



## 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](http://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

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

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

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**Members present:** David Hurst, Brian Johnson, Les Hosey, Terry Hayes, Brenda Dillon 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:

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Kayleen Rosser, City Secretary

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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

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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](http://WWW.IOWACOLONYTX.GOV)

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

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

## APPLICANT INFORMATION:

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

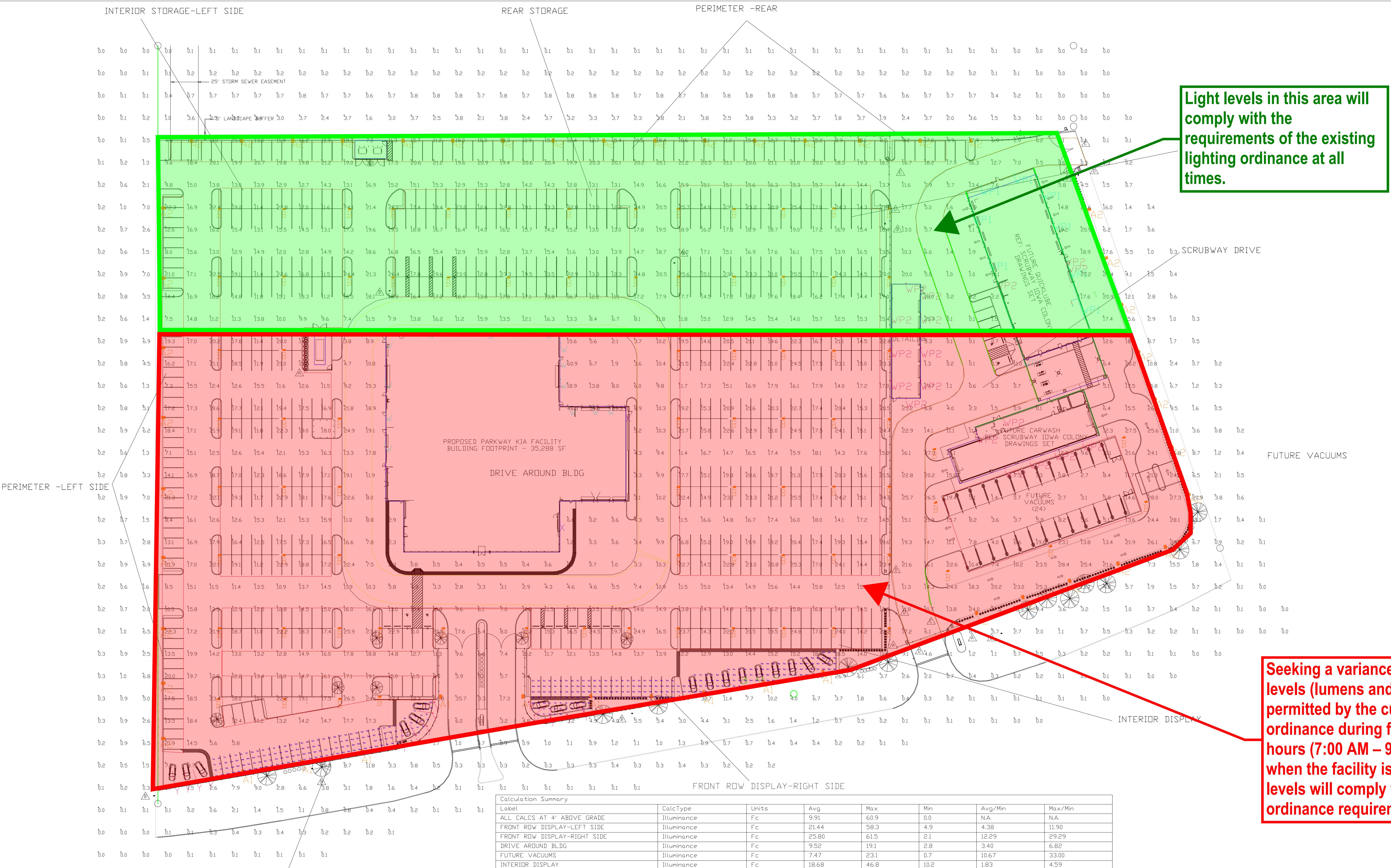
List Ordinance or Code: UDC CHAPTER 3, ARTICLE 4, TABLE 3.4.1.8 & UDC CHAPTER 3, ARTICLE 5  
Request and reason: WE REQUEST A VARIANCE THAT WILL ALLOW THE FACILITY TO INCREASE ITS FOOT CANDLES & LUMENS DURING BUSINESS HOURS ONLY. BEFORE AND AFTER BUSINESS HOURS, EXTERIOR LIGHTS WILL DIM TO FOLLOW THE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

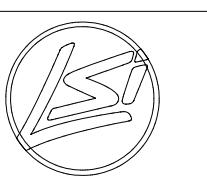
Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

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 the lighting fixtures may vary due to changes in electrical voltage, tolerance in lamps/LEDs, 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-5W-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-HD-CW	AT GRADE	1.000	1.000	6570	64	B4-U0-G1

Total Project Watts  
Total Watts = 50889



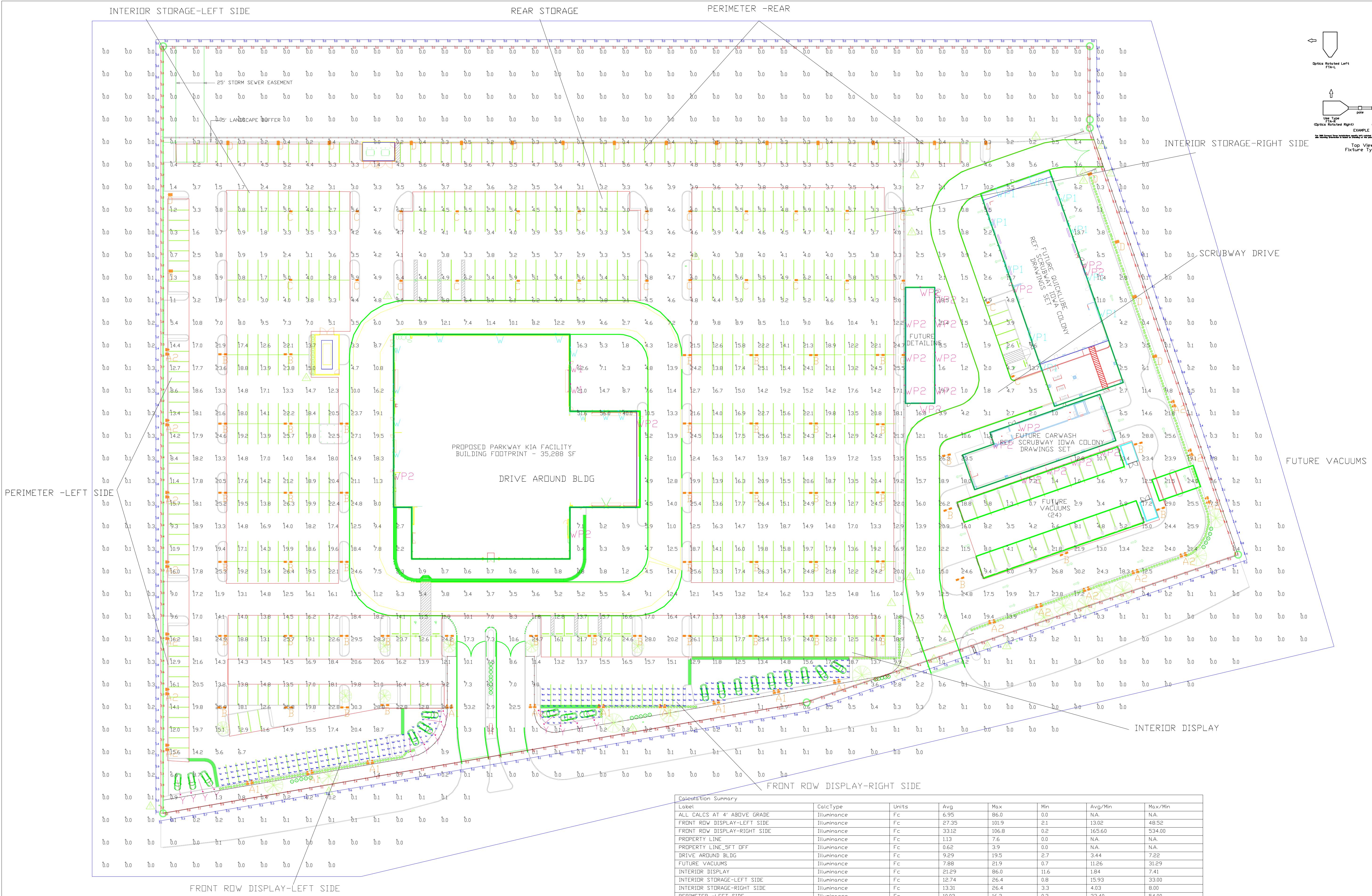
00000 ALLIANCE RD. CINCINNATI, OH 45242 USA  
(513) 793-3200 FAX (513) 793-6083

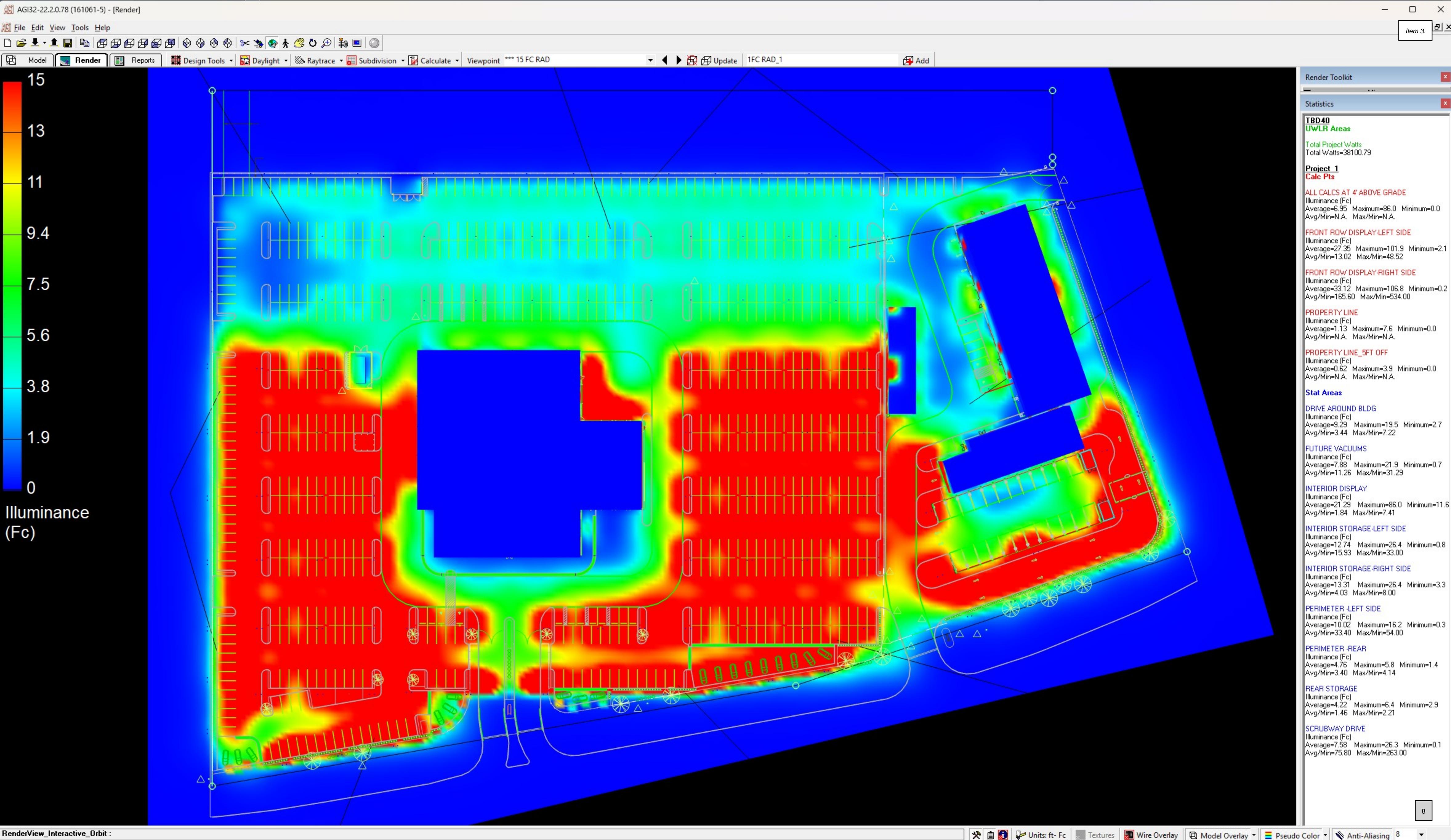
LIGHTING PROPOSAL L-161061-3

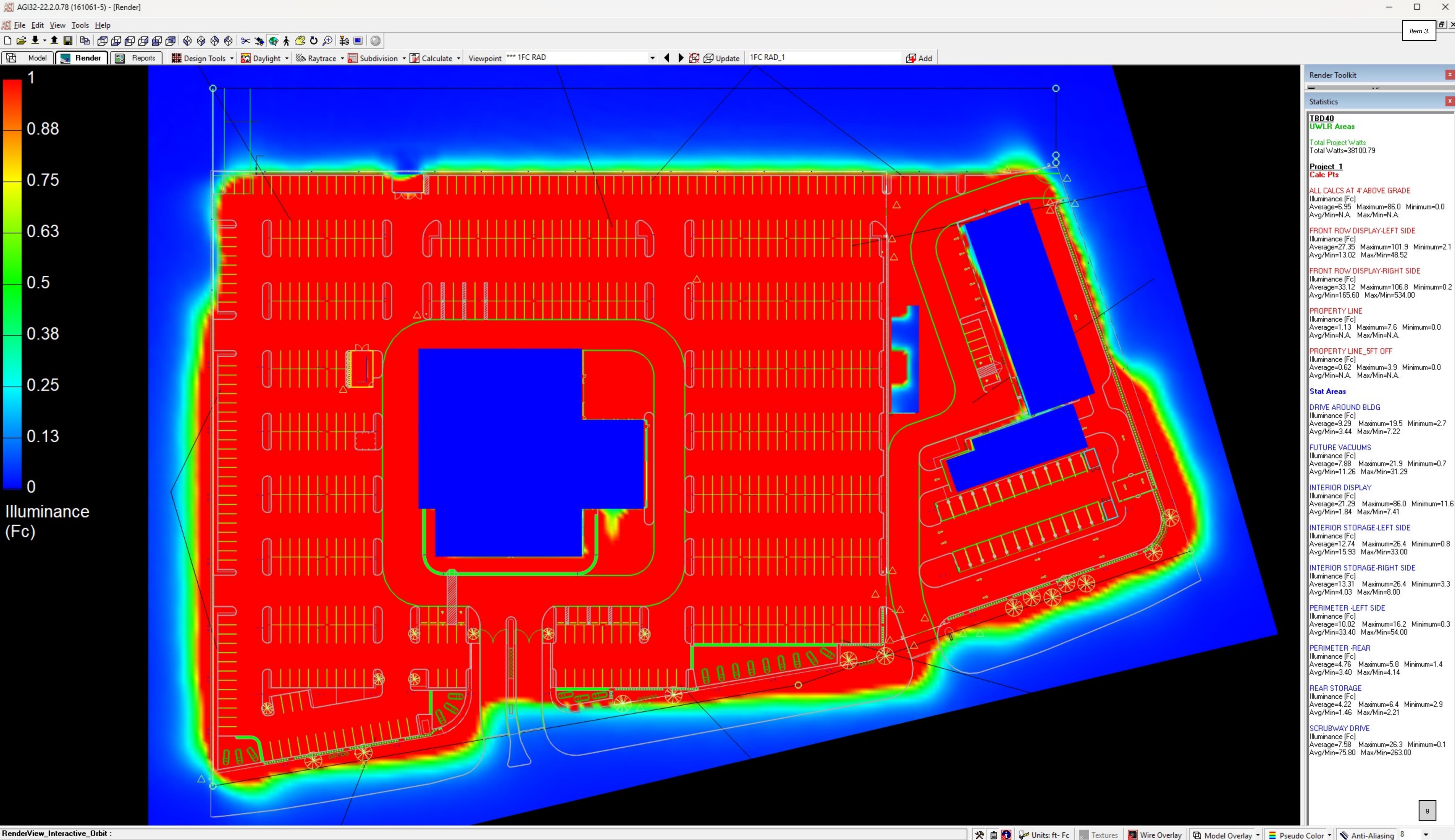
PARKWAY KIA  
STATE HWY 288  
ROSHARON, TX

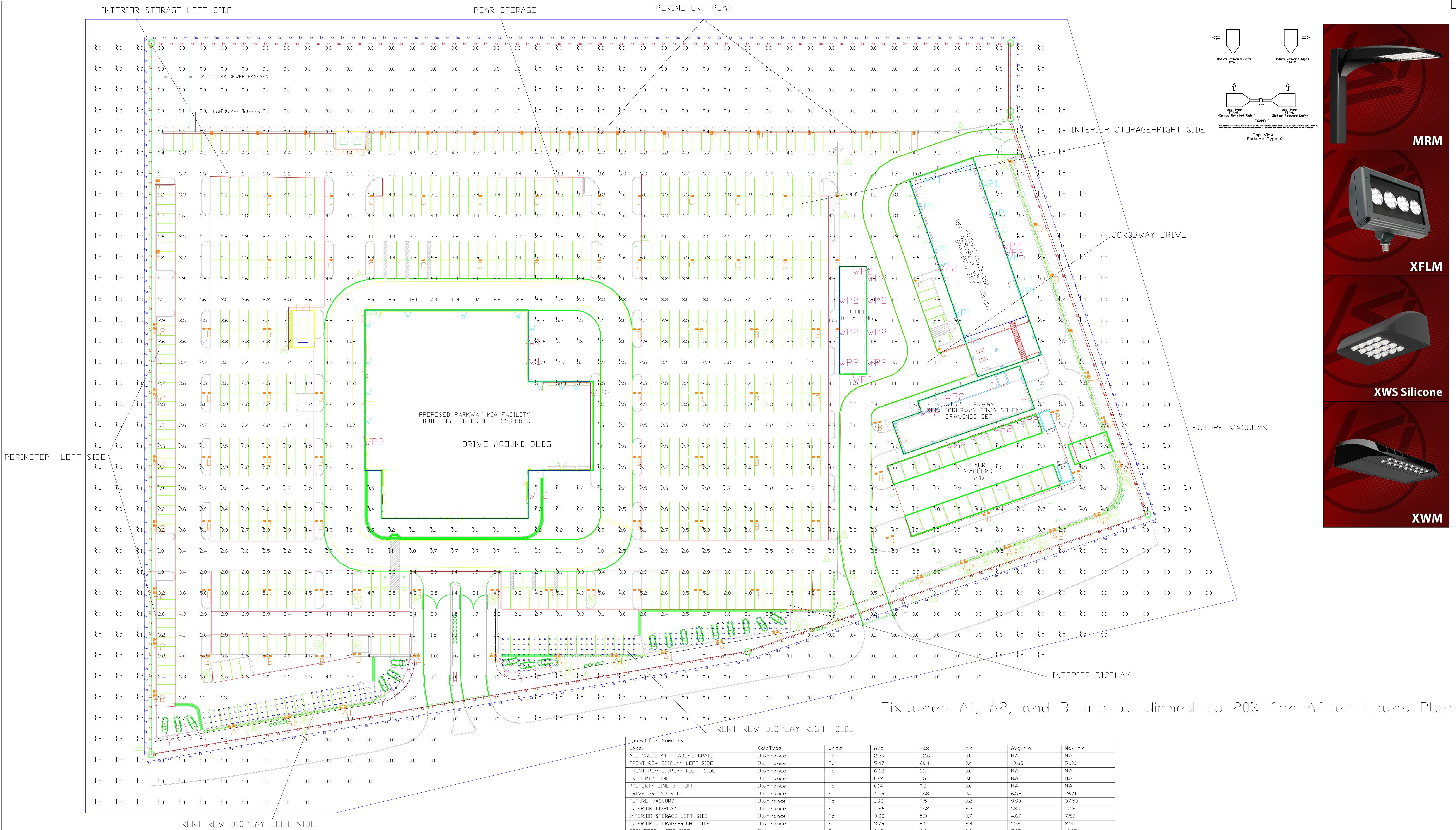
BYAHK,SEF DATE:09/23/24 REV:5/28/25 SHEET 1 OF 1

SCALE:1"=40' 0 40









#### 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.

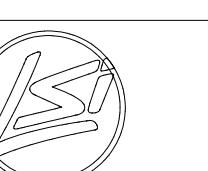
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Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
ALL CALCS at 4' ABOVE GRADE	Illuminance	Fc	2.39	62.6	0.0	N.A.	N.A.		
FRONT RDW DISPLAY-LEFT SIDE	Illuminance	Fc	5.47	20.4	0.4	13.68	51.00		
FRONT RDW DISPLAY-RIGHT SIDE	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	18.5	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	Oty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
■	10	A1	D180° 2RTD	MRM-LED-42L-SIL-(1)FTA-L-(1)FTA-R-30-70CRI-IL-D180RT	20'	1.000	0.200	44610	628	B2-U0-G2
■	15	A2	D180° 2RTD	MRM-LED-18L-SIL-(1)FTA-L-(1)FTA-R-30-70CRI-IL	20'	1.000	0.200	24810	270	B1-U0-G3
■	49	B	D180°	MRM-LED-30L-SIL-SW-30-70CRI-D180	20'	1.000	0.200	60802	426	B5-U0-G3
■	27	C	Single	MRM-LED-12L-SIL-SW-30-70CRI	20'	1.000	1.000	12669	85	B4-U0-G2
■	21	D	Single	MRM-LED-09L-SIL-4-30-70CRI-IL	20'	1.000	1.000	6145	62	B0-U0-G2
■	11	W	SINGLE	XWM-FT-LED-18L-30	18.5'	1.000	1.000	17231	122	B3-U0-G3
■	2	W1	SINGLE	XWM-FT-LED-18L-30	18'	1.000	1.000	17231	122	B3-U0-G3
■	10	WP1	SINGLE	XWS-LED-06L-SIL-FT-30-70CRI	20'	1.000	1.000	5693	43	B1-U0-G2
■	21	WP2	SINGLE	XWS-LED-03L-SIL-FT-30-70CRI	8'	1.000	1.000	2822	19	B1-U0-G1
■	14	Y	Single	XFLM-MF-LED-49-HD-WW	AT GRADE	1.000	0.000	3905	63.2	B3-U0-G0

Total Project Watts

Total Watts = 38100.79



LIGHTING PROPOSAL

LD-161061-5A

PARKWAY KIA

STATE HWY 288

ROSHARON, TX

BYAHK-SEF

DATE:09/23/24

REV10/22/25

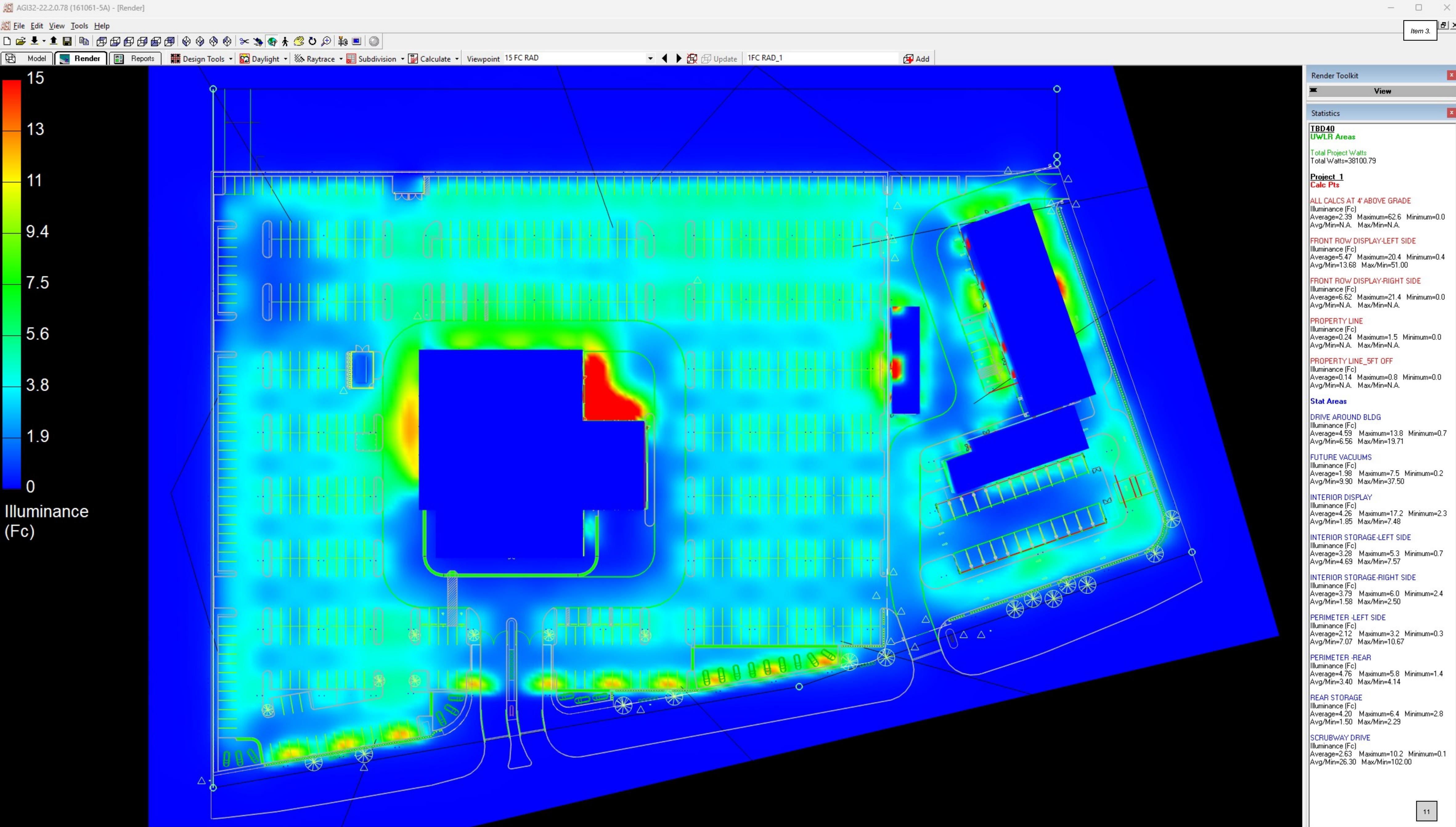
SHEET 1 OF 1

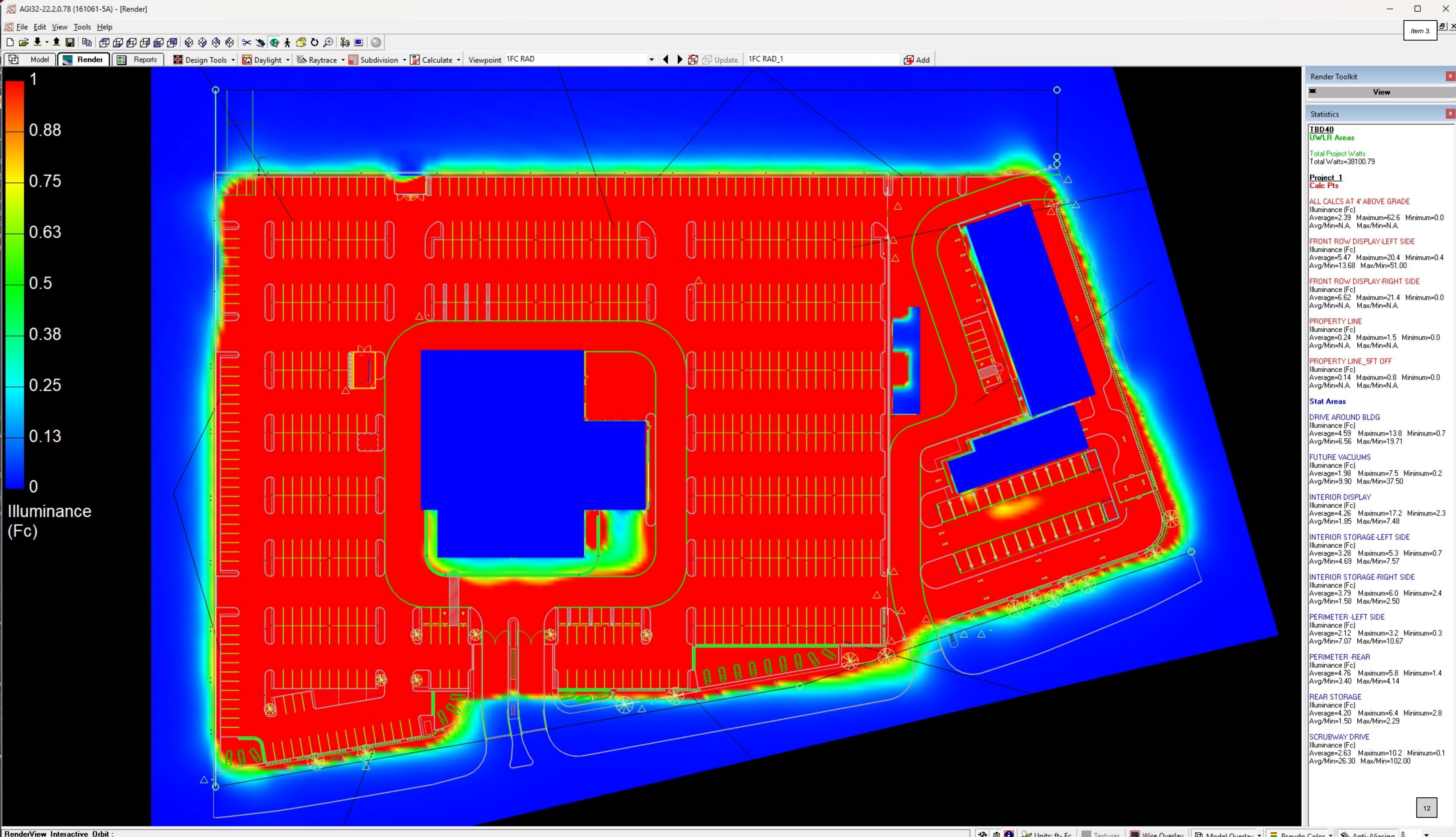
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40

10







*Staff Report*

**Agenda Date:** January 5, 2026

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

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**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

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**Building Official:** Albert Cantu

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**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, isn't 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

<i>Images</i>	
	
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



Item 4.

**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 FAKIR A & PERVIN		

**Fees**

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

**Attached Letters**

Date	Letter	Description
10/22/2025	<a href="#">Web Form - New Home Permits Application</a>	

**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



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 # XXXXXXXXXX

**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
				<b>Total:</b>	<b>\$1,000.00</b>



## APPLICATION FOR VARIANCE REQUEST or APPEAL

3144 MERIDIANA PKWY, IOWA COLONY, TEXAS 77583  
[WWW.IOWACOLONYTX.GOV](http://WWW.IOWACOLONYTX.GOV)

PHONE: 281-369-2471

FAX: 281-369-0005

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

### 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: \_\_\_\_\_

8.34AC 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 and Abate Citations

built 8 yrs ago, it is compatible with area, 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

Resvvin Ahmed

Requestor

Signature Resvvin Ahmed or

Owner

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](mailto: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

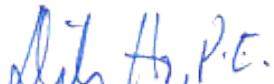
Dear Ms. Gile:

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.

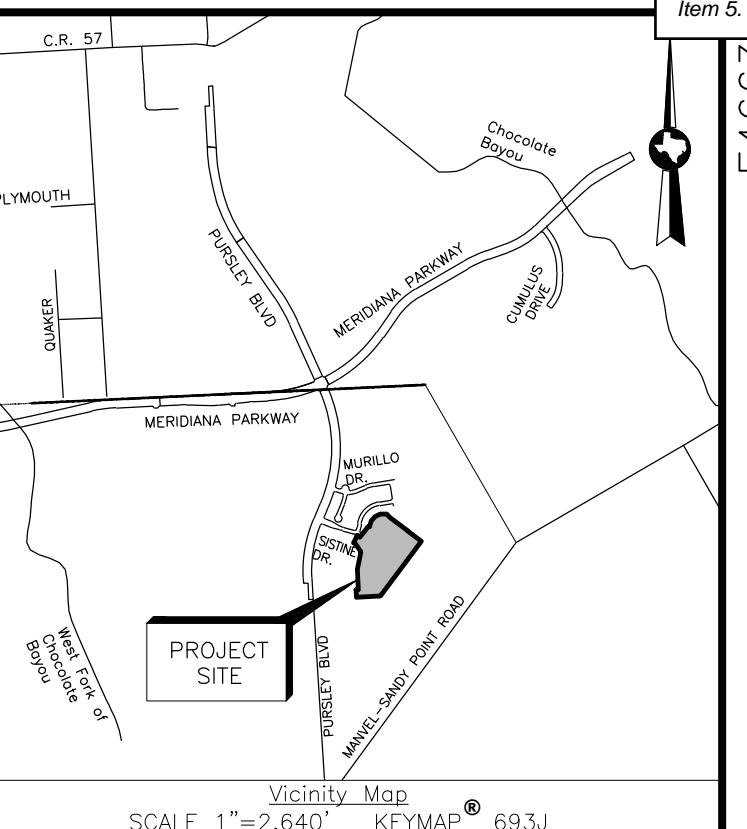
Should you have any questions, please do not hesitate to call our office.

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 and subdivide of and for the benefit of GR-M1, LTD., lots, streets, alleys, parks and easements, 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 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, Meridiana Section 55C when 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 on additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21'-6") in width.

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

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

## CITY OF IOWA COLONY APPROVAL

## CITY COUNCIL APPROVAL

Will Kennedy, Mayor

Nikki Brooks, Council Member

Arnetta Hicks-Murray, Council Member

Marquette Greene-Scott, Council Member

Tim Varlack, Council Member

Sydney Hargroder, Council Member

Kareem Boyce, Council Member

Dinh Ho, P.E., City Engineer

## PLANNING AND ZONING COMMISSION APPROVAL

David Hurst, Chairman  
Planning and Zoning CommissionLes Hosey  
Planning and Zoning Commission MemberBrenda Dillon  
Planning and Zoning Commission MemberBrian Johnson  
Planning and Zoning Commission MemberTerry Hayes  
Planning and Zoning Commission MemberRobert Wall  
Planning and Zoning Commission MemberDemond Woods  
Planning and Zoning Commission Member

Date

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 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 Purseley Phase 64 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;

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 61°04'14" 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" 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, on an arc length of 43.51 feet, on 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.

## BENCHMARK:

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES 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

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 20 day of 20

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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5  
Lee Walden, P.E., President  
Kerry L. Osburn, Vice President

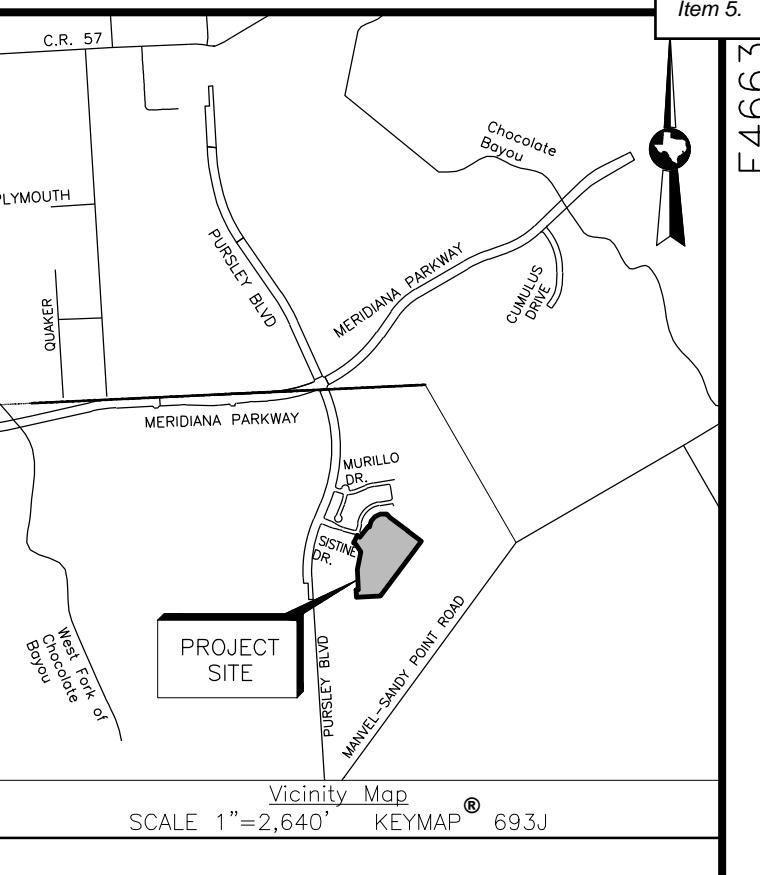
Brandon Middleton, Secretary/Treasurer  
Dinh V. Ho, P.E., District Engineer

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

BCCDD 5 ID# 702-25-002-043

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

"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."



## OWNER

GR-MI, 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](mailto: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



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:

1. 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;

2. 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;

3. 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.

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 Hargrader  
Council District C

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

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 plat, 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

BRAZORIA COUNTY DRAINAGE DISTRICT #5 APPROVAL

President \_\_\_\_\_ Date \_\_\_\_\_  
Lee Walden, P.E.

Vice President \_\_\_\_\_ Date \_\_\_\_\_  
Kerry L. Osburn

Secretary/Treasurer \_\_\_\_\_ Date \_\_\_\_\_  
Brandon Middleton

District Engineer \_\_\_\_\_ Date \_\_\_\_\_  
Dinh V. Ho

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 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  
TPS REGISTRATION NUMBER 10194692  
THE WOODLANDS, TEXAS 77381-8200  
TPS REGISTRATION NUMBER 10194692



Monday, December 29, 2025

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

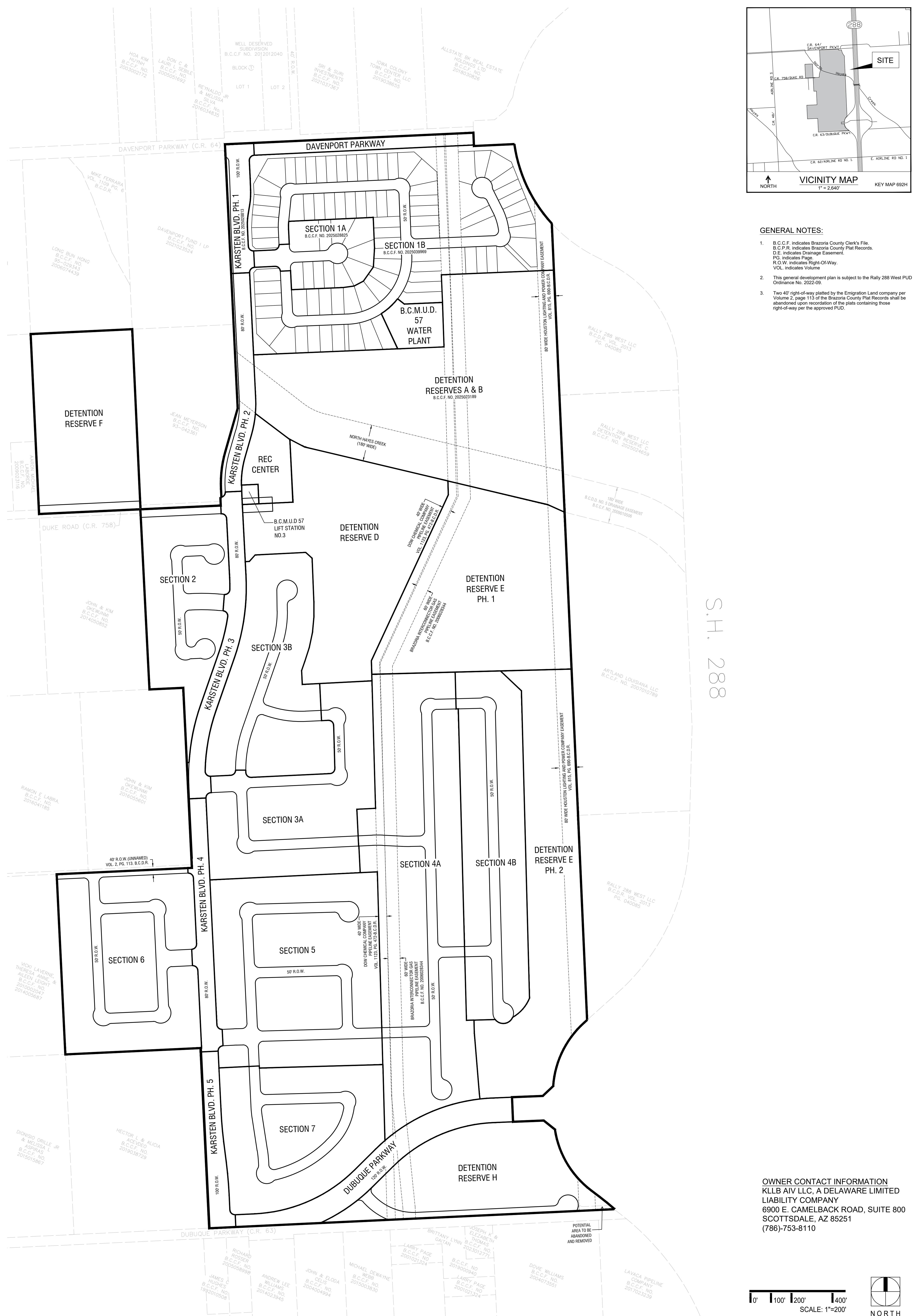
Should you have any questions, please do not hesitate to call our office.

Sincerely,  
Adico, LLC



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

Cc: Rachel Patterson  
Kayleen Rosser  
File: 710-25-002-056



## 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



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

EHRA JOB NO.  
 221-082-150

No 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](mailto: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 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.

**BENCHMARK(S):**

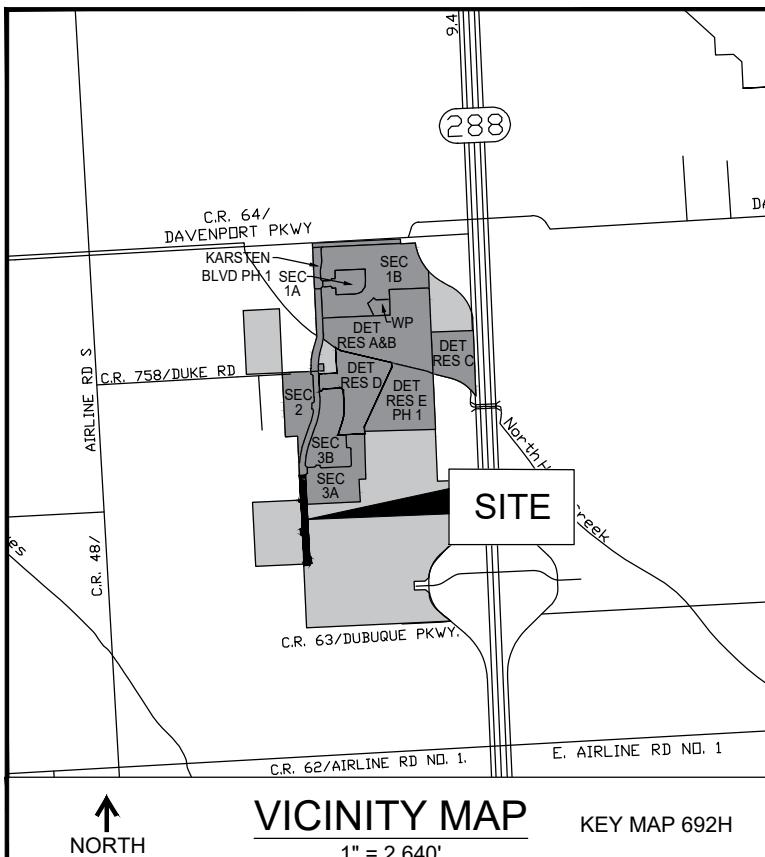
## CURVE TABLE

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's	SF - 50's	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 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
<b>TOTAL</b>	<b>22.27 AC.</b>	<b>17.87 AC.</b>	<b>9.11 AC.</b>	<b>1.52 AC.</b>	<b>10.85 AC.</b>	<b>69.94 AC.</b>	<b>131.52 AC</b>
	(16.9%)	(13.6%)	(6.9%)	(1.2%)	(8.2%)	(53.2%)	(100%)

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.



This map shows the vicinity of a site located at the intersection of C.R. 64/DAVENPORT PKWY and C.R. 758/DUKE RD. The site is marked with a large rectangle labeled "SITE". The map includes several roads: AIRLINE RD S, C.R. 48, C.R. 62/AIRLINE RD NO. 1, C.R. 63/DUBUQUE PKWY, and E. AIRLINE RD NO. 1. A bridge labeled "288" spans the area. The site is divided into sections labeled SEC 1A, SEC 1B, SEC 2, SEC 3B, SEC 3A, DET RES A&B, DET RES C, DET RES D, DET RES E, and DET RES PH 1. A north arrow is present, and a scale bar indicates 1" = 2,640'. A key map reference "KEY MAP 692H" is also shown.

## OWNER CONTACT INFORMATION

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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.
<b>TOTAL</b>	<b>8.11 AC.</b>
<b>TOTAL REQUIRED 1/54 AC. PER LOT AT 185 LOTS</b>	<b>3.43 AC.</b>

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

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

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

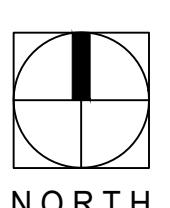
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## RESERVE TABLE

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'



0' 50' 100' 200'  
SCALE: 1"=100'

SCALE: 1"=100

# **Ellwood Karsten Boulevard Phase 4 Street**

Being a subdivision of 2.43 acres in the W.H. Dennis Survey,  
of the Emigration Land Company Subdivision Vol. 2, Pg. 113

\_\_\_\_\_

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

**FUTURE** TBPLS No. 10092300

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