



**CITY OF
IOWA
COLONY**

**PLANNING & ZONING COMMISSION
MEETING**

**Tuesday, June 02, 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, JUNE 2, 2026 AT IOWA COLONY CITY HALL, 3144 MERIDIANA PARKWAY, IOWA COLONY, TEXAS 77583** FOR THE PURPOSE OF DISCUSSING AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE FOLLOWING ITEMS.

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

CALL TO ORDER

CITIZEN COMMENTS

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

ITEMS FOR CONSIDERATION

1. Consider approval of the September 30, 2025 Planning and Zoning Commission worksession minutes.
2. Consider approval of the April 1, 2026 Planning and Zoning Commission worksession minutes.
3. Consider approval of the May 5, 2026 Planning and Zoning Commission meeting minutes.
4. Consider approval of the Crossroads Subdivision Preliminary Plat.
5. Consider approval of the Ellwood Detention Reserve "H" Preliminary Plat.
6. Consider approval of the Ellwood Section 7 Preliminary Plat.
7. Consider approval of the Creekhaven Section 6 Amending Plat No. 1.
8. Consider approval of the R&E Estate Preliminary Plat.
9. Consideration and possible action to make a recommendation to City Council for a specific use permit to allow HVAC system services, including maintenance, repair, and equipment storage located at 7515 Iowa Colony Boulevard.

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 May 26, 2026.



Kayleen Rosser

Kayleen Rosser, City Secretary



**CITY OF
IOWA
COLONY**

**PLANNING AND ZONING
COMMISSION WORKSESSION
MINUTES**

Item 2.

**Wednesday, April 01, 2026
6:00 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: 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 meeting to order at 6:00 P.M.

CITIZEN COMMENTS

There were no comments from the public.

ITEMS FOR DISCUSSION

1. Discussion on potential revisions to the sign ordinance related to commercial and residential signage requirements.

City Engineer Dinh Ho presented an overview of the city’s current regulations regarding nonresidential signage, as well as sign regulations from nearby communities. For nonresidential areas, the regulations distinguish between the SH 288 corridor and other areas, including Highway 6 and major thoroughfares. In non-288 areas, monument signs are limited to a maximum effective area of 60 square feet and a maximum height of 6 feet. Along the SH 288 corridor, monument signs may have a maximum effective area of 96 square feet and a maximum height of 8 feet. There are currently no setback requirements from the right-of-way. For nonresidential properties, one sign is permitted for the first 250 feet of frontage. Along SH 288, one sign is permitted for the first 250 feet, with one additional sign allowed for every additional 500 feet of frontage. The sign ordinance also applies within the ETJ.

The city reviewed sign regulations from neighboring communities, including Pearland, Manvel, and Lake Jackson. Along major roadways, Pearland allows monument signs up to 8 feet in height, while Manvel allows heights ranging from 6 to 12 feet along Highway 6 and 6 feet in other areas. Lake Jackson bases allowable sign height on speed limits, with heights ranging from 14 to 18 feet. Regarding sign area along major roadways, Pearland permits between 35 and 100 square feet depending on zoning districts, Manvel allows 50 square feet on Highway 6 and 24 square feet in other areas, and Lake Jackson bases sign area on speed limits, ranging from 21 to 100 square feet. For the SH 288 corridor, Pearland allows monument signs up to 8 feet in height with a maximum area of 100 square feet, Manvel allows 12-foot monument signs with a maximum area of 50 square feet, and Lake Jackson bases monument sign size on speed limits, allowing heights between 18 and 35 feet and areas ranging from 61 to 92 square feet.

Planning Commission Member Les Hosey provided sign regulation information from the City of Sugar Land to the Planning Commission and City Council. After reviewing the information, members agreed that Sugar Land’s regulations were similar to Iowa Colony’s.

Dinh Ho stated that the city does not allow billboard signage except in cases where it has been specifically negotiated and approved through an agreement. He also noted that pole signs are not currently permitted.

Councilmember Hargroder thanked Les Hosey for providing the information regarding Sugar Land. She noted that Sugar Land addresses abandoned freestanding signs in its ordinance and asked whether Iowa Colony has any provisions regarding abandoned freestanding signs and what actions the city can take. She suggested that if no such regulations exist, the city should consider addressing the issue.

Dinh Ho stated that the sign ordinance is available on the city’s website through Municode, as all ordinances have been codified. City Secretary Kayleen Rosser added that the ordinance can also be found under the Community Development tab on the city’s website. Dinh Ho also thanked former City Planner Kent Marsh for his work on the sign ordinance.

Mayor Pro Tem Greene-Scott asked whether there were any additional recommendations beyond the subdivision code updates previously discussed at recent council meetings. Discussion followed regarding the use of a master sign ordinance to allow signage standards to be approved comprehensively as part of a Planned Unit Development (PUD).

Councilmember Varlack asked whether the intent was for commercial signs along SH 288 to have the same size, structure, and appearance as signs within master-planned subdivisions. Dinh Ho stated that this was the recommendation. He provided the Kia dealership as an example and noted that the comprehensive plan reflected residents’ desire to maintain a more rural character along the corridor. He stated that nonresidential signs should be somewhat smaller than signs within master-planned developments. He further stated that the city should address signage standards both along the SH 288 corridor and on major thoroughfares.

Councilmember Brooks asked what the abbreviations “MF” and “OP” represented, and Dinh Ho replied that they stood for “Multi-Family” and “Office Park.” She also asked whether the city was working toward a particular aesthetic vision for the corridor and whether the community had been engaged regarding that vision. Dinh Ho responded that such issues are generally addressed through the comprehensive planning process, which includes community engagement.

Councilmember Brooks asked whether the proposed changes were intended to address the Kia dealership specifically or future development in general. Councilmembers responded that the ordinance had originally been adopted before SH 288 was expanded to four lanes. She further asked what the city envisions Iowa Colony looking like in the future and stated that she was struggling to understand the long-term vision for the corridor. She also asked about involving a city planner to help address the corridor’s aesthetics.

Staff’s recommendation for the Iowa Colony sign ordinance included a maximum monument sign height of 6 feet and a maximum area of 60 square feet along major roadways, as well as a maximum monument sign height of 16 feet and a maximum area of 100 square feet along the SH 288 corridor.

Brenda Dillon stated that she did not want the city to have “sign after sign” similar to Sugar Land. She noted that Iowa Colony’s spacing is different from Sugar Land’s and specifically referenced County Road 48 as the entrance into Iowa Colony, stating that the city does not want a cluster of signs at that location. Councilmember Hargroder asked whether capping the number of signs could help address that concern.

Dinh Ho stated that landowners may opt out of the city’s ETJ regulations, at which point the city would no longer have control over signage in those areas.

Robert Wall stated that the city previously had a planner on staff.

The Mayor stated that he was uncertain about allowing a maximum sign height of 16 feet along the SH 288 corridor, but he believed the proposal provided a good starting point for further discussion.

- 2. Discussion of development ordinances, including but not limited to the zoning ordinance and subdivision ordinance.

Dinh Ho asked for feedback regarding any ordinances the Council would like staff to further review or evaluate.

Councilmember Brooks asked whether there were any ordinances that frequently resulted in impacts to businesses or repeated requests for variances. Dinh Ho responded that staff has addressed many of the recurring issues, including regulations related to fencing, transparency requirements, setbacks, and signage.

Councilmember Hargroder stated that this was the reason she had requested the discussion.

Councilmember Varlack asked about property owners within the ETJ being able to opt out of the city’s regulations. He also mentioned the possibility of lowering the minimum acreage requirement for Planned Unit Developments (PUDs), noting that smaller acreage thresholds could help address “pockets” or undeveloped gaps within the city limits.

The Mayor asked about the rationale behind establishing a 20-acre minimum requirement for a PUD and discussed the importance of encouraging areas to become part of the city.

Discussion also took place regarding the city’s comprehensive plan, including how the plan was developed in the past, the role of community engagement in the process, and the city’s ongoing efforts to update the comprehensive plan.

ADJOURNMENT

The meeting was adjourned at 6:56 P.M.

APPROVED THIS 2nd DAY OF JUNE 2026



Kayleen Rosser, City Secretary

David Hurst, Chairman



**CITY OF
IOWA
COLONY**

**PLANNING & ZONING COMMISSION
MEETING MINUTES**

Item 3.

**Tuesday, May 05, 2026
6:30 PM**

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

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

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

Members absent: None

Others present: Loan Allen

CALL TO ORDER

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

CITIZEN COMMENTS

Jean Meyerson, 2505 CR 758, spoke regarding concerns with the contractors working on the Ellwood Subdivision project. She stated that she was unable to get down her street because an 18-wheeler was blocking the area near CR 48 and Duke Road. She also shared that on April 30, around midnight, her grandson was returning home from work during the rain when he slid off the road into a ditch. She stated the contractors had not cleaned the clay off the metal road plates, creating hazardous conditions. She contacted the supervisor the following day, and the area was cleaned; however, she expressed frustration that issues are only addressed after incidents occur rather than proactively. Ms. Meyerson also described another incident in which contractors were performing maintenance on a bulldozer in the roadway while she was attempting to leave to feed her animals. She later contacted the trash service after her trash was not collected and was informed that the truck could not get through because the bulldozer was blocking the road. Additionally, she stated that she visited the drainage work area on Karsten Boulevard and observed fence posts beginning to cave in. She expressed concern that the contractors are attempting to repair issues after problems arise instead of preventing them beforehand. Ms. Meyerson requested that the city closely monitor the contractors working for these new developments.

ITEMS FOR CONSIDERATION

1. Consider approval of the April 7, 2026 Planning and Zoning Commission meeting minutes.

Motion made by Hayes to approve the minutes of the April 7, 2026 Planning and Zoning Commission meeting, Seconded by Dillon.

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

2. Consider approval of Avery Lakes Section 2 Preliminary Plat.

Motion made by Hayes to approve the Avery Lakes Section 2 Preliminary Plat, Seconded by Wall.

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

3. Consider approval of the Avery Lakes Section 3 Preliminary Plat.

Motion made by Hayes to approve the Avery Lakes Section 3 Preliminary Plat, Seconded by Wall.

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

- 4. Consider approval of Ellwood Section 6 Preliminary Plat with Conditions.

Motion made by Hosey to approve the Ellwood Section 6 Preliminary Plat with the condition that the developer put a barrier at the end of Kilian Way and Beech Tree Drive, Seconded by Dillon.

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

- 5. Consider approval of Ellwood Section 3A Final Plat.

Motion made by Dillon to approve the Ellwood Section 3A Final Plat, Seconded by Hayes.

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

ADJOURNMENT

The meeting was adjourned at 6:52 P.M.

APPROVED THIS 2nd DAY OF JUNE 2026.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chair



Wednesday, May 21, 2026

Terry Singletary
Doyle & Wachtstetter, Inc.
131 Commerce Dr.
Clute, TX 77531
T.singletary@dw-surveyor.com

Re: Crossroads Subdivision Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 7916
Adico, LLC Project No. 710-26-002-021

Dear Mr. Singletary:


On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of the Crossroads Subdivision Preliminary Plat, being +/-7.917 acres out of the H.T. & B.R.R. Co. Survey, Section 60, Abstract No. 517, Iowa Colony, Brazoria County, Texas, received on or about May 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 preliminary plat as resubmitted on May 21, 2026.

Please provide ten (10) copies of the plat to Kayleen Rosser, City Secretary, no later than Tuesday, May 26, 2026, for consideration at the June 2, 2026, Planning and Zoning Commission meeting. Upon Planning and Zoning Commission action, the plat will be placed on the agenda for the June 15, 2026, City Council meeting for consideration.

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

Sincerely,
Adico, LLC


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

Cc: Rachel Patterson
Kayleen Rosser
File: 710-26-002-021

Monday, May 11, 2026

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

Re: Ellwood Detention Reserve 'H' Preliminary Plat
+/-9.33 acres out of the W.H. Dennis Survey, Abstract 512, Iowa Colony, Brazoria County, TX
Letter of Recommendation to Approve
Adico, LLC Project No. 710-26-002-024

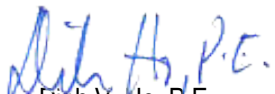
Dear Mr. Turzillo:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal of Ellwood Detention Reserve 'H' Preliminary Plat, being +/- 9.33 acres out of the W.H. Dennis Survey, abstract 512, Iowa Colony, Brazoria County, TX, received on or about May 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 plat as submitted on May 6, 2026. Please provide ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, May 26, 2026, for consideration at the June 2, 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: 710-26-002-024

Wednesday, May 21, 2026

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

Re: Ellwood Section 7 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 7922
Adico, LLC Project No. 710-26-002-020

Dear Mr. Turzillo:


On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of the Ellwood Section 7 Preliminary Plat, being +/-11.13 acres out of the W.H. Dennis Survey, A-512, City of Iowa Colony, Texas, received on or about May 18, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the preliminary plat as resubmitted on May 18, 2026.

Please provide ten (10) copies of the plat to Kayleen Rosser, City Secretary, no later than Tuesday, May 26, 2026, for consideration at the June 2, 2026, Planning and Zoning Commission meeting. Upon Planning and Zoning Commission action, the plat will be placed on the agenda for the June 15, 2026, City Council meeting for consideration.

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

Sincerely,
Adico, LLC


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

Cc: Rachel Patterson
Kayleen Rosser
File: 710-26-002-020

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown here are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 4803900120K, dated December 30, 2020, the property lies within Zone AE.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHR, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHR.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Brazoria County Deed Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
E.A.E. indicates Emergency Access Easement.
M.H. indicates Manhole.
PG. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.C. indicates Sanitary Sewer Control.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09 and as amended.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or 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 7 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.
- Final Plats are subject to the conditions and approval of the General Plan and adjacent plats.
- No residential, commercial, or industrial structure, other than structures necessary to operate the Facility or Pipeline, shall be erected at or moved to a location nearer than fifty feet (50') to any Facility or Pipeline other than a low pressure distribution system pipeline as defined herein.

PARKLAND TABLE

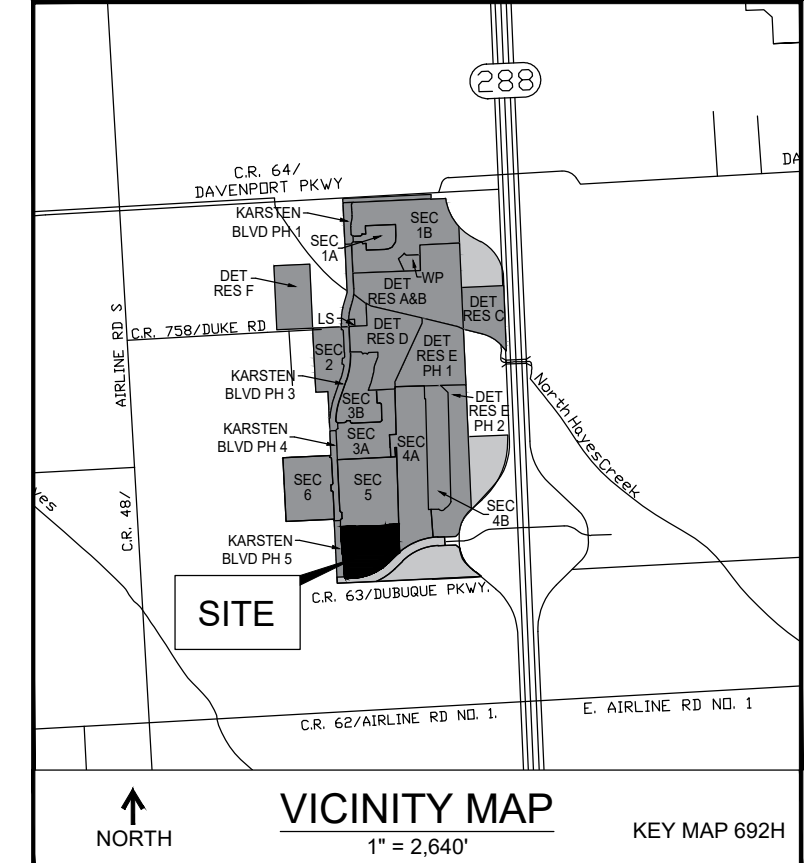
PLAT	ACREAGE
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 LIFT STATION NO. 3	0.00 AC.
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 WATER PLANT	0.00 AC.
DAVENPORT PARKWAY STREET DEDICATION	0.00 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.66 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD 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 (74 LOTS)	1.52 AC.
ELLWOOD SECTION 6 (54 LOTS)	0.30 AC.
ELLWOOD SECTION 7 (47 LOTS)	0.00 AC.
TOTAL	12.18 AC.
TOTAL REQUIRED 1/54 AC. PER LOT AT 491 LOTS	9.09 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 5:1 RATIO.
2) ALL OTHER PARKLAND IS CALCULATED AS THE TOTAL OF RESERVES WITH A "RECREATION" RESTRICTION.

LAND USE TABLE

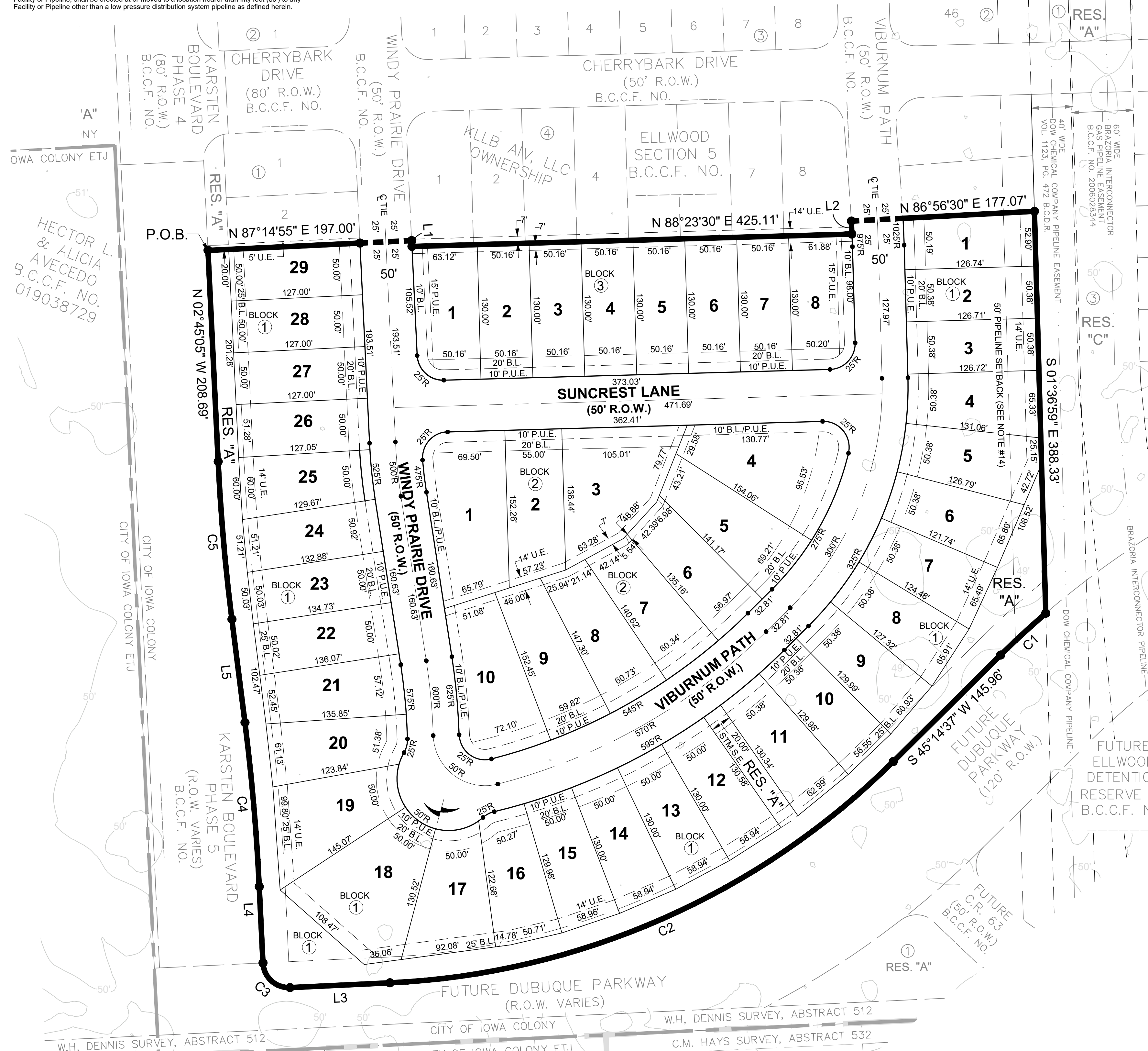
PLAT	SF - 60%	SF - 50%	COMM.	INST.	ARTERIALS & COLLECTORS	PARKS & OPEN SPACE	TOTAL
BCMUD NO. 57 LIFT STATION NO. 3	-	-	-	0.18 AC.	-	-	0.18 AC.
BCMUD NO. 57 WATER PLANT	-	-	-	1.34 AC.	-	-	1.34 AC.
DAVENPORT PKWY. ST. DEDICATION	-	-	-	1.48 AC.	-	-	1.48 AC.
ELLWOOD RECREATION RESERVE	-	-	-	1.77 AC.	-	-	1.77 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	24.78 AC.	-	-	24.78 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' PHASE 1'	-	-	-	15.29 AC.	-	-	15.29 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 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.	-	-	-	-	2.16 AC.
ELLWOOD SECTION 1B	3.89 AC.	11.35 AC.	-	-	-	-	15.24 AC.
ELLWOOD SECTION 1B AMENDING PLAT	-	-	-	-	0.04 AC.	-	0.04 AC.
ELLWOOD SECTION 2	-	4.82 AC.	-	-	-	-	4.82 AC.
ELLWOOD SECTION 3A	7.86 AC.	-	-	-	-	-	7.86 AC.
ELLWOOD SECTION 3B	7.92 AC.	-	-	-	-	-	7.92 AC.
ELLWOOD SECTION 4A	7.86 AC.	4.53 AC.	-	-	-	-	12.39 AC.
ELLWOOD SECTION 4B	9.69 AC.	2.12 AC.	-	-	-	-	11.81 AC.
ELLWOOD SECTION 5	-	15.29 AC.	-	-	-	-	15.29 AC.
ELLWOOD SECTION 6	-	8.90 AC.	-	-	-	-	8.90 AC.
ELLWOOD SECTION 7	-	10.19 AC.	-	-	-	-	10.19 AC.
TOTAL	37.78 AC.	88.92 AC.	9.11 AC.	1.52 AC.	12.41 AC.	124.46 AC.	244.20 AC.
	(15.5%)	(24.1%)	(3.7%)	(0.6%)	(5.1%)	(51.0%)	(100%)

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



LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)
1	1	6,501.64
	2	6,383.55
	3	6,383.90
	4	7,224.22
	5	7,505.25
	6	6,978.11
	7	6,903.13
	8	7,085.76
	9	7,004.03
	10	6,861.35
2	11	7,200.37
	12	6,953.98
	13	6,953.98
	14	6,953.98
	15	6,954.31
	16	7,154.67
	17	8,020.09
	18	12,314.68
	19	8,782.68
	20	7,145.95
3	21	7,240.80
	22	6,770.69
	23	6,990.33
	24	6,995.41
	25	6,913.16
	26	6,415.96
	27	6,349.99
	28	6,349.99
29	6,349.99	
1	11,815.45	
2	7,959.18	
3	11,955.13	
4	11,842.53	
5	8,624.23	
6	7,352.74	
7	7,581.45	
8	7,851.43	
9	8,174.97	
10	10,321.04	
11	7,908.71	
12	6,520.80	
13	6,520.80	
14	6,520.80	
15	6,520.80	
16	6,520.80	
17	6,520.80	
18	7,841.49	



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

BENCHMARK(S):
 NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILROAD FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 36, 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

LINE TABLE

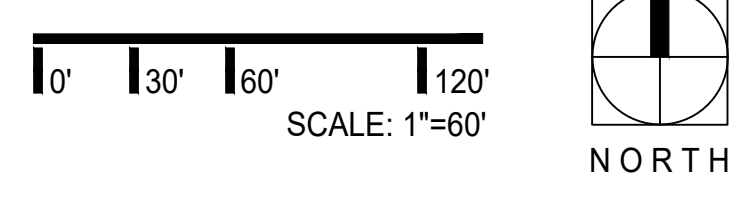
LINE	BEARING	DISTANCE
L1	S 02°45'05" E	5.66'
L2	N 01°34'47" W	12.57'
L3	S 87°18'36" W	96.65'
L4	N 02°45'05" W	73.75'
L5	N 07°13'16" W	100.54'

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES.	43,407.94	0.99
TOTAL		43,407.94	0.99

CURVE TABLE

CURVE	RADIUS	BEARING	CHORD	LENGTH
C1	860.00'	S 47°13'34" W	59.50'	59.52'
C2	740.00'	S 66°16'36" W	531.19'	543.31'
C3	25.00'	N 47°43'15" W	35.34'	39.24'
C4	2040.00'	N 04°59'10" W	159.10'	159.14'
C5	1960.00'	N 04°59'10" W	152.86'	152.90'



Ellwood Section 7 Preliminary Plat
 Being a subdivision of 11.19 acres out of the W. H. Dennis Survey, A-512, in the City of Iowa Colony, Brazoria County, Texas.
 47 Lots, 3 Blocks and 1 Reserve
 Owner: KLLB AIV, LLC, a Delaware Limited Liability Company

May 12, 2026

EHR
 ENGINEERING THE FUTURE SINCE 1936
 10011 MEADOWGLEN LANE
 HOUSTON, TEXAS 77042
 713.784.4500
 WWW.EHRATEAM.COM
 TBPE No. F-726
 TBPLS No. 10092300
 EHR JOB NO. 221-022-07
 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.

Tuesday, May 26, 2026

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

Re: Creekhaven Section 6 Amending Plat No. 1
Letter of Recommendation to Approve
COIC Project No. 8113
Adico, LLC Project No. 710-26-002-025


Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal of Creekhaven Section 6 Amending Plat No. 1, received on or about May 22, 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 amending plat as resubmitted on May 22, 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, May 27, 2026, for consideration at the June 2, 2026, Planning and Zoning Commission Meeting.

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

Sincerely,
Adico, LLC



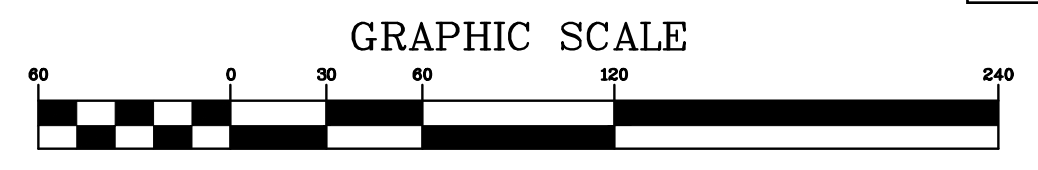
Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Rachel Patterson
Kayleen Rosser
File: 710-26-002-025

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	798.25'	2,040.00'	022°25'11"	793.17'	S13°25'23"E
C2	49.48'	30.00'	094°29'51"	44.06'	N22°36'57"E
C3	143.30'	355.00'	023°07'43"	142.33'	N81°25'44"E
C4	780.18'	355.00'	125°55'05"	632.38'	N31°35'43"W
C5	58.20'	275.00'	012°07'31"	58.09'	S25°18'04"W
C6	33.51'	25.00'	076°48'37"	31.06'	N57°38'37"E
C7	55.77'	375.00'	008°31'16"	55.72'	N88°12'43"W
C8	28.01'	1,025.00'	001°33'56"	28.01'	N02°57'28"W
C9	39.95'	25.00'	091°33'56"	35.84'	N42°02'32"E
C10	63.49'	300.00'	012°07'31"	63.37'	S25°18'04"W
C11	751.30'	330.00'	130°26'35"	599.24'	S33°51'28"E
C12	497.51'	1,000.00'	028°30'18"	492.39'	N17°59'35"W
C13	78.54'	50.00'	090°00'00"	70.71'	N12°45'16"E
C14	310.77'	600.00'	029°40'35"	307.31'	N17°24'26"W
C15	279.14'	600.00'	026°39'20"	276.62'	N71°04'56"E
C16	253.05'	1,800.00'	008°03'17"	252.84'	N06°35'47"W
C17	387.86'	325.00'	068°22'42"	365.25'	N23°33'56"E
C18	179.02'	600.00'	017°05'44"	178.36'	N66°18'08"E
C19	84.82'	50.00'	097°12'06"	75.01'	S56°32'57"E
C20	186.95'	2,200.00'	004°52'08"	186.90'	S10°22'58"E
C21	275.38'	325.00'	048°32'53"	267.22'	S85°51'41"E
C22	504.57'	275.00'	105°07'33"	436.71'	N39°44'45"E
C23	512.44'	1,500.00'	019°34'25"	509.95'	N07°10'23"W
C24	59.11'	50.00'	067°44'11"	55.73'	N16°54'30"E
C25	263.05'	500.00'	030°08'37"	260.03'	N65°50'54"E
C26	29.80'	350.00'	004°52'40"	29.79'	S89°52'11"W
C27	155.39'	300.00'	029°40'35"	153.65'	S72°35'34"W
C28	38.08'	25.00'	087°16'14"	34.50'	S37°17'08"W
C29	38.08'	25.00'	087°16'14"	34.50'	S55°26'38"E
C30	38.22'	25.00'	087°35'58"	34.61'	S13°57'17"W
C31	39.27'	25.00'	090°00'00"	35.36'	S77°14'44"E
C32	39.27'	25.00'	090°00'00"	35.36'	N77°14'44"W
C33	39.27'	25.00'	090°00'00"	35.36'	N12°45'16"E
C34	12.52'	25.00'	028°42'03"	12.39'	N46°35'45"W
C35	120.46'	50.00'	138°02'04"	93.37'	S08°04'15"W
C36	8.44'	25.00'	019°20'01"	8.40'	N67°25'17"E
C37	39.27'	25.00'	090°00'00"	35.36'	S12°45'16"W
C38	40.11'	25.00'	091°55'56"	35.95'	N76°16'46"W
C39	38.56'	25.00'	088°21'54"	34.85'	S13°34'19"W
C40	39.23'	25.00'	089°55'00"	35.33'	N55°34'56"W
C41	33.85'	25.00'	077°34'59"	31.32'	N41°33'11"E
C42	20.87'	25.00'	047°50'23"	20.27'	N50°59'37"E
C43	168.21'	50.00'	192°45'14"	99.38'	N56°32'58"W
C44	20.85'	25.00'	047°46'33"	20.25'	S15°56'23"W
C45	42.41'	25.00'	097°12'06"	37.51'	N56°32'57"W
C46	37.91'	25.00'	086°52'28"	34.38'	N35°29'20"E
C47	39.77'	25.00'	091°09'03"	35.71'	N55°56'20"W
C48	37.20'	25.00'	085°15'24"	33.86'	S24°09'27"E
C49	33.45'	25.00'	076°39'38"	31.01'	S76°20'28"W
C50	42.72'	25.00'	097°53'45"	37.71'	S48°18'30"E
C51	39.99'	25.00'	091°39'38"	35.86'	N46°28'43"E
C52	10.99'	25.00'	025°10'35"	10.90'	N29°08'18"W
C53	101.96'	50.00'	116°49'59"	85.19'	S16°41'24"W
C54	10.19'	25.00'	023°21'33"	10.12'	N63°25'37"E
C55	29.56'	25.00'	067°44'11"	27.86'	S16°54'30"W
C56	39.11'	25.00'	089°38'21"	35.24'	S47°44'58"E
C57	39.44'	25.00'	090°22'53"	35.47'	N42°14'25"E
C58	39.27'	25.00'	090°00'00"	35.36'	S47°34'09"E
C59	38.19'	25.00'	087°31'21"	34.58'	N41°11'32"E

Line #	Length	Direction
L1	50.00'	N70°45'41"W
L2	36.41'	S87°31'40"W
L3	74.13'	N54°33'29"E
L4	62.13'	N34°54'52"E
L5	54.86'	N21°05'17"E
L6	54.64'	N05°58'57"E
L7	54.68'	N11°59'13"W
L8	54.81'	N29°59'04"W
L9	54.36'	N47°55'43"W
L10	56.33'	N66°07'30"W
L11	52.02'	N83°56'01"W
L12	61.94'	S84°04'45"W
L13	80.68'	S80°55'15"W
L14	29.74'	N02°10'29"W
L15	50.00'	S86°15'34"W
L16	79.65'	N04°40'29"W
L17	66.37'	N09°50'55"W
L18	66.37'	N14°19'24"W
L19	66.37'	N18°47'54"W
L20	66.37'	N23°16'23"W
L21	66.37'	N27°44'52"W
L22	62.32'	N31°38'15"W
L23	281.02'	N32°14'44"W
L24	5.00'	S81°44'18"E
L25	31.46'	N32°14'44"W
L26	61.11'	N02°34'09"W
L27	38.35'	N02°34'09"W
L28	25.00'	N33°27'03"E
L29	20.66'	S61°35'15"E
L30	11.75'	N73°34'00"W
L31	30.32'	N80°55'13"E
L32	11.11'	S02°34'09"E
L33	11.44'	N02°34'09"W
L34	14.14'	S77°14'44"E
L35	14.14'	S12°45'16"W
L36	23.36'	S01°50'47"W
L37	13.08'	N65°16'13"W
L38	14.04'	N51°11'24"E
L39	13.47'	N04°00'55"W
L40	10.63'	S69°41'06"E
L41	70.27'	S02°34'09"E
L42	76.42'	S00°05'05"W
L43	58.47'	S03°59'00"E
L44	58.41'	S06°29'01"E
L45	59.11'	S07°31'07"E
L46	55.75'	S09°31'11"W
L47	55.75'	S27°51'06"W
L48	55.78'	S46°01'37"W
L49	59.11'	S82°03'06"W

Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	4,780.00	0.1097	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
B	77,665.16	1.783	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
C	6,067.80	0.1393	LANDSCAPE, OPEN SPACE AND UTILITIES
D	7,142.51	0.1640	LANDSCAPE, OPEN SPACE AND UTILITIES
E	13,460.69	0.3090	LANDSCAPE, OPEN SPACE AND UTILITIES
TOTAL	109,116.16	2.505	



- (IN FEET)
1 inch = 60 ft.
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 - FND= FOUND
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 - SET 5/8" IRON ROD W/ CAP
 - STREET NAME CHANGE
 - PIPELINE



CREEKHAVEN SEC 6
AMENDING PLAT No. 1

A SUBDIVISION OF 41.35 ACRES OF LAND
OUT OF THE
DAVID TALLEY SURVEY, A-130
BRAZORIA COUNTY, TEXAS

148 LOTS 5 RESERVES 8 BLOCKS

MAY 2026

PURPOSE OF REPLAT: TO CORRECT STREET NAME
SCRIVENERS ERRORS ON SHEET 4

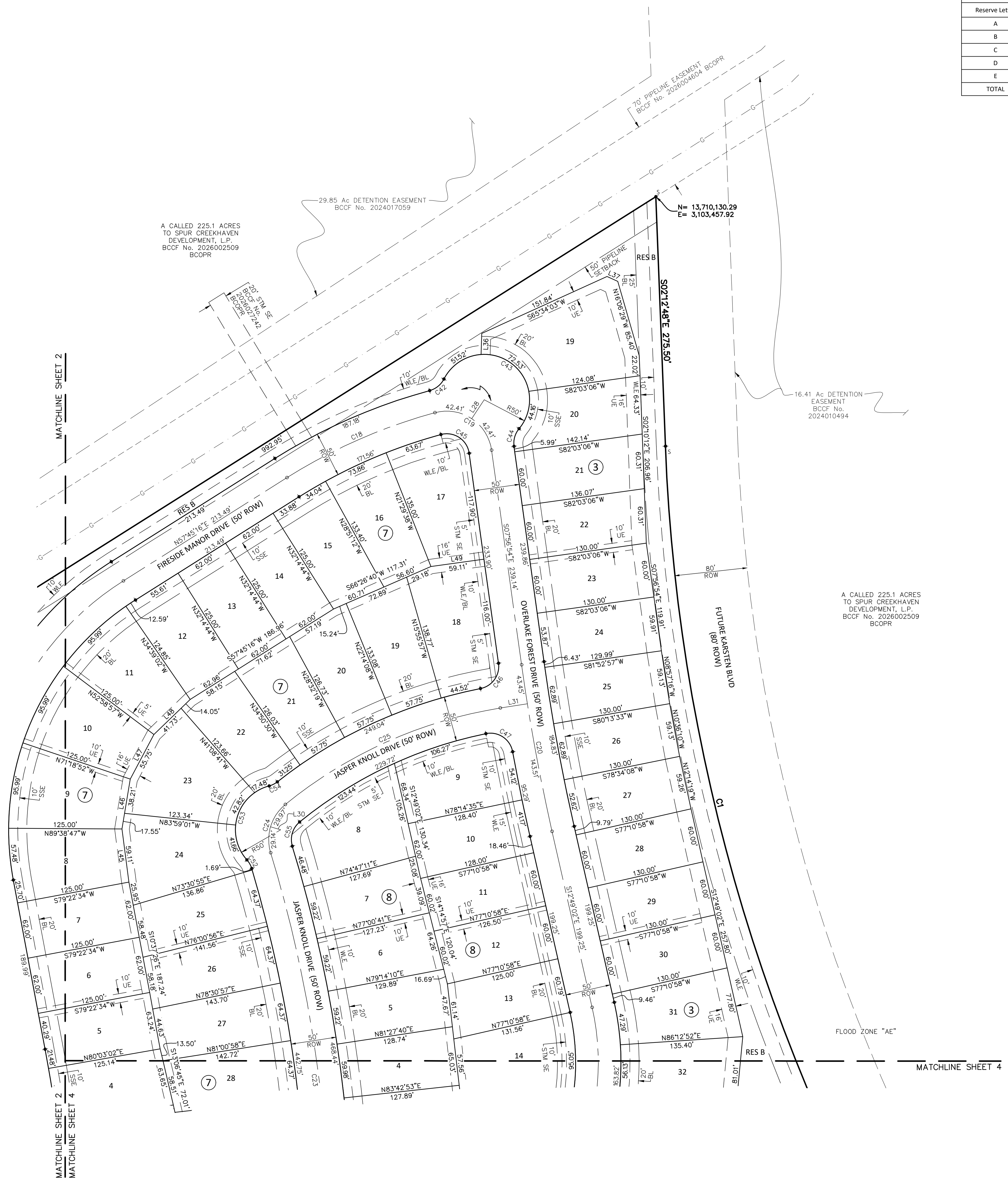
**OWNER/
DEVELOPER:** SPUR CREEKHAVEN DEVELOPMENT, L.P.,
A DELAWARE LIMITED PARTNERSHIP
9040 TOWN CENTER PARKWAY, SUITE 200
LAKEWOOD RANCH, FLORIDA 34202

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

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
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**CREEKHAVEN SEC 6
AMENDING PLAT No. 1**

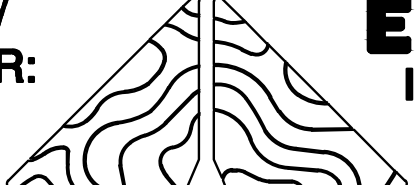
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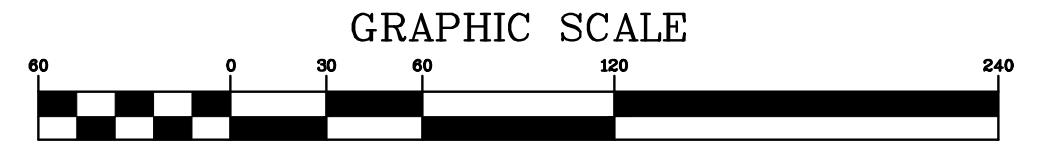
MAY 2026

PURPOSE OF REPLAT: TO CORRECT STREET NAME
SCRIVENERS ERRORS ON SHEET 4

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DEVELOPER:** SPUR CREEKHAVEN DEVELOPMENT, L.P.,
A DELAWARE LIMITED PARTNERSHIP
9040 TOWN CENTER PARKWAY, SUITE 200
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

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	4,780.00	0.1097	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
B	77,665.16	1.783	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
C	6,067.80	0.1393	LANDSCAPE, OPEN SPACE AND UTILITIES
D	7,142.51	0.1640	LANDSCAPE, OPEN SPACE AND UTILITIES
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A CALLED 225.1 ACRES TO SPUR CREEKHAVEN DEVELOPMENT, L.P. BCCF No. 2026002509 BCOPR

16.41 Ac DETENTION EASEMENT BCCF No. 2024010494

21.80 Ac DETENTION EASEMENT BCCF No. 2026014038

A CALLED 225.1 ACRES TO SPUR CREEKHAVEN DEVELOPMENT, L.P. BCCF No. 2026002509 BCOPR

CREEKHAVEN SEC 6 AMENDING PLAT No. 1

A SUBDIVISION OF 41.35 ACRES OF LAND OUT OF THE DAVID TALLEY SURVEY, A-130 BRAZORIA COUNTY, TEXAS

148 LOTS 5 RESERVES 8 BLOCKS

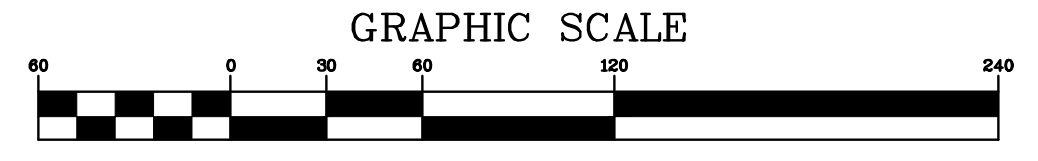
MAY 2026

PURPOSE OF REPLAT: TO CORRECT STREET NAME SCRIVENERS ERRORS ON SHEET 4

OWNER/ DEVELOPER: SPUR CREEKHAVEN DEVELOPMENT, L.P., A DELAWARE LIMITED PARTNERSHIP, 9040 TOWN CENTER PARKWAY, SUITE 200 LAKEWOOD RANCH, FLORIDA 34202

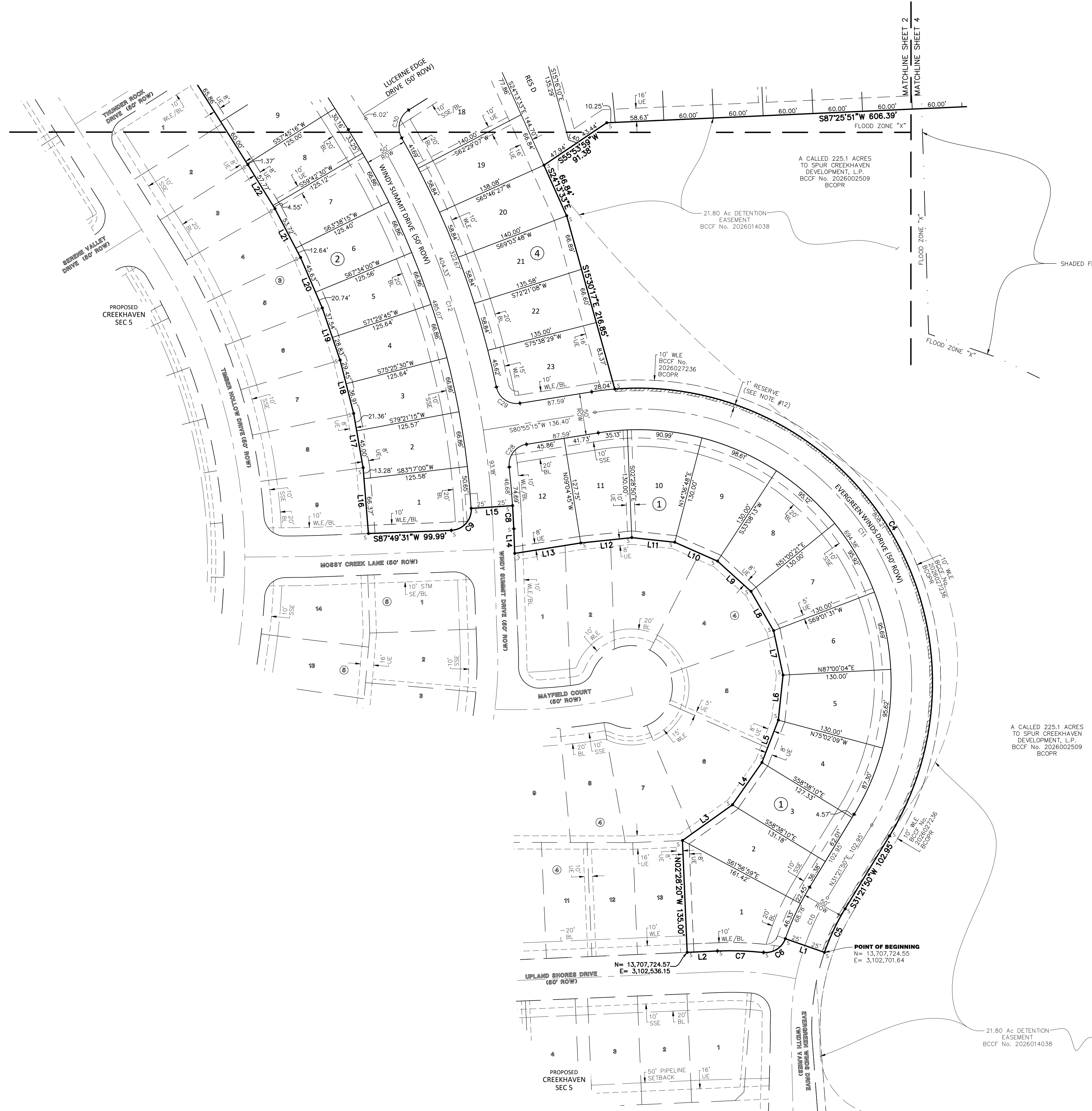
ENGINEER/ SURVEYOR: **ELEVATION** land solutions
 TBPE REGISTRATION NUMBER F-22671
 8709 LAKEVIEW BLVD, SUITE 200
 THE WOODLANDS, TX 77381 832-823-2200
 TBPS REGISTRATION NUMBER 10194692

Reserve Area Table			
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TOTAL	109,116.16	2.505	



(IN FEET)
1 inch = 60 ft.

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



**CREEKHAVEN SEC 6
AMENDING PLAT No. 1**

A SUBDIVISION OF 41.35 ACRES OF LAND
OUT OF THE
DAVID TALLEY SURVEY, A-130
BRAZORIA COUNTY, TEXAS

148 LOTS 5 RESERVES 8 BLOCKS

MAY 2026

PURPOSE OF REPLAT: TO CORRECT STREET NAME
SCRIVENERS ERRORS ON SHEET 4

**OWNER/
DEVELOPER:** SPUR CREEKHAVEN DEVELOPMENT, L.P.,
A DELAWARE LIMITED PARTNERSHIP
9040 TOWN CENTER PARKWAY, SUITE 200
LAKEWOOD RANCH, FLORIDA 34202

**ENGINEER/
SURVEYOR:** **ELEVATION**
land solutions
TBP REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBP REGISTRATION NUMBER 10194692

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, SPUR CREEKHAVEN DEVELOPMENT, L.P., a Delaware limited partnership, acting by and through Brian Stidham, Authorized Signer, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 41.35 Acre tract described in the above and foregoing map of CREEKHAVEN SEC 6, 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 6, where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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 DEVELOPMENT, L.P., a Delaware limited partnership, has caused these presents to be signed by Brian Stidham, Authorized Signer, thereunto authorized this _____ day of _____, 20____.

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

By: _____
Brian Stidham
Authorized Signer

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

Wil Kennedy
Mayor

Margaret Madariaga
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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared Brian Stidham, Authorized Signer, being an officer of SPUR CREEKHAVEN DEVELOPMENT, L.P., a Delaware 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 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, Joel K. Nalley, 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.

Joel K. Nalley, RPLS
Texas Registration No. 6525

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

**CREEKHAVEN SEC 6
AMENDING PLAT No. 1**

A SUBDIVISION OF 41.35 ACRES OF LAND
OUT OF THE
DAVID TALLEY SURVEY, A-130
BRAZORIA COUNTY, TEXAS

148 LOTS 5 RESERVES 8 BLOCKS

MAY 2026

PURPOSE OF REPLAT: TO CORRECT STREET NAME
SCRIVENERS ERRORS ON SHEET 4

**OWNER/
DEVELOPER:** SPUR CREEKHAVEN DEVELOPMENT, L.P.,
A DELAWARE LIMITED PARTNERSHIP
9040 TOWN CENTER PARKWAY, SUITE 200
LAKEWOOD RANCH, FLORIDA 34202

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

Tuesday, May 26, 2026

Naomi Strauss
Fulcrum Land Surveying
P.O. Box 130024
Spring, TX 77393
naomi@fulcrumsurveying.com

Re: R & E Estate Preliminary Plat
Conditional Letter of Recommendation to Approve
COIC Project No. 8035
Adico, LLC Project No. 710-26-002-023

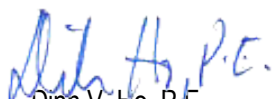
Dear Ms. Strauss:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of the R & E Estate Preliminary Plat, being +/- 1.374 acres out of the Lavaca Navigation Company Survey, Abstract no. 531, in the City of Iowa Colony, TX, received on or about May 22, 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. Plat approval is contingent on approval from Brazoria County Drainage District No. 5. Please provide and ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later and Wednesday, May 27, 2026, for consideration at the June 2, 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: Kayleen Rosser, COIC
File: 710-26-002-023

STATE OF TEXAS
COUNTY OF BRAZORIA
I, Reydesel Rangel II, owner of the property subdivided in the above and foregoing map of the R&E ESTATE, do hereby make subdivision of said property, according to the lines, streets, lots, alleys, parks, building lines 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.
WITNESS my hand in the City of Iowa Colony, Brazoria County, TX, this _____ day of _____, 2026.

Reydesel Rangel II
STATE OF TEXAS
COUNTY OF BRAZORIA
BEFORE ME, the undersigned authority, on this day personally appeared Reydesel Rangel II, 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 set forth.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

Notary Public in and for the State of Texas
Print Name: _____
My Commission expires: _____

This is to certify that I Clemente Turribartes Jr., 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 plat correctly represents that survey made by me.

Clemente Turribartes Jr.
Texas Registration No. 6657



PLANNING AND ZONING COMMISSION APPROVALS
I certify that the above and foregoing replat of R&E ESTATE Subdivision, was approved this the _____ day of _____, 2026.
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS.

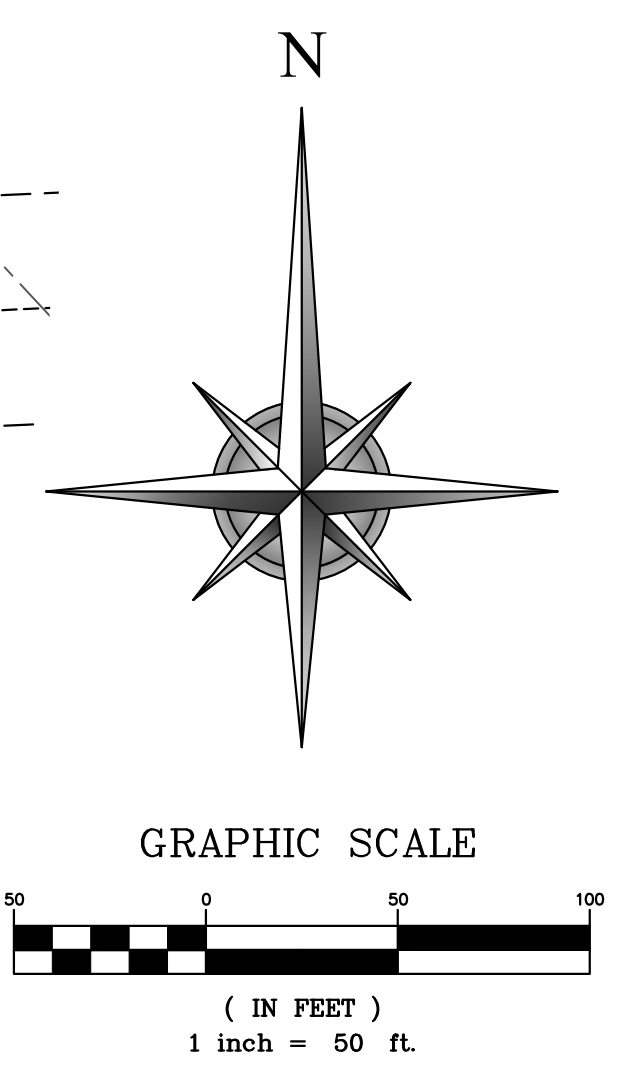
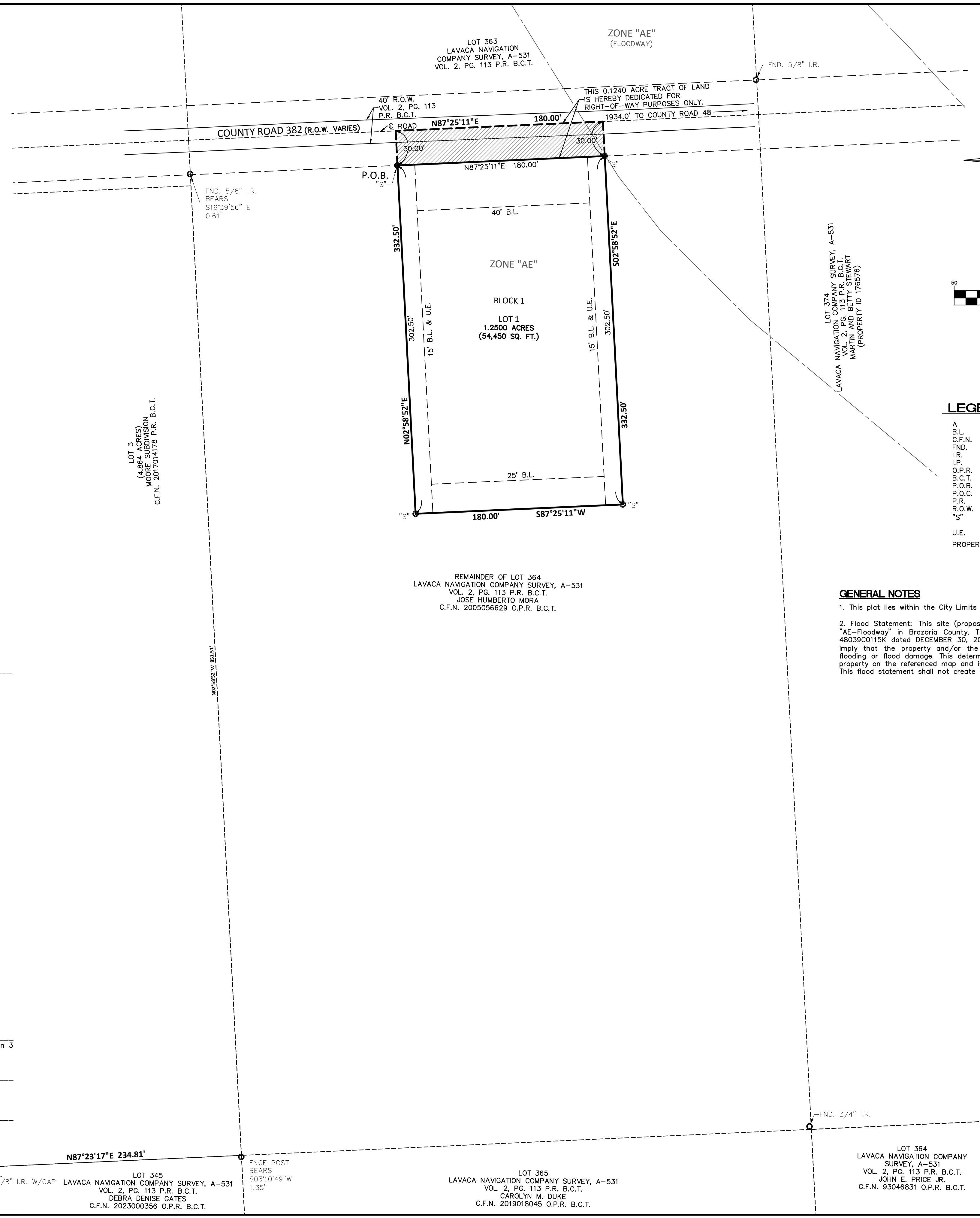
David Hurst, Mayor
Demond Woods, Member
Brenda Dillon, Member
Terry Hayes, Member
Les Hosey, Member
Robert Wall, Member

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

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

CITY COUNCIL APPROVALS
I certify that the above and foregoing replat of R&E ESTATE Subdivision, was approved this the _____ day of _____, 2026.
BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS.

Wil Kennedy, Mayor
Margaret Madariaga, Council Position 1
Arnetta Hicks-Murray, Council Position 2
Marquette Greene-Scott, Council Position 3
Timothy Varlack, Council District A
Kareem Boyce, Council District B
Sydney Hargroder, Council District C
Dinh V. Ho., P.E., City Engineer

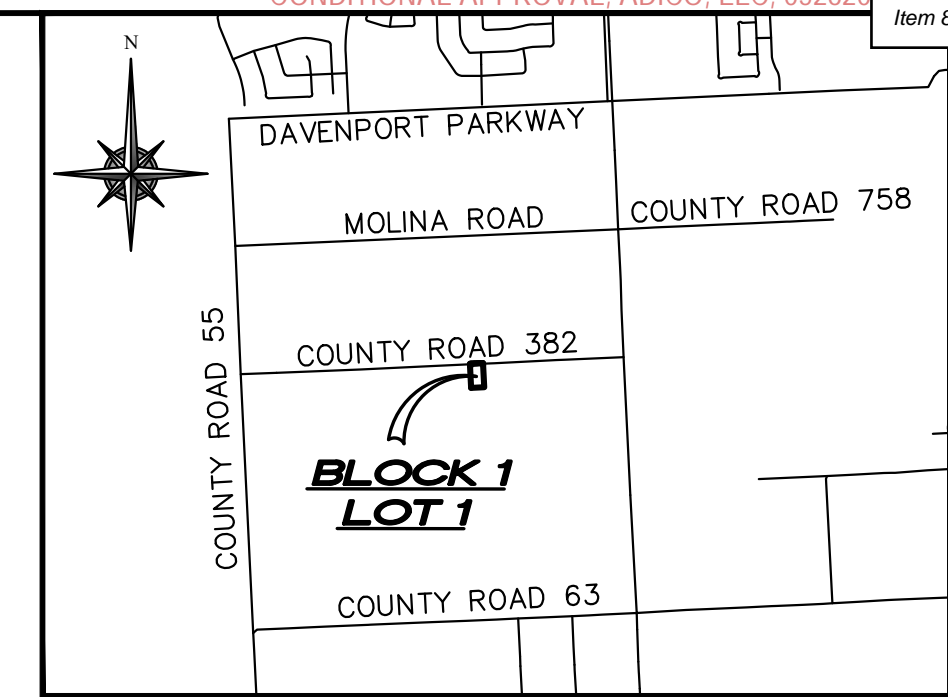


LEGEND / ABBREVIATIONS

- A ABSTRACT
- B.L. BUILDING LINE
- C.F.N. CLERK'S FILE NUMBER
- FND. FOUND
- I.R. IRON ROD
- I.P. IRON PIPE
- O.P.R. OFFICIAL PUBLIC RECORDS
- B.C.T. BRAZORIA COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.R. PLAT RECORDS
- R.O.W. RIGHT OF WAY
- S" SET 5/8 INCH IRON ROD WITH CAP "FULCRUM LAND SURVEYING"
- U.E. UTILITY EASEMENT
- PROPERTY MARKER ○

GENERAL NOTES

- This plat lies within the City Limits of Iowa Colony.
- Flood Statement: This site (proposed area) is situated in Zone "AE" and "AE-Floodway" in Brazoria County, Texas according to FEMA map number 48039C0115K dated DECEMBER 30, 2020. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.



LEGAL DESCRIPTION

BEING a 1.3740 acre (59,850 square feet) tract of land, being out of Lot 364, Lavaca Navigation Company Survey, Abstract 531, recorded in Volume 2, Page 113 of the Plat Records of Brazoria County, Texas (P.R. B.C.T.), as described in an instrument to Jose Humberto Mora, recorded under County Clerk's File Number (C.F.N.) 2005056629 of the Official Public Records of Brazoria County, Texas (O.P.R. B.C.T.), said 1.3740-acre tract of land described by metes and bounds as follows:

COMMENCING at a found 5/8 inch iron rod with cap in the north line of Lot 345 of said Lavaca Navigation Company Survey, as described in an instrument to Debra Denise Gates, recorded under C.F.N. 2023000356 of the O.P.R. B.C.T., marking the common corner of Lots 2 and 3 of Moore Subdivision, recorded under C.F.N. 2017014178 of the P.R. B.C.T.;

THENCE North 87°23'17" East, along and with the common line of said Lots 2 and 345, a distance of 234.81 feet to a point for corner, marking the common corner of said Lots 2, 345, 364 and Lot 365 of said Lavaca Navigation Company Survey, as described in an instrument to Carolyn M. Duke, recorded under C.F.N. 2019018045 O.P.R. B.C.T.;

THENCE North 02°58'52" West, along and with the common line of said Lot 2 and said Lot 364, a distance of 851.51 feet to a point for corner in the apparent south right-of-way (R.O.W.) line of County Road 382, R.O.W. varies, from which a found 5/8 inch iron rod, bears South 16°39'56" East, a distance of 0.61 feet;

THENCE North 87°25'11" East, along and with said south R.O.W. line, a distance of 179.74 feet to a set 5/8 inch iron rod with cap stamped "Fulcrum Land Surveying" in said R.O.W., being a point in the west line of the herein described tract and the POINT OF BEGINNING;

THENCE North 02°58'52" West, a distance of 30.00 feet to a point for corner in the center line of said County Road 382, R.O.W. varies, marking the northwest corner of the herein described tract;

THENCE North 87°25'11" East, along and with said center line, a distance of 180.00 feet to a point for corner, marking the northeast corner of the herein described tract;

THENCE South 02°58'52" East, passing at a distance of 30.00 feet to a set 5/8 inch iron rod with cap stamped "Fulcrum Land Surveying" in said apparent south R.O.W. line and continuing for a total distance of 332.50 feet to a set 5/8 inch iron rod with cap stamped "Fulcrum Land Surveying", marking the southeast corner of the herein described tract;

THENCE South 87°25'11" West, a distance of 180.00 feet to a set 5/8 inch iron rod with cap stamped "Fulcrum Land Surveying", marking the southwest corner of the herein described tract;

THENCE North 02°58'52" West, a distance of 302.50 feet to the POINT OF BEGINNING and containing a computed 1.3740 acres (59,850 square feet) of land.

**PRELIMINARY PLAT
R&E ESTATE
A SUBDIVISION OF
1.3740 ACRES (59,580 SQ. FT.)
BEING A PARTIAL REPLAT OF LOT 364
LAVACA NAVIGATION COMPANY SURVEY, ABSTRACT 531
RECORDED UNDER
VOLUME 2, PAGE 113 P.R. B.C.T.
CITY OF IOWA COLONY
BRAZORIA COUNTY, TEXAS**

1 LOT 1 BLOCK
MAY 2026

SURVEYOR:
Fulcrum SURVEYING
P.O. BOX 130024 SPRING, TX 77393
T: 281.443.0207
TSPS REG. NO. 10194886
c@fulcrumsurveying.com
fulcrumsurveying.com

OWNER:
REYDESEL RANGEL II
238 WILLOW STREET
FRESNO, TX 77345

MEMORANDUM

Date: May 25, 2026
 To: Planning and Zoning
 Mayor Wil Kennedy, City Council Members
 From: Dinh V. Ho, P.E.
 RE: Thermal Energy Solutions LLC
 Specific Use Permit Application
 Staff’s Summary and Recommendations
 CC: Dr. Tarron Richardson, Natasha Brooks, Kayleen Rosser

I. APPLICATION SUMMARY

Permit Number	#7983
Applicant	Thermal Energy Solutions LLC
Property Address	7515 Iowa Colony Blvd, Iowa Colony, TX 77583
Legal Description	ABST-560 Tract-191A1-190A, 4.92 Acres
Zoning District	District MU (Mixed Use)
Application Date	April 22, 2026
Proposed Use	HVAC and chiller repair, service, maintenance, and storage of related equipment

II. ZONING ORDINANCE ANALYSIS

A. Permitted Use Status — Section 71(a)

The proposed HVAC/chiller contractor operation is not listed among the 79 enumerated permitted uses by right under Section 71(a) of the District MU regulations. No use category within Section 71(a) expressly covers a mechanical contractor service, maintenance, or equipment storage operation of this nature.

B. SUP Eligibility — Section 71(b)

Section 71(b) of the Zoning Ordinance provides the applicable pathway:

"Any other commercial or nonresidential use may be allowed, but only if the city council exercises its discretion to grant a specific use permit."

The applicant has correctly identified and pursued the SUP as the appropriate mechanism. Staff confirms the application is facially sufficient and procedurally compliant.

C. Absolute Prohibition — Section 71(b) Hard Bar

CRITICAL: Section 71(b) contains a categorical prohibition that cannot be overcome by SUP approval. No specific use permit shall be available for:

"...any use that is noxious or offensive by reason of emission of odors, soot, dust, gas, fumes, vibrations, electrical or magnetic emissions, noise, or other emissions onto the land of another person."

Council must evaluate whether the proposed operation would, in practice, generate any such emissions affecting adjacent properties. Staff identifies the following as the primary areas requiring evaluation:

- Refrigerant handling — potential gas/fume concerns if refrigerants are stored or handled on-site
- Equipment testing — noise generated from running HVAC or chiller units for service or testing
- Vibration — large chiller equipment operation or testing (also subject to Table 2, Section 52)
- Open storage — outdoor storage of HVAC/chiller equipment (defined in Section 5, Definition 78)

III. APPLICABLE PERFORMANCE STANDARDS

Regardless of SUP approval status, the following performance standards apply to the proposed use:

Standard	Requirement	Ordinance Ref.
Noise & Nuisance	No use shall create conditions that constitute a nuisance through noise, fumes, dust, or similar conditions adversely affecting adjacent properties.	Section 50
Vibration	Earthborne vibration shall not exceed displacement limits in Table 2 when measured at any residential property line.	Section 52, Table 2
Screening Fence	If sharing a side or rear lot line with any single-family residential use, an 8-foot solid screening fence is required from the nonresidential land owner.	Section 55

Hours of Operation	No use in District MU shall be open for business between midnight and 5:00 a.m. without a special exception from the Board of Adjustment.	Section 71(a)
Open Storage	Equipment storage outside of buildings constitutes "open storage" as defined. Any outdoor storage warrants screening and enclosure conditions.	Section 5, Def. 78
Off-Street Parking	Minimum 5 spaces required for any nonresidential use. Council to determine equivalent parking category. Service vehicles must be accommodated on-site.	Section 56, Table 5

IV. SUP REVIEW CRITERIA — SECTION 82

Per Section 82, Council must consider the following factors in evaluating this application:

Review Factor	Staff Assessment
Uses of abutting and nearby property	Property is 4.92 acres on Iowa Colony Blvd. Surrounding uses should be confirmed in the hearing record. Adjacency to residential uses will trigger screening requirements.
Compatibility with area uses	An HVAC contractor is a commercial service operation. Compatibility depends on whether operational emissions (noise, equipment testing) can be adequately controlled.
Preservation of neighborhood character	District MU is intended for small-scale mixed commercial and residential uses. A contractor operation must be conditioned to prevent characteristics of a contractor yard (outdoor equipment, truck traffic) from dominating the site.
Vehicular and pedestrian access	Iowa Colony Blvd is a major thoroughfare, providing favorable access. Service truck traffic is expected and should be evaluated for adequacy of on-site circulation.
Adequacy of drainage and off-street parking	Not addressed in the application. Staff recommends confirmation of adequate drainage and parking for both employees and service vehicles prior to Council action.

V. RECOMMENDED CONDITIONS OF APPROVAL

If Council determines that the proposed use clears the Section 71(b) hard bar and is otherwise compatible with the MU District, staff recommends the following conditions be attached to any SUP granted:

- All HVAC and chiller equipment storage must occur within an enclosed building or a fully screened enclosure — no outdoor open storage visible from the public right-of-way or adjacent properties.
- No on-site testing or operation of HVAC or chiller equipment that generates noise or vibration detectable at adjacent residential property lines.
- No storage of refrigerants or other regulated substances on-site in quantities exceeding applicable state and federal thresholds without appropriate permits.
- If the property shares a side or rear lot line with any single-family residential use, an 8-foot masonry solid screening fence shall be erected and maintained by the applicant per Section 55.
- Hours of business operation shall be limited to 5:00 a.m. to midnight, consistent with Section 71(a). Any deviation requires a special exception from the Board of Adjustment.
- A minimum of 5 off-street parking spaces shall be provided and maintained for nonresidential use, with adequate all-weather surface area for service vehicles.
- A certificate of occupancy shall be obtained prior to commencement of operations, per Section 115.
- Staff-level compliance review shall be conducted within the first 12 months following issuance of the SUP.

VI. STAFF RECOMMENDATION

The proposed use is not permitted by right in District MU, but is eligible for Specific Use Permit approval under Section 71(b) of the Zoning Ordinance.

Staff recommends CONDITIONAL APPROVAL, subject to the conditions set forth in Section V above, provided Council finds that the proposed operation will not constitute a noxious or offensive use under the Section 71(b) hard bar prohibition — specifically with respect to noise from equipment testing, refrigerant handling, and outdoor equipment storage.

With appropriate conditions in place, the use is conditionally compatible with the MU District's purpose of accommodating small-scale commercial activity, subject to Council's findings at the public hearing.



EP. 2
4-24-26

Item 9.

Permit #: 7983

Permit Date: 04/24/26

Permit Type:

Permit Type: SUP SPECIFIC USE PERMIT

Residential or Commercial: Commercial

Flood Plain:

Owner Name: THERMAL ENERGY SOLUTIONS

Address: 7515 IOWA COLONY BLVD

City, State, ZIP: IOWA COLONY TX 77583

Owner Phone Number:

Applicant Email:

Description: SUP APPLICATION TO CONDUCT HVAC & CHILLER REPAIRS SERVICE, MAINTENANCE AND STORE EQUIPMENT RELATED TO SAID WORK

Project Cost: 0

Number of Bathrooms: 0.0

Number of Bedroom: 0

Number of Garage Bays: 0

Number of Stories: 0

Living Area SQF: 0

Garage Area SQF: 0

Total SQF: 0

Parcel Address: 7515 IOWA COLONY BLVD

Status: Open

Assigned To:

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
05600033110	7515 IOWA COLONY BLVD	ABST - 560 Tract - 191A1-190A			MULTI USE

Fees

Fee	Description	Notes	Amount
4503 - SUP SPECIFIC USE PERMIT FEE			\$1,000.00
Total			\$1,000.00

Attached Letters

Date	Letter	Description
04/24/2026	Web Form - New Home Permits Application	

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
04/24/2026	THERMAL ENERGY SOLUTIONS LLC		check # [REDACTED]	Rachel Patterson	\$1,000.00
Outstanding Balance					\$0.00

Uploaded Files

Date	File Name
04/24/2026	31860976-SUP - 7515 Iowa Colony.pdf



CITY OF IOWA COLONY

Permit #: 7983

Permit Type:

Address: 7515 IOWA COLONY BLVD

City: IOWA COLONY

State: TX

Zip: 77583

Owner:

Owner Address:

Owner City:

Owner State:

Owner Zip:

Owner Phone:

Owner Email:

Receipt #: 13663

Date: 04/24/2026

Paid By: THERMAL ENERGY SOLUTIONS LLC

Description:

Payment Type: Check

Payment Type Description: check # [REDACTED]

Accepted By: Rachel Patterson

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
4503 - SUP SPECIFIC USE PERMIT FEE	City Planning		0.00	1,000.00	1,000.00
				Total:	\$1,000.00

CITY OF IOWA COLONY
"Where We Make It Happen"
APPLICATION FOR SPECIFIC USE PERMIT
FORM 'B'

APPLICATION DATE: 4/22/2026

NAME OF APPLICANT: Thermal Energy Solutions

THE LEGAL DESCRIPTION AND THE ADDRESS OF THE PROPERTY THAT IS SUBJECT OF THE APPLICATION FOR SPECIFIC USE:
A0560 H T & B R R, TRACT 191A1-190A, ACRES 4.92, 7515 Iowa Colony, Iowa Colony, TX 77583

A DETAILED DESCRIPTION OF THE SPECIFIC USE PERMIT THAT IS PROPOSED: Full Consulting HVAC solutions for heating and cooling needs

THE ZONING DISTRICT IN WHICH THE SUBJECT PROPERTY IS LOCATED. CIRCLE ONE: (MU) (SFR) (MH) (BR)

THE SIGNED CONSENT OF THE OWNER OR OWNERS OF THE SUBJECT PROPERTY, IF THE APPLICANT IS NOT THE OWNER OF THE PROPERTY: [Signature]

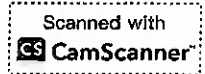
THE APPLICANT'S INTEREST IN THE SUBJECT PROPERTY IF THE APPLICANT IS NOT AN OWNER OF ALL OR PART OF THE PROPERTY. To Conduct HVAC & Chiller repairs, service, maintenance and Store Equipment related to said work.

SUCH OTHER INFORMATION OR DOCUMENTATION AS THE CITY COUNCIL OR ZONING ADMINISTRATOR MAY DEEM NECESSARY.

EACH APPLICATION FOR SPECIFIC USE PERMIT MUST BE ACCOMPANIED BY A NON-REFUNDABLE FEE OF \$1,000.00 TO DEFRAY THE COST OF NOTIFICATION, ATTORNEY'S FEES OR PROCESSING THE APPLICATION.

NOTE: THIS APPLICATION EXPIRES IN 180 DAYS IF NOT SUBMITTED. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS AND/OR ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

SIGNATURE REQUIRED: [Signature]

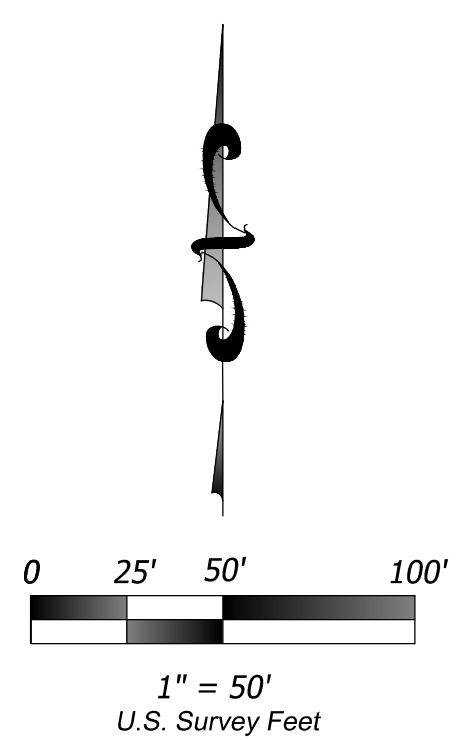


ITEMS CORRESPONDING TO SCHEDULE B-II

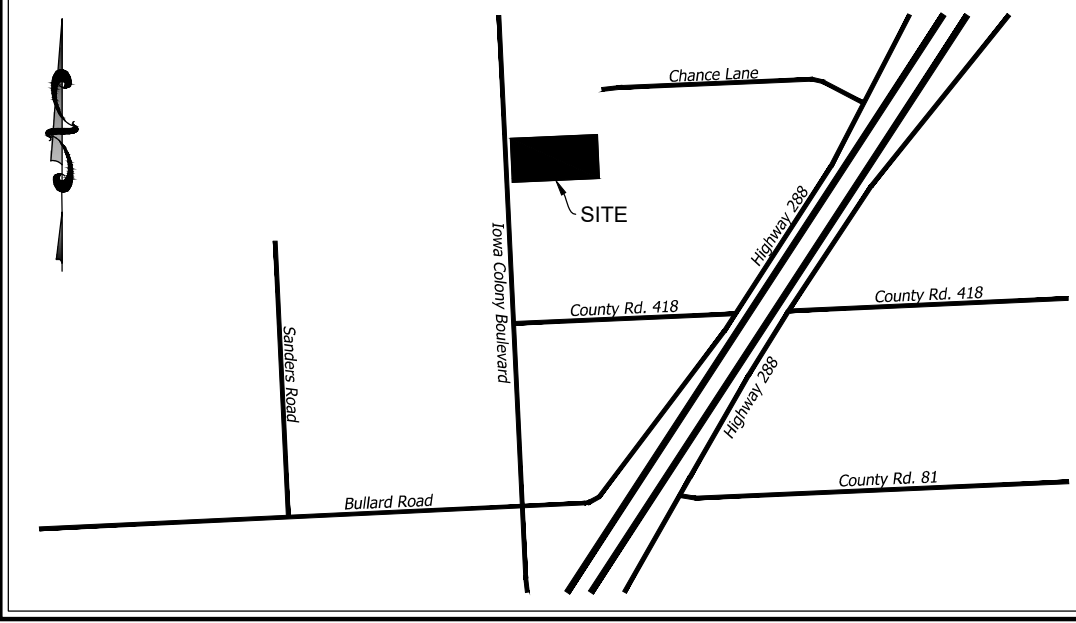
- 10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):
e. Mineral and/or royalty interest: Recorded in Volume 308, Page 222, of the Deed records, of Brazoria County, Texas.
f. Mineral and/or royalty interest: Recorded in Volume 683, Page 327, of the Deed records, of Brazoria County, Texas.
g. Mineral and/or royalty interest: Recorded in County Clerk's File No. 90035991, of the Official Public records, of Brazoria County, Texas.
h. Mineral and/or royalty interest: Recorded in Volume 308, Page 101, of the Deed records, of Brazoria County, Texas.
i. Mineral and/or royalty interest: Recorded in Volume 683, Page 326, of the Deed records, of Brazoria County, Texas.
j. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein: Recorded in County Clerk's File No(s). 87013858; 87013861; 87015745; 87021228; 87026697; 87032189; and 87035917, of the Deed Records, Brazoria County, Texas.
k. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein: Recorded in County Clerk's File No. 2001020975, 2001020976, 2001020977 and 2001020978, of the Official Public Records, Brazoria County, Texas.
l. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein: Recorded in County Clerk's File No. 2001044569, of the Official Public Records, Brazoria County, Texas.
m. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein: Recorded in County Clerk's File No(s). 2008026285 and 2009026286, of the Official Public Records, Brazoria County, Texas.
n. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein: Recorded in County Clerk's File No(s). 2012004757; 2012050297; 2012050298; 2012050299; 2012050300; 2012050301; 2012050302; 2012050303 and 2013028744, of the Official Public Records, Brazoria County, Texas.
o. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein: Recorded in County Clerk's File No(s). 2017062115; 2017062116; 2017062117; 2017062118; 2017062120; 2017062454; 2017062457; 2017062468; 2017062469; 2017062472 and 2018006216, of the Official Public Records, Brazoria County, Texas.

ZONING INFORMATION

Pursuant to Table A Items 6(a) and 6(b), the surveyor was not provided with a zoning report or letter and is therefore unable to address this item.



VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- (MND) Survey prepared by Golden Land Surveying, 4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120, (405) 802-7883, troy@goldenlands.com.
(MNE) Pursuant to Table A Item 2, The address of 7515 Iowa Colony Boulevard, Rosharon, Texas 77583 was posted on signage on the surveyed property.
(MNF) Pursuant to Table A Item 4, The surveyed property contains a total area of 214,555 Sq. Ft. or 4.9255 Acres, more or less.
(MNG) Only observable surface and above ground structures were located. No underground improvements, such as foundation footings, located. All dimensions shown are in feet and decimals thereof.
(MNH) The Property has direct vehicular & physical access to Iowa Colony Boulevard, being a dedicated public street.
(MNI) Pursuant to Table A Item 9, The total number of striped parking spaces on the subject property is 10, including 0 designated handicap spaces.
(MNJ) Pursuant to Table A Item 10, There are no division or party walls with respect to adjoining properties.
(MNK) Pursuant to Table A Item 13, Adjoiner information shown hereon was obtained from the county's property appraiser web site.
(MNL) The surveyor was not provided with a specified street from the client pursuant to Table A Item 14. The intersection of Bullard Road and Iowa Colony Boulevard is located 2330'± from the S/W corner of subject property.
(MNM) Pursuant to Table A Item 16, There is no observed evidence of current earth moving work, building construction or building additions.
(MNN) Pursuant to Table A Item 17, There are no proposed changes in street right of way lines, to the best of my knowledge. There is no observed evidence of recent street or sidewalk construction or repairs.
(MNO) Pursuant to Table A Item 18, Plottable easement or servitudes provided to the surveyor are shown hereon.
(MNP) At the time of the survey, there was no observed evidence of substantial areas of refuse.
(MNQ) Ownership of fences, if any, was not determined under the scope of this survey.
(MNR) At the time of this survey, there was no observable evidence of site use as a burial ground or cemetery.
(MNS) The parcels are contiguous along their common boundary lines with no gaps, gores or strips.
(MNT) An assumed bearing of North 87° 26' 23" East as the North line of the subject property per Texas State Plane Grid South Central was used as the basis of bearing for this survey.
(MNU) All unit of measurements are US Survey feet (Ground).
(MNV) All Iron Pins are located 0.2' below the surface unless otherwise noted on the survey.
(MNW) At the time of the survey there was observable evidence of septic systems location on the subject property.

RECORD DESCRIPTION

Being a tract of land containing 4.925 acres (214,555 square feet), situated in the H.T. & B.R.R. Company Survey, Section 66, Abstract 560, Brazoria County, Texas, being all of a tract of land conveyed by deed unto YL Holdings LLC under County Clerk's File No. 2019016530 of the Official Records of Brazoria County, Texas, and being out of the North 1/2 of Lots 190 and 191 of Iowa Colony Subdivision of the Emigration Land Company's Survey of said Section 66, as recorded in Volume 2, Pages 81 and 82 of the Plat Records of Brazoria County, Texas, said 4.925-acre tract being more particularly described by metes and bounds as follows:
BEGINNING at a found 5/8-inch iron rod in the east right-of-way line of County Road 48 (70.00 feet wide) and being in the south right-of-way line of an unimproved 40.00-foot-wide road, said point marking the northwest corner of Lot 190 and the northwest corner of the tract herein described;
THENCE North 89°26'16" East, along the north line of said Lot 190, passing at a distance of 643.80 feet for reference the common line of said Lots 190 and 191, and continuing in all a total distance of 651.89 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the northeast corner of the tract herein described;
THENCE South 00°20'04" West, a distance of 329.13 feet to a found 1/2-inch iron rod for the southeast corner of the tract herein described;
THENCE North 89°26'16" West, passing at a distance of 8.09 feet for reference the common line of said Lots 190 and 191, and continuing in all a total distance of 651.89 feet to a point in the east right-of-way line of County Road 48 for the southwest corner of the tract herein described (from which a 2-inch post bears North 49°51' West - 0.6 feet);
THENCE North 00°20'04" East, along the east right-of-way line of County Road 48, a distance of 329.13 feet to the POINT OF BEGINNING, containing 4.925 acres (214,555 square feet) of land, more or less.
The lands surveyed, shown and described hereon are the same lands as described in the Title Commitment provided by First American Title Insurance Company, Commitment No. NCS-1298335-ATL, Dated March 06, 2026.

UTILITY NOTE

Pursuant to Table A Item 11a, The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

LEGEND OF SYMBOLS & ABBREVIATIONS

- POWER POLE, LIGHT POLE, GUY ANCHOR, ELECTRIC METER, ELECTRIC BOX, ELEC. TRANSFORMER, ELEC. MANHOLE, ELEC. PEDESTAL, ELEC. PULL BOX, SPOT LIGHT, SANITARY SEWER MANHOLE, SANITARY SEWER CLEANOUT, STORM SEWER MANHOLE, TELEPHONE MARKER, TELEPHONE RISER, TELEPHONE MANHOLE, TELEPHONE PULL BOX, CABLE TV PEDESTAL, CABLE TV MARKER, CABLE TV PULL BOX, FIBER OPTIC MARKER, IRRIGATION CONTROL VALVE, SPRINKLER HEAD, BOLLARD, FIRE DEPARTMENT CONNECT, PROPANE TANK, WATER LINE, GAS LINE, SANITARY SEWER LINE, TELEPHONE LINE, ELECTRIC LINE, OVERHEAD POWERLINE, BARBED WIRE FENCE, IRON FENCE, S.I.P.-SET IRON PIN, I.P.-IRON PIN, F.I.P.-FOUND IRON PIN, H.C.-HANDICAP, R.C.P.-REINFORCED CONCRETE PIPE, B.U.L.-BUILDING LIMIT LINE, U.E.-UTILITY EASEMENT.
GAS METER, GAS VALVE, GAS MARKER, OIL PIPELINE MARKER, SIGN, FIRE HYDRANT, WATER MANHOLE, WATER VALVE, WATER METER, DOWN SPOUT, AIR CONDITIONER, TRAFFIC SIGNAL, TRAFFIC SIGNAL BOX, PEDESTRIAN CROSSING SIGNAL, GREASE TRAP, MAIL BOX, FLAG POLE, SECTION CORNER, QUARTER CORNER, SET IRON PIN W/CAP, SET MAG NAIL W/WASHER, FOUND MONUMENT, RIGHT OF WAY MARKER, TREE, BUSH, YARD HYDRANT/SPICKET, BENCHMARK, FIBER OPTIC LINE, PROPERTY LINE, LOT LINE, EASEMENT LINE, SECTION LINE, CHAIN LINK FENCE, WOOD PANEL FENCE, MASONRY FENCE, CORRUGATED METAL PIPE, REINFORCED CONCRETE PIPE, UTILITY EASEMENT.

FLOOD NOTE

Pursuant to Table A Item 3, Said described property in, by graphical plotting only, located within an area having a Zone Designation "X" (Unshaded) by FEMA, on Flood Insurance Rate Map No. 48039C0110K, dated 12/30/2020, and is not in a special flood hazard area. No field surveying was performed to determine this zone.

PROJECT REVISION RECORD

Table with 4 columns: DATE, DESCRIPTION, DATE, DESCRIPTION. Includes entries for 03/25/2026 (FIRST DRAFT) and 04/06/2026 (NETWORK COMMENTS).

SIGNIFICANT OBSERVATIONS

Table with 3 columns: Observation description, Status, and Reference. Includes observation: 'Barbed wire fence extends past the southern property boundary by as much as 39.7''. Status: A.

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

ALTA/NSPS LAND TITLE SURVEY

for 7515 Iowa Colony Blvd NV5 Project No. 202601098-001

7515 Iowa Colony Boulevard, Rosharon, TX 77583

Based upon Title Commitment No. NCS-1298335-ATL of First American Title Insurance Company Bearing an effective date of March 06, 2026

Surveyor's Certification

To: OSI 7515 IOWA COLONY BLVD LLC; First American Title Insurance Company; and Bock & Clark Corporation, an NV5 Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1 (except those States exempt), 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 11a, 13, 14, 16, 17, 18, 19, 20, and 21 of Table A thereof. The field work was completed on 03/24/2026.

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 2, Land Title Survey.

PRELIMINARY

Troy Dee Registration No. 6904 In the State of Texas Date of survey: March 25, 2026 Date of last revision: April 04, 2026 Network Project No. 202601098-001-CMP

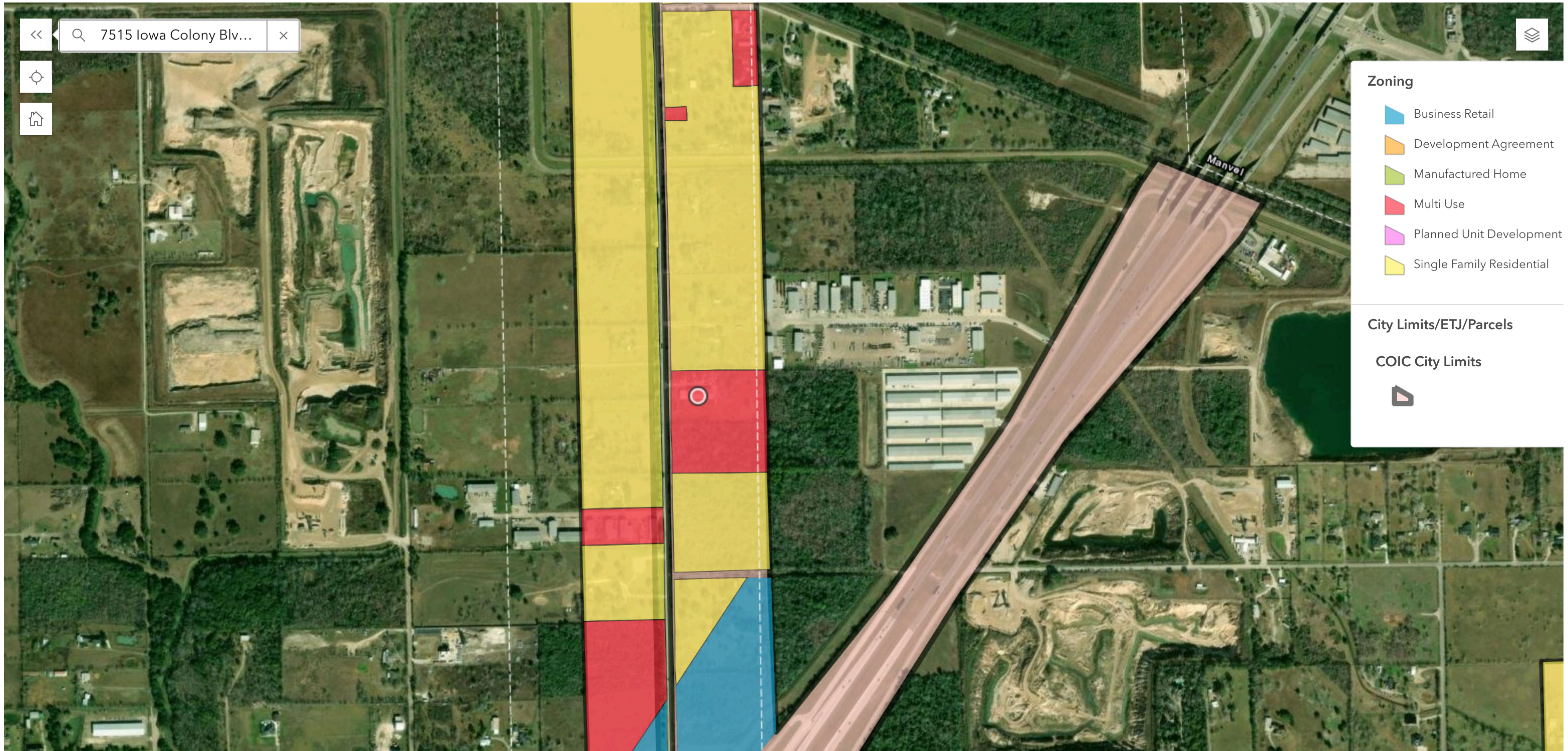
Golden Job No: 261457



NV5 REAL ESTATE TRANSACTION SERVICES 1-800-SURVEYS (787-8397)

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

Bock & Clark Corporation - 4580 Stephen Circle, Suite 300, Canton, Ohio 44718 www.nv5.com/real-estate-transaction-services bockmaywehelpyou@nv5.com



500 ft

+

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Brazoria CAD Web Map

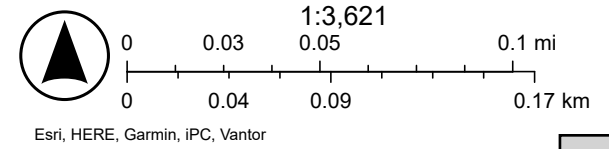
Item 9.



5/26/2026, 3:28:48 PM

-  Address
-  Parcels
-  Abstracts
-  Streets
-  Brazoria County Boundary
-  World Imagery
-  Low Resolution 15m Imagery

-  High Resolution 60cm Imagery
-  High Resolution 30cm Imagery



Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Brazoria CAD Property Search

Item 9.

Property Details

Account		
Property ID:	497619	Geographic ID: 0560-0033-110
Type:	R	Zoning: 02-21-07 CJC
Property Use:		
Location		
Situs Address:	7515 IOWA COLONY BLVD TX 77583	
Map ID:		Mapsco:
Legal Description:	A0560 H T & B R R, TRACT 191A1-190A, ACRES 4.92	
Abstract/Subdivision:	A0560	
Neighborhood:	(COMM) COMM ACCTS	
Owner		
Owner ID:	1235499	
Name:	PROGRESS LAND DEVELOPMENT LLC	
Agent:		
Mailing Address:	2515 HWY 153 PIEDMONT, SC 29673	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$1,222,110 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$281,400 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$1,503,510 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	
Appraised Value: ⓘ	\$

Ag Use Value:

Item 9.

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: PROGRESS LAND DEVELOPMENT LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	BRAZORIA CENTRAL APPRAISAL DISTRICT	0.000000	\$1,503,510	\$1,503,510	\$0.00	
CIC	CITY OF IOWA COLONY	0.519209	\$1,503,510	\$1,362,810	\$7,075.83	
DR4	BRAZORIA COUNTY DRAINAGE DISTRICT #4 (PEARLAND)	0.113276	\$1,503,510	\$1,503,510	\$1,703.12	
EM3	BRAZORIA COUNTY EMERGENCY DISTRICT #3	0.079229	\$1,503,510	\$1,503,510	\$1,191.22	
GBC	BRAZORIA COUNTY	0.262548	\$1,503,510	\$1,503,510	\$3,947.44	
JAL	ALVIN COLLEGE	0.156543	\$1,503,510	\$1,503,510	\$2,353.64	
RDB	ROAD & BRIDGE FUND	0.042210	\$1,503,510	\$1,503,510	\$634.63	
SAL	ALVIN INDEPENDENT SCHOOL DISTRICT	1.150000	\$1,503,510	\$1,503,510	\$17,290.37	

Total Tax Rate: 2.323015

Estimated Taxes With Exemptions: \$34,196.24

Estimated Taxes Without Exemptions: \$34,926.77

Property Improvement - Building

Description: METAL BLDG **Type:** Commercial **Living Area:** 13375.0 sqft **Value:** \$1,056,440

Type	Description	Class CD	Year Built	SQFT
406	STORAGE WAREHOUSE	S	1996	3300
406	STORAGE WAREHOUSE	S	2013	10075
CP6	CANOPY ROOF/SLAB	C	2017	1300

Description: CONC PAVING **Type:** Commercial **Living Area:** 0 sqft **Value:** \$13,530

Type	Description	Class CD	Year Built	SQFT
YPC1	CONCRETE PAVING AVERAGE	C	1996	3500

Description: E-GATE **Type:** Commercial **Living Area:** 0 sqft **Value:** \$3,760

Type	Description	Class CD	Year Built	SQFT
EGATE1	ELECTRONIC GATE	C	2022	1

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
S1	PRIMARY SITE	4.92	214,315.20	0.00	0.00	\$281,400	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2026	\$1,222,110	\$281,400	\$0	\$0	\$1,503,510
2025	\$1,411,150	\$90,060	\$0	\$0	\$1,501,210
2024	\$1,348,650	\$90,060	\$0	\$0	\$1,438,710
2023	\$1,337,350	\$90,060	\$0	\$0	\$1,427,410
2022	\$1,370,730	\$69,270	\$0	\$0	\$1,440,000
2021	\$1,370,730	\$69,270	\$0	\$0	\$1,440,000
2020	\$1,370,730	\$69,270	\$0	\$0	\$1,440,000
2019	\$564,540	\$69,270	\$0	\$0	\$633,810
2018	\$519,670	\$69,270	\$0	\$0	\$588,940

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/6/2024	DV	DEED RETAINING VENDORS LIEN	YL HOLDINGS LLC	PROGRESS LAND DEVELOPMENT LLC	2024	025336	
4/9/2019	DV	DEED RETAINING VENDORS LIEN	PSA INC	YL HOLDINGS LLC	19	016530	
5/8/2015	DV	DEED RETAINING VENDORS LIEN	PEREZ EVERARDO N JR	PSA INC	15	020621	
12/21/2010	WD	WARRANTY DEED	PEREZ EVERARDO N	PEREZ EVERARDO N JR	10	055253	
1/16/2003	DV	DEED RETAINING VENDORS LIEN	WINKLES DON & JOAN	PEREZ EVERARDO N	03	003813	0
12/1/1995	WD	WARRANTY DEED	SAGE CONSTRUCTION INC	WINKLES DON & JOAN	96	014246	0
10/6/1995	WD	WARRANTY DEED	CREECH ROBERT E & JOANN	SAGE CONSTRUCTION INC	95	033381	0

Item 9.