



**CITY OF
IOWA
COLONY**

PLANNING & ZONING COMMISSION MEETING

**Tuesday, October 07, 2025
6:30 PM**

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

Phone: 281-369-2471

• *Fax: 281-369-0005*

• www.iowacolonytx.gov

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, OCTOBER 7, 2025 AT IOWA COLONY CITY HALL, 3144 MERIDIANA PARKWAY, IOWA COLONY, TEXAS 77583** FOR THE PURPOSE OF DISCUSSING AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE FOLLOWING ITEMS.

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

CALL TO ORDER

CITIZEN COMMENTS

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

ITEMS FOR CONSIDERATION

- [1.](#) Consider approval of the September 2, 2025 Planning and Zoning Commission meeting minutes.
- [2.](#) Consider approval of the Parkway Kia Final Plat.
- [3.](#) Consider approval of the The Market at Creekhaven North Final Plat.
- [4.](#) Consider approval of the El Alaniz Addition Section 2 Preliminary Plat.
- [5.](#) Consider approval of the Ellwood Detention Reserve D Final Plat.
- [6.](#) Consider approval of the Ellwood Detention Reserve E Phase I Final Plat.
- [7.](#) Consider approval of the Ellwood Detention Reserve F Final Plat.
- [8.](#) Consider approval of the Wynnerra Section 3 Preliminary Plat.
- [9.](#) Consider approval of the Wynnerra Section 4 Preliminary Plat.
- [10.](#) Consider approval of the Wynnerra Water Plant Site Preliminary Plat.
- [11.](#) Consider approval of the Creekhaven Section 7 Preliminary Plat.
- [12.](#) Consider approval of the Creekhaven Section 8 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 October 1, 2025.



Kayleen Rosser
Kayleen Rosser, City Secretary



CITY OF IOWA COLONY

PLANNING & ZONING COMMISSION MEETING MINUTES

Item 1.

Tuesday, September 02, 2025
6:30 PM

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

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

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

Members absent: None

Others present: Natasha Brooks

CALL TO ORDER

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

CITIZEN COMMENTS

There were no comments from the public.

ITEMS FOR CONSIDERATION

1. Administer Oath of Office to newly appointed members.
City Secretary; Kayleen Rosser administered the oath of office to newly appointed member, Demond Woods.
2. Consider approval of the July 21, 2025 Planning and Zoning Commission meeting minutes.
Motion made by Dillon to approve the July 21, 2025 Planning and Zoning Commission meeting minutes, Seconded by Hayes.
Voting Yea: Johnson, Hurst, Dillon, Hayes, Wall
Voting Abstaining: Hosey, Woods
3. Consider approval of the August 5, 2025 Planning and Zoning Commission meeting minutes.
Motion made by Hayes to approve the August 5, 2025 Planning and Zoning Commission meeting minutes, Seconded by Hosey.
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall
Voting Abstaining: Woods
4. Consideration and possible action to provide a recommendation to the City Council for a variance to the transparency requirements in the City's Unified Development Code for the Primrose School located at 9828 Karsten Boulevard.
Motion made by Dillon to recommend approval to the City Council for a variance to the transparency requirements in the City's Unified Development Code for the Primrose School located at 9828 Karsten Boulevard, Seconded by Hosey.
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Woods
5. Consider approval of the Wynserra Phase I General Plan.

Motion made by Hosey to approve the Wynserra Phase I General Plan per recommendations provided by Staff, Seconded by Dillon.

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

6. Consider approval of the Wynserra Section 1 Preliminary Plat.

Motion made by Hayes to approve the Wynserra Section 1 Preliminary Plat and Wynserra Section 2 Preliminary Plat with staff recommendations, Seconded by Dillon.

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

7. Consider approval of the Wynserra Section 2 Preliminary Plat.

The action was taken during the previous item.

8. Consider approval of the Wynserra Street Dedication and Reserves Section 1 Preliminary Plat.

Motion made by Hosey to approve the Wynserra Street Dedication and Reserves Section 1 Preliminary Plat with conditions as provided by staff, Seconded by Wall.

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

9. Consider approval of the Wynserra Wastewater Treatment Plant Preliminary Plat.

Motion made by Dillon to approve the Wynserra Wastewater Treatment Plant Preliminary Plat with conditions per the staff recommendation, Seconded by Hosey.

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

10. Consider approval of the Karsten Boulevard North Phase IIIA and Commercial Reserves and Partial Replat of Sterling Lakes at Iowa Colony Section 4 Restricted Reserve M Final Plat.

The developer requested this item be deferred. There was no action taken.

11. Consider approval of the Ellwood Section 3A Preliminary Plat.

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

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

12. Consider approval of the El Alaniz Addition Preliminary Plat.

Motion made by Hosey to approve the El Alaniz Addition Preliminary Plat, Seconded by Hayes.

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

13. Consider approval of the 191-acre Coogan Tract Planned Unit Development

Motion made by Dillon to recommend approval of the 191-acre Coogan Tract Planned Unit Development per staff's recommendation to the City Council, Seconded by Hayes.

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

ADJOURNMENT

The meeting was adjourned at 7:29 P.M.

APPROVED THIS 7th DAY OF OCTOBER 2025.

ATTEST:



Kayleen Rosser, City Secretary

David Hurst, Chair

Monday, September 22, 2025

Joel Vitela
Civil-Con Consultants, LLC
1445 North Loop West, Suite 325
Houston, TX 77008
jv@civilcontx.com

Re: Parkway Kia Final Plat
+/- 25.72-acre out of the H.T.&B. R.R. CO. Survey, Abstract No. 288, Brazoria County, TX
Letter of Recommendation to Approve
COIC Project No. 6481
Adico, LLC Project No. 710-25-002-043

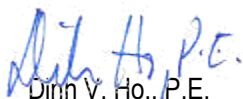
Dear Mr. Vitela:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Parkway Kia Final Plat, being +/- 25.72-acre out of the H.T. & B.R.R. CO. Survey, Abstract No. 288, Brazoria County, TX, received on or about September 15, 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 plat as resubmitted on September 15, 2025. Please provide (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, September 30, 2025, for consideration at the October 7, 2025, 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 710-25-002-043

WE, DURDIN FAMILY PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH FORBES DURDIN, SOLE MANAGER, OWNERS OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF PARKWAY KIA, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, LIENHOLDERS MUST EXECUTE A SUBORDINATION AGREEMENT SUBORDINATING THEIR LIENS TO ALL PUBLIC STREETS, ALLEYS, PARKS, SCHOOL SITES AND OTHER PUBLIC AREAS SHOWN ON THE PLAT OF SUCH SUBDIVISION OR RESUBDIVISION AS BEING SET ASIDE FOR PUBLIC USE OR PURPOSE.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO USE OF THE PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER 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 EACH AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO 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 PLAN 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 EACH AERIAL EASEMENTS TOTALS THIRTY FEET (30'0") IN WIDTH.

IN TESTIMONY, HERETO, DURDIN FAMILY PROPERTIES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY FORBES DURDIN, ITS SOLE MANAGER, THEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREUNTO AFFIXED, THIS ____ DAY OF _____, 2025.

DURDIN FAMILY PROPERTIES, LLC
A TEXAS LIMITED LIABILITY COMPANY

FORBES DURDIN, SOLE MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FORBES DURDIN, SOLE MANAGER OF DURDIN FAMILY PROPERTIES, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID CORPORATION, FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITIES THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, GRACE CERVIN, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE WILL BE MARKED WITH IRON RODS HAVING A DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN (3) FEET WITHIN A MAXIMUM OF ONE YEAR AFTER RECORDING OF THE PLAT OR AFTER CONSTRUCTION OF THE PUBLIC IMPROVEMENTS ARE COMPLETE, UNLESS OTHERWISE SHOWN HEREON; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NORTH AMERICAN DATUM OF 1983 (NAD83) CORRS. ADJUSTMENT.

GRACE CERVIN, R.P.L.S.
TEXAS REGISTRATION No. 5564



METES AND BOUNDS DESCRIPTION

BEING A 25.72 ACRES (1,120,165 SQUARE FEET) TRACT OF LAND SITUATED IN THE H.T.&B. RR. CO. SURVY, SECTION 51, ABSTRACT NO. 288, BRAZORIA COUNTY, TEXAS, BEING OUT OF AND PART OF LOTS 608, 609, 622, 623, 624 & 625 AND PORTIONS OF TWO 40-FOOT WIDE UNNAMED AND UNIMPROVED ROADS, OF THE EMIGRATION LAND COMPANY PLAT OF SECTIONS 50, 51, & 56 H.T.&B. AND OF 2, 3, & 4 L&N., A SUBDIVISION OF RECORD ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER VOLUME 2, PAGE 133 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS AND BEING ALL OF A CALLED 3.979 ACRES (TRACT 3) OF LAND AND OUT OF AND A PORTION OF A CALLED 45.63 ACRES (TRACT 1) OF LAND AS DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS CONVEYED TO SIERRAVISTA-383 INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY AND RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2019045563 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS (O.P.R.B.C.T.); SAID 12.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARING BASIS BASED ON TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE NO. 4204 (NAD 1983)):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "BASELINE" FOUND ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 288 (VARIABLE WIDTH AS RECORDED UNDER VOLUME 1043, PAGE 908 OF THE BRAZORIA COUNTY DEED RECORDS, TEXAS (B.C.D.R.T.)) AND BEING THE SOUTHEAST CORNER OF RESTRICTED RESERVE E, BLOCK 2, OF KARSTEN BOULEVARD PHASE I STREET DEDICATION AS RECORDED UNDER DOCUMENT NO. 2018053860 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING THE NORTHEAST CORNER OF SAID 3.979 ACRE TRACT (TRACT 3) AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND THE BEGINNING OF A CURVE TO THE RIGHT FROM WHICH ITS RADIUS POINT BEARS SOUTH 59°26'23" WEST, 1273.24 FEET;

THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 288 AND THE EAST LINE OF SAID 3.979 ACRE TRACT (TRACT 3) AND SAID CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 405.17 FEET, A RADIUS DISTANCE OF 1273.24 FEET, HAVING A CENTRAL ANGLE OF 181°5'58", AND WHOSE CHORD BEARING AND DISTANCE BEARS SOUTH 21°28'58" EAST, 403.47 FEET TO A POINT OF TANGENCY, FROM WHICH A 3/4-INCH ROD FOUND BEARS SOUTH 70°19'49" EAST, 0.14 FEET AND A T&DOT CONCRETE MONUMENT FOUND BEARS SOUTH 16°20'35" EAST, 2.84 FEET;

THENCE, SOUTH 12°19'41" EAST, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 288 AND THE EAST LINE OF SAID 3.979 ACRE TRACT (TRACT 3), PASS AT A DISTANCE OF 18.24 FEET THE SOUTHEAST CORNER OF SAID 3.979 ACRE TRACT (TRACT 3) AND THE NORTHEAST CORNER OF SAID 45.63 ACRE TRACT (TRACT 1), AND CONTINUING WITH THE EAST LINE OF SAID 45.63 ACRE TRACT (TRACT 1) FOR A TOTAL DISTANCE OF 584.67 FEET TO A 5/8-INCH STEEL ROD WITH CAP STAMPED "ALLY" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02°19'40" EAST, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 288 AND THE EAST LINE OF SAID 45.63 ACRE TRACT (TRACT 1), A DISTANCE OF 868.85 FEET TO A 5/8-INCH STEEL ROD FOUND FOR THE NORTHEAST CORNER OF A CALLED 22.3121 ACRE TRACT (TRACT A) AS DESCRIBED IN A GIFT DEED AS CONVEYED TO TEXAS MEDICAL CENTER, A TEXAS NONPROFIT CORPORATION AS RECORDED UNDER B.C.C.F. NO. 02-043288 SAME BEING THE SOUTHEAST CORNER OF SAID 45.63 ACRE TRACT (TRACT 1) AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87°16'10" WEST, DEPARTING THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 288 ALONG THE SOUTH LINE OF SAID 45.63 ACRE TRACT (TRACT 1), A DISTANCE OF 18.24 FEET TO A 5/8-INCH STEEL ROD FOUND FOR THE NORTHEAST CORNER OF A CALLED 22.3121 ACRE TRACT (TRACT A) AS DESCRIBED IN A GIFT DEED AS CONVEYED TO TEXAS MEDICAL CENTER, A TEXAS NONPROFIT CORPORATION AS RECORDED UNDER B.C.C.F. NO. 02-043288 SAME BEING THE SOUTHEAST CORNER OF SAID 45.63 ACRE TRACT (TRACT 1) AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02°32'26" WEST, WITH THE WEST LINE OF SAID 80-FOOT CENTERPOINT ENERGY EASEMENT, AND THROUGH THE INTERIOR OF SAID 45.63 ACRE TRACT (TRACT 1), A DISTANCE OF 1,897.78 FEET TO A 5/8-INCH STEEL ROD WITH CAP STAMPED "ALLY" SET AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87°27'34" EAST, CROSSING THROUGH THE SAID 80-FOOT CENTERPOINT ENERGY EASEMENT, PASS AT A DISTANCE OF 65.00 FEET FOR THE SOUTHWEST CORNER OF UNRESTRICTED RESERVE E, BLOCK 2 OF KARSTEN BOULEVARD PHASE I STREET DEDICATION SUBDIVISION AND BEING A CORNER ON THE EAST LINE OF SAID 45.63 ACRE TRACT (TRACT 1), AND CONTINUING WITH THE SOUTH LINE OF UNRESTRICTED RESERVE E AND THE EAST LINE OF SAID 45.63 ACRE TRACT (TRACT 1), FOR A TOTAL DISTANCE OF 72.27 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BASELINE" FOUND FOR AN ANGLE POINT;

THENCE, NORTH 68°18'22" EAST, CONTINUING WITH THE SOUTH LINE OF UNRESTRICTED RESERVE E AND THE EAST LINE OF SAID 45.63 ACRE TRACT (TRACT 1), PASS AT A DISTANCE OF 8.18 FEET A 5/8-INCH IRON ROD WITH CAP STAMPED "BASELINE" FOUND AND BEING THE NORTHWEST CORNER OF SAID 3.979 ACRE TRACT (TRACT 3), AND CONTINUING WITH THE NORTH LINE OF SAID 3.979 ACRE TRACT (TRACT 3) AND THE SOUTH LINE OF UNRESTRICTED RESERVE E FOR A TOTAL DISTANCE OF 399.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.72 ACRES (1,120,165 SQUARE FEET) OF LAND.

NOTES:

- BEARINGS ARE BASED FROM THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204). NAD 83 CORRS ADJUSTMENT BASED FROM REDUNDANT RTK GPS OBSERVATIONS. DISTANCES HEREON ARE SURFACE DATUM. TO CONVERT TO GRID MULTIPLY BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.99986213. COORDINATES HEREON ARE GRID DATUM. TO CONVERT TO SURFACE DIVIDE BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.99986213.
- THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE 'X'. AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP No. 48039C0110H AND 48039C0120H, BOTH DATED JULY 5, 1989.
- THIS TRACT OF LAND LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF IOWA COLONY AND BRAZORIA DRAINAGE DISTRICT NO. 5 IS SUBJECT TO ITS CODE OF ORDINANCES.
- ALL STORM SEWERS WILL BE MAINTAINED BY PROPERTY OWNER.
- OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
- ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.

- MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER FINAL GRADING OF RESERVES. CORNERS WILL BE 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "ALLY."
- THE FINAL PLAT EXPIRES TWELVE (12) MONTHS WITH ONE SIX (6) MONTH EXTENSION PERIOD IF GRANTED BY CITY COUNCIL.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL CENTERPOINT ENERGY AND CITY OF IOWA COLONY UTILITY EASEMENTS MUST BE UNOBSTRUCTED BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY THE UTILITY AT THE PROPERTY OWNER'S EXPENSES.
- THE AREAS OF THE RESERVES SHOWN HEREON, EXPRESSED IN SQUARE FEET AND THOUSANDTHS OF AN ACRE ARE BASED ON THE MATHEMATICAL CLOSURE CALCULATED FROM THE COURSES AND DISTANCES SHOWN, NOT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- THIS PLAN IS SUBJECT TO THE DEVELOPMENT AGREEMENT FOR STERLING LAKES AT IOWA COLONY AND SIERRA VISTA, AS APPROVED ON FEBRUARY 2016 AND AS AMENDED.
- THIS TRACT IS LOCATED WITHIN BOUND 32.

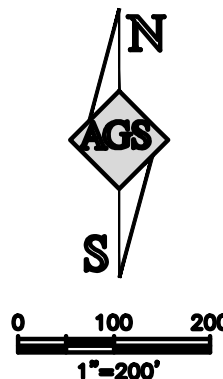
LEGEND

B.L. = BUILDING LINE
C.M. = CONTROLLING MONUMENT
E.S.M.T. = EASEMENT
F.C. = FOUND
F.N.D. = FOUND
H.C.D.R. = HARRIS COUNTY DEED RECORDS
H.C.M.R. = HARRIS COUNTY MAP RECORDS
H.C.C.F. = HARRIS COUNTY CLERK FILE
H.C.M.U.D. = HARRIS COUNTY MUNICIPAL DISTRICT
I.P.C. = IRON PIPE
O.P.R.R.P.H.C.T. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY TEXAS

SET

SO FT
STM
SAN. S.E.
U.V.E.

BUILDING LINE
CONTROLLING MONUMENT
EASEMENT
FLM CODE
FOUND
HARRIS COUNTY DEED RECORDS
HARRIS COUNTY MAP RECORDS
HARRIS COUNTY CLERK FILE
HARRIS COUNTY MUNICIPAL DISTRICT
IRON PIPE
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY TEXAS
SET 5/8-INCH STEEL ROD WITH CAP STAMPED "ALLY" SQUARE FEET
STORM
SANITARY SEWER EASEMENT
UNOBSTRUCTED VISIBILITY EASEMENT



CERTIFICATE OF PLANNING COMMISSION

THIS IS TO CERTIFY THAT CITY PLANNING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS THIS THE ____ DAY OF _____, 2025, HAS APPROVED THIS PLAT AND SUBDIVISION OF PARKWAY KIA AS SHOWN HEREON.

DAVID HURST	BRENDA DILLON
LES HOSEY	BRIAN JOHNSON
TERRY HAYES	DESMOND WOODS
WARREN DAVIS	

APPROVED BY CITY ENGINEER

DINH V. HO, P.E.

DATE

CERTIFICATE OF CITY COUNCIL

THIS IS TO CERTIFY THAT CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS THIS THE ____ DAY OF _____, 2025, HAS APPROVED THIS PLAT AND SUBDIVISION OF PARKWAY KIA AS SHOWN HEREON.

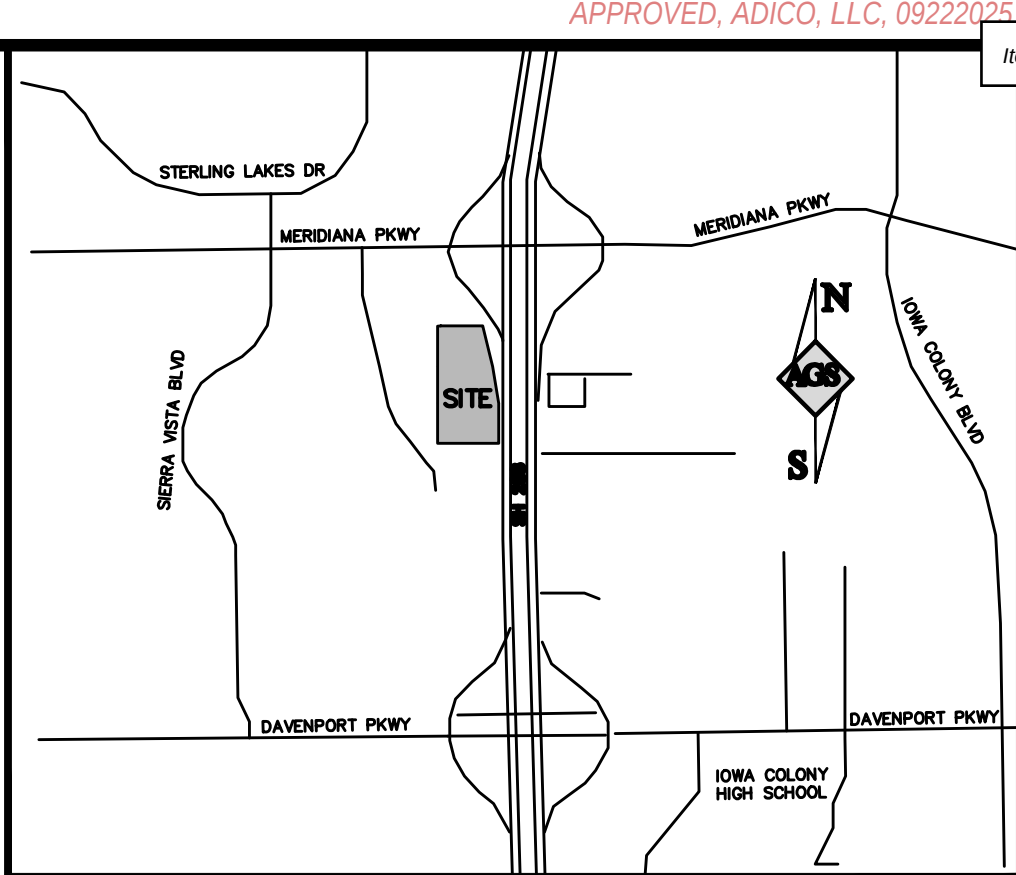
WILL KENNEDY, MAYOR	NIKKI BROOKS
ARNETTA HICKS-MURRAY	MARQUETTE GREENE-SCOTT
TIMOTHY VARLACK	KAREEM BOYCE
SYDNEY HARGRODER	

BRAZORIA COUNTY DRAINAGE DISTRICT #5

LEE WALDEN PRESIDENT	KERRY OSBURN VICE PRESIDENT
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BRANDON MIDDLETON
SECRETARY / TREASURER

DINH V. HO, P.E.
DISTRICT ENGINEER



VICINITY MAP - 1" = 3,000'
KEY MAP 692 J

BRAZORIA COUNTY DRAINAGE DISTRICT No. 5 NOTES

- SLAB ELEVATIONS SHALL BE A MINIMUM OF 12" ABOVE THE CROWN OF THE ROAD AND/OR 2' ABOVE THE 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 WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED HOWEVER, ANY GOVERNMENTAL ENTITY HAVING 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 EASEMENT TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER DATE HEREOF.
- THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITHIN BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
- ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES, OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
- PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO. 2007-08).
- PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- PIPELINES, UTILITY LINES AND OTHER CROSSINGS 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 PROPERTY OWNER WILL BE INITIATED AND RECORDED AT PROPERTY OWNER'S EXPENSE IN BRAZORIA COUNTY, TEXAS WITH A "RECORDED" DOCUMENT NUMBER AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5 BOARD OF COMMISSIONERS.
- 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.

FINAL PLAT PARKWAY KIA

A SUBDIVISION OF 25.72 ACRES OF LAND
SITUATED IN
THE H.T.&B. R.R. CO. SURVEY, SECTION 51, ABSTRACT NO. 288
BRAZORIA COUNTY, TEXAS

CONTAINING: 1 RESTRICTED RESERVE AND 1 BLOCK

DATE: SEPTEMBER 2025

OWNER:	ENGINEER:	SURVEYOR:
DURDIN FAMILY PROPERTIES, LLC 2500 TX-249 TOMBALL, TEXAS 77375 (832) 717-1706	CIVIL-COM CONSULTANTS, LLC TBPE FIRM REGISTRATION NO. 22251 1445 NORTH LOOP WEST, SUITE 325 HOUSTON, TEXAS 77008 (713) 992-4148	AGS ENGINEERING & CONSTRUCTION TBPELS FIRM NO. 10194392 5300 HOLLISTER RD, SUITE 111 HOUSTON, TEXAS 77040 (281) 888-7682

Monday, September 15, 2025

Sean Conley
Conley Land Services, LLC
11003 Buttonwood Creek Trail
Tomball, TX 77375
sean@conleyland.com

Re: The Market at Creekhaven North Final Plat
Letter of Recommendation to Approve
COIC Project No. 5677
ALLC Project No. 710-25-002-003

Dear Mr. Conley:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of The Market at Creekhaven North Final Plat, received on or about September 11, 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 September 11, 2025. Please send two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than September 30, 2025, for consideration at the October 7, 2025, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
File: 710-25-002-003

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, MH CREEKHAVEN, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH PARVEZ MERCHANT, MANAGING MEMBER, AND MOUNANG DESAI, MANAGING MEMBER, OWNERS OF THE 6.435 ACRES OF LAND DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF THE MARKET AT CREEKHAVEN NORTH, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LIENS, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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 DRAINAGEWAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGEWAYS 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.

FURTHER, MH CREEKHAVEN, LLC, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF THE MARKET AT CREEKHAVEN NORTH, HAVE COMPLIED WITH, OR WILL COMPLY WITH, THE EXISTING REGULATIONS HERETOFORE ON FILE AND ADOPTED BY THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

IN TESTIMONY WHEREOF, THE MH CREEKHAVEN, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY PARVEZ MERCHANT, MANAGING MEMBER, AND MOUNANG DESAI, MANAGING MEMBER, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS _____ DAY OF _____, 20____.

MH CREEKHAVEN, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____
PARVEZ MERCHANT, MANAGING MEMBER

BY: _____
MOUNANG DESAI, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PARVEZ MERCHANT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT TO ME THAT THEY 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 _____, 202____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MOUNANG DESAI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT TO ME THAT THEY 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 _____, 202____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL	PLANNING AND ZONING COMMISSION APPROVAL
WIL KENNEDY, MAYOR	DAVID HURST, CHAIRMAN PLANNING AND ZONING COMMISSION
NIKKI BROOKS, COUNCIL MEMBER	LES HOSEY PLANNING AND ZONING COMMISSION MEMBER
ARNETTA HICKS-MURRAY, COUNCIL MEMBER	BRENDA DILLON PLANNING AND ZONING COMMISSION MEMBER
MARQUETTE GREENE-SCOTT, COUNCIL MEMBER	BRIAN JOHNSON PLANNING AND ZONING COMMISSION MEMBER
TIMOTHY VARLACK, COUNCIL MEMBER	TERRY HAYES PLANNING AND ZONING COMMISSION MEMBER
SYDNEY HARGRODER, COUNCIL MEMBER	ROBERT WALL PLANNING AND ZONING COMMISSION MEMBER
KAREEM BOYCE, COUNCIL MEMBER	DEMOND WOODS PLANNING AND ZONING COMMISSION MEMBER
DINH HO, P.E., CITY ENGINEER	DATE
DATE	

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

LEE WALDEN, P.E. DATE
PRESIDENT

KERRY L. OSBURN DATE
VICE PRESIDENT

BRANDON MIDDLETON DATE
SECRETARY/TREASURER

DINH V. HO, P.E., C.F.M. DATE
DISTRICT ENGINEER

NOTE: PROJECT FIELD STARTUP WILL BEGIN WITHIN 365 CALENDAR DAYS FROM THE DATE SHOWN HEREON. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED.

I, SEAN CONLEY, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT ALL BEARINGS, DISTANCES, AND OTHER ASSOCIATED BOUNDARY INFORMATION ON THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET UNLESS OTHERWISE NOTED, AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

SEAN CONLEY, RPLS
TEXAS REGISTRATION NO. 6739

NOTES

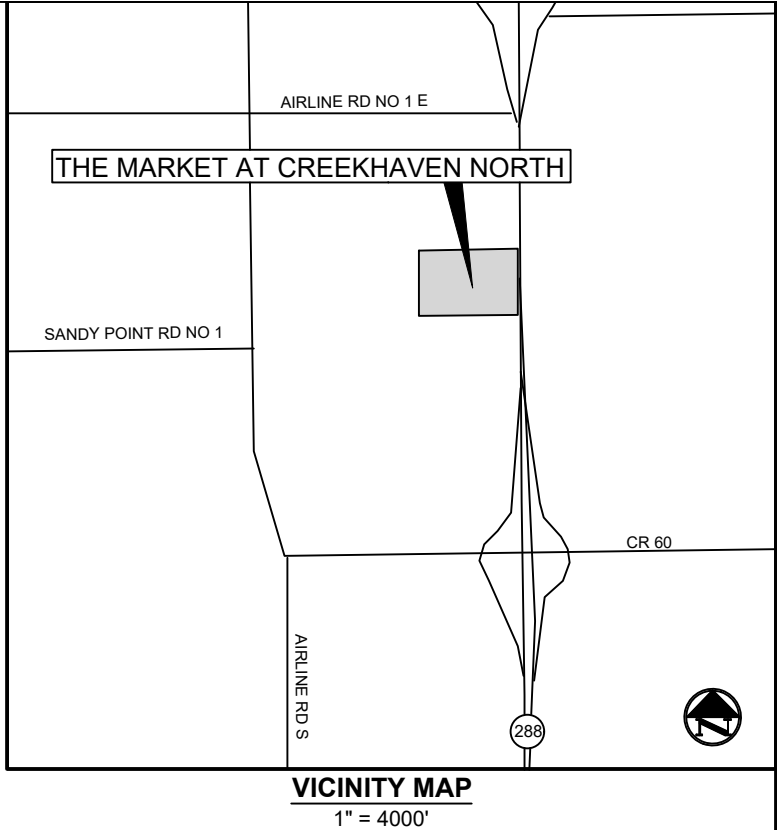
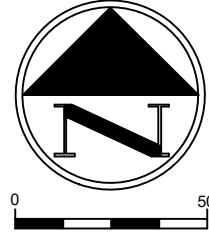
- BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS.
- ALL BOUNDARY CORNERS FOR THE PLAT SHOWN HEREON ARE FOUND 5/8-INCH IRON RODS WITH CAP STAMPED "ELS" UNLESS OTHERWISE NOTED.
- THE PROPERTY SUBDIVIDED IN THIS FOREGOING PLAT LIES WITHIN BRAZORIA COUNTY, THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD 92 AND BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM SEWER DRAINAGE IMPROVEMENTS IF ANY AND WHICH MAY INCLUDE DETENTION HAVE BEEN CONSTRUCTED.
- THIS PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY CITY COUNCIL IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY CITY COUNCIL.
- ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- THIS PLAT IS SUBJECT TO THE CONDITIONS AND RESTRICTIONS RECORDED UNDER B.C.C.F. NOS. 2024003961 AND 2024040685.
- SURVEYED PROPERTY LIES IN UNSHADED ZONE X (AREAS OUTSIDE 0.2% ANNUAL CHANCE FLOOD) ACCORDING TO FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY UNINCORPORATED AREAS, MAP NUMBER 48039C0120K, DATED EFFECTIVE 12/30/2020.
- THE DEVELOPER/HOMEOWNERS ASSOCIATION/MUNICIPAL UTILITY DISTRICT SHALL BE RESPONSIBLE FOR MAINTENANCE OF OIL RESTRICTED RESERVES.
- PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGEWAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS.
- CONTOUR LINES SHOWN HEREON ARE BASED ON GPS OBSERVATION AND REFERENCED TO NGS BENCHMARK PAM 88 ARP BEING NOTED HEREON.
- THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND HINES ACQUISITIONS, LLC.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	40.75'	488.00'	4°47'02"	S 02°18'37" W	40.73'
C2	63.03'	518.00'	6°58'19"	S 01°12'59" W	62.99'
C3	25.05'	35.00'	41°00'33"	S 67°12'03" W	24.52'
C4	208.44'	1,940.00'	6°09'21"	N 89°13'01" W	208.34'
C5	122.64'	2,080.00'	3°22'41"	S 89°23'40" W	122.62'

LINE	BEARING	DISTANCE
L1	N 02°17'21" W	13.00'
L2	S 04°42'08" W	39.39'
L3	S 87°42'19" W	9.50'
L4	S 87°42'19" W	10.00'
L5	S 02°17'41" E	25.00'
L6	S 87°42'19" W	15.00'
L7	N 02°17'41" W	5.00'

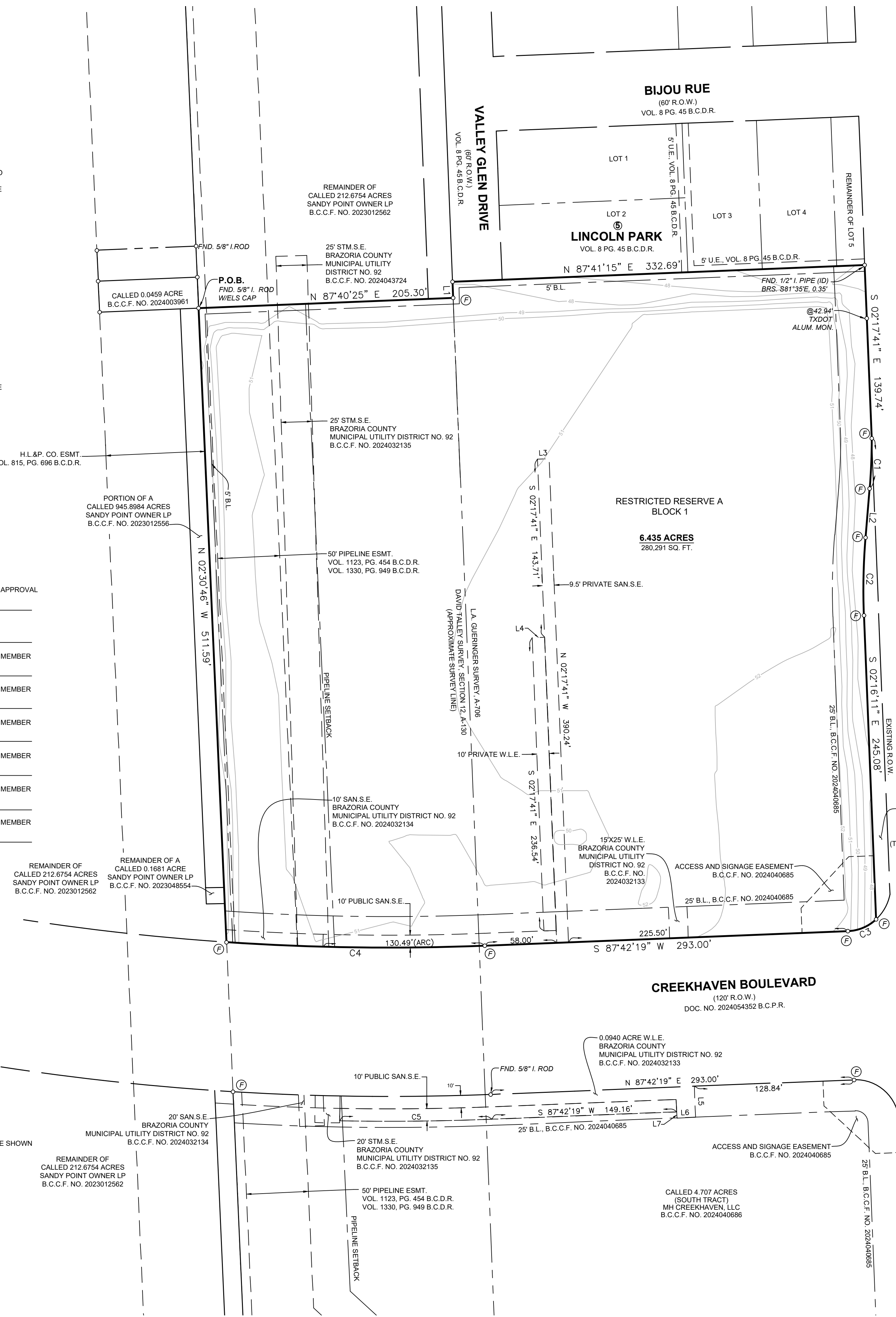
BENCHMARK NOTE

PAM 88 ARP
2" GALVANIZED STEEL PIPE LOCATED AT THE SOUTHEAST CORNER OF A WASTEWATER TREATMENT PLANT HAVING THE ADDRESS 9407 COPPER COVE LN, ROSHARON, TX 77583 ELEV. 63.20 NAVD88



LEGEND

A.E.	AERIAL EASEMENT
ALUM.	ALUMINUM
B.C.C.F. NO.	BRAZORIA COUNTY CLERKS FILE NUMBER
B.C.D.R.	BRAZORIA COUNTY DEED RECORDS
B.L.	BUILDING LINE
BRS.	BEARS
DOC.	DOCUMENT
ESMT.	EASEMENT
FND.	FOUND
H.L.&P. CO.	HOUSTON LIGHTING AND POWER COMPANY
I.	IRON
ID.	INSIDE DIAMETER
MON.	MONUMENT
PG.	PAGE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SAN.S.E.	SANITARY SEWER EASEMENT
SQ. FT.	SQUARE FEET
STM.S.E.	STORM SEWER EASEMENT
U.E.	UTILITY EASEMENT
VOL.	VOLUME
W.L.E.	WATER LINE EASEMENT
⊙	FND. 5/8" I. ROD W/ELS CAP



STATE HIGHWAY 288
(420' R.O.W.)
VOL. 1057, PG. 910 B.C.D.R.
VOL. 1058, PG. 873 B.C.D.R.
VOL. 1073, PG. 643 B.C.D.R.

PORTION OF A
CALLED 7.975 ACRES
SANDY POINT OWNER LP
B.C.C.F. NO. 2023012558
(TO BE DEDICATED TO TXDOT
BY PARCEL PLAT)

CREEKHAVEN BOULEVARD

(120' R.O.W.)
DOC. NO. 2024054352 B.C.P.R.

DESCRIPTION OF 6.435 ACRES OF LAND SITUATED IN THE DAVID TALLEY SURVEY, SECTION 12, ABSTRACT NO. 130 AND THE L.A. GUERINGER SURVEY, ABSTRACT NO. 706 CITY OF IOWA COLONY BRAZORIA COUNTY, TEXAS

BEING 6.435 ACRES (280,291 SQUARE FEET) OF LAND SITUATED IN THE DAVID TALLEY SURVEY, SECTION 12, SURVEY, ABSTRACT NO. 130 AND THE L.A. GUERINGER SURVEY, ABSTRACT 706, CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, BEING ALL OF A CALLED 6.435 ACRE TRACT OF LAND, DESIGNATED NORTH TRACT, DESCRIBED IN AN INSTRUMENT TO MH CREEKHAVEN, LLC RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2024040686, SAID 6.435 ACRES BEING MORE FULLY DESCRIBED BY METES AND MEASURES AS FOLLOWS WITH ALL BEARINGS BEING BASED ON THE TEXAS COORDINATE SYSTEM ON 1983, SOUTH CENTRAL ZONE:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR THE NORTHWEST CORNER OF SAID 6.435 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF A CALLED 0.0459 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT RECORDED UNDER B.C.C.F. NO. 2024003961;

THENCE, N 87°40'25" E, A DISTANCE OF 205.30 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR CORNER OF SAID 6.435 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, N 02°17'21" W, A DISTANCE OF 13.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "CONLEY RPLS 6739" SET FOR CORNER OF SAID 6.435 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF LINCOLN PARK, A SUBDIVISION PER SUBDIVISION PLAT RECORDED UNDER VOLUME 8, PAGE 45 OF THE BRAZORIA COUNTY DEED RECORDS;

THENCE, N 87°41'15" E, A DISTANCE OF 332.69 FEET WITH THE SOUTH LINE OF SAID LINCOLN PARK TO A POINT FOR THE NORTHEAST CORNER OF SAID 6.435 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, LYING ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 288 (420 FEET WIDE) AS RECORDED UNDER VOLUME 1057, PAGE 910, VOLUME 1058, PAGE 874 AND VOLUME 1073, PAGE 643, ALL OF THE BRAZORIA COUNTY DEED RECORDS, FROM WHICH A 1/2-INCH IRON PIPE (INSIDE DIAMETER) FOUND FOR REFERENCE BEARS S 81°35' E, A DISTANCE OF 0.35 OF ONE FOOT;

THENCE, S 02°17'41" E, WITH THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 288, AT A DISTANCE OF 42.94 FEET PASSING AN ALUMINUM TXDOT MONUMENT FOUND FOR REFERENCE, CONTINUING FOR A TOTAL DISTANCE OF 139.74 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE, DEPARTING SAID WEST RIGHT-OF-WAY LINE AND WITH A CURVE TO THE RIGHT, AN ARC LENGTH OF 40.75 FEET, HAVING A RADIUS OF 488.00 FEET, A CENTRAL ANGLE OF 04°47'02", AND A CHORD BEARING S 02°18'37" W, A DISTANCE OF 40.73 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR POINT OF TANGENCY;

THENCE, S 04°42'08" W, A DISTANCE OF 39.39 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE, WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 63.03 FEET, HAVING A RADIUS OF 518.00 FEET, A CENTRAL ANGLE OF 06°58'19", AND A CHORD BEARING S 01°12'59" W, A DISTANCE OF 62.99 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR POINT OF TANGENCY;

THENCE, S 02°16'11" E, A DISTANCE OF 245.08 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR THE SOUTHEAST CORNER OF SAID 6.435 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT FROM WHICH ITS CENTER BEARS N 45°18'13" W, 35.00 FEET;

THENCE, WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 208.44 FEET, HAVING A RADIUS OF 1,940.00 FEET, A CENTRAL ANGLE OF 06°09'21", AND A CHORD BEARING N 89°13'01" W, A DISTANCE OF 208.34 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR THE SOUTHWEST CORNER OF SAID 6.435 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, N 02°30'46" W, A DISTANCE OF 511.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.435 ACRES OR 280,291 SQUARE FEET OF LAND.

FINAL PLAT OF
THE MARKET AT CREEKHAVEN NORTH
BEING A SUBDIVISION OF 6.435 ACRES OF LAND
SITUATED IN THE
DAVID TALLEY SURVEY, SECTION 12, ABSTRACT 130
AND L.A. GUERINGER SURVEY ABSTRACT 706
CITY OF IOWA COLONY
BRAZORIA COUNTY, TEXAS

1 BLOCK 1 RESERVE

OWNER
MH CREEKHAVEN, LLC,
A TEXAS LIMITED LIABILITY COMPANY
5400 PONTE W. CIRCLE
RICHMOND, TX 77469

ENGINEER

..\\LOGOS\\ALJ.png

18635 N. ELDRIDGE PARKWAY, SUITE 200
TOMBALL, TX 77377

SURVEYOR

CONLEY LAND SERVICES, LLC

18635 N. ELDRIDGE PARKWAY, SUITE 101
TOMBALL, TX 77377
TEL. (832) 725-4997
CONLEYLAND.COM
TPELS-5 FIRM NO. 10194732

Monday, September 29, 2025

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

Re: El Alaniz Addition Section 2 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 6907
ALLC Project No. 710-25-002-042

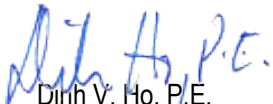
Dear Mr. Dorval:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the fourth submittal of the El Alaniz Addition Section 2 Preliminary Plat, received on or about September 25, 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 preliminary plat as resubmitted on September 29, 2025. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, October 1, 2025, for consideration at the October 7, 2025, 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
Natasha Brooks
File: 710-25-002-042

**STATE OF TEXAS:
COUNTY OF BRAZORIA:**

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

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

ELVA ALANIZ
11615 COUNTY ROAD 65
IOWA COLONY, TEXAS 77583

**State of Texas:
County of Brazoria:**

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

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

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

**State of Texas:
County of Brazoria:**

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

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

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

**State of Texas:
County of Brazoria:**

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

JOYCE HUDMAN, COUNTY CLERK, BRAZORIA COUNTY, TEXAS

BY DEPUTY _____

**State of Texas:
County of Brazoria:**

THIS IS TO CERTIFY THAT I, _____, A REGISTERED ENGINEER IN THE STATE OF TEXAS, HAVE REVIEWED THE ABOVE SUBDIVISION AND DETERMINED THAT THE PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT. THE PROPERTY IS IN THE 2% ANNUAL CHANCE FLOOD HAZARD ZONE, ACCORDING TO FIRM NO. 48039C0120K FOR THE CITY OF IOWA COLONY AND BRAZORIA COUNTY UNINCORPORATED AREAS, DATED DECEMBER 30, 2020.

ENGINEER _____
STATE REGISTRATION PE NO. _____

NOTES:

1. MONUMENTS SET AT EXTERIOR BOUNDARY MARKERS ARE TO BE 5/8" IRON RODS, ENCASED IN CONCRETE FOR A DEPTH OF 18 INCHES.
2. ALL MONUMENTS WILL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR CAPS AS INDICATED.
3. THIS SUBDIVISION CONTAINS ONE OR MORE PRIVATE STREETS/ROADS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF IOWA COLONY AS PUBLIC RIGHTS-OF-WAY. IOWA COLONY HAS NO OBLIGATION TO MAINTAIN OR IMPROVE ANY PRIVATE STREETS WITHIN THE SUBDIVISION.
4. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
5. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
6. SIDEWALKS, A MINIMUM OF FOUR(4) FEET WIDE SHALL BE REQUIRED ALONG ALL STREETS, WHEN THE ROW IS IMPROVED, AND SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
7. THE SUBDIVISION IS WITHIN THE BRAZORIA COUNTY DRAINAGE DISTRICT #5.
8. THE OWNERS WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
9. THE OWNERS WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
10. THE PROPERTY SHOWN HEREON IS IN THE 2% ANNUAL CHANCE FLOOD HAZARD ZONE ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 48039C0120K FOR THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, DATED DECEMBER 30, 2020.
11. THE PIPELINE EASEMENTS SHOWN HEREON ARE RECORDED UNDER VOLUME 622, PAGE 105, VOLUME 656, PAGE 427, VOLUME 657, PAGE 28, AND VOLUME 658, PAGE 204 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS AND DEDICATED TO TENNESSEE GAS TRANSMISSION COMPANY, SAID DOCUMENTS DO NOT DESCRIBE THE PIPELINE EASEMENT AREA. THE PIPELINE EASEMENT LOCATIONS DEPICTED HEREON ARE BASED ON THE DISTANCE TIES ACCORDING TO THE FINAL PLAT OF TIRADO ALBARRAN PLACE, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, RECORDED DOCUMENT NO. 2019003977, OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY, TEXAS.

**State of Texas:
County of Brazoria:**

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

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

LEE WALDEN, P.E.
PRESIDENT BCDD #5

LEE WALDEN
VICE PRESIDENT BCDD #5

BRANDON MIDDLETON
SECRETARY/TREASURER BCDD #5

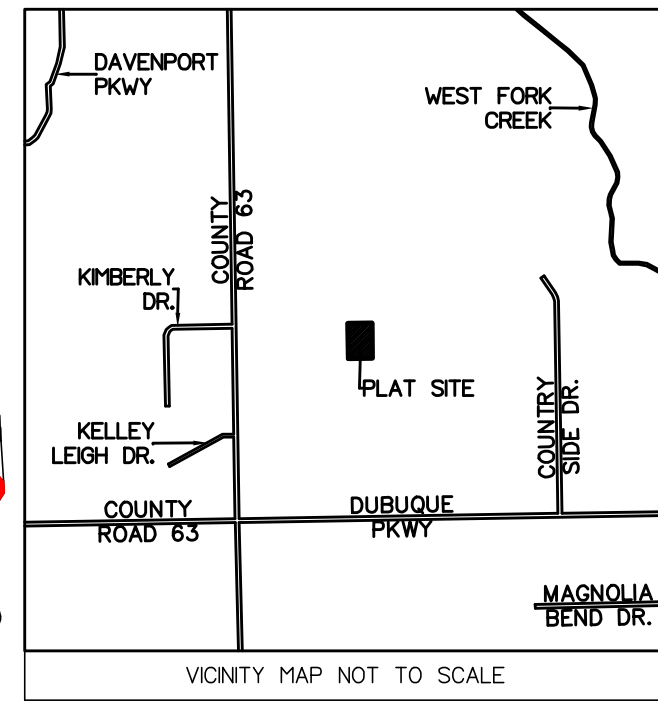
DNH V. HO, P.E.
DISTRICT ENGINEER BCDD #5

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

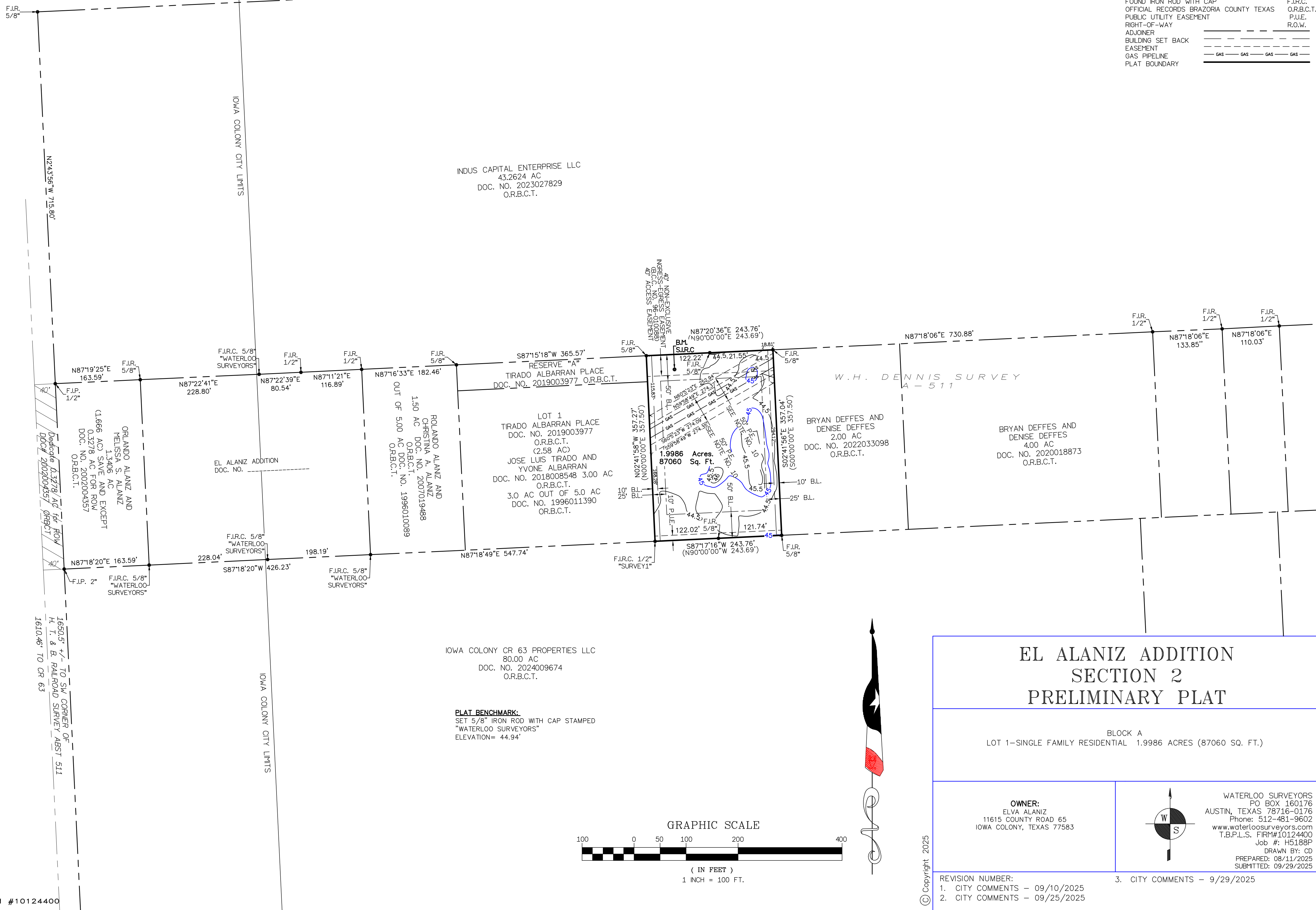
PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

KARL E. ATKINS RPLS DATE

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



LEGEND	
RECORD CALL	()
BENCHMARK	B.M.
BUILDING SETBACK LINE	B.L.
FOUND IRON PIPE	F.I.P.
FOUND IRON ROD	F.I.R.
FOUND IRON ROD WITH CAP	F.I.R.C.
OFFICIAL RECORDS BRAZORIA COUNTY TEXAS	O.R.B.C.T.
PUBLIC UTILITY EASEMENT	P.U.E.
RIGHT-OF-WAY	R.O.W.
ADJONER	---
BUILDING SET BACK	---
EASEMENT	---
GAS PIPELINE	---
PLAT BOUNDARY	---



Monday, September 29, 2025

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

Re: Ellwood Detention Reserve D Final Plat
Letter of Recommendation to Approve
COIC Project No. 6440
Adico, LLC Project No. 710-25-002-019

Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of Ellwood Detention Reserve D Final Plat received on or about September 29, 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 September 29, 2025. Please provide to Kayleen Rosser, City Secretary, two (2) sets of mylars and ten (10) prints of the plat by no later than Wednesday, October 1, 2025, for consideration at the October 7, 2025, 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: 710-25-002-019

STATE OF TEXAS }
COUNTY OF BRAZORIA }

We, KLLB AIV LLC, a Delaware limited liability company, acting by and through Tricia Tiernan, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, owner of the property subdivided in this plat, ELLWOOD DETENTION RESERVE "D", do hereby make subdivision of said property for and on behalf of said KLLB AIV LLC, a Delaware limited liability company, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of ELLWOOD DETENTION RESERVE "D" where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

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

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

IN TESTIMONY WHEREOF, KLLB AIV LLC, a Delaware limited liability company, has caused these presents to be signed by Tricia Tiernan, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, thereunto authorized by this __, day of __, 2025.

OWNER
KLLB AIV LLC,
a Delaware Limited Liability Company

BY: _____
Print Name: Tricia Tiernan
Title: Authorized Signatory

STATE OF ARIZONA }
COUNTY OF MARICOPA }

BEFORE ME, the undersigned authority, on this day personally appeared Tricia Tiernan, Authorized Signatory of KLLB AIV LLC, a Delaware 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 as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this __ day of __, 2025.

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

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

Robert Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

Will Kennedy, Mayor

Nikki Brooks, Council Member

Arnetta Hicks-Murray, Council Member

Marquette Greene-Scott, Council Member

Tim Varlack, Council Member

Sydney Hargroder, Council Member

Kareem Boyce, Council Member

Dinh Ho, P.E., City Engineer

Date

PLANNING AND ZONING COMMISSION APPROVAL

David Hurst, Chairman
Planning and Zoning Commission

Les Hosey
Planning and Zoning Commission Member

Brenda Dillon
Planning and Zoning Commission Member

Brian Johnson
Planning and Zoning Commission Member

Terry Hayes
Planning and Zoning Commission Member

Robert Wall
Planning and Zoning Commission Member

Demond Woods
Planning and Zoning Commission Member

Date

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E.,
President

Brandon Middleton
Secretary/Treasurer

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

BCCDD 5 ID# 702-25-002-006

Kerry L. Osburn
Vice President

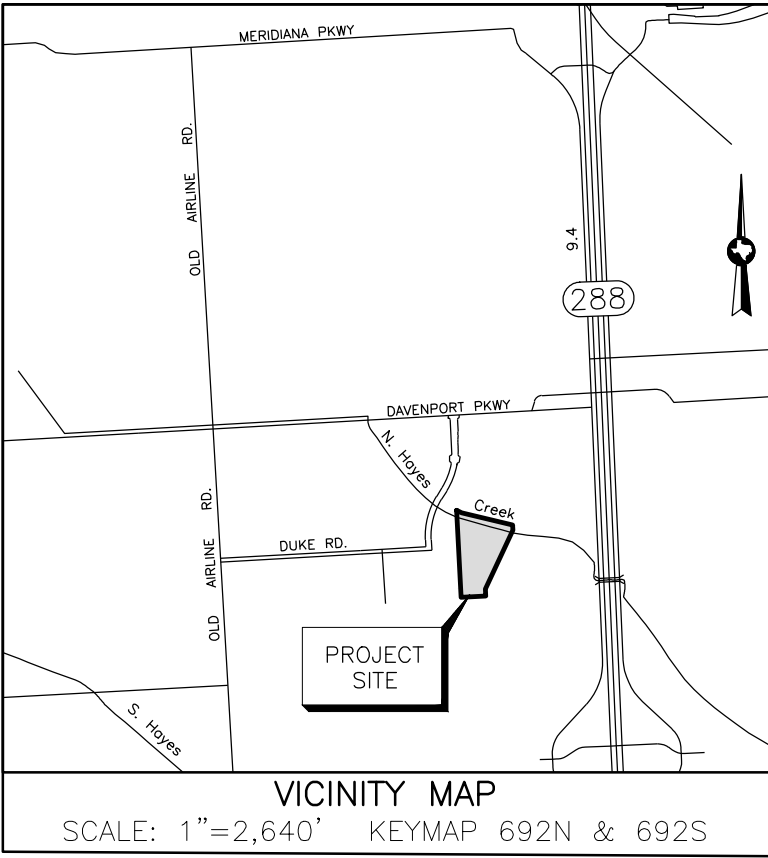
Dinh V. Ho, P.E.
District Engineer

BENCHMARK(S):

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

VICINITY MAP

SCALE: 1"=2,640' KEYMAP 692N & 692S



FINAL PLAT ELLWOOD DETENTION RESERVE "D"

BEING A SUBDIVISION OF 13.87 ACRES OUT OF THE
W. H. DENNIS SURVEY, A-512, AND BEING OUT OF LOTS
468, 469, 471 , 472, 474 AND 475 OF THE EMIGRATION
LAND COMPANY SUBDIVISION IN THE CITY OF IOWA
COLONY, BRAZORIA COUNTY, TEXAS

1 BLOCK 1 RESERVE

OWNER

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

DEVELOPER

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

MAY, 2025

ENGINEER/SURVEYOR



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

METES AND BOUNDS DESCRIPTION
ELLWOOD DETENTION RESERVE "D"
BEING A 13.87 ACRE TRACT OF LAND LOCATED IN THE
W.H. DENNIS SURVEY, ABSTRACT NO. 512
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF A 13.87 ACRE TRACT OF LAND LOCATED IN THE W.H. DENNIS SURVEY, ABSTRACT NO. 512, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO KLLB AIV LLC, DESCRIBED AS BEING 233.54 ACRES BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2023036335 AND PART OF LOTS 468, 469, 471, 472, 474 AND 475 OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 113 OF THE BRAZORIA COUNTY PLAT RECORDS; SAID 13.87 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (WITH BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a "MAG" nail called for and found marking the northerly common corner of Lots 460 and 467 and the northwesterly corner of the said 233.54 acre tract being in the recognized survey line between the W.H. Dennis Survey, Abstract 512 and the H.T. & B.R.R. Company Survey, Section 51, Abstract 286, also being generally within County Road 64, also known as Davenport Parkway, (based on a width of 40 feet by the plat of Emigration Land Co.);

THENCE, South 02°45'50" East, along the westerly line of said 233.54 acre tract for a distance of 1,453.28 feet to point for corner;

THENCE, North 87°14'10" East, for a distance of 246.86 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, South 62°27'14" East, for a distance of 80.04 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

2) THENCE, South 76°38'44" East, for a distance of 719.35 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

3) THENCE, South 01°39'41" East, for a distance of 67.65 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

4) THENCE, South 24°52'36" West, for a distance of 891.80 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

5) THENCE, South 01°36'59" East, for a distance of 98.67 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

6) THENCE, South 87°03'07" West, for a distance of 340.28 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, North 02°54'07" West, for a distance of 1,197.50 feet to the POINT OF BEGINNING and containing 13.87 acres of land.

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- All boundary corners for the plot shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
- A- indicates Abstract
AC. indicates Acres
B.C.C.F. NO. indicates Brazoria County Clerk's File Number
B.C.D.R. indicates Brazoria County Deed Records
B.C.P.R. NO. indicates Brazoria County Plot Records Number
B.L. indicates Building Line
C.I.R. indicates Capped Iron Rod
PG. indicates Page
P.O.B. indicates Point Of Beginning
P.O.C. indicates Point of Commencing
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right of Way
U.E. indicates Utility Easement
VOL. indicates Volume
(F) indicates found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
- The property subdivided in the foregoing plat lies within Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. 57, and Brazoria County Drainage District #5 (B.D.D.#5).
- The boundary for this plat has a closure in excess of 1:15,000.
- No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
- This final plat will expire two (2) years after final approval by City Council if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by City Council.
- All water and wastewater facilities shall conform to the city's design criteria.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0120K, dated December 30, 2020, a portion of the property lies within "Zone AE" (areas of 1% annual chance floodplain with base flood elevations determined), a portion of the subject property shown hereon lies within shaded "Zone X" (areas of 0.2% annual chance floodplain, areas of 1% annual chance floodplain for depth less than 1 foot or area less than 1 square mile), and a portion of the subject property shown hereon lies within unshaded "Zone X" (areas of minimal flood hazard).

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 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.

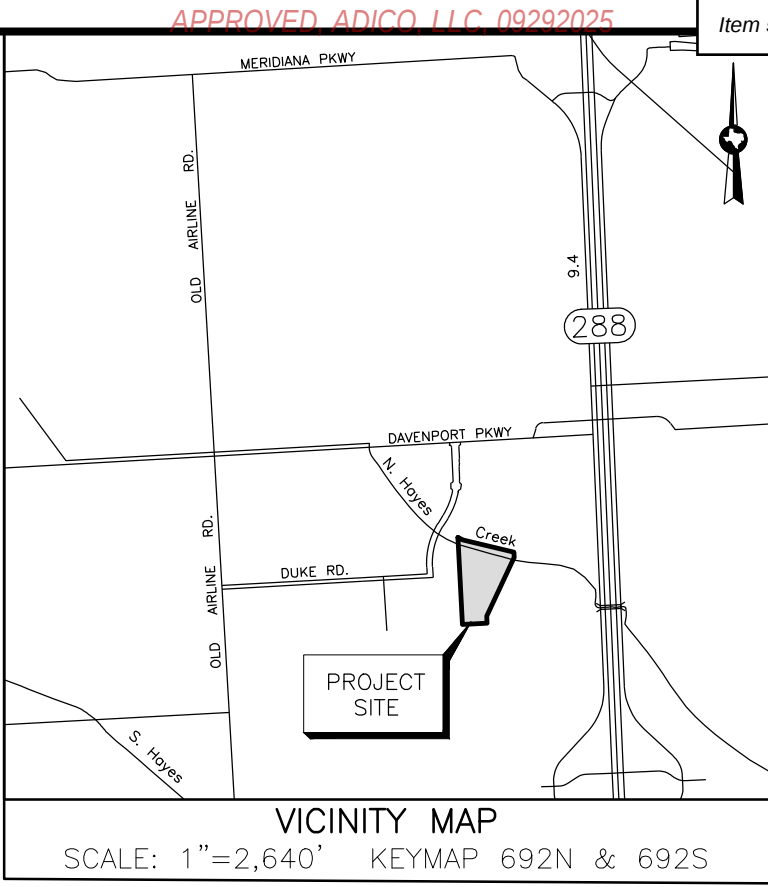
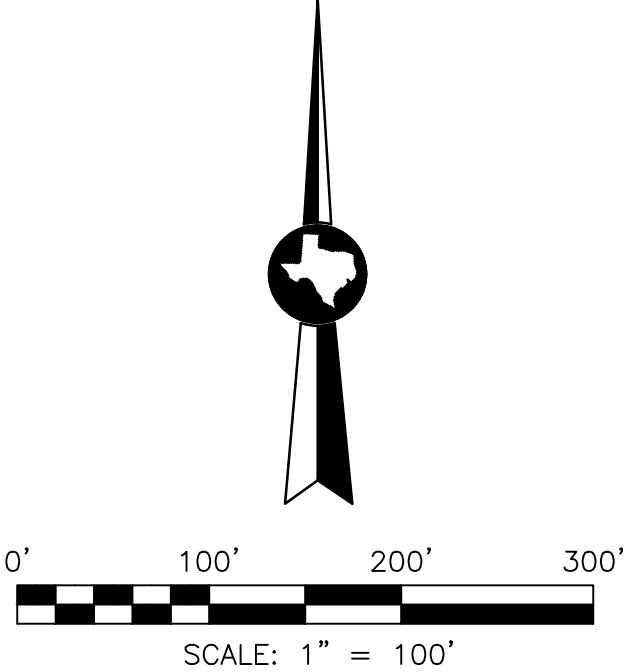
- This plat is subject to an old Roadway Easement not being shown inside of the boundary of this plat recorded under Volume 819, Page 416 of the Brazoria County Deed Records. All existing road rights-of-ways or roadway easements crossing through this tract are to be released and abandoned by this plat.
- This plat is subject to a 40' Road not being shown inside of the boundary of this plat recorded under Volume 2, Page 113 of the Brazoria County Plat Records. All existing road rights-of-ways or roadway easements crossing through this tract are to be released and abandoned by this plat.
- Subject to Ordinance No. 2011-4 (Pipeline Setback Ordinance), no residential, commercial, or industrial structure other than structures necessary to operate the Facility or Pipeline, shall be erected at or moved to a location nearer than fifty feet (50') to any Facility or Pipeline other than a low pressure pipeline distribution system pipeline as defined herein.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, any governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a 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 plan.
- All storm water drainage pipes, culverts, tiles or other (includes 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 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.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-06).
- 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 sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- 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. Plot 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.



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.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.66 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD DETENTION RESERVE 'D'	1.13 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE. 1'	1.11 AC.
ELLWOOD DETENTION RESERVE 'F'	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 1 STREET DEDICATION	0.00 AC.
ELLWOOD SECTION 1A (10 LOTS)	0.51 AC.
ELLWOOD SECTION 1B (82 LOTS)	0.37 AC.
TOTAL	4.78 AC.
TOTAL REQUIRED 1/54 AC. PER LOT AT 92 LOTS	1.70 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.	



BENCHMARK(S):

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

RESERVE		RESTRICTED TO	RESERVE TABLE	AREA
D		DETENTION, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES		604,072 SQ. FT. / 13.87 ACRES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 62°27'14" E	80.04'
L2	S 01°39'41" E	67.65'
L3	S 01°36'59" E	98.67'

FINAL PLAT ELLWOOD DETENTION RESERVE "D"

BEING A SUBDIVISION OF 13.87 ACRES OUT OF THE
W. H. DENNIS SURVEY, A-512, AND BEING OUT OF LOTS
468, 469, 471 , 472, 474 AND 475 OF THE EMIGRATION
LAND COMPANY SUBDIVISION IN THE CITY OF IOWA
COLONY, BRAZORIA COUNTY, TEXAS

1 BLOCK 1 RESERVE

OWNER

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

DEVELOPER

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

MAY, 2025

ENGINEER/SURVEYOR



1001 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

Monday, September 29, 2025

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

Re: Ellwood Detention Reserve "E" Phase I Final Plat
Letter of Recommendation to Approve
COIC Project No. 6442
Adico, LLC Project No. 710-25-002-020

Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of Ellwood Detention Reserve "E" Phase I Final Plat received on or about September 29, 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 September 29, 2025. Please provide to Kayleen Rosser, City Secretary, two (2) sets of mylars and ten (10) prints of the plat by no later than Wednesday, October 1, 2025, for consideration at the October 7, 2025, 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: 710-25-002-020

STATE OF TEXAS }
COUNTY OF BRAZORIA }

We, KLLB AIV LLC, a Delaware limited liability company, acting by and through Tricia Tiernan, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, owner of the property subdivided in this plat, ELLWOOD DETENTION RESERVE "E", PHASE 1 do hereby make subdivision of said property for and on behalf of said KLLB AIV, LLC, a Delaware limited liability company, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of ELLWOOD DETENTION RESERVE "E", PHASE 1, where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

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

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

IN TESTIMONY WHEREOF, KLLB AIV LLC, a Delaware limited liability company, has caused these presents to be signed by Tricia Tiernan, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, thereunto authorized by this _____, day of _____, 2025.

OWNER
KLLB AIV LLC,
a Delaware Limited Liability Company

BY: _____
Print Name: Tricia Tiernan
Title: Authorized Signatory

STATE OF ARIZONA }
COUNTY OF MARICOPA }

BEFORE ME, the undersigned authority, on this day personally appeared Tricia Tiernan, Authorized Signatory of KLLB AIV LLC, a Delaware 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 as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2025.

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

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

"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."

Robert Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

Wil Kennedy, Mayor

Nikki Brooks, Council Member

Arnetta Hicks-Murray, Council Member

Marquette Greene-Scott, Council Member

Tim Varlack, Council Member

Sydney Hargroder, Council Member

Kareem Boyce, Council Member

Dinh Ho, P.E., City Engineer

Date

PLANNING AND ZONING COMMISSION APPROVAL

David Hurst, Chairman
Planning and Zoning Commission

Les Hosey
Planning and Zoning Commission Member

Brenda Dillon
Planning and Zoning Commission Member

Brian Johnson
Planning and Zoning Commission Member

Terry Hayes
Planning and Zoning Commission Member

Robert Wall
Planning and Zoning Commission Member

Demond Woods
Planning and Zoning Commission Member

Date

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E.,
President

Brandon Middleton
Secretary/Treasurer

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

BCCDD 5 ID# 702-25-002-007

Kerry L. Osburn
Vice President

Dinh V. Ho, P.E.
District Engineer

BENCHMARK(S):

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

VICINITY MAP

SCALE: 1"=2,640' KEYMAP 692N & 692S

FINAL PLAT ELLWOOD DETENTION RESERVE "E" PHASE 1

BEING A SUBDIVISION OF 15.47 ACRES OUT OF THE
W. H. DENNIS SURVEY, A-512, AND BEING OUT OF LOTS
472, 474, 475 AND 478 OF THE EMIGRATION LAND
COMPANY SUBDIVISION IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS

1 BLOCK 2 RESERVES

OWNER

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

DEVELOPER

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

MAY, 2025

ENGINEER/SURVEYOR



1001 MEADOWCLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA-TEAM
TBPE No. F-726
TBPELS No. 10092300

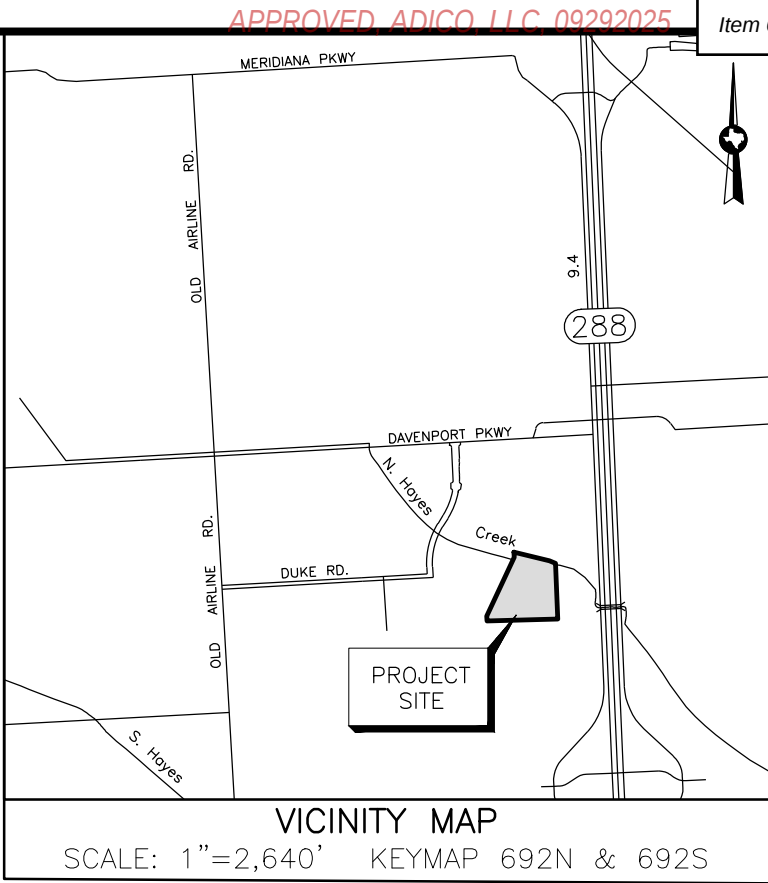
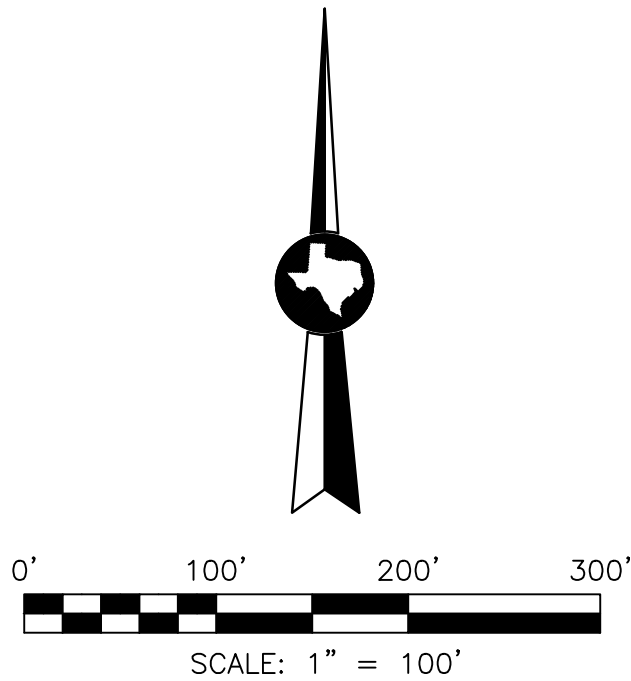
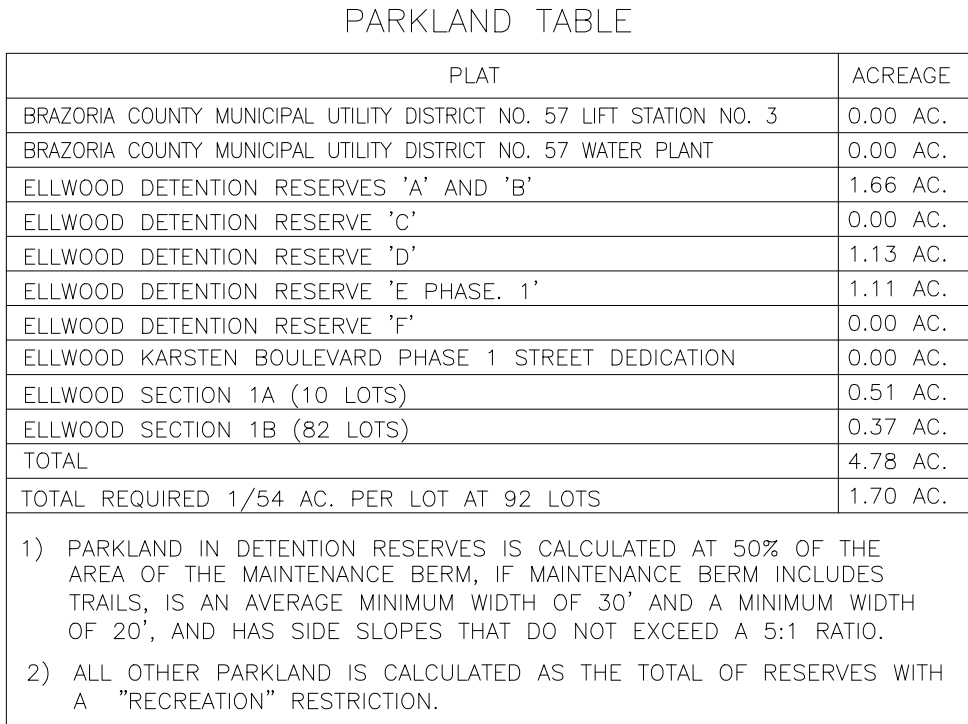
1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
2. All boundary corners for the plot shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
3. A- indicates Abstract
AC, indicates Acres
B.C.C.F. NO. indicates Brazoria County Clerk's File Number
B.C.D.R. indicates Brazoria County Deed Records
B.C.P.R. NO. indicates Brazoria County Plot Records Number
B.L. indicates Building Line
B.L. indicates Capped Iron Rod
PG, indicates Page
P.O.B. indicates Point Of Beginning
P.O.C. indicates Point of Commencing
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right of Way
U.E. indicates Utility Easement
VOL, indicates Volume
(F) indicates found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"

4. The property subdivided in the foregoing plat lies within Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. 57, and Brazoria County Drainage District #5 (B.D.D.#5).
5. The boundary for this plat has a closure in excess of 1:15,000.
6. No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
7. This final plat will expire two (2) years after final approval by City Council if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by City Council.
8. All water and wastewater facilities shall conform to the city's design criteria.
9. This plat is subject to the Rally 288 West PUD Ordinance No. 2022--09.
10. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas Community Panel No. 48039C0120K, dated December 30, 2020, a portion of the subject property shown hereon lies within the "Flowway", a portion of the property lies within "Zone AE" (areas of 1% annual chance floodplain with base flood elevations determined), a portion of the subject property shown hereon lies within shaded "Zone X" (areas of 0.2% annual chance floodplain, areas of 1% annual chance floodplain for depth less than 1 foot or area less than 1 square mile), and a portion of the subject property shown hereon lies within unshaded "Zone X" (areas of minimal flood hazard),

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.

11. This plot is subject to an old Roadway Easement not being shown inside of the boundary of this plot recorded under Volume 819, Page 416 of the Brazoria County Deed Records. All existing road rights-of-ways or roadway easements crossing through this tract are to be released and abandoned by this plot.
12. This plot is subject to a 40' Road not being shown inside of the boundary of this plot recorded under Volume 2, Page 113 of the Brazoria County Plat Records. All existing road rights-of-ways or roadway easements crossing through this tract are to be released and abandoned by this plot.
13. Subject to Ordinance No. 2011-4 (Pipeline Setback Ordinance), no residential, commercial, or industrial structure, other than structures necessary to operate the Facility or Pipeline, shall be constructed or moved to a location nearer than fifty feet (50') to any Facility or Pipeline other than a low pressure pipeline distribution system pipeline as defined herein.

2. All drainage easement shown herein shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
3. All property shall drain into the drainage easement only through an approved drainage structure.
4. All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, any governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
5. The property identified in the foregoing plot lies within Brazoria County Drainage District #5.
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 herein, there are no pipeline easements or pipelines within the boundaries of this plan.
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 easements 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 sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
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 Plan approval process, District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.



NOS MONUMENT # E 066 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, 10 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

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
E	DETENTION, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	611,208 SQ. FT. / 14.03 ACRES
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	62,826 SQ. FT. / 1.44 ACRES
TOTAL		674,034 SQ. FT. / 15.47 ACRES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 65°46'30" E	89.60'
L2	N 01°36'59" W	66.58'
L3	N 01°39'41" W	67.65'

FINAL PLAT
ELLWOOD DETENTION
RESERVE "E" PHASE 1

BEING A SUBDIVISION OF 15.47 ACRES OUT OF THE
W. H. DENNIS SURVEY, A-512, AND BEING OUT OF LOTS
472, 474, 475 AND 478 OF THE EMIGRATION LAND
COMPANY SUBDIVISION IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS

1 BLOCK 2 RESERVES

OWNER

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

DEVELOPER

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

MAY, 2025

ENGINEER/SURVEYOR



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

Monday, September 29, 2025

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

Re: Ellwood Detention Reserve "F" Final Plat
Letter of Recommendation to Approve
COIC Project No. 6443
Adico, LLC Project No. 710-25-002-021

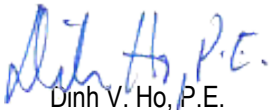
Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of Ellwood Detention Reserve "F" Final Plat received on or about September 29, 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 September 29, 2025. Please provide to Kayleen Rosser, City Secretary, two (2) sets of mylars and ten (10) prints of the plat by no later than Wednesday, October 1, 2025, for consideration at the October 7, 2025, 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: 710-25-002-021

STATE OF TEXAS }
COUNTY OF BRAZORIA }

We, KLLB AIV LLC, a Delaware limited liability company, acting by and through Tricia Tiernan, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, owner of the property subdivided in this plat, ELLWOOD DETENTION RESERVE "F", do hereby make subdivision of said property for and on behalf of said KLLB AIV, LLC, a Delaware limited liability company, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of ELLWOOD DETENTION RESERVE "F" where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

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

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

IN TESTIMONY WHEREOF, KLLB AIV LLC, a Delaware limited liability company, has caused these presents to be signed by Tricia Tiernan, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, thereunto authorized by this ____ day of _____, 2025.

OWNER
KLLB AIV LLC,
a Delaware Limited Liability Company

BY: _____
Print Name: Tricia Tiernan
Title: Authorized Signatory

STATE OF ARIZONA }
COUNTY OF MARICOPA }

BEFORE ME, the undersigned authority, on this day personally appeared Tricia Tiernan, Authorized Signatory of KLLB AIV LLC, a Delaware 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 as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2025.

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

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

Robert Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

Will Kennedy, Mayor

Nikki Brooks, Council Member

Ametta Hicks-Murray, Council Member

Marquette Greene-Scott, Council Member

Tim Varlack, Council Member

Sydney Hargroder, Council Member

Kareem Boyce, Council Member

Dinh Ho, P.E., City Engineer

Date

PLANNING AND ZONING COMMISSION APPROVAL

David Hurst, Chairman
Planning and Zoning Commission

Les Hosey
Planning and Zoning Commission Member

Brenda Dillon
Planning and Zoning Commission Member

Brian Johnson
Planning and Zoning Commission Member

Terry Hayes
Planning and Zoning Commission Member

Robert Wall
Planning and Zoning Commission Member

Demond Woods
Planning and Zoning Commission Member

Date

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

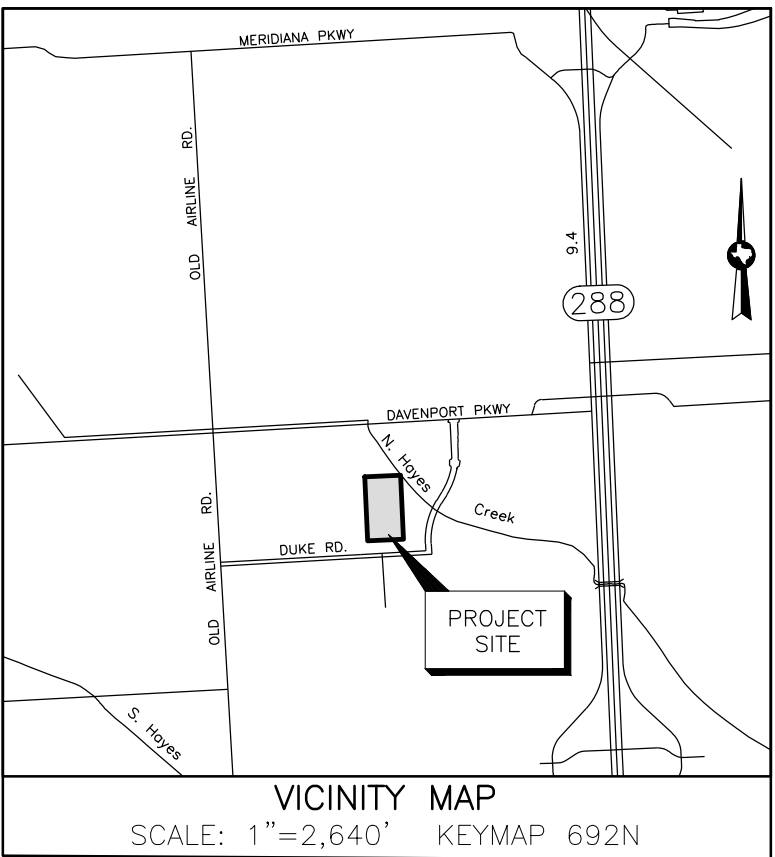
Lee Walden, P.E., President	Date	Kerry L. Osburn Vice President	Date
Brandon Middleton Secretary/Treasurer	Date	Dinh V. Ho, P.E. District Engineer	Date

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# 702-25-002-008

BENCHMARK(S):

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



FINAL PLAT ELLWOOD DETENTION RESERVE "F"

BEING A SUBDIVISION OF 10.01 ACRES OUT OF THE
W. H. DENNIS SURVEY, A-512, AND BEING LOT 451 OF
THE EMIGRATION LAND COMPANY SUBDIVISION IN THE
CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

1 BLOCK 1 RESERVE

OWNER

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

DEVELOPER

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

MAY, 2025

ENGINEER/SURVEYOR



1001 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA-TEAM
TBPE No. F-726
TBPELS No. 10092300

Tuesday, September 30, 2025

Jacob Guerrero
META Planning and Design, LLC
24285 Katy Freeway, Suite 525
Katy, TX 77494
jguerrero@meta-pd.com

Re: Wynserra Section 3 Preliminary Plat
Letter of Recommendation to Approve with Conditions
COIC Project No. 6793
ALLC Project No. 710-25-002-035

Dear Mr. Guerrero:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Wynserra Section 3 Preliminary Plat, received on or about September 12, 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, Adico recommends Approval with Conditions. The east-west collector road shall be a minimum 80' ROW as defined in the Subdivision Ordinance. Although not illustrated in the Major Thoroughfare Plan, the proposed east-west collector roadway connecting FM 521 (Super Arterial) and future Baird Parkway (Major Arterial) aligns with the description of the Major Collector.

Per the Subdivision Ordinance:

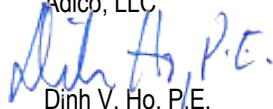
Major Collector streets are secondary traffic arteries which are intended to connect two or more Major Arterial streets or to connect Major Arterial streets with Minor Arterial streets and serve as parallel roadways adjacent to Super Arterial streets and which are used primarily for medium speed or medium traffic.

Minor collector streets are secondary traffic arteries which are intended to connect Local streets with Minor Arterial streets or to connect Major Arterial streets and which are used primarily for slower speed or lower volume traffic.

Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, October 1, 2025, for consideration at the October 7, 2025, Planning and Zoning Meeting.

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

Sincerely,
Adico, LLC

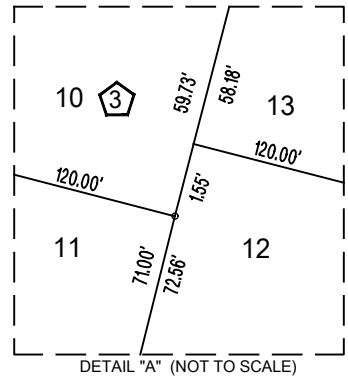

Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
File: 710-25-002-035



TOTAL LOT SIZE COUNT						
SEC	40'	45'	50'	55'	60'	70'
SEC 1	—	—	81	—	—	—
SEC 2	107	—	—	—	—	—
SEC 3	2	—	2	—	99	—
TOTAL	109	—	83	—	99	—

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.87	38,032	LANDSCAPE/ OPEN SPACE
B	0.22	9,740	LANDSCAPE/ OPEN SPACE
C	0.42	18,470	LANDSCAPE/ OPEN SPACE
D	0.12	5,294	LANDSCAPE/ OPEN SPACE
E	0.42	18,388	LANDSCAPE/ OPEN SPACE
	2.05	89,924	TOTAL



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99996742965.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C015K and 48039C0275K, dated December 30, 2020, the property lies within 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. Elevation Land Solutions, 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 Elevation Land Solutions.
- "B.C.P.R." indicates Brazoria County Official Public Records
"B.C.D.R." indicates Brazoria County Deed Records
"B.L." indicates Building Line
"B.E." indicates Drainage Easement
"P.O." indicates Page
"P.O.B." indicates Point of Beginning
"P.U.E." indicates Public Utility Easement
"R." indicates Radius
"R.O.W." indicates Right-Of-Way
"U.E." indicates Utility Easement
"VOL." indicates Volume
"—" indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County Drainage District No. 5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way, shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- The Developer / Homeowners' Association shall be responsible for maintenance of all reserves.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- Drainage plans to be provided prior to final plat submittal.
- One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tract, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the dedicator, his heirs, assigns, or successors.
- Plat approval is subject to approval of adjacent Maple Farms Boulevard dedication plat.
- The plat is subject to the development agreement between Maple Farms Holdings and the City of Iowa Colony dated August 12, 2024, and acceptance of Section 2.
- The entire plat for Maple Farms section 3 lies within BCMUD 90.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 30°47'56" E	104.15'
L2	N 27°05'39" W	93.37'
L3	N 28°29'30" W	50.00'
L4	S 27°05'39" E	415.00'
L5	N 61°43'37" E	64.19'
L6	S 59°27'36" W	59.24'
L7	S 57°09'20" W	58.46'
L8	S 44°18'43" W	53.33'
L9	S 25°07'25" W	53.33'
L10	N 14°31'29" E	59.65'
L11	N 14°30'00" E	55.00'
L12	S 59°30'00" W	14.14'
L13	N 75°30'00" W	119.06'
L14	N 75°30'00" W	95.00'
L15	S 14°30'00" W	77.48'
L16	S 61°37'51" W	67.89'
L17	S 61°40'25" W	108.88'
L18	S 59°15'17" E	144.61'
L19	S 43°03'23" W	73.34'
L20	S 25°55'29" W	82.16'
L21	N 39°45'02" E	89.57'
L22	S 84°45'02" W	14.14'
L23	N 50°14'58" W	115.50'
L24	S 06°03'31" W	30.00'
L25	S 76°08'09" W	20.00'
L26	N 49°57'46" W	168.29'
L27	S 42°54'31" W	98.41'
L28	S 33°30'48" W	100.00'

CURVE TABLE

CURVE	ARC RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	87°17'09"	38.09'	N 12°50'38" W	34.51'
C2	1765.00'	28°22'28"	874.08'	N 44°59'10" E	865.17'
C3	25.00'	88°43'40"	38.71'	N 76°27'45" W	34.96'
C4	3975.00'	05°00'16"	347.20'	S 29°35'47" E	347.09'
C5	25.00'	88°36'09"	38.66'	N 17°12'25" E	34.92'
C6	1975.00'	01°23'51"	48.18'	S 62°12'25" W	48.17'
C7	75.00'	71°03'36"	93.02'	N 68°58'12" E	87.17'
C8	50.00'	70°04'38"	61.15'	S 48°54'10" E	57.41'
C9	2000.00'	09°23'51"	328.03'	N 47°36'27" E	327.67'
C10	1535.00'	06°38'24"	177.89'	N 39°35'20" E	177.79'
C11	25.00'	87°14'40"	38.07'	S 79°53'28" W	34.49'

PARKLAND BANK							
SEC	NUMBER OF LOTS	PUBLIC PARK REQUIREMENT (1AC /54 DU)	PRIVATE PARK/ OPEN SPACE DEDICATION	PRIVATE PARK/ CREDIT (100%)	PRIVATE PARK/ DEDICATION/ DETENTION	PRIVATE PARK/ CREDIT (50%)	PARK CREDIT PROVIDED (AC)
SEC 1	81	1.500	1.050	1.050	—	—	1.050
SEC 2	107	1.981	1.180	1.180	—	—	1.180
SEC 3	103	1.907	2.050	2.050	—	—	2.050
TOTAL	291	5.389	4.280	4.280	—	—	4.280

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF IOWA COLONY PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

SCALE: 1" = 100'

0 100 200

SEPTEMBER 8, 2025

MTA-45005A

A PRELIMINARY PLAT OF

WYNERRA SEC 3 BEING 26.81 ACRES OF LAND

OUT OF THE
CHESTER S. GORBET SURVEY, A-64
BRAZORIA COUNTY, TEXAS
EDWARD BRADLEY SURVEY, A-44
BRAZORIA COUNTY, TEXAS

CONTAINING 103 LOTS (40'/50'/60' X 120' TYP.) AND
FIVE RESERVES IN SIX BLOCKS.

OWNER:

MAPLE FARMS HOLDINGS, LLC
5847 SAN FELIPE STREET
HOUSTON, TEXAS
ANDREW@MAPLEDEVELOPMENT.COM

ENGINEER:

QUIDDITY ENGINEERING, LLC
2322 W GRAND PARKWAY NORTH, SUITE 150
KATY, TEXAS 77449
(832) 913-4044

PLANNER:

META
PLANNING + DESIGN

Meta Planning + Design LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

Tuesday, September 30, 2025

Jacob Guerrero
META Planning and Design, LLC
24285 Katy Freeway, Suite 525
Katy, TX 77494
jguerrero@meta-pd.com

Re: Wynserra Section 4 Preliminary Plat
Letter of Recommendation to Approve with Conditions
COIC Project No. 6794
ALLC Project No. 710-25-002-036

Dear Mr. Guerrero:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Wynserra Section 4 Preliminary Plat, received on or about September 12, 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, Adico recommends Approval with Conditions. The east-west collector road shall be a minimum 80' ROW as defined in the Subdivision Ordinance. Although not illustrated in the Major Thoroughfare Plan, the proposed east-west collector roadway connecting FM 521 (Super Arterial) and future Baird Parkway (Major Arterial) aligns with the description of the Major Collector.

Per the Subdivision Ordinance:

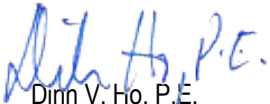
Major Collector streets are secondary traffic arteries which are intended to connect two or more Major Arterial streets or to connect Major Arterial streets with Minor Arterial streets and serve as parallel roadways adjacent to Super Arterial streets and which are used primarily for medium speed or medium traffic.

Minor collector streets are secondary traffic arteries which are intended to connect Local streets with Minor Arterial streets or to connect Major Arterial streets and which are used primarily for slower speed or lower volume traffic.

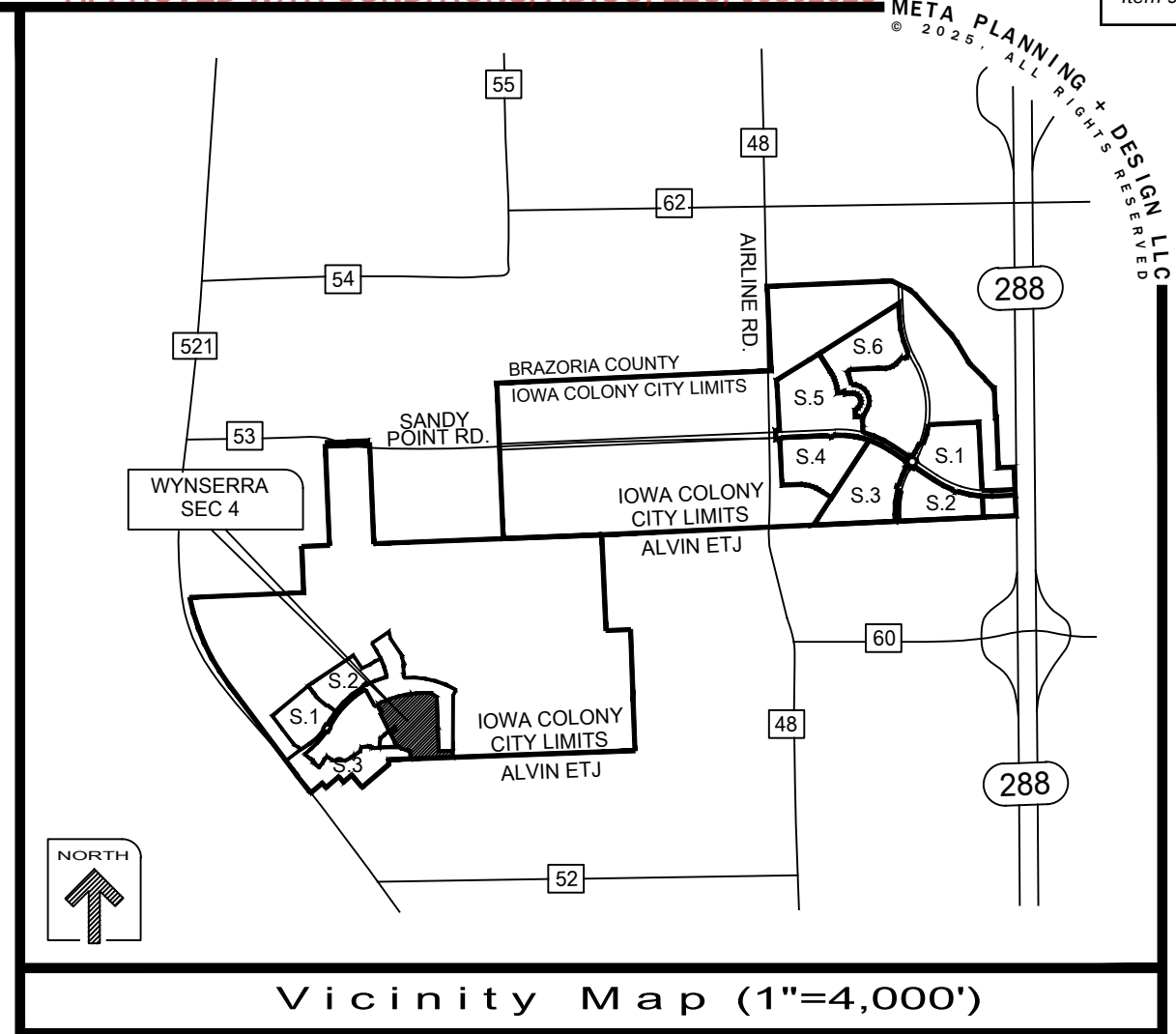
Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, October 1, 2025, for consideration at the October 7, 2025, Planning and Zoning Meeting.

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

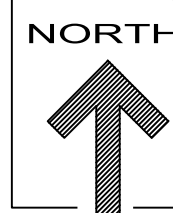
Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
File: 710-25-002-036



Vicinity Map (1"=4,000')



TOTAL LOT SIZE COUNT						
SEC	40'	45'	50'	55'	60'	70'
SEC 1	—	—	81	—	—	—
SEC 2	107	—	—	—	—	—
SEC 3	2	—	2	—	96	—
SEC 4	—	—	122	—	—	—
TOTAL	109	—	203	—	96	—

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.08	3,536	LANDSCAPE/ OPEN SPACE
B	0.08	3,565	LANDSCAPE/ OPEN SPACE
C	0.08	3,450	LANDSCAPE/ OPEN SPACE
D	0.14	6,305	LANDSCAPE/ OPEN SPACE
E	0.07	3,134	LANDSCAPE/ OPEN SPACE
	0.45	23,124	TOTAL

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 27°05'39" W	89.85'
L2	S 62°54'21" W	32.00'
L3	N 17°54'21" E	14.14'
L4	N 62°54'21" E	49.35'
L5	N 68°42'21" E	180.32'
L6	S 72°54'31" W	157.78'
L7	N 77°06'41" E	157.78'
L8	S 81°18'50" W	74.14'
L9	N 53°36'57" W	14.12'
L10	S 81°47'39" W	31.86'
L11	S 37°30'40" W	14.09'
L12	S 82°42'54" W	84.19'
L13	N 86°55'03" E	131.47'
L14	N 89°43'10" E	163.19'
L15	S 56°37'04" E	137.64'
L16	N 42°56'21" E	14.14'
L17	S 02°03'39" E	30.00'
L18	S 47°03'39" E	14.14'
L19	N 78°21'35" W	71.40'
L20	S 74°40'11" E	41.20'
L21	N 72°45'48" W	138.73'
L22	N 47°49'49" W	167.70'
L23	S 27°05'39" E	53.63'
L24	S 15°51'19" W	14.64'
L25	S 58°48'17" W	111.14'
L26	N 27°05'39" W	7.19'
L27	S 62°54'21" W	110.00'
L28	N 72°05'39" W	14.14'
L29	N 27°05'39" W	541.00'
L30	N 25°41'48" W	50.00'

CURVE TABLE:

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	88°36'09"	38.66'	N 71°23'43" W	34.92'
C2	325.00'	04°06'05"	23.26'	N 29°08'41" W	23.26'
C3	1975.00'	01°23'51"	48.18'	N 63°36'17" E	48.17'

A PRELIMINARY PLAT OF

WYNSERRA SEC 4

BEING 24.4 ACRES OF LAND

OUT OF THE
CHESTER S. GORBET SURVEY, A-64
BRAZORIA COUNTY, TEXASCONTAINING 122 LOTS (50'X 120' TYP.) AND
FIVE RESERVES IN FOUR BLOCKS.OWNER:
MAPLE FARMS HOLDINGS, LLC
5847 SAN FELIPE STREET
HOUSTON, TEXAS
ANDREW@MAPLEDEVELOPMENT.COMENGINEER:
QUIDDITY ENGINEERING, LLC
2322 W GRAND PARKWAY NORTH, SUITE 150
KATY, TEXAS 77449
(832) 913-4044

PLANNER:

META
PLANNING + DESIGNMeta Planning + Design LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'

0 100 200

SEPTEMBER 10, 2025

MTA-45005A

CALLED 11.97 ACRES
BRENDA GOBELLAN
B.C.C.F. NO. 2008029823CALLED 12.86 ACRES
FESSHAYE EMBAYE
B.C.C.F. NO. 2019043986CALLED 12.77 ACRES
FESSHAYE EMBAYE
AND MESFIN ZAID
B.C.C.F. NO. 2005019189CALLED 12.82 ACRES
MESFIN ZAID AND
SELAMAWIT ZAID
B.C.C.F. NO. 2014016902

PARKLAND BANK							
SEC	NUMBER OF LOTS	PUBLIC PARK REQUIREMENT (1AC / 54 DU)	PRIVATE PARK/ OPEN SPACE DEDICATION	PRIVATE PARK/ CREDIT (100%)	PRIVATE PARK/ DEDICATION DRAINAGE/ DETENTION	PRIVATE PARK/ CREDIT (50%)	PARK CREDIT PROVIDED (AC)
SEC 1	81	1.500	1.050	1.050	—	—	1.050
SEC 2	107	1.981	1.180	1.180	—	—	1.180
SEC 3	103	1.907	2.050	2.050	—	—	2.050
SEC 4	122	2.259	0.450	0.450	—	—	0.450
ST.DED	—	—	3.350	3.350	44.560	22.280	25.630
TOTAL	413	7.648	8.080	8.080	44.560	22.280	30.360

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF IOWA COLONY PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

Wednesday, August 13, 2025

Jacob Guerrero
META Planning and Design, LLC
24285 Katy Freeway, Suite 525
Katy, TX 77494
jguerrero@meta-pd.com

Re: Wynserra Water Plant Preliminary Plat
Letter of Recommendation to Approve with Conditions
COIC Project No. 6796
ALLC Project No. 710-25-002-038

Dear Mr. Guerrero:

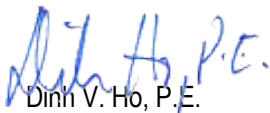
On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal for Wynserra Water Plant Preliminary Plat, received on or about September 12, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, Adico recommends Approval with Conditions. Approval is contingent on approval of Wynserra General Plan.

Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, October 1, 2025, for consideration at the October 7, 2025, Planning and Zoning Meeting.

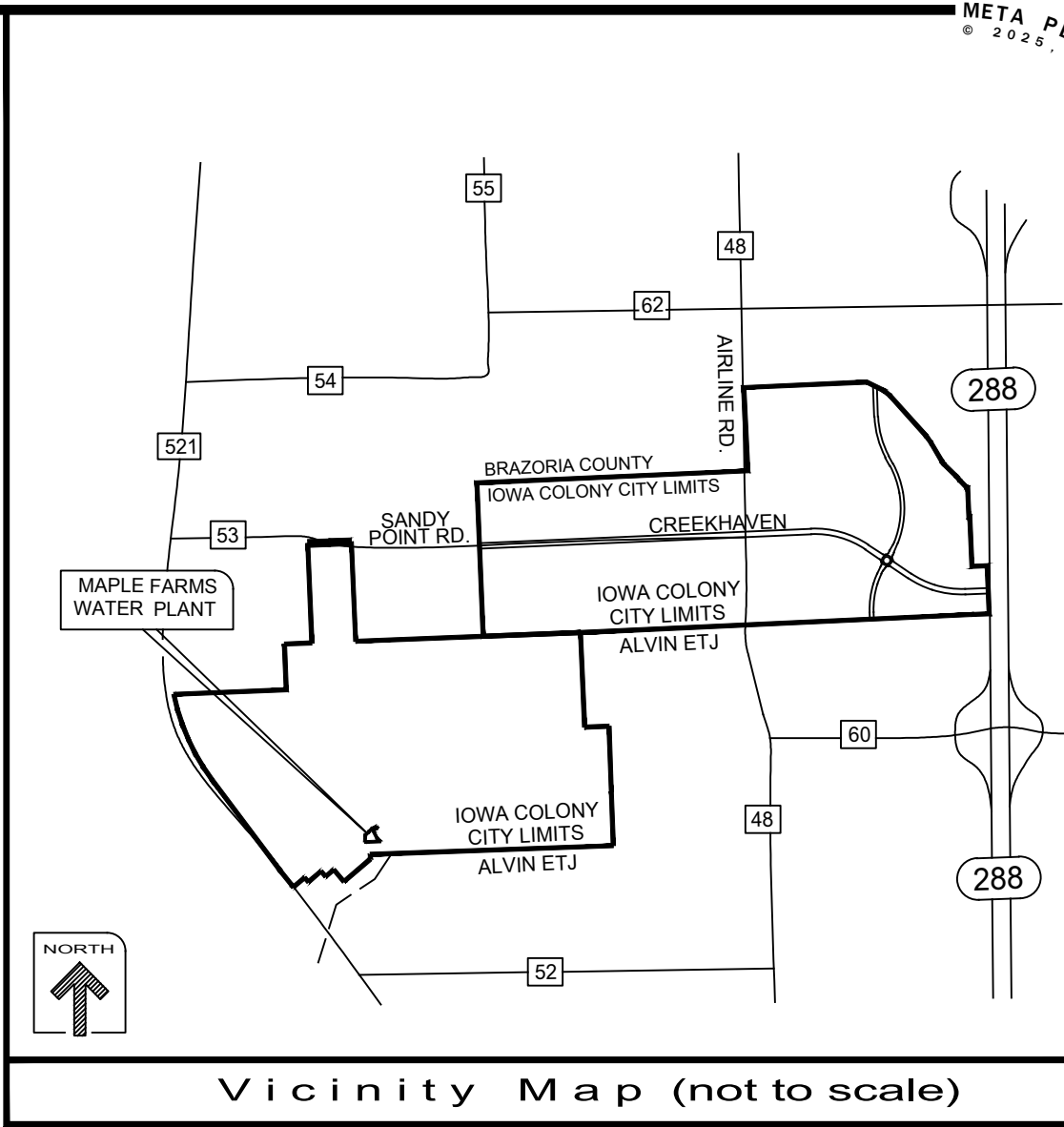
Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC



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

Cc: Kayleen Rosser
File: 710-25-002-038



- GENERAL NOTES:
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
 - The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C015K and 48039C0275K, dated December 30, 2020, the property lies within 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. Elevation Land Solutions 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 Elevation Land Solutions.
 - "B.C.O.P.R." indicates Brazoria County Official Public Records
"B.C.D.R." indicates Brazoria County Deed Records
"B.L." indicates Building Line
"B.E." indicates Drainage Easement
"P.G." indicates Page
"P.O.B." indicates Point of Beginning
"P.U.E." indicates Public Utility Easement
"R." indicates Radius
"R.O.W." indicates Right-Of-Way
"U.E." indicates Utility Easement
"VOL." indicates Volume
"J" indicates change in street name.
 - The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County Drainage District No. 5.
 - Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
 - The Developer /Homeowners' Association shall be responsible for maintenance of all reserves.
 - Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
 - Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
 - The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
 - Drainage plans to be provided prior to final plat submittal.
 - One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tract; the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
 - The City allows for a maximum of 35 lots with one point of ingress/egress. The approval of this plat is subject to approval and acceptance of Section 2.
 - Plat approval is subject to approval of adjacent Maple Farms Boulevard dedication plat.
 - The plat is subject to the development agreement between Maple Farms Holdings and the City of Iowa Colony dated August 12, 2024, and acceptance of Section 2.
 - The entire plat for Maple Farms Water Plant lies within FBMD 90.

A PRELIMINARY PLAT OF

WYNSERRA WATER PLANT

BEING ±1.82 ACRES OF LAND
OUT OF THE
CHESTER S. GORBET SURVEY, A-64
BRAZORIA COUNTY, TEXAS

CONTAINING ONE RESERVE IN ONE BLOCK

OWNER:
MAPLE FARMS HOLDINGS, LLC
5847 SAN FELIPE STREET
HOUSTON, TEXAS
ANDREW@MAPLEDEVELOPMENT.COM

ENGINEER:
QUIDDITY ENGINEERING, LLC
2322 W. GRAND PARKWAY N SUITE 150
KATY, TEXAS 77449
(832) 913-4000

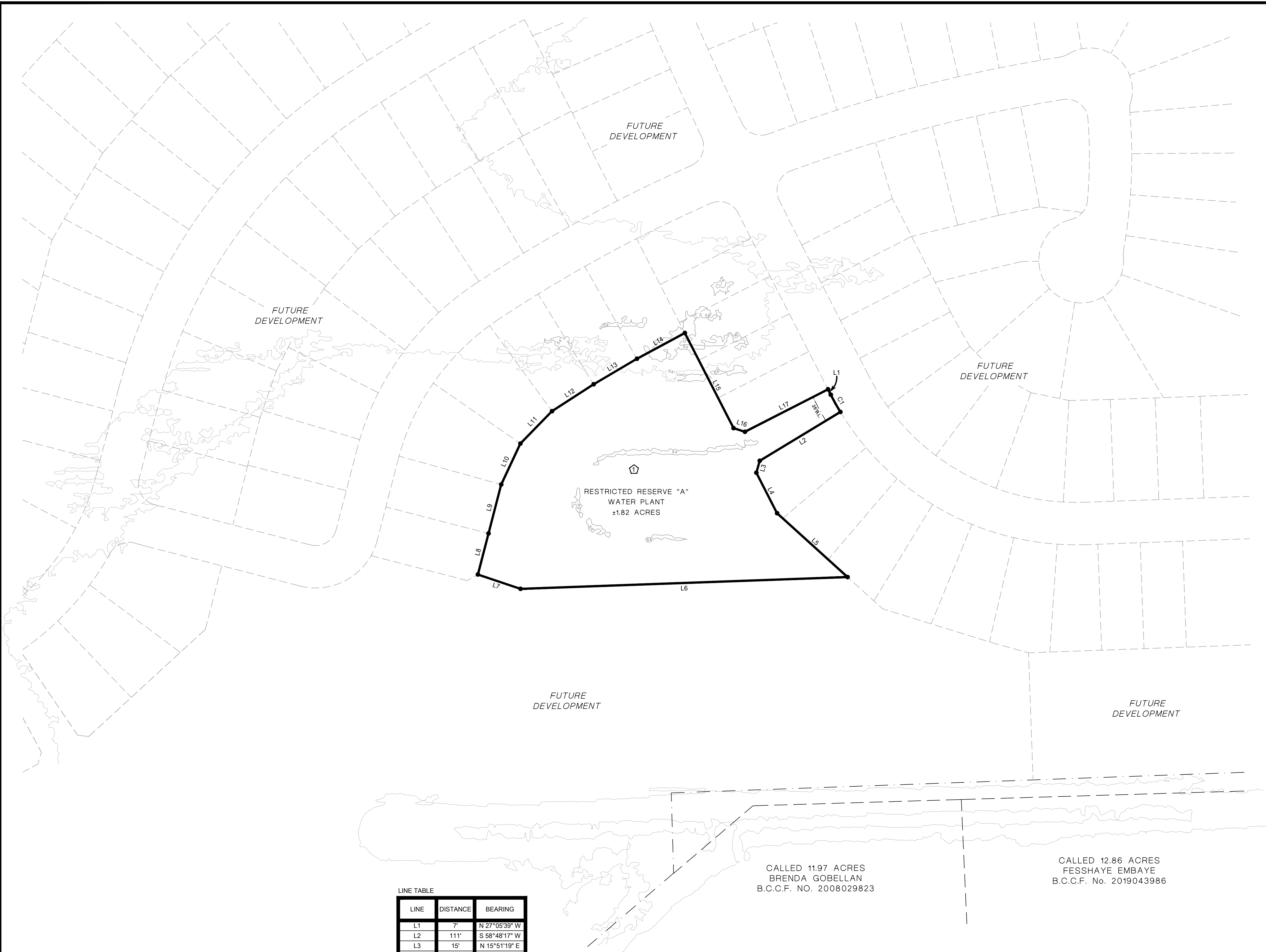
PLANNER:



Meta Planning + Design LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SEPTEMBER 11, 2025

MTA-45005A



LINE TABLE

LINE	DISTANCE	BEARING
L1	7'	N 27°05'39" W
L2	111'	S 58°48'17" W
L3	15'	N 15°51'19" E
L4	54'	S 27°05'39" E
L5	112'	S 47°49'49" E
L6	386'	S 87°56'21" W
L7	53'	S 71°24'26" E
L8	50'	S 14°30'00" W
L9	60'	N 14°31'29" E
L10	53'	N 25°07'25" E
L11	53'	S 44°18'43" W
L12	58'	N 57°09'20" E
L13	59'	N 59°27'36" E
L14	64'	N 61°43'37" E
L15	126'	S 27°05'39" E
L16	14'	N 72°05'39" W
L17	110'	N 62°54'21" E

CALLLED 11.97 ACRES
BRENDA GOBELLAN
B.C.C.F. NO. 2008029823

CALLLED 12.86 ACRES
FESSHAYE EMBAYE
B.C.C.F. No. 2019043986

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
	±1.82	±79,410	WATER PLANT
	±1.82	±79,410	TOTAL

CURVE TABLE

CURVE	ARC RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	325'	04°06'05"	23'	N 29°08'41" W	23'

TOTAL LOT SIZE COUNT						
SEC	40'	45'	50'	55'	60'	70'
SEC 1	—	—	81	—	—	—
SEC 2	107	—	—	—	—	—
SEC 3	2	—	2	—	96	—
SEC 4	—	—	131	—	—	—
TOTAL	109	—	212	—	96	—

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF IOWA COLONY PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

Tuesday, September 30, 2025

Jacob Guerrero
META Planning and Design, LLC
24285 Katy Freeway, Suite 525
Katy, TX 77494
jguerrero@meta-pd.com

Re: Creekhaven Section 7 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 6964
ALLC Project No. 710-25-002-045

Dear Mr. Guerrero:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Creekhaven Section 7 Preliminary Plat, received on or about September 25, 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 plat as resubmitted on September 25, 2025. Please provide ten (10) prints of the plat to Kayleen Rosser, by no later than Wednesday, October 1, 2025, for consideration to the October 7, 2025, Planning and Zoning agenda.

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

Sincerely,
Adico, LLC

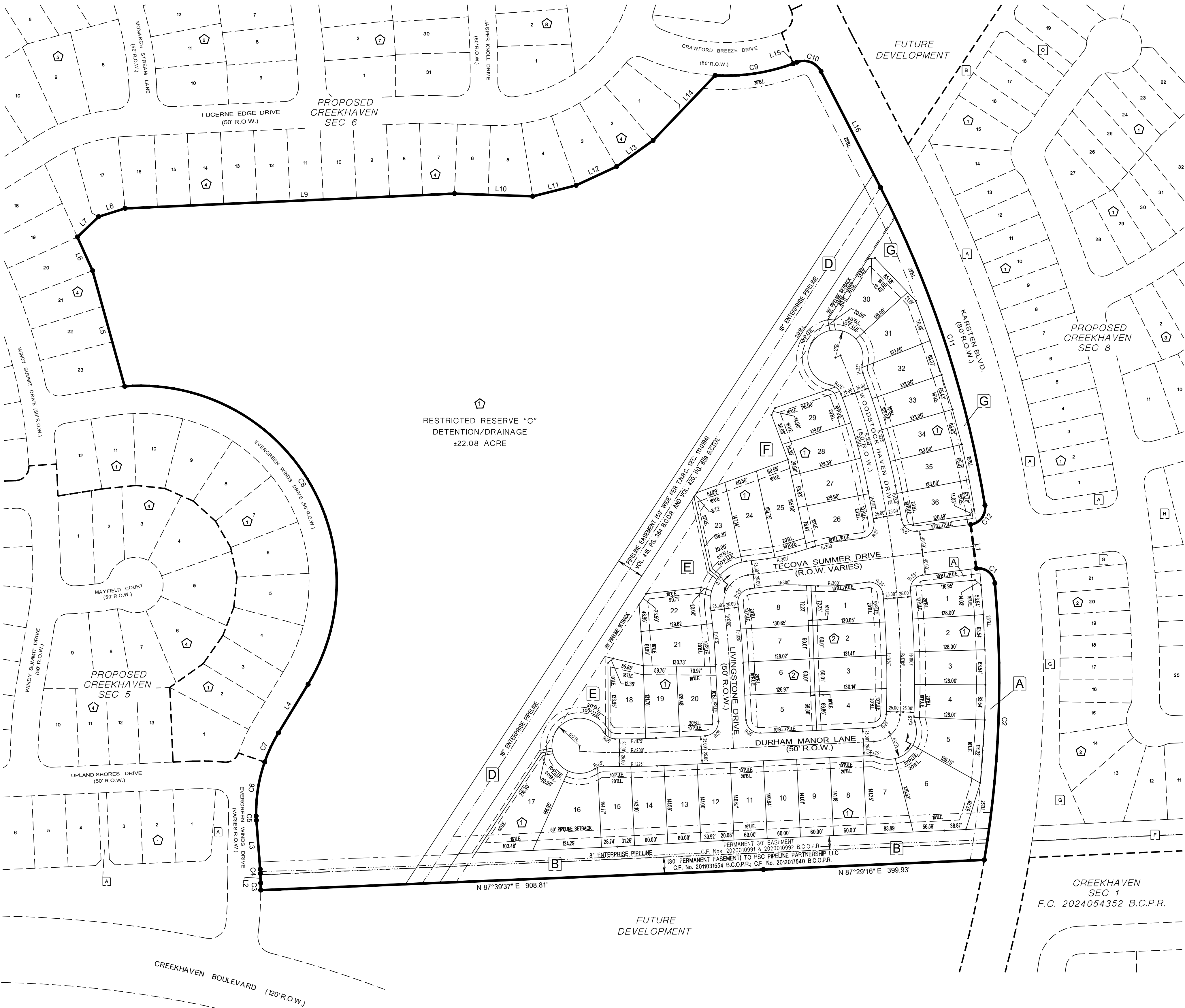
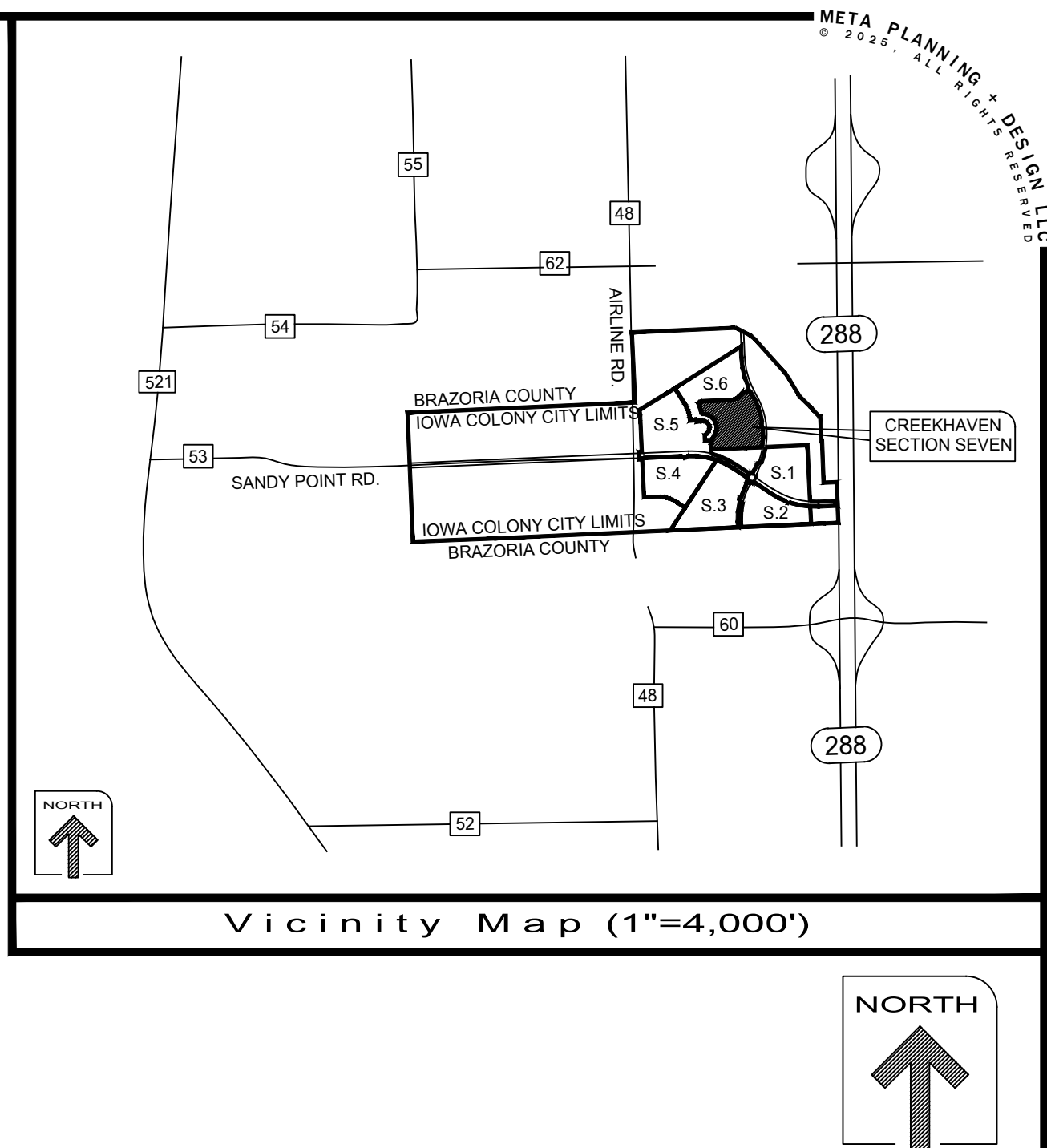

Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
File: 710-25-002-045

PARKLAND BANK								
SEC	NUMBER OF LOTS	PUBLIC PARK REQUIREMENT (1AC /54 DU)	PRIVATE PARK/ OPEN SPACE DEDICATION	PRIVATE PARK/ CREDIT (100%)	PRIVATE PARK/ DEDICATION DRAINAGE/DETENTION	PRIVATE PARK/ CREDIT (50%)	PARK CREDIT PROVIDED (AC)	REMAINING PARK CREDIT (AC.)
SEC 1	169	3.130	3.019	3.019	—	—	3.019	-0.111
SEC 2	111	2.056	2.078	2.078	2.181	1.091	3.798	1.631
SEC 3	124	2.296	2.484	2.484	11.49	5.744	8.228	7.763
SEC 4	185	3.426	5.82	5.82	—	—	5.82	10.157
SEC 5	182	3.370	5.36	5.36	—	—	5.36	12.147
SEC 6	148	2.741	2.54	2.54	—	—	2.54	11.946
SEC 7	44	0.815	4.28	4.28	22.93	11.465	15.745	
TOTAL	963	17.834	24.691	24.691	37.471	18.735	44.046	

TOTAL LOT SIZE COUNT							
SEC	40'	45'	50'	55'	60'	70'	
SEC 1	83	74	6	2	2	2	
SEC 2	—	—	111	—	—	—	
SEC 3	—	—	—	60	64	—	
SEC 4	96	89	—	—	—	—	
SEC 5	—	—	103	79	—	—	
SEC 6	—	—	—	33	115	—	
SEC 7	—	—	—	—	44	—	
TOTAL	179	163	220	174	225	2	

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.34	14,862	LANDSCAPE/ OPEN SPACE
B	1.21	52,710	LANDSCAPE/ OPEN SPACE/ UTILITIES
C	22.08	961,656	DRAINAGE/ DETENTION
D	1.73	75,260	PIPELINE EASEMENT
E	0.83	36,104	LANDSCAPE/ OPEN SPACE
F	0.61	26,460	LANDSCAPE/ OPEN SPACE
G	0.41	17,814	LANDSCAPE/ OPEN SPACE
	27.22	1,184,866	TOTAL



LINE TABLE:		
LINE	BEARING	DISTANCE
L1	N 07°13'42" W	80.00'
L2	S 01°25'23" E	16.97'
L3	N 04°23'11" W	88.96'
L4	N 31°21'50" E	102.95'
L5	N 15°30'17" W	216.85'
L6	N 24°13'33" W	66.84'
L7	N 46°18'12" E	53.12'
L8	N 72°29'02" E	49.80'
L9	N 87°25'51" E	596.14'
L10	S 88°01'12" E	141.29'
L11	S 75°49'23" W	80.89'
L12	N 65°06'13" E	80.89'
L13	S 54°23'03" W	80.89'
L14	N 43°39'53" E	162.52'
L15	N 68°26'44" E	7.18'
L16	S 27°08'47" E	235.84'

CURVE TABLE:					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	92°04'43"	48.21'	N 51°11'21" W	43.19'
C2	1960.00'	14°39'38"	501.51'	S 02°10'50" W	500.15'
C3	630.00'	01°10'12"	12.87'	N 00°50'17" W	12.87'
C4	150.00'	02°57'48"	7.76'	S 02°54'17" E	7.76'
C5	150.00'	02°57'48"	7.76'	S 02°54'17" E	7.76'
C6	275.00'	20°39'42"	99.17'	N 08°54'28" E	98.63'
C7	275.00'	12°07'31"	58.20'	S 25°18'04" W	58.09'
C8	355.00'	125°55'05"	780.18'	N 31°35'43" W	632.38'
C9	355.00'	23°07'43"	143.30'	N 81°25'44" E	142.33'
C10	35.00'	84°09'07"	51.41'	N 69°16'45" W	46.91'
C11	1960.00'	17°44'43"	607.04'	S 18°10'47" E	604.62'
C12	30.00'	92°04'43"	48.21'	N 36°43'57" E	43.19'

- GENERAL NOTES:
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
 - The Coordinates shown herein 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: 0.999854295.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C010K, dated December 30, 2020, the property lies within 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. Elevation Land Solutions, assumes no liability as to the accuracy of the location of the flood zone lines. This flood statement shall not create liability on the part of Elevation Land Solutions.
 - "B.C.O.P.R." indicates Brazoria County Official Public Records
"B.C.D.R." indicates Brazoria County Deed Records
"S.L." indicates Building Line
"B.E." indicates Drainage Easement
"P.O.B." indicates Point of Beginning
"P.U.E." indicates Public Utility Easement
"R.O.W." indicates Right-Of-Way
"U.E." indicates Utility Easement
"V.O.L." indicates Volume
"—" indicates change in street name
 - The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County, Texas, and is subject to the following:
a. The property is located within the Brazoria County Drainage District No. 5.
b. 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.
 - The Developer /Homeowners' Association shall be responsible for maintenance of all reserves.
 - Contour lines shown herein are based on the NGS Benchmark E 306 being noted herein.
 - Preliminary: this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
 - The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
 - One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets shall adjacent average (feet): the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the dedicant, his heirs, assigns, or successors.
 - The emergency access provided must be 20 feet in width and have a traffic load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).
 - This plat contains Typo II lots, and is subject to such regulations defined in the Development agreement between Hses Interests and the City of Iowa Colony dated August 15, 2022.

CREEKHAVEN SEC 7

BEING 39.0 ACRES OF LAND CONTAINING 44 LOTS AND SEVEN RESERVES IN TWO BLOCKS.

OUT OF THE DAVID TALLY LEAGUE, A-130 IOWA COLONY, BRAZORIA COUNTY, TEXAS

OWNER:
SPUR CREEKHAVEN DEVELOPMENT, L.P.
2450 FONDERN RD
HOUSTON, TX, 77063

ENGINEER/SURVEYOR:
ELEVATION LAND SOLUTIONS
9709 LAKESIDE BLVD., STE 200,
THE WOODLANDS, TX, 77381
(832) 823-2200

PLANNER:
META
PLANNING + DESIGN
META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

TBPLS FIRM REGISTRATION No. 10194692

SCALE: 1" = 100'
0 100 200

SEPTEMBER 2, 2025

MTA-89001A

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF IOWA COLONY PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

Tuesday, September 30, 2025

Jacob Guerrero
META Planning and Design, LLC
24285 Katy Freeway, Suite 525
Katy, TX 77494
jguerrero@meta-pd.com

Re: Creekhaven Section 8 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 6964
ALLC Project No. 710-25-002-046

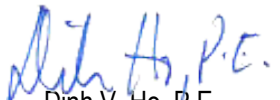
Dear Mr. Guerrero:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Creekhaven Section 8 Preliminary Plat, received on or about September 25, 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 plat as resubmitted on September 25, 2025. Please provide ten (10) prints of the plat to Kayleen Rosser, by no later than Wednesday, October 1, 2025, for consideration to the October 7, 2025, Planning and Zoning agenda.

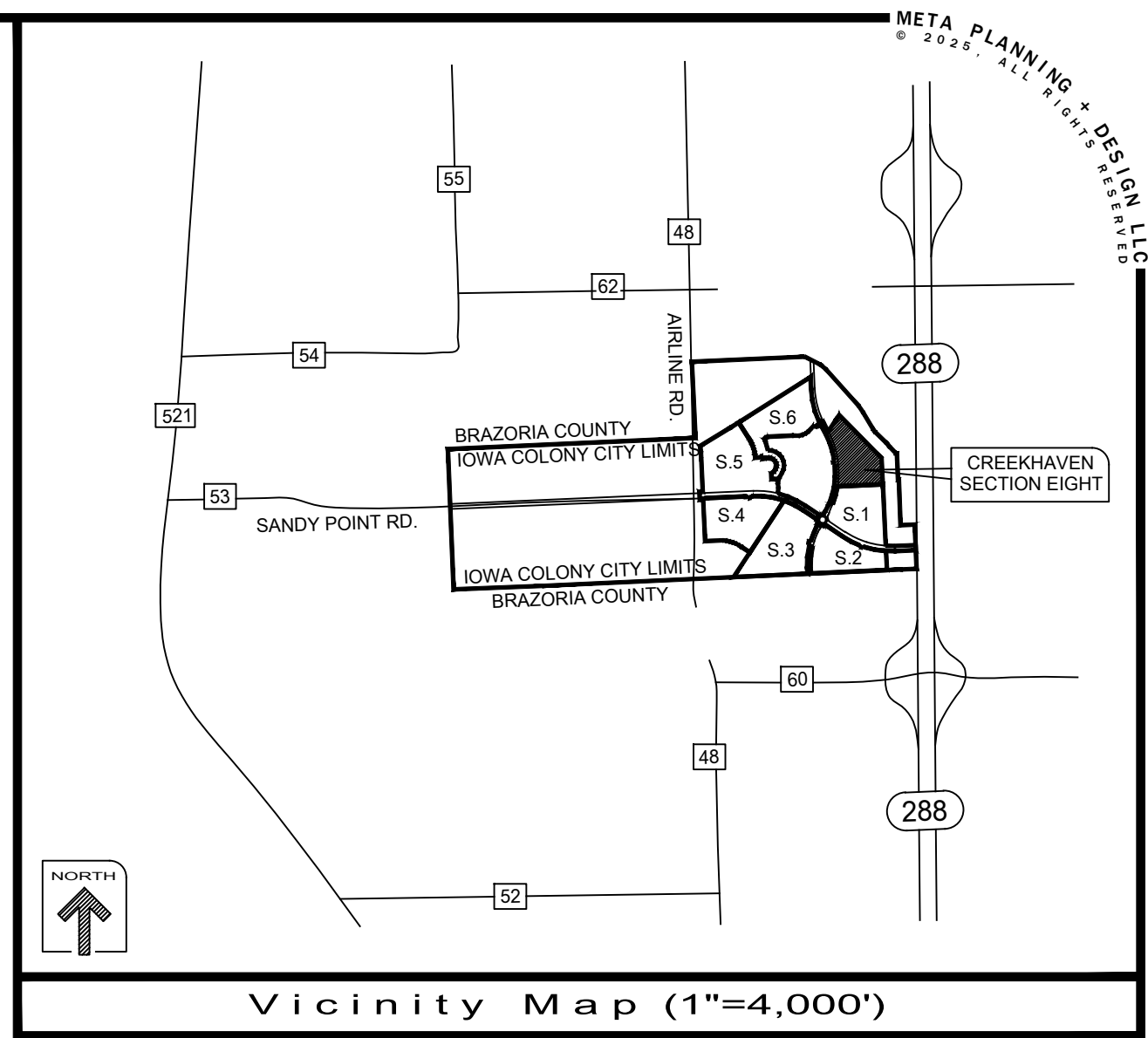
Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
File: 710-25-002-046

PARKLAND BANK								
SEC	NUMBER OF LOTS	PUBLIC PARK REQUIREMENT (1AC /54 DU)	PRIVATE PARK/ OPEN SPACE DEDICATION	PRIVATE PARK/ CREDIT (100%)	PRIVATE PARK/ DEDICATION DRAINAGE/DETENTION	PRIVATE PARK/ CREDIT (50%)	PARK CREDIT PROVIDED (AC)	REMAINING PARK CREDIT (AC.)
SEC 1	169	3.130	3.019	3.019	—	—	3.019	-0.111
SEC 2	111	2.056	2.078	2.078	2.181	1.091	3.798	1.631
SEC 3	124	2.296	2.484	2.484	11.49	5.744	8.228	7.763
SEC 4	185	3.426	5.82	5.82	—	—	5.82	10.157
SEC 5	182	3.370	5.36	5.36	—	—	5.36	12.147
SEC 6	148	2.741	2.54	2.54	—	—	2.54	11.946
SEC 7	44	0.815	4.28	4.28	22.93	11.465	15.745	
SEC 8	140	2.593	2.83	2.83	—	—	2.83	
TOTAL	1,130	20.427	27.411	27.411	36.601	18.300	47.340	



CURVE TABLE:

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1960.00'	26°11'58"	896.24'	N 07°56'59" E	888.45'
C2	30.00'	92°04'43"	48.21'	S 51°11'21" E	43.19'
C3	30.00'	92°04'43"	48.21'	N 36°43'57" E	43.19'
C4	1960.00'	17°44'43"	607.04'	N 18°10'47" W	604.62'
C5	35.00'	84°29'17"	51.61'	N 69°18'37" W	47.06'
C6	30.00'	94°29'51"	49.48'	N 22°36'57" E	44.06'
C7	1960.00'	02°25'59"	83.23'	N 25°50'59" W	83.23'
C8	2040.00'	12°01'08"	427.93'	S 15°01'20" W	427.15'

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 69°17'15" W	80.00'
L2	S 07°13'42" E	80.00'
L3	N 27°03'58" W	235.25'
L4	N 68°26'44" E	7.39'
L5	N 20°08'07" W	60.00'
L6	N 65°22'01" E	80.00'
L7	S 27°03'58" E	257.34'
L8	S 87°29'16" W	1070.14'

LAND USE TABLE

RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.60	26,257	LANDSCAPE/ OPEN SPACE
B	0.08	3,743	LANDSCAPE/ OPEN SPACE
C	0.16	7,010	LANDSCAPE/ OPEN SPACE
D	0.44	19,304	LANDSCAPE/ OPEN SPACE/ UTILITIES
E	0.93	40,766	LANDSCAPE/ OPEN SPACE/ UTILITIES
F	0.48	21,123	LANDSCAPE/ OPEN SPACE
G	0.14	6,512	LANDSCAPE/ OPEN SPACE
	2.83	124,715	TOTAL

TOTAL LOT SIZE COUNT

SEC	40'	45'	50'	55'	60'	70'
SEC 1	83	74	6	2	2	2
SEC 2	—	—	111	—	—	—
SEC 3	—	—	—	60	64	—
SEC 4	96	89	—	—	—	—
SEC 5	—	—	103	79	—	—
SEC 6	—	—	—	33	115	—
SEC 7	—	—	—	—	44	—
SEC 8	71	69	—	—	—	—
TOTAL	250	232	220	174	225	2

- GENERAL NOTES
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
 - The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998674295.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 4803SC000K, dated December 30, 2020, the property lies within 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. Elevation Land Solutions, 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 Elevation Land Solutions.
 - "BCOPR" indicates Brazoria County Official Public Records
"BCDR" indicates Brazoria County Deed Records
"BL" indicates Building Line
"SE" indicates Easement
"DCE" indicates Drainage Easement
"POB" indicates Point of Beginning
"PUE" indicates Public Utility Easement
"R" indicates Right-Of-Way
"UE" indicates Utility Easement
"VOL" indicates Volume
"—" indicates change in street name
 - The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County, Drainage District No. 5.
 - Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
 - The Developer /Homeowners' Association shall be responsible for maintenance of all reserves.
 - Contour lines shown hereon are based on the NOS Benchmark E 306 being noted hereon.
 - Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
 - The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
 - One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets and adjacent acreage tract, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicant, his heirs, assigns, or successors.
 - The emergency access provided must be 20 feet in width and have a traffic load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).
 - This plat contains Type II lots, and is subject to such regulations defined in the Development agreement between Hines Interests and the City of Iowa Colony dated August 19, 2022.

CREEKHAVEN SEC 8

BEING 33.62 ACRES OF LAND
CONTAINING 140 LOTS AND
EIGHT RESERVES IN FIVE BLOCKS.

OUT OF THE
DAVID TALLY LEAGUE, A-130
IOWA COLONY, BRAZORIA COUNTY, TEXAS

OWNER:
SPUR CREEKHAVEN DEVELOPMENT, L.P.
2450 FONDERN RD
HOUSTON, TX, 77063

ENGINEER/SURVEYOR:
ELEVATION LAND SOLUTIONS
9709 LAKESIDE BLVD., STE 200,
THE WOODLANDS, TX, 77381
(832)-823-2200
TBPLS FIRM REGISTRATION No. 10194692

PLANNER:
META
PLANNING + DESIGN
META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'
0 100 200

REV: SEPTEMBER 24, 2025

MTA-89001A

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE FOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF IOWA COLONY PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.