



CITY OF IOWA COLONY

PLANNING & ZONING COMMISSION MEETING

Tuesday, January 06, 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, JANUARY 6, 2026 AT IOWA COLONY CITY HALL, 3144 MERIDIANA PARKWAY, IOWA COLONY, TEXAS 77583** FOR THE PURPOSE OF DISCUSSING AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE FOLLOWING ITEMS.

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

CALL TO ORDER

CITIZEN COMMENTS

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

PUBLIC HEARING

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

ITEMS FOR CONSIDERATION

2. Consider approval of the December 2, 2025 Planning and Zoning Commission meeting minutes.
3. Consideration and possible action to provide a recommendation to the City Council for a variance to the lighting requirements in the City's Unified Development Code for the Parkway Kia facility.
4. Consideration and possible action to provide a recommendation to the City Council for a variance to the fencing requirements in the City's Unified Development Code and Zoning Ordinance at 4200 County Road 78.
5. Consider approval of the Meridiana Section 55C Final Plat.
6. Consider approval of the Primrose School Meridiana Reserve Final Plat.
7. Consider approval of the Updated Ellwood General Development Plan.
8. Consider approval of the Ellwood Karsten Boulevard Phase 4 Street Dedication 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 December 30, 2025.




Kayleen Rosser, City Secretary



CITY OF IOWA COLONY

PLANNING & ZONING COMMISSION MEETING MINUTES

Item 2.

Tuesday, December 02, 2025
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 arrived at 6:48 P.M., Demond Woods and Robert Wall

Members absent: None

Others present: Natasha Brooks and Dinh Ho

CALL TO ORDER

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

CITIZEN COMMENTS

Jean Meyerson raised questions regarding pages 27 and 28 of the Ellwood Masterplan. She asked why this action is being taken at this time and whether the payment to Iowa Colony is intended to be a one-time payment. She stated that she has no concerns with the widening of Duke Road and feels it is necessary but would like a better overall understanding of the masterplan.

Dr. John Okewunmi raised questions regarding page 48 of the Ellwood Masterplan, specifically related to storm drainage and the proposed detention system.

PUBLIC HEARING

1. Hold a public hearing pursuant to the Comprehensive Zoning Ordinance, as amended, to consider a proposed amendment to the Rally 288 West Planned Unit Development (PUD) to add "Substation" as a conditional use within the commercial land use category in the PUD.

Chairman Hurst opened the public hearing at 6:34 P.M. Michael Turzillo with EHRA presented the proposed amendment to the PUD. The public hearing was closed at 6:49 P.M.

ITEMS FOR CONSIDERATION

2. Consider approval of the November 4, 2025 Planning and Zoning Commission meeting minutes.
Motion made by Hosey to approve the minutes of the November 4, 2025, Planning and Zoning Commission meeting minutes, Seconded by Hayes.
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Woods
3. Consideration and possible action to provide a recommendation to the City Council to consider a proposed amendment to the Rally 288 West Planned Unit Development (PUD) to add "Substation" as a conditional use within the commercial land use category in the PUD.
Motion made by Johnson to recommend approval to City Council of the proposed amendment to the Rally 288 West Planned Unit Development (PUD) to add "Substation" as a conditional use within the commercial land use category in the PUD per staff's letter of recommendation,

Seconded by Hosey.

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

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

Motion made by Hosey to table until more information is provided, Seconded by Dillon.

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

5. Consider approval of Ellwood Karsten Boulevard Phase 2 Final Plat.

Motion made by Hayes to approve the Ellwood Karsten Boulevard Phase 2 Final Plat and the Ellwood Karsten Boulevard Phase 3 Final Plat, Seconded by Wall.

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

6. Consider approval of Ellwood Karsten Boulevard Phase 3 Final Plat.

The action was taken during item no. 5.

7. Consider approval of Ellwood Section 2 Final Plat.

Motion made by Johnson to approve the Ellwood Section 2 Final Plat, Seconded by Hayes.

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

ADJOURNMENT

The meeting was adjourned at 7:45 P.M.

APPROVED THIS 6th DAY OF JANUARY 2026.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chair



MEMORANDUM

Date: January 5, 2026
To: Planning and Zoning Members
From: Dinh V. Ho, P.E.
RE: KIA Dealership – Lighting Variance
Staff's Summary and Recommendations
CC: Mayor Wil Kennedy, Natasha Brooks, Kayleen Rosser

LOMA Architects, on behalf of Parkway Family Auto Group, submitted a variance to the Unified Development Code (UDC) UDC CHAPTER 3, ARTICLE 4, TABLE 3.4.1.8 & UDC CHAPTER 3, ARTICLE 5 for Exterior Lighting.

The variance request is to allow for increase in exterior lighting levels (foot-candles and lumens) during business hours only.

Staff analysis:

1. Limited Duration of Increased Lighting - The applicant proposes enhanced lighting only during active business hours (7:00 AM – 9:00 PM), with all exterior lighting dimmed to comply with the City's lighting ordinance after business hours. This approach balances operational needs with neighborhood compatibility.
2. Increased illumination is directly related to **vehicular and pedestrian safety**, particularly for customer circulation, inventory protection, and visibility across large parking and display areas typical of automotive sales facilities.
3. Compliance After Business Hours - Photometric plans demonstrate that **after-hours lighting levels meet UDC requirements**, minimizing light trespass, glare, and off-site impacts on adjacent properties.
4. Limited Adverse Impact to Adjacent Properties - The submitted photometric heat maps show lighting concentrated internally within parking and display areas, with perimeter levels controlled to prevent excessive spillover onto neighboring properties or public rights-of-way.
5. Consistency with Commercial Use Type - Automotive dealerships are a **high-visibility commercial use** that reasonably requires enhanced lighting for customer safety, security, and operational functionality during business hours.
6. Meets Variance Criteria under the UDC:
 - a. Practical difficulty in strict application of the lighting standards.
 - b. No detriment to public health, safety, or welfare.
 - c. No negative impact on surrounding properties.
 - d. Compatibility with the intent of the UDC

Staff Recommendation:

Staff recommends approval subject to the following conditions:

1. Increased lighting levels shall be permitted during business hours only (7:00 AM – 9:00 PM)
2. All exterior lighting shall automatically dim or reduce after business hours to comply with City lighting standards.
3. Lighting shall be installed and maintained per the approved photometric plans.
4. No additional fixtures or increases in illumination beyond what is shown on the approved plans shall be permitted without further review and approval.
5. Any verified lighting nuisance or spillover may require corrective action at the owner's expense.



APPLICATION FOR VARIANCE REQUEST or APPEAL

Item 3.

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

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

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

APPLICANT INFORMATION:

Name of Applicant: JASON OTERO
Address of Applicant: 3838 N. SAM HOUSTON PKWY. E., SUITE 185
Phone:
Email:
Name of Owner: PARKWAY FAMILY AUTO GROUP
Address of Owner: 25500 STATE HWY 249, TOMBALL, TX 77375
Phone:
Email: FDURDIN@PARKWAYFAMILY.COM

PROPERTY INFORMATION:

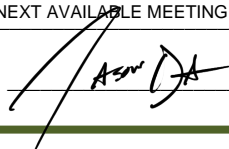
Address of Subject Property: 25262 SH 288, ROSHARON, TX 77583
Legal Description of Subject Property: A NEW KIA FACILITY, FOR THE SALE OF VEHICLES. THE NEW FACILITY WILL INCLUDE A SHOWROOM, SERVICE DRIVE AND SHOP.
Brazoria County Tax No(s):
Current Zoning: DEVELOPMENT AGREEMENT
Water and Sanitary Serviced by: MUD NO. 32
Street Frontage Type (Circle One): Private or ☒ Public
FIRM Map Panel Number: 491532

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

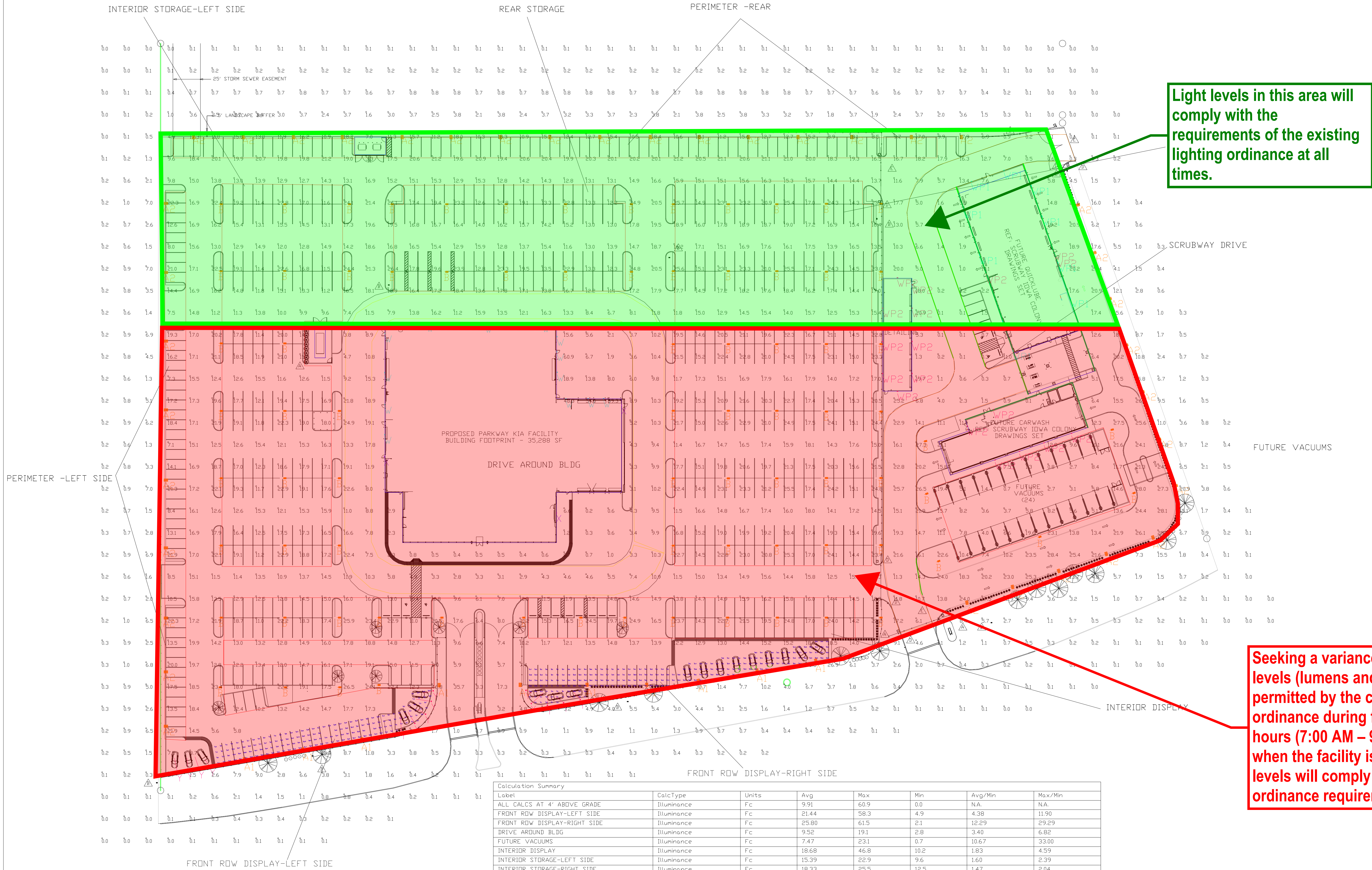
List Ordinance or Code: UDC CHAPTER 3, ARTICLE 4, TABLE 3.4.1.8 & UDC CHAPTER 3, ARTICLE 5
Request and reason: WE REQUEST A VARIANCE THAT WILL ALLOW THE FACILITY TO INCREASE ITS FOOT CANDLES & LUMENS DURING BUSINESS HOURS ONLY. BEFORE AND AFTER BUSINESS HOURS, EXTERIOR LIGHTS WILL DIM TO FOLLOW THE LIGHT ORDINANCE.
List Ordinance or Code:
Request and reason:

List of supplemental documentation provided: SITE PLAN, PHOTOMETRIC SITE PLAN WITH FOOT CANDLES AND HEAT MAP PACKAGE - DURING BUSINESS HOURS & PHOTOMETRICS SITE PLAN WITH FOOT CANDLES AND HEAT MAP PACKAGE - AFTER BUSINESS HOURS.

Planning Commission Date Requested: NEXT AVAILABLE MEETING DATE
City Council Date Requested: NEXT AVAILABLE MEETING DATE

Requestor Signature or Owner and Date:  11.12.2025

FOR CITY USE ONLY: Application Received By:
Date Received:
Planning Commission Date:
Fee Received:
City Council Date:
Notifications Required: ☐ Published Notice ☐ Public Hearing
Date Approved or Denied:
☐ Posting on Property (applicant responsibility) ☐ Personal Notice
Project No.:
☐ Written Notice of Decision



PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
	10	A1	Single	MRM-LED-42L-SIL-FTA-50-70CRI	20'	1.000	1.000	42591	314	B5-U0-G4
	37	A2	Single	MRM-LED-36L-SIL-FT-50-70CRI	20'	1.000	1.000	37946	254	B4-U0-G4
	80	B	Single	MRM-LED-55L-SIL-SW-50-70CRI	20'	1.000	1.000	52418	438	B5-U0-G4
	13	W	SINGLE	XWM-FT-LED-18L-50	18', 18.5'	1.000	1.000	17885	122	B3-U0-G3
	10	WP1	SINGLE	XWS-LED-06L-SIL-FT-50-70CRI	10'	1.000	1.000	6079	43	B1-U0-G2
	18	WP2	SINGLE	XWS-LED-03L-SIL-FT-50-70CRI	8'	1.000	1.000	3012	19	B1-U0-G1
	3	X	SINGLE	XWS-LED-03L-SIL-FT-50-70CRI	10'	1.000	1.000	3012	19	B1-U0-G1
	14	Y	Single	XFLM-MF-LED-49-HQ-CW	AT GRADE	1.000	1.000	6570	64	B4-U0-G1

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS AT 4' ABOVE GRADE	Illuminance	Fc	9.91	60.9	0.0	N.A.	N.A.
FRONT ROW DISPLAY-LEFT SIDE	Illuminance	Fc	21.44	58.3	4.9	4.38	11.90
FRONT ROW DISPLAY-RIGHT SIDE	Illuminance	Fc	25.80	61.5	2.1	12.29	29.29
DRIVE AROUND BLDG	Illuminance	Fc	9.52	19.1	2.8	3.40	6.82
FUTURE VACUUMS	Illuminance	Fc	7.47	23.1	0.7	10.67	33.00
INTERIOR DISPLAY	Illuminance	Fc	18.68	46.8	10.2	1.83	4.59
INTERIOR STORAGE-LEFT SIDE	Illuminance	Fc	15.39	22.9	9.6	1.60	2.39
INTERIOR STORAGE-RIGHT SIDE	Illuminance	Fc	18.33	25.5	12.5	1.47	2.04
PERIMETER -LEFT SIDE	Illuminance	Fc	15.11	22.3	7.1	2.13	3.14
PERIMETER -REAR	Illuminance	Fc	19.34	21.2	3.3	5.86	6.42
REAR STORAGE	Illuminance	Fc	16.03	23.9	11.1	1.44	2.15
SCRUBWAY DRIVE	Illuminance	Fc	9.71	27.3	0.1	97.10	273.00

Total Project Watts
Total Watts = 50889

10000 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3090 • FAX (513) 793-6083

LIGHTING PROPOSAL LD-161061-3

PARKWAY KIA
STATE HWY 288
ROSHARDEN, TX

RYANK.SEF DATE 09/23/24 REV 5/28/25 SHEET 1 OF 1

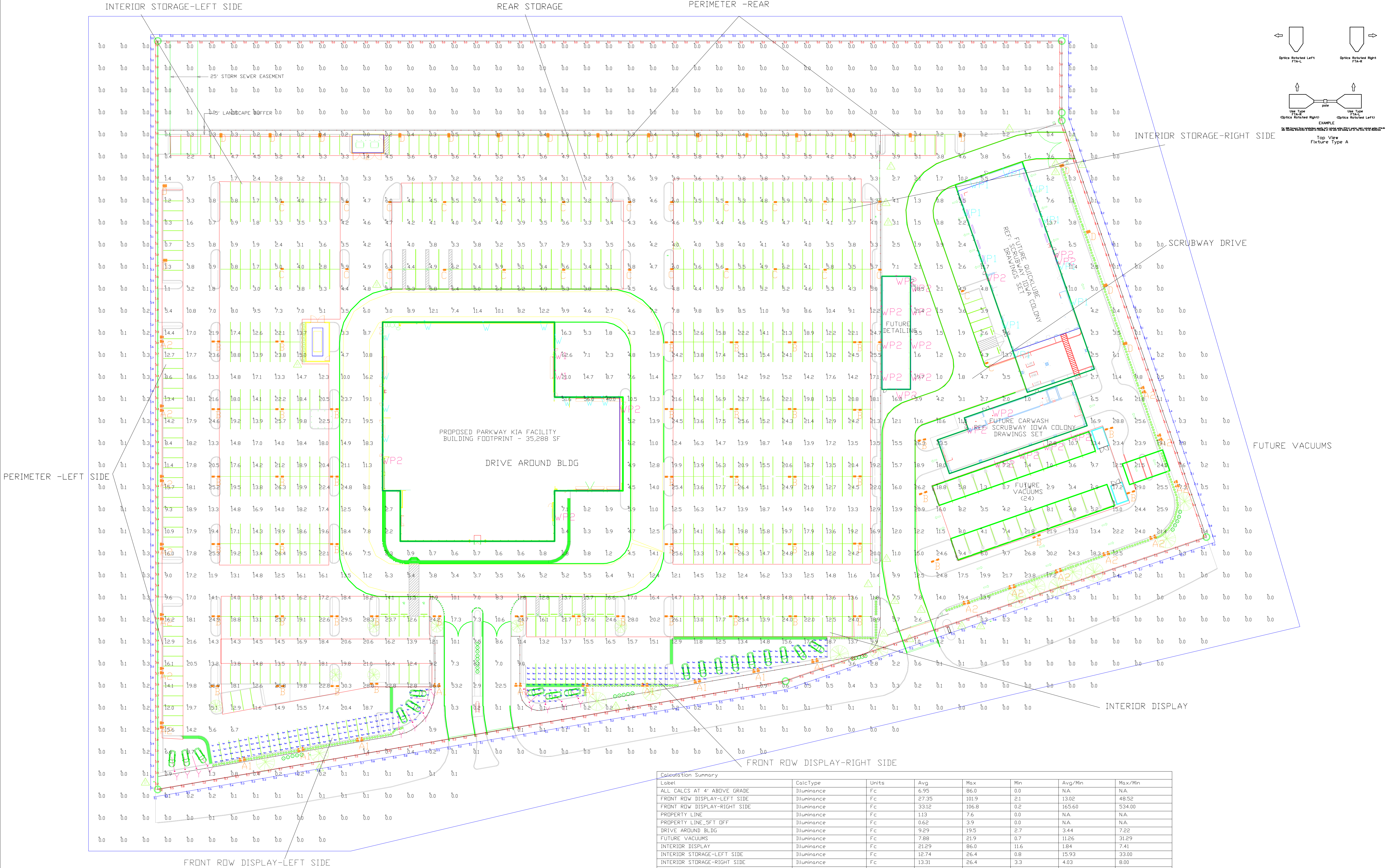
SCALE: 1"=40'

0' 10' 20' 40'



Light levels in this area will comply with the requirements of the existing lighting ordinance at all times.

Seeking a variance to allow higher light levels (lumens and foot-candles) than permitted by the current lighting ordinance during facility operating hours (7:00 AM – 9:00 PM). After hours, when the facility is closed, lighting levels will comply with the existing ordinance requirements.



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS AT 4' ABOVE GRADE	Illuminance	Fc	6.95	86.0	0.0	N.A.	N.A.
FRONT ROW DISPLAY-LEFT SIDE	Illuminance	Fc	27.35	101.9	2.1	13.02	48.52
FRONT ROW DISPLAY-RIGHT SIDE	Illuminance	Fc	33.12	106.8	0.2	165.60	534.00
PROPERTY LINE	Illuminance	Fc	1.13	7.6	0.0	N.A.	N.A.
PROPERTY LINE_SFT OFF	Illuminance	Fc	0.62	3.9	0.0	N.A.	N.A.
DRIVE AROUND BLDG	Illuminance	Fc	9.29	19.5	2.7	3.44	7.22
FUTURE VACUUMS	Illuminance	Fc	7.88	21.9	0.7	11.26	31.29
INTERIOR DISPLAY	Illuminance	Fc	21.29	86.0	11.6	1.84	7.41
INTERIOR STORAGE-LEFT SIDE	Illuminance	Fc	12.74	26.4	0.8	15.93	33.00
INTERIOR STORAGE-RIGHT SIDE	Illuminance	Fc	13.31	26.4	3.3	4.03	8.00
PERIMETER -LEFT SIDE	Illuminance	Fc	10.02	16.2	0.3	33.40	54.00
PERIMETER -REAR	Illuminance	Fc	4.76	5.8	1.4	3.40	4.14
REAR STORAGE	Illuminance	Fc	4.22	6.4	2.9	1.46	2.21
SCRUBWAY DRIVE	Illuminance	Fc	7.58	26.3	0.1	75.80	263.00



PHOTOMETRIC EVALUATION
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Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	10	A1	D180° 2RTD	MRM-LED-442L-SIL-(1)FTA-L-(1)FTA-R-30-70CRI-IL-D180RDT	20'	1.000	1.000	44610	628
	15	A2	D180° 2RTD	MRM-LED-18L-SIL-(1)FT-L-(1)FT-R-30-70CRI-IL	20'	1.000	1.000	24810	270
	49	B	D180° 2RTD	MRM-LED-30L-SIL-SW-30-70CRI-D180	20'	1.000	1.000	60802	426
	27	C	Single	MRM-LED-12L-SIL-SW-30-70CRI	20'	1.000	1.000	12669	85
	21	D	Single	MRM-LED-09L-SIL-4-30-70CRI-IL	20'	1.000	1.000	6145	62
	11	W	SINGLE	XWM-FT-LED-18L-30	18'5"	1.000	1.000	17231	122
	2	W1	SINGLE	XWM-FT-LED-18L-30	18'	1.000	1.000	17231	122
	10	WP1	SINGLE	XWS-LED-06L-SIL-FT-30-70CRI	20'	1.000	1.000	5693	43
	21	WP2	SINGLE	XWS-LED-03L-SIL-FT-30-70CRI	8'	1.000	1.000	2822	19
	14	Y	Single	XFLM-MF-LED-49-HO-WV	AT GRADE	1.000	1.000	3905	63.2

Total Project Watts
Total Watts = 38100.79



10000 ALLIANCE RD. CINCINNATI, OH 45242 USA
(513) 793-3000 • FAX (513) 793-6083

LIGHTING PROPOSAL

LD-161061-5

PARKWAY KIA
STATE HWY 288
ROSHARON, TX

DATE:09/23/24

REV:10/22/25

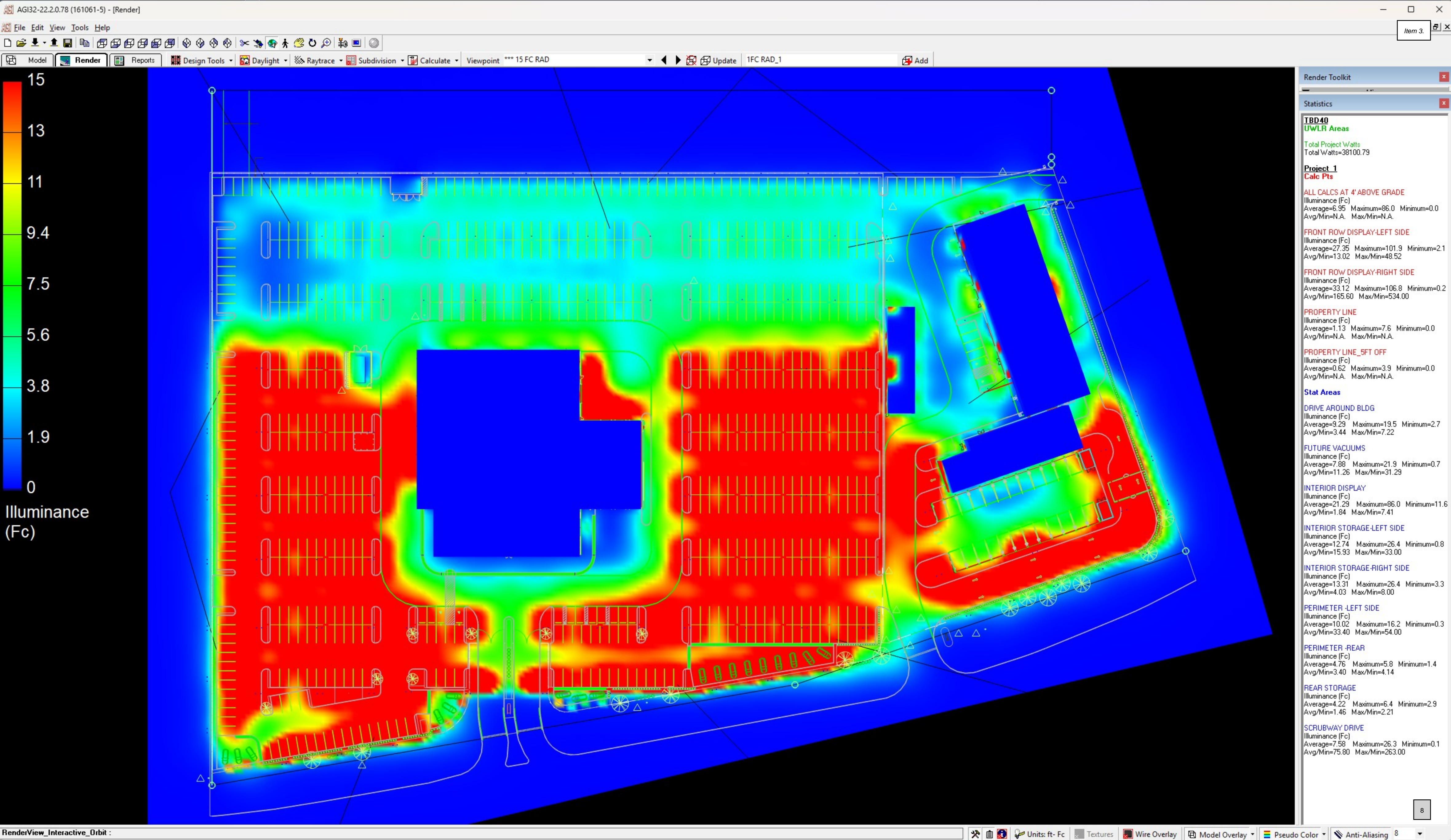
SHEET 1

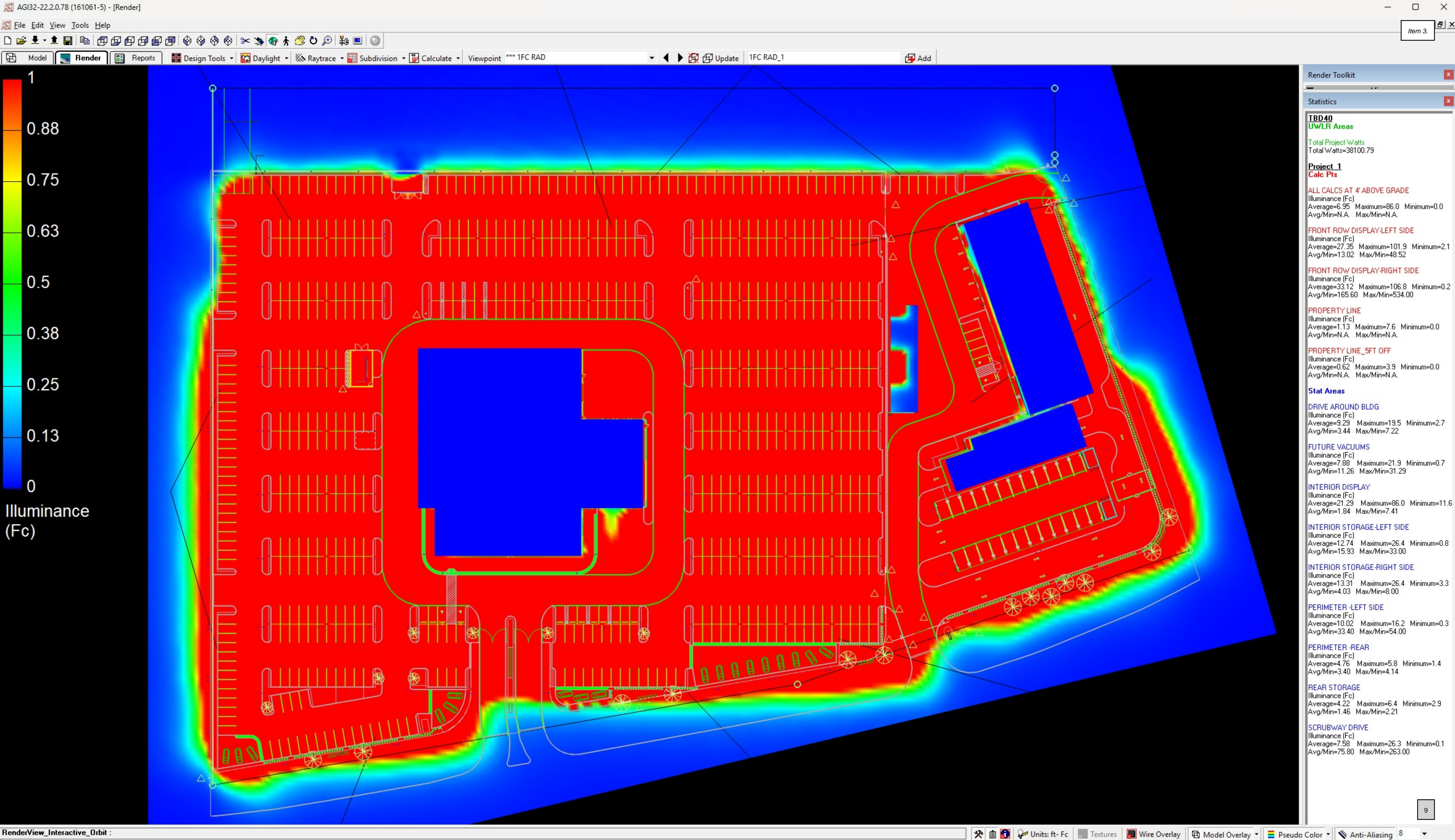
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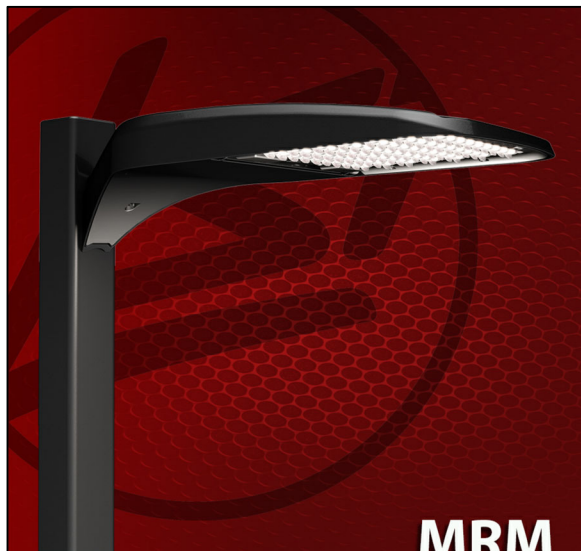
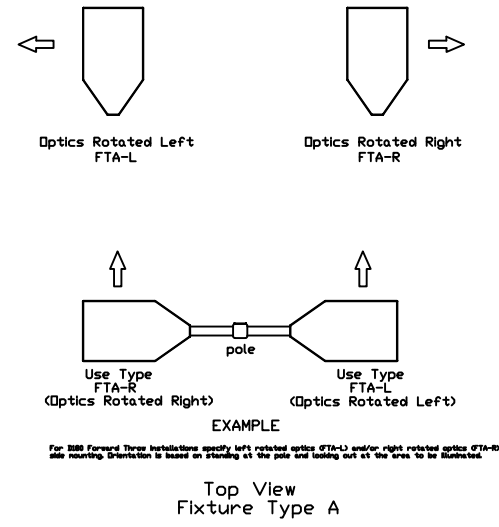
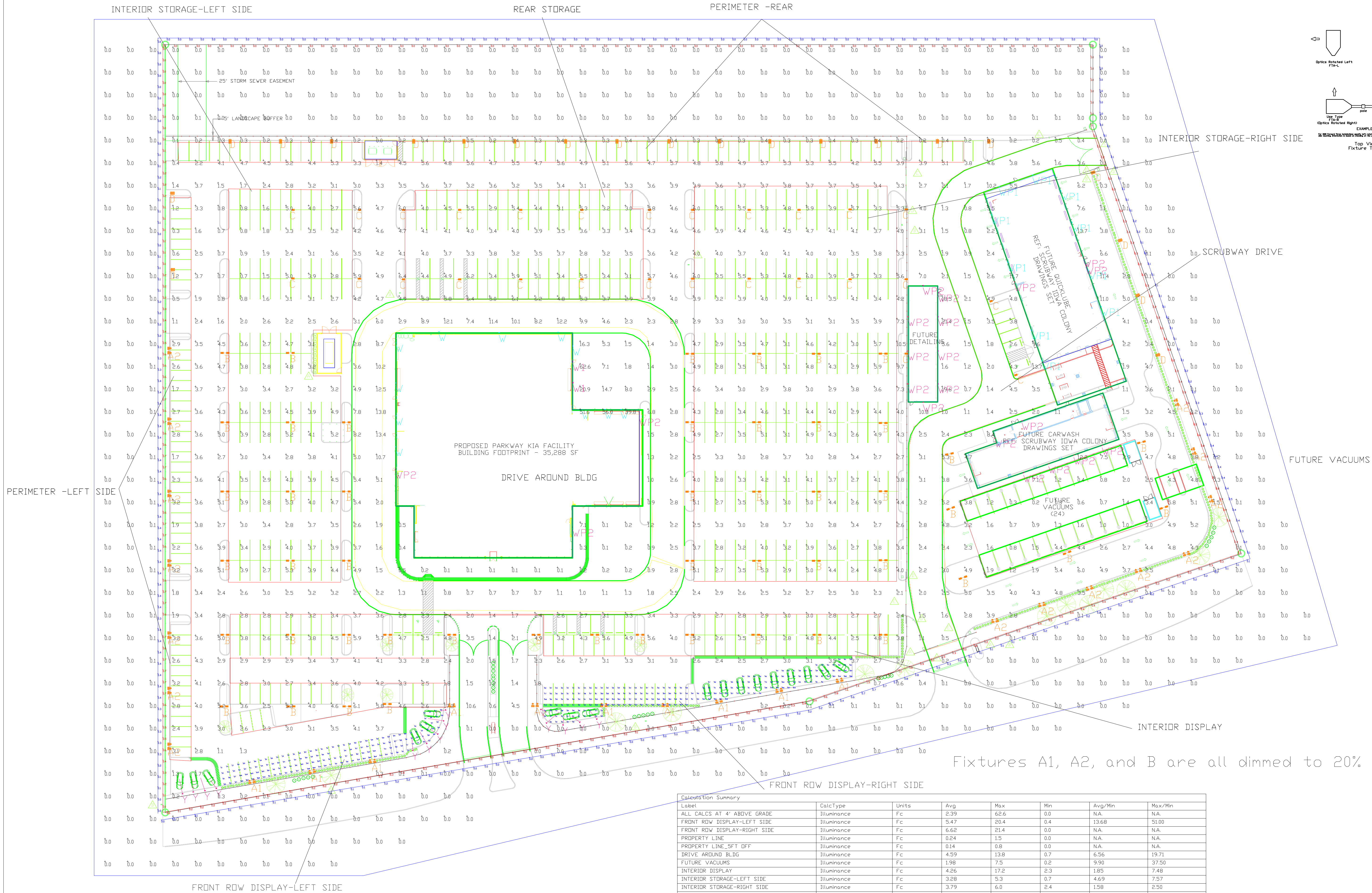
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0' 10' 20' 30' 40'

7







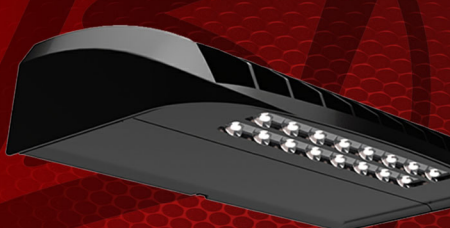
MRM



XFLM



XWS Silicone



XWM

Fixtures A1, A2, and B are all dimmed to 20% for After Hours Plan

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamp/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS AT 4' ABOVE GRADE	Illuminance	Fc	2.39	62.6	0.0	N.A.	N.A.
FRONT ROW DISPLAY-LEFT SIDE	Illuminance	Fc	5.47	20.4	0.4	13.68	51.00
FRONT ROW DISPLAY-RIGHT SIDE	Illuminance	Fc	6.62	21.4	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.24	1.5	0.0	N.A.	N.A.
PROPERTY LINE_SFT OFF	Illuminance	Fc	0.14	0.8	0.0	N.A.	N.A.
DRIVE AROUND BLDG	Illuminance	Fc	4.59	13.8	0.7	6.56	19.71
FUTURE VACUUMS	Illuminance	Fc	1.98	7.5	0.2	9.90	37.50
INTERIOR DISPLAY	Illuminance	Fc	4.26	17.2	2.3	1.85	7.48
INTERIOR STORAGE-LEFT SIDE	Illuminance	Fc	3.28	5.3	0.7	4.69	7.57
INTERIOR STORAGE-RIGHT SIDE	Illuminance	Fc	3.79	6.0	2.4	1.58	2.50
PERIMETER -LEFT SIDE	Illuminance	Fc	2.12	3.2	0.3	7.07	10.67
PERIMETER -REAR	Illuminance	Fc	4.76	5.8	1.4	3.40	4.14
REAR STORAGE	Illuminance	Fc	4.20	6.4	2.8	1.50	2.29
SCRUBWAY DRIVE	Illuminance	Fc	2.63	10.2	0.1	26.30	102.00

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	10	A1	D180° 2RTD	MRM-LED--42L-SIL-(1)FTA-L-(1)FTA-R-30-70CRI-IL-D180ROT	20'	1.000	0.200	44610	628
	15	A2	D180° 2RTD	MRM-LED-18L-SIL-(1)FT-L-(1)FT-R-30-70CRI-IL	20'	1.000	0.200	24810	270
	49	B	D180°	MRM-LED-30L-SIL-SW-30-70CRI-D180	20'	1.000	0.200	60802	426
	27	C	Single	MRM-LED-12L-SIL-SW-30-70CRI	20'	1.000	1.000	12669	85
	21	D	Single	MRM-LED-09L-SIL-4-30-70CRI-IL	20'	1.000	1.000	6145	62
	11	W	SINGLE	XWM-FT-LED-18L-30	18'5"	1.000	1.000	17231	122
	2	W1	SINGLE	XWM-FT-LED-18L-30	18'	1.000	1.000	17231	122
	10	WP1	SINGLE	XWS-LED-06L-SIL-FT-30-70CRI	20'	1.000	1.000	5693	43
	21	WP2	SINGLE	XWS-LED-03L-SIL-FT-30-70CRI	8'	1.000	1.000	2822	19
	14	Y	Single	XFLM-MF-LED-49-HD-WW	AT GRADE	1.000	0.000	3905	63.2

Total Project Watts
Total Watts = 38100.79



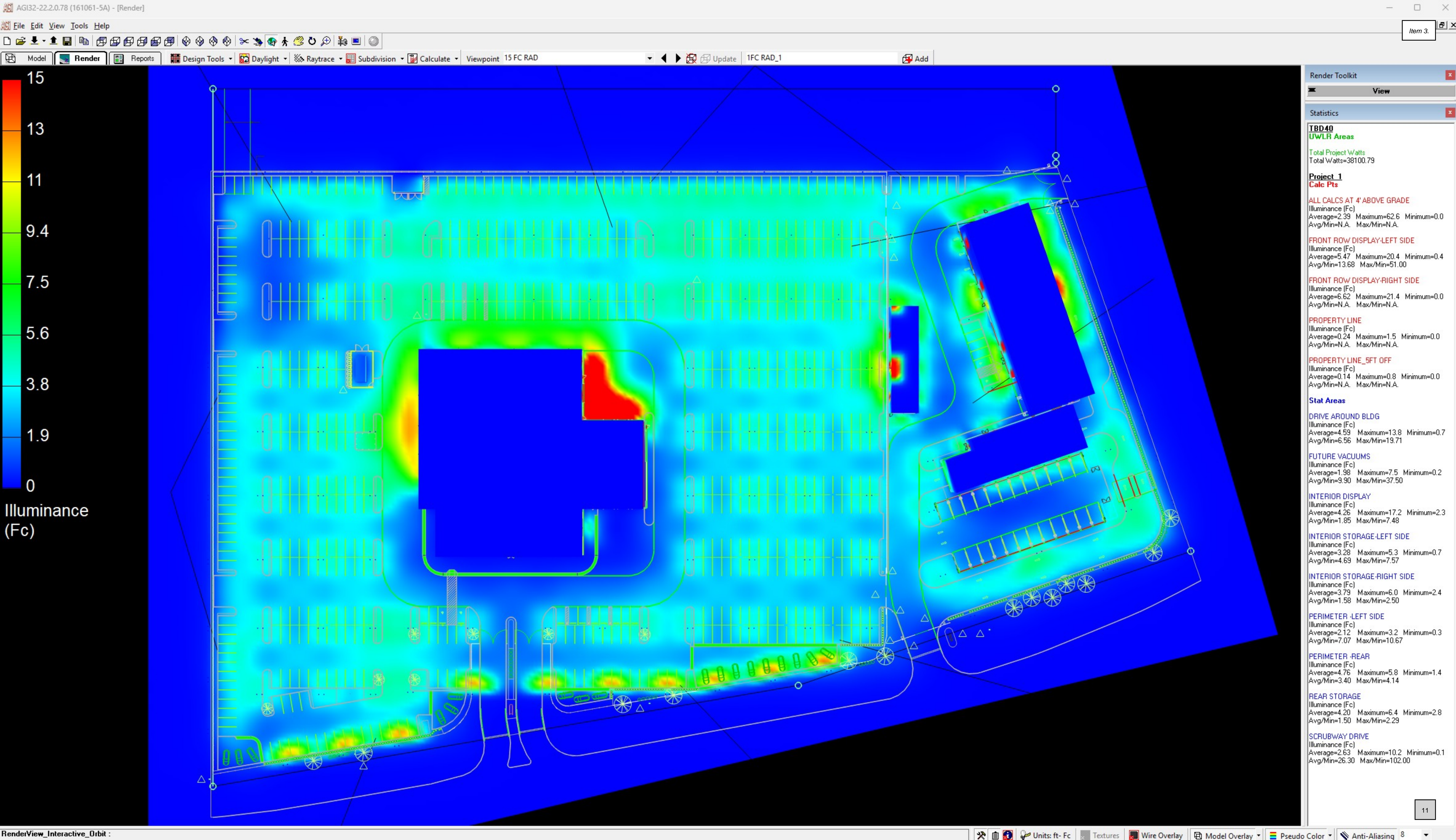
LIGHTING PROPOSAL LD-161061-SA

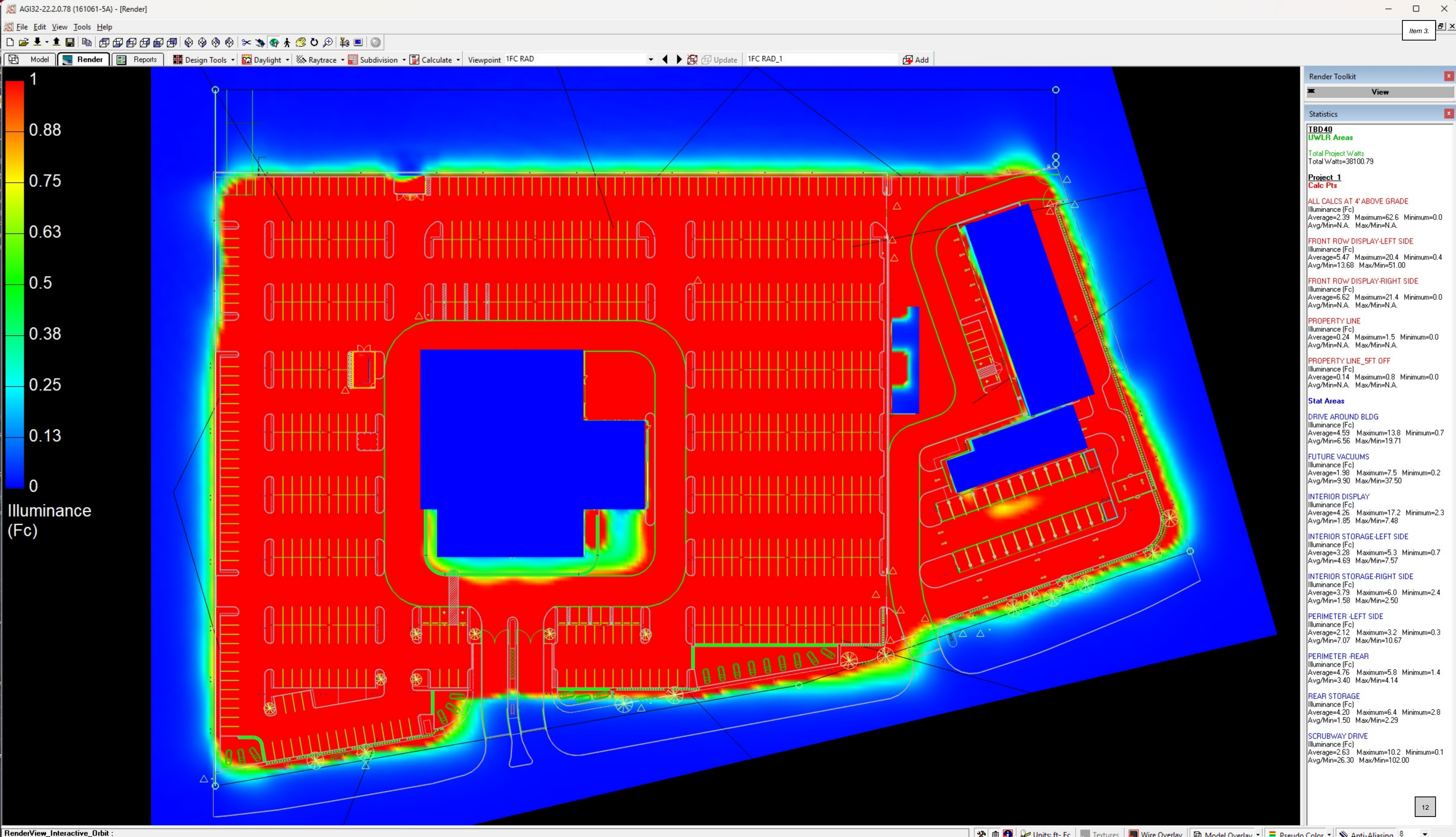
PARKWAY KIA
STATE HWY 288
ROSHARD, TX

BY:ANK,SEF DATE:09/23/24 REV:10/22/25 SHEET 1 OF 1

SCALE:1"=40'

0 40'





Staff Report

Agenda Date: January 5, 2026

Agenda Item: Variance Request Fakir A & Pervin Ahmed- 4200 County Road 78, Iowa Colony, TX 77583

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

Zoning Designation: Single Family Residential

Building Official: Albert Cantu

SUMMARY

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

Variance Request:

Variance- Abate citations, built 8 yrs ago, isnt compatible with the area, varied demands on citation letters complaint made with hidden agenda, not the fence.

RECOMMENDATION

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

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

Albert Cantu

Albert Cantu, Building Official

Images



2025-09-04 DSCF0892.JPG



2025-09-04 DSCF0890.JPG



2025-09-04 DSCF0891.JPG



2025-09-04 DSCF0893.JPG



2025-10-02 DSCF1301.JPG



2025-10-02 DSCF1302.JPG

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

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

Fees

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

Attached Letters

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

Payments

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



CITY OF IOWA COLONY

Item 4.

Permit #: 7183

Permit Type:

Address:

City:

State:

Zip:

Owner:

Owner Address:

Owner City:

Owner State:

Owner Zip:

Owner Phone:

Owner Email:

Receipt #: 11796

Date: 10/22/2025

Paid By: JANNATUL FERDOWS / FAKIR A AHMED

Description:

Payment Type: Check

Payment Type Description: CHECK # [REDACTED]

Accepted By: Rachel Patterson

Fees Paid

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



xAPPLICATION FOR VARIANCE REQUEST or APPEAL

3144 MERIDIANA PKWY, IOWA COLONY, TEXAS 77583
WWW.IOWACOLONYTX.GOV

PHONE: 281-369-2471

FAX: 281-369-0005

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

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

APPLICANT INFORMATION:

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

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

ashufakir@yahoo.com

Email: _____

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

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

Phone: _____

Email: _____

PROPERTY INFORMATION:

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

Legal HT&BRR Abstract 517 Lot 120 Description of Subject Property:

Brazoria

County

Tax

0517-0005-000

No(s):

Current Zoning: _____ residential _____

Water and Sanitary Serviced by:

Private well and septic

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

FIRM Map Panel

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

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

or

Code:

Request

and

reason:

the

exempt

List

Ordinance

or

Code:

Request

and

reason:

Variance

Abate Citations

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

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

Note: Owner is out of USA until late December.

Planning Commission Date Requested: January 2026

City Council Date Requested January 2026

Resvin Ahmed

Requestor

Signature

R Ahmed

or

Owner

and

Date:

FOR CITY USE ONLY: Application Received By: _____

Date Received:

Planning Commission Date: _____

Fee Received:

City Council Date: _____
[] Public Hearing

Notifications Required: [] Published Notice

Date Approved or Denied: _____
responsibility) [] Personal Notice

[] Posting on Property (applicant

Project No.: _____

[] Written Notice of Decision

Thursday, December 18, 2025

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

Re: Meridiana Section 55C Final Plat
Letter of Recommendation to Approve
COIC Project No. 7368
Adico, LLC Project No. 710-25-002-053

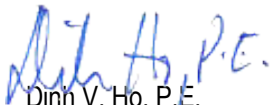
Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal of Meridiana Section 55C Final Plat received on or about December 8, 2025. 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 objections to the plat as submitted on December 8, 2025. Please provide two (2) mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than December 30, 2025, for consideration at the January 6, 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: 710-25-002-053

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 55C, 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, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 55C, where building setback lines or public utility easements are to be established outside of the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

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

IN TESTIMONY WHEREOF, 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, thereunto authorized this ____ day of _____, 20__.

OWNER

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

BY: _____
Print Name: Matt Lawson
Title: President

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20__.

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

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

"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."

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

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

Wii Kennedy, Mayor

Nikki Brooks, Council Member

Arnetta Hicks-Murray, Council Member

Marquette Greene-Scott, Council Member

Tim Varlack, Council Member

Sydney Hargroder, Council Member

Kareem Boyce, Council Member

Dinh Ho, P.E., City Engineer

Date

PLANNING AND ZONING COMMISSION APPROVAL

David Hurst, Chairman
Planning and Zoning Commission

Les Hosey
Planning and Zoning Commission Member

Brenda Dillon
Planning and Zoning Commission Member

Brian Johnson
Planning and Zoning Commission Member

Terry Hayes
Planning and Zoning Commission Member

Robert Wall
Planning and Zoning Commission Member

Demond Woods
Planning and Zoning Commission Member

Date

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E.,
President

Brandon Middleton
Secretary/Treasurer

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

BCCDD 5 ID# 702-25-002-043

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 55C
BEING A 14.60 ACRE TRACT OF LAND SITUATED IN
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT NO. 514
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 14.60 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT 514, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO GR-M1, LTD. CALLED 120.58 ACRES RECORDED UNDER BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2006048994; SAID 14.60 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (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 "E.H.R.A. 713-784-4500" found marking the southerly common corner of Reserve "B", Block 1 of Meridiana Section 56 recorded under B.C.C.F. NO. 2022059674 and the east right-of-way line of Meridiana Pursley Boulevard Phase 6A recorded under B.C.C.F. NO. 2022069506 being in the southerly line of the said 120.58 acre tract common to the Lulling Stone Section 2, as per plat recorded in Volume (Vol.) 23, Pages (Pgs.) 77-82 of the Brazoria County Plat Records (B.C.P.R.);

THENCE, North 87°10'00" East, with the southerly line of said 120.58 acre tract common to said Lulling Stone, Section 2, for a distance of 595.82 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the southerly corner of said Meridiana Section 56 and the POINT OF BEGINNING of the herein described tract of land;

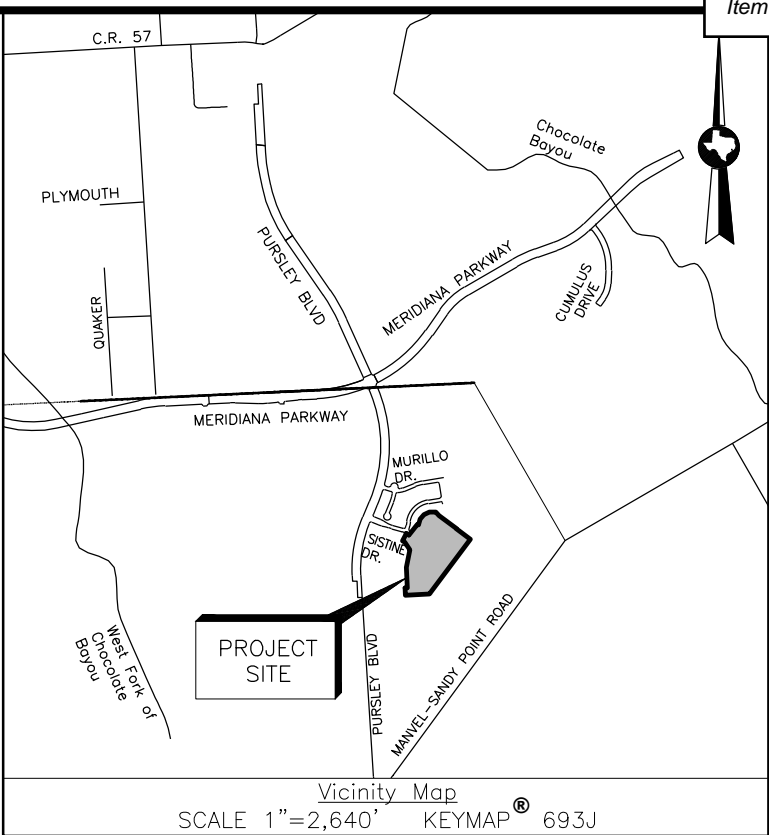
THENCE, with the easterly line of said Meridiana section 56 the following six (6) courses and distances:

1. THENCE, North 02°50'00" West, for a distance of 100.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
2. THENCE, North 87°10'00" East, for a distance of 33.01 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
3. THENCE, North 03°04'23" West, for a distance of 282.77 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
4. THENCE, North 11°15'56" East, for a distance of 245.87 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
5. THENCE, North 33°17'23" West, for a distance of 124.42 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
6. THENCE, North 61°04'14" West, for a distance of 39.07 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the common corner of said Meridiana Section 56 ad Meridiana 55A as per plat recorded under B.C.C.F. No. 2023052186;

THENCE, with the southwesterly line of said meridian Section 55A the following eight (8) courses and distances:

7. THENCE, North 28°13'18" East, for a distance of 115.25 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in an arc of a non-tangent curve;
8. THENCE, in a southeasterly direction along the arc of a non-tangent curve to the right having a radius of 275.00 feet, an arc length of 43.51 feet, an angle of 09°03'52", and a chord bearing South 57°14'46" East, for a distance of 43.46 feet to 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
9. THENCE, North 37°17'10" East, for a distance of 183.72 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
10. THENCE, South 81°06'23" East, for a distance of 21.31 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
11. THENCE, North 14°52'17" East, for a distance of 82.27 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
12. THENCE, North 40°16'18" East, for a distance of 80.75 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
13. THENCE, North 66°33'28" East, for a distance of 81.56 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
14. THENCE, North 89°54'21" East, for a distance of 88.91 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for an exterior corner of said Meridiana Section 55A;
15. THENCE, South 41°16'25" East, for a distance of 60.84 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
16. THENCE, South 53°23'44" East, for a distance of 300.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
17. THENCE, South 36°36'16" West, for a distance of 3.16 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
18. THENCE, South 53°23'44" East, for a distance of 241.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the northwesterly line of Lot 6 of the aforementioned Lulling Stone Section 2;
19. THENCE, South 36°36'16" West, with the common line between said Lulling Stone Section 2 and the aforementioned 120.58 acre tract for a distance of 940.50 feet to an aluminum disk found in concrete for corner;
20. THENCE, South 87°10'00" West, for a distance of 331.41 feet to the POINT OF BEGINNING and containing 14.60 acres of land.

APPROVED, ADICO, LLC, 12182025



BENCHMARK

NGS MONUMENT # F. 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 55C

BEING A SUBDIVISION OF 14.60 ACRES OUT OF THE
H. T. AND B. R.R. COMPANY SURVEY, SECTION 54
ABSTRACT NO. 514
IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS.

67 LOTS 2 BLOCKS 3 RESERVES (3.360 ACRES)

OWNER

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

DECEMBER, 2025

ENGINEER/SURVEYOR



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

Monday, December 8, 2025

Merrett Huddleston
Elevation Land Solutions
18811 Megan Way, Suite A
New Caney, TX 77357
mhuddleston@elevationlandsolutions.com

Re: Primrose School Meridiana Reserve Final Plat
Letter of Recommendation to Approve
COIC Project No. 6798
Adico, LLC Project No. 710-25-002-040


Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Primrose School Meridiana Reserve Final Plat received on or about December 1, 2025. 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 December 1, 2025. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than December 30, 2025, for consideration at the January 6, 2026, Planning and Zoning Commission meeting.

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

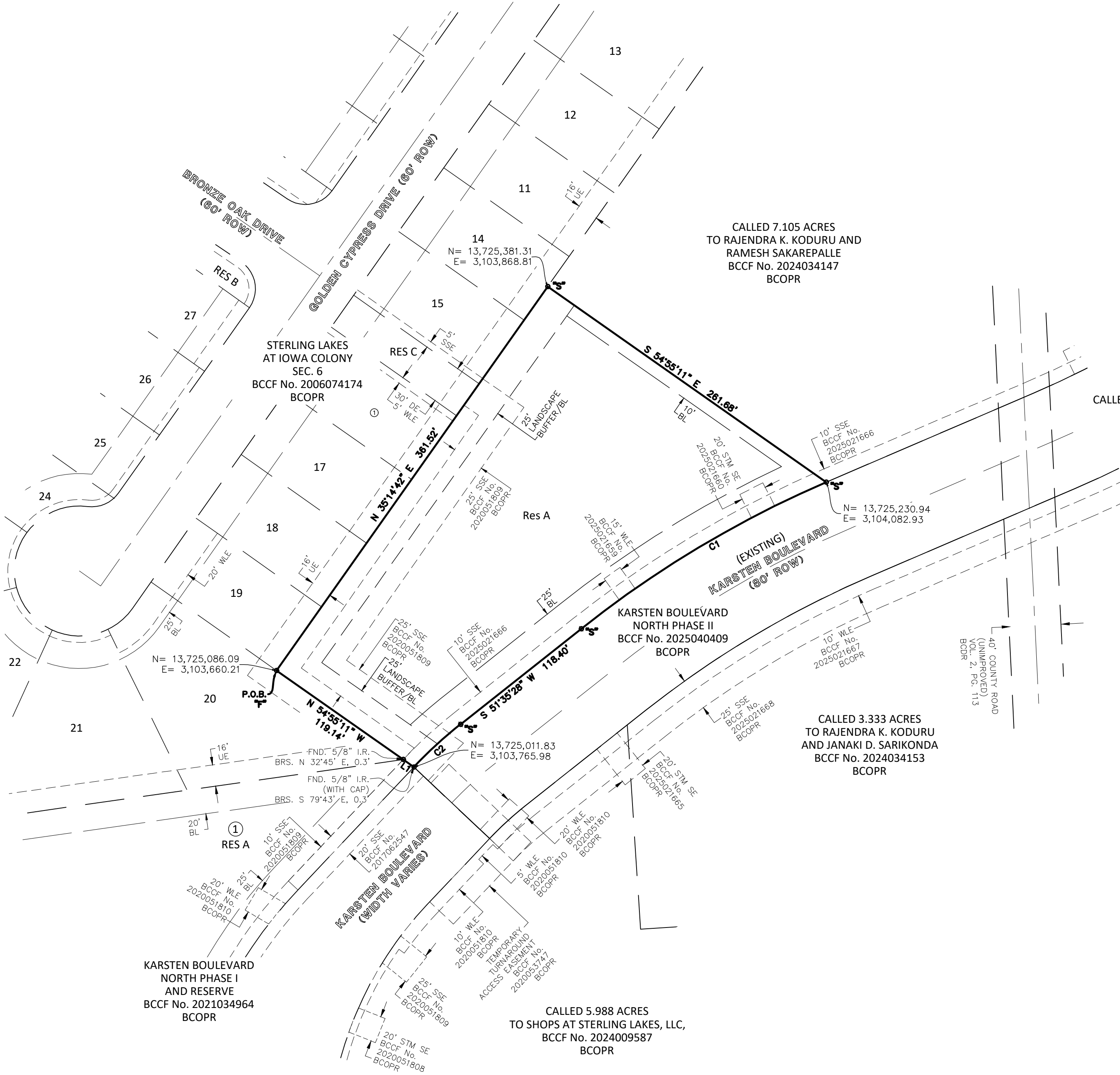
Sincerely,
Adico, LLC


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

Cc: Rachel Patterson
Kayleen Rosser
File: 710-25-002-040

FINAL PLAT NOTES:

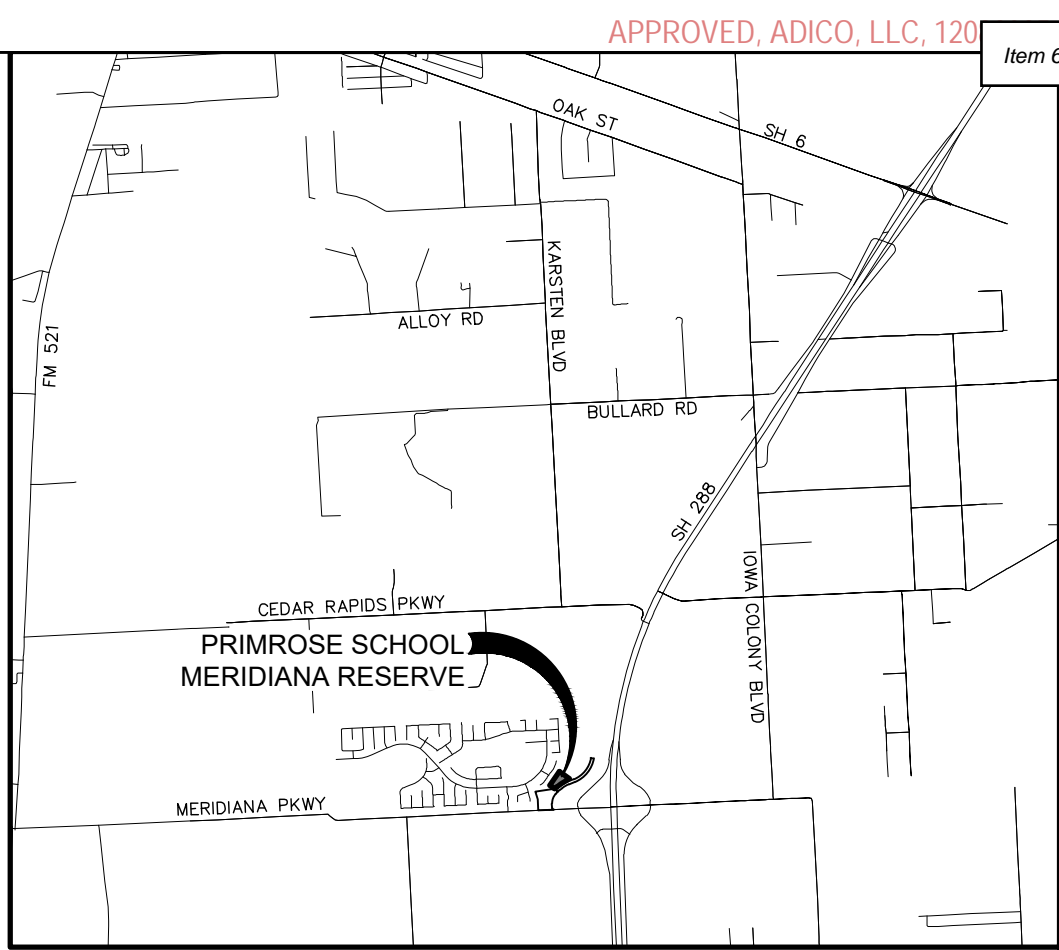
1. THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 31 BOUNDARY.
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1.00013789.
3. BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
4. 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.
5. 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".
6. BENCHMARK SHOWN HEREON ARE BASED ON TXDOT MONUMENT HV-79C, LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.
7. 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. 48039C0110K, DATED DECEMBER 30, 2020.
8. ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ADJUT 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 THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
9. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
10. 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.
11. THERE ARE PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION AND ARE SHOWN HEREON.
12. 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.
13. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
14. ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
15. ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 31.
16. 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.
17. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
18. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
19. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
20. 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.
21. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
22. OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
23. THE APPROVAL OF THE FINAL 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.
24. THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT FOR STERLING LAKES AT IOWA COLONY AND SIERRA VISTA, AS APPROVED ON FEBRUARY 2016 AND AS AMENDED IN JUNE 2018.
25. 25' SSE RECORDED UNDER BCCF 2020051809 BCOPR PARTIALLY ABANDONED BY BCCF 2025010788 BCOPR.
26. 20' SSE RECORDED UNDER BCCF 2017062547 BCOPR PARTIALLY ABANDONED BY BCCF 2025013180 BCOPR.



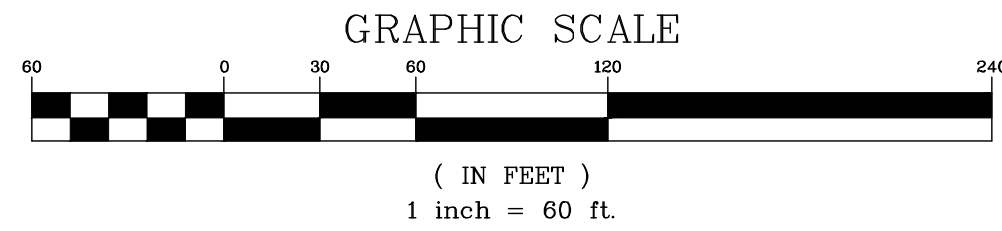
REMAINDER OF
CALLED 2.500 ACRES TO CITY OF
IOWA COLONY
CF No. 2024034153
M.C.O.P.R.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 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. 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'S LOCK.
9. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
10. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
11. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
12. 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.
13. 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.
14. 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.



VICINITY MAP
BRAZORIA COUNTY KEY MAP: 692E & 692S
SCALE: 1"=5000'



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 |
| BL= | BUILDING LINE |
| ROW= | RIGHT-OF-WAY |
| BCCF= | BRAZORIA COUNTY CLERK'S FILE |
| BCDR= | BRAZORIA COUNTY DEED RECORDS |
| BCPR= | BRAZORIA COUNTY PLAT RECORDS |
| BCOPR= | BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS |
| BCOPRRP= | BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY |
| VOL., PG.= | VOLUME, PAGE NUMBER |
| "F"= | FOUND 5/8-INCH IRON ROD (WITH CAP) |
| FND= | FOUND |
| POB= | POINT OF BEGINNING |
| IR= | IRON ROD |
| BR5= | BEARS |
| ○ E | EXISTING 5/8" IRON ROD WITH CAP |
| ○ S | 5/8" IRON ROD WITH CAP TO BE SET |

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.11'	N 54°57'27" W

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	220.18'	840.00'	015°01'06"	219.55'	S 59°06'01" W
C2	48.64'	340.00'	008°11'45"	48.59'	S 47°29'34" W

FINAL PLAT
PRIMROSE SCHOOL
MERIDIANA RESERVE

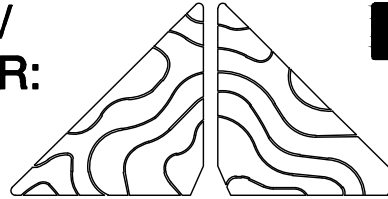
A SUBDIVISION OF 1.529 ACRES OF LAND
OUT OF THE
H.T.&B.R.R. Co. SURVEY, SECTION 57, A-289
BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK
NOVEMBER 2025

OWNER/
DEVELOPER:

DDKR KARSTEN, LLC,
A TEXAS LIMITED LIABILITY COMPANY
6715 GREEN GABLE MANOR,
SPRING, TX 77389

ENGINEER/
SURVEYOR:



ELEVATION
land solutions
TBPB REGISTRATION NUMBER F-22671
10701 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPB REGISTRATION NUMBER 10194692

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain description of a certain 1.529 acre (66,603 square feet) tract of land situated in the H.T. & B.R.R. Co. Survey, Section 57, Abstract No. 289, in Brazoria County, Texas, being a portion of the remainder of a called 31.51 acre tract (Tract 1) conveyed to DDKR Karsten, LLC, No. 2025028089, Brazoria County Official Public Records; said 1.529 acre (66,603 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 the west corner of said called 31.51 acre tract, being the south corner of Lot 19, Block 1, of Sterling Lakes At Iowa Colony Sec 6 according to the plat thereof recorded in Clerk's File No. 2006074174, Brazoria County Official Public Records, and being on the northeast line of Lot 20, Block 1, of said Sterling Lakes At Iowa Colony Sec 6;

THENCE, North 35°14'42" East, along the west line of said called 31.51 acre tract and along the east line of said Sterling Lakes At Iowa Colony Sec 6, 361.52 feet to a 5/8–inch iron rod (with cap) found, being on the east line of Lot 14, Block 1, of said Sterling Lakes At Iowa Colony Sec 6, and being the west corner of a called 7.105 acre tract conveyed to Rajendra K. Koduru and Ramesh Sakarepalle by deed recorded in Clerk's File No. 2024034147, Brazoria County Official Public Records;

THENCE, South 54°55'11" East, along the southwest line of said called 7.105 acre tract, 261.68 feet to a 5/8–inch iron rod (with cap) found, being the south corner of said called 7.105 acre tract, being on the west line of a called 2.500 acre tract conveyed to the City of Iowa Colony by deed recorded in Clerk's File No. 2024032995, Brazoria County Official Public Records, and being the beginning of a curve to the left;

THENCE, along the west line of said called 2.500 acre tract, the following three (3) courses and distances:

- Along said curve to the left in a southwesterly direction, with a radius of 840.00 feet, a central angle of 15°01'06", an arc length of 220.18 feet, and a chord bearing South 59°06'01" West, 219.55 feet to a 5/8–inch iron rod (with cap) found;
- South 51°35'28" West, 118.40 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the left;
- Along said curve to the left in a southwesterly direction, with a radius of 340.00 feet, a central angle of 08°11'45", an arc length of 48.64 feet, and a chord bearing South 47°29'34" West, 48.59 feet to the easterly northeast corner of Reserve A, Block 1, of Karsten Boulevard North Phase 1 and Reserve according to the plat thereof recorded in Clerk's File No. 2021034964, Brazoria County Map Records, being on the west right-of–way line of Karsten Boulevard (right-of–way width varies) according to the plat thereof recorded in Clerk's File No. 2021034964, Brazoria County Map Records, from which a 5/8–inch iron rod (with cap) found bears South 79°43' East, 0.3 feet, also from which an "X" cut in concrete found bears South 46°36'20" East, 80.00 feet, being on the east right-of–way line of said Karsten Boulevard and being on the west line of a called 5.988 acre tract conveyed to Shops at Sterling Lakes, LLC (an undivided 81% interest) and Shops at Lakehouse, LLC (an undivided 19% interest) by deed recorded in Clerk's File No. 2023026033, Brazoria County Official Public Records;

THENCE, North 54°57'27" West, 10.11 feet to the southeast corner of said Lot 20, being the northerly northeast corner of said Reserve A, from which a 5/8–inch iron rod found bears North 32°45' East, 0.3 feet;

THENCE, North 54°55'11" West, 119.14 feet to the POINT OF BEGINNING, CONTAINING 1.529 acres (66,603 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, DDKR KARSTEN, LLC, A TEXAS LIMITED LIABILITY COMPANY, acting by and through Ronald Merrill, Manager, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 1.529 Acre tract described in the above and foregoing map of PRIMROSE SCHOOL MERIDIANA RESERVE, 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 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 plot, as easements for drainage purposes, giving the DDKR KARSTEN, LLC, A TEXAS LIMITED LIABILITY COMPANY, 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, the DDKR KARSTEN, LLC, A TEXAS LIMITED LIABILITY COMPANY, acting by and through _____,

_____, thereunto authorized this _____ day of _____, 20____.

DDKR KARSTEN, LLC, A TEXAS LIMITED LIABILITY COMPANY

By: _____

Ronald Merrill, Manager

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared Ronald Merrill, Manager, of DDKR KARSTEN, LLC, a Texas limited liability company, 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 _____

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 Planning and Zoning Commission, this _____ day of _____, 20____

David Hurst
Chairman

Terry Hayes

Les Hosey

Robert Wall

Brenda Dillon

Brian Johnson

Demond Woods

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 City Engineer, this _____ day of _____, 20____

Dinh V. Ho, P.E.

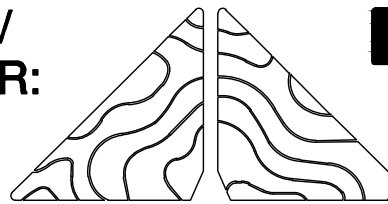
FINAL PLAT
PRIMROSE SCHOOL
MERIDIANA RESERVE

A SUBDIVISION OF 1.529 ACRES OF LAND
OUT OF THE
H.T.&B.R.R. Co. SURVEY, SECTION 57, A-289
BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK
NOVEMBER 2025

OWNER/
DEVELOPER: DDKR KARSTEN, LLC,
A TEXAS LIMITED LIABILITY COMPANY
6715 GREEN GABLE MANOR,
SPRING, TX 77389

ENGINEER/
SURVEYOR:



ELEVATION
land solutions
TBPB REGISTRATION NUMBER F-22671
1700 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPB REGISTRATION NUMBER 10194692

Monday, December 29, 2025

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

Re: Ellwood General Development Plan - Updated
+/-239.38 Acres out of the W.H. Dennis Survey, A-512, Iowa Colony, Brazoria County, TX
Letter of Recommendation to Approve
COIC Project No. 7385
Adico, LLC Project No. 710-25-002-056

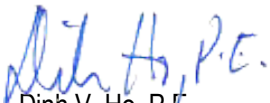
Dear Mr. Turzillo:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal of the updated General Development Plan for Ellwood, being +/-239.38 acres out of the W.H. Dennis Survey, A-512, Iowa Colony, Brazoria County, TX, received on or about December 11, 2025. The review of the plan is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

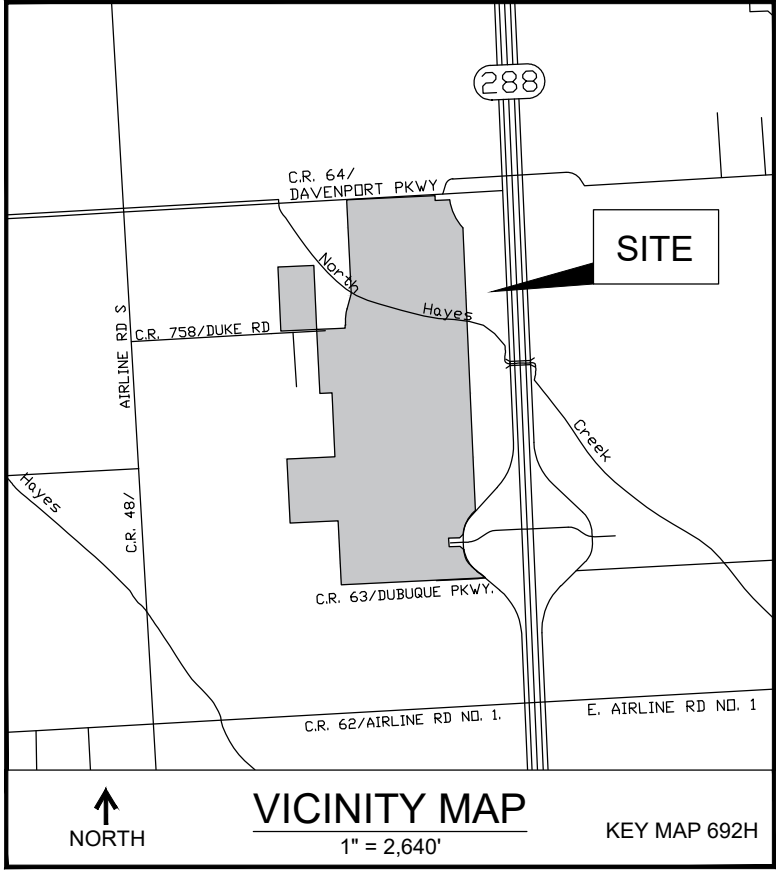
Based on our review, we have no objection to the updated Ellwood General Development Plan as submitted on December 11, 2025. Please provide ten (10) copies of the plat to Kayleen Rosser, City Secretary, by no later than December 30, 2025, for consideration at the January 6, 2026, Planning and Zoning 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: 710-25-002-056



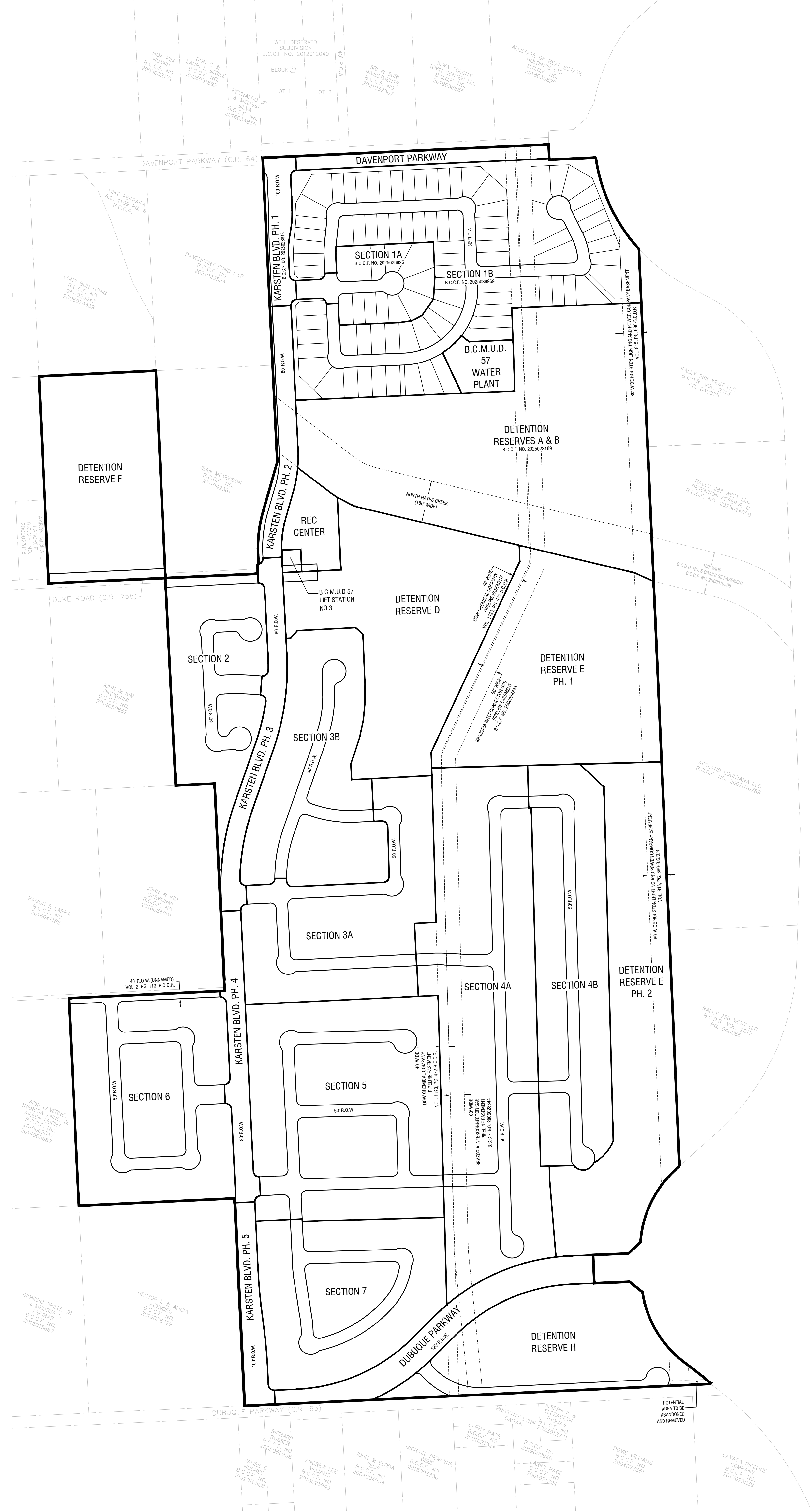
GENERAL NOTES:

1. B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Plat Records.
D.E. indicates Drainage Easement.
PG. indicates Page.
R.O.W. indicates Right-Of-Way.
VOL. indicates Volume.
2. This general development plan is subject to the Rally 288 West PUD Ordinance No. 2022-09.
3. Two 40' right-of-way platted by the Emigration Land company per Volume 2, page 113 of the Brazoria County Plat Records shall be abandoned upon recordation of the plats containing those right-of-way per the approved PUD.

S.H. 288

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

10' 100' 1200' 1400'
SCALE: 1"=200'



Ellwood General Development Plan

Being a general development plan of 239.28 acres out of the W.H. Dennis Survey, A-512, and being out of Lots 451, 454, 462, & 467-478 of the Emigration Land Company Subdivision Vol. 2, Pg. 113 B.C.P.R. in the City of Iowa Colony, Brazoria County, Texas.

Owner: KLLB AIV, LLC

December 10, 2025



ENGINEERING THE FUTURE
SINCE 1936

10111 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRA.ORG
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO.
221-082-150

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

Monday, December 29, 2025

Craig Beasley
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
cbeasley@ehra.team

Re: Ellwood Karsten Boulevard Phase 4 Street Dedication Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 7384
Adico, LLC Project No. 710-25-002-055


Dear Mr. Beasley:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal of the Ellwood Karsten Boulevard Phase 4 Street Dedication Preliminary Plat, received on or about December 11, 2025. The review of the plan is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the plat as submitted on December 11, 2025. Please provide ten (10) copies of the plat to Kayleen Rosser, City Secretary, by no later than December 30, 2025, for consideration at the January 6, 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: 710-25-002-055

GENERAL NOTES:

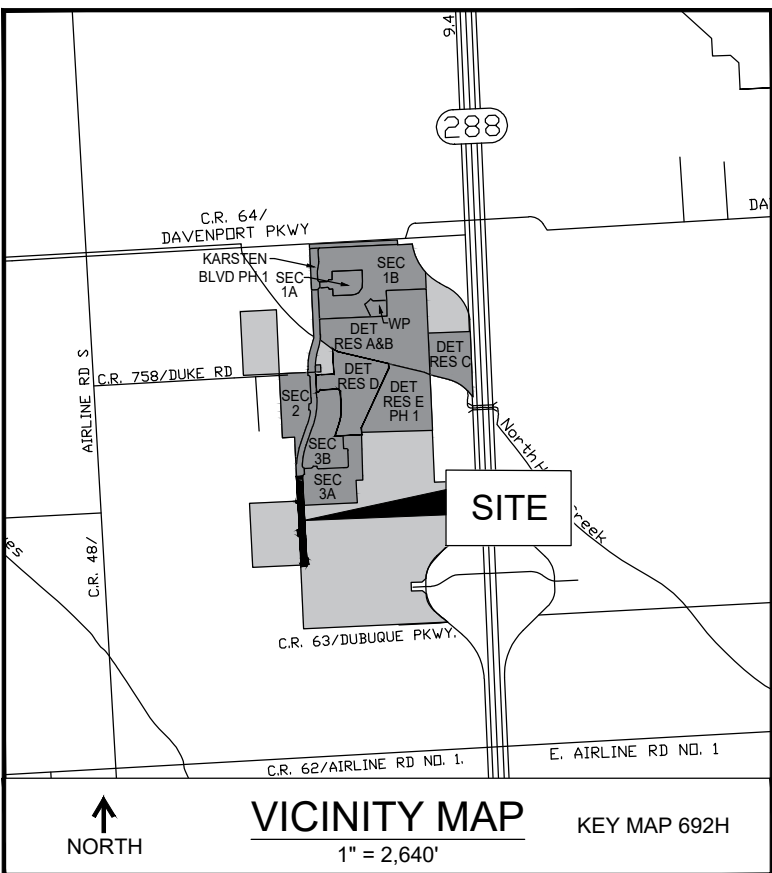
1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone A as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0120K, dated December 30, 2020, the property lies within Zone AE, Shaded Zone X, and Floodway
- 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.
4. B.C.C.F. Indicates Brazoria County Clerk's File.
B.C.D.R. Indicates Brazoria County Deed Record.
B.C.P.R. Indicates Brazoria County Plat Record.
B.L. Indicates Building Line.
C.R. Indicates County Road.
D.E. Indicates Drainage Easement.
E.A. Indicates Emergency Access Easement.
M.H. Indicates Manhole.
NO. Indicates Number.
PG. Indicates Page.
P.A.E. Indicates Permanent Access Easement.
P.O.B. Indicates Point of Beginning.
P.U.E. Indicates Public Utility Easement.
P.V.T. Indicates Private.
R Indicates Radius.
R.O.W. Indicates Right-Of-Way.
S.S.E. Indicates Sanitary Sewer Easement.
S.T.M.S.E. Indicates Storm Sewer Easement.
U.E. Indicates Utility Easement.
VOL. Indicates Volume.
W.L.E. Indicates Water Line Easement.
↗ Indicates change in street name.
5. 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.
6. 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.
7. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
8. 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.
9. 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.
10. This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
11. Drainage plans to be provided prior to final plat submittal.
12. One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and revest in the dedicator, his heirs, assigns, or successors.
13. Final Plat is subject to the conditions and approval of the General Plan and adjacent plats.

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

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	S 47°45'05" E	35.35'
C2	25.00'	39.27'	S 42°14'55" W	35.35'
C3	25.00'	39.27'	N 47°45'05" W	35.35'
C4	25.00'	39.27'	N 42°14'55" E	35.35'
C5	25.00'	39.24'	N 47°43'20" W	35.33'

LAND USE TABLE							
PLAT	SF - 60%	SF - 50%	COMM.	INST.	ARTERIALS & COLLECTORS	PARKS & OPEN SPACE	TOTAL
BCMUJ NO. 57 LIFT STATION NO. 3	-	-	-	0.18 AC.	-	-	0.18 AC.
BCMUJ NO. 57 WATER PLANT	-	-	-	1.34 AC.	-	-	1.34 AC.
DAVENPORT PKWY. ST. DEDICATION	-	-	-	-	1.48 AC.	-	1.48 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'	-	-	-	-	-	14.32 AC.	14.32 AC.
ELLWOOD DETENTION RESERVE 'E' PH 1	-	-	-	-	-	15.29 AC.	15.29 AC.
ELLWOOD DETENTION RESERVE 'F'	-	-	-	0.46 AC.	-	9.55 AC.	10.01 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	1.58 AC.	-	-	1.58 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	2.12 AC.	0.34 AC.	-	2.46 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	2.82 AC.	0.03 AC.	-	2.85 AC.
ELLWOOD KARSTEN BLVD. PH. 4 ST. DEDICATION	-	-	-	2.39 AC.	0.04 AC.	-	2.43 AC.
ELLWOOD SECTION 1A	0.44 AC.	1.71 AC.	-	-	-	0.51 AC.	2.66 AC.
ELLWOOD SECTION 1B	4.00 AC.	11.34 AC.	-	-	-	0.37 AC.	15.71 AC.
ELLWOOD SECTION 2	-	4.82 AC.	-	-	-	1.48 AC.	6.30 AC.
ELLWOOD SECTION 3A	9.92 AC.	-	-	-	-	0.69 AC.	8.55 AC.
ELLWOOD SECTION 3B	9.91 AC.	-	-	-	-	0.79 AC.	10.72 AC.
ELLWOOD RECREATION RESERVE	-	-	-	-	-	1.77 AC.	1.77 AC.
TOTAL	22.27 AC. (16.9%)	17.87 AC. (13.8%)	9.11 AC. (6.9%)	1.52 AC. (1.2%)	10.85 AC. (8.2%)	69.94 AC. (53.2%)	131.52 AC. (100%)
1) THIS TABLE TABULATES THE LAND USES WITHIN EACH PLAT FOR ZONING PURPOSES, NOT THE PERMITTED USES WITHIN EACH LAND USE.							
2) THIS TABLE INCLUDES ALL PRELIMINARY PLATS SUBMITTED AT THIS TIME.							

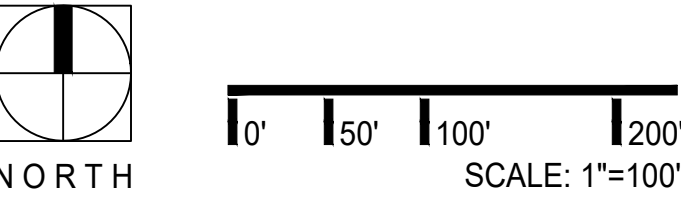
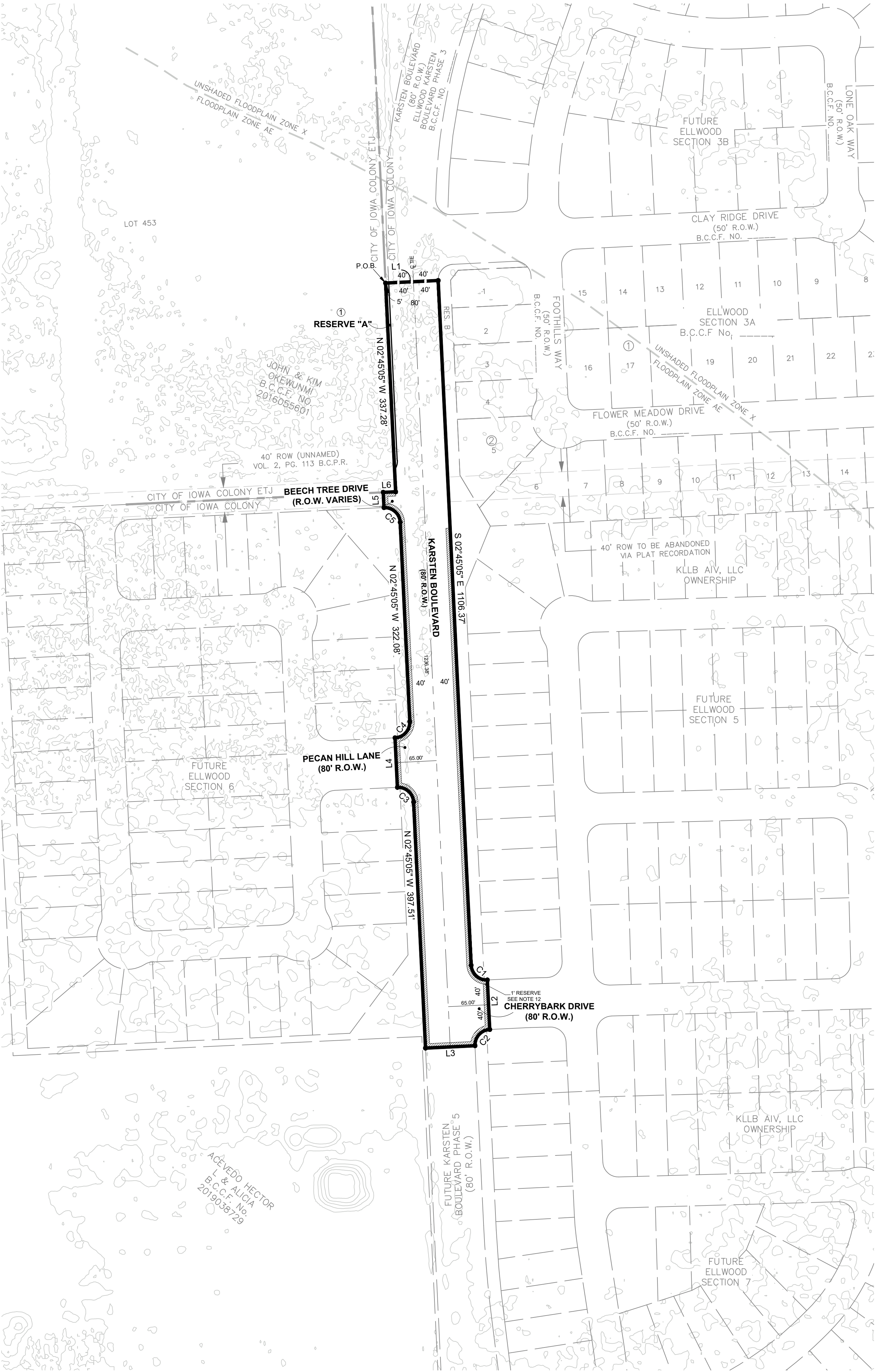


OWNER CONTACT INFORMATION
KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
6900 E. CAMELBACK ROAD, SUITE 800
SCOTTSDALE, AZ 85251
(786)-753-8110

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'	1.74 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE. 1'	0.96 AC.
ELLWOOD DETENTION RESERVE 'F'	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 1 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 2 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 3 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 4 STREET DEDICATION	0.00 AC.
ELLWOOD RECREATION RESERVE	1.77 AC.
ELLWOOD SECTION 1A (10 LOTS)	0.51 AC.
ELLWOOD SECTION 1B (82 LOTS)	0.37 AC.
ELLWOOD SECTION 2 (26 LOTS)	0.47 AC.
ELLWOOD SECTION 3A (38 LOTS)	0.42 AC.
ELLWOOD SECTION 3B (39 LOTS)	0.21 AC.
TOTAL	8.11 AC.
TOTAL REQUIRED 1/54 AC. PER LOT AT 185 LOTS	3.43 AC.
1) PARKLAND IN DETENTION RESERVES IS CALCULATED AT 50% OF THE AREA OF THE MAINTENANCE BERM. IF MAINTENANCE BERM INCLUDES TRAILS, IS AN AVERAGE MINIMUM WIDTH OF 30' AND A MINIMUM WIDTH OF 20', AND HAS SIDE SLOPES THAT DO NOT EXCEED A 5:1 RATIO.	
2) ALL OTHER PARKLAND IS CALCULATED AS THE TOTAL OF RESERVES WITH A "RECREATION" RESTRICTION.	

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, ROADWAY/ACCESS & UTILITY PURPOSES	1,485.05	0.034
	TOTAL	1,485.05	0.034

LINE TABLE		
LINE	ANGLE	DISTANCE
L1	N 87°14'55" E	85.00'
L2	S 02°45'05" E	80.00'
L3	S 87°14'55" W	80.00'
L4	N 02°45'05" W	80.00'
L5	N 02°48'35" W	24.53'
L6	N 87°18'25" E	20.00'



Ellwood Karsten Boulevard Phase 4 Street Dedication Preliminary Plat

Being a subdivision of 2.43 acres in the W.H. Dennis Survey, Abstract No. 512, also being out of a portion of Lot 454 of the Emigration Land Company Subdivision Vol. 2, Pg. 113 B.C.P.R. in the City of Iowa Colony, Brazoria County, Texas.

1 Block and 1 Reserve
Owner: KLLB AIV LLC, a Delaware Limited Liability Company

December 10, 2025



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

EHRA JOB NO. 221-022-105
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.