



CITY OF IOWA COLONY

PLANNING & ZONING COMMISSION MEETING

Tuesday, August 04, 2026
6:30 PM

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

Phone: 281-369-2471

Fax: 281-369-0005

www.iowacolonytx.gov

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, AUGUST 4, 2026 AT IOWA COLONY CITY HALL, 3144 MERIDIANA PARKWAY, IOWA COLONY, TEXAS 77583** FOR THE PURPOSE OF DISCUSSING AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE FOLLOWING ITEMS.

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

CALL TO ORDER

CITIZEN COMMENTS

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

ITEMS FOR CONSIDERATION

- [1.](#) Consider approval of the June 2, 2026 Planning and Zoning Commission meeting minutes.
- [2.](#) Consider approval of the July 7, 2026 Planning and Zoning Commission meeting minutes.
- [3.](#) Consider approval of the Ellwood Section 7 Preliminary Plat.
- [4.](#) Consider approval of the Ellwood Detention Reserve H Preliminary Plat.
- [5.](#) Consider approval of the Bullard Parkway Phase 3 Street Dedication Final 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 July 29, 2026.




Kayleen Rosser, City Secretary



CITY OF IOWA COLONY

PLANNING & ZONING COMMISSION MEETING MINUTES

Item 1.

Tuesday, June 02, 2026
6:30 PM

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

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

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

Members absent: None

Others present: Dinh Ho

CALL TO ORDER

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

CITIZEN COMMENTS

There were no comments from the public.

ITEMS FOR CONSIDERATION

1. Consider approval of the September 30, 2025 Planning and Zoning Commission worksession minutes.
Motion made by Dillon to approve the September 30, 2025 Planning and Zoning Commission worksession minutes, Seconded by Hosey.
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods
2. Consider approval of the April 1, 2026 Planning and Zoning Commission worksession minutes.
Motion made by Hosey to approve the April 1, 2026 Planning and Zoning Commission worksession minutes, Seconded by Wall.
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods
3. Consider approval of the May 5, 2026 Planning and Zoning Commission meeting.
Motion made by Hayes to approve the May 5, 2026 Planning and Zoning Commission meeting minutes, Seconded by Dillon.
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods
4. Consider approval of the Crossroads Subdivision Preliminary Plat.
Motion made by Hosey to approve the Crossroads Subdivision Preliminary Plat, Seconded by Dillon.
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods
5. Consider approval of the Ellwood Detention Reserve "H" Preliminary Plat.
The developer requested the item be deferred. No action was taken.
6. Consider approval of the Ellwood Section 7 Preliminary Plat.
The developer requested the item be deferred. No action was taken.

7. Consider approval of the Creekhaven Section 6 Amending Plat No. 1

Motion made by Hayes to approve the Creekhaven Section 6 Amending Plat No. 1, Seconded by Dillon.

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

8. Consider approval of the R&E Estate Preliminary Plat.

Motion made by Hayes to approve the R&E Estate Preliminary Plat, Seconded by Hosey.

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

9. Consideration and possible action to make a recommendation to City Council for a specific use permit to allow HVAC system services, including maintenance, repair, and equipment storage located at 7515 Iowa Colony Boulevard.

Motion made by Dillon to recommend to City Council to consider allowing a specific use permit to allow HVAC system services, including maintenance, repair, and equipment storage located at 7515 Iowa Colony Boulevard per staff's recommendation and also implementing the change in six to nine months, Seconded by Hosey.

Voting Yea: Hurst, Dillon, Hosey

Voting Nay: Hayes, Wall, Woods

ADJOURNMENT

The meeting was adjourned at 7:23 P.M.

APPROVED THIS 4th DAY OF AUGUST 2026.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chair





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

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

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

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

Members absent: None

Others present: Dinh Ho

CALL TO ORDER

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

CITIZEN COMMENTS

Dr. John Okewunmi stated that he has not heard from anyone regarding his concerns. He reported that the recent rainfall has caused flooding on his property, which he believes is a result of drainage issues associated with the Ellwood property located behind his property. He also expressed opposition to the proposed annexation of County Road 758. According to the resident, a swell has been created between his property and the Ellwood property, preventing stormwater from draining properly and causing water to accumulate on his property.

Erika Luna stated that they are in favor of the proposed rezoning because they believe it will benefit the community. They commented that this is a type of development the community currently does not have, and that many residents are excited about the proposed plan. They said that they believe it is a great idea and will be a positive addition to the area.

Jean Meyerson thanked the City of Iowa Colony for mowing the ditches and expressed appreciation for the City's efforts in maintaining the area.

PUBLIC HEARING

1. Hold a public hearing pursuant to the Comprehensive Zoning Ordinance and the Unified Development Code, as amended, to consider rezoning the following property from Single Family Residential to Business and Retail:

Approximately 0.9352 acres of land at 3518 Davenport Pkwy, A0259 H.T. & B.R.R., Tract 2C, Brazoria County, Texas

Chairman Hurst opened the public hearing at **6:38 p.m.**

Ibrahim and Jennifer Kamara, the property owners, addressed the Commission regarding their request for a zoning change. They explained that the rezoning is being requested to allow them to open a coffee house that would serve as a gathering place for the community. The proposed development would be a multi-use space featuring a small library, kid-friendly activities, and a meeting area for small groups. They stated that they plan to host activities designed to foster community engagement and bring residents together.

Chairman Hurst closed the public hearing at **6:46 p.m.**

ITEMS FOR CONSIDERATION

2. Consideration and possible action to provide a recommendation to City Council concerning rezoning the following property from Single Family Residential to Business and Retail.

Approximately 0.9352 acres of land at 3518 Davenport Pkwy, A0259 H.T. & B.R.R., Tract 2C, Brazoria County, Texas

Motion made by Dillon to provide a recommendation to City Council to approve rezoning the following property from Single Family Residential to Business and Retail with the conditions provided in the recommendation from staff, Seconded by Hayes.

Voting Yea: Hurst, Dillon, Hayes, Woods

Voting Nay: Hosey, Wall

3. Consider approval of R & E Estate Final Plat.

Motion made by Hayes to approve the R&E Estate Final Plat, Seconded by Hosey.

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

ADJOURNMENT

The meeting was adjourned at 7:06 P.M.

APPROVED THIS 4th DAY OF AUGUST 2026.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chair



Wednesday, May 21, 2026

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

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

Dear Mr. Turzillo:

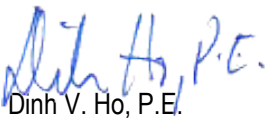
On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of the Ellwood Section 7 Preliminary Plat, being +/-11.13 acres out of the W.H. Dennis Survey, A-512, City of Iowa Colony, Texas, received on or about May 18, 2026. The review of the plat is based on the City of Iowa Colony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

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

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

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

Sincerely,
Adico, LLC



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

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

GENERAL NOTES:

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: 0.9998742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.4039C0120K, dated December 30, 2020, the property lies within Zone AE.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a 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 Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
E.A.E. indicates Emergency Access Easement.
M.H. indicates Manhole.
PG. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.C. indicates Sanitary Sewer Control.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
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. This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09 and as amended.
8. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
9. 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.
10. 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.
11. Drainage plans to be provided prior to final plat submittal.
12. Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Ellwood Section 7 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.
13. Final Plats are subject to the conditions and approval of the General Plan and adjacent plats.
14. No residential, commercial, or industrial structure, other than structures necessary to operate the Facility or Pipeline, shall be erected at or moved to a location nearer than fifty feet (50') to any Facility or Pipeline other than a low pressure distribution system pipeline as defined herein.

PARKLAND TABLE

PLAT	ACREAGE
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 LIFT STATION NO. 3	0.00 AC.
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 WATER PLANT	0.00 AC.
DAVENPORT PARKWAY STREET DEDICATION	0.00 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.66 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD DETENTION RESERVE 'D'	1.36 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 1'	0.96 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 2'	1.69 AC.
ELLWOOD DETENTION RESERVE 'F'	0.00 AC.
ELLWOOD DETENTION RESERVE 'H'	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 1 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 2 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 3 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 4 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 5 STREET DEDICATION	0.00 AC.
ELLWOOD RECREATION RESERVE	1.77 AC.
ELLWOOD SECTION 1A (10 LOTS)	0.51 AC.
ELLWOOD SECTION 1B (82 LOTS)	0.37 AC.
ELLWOOD SECTION 1B AMENDING PLAT (0 LOTS)	0.04 AC.
ELLWOOD SECTION 2 (26 LOTS)	0.47 AC.
ELLWOOD SECTION 3A (38 LOTS)	0.42 AC.
ELLWOOD SECTION 3B (39 LOTS)	0.00 AC.
ELLWOOD SECTION 4A (67 LOTS)	0.45 AC.
ELLWOOD SECTION 4B (54 LOTS)	0.66 AC.
ELLWOOD SECTION 5 (74 LOTS)	1.52 AC.
ELLWOOD SECTION 6 (54 LOTS)	0.30 AC.
ELLWOOD SECTION 7 (47 LOTS)	0.00 AC.
TOTAL	12.18 AC.
TOTAL REQUIRED 1/54 AC. PER LOT AT 491 LOTS	9.09 AC.

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

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

LAND USE TABLE

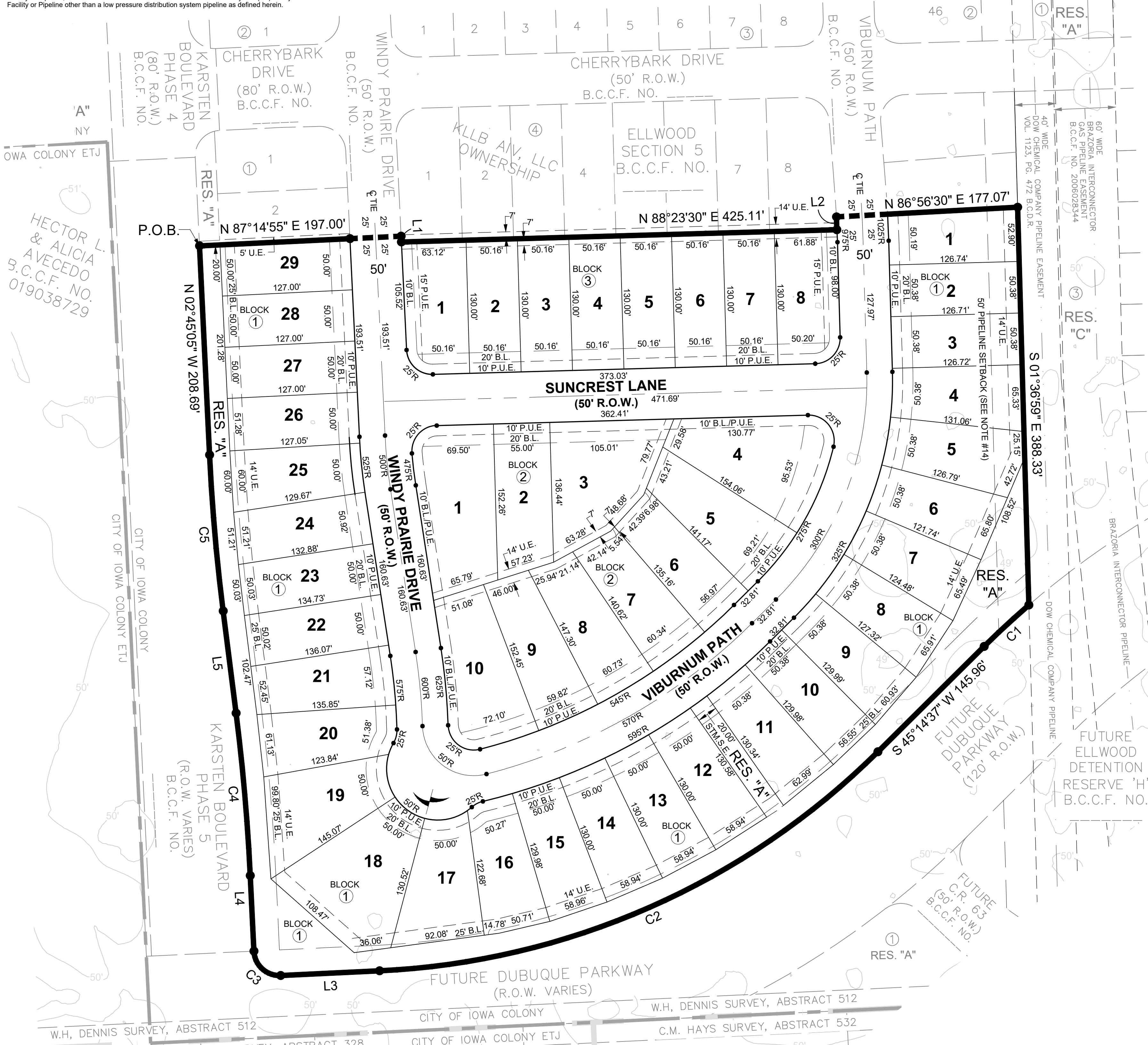
PLAT	SF - 60%	SF - 50%	COMM.	INST.	ARTERIALS & COLLECTORS	PARKS & OPEN SPACE	TOTAL
BCMD NO. 57 LIFT STATION NO. 3	-	-	-	0.18 AC.	-	-	0.18 AC.
BCMD NO. 57 WATER PLANT	-	-	-	1.34 AC.	-	-	1.34 AC.
DAVENPORT PKWY. ST. DEDICATION	-	-	-	-	1.48 AC.	-	1.48 AC.
ELLWOOD RECREATION RESERVE	-	-	-	-	-	1.77 AC.	1.77 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	-	-	24.76 AC.	24.76 AC.
ELLWOOD DETENTION RESERVE 'C'	-	-	9.11 AC.	-	-	-	9.11 AC.
ELLWOOD DETENTION RESERVE 'D'	-	-	-	-	-	15.10 AC.	15.10 AC.
ELLWOOD DETENTION RESERVE 'E' PH 1	-	-	-	-	-	15.29 AC.	15.29 AC.
ELLWOOD DETENTION RESERVE 'E' PH 2	-	-	-	-	-	14.12 AC.	14.12 AC.
ELLWOOD DETENTION RESERVE 'F'	-	-	-	0.46 AC.	-	9.55 AC.	10.01 AC.
ELLWOOD DETENTION RESERVE 'H'	-	-	-	-	-	9.33 AC.	9.33 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	-	1.58 AC.	-	1.58 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	-	2.12 AC.	0.34 AC.	2.46 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	-	2.82 AC.	0.03 AC.	2.85 AC.
ELLWOOD KARSTEN BLVD. PH. 4 ST. DEDICATION	-	-	-	-	2.39 AC.	0.04 AC.	2.43 AC.
ELLWOOD KARSTEN BLVD. PH. 5 ST. DEDICATION	-	-	-	-	1.56 AC.	0.09 AC.	1.65 AC.
ELLWOOD SECTION 1A	0.44 AC.	1.72 AC.	-	-	-	1.29 AC.	3.45 AC.
ELLWOOD SECTION 1B	3.89 AC.	11.35 AC.	-	-	-	7.58 AC.	22.82 AC.
ELLWOOD SECTION 1B AMENDING PLAT	-	-	-	-	-	0.04 AC.	0.04 AC.
ELLWOOD SECTION 2	-	4.82 AC.	-	-	-	3.40 AC.	8.22 AC.
ELLWOOD SECTION 3A	7.86 AC.	-	-	-	-	3.03 AC.	10.89 AC.
ELLWOOD SECTION 3B	7.92 AC.	-	-	-	-	2.08 AC.	10.00 AC.
ELLWOOD SECTION 4A	7.88 AC.	4.53 AC.	-	-	-	8.54 AC.	21.05 AC.
ELLWOOD SECTION 4B	9.89 AC.	2.12 AC.	-	-	-	0.66 AC.	12.47 AC.
ELLWOOD SECTION 5	-	15.29 AC.	-	-	-	1.95 AC.	17.24 AC.
ELLWOOD SECTION 6	-	8.90 AC.	-	-	-	4.47 AC.	13.37 AC.
ELLWOOD SECTION 7	-	10.19 AC.	-	-	-	1.00 AC.	11.19 AC.
TOTAL	37.78 AC. (15.5%)	88.92 AC. (24.1%)	9.11 AC. (3.7%)	1.52 AC. (0.6%)	12.41 AC. (5.1%)	124.46 AC. (51.0%)	244.20 AC. (100%)

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

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

LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)
1	1	6,501.64
	2	6,383.55
	3	6,383.90
	4	7,224.22
	5	7,505.25
	6	6,978.11
	7	6,903.13
	8	7,085.76
	9	7,004.03
	10	6,861.35
	11	7,200.37
2	12	6,953.98
	13	6,953.98
	14	6,953.98
	15	6,954.31
	16	7,154.67
	17	8,020.09
	18	12,314.68
	19	8,782.68
	20	7,145.95
	21	7,240.80
	22	6,770.69
3	23	6,990.33
	24	6,995.41
	25	6,913.16
	26	6,415.96
	27	6,349.99
	28	6,349.99
	29	6,349.99
	30	11,815.45
4	1	7,939.18
	2	11,055.13
	3	11,842.53
	4	8,624.23
	5	7,352.74
	6	7,581.45
	7	7,851.43
	8	8,174.97



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

BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 57 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV=52.00 (NAVD '88) 1991 ADJUSTMENT

LINE TABLE

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

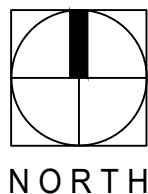
RESERVE TABLE

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

CURVE TABLE

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

10' 30' 60' 120'
SCALE: 1"=60'



Ellwood Section 7 Preliminary Plat

Being a subdivision of 11.19 acres out of the W. H. Dennis Survey, A-512, in the City of Iowa Colony, Brazoria County, Texas.

47 Lots, 3 Blocks and 1 Reserve
Owner: KLLB AIV, LLC, a Delaware Limited Liability Company

May 12, 2026



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

EHRA JOB NO.
221-022-07

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

Monday, May 11, 2026

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

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

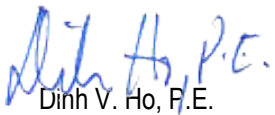
Dear Mr. Turzillo:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal of Ellwood Detention Reserve 'H' Preliminary Plat, being +/- 9.33 acres out of the W.H. Dennis Survey, abstract 512, Iowa Colony, Brazoria County, TX, received on or about May 6, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the plat as submitted on May 6, 2026. Please provide ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, May 26, 2026, for consideration at the June 2, 2026, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC



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

Cc: Kayleen Rosser
File: 710-26-002-024

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: 0.9998742185.
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 and Unshaded Zone X.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
4. B.C.C.F. indicates Brazoria County Clerk's File.
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R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.C. indicates Sanitary Sewer Control.
S.S.E. indicates Sanitary Sewer Easement.
STM.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. This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09 and as amended.
8. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
9. 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.
10. 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.
11. Drainage plans to be provided prior to final plat submittal.
12. Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Ellwood Detention Reserve "H" where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.
13. Final Plats are subject to the conditions and approval of the General Plan and adjacent plats.
14. No residential, commercial, or industrial structure, other than structures necessary to operate the Facility or Pipeline, shall be erected at or moved to a location nearer than fifty feet (50') to any Facility or Pipeline other than a low pressure distribution system pipeline as defined herein.
15. All reserves will be maintained by Brazoria County M.U.D. No. 57, except as it pertains to CenterPoint utilities.
16. One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and re-vest in the dedicant, his heirs, assigns, or successors.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

1. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
2. All property shall drain into the drainage easement only through an approved drainage structure.
3. All drainage easements and detention pond reserves shown on this plat, will be maintained by the property owners and/or business owners; provided, however, 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.
4. The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
5. This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
6. Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
7. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
8. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
9. Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
10. Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
11. Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
12. Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
13. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
14. 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 the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
15. 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.
16. 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.

LINE TABLE

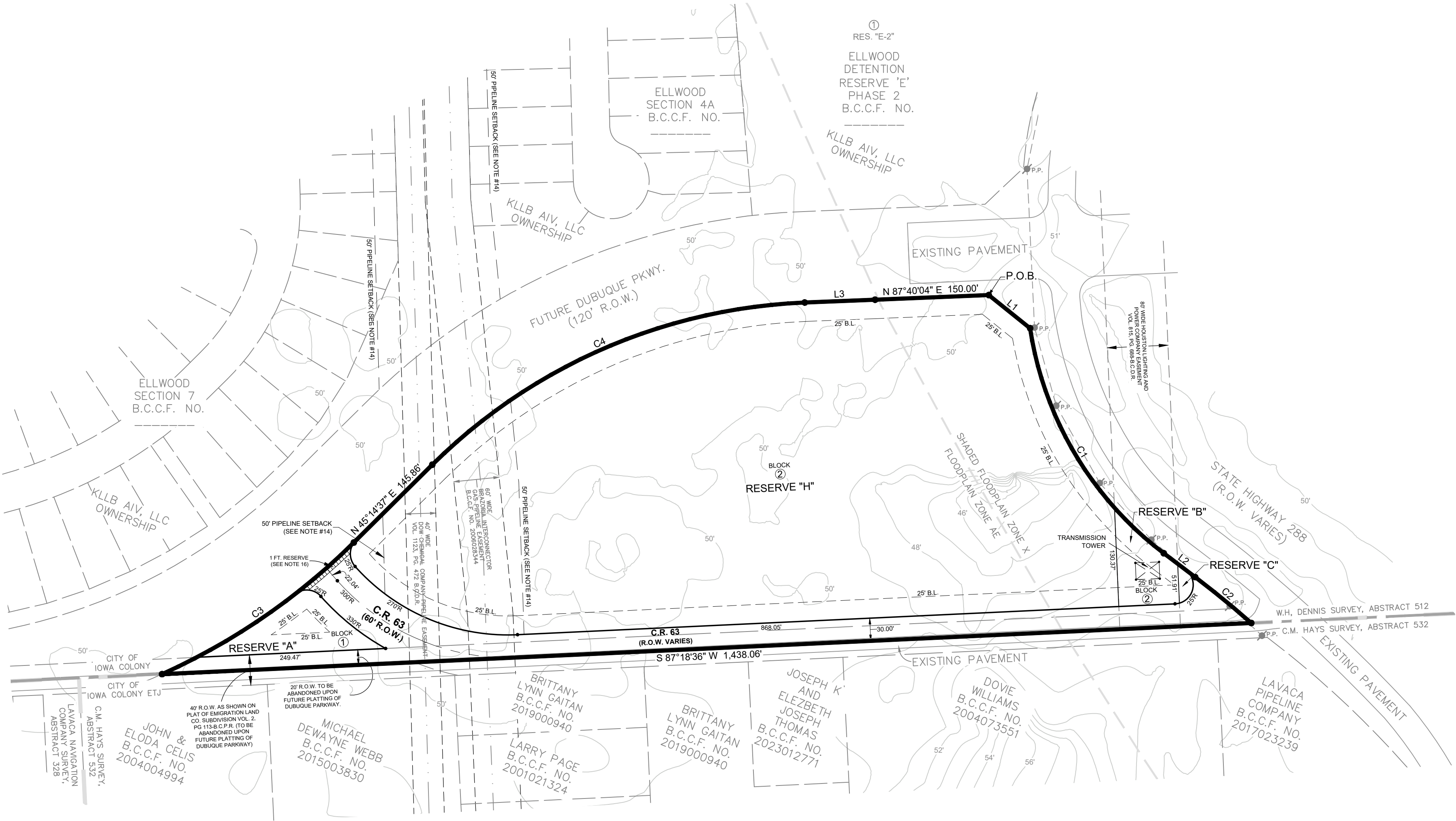
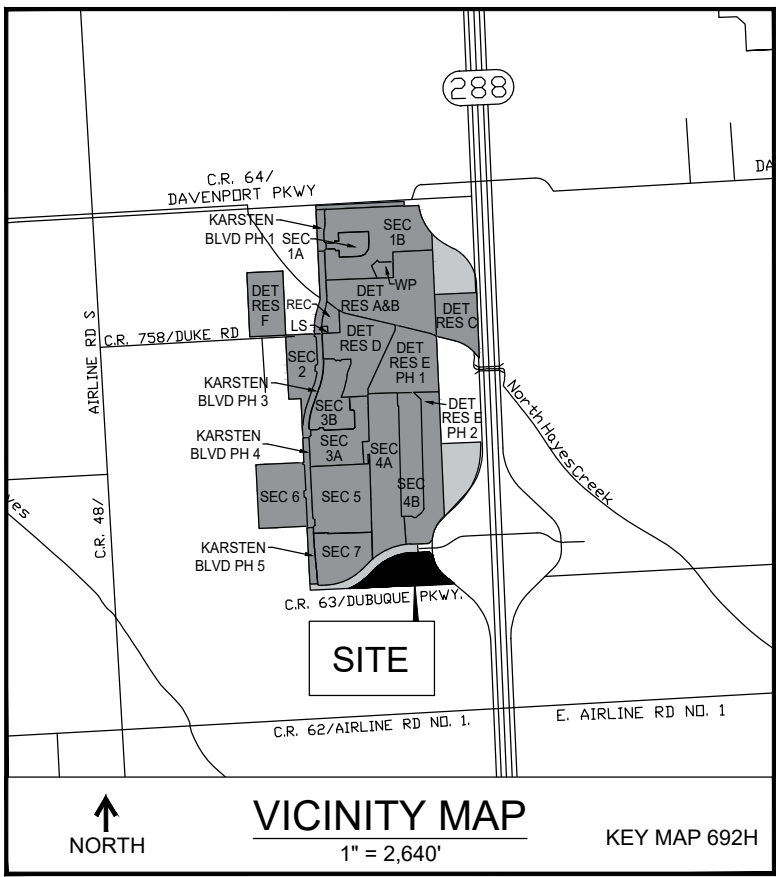
LINE	ANGLE	DISTANCE
L1	S 51°16'00" E	69.92
L2	S 52°49'14" E	52.06
L3	N 87°40'46" E	92.93

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	458.37'	354.00'	S 30°41'45" E	345.27'
C2	1273.24'	95.61'	S 50°40'10" E	95.58'
C3	880.00'	308.45'	N 55°31'36" E	306.80'
C4	740.00'	548.08'	N 66°27'41" E	535.64'

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	10,141.91	0.23
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	7,092.60	0.16
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	701.89	0.02
H	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	338,146.27	7.76
	TOTAL	356,082.67	8.17



PARKLAND TABLE

PLAT	ACREAGE
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 LIFT STATION NO. 3	0.00 AC.
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 WATER PLANT	0.00 AC.
DAVENPORT PARKWAY STREET DEDICATION	0.00 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.66 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD DETENTION RESERVE 'D'	1.36 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 1'	0.96 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 2'	1.59 AC.
ELLWOOD DETENTION RESERVE 'F'	0.00 AC.
ELLWOOD DETENTION RESERVE 'H'	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 1 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 2 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 3 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 4 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 5 STREET DEDICATION	0.00 AC.
ELLWOOD KREATION RESERVE	1.77 AC.
ELLWOOD SECTION 1A (10 LOTS)	0.51 AC.
ELLWOOD SECTION 1B (82 LOTS)	0.37 AC.
ELLWOOD SECTION 1B AMENDING PLAT (0 LOTS)	0.04 AC.
ELLWOOD SECTION 2 (26 LOTS)	0.47 AC.
ELLWOOD SECTION 3A (38 LOTS)	0.42 AC.
ELLWOOD SECTION 3B (39 LOTS)	0.00 AC.
ELLWOOD SECTION 4A (67 LOTS)	0.45 AC.
ELLWOOD SECTION 4B (54 LOTS)	0.66 AC.
ELLWOOD SECTION 5 (74 LOTS)	1.52 AC.
ELLWOOD SECTION 6 (54 LOTS)	0.30 AC.
ELLWOOD SECTION 7 (47 LOTS)	0.00 AC.
TOTAL	12.18 AC.
TOTAL REQUIRED 1/54 AC. PER LOT AT 491 LOTS	9.09 AC.

LAND USE TABLE

PLAT	SF - 60%	SF - 50%	COMM.	INST.	ARTERIALS & COLLECTORS	PARKS & OPEN SPACE	TOTAL
BCMUD NO. 57 LIFT STATION NO. 3	-	-	-	0.18 AC.	-	-	0.18 AC.
BCMUD NO. 57 WATER PLANT	-	-	-	1.34 AC.	-	-	1.34 AC.
DAVENPORT PKWY. ST. DEDICATION	-	-	-	-	1.48 AC.	-	1.48 AC.
ELLWOOD RECREATION RESERVE	-	-	-	-	1.77 AC.	-	1.77 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	-	24.76 AC.	-	24.76 AC.
ELLWOOD DETENTION RESERVE 'C'	-	-	9.11 AC.	-	-	-	9.11 AC.
ELLWOOD DETENTION RESERVE 'D'	-	-	-	-	15.10 AC.	-	15.10 AC.
ELLWOOD DETENTION RESERVE 'E' PH 1	-	-	-	-	15.29 AC.	-	15.29 AC.
ELLWOOD DETENTION RESERVE 'E' PH 2'	-	-	-	-	14.12 AC.	-	14.12 AC.
ELLWOOD DETENTION RESERVE 'F'	-	-	-	0.46 AC.	9.55 AC.	-	10.01 AC.
ELLWOOD DETENTION RESERVE 'H'	-	-	-	-	9.33 AC.	-	9.33 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	1.58 AC.	-	-	1.58 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	2.12 AC.	0.34 AC.	-	2.46 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	2.82 AC.	0.03 AC.	-	2.85 AC.
ELLWOOD KARSTEN BLVD. PH. 4 ST. DEDICATION	-	-	-	2.39 AC.	0.04 AC.	-	2.43 AC.
ELLWOOD KARSTEN BLVD. PH. 5 ST. DEDICATION	-	-	-	1.56 AC.	0.09 AC.	-	1.65 AC.
ELLWOOD SECTION 1A	0.44 AC.	1.72 AC.	-	-	1.29 AC.	-	3.45 AC.
ELLWOOD SECTION 1B	3.89 AC.	11.35 AC.	-	-	7.58 AC.	-	22.82 AC.
ELLWOOD SECTION 1B AMENDING PLAT	-	-	-	-	0.04 AC.	-	0.04 AC.
ELLWOOD SECTION 2	-	4.82 AC.	-	-	3.40 AC.	-	8.22 AC.
ELLWOOD SECTION 3A	7.86 AC.	-	-	-	3.03 AC.	-	10.89 AC.
ELLWOOD SECTION 3B	7.92 AC.	-	-	-	2.08 AC.	-	10.00 AC.
ELLWOOD SECTION 4A	7.98 AC.	4.53 AC.	-	-	8.54 AC.	-	21.05 AC.
ELLWOOD SECTION 4B	9.69 AC.	2.12 AC.	-	-	0.66 AC.	-	12.47 AC.
ELLWOOD SECTION 5	-	15.29 AC.	-	-	1.95 AC.	-	17.24 AC.
ELLWOOD SECTION 6	-	8.90 AC.	-	-	4.47 AC.	-	13.37 AC.
ELLWOOD SECTION 7	-	10.19 AC.	-	-	1.00 AC.	-	11.19 AC.
TOTAL	37.78 AC. (15.5%)	68.92 AC. (24.1%)	9.11 AC. (3.7%)	1.52 AC. (0.6%)	12.41 AC. (5.1%)	124.46 AC. (51.0%)	244.20 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

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, 5.7 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

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



Ellwood Detention Reserve 'H' Preliminary Plat
Being a subdivision of 9.33 acres out of the W. H. Dennis Survey, A-512, in the City of Iowa Colony, Brazoria County, Texas.

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

May 6, 2026



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

EHRA JOB NO.
221-022-202

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

Tuesday, July 28, 2026

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

Re: Bullard Parkway Phase 3 Street Dedication Final Plat
Letter of Recommendation to Approve
COIC Project No. 8196
Adico, LLC Project No. 710-26-002-027

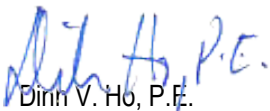
Dear Ms. Bell:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Bullard Parkway Phase 3 Street Dedication Final Plat, being +/-5.495 acres, situated in the H.T. & B.R.R. Co., Abstract No. 516 and the H.T & B.R.R. Co., Abstract no. 561, City of Iowa Colony, Brazoria County, Texas, received on or about July 28, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the final plat as resubmitted July 28, 2026. Please provide at least two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, 3144 Meridiana Pkwy., Iowa Colony, TX 77583, by no later than Wednesday, July 29, 2026, for consideration at the August 4, 2026, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


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

Cc: Rachel Patterson
Kayleen Rosser
File: 710-26-002-027

STATE OF TEXAS
COUNTY OF BRAZORIA

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

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

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

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

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

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

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

THIS _____ DAY OF _____, 2026.

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

BY: _____
ERNEST S. LOEB, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNEST S. LOEB, VICE PRESIDENT OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

ABEL GALLEGOS, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 150373



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

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



DAVID HURST, CHAIRMAN
PLANNING & ZONING COMMISSION MEMBER

ROBERT WALL
PLANNING & ZONING COMMISSION MEMBER

LES HOSEY
PLANNING & ZONING COMMISSION MEMBER

DEMOND WOODS
PLANNING & ZONING COMMISSION MEMBER

BRENDA DILLON
PLANNING & ZONING COMMISSION MEMBER

TERRY HAYES
PLANNING & ZONING COMMISSION MEMBER

PLANNING & ZONING COMMISSION MEMBER

DATE

APPROVED BY THE BOARD OF COMMISSIONERS ON _____

DISTRICT SUPERINTENDENT OR DESIGNEE (SIGNATURE/PRINT NAME)

DISTRICT ENGINEER (SIGNATURE/PRINT NAME)

THE SIGNATURES ABOVE ARE EVIDENCE THAT THE DISTRICT'S BOARD OF COMMISSIONERS APPROVED THIS SUBMISSION ON THE DATE PROVIDED ABOVE BASED UPON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED THE SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THE APPROVAL OF A FINAL DRAINAGE PLAN OR REQUEST FOR VARIANCE WILL TYPICALLY EXPIRE ONE YEAR AFTER THE DATE OF BOARD APPROVAL. THE APPROVAL OF A DRAINAGE IMPACT ANALYSIS, MASTER DEVELOPMENT PLAN, OR FINAL PLAT WILL TYPICALLY EXPIRE TWO YEARS AFTER THE DATE OF APPROVAL. SEE SECTION 12 IN THE DISTRICT'S RULES, REGULATIONS, AND GUIDELINES FOR ADDITIONAL INFORMATION REGARDING THE EXPIRATION OF APPROVALS. AFTER EXPIRATION, RE-APPROVAL IS REQUIRED. PLEASE NOTE THAT DISTRICT APPROVAL DOES NOT NECESSARILY MEAN THAT ALL INFORMATION IN THE SUBMITTAL HAS BEEN CHECKED AND VERIFIED. IN THE EVENT OF ANY DISCREPANCY OR INCONSISTENCY BETWEEN THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES" AND THIS APPROVED SUBMITTAL, THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES" SHALL PREVAIL. ANY BOARD APPROVED DEVIATIONS FROM DISTRICT CRITERIA SHALL BE ITEMIZED ON THE COVER PAGE AND OTHER APPROPRIATE SHEETS. ANY SUBMITTAL PREPARED BY A PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR HAS TYPICALLY BEEN SIGNED AND SEALED BY THAT LICENSED PROFESSIONAL, THAT SIGNATURE AND SEAL CONVEYS RESPONSIBILITY AND ACCOUNTABILITY TO THAT ENGINEER OR SURVEYOR.

BDD4 REF. ID #26--000048

THE APPROVALS FOR THIS FINAL PLAT AS EVIDENCED BY THE SIGNATURES ABOVE ARE LIMITED TO THE PORTIONS OF THIS PROJECT WHICH ARE WITHIN THE JURISDICTION OF BRAZORIA DRAINAGE DISTRICT NO. 4

BRAZORIA DRAINAGE DISTRICT 4 NOTES:

- ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
- PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERECTED IN A DRAINAGE EASEMENT, ACCESS EASEMENT, OR FEE STRIP.
- MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICTS APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
- CONTRACTOR SHALL NOTIFY THE DISTRICT'S INSPECTOR AT LEAST FORTH-EIGHT (48) HOURS BEFORE BEGINNING WORK AND TWENTY-FOUR (24) HOURS BEFORE PLACING ANY CONCRETE.
- THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
- APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM, AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
- ANY FUTURE DEVELOPMENT OF THIS PROPERTY MUST BE IN CONFORMANCE WITH THE DISTRICTS RULES, REGULATIONS & GUIDELINES.
- THE DISTRICTS APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS, AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTIES PROPERTIES FOR PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICTS DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
- DRAINAGE EASEMENTS SHALL BE USED ONLY FOR THE PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RECONSTRUCTING OF A DRAINAGE FACILITY, AND ANY AND ALL RELATED EQUIPMENT AND FACILITIES TOGETHER WITH ANY AND ALL NECESSARY INCIDENTALS AND APPURTENANCES THERETO IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA. THE DISTRICT'S SUCCESSORS, ASSIGNS, AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES SHALL AT ALL PRESENT AND FUTURE TIMES, HAVE THE RIGHT AND PRIVILEGE OF INGRESS AND EGRESS IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA.
- ACCESS EASEMENTS SHALL BE USED FOR INGRESS AND EGRESS TO THE DISTRICTS DRAINAGE FACILITIES AND SHALL BE KEPT CLEAR OF ANY AND ALL OBSTRUCTIONS.
- AN AS-BUILT CERTIFICATE AND RPLS STAMPED AS-BUILT SURVEY ARE REQUIRED TO BE SUBMITTED TO THE DISTRICT BEFORE A CERTIFICATE OF COMPLIANCE CAN BE ISSUED. CONTACT THE DISTRICTS INSPECTOR FOR FURTHER CLARIFICATION.
- ALL DRAINAGE PLANS AND PLATS SHALL BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS & GUIDELINES. BOARD APPROVAL OF A DRAINAGE PLAN OR PLAT DOES NOT CONSTITUTE PERMISSION TO DEVIATE. DEVIATION FROM THE DISTRICT'S RULES, REGULATIONS & GUIDELINES IS ONLY AUTHORIZED AND ALLOWED BY A SEPARATE REQUEST FOR VARIANCE WHICH WAS APPROVED BY THE BOARD. ANY BOARD APPROVED VARIANCE SHALL BE REFERENCED ON THE PLAN COVER PAGE AND ON THE APPROPRIATE SHEET WHERE APPLICABLE. THE USE OF THE TERM "GUIDELINES" HEREIN DOES NOT AFFECT THE MANDATORY NATURE OF THESE RULES, REGULATIONS & GUIDELINES.

BRAZORIA DRAINAGE DISTRICT NO. 5 NOTES:

- SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF TWO (2) FEET ABOVE ABOVE THE BASE FLOOD ELEVATION (BFE) OR TWO (2) FEET ABOVE NATURAL GRADE, WHICHEVER IS GREATER.
- WITHIN MASTER PLANNED COMMUNITIES, SLAB ELEVATIONS (FINISHED FLOOR) MAY BE A MINIMUM OF ONE (1) FOOT ABOVE NATURAL GRADE PROVIDED THE SLAB ELEVATIONS REMAIN A MINIMUM OF TWO (2) FEET ABOVE THE BASE FLOOD ELEVATION (BFE).
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WITH THE EXCEPTION OF _____, WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT #5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
- THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- THIS RURAL COMMERCIAL SITE EMPLOYS A NATURAL DRAINAGE SYSTEM, WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SITE THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR ON THE SITE TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
- LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 46.5 PERCENT. THE DRAINAGE AND/OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT, IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
- OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
- ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
- DEDICATED DRAINAGE EASEMENT(S) GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 FOR DRAINAGE MAINTENANCE PURPOSES SHALL INCLUDE 45 FEET TOP OF BANK, PLUS THE SUM (FOOTAGE) OF BOTH DITCH SIDE SLOPES AND CHANNEL BOTTOM AND 45 FEET OF BANK ON THE OPPOSITE BANK.
- DEDICATED INGRESS/EGRESS ACCESSSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 (SEE DISTRICT RESOLUTION NO 2007-06 & NO 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5'S LOCK.
- PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007--08).
- PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A RECORDED DOCUMENT.
- IT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY IF ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 'DEDICATED' DRAINAGE EASEMENTS ARE ON OR CROSS THEIR PROPERTY. IF SO, THE PROPERTY OWNER WILL COMPLY AS STATED WITHIN THE RECORDED EASEMENT.
- PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL SECTION 1, INTRODUCTION; SUB-SECTION 1.5 PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES; TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT #5 RESOLUTION 2011--1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

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

BRANDON MIDDLETON DATE DINH HO, P.E. SECRETARY/TREASURER DISTRICT ENGINEER

BDD5 REF. ID# 702--26--002--028

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

BEING A TRACT CONTAINING 5.495 ACRES OF LAND, LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, LOT 58, ABSTRACT NUMBER 516, AND THE H.T. & B.R.R. COMPANY SURVEY, LOT 68, ABSTRACT NUMBER 561, IN BRAZORIA COUNTY, TEXAS; SAID 5.495 ACRE TRACT BEING A PORTION OF A RECOGNIZED 60-FOOT WIDE RIGHT-OF-WAY (R.O.W.) KNOWN AS COUNTY ROAD 81 (BULLARD ROAD), ALL OF A CALL 0.871 ACRE TRACT, ALL OF A CALL 0.498 ACRE TRACT AND ALL OF A CALL 0.478 ACRE TRACT, ALL RECORDED IN THE NAME OF BRAZORIA COUNTY, TEXAS IN FILE NUMBERS 2026005380, 2026004131 AND 2026044481 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY (O.P.R.B.C.), RESPECTIVELY, A PORTION OF A CALL 3.132 ACRE TRACT STYLED AS TRACT 2 AND RECORDED IN THE NAME OF D.R. HORTON-TEXAS, LTD. IN FILE NUMBER 2023008017 OF THE O.P.R.B.C. AND A PORTION OF A CALL 306.158 ACRE TRACT STYLED AS PARCEL 3 AND RECORDED IN THE NAME OF 608 COLONY INVESTMENTS, LTD. IN FILE NUMBER 2023040989 OF THE O.P.R.B.C.; SAID 5.495 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BEING BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, AS DERIVED FROM GPS OBSERVATIONS):

BEGINNING AT THE NORTHWESTERLY CORNER OF RESERVE 'A', STERLING LAKES NORTH SEC. 6, A SUBDIVISION RECORDED IN FILE NUMBER 2024015890 OF THE O.P.R.B.C. AND THE SOUTHEASTERLY CORNER OF SAID 0.478 ACRE TRACT;

THENCE, WITH THE SOUTHERLY LINES OF SAID 0.478 ACRE TRACT AND 0.871 ACRE TRACT AND THROUGH AND ACROSS SAID 3.132 ACRE TRACT AND SAID 306.158 ACRE TRACT THE FOLLOWING THIRTEEN (13) COURSES:

- SOUTH 86 DEGREES 48 MINUTES 27 SECONDS WEST, A DISTANCE OF 421.86 FEET;
- 1)22.64 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1940.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 37 MINUTES 19 SECONDS AND A CHORD THAT BEARS SOUTH 84 DEGREES 59 MINUTES 47 SECONDS WEST, A DISTANCE OF 122.62 FEET;
- 3)SOUTH 83 DEGREES 11 MINUTES 08 SECONDS WEST, A DISTANCE OF 410.29 FEET;
- 4)139.85 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2060.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 53 MINUTES 23 SECONDS AND A CHORD THAT BEARS SOUTH 85 DEGREES 07 MINUTES 49 SECONDS WEST, A DISTANCE OF 139.82 FEET;
- 5)SOUTH 87 DEGREES 04 MINUTES 31 SECONDS WEST, A DISTANCE OF 743.52 FEET;
- 6)47.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AND A CHORD THAT BEARS SOUTH 42 DEGREES 04 MINUTES 31 SECONDS WEST, A DISTANCE OF 42.43 FEET;
- 7)SOUTH 87 DEGREES 04 MINUTES 31 SECONDS WEST, A DISTANCE OF 60.00 FEET;
- 8)47.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AND A CHORD THAT BEARS NORTH 47 DEGREES 55 MINUTES 29 SECONDS WEST, A DISTANCE OF 42.43 FEET;
- 9)NORTH 02 DEGREES 55 MINUTES 29 SECONDS WEST, A DISTANCE OF 120.00 FEET;
- 10)47.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AND A CHORD THAT BEARS NORTH 42 DEGREES 04 MINUTES 31 SECONDS EAST, A DISTANCE OF 42.43 FEET;
- 11)NORTH 87 DEGREES 04 MINUTES 31 SECONDS EAST, A DISTANCE OF 60.00 FEET;
- 12)47.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AND A CHORD THAT BEARS SOUTH 47 DEGREES 55 MINUTES 29 SECONDS EAST, A DISTANCE OF 42.43 FEET;
- 13)NORTH 87 DEGREES 04 MINUTES 31 SECONDS EAST, AT A DISTANCE OF 517.12 FEET PASS THE NORTHWESTERLY CORNER OF SAID 0.498 ACRE TRACT AND CONTINUING WITH THE NORTHERLY LINE OF SAID 0.498 ACRE TRACT, IN ALL, A DISTANCE OF 743.52 FEET;

THENCE, CONTINUING WITH SAID NORTHERLY LINE, THE FOLLOWING FOUR (4) COURSES:

- 1)131.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1940.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 53 MINUTES 23 SECONDS AND A CHORD THAT BEARS NORTH 85 DEGREES 07 MINUTES 49 SECONDS EAST, A DISTANCE OF 131.68 FEET;
- 2)NORTH 83 DEGREES 11 MINUTES 08 SECONDS EAST, A DISTANCE OF 410.29 FEET;
- 3)130.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2060.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 37 MINUTES 19 SECONDS AND A CHORD THAT BEARS NORTH 84 DEGREES 59 MINUTES 47 SECONDS EAST, A DISTANCE OF 130.20 FEET;
- 4)NORTH 86 DEGREES 48 MINUTES 27 SECONDS EAST, A DISTANCE OF 422.53 FEET TO THE NORTHWESTERLY TERMINUS OF BULLARD PARKWAY (120-FOOT WIDE);

THENCE, WITH THE WESTERLY TERMINUS OF SAID BULLARD PARKWAY, THE FOLLOWING TWO (2) COURSES:

- 1)SOUTH 02 DEGREES 54 MINUTES 25 SECONDS EAST, A DISTANCE OF 40.39 FEET;
- SOUTH 02 DEGREES 51 MINUTES 21 SECONDS EAST, A DISTANCE OF 79.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.495 ACRES OF LAND.

FINAL PLAT OF BULLARD PARKWAY PHASE 3 STREET DEDICATION

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

JUNE 11, 2026

JOB NO. 1931--8128C

OWNER:

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

ERNEST S. LOEB, VICE PRESIDENT

6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407

PH: 281--566--2100

SURVEYOR:

ENGINEER:



GBI PARTNERS

4724 VISTA ROAD
PASADENA, TX 77505
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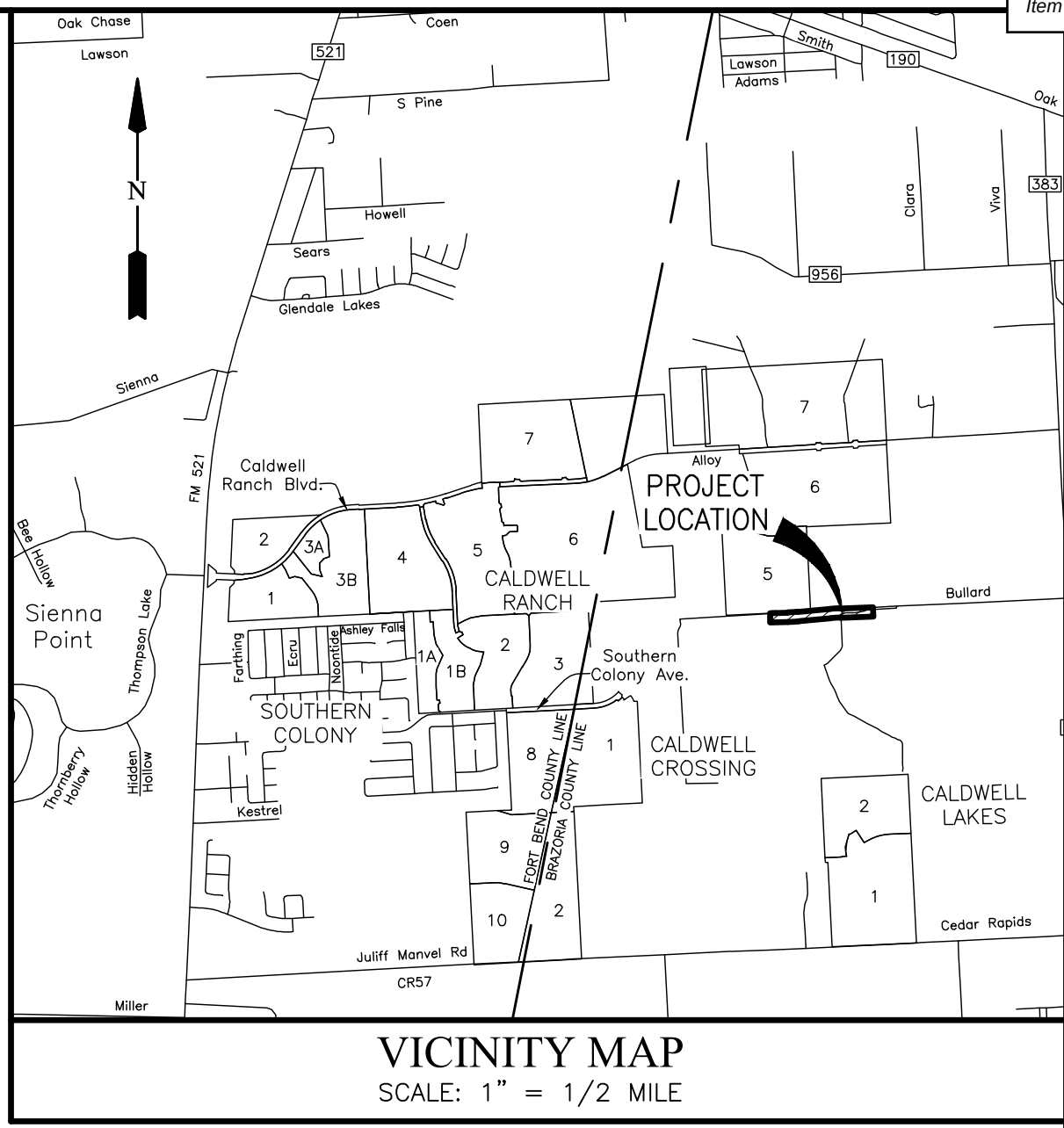
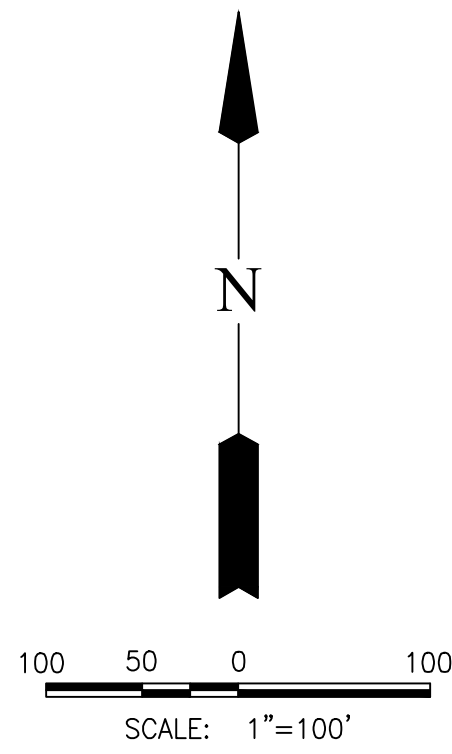
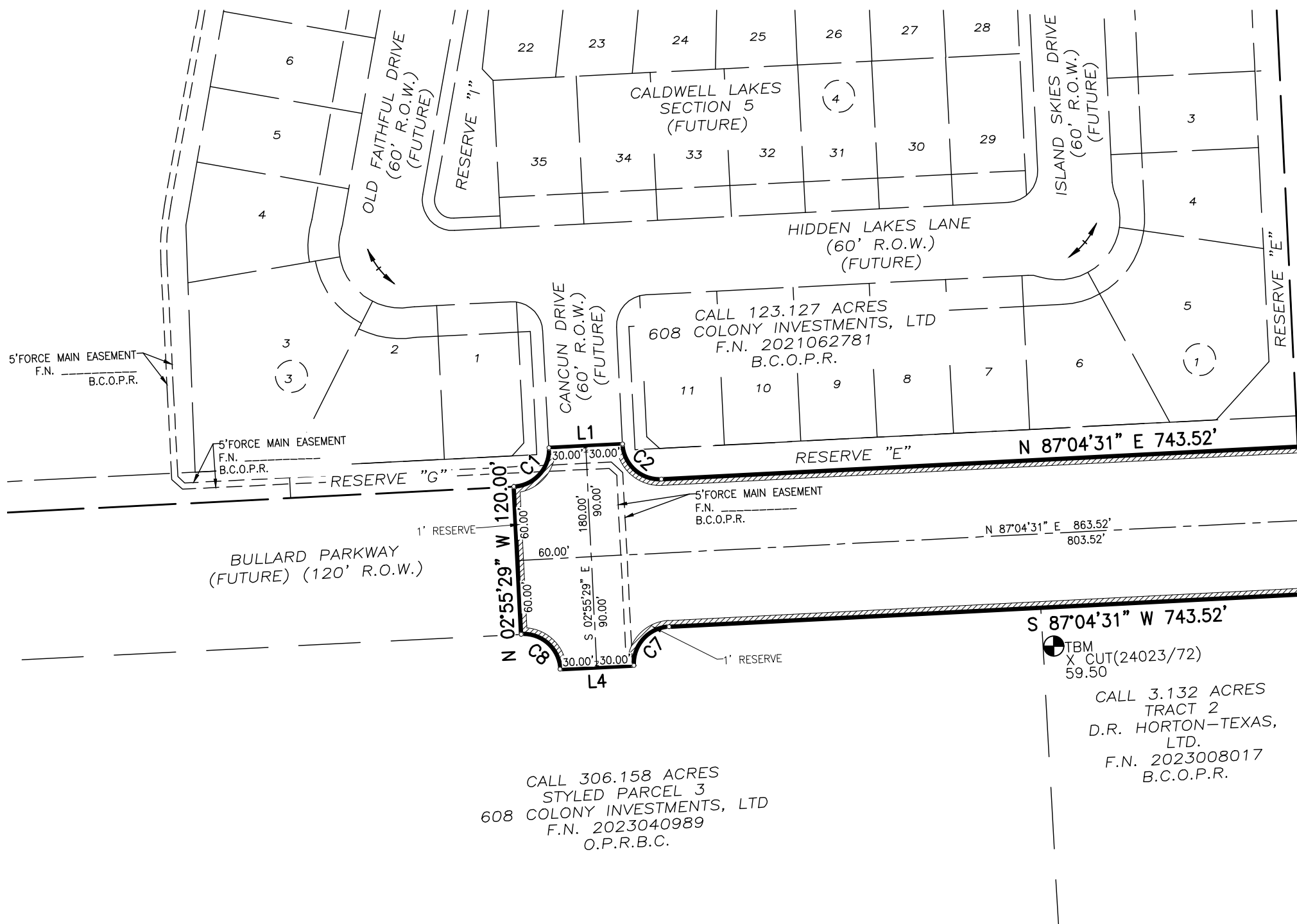
LJA Engineering, Inc.

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

ABEL GALLEGOS, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 150373



KEY MAP NO. 651V & 652W

NOTES:

1. THIS PLAT LIES WHOLLY WITHIN THE CITY OF IOWA COLONY, BRAZORIA DRAINAGE DISTRICT 4, BRAZORIA-FORT BEND MUD NUMBER 3, BRAZORIA COUNTY DRAINAGE DISTRICT 5, BRAZORIA COUNTY, AND ALVIN INDEPENDENT SCHOOL DISTRICT.
2. PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY BRAZORIA COUNTY, ALL BLOCK CORNERS AND STREET RIGHTS-OF-WAY WILL BE MONUMENTED.
3. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, DATED APRIL 21, 2026, EFFECTIVE DATE OF APRIL 15, 2026. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
4. THERE ARE NO VISIBLE PIPELINES WITHIN THIS PLAT.
5. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99986724707.
6. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
7. THIS PROPERTY LIES ENTIRELY WITHIN THE AREA DESIGNATED AS ZONE "X" UNSHADED AS PER FLOOD INSURANCE RATE MAPS (F.I.R.M.), COMMUNITY PANEL NO. 48039C0105K, EFFECTIVE DECEMBER 30, 2020.
8. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
9. THIS FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY CITY IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY CITY COUNCIL.
10. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
11. SIDEWALKS MUST BE CONSTRUCTED AS A PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
12. A ONE (1) YEAR MAINTENANCE BOND IN THE AMOUNT OF FIFTY (50) PERCENT OF THE COST OF THE INFRASTRUCTURE IMPROVEMENTS VALID ONE (1) YEAR FROM THE DATE THE INFRASTRUCTURE IS ACCEPTED AND/OR APPROVED BY THE CITY.
13. ALL PERMANENT REFERENCE MONUMENTS ("PRM") ARE OR SHALL BE SET AT ALL BOUNDARY LINE ANGLE POINTS, BLOCK CORNERS, ANGLE POINTS, POINTS OF CURVATURE, AN DAT INTERVALS NOT TO EXCEED ONE THOUSAND (1,000) FEET. PERMANENT REFERENCE MONUMENTS SHALL CONFORM TO THE TEXAS PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES.
14. ALL MONUMENTS ARE OR WILL BE SET TO THE STANDARD 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.
15. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
16. A MINIMUM OF FIVE (5) FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG ALL STREETS AND SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
17. THE OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE DEDICATION.
18. STREET NAMES SHALL BE IN CONFORMANCE WITH IOWA COLONY DESIGN CRITERIA.
19. SUBJECT TO TEMPORARY ACCESS EASEMENT AGREEMENT BY AND BETWEEN 608 COLONY INVESTMENTS, LTD. AND AA SHARP INVESTMENTS, LTD., AS RECORDED UNDER B.C.C.F. NO. 2021062783 AND 2023008019 AND 2025014036.
20. SUBJECT TO TERMS AND CONDITIONS CONTAINED IN THAT CERTAIN ORDINANCE NO. 2022-06, APPROVED MAY 23, 2022, BY THE CITY OF IOWA COLONY, TEXAS, RECORDED IN DOCUMENT NO. 2022031953 OF THE O.P.R.B.C.
21. SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN DEVELOPMENT AGREEMENTS BETWEEN THE CITY OF IOWA COLONY, TEXAS, 258 COLONY INVESTMENTS, LTD., 608 COLONY INVESTMENTS, LTD., AND D.R. HORTON, TEXAS, LTD., AS RECORDED UNDER B.C.C.F. NO. 2022033791, AS AMENDED UNDER 2023041073.
22. SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN DECLARATION OF MAINTENANCE COVENANT FOR STORM SEWER STRUCTURAL CONTROL, AND CONTINUED MAINTENANCE OF DRAINAGE AND DETENTIONS FACILITIES BY AND BETWEEN 608 COLONY INVESTMENTS, AND 258 COLONY INVESTMENTS, LTD. AND BRAZORIA DRAINAGE DISTRICT NO. 4, AS RECORDED UNDER B.C.C.F. NO. 2023011810.
23. SUBJECT TO ACCESS EASEMENT AGREEMENT BY AND BETWEEN 608 COLONY INVESTMENTS, LTD., AND D.R. HORTON, LTD., AS RECORDED UNDER B.C.C.F. NO. 2023008020.
24. SUBJECT TO THE RESTRICTIONS AND COVENANTS RECORDED UNDER DOCUMENT NO. 2023035192 AND 2023011810 O.P.R.B.C.
25. TBM: X CUT ON WEST SIDE OF CONCRETE DRIVE GRID COORDINATES: 13,734,709.79, 3,099,601.64 ELEV=59.50

LEGEND	
A.E.	INDICATES AERIAL EASEMENT
B.C.O.P.R.P.	INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
B.L.	INDICATES BUILDING LINE
D.E.	INDICATES DRAINAGE EASEMENT
E.E.	INDICATES ELECTRICAL EASEMENT
F.N.	INDICATES FILE NUMBER
FND.	INDICATES FOUND
I.R.	INDICATES IRON ROD
PG.	INDICATES PAGE
P.O.B.	INDICATES POINT OF BEGINNING
RES.	INDICATES RESERVE
R.O.W.	INDICATES RIGHT-OF-WAY
S.S.E.	INDICATES SANITARY SEWER EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
U.E.	INDICATES UTILITY EASEMENT
VOL.	INDICATES VOLUME
W.L.E.	INDICATES WATER LINE EASEMENT
⊙	INDICATES TEMPORARY BENCHMARK

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	30.00'	90°00'00"	47.12'	N 42°04'31" E	42.43'
C2	30.00'	90°00'00"	47.12'	S 47°55'29" E	42.43'
C3	1,940.00'	3°53'23"	131.70'	N 85°07'49" E	131.68'
C4	2,060.00'	3°37'19"	130.22'	N 84°59'47" E	130.20'
C5	1,940.00'	3°37'19"	122.64'	S 84°59'47" W	122.62'
C6	2,060.00'	3°53'23"	139.85'	S 85°07'49" W	139.82'
C7	30.00'	90°00'00"	47.12'	S 42°04'31" W	42.43'
C8	30.00'	90°00'00"	47.12'	N 47°55'29" W	42.43'
C9	2,000.00'	3°53'23"	135.78'	N 85°07'49" E	135.75'
C10	2,000.00'	3°37'19"	126.43'	N 84°59'47" E	126.41'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°04'31" E	60.00'
L2	S 02°54'25" E	40.39'
L3	S 02°51'21" E	79.61'
L4	S 87°04'31" W	60.00'

FINAL PLAT OF BULLARD PARKWAY PHASE 3 STREET DEDICATION

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

JUNE 11, 2026

JOB NO. 1931-8128C

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

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

SURVEYOR:

ENGINEER:



GBI PARTNERS
4724 VISTA ROAD
PASADENA, TX 77505
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JON P. BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

ABEL GALLEGOS, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 150373