



CITY OF IOWA COLONY

PLANNING & ZONING COMMISSION MEETING

**Tuesday, July 02, 2024
7:00 PM**

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

Phone: 281-369-2471

• Fax: 281-369-0005

• www.iowacolonytx.gov

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 7:00 PM ON TUESDAY, JULY 2, 2024** IN THE **IOWA COLONY COUNCIL CHAMBERS**, 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 City Council 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 May 30, 2024 Planning and Zoning Commission meeting minutes.
- [2.](#) Consideration and possible action to make a recommendation to City Council for a variance to the transparency requirements in the City's Unified Development Code at 3215 Meridiana Parkway.
- [3.](#) Consideration and possible action to make a recommendation to City Council for a specific use permit for a car dealership in Sierra Vista.
- [4.](#) Consider approval of the Ellwood Section 1A Preliminary Plat.
- [5.](#) Consider approval of the Ellwood Section 1B Preliminary Plat.
- [6.](#) Consider approval of the Ellwood Detention Reserve A and B Preliminary Plat.
- [7.](#) Consider approval of the Ellwood Karsten Boulevard Phase I Street Dedication Preliminary Plat.
- [8.](#) Consider approval of the Brazoria County Municipal Utility District No. 57 Lift Station No. 3 Final Plat.
- [9.](#) Consider approval of the Prose Sierra Vista Preliminary Plat.
- [10.](#) Consider approval of the Sierra Vista Corner Replat No. 2.

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 June 27, 2024.



Kayleen Rosser

Kayleen Rosser, City Secretary



**Thursday, May 30, 2024
7:00 PM**

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

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

Members present: Warren Davis, Terry Hayes, David Hurst, Robert Wall, and Brian Johnson

Members absent: Brenda Dillon and Les Hosey

Others present: Dinh Ho

CALL TO ORDER

Chairman Hurst called the meeting to order at 7:00 P.M.

CITIZEN COMMENTS

There were no comments from the public.

ITEMS FOR CONSIDERATION

1. Hold a public hearing for a sign variance regarding sign height and square footage to a monument sign to be located at 2942 Meridiana Parkway.

Chairman Hurst opened the public hearing at 7:01 P.M. Ramiro Jaime with EZ signs is requesting a variance for sign height and square footage. He stated that the current zoning of the property is per development agreement, and he was unable to find the definition of what that means so they can go about getting the variance for the structure. City Engineer, Dinh Ho stated that the property is located within the Sierra Vista and Sterling Lakes development agreement and within that agreement there is a plan of development that states this area is listed as commercial. Mr. Jaime stated that they are asking for 22 feet overall height, and 220 square feet total overall of the actual structure. They believe it will be beneficial to tenants to have visibility. Building Official; Albert Cantu stated that the staff is not recommending approval per the sign ordinance. Chairman Hurst closed the public hearing at 7:18 P.M.

2. Hold a public hearing for a sign variance regarding the letter height and overall square footage for wall signs to be located at 2320 Meridiana Parkway.

Chairman Hurst opened the public hearing at 7:18 P.M. Brad with Texas Republic Signs applied for a variance for letter height and overall square footage for this one because of the set back from the road. He recently had a variance for another project in the city and is asking about the same for this variance as he did for the other that was approved. He stated that it is important for people to see where to enter and exit the car wash when coming from the road. Chairman Hurst closed the public hearing at 7:25 P.M.

3. Consider approval of the May 7, 2024 Planning and Zoning Commission meeting minutes.

Motion made by Wall to approve the minutes of the May 7, 2024 Planning and Zoning Commission meeting minutes, Seconded by Davis.

Voting Yea: Johnson, Hurst, Hayes, Wall, Davis

4. Consideration and possible action for a sign variance regarding sign height and square footage a monument sign to be located at 2942 Meridiana Parkway.

Motion made by Hayes not to approve the sign variance as recommend by city staff, Seconded by Johnson.

Voting Yea: Johnson, Hurst, Hayes, Wall, Davis

5. Consideration and possible action for a sign variance regarding the letter height and overall square footage for wall signs to be located at 2320 Meridiana Parkway.

Motion made by Johnson to recommend approval of the sign variance for 2320 Meridiana Parkway to the City Council, Seconded by Wall.

Voting Yea: Johnson, Davis, Hurst

Voting Nay: Hayes, Wall

6. Consider approval of the Meridiana Section 55B Preliminary Plat.

Motion made by Davis to approve the Meridiana Section 55B Preliminary Plat, Seconded by Hayes.

Voting Yea: Johnson, Hurst, Hayes, Wall, Davis

7. Consider approval of the Sterling Lakes North Section 7 Final Plat.

Motion made by Hayes to approve the Sterling Lakes North Section 7 Final Plat and the Sterling Lakes North Section 8 Final Plat, Seconded by Johnson. City Engineer: Dinh Ho noted that Sterling Lakes North Section 7 has to be approved before recording of Sterling Lakes North Section 8.

Voting Yea: Johnson, Hurst, Hayes, Wall, Davis

8. Consider approval of the Sterling Lakes North Section 8 Final Plat.

The action was taken during the previous item.

ADJOURNMENT

The meeting was adjourned at 7:40 P.M.

APPROVED THIS 2nd DAY OF JULY 2024.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chair





3144 Meridiana Parkway
Iowa Colony Tx. 77583
Phone: (346) 395-4551
Fax: (281) 369-0005
www.iowacolonytx.gov

May 24, 2024

McDonald's
3215 Meridiana Parkway
Iowa Colony, TX 77583

Re.: Letter of Recommendation
Transparency Variance

Attn.: Planning and Zoning Commission
City Council

On April 30, 2024, JR Permits/Jasmine Rios applied for a variance in reference transparency on the Westside of the building facing Karsten Blvd. City Staff is recommending allowing the variance for the following reasons listed below.

The Unified Development Code Section 3.5.3.12 (b) requires 65% transparency on a public road.

Due to the large amount of kitchen equipment and the minimum footprints to choose from, staff is recommending that we allow the variance as requested. McDonald's Corporation only have 5 pre-selected footprints. All drive through windows is placed on the left side of the structure facing the building. With the kitchen equipment and drive through windows it minimizes the amount of transparency they can put on that one side.

See attached plans.

Thanks,

Albert Cantu

Albert Cantu,
Building Official/Fire Marshal



APPLICATION FOR VARIANCE REQUEST or APPEAL

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

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

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

APPLICANT INFORMATION:

Name of Applicant: JR Permits/Jasmine Rios
 Address of Applicant: 2800 Broadway C 251, Pearland, TX, 77581 Phone: 832-250-6429
 Email: jazz@jrpermits.com
 Name of Owner: Regina Killebrew
 Address of Owner: 22136 Westheimer Parkway #324, Katy, TX 77450 Phone: 346-300-5853
 Email: regina.killebrew@us.mcd.com

PROPERTY INFORMATION:

Address of Subject Property: 3215 Meridiana Parkway, Rosharon, TX 77583
 Legal Description of Subject Property: A 1.713 Acre Tract of land located in H.T. & B.R.R. Co. Survey, Section 57, Abstract No. 289, Brazoria County, TX
 Brazoria County Tax No(s): 711795
 Current Zoning: Shops at Sterling Lakes Commercial Reserve Water and Sanitary Served by: Brazoria County MUD 31
 Street Frontage Type (Circle One): Private or Public FIRM Map Panel Number: 48039C0110K

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

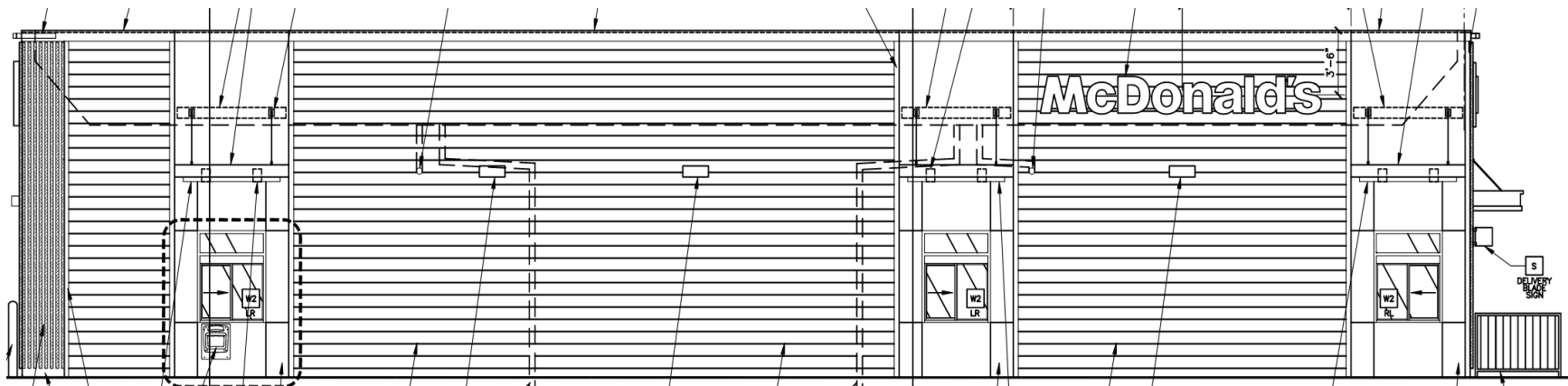
List Ordinance or Code: UDC Section 3.5.3.12 (b)
 Request and reason: We are requesting a variance for the UDC section listed above because the Drive-thru facade, which holds a large amount of Kitchen equipment, is not able to provide 65% of transparent material when it faces the public street on the Drive-thru facade.
 List Ordinance or Code: _____
 Request and reason: _____

List of supplemental documentation provided: C-2.00 Civil Site Plan and A2.0 Architectural Exterior Elevations. These drawings are already at the City for Permit Plan Review.

Planning Commission Date Requested: _____ City Council Date Requested: _____
 Requestor Signature or Owner and Date: Jasmine Rios Agent 4/30/24

FOR CITY USE ONLY: Application Received By: Rachel Patterson Date Received: 05/01/24
 Planning Commission Date: _____ Fee Received: check # 3093
 City Council Date: _____ Notifications Required: ☐ Published Notice ☐ Public Hearing
 Date Approved or Denied: _____ ☐ Posting on Property (applicant responsibility) ☐ Personal Notice
 Project No.: 4006 ☐ Written Notice of Decision

Westside facing Karsten



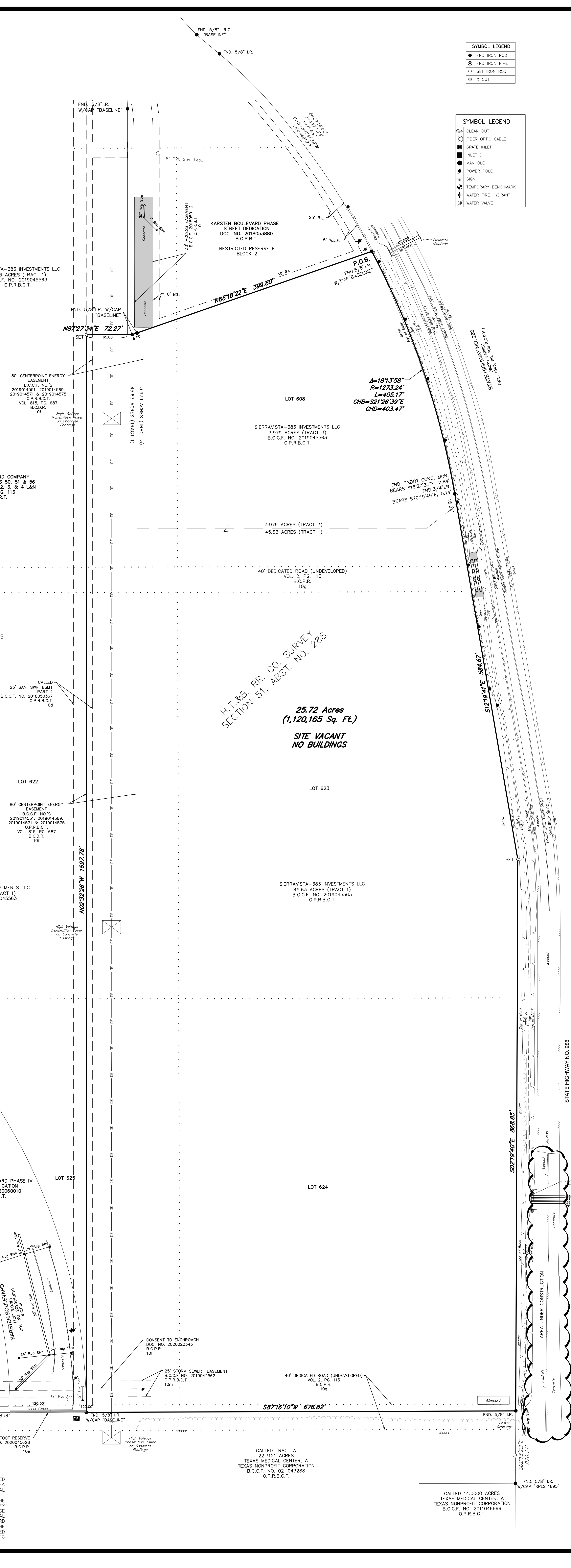
- GENERAL NOTES:
1. BEARINGS BASIS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204 (NAD 1983).
 2. COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.00013.
 3. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
 4. ONLY VISIBLE EVIDENCE OF IMPROVEMENTS AND UTILITIES ARE SHOWN HEREON.
 5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES (SUCH AS EASEMENTS, RESTRICTIONS OR COVENANTS) TO THE SITE.
 6. SQUARE FOOTAGE TOTALS SHOWN HEREON OR REFERENCED HEREIN ARE BASED ON MATHEMATICAL CLOSURES AND DO NOT NECESSARILY REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTS.
 7. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
 8. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
 9. PER THE CLIENT, ONLY VISIBLE UTILITIES WERE SURVEYED.
 10. MONUMENTS SET BY AGS ARE 5/8-INCH STEEL ROD WITH CAP STAMPED "AGS".
 11. THE FIELD WORK WAS COMPLETED IN MARCH 14, 2024.
 12. A PROPERTY DESCRIPTION OF EVERY DATE WAS PREPARED IN CONJUNCTION WITH THIS SURVEY MAP.

- LEGEND
- | | |
|------------|-------------------------------------|
| B.L. | BUILDING LINE |
| B.M. | BENCHMARK |
| CM | CONTROLLING MONUMENT |
| DRNG. | DRAINAGE |
| ESMT. | EASEMENT |
| FL | FLOW LINE |
| FND | FOUND |
| B.C.C.F. | BRAZORIA COUNTY CLERK FILE |
| B.C.D.R. | BRAZORIA COUNTY DEED RECORDS |
| B.C.T. | BRAZORIA COUNTY TEXAS |
| I.R. | IRON ROD |
| I.R.C. | IRON ROD CAPPED |
| I.P. | IRON PIPE |
| O.P.R. | OFFICIAL PUBLIC RECORDS |
| P.O.T. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| P.C. | PLAT RECORDS BRAZORIA COUNTY, TEXAS |
| P.R.B.C.T. | RIGHT-OF-WAY |
| R.O.W. | SANITARY SEWER |
| STM. | STORM |
| STM. SWR. | STORM SEWER |
| SW | SIDEWALK |
| S.R. | STEEL REBAR |
| S.R.C. | STEEL REBAR CAPPED |
| VOL. | VOLUME |
| -OE- | ELECTRIC OVERHEAD |
| | HIGH BANK |

FLOODPLAIN NOTE:

BASED ON THE FLOOD INSURANCE RATE MAP NO. 48039C0120K, MAP REVISED DATE OF DECEMBER 30, 2020 INDICATES THAT TRACT LIES WITHIN AREA ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

IN ADDITION THIS MAP STATES THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANNETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. CERTAIN AREAS NOT IN SPECIAL FLOOD HAZARD AREAS MAY BE PROTECTED BY FLOOD CONTROL STRUCTURES. THE APPROXIMATE LIMITS OF SAID ZONES AS DETERMINED HEREON ARE SCALED FROM SAID MAP. THIS INFORMATION IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.



SYMBOL LEGEND

- FND IRON ROD
- FND IRON PIPE
- SET IRON ROD
- ⊗ X OUT

SYMBOL LEGEND

- CLEAN OUT
- FIBER OPTIC CABLE
- GRATE INLET
- INLET C
- MANHOLE
- POWER POLE
- ⊕ SIGN
- ⊕ TEMPORARY BENCHMARK
- ⊕ WATER FIRE HYDRANT
- ⊕ WATER VALVE

VICINITY MAP - N.T.S.

METES AND BOUNDS OF 25.72 ACRES OF LAND SITUATED IN THE H.T.&B. RR. CO. SURVEY, SECTION 51, ABSTRACT NO. 288, BRAZORIA COUNTY, TEXAS

BEING 25.72 ACRES (1,120,165 SQUARE FEET) OF LAND SITUATED IN THE H.T.&B. RR. CO. SURVEY, SECTION 51, ABSTRACT NO. 288, BRAZORIA COUNTY, TEXAS, AND BEING PART OF LOTS 609, 608, 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, VOL. 2, PG. 113, B.C.P.R.T. SUBDIVISION 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 A PORTION OF A CALLED 45.63 ACRES (TRACT 1) OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS CONVEYED TO SIERRAVISTA-383 INVESTMENTS, L.L.C., 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. 2018053880 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°3'58" AND WHOSE CHORD BEARING AND DISTANCE BEARS SOUTH 21°26'38" EAST, 403.47 FEET TO A POINT OF TANGENCY, FROM WHICH A 3/4-INCH ROD FOUND BEARS SOUTH 70°18'49" EAST, 0.14 FEET AND A TYPICAL 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 SOUTH LINE OF SAID 45.63 ACRE TRACT (TRACT 1), 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 688.85 FEET TO A 5/8-INCH STEEL ROD FOUND FOR THE NORTHEAST CORNER OF SAID 45.63 ACRE TRACT (TRACT 1) AND 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 SOUTHWEST CORNER OF SAID 45.63 ACRE TRACT (TRACT 1) AND THE SOUTHWEST 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), AND THE NORTH LINE OF SAID 22.3121 ACRES (TRACT A), A DISTANCE OF 676.82 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BASELINE" FOUND ON THE WEST LINE OF A 80-FOOT CENTERPOINT ENERGY EASEMENT AS RECORDED UNDER B.C.C.F. NO. 2019045563, 2019045571 & 2019045575 O.P.R.B.C.T. AND VOLUME 815, PAGE 687 (B.C.D.R.T.) FOR THE SOUTHEAST CORNER OF KARSTEN BOULEVARD PHASE I STREET DEDICATION AS RECORDED UNDER DOCUMENT NUMBER 2020060010 OF THE BRAZORIA COUNTY PLAT RECORDS, SAME BEING THE SOUTHWEST CORNER OF SAID 45.63 ACRE TRACT (TRACT 1) AND 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 1,697.78 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 670.00 FEET FOR THE SOUTHWEST CORNER OF RESTRICTED 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 6.18 FEET TO 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.

TITLE COMMITMENT:

THIS SURVEY WAS PERFORMED IN CONNECTION WITH A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY (FNCI) AND ITS AFFILIATES, WITH AN EFFECTIVE DATE OF MARCH 14, 2024, ISSUED MARCH 19, 2024. RELIANCE BY THE SURVEYOR HAS BEEN MADE UPON SAID TITLE COMMITMENT AS BEING ACCURATE AND COMPLETE. NO EASEMENTS, OTHER THAN THOSE REFERENCED IN TITLE COMMITMENT OR SPECIFICALLY ADDRESSED HEREON, HAVE BEEN IDENTIFIED BY THE SURVEYOR.

1. RESTRICTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT; RECORDING DATE: SEPTEMBER 16, 2019; RECORDING NO.: 2019045563.
- 10d. SANITARY SEWER EASEMENT (2.746 ACRES - PART), GRANTED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32, AS SET OUT BY INSTRUMENT DATED MARCH 29, 2018, FILED FOR RECORD UNDER CLERK'S FILE NUMBER 2018053097 AS AMENDED UNDER CLERK'S FILE NUMBER 2019040214 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN ON SURVEY)
- 10e. A ONE-FOOT RESERVE (BUFFER SEPARATION AT END OF KARSTEN BLVD.) DEDICATED TO THE PUBLIC, IN FEE, BETWEEN THE SIDES OR ENDS OF STREETS WHERE SUCH TRACT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED, OR RE-SUBDIVIDED, IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, OR SUCCESSORS, AS SHOWN ON THE FOLLOWING:
 - 1) KARSTEN BOULEVARD PHASE II, UNDER DOCUMENT NUMBER 2019003372, (DOES NOT AFFECT SUBJECT TRACT)
 - 2) KARSTEN BOULEVARD PHASE III, UNDER DOCUMENT NUMBER 2020045628, (DOES NOT AFFECT SUBJECT TRACT) A AND
 - 3) KARSTEN BOULEVARD PHASE IV, UNDER DOCUMENT NUMBER 2020060010, (DOES NOT AFFECT SUBJECT TRACT) ALL OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.
- 10f. AN EASEMENT TWENTY-FIVE (25) FEET IN WIDTH, GRANTED TO HOUSTON LIGHTING AND POWER COMPANY, AS SET OUT BY INSTRUMENT(S) DATED FEBRUARY 14, 1941, RECORDED IN VOLUME 815, PAGE 686 AND DATED FEBRUARY 24, 1941, RECORDED IN VOLUME 815, PAGE 687 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND PLAT SHOWN ON THE PLAT IN DOCUMENT NUMBER 2018053880 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN ON SURVEY)
- EASEMENT AMENDMENT(S) DATED MARCH 4, 2019, FILED FOR RECORD UNDER CLERK'S FILE NUMBER 2019045569 AND UNDER 2019045571, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN ON SURVEY)
- CONSENT TO ENCROACHMENT, DATED APRIL 20, 2020, GRANTED BY CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, FILED FOR RECORD ON APRIL 23, 2020, UNDER CLERK'S FILE NUMBER 2020020343 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN ON SURVEY)
- 10g. ROAD EASEMENTS RUNNING THROUGH THE SUBJECT PROPERTY, AS SHOWN BY THE PLAT RECORDED IN VOLUME 2, PAGE 113 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN ON SURVEY)
- 10h. SANITARY SEWER EASEMENT GRANTED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32, AS SET OUT BY INSTRUMENT DATED MARCH 29, 2018, FILED FOR RECORD UNDER CLERK'S FILE NO. 201807481, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)
- 10i. STORM SEWER EASEMENT GRANTED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32, AS SET OUT BY INSTRUMENT DATED MARCH 29, 2018, FILED FOR RECORD UNDER CLERK'S FILE NO. 201807482, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)
- 10j. WATER LINE EASEMENT GRANTED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32, AS SET OUT BY INSTRUMENT DATED SEPTEMBER 28, 2018, FILED FOR RECORD UNDER CLERK'S FILE NO. 2018050348, AS AMENDED UNDER CLERK'S NUMBER 2019042564 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)
- 10k. STORM SEWER EASEMENT(S), BEING 0.0092 ACRE (20' x 20') EASEMENTS AT THREE (3) SEPARATE LOCATIONS, GRANTED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32, AS SET OUT BY INSTRUMENT DATED JUNE 27, 2019, FILED FOR RECORD UNDER CLERK'S FILE NO. 2019031215 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)
- 10l. TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN ACCESS EASEMENT DATED SEPTEMBER 27, 2018, BY AND BETWEEN 288 PROJECT, LTD., AND LAND TEXAS STERLING, L.P., PERTAINING TO THE THIRTY (30) FOOT WIDE ACCESS EASEMENT, NORTHERLY OF AND ADJOINING THE HEREIN DESCRIBED TRACT 1 AND FOR THE BENEFIT OF THE HEREIN DESCRIBED TRACT 3, FILED FOR RECORD ON SEPTEMBER 28, 2018, UNDER CLERK'S FILE NUMBER 2018050112 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)
- 10m. STORM SEWER EASEMENT (0.3684 ACRE) GRANTED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32, AS SET OUT BY INSTRUMENT DATED AUGUST 22, 2019, FILED FOR RECORD UNDER CLERK'S FILE NUMBER 2019042662 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN ON SURVEY)
- 10n. THE LAND HAS FRONTAGE OR ABUTS STATE HIGHWAY 288 (SOUTH FREEWAY), WHICH IS A CONTROLLED ACCESS HIGHWAY. THIS POLICY DOES NOT INSURE AGAINST THE EXERCISE OF POWER BY COMPETENT GOVERNMENTAL AUTHORITY TO LIMIT, CONTROL OR DENY ACCESS, INGRESS OR EGRESS TO THE LAND FROM SAID HIGHWAY OR SERVICE ROAD WHICH THE LAND ABUTS. NOR DOES IT INSURE THAT THE INSURED HAS OR SHALL CONTINUE TO HAVE ACCESS, INGRESS OR EGRESS FROM SUCH PROPERTY TO AND FROM SAID HIGHWAY AND SERVICE ROAD.
- 10o. SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32.
- 10p. ANNEXATION INTO THE CITY OF IOWA COLONY, TEXAS, BY ORDER NO. 2017-07, FILED FOR RECORD ON FEBRUARY 7, 2023, UNDER CLERK'S FILE NUMBER 2023005439, REAFFIRMED AND RATIFIED UNDER CLERK'S FILE NUMBER 2023012501, OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.

CERTIFY TO:

PNC BANK, NATIONAL ASSOCIATION, AND EACH SUCCESSOR IN OWNERSHIP OF THE INTERESTS SECURED BY THE INSURED MORTGAGE, EXCEPT A SUCCESSOR WHO IS AN OBLIGOR UNDER THE PROVISIONS OF SECTION 12 (C) OF THE CONDITION DURIN FAMILY PROPERTIES, L.L.C. AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

I, DANIEL PAUL COYER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON MARCH 14, 2024. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II, LAND TITLE SURVEY.

Daniel Paul Coyer
DANIEL PAUL COYER, P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4867
DATE OF MAP: MARCH 21, 2024

BOUNDARY SURVEY OF 25.72 ACRES OF LAND BEING OUT OF THE H.T.&B. RR. CO. SURVEY SECTION 51, ABSTRACT NO. 288, BRAZORIA COUNTY, TEXAS

BCAD APPRAISAL PROPERTY NO: 681252
COUNTY ROAD 48 & 56, TEXAS 77583

AGS ENGINEERING & CONSTRUCTION
Ally General Solutions, LLC
dba AGS Engineering & Construction
7070 W. 43rd St., Ste. 203
Houston, Texas 77092
Phone: (281) 888-7682
TX Engineer Firm No. 13574
TBPELS Firm No. 10194392
Certified: DBE/SBE/MBE/HUB(A)

Drawing By: A.F. Date: 03/21/2024 Scale: 1"=60'
Checked By: J.M. F.B.:
Project No: 02-0133-014-23-Civil-Con Sheet No: 1 of 1
0133-014-23
= Marvel Kio-26 Ac.dwg



June 21, 2024

RE: The Durdin Family
Parkway Chevrolet
25500 Tomball Parkway
P.O. Box 1569
Tomball, TX 77377-1569

To Whom It May Concern:

Please accept this letter as my personal recommendation of Ms. Jean Durdin, Dealer/ Owner of Parkway Chevrolet in Tomball, Texas. As President and CEO of the Greater Tomball Area Chamber of Commerce, I have had the good fortune to work alongside the entire Durdin family for many, many years, and it pleases me greatly to make this commendation of their collective character, business sense, and community spirit.

Since taking ownership of Parkway Chevrolet in 1979, Jean Durdin and her family have sought to establish themselves as caring members of what was already a close-knit community. They became members of the Greater Tomball Area Chamber of Commerce and quickly involved, promoting the healthy growth and development of the area through their support of various Chamber events and this support continues to present day. The Durdins have expanded their participation, giving to a business community which has always been proud to have them. They have done this through their Annual 2-Step Gala where they have honored local non-profits. Additionally, Parkway Chevrolet has a long-standing relationship with the Rotary Club of Tomball, an organization they have supported through fundraisers and event sponsorships.

Parkway Chevrolet has been family owned and operated for more than forty-five years, being run as an establishment where people can keep "Doing business on a Handshake," trusting in their fellow community members to treat them like family. With two generations of the Durdin family serving in many roles both in management and sales at the Parkway Chevrolet Dealership, Sharilyn and Forbes Durdin have carried on the values instilled in them from their parents, Ray (deceased) and Jean.

Through their years in Tomball, the Parkway Chevrolet team has maintained a reputation of community support and of giving back, as well as a customer base of loyal local shoppers who know that when they go to Parkway, they'll be treated exceptionally well. This is proof positive that the competitive spirit of the auto-sales industry *can* work in partnership with a friendly, neighborly atmosphere.

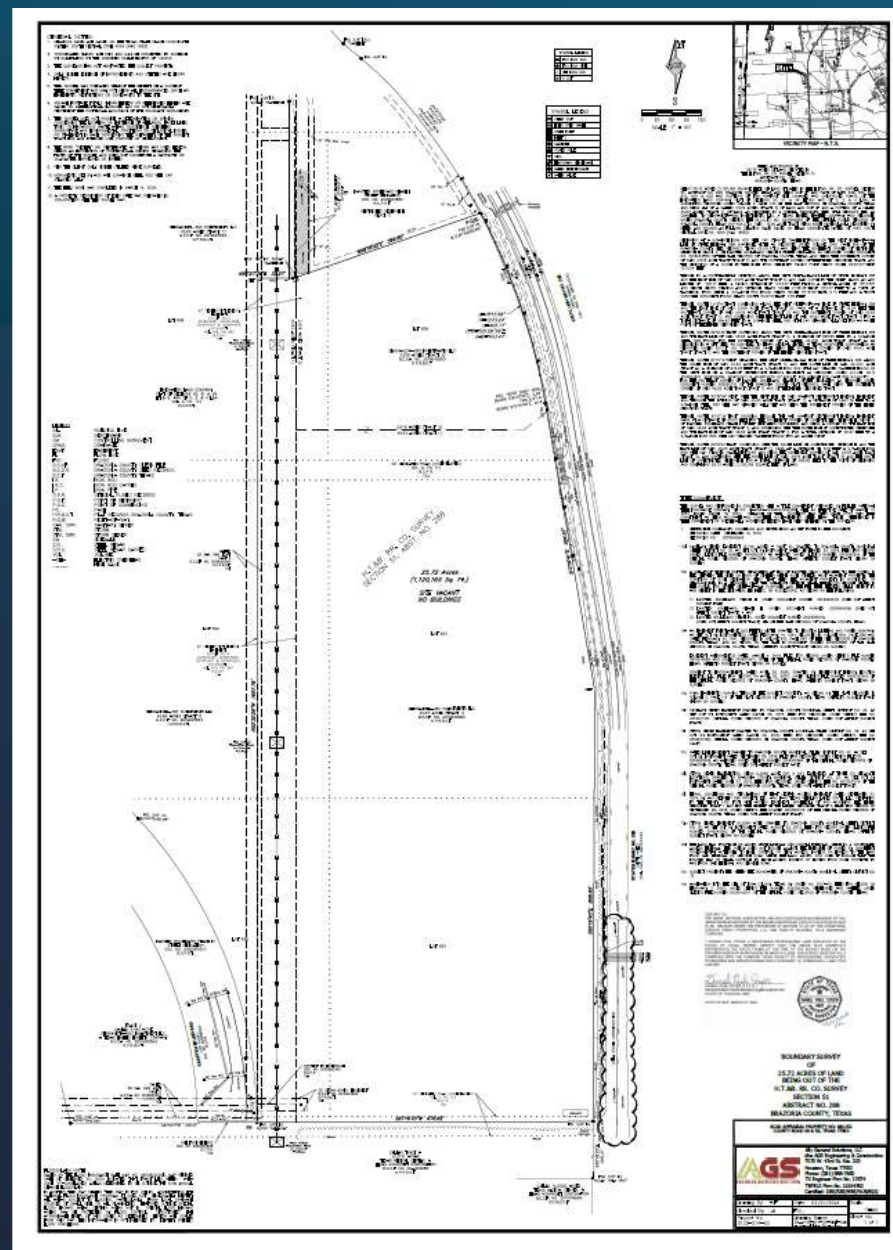
Sincerely,


Bruce E. Hillegeist, President and CEO
Greater Tomball Area Chamber of Commerce



Parkway Kia of Iowa Colony







About Parkway Family Auto Group

- Family run since 1979
- Number 1 Kia Dealership in Texas
- Approved Chevrolet, Mazda, Chrysler Dodge and Ford Dealer as well



Benefits of Parkway Dealership

- Employee Count - up to 150 employees
- Tax Benefits - Parkway Dealerships appraise in value up to \$15m
- Community Involvement
- Potential future retail development on the southern 14 acres of the tract.



Sales

Parkway Dealerships Sales
from Car Wash,
Quick Maintenance and
Repair/Parts range from
\$25-35m

Comparable Retailers Avg Sales

Target - \$35m (Avg Footprint - 15 ac)
Burlington - \$11m (Avg Footprint - 6 ac)
At Home - \$8m (Avg Footprint - 9 ac)
Ross - \$13m
Dicks - \$11m

Parkway Employment



- Projected employee count within 5 years - 150
- Jobs ranging from sales, repair, IT, admin, and management
- Average wage per employee - \$102,196.65

Parkway Community Involvement

- Annual Charity Gala benefitting local charities that raises \$50-120k per year
- Chamber membership including sponsorships
 - Greater Tomball Area Chamber of Commerce
 - Cy-Fair Chamber of Commerce
 - Partnership Lake Houston Chamber of Commerce
 - Greater Area Pampa Chamber of Commerce
- Tomball Rotary \$40k contribution over the last 2 years
- Donate \$20-30k annually to the FFA supporting Tomball, Cy-Fair, and Klein
- Football field sponsorship in Kingwood and Pampa, over \$200k commitment to each
- Little league baseball team sponsorships and scoreboard sponsorships - \$20k
- Various Golf Tournament sponsorships for local charities
- Pampa Rodeo Gold Sponsorship
- Food and Toy Drives annually at each dealership
- Various board positions held by corporate officers
- Donations made to Methodist Hospital, American Heart Association, NW Assistance Ministries, Women's Fund for Health Education and Resiliency, Tomball Emergency Assistance Ministries, Texas Panhandle Fire Fund, and many other charities throughout the area



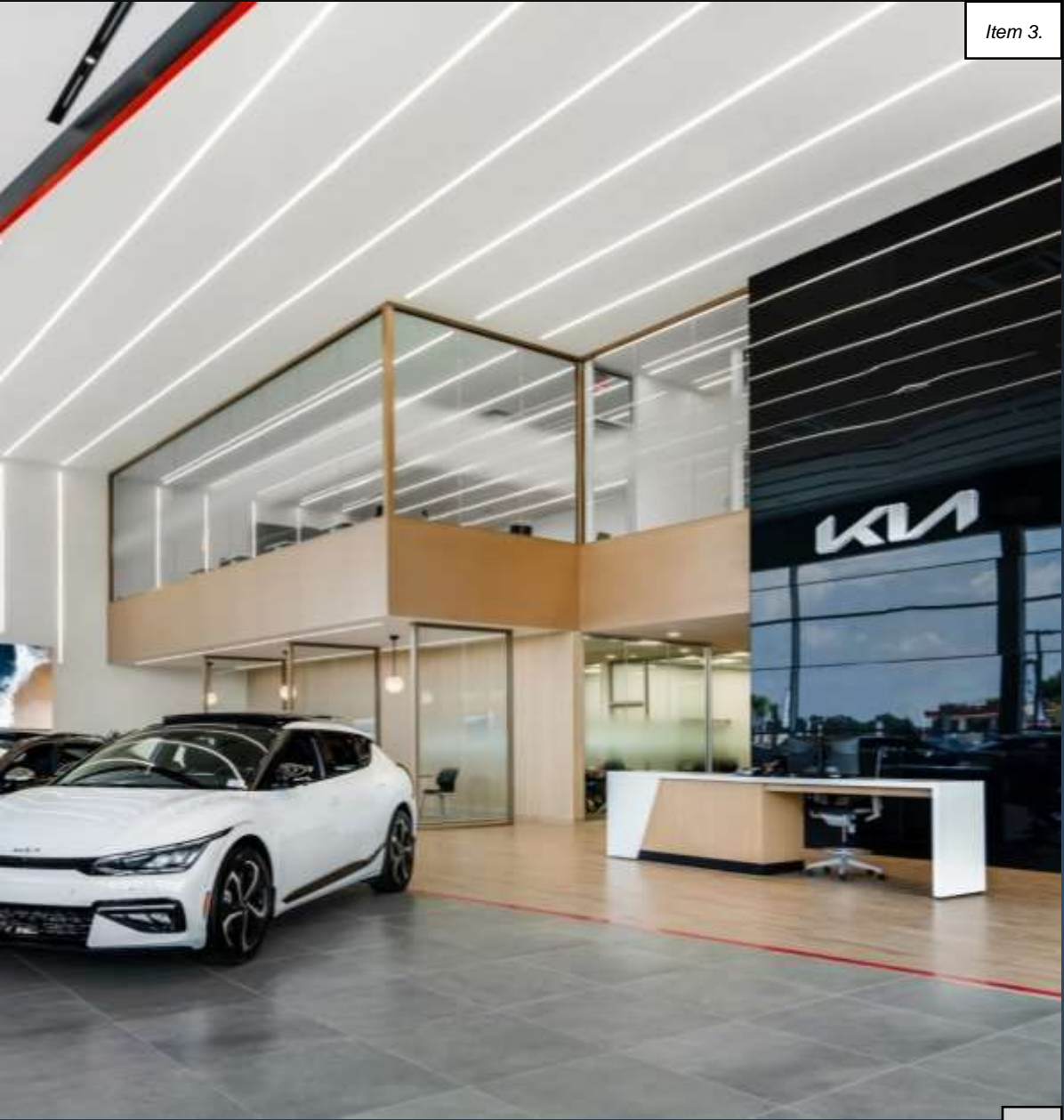






Item 3.





Item 3.

Friday, June 21, 2024

Brad Sweitzer
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
Email: bsweitzer@ehra.team

Re: Ellwood Section 1A Preliminary Plat
Letter of Recommendation to Approve
Adico, LLC Project No. 16007-2-378

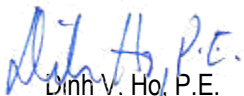
Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Ellwood Section 1A Preliminary Plat received on or about June 21, 2024. 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 June 21, 2024. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than June 25, 2024, for consideration at the July 2, 2024, 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, COIC
Robert Hemminger, COIC
File: 16007-2-378

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.48039C0120K, dated December 30, 2020, the property lies within Zone AE.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.D.R. indicates Brazoria County Deed Record.
B.C.P.R. indicates Brazoria County Plat Record.
B.L. indicates Building Line.
C.R. indicates County Road.
D.E. indicates Drainage Easement.
E.A. indicates Emergency Access Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
STM.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- 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 reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and revest in the dedicator, his heirs, assigns, or successors.

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, 67 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	

LAND USE TABLE							
PLAT	SF - 60's	SF - 50's	COMM.	INST.	MATERIALS & COLLECTORS	PARKS & OPEN SPACE	TOTAL
BCMUD NO. 57 LIFT STATION NO. 3	-	-	-	0.18 AC.	-	-	0.18 AC.
BCMUD NO. 57 WATER PLANT	-	-	-	1.34 AC.	-	-	1.34 AC.
DAVENPORT PKWY. ST. DEDICATION	-	-	-	-	1.48 AC.	-	1.48 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	-	-	24.76 AC.	24.76 AC.
ELLWOOD DETENTION RESERVE 'C'	-	-	9.11 AC.	-	-	-	9.11 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	1.58 AC.	-	-	1.58 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	2.42 AC.	-	-	2.42 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	6.62 AC.	-	-	6.62 AC.
ELLWOOD SECTION 1A	0.44 AC.	1.71 AC.	-	-	0.51 AC.	-	2.66 AC.
ELLWOOD SECTION 1B	4.00 AC.	11.34 AC.	-	-	0.37 AC.	-	15.71 AC.
TOTAL	4.44 AC. (7%)	13.05 AC. (20%)	9.11 AC. (14%)	1.52 AC. (2%)	12.10 AC. (18%)	25.64 AC. (39%)	65.86 AC. (100%)
1) THIS TABLE TABULATES THE LAND USES WITHIN EACH PLAT FOR ZONING PURPOSES. NOT THE PERMITTED USES WITHIN EACH LAND USE							
2) THIS TABLE INCLUDES ALL PRELIMINARY PLATS SUBMITTED AT THIS TIME							

PARKLAND TABLE	
PLAT	ACREAGE
BCMUD NO. 57 LIFT STATION NO. 3	0.00 AC.
BCMUD NO. 57 WATER PLANT	0.00 AC.
DAVENPORT PKWY. ST. DEDICATION	0.00 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.66 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	0.00 AC.
ELLWOOD SECTION 1A	0.51 AC.
ELLWOOD SECTION 1B	0.37 AC.
TOTAL	2.54 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 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.	

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	N 42°14'10" E	35.39'
C2	275.00'	37.04'	N 01°05'15" E	37.04'
C3	25.00'	39.27'	N 47°45'50" W	35.38'

LINE TABLE

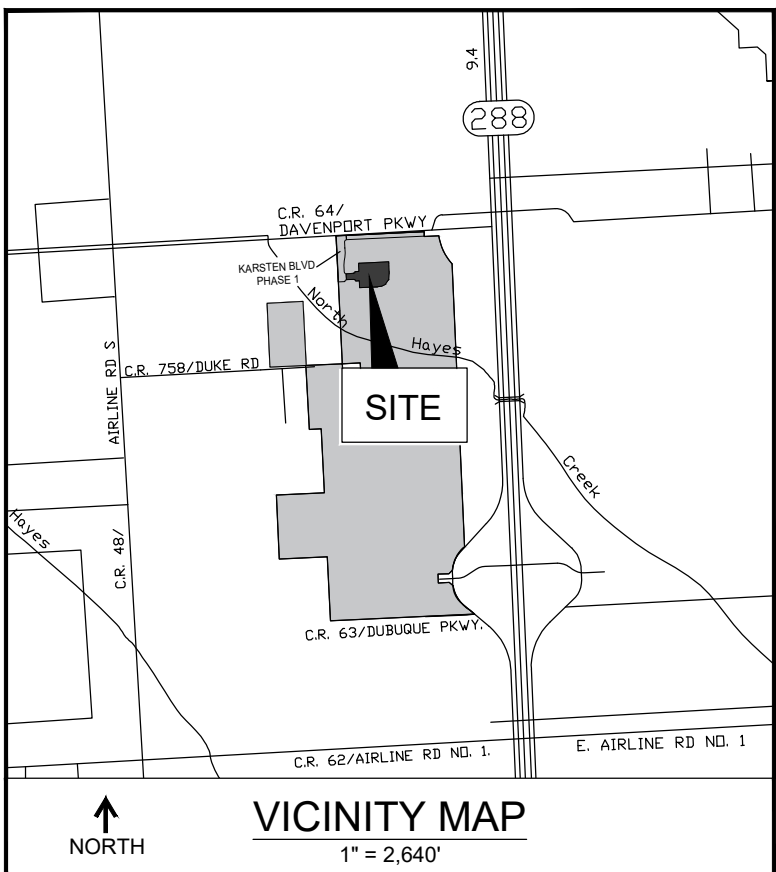
LINE	ANGLE	DISTANCE
L1	N 87°14'10" E	100.00'
L2	N 87°14'10" E	50.00'
L3	N 02°45'50" W	74.14'
L4	S 03°34'30" W	90.56'
L5	S 35°12'49" W	84.37'
L6	S 62°17'27" W	51.18'
L7	S 82°11'38" W	53.41'
L8	N 02°45'50" W	92.61'
L9	S 87°14'10" W	50.00'
L10	S 87°14'10" W	100.00'
L11	N 02°45'50" W	80.00'

RESERVE TABLE

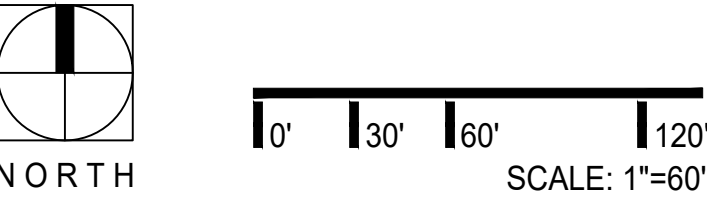
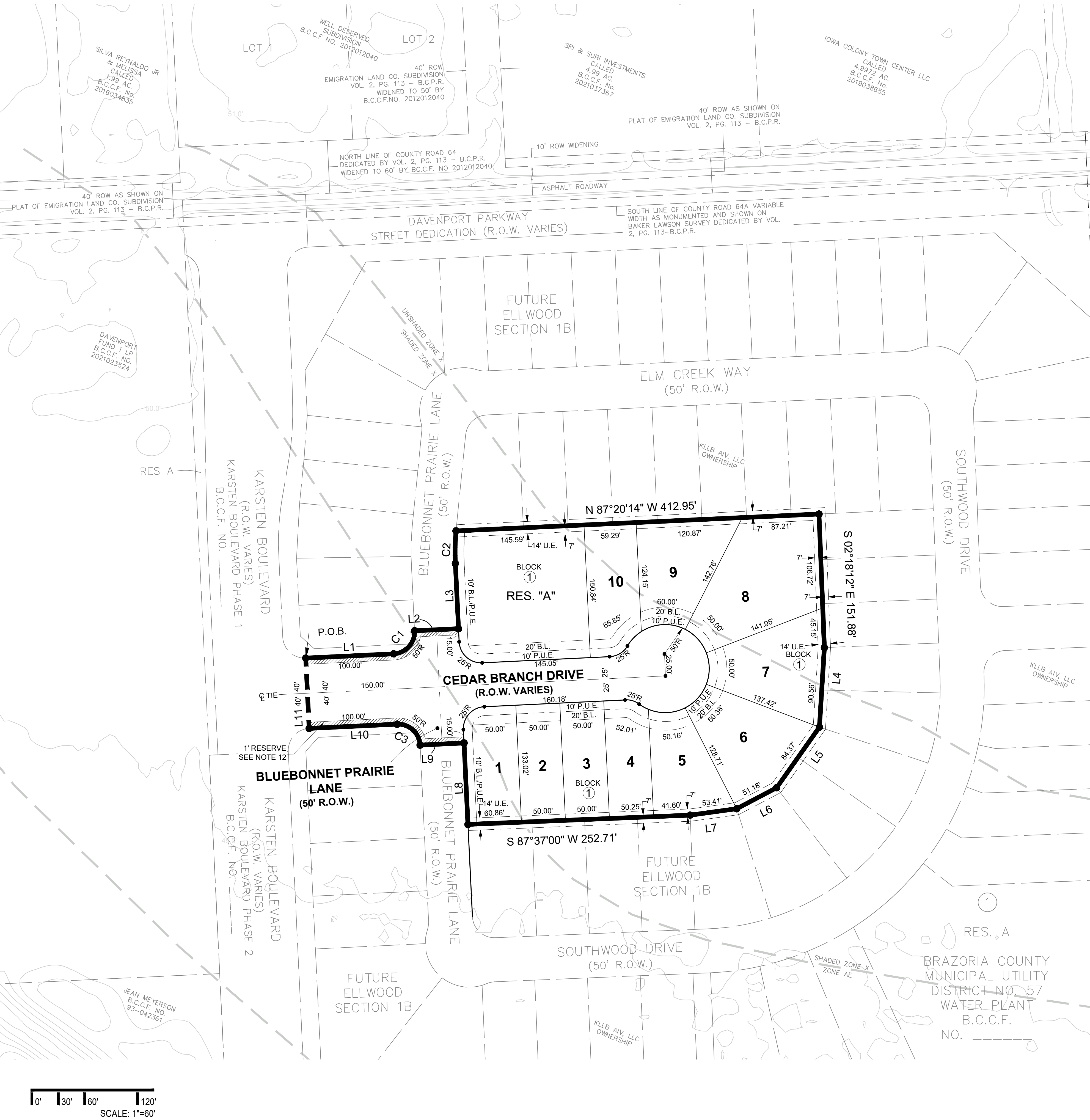
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	22,190.55	0.51
TOTAL		22,190.55	0.51

LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)
1	1	7,948.60
	2	6,659.07
	3	6,675.68
	4	6,605.65
	5	8,237.10
	6	11,307.78
	7	11,297.12
	8	16,083.15
	9	10,363.87
	10	8,539.89



OWNER CONTACT INFORMATION
KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
10235 WEST LITTLE YORK, SUITE 200
HOUSTON, TX 77040
281-560-6600



Ellwood Section 1A Preliminary Plat

Being a subdivision of 3.46 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lot 467 & 470 of the Emigration Land Company Subdivision in the City of Iowa Colony, Brazoria County, Texas.

Owner: KLLB AIV LLC, a Delaware Limited Liability Company



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

EHRA JOB NO.
221-022-01

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

June 18, 2024

Friday, June 21, 2024

Brad Sweitzer
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
Email: bsweitzer@ehra.team

Re: Ellwood Section 1B Preliminary Plat
Letter of Recommendation to Approve
Adico, LLC Project No. 16007-2-379

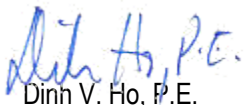
Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal for Ellwood Section 1B Preliminary Plat received on or about June 21, 2024. 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 June 21, 2024. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than June 25, 2024, for consideration at the July 2, 2024, 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, COIC
Robert Hemminger, COIC
File: 16007-2-379

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. 48039C0110K, dated December 30, 2020, the property lies within Zone AE, Unshaded Zone X and Shaded Zone X.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
E.A.E. indicates Emergency Access Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.C. indicates Sanitary Sewer Control.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
↗ indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- 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.
- Drainage plans to be provided prior to final plat submittal.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Ellwood Section 1B where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.
- Areas identified as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed, and maintained under a binding agreement among the owners of the property in the subdivision. Reserve E shall provide compensating open space for both Ellwood Section 1A and Ellwood Section 1B.
- Reserve "B" shall provide 0.37 acres of parkland.
- 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).
- No residential, commercial, or industrial structure, other than structures necessary to operate the Facility or Pipeline, shall be erected at or moved to a location nearer than fifty feet (50') to any Facility or Pipeline other than a low pressure distribution system pipeline as defined herein.
- Final plats are subject to the conditions and approval of the General Plan and adjacent plats.

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	127,619.50	2.93
B	LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	16,077.29	0.37
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	16,129.90	0.37
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,600.00	0.06
E	LANDSCAPE COMPENSATING OPEN SPACE, & UTILITY PURPOSES	8,393.81	0.19
F	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,385.25	0.03
		172,502.75	3.95

COMPENSATING OPEN SPACE TABLE

- A. TOTAL NO. OF LOTS <6,800 S.F.: 27
- B. TOTAL AREA OF LOTS <6,800 S.F.: 175,889 S.F.
- C. AVERAGE LOT SIZE <6,800 S.F. (B/A): 6,514 S.F.
- D. COMPENSATING OPEN SPACE REQUIRED PER LOT (BASED ON C): 150 S.F.
- E. COMPENSATING OPEN SPACE REQUIRED (A x D): 4,050 S.F.
- F. TOTAL COMPENSATING OPEN SPACE PROVIDED: 8,393.81 S.F.

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 83) 1991 ADJUSTMENT

LAND USE TABLE

PLAT	SF - 60's	SF - 50's	COMM.	INST.	ARTERIALS & COLLECTORS	PARKS & OPEN SPACE	TOTAL
BCMUD NO. 57 LIFT STATION NO. 3	-	-	-	0.18 AC.	-	-	0.18 AC.
BCMUD NO. 57 WATER PLANT	-	-	-	1.34 AC.	-	-	1.34 AC.
DAVENPORT PKWY. ST. DEDICATION	-	-	-	-	1.48 AC.	-	1.48 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	-	-	24.76 AC.	24.76 AC.
ELLWOOD DETENTION RESERVE 'C'	-	-	9.11 AC.	-	-	-	9.11 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	1.58 AC.	-	-	1.58 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	2.42 AC.	-	-	2.42 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	6.62 AC.	-	-	6.62 AC.
ELLWOOD SECTION 1A	0.44 AC.	1.71 AC.	-	-	-	0.51 AC.	2.66 AC.
ELLWOOD SECTION 1B	4.00 AC.	11.34 AC.	-	-	-	0.37 AC.	15.71 AC.
TOTAL	4.44 AC.	13.05 AC.	9.11 AC.	1.52 AC.	12.10 AC.	25.64 AC.	66.86 AC.
	(7%)	(20%)	(14%)	(2%)	(18%)	(39%)	(100%)

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

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

PARKLAND TABLE

PLAT	ACREAGE
BCMUD NO. 57 LIFT STATION NO. 3	0.00 AC.
BCMUD NO. 57 WATER PLANT	0.00 AC.
DAVENPORT PKWY. ST. DEDICATION	0.00 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.66 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	0.00 AC.
ELLWOOD SECTION 1A	0.51 AC.
ELLWOOD SECTION 1B	0.37 AC.
TOTAL	2.54 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.

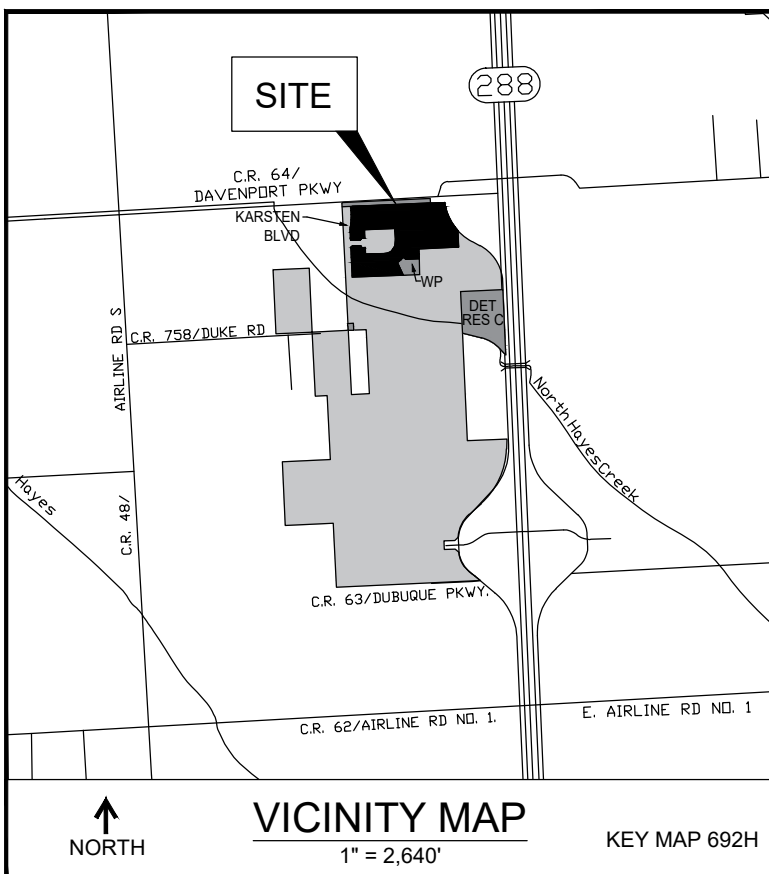
2) ALL OTHER PARKLAND IS CALCULATED AS THE TOTAL OF RESERVES WITH A "RECREATION" RESTRICTION.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	724.00'	434.87'	S 25°14'07" E	428.37'
C2	325.00'	108.05'	S 47°36'33" W	107.56'
C3	25.00'	39.20'	N 42°09'25" E	35.31'
C4	25.00'	39.27'	S 47°45'50" E	35.30'
C5	275.00'	37.07'	S 01°05'51" W	37.04'
C6	25.00'	39.27'	S 42°14'10" W	35.30'
C7	25.00'	39.27'	N 47°45'50" W	35.30'
C8	288.00'	62.11'	N 03°24'51" E	61.99'
C9	312.00'	58.10'	N 04°15'28" E	58.02'
C10	2,060.00'	60.62'	N 01°55'15" W	60.62'
C11	25.00'	39.31'	N 42°17'12" E	35.30'

LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 02°29'27" E	4.66'
L2	N 51°53'51" W	41.69'
L3	N 87°14'10" E	189.48'
L4	N 87°14'10" E	50.00'
L5	S 02°45'50" E	92.61'
L6	N 82°11'38" E	53.41'
L7	N 62°17'27" E	51.18'
L8	N 35°12'49" E	84.37'
L9	N 03°34'30" W	90.56'
L10	N 02°18'12" W	151.87'
L11	S 02°45'50" E	74.14'
L12	S 87°14'10" W	50.00'
L13	S 87°14'10" W	100.00'
L14	N 02°45'50" W	94.38'
L15	N 09°36'33" E	46.83'
L16	N 01°04'40" W	10.98'
L17	N 02°45'50" W	85.43'



LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)
1	1	6,364.98
	2	6,690.35
	3	7,149.54
	4	6,500.00
	5	6,531.43
	6	9,151.68
	7	13,740.34
	8	6,352.77
	9	6,500.00
	10	6,500.00
	11	6,500.00
	12	6,500.00
	13	6,500.00
	14	6,500.00
	15	6,500.00
	16	6,500.00
	17	6,500.00
	18	6,442.24
	19	10,883.19
	20	11,839.37
	21	7,895.24
	22	6,950.00
	23	6,950.00
	24	6,950.00
	25	8,315.08
	26	12,295.93
	27	8,956.25
	28	13,390.69
	29	8,331.56
	30	11,406.44
	31	7,418.18
	32	6,557.37
	33	6,460.99
	34	6,994.32
	35	7,341.21
	36	7,547.47
	37	13,698.80
	38	11,999.17
	39	6,496.63
	40	6,500.00
2	1	7,150.00
	2	16,542.08
	3	13,738.65
	4	7,781.08
	5	7,800.00
	6	7,800.00
	7	7,800.00
	8	7,800.00
	9	7,800.00
	10	7,800.00
	11	9,025.66
	12	10,190.62
3	1	10,920.21
	2	8,620.93
	3	6,614.75
	4	6,597.50
	5	6,597.50
	6	6,597.50
	7	6,597.50
	8	6,597.50
	9	6,597.50
	10	7,742.87
	11	6,796.69
	12	6,500.00
	13	6,500.00
	14	6,954.70
	15	8,201.80
	16	8,235.79
	17	8,235.79
	18	9,763.78
	19	9,276.83
	20	7,800.00
	21	7,800.00
	22	7,800.00
	23	9,264.49

OWNER CONTACT INFORMATION

KLLB AIV, LLC
10235 WEST LITTLE YORK, SUITE 200
HOUSTON, TX 77040
281-560-6600



Ellwood Section 1B Preliminary Plat

Being a subdivision of 22.82 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lots 467, 468, 470, 471, 473, & 476 of the Emigration Land Co. Subdivision in the City of Iowa Colony, Brazoria County, Texas.

82 Lots, 3 Blocks and 6 Reserves

Owner: KLLB AIV, LLC, a Texas Limited Partnership

June 5, 2024



EHRA JOB NO. 221-022-01-02

Friday, June 21, 2024

Brad Sweitzer
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
Email: bsweitzer@ehra.team

Re: Ellwood Detention Reserve "A" and "B" Preliminary Plat
Letter of Recommendation to Approve
Adico, LLC Project No. 16007-2-381

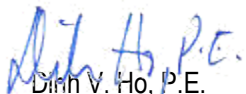
Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal of Ellwood Detention Reserve "A" and "B" Preliminary Plat, received on or about June 5, 2024. 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 submitted on June 5, 2024. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than June 25, 2024, for consideration at the July 2, 2024, 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, COIC
Robert Hemminger, COIC
File: 16007-2-380

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: 0.9998742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0120K, dated December 30, 2020, the property lies within Zone AE, Shaded Zone X, Unshaded Zone X and Floodway
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.D.R. indicates Brazoria County Deed Record.
B.C.P.R. indicates Brazoria County Plat Record.
B.L. indicates Building Line.
C.R. indicates County Road.
D.E. indicates Drainage Easement.
E.A. indicates Emergency Access Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- 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.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- Drainage plans to be provided prior to final plat submittal.
- Reserve "A" and Reserve "B" shall provide 1.60 acres of parkland as they comply with the requirements for areas within a detention reserve to be considered parkland.
- Final Plat is subject to the conditions and approval of the General Plan and adjacent plats.
- 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).

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	540.00'	72.56'	N 01°05'09" E	72.51'

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 65°49'30" W	89.60'
L2	N 62°27'14" W	85.48'

PARKLAND TABLE

PLAT	ACREAGE
BCMUD NO. 57 LIFT STATION NO. 3	0.00 AC.
BCMUD NO. 57 WATER PLANT	0.00 AC.
DAVENPORT PKWY. ST. DEDICATION	0.00 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.66 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	0.00 AC.
ELLWOOD SECTION 1A	0.51 AC.
ELLWOOD SECTION 1B	0.37 AC.
TOTAL	2.54 AC.

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

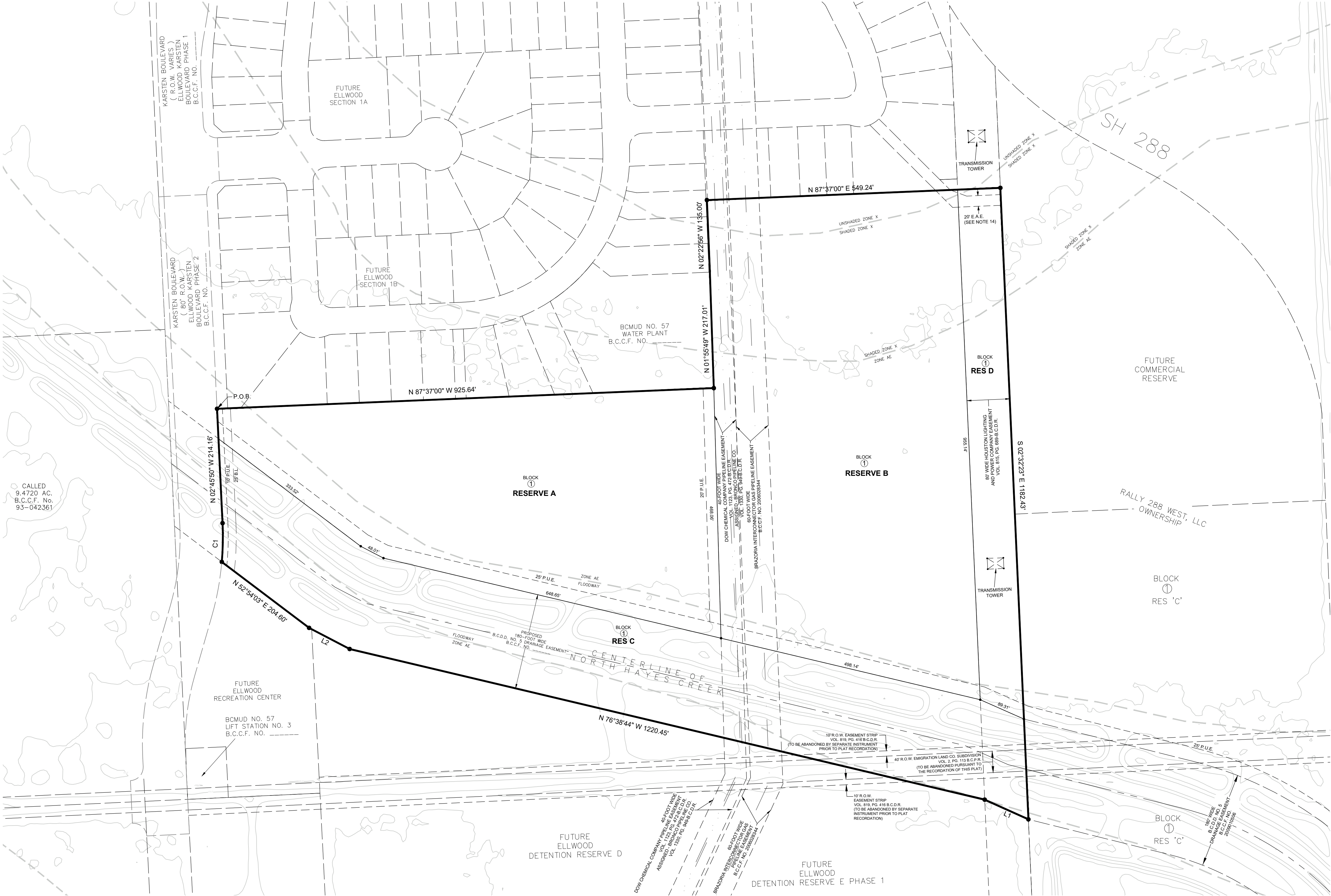
2) ALL OTHER PARKLAND IS CALCULATED AS THE TOTAL OF RESERVES WITH A "RECREATION" RESTRICTION.

LAND USE TABLE

PLAT	SF - 60%	SF - 50%	COMM.	INST.	MATERIALS & COLLECTORS	PARKS & OPEN SPACE	TOTAL
BCMUD NO. 57 LIFT STATION NO. 3	-	-	-	0.18 AC.	-	-	0.18 AC.
BCMUD NO. 57 WATER PLANT	-	-	-	1.34 AC.	-	-	1.34 AC.
DAVENPORT PKWY. ST. DEDICATION	-	-	-	-	1.48 AC.	-	1.48 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	-	-	24.76 AC.	24.76 AC.
ELLWOOD DETENTION RESERVE 'C'	-	-	9.11 AC.	-	-	-	9.11 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	1.58 AC.	-	-	1.58 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	2.42 AC.	-	-	2.42 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	6.62 AC.	-	-	6.62 AC.
ELLWOOD SECTION 1A	0.44 AC.	1.71 AC.	-	-	-	0.51 AC.	2.66 AC.
ELLWOOD SECTION 1B	4.00 AC.	11.34 AC.	-	-	-	0.37 AC.	15.71 AC.
TOTAL	4.44 AC. (7%)	13.05 AC. (29%)	9.11 AC. (14%)	1.52 AC. (2%)	12.10 AC. (25%)	25.64 AC. (39%)	65.86 AC. (100%)

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

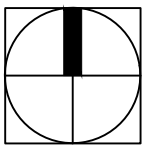
2) THIS TABLE INCLUDES ALL PRELIMINARY PLATS SUBMITTED AT THIS TIME.



BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 5.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

OWNER CONTACT INFORMATION
KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
10235 WEST LITTLE YORK, SUITE 200
HOUSTON, TX 77040
281-560-6600



0' 50' 100' 1200'
SCALE: 1"=100'

Ellwood Detention Reserves 'A' and 'B' Preliminary Plat

Being a subdivision of 24.70 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lots 468, 471, 474 of the Emigration Land Company Subdivision in the City of Iowa Colony, Brazoria County, Texas.

Owner: KLLB AIV LLC, a Delaware Limited Liability Company

1 Block and 4 Reserves

May 28, 2024



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRATEAM.COM
TBP# K6-F-726
TBP/L5 No. 10072600

No warranty or representation of intended use, design or construction is made by EHRA. The user of this plat or any facilities are subject to change without notice.

Tuesday, June 25, 2024

Brad Sweitzer
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
Email: bsweitzer@ehra.team

Re: Ellwood Karsten Boulevard Phase I Street Dedication Preliminary Plat
Letter of Recommendation to Approve
Adico, LLC Project No. 16007-2-380

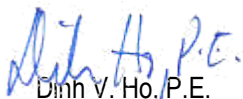
Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal of Ellwood Karsten Boulevard Phase I Street Dedication Preliminary Plat received on or about June 24, 2024. 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 June 24, 2024. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than June 25, 2024, for consideration at the July 2, 2024, 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, COIC
Robert Hemminger, COIC
File: 16007-2-380

GENERAL NOTES:

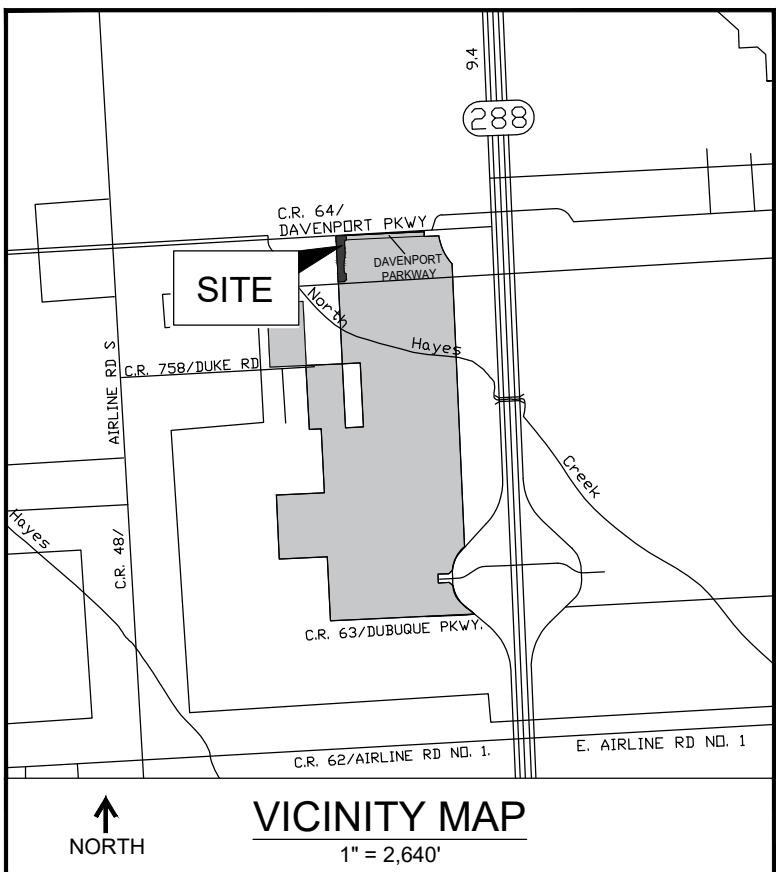
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0120K, dated December 30, 2020, the property lies within Zone AE.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.D.R. indicates Brazoria County Deed Record.
B.C.P.R. indicates Brazoria County Plat Record.
B.L. indicates Building Line.
C.R. indicates County Road.
D.E. indicates Drainage Easement.
E.A. indicates Emergency Access Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- 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.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and revest in the dedicator, his heirs, assigns, or successors.

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

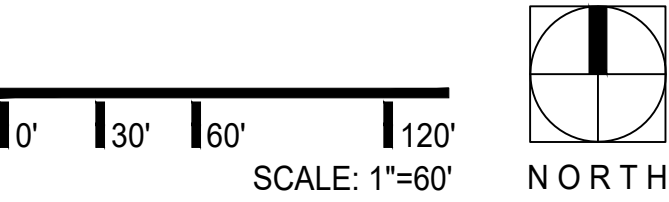
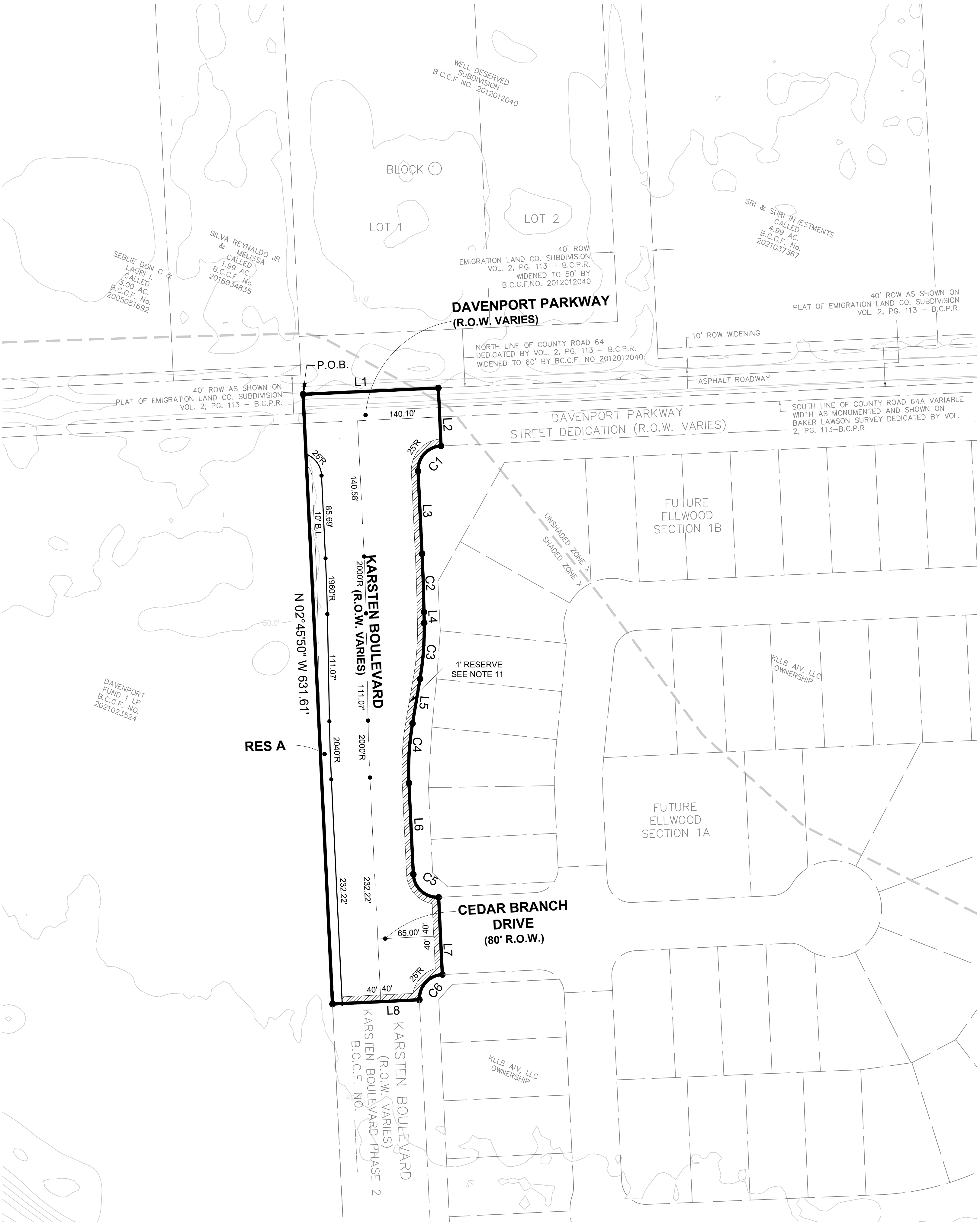
CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.31'	S 42°17'12" W	35.39'
C2	2060.00'	60.62'	S 01°55'15" E	60.62'
C3	312.00'	58.10'	S 04°15'26" W	58.02'
C4	288.00'	62.11'	S 03°24'51" W	61.99'
C5	25.00'	39.27'	S 47°45'41" E	35.36'
C6	25.00'	39.27'	S 42°14'06" W	35.36'

LINE TABLE		
LINE	ANGLE	DISTANCE
L1	N 87°20'14" E	140.15'
L2	S 02°39'46" E	60.00'
L3	S 02°45'50" E	85.43'
L4	S 01°04'40" E	10.98'
L5	S 09°35'33" W	46.83'
L6	S 02°45'50" E	94.38'
L7	S 02°45'50" E	80.00'
L8	S 87°14'10" W	90.00'

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, UTILITY PURPOSES, & ROADWAY ACCESS	6,711.64	0.15
	TOTAL	6,711.64	0.15



OWNER CONTACT INFORMATION
KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
10235 WEST LITTLE YORK, SUITE 200
HOUSTON, TX 77040
281-560-6600



Ellwood Karsten Boulevard Phase 1 Street Dedication Preliminary Plat

Being a subdivision of 1.58 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lot 467 of the Emigration Land Company Subdivision in the City of Iowa Colony, Brazoria County, Texas.

Owner: KLLB AIV LLC, a Delaware Limited Liability Company

June 24, 2024



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

EHRA JOB NO.
221-022-101

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

Friday, June 21, 2024

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

Re: Brazoria County Municipal Utility District No. 57 Lift Station No. 3 Final Plat
Letter of Recommendation to Approve
COIC Project No. 4005
Adico, LLC Project No. 16007-2-369

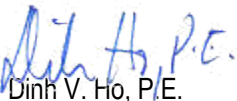
Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Brazoria County Municipal Utility District No. 57 Lift Station No. 3 Final Plat, received on or about June 20, 2024. 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 June 20, 2024. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than June 25, 2024, for consideration at the July 2, 2024, 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, COIC
Robert Hemminger, COIC
File: 16007-2-369

STATE OF TEXAS |
COUNTY OF BRAZORIA |

We, KLLB AIV LLC, a Delaware limited liability company, acting by and through Tricia Patton, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, owner of the property subdivided in this plat, BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 LIFT STATION No. 3, do hereby make subdivision of said property for and on behalf of said KLLB AIV, 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 BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 LIFT STATION No. 3 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 Patton, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, thereunto authorized by this____, day of _____, 2024.

OWNER

KLLB AIV LLC,
a Delaware limited liability company.

BY: _____
Print Name Tricia Patton
Title: Authorized Signatory

STATE OF TEXAS |
COUNTY OF HARRIS |

BEFORE ME, the undersigned authority, on this day personally appeared Tricia Patton, 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 _____, 2024.

Notary Public in and for the
State of Texas
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

McLean Barnett, 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

Warren Davis Jr.
Planning and Zoning Commission Member

Date

METES AND BOUNDS DESCRIPTION
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT No. 57
LIFT STATION No. 3
BEING A 7,689 SQUARE FOOT OR 0.1765 ACRE TRACT OF LAND LOCATED IN THE
W.H. DENNIS SURVEY, ABSTRACT NO. 512
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF A 7,689 SQUARE FOOT OR 0.1765 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 LOT 468 OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 113 OF THE BRAZORIA COUNTY PLAT RECORDS; SAID 7,689 SQUARE FOOT OR 0.1765 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 found marking the northwest corner of said 233.54 acre tract being in the northerly line of said W. H. Dennis survey and generally within Davenport Parkway (variable width);

THENCE, South 02°45'50" East, with the westerly line of the said 233.54 acre tract for a distance of 1,665.00 feet to a point for corner;

THENCE, North 87°14'10" East, for a distance of 1.20 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northwest corner and POINT OF BEGINNING of the herein described tract of land;

1) THENCE, North 87°20'14" East, for a distance of 79.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northeast corner of herein described tract;

2) THENCE, South 02°39'46" East, for a distance of 95.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southeast corner of herein described tract;

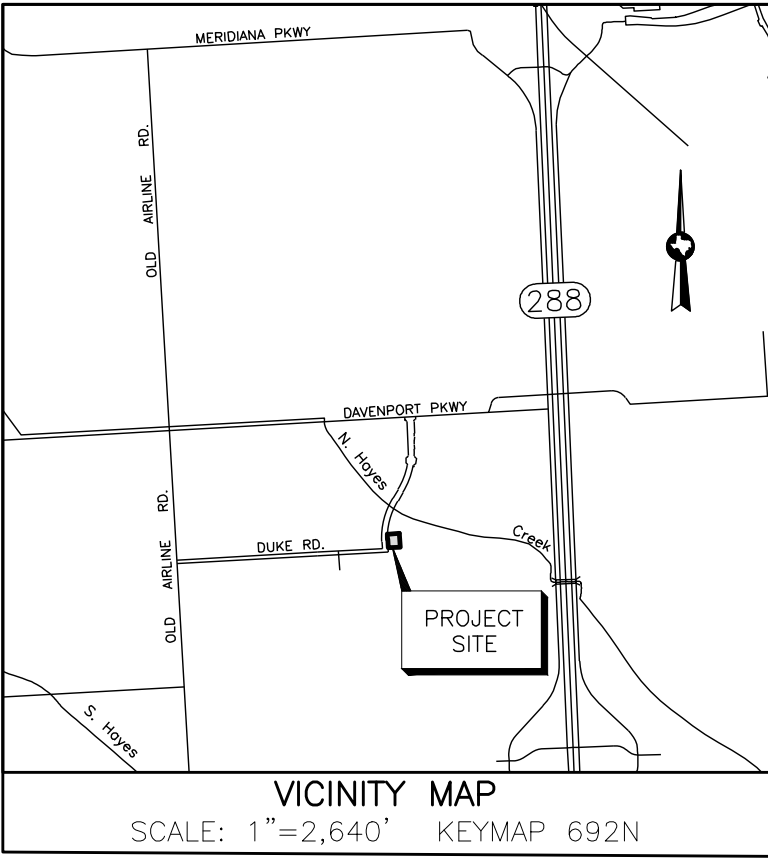
3) THENCE, South 87°20'14" West, for a distance of 81.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwest corner of herein described tract;

4) THENCE, North 02°54'34" West, for a distance of 42.53 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of curvature;

5) THENCE, in a northerly direction along the arc of a curve to the right having a radius of 960.00 feet, an arc length of 52.49 feet, an angle of 03°07'58", and a chord bearing North 01°20'35" West, for a distance of 52.48 feet to the POINT OF BEGINNING and containing 7,689 square feet or 0.1765 acres of land.

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
BRAZORIA COUNTY
MUNICIPAL UTILITY DISTRICT No. 57
LIFT STATION No. 3**

**BEING A SUBDIVISION OF 7,689 SQUARE FEET (0.1765 ACRES)
OUT OF THE W. H. DENNIS SURVEY, A-512,
AND BEING OUT OF LOT 468 OF THE EMIGRATION LAND
COMPANY SUBDIVISION IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS**

1 BLOCK 1 RESERVE (0.1207 ACRES)

OWNER

**KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
6900 E. CAMELBACK ROAD, SUITE 1090
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, 2024

ENGINEER/SURVEYOR

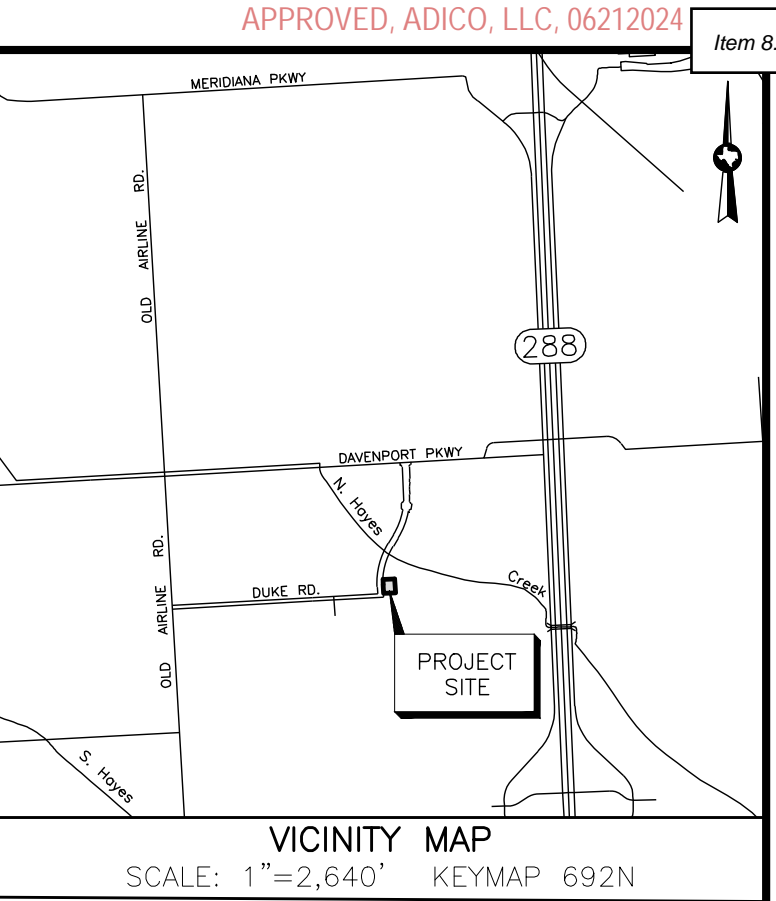
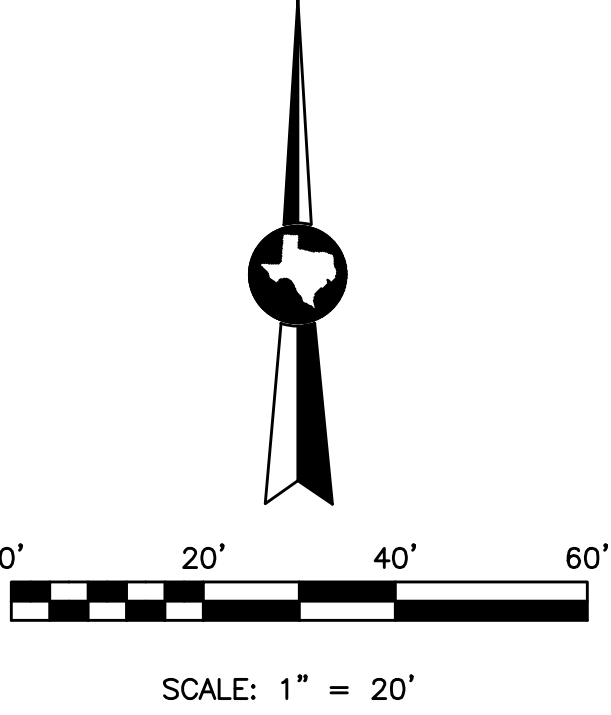
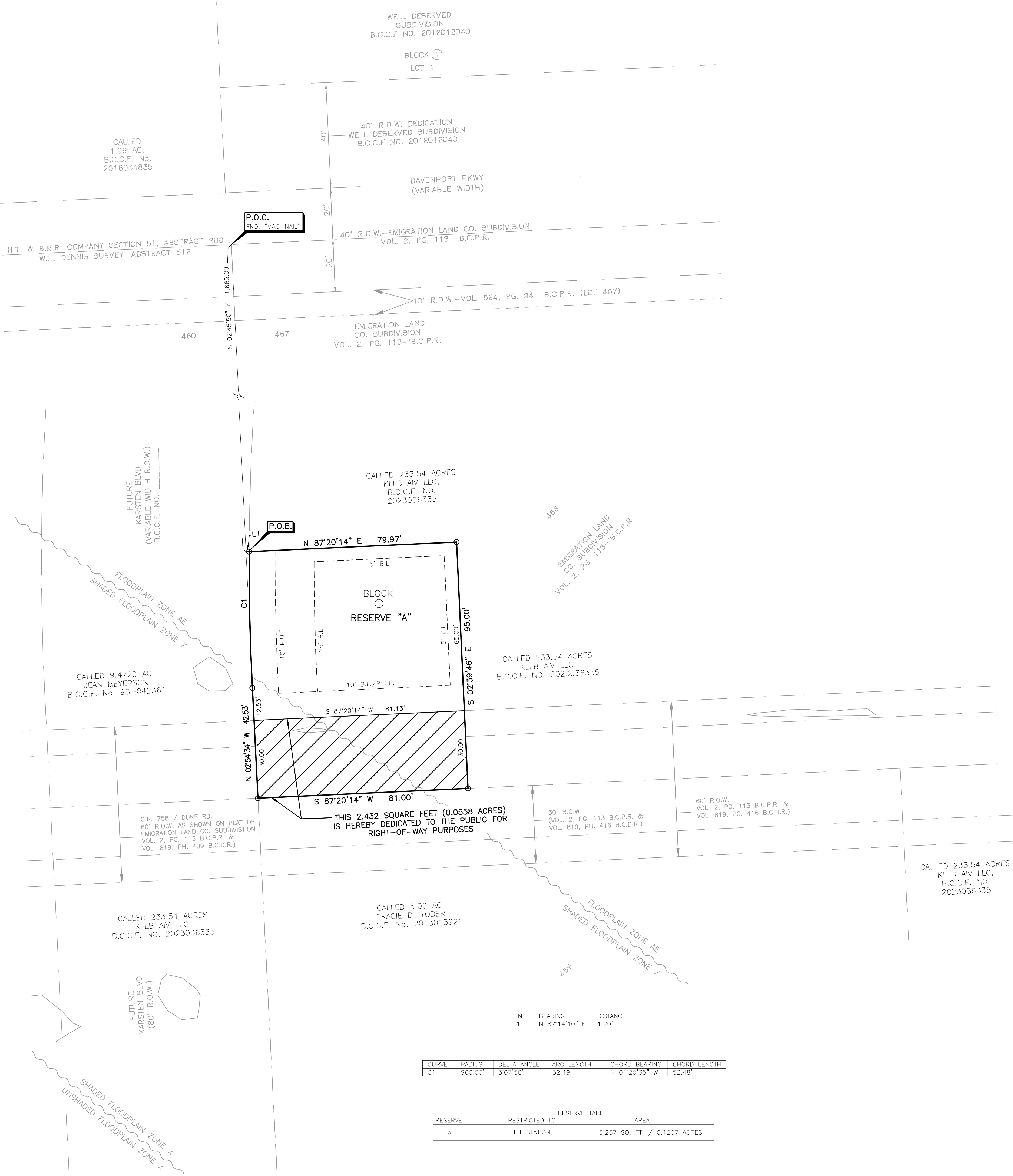


10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
EHRA TEAM
TBPE No. F-726
TBPELS No. 10092300

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 plat shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500", 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 Plat Records Number
B.L. indicates Building Line
FND. indicates Found
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"
↘ indicates Change of Street Name
- 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 subject property shown hereon lies within "Zone AE" (areas of 1% annual chance floodplain with base flood elevations determined) and 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).

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.
- The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all restricted reserves.
- All ten (10) foot wide Utility Easements extend five (5) feet on each side of the common line, unless otherwise indicated.
- 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.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.



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

FINAL PLAT BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT No. 57 LIFT STATION No. 3

BEING A SUBDIVISION OF 7,689 SQUARE FEET (0.1765 ACRES)
OUT OF THE W. H. DENNIS SURVEY, A-512,
AND BEING OUT OF LOT 468 OF THE EMIGRATION LAND
COMPANY SUBDIVISION IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS

1 BLOCK 1 RESERVE (0.1207 ACRES)

OWNER

KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
6900 E. CAMELBACK ROAD, SUITE 1090
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, 2024

ENGINEER/SURVEYOR



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

Friday, June 21, 2024

Joseph Alonzo
Bowman Consulting Group
1445 N. Loop West, Suite 450
Houston, TX 77008
jalonzo@bowman.com

Re: Prose Sierra Vista Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 3837
Adico, LLC Project No. 16007-2-361

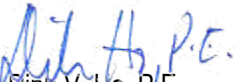
Dear Mr. Alonzo:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Prose Sierra Vista Preliminary Plat received on or about May 28, 2024. 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 May 28, 2024. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than June 25, 2024, for consideration at the July 2, 2024, 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, COIC
Robert Hemminger, COIC
File: 16007-2-361

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

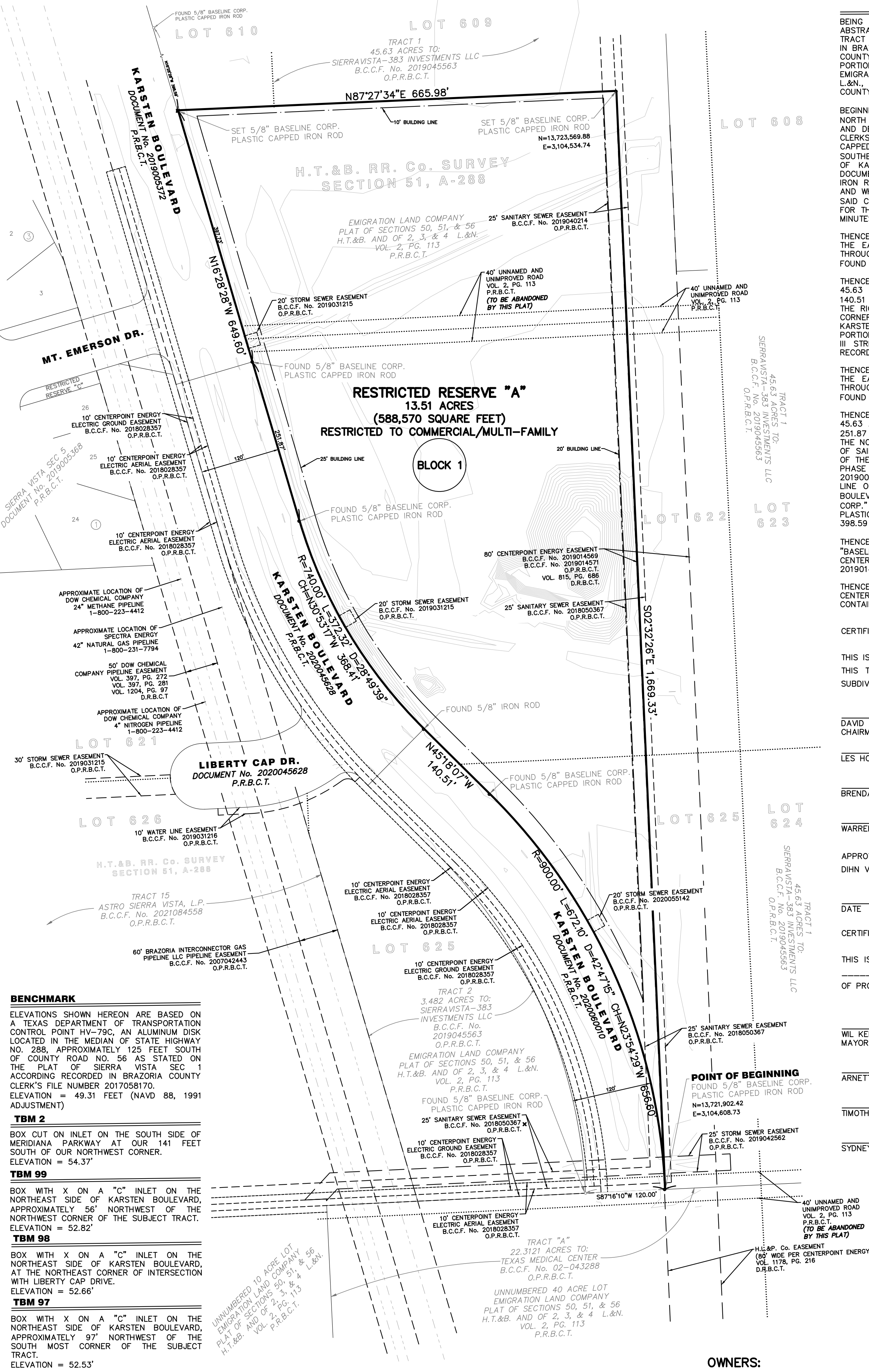
- SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE 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, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
- THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5.
- OTHER THAN SHOWN HERON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
- ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
- DEDICATED INGRESS/EGRESS ACCESSSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 (SEE DISTRICT RESOLUTION NO 2007-06 & NO 2007-07). ACCESS WILL BE GATED AND LOOKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 55 LOCK.
- PROHIBITED USE OF METAL PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
- PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A RECORDED DOCUMENT 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 PRIOR TO LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5 RESOLUTION 2011-1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.

NOTES:

- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- STM.S.E. = STORM SEWER EASEMENT
- B.L. = BUILDING SETBACK LINE
- D.R.B.C.T. = DEED RECORDS OF BRAZORIA COUNTY, TEXAS
- P.R.B.C.T. = PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
- B.C.C.F. No. = BRAZORIA COUNTY CLERK'S FILE NUMBER
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS
- BEARINGS ARE BASED FROM THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 CORS ADJUSTMENT BASED FROM REDUNDANT RTK GPS OBSERVATIONS. DISTANCES HEREON ARE SURFACE DATUM. TO CONVERT TO GRID MULTIPLY BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.99998213. COORDINATES HEREON ARE GRID DATUM. TO CONVERT TO SURFACE DIVIDE BY THE SAME ADJUSTMENT FACTOR.
- THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP 48039C0120K, DATED DECEMBER 30, 2020.
- THIS TRACT OF LAND LIES WITH THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF IOWA COLONY AND IS SUBJECT TO ITS CODE OF ORDINANCES.
- ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 32.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
- ALL EASEMENTS SHOWN ON THIS PLAN ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN.
- ALL BUILDING LINES ALONG STREET RIGHTS-OF-WAY ARE AS SHOWN HEREON.
- ALL OFF-SITE UTILITY EASEMENTS ARE TO BE DEDICATION BY SEPARATE INSTRUMENT PRIOR TO RECDORATION.
- A MINIMUM OF 5 FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- 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 LOTS. LOT CORNERS WILL BE 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "BASELINE CORP."
- THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER THE FINAL APPROVAL BY THE CITY COUNCIL IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO (2) YEAR PERIOD, OR THE ONE (1) YEAR EXTENSION PERIOD GRANTED BY THE CITY COUNCIL.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL CENTERPOINT ENERGY AND CITY OF IOWA COLONY UTILITY EASEMENTS MUST BE UNOBSERVED BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY THE UTILITY AT THE PROPERTY OWNER'S EXPENSE.
- THE AREA OF THIS TRACT OF LAND, EXPRESSED IN SQUARE FEET AND TEN-THOUSANDTHS OF AN ACRE IS BASED ON THE MATHEMATICAL CLOSURE CALCULATED FROM THE COURSES AND DISTANCES SHOWN, NOT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION. ELEVATION = 54.37'
- TBM 99**
BOX CUT ON INLET ON THE SOUTH SIDE OF MERIDIANA PARKWAY AT OUR 141 FEET SOUTH OF OUR NORTHWEST CORNER. ELEVATION = 54.37'
- TBM 99**
BOX WITH X ON A "C" INLET ON THE NORTHEAST-SIDE OF KARSTEN BOULEVARD, APPROXIMATELY 56' NORTHWEST OF THE NORTHWEST CORNER OF THE SUBJECT TRACT. ELEVATION = 52.82'
- TBM 98**
BOX WITH X ON A "C" INLET ON THE NORTHEAST-SIDE OF KARSTEN BOULEVARD, APPROXIMATELY 97' NORTHWEST OF THE SOUTH MOST CORNER OF THE SUBJECT TRACT. ELEVATION = 52.53'

I, MARK JOSEPH PIRIANO, 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 AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITHIN A MAXIMUM OF ONE YEAR AFTER CONSTRUCTION OF THE PUBLIC IMPROVEMENTS ARE COMPLETE UNLESS OTHERWISE SHOWN THEREON; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NORTH AMERICAN DATUM OF 1983 (NAD83) CORS. ADJUSTMENT.

MARK JOSEPH PIRIANO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5778



OWNERS:
**PROSE SIERRA VISTA
OWNER, LP,
A DELAWARE LIMITED
PARTNERSHIP**

820 GESSNER, SUITE 1000
HOUSTON, TEXAS 77024
PHONE: (713) 993-0280

ENGINEER:

Bowman
CONSULTING GROUP

1445 N. LOOP WEST - SUITE 450
HOUSTON, TEXAS 77008
TEL (713) 993-0333
TBPE REGISTRATION NO: F-14309

SURVEYOR:

Bowman
CONSULTING GROUP

1445 N. LOOP WEST - STE 450
HOUSTON, TEXAS, 77008
(713) 993-0333
T.B.P.E.L.S. FIRM NO. 10194283

MAY 2024

1 BLOCK 1 RESERVE

BOWMAN PROJECT NO. 250475-01-001

SHEET 1 OF 1

METES AND BOUND DESCRIPTION

BEING 13.51 ACRES OF LAND SITUATED IN SECTION 51 OF THE H.T.&B. RR. CO. SURVEY, ABSTRACT NO. 288, BRAZORIA COUNTY, TEXAS, BEING A PART OF THAT CERTAIN 45.63 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO SIERRAVISTA-383 INVESTMENTS LLC RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2019045563, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, BEING PORTIONS OF LOTS 609, 610, 621, 622 AND 625 TOGETHER WITH PORTIONS OF TWO 40-FOOT WIDE UNNAMED AND UNIMPROVED ROADS, ALL OF THE EMIGRATION LAND COMPANY PLAT OF SECTIONS 50, 51, & 56 H.T.&B. AND OF 2, 3, & 4 L.&N., A SUBDIVISION RECORDED IN VOLUME 2, PAGE 113, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 13.51 ACRE TRACT IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND ON THE NORTH LINE OF THAT CERTAIN 22.3121 ACRE TRACT OF LAND DESIGNATED AS TRACT "A" AND DESCRIBED IN THE DEED TO TEXAS MEDICAL CENTER RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 02-043288, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, SAID CAPPED IRON ROD BEING THE SOUTHWEST CORNER OF SAID 45.63 ACRE TRACT AND THE SOUTHEAST CORNER OF KARSTEN BOULEVARD (120 FEET WIDE) AS DEDICATED BY THE PLAT OF KARSTEN BOULEVARD PHASE IV STREET DEDICATION, A SUBDIVISION RECORDED IN DOCUMENT NO. 2020060010, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID CAPPED IRON ROD IS AT THE BEGINNING OF A CURVE TO THE LEFT WHOSE RADIUS IS 900.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 87 DEGREES 29 MINUTES 08 SECONDS WEST, FROM SAID CAPPED IRON ROD A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID KARSTEN BOULEVARD BEARS SOUTH 87 DEGREES 16 MINUTES 10 SECONDS WEST, 120.00 FEET;

THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE WEST LINE OF SAID 45.63 ACRE TRACT, THE EAST RIGHT-OF-WAY LINE OF SAID KARSTEN BOULEVARD AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42 DEGREES 47 MINUTES 15 SECONDS, 672.10 FEET TO A FOUND 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 45 DEGREES 18 MINUTES 07 SECONDS WEST, ALONG THE WEST LINE OF SAID 45.63 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID KARSTEN BOULEVARD, 140.51 FEET TO A 5/8 INCH IRON ROD FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 740.00 FEET, SAID CAPPED IRON ROD BEING THE NORTHEAST CORNER OF THE PORTION OF KARSTEN BOULEVARD DEDICATED BY THE PLAT OF SAID KARSTEN BOULEVARD PHASE IV STREET DEDICATION AND THE SOUTHEAST CORNER OF THE PORTION OF KARSTEN BOULEVARD DEDICATED BY THE PLAT OF KARSTEN BOULEVARD PHASE III STREET DEDICATION, A SUBDIVISION RECORDED IN DOCUMENT NO. 2020045628, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE WEST LINE OF SAID 45.63 ACRE TRACT, THE EAST RIGHT-OF-WAY LINE OF SAID KARSTEN BOULEVARD AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28 DEGREES 49 MINUTES 39 SECONDS, 372.32 FEET TO A FOUND 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 16 DEGREES 28 MINUTES 28 SECONDS WEST, ALONG THE WEST LINE OF SAID 45.63 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID KARSTEN BOULEVARD, AT 251.87 FEET PASSING A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE PORTION OF KARSTEN BOULEVARD DEDICATED BY THE PLAT OF SAID KARSTEN BOULEVARD PHASE III STREET DEDICATION AND THE SOUTHEAST CORNER OF THE PORTION OF KARSTEN BOULEVARD DEDICATED BY THE PLAT OF KARSTEN BOULEVARD PHASE II STREET DEDICATION AND RESERVE, A SUBDIVISION RECORDED IN DOCUMENT NO. 2019003372, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, CONTINUING ALONG THE WEST LINE OF SAID 45.63 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID KARSTEN BOULEVARD, IN ALL A TOTAL DISTANCE OF 649.60 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD, FROM WHICH A FOUND 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD BEARS NORTH 16 DEGREES 28 MINUTES 28 SECONDS WEST, 398.59 FEET;

THENCE, NORTH 87 DEGREES 27 MINUTES 34 SECONDS EAST, 665.98 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET ON THE WEST LINE OF AN 80 FOOT WIDE CENTERPOINT ENERGY EASEMENT RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2019014569 AND 2019014571, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE, SOUTH 02 DEGREES 32 MINUTES 26 SECONDS EAST, ALONG THE WEST LINE OF SAID CENTERPOINT ENERGY EASEMENT, 1,669.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.51 ACRES OF LAND.

CERTIFICATE OF PLANNING COMMISSION

THIS IS TO CERTIFY THAT CITY PLANNING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS, THIS THE ____ DAY OF _____, 2024 HAS APPROVED THIS PLAT AND SUBDIVISION OF PROSE AT SIERRA VISTA AS SHOWN HEREON.

DAVID HURST
CHAIRMAN

BRIAN JOHNSON

LES HOSEY

TERRY HAYES

BRENDA DILLON

ROBERT WALL

WARREN DAVIS

DIHN V. HO, P.E.

CERTIFICATE OF CITY COUNCIL

THIS IS TO CERTIFY THAT CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS, THIS THE ____ DAY OF _____, 2024 HAS APPROVED THIS PLAT AND SUBDIVISION OF PROSE AT SIERRA VISTA AS SHOWN HEREON.

WIL KENNEDY MAYOR	MCCLEAN BARNETT
ARNETTA HICKS-MURRAY	MARQUETTE GREENE-SCOTT
TIMOTHY VARLACK	KAREEM BOYCE
SYDNEY HARRODER	

WE, PROSE SIERRA VISTA OWNER, LP, A DELAWARE LIMITED PARTNERSHIP, ACTING BY AND THROUGH PROSE SIERRA VISTA GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, ACTING BY AND THROUGH PROSE SIERRA VISTA JV, LP, A DELAWARE LIMITED LIABILITY COMPANY, ITS MEMBER, ACTING BY AND THROUGH PROSE SIERRA VISTA ALLIANCE GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, ACTING BY AND THROUGH PROSE SIERRA VISTA ALLIANCE GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MEMBER, REPRESENTED HEREIN BY, CYRUS BAHRAMI, ITS MEMBER, AND DAVID ADAME, ITS MEMBER, OWNER (OR OWNERS) HEREAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 13.51 ACRE TRACT DESCRIBED IN THE ABOVE AND FORGOING MAP OF PROSE SIERRA VISTA, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID COOPERATION 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 THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSERVED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY PLATS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

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

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

IN TESTIMONY WHEREOF, THE PROSE SIERRA VISTA OWNER, LP, A DELAWARE LIMITED PARTNERSHIP, ACTING BY AND THROUGH PROSE SIERRA VISTA GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, ACTING BY AND THROUGH PROSE SIERRA VISTA JV, LP, A DELAWARE LIMITED LIABILITY COMPANY, ITS MEMBER, ACTING BY AND THROUGH PROSE SIERRA VISTA ALLIANCE GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, ACTING BY AND THROUGH PROSE SIERRA VISTA ALLIANCE GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MEMBER, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY CYRUS BAHRAMI, ITS MEMBER, THEREUNTO AUTHORIZED, ATTESTED BY ITS MEMBER, DAVID ADAME, THIS ____ DAY OF _____, 2024.

PROSE SIERRA VISTA OWNER, LP,
A DELAWARE LIMITED PARTNERSHIP

BY: PROSE SIERRA VISTA GP, LLC
A DELAWARE LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: PROSE SIERRA VISTA JV, LP
A DELAWARE LIMITED LIABILITY COMPANY
ITS MEMBER

BY: PROSE SIERRA VISTA ALLIANCE GP, LLC
A DELAWARE LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: PROSE SIERRA VISTA ALLIANCE, LLC
A DELAWARE LIMITED LIABILITY COMPANY
ITS MEMBER

BY: CYRUS BAHRAMI
MEMBER

ATTEST: DAVID ADAME
MEMBER

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CYRUS BAHRAMI, MEMBER, AND DAVID ADAME, MEMBER OF PROSE SIERRA VISTA ALLIANCE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MEMBER OF PROSE SIERRA VISTA ALLIANCE GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER OF PROSE SIERRA VISTA JV, LP, A DELAWARE LIMITED LIABILITY COMPANY, MEMBER OF PROSE SIERRA VISTA GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER OF PROSE SIERRA VISTA OWNER, LP, A DELAWARE LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID CORPORATION, FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITIES THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY: _____

MY COMMISSION EXPIRES: _____

PRELIMINARY PLAT OF PROSE SIERRA VISTA

BEING A SUBDIVISION OF 13.51 ACRES OF LAND SITUATED IN SECTION 51 OF THE H.T.&B. RR. CO. SURVEY, ABSTRACT NO. 288, BRAZORIA COUNTY, TEXAS; BEING PORTIONS OF LOTS 609, 610, 621, 622 AND 625 TOGETHER WITH PORTIONS OF TWO 40-FOOT WIDE UNNAMED AND UNIMPROVED ROADS, ALL OF THE EMIGRATION LAND COMPANY PLAT OF SECTIONS 50, 51, & 56 H.T.&B. AND OF 2, 3, & 4 L.&N., A SUBDIVISION RECORDED IN VOLUME 2, PAGE 113, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS

Monday, June 3, 2024

Donna Eckels
Pro-Surv
PO Box 1366
Friendswood, TX 77549
donna@prosurv.net

Re: Sierra Vista Corner Replat No. 2
Letter of Recommendation to Approve - UPDATED
COIC Project No. 4002
Adico, LLC Project No. 16007-2-371

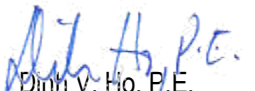
Dear Ms. Eckels:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal Sierra Vista Corner Replat No. 2, received on or about May 28, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objections to the plat as resubmitted on May 28, 2024. This LOR replaces the previous LOR dated May 20, 2024. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than June 24, 2024, for consideration at the July 2, 2024, 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, COIC
Robert Hemminger, COIC
File: 16007-2-371

