumes no liability whatsoever for the accuracy of this report or for any omissions or errors with respect hereto. You agree to release, indemnify, and hold harmless Texas American Title Company of any negligence by them (whether sole, joint or otherwise) for any claim, loss, liability or damages arising out of this report.

This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Caution: Texas American Title Company assumes no liability for errors or omissions in this report or for verbal statements. This is a copy of a preliminary report made for use of Texas American Title Company only, to determine whether a title insurance policy can be issued. If a copy is furnished to the parties involved in the transaction, it is to facilitate preparation of the necessary instruments, to point out curative requirements (if any) and to show the results of the company's title search (upon which only the company may rely).

None of the information contained herein, or the absence of other information, constitutes a representation to any party, other than the company, as to the status of title. If a title defect or encumbrance should exist which is not disclosed herein, the company shall not be liable by reason of furnishing the report or for any verbal statements related thereto. The company shall not be liable for any title defect unless a title insurance policy is issued insuring against such defect. The applicable premium paid and the company's liability shall exist only under the terms of its policy (as prescribed by the state board of insurance) and is measured and limited thereby.

Notice: Texas American Title Company disclaims any warranties, expressed or implied, concerning the information. This information is solely for the use of the party requesting it and no one else. Texas American Title Company liability for errors and/or omissions in this information is limited to the amount paid for this report. By accepting this form, the party requesting the information agrees that the disclaimer of warranties and liability limitation contained in this paragraph is a part of its contract with Texas American Title Company and will cover all actions arising by statute, in contract, or in tort.

Texas American Title Company

Kitty Hairrell
Title Examiner

EXHIBIT "A"

Being a tract of land containing 17.5335 acres (763,761 square feet), situated in the H.T. & B. R.R. Co. Survey, Abstract 545, Brazoria County, Texas, being out of Lots 7, 8 and 9 of Emigration Land Company Subdivision, Section 70 as recorded under Volume 2, Page 81 of the Plat Records of Brazoria County, Texas, being part of a tract of land conveyed to The Wise Family Living Trust by deed recorded under County Clerk's File No. 2001000217 of the Official Records of Brazoria County, Texas. Said 17.5335-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron rod in the northeast right-of-way line of State Highway 6 (200.00 feet wide) for the southeast corner of Iowa Colony Caliber Collision as recorded in File No. 2019033173 of the Plat Records of Brazoria County and the southwest corner of the said tract herein described;

THENCE North 03° 09' 39" West, a distance of 969.06 feet to a found 5/8-inch iron rod for the northwest corner of the tract herein described;

THENCE North 86° 50' 58" East, a distance of 829.18 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" in the west right-of-way line of Louisiana Road (60.00 feet wide) for the northeast corner of the said tract herein described;

THENCE South 03° 09' 02" East, along the west right-of-way line of said Louisiana Road, a distance of 657.98 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the most easterly southeast corner of the said tract herein described;

THENCE South 86° 46' 23" West, a distance of 309.53 feet to set 1/2-inch iron rod with cap marked "SURVEY 1" for an interior corner of the said tract herein described;

THENCE South 03° 13' 30" East, a distance of 527.94 feet, to a 4-inch metal post in the northeast right-of-way line of said State Highway 6 for the most southerly southeast corner of the said tract herein described;

THENCE North 70° 28' 52" West, along the northeast right-of-way line of said State Highway 6, a distance of 563.72 feet to the POINT OF BEGINNING and containing 17.5335 acres (763,761 square feet), more or less.

Property Details

Account		
Property ID:	177377	Geographic ID: 0545-0035-000
Type:	R	Zoning: 3-23-23 CH
Property Use:		
Location		
Situs Address:	15815 HIGHWAY 6 TX 77583	
Map ID:		Mapsco:
Legal Description:	A0545 H T & B R R TRACT 7-8-9A ACRES 17.5335	
Abstract/Subdivision:	A0545	
Neighborhood:	(CIC) CITY OF IOWA COLONY	
Owner		
Owner ID:	1219067	
Name:	HAZMA INVESTS LEGACY LAND LLC	
Agent:		
Mailing Address:	18706 UNIVERSITY BLVD SUGAR LAND, TX 77479-4346	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$1,585,860 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$1,585,860 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	
Appraised Value: ⓘ	

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: HAZMA INVESTS LEGACY LAND LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$1,585,860	\$1,585,860	\$0.00	
CIC	CITY OF IOWA COLONY	0.519209	\$1,585,860	\$1,585,860	\$8,233.93	
DR4	BRAZORIA COUNTY DRAINAGE DISTRICT #4 (PEARLAND)	0.113276	\$1,585,860	\$1,585,860	\$1,796.40	
EM3	BRAZORIA COUNTY EMERGENCY DISTRICT #3	0.079229	\$1,585,860	\$1,585,860	\$1,256.46	
GBC	BRAZORIA COUNTY	0.262548	\$1,585,860	\$1,585,860	\$4,163.64	
JAL	ALVIN COMMUNITY COLLEGE	0.156543	\$1,585,860	\$1,585,860	\$2,482.55	
RDB	ROAD & BRIDGE FUND	0.042210	\$1,585,860	\$1,585,860	\$669.39	
SAL	ALVIN INDEPENDENT SCHOOL DISTRICT	1.150000	\$1,585,860	\$1,585,860	\$18,237.39	

Total Tax Rate: 2.323015

Estimated Taxes With Exemptions: \$36,839.76

Estimated Taxes Without Exemptions: \$36,839.76

Property Land

Item 4.

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
S1	PRIMARY SITE	2.00	87,120.00	0.00	0.00	\$958,320	\$0
A1	FRONT ACREAGE	5.53	241,039.26	0.00	0.00	\$223,550	\$0
A1	FRONT ACREAGE	10.00	435,600.00	0.00	0.00	\$403,990	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2025	\$0	\$1,585,860	\$0	\$0	\$1,585,860
2024	\$0	\$2,228,170	\$0	\$0	\$2,228,170
2023	\$0	\$2,228,170	\$0	\$0	\$2,228,170
2022	\$0	\$418,380	\$0	\$0	\$418,380
2021	\$0	\$418,380	\$0	\$0	\$418,380
2020	\$0	\$418,380	\$0	\$0	\$418,380
2019	\$0	\$91,550	\$0	\$0	\$91,550
2018	\$0	\$91,550	\$0	\$0	\$91,550
2017	\$0	\$91,550	\$0	\$0	\$91,550

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/26/2023	DV	DEED RETAINING VENDORS LIEN	KING M HUANG & KATHERINE E HUANG IRRVOC FAMILY TRUST	HAZMA INVESTS LEGACY LAND LLC	2023	004370	
11/14/2022	WD	WARRANTY DEED	WISE FAMILY LVNG TRST THE	KING M HUANG & KATHERINE E HUANG IRRVOC FAMILY TRUST	22	065670	
1/1/2009			WISE FAMILY LVNG TRST THE	WISE FAMILY LVNG TRST THE			

MASTER TENANT LIST FLEXSPACE DISTRICT

Retail Flex • Office Flex • Flex Industrial • Civic/Educational • Updated Prohibited Uses

1. RETAIL-FLEX TENANTS

(Customer-facing, light-service, boutique retail, wellness, and experiential users. Ideal for frontage buildings.)

A. Personal Care, Beauty & Wellness

Nail salons

Hair salons & barbershops

Lash studios/brow studios

Waxing & sugaring boutiques

Medspa (non-surgical)

Botox & aesthetics clinics (injection-only)

Massage therapy

Chiropractic studios

Physical therapy (customer-facing)

Cryotherapy centers

Float therapy / sensory deprivation studios

Holistic wellness centers (acupuncture, naturopathy, etc.)

Weight-loss clinics

IV drip therapy centers

Tanning studios

Hearing aid sales & fitting centers

Speech/audiology clinics

B. Family, Youth, Lifestyle & Education

Daycare / micro-daycare

After-school programs

Tutoring centers (Kumon, Mathnasium, etc.)

STEM/Robotics learning centers (Code Ninjas, Snapology)

Music lesson academies (multi-room)

Language schools

Homeschool co-op centers

Children's activity gyms

C. Fitness, Sports & Recreation

Boxing gyms

MMA studios

CrossFit gyms

Pilates / yoga / barre studios

HIIT & functional fitness studios

Dance academies

Cheer gyms

Gymnastics micro-centers

Baseball/softball batting cage facilities

Indoor turf training centers

Rock climbing studios

Basketball training centers

Golf and virtual golf simulators

Personal training studios

Sports performance academies

D. Specialty Retail & Showrooms

- Furniture showrooms
- Home décor stores
- Lighting showrooms
- Flooring/tile/carpet showrooms
- Kitchen & bath remodel studios
- Closet & storage system showrooms
- Appliance retail showrooms
- Electronics resale & repair shops
- Camera equipment stores
- Musical instrument shops
- Uniform & medical scrubs stores
- Party/event décor & balloon design studios
- Sewing/quilting stores
- Antique/vintage stores
- Hobby & collectibles shops
- Craft retail

E. Automotive (Non-Mechanical Only)

- Car detailing studios
- Ceramic coating
- Paintless dent repair
- Window tinting
- Vinyl wrap + wrap printing
- Car photography studios
- Exotic car rental offices
- Chauffeur/limo fleet offices
- Collector car storage (showcase storage only)

F. Pet-Focused Retail & Services

- Pet grooming studios
- Dog training centers
- Pet daycare playrooms
- Small pet boarding (indoor)
- Pet supplies retail stores

G. Light Food & Beverage (Non-Hooded)

- Meal prep businesses
- Coffee roasting studios
- Smoothie/juice pickup spots
- Packaged food retailers
- Bakery pickup locations
- Catering pickup (light prep only)

H. Experiential Retail

- Escape rooms
- VR gaming centers
- Art workshop studios
- Pottery studios (electric kilns only)
- Maker/DIY class studios
- Creative class rooms (painting, sculpting)

2. OFFICE-FLEX TENANTS

(Professional services, corporate operations, technology, creative, back-office, and trade-service users. Ideal for mid-site buildings.)

A. Professional & Corporate Offices

- Real estate brokerages
- Real estate development offices
- Property management firms
- Insurance agencies
- Claims processing centers
- CPA/accounting firms
- Law offices
- Title companies
- Mortgage brokerages
- Appraisers
- Corporate regional HQ
- Franchise HQ offices
- Construction estimating firms
- Environmental consulting firms
- Geotechnical soil sample offices (storage-only)

B. Medical & Health (Non-Hazardous)

- Optometry offices (no lab)
- Dietician & nutrition coaching
- Counseling/therapy offices
- Sports rehab centers
- Speech therapy
- Occupational therapy
- Telehealth recording studios
- Medical billing offices

C. Creative, Media & Production

- Photography studios
- Videography agencies
- YouTube content studios
- Podcasting studios
- Animation studios
- Sound engineering labs
- Graphic design agencies
- Print-on-demand operations
- Apparel design & small merch production
- Film/editing studios

D. Technology, IT & Engineering

- IT support companies
- Managed service providers (MSPs)
- Software development teams
- App development offices
- Cybersecurity firms
- Robotics micro-offices
- Drone operations companies
- Fiber installation companies
- AV design/integration contractors
- Electronics R&D labs (light-duty)

E. Trades, Construction & Field Services

- General contractors
- Homebuilders
- Roofing companies
- HVAC contractors
- Plumbing contractors
- Electrical contractors
- Solar installers
- Low-voltage integrators
- Security alarm monitoring firms
- Restoration/remediation (non-hazardous)
- Pest control offices
- Landscape companies (office + tools)
- Masonry contractors
- Fencing companies
- Pool service companies
- Irrigation service companies
- Water softener service companies
- Flooring installers
- Window/door installers

F. Back-Office & Operational

- Call centers
- Call center overflow offices
- Operations control hubs
- Franchisee training centers
- Contractor bullpen shared spaces
- Dispatch offices
- Supply-chain administrative offices

3. FLEX INDUSTRIAL (LIGHT INDUSTRIAL / WAREHOUSE / ASSEMBLY NO MANUFACTURING)

(Low-impact warehouse, storage, distribution, assembly, and light fabrication users for rear-site buildings.)

A. Warehousing, Distribution & Storage

- E-commerce fulfillment centers
- Amazon DSP micro-bases
- 3PL micro-centers
- Parcel sorting (low volume)
- HVAC/plumbing/electrical supply depots
- Light equipment rental warehouses
- Seasonal décor warehousing
- Craft supply warehouses
- Medical supply distribution (non-hazardous)
- Document storage centers
- Route operator hubs (Pepsi, Frito-Lay type, small scale)
- Vending machine operator hubs
- Wine storage
- Collector car storage
- Indoor boat/RV storage
- Nonprofit distribution & food pantry staging (dry goods)

B. Light Assembly & Fabrication

- Solar panel staging/assembly
- Window blinds/shutters assembly
- Packaging & kitting centers
- Promotional product assembly
- CNC woodworking (small scale)
- Laser engraving studios
- Electric kiln pottery production
- 3D printing labs
- Electronics repair & refurbishment
- Small appliance refurbishment

- AV equipment assembly
- Water filtration assembly
- Air filtration assembly
- Green energy micro-assembly
- Knife sharpening studios (non-industrial)
- Trailer graphics/branding

C. Vehicle-Related (Strictly Low-Impact)

- Fleet staging for service vans
- Vehicle photo studios
- Light reconditioning (no mechanical)
- Vehicle vinyl printing
- Motorcycle storage

D. Environmental & Operational Support

- Water testing labs (non-hazardous)
- Air quality testing labs
- Environmental consulting storage
- Disaster response contractor staging
- Tree trimming companies (tool storage only)
- Portable sign rental storage
- Small scaffolding rental (indoor-only)

4. CIVIC, EDUCATIONAL & COMMUNITY USES

Nonprofit administrative offices

Nonprofit warehouse hubs

First responder / EMS training

Trade school annexes (classroom only – HVAC/electrical theory rooms)

Adult education centers

Language schools

Testing centers

Workshop/training seminar rooms

Small churches or ministry offices

Community outreach centers

5. UPDATED PROHIBITED USES

These uses will **NOT** be permitted anywhere on the site:

- Heavy manufacturing
- Industrial welding/fabrication
- Hazardous chemical storage
- Truck terminals
- Fueling stations
- Scrap/recycling yards
- Data centers requiring heavy utility loads
- Outdoor storage yards
- Adult entertainment
- Medical waste facilities

ADDRESS : 15815 HIGHWAY 6
ROSHARON, TEXAS 77583

CLIENT : ALI HAMZA

TITLE CO : N/A

GF NO : N/A

LENDER : N/A

A TOPOGRAPHIC SURVEY OF 17.5335 ACRE TRACT

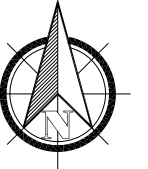
RECORDED UNDER B.C.C.F. NO. 2001000217

OUT OF

LOT 7, 8, AND 9

EMIGRATION LAND COMPANY, SECTION 70

A SUBDIVISION RECORDED UNDER B.C.F.P.R. VOL. 2, PG. 81
BRAZORIA COUNTY, TEXAS



SCALE:
1"=50'

SOUTHWOOD SUBDIVISION
BCFR VOL. 17, PG. 237



LEGEND:
T. PED. TELEPHONE PEDESTAL
U. POLE UTILITY POLE

FLOOD INFORMATION

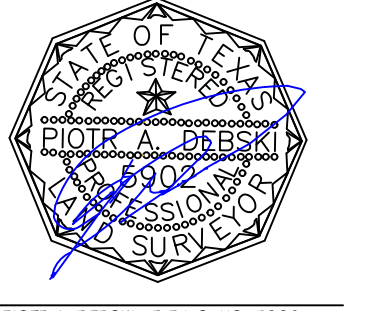
I certify that the Subject Property is NOT located within a 100-year flood plain as presently designated by the United States Corps of Engineers, or as an identified "flood prone area" as defined by the United States Department of Housing and Urban Development, pursuant to the Flood Disaster Protection Act of 1973, as amended. This determination is based upon our finding that the Property lies within Zone "X", as delineated on the Flood Insurance Rate Map, Community Panel Number: 46035C0110Q, Revised December 30, 2020.

NOTES:

- 1) ALL THE BEARINGS SHOWN HEREON ARE AS PER GPS OBSERVATIONS
- 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAYBE ENCUMBRANCES, RESTRICTION LINES NOT SHOWN HEREON, AND AFFECTING THE SUBJECT TRACT.
- 3) ALL THE ELEVATIONS SHOWN HEREON ARE IN NAVD 1985 DATUM, 2001 ADJ. AND ARE BASED ON BRAZORIA COUNTY D D NO. 4 RACKS8-1. ELEVATION=59.11'


PIOTR A. DEBSKI
 15407 STABLE OAK DR.
 CYPRESS, TX 77429
 832-978-6760
 piad@sbglobal.net

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.



PIOTR A. DEBSKI, P.E., S. NO. 5902
FOR NO. 23-09-27
DATE: SEPTEMBER 06, 2025



AUTHORIZATION LETTER

I hereby certify that I am the property owner for the purposes of this application.

I am respectfully requesting processing and approval of this request.

I agree to comply with the requirements in all applicable codes.

I agree to provide all necessary information concerning this request.

I certify that I have been informed and understand the regulations regarding this process as specified by city ordinance.

I also hereby authorize the applicant, agent, and/or engineer listed on this application to act on my behalf during the processing and presentation of this request. They shall be the principal contacts with the city in processing this application.

Owner's Signature

Hamzah Ali

Owner's Printed Name

Applicant's Signature

Brunilda Sotiri

Applicant's Printed Name

MEMORANDUM

Date: March 30, 2026
To: City Council
 Mayor Wil Kennedy, City Council Members
From: Dinh V. Ho, P.E.
RE: Aliana Corporation – Rezoning Amendment for 17.5335 acre
 Located at Louisiana Street and SH 6
 Staff’s Summary and Recommendations
CC: Dr. Tarron Richardson, Natasha Brooks, Kayleen Rosser

STAFF REPORT	
Request:	Rezoning from Single Family Residential (SF) to Mixed Use Type Specific with Specific Use Permit (SUP) for Flex Space District
Property Location:	15815 Highway 6, Iowa Colony Rosharon, Texas 77583 – City of Iowa Colony ETJ
Property Size:	Approximately 17.5335 acres
Parcel ID:	177377 H.T. & B.R.R. Co. Survey, Abstract 545
Current Zoning:	Partially Single Family Residential / Partially Business Retail
Requested Zoning:	Mixed Use Type Specific (with SUP – Flex Space District)
Applicant:	Brunilda Sotiri, Aliana Corporation LLC
Property Owner:	Hamza Invests Legacy Land LLC
P&Z Hearing:	April 7, 2026
City Council Hearing:	April 20, 2026
Staff Recommendation:	APPROVAL subjection to conditions

I. BACKGROUND & PROJECT DESCRIPTION

The subject property consists of approximately 17.5335 acres situated along State Highway 6 (SH 6) within the City of Iowa Colony. The applicant, Brunilda Sotiri of Aliana Corporation LLC, has filed an application on behalf of the property owner, Hamza Invests Legacy Land LLC, requesting a zoning amendment from Single Family Residential to Mixed Use Type Specific, accompanied by a Specific Use Permit (SUP) authorizing development of a flex space district.

The proposed development envisions a mixed-use flex space district consisting of up to 56 buildings designed to accommodate a complementary blend of commercial and light industrial activities. The proposed uses include:

- 1) RETAIL-FLEX TENANTS
 - a) Personal Care, Beauty & Wellness
 - b) Family, Youth, Lifestyle & Education
 - c) Fitness, Sports & Recreation
 - d) Specialty Retail & Showrooms
 - e) Automotive (Non-Mechanical Only)
 - f) Pet-Focused Retail & Services
 - g) Light Food & Beverage (Non-Hooded)
 - h) Experiential Retail
- 2) OFFICE-FLEX TENANTS
 - a) Professional & Corporate Offices
 - b) Medical & Health (Non-Hazardous)
 - c) Creative, Media & Production
 - d) Technology, IT & Engineering
 - e) Trades, Construction & Field Services
 - f) Back-Office & Operational
- 3) FLEX INDUSTRIAL (LIGHT INDUSTRIAL / WAREHOUSE / ASSEMBLY NO MANUFACTURING)
 - a) Warehousing, Distribution & Storage
 - b) Light Assembly & Fabrication
 - c) Vehicle-Related (Strictly Low-Impact)
 - d) Environmental & Operational Support
 - e) Back-Office Operational
- 4) CIVIC, EDUCATIONAL & COMMUNITY USES Warehousing, Distribution & Storage
 - a) Light Assembly & Fabrication
 - b) Vehicle-Related (Strictly Low-Impact)
 - c) Environmental & Operational Support
 - d) Civic and educational facilities
- 5) UPDATED PROHIBITED USES
 - a) Heavy manufacturing
 - b) Industrial welding/fabrication

- c) Hazardous chemical storage
- d) Truck terminals
- e) Fueling stations
- f) Scrap/recycling yards
- g) Data centers requiring heavy utility loads
- h) Outdoor storage yards
- i) Adult entertainment
- j) Medical waste facilities

*A detail list is attached.

The applicant represents that the proposed development will have a positive impact on local economic development and community growth within the City of Iowa Colony.

II. SITE & SURROUNDING CONTEXT

The subject property is legally described as H.T. & B.R.R. Co. Tract 7-8-9A, containing 17.5335 acres, being out of Lots 7, 8, and 9 of Emigration Land Company Subdivision, as recorded under Volume 2, Page 81 of the Plat Records of Brazoria County, Texas. The parcel was conveyed to The Wise Family Living Trust under County Clerk's File No. 2001000217 of the Official Records of Brazoria County, Texas.

Surrounding Land Uses & Context	
North	State Highway 6 (SH 6) corridor; regional arterial roadway with commercial development
East	Adjacent agricultural and developing planned commercial corridor
South	Oak St (FCR 190); transitional area with mixed residential and undeveloped parcels
West	Continuing SH 6 frontage; commercial and undeveloped land

III. ANALYSIS & FINDINGS

A. Consistency with the Comprehensive Plan

The subject property's location along State Highway 6, a primary commercial corridor within the Iowa Colony area, aligns with the City's long-term land use objectives for mixed-use, employment-generating development along major arterials. The proposed flex space district is consistent with goals to diversify the local tax base, attract commercial investment, and create employment opportunities that serve both current and future residents.

The transition from Single Family Residential to Mixed Use Type Specific is appropriate given the property's highway frontage, acreage, and proximity to intersecting county roads. The SH 6 corridor is

not suited for single-family development at this scale and location, making the current zoning classification inconsistent with the surrounding commercial character.

B. Compatibility with Surrounding Uses

The proposed flex space district is designed as a low-impact mixed-use development. The proposed uses — including boutique retail, professional office, light industrial, wellness, and limited food and beverage — are consistent with uses already established or anticipated along the SH 6 corridor. The non-mechanical automotive and showroom uses are likewise low-impact and compatible with the commercial nature of the area.

The 17.5-acre site provides adequate area to buffer any potential impacts from light industrial and warehouse components from adjacent residential or transitional uses. A well-planned site design with appropriate landscaping buffers, setbacks, and access management will be essential to ensuring long-term compatibility.

C. Impact on Infrastructure and Public Services

Development of the site will require coordination with TxDOT regarding access points along SH 6 and compliance with applicable driveway spacing and turn lane requirements. The applicant should demonstrate that adequate utility capacity exists or can be extended to serve the proposed 56-building development prior to final approval. The site is partially located within the Undine CCN (private utility district). A utility capacity letter will be required to service this site.

Staff recommends that traffic impact analysis (TIA) requirements be confirmed during the site plan review phase to assess the adequacy of adjacent roadway infrastructure, particularly given the volume and mix of proposed uses.

D. Economic Development Benefits

The proposed flex space district represents a significant private investment in the City of Iowa Colony. Mixed-use flex space developments of this type generate sales tax revenue, property tax revenue, and local employment. The applicant's representation that the development will have a positive impact on local economic development and community growth is consistent with staff's assessment of comparable projects in the greater Houston-area market.

E. Specific Use Permit (SUP) Considerations

The granting of a Specific Use Permit for the flex space district provides the City with additional regulatory control over the specific uses, site design standards, and operational parameters of the development. Staff supports this approach as it allows the Commission and Council to impose conditions that protect adjacent property owners and ensure the development is built in a manner consistent with City standards.

Staff recommends that the following conditions be attached to any SUP approval:

- Submission and approval of a detailed site plan prior to the issuance of any building permits, demonstrating compliance with all applicable development standards including setbacks, parking, landscaping, and open space requirements in accordance with the City development standards.
- Completion of a Traffic Impact Analysis (TIA) to the satisfaction of the City Engineer and TxDOT, with any required roadway improvements constructed prior to or concurrent with development.
- Provision of adequate utility service (water, wastewater, drainage) confirmed in writing by the applicable utility providers prior to site plan approval.

- All light industrial and warehouse uses shall be conducted entirely within enclosed buildings; no outdoor storage of materials, equipment, or vehicles shall be permitted except in designated and screened areas as approved on the site plan.
- Signage shall comply with the City's Unified Development Code; a comprehensive sign plan shall be submitted and approved prior to installation of any permanent signage.
- A landscape and screening plan shall be submitted for approval, with particular attention to buffering along the property boundaries adjacent to existing or future residential uses.
- The development shall comply with all applicable City of Iowa Colony noise, lighting, and operational standards to minimize impacts on neighboring properties.

IV. STAFF RECOMMENDATION

Based upon the analysis set forth above, City Staff finds that the proposed rezoning from Single Family Residential to Mixed Use Type Specific, together with the issuance of a Specific Use Permit authorizing a flex space district, is consistent with the City of Iowa Colony's comprehensive planning objectives, compatible with the SH 6 corridor's commercial character, and will provide meaningful economic development benefits to the community.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

Staff recommends that the Planning & Zoning Commission forward a recommendation of APPROVAL to the Iowa Colony City Council for the rezoning of the subject property from Single Family Residential to Mixed Use Type Specific and the granting of a Specific Use Permit for a flex space district, subject to the conditions outlined in Section III(E) of this report and any additional conditions imposed by the Commission.

V. ATTACHMENTS

- Application for Amendment to Regulations or to the Official Zoning District Map (dated January 9, 2026)
- Public Hearing Notice – Zoning Amendment and Specific Use Permit (SH 6, 17.5335 Acres)
- Zoning Map Exhibit – Subject Property (Parcel ID 177377)
- Legal Description – H.T. & B.R.R. Co. Tract 7-8-9A, 17.5335 Acres
- Proposed List of Mixed Use Type Specific Uses

Prepared by:

Dinh Ho, P.E.

Adico, LLC



APPLICATION FOR AMENDMENT TO REGULATIONS OR TO THE OFFICIAL ZONING DISTRICT MAP

Item 4.

3144 MERIDIANA PKWY, IOWA COLONY, TEXAS 77583 | PHONE: 346-395-4528 | FAX: 281-369-0005 | WWW.IOWACOLONYTX.GOV

APPLICANT INFORMATION:

Name: Brunilda Sotiri
Address: Aliana Corporation LLC
10701 Corporate Dr.Suite 118 Stafford, TX, 77477
Phone: [REDACTED]
Email: _____

OWNER INFORMATION:

Name: Hamza Invests Legacy Land LLC
Address: 18706 University Blvd, Sugar Land, TX 77479-4346
Phone: _____
Email: hamza@hamzainvests.com

DESCRIPTION OF PROPOSED AMENDMENT:

As per City of Iowa Colony, Texas Zoning Map the property area of 17.5335 acre located at 15815 Highway 6, Rosharen Texas 77583 is currently located partially on a single family residential and business retail zoning. The proposed Amendment includes the whole property to be rezoned as Mixed Used Type Specific including all the list of uses attached with this application. The proposed development will consist on 56 proposed buildings, part of Mixed Used Type Specific for the attached list of uses. (Refer 002_Mixed Used Type Specific_Proposed_List of uses Document). The proposed development will have positive impact on the local economic development and community growth.

PROPERTY INFORMATION:

Legal Description:

A0545 H T & B R R TRACT 7-8-9A ACRES 17.5335 (Being a tract of land containing 17.5335 acres (763,761 square feet), situated in the H.T. & B. R.R. Co. Survey, Abstract 545, Brazoria County, Texas, being out of Lots 7, 8 and 9 of Emigration Land Company Subdivision, Section 70, as recorded under Volume 2, Page 81 of the Plat Records of Brazoria County, Texas, being part of a tract of land conveyed to The Wise Family Living Trust by deed recorded under County Clerk's File No. 2001000217 of the Official Records of Brazoria County, Texas.)

Brazoria County Tax Account Number(s) and Parcel ID No(s).

- Tax Acct No. _____ Parcel ID No. 177377 Current Zoning: Single family residential and business retail zoning Requested Zoning: _____
- Tax Acct No. _____ Parcel ID No. _____ Current Zoning: _____ Requested Zoning: _____
- Tax Acct No. _____ Parcel ID No. _____ Current Zoning: _____ Requested Zoning: _____
- Tax Acct No. _____ Parcel ID No. _____ Current Zoning: _____ Requested Zoning: _____
- Tax Acct No. _____ Parcel ID No. _____ Current Zoning: _____ Requested Zoning: _____

SUBMITTAL REQUIREMENTS:

- Application
- Survey/ Metes and Bounds Description
- Fee: Less than 1 acre: \$1,000.00, More than 1 acre: \$2,000.00
- Authorization letter, if applicable
- General plan/site plan, if available

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT, and I, the undersigned, am authorized to make this application on behalf of the owner(s). I understand that this application will expire one year from the date submitted.

Brunilda Sotiri

01/09/2026

Applicant Signature and Date

FOR CITY USE ONLY:

RECEIVED BY: _____ DATE RECEIVED: _____ PAYMENT TYPE: _____ PROJECT NO.: _____

CITY OF IOWA COLONY
NOTICE OF PUBLIC HEARINGS ON
ZONING AND SPECIFIC USE PERMIT

To be held on:

Public Hearing, **April 7, 2026, at 6:30 p.m.**
Public Hearing., **April 20, 2026, at 7:00 p.m.**

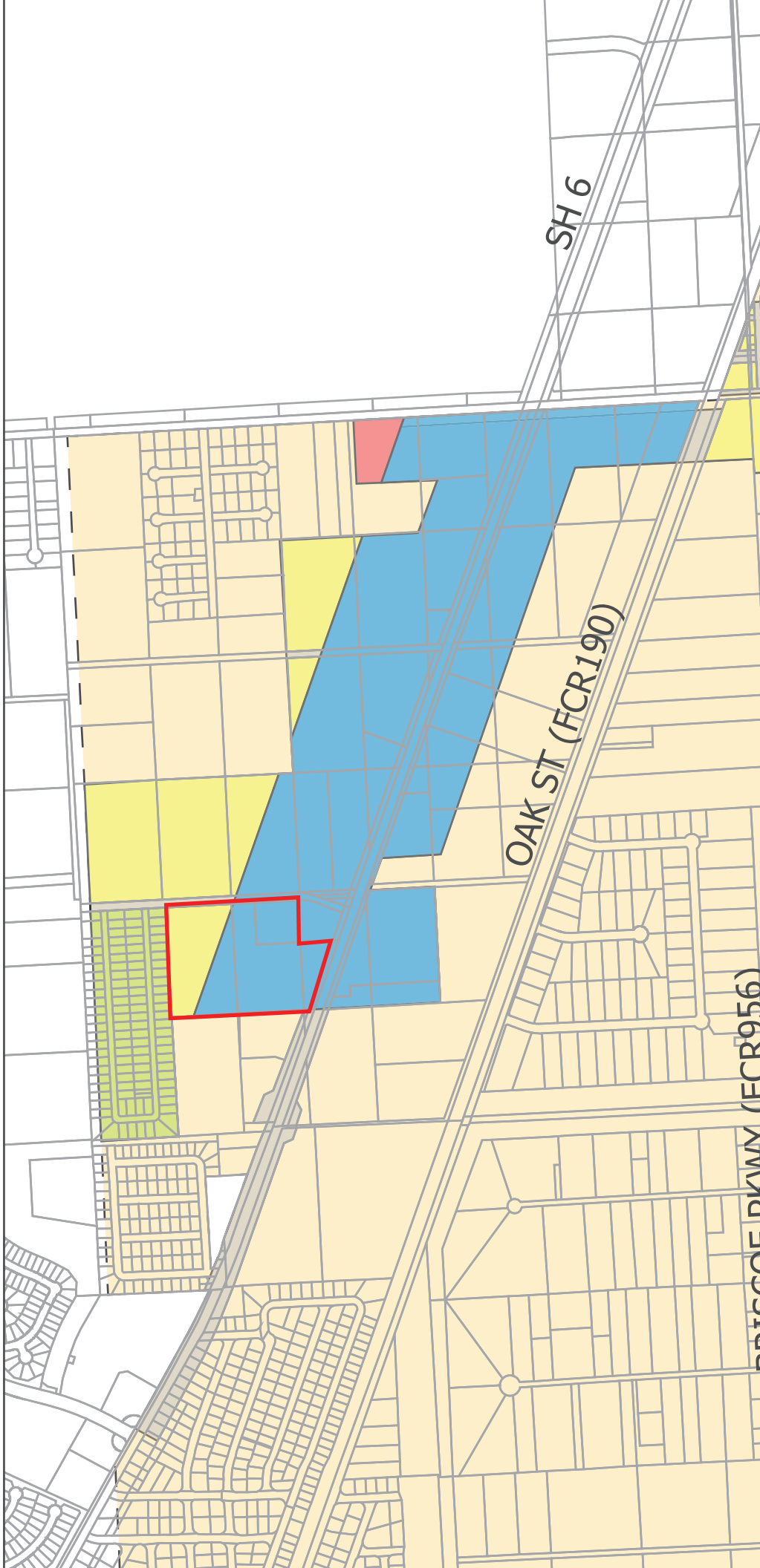
City Council Chambers
3144 Meridiana Pkwy., Iowa Colony, Texas, 77583

The Iowa Colony Planning and Zoning Commission will hold a public hearing at **6:30 p.m.** on **April 7, 2026**, and the Iowa Colony City Council will hold a public hearing at **7:00 p.m.** on **April 20, 2026**, in the Iowa Colony City Council Chambers, 3144 Meridiana Pkwy., Iowa Colony, Texas, 77583, pursuant to the Comprehensive Zoning Ordinance and Unified Development Code, as amended, to consider rezoning the following property from Single Family Residential to Mixed Use and granting a specific use permit to allow development of a flex space district designed to accommodate a mix of retail, office, light industrial, and warehouse uses, including civic and educational facilities, boutique and experiential retail, wellness and fitness uses, limited food and beverage establishments, pet services, showroom and non-mechanical automotive uses, and other similar low-impact commercial activities.

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

All interested persons may be heard concerning the proposed action. A copy of the request for this action and a metes and bounds description and map of the property are available for inspection by any person upon a reasonable request to the City Secretary at the address herein stated or at krosser@iowacolonytx.gov.

Kayleen Rosser
Iowa Colony City Secretary



ADDRESS : 15815 HIGHWAY 6
ROSHARON, TEXAS 77583

CLIENT : ALI HAMZA

TITLE CO : N/A

GF NO : N/A

LENDER : N/A

A TOPOGRAPHIC SURVEY OF 17.5335 ACRE TRACT

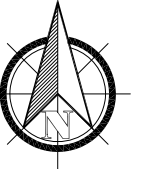
RECORDED UNDER B.C.C.F. NO. 2001000217

OUT OF

LOT 7, 8, AND 9

EMIGRATION LAND COMPANY, SECTION 70

A SUBDIVISION RECORDED UNDER B.C.P.R. VOL. 2, PG. 81
BRAZORIA COUNTY, TEXAS



SCALE:
1"=50'

SOUTHWOOD SUBDIVISION
BCPR VOL. 17, PG. 237



J S MOBILE ASSETS LLC
BCCF NO. 2018032769

JUAN MANUEL ESTRADA
BCCF NO. 2003079827

LEGEND:
T.PED. TELEPHONE PEDESTAL
U.POLE. UTILITY POLE

FLOOD INFORMATION

1) I certify that the Subject Property is NOT located within a 100-year flood plain as presently designated by the United States Corps of Engineers, or as an identified "flood prone area" as defined by the United States Department of Housing and Urban Development, pursuant to the Flood Disaster Protection Act of 1973, as amended. This determination is based upon our finding that the Property lies within Zone "X", as delineated on the Flood Insurance Rate Map, Community Panel Number: 46035C0110Q, Revised December 30, 2020.

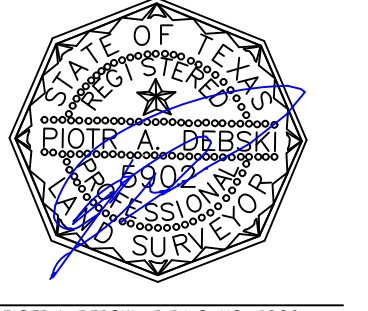
NOTES:

1) ALL THE BEARINGS SHOWN HEREON ARE AS PER GPS OBSERVATIONS

2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE ENCUMBRANCES, RESTRICTION LINES NOT SHOWN HEREON, AND AFFECTING THE SUBJECT TRACT.

3) ALL THE ELEVATIONS SHOWN HEREON ARE IN NAVD 1985 DATUM, 2001 ADJ. AND ARE BASED ON BRAZORIA COUNTY D D NO. 4 RACKS5-1. ELEVATION=59.11'

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.




PIOTR A. DEBSKI
15407 STABLE OAK DR.
CYPRESS, TX 77429
832-978-6760
piod@sbcglobal.net

PIOTR A. DEBSKI, P.E., S. NO. 5902
FOR NO. 23-09-27
DATE: SEPTEMBER 06, 2025



AREA CALCULATION			
DESCRIPTION	SQFT. AREA	ACRE	PERCENTAGE FROM PROPERTY
BUILDING FOOTPRINT	2,62,620	6.03	34.36
CONCRETE PAVEMENT	2,56,034	5.88	33.52
LANDSCAPE	1,55,012	3.56	20.30
RETENTION POND	90,100	2.07	11.80
TOTAL SQ. FT.	7,63,766	17.53	100.00

TOTAL PROPERTY AREA	7,63,766	17.53
----------------------------	-----------------	--------------

BLDG NUMBERS AND TYPES					
BUILDING TYPE	BUILDING SIZE (sq ft)		AREA (sq ft)	BLDG NUMBERS	NUMBER OF BLDG
	WIDTH	LENGTH			
A-1	60	80	4800	1,5,29,14,30,34,09,52,56	9
A-2			4800	4,26,13,17,33,07,51,55	8
A-3			4800	3,27,12,16,32,50,54	7
A-4			4800	2,26,15,31,08,49,53	7
B-1	60	75.5	4530	35,46	2
B-2			4530	36,39,47,44	4
B-3			4530	37,40,43,46	4
B-4			4530	38,41,42,45	4
C-1	60	76.5	4590	18,25	2
C-2			4590	19,24	2
C-3			4590	20,23	2
C-4			4590	21,22	2
D-4	55	80	4400	11	1
E-4	58	80	4640	6,10	2
TOTAL					56

K:\Aliana\Corp\Dropbox\ALC\2559-FlexSpace-Roth_Hamza\15659 Hwy 6, Roakham, TX 75583\200 CAD\235-ARC\235W\Work\001_BLDG-A1\ARC-102 SH 01_Rev_0_10Dec25_(SITE PLAN).dwg Version Saved On: Sat, Dec 27, 2025

NOTES
 1 ALL SCALE ARE FOR ARCH D (24X36") PAPER. USED SCALE BAR FOR ALL OTHER PAPER SIZES
 2 ALL DIMENSIONS ARE IN FEET AND INCHES WITH 1/16TH INCH ACCURACY
 3 CONTRACTOR/FABRICATOR TO VERIFY WITH ALIANA FOR ANY INCONSISTENCIES FOUND IN DRAWINGS

REFERENCE DRAWINGS			REVISIONS				
DWG #	DESCRIPTION	REV	DESCRIPTION	DRAWN	CHKD	APPD	DATE
		0	ISSUED FOR APPROVAL	AT	NS	NDH	10Dec25



ISSUED FOR APPROVAL
 NOT FOR CONSTRUCTION

ALIANA CORPORATION LLC
 ENGINEERING SERVICES AND GENERAL CONTRACTING
 10701 CORPORATE DR. SUITE 118, STAFFORD TX, 77477
 Tel: (832) 351-2086, dave.naqvi@alianacorp.com, www.alianacorp.com

CLIENT NAME / LOGO
HAMZA INVESTS
LEGACY LAND LLC.
 18706 University Blvd,
 Sugar Land, Texas 77479-4346
 CLIENT PROJECT REF: 000-00-000

DRAWN BY	AT	10Dec25
CHECKED BY	NS	10Dec25
APPROVED BY	NDH	10Dec25
PROJECT NO	000-00-000	

PROJECT NAME / ADDRESS
FLEX SPACE DEVELOPMENT
 15815 Highway 6,
 Texas 77583

DRAWING TITLE:
SITE PLAN

DRAWING NO:
ARC-102

SHEET NO / REV:
 01 / 0

MASTER TENANT LIST FLEXSPACE DISTRICT

Retail Flex • Office Flex • Flex Industrial • Civic/Educational • Updated Prohibited Uses

1. RETAIL-FLEX TENANTS

(Customer-facing, light-service, boutique retail, wellness, and experiential users. Ideal for frontage buildings.)

A. Personal Care, Beauty & Wellness

Nail salons

Hair salons & barbershops

Lash studios/brow studios

Waxing & sugaring boutiques

Medspa (non-surgical)

Botox & aesthetics clinics (injection-only)

Massage therapy

Chiropractic studios

Physical therapy (customer-facing)

Cryotherapy centers

Float therapy / sensory deprivation studios

Holistic wellness centers (acupuncture, naturopathy, etc.)

Weight-loss clinics

IV drip therapy centers

Tanning studios

Hearing aid sales & fitting centers

Speech/audiology clinics

B. Family, Youth, Lifestyle & Education

- Daycare / micro-daycare
- After-school programs
- Tutoring centers (Kumon, Mathnasium, etc.)
- STEM/Robotics learning centers (Code Ninjas, Snapology)
- Music lesson academies (multi-room)
- Language schools
- Homeschool co-op centers
- Children's activity gyms

C. Fitness, Sports & Recreation

- Boxing gyms
- MMA studios
- CrossFit gyms
- Pilates / yoga / barre studios
- HIIT & functional fitness studios
- Dance academies
- Cheer gyms
- Gymnastics micro-centers
- Baseball/softball batting cage facilities
- Indoor turf training centers
- Rock climbing studios
- Basketball training centers
- Golf and virtual golf simulators
- Personal training studios
- Sports performance academies

D. Specialty Retail & Showrooms

- Furniture showrooms
- Home décor stores
- Lighting showrooms
- Flooring/tile/carpet showrooms
- Kitchen & bath remodel studios
- Closet & storage system showrooms
- Appliance retail showrooms
- Electronics resale & repair shops
- Camera equipment stores
- Musical instrument shops
- Uniform & medical scrubs stores
- Party/event décor & balloon design studios
- Sewing/quilting stores
- Antique/vintage stores
- Hobby & collectibles shops
- Craft retail

E. Automotive (Non-Mechanical Only)

- Car detailing studios
- Ceramic coating
- Paintless dent repair
- Window tinting
- Vinyl wrap + wrap printing
- Car photography studios
- Exotic car rental offices
- Chauffeur/limo fleet offices
- Collector car storage (showcase storage only)

F. Pet-Focused Retail & Services

- Pet grooming studios
- Dog training centers
- Pet daycare playrooms
- Small pet boarding (indoor)
- Pet supplies retail stores

G. Light Food & Beverage (Non-Hooded)

- Meal prep businesses
- Coffee roasting studios
- Smoothie/juice pickup spots
- Packaged food retailers
- Bakery pickup locations
- Catering pickup (light prep only)

H. Experiential Retail

- Escape rooms
- VR gaming centers
- Art workshop studios
- Pottery studios (electric kilns only)
- Maker/DIY class studios
- Creative class rooms (painting, sculpting)

2. OFFICE-FLEX TENANTS

(Professional services, corporate operations, technology, creative, back-office, and trade-service users. Ideal for mid-site buildings.)

A. Professional & Corporate Offices

- Real estate brokerages
- Real estate development offices
- Property management firms
- Insurance agencies
- Claims processing centers
- CPA/accounting firms
- Law offices
- Title companies
- Mortgage brokerages
- Appraisers
- Corporate regional HQ
- Franchise HQ offices
- Construction estimating firms
- Environmental consulting firms
- Geotechnical soil sample offices (storage-only)

B. Medical & Health (Non-Hazardous)

- Optometry offices (no lab)
- Dietician & nutrition coaching
- Counseling/therapy offices
- Sports rehab centers
- Speech therapy
- Occupational therapy
- Telehealth recording studios
- Medical billing offices

C. Creative, Media & Production

- Photography studios
- Videography agencies
- YouTube content studios
- Podcasting studios
- Animation studios
- Sound engineering labs
- Graphic design agencies
- Print-on-demand operations
- Apparel design & small merch production
- Film/editing studios

D. Technology, IT & Engineering

- IT support companies
- Managed service providers (MSPs)
- Software development teams
- App development offices
- Cybersecurity firms
- Robotics micro-offices
- Drone operations companies
- Fiber installation companies
- AV design/integration contractors
- Electronics R&D labs (light-duty)

E. Trades, Construction & Field Services

- General contractors
- Homebuilders
- Roofing companies
- HVAC contractors
- Plumbing contractors
- Electrical contractors
- Solar installers
- Low-voltage integrators
- Security alarm monitoring firms
- Restoration/remediation (non-hazardous)
- Pest control offices
- Landscape companies (office + tools)
- Masonry contractors
- Fencing companies
- Pool service companies
- Irrigation service companies
- Water softener service companies
- Flooring installers
- Window/door installers

F. Back-Office & Operational

- Call centers
- Call center overflow offices
- Operations control hubs
- Franchisee training centers
- Contractor bullpen shared spaces
- Dispatch offices
- Supply-chain administrative offices

3. FLEX INDUSTRIAL (LIGHT INDUSTRIAL / WAREHOUSE / ASSEMBLY NO MANUFACTURING)

(Low-impact warehouse, storage, distribution, assembly, and light fabrication users for rear-site buildings.)

A. Warehousing, Distribution & Storage

- E-commerce fulfillment centers
- Amazon DSP micro-bases
- 3PL micro-centers
- Parcel sorting (low volume)
- HVAC/plumbing/electrical supply depots
- Light equipment rental warehouses
- Seasonal décor warehousing
- Craft supply warehouses
- Medical supply distribution (non-hazardous)
- Document storage centers
- Route operator hubs (Pepsi, Frito-Lay type, small scale)
- Vending machine operator hubs
- Wine storage
- Collector car storage
- Indoor boat/RV storage
- Nonprofit distribution & food pantry staging (dry goods)

B. Light Assembly & Fabrication

- Solar panel staging/assembly
- Window blinds/shutters assembly
- Packaging & kitting centers
- Promotional product assembly
- CNC woodworking (small scale)
- Laser engraving studios
- Electric kiln pottery production
- 3D printing labs
- Electronics repair & refurbishment
- Small appliance refurbishment

- AV equipment assembly
- Water filtration assembly
- Air filtration assembly
- Green energy micro-assembly
- Knife sharpening studios (non-industrial)
- Trailer graphics/branding

C. Vehicle-Related (Strictly Low-Impact)

- Fleet staging for service vans
- Vehicle photo studios
- Light reconditioning (no mechanical)
- Vehicle vinyl printing
- Motorcycle storage

D. Environmental & Operational Support

- Water testing labs (non-hazardous)
- Air quality testing labs
- Environmental consulting storage
- Disaster response contractor staging
- Tree trimming companies (tool storage only)
- Portable sign rental storage
- Small scaffolding rental (indoor-only)

4. CIVIC, EDUCATIONAL & COMMUNITY USES

Nonprofit administrative offices

Nonprofit warehouse hubs

First responder / EMS training

Trade school annexes (classroom only – HVAC/electrical theory rooms)

Adult education centers

Language schools

Testing centers

Workshop/training seminar rooms

Small churches or ministry offices

Community outreach centers

5. UPDATED PROHIBITED USES

These uses will **NOT** be permitted anywhere on the site:

- Heavy manufacturing
- Industrial welding/fabrication
- Hazardous chemical storage
- Truck terminals
- Fueling stations
- Scrap/recycling yards
- Data centers requiring heavy utility loads
- Outdoor storage yards
- Adult entertainment
- Medical waste facilities

Monday, March 30, 2026

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

Re: El Alaniz Addition Section 2 Final Plat
Letter of Recommendation to Approve
COIC Project No. 7379
ALLC Project No. 710-25-002-054


Dear Mr. Boyce:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of the El Alaniz Addition Section 2 Final Plat, received on or about January 21, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the final plat as resubmitted on January 21, 2026. Please provide two (2) sets of mylars and ten (10) sets of plats to Kayleen Rosser, City Secretary, by no later than March 31, 2026, for consideration at the April 7, 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
File: 710-25-002-054

STATE OF TEXAS: COUNTY OF BRAZORIA:

I, ELVA ALANZ, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF EL ALANIZ ADDITION, SECTION 2, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS SHOWN HEREON, AND DEDICATE FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND OCCASIONED BY THE ESTABLISHMENT OF GRADES, AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED, AS PER THE CITYLOCAL GOVERNMENT CODE CHAPTER 212.047)

WITNESS MY HAND IN IOWA COLONY, BRAZORIA COUNTY, TEXAS, THIS ____ DAY OF _____, 202__.

ELVA ALANZ 11615 COUNTY ROAD 65 IOWA COLONY, TEXAS 77583

State of Texas: County of Brazoria:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ELVA ALANZ, KNOWN TO BE THE PERSON OR AGENTS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 202__., A.D., NOTARY PUBLIC IN AND FOR BRAZORIA COUNTY, TEXAS

NOTARY: _____ PRINT OR STAMP NAME HERE _____ MY COMMISSION EXPIRES _____

State of Texas: County of Brazoria:

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS,

THIS THE ____ DAY OF _____, 202__, A.D.

DAVID HURST, P & Z CHAIRMAN

LES HOSEY, P & Z MEMBER

BRENDA DILLON, P & Z MEMBER

BRIAN JOHNSON, P & Z MEMBER

TERRY HAYES, P & Z MEMBER

ROBERT WALL, P & Z MEMBER

DEMOND WOODS, P & Z MEMBER

APPROVED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS,

THIS THE ____ DAY OF _____, 202__, A.D.

DINH HO, P.E., CITY ENGINEER

NOTES:

- 1. MONUMENTS SET AT EXTERIOR BOUNDARY MARKERS ARE TO BE 5/8" IRON RODS, ENCASED IN CONCRETE FOR A DEPTH OF 18 INCHES.
2. ALL MONUMENTS WILL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR CAPS AS INDICATED.
3. THIS SUBDIVISION CONTAINS ONE OR MORE PRIVATE STREETS/ROADS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF IOWA COLONY AS PUBLIC RIGHTS-OF-WAY. IOWA COLONY HAS NO OBLIGATION TO MAINTAIN OR IMPROVE ANY PRIVATE STREETS WITHIN THE SUBDIVISION.
4. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
5. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
6. SIDEWALKS, A MINIMUM OF FOUR(4) FEET WIDE SHALL BE REQUIRED ALONG ALL STREETS, WHEN THE ROW IS IMPROVED, AND SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
7. THE OWNERS WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
8. THE OWNERS WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
9. THE PROPERTY SHOWN HEREON IS IN THE 2% ANNUAL CHANCE FLOOD HAZARD ZONE ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 48039C00120K FOR THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, DATED DECEMBER 30, 2020.
10. THE PIPELINE EASEMENTS SHOWN HEREON ARE RECORDED UNDER VOLUME 622, PAGE 105, VOLUME 656, PAGE 427, VOLUME 657, PAGE 28, AND VOLUME 658, PAGE 204, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS AND DEDICATED TO TENNESSEE GAS TRANSMISSION COMPANY, SAID DOCUMENTS DO NOT DESCRIBE THE PIPELINE EASEMENT AREA. THE PIPELINE EASEMENT LOCATIONS DEPICTED HEREON ARE BASED ON THE DISTANCE TIES ACCORDING TO THE FINAL PLAT OF TIRADO ALBARRAN PLACE, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, RECORDED DOCUMENT NO. 2019003977, OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY, TEXAS.

State of Texas: County of Brazoria:

I, JOYCE HUDMAN, CLERK OF BRAZORIA COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 202__., A.D. AT ____ O'CLOCK ____ M., DULY RECORDED ON THE ____ DAY OF _____, 202__., A.D. AT ____ O'CLOCK ____ M. IN SAID COUNTY AND STATE IN DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.

JOYCE HUDMAN, COUNTY CLERK, BRAZORIA COUNTY, TEXAS

BY DEPUTY _____

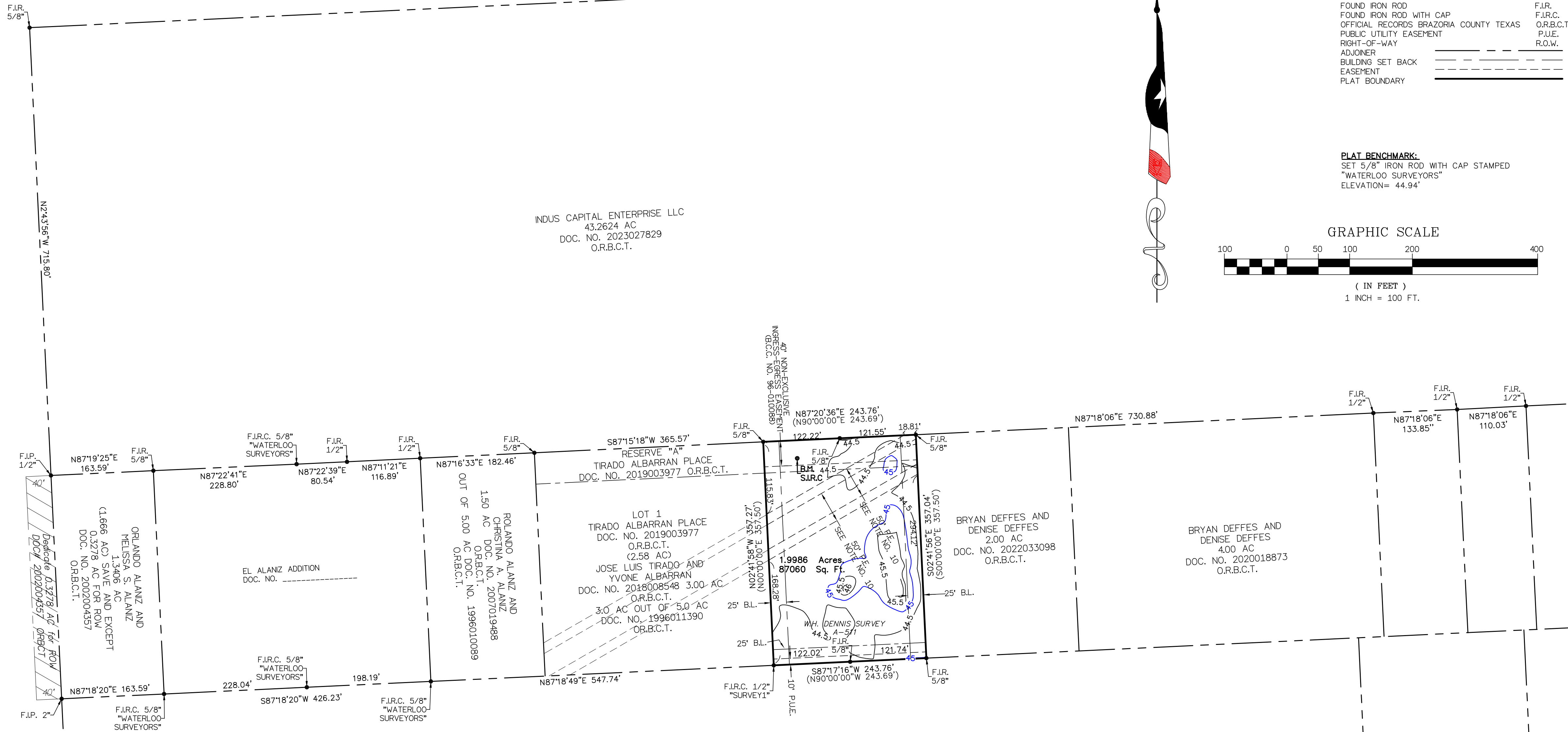
State of Texas: County of Brazoria:

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5, BRAZORIA COUNTY, TEXAS.

THIS THE ____ DAY OF _____, 202__., A.D.

LEE WALDEN, P.E. DATE _____ LEE WALDEN VICE PRESIDENT BCDD #5 DATE _____

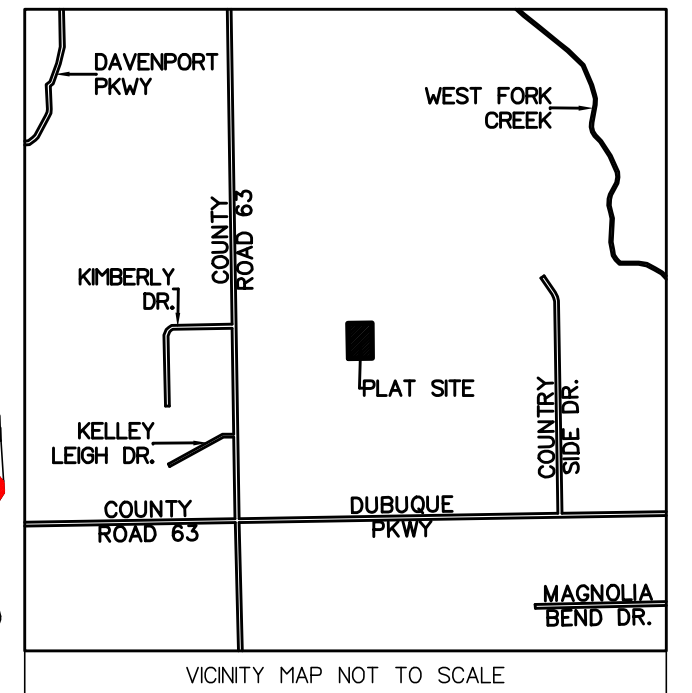
BRANDON MIDDLETON DATE _____ DINH V. HO, P.E. DISTRICT ENGINEER BCDD #5 DATE _____



THIS IS TO CERTIFY THAT I, KARL E. ATKINS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, LOT CORNERS AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

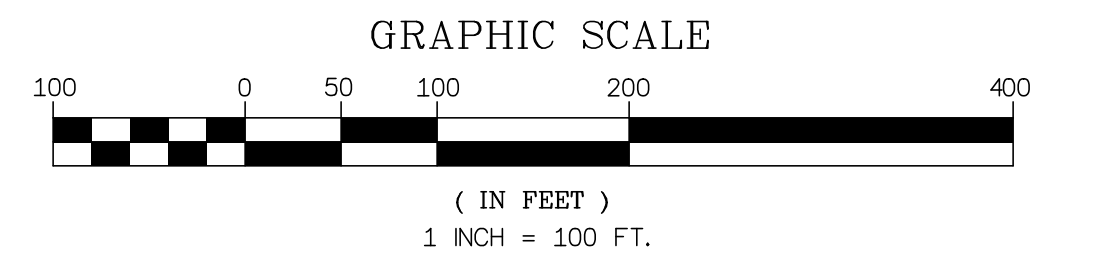
PRELIMINARY: This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey or plat.

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



LEGEND table with symbols for Record Call, Benchmark, Building Setback Line, Found Iron Pipe, Found Iron Rod, Found Iron Rod with Cap, Official Records Brazoria County Texas, Public Utility Easement, Right-of-Way, Adjoiner, Building Set Back Easement, and Plat Boundary.

PLAT BENCHMARK: SET 5/8" IRON ROD WITH CAP STAMPED "WATERLOO SURVEYORS" ELEVATION= 44.94'



EL ALANIZ ADDITION SECTION 2 FINAL PLAT. BLOCK A LOT 1-SINGLE FAMILY RESIDENTIAL 1.9986 ACRES (87060 SQ. FT.). OWNER: ELVA ALANZ 11615 COUNTY ROAD 65 IOWA COLONY, TEXAS 77583. WATERLOO SURVEYORS PO BOX 160176 AUSTIN, TEXAS 78716-0176 Phone: 512-481-9602 www.waterloosurveyors.com T.B.P.L.S. FIRM#10124400 Job #: H5188P DRAWN BY: CD PREPARED: 08/11/2025 SUBMITTED: 08/11/2025. DATE OF FIRST REVISION: 1/14/26 DATE OF SECOND REVISION: 1/20/26

Monday, March 30, 2026

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

Re: Amended Plat of Ellwood Section 1B
Letter of Recommendation to Approve
COIC Project No. 7786
Adico, LLC Project No. 710-26-002-012

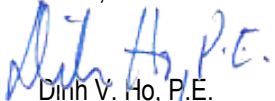
Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of the Amended Plat of Ellwood Section 1B, received on or about March 23, 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 March 23, 2026. Please provide at least two (2) sets of mylars and ten (10) folded prints of the plat Kayleen Rosser, City Secretary, by no later than Tuesday, March 31, 2026, for consideration at the April 7, 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: 710-26-002-012



10011 Meadowglen Ln.
Houston, Texas 77042
713.784.4500
EHRAinc.com

CORRECTION RESUBMITTAL MEMORANDUM

DATE: 03/23/2026

TO: City of Iowa Colony, Adico, LLC
205 East Edgewood Drive
Friendswood, TX 77546
PH: 832-895-1093

FROM: EHRA/Kaitlin Gile, Assistant Project Manager

RE: **Correction Submittal – Amended Plat Ellwood Section 1B
First Review
City of Iowa Colony Project No. 7786
Adico, LLC Project No. 710-26-002-012**

ENGINEER COMMENTS:

Provide a letter detailing the reason for the amendment.

Response: Please see the explanation below:

We identified an error on the original Ellwood Section 1B plat where the pipeline easement encroached into Lots 26, 27, and 28 of Block 1. We've modified the boundary of Reserve B to ensure the pipeline easement no longer encroaches into those lots. The boundary of Reserve A did not change. As a result, we've relocated a 14' utility easement and a 10' utility easement. Additionally, we've updated the parkland table. Please see the attached exhibit for reference.

Please let me know if you have any questions.

Sincerely,

Kaitlin Gile
EHRA
Assistant Project Manager

E4711

CITY OF IOWA COLONY APPROVAL

STATE OF TEXAS }
COUNTY OF BRAZORIA }

We, Beazer Homes Texas, L.P., a Delaware limited partnership, acting by and through Greg Coleman, Division Vice President Land Development of Beazer Homes Texas, L.P., a Delaware limited partnership, owner of the property subdivided in this plat, AMENDED PLAT ELLWOOD SECTION 1B, do hereby make subdivision of said property for and on behalf of said Beazer Homes of Texas, L.P., a Delaware 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 as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

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

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

IN TESTIMONY WHEREOF, Beazer Homes Texas, L.P., a Delaware limited partnership, has caused these presents to be signed by Greg Coleman, Division Vice President Land Development, Authorized Signatory of Beazer Homes Texas, L.P., a Delaware limited partnership, therunto authorized by this ____ day of _____, 2026.

OWNER
Beazer Homes Texas, L.P.,
A Delaware Limited Partnership

BY: _____
Print Name: Greg Coleman
Title: Division Vice President Land Development

CITY COUNCIL APPROVAL

Wil 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
Demand Woods
Planning and Zoning Commission Member

Date

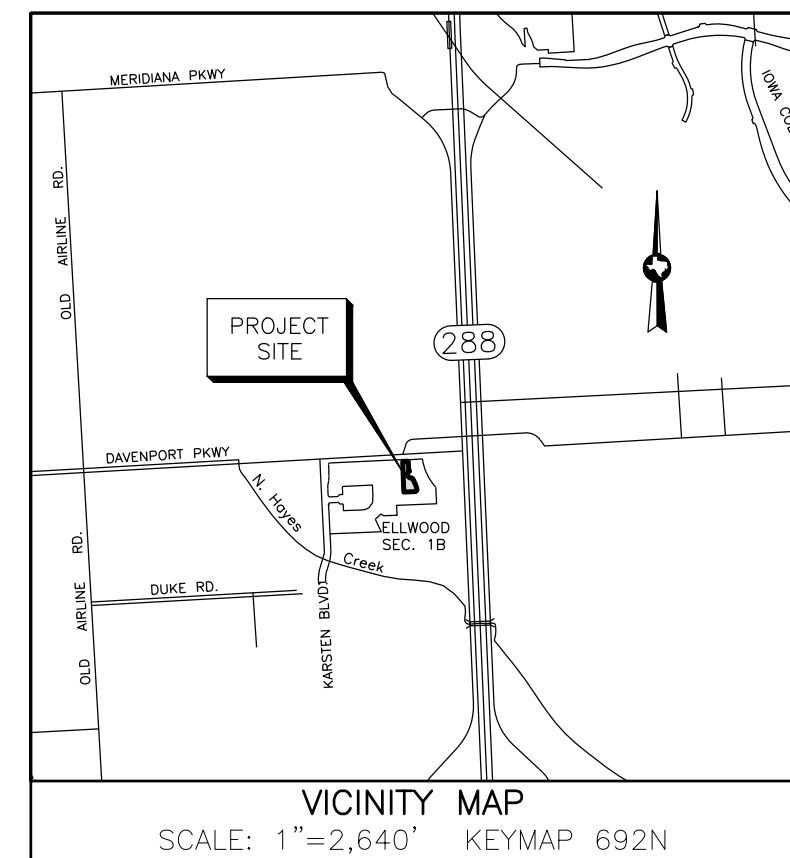
METES AND BOUNDS DESCRIPTION
AMENDED PLAT ELLWOOD SECTION 1B
BEING A 1.164 ACRE TRACT OF LAND LOCATED IN THE
W.H. DENNIS SURVEY, ABSTRACT NO. 512
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF A 1.164 ACRE TRACT OF LAND LOCATED IN THE W.H. DENNIS SURVEY, ABSTRACT NO. 512, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO KILB AIV LLC, DESCRIBED AS BEING 233.54 ACRES BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 20230363395 AND PART OF LOT 4733 OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 113 OF THE BRAZORIA COUNTY PLAT RECORDS; SAID 1.164 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (WITH BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch capped iron rod stamped "Baker & Lawson" called for and found for corner from which a TxDOT Type 1 concrete right-of-way monument bears North 35° West, a distance of 0.67 feet, in the westerly right-of-way line of State Highway 288 (based on the current Texas Department of Transportation (TxDOT) 2018 Alignment and Right-of-Way Maps), from which a 5/8-inch aluminum capped iron rod stamped "TxDOT" called for and found for corner in the arc of a non-tangent curve in the boundary of a called 8.429 acre tract recorded under B.C.C.F. NO. 2018032177 bears North 87°21'16" East, for a distance of 197.25 feet;

THENCE, South 02°48'45" East, for a distance of 25.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the northwest corner and POINT OF BEGINNING of the herein described tract;

- 1) THENCE, South 02°38'44" East, for a distance of 116.74 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner of the herein described tract;
2) THENCE, South 28°00'02" East, for a distance of 20.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the point of a non-tangent curve;
3) THENCE, in a southerly direction along the arc of a curve to the left having a radius of 50.00 feet, an arc length of 134.09 feet, an angle of 153°39'32", and a chord bearing South 14°49'48" East, for a distance of 97.37 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the point of a reverse curve;
4) THENCE, in a southerly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 26.41 feet, an angle of 65°07'16", and a chord bearing South 59°05'56" East, for a distance of 26.91 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the end of curve;
5) THENCE, South 26°32'18" East, for a distance of 65.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the point of a tangent curve;
6) THENCE, in a southerly direction along the arc of a curve to the right having a radius of 275.00 feet, an arc length of 87.96 feet, an angle of 18°19'35", and a chord bearing South 17°22'31" East, for a distance of 87.59 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the point of a compound curve;
7) THENCE, in a southerly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 41.81 feet, an angle of 95°49'43", and a chord bearing South 39°42'08" West, for a distance of 37.11 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the end of curve;
8) THENCE, South 87°37'00" West, for a distance of 164.69 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found the southwest corner of the herein described tract;
9) THENCE, North 02°02'05" West, for a distance of 416.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the northwest corner of the herein described tract;
10) THENCE, North 87°21'16" East, for a distance of 87.08 feet to the POINT OF BEGINNING, containing 1.164 acres of land.



BENCHMARK(S):
NGS MONUMENT # E 306 DISK FOUND 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

AMENDED PLAT
ELLWOOD SECTION 1B

BEING A SUBDIVISION OF 1.164 ACRES OUT OF THE W. H. DENNIS SURVEY, ABSTRACT NO 512, IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS; ALSO BEING AN AMENDED PLAT OF LOTS 26, 27, 28 AND RESERVE B OF BLOCK 1 OF ELLWOOD SECTION 1B AS RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS NUMBER 2025039969, BRAZORIA COUNTY, TEXAS

3 LOTS 1 BLOCK 1 RESERVE (0.410 ACRES)

PURPOSE OF AMENDING PLAT:
TO MODIFY THE BOUNDARY LINES OF LOTS 26, 27, 28 AND RESERVE B, TO UPDATE THE PARKLAND TABLE, TO RELOCATE A 14' UTILITY EASEMENT, AND TO RELOCATE A 10' UTILITY EASEMENT

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

FEBRUARY, 2026

ENGINEER/SURVEYOR



1011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

STATE OF ARIZONA }
COUNTY OF _____ }

BEFORE ME, the undersigned authority, on this day personally appeared Greg Coleman 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 _____, 2026.

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

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

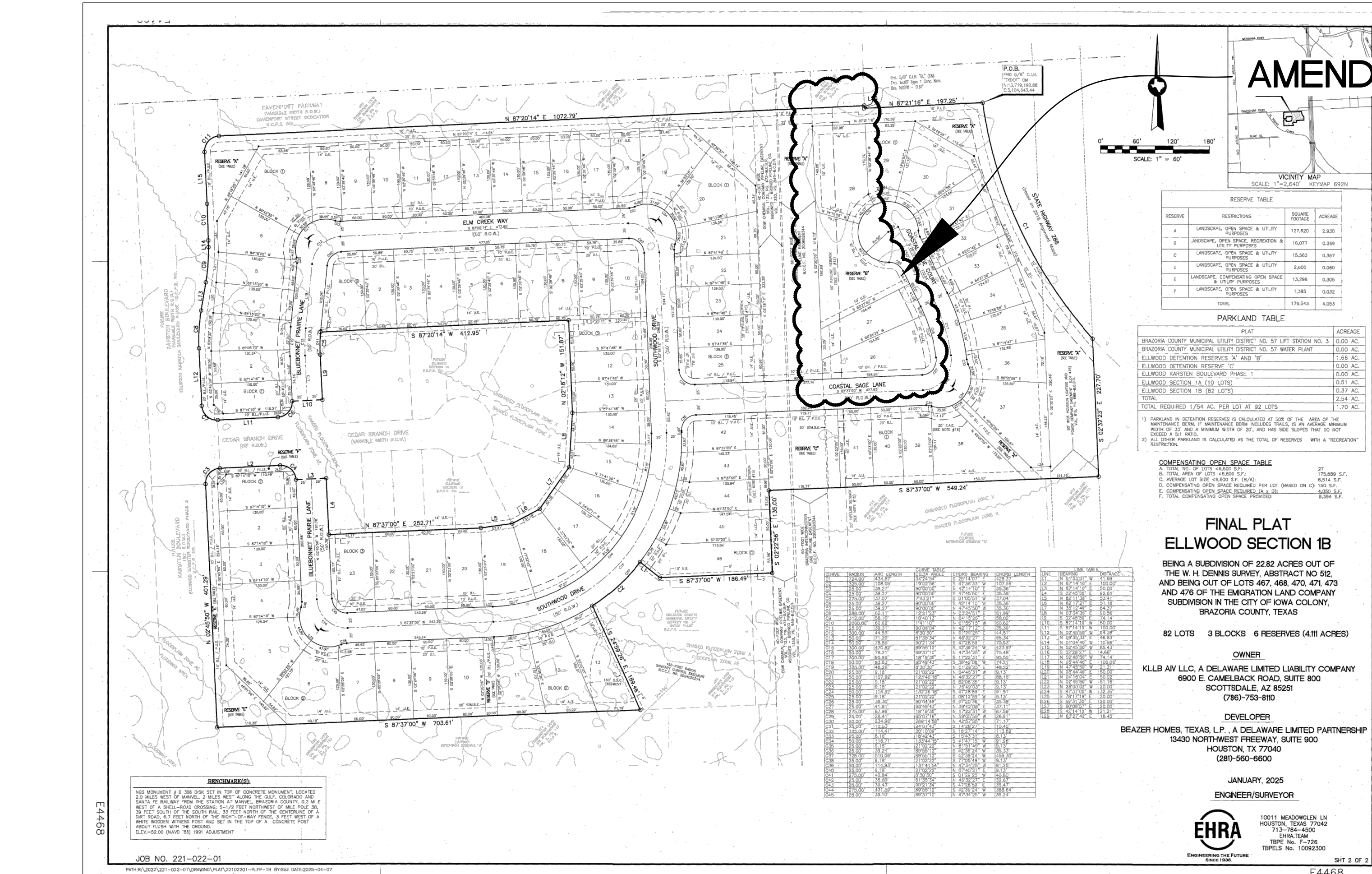
Charles Jurica, Registered Professional Land Surveyor
Texas Registration No. 6696

E4711

- 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 plot shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500", 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
C.M. indicates Controlling Monument
E.A.E. indicates Emergency Access Easement
FND. indicates Found
PG. indicates Page
PL indicates Pipeline
P.O.B. indicates Point Of Beginning
P.O.C. indicates Point of Commencing
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right of Way
S.T.M. S.E. indicates Storm Sewer Easement
S.S.C. indicates Sanitary Sewer Control
U.E. indicates Utility Easement
VOL. indicates Volume
(F) indicates found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
- indicates Street Break
 - The property subdivided in the foregoing plat lies within Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. 57, and Brazoria County Drainage District #5 (B.C.D.#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.

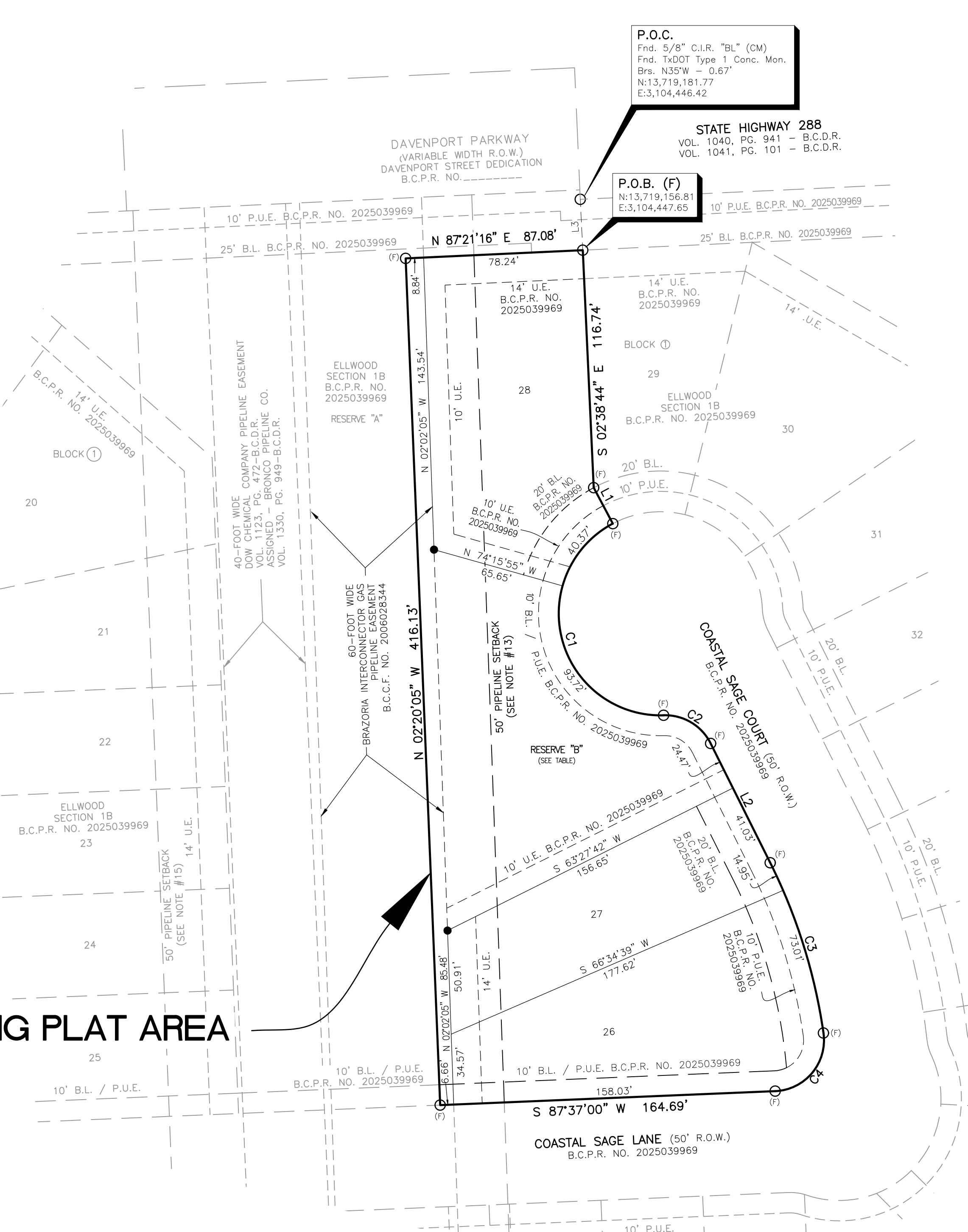
LINE	BEARING	DISTANCE
L1	S 28°00'02" E	20.00
L2	S 26°32'18" E	65.50
L3	S 02°48'45" E	25.00

CURVE	RADIUS	ARC LENGTH	CURVE TABLE	CHORD BEARING	CHORD LENGTH
C1	50.00'	13.49	15°39'32"	S 14°49'44" E	97.37
C2	25.00'	28.41'	65°07'16"	S 59°05'56" E	26.91'
C3	275.00'	87.96'	18°19'35"	S 17°22'31" E	87.59'
C4	25.00'	41.81'	95°49'43"	S 39°42'08" W	37.11'



- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0120K, dated December 30, 2020, the subject property shown hereon lies within unshaded "Zone X" (areas determined to be outside the 0.2% annual chance floodplain, areas in which flood hazards are undetermined, but possible).
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all easements and all restricted reserves.
- 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.
- Subject to Ordinance No. 2011-4 (Pipeline Setback Ordinance), no residential, commercial, or industrial structure, other than structures necessary to operate the Facility or Pipeline, shall be erected at or moved to a location nearer than fifty feet (50') to any Facility or Pipeline other than a low pressure pipeline distribution system pipeline as defined herein.

RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE
B	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	17,858	0.410
TOTAL		17,858	0.410



PLAT	ACREAGE
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 LIFT STATION NO. 3	0.00 AC.
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 WATER PLANT	0.00 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.66 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 1	0.00 AC.
ELLWOOD SECTION 1A (10 LOTS)	0.51 AC.
ELLWOOD SECTION 1B (82 LOTS)	0.37 AC.
AMENDED ELLWOOD SECTION 1B	0.04 AC.
TOTAL	2.58 AC.
TOTAL REQUIRED 1/54 AC. PER LOT AT 92 LOTS	1.70 AC.

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

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

AMENDED PLAT ELLWOOD SECTION 1B
BEING A SUBDIVISION OF 1.164 ACRES OUT OF THE W. H. DENNIS SURVEY, ABSTRACT NO 512, IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS; ALSO BEING AN AMENDED PLAT OF LOTS 26, 27, 28 AND RESERVE B OF BLOCK 1 OF ELLWOOD SECTION 1B AS RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS NUMBER 2025039969, BRAZORIA COUNTY, TEXAS

3 LOTS 1 BLOCK 1 RESERVE (0.410 ACRES)

PURPOSE OF AMENDING PLAT:
TO MODIFY THE BOUNDARY LINES OF LOTS 26, 27, 28 AND RESERVE B, TO UPDATE THE PARKLAND TABLE, TO RELOCATE A 14' UTILITY EASEMENT, AND TO RELOCATE A 10' UTILITY EASEMENT

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

FEBRUARY, 2026
ENGINEER/SURVEYOR

EHRA
ENGINEERING THE FUTURE SINCE 1936

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEXAS
TBPPE No. F-726
TBPPEL No. 10092300

Monday, March 23, 2026

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

Re: Ellwood Section 4B Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 7790
Adico, LLC Project No. 710-26-002-014

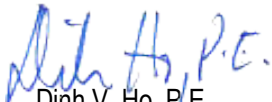
Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Ellwood Section 4B Preliminary Plat, received on or about March 17, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the preliminary plat as resubmitted on March 17, 2026. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, March 31, 2026, for consideration at the April 7, 2026, Planning and Zoning meeting.

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

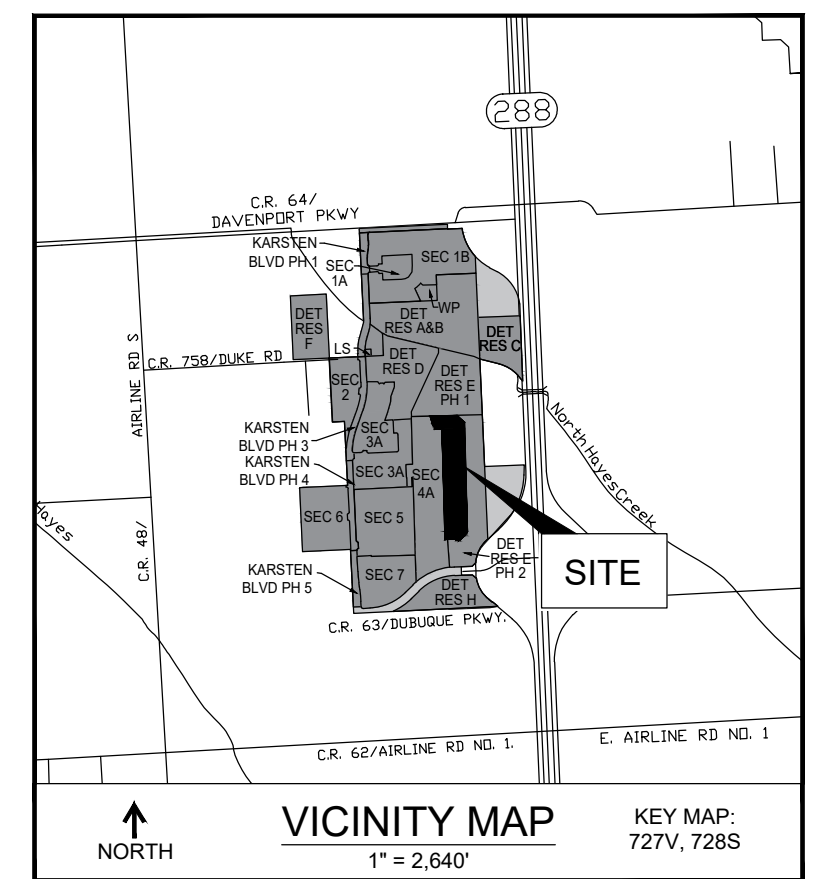
Sincerely, Adico, LLC


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

Cc: Rachel Patterson
Kayleen Rosser
File: 710-26-002-014

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. 48157C0475L, dated April 2, 2014, the property lies within Zone AE, Shaded Zone X and Unshaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Lines.
D.E. indicates Drainage Easement.
E.A.E. indicates Emergency Access Easement.
M.H. indicates Marsh.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.C. indicates Sanitary Sewer Control.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09 and as amended.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- Drainage plans to be provided prior to final plat submittal.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Ellwood Section 4B where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.
- Final plats are subject to the conditions and approval of the General Plan and adjacent plats.
- Approval of this plat is subject to final plat approval for Ellwood Section 4A.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S31°36'58"W	63.29'
L2	S50°50'46"W	63.29'
L3	S88°29'45"W	105.00'
L4	N01°30'15"W	50.00'
L5	S88°29'45"W	3.07'
L6	N16°03'33"W	130.00'

CURVE TABLE

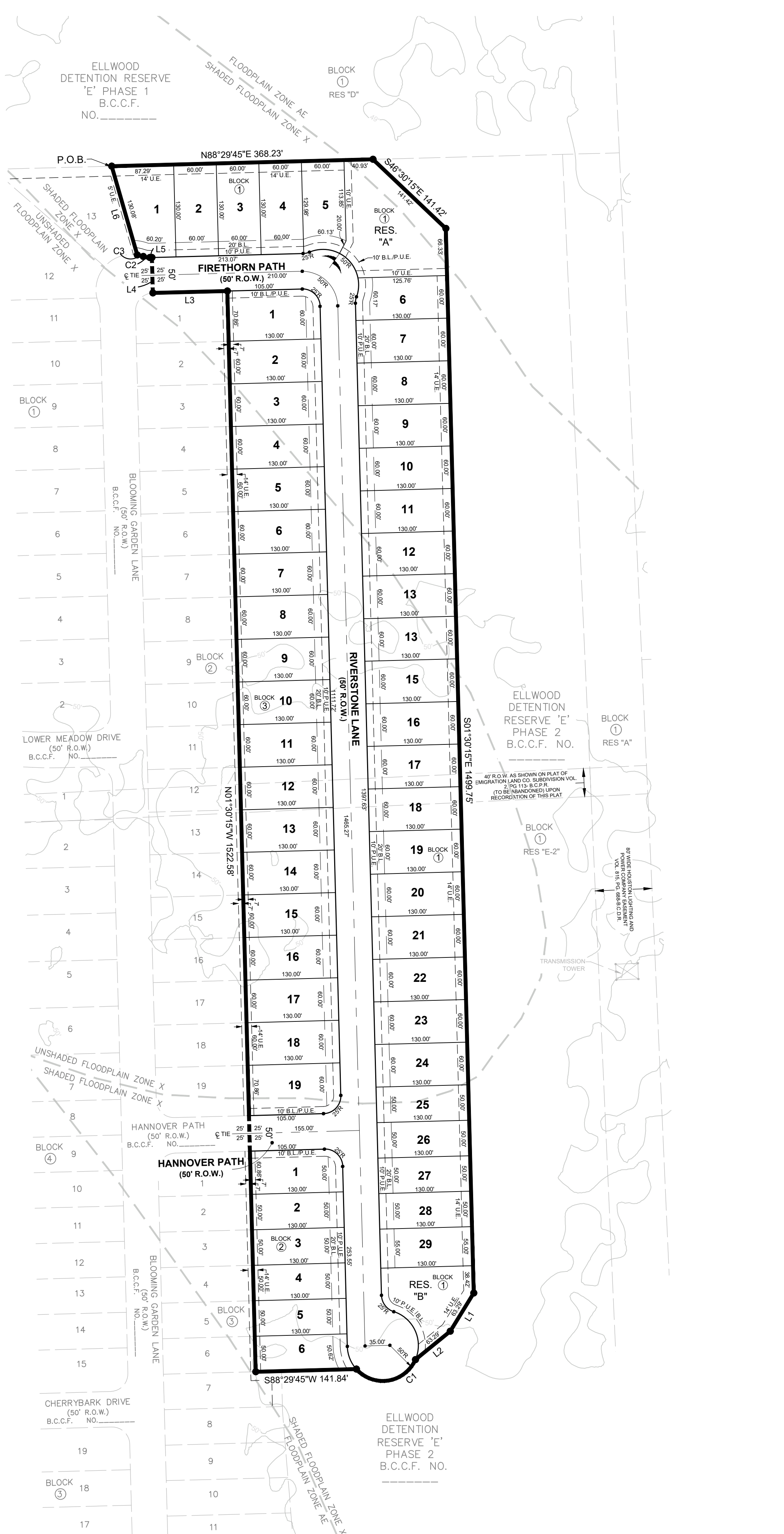
CURVE	RADIUS	BEARING	CHORD	LENGTH
C1	50.00'	S80°53'10"W	84.20'	100.10'
C2	25.00'	N80°59'04"W	9.13'	9.18'
C3	50.00'	N75°31'46"W	8.83'	8.84'

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	18,290.56	0.42
B	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	10,626.80	0.24
TOTAL		28,917.36	0.66

LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)
1	1	9,125.79
1	2	7,800.00
1	3	7,800.00
1	4	7,799.99
1	5	7,581.06
1	6	7,683.82
1	7	7,800.00
1	8	7,800.00
1	9	7,800.00
1	10	7,800.00
1	11	7,800.00
1	12	7,800.00
1	13	7,800.00
1	14	7,800.00
1	15	7,800.00
1	16	7,800.00
1	17	7,800.00
1	18	7,800.00
1	19	7,800.00
1	20	7,800.00
1	21	7,800.00
1	22	7,800.00
1	23	7,800.00
1	24	7,800.00
1	25	6,500.00
1	26	6,500.00
1	27	6,500.00
1	28	6,500.00
1	29	7,150.00
2	1	7,777.38
2	2	6,500.00
2	3	6,500.00
2	4	6,500.00
2	5	6,500.00
2	6	6,600.65
3	1	9,077.40
3	2	7,800.00
3	3	7,800.00
3	4	7,800.00
3	5	7,800.00
3	6	7,800.00
3	7	7,800.00
3	8	7,800.00
3	9	7,800.00
3	10	7,800.00
3	11	7,800.00
3	12	7,800.00
3	13	7,800.00
3	14	7,800.00
3	15	7,800.00
3	16	7,800.00
3	17	7,800.00
3	18	7,800.00
3	19	9,077.67



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 1B AMENDING PLAT (0 LOTS)	0.04 AC.
ELLWOOD SECTION 2 (26 LOTS)	0.47 AC.
ELLWOOD SECTION 3A (38 LOTS)	0.42 AC.
ELLWOOD SECTION 3B (39 LOTS)	0.00 AC.
ELLWOOD SECTION 4A (67 LOTS)	0.45 AC.
ELLWOOD SECTION 4B (54 LOTS)	0.66 AC.
ELLWOOD SECTION 5 (75 LOTS)	1.52 AC.
ELLWOOD SECTION 6 (54 LOTS)	0.30 AC.
ELLWOOD SECTION 7 (45 LOTS)	1.03 AC.
TOTAL	13.21 AC.
TOTAL REQUIRED 1/54 AC. PER LOT AT 490 LOTS	9.07 AC.

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

LAND USE TABLE

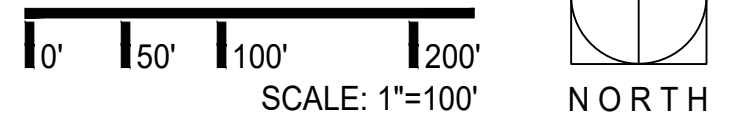
PLAT	SF - 60's	SF - 50's	COMM.	INST.	ARTERIALS & PARKS & COLLECTOR DRN SPACES	TOTAL
BCMD NO. 57 LIFT STATION NO. 3	-	-	-	0.18 AC.	-	0.18 AC.
BCMD NO. 57 WATER PLANT	-	-	-	1.34 AC.	-	1.34 AC.
DAVENPORT PKWY. ST. DEDICATION	-	-	-	1.48 AC.	-	1.48 AC.
ELLWOOD RECREATION RESERVE	-	-	-	-	1.77 AC.	1.77 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	-	24.76 AC.	24.76 AC.
ELLWOOD DETENTION RESERVE 'C'	-	-	9.11 AC.	-	-	9.11 AC.
ELLWOOD DETENTION RESERVE 'D'	-	-	-	-	15.10 AC.	15.10 AC.
ELLWOOD DETENTION RESERVE 'E' PH 1	-	-	-	-	15.29 AC.	15.29 AC.
ELLWOOD DETENTION RESERVE 'E' PH 2	-	-	-	-	14.12 AC.	14.12 AC.
ELLWOOD DETENTION RESERVE 'F'	-	-	-	0.46 AC.	9.55 AC.	10.01 AC.
ELLWOOD DETENTION RESERVE 'H'	-	-	-	-	9.33 AC.	9.33 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	1.58 AC.	-	1.58 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	2.12 AC.	0.34 AC.	2.46 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	2.82 AC.	0.03 AC.	2.85 AC.
ELLWOOD KARSTEN BLVD. PH. 4 ST. DEDICATION	-	-	-	2.39 AC.	0.04 AC.	2.43 AC.
ELLWOOD 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 1B AMENDING PLAT	-	-	-	-	0.04 AC.	0.04 AC.
ELLWOOD SECTION 2	-	4.82 AC.	-	-	3.40 AC.	8.22 AC.
ELLWOOD SECTION 3A	7.86 AC.	-	-	-	3.03 AC.	10.89 AC.
ELLWOOD SECTION 3B	7.92 AC.	-	-	-	2.08 AC.	10.00 AC.
ELLWOOD SECTION 4A	7.96 AC.	4.63 AC.	-	-	8.54 AC.	21.06 AC.
ELLWOOD SECTION 4B	9.89 AC.	2.12 AC.	-	-	0.66 AC.	12.67 AC.
ELLWOOD SECTION 5	-	15.29 AC.	-	-	1.99 AC.	17.28 AC.
ELLWOOD SECTION 6	-	11.63 AC.	-	-	1.75 AC.	13.37 AC.
ELLWOOD SECTION 7	-	8.23 AC.	-	-	1.03 AC.	9.26 AC.
TOTAL	37.78 AC.	59.89 AC.	9.11 AC.	1.52 AC.	12.41 AC.	121.80 AC.
	(15.6%)	(24.6%)	(3.8%)	(0.6%)	(5.1%)	(50.3%)

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, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND. ELEV.=52.00 (NAVD 88) 1991 ADJUSTMENT

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



Ellwood Section 4B Preliminary Plat

Being a subdivision of 12.47 acres out of the W. H. Dennis Survey, A-512, in the City of Iowa Colony, Brazoria County, Texas.

54 Lots, 3 Blocks and 2 Reserves.
Owner: KLLB AIV, LLC, a Texas Limited Partnership

March 11, 2026

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

EHRA JOB NO. 221-022-04
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, March 30, 2026

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

Re: Avery Crossing Section 3 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 7797
Adico, LLC Project No. 710-26-002-015

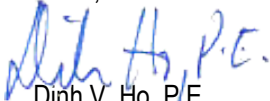
Dear Ms. Leal:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Avery Crossing Section 3 Preliminary Plat, received on or about March 23, 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 March 23, 2026. Please provide ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, March 31, 2026, for consideration at the April 7, 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: 710-26-002-015

GENERAL NOTES:

- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NOS. 48039C105K & 48039V15K (DECEMBER 30, 2023) THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
- THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THE LOCATION OF THE FLOOD ZONE WAS DETERMINED BY SCALING FROM SAID FEMA MAP. THE ACTUAL LOCATION, AS DETERMINED BY ELEVATION CONTOURS, MAY DIFFER.
- THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES IN BRAZORIA COUNTY AND THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD 98, AND IOWA COLONY DRAINAGE DISTRICT.
- PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK, OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS.
- THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
- THE APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE TWELVE (12) MONTHS AFTER CITY COUNCIL APPROVAL UNLESS THE FINAL PLAT HAS BEEN SUBMITTED FOR FINAL APPROVAL DURING THAT TIME. AN EXTENSION OF TIME MAY BE GIVEN AT THE DISCRETION OF THE CITY COUNCIL FOR A SINGLE EXTENSION PERIOD OF SIX (6) MONTHS.
- DRAINAGE PLANS TO BE PROVIDED PRIOR TO FINAL PLAT SUBMITTAL.
- ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORD PLAT THE ONE FOOT RESERVE SHALL HEREOFOR BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE 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.

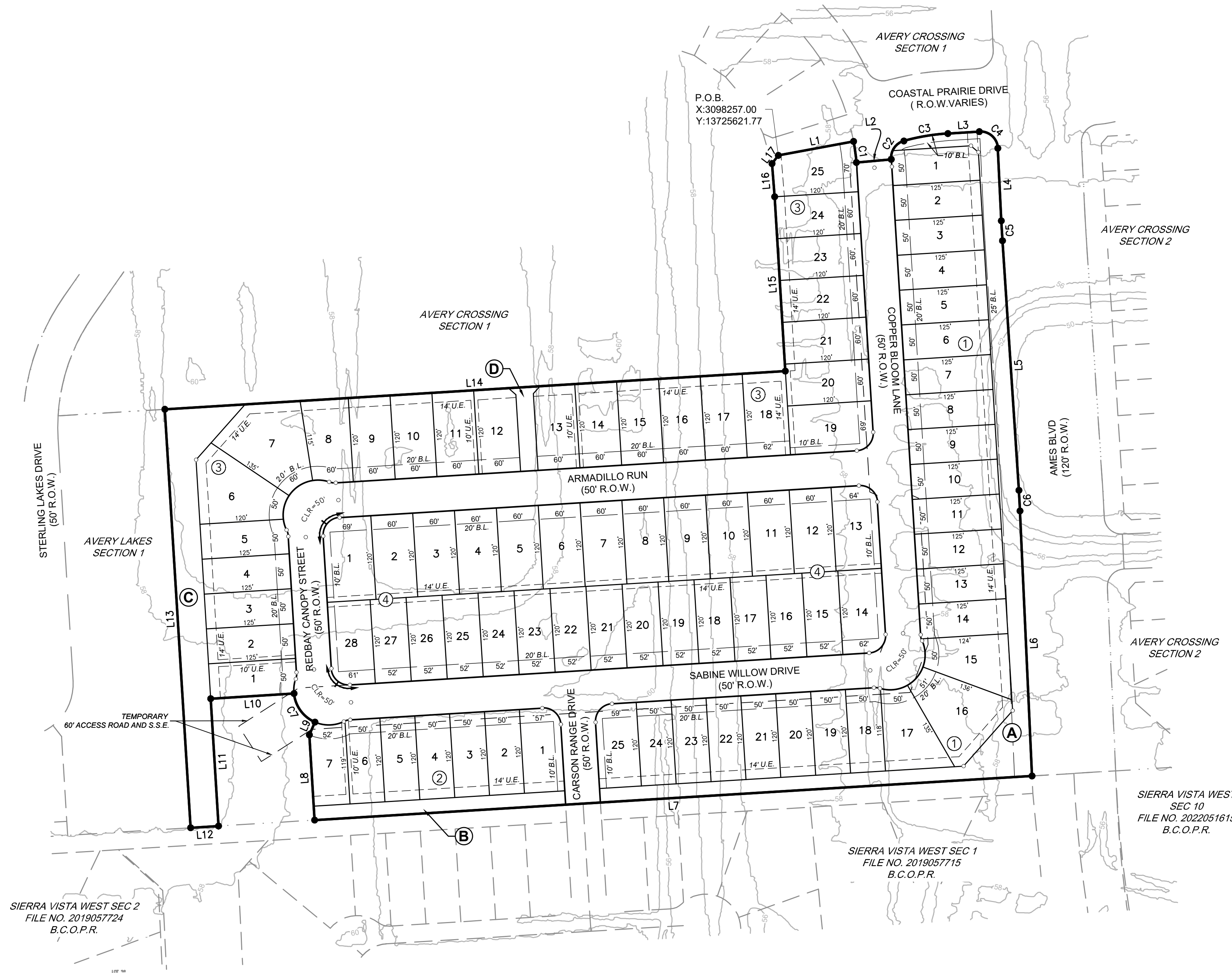


Vicinity Map
1 inch = 1/2 mile

OVERALL PARKLAND ANALYSIS		
SECTION	LOTS	ACRES OF OPEN SPACE / PARK LAND REQUIRED
AVERY CROSSING SEC 1	84	1.6
AVERY CROSSING SEC 2	84	1.6
AVERY CROSSING SEC 3	85	1.6
AVERY LAKES SEC 1	82	1.5
AVERY LAKES SEC 2	86	1.6
AVERY LAKES SEC 3	94	1.7
TOTAL	515	9.6

LINE TABLE		CURVE TABLE						
LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
L1	N 79°31'38" E	109.55'	C1	325.00'	5°21'11"	30.36'	S 07°47'47" E	30.35'
L2	N 84°52'49" E	50.00'	C2	25.00'	79°34'18"	34.72'	N 34°40'38" E	32.00'
L3	N 86°28'51" E	45.08'	C3	305.00'	12°01'04"	63.97'	N 80°28'19" E	63.86'
L4	S 02°43'18" E	103.97'	C4	25.00'	90°47'51"	39.62'	S 48°07'13" E	35.60'
L5	S 03°46'04" E	357.99'	C5	1,560.00'	1°02'46"	28.48'	S 03°14'41" E	28.48'
L6	S 02°35'21" E	379.65'	C6	1,440.00'	1°10'42"	29.62'	S 03°10'42" E	29.62'
L7	S 86°28'51" W	1,028.91'	C7	50.00'	60°48'43"	53.07'	N 36°12'33" W	50.61'
L8	N 03°31'09" W	122.17'						
L9	N 23°23'06" E	20.00'						
L10	S 86°28'51" W	119.63'						
L11	S 03°31'09" E	182.60'						
L12	S 86°28'51" W	40.00'						
L13	N 03°31'09" W	600.00'						
L14	N 86°28'51" E	889.98'						
L15	N 03°31'09" W	250.00'						
L16	N 04°33'56" W	47.58'						
L17	N 37°27'15" E	14.85'						

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.945	41,160	RESTRICTED TO LANDSCAPE / OPEN SPACE
B	0.165	7,200	RESTRICTED TO LANDSCAPE / OPEN SPACE
C	0.616	26,813	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
D	0.071	3,100	RESTRICTED TO LANDSCAPE / OPEN SPACE
TOTAL	1.797	78,272	



- 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

A PRELIMINARY PLAT OF
AVERY CROSSING SECTION 3

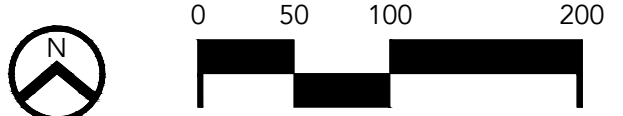
±20.0 ACRES
85 LOTS (50'/60' x 120' TYP.) AND
4 RESTRICTED RESERVES IN 4 BLOCKS

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

OWNER:
ALLIED DEVELOPMENT

PLANNER:
LJA PLANNING & LANDSCAPE ARCHITECTURE

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



LJA# 5522-1000 03.30.2026

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.

Monday, March 30, 2026

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

Re: Avery Lakes Section 1 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 7798
Adico, LLC Project No. 710-26-002-016

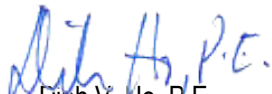
Dear Ms. Leal:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of Avery Lakes Section 1 Preliminary Plat, received on or about March 30, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

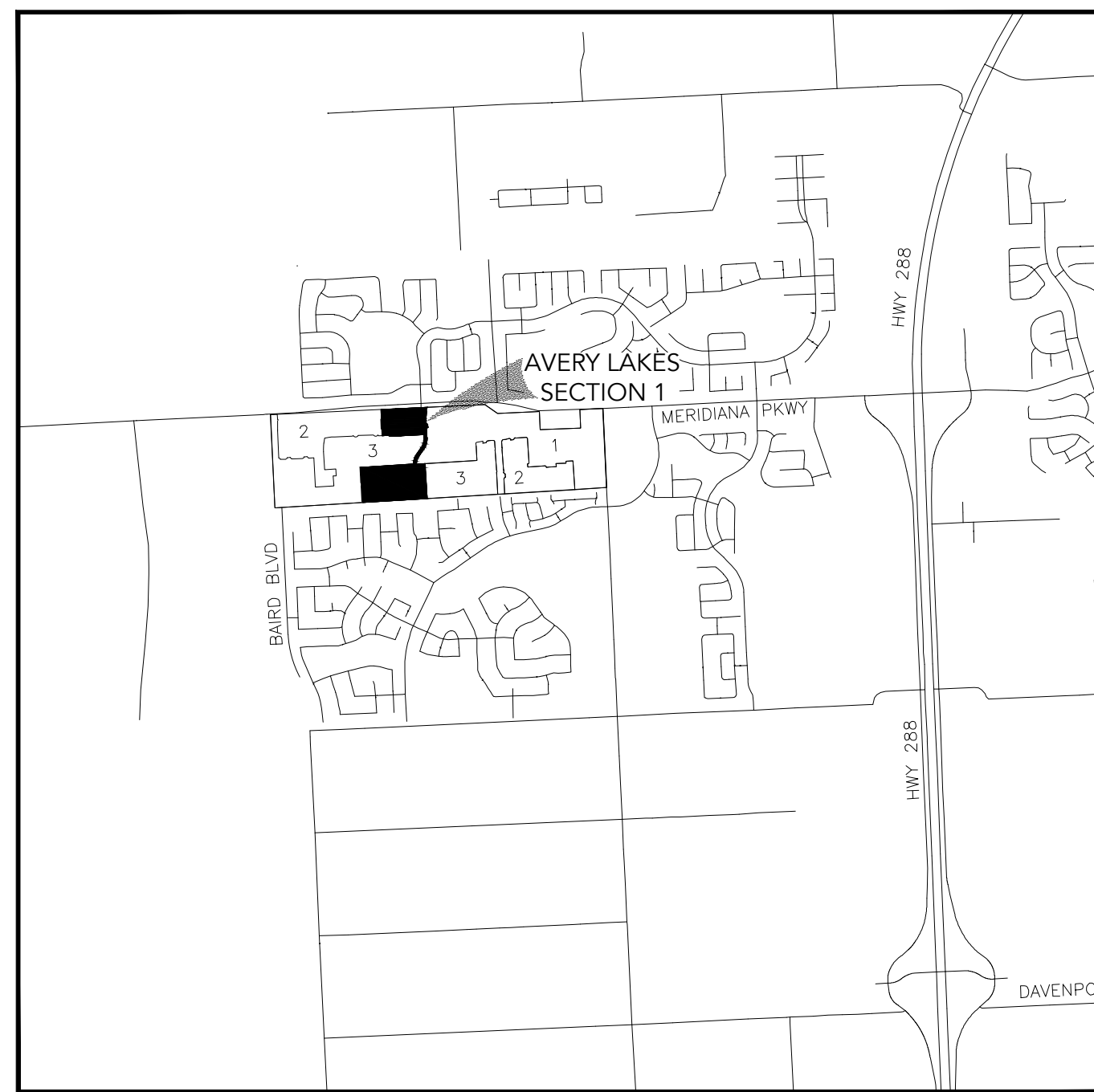
Based on our review, we have no objection to the plat as resubmitted on March 30, 2026. Please provide ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, March 31, 2026, for consideration at the April 7, 2026, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC

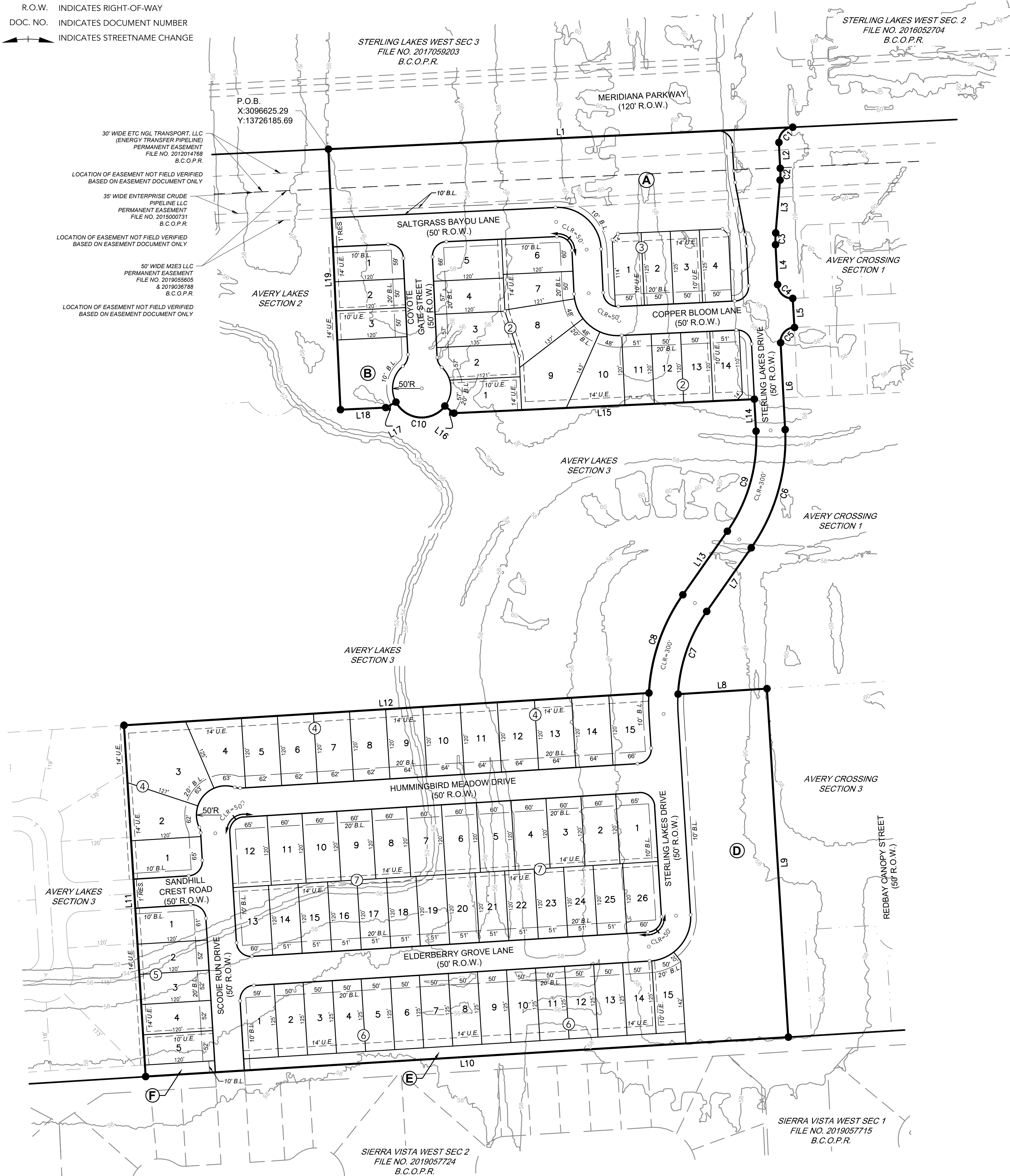

Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Rachel Patterson
Kayleen Rosser
File: 710-26-002-016



Vicinity Map
1 inch = 1/2 mile

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



OVERALL PARKLAND ANALYSIS		
SECTION	LOTS	ACRES OF OPEN SPACE / PARK LAND REQUIRED
AVERY CROSSING SEC 1	84	1.6
AVERY CROSSING SEC 2	84	1.6
AVERY CROSSING SEC 3	85	1.6
AVERY LAKES SEC 1	82	1.5
AVERY LAKES SEC 2	86	1.6
AVERY LAKES SEC 3	94	1.7
TOTAL	515	9.6

LINE TABLE			CURVE TABLE					
LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
L1	N 87°18'07" E	798.68'	C1	25.00'	90°16'44"	39.39'	S 42°09'45" W	35.44'
L2	S 02°58'36" E	44.42'	C2	150.00'	7°44'07"	20.25'	S 00°53'27" W	20.24'
L3	S 04°45'30" W	91.16'	C3	150.00'	7°44'07"	20.25'	S 00°53'27" W	20.24'
L4	S 02°58'36" E	68.64'	C4	25.00'	89°40'59"	39.13'	S 47°49'06" E	35.26'
L5	S 03°17'37" E	50.00'	C5	25.00'	90°19'01"	39.41'	S 42°10'54" W	35.45'
L6	S 02°58'36" E	149.59'	C6	325.00'	37°57'17"	215.29'	S 16°00'02" E	211.38'
L7	S 34°58'40" W	133.33'	C7	275.00'	31°44'12"	152.33'	S 19°06'34" W	150.39'
L8	N 86°28'51" E	153.09'	C8	325.00'	31°53'38"	180.91'	N 19°01'51" E	178.59'
L9	S 03°31'09" E	600.00'	C9	275.00'	37°57'17"	182.17'	N 16°00'02" E	178.86'
L10	S 86°28'51" W	1,106.36'	C10	50.00'	114°37'04"	100.02'	N 85°20'45" W	84.16'
L11	N 03°31'09" W	605.00'						
L12	N 86°28'51" E	903.51'						
L13	N 34°58'40" E	133.33'						
L14	N 02°58'36" W	55.00'						
L15	S 87°20'24" W	516.50'						
L16	N 52°39'17" W	20.00'						
L17	S 61°57'47" W	20.00'						
L18	S 87°20'24" W	77.75'						
L19	N 02°39'36" W	448.32'						

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	2.333	101,617	RESTRICTED TO LANDSCAPE / OPEN SPACE / PIPELINE / PARK / UTILITIES
B	0.288	12,556	RESTRICTED TO LANDSCAPE / OPEN SPACE / PARK
C	0.053	2,318	RESTRICTED TO LANDSCAPE / OPEN SPACE
D	2.228	97,050	RESTRICTED TO LANDSCAPE / OPEN SPACE / REC
E	0.349	15,200	RESTRICTED TO LANDSCAPE / OPEN SPACE
F	0.055	2,400	RESTRICTED TO LANDSCAPE / OPEN SPACE
TOTAL	5.306	231,141	

DISCLAIMER AND LIMITED WARRANTY

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

GENERAL NOTES:

- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NOS. 48039C105K & 48039C115K (DECEMBER 30, 2023) 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 REPLIED UPON AS A FINAL SURVEY DOCUMENT.
- THE APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE TWELVE (12) MONTHS AFTER CITY COUNCIL APPROVAL UNLESS THE FINAL PLAT HAS BEEN SUBMITTED FOR FINAL APPROVAL DURING THAT TIME. AN EXTENSION OF TIME MAY BE GIVEN AT THE DISCRETION OF THE CITY COUNCIL FOR A SINGLE EXTENSION PERIOD OF SIX (6) MONTHS.
- DRAINAGE PLANS TO BE PROVIDED PRIOR TO FINAL PLAT SUBMITTAL.
- ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORD PLAT THE ONE FOOT RESERVE SHALL HEREOFOR BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- OWNERS DO HEREBY CERTIFY THAT THEY ARE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF (NAME AND SECTION) WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACRES.
- 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.

A PRELIMINARY PLAT OF
AVERY LAKES SECTION 1

±24.1 ACRES
82 LOTS (50'/60' x 120' TYP.) AND
6 RESTRICTED RESERVES IN 7 BLOCKS

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

OWNER:
ALLIED DEVELOPMENT

PLANNER:
LJA PLANNING & LANDSCAPE ARCHITECTURE

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

LJA# 5522-1000

03.30.2026

Tuesday, March 31, 2026

Lacey Bell
LJA Engineering
3600 W. Sam Houston Pkwy S, Ste. 600
Houston, TX 77042
lbell@lja.com

Re: Caldwell Bullard Parkway Phase 3 Street Dedication Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 7778
Adico, LLC Project No. 710-26-002-010

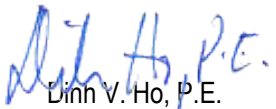
Dear Ms. Bell:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Caldwell Bullard Parkway Phase 3 Street Dedication Preliminary Plat, received on or about March 31, 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. Please provide ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, March 31, 2026, for consideration at the April 7, 2026, Planning and Zoning Commission meeting.

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

Sincerely,
Adico, LLC



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

Cc: Rachel Patterson
Kayleen Rosser
File: 710-26-002-010

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ERNEST S. LOEB, VICE PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS, HERINAFTER REFERRED TO AS OWNERS OF THE 5.495 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF BULLARD PARKWAY PHASE 3 STREET DEDICATION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND 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 PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND 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. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS, AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS LOCATED ON SAID PLAT, FOR DRAINAGE PURPOSES, FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE DITCHES SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF BULLARD PARKWAY PHASE 3 STREET DEDICATION 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.

IN TESTIMONY WHEREOF, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ERNEST S. LOEB, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 2024.

D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: ERNEST S. LOEB, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNEST S. LOEB, VICE PRESIDENT OF D.R. HORTON-TEXAS, 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 THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

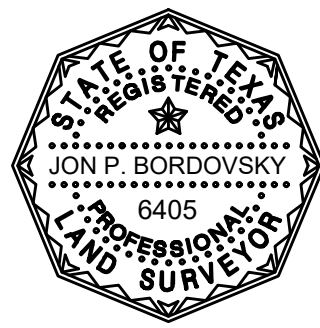
THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KATHLEEN KINCHEN, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.



KATHLEEN KINCHEN, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 136244



JON P. BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

WE, BROADWAY NATIONAL BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS CALDWELL BULLARD PARKWAY PHASE 3 STREET DEDICATION, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2021062775, 2021062777, 2021062745, 2023043501, 2023056317, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BROADWAY NATIONAL BANK

BY: _____

PRINT NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WE, DRHI, INC., A DELAWARE CORPORATION, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS CALDWELL BULLARD PARKWAY PHASE 3 STREET DEDICATION, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 22021062776, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

DRHI, INC., A DELAWARE CORPORATION

BY: _____

PRINT NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CITY OF IOWA COLONY APPROVAL

DAVID HURST, CHAIRMAN
PLANNING & ZONING COMMISSION MEMBER

WIL KENNEDY, MAYOR

ROBERT WALL,
PLANNING & ZONING COMMISSION MEMBER

MCLEAN BARNETT, COUNCIL MEMBER

LES HOSEY,
PLANNING & ZONING COMMISSION MEMBER

ARNETTA HICKS-MURRAY, COUNCIL MEMBER

WARREN DAVIS JR.,
PLANNING & ZONING COMMISSION MEMBER

MARQUETTE GREENE-SCOTT, COUNCIL MEMBER

BRENDA DILLON,
PLANNING & ZONING COMMISSION MEMBER

TIM VARLACK, COUNCIL MEMBER

PLANNING & ZONING COMMISSION MEMBER

KAREEM BOYCE, COUNCIL MEMBER

TERRY HAYES,
PLANNING & ZONING COMMISSION MEMBER

SYDNEY HARGRODER, COUNCIL MEMBER

DINH HO P.E., CITY ENGINEER

DATE

DATE

APPROVED BY THE BOARD OF COMMISSIONERS ON _____

BRAZORIA DRAINAGE DISTRICT NO. 4

DISTRICT ENGINEER

I, JON P. BORDOVSKY, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION WAS PREPARED FROM AN ACTUAL SURVEY OF THE PARENT TRACT PROPERTY, MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE OF THE PERIMETER BOUNDARY ONLY WILL BE MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "GBI PARTNERS" UNLESS OTHERWISE NOTED AT THE TIME OF RECORDATION AND THE PLAT CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF MAD 1983, SOUTH CENTRAL ZONE. (SEE NOTE 7)

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN THE DISTRICT'S "RULES, REGULATIONS AND GUIDELINES" AND THESE APPROVED DRAINAGE PLANS AND/OR PLAT, THE DISTRICT'S "RULES, REGULATIONS & GUIDELINES" SHALL GOVERN AND PREVAIL. ANY APPROVED VARIANCES SHALL BE ITEMIZED ON THE COVER SHEET AND PLACED ON THE APPROPRIATE SHEET WHERE APPLICABLE. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

BDD4 REF. ID# XX-XXXXXX

BRAZORIA DRAINAGE DISTRICT 4 NOTES:

- 1. ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED
- 2. PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERECTED IN A DRAINAGE EASEMENT, ACCESS EASEMENT, OR FEE STRIP.
- 3. MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
- 4. CONTRACTOR SHALL NOTIFY THE DISTRICT'S INSPECTOR AT LEAST FORTY-EIGHT (48) HOURS BEFORE BEGINNING WORK AND TWENTY-FOUR(24) HOURS BEFORE PLACING ANY CONCRETE.
- 5. THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
- 6. APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM, AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
- 7. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
- 8. THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS, AND/OR ANY OTHER RIGHT-OF-WAY ACROSS THIRD PARTIES' PROPERTIES FOR PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
- 9. DRAINAGE EASEMENTS SHALL BE USED ON FOR THE PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RECONSTRUCTING OF A DRAINAGE FACILITIES, AND ANY AND ALL RELATED EQUIPMENT AND FACILITIES TOGETHER WITH ANY AND ALL NECESSARY INCIDENTALS AND APPURTENANCES THERETO IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA. THE DISTRICT'S SUCCESSORS, ASSIGNS, AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES SHALL AT ALL PRESENT AND FUTURE TIMES, HAVE THE RIGHT AND PRIVILEGE OF INGRESS AND EGRESS IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA.
- 10. ACCESS EASEMENTS SHALL BE USED FOR INGRESS AND EGRESS TO THE DISTRICT'S DRAINAGE FACILITIES AND SHALL BE KEPT CLEAR OF ANY AND ALL OBSTRUCTIONS.
- 11. AN AS-BUILT CERTIFICATE AND AS-BUILT SURVEY ARE REQUIRED TO BE SUBMITTED TO THE DISTRICT BEFORE A CERTIFICATE OF COMPLIANCE CAN BE ISSUED. CONTACT THE DISTRICT'S INSPECTOR FOR FURTHER CLARIFICATION.
- 12. ALL DRAINAGE PLANS AND PLATS SHALL BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS & GUIDELINES. BOARD APPROVAL OF A DRAINAGE PLAN OR PLAT DOES NOT CONSTITUTE PERMISSION TO DEVIATE, DEVIATION FROM THE DISTRICT'S RULES, REGULATIONS & GUIDELINES IS ONLY AUTHORIZED AND ALLOWED BY A SEPARATE REQUIRED FOR VARIANCE WHICH WAS APPROVED BY THE BOARD. ANY BOARD APPROVED VARIANCE SHALL BE REFERENCED ON THE PLAN COVER PAGE AND ON THE APPROPRIATE SHEET WHERE APPLICABLE. THE USE OF THE TERM "GUIDELINES" HEREIN DOES NOT AFFECT THE MANDATORY NATURE OF THESE RULES, REGULATIONS & GUIDELINES.

BRAZORIA DRAINAGE DISTRICT NO. 5 NOTES:

- 1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.
- 2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- 3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WITH THE EXCEPTION OF _____, WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS, AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL MAINTAIN THE RIGHTS, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
- 5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- 6. THIS RURAL COMMERCIAL SITE EMPLOYS A NATURAL DRAINAGE SYSTEM, WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SITE THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR ON THE SITE TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
- 7. LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 46.5 PERCENT. THE DRAINAGE AND /OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT, IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
- 8. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
- 9. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
- 10. 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.
- 11. DEDICATED INGRESS/EGRESS ACCESSSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 (SEE DISTRICT RESOLUTION NO 2007-06 & NO 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5'S LOCK.
- 12. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
- 13. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- 14. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- 15. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A RECORDED DOCUMENT.

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

LEE WALDEN, P.E. DATE _____
PRESIDENT

KERRY OSBURN DATE _____
VICE PRESIDENT

BRANDON MIDDLETON DATE _____
SECRETARY/TREASURER

NAZAR SABTI DATE _____
DISTRICT ENGINEER

BDD5 REF. ID# B230013

NOTE: PROJECT FIELD STARTUP WILL START WITHIN 365 CALENDAR DAYS FROM HERE SHOWN. CONTINUOUS AND REASONABLE FIELD WORK IS EXPECTED.

BEING A TRACT CONTAINING 5.495 ACRES OF LAND, LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, LOT 58, ABSTRACT NUMBER 516, AND THE H.T. & B.R.R. COMPANY SURVEY, LOT 68, ABSTRACT NUMBER 561, IN BRAZORIA COUNTY, TEXAS; SAID 5.495 ACRE TRACT BEING A PORTION OF A CALL 40 ACRE TRACT RECORDED IN THE NAME OF E.R.M. HOLDINGS, INC. IN FILE NUMBER 2015023601 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY (O.P.R.B.C.), A PORTION OF A CALL 29.88 ACRE TRACT RECORDED IN THE NAME OF DOMINIC JOSEPH MAGNABOSCO IN FILE NUMBER 2020035285 OF THE O.P.R.B.C., A PORTION OF A CALL 10.00 ACRE TRACT RECORDED IN THE NAME OF CHRISTY NOD IN FILE NUMBER 2020011424 OF THE O.P.R.B.C., A PORTION OF A CALL 3.132 ACRE TRACT STYLED AS TRACT 2 AND RECORDED IN THE NAME OF D.R. HORTON-TEXAS, LTD. IN FILE NUMBER 2023008017 OF THE O.P.R.B.C. AND A PORTION OF A CALL 306.158 ACRE TRACT STYLED AS PARCEL 3 AND RECORDED IN THE NAME OF 608 COLONY INVESTMENT, LTD. IN FILE NUMBER 2021062781 OF THE O.P.R.B.C.; SAID 5.495 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BEING BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, AS DERIVED FROM GPS OBSERVATIONS):

BEGINNING AT THE NORTHWESTERLY CORNER OF RESERVE "A", STERLING LAKES NORTH SEC 6, A SUBDIVISION RECORDED IN FILE NUMBER 202015890 OF THE O.P.R.B.C. AND BEING ON THE EASTERLY LINE OF AFORESAID 29.88 ACRE TRACT;

THENCE, THROUGH AND ACROSS SAID 29.88 ACRE TRACT, SAID 10.00 ACRE TRACT, SAID 3.132 ACRE TRACT, SAID 306.158 ACRE TRACT AND SAID 40 ACRE TRACT, THE FOLLOWING SEVENTEEN (17) COURSES:

SOUTH 86 DEGREES 48 MINUTES 27 SECONDS WEST, A DISTANCE OF 421.86 FEET;

122.64 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1940.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 37 MINUTES 19 SECONDS AND A CHORD THAT BEARS SOUTH 84 DEGREES 59 MINUTES 47 SECONDS WEST, A DISTANCE OF 122.62 FEET;

SOUTH 83 DEGREES 11 MINUTES 08 SECONDS WEST, A DISTANCE OF 410.29 FEET;

139.85 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2060.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 53 MINUTES 23 SECONDS AND A CHORD THAT BEARS SOUTH 85 DEGREES 07 MINUTES 49 SECONDS WEST, A DISTANCE OF 139.82 FEET;

SOUTH 87 DEGREES 04 MINUTES 31 SECONDS WEST, A DISTANCE OF 743.52 FEET;

47.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 54 SECONDS AND A CHORD THAT BEARS SOUTH 42 DEGREES 04 MINUTES 28 SECONDS WEST, A DISTANCE OF 42.43 FEET;

SOUTH 87 DEGREES 04 MINUTES 31 SECONDS WEST, A DISTANCE OF 60.00 FEET;

47.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AND A CHORD THAT BEARS NORTH 47 DEGREES 55 MINUTES 29 SECONDS WEST, A DISTANCE OF 42.43 FEET;

NORTH 02 DEGREES 55 MINUTES 29 SECONDS WEST, A DISTANCE OF 120.00 FEET;

47.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AND A CHORD THAT BEARS NORTH 42 DEGREES 04 MINUTES 31 SECONDS EAST, A DISTANCE OF 42.43 FEET;

NORTH 87 DEGREES 04 MINUTES 31 SECONDS EAST, A DISTANCE OF 60.00 FEET;

47.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 53 MINUTES 23 SECONDS AND A CHORD THAT BEARS SOUTH 47 DEGREES 55 MINUTES 29 SECONDS EAST, A DISTANCE OF 42.43 FEET;

NORTH 87 DEGREES 04 MINUTES 31 SECONDS EAST, A DISTANCE OF 743.52 FEET;

131.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1940.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 53 MINUTES 23 SECONDS AND A CHORD THAT BEARS NORTH 85 DEGREES 07 MINUTES 49 SECONDS EAST, A DISTANCE OF 131.68 FEET;

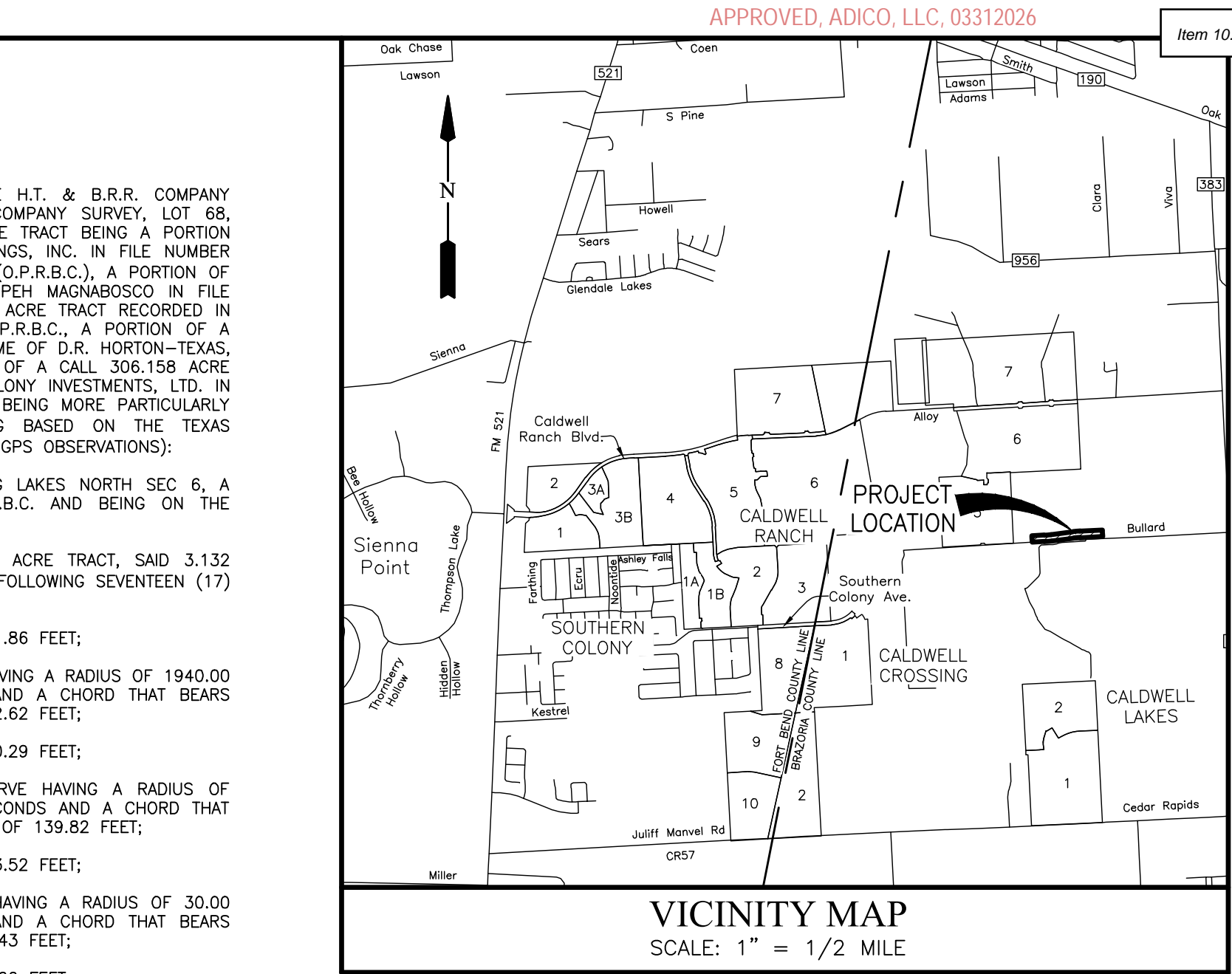
NORTH 83 DEGREES 11 MINUTES 08 SECONDS EAST, A DISTANCE OF 410.29 FEET;

130.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2060.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 37 MINUTES 19 SECONDS AND A CHORD THAT BEARS NORTH 84 DEGREES 59 MINUTES 47 SECONDS EAST, A DISTANCE OF 130.20 FEET;

NORTH 86 DEGREES 48 MINUTES 27 SECONDS EAST, A DISTANCE OF 422.53 FEET TO THE EASTERLY LINE OF SAID 40 ACRE TRACT AND THE WESTERLY LINE OF A CALL 127.270 ACRE TRACT RECORDED IN THE NAME OF ASTRO STERLING LAKES NORTH, L.P. IN FILE NUMBER 2022025939 OF THE O.P.R.B.C.;

THENCE, WITH SAID WESTERLY LINE SOUTH 02 DEGREES 54 MINUTES 25 SECONDS EAST, A DISTANCE OF 40.39 FEET TO THE SOUTHEASTERLY CORNER OF SAID 40 ACRE TRACT AND THE NORTHEASTERLY CORNER OF AFORESAID 29.88 ACRE TRACT;

THENCE, CONTINUING WITH SAID EASTERLY LINE, SOUTH 02 DEGREES 51 MINUTES 21 SECONDS EAST, A DISTANCE OF 79.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.495 ACRES OF LAND.



VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP NO. 651V

PRELIMINARY PLAT OF CALDWELL BULLARD PARKWAY PHASE 3 STREET DEDICATION

A SUBDIVISION OF 5.495 ACRES OF LAND SITUATED IN THE
H.T. & B.R.R. CO. SURVEY LOT 58, ABSTRACT 516 AND THE H.T. & B.R.R. CO.
LOT 68 SURVEY, ABSTRACT 561, CITY OF IOWA COLONY, ETJ, BRAZORIA COUNTY, TEXAS.

SEPTEMBER 30, 2024

JOB NO. 1931-8128C

OWNER:
D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP

ERNEST S. LOEB, ASSISTANT VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407
PH: 281-566-2100

SURVEYOR: ENGINEER:



GBI PARTNERS
4724 VISTA ROAD PASADENA, TX 77055
PHONE: 281-499-4539

LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449



JON P. BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

KATHLEEN KINCHEN, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 136244

Monday, March 16, 2026

Chris Stuart
Majestic Engineering, PLLC
1650 Hwy 6, Suite 120
Sugar Land, TX 77478
cstuart@majesticdev.com
akarve@majesticdev.com

Re: Sunset Prairie Subdivision Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 7631
Adico, LLC Project No. 710-25-002-064

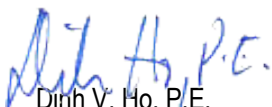
Dear Mr. Stuart:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Sunset Prairie Subdivision Preliminary Plat, received on or about March 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 resubmitted on March 10, 2026. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than March 30, 2026, for consideration at the April 7, 2026, Planning and Zoning Commission meeting.

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

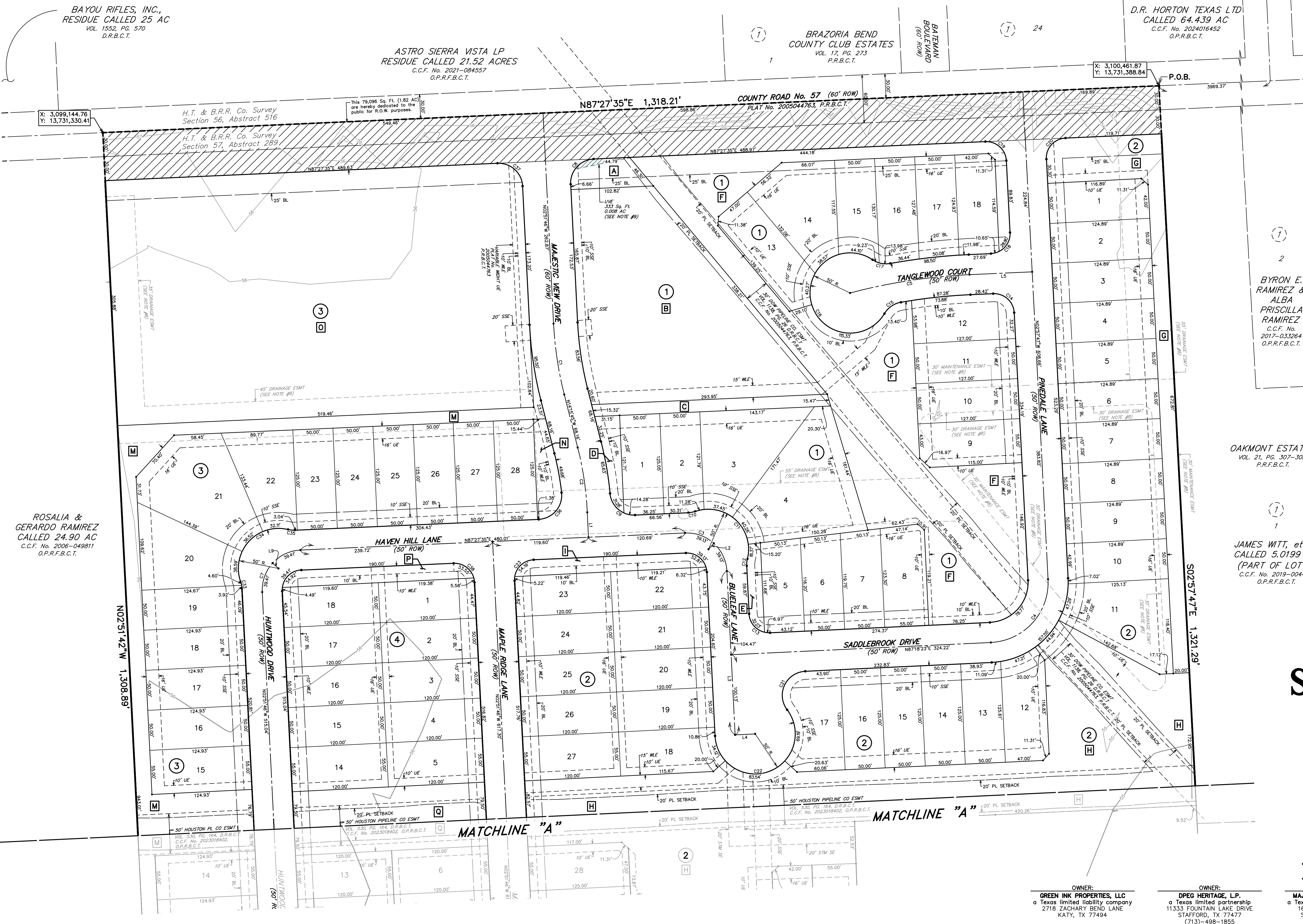
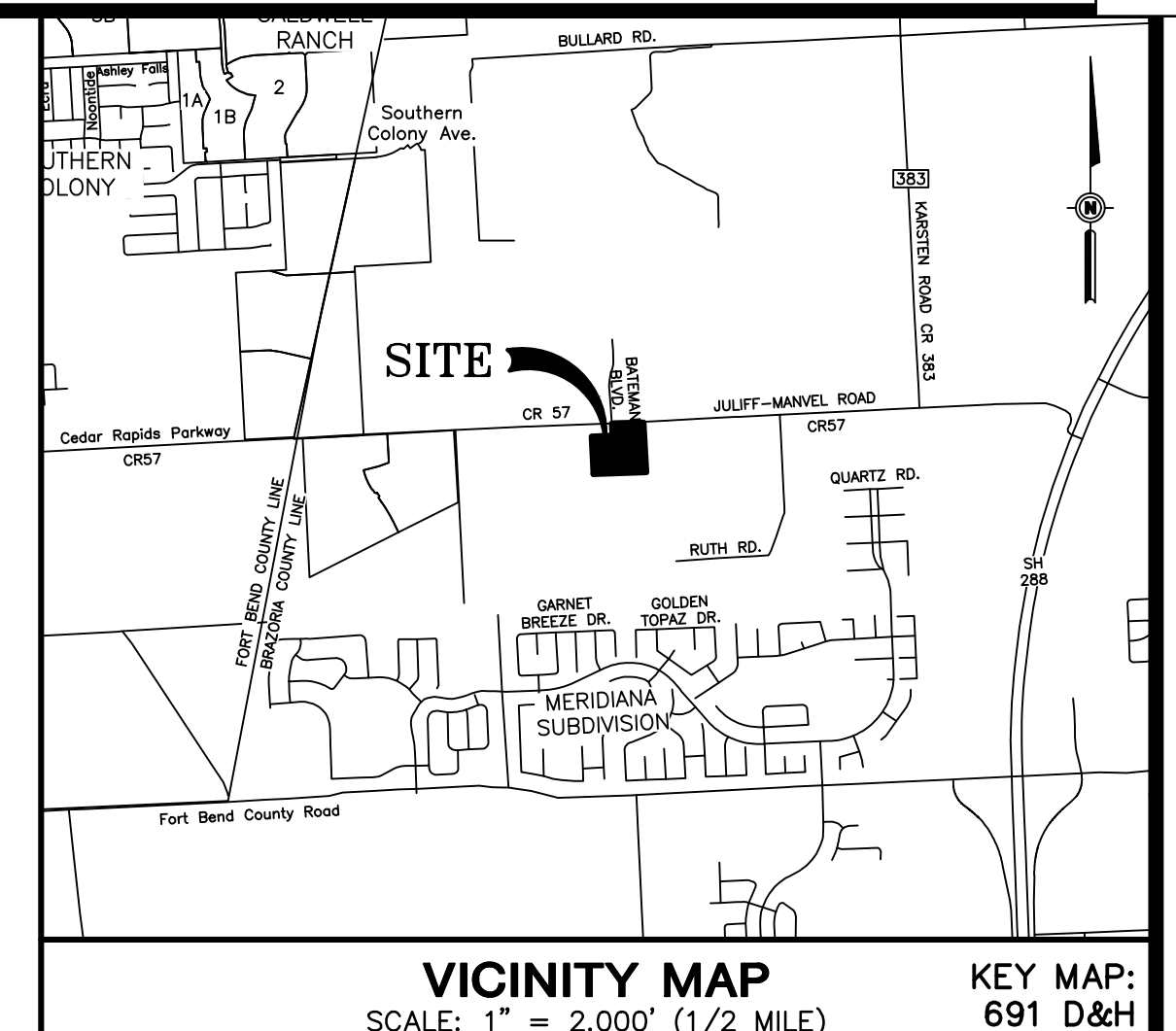
Sincerely,
Adico, LLC



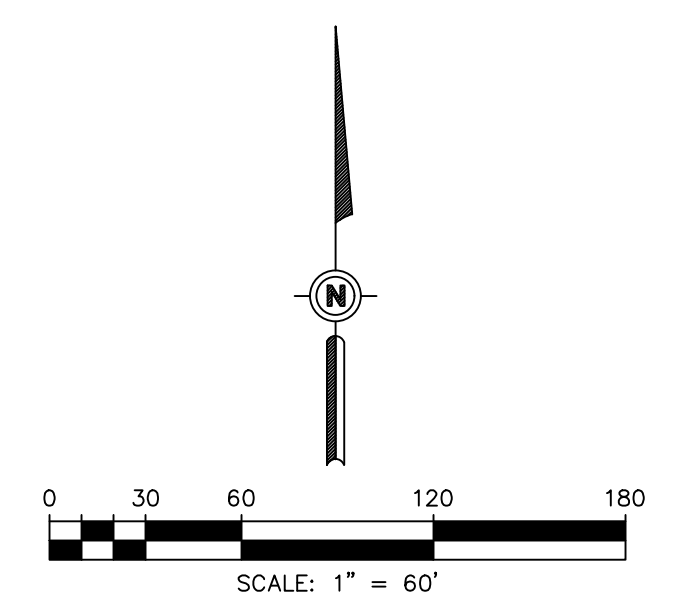
Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser, COIC
File: 710-25-002-064

- RESTRICTED RESERVE A** Unrestricted Reserve 1.25 AC, 54,591 Sq. Ft.
- RESTRICTED RESERVE B** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.07 AC, 3,078 Sq. Ft.
- RESTRICTED RESERVE C** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.10 AC, 4,414 Sq. Ft.
- RESTRICTED RESERVE D** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.06 AC, 2,436 Sq. Ft.
- RESTRICTED RESERVE E** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.04 AC, 1,854 Sq. Ft.
- RESTRICTED RESERVE F** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 1.70 AC, 74,173 Sq. Ft.
- RESTRICTED RESERVE G** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.46 AC, 20,225 Sq. Ft.
- RESTRICTED RESERVE H** Restricted to Park and Recreation Purposes Only 2.45 AC, 106,699 Sq. Ft.
- RESTRICTED RESERVE I** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.10 AC, 4,362 Sq. Ft.
- RESTRICTED RESERVE J** Restricted to Drainage and Detention Purposes Only 4.10 AC, 178,766 Sq. Ft.
- RESTRICTED RESERVE K** Restricted to Pump Station Purposes Only 0.06 AC, 2,521 Sq. Ft.
- RESTRICTED RESERVE L** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.09 AC, 3,899 Sq. Ft.
- RESTRICTED RESERVE M** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 1.08 AC, 46,960 Sq. Ft.
- RESTRICTED RESERVE N** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.07 AC, 3,088 Sq. Ft.
- UNRESTRICTED RESERVE O** 3.64 AC, 158,698 Sq. Ft.
- RESTRICTED RESERVE P** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.10 AC, 4,534 Sq. Ft.
- RESTRICTED RESERVE Q** Restricted to Compensating Open Space and Incidental Utility Purposes Only 0.44 AC, 19,080 Sq. Ft.
- TOTAL RESERVES = 17** 15.81 AC, 689,378 Sq. Ft.



- LEGEND:**
- = "Set 5/8-inch iron rod with cap stamped "MAJESTIC SRVY FIRM 10194922"
 - = "Street Name Break"
 - ⊙ = "Block Number"
 - ⊠ = "Acre(s)"
 - AE = "Aerial Easement"
 - BL = "Building Line"
 - ESMT = "Easement"
 - C.C.F. = "County Clerk's File"
 - Co. = "Company"
 - D.R.B.C.T. = "Deed Records, Brazoria County, Texas"
 - GBL = "Garage Building Line"
 - No. = "Number"
 - O.P.R.B.C.T. = "Official Public Records, Brazoria County, Texas"
 - PL = "Pipeline"
 - P.R.B.C.T. = "Plat Records, Brazoria County, Texas"
 - R.O.W. = "Right-of-way"
 - Sq. Ft. = "Square Feet"
 - SSE = "Sanitary Sewer Easement"
 - STM SE = "Storm Sewer Easement"
 - UE = "Utility Easement"
 - UVE = "Unobstructed Visibility Easement"
 - WLE = "Waterline Easement"



SUNSET PRAIRIE SUBDIVISION PARKLAND TABLE	
PLAT	ACREAGE
SUNSET PRAIRIE SUBDIVISION PARKLAND DEDICATION (RESERVE "H")	2.45 AC
TOTAL	2.45 AC
TOTAL REQUIRED 1/54 AC PER LOT @ 106 LOTS	1.94 AC

PRELIMINARY PLAT OF SUNSET PRAIRIE SUBDIVISION

BEING A REPLAT OF 39.84 ACRES OF LAND
BEING ALL OF COLONY ESTATES PHASE 1 AS RECORDED
IN CLERK'S FILE No. 2005044763, PR.B.C.T.
OUT OF THE H.T. & B.R.R. Co. SURVEY SECTION 57, A-289
BRAZORIA COUNTY, TEXAS

105 LOTS 17 RESERVES 4 BLOCKS
MARCH 2026

MAJESTIC DEVELOPERS
DEVELOPER:
MAJESTIC DEVELOPERS, L.L.C.
REGISTRATION No. 10194922
1650 S HWY 6, SUITE 420
SUGAR LAND, TX 77478
(281)-945-1777

MAJESTIC SURVEY
SURVEYOR:
MAJESTIC SURVEY, L.L.C.
REGISTRATION No. 10194922
1650 S HWY 6, SUITE 420
SUGAR LAND, TX 77478
(281)-945-1777

CIVRA
ENGINEER:
CIVRA ENGINEERING, LLC
REGISTRATION No. F-27615
1650 S HWY 6, SUITE 100
SUGAR LAND, TX 77478
(281)-945-1777

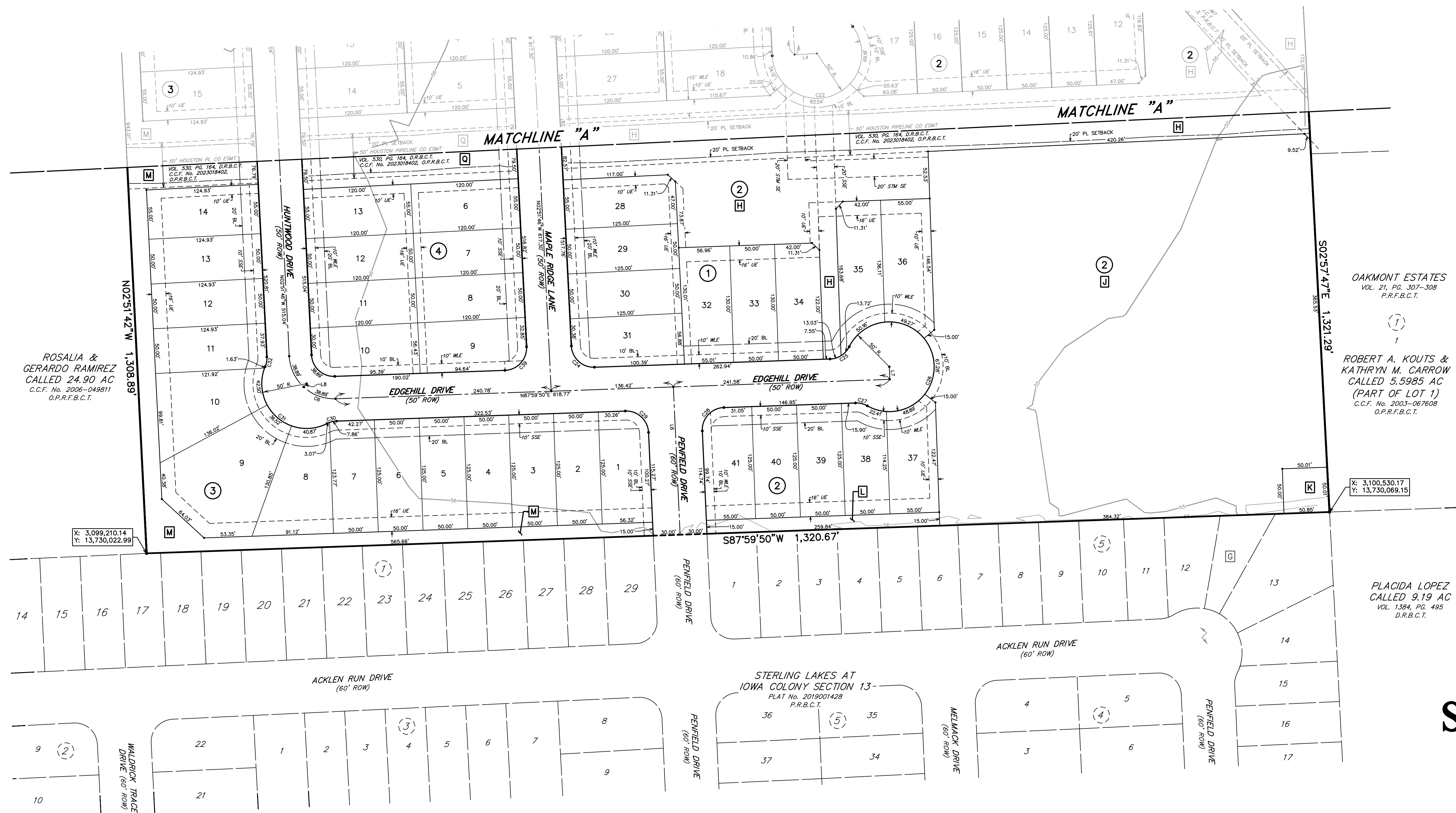
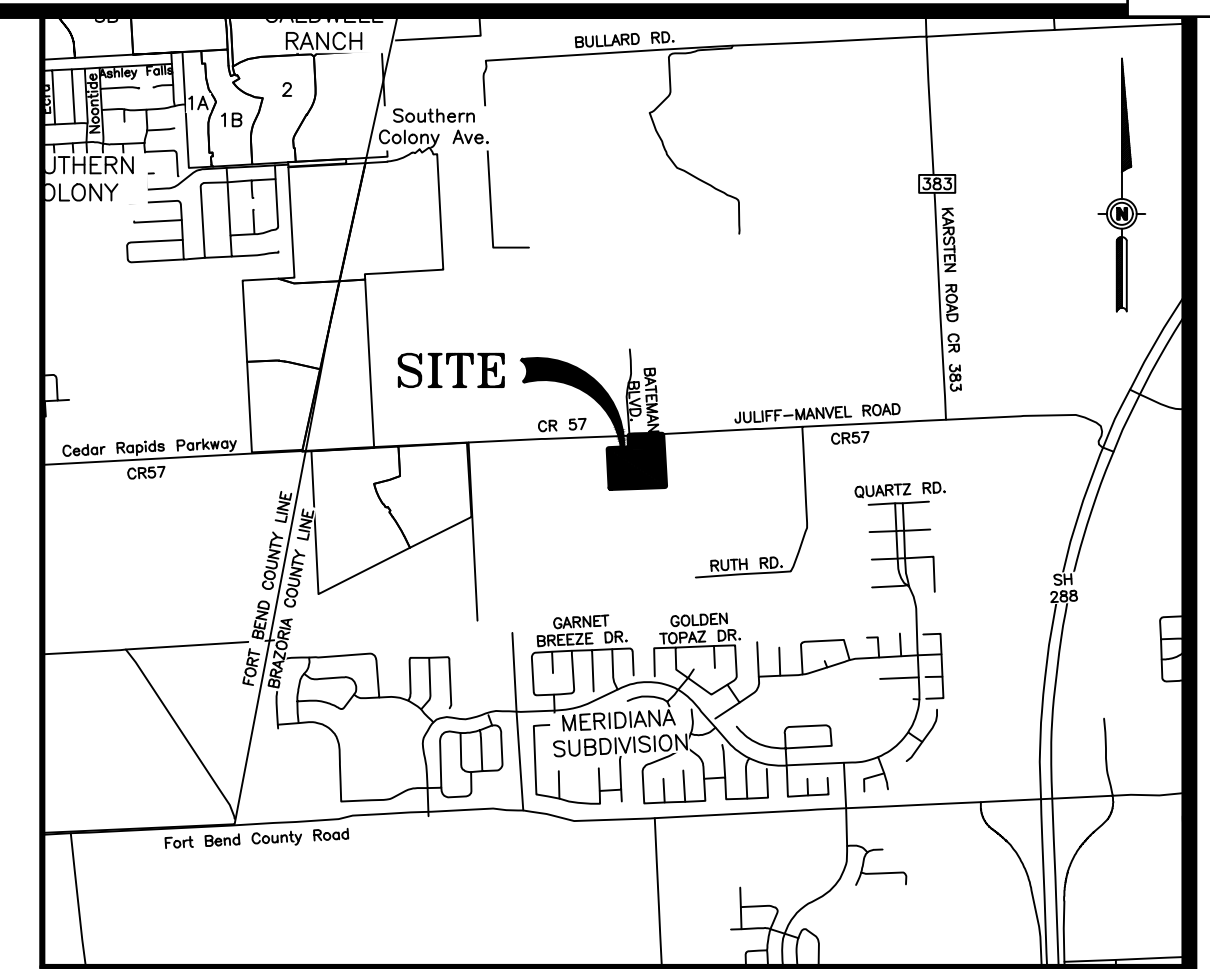
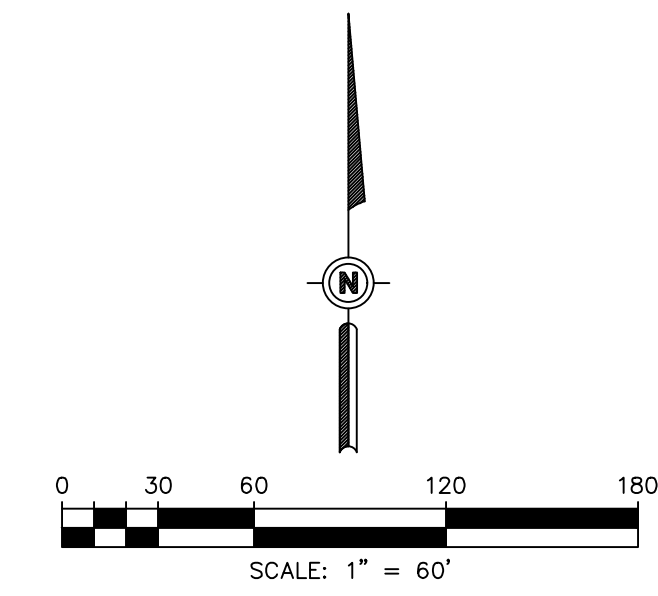
OWNER:
GREEN INK PROPERTIES, LLC
a Texas limited liability company
2718 ZACHARY BEND LANE
KATY, TX 77494

OWNER:
DPEP HERITAGE, L.P.
a Texas limited liability partnership
11333 FOUNTAIN LAKE DRIVE
STAFFORD, TX 77477
(713)-498-1855

Nick@hananipeg.com

Santosh@majesticdev.com Jeremy@majesticdev.com Justin@majesticdev.com

- RESTRICTED RESERVE A** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
1.25 AC
54,591 Sq. Ft.
- RESTRICTED RESERVE B** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
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0.44 AC
19,080 Sq. Ft.
- TOTAL RESERVES = 17**
15.81 AC
689,378 Sq. Ft.



- GENERAL NOTES:**
- All existing pipelines or pipeline easements through the proposed subdivision have been shown.
 - 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.
 - A minimum of five (5) feet wide sidewalks shall be required along all streets and shall conform to the City's design criteria.
 - The owner will provide easements for power lines where such are required, either as shown on this plat or by separate instrument dedication.
 - The owner will provide street name signs and traffic control devices in accordance with the Texas manual on uniform traffic control devices.
 - The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 1.00013.
 - This property lies within Unshaded Zone "X" as per Flood Insurance Rate Maps, Map No. 48039C0105K, Community Number 485458 for Fort Bend County and Unincorporated Areas, dated December 30, 2020.
- Unshaded Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain.
- 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. This flood statement shall not create liability on the part of the surveyor.
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lot lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - This plat abandons this easement recorded in PLAT No. 200508041, P.R.B.C.T.
 - UVES) shown are hereby dedicated which within those areas being dedicated, landscaping shall be no greater in height than thirty (30) inches above top of adjacent curb or centerline of pavement when allowed to grow to its maximum height, and that no person shall place, or cause to be placed, landscaping in such a manner as to interfere with the use of or obstruct vehicular or pedestrian traffic on any County road or drainage on or along such road.
 - Each lot shall be restricted to a single-family residential use.
 - Single-family residential shall mean the use of a lot with one building for and containing not more than two separate units with facilities for living, sleeping, cooking and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet, also shall be considered single-family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single-family residential.
 - All easements are centered on lot lines unless shown otherwise.
 - All lots shall have adequate wastewater facilities.
 - The boundary for this plot has a closure in excess of 1:15,000.
 - This subdivision employs a drainage system, which utilizes streets and adjacent properties to store and convey storm water. Thus, during storm events, ponding of water should be expected to occur in the subdivision.

- BRAZORIA COUNTY DRAINAGE DISTRICT No. 5 NOTES:**
- The property identified in the foregoing plat lies within Brazoria County Drainage District No. 5.
 - Sub elevations (finished floor) shall be a minimum of 12" above the crown of the road and/or 24" above the BFE (Base Flood Elevation).
 - All drainage easements shown hereon shall be kept clear of fences, buildings, plantings, and other obstructions to the operation and maintenance of drainage facilities.
 - All property shall drain into the drainage easement only through an approved drainage structure.
 - All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District No. 5, shall have the right, but not the obligation to enter upon the drainage easements and perform maintenance operations at any time after the date hereof.
 - Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
 - All storm water drainage pipes, culverts, ties or other (including driveway culverts) will be a minimum of 24 inches I.D. or equal.
 - 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 No. 5 ditches require approval and permitting prior to construction.

PRELIMINARY PLAT OF SUNSET PRAIRIE SUBDIVISION

BEING A REPLAT OF 39.84 ACRES OF LAND
BEING ALL OF COLONY ESTATES PHASE 1 AS RECORDED
IN CLERK'S FILE No. 2005044763, P.R.B.C.T.
OUT OF THE H.T. & B.R.R. Co. SURVEY SECTION 57, A-289
BRAZORIA COUNTY, TEXAS

105 LOTS 17 RESERVES 4 BLOCKS
MARCH 2026

SUNSET PRAIRIE SUBDIVISION PARKLAND TABLE	
PLAT	ACREAGE
SUNSET PRAIRIE SUBDIVISION PARKLAND DEDICATION (RESERVE "H")	2.45 AC
TOTAL	2.45 AC
TOTAL REQUIRED 1/54 AC PER LOT @ 105 LOTS	1.94 AC

OWNER:
GREEN INK PROPERTIES, LLC
a Texas limited liability company
2718 ZACHARY BEND LANE
KATY, TX 77494

OWNER:
DPEG HERITAGE, L.P.
a Texas limited liability company
11333 FOUNTAIN LAKE DRIVE
STAFFORD, TX 77477
(713)-498-1855

Nick@ghananipeg.com

DEVELOPER:
MAJESTIC DEVELOPERS, L.L.C.
a Texas limited liability company
1650 S HWY 6, SUITE 120
SUGAR LAND, TX 77478
(281)-975-1777

Santosh@majesticdev.com

SURVEYOR:
MAJESTIC SURVEY, L.L.C.
REGISTRATION No. 10194922
1650 S HWY 6, SUITE 120
SUGAR LAND, TX 77478
(281)-975-1777

Jeremy@majesticdev.com

ENGINEER:
CIVRA ENGINEERING, LLC
REGISTRATION No. F-27615
1650 S HWY 6, SUITE 100
SUGAR LAND, TX 77478
(281)-945-1777

Justin@majesticdev.com

OWNERS ACKNOWLEDGEMENT

State of Texas §
County of Brazoria §

We, Nadyrahah Dhanani, President, and Nikhil Dhanani, Secretary, of DPEG HERITAGE, L.P., a Texas limited partnership, owners of the property subdivided, in this plot of Sunset Prairie Subdivision, do hereby make subdivision of said property for and on behalf of said corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

IN TESTIMONY, HERETO, the DPEG HERITAGE, L.P., a Texas limited partnership, has caused these presents to be signed by Nadyrahah Dhanani, its President, thereunto authorized and attested by its secretary, Nikhil Dhanani, and its common seal hereunto affixed, this ____ day of _____, 202__.

By: DPEG HERITAGE, L.P.,
a Texas limited partnership

By: _____
Nadyrahah Dhanani, President

By: _____
Nikhil Dhanani, Secretary

State of Texas §
County of _____ §

Before me, the under signed authority, on this day personally appeared Nadyrahah Dhanani, President, and Nikhil Dhanani, Secretary of DPEG HERITAGE, L.P., at Texas limited partnership known to me, to be the persons whose names are subscribed to the foregoing instruments, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated.

Given under my hand and seal of office, this ____ day of _____, 202__.

Notary Public in and for
the State of Texas

My commission expires: _____

State of Texas §
County of Brazoria §

This is to certify that I Jeremy J. Kowis, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plot correctly represents that survey made by me.

Jeremy J. Kowis
Registered Professional Land Surveyor
Texas Registration No. 6361

I, Justin M. Au, a Professional Engineer registered in the State of Texas do hereby certify that this plot meets all requirements of Brazoria County to the best of my knowledge.

Justin M. Au
Licensed Professional Engineer
Texas Registration No. 138409

LINE	BEARING	DISTANCE
L1	N02°32'25"W	31.11'
L2	N42°17'55"E	10.00'
L3	N02°51'46"W	204.60'
L4	N87°08'14"E	25.00'
L5	N87°27'35"E	78.06'
L6	N02°36'19"W	165.01'
L7	N02°00'10"W	14.00'
L8	S42°34'02"W	5.00'
L9	S47°42'05"E	10.00'

METES AND BOUNDS

A Metes and Bounds description of a 35.8258 acre of land out of Lots 5, 6, 7, 8, and 9, in Block 1, of Colony Estates Phase 1 as recorded in County Clerk's File No. 2005044763 of the Official Public Records of Brazoria County, Texas, located in the Northwest 1/4 of section 57, of the H.T. & B. R.R. Co. Survey, Abstract No. 289, Brazoria County, Texas, (basis of bearing is per GPS observation, Texas State Coordinate System, Texas South Central Zone, NAD83, GEOID 18 and being more particularly described by Metes and Bounds as follows):

Beginning at a point in the centerline of County Road No. 57 (60-foot right of way Plat No. 2005044763, P.R.B.C.T.) marking the Northeast corner of herein described tract and the Northwest corner of the Robert A. Kouts and Kathryn M. Carrow tract recorded in PLAT No. 2002-091714 of the Plat Records of Brazoria County, Texas;

Thence South 02 degrees 57 minutes 47 seconds East, a distance of 30.00 feet pass a 5/8" iron rod with cap stamped "LANEY RPLS 1718" found in the South line of said County Road No. 57 for a total distance of 1,321.29 feet to a wood post for corner found marking the Southeast corner of herein described tract and being the Northeast corner of Sterling Lakes at Iowa Colony Section 13 recorded in PLAT No. 2019001428 of the Plat Records of Brazoria County, Texas, also being the Southwest corner of a called 3.6729 acre tract recorded in Clerk's File No. 99-051916 of Official Public Records of Brazoria County, Texas;

Thence North 87 degrees 59 minutes 50 seconds West, a distance of 1,320.67 along the North line of said Sterling Lakes to a 5/8" iron rod with cap stamped "LANEY RPLS 1718" found marking the Southwest corner of herein described tract and being the Southeast corner of a called 24.8975-acre tract recorded in County Clerk's File No. 2006049811 of the Official Public Records of Brazoria County, Texas;

Thence North 02 degrees 51 minutes 46 seconds West, a distance of 942.89 feet along the East line of said 24.8975-acre tract to a 5/8" iron rod stamped "SOUTH TEXAS SURVEYING" set for the Southwest corner of Lot 4;

Thence North 87 degrees 59 minutes 35 seconds East, a distance of 519.47 feet along the South lines of Lots 1-4 to a 5/8" iron rod stamped "SOUTH TEXAS SURVEYING" set marking the Southeast corner of Lot 4;

Thence North 02 degrees 51 minutes 46 seconds West, a distance of 321.08 feet along the East line of Lot 4 to a 5/8" iron rod stamped "SOUTH TEXAS SURVEYING" set marking a point for a tangent curve to the left with a radius of 15.00 feet, a central angle of 89 degrees 40 minutes 39 seconds, and a length of 23.48 feet;

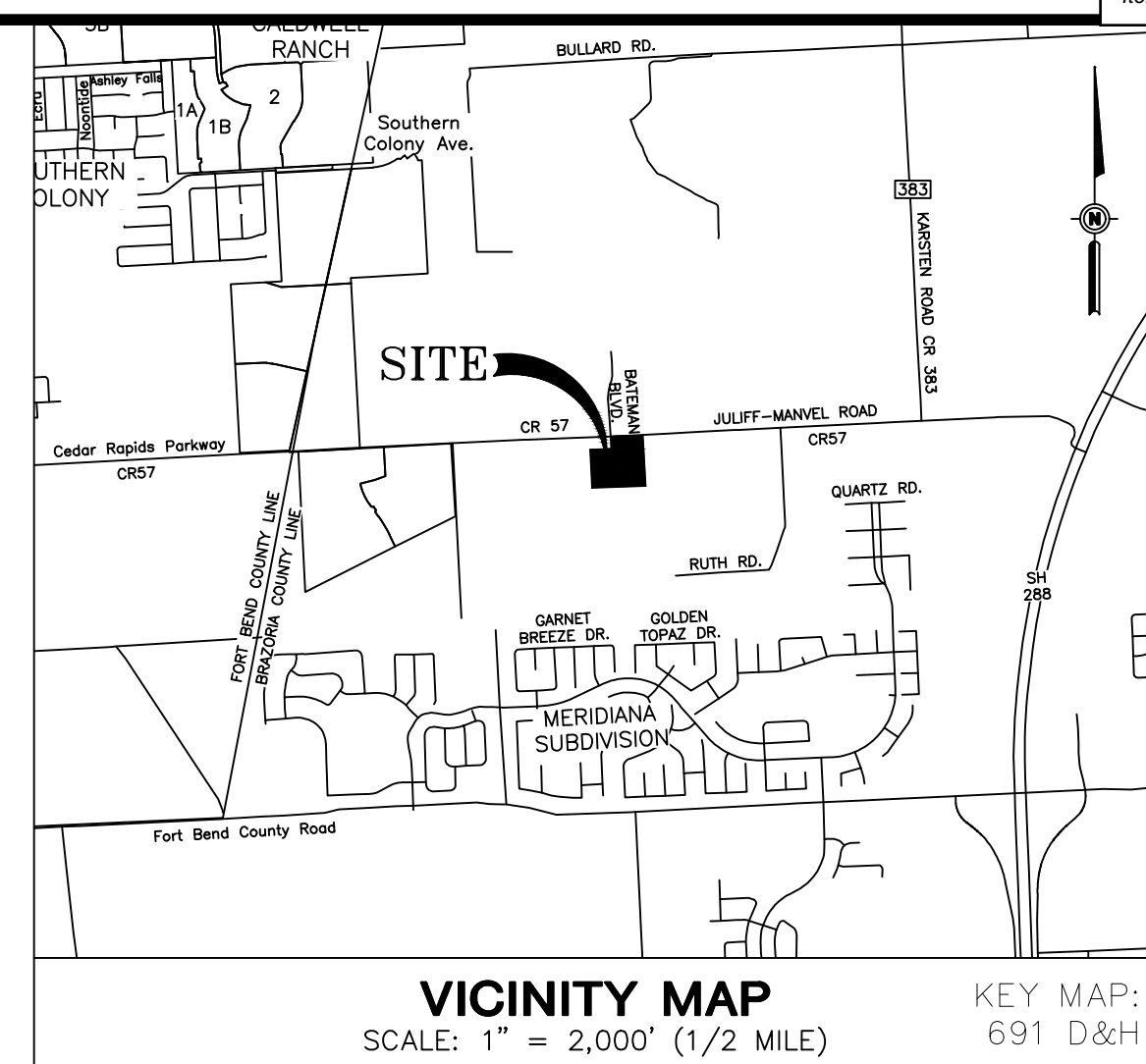
Thence along said curve to the left with a chord bearing of North 47 degrees 42 minutes 05 seconds West, a chord distance of 21.15 feet to a 5/8" iron rod stamped "SOUTH TEXAS SURVEYING" set in the South line of a 10.00-foot right of way dedication recorded in PLAT No. 200508041 of the Plat Records of Brazoria County, Texas;

Thence South 87 degrees 27 minutes 35 seconds West, a distance of 504.56 along the North lines of Lots 1-4 to a 1/2" iron rod with cap found in the South line of said 10.00-foot dedication;

Thence North 02 degrees 51 minute 46 seconds West, a distance of 30.00 feet to a point in the centerline of said County Road No. 57 marking the Northwest corner of herein described tract and being the Northeast corner of said 24.8975-acre tract;

Thence North 87 degrees 27 minutes 35 seconds East, a distance of 1318.23 feet along the centerline of said County Road No. 57 to the Point of Beginning, containing 35.8258 acres (1,560,571 square feet) more or less.

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	450.00'	11°23'59"	89.53'	N08°33'46"W	89.39'	44.92'
C2	400.00'	11°43'20"	81.84'	N08°24'05"W	81.69'	41.06'
C3	50.00'	89°40'39"	78.26'	N47°42'05"W	70.51'	49.72'
C4	75.00'	90°16'10"	118.16'	N42°10'18"E	106.32'	75.35'
C5	700.00'	12°21'50"	151.05'	S81°16'40"W	150.76'	75.82'
C6	50.00'	89°08'24"	77.79'	N47°25'58"W	70.18'	49.26'
C7	50.00'	90°19'21"	78.82'	N42°17'55"E	70.91'	50.28'
C8	30.00'	90°19'21"	47.29'	S42°17'55"W	42.55'	30.17'
C9	30.00'	87°01'23"	45.57'	S49°01'44"E	41.31'	28.48'
C10	30.00'	16°40'26"	8.73'	N79°07'22"E	8.70'	4.40'
C11	50.00'	123°01'32"	107.36'	N47°42'05"W	87.89'	92.14'
C12	30.00'	16°40'26"	8.73'	S05°28'27"W	8.70'	4.40'
C13	25.00'	89°49'51"	39.20'	S47°46'41"E	35.30'	24.93'
C14	25.00'	89°34'38"	39.09'	N47°45'06"W	35.22'	24.82'
C15	30.00'	49°05'45"	25.71'	S55°30'11"W	24.93'	13.70'
C16	50.00'	273°02'28"	238.27'	S12°31'27"E	68.81'	47.41'
C17	30.00'	44°19'15"	23.21'	S78°09'50"E	22.63'	12.22'
C18	25.00'	90°25'22"	39.45'	N42°14'54"E	35.49'	25.19'
C19	25.00'	89°34'38"	39.09'	N47°45'06"W	35.22'	24.82'
C20	25.00'	90°25'22"	39.45'	S42°14'54"W	35.49'	25.19'
C21	30.00'	124°16'52"	65.07'	S25°09'57"W	53.05'	56.76'
C22	50.00'	214°06'43"	186.85'	N70°04'53"E	95.60'	162.97'
C23	25.00'	90°19'21"	39.41'	S42°17'55"W	35.45'	25.14'
C24	25.00'	89°08'24"	38.89'	S47°25'58"E	35.09'	24.63'
C25	25.00'	61°18'53"	26.75'	N57°20'24"E	25.50'	14.82'
C26	50.00'	272°44'19"	238.01'	N16°56'53"W	69.00'	47.67'
C29	25.00'	89°23'51"	39.01'	N47°18'15"W	35.17'	24.74'
C30	25.00'	25°03'20"	10.93'	S75°28'10"W	10.85'	5.56'
C31	50.00'	139°15'04"	121.52'	S47°25'58"E	93.74'	134.63'
C32	25.00'	25°03'20"	10.93'	N09°39'54"E	10.85'	5.56'
C33	30.00'	16°16'19"	8.52'	N10°59'55"W	8.49'	4.29'
C34	50.00'	122°51'58"	107.22'	S42°17'55"W	87.83'	91.83'
C35	30.00'	16°16'19"	8.52'	S84°24'16"E	8.49'	4.29'
C36	30.00'	94°01'45"	49.23'	N40°26'43"E	43.89'	32.19'
C37	30.00'	89°40'39"	46.96'	N47°42'05"W	42.31'	29.83'



COMMISSIONER'S SIGNATURE FOR FINAL APPROVAL:

Approved by Brazoria County Drainage District #5

Lee Walden, P.E. Date Kerry Oaburn Date
President Vice President

Brandon Middleton Date Dinh V. Ho, P.E. Date
Secretary/Treasurer District Engineer

CITY ENGINEER

This plot is hereby approved by the City of Iowa Colony City Engineer, this ____ day of _____, 202__.

Dinh V. Ho, P.E.

PLANNING AND ZONING COMMISSION APPROVALS

This plot is hereby approved by the City of Iowa Colony Planning and Zoning Commission, this ____ day of _____, 202__.

David Huret, Chairman

Les Hosey, Member Demon Woods, Member

Brenda Dillon, Member Robert Wall, Member

Terry Hayes, Member Brian Johnson, Member

CITY COUNCIL APPROVALS

This plot hereby approved by the City of Iowa Colony City Council, this ____ day of _____, 202__.

Will Kennedy, Mayor

Nikki Brooks, Council Position 1 Timothy Varlack, Council District A

Ametta Hicks-Murray, Council Position 2 Koream Boyce, Council District B

Marquette Greene-Scott, Council Position 3 Sydney Hargroder, Council District C

PRELIMINARY PLAT OF SUNSET PRAIRIE SUBDIVISION

BEING A REPLAT OF 39.84 ACRES OF LAND
BEING ALL OF COLONY ESTATES PHASE 1 AS RECORDED
IN CLERK'S FILE No. 2005044763, P.R.B.C.T.
OUT OF THE H.T. & B.R.R. Co. SURVEY SECTION 57, A-289
BRAZORIA COUNTY, TEXAS

105 LOTS 17 RESERVES 4 BLOCKS
MARCH 2026



OWNER:
GREEN INK PROPERTIES, LLC
a Texas limited liability company
2718 ZACHARY BEND LANE
KATY, TX 77494

OWNER:
DPEG HERITAGE, L.P.
a Texas limited partnership
11333 FOUNTAIN LAKE DRIVE
STAFFORD, TX 77477
(713)-498-1855

Nick@ghananipeg.com

DEVELOPER:
MAJESTIC DEVELOPERS, L.L.C.
REGISTRATION No. 10194922
1650 S HWY 6, SUITE 420
SUGAR LAND, TX 77478
(281)-975-1777

Santosh@majesticdev.com

SURVEYOR:
MAJESTIC SURVEY, L.L.C.
REGISTRATION No. F-27615
1650 S HWY 6, SUITE 100
SUGAR LAND, TX 77478
(281)-945-1777

Jeremy@majesticdev.com

ENGINEER:
CIVRA ENGINEERING, LLC
REGISTRATION No. F-27615
1650 S HWY 6, SUITE 100
SUGAR LAND, TX 77478
(281)-945-1777

Justin@majesticdev.com

Monday, March 16, 2026

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

Re: Meridiana Section 34D Final Plat
Letter of Recommendation to Approve
COIC Project No. 7785
Adico, LLC Project No. 710-26-002-011

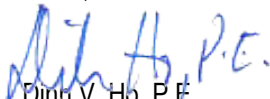
Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal of Merdiana Section 34D Final Plat, received on or about March 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 final plat as submitted on March 10, 2026. Please provide at least two (2) sets of mylars and ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Monday, March 30, 2026, for consideration at the April 7, 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: 710-26-002-0011

STATE OF TEXAS }
COUNTY OF BRAZORIA }

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 34D, 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 as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, 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 34D 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.

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

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

IN TESTIMONY WHEREOF, 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 by this _____ day of _____, 2026.

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 _____, 2026.

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

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

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

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 Hosoy
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:

- 1. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
2. All property shall drain into the drainage easement only through an approved drainage structure.
3. All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, any governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
4. The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
5. Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replot and/or redesign of the system may be necessary.
6. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plan.
7. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
8. Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
9. Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
10. Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
11. Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
12. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
13. All dedicated storm sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
14. It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
15. Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.5, Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

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

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

BCDD5 ID# 702-26-002-003

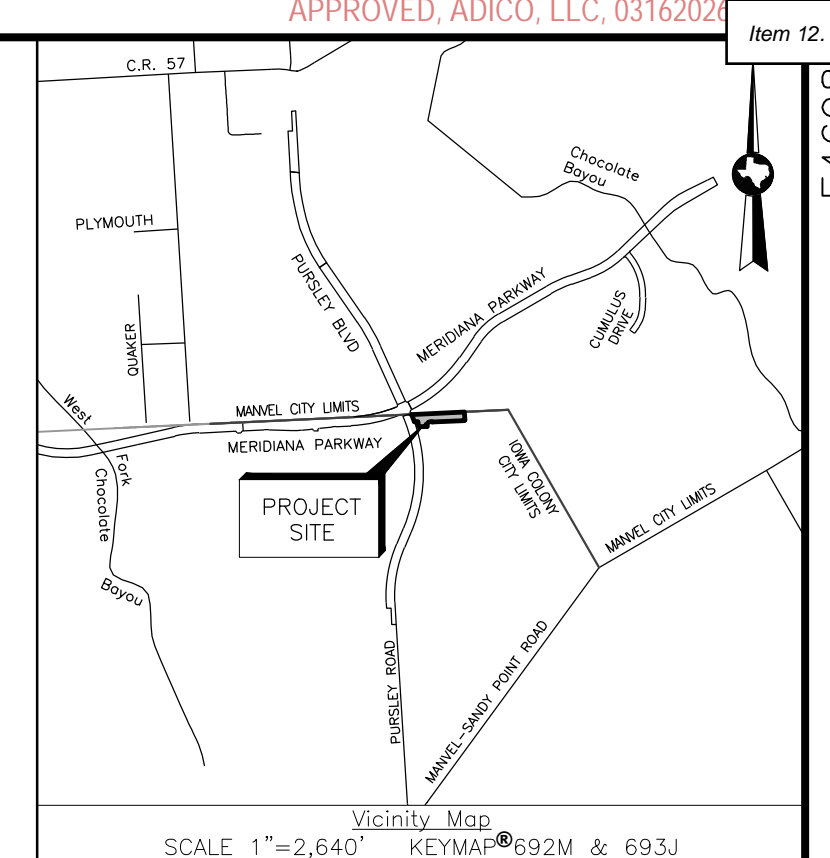
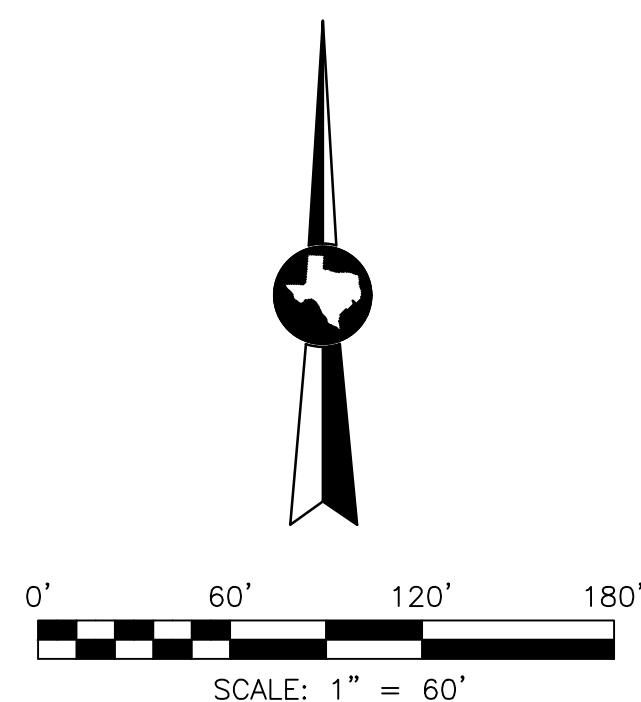
METES AND BOUNDS DESCRIPTION

MERIDIANA SECTION 34D
BEING 2.012 ACRES OF LAND SITUATED IN
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT NO. 514
BRAZORIA COUNTY, TEXAS.

A DESCRIPTION OF A 2.012 ACRE TRACT OF LAND SITUATED IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT 514, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 120.58 ACRE TRACT OF LAND CONVEYED TO GR-M1 AND RECORDED UNDER BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2006048994; SAID 2.012 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the easterly right-of-way line of Pursley Boulevard (120 feet wide) the southeast corner of Pursley Boulevard Phase 6B as per plat recorded under B.C.C.F. NO. 2023000520, common to the northeast corner of Meridiana Pursley Boulevard Phase 6A as per plat recorded under B.C.C.F. NO. 2022069506, the southwest corner of Reserve "A", Meridiana, Section 34A, as per plat recorded under B.C.C.F. NO. 2024053575, in the line being the Manvel City Limits and Alvin City Limits line as well as the recognized Survey Line between the said H. T. & B. R.R. Company Survey, Section 61, Abstract 282 and the H. T. & B. R.R. Company Survey, Section 54, Abstract 514;

- (1) THENCE, North 87°19'17" East, along the south line of said Reserve "A", the south line of Meridiana, Section 34A, a distance of 726.58 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the northeast corner of the herein described tract;
(2) THENCE, South 02°40'43" East, for a distance of 113.82 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the northeast corner of Meridiana Section 34B as per plat recorded under B.C.C.F. NO. 2023022138, the point of a non-tangent curve;
(3) THENCE, along the north line of said Meridiana Section 34B, in a westerly direction along the arc of a curve to the right having a radius of 175.00 feet, an arc length of 20.37 feet, an angle of 06°40'07", and a chord bearing South 83°59'14" West, for a distance of 20.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found the end of curve;
(4) THENCE, South 87°19'17" West, along the north line of said Meridiana Section 34B, for a distance of 423.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the point of a tangent curve;
(5) THENCE, continuing along the north line of said Meridiana Section 34B in a westerly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 9.18 feet, an angle of 21°02'22", and a chord bearing North 82°09'32" West, for a distance of 9.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found the point of a reverse curve;
(6) THENCE, continuing along the north line of said Meridiana Section 34B in a westerly direction in a westerly direction along the arc of a curve to the left having a radius of 50.00 feet, an arc length of 110.22 feet, an angle of 126°18'26", and a chord bearing South 45°12'26" West, for a distance of 89.22 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found the northeast corner of Lot 2 of said Meridiana Section 34B, point for the end of curve;
(7) THENCE, South 87°56'07" West, along the north line of said Meridiana Section 34B, the north line of said Lot 2, for a distance of 118.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the northwest corner of Lot 2, in the east line of Reserve "A" of said Meridiana Section 34B;
(8) THENCE, North 07°00'52" West, along the east line of said Reserve "A" of said Meridiana Section 34B for a distance of 65.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for an angle corner of said Reserve "A" of said Meridiana Section 34B;
(9) THENCE, North 29°12'27" West, continuing along the east line of said Reserve "A" of said Meridiana Section 34B for a distance of 6.81 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for a northeast corner of said Reserve "A" of said Meridiana Section 34B;
(10) THENCE, South 87°19'17" West, along the north line of said Reserve "A" of said Meridiana Section 34B for a distance of 46.58 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the northwest corner of said Reserve "A" of said Meridiana Section 34B, in the east line of said Pursley Boulevard, the beginning of a non-tangent curve;
(11) THENCE, along the east line of said Pursley Boulevard, in a northerly direction along the arc of a curve to the left having a radius of 2,060.00 feet, an arc length of 105.63 feet, an angle of 02°56'16", and a chord bearing North 21°26'37" West, for a distance of 105.61 feet to the POINT OF BEGINNING and containing 2.012 acres of land.



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

FINAL PLAT
MERIDIANA SECTION 34D

BEING A SUBDIVISION OF 2.012 ACRES OUT OF THE
H. T. & B. R.R. CO. SURVEY, SECTION 54, ABSTRACT 514,
IN THE CITY OF IOWA COLONY AND
IN THE CITY OF ALVIN,
BRAZORIA COUNTY, TEXAS.

20 LOTS 1 BLOCK 1 RESERVE (0.0875 ACRES)

OWNER

GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 916-2162

FEBRUARY, 2026

ENGINEER/SURVEYOR

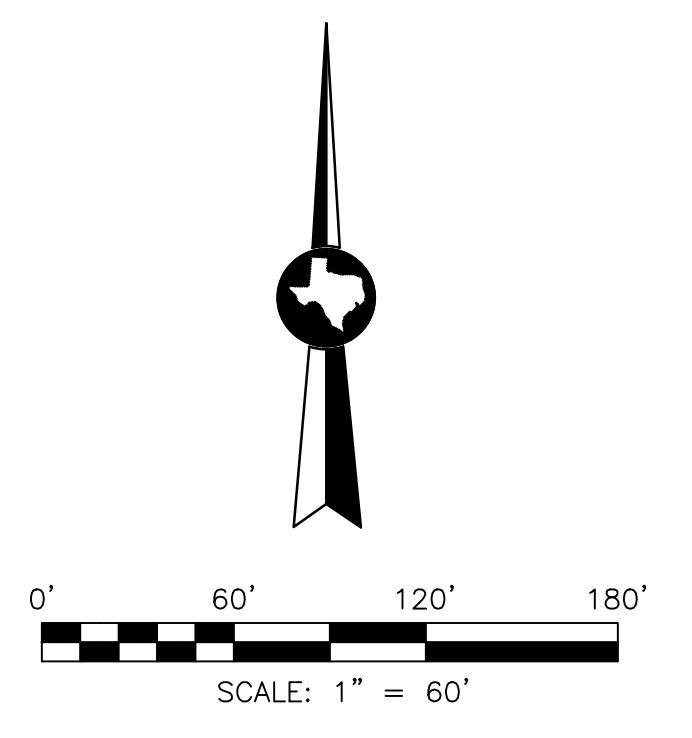
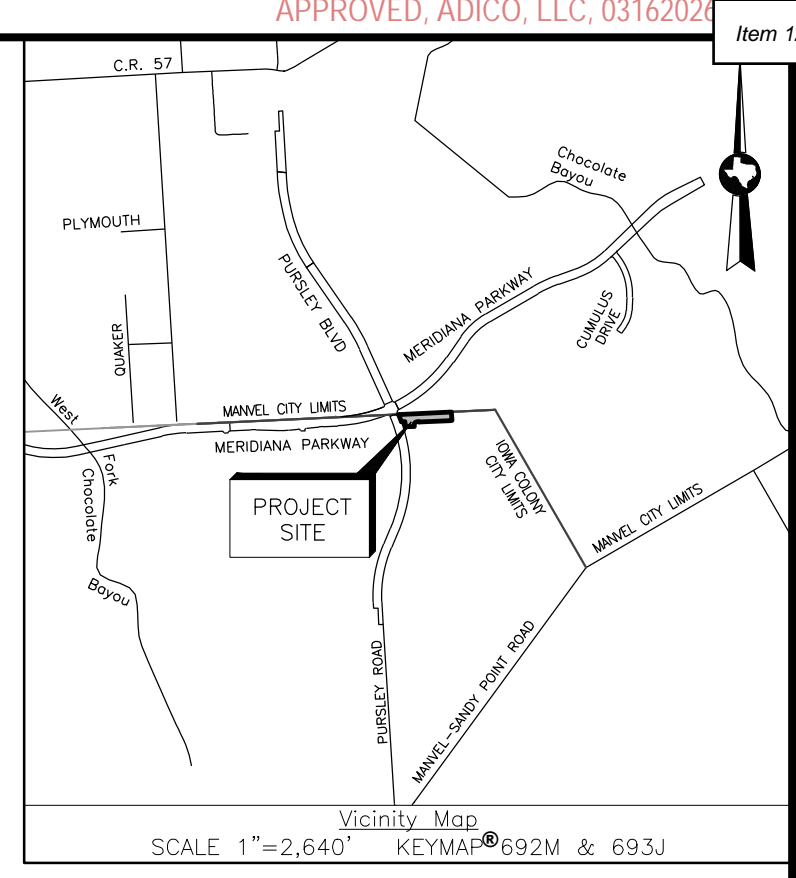
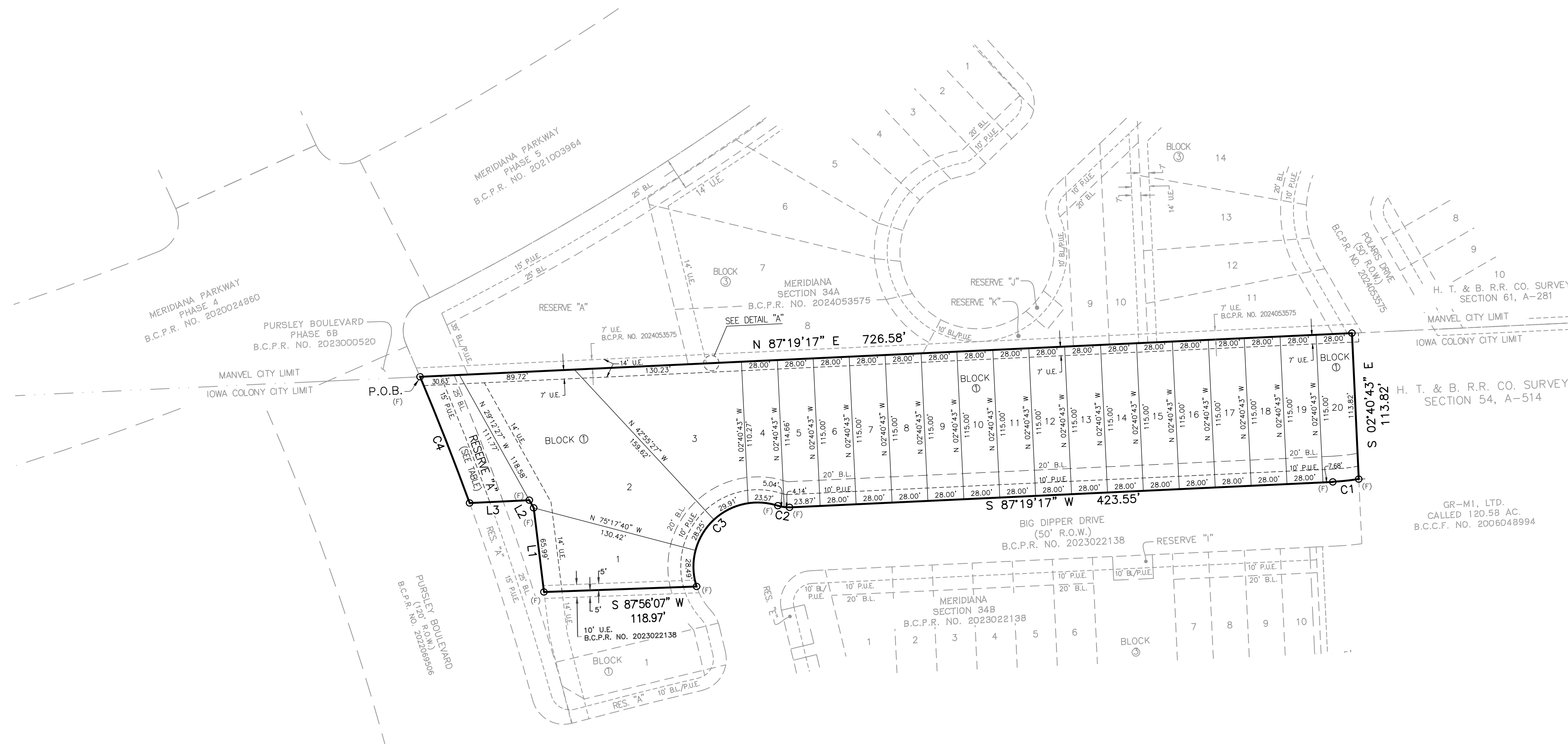


10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPELS No. 10092300

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 this plat shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- A- indicates Abstract
AC, indicates Acres
B.C.C.F. NO. indicates Brazoria County Clerk's File Number
B.C.P.R. indicates Brazoria County Plat Records
Brs. indicates Bears
B.L. indicates Building Line
C.I.R. indicates Capped Iron Rod
FND. indicates Found
M.U.D. indicates Municipal Utility District
NTS indicates Not to scale
VOL. indicates Volume
PG. indicates Page
P.O.B. indicates Point Of Beginning
P.O.C. indicates Point Of Commencing
P.U.E. indicates Public Utility Easement
R= indicates Radius
R.O.W. indicates Right of Way
SQ. FT. indicates Square Feet
U.E. indicates Utility Easement
(F) indicates found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
- 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.
- This plat conforms to all terms and conditions of Meridiana PUD Amendment No. 4 City of Iowa Colony Ordinance #2022-04
- 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.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K dated December 30, 2020, the subject property shown hereon lies within Unshaded Zone "X" (areas determined to be outside of the 0.2% 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 be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- All 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 all reserves.
- All fourteen (14) foot wide Utility Easements extend seven (7) feet on each side of the common line, unless otherwise indicated.
- Sidewalks shall be constructed as part of issuance of a building permit for each tract, if required.
- Storm drainage improvements, which may include detention, shall be provided at any time of permit, if any.
- 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 File number 2026008466 of the Brazoria County Clerk's Files.



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

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1	50.0

EXISTING ELEVATION INFORMATION	
NATURAL GROUND	ELEVATION
1% ANNUAL CHANCE FLOOD	46.1
0.2% ANNUAL CHANCE FLOOD	46.5

FINAL PLAT MERIDIANA SECTION 34D

BEING A SUBDIVISION OF 2.012 ACRES OUT OF THE H. T. & B. R.R. CO. SURVEY, SECTION 54, ABSTRACT 514, IN THE CITY OF IOWA COLONY AND IN THE CITY OF ALVIN, BRAZORIA COUNTY, TEXAS.

20 LOTS 1 BLOCK 1 RESERVE (0.0875 ACRES)

OWNER

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 A TEXAS LIMITED PARTNERSHIP
 1602 AVENUE D, SUITE 100
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ENGINEER/SURVEYOR



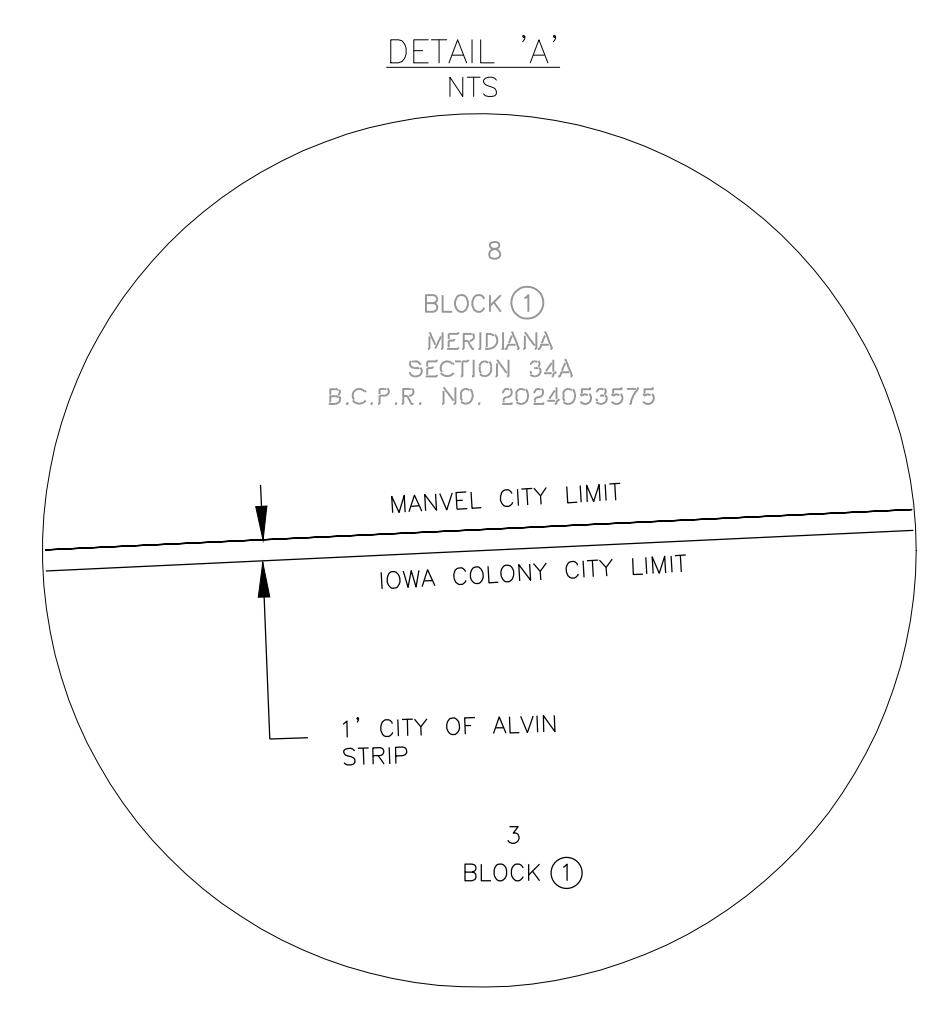
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 TBPE No. F-726
 TBPELS No. 10092300

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	178.00'	20.37'	6°40'07"	S 83°59'14" W	20.36'
C2	25.00'	9.18'	21°02'22"	N 82°09'32" W	9.13'
C3	50.00'	110.22'	126°18'26"	S 45°12'26" W	89.22'
C4	2,060.00'	105.63'	2°56'16"	N 21°26'37" W	105.61'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 07°00'52" W	65.99'
L2	N 29°12'27" W	6.81'
L3	S 87°19'17" W	46.58'

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	3,813 SQ.FT. / 0.0875 ACRES
TOTAL		3,813 SQ.FT. / 0.0875 ACRES

OFF-STREET GUEST PARKING SPACES		
NO. OF PROPOSED LOTS	NO. OF GUEST SPACES REQUIRED	NO. OF GUEST SPACES PROVIDED
20	5	0*
*5 EXCESS SPACES IN SECTION 34B		



Monday, March 30, 2026

Merrett Huddleston
Elevation Land Solutions
9709 Lakeside Blvd., Ste. 200
The Woodlands, TX 77381
mhuddleston@elevationlandsolutions.com

Re: Creekhaven Section 4 Final Plat
+/- 39.46 acres out of the David Talley Survey, Abstract 130, Iowa Colony, Brazoria, TX
Letter of Recommendation to Approve
Adico, LLC Project No. 702-25-002-031

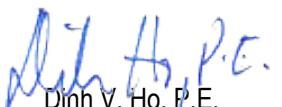
Dear Ms. Huddleston:

On behalf of the Brazoria County Drainage District No. 5, Adico, LLC has reviewed the third submittal of Creekhaven Section 4 Final Plat, being +/- 39.46 acres out of the David Talley Survey, Abstract 130, Iowa Colony, Brazoria, TX, received on or about March 30, 2026. The review is based on the Rules, Regulations & Guidelines of Brazoria County Drainage District No. 5, adopted September 14, 2018, and as amended.

Based on our review, we have no objection to the final plat as resubmitted on March 30, 2026. Please provide two (2) sets of mylars and ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later and Wednesday, April 1, 2026, for consideration at the April 7, 2026, Planning and Zoning Commission Meeting.

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
Rachel Patterson
File: 702-25-002-031

- FINAL PLAT NOTES:**
- THE PRELIMINARY PLAT WAS APPROVED BY CITY OF IOWA COLONY ON 08/16/2025
 - THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 92 BOUNDARY.
 - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1.00013789.
 - BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
 - SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
 - ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STOPPED "ELS".
 - PRIMARY BENCHMARK: NGS MONUMENT DESIGNATION HGSD 75, PID AW5683, WITH A PUBLISHED ELEVATION OF 48.1 FEET, NAVD 88.
 - THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DEFINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0115K, DATED DECEMBER 30, 2020.
 - EACH LOT SHALL BE RESTRICTED TO A SINGLE-FAMILY RESIDENTIAL USE.
 - SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQ. FT. ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
 - ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
 - ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDES OR ENDS OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE TO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
 - ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.
 - ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
 - ASSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBTAINED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHERE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY THE PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
 - THERE ARE PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION AND ARE SHOWN HEREON.
 - ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS FOR THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
 - ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 - ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
 - ALL STORM SEWERS WILL BE MAINTAINED BY CITY OF IOWA COLONY.
 - THIS SUBDIVISION EMPLOYS A DRAINAGE SYSTEM, WHICH UTILIZES STREETS AND ADJACENT PROPERTIES WITHIN THE SUBDIVISION PLAT BOUNDARY TO STORE AND CONVEY STORM WATER. THUS, DURING STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION.
 - NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
 - ALL LOTS SHALL HAVE ADEQUATE WASTEWATER FACILITIES.
 - ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
 - EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
 - SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
 - A MINIMUM OF 5 FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
 - ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
 - OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.
 - THE DRAFT OF ANY PROTECTIVE COVENANTS WHEREBY THE SUBDIVIDER PROPOSES TO REGULATE THE USE OF THE LAND WITHIN THE SUBDIVISION; PROVIDED, HOWEVER, RESTRICTIVE COVENANTS, CONDITIONS, OR LIMITATIONS SHALL NEVER BE LESS THAN THE MINIMUM REQUIREMENTS OF THE CITY UNDER THE TERMS OF THIS ORDINANCE OR OTHER CITY ORDINANCES
 - THIS SUBDIVISION IS SUBJECT TO NEIGHBORHOOD AND PARKLAND DEDICATION FEES EXCEPT WHERE INDICATED IN 949 AC SH 288 DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND HINES ACQUISITIONS, LLC.

A METES & BOUNDS description of a certain 39.46 acre (1,718,712 square feet) tract of land situated in the David Talley Survey, Abstract No. 130, in Brazoria County, Texas, being all of a called 39.46 acre tract conveyed to Spur Creekhaven Development, L.P., by deed recorded in Clerk's File No. 2026000515, Brazoria County Official Public Records; said 39.46 acre (1,718,712 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83:

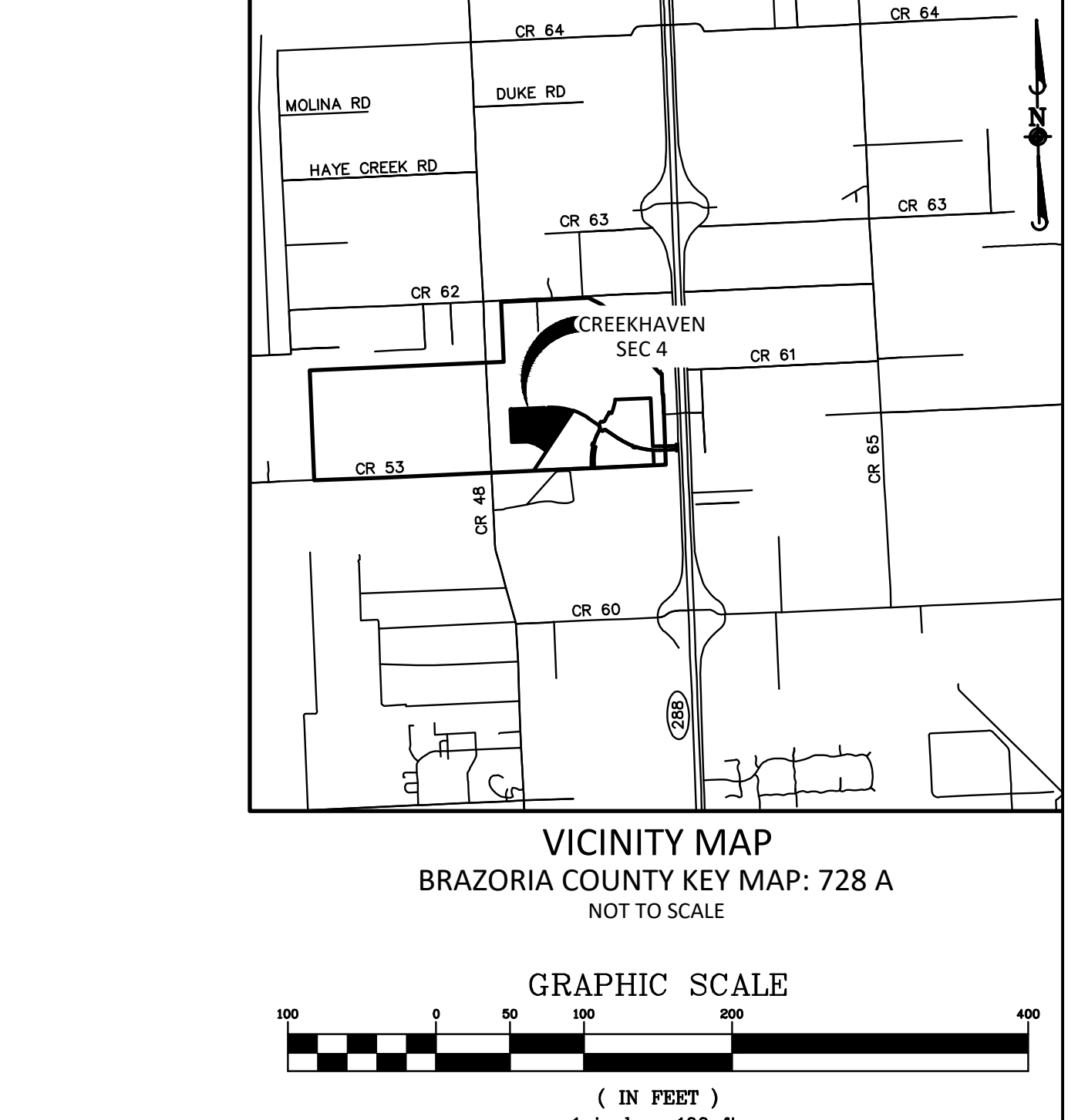
COMMENCING at a 5/8-inch iron rod (with cap) found, being the southwest corner of Restricted Reserve D, Block 1, of Creekhaven Sec 3 according to the plat thereof recorded in Clerk's File No. 2024054388, Brazoria County Map Records, being on the north line of a called 615.92 acre tract conveyed to AA Sharp Investments, LTD, by deed recorded in Clerk's File No. 2007068904, Brazoria County Official Public Records, and being on the southeast line of a called 50-foot wide pipeline easement according to deeds recorded in Volume 416, Page 364, and Volume 420, Page 659, Brazoria County Deed Records, and Clerk's File Nos. 1998029907, 2002062007, 2007062120, and 2023043387, Brazoria County Official Public Records;

THENCE, North 33°24'04" East, along the west line of said Creekhaven Sec 3 and along the southeast line of said called 50-foot wide pipeline easement, 696.24 feet to a 5/8-inch iron rod (with cap) found, being on the west line of Lot 38, Block 1, of said Creekhaven Sec 3, being the southeast corner of said called 39.46 acre tract, and being the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, along the south, west, north, and east lines of said called 39.46 acre tract, the following eighteen (18) courses and distances:

- North 56°39'27" West, 235.49 feet to a 5/8-inch iron rod (with cap) found;
- North 57°41'49" West, 78.25 feet to a 5/8-inch iron rod (with cap) found;
- North 62°35'54" West, 77.23 feet to a 5/8-inch iron rod (with cap) found;
- North 67°50'13" West, 77.23 feet to a 5/8-inch iron rod (with cap) found;
- North 73°04'32" West, 77.23 feet to a 5/8-inch iron rod (with cap) found;
- North 78°18'51" West, 77.23 feet to a 5/8-inch iron rod (with cap) found;
- North 83°46'55" West, 77.22 feet to a 5/8-inch iron rod (with cap) found;
- South 87°47'12" West, 422.94 feet to a 5/8-inch iron rod (with cap) found, being the southwest corner of said called 39.46 acre tract and being the southwest corner of the herein described tract;
- North 02°43'42" West, 976.49 feet to a 5/8-inch iron rod (with cap) found, being the westerly northwest corner of said called 39.46 acre tract, and being the westerly northwest corner of the herein described tract, and being the beginning of a curve to the right;
- Along said curve to the right in a northeasterly direction, with a radius of 35.00 feet, a central angle of 90°15'21", an arc length of 55.13 feet, and a chord bearing North 42°23'59" East, 49.61 feet to a 5/8-inch iron rod (with cap) found, being the northerly northwest corner of said called 39.46 acre tract and being the northerly northwest corner of the herein described tract;
- North 87°31'40" East, 990.09 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
- Along said curve to the right in a southeasterly direction, with a radius of 30.00 feet, a central angle of 82°55'38", an arc length of 43.42 feet, and a chord bearing South 51°00'31" East, 39.73 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a reverse curve to the left;
- Along said reverse curve to the left in a southerly direction, with a radius of 355.00 feet, a central angle of 03°13'56", an arc length of 20.03 feet, and a chord bearing South 11°09'40" East, 20.02 feet to a 5/8-inch iron rod (with cap) found;
- North 77°13'22" East, 60.00 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
- Along said curve to the right in a northeasterly direction, with a radius of 30.00 feet, a central angle of 100°18'18", an arc length of 52.52 feet, and a chord bearing North 37°22'31" East, 46.07 feet to a 5/8-inch iron rod (with cap) found;
- North 87°31'40" East, 37.16 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
- Along said curve to the right in an easterly direction, with a radius of 1,940.00 feet, a central angle of 21°42'09", an arc length of 734.83 feet, and a chord bearing South 81°37'16" East, 730.45 feet to a 5/8-inch iron rod (with cap) found, being the northwest corner of Restricted Reserve G, Block 2, of said Creekhaven Sec 3, being on the southeast line of said called 50-foot wide pipeline easement, being the northeast corner of said called 39.46 acre tract, and being the northeast corner of the herein described tract;
- South 33°24'04" West, along the west line of said Creekhaven Sec 3 and along the southeast line of said called 50-foot wide pipeline easement, 1,462.82 feet to the POINT OF BEGINNING, CONTAINING 39.46 acres (1,718,712 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	55.13'	35.00'	090°15'21"	49.61'	N42°23'59"E
C2	43.42'	30.00'	082°55'38"	39.73'	S51°00'31"E
C3	20.03'	355.00'	003°13'56"	20.02'	S11°09'40"E
C4	52.52'	30.00'	100°18'18"	46.07'	N37°22'31"E
C5	734.83'	1,940.00'	021°42'09"	730.45'	S81°37'16"E
C6	620.57'	1,000.00'	035°33'21"	610.66'	N74°26'07"W
C7	78.09'	50.00'	089°29'06"	70.39'	N47°28'15"W
C8	78.76'	50.00'	090°15'21"	70.87'	N42°23'59"E
C9	563.24'	900.00'	035°51'25"	554.09'	S74°32'38"E
C10	477.92'	400.00'	068°27'25"	450.00'	S59°53'05"W
C11	77.04'	325.00'	013°34'55"	76.86'	S19°34'05"E
C12	231.12'	1,000.00'	013°41'31"	230.60'	N79°15'57"W
C13	92.53'	50.00'	106°01'46"	79.88'	N19°37'48"W
C14	623.06'	1,200.00'	029°44'56"	616.09'	S71°29'24"E
C15	67.44'	1,800.00'	002°08'49"	67.44'	S03°32'45"E
C16	232.71'	1,200.00'	011°06'41"	232.35'	S00°56'11"W
C17	39.29'	25.00'	090°02'32"	35.37'	S11°38'11"E
C18	39.25'	25.00'	089°57'28"	35.34'	N78°21'49"E
C19	38.08'	25.00'	087°16'14"	34.50'	S37°08'35"E
C20	38.08'	25.00'	087°16'14"	34.50'	N50°07'39"E
C21	10.86'	25.00'	024°53'29"	10.78'	S75°20'28"W
C22	121.52'	50.00'	139°15'06"	93.74'	S47°28'44"E
C23	10.85'	25.00'	024°52'30"	10.77'	N09°42'34"E
C24	39.05'	25.00'	089°29'06"	35.20'	S47°28'15"E
C25	39.27'	25.00'	090°00'00"	35.36'	N47°43'42"W
C26	47.12'	30.00'	090°00'00"	42.43'	S42°16'18"W
C27	47.12'	30.00'	090°00'00"	42.43'	S47°43'42"E
C28	39.27'	25.00'	090°00'00"	35.36'	N42°16'18"E
C29	10.70'	25.00'	024°31'32"	10.62'	N14°59'27"W
C30	121.51'	50.00'	139°14'25"	93.74'	S42°21'59"W
C31	10.67'	25.00'	024°27'32"	10.59'	S80°14'34"E
C32	39.38'	25.00'	090°15'21"	35.43'	S42°23'59"W
C33	39.27'	25.00'	090°00'00"	35.36'	N47°28'20"W
C34	40.41'	25.00'	092°37'12"	36.15'	S43°50'16"W
C35	36.32'	25.00'	083°13'58"	33.21'	N71°04'58"E
C36	40.05'	25.00'	091°47'17"	35.90'	S15°21'22"E
C37	31.43'	25.00'	072°02'10"	29.40'	N16°06'27"E
C38	42.78'	25.00'	098°02'17"	37.75'	S64°27'15"E
C39	20.46'	25.00'	046°53'55"	19.90'	N83°28'56"E
C40	159.58'	50.00'	182°51'48"	99.97'	N28°32'08"W
C41	18.77'	25.00'	043°01'08"	18.33'	S41°23'12"W
C42	17.68'	75.00'	013°30'26"	17.64'	N26°37'51"E
C43	46.26'	25.00'	106°01'46"	39.94'	N19°37'48"W
C44	39.27'	25.00'	090°00'00"	35.36'	N78°23'05"E
C45	39.27'	25.00'	090°00'00"	35.36'	N11°36'55"W
C46	39.27'	25.00'	090°00'00"	35.36'	N78°23'05"E
C47	34.80'	25.00'	079°45'08"	32.06'	S44°29'43"E
C48	42.61'	25.00'	097°39'37"	37.64'	S47°35'25"W
C49	39.27'	25.00'	090°00'00"	35.36'	N11°36'55"W
C50	18.90'	50.00'	021°39'24"	18.79'	S70°51'40"W
C51	125.09'	1,940.00'	003°41'40"	125.07'	S77°27'27"E
C52	67.11'	65.00'	059°09'32"	64.17'	S28°31'45"E



Line #	Length	Direction
L1	60.00'	N77°13'22"E
L2	37.16'	N87°31'40"E
L3	5.00'	N42°31'16"E
L4	5.00'	S47°37'58"E
L5	18.83'	N25°39'22"E
L6	18.25'	N61°18'42"E
L7	20.01'	N89°11'38"E
L8	14.14'	S78°23'05"W
L9	14.14'	S11°36'55"E
L10	14.14'	S78°20'33"W
L11	14.14'	S42°16'18"W
L12	14.14'	N47°43'42"W
L13	16.46'	N87°31'40"E
L14	14.92'	N75°09'02"E
L15	14.14'	N78°23'05"E
L16	41.56'	N70°51'21"W
L17	15.00'	N31°49'02"E
L18	3.85'	N33°23'05"E

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Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	36,809	0.8450	LANDSCAPE, OPEN SPACE AND UTILITIES
B	64,738	1.486	PIPELINE CORRIDOR
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D	6,566	0.1507	PIPELINE CORRIDOR
E	3,306	0.0759	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
F	10,273	0.2358	LANDSCAPE, OPEN SPACE AND UTILITIES
G	62,454	1.434	LANDSCAPE, OPEN SPACE AND UTILITIES
H	64,353	1.477	PARK SPACE, LANDSCAPE, OPEN SPACE AND UTILITIES
I	2,208	0.0507	LANDSCAPE, OPEN SPACE AND UTILITIES
TOTAL	254,182	5.835	



Section	No. of Lots	Public Park Req. (1 Ac/54 DU)	Private Park/ Dedication (Ac)	Private Park/ Credit (100%)	Public Park/ Credit (50%)	Park Credit Provided (Ac)	Remaining Park Credit (Ac)
1	169	3.130	3.019	3.019	-	3.019	-0.111
2	111	2.056	2.708	2.708	1.091	3.798	1.631
3	124	2.296	2.484	2.484	11.49	5.744	7.563
4	185	3.426	4.043	4.043	0.1557	4.120	8.257
5	182	3.370	5.293	5.293	0.1849	0.0925	5.385
6	148	2.741	0.4730	0.4730	1.893	0.946	1.419
TOTAL	919	17.02	18.02	18.02	15.90	7.951	25.97

CALLLED 39.46 ACRES TO SPUR CREEKHAVEN DEVELOPMENT, L.P. BCCF No. 2026000515 BCOPR

CALLLED 56.54 ACRES TO SPUR CREEKHAVEN DEVELOPMENT, L.P. BCCF No. 2026000515 BCOPR

CALLLED 225.1 ACRES TO SPUR CREEKHAVEN DEVELOPMENT, L.P. BCCF No. 2026000515 BCOPR

COVER SHEET FINAL PLAT CREEKHAVEN SEC 4

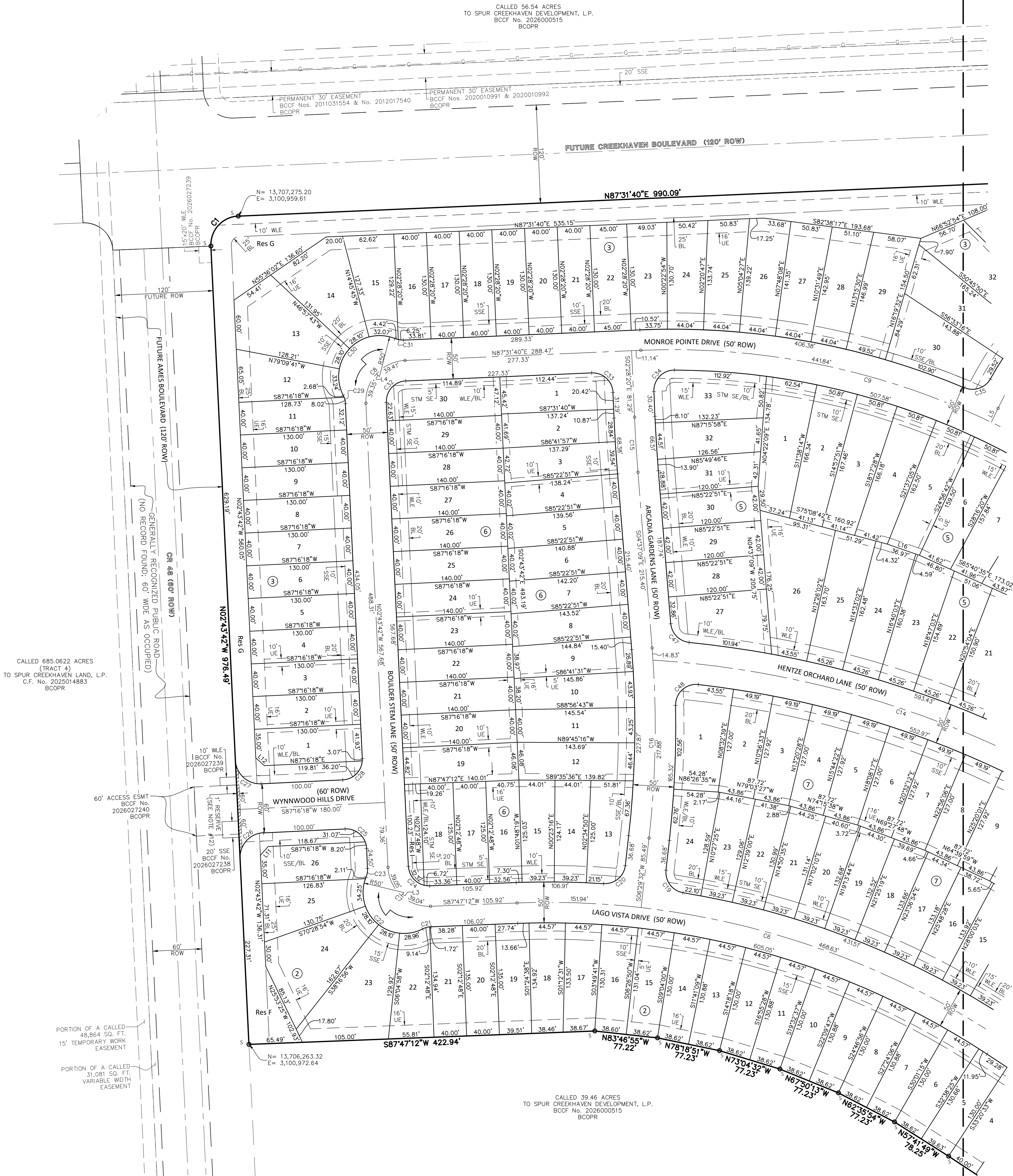
A SUBDIVISION OF 39.46 ACRES OF LAND OUT OF THE DAVID TALLEY SURVEY, A-130 BRAZORIA COUNTY, TEXAS

185 LOTS 9 RESERVES 7 BLOCKS MARCH 2026

OWNER/ DEVELOPER: SPUR CREEKHAVEN LAND, L.P., A DELAWARE LIMITED PARTNERSHIP 8433 ENTERPRISE CIRCLE, SUITE 100 LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/ SURVEYOR: **ELEVATION** land solutions TPPE REGISTRATION NUMBER F-22671 8700 LAKEVIEW BLVD, SUITE 200 THE WOODLANDS, TX 77380-8223-2200 TPBS REGISTRATION NUMBER 10194692

CALLED 56.54 ACRES TO SPUR CREEKHAVEN DEVELOPMENT, L.P. BCCF No. 2026000515 BCOPR

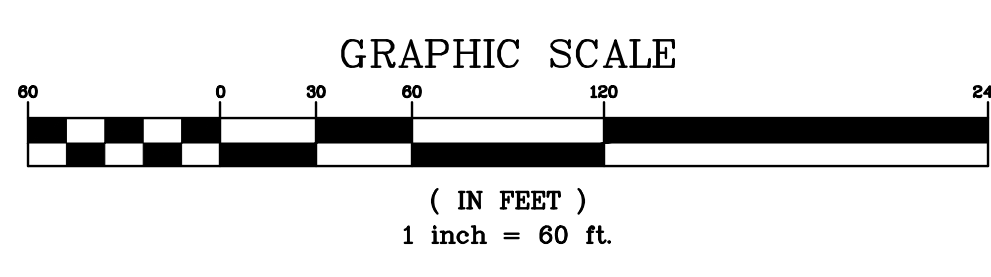


CALLLED 685.0622 ACRES (TRACT 4) TO SPUR CREEKHAVEN LAND, L.P. C.F. No. 2025014883 BCOPR

CALLLED 39.46 ACRES TO SPUR CREEKHAVEN DEVELOPMENT, L.P. BCCF No. 2026000515 BCOPR

BRAZORIA COUNTY DRAINAGE DISTRICT No. 5 FINAL PLAT AND CONSTRUCTION NOTES

- SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 12-INCHES ABOVE CROWN OF ROAD AND/OR 24-INCHES ABOVE BASE FLOOD ELEVATION.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
- THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5.
- OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
- ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
- PROHIBITED USE OF METAL PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
- PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNERS EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A RECORDED DOCUMENT NUMBER* AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BOARD OF COMMISSIONERS.
- IT WILL BE THE PROPERTY OWNERS 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 DISTRICT # 5 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.



ABBREVIATIONS

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- EXISTING 5/8" IRON ROD W/ CAP
- STREET NAME CHANGE
- PIPELINE

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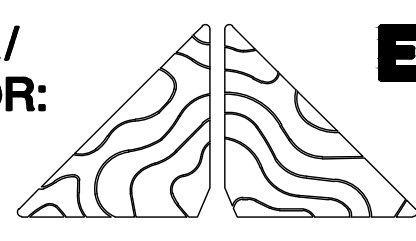
FINAL PLAT CREEKHAVEN SEC 4

A SUBDIVISION OF 39.46 ACRES OF LAND OUT OF THE DAVID TALLEY SURVEY, A-130 BRAZORIA COUNTY, TEXAS

185 LOTS 9 RESERVES 7 BLOCKS MARCH 2026

OWNER/ DEVELOPER: SPUR CREEKHAVEN LAND, L.P., A DELAWARE LIMITED PARTNERSHIP, 8433 ENTERPRISE CIRCLE, SUITE 100 LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/ SURVEYOR:



ELEVATION land solutions
TBP# REGISTRATION NUMBER F-22671
8700 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77380 832-823-2200
TBP# REGISTRATION NUMBER 10194692

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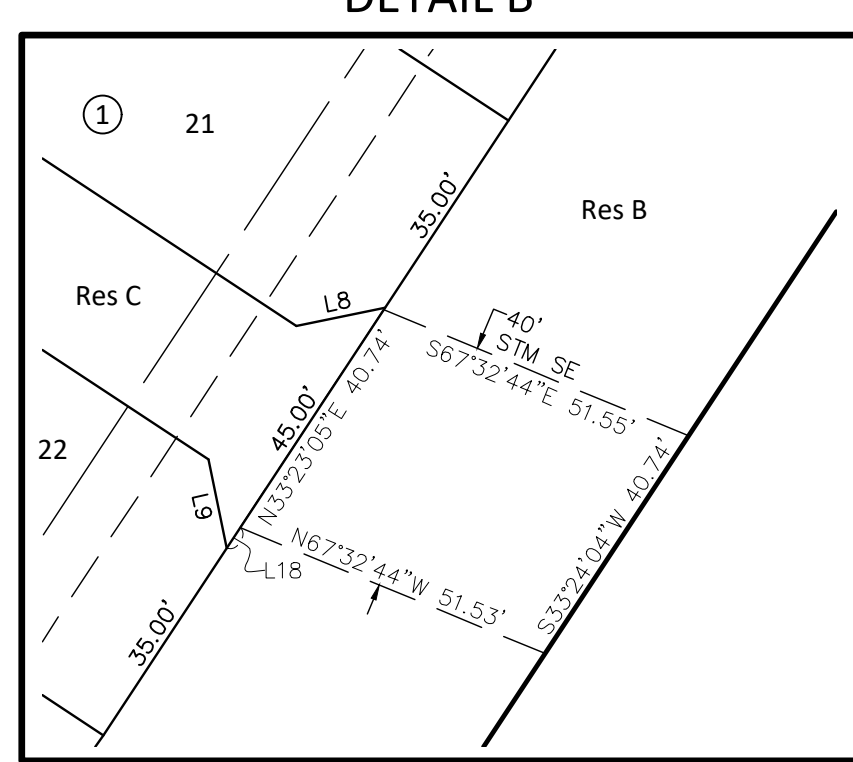
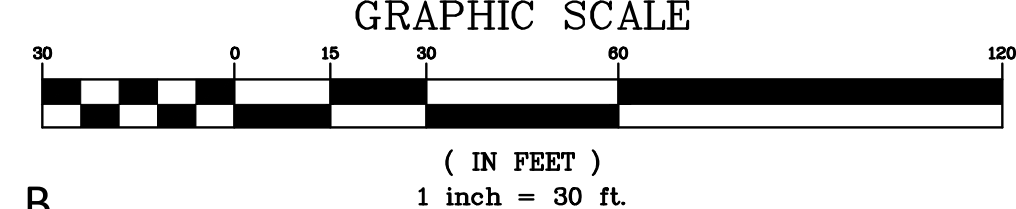
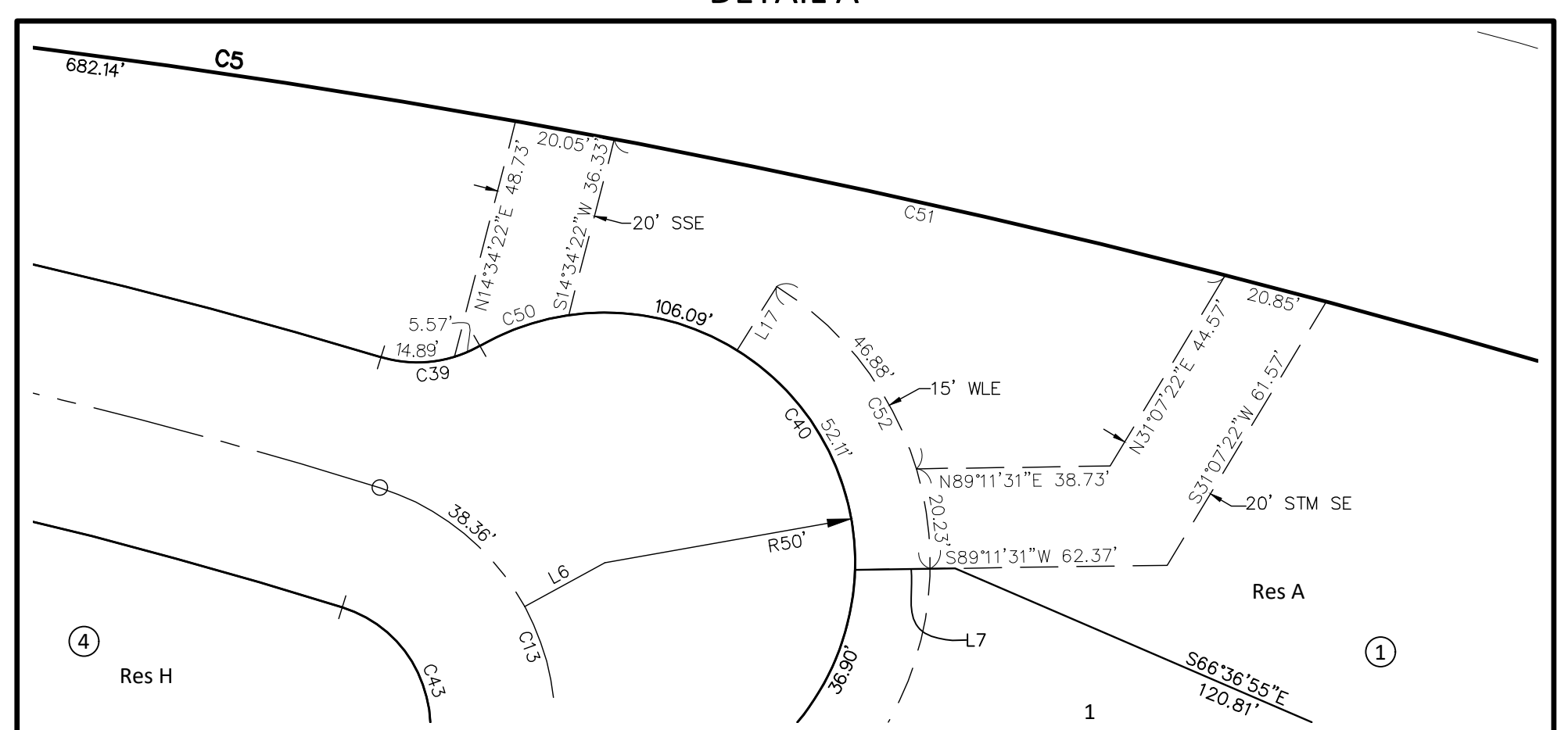
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CALLLED 39.46 ACRES TO SPUR CREEKHAVEN DEVELOPMENT, L.P. BCCF No. 2026000515 BCOPR

POINT OF BEGINNING
N 13,705.997.27
E 3,102.024.36

CREEKHAVEN SEC 3
BCCF No. 2024054388
BCOPR



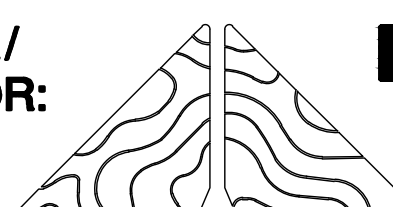
FINAL PLAT CREEKHAVEN SEC 4

A SUBDIVISION OF 39.46 ACRES OF LAND OUT OF THE DAVID TALLEY SURVEY, A-130 BRAZORIA COUNTY, TEXAS

185 LOTS 9 RESERVES 7 BLOCKS
MARCH 2026

OWNER/DEVELOPER: SPUR CREEKHAVEN LAND, L.P., A DELAWARE LIMITED PARTNERSHIP
8433 ENTERPRISE CIRCLE, SUITE 100
LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/SURVEYOR:



ELEVATION
land solutions
TBP REGISTRATION NUMBER F-22671
9700 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77380 832-823-2200
TBP REGISTRATION NUMBER 10194692

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, SPUR CREEKHAVEN LAND, L.P., a Delaware limited partnership, acting by and through Brian Stidham, Managing Director, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 39.46 Acre tract described in the above and foregoing map of CREEKHAVEN SEC 4, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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 eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and 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 ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground 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. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of CREEKHAVEN SEC 4, 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.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15'-0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Iowa Colony, Brazoria County, or any other governmental agency, the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the 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, planting and other obstructions to the operation and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, SPUR CREEKHAVEN LAND, L.P., a Delaware limited partnership, has caused these presents to be signed by Brian Stidham, Managing Director, thereunto authorized this ____ day of _____, 20____

SPUR CREEKHAVEN LAND, L.P., a Delaware limited partnership,

By: _____
Brian Stidham
Managing Director

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared Brian Stidham, Authorized Person, being an officer of SPUR CREEKHAVEN LAND, L.P., 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 in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ Day of _____, 20____

Notary Public in and for the State of Texas

Printed Name: _____

My Commission expires _____

This plat is hereby APPROVED by the City of Iowa Colony City Engineer, this ____ day of _____, 20____

Dinh V. Ho, P.E.

Commissioner's signature for final approval:

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

Lee Walden, P.E. Date
President

Kerry Osburn Date
Vice President

Brandon Middleton Date
Secretary/Treasurer

Dinh V. Ho, P.E. Date
District Engineer

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

I, Paul R. Bretherton, am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Paul R. Bretherton
Texas Registration No. 5977

This plat is hereby APPROVED by the City of Iowa Colony City Council, this ____ day of _____, 20____

Wil Kennedy
Mayor

Nikki Brooks
Council Position 1

Arnetta Hicks-Murray
Council Position 2

Marquette Greene-Scott
Council Position 3

Tim Varlack
Council District A

Kareem Boyce
Council District B

Sydney Hargroder
Council District C

This plat is hereby APPROVED by the City of Iowa Colony Planning and Zoning Commission, this ____ day of _____, 20____

David Hurst
Chairman

Terry Hayes

Les Hosey

Robert Wall

Brenda Dillon

Demond Woods

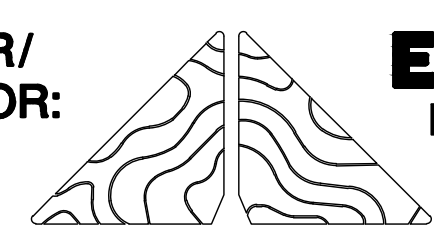
FINAL PLAT
CREEKHAVEN
SEC 4

A SUBDIVISION OF 39.46 ACRES OF LAND
OUT OF THE
DAVID TALLEY SURVEY, A-130
BRAZORIA COUNTY, TEXAS

185 LOTS 9 RESERVES 7 BLOCKS
MARCH 2026

OWNER/
DEVELOPER: SPUR CREEKHAVEN LAND, L.P.,
A DELAWARE LIMITED PARTNERSHIP,
8433 ENTERPRISE CIRCLE, SUITE 100
LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/
SURVEYOR:



ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
9700 LAKEVIEW BLVD, SUITE 200
THE WOODLANDS, TX 77380 832-623-2200
TBPS REGISTRATION NUMBER 10194692

Monday, March 30, 2026

Merrett Huddleston
Elevation Land Solutions
9709 Lakeside Blvd., Ste. 200
The Woodlands, TX 77381
mhuddleston@elevationlandsolutions.com

Re: Creekhaven Section 5 Final Plat
Letter of Recommendation to Approve
COIC Project No. 7088
Adico, LLC Project No. 710-25-002-051

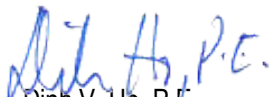
Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of Creekhaven Section 5 Final Plat, received on or about April 6, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the final plat as resubmitted on March 30, 2026. Please provide two (2) sets of mylars and ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later and Wednesday, April 1, 2026, for consideration at the April 7, 2026, Planning and Zoning Commission Meeting.

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

Sincerely,
Adico, LLC


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

Cc: Rachel Patterson
Kayleen Rosser
File: 710-25-002-051

STATE OF TEXAS §

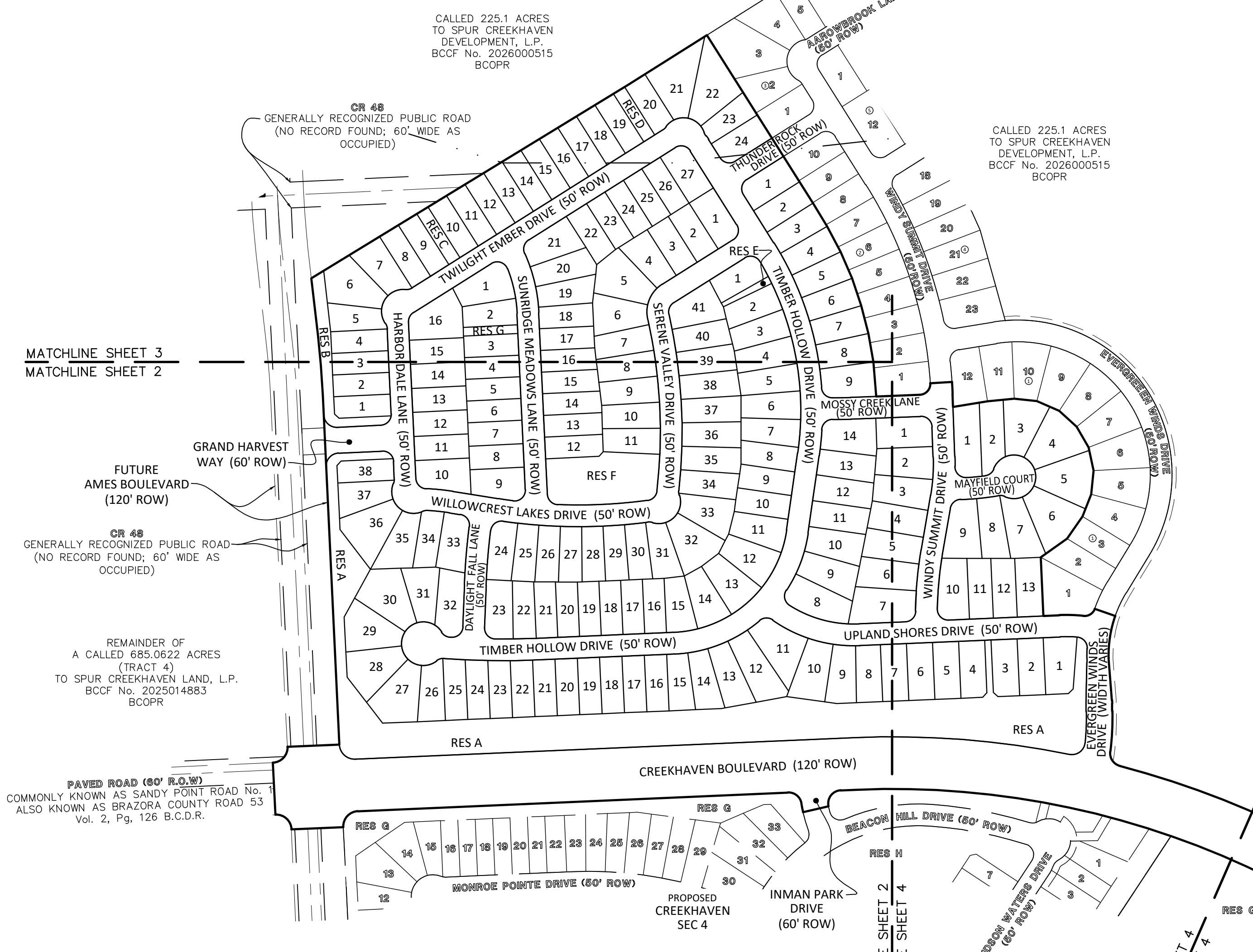
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 56.54 acre (2,462,814 square feet) tract of land situated in the David Talley Survey, Abstract No. 130, in Brazoria County, Texas, being all of a called 56.54 acre tract conveyed to Spur Creekhaven Development, L.P. by deed recorded in Clerk's File No. 2026000515, Brazoria County Official Public Records; said 56.54 acre (2,462,814 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83:

BEGINNING at a 5/8-inch iron rod (with cap) found, being on the north line of Restricted Reserve A, Block 2, of Creekhaven Sec 3 according to the plat thereof recorded in Clerk's File No. 2024054388, Brazoria County Map Records, being on the south right-of-way line of Creekhaven Boulevard (120 foot right-of-way) according to the plat thereof recorded in Clerk's File No. 2024054352, Brazoria County Map Records, being on the west line of Creekhaven Sec 1 according to the plat thereof recorded in Clerk's File No. 2024054352, Brazoria County Map Records, being the southerly southeast corner of said called 56.54 acre tract, and being the southerly southeast corner of the herein described tract;

THENCE, along the south, west, north, and east lines of said called 56.54 acre tract, the following fifty-eight (58) courses and distances:

- 1. North 56°08'34" West, along the north line of said Creekhaven Sec 3, 380.06 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
2. Continuing along the north line of said Creekhaven Sec 3 and along said curve to the left in a westerly direction, at a distance of 495.27 feet passing a 5/8-inch iron rod (with cap) found, being the northwest corner of Restricted Reserve G, Block 2, of said Creekhaven Sec 3, continuing in all along said curve to the left in a westerly direction, with a radius of 1,940.00 feet, a central angle of 36°19'45", an arc length of 1,230.10 feet, and a chord bearing North 74°18'27" West, 1,209.59 feet to a 5/8-inch iron rod (with cap) found;
3. South 87°31'40" West, 37.16 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
4. Along said curve to the left in a southwesterly direction, with a radius of 30.00 feet, a central angle of 100°18'18", an arc length of 52.52 feet, and a chord bearing South 37°22'31" West, 46.07 feet to a 5/8-inch iron rod (with cap) found;
5. South 77°13'22" West, 60.00 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
6. Along said curve to the right in a northerly direction, with a radius of 355.00 feet, a central angle of 0°31'56", an arc length of 20.03 feet, and a chord bearing North 11°09'40" West, 20.02 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a reverse curve to the left;
7. Along said reverse curve to the left in a northwesterly direction, with a radius of 30.00 feet, a central angle of 82°55'38", an arc length of 43.42 feet, and a chord bearing North 51°00'31" West, 39.73 feet to a 5/8-inch iron rod (with cap) found;
8. South 87°31'40" West, 990.09 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
9. Along said curve to the left in a southwesterly direction, with a radius of 35.00 feet, a central angle of 90°15'21", an arc length of 55.13 feet, and a chord bearing South 42°23'59" West, 49.61 feet to a 5/8-inch iron rod (with cap) found;
10. South 87°40'37" West, 120.00 feet to a 5/8-inch iron rod (with cap) found, being the southerly southwest corner of said called 56.54 acre tract, being the southerly southwest corner of the herein described tract, and being the beginning of a curve to the left;
11. Along said curve to the left in a northwesterly direction, with a radius of 35.00 feet, a central angle of 89°44'39", an arc length of 54.82 feet, and a chord bearing North 47°36'01" West, 49.39 feet to a 5/8-inch iron rod (with cap) found, being the westerly southwest corner of said called 56.54 acre tract and being the westerly southwest corner of the herein described tract;
12. North 02°52'45" West, 120.00 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
13. Along said curve to the left in a northeasterly direction, with a radius of 35.00 feet, a central angle of 90°15'21", an arc length of 55.13 feet, and a chord bearing North 42°23'59" East, 49.61 feet to a 5/8-inch iron rod (with cap) found;
14. North 87°40'37" East, 120.00 feet to a 5/8-inch iron rod (with cap) found;
15. North 02°43'42" West, 805.32 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
16. Along said curve to the left in a northerly direction, with a radius of 2,060.00 feet, a central angle of 03°48'10", an arc length of 136.73 feet, and a chord bearing North 04°37'47" West, 136.70 feet to a 5/8-inch iron rod (with cap) found;
17. North 06°31'52" West, 133.52 feet to a 5/8-inch iron rod (with cap) found, being on the southeast line of a pipeline easement (no defined width, proposed 70-foot wide) by deeds recorded in Volume 623, Page 341, and Volume 907, Page 171, Brazoria County Deed Records, being the northwest corner of said called 56.54 acre tract, and being the northwest corner of the herein described tract;
18. North 58°35'31" East, along the southeast line of said pipeline easement, 855.34 feet to a 5/8-inch iron rod (with cap) found;
19. North 57°45'16" East, continuing along the southeast line of said pipeline easement, 212.75 feet to a 5/8-inch iron rod (with cap) found, being the northeast corner of said called 56.54 acre tract and being the northeast corner of the herein described tract;
20. South 32°14'44" East, 457.23 feet to a 5/8-inch iron rod (with cap) found;
21. South 31°38'15" East, 62.32 feet to a 5/8-inch iron rod (with cap) found;
22. South 27°44'52" East, 66.37 feet to a 5/8-inch iron rod (with cap) found;
23. South 23°16'23" East, 66.37 feet to a 5/8-inch iron rod (with cap) found;
24. South 18°47'54" East, 66.37 feet to a 5/8-inch iron rod (with cap) found;
25. South 14°19'24" East, 66.37 feet to a 5/8-inch iron rod (with cap) found;
26. South 09°50'55" East, 66.37 feet to a 5/8-inch iron rod (with cap) found;
27. South 04°40'29" East, 79.65 feet to a 5/8-inch iron rod (with cap) found;
28. North 87°49'31" East, 99.99 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
29. Along said curve to the left in a northeasterly direction, with a radius of 25.00 feet, a central angle of 91°33'56", an arc length of 39.95 feet, and a chord bearing North 42°02'32" East, 35.84 feet to a 5/8-inch iron rod (with cap) found;
30. North 86°15'34" East, 50.00 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
31. Along said curve to the right in a southerly direction, with a radius of 1,025.00 feet, a central angle of 01°33'56", an arc length of 28.01 feet, and a chord bearing South 02°57'28" East, 28.01 feet to a 5/8-inch iron rod (with cap) found;
32. South 02°10'29" East, 29.74 feet to a 5/8-inch iron rod (with cap) found;
33. North 80°55'15" East, 80.68 feet to a 5/8-inch iron rod (with cap) found;
34. North 84°04'45" East, 61.94 feet to a 5/8-inch iron rod (with cap) found;
35. South 83°56'01" East, 52.02 feet to a 5/8-inch iron rod (with cap) found;
36. South 66°07'30" East, 56.33 feet to a 5/8-inch iron rod (with cap) found;
37. South 47°55'43" East, 54.36 feet to a 5/8-inch iron rod (with cap) found;
38. South 29°59'04" East, 54.81 feet to a 5/8-inch iron rod (with cap) found;
39. South 11°59'13" East, 54.68 feet to a 5/8-inch iron rod (with cap) found;
40. South 05°58'57" West, 54.64 feet to a 5/8-inch iron rod (with cap) found;
41. South 21°05'17" West, 54.86 feet to a 5/8-inch iron rod (with cap) found;
42. South 34°54'52" West, 62.13 feet to a 5/8-inch iron rod (with cap) found;
43. South 54°33'29" West, 74.13 feet to a 5/8-inch iron rod (with cap) found;
44. South 02°28'20" East, 135.00 feet to a 5/8-inch iron rod (with cap) found;
45. North 87°31'40" East, 36.41 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
46. Along said curve to the right in an easterly direction, with a radius of 375.00 feet, a central angle of 08°31'16", an arc length of 65.77 feet, and a chord bearing South 88°12'43" East, 55.72 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a reverse curve to the left;
47. Along said reverse curve to the left in a northeasterly direction, with a radius of 25.00 feet, a central angle of 76°48'37", an arc length of 33.51 feet, and a chord bearing North 57°38'37" East, 31.06 feet to a 5/8-inch iron rod (with cap) found;
48. South 70°45'41" East, 50.00 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
49. Along said curve to the left in a southerly direction, with a radius of 275.00 feet, a central angle of 20°35'42", an arc length of 99.17 feet, and a chord bearing South 08°54'28" West, 98.63 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a compound curve to the left;
50. Along said compound curve to the left in a southerly direction, with a radius of 150.00 feet, a central angle of 02°57'48", an arc length of 7.76 feet, and a chord bearing South 02°54'17" East, 7.76 feet to a 5/8-inch iron rod (with cap) found;
51. South 04°23'11" East, 88.96 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
52. Along said curve to the right in a southerly direction, with a radius of 150.00 feet, a central angle of 02°57'48", an arc length of 7.76 feet, and a chord bearing South 02°54'17" East, 7.76 feet to a 5/8-inch iron rod (with cap) found;
53. South 01°25'23" East, 16.97 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
54. Along said curve to the right in a southerly direction, with a radius of 630.00 feet, a central angle of 08°32'49", an arc length of 93.98 feet, and a chord bearing South 02°51'02" West, 93.89 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a reverse curve to the left;
55. Along said reverse curve to the left in a southeasterly direction, with a radius of 30.00 feet, a central angle of 82°27'55", an arc length of 43.18 feet, and a chord bearing South 34°06'31" East, 39.55 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a reverse curve to the right;
56. Along said reverse curve to the right in a southeasterly direction, with a radius of 2,060.00 feet, a central angle of 19°11'54", an arc length of 690.26 feet, and a chord bearing South 65°44'31" East, 687.03 feet to a 5/8-inch iron rod (with cap) found;
57. South 56°08'34" East, 380.06 feet to a 5/8-inch iron rod (with cap) found, being on the north right-of-way line of said Creekhaven Boulevard, being on the west line of said Creekhaven Sec 1, being the easterly southeast corner of said called 56.54 acre tract, and being the easterly southeast corner of the herein described tract;
58. South 33°51'26" West, along the west line of said Creekhaven Sec 1, 120.00 feet to the POINT OF BEGINNING, CONTAINING 56.54 acres (2,462,814 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.



Creekhaven Parkland Table
Table with 8 columns: Section, No. of Lots, Public Park Requirement (1 Ac/54 DU), Private Park/Open Space Dedication (Ac), Private Park/Dedication (100%), Public Park/Retention/Drainage, Public Park/Credit (50%), Park Credit Provided (Ac), Remaining Park Credit (Ac).
TOTAL: 919 lots, 17.02 Public Park, 18.02 Private Park, 18.02 Private Park, 15.90 Public Park, 7.951 Park Credit, 25.97 Remaining Park Credit.

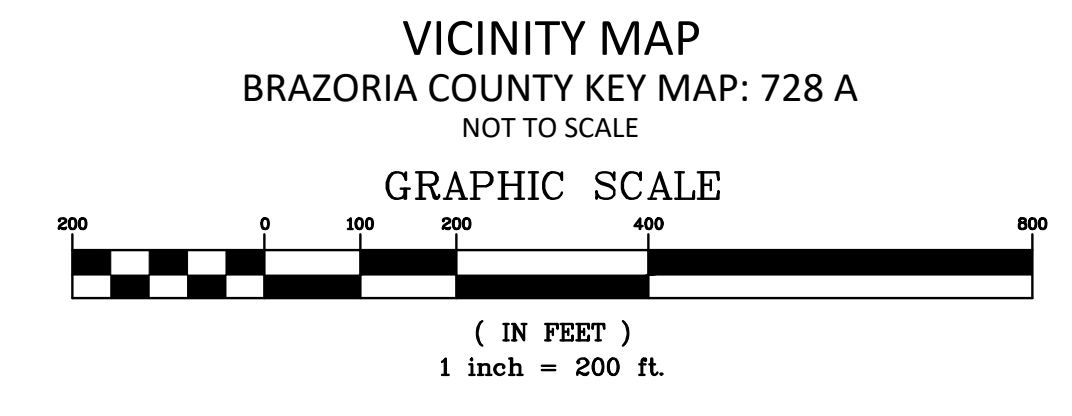
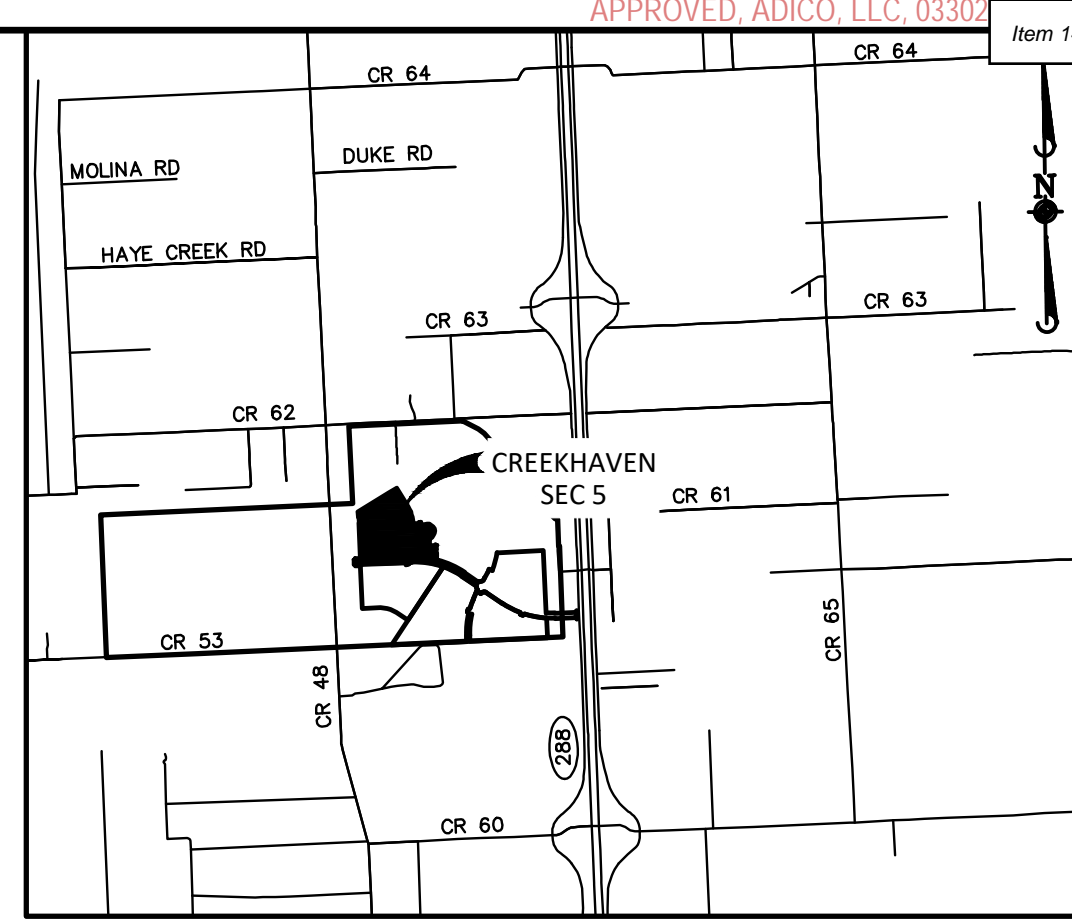
- FINAL PLAT NOTES:
1. THE PRELIMINARY PLAT WAS APPROVED BY CITY OF IOWA COLONY ON 08/18/2025
2. THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 92 BOUNDARY.
3. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1.000137889.
4. BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000.
5. SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
6. ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "ELS".
7. PRIMARY BENCHMARK: NGS MONUMENT DESIGNATION HGCD 75, PID AW5683, WITH A PUBLISHED ELEVATION OF 48.1 FEET, NAVD 88.
8. THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DEFINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0120K & 480396115K, DATED DECEMBER 30, 2020.
9. EACH LOT SHALL BE RESTRICTED TO A SINGLE-FAMILY RESIDENTIAL USE.
10. SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQ. FT. ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
11. ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
12. 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 IN A RECORDED PLAT THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE HERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.

- 13. ALL EASEMENT ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.
14. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDED.
15. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY THE PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
16. THERE ARE PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION AND ARE SHOWN HEREON.
17. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS FOR THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
18. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
19. ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
20. ALL STORM SEWERS WILL BE MAINTAINED BY CITY OF IOWA COLONY.
21. THIS SUBDIVISION EMPLOYS A DRAINAGE SYSTEM, WHICH UTILIZES STREETS AND ADJACENT PROPERTIES WITHIN THE SUBDIVISION PLAT BOUNDARY TO STORE AND CONVEY STORM WATER. THUS, DURING STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION.
22. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
23. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER FACILITIES.
24. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
25. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
26. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
27. A MINIMUM OF 5 FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.

- 28. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
29. OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
30. FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.
31. THE PLAT IS SUBJECT TO THE REQUIREMENTS OF 949 AC SH 288 DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND HINES ACQUISITIONS, LLC.
32. THE DRAFT OF ANY PROTECTIVE COVENANTS WHEREBY THE SUBDIVIDER PROPOSES TO REGULATE THE USE OF THE LAND WITHIN THE SUBDIVISION; PROVIDED, HOWEVER, RESTRICTIVE COVENANTS, CONDITIONS, OR LIMITATIONS SHALL NEVER BE LESS THAN THE MINIMUM REQUIREMENTS OF THE CITY UNDER THE TERMS OF THIS ORDINANCE OR OTHER CITY ORDINANCES.
33. THIS SUBDIVISION IS SUBJECT TO NEIGHBORHOOD AND PARKLAND DEDICATION FEES EXCEPT WHERE INDICATED IN 949 AC SH 288 DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND HINES ACQUISITIONS, LLC.
34. THIS PLAT IS SUBJECT TO THE ACCEPTANCE OF CREEKHAVEN SECTION 4.

Reserve Area Table
Table with 4 columns: Reserve Letter, Area (Sq Ft), Area (Ac), Usage Restricted To.
A: 185,855 Sq Ft, 4.267 Ac, DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
B: 12,131 Sq Ft, 0.2785 Ac, DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
C: 4,144 Sq Ft, 0.0951 Ac, DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
D: 3,911 Sq Ft, 0.0898 Ac, DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
E: 1,722 Sq Ft, 0.0395 Ac, LANDSCAPE AND OPEN SPACE
F: 28,327 Sq Ft, 0.6503 Ac, DRAINAGE, LANDSCAPE, OPEN SPACE, PARK, AND UTILITIES
G: 2,500 Sq Ft, 0.0574 Ac, LANDSCAPE AND OPEN SPACE
TOTAL: 238,590 Sq Ft, 5.478 Ac

- BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 FINAL PLAT AND CONSTRUCTION NOTES
1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 12-INCHES ABOVE CROWN OF ROAD AND/OR 24-INCHES ABOVE BASE FLOOD ELEVATION.
2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
6. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
7. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
8. PROHIBITED USE OF METAL PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
9. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
10. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
11. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A RECORDED DOCUMENT NUMBER AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BOARD OF COMMISSIONERS.
12. 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.
13. 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 DISTRICT # 5 RESOLUTION 2011-11 ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.



- ABBREVIATIONS
AE= AERIAL EASEMENT
DE= DRAINAGE EASEMENT
PAE= PRIVATE ACCESS EASEMENT
PUE= PUBLIC UTILITY EASEMENT
SSE= SANITARY SEWER EASEMENT
STM SE= STORM SEWER EASEMENT
UVE= UNOBSTRUCTED VISIBILITY EASEMENT
WLE= WATER LINE EASEMENT
BL= BUILDING LINE
PVT= PRIVATE
ROW= RIGHT-OF-WAY
BCCF= BRAZORIA COUNTY CLERK'S FILE
BCDR= BRAZORIA COUNTY DEED RECORDS
BCPR= BRAZORIA COUNTY MAP RECORDS
BCOPR= BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
VOL. PG.= VOLUME, PAGE
FND= FOUND
IR= IRON ROD
5 = SET 5/8" IRON ROD W/ CAP
- - - STREET NAME CHANGE
- - - PIPELINE

COVER SHEET FINAL PLAT CREEKHAVEN SEC 5

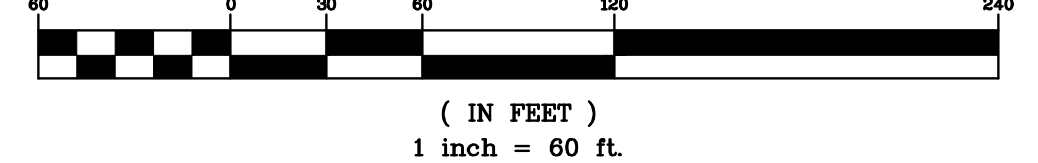
A SUBDIVISION OF 56.54 ACRES OF LAND OUT OF THE DAVID TALLEY SURVEY, A-130 BRAZORIA COUNTY, TEXAS

182 LOTS 7 RESERVES 8 BLOCKS MARCH 2026

OWNER/DEVELOPER: SPUR CREEKHAVEN LAND, L.P., A DELAWARE LIMITED PARTNERSHIP, 8433 ENTERPRISE CIRCLE, SUITE 100 LAKEWOOD RANCH, FLORIDA 32402

ENGINEER/SURVEYOR: ELEVATION land solutions, 8700 LAKESIDE BLVD, SUITE 200 THE WOODLANDS, TX 77381 832-823-2200, TIPS REGISTRATION NUMBER 10194692

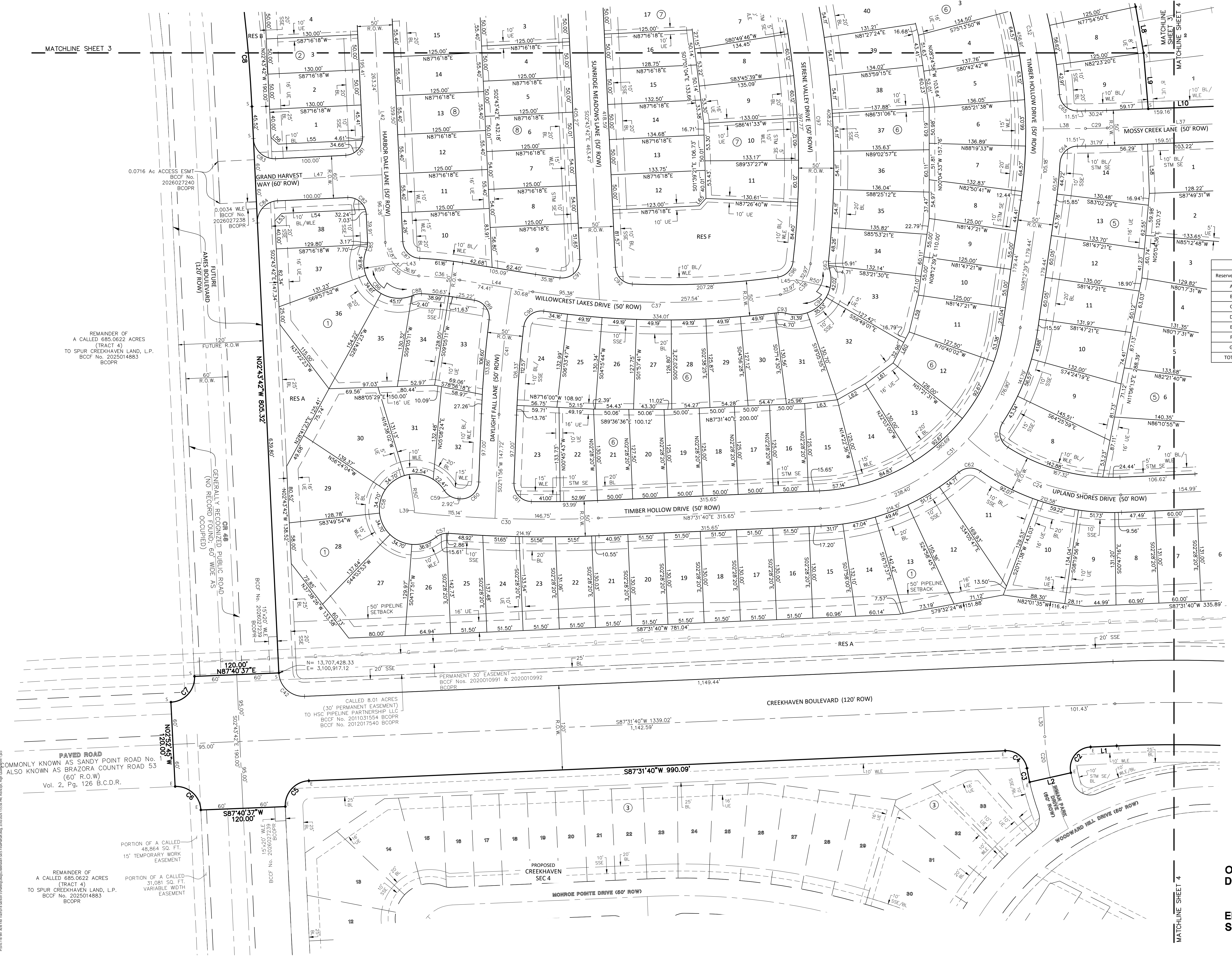
GRAPHIC SCALE



ABBREVIATIONS

- AE= AERIAL EASEMENT
- DE= DRAINAGE EASEMENT
- PAE= PRIVATE ACCESS EASEMENT
- PUE= PUBLIC UTILITY EASEMENT
- SSE= SANITARY SEWER EASEMENT
- STM SE= STORM SEWER EASEMENT
- UVE= UNOBSTRUCTED VISIBILITY EASEMENT
- UE= UTILITY EASEMENT
- WLE= WATER LINE EASEMENT
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- 5"= 5/8" IRON ROD W/ CAP
- STREET NAME CHANGE
- PIPELINE

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	185,855	4.267	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
B	12,131	0.2785	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
C	4,144	0.0951	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
D	3,911	0.0898	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
E	1,722	0.0395	LANDSCAPE AND OPEN SPACE
F	28,327	0.6503	DRAINAGE, LANDSCAPE, OPEN SPACE, PARK, AND UTILITIES
G	2,500	0.0574	LANDSCAPE AND OPEN SPACE
TOTAL	238,590	5.478	



FINAL PLAT CREEKHAVEN SEC 5

A SUBDIVISION OF 56.54 ACRES OF LAND OUT OF THE DAVID TALLEY SURVEY, A-130 BRAZORIA COUNTY, TEXAS

182 LOTS 7 RESERVES 8 BLOCKS MARCH 2026

OWNER/ DEVELOPER: SPUR CREEKHAVEN LAND, L.P., A DELAWARE LIMITED PARTNERSHIP 8433 ENTERPRISE CIRCLE, SUITE 100 LAKEWOOD RANCH, FLORIDA 34202

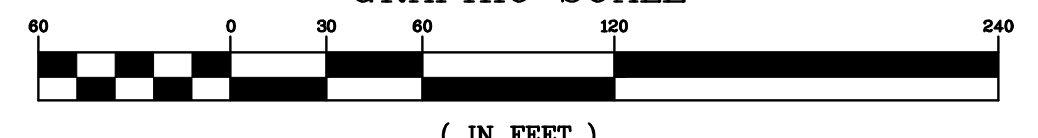
ENGINEER/ SURVEYOR:  **ELEVATION** land solutions
 TBPE REGISTRATION NUMBER F-22671
 8700 LAKEVIEW BLVD, SUITE 200
 THE WOODLANDS, TX 77381 833-823-2200
 TBPS REGISTRATION NUMBER 10194692

REMAINDER OF A CALLED 685.0622 ACRES (TRACT 4) TO SPUR CREEKHAVEN LAND, L.P. BCCF No. 2025014883 BCOPR

PAVED ROAD COMMONLY KNOWN AS SANDY POINT ROAD No. ALSO KNOWN AS BRAZORIA COUNTY ROAD 53 (60' R.O.W.) Vol. 2, Pg. 126 B.C.D.R.

REMAINDER OF A CALLED 685.0622 ACRES (TRACT 4) TO SPUR CREEKHAVEN LAND, L.P. BCCF No. 2025014883 BCOPR

GRAPHIC SCALE



ABBREVIATIONS

- AE= AERIAL EASEMENT
- DE= DRAINAGE EASEMENT
- PAE= PRIVATE ACCESS EASEMENT
- PUE= PUBLIC UTILITY EASEMENT
- SSE= SANITARY SEWER EASEMENT
- STM SE= STORM SEWER EASEMENT
- UVE= UNOBSTRUCTED VISIBILITY EASEMENT
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- BCOPR= BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- VOL __ PG __ = VOLUME, PAGE
- FND= FOUND
- IR= IRON ROD
- SET 5/8" IRON ROD W/ CAP = SET 5/8" IRON ROD W/ CAP
- STREET NAME CHANGE = STREET NAME CHANGE
- PIPELINE = PIPELINE

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	185,855	4.267	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
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TOTAL	238,590	5.478	

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	1,230.10'	1,940.00'	036°19'46"	1209.59'	N74°18'27"W
C2	52.52'	30.00'	100°18'18"	46.07'	S37°22'31"W
C3	20.03'	355.00'	003°13'56"	20.02'	N11°09'40"W
C4	43.42'	30.00'	082°55'38"	39.73'	N51°00'31"W
C5	55.13'	35.00'	090°15'21"	49.61'	S42°23'59"W
C6	54.82'	35.00'	089°44'39"	49.39'	N47°36'01"W
C7	55.13'	35.00'	090°15'21"	49.61'	N42°23'59"E
C8	136.73'	2,060.00'	003°48'10"	136.70'	N04°37'47"W
C9	39.95'	25.00'	091°33'56"	35.84'	N42°02'32"E
C10	28.01'	1,025.00'	001°33'56"	28.01'	S02°57'28"E
C11	55.77'	375.00'	008°31'16"	55.72'	S88°12'43"E
C12	33.51'	25.00'	076°48'37"	31.06'	N57°38'37"E
C13	99.17'	275.00'	020°39'42"	98.63'	S08°54'28"W
C14	7.76'	150.00'	002°57'48"	7.76'	S02°54'17"E
C15	7.76'	150.00'	002°57'48"	7.76'	S02°54'17"E
C16	93.98'	630.00'	008°32'49"	93.89'	S02°51'02"W
C17	43.18'	30.00'	082°27'55"	39.55'	S34°06'31"E
C18	690.26'	2,060.00'	019°11'54"	687.03'	S65°44'31"E
C19	1,268.14'	2,000.00'	036°19'46"	1247.00'	S74°18'27"E
C20	58.45'	325.00'	010°18'18"	58.37'	S07°37'29"E
C21	152.22'	600.00'	014°32'08"	151.81'	S05°50'41"W
C22	108.18'	300.00'	020°39'42"	107.60'	S08°54'28"W
C23	84.15'	350.00'	013°46'32"	83.95'	S85°35'04"E
C24	237.00'	300.00'	045°15'49"	230.88'	S69°50'26"E
C25	185.37'	900.00'	011°48'03"	185.04'	S03°48'28"W
C26	93.33'	450.00'	011°52'59"	93.16'	S03°46'00"W
C27	27.33'	1,000.00'	001°33'56"	27.33'	S02°57'28"E
C28	168.02'	600.00'	016°02'42"	167.48'	N84°04'44"E
C29	31.01'	1,000.00'	001°46'37"	31.01'	S88°42'49"W
C30	261.88'	1,800.00'	008°20'10"	261.65'	S88°18'15"E
C31	415.30'	300.00'	079°19'00"	382.93'	N47°52'10"E
C32	494.27'	700.00'	040°27'23"	484.06'	N12°01'02"W
C33	78.54'	50.00'	090°00'00"	70.71'	N77°14'44"W
C34	52.78'	50.00'	060°28'58"	50.36'	S27°30'47"W
C35	74.05'	50.00'	084°51'38"	67.47'	S45°09'30"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C36	58.25'	500.00'	006°40'30"	58.22'	S84°15'04"E
C37	352.92'	1,200.00'	016°51'03"	351.65'	S89°20'21"E
C38	65.94'	50.00'	075°33'52"	61.27'	N44°27'12"E
C39	61.51'	50.00'	070°28'47"	57.70'	N22°30'52"E
C40	173.84'	350.00'	028°27'30"	172.06'	S16°57'27"E
C41	180.05'	1,500.00'	006°52'39"	179.94'	S05°38'15"W
C42	54.82'	35.00'	089°44'39"	49.39'	S47°36'01"E
C43	50.02'	30.00'	095°32'10"	44.43'	N53°34'45"E
C44	71.97'	570.00'	007°14'04"	71.92'	N02°11'39"E
C45	7.68'	150.00'	002°55'54"	7.67'	S00°02'34"W
C46	7.68'	150.00'	002°55'54"	7.67'	N00°02'34"E
C47	23.56'	325.00'	004°09'10"	23.55'	S00°39'12"W
C48	38.54'	25.00'	088°19'58"	34.84'	N41°26'11"W
C49	40.92'	25.00'	093°46'30"	36.50'	S45°35'05"E
C50	37.80'	25.00'	086°37'22"	34.30'	N44°12'58"E
C51	34.24'	25.00'	078°28'37"	31.63'	S48°56'48"W
C52	41.01'	25.00'	093°58'57"	36.56'	S46°17'43"E
C53	15.20'	25.00'	034°50'17"	14.97'	N82°21'37"W
C54	238.79'	50.00'	273°38'07"	68.43'	N21°45'32"W
C55	26.62'	25.00'	061°01'02"	25.38'	N51°55'56"E
C56	39.27'	25.00'	090°00'00"	35.36'	N47°10'29"W
C57	18.46'	25.00'	042°18'50"	18.05'	S73°05'43"W
C58	240.73'	50.00'	275°51'21"	67.01'	S09°51'58"W
C59	23.50'	25.00'	053°51'50"	22.65'	S59°08'16"E
C60	39.98'	25.00'	091°38'14"	35.86'	N48°01'03"E
C61	39.98'	25.00'	091°38'14"	35.86'	S43°37'11"E
C62	32.82'	25.00'	075°13'12"	30.51'	S87°23'37"W
C63	39.63'	25.00'	090°49'08"	35.61'	S12°12'09"E
C64	37.60'	25.00'	086°10'39"	34.16'	S46°30'48"W
C65	37.60'	25.00'	086°10'39"	34.16'	S47°18'33"E
C66	40.00'	25.00'	091°40'23"	35.87'	N76°24'32"W
C67	39.27'	25.00'	090°00'00"	35.36'	N12°45'16"E
C68	39.27'	25.00'	090°00'00"	35.36'	S12°45'16"W
C69	39.27'	25.00'	090°00'00"	35.36'	S77°14'44"E
C70	9.94'	75.00'	007°35'23"	9.93'	N36°02'25"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C71	9.06'	25.00'	020°46'19"	9.01'	S29°26'58"E
C72	108.97'	50.00'	124°52'28"	88.65'	N81°30'03"W
C73	9.47'	25.00'	021°41'33"	9.41'	N46°44'30"E
C74	39.27'	25.00'	090°00'00"	35.36'	N77°14'44"W
C75	35.73'	25.00'	081°53'04"	32.76'	S16°48'44"W
C76	44.00'	25.00'	100°50'58"	38.54'	N71°49'15"W
C77	16.38'	25.00'	037°32'15"	16.09'	N76°31'24"E
C78	112.91'	50.00'	129°23'03"	90.40'	S30°36'00"W
C79	13.69'	25.00'	031°21'50"	13.51'	N18°24'37"W
C80	26.39'	25.00'	060°28'58"	25.18'	S27°30'47"W
C81	39.27'	25.00'	090°00'00"	35.36'	N42°16'18"E
C82	39.27'	25.00'	090°00'00"	35.36'	N47°43'42"W
C83	47.12'	30.00'	090°00'00"	42.43'	S47°43'42"E
C84	47.12'	30.00'	090°00'00"	42.43'	S42°16'18"W
C85	10.87'	25.00'	024°54'16"	10.78'	N09°43'26"E
C86	119.01'	50.00'	136°22'48"	92.84'	S46°00'50"E
C87	37.03'	25.00'	084°51'38"	33.73'	S45°09'30"E
C88	11.86'	25.00'	027°11'00"	11.75'	S79°23'16"W
C89	38.46'	25.00'	088°08'30"	34.78'	N36°50'34"W
C90	39.73'	25.00'	091°03'17"	35.68'	S52°38'01"W
C91	43.68'	25.00'	100°05'57"	38.33'	N47°19'17"E
C92	37.06'	25.00'	084°55'43"	33.76'	S45°11'33"E
C93	10.62'	25.00'	024°20'12"	10.54'	N85°17'36"W
C94	108.95'	50.00'	124°50'37"	88.64'	N44°27'12"E
C95	10.62'	25.00'	024°20'12"	10.54'	S05°48'01"E
C96	32.97'	25.00'	075°33'52"	30.63'	N44°27'12"E
C97	406.24'	1,200.00'	019°23'47"	404.30'	N03°01'38"W
C98	18.15'	675.00'	001°32'25"	18.15'	N26°30'06"W

Line Table		
Line #	Length	Bearing
L1	37.16'	S87°31'40"W
L2	60.00'	S77°13'22"W
L3	62.32'	S31°38'15"E
L4	66.37'	S27°44'52"E
L5	66.37'	S23°16'23"E
L6	66.37'	S18°47'54"E
L7	66.37'	S14°19'24"E
L8	66.37'	S09°50'55"E
L9	79.65'	S04°40'29"E
L10	99.99'	N87°49'31"E
L11	50.00'	N86°15'34"E
L12	29.74'	S02°10'29"E
L13	80.68'	N80°55'15"E
L14	61.94'	N84°04'45"E
L15	52.02'	S83°56'01"E
L16	56.33'	S66°07'30"E
L17	54.36'	S47°55'43"E

Line Table		
Line #	Length	Bearing
L18	54.81'	S29°59'04"E
L19	54.68'	S11°59'13"E
L20	54.64'	S05°58'57"W
L21	54.86'	S21°05'17"W
L22	62.13'	S34°54'52"W
L23	74.13'	S54°33'29"W
L24	135.00'	S02°28'20"E
L25	36.41'	N87°31'40"E
L26	50.00'	S70°45'41"E
L27	88.96'	S04°23'11"E
L28	16.97'	S01°25'23"E
L29	120.00'	S33°51'26"W
L30	42.60'	S02°28'20"E
L31	20.38'	N13°06'45"E
L32	121.31'	N01°25'23"W
L33	10.02'	N78°41'48"W
L34	127.44'	N09°42'29"E

Line Table		
Line #	Length	Bearing
L35	143.18'	N02°10'29"W
L36	10.00'	N13°56'37"W
L37	209.51'	S87°49'31"W
L38	59.84'	S89°36'08"W
L39	4.75'	S05°51'49"W
L40	10.00'	S08°29'06"W
L41	5.50'	S56°38'10"E
L42	359.50'	S02°43'42"E
L43	6.00'	N43°52'51"E
L44	105.09'	S80°54'49"E
L45	9.75'	N45°32'48"W
L46	150.00'	N57°45'16"E
L47	180.00'	S87°16'18"W
L48	16.01'	N01°25'23"W
L49	90.08'	N01°30'31"E
L50	14.96'	S45°56'02"W
L51	14.14'	N47°28'20"W

Line Table		
Line #	Length	Bearing
L52	14.14'	S42°31'40"W
L53	14.14'	S42°16'18"W
L54	119.02'	S87°16'18"W
L55	119.58'	S87°16'18"W
L56	14.14'	N47°43'42"W
L57	60.00'	N87°31'40"E
L58	69.95'	S02°10'29"E
L59	53.75'	S13°50'17"W
L60	49.75'	S27°17'01"W
L61	49.46'	S52°52'06"W
L62	45.59'	S60°33'53"W
L63	46.70'	S83°34'01"W
L64	55.35'	N51°20'17"E
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**FINAL PLAT
CREEKHAVEN
SEC 5**

A SUBDIVISION OF 56.54 ACRES OF LAND
OUT OF THE
DAVID TALLEY SURVEY, A-130
BRAZORIA COUNTY, TEXAS

182 LOTS 7 RESERVES 8 BLOCKS
MARCH 2026

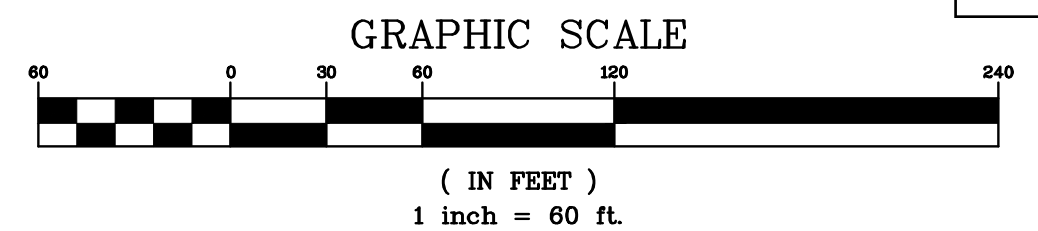
**OWNER/
DEVELOPER:** SPUR CREEKHAVEN LAND, L.P.,
A DELAWARE LIMITED PARTNERSHIP
8433 ENTERPRISE CIRCLE, SUITE 100
LAKEWOOD RANCH, FLORIDA 34202

**ENGINEER/
SURVEYOR:** **ELEVATION**
land solutions
TBP# REGISTRATION NUMBER F-22671
8700 LAKEVIEW BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBP# REGISTRATION NUMBER 10194692

REMAINDER OF
A CALLED 685.0622 ACRES
(TRACT 4)
TO SPUR CREEKHAVEN LAND, L.P.,
BCCF No. 2025014883
BCOPR

MATCHLINE SHEET 2

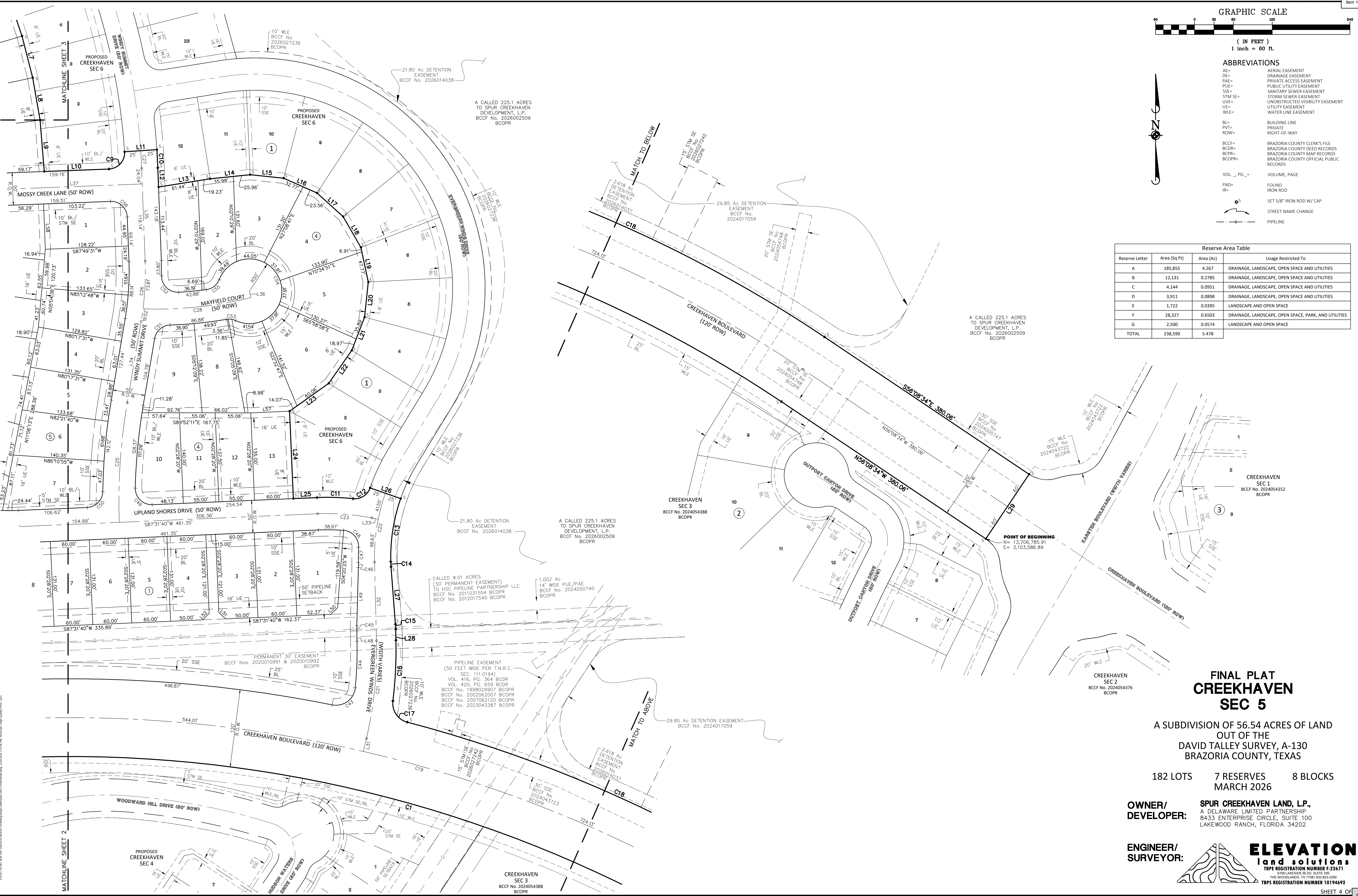
MATCHLINE SHEET 4



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**FINAL PLAT
CREEKHAVEN
SEC 5**

A SUBDIVISION OF 56.54 ACRES OF LAND
OUT OF THE
DAVID TALLEY SURVEY, A-130
BRAZORIA COUNTY, TEXAS

182 LOTS 7 RESERVES 8 BLOCKS
MARCH 2026

**OWNER/
DEVELOPER:** SPUR CREEKHAVEN LAND, L.P.,
A DELAWARE LIMITED PARTNERSHIP
8433 ENTERPRISE CIRCLE, SUITE 100
LAKEWOOD RANCH, FLORIDA 34202

**ENGINEER/
SURVEYOR:** **ELEVATION**
land solutions
TBP REGISTRATION NUMBER F-22671
8709 LAKEVIEW BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBP REGISTRATION NUMBER 10194692

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, SPUR CREEKHAVEN LAND, L.P., acting by and through BRIAN STIDHAM, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 56.54 Acre tract described in the above and foregoing map of CREEKHAVEN SEC 5, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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 eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and 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 ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground 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. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of CREEKHAVEN SEC 5, 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.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15'-0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Iowa Colony, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the 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, planting and other obstructions to the operation and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, SPUR CREEKHAVEN LAND, L.P., has caused these presents to be signed by Brian Stidham, Managing Director, thereunto authorized this _____ day of _____, 20____.

SPUR CREEKHAVEN LAND, L.P.,

By: _____
Brian Stidham
Managing Director

This plat is hereby APPROVED by the City of Iowa Colony City Council, this _____ day of _____, 20____.

Wii Kennedy
Mayor

Nikki Brooks
Council Position 1

Arnetta Hicks-Murray
Council Position 2

Marquette Greene-Scott
Council Position 3

Tim Varlack
Council District A

Kareem Boyce
Council District B

Sydney Hargroder
Council District C

This plat is hereby APPROVED by the City of Iowa Colony Planning and Zoning Commission, this _____ day of _____, 20____.

David Hurst
Chairman

Terry Hayes

Les Hosey

Robert Wall

Brenda Dillon

Dermont Woods

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared BRIAN STIDHAM of SPUR CREEKHAVEN LAND, L.P., 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 in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ Day of _____, 20____

Notary Public in and for the State of Texas

My Commission expires _____

I, Paul R. Bretherton, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that the elevation benchmark reflected on the face of the plat was established as required by regulation; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron rods having a diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Paul R. Bretherton, RPLS
Texas Registration No. 5977

This plat is hereby APPROVED by the City of Iowa Colony City Engineer, this _____ day of _____, 202__

Dinh V. Ho, P.E.

BRAZORIA COUNTY DRAINAGE DISTRICT #5 APPROVAL

Lee Walden, P.E.
President

Date

Kerry L. Osburn
Vice President

Date

Brandon Middleton
Secretary/Treasurer

Date

Dinh V. Ho, P.E.
District Engineer

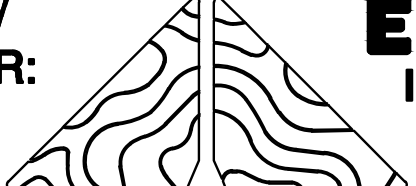
Date

**FINAL PLAT
CREEKHAVEN
SEC 5**

A SUBDIVISION OF 56.54 ACRES OF LAND
OUT OF THE
DAVID TALLEY SURVEY, A-130
BRAZORIA COUNTY, TEXAS

182 LOTS 7 RESERVES 8 BLOCKS
MARCH 2026

**OWNER/
DEVELOPER:** SPUR CREEKHAVEN LAND, L.P.,
A DELAWARE LIMITED PARTNERSHIP,
8433 ENTERPRISE CIRCLE, SUITE 100
LAKEWOOD RANCH, FLORIDA 34202

**ENGINEER/
SURVEYOR:**  **ELEVATION**
land solutions
TBPE REGISTRATION NUMBER F-22671
8700 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692

Monday, March 30, 2026

Merrett Huddleston
Elevation Land Solutions
9709 Lakeside Blvd., Ste. 200
The Woodlands, TX 77381
mhuddleston@elevationlandsolutions.com

Re: Creekhaven Section 6 Final Plat
Letter of Recommendation to Approve
COIC Project No. 7087
Adico, LLC Project No. 710-25-002-052


Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of Creekhaven Section 6 Final Plat, received on or about March 30, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the final plat as resubmitted on March 30, 2026. Please provide two (2) sets of mylars and ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later and Wednesday, April 1, 2026, for consideration at the April 7, 2026, Planning and Zoning Commission Meeting.

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

Sincerely,
Adico, LLC


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

Cc: Rachel Patterson
Kayleen Rosser
File: 710-25-002-052

Monday, January 12, 2026

Garrett Cavaiolo
MC Surveying
79 S. Wynnoak Circle
Spring, TX 77382
garrett@mcsurveytx.com

Re: Hoa Le Ranch Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 7479
Adico, LLC Project No. 710-25-002-063

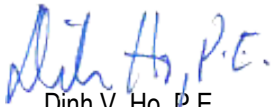
Dear Mr. Cavaiolo:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Hoa Le Ranch Preliminary Plat, received on or about March 30, 2026. The review of the general is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the preliminary plat as resubmitted on March 30, 2026. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, March 31, 2026, for consideration to the April 7, 2026, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC



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

Cc: Rachel Patterson
Kayleen Rosser
File: 710-25-002-063

STATE OF TEXAS
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS:

WE, THE HOAPHUONG LE NGUYEN REVOCABLE LIVING TRUST, ACTING BY AND THROUGH SOPHIA LE, TRUSTEE, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT (HEREINAFTER REFERRED TO AS "OWNERS") OF THE 9.04 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF HOA LE RANCH, DO HEREBY MAKE AN ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADDING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (I.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADDING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (I.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS, AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISIONS, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION 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, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS THAT HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS ____ DAY OF _____ A.D., 20__

SOPHIA LE, TRUSTEE
THE HOAPHUONG LE NGUYEN REVOCABLE LIVING TRUST

STATE OF TEXAS
COUNTY OF BRAZORIA:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, SOPHIA LE, TRUSTEE OF THE HOAPHUONG LE NGUYEN REVOCABLE LIVING TRUST, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ____ DAY OF _____, 20__

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

I, GARRETT CAVAIUOLO, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE CODE OF REGULATIONS OF THE CITY OF IOWA COLONY, TEXAS.

GARRETT CAVAIUOLO, RPLS - 6714 DATE _____

THIS PLAT IS HEREBY APPROVED BY THE CITY OF IOWA COLONY CITY COUNCIL, THIS ____ DAY OF _____, 20__

WIL KENNEDY
MAYOR NIKKI BROOKS

ARNETTA HICKS-MURRAY
MARQUETTE GREENE-SCOTT

TIMOTHY VARLACK
KARDEM BOYCE

SYDNEY HARGRODER

THIS PLAT IS HEREBY APPROVED BY THE CITY OF IOWA COLONY PLANNING AND ZONING COMMISSION, THIS ____ DAY OF _____, 20__

DAVID HURST
CHAIRMAN BRENDA DILLON

TERRY HAYES
LES HOSEY

ROBERT WALL

THIS PLAT IS HEREBY APPROVED BY THE CITY OF IOWA COLONY CITY ENGINEER, THIS ____ DAY OF _____, 20__

DIHN V. HO, P.E.

LEGAL DESCRIPTION:

BEING AN OVERALL 9.04 ACRES COMPOSED OF ALL OF A CALLED 1.0000 ACRES (TRACT 1), AND ALL OF A CALLED 8.0417 ACRES (TRACT 2), LOCATED IN THE H.T. & B. RAILROAD COMPANY SURVEY, SECTION 57, ABSTRACT NUMBER 289, BRAZORIA COUNTY, TEXAS, CONVEYED TO SOPHIA LE, AS TRUSTEE OF THE HOAPHUONG LE NGUYEN REVOCABLE LIVING TRUST IN DOCUMENT NUMBER 2022030514, AND DESCRIBED IN DOCUMENT NUMBER 2022034081, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.

BEGINNING AT A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "MCS 6714", SET FOR THE NORTHEAST CORNER OF THE CALLED 1 ACRE TRACT SAME BEING THE NORTHWEST CORNER OF A CALLED 2.4364 ACRE DESCRIBED TO JOSE AND JESSICA ALONSO IN DOCUMENT NUMBER 1999010826, SAME BEING A POINT IN THE 60 FOOT RIGHT OF WAY OF RUTH ROAD,

THENCE, S 02°51'41" E, WITH THE EAST LINE OF SAID 1 ACRE SAME BEING THE WEST LINE OF SAID 2.4364 ACRES, PASSING A 5/8" IRON ROD AT 251.05 FEET FOUND FOR THE SOUTHEAST CORNER OF SAID 1 AC SAME BEING THE EAST CORNER OF SAID 8.0417 ACRE, CONTINUING FOR A TOTAL DISTANCE OF 111.58 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 8.0417 AC, SAME BEING THE SOUTHWEST CORNER OF SAID 2.4364 ACRES, AND BEING A POINT IN THE NORTH LINE OF A NOW OR FORMERLY KNOWN AS SOUTH FREEWAY LIMITED DESCRIBED IN VOLUME 1186, PAGE 645.

THENCE, WITH THE SOUTH LINE OF SAID 8.0417 ACRES THE FOLLOWING COURSES AND DISTANCES:
1. S 87°29'47" W, 2.45 FEET TO A BENT 5/8 IRON ROD,
2. S 87°17'58" W, 621.78 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "MCS 6714", FOUND FOR THE SOUTHEAST CORNER OF SAID 8.0417 ACRES

THENCE, N 02°51'52" W, WITH THE WEST LINE OF SAID 8.0417 ACRE PASSING AN IRON ROD WITH A CAP STAMPED "PABE" AT 163.03 FEET, FOUND FOR THE SOUTHEAST CORNER OF A RESTRICTED RESERVE "F" STERLING LAKES AT IOWA COLONY SECTION 13 DESCRIBED IN DOCUMENT NUMBER 2019001428, CONTINUING FOR A TOTAL DISTANCE OF 640.19 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 8.0417 ACRES, SAME BEING THE SOUTHWEST CORNER OF A CALLED 9.19 ACRE DESCRIBED TO PLACIDA LOPEZ IN VOLUME 1384, PAGE 495.

THENCE, N 87°10'43" E 421.98 FEET, WITH THE NORTH LINE OF SAID 8.0417 ACRES SAME BEING THE SOUTH LINE OF SAID 9.19 ACRES, TO A MAG NAIL SET IN THE EAST RIGHT OF WAY LINE OF SAID RUTH ROAD

THENCE, WITH THE COMMON LINE OF THE SAID 8.0417 ACRES AND THE RIGHT OF WAY OF RUTH ROAD THE FOLLOWING COURSES AND DISTANCES:
1. S 02°40'31" E 30.00 FEET TO A 1/2" IRON ROD,
2. N 87°09'39" E 199.94 FEET TO A 5/8" IRON ROD,
3. N 87°07'37" E 2.44 FEET, BACK TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 9.04 ACRES OF LAND, MORE OR LESS

PRELIMINARY PLAT NOTES:

- 1. THIS PLAT IS FOR PRELIMINARY REVIEW ONLY AND IS NOT FOR RECORDING.
- 2. FINAL PLAT APPROVAL IS REQUIRED PRIOR TO ANY CONSTRUCTION OR SALE OF LOTS

GENERAL PLAT NOTES:

- 1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE SCALED TO GROUND BY APPLYING A COMBINED SCALE OF 1.00013322.
- 2. BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
- 3. SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
- 4. ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER FINISH GRADING IS COMPLETE. CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "MCS 6714".
- 5. BENCHMARK (BM201 - ELEVATION 54.33) SHOWN HEREON IS BASED ON LOCAL N.G.S. MONUMENT AWS5686/HGCSO 74, LOCATED ON THE NORTH SIDE OF SACRED WAY BLVD AT THE INTERSECTION OF OLD AIRLINE RD, WITH A PUBLISHED ELEVATION OF 55.7 FEET, NAVD 88, GEOID18, 2011 ADJUSTMENT. BM201 IS LOCATED APPROXIMATELY 25.5 FEET, S 49°34' W FROM THE NORTHWEST CORNER OF LOT 5 (SHOWN HEREON).
- 6. THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 480390105K, DATED DECEMBER 30, 2020.
- 7. ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
- 8. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
- 9. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE, WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY THE PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- 10. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- 11. ADEQUATE WASTEWATER FACILITIES SHALL BE PROVIDED TO SERVICE ALL PROPOSED IMPROVEMENTS.
- 12. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- 13. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
- 14. OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED.
- 15. FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.
- 16. NEAREST NEIGHBORHOOD IS BLOCK F, STERLING LAKES AT IOWA COLONY, SECTION 13, 97.75 FEET NORTHWEST OF THE NORTHWEST CORNER OF HOA LE RANCH.
- 17. DETENTION AND DRAINAGE EASEMENTS ON LOTS 3 AND 4 ARE CREATED BY THIS PLAT.

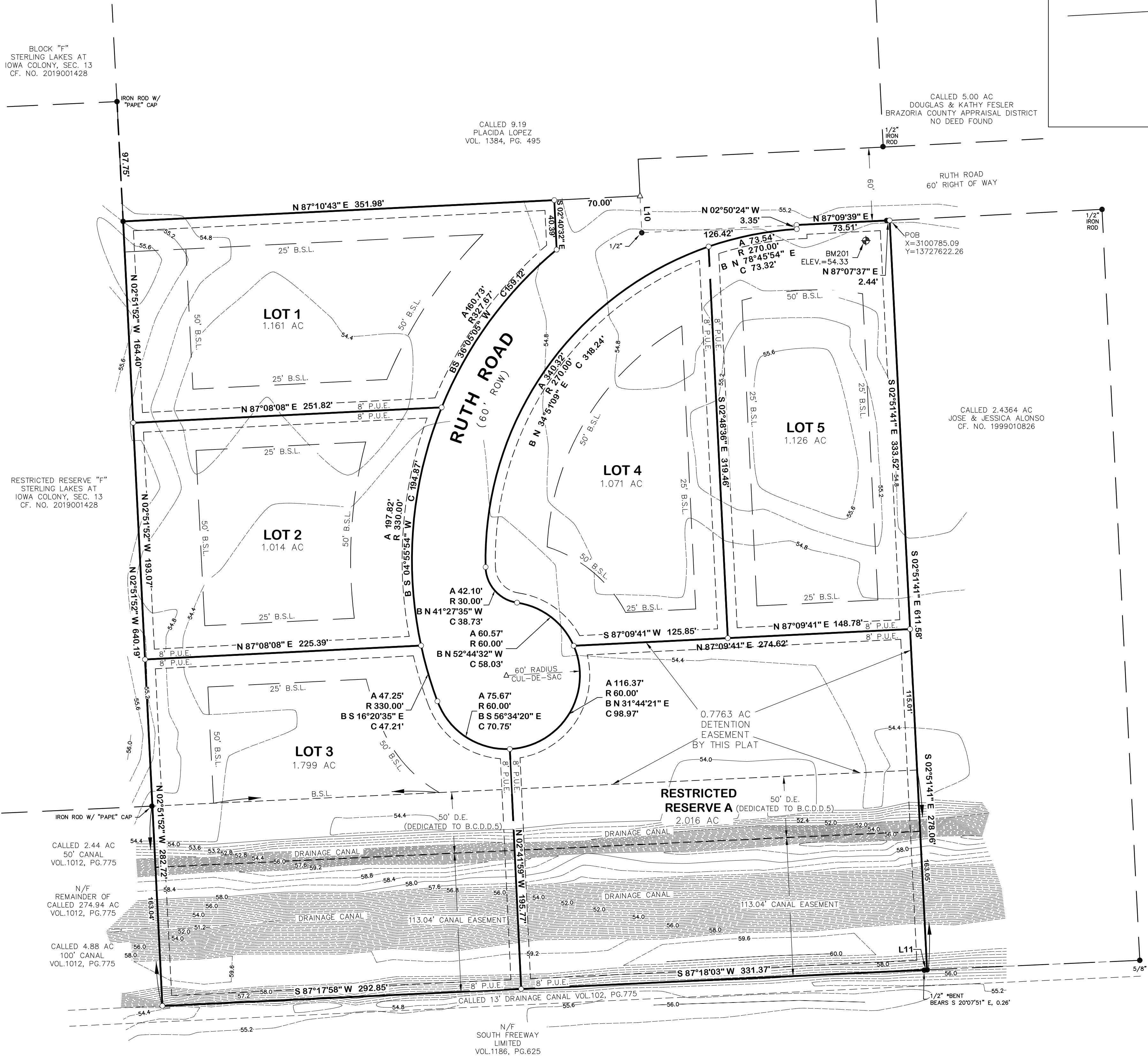
FINAL PLAT NOTES (DRAINAGE DISTRICT #5):

- 1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 24 INCHES ABOVE FINISHED GRADE AND/OR 24 INCHES ABOVE BASE FLOOD ELEVATION.
- 2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- 3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WITH THE EXCEPTION OF _____, WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS, PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
- 5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- 6. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
- 7. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
- 8. DEDICATED DRAINAGE EASEMENT(S) PURPOSED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 FOR DRAINAGE MAINTENANCE PURPOSES SHALL INCLUDE 45 FEET TOP OF BANK, PLUS THE SUM (FOOTAGE) OF BOTH DITCH SIDE SLOPES AND CHANNEL BOTTOM AND 45 FEET OF BANK ON THE OPPOSITE BANK.
- 9. DEDICATED INGRESS/EGRESS ACCESSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 (SEE DISTRICT RESOLUTION NO 2007-06 & NO 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5 LOCK.
- 10. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
- 11. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- 12. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- 13. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A "RECORDED DOCUMENT NUMBER" AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BOARD OF COMMISSIONERS. APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BOARD OF COMMISSIONERS.

COMMISSIONER'S SIGNATURE FOR FINAL APPROVAL:
APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

LEE WALDEN, P.E. DATE _____ KERRY OSBURN DATE _____
PRESIDENT VICE PRESIDENT

BRANDON MIDDLETON DATE _____ DIHN V. HO, P.E. DATE _____
SECRETARY/TREASURER DISTRICT ENGINEER



LINE TABLE - DETENTION EASEMENT

LINE	BEARING	DISTANCE
L1	S 02°41'59" E	4.67'
L2	N 87°10'17" E	99.89'
L3	S 02°49'43" E	59.90'
L4	N 02°49'43" W	59.90'
L5	N 02°41'59" W	4.74'

LINE TABLE - BOUNDARY

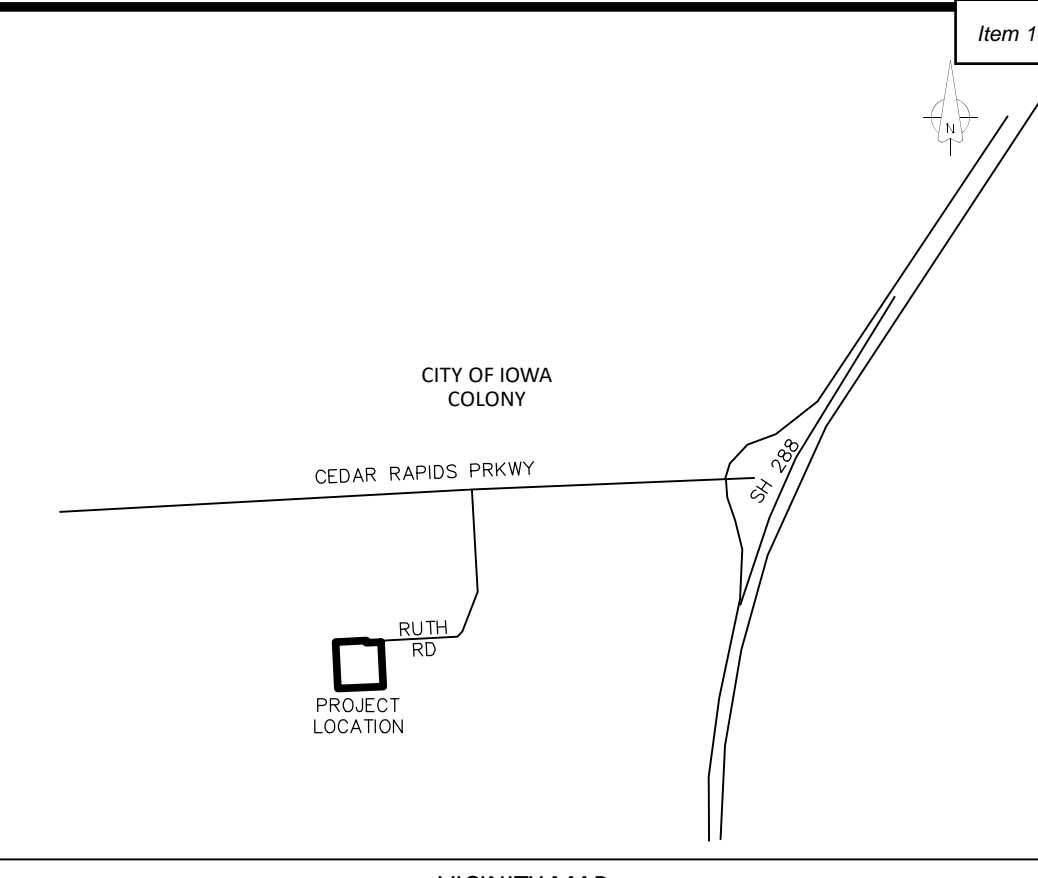
LINE	BEARING	DISTANCE
L10	S 02°40'31" E	30.00'
L11	S 87°29'47" W	2.45'

CURVE TABLE - DETENTION EASEMENT

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	60.00'	15.16'	S 85°27'40" E	15.12'
C2	60.00'	15.16'	N 80°03'41" E	15.12'

TOTAL NUMBER OF LOTS: 5 6.17 AC
TOTAL NUMBER OF BLOCKS: 1 8.19 AC
RESTRICTED RESERVE: 1 2.02 AC
RIGHT OF WAY DEDICATION: 1 0.85 AC

TOTAL ACREAGE: 9.04
RESTRICTED RESERVE "A" - RESTRICTED FOR DRAINAGE PURPOSES ONLY



VICINITY MAP
1" = 2,640'

PRELIMINARY PLAT
HOA LE RANCH

A SUBDIVISION OF 9.04 ACRES OF LAND OUT OF THE H.T.&B.R.R. CO. SURVEY, A-289 BRAZORIA COUNTY, TEXAS 6 LOTS, 1 BLOCK

JANUARY 2026

OWNER: HOAPHUONG LE NGUYEN REVOCABLE LIVING TRUST
BRAZORIA COUNTY, TEXAS 9535 RUTH ROAD, IOWA COLONY, TX 77583

ENGINEER: HENRY NGUYEN CONSULTING (214) 773-4075
FIRM#: F-16239
PE# 71065

SURVEYOR: GARRETT CAVAIUOLO, RPLS MC SURVEYING, LLC (972) 838-8938
D.R.B.C.T. FIRM #: 101994678
RPLS# 6714

LEGEND

- 5/8" IRON ROD W/ "6714" CAP SET
- BUILDING SETBACK LINE
- EASEMENT
- BENCHMARK SET
- IRON ROD FOUND (AS NOTED)
- POINT OF BEGINNING
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK LINE
- DRAINAGE EASEMENT
- NOW OR FORMERLY
- BRAZORIA COUNTY DRAINAGE DISTRICT 5

SUBJECT BOUNDARY ADJOINER BOUNDARY BUILDING SETBACK LINE EASEMENT BENCHMARK SET IRON ROD FOUND (AS NOTED) POINT OF BEGINNING PUBLIC UTILITY EASEMENT BUILDING SETBACK LINE DRAINAGE EASEMENT NOW OR FORMERLY BRAZORIA COUNTY DRAINAGE DISTRICT 5

