



CITY OF IOWA COLONY

PLANNING & ZONING COMMISSION MEETING

Monday, October 05, 2026
6:30 PM

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

Phone: 281-369-2471

Fax: 281-369-0005

www.iowacolonytx.gov

THIS NOTICE IS POSTED PURSUANT TO THE TEXAS OPEN MEETING ACT (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE). THE **PLANNING AND ZONING COMMISSION** OF IOWA COLONY WILL HOLD A **PUBLIC MEETING AT 6:30 PM ON MONDAY, OCTOBER 5, 2026 AT IOWA COLONY CITY HALL, 3144 MERIDIANA PARKWAY, IOWA COLONY, TEXAS 77583** FOR THE PURPOSE OF DISCUSSING AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE FOLLOWING ITEMS.

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

CALL TO ORDER

CITIZEN COMMENTS

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

ITEMS FOR CONSIDERATION

- [1.](#) Consider approval of the September 1, 2026 Planning and Zoning Commission meeting minutes.
- [2.](#) Consider approval of the Apollo CR 57 Preliminary Plat.
- [3.](#) Consider approval of the Ellwood Dubuque Parkway Street Dedication Preliminary Plat.
- [4.](#) Consider approval of the Ellwood Karsten Boulevard Phase 4 Final Plat.
- [5.](#) Consider approval of the Ellwood Recreation Reserve Final Plat.
- [6.](#) Consider approval of the Ellwood Section 3B Final Plat.
7. Presentation and discussion regarding the Colony Retreat Planned Unit Development (PUD).

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 September 29, 2026.




Kayleen Rosser, City Secretary



**Tuesday, September 01, 2026
6:30 PM**

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

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

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

Members absent: Demond Woods

Others present: Dinh Ho

CALL TO ORDER

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

CITIZEN COMMENTS

There were no comments from the public.

ITEMS FOR CONSIDERATION

1. Consider approval of the August 4, 2026 Planning and Zoning Commission meeting minutes.
Motion made by Dillon to approve the August 4, 2026 Planning and Zoning Commission meeting minutes, Seconded by Hayes.
Voting Yea: Hurst, Dillon, Hayes, Wall
Voting Abstaining: Hosey
2. Consider approval of the Ellwood Detention Reserve D Final Plat.
Motion made by Hayes to approve the Ellwood Detention Reserve D Final Plat, Seconded by Dillon.
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall
3. Consider approval of the Wynaerra Section 1 Final Plat.
No action taken. Item deferred per developer's request.
4. Consider approval of the Wynaerra Section 2 Final Plat.
No action taken. Item deferred per developer's request.
5. Consider approval of the Wynaerra Street Dedication and Reserves Section 1 Final Plat.
No action taken. Item deferred per developer's request.
6. Consider approval of the Wynaerra Wastewater Treatment Plant Final Plat.
No action taken. Item deferred per developer's request.
7. Consider approval of the Wynaerra Water Plant Final Plat.
No action taken. Item deferred per developer's request.
8. Consider approval of the Wynaerra Section 3 Final Plat.
No action taken. Item deferred per developer's request.

ADJOURNMENT

The meeting was adjourned at 6:32 P.M.

APPROVED THIS 5TH DAY OF OCTOBER 2026.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chair



Monday, September 28, 2026

Mary M. McKenzie
Hovis Surveying Company, Inc.
5000 Cabbage St.
Spring, TX 77379
mmckenzie@hovis-surveying.com

Re: Apollo CR 57 Preliminary Plat
+/-3.809 acres out of the William Pettus Survey, Abstract No. 714, City of Iowa Colony, Brazoria County, Texas
Letter of Recommendation to Approve
COIC Project No. 8627
Adico, LLC Project No. 710-26-002-045

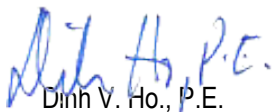
Dear Ms. McKenzie:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Apollo CR 57 Preliminary Plat, being +/- 3.809 acres out of the William Pettus survey, Abstract No. 714, City of Iowa Colony, Brazoria County, Texas, received on or about September 28, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the plat as submitted on September 28, 2026. Please provide ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, September 29, 2026, for consideration at the October 6, Planning and Zoning meeting. Upon Planning and Zoning Commission action, the plat will be placed on the agenda for the October 19, 2026, City Council meeting for consideration.

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

Sincerely,
Adico, LLC


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

Cc: File No. 710-26-002-045



STATE OF TEXAS

COUNTY OF BRAZORIA

We, Cedar Rapids, LLC, a Texas limited liability company, acting by and through Salim Charolia, Manager, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 3.8085 acre tract described in the above and foregoing map of APOLLO CR 57, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

IN TESTIMONY WHEREOF, the Cedar Rapids, LLC, a Texas limited liability company, has caused these presents to be signed by Salim Charolia, its Manager, thereunto authorized, this ____ day of _____, 2026.

Cedar Rapids, LLC, a Texas limited liability company

By: _____
Salim Charolia, Manager

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Salim Charolia, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2026

Notary Public in and for the State of Texas

Print Name:_____

My Commission expires:

This plat is hereby approved by the City of Iowa Colony Planning Commission, this ____ day of _____, 2026.

David Hurst
Chairman

Demand Woods
Member

Brenda Dillon
Member

Terry Hayes
Member

Lee Hasey
Member

Robert Wall
Member

This plat is hereby approved by the City of Iowa Colony City Council, this ____ day of _____, 2026.

Wil Kennedy
Mayor

Margaret Madariaga
Council Position 1

Arnetta Hicks-Murray
Council Position 2

Marquette Greene-Scott
Council Position 3

Timothy Varlack
Council District A

Kareem Boyce
Council District B

Sydney Hargroder
Council District C

Approved by Brazoria County Drainage District #5

Lee Walden, P.E. Date
President

Kerry Osburn
Vice President

Brandon Middleton Date
Secretary/Treasurer

Dinh V. Ho, P.E. Date
District Engineer

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

BCDD 5 I.D. # _____

NOTES

- Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (South Central Zone No. 4204).
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.999865342.
- This tract of land lies within Unshaded Zone "X", Areas determined to be outside the 500-year Floodplain as designated on The National Flood Program - Flood Insurance Rate Map issued by the Federal Emergency Management Agency under Map Number 48039C0105K, Community Panel Number 485458 0105 K, dated December 30, 2020.
- This tract lies within the Extra-Territorial Jurisdiction of the City of Iowa Colony and is subject to its Code of Ordinances.
- 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 Engineers and Land Surveyors and shall bear reference caps as indicated stamped HOVS.
- Absent written authorization by the affected utilities, all CenterPoint Energy and City of Iowa Colony utility easements must be unobstructed by the property owner. Any unauthorized improvements or obstructions may be removed by the utility company at the property owner's expense.
- 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.
- Subject to the Declaration of Maintenance Covenant for Stormwater Structural Controls & Continued Maintenance of Drainage & Detention Facilities recorded under B.C.C.F. No. 2026033543.
- Subject to the Declaration of Maintenance Covenant for Stormwater Structural Controls & Continued Maintenance of Drainage & Detention Facilities recorded under B.C.C.F. No. 2026033544.

DESCRIPTION
APOLLO CR 57

3.8085 acres of land situated in the William Pettus Survey, Abstract Number 714, Brazoria County, Texas, being all of that certain called 3.8085 acre of land described in deed and recorded in the Official Public Records of Real Property of Brazoria County, Texas, under County Clerk's File Number 2026005344, also being a portion of that certain Lot 58 of the Emigration Land Company Subdivision, a subdivision as shown on map or plat recorded, under Volume 3, Page 128 of the Plat Records of Brazoria County, Texas, said 3.8085 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with cap set in the Southerly right-of-way line of County Road 57 (variable width right-of-way) for the Northwesterly corner of that certain called 24.875 acres of land described in deed and recorded in the Official Public Records of Real Property of Brazoria County, Texas, under County Clerk's File Number 2003011501;

Thence, N 86°35'30" E, along the Southerly right-of-way line of said County Road 57, a distance of 50.00 feet to a 5/8 inch iron rod with cap set for the Northwesterly corner of said 3.8085 acre tract and the POINT OF BEGINNING of the herein described tract of land;

Thence, N 86°35'30" E, continuing along the Southerly right-of-way line of said County Road 57, a distance of 443.60 feet to a 5/8 inch iron rod with cap set in the Westerly line of that certain called 24.875 acres of land described in deed and recorded in the Official Public Records of Real Property of Brazoria County, Texas, under County Clerk's File Number 2006049811;

Thence, S 03°04'29" E, along the Westerly line of said 24.875 acre tract, a distance of 375.01 feet to a 5/8 inch iron rod with cap set for corner, from which a 5/8 inch iron rod with cap found for, the Southwesterly corner of said 24.875 acre tract bears S 03°04'29" E, 904.95 feet;

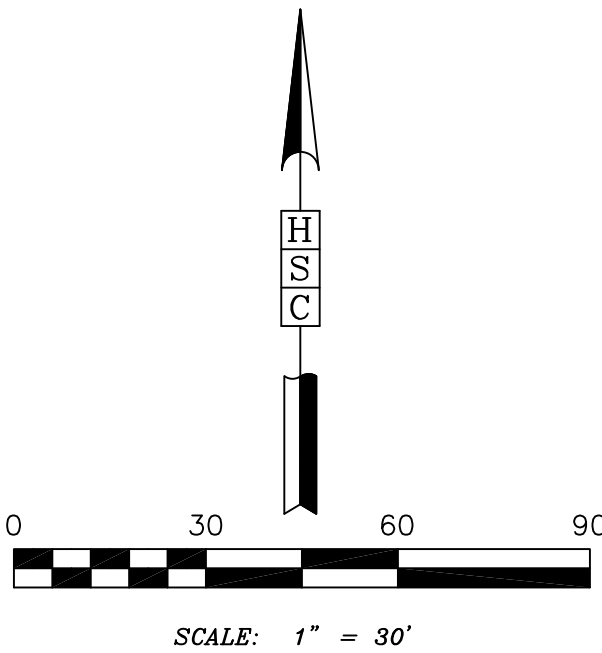
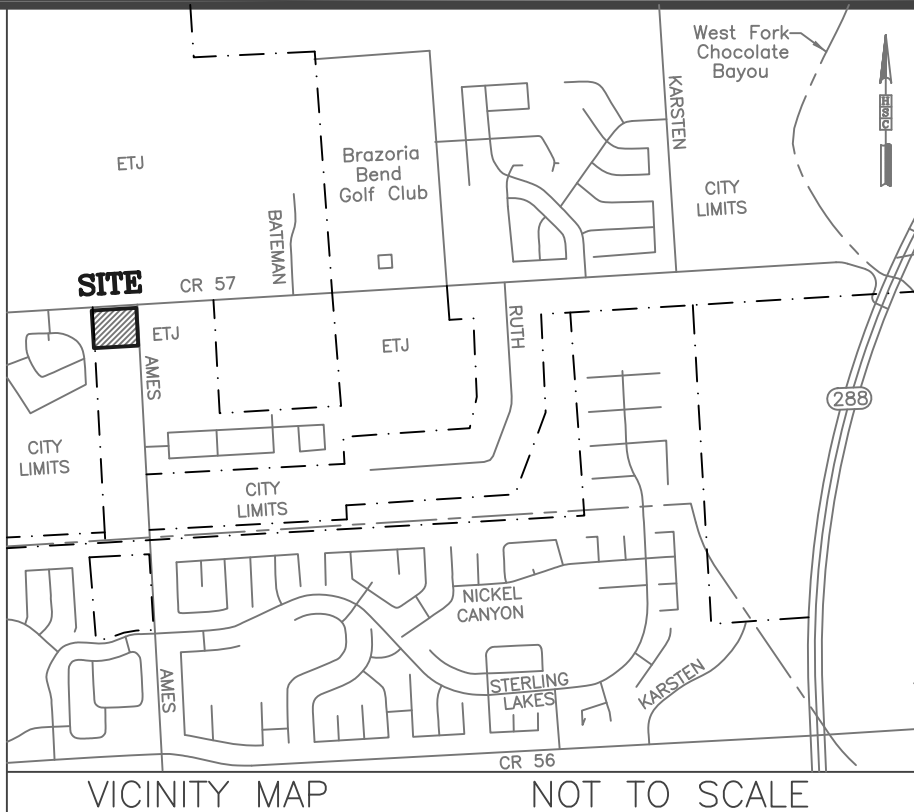
Thence, S 86°35'30" W, along the Southerly line of said 3.8085 acre tract, a distance of 441.20 feet to a 5/8 inch iron rod with cap set for the Southwesterly corner of said 3.8085 acre tract;

Thence, N 03°26'30" W, along the Westerly line of said 3.8085 acre tract, being 50 feet parallel and East of the Westerly line of said 24.875 acre tract, a distance of 375.00 feet to the POINT OF BEGINNING and containing 3.8085 acres of land.

BEARING ORIENTATION BASED ON TEXAS STATE PLANE COORDINATE GRID SYSTEM OF 1983 (SOUTH CENTRAL ZONE NO. 4204).

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5
FINAL PLAT AND CONSTRUCTION NOTES:

- Slab elevations (finished floor) shall be a minimum of two (2) feet above the Base Flood Elevation (BFE) or two (2) feet above natural grade, whichever is greater.
- Within master planned communities, slab elevation (finished floor) may be a minimum of one (1) foot above natural grade provided the slab elevations remain a minimum of two (2) feet above the Base Flood Elevation (BFE).
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of the drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, any governmental entity shall have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
- This rural commercial site employs a natural drainage system, which is intended to provide drainage for the site that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur on the site to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the commercial site is limited to an average imperviousness of no more than ____%. The drainage and/or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded. If this percentage is to be exceeded, a replot and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
- All storm water drainage pipes, culverts, tiles or other (including driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
- Dedicated Ingress/Egress Accesses are granted to Brazoria County Drainage District #5 (See District Resolution NO. 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "Metal" pipe in Storm Water/Sewer applications (See District Resolution No. 2007-08).
- 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.
- It will be the Property Owner's Responsibility to verify if any Brazoria County Drainage District #5 "Dedicated" Drainage Easements are on or across their property. If so, the Property Owner will comply as stated within the recorded easement.
- Project Field Start-Up will start within 365 Calendar Days from the date shown hereon. Continuous and reasonable Field Site Work is expected. See Brazoria County Drainage District Criteria Manual Section 1, Introduction; Sub-Section 1.5 Plat and Plan Approval Process and Drainage Acceptance Procedures: Time Limit for Approval and Brazoria County Drainage District #5 Resolution 2011-1, Allowable Time(s) and procedures for Starting-Up Approved Projects.



PRELIMINARY PLAT APOLLO CR 57

A SUBDIVISION OF 3.8085 ACRES OF
LAND BEING A PARTIAL REPLAT
REPLAT OF LOT 58 OF EMIGRATION
LAND COMPANY SUBDIVISION,
VOLUME 3, PAGES 128 P.R.B.C.
SITUATED IN THE WILLIAM PETTUS
SURVEY, ABSTRACT NO 714, CITY OF
IOWA COLONY ETJ, BRAZORIA COUNTY,
TEXAS

1 RESERVE 1 BLOCK

OWNER:
CEDAR RAPIDS, LLC,
A TEXAS LIMITED LIABILITY COMPANY
17819 STUEBNER AIRLINE, SUITE D
SPRING, TEXAS 77379
281-251-2203

PREPARED BY:

H **S** **C** HOVIS
SURVEYING
COMPANY
Land Surveys - Computer Mapping
Acreage - Residential - Industrial - Commercial
5000 Cobabe - Spring, Texas 77379
(281) 320-9591 havis@havisurveying.com
Texas Firm Registration No. 10030400

DATE: SEPTEMBER 22, 2026 SCALE: 1" = 30' JOB NO. 25-081-00

SHEET 2 OF 2

Monday, September 28, 2026

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

Re: Ellwood Dubuque Parkway Street Dedication Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 8625
Adico, LLC Project No. 710-26-002-044

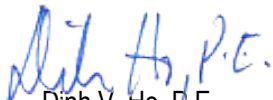
Dear Mr. Turzillo:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of the Ellwood Dubuque Parkway Street Dedication Preliminary Plat, received on or about September 24, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the plat as submitted on September 28, 2026. Please provide ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, September 29, 2026, for consideration at the October 6, Planning and Zoning meeting. Upon Planning and Zoning Commission action, the plat will be placed on the agenda for the October 19, 2026, City Council meeting for consideration.

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

Sincerely,
Adico, LLC


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

Cc: Rachel Patterson
Kayleen Rosser
File: 710-26-002-044

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0120K, dated December 30, 2020, the property lies within Zone AE and Shaded Zone X.

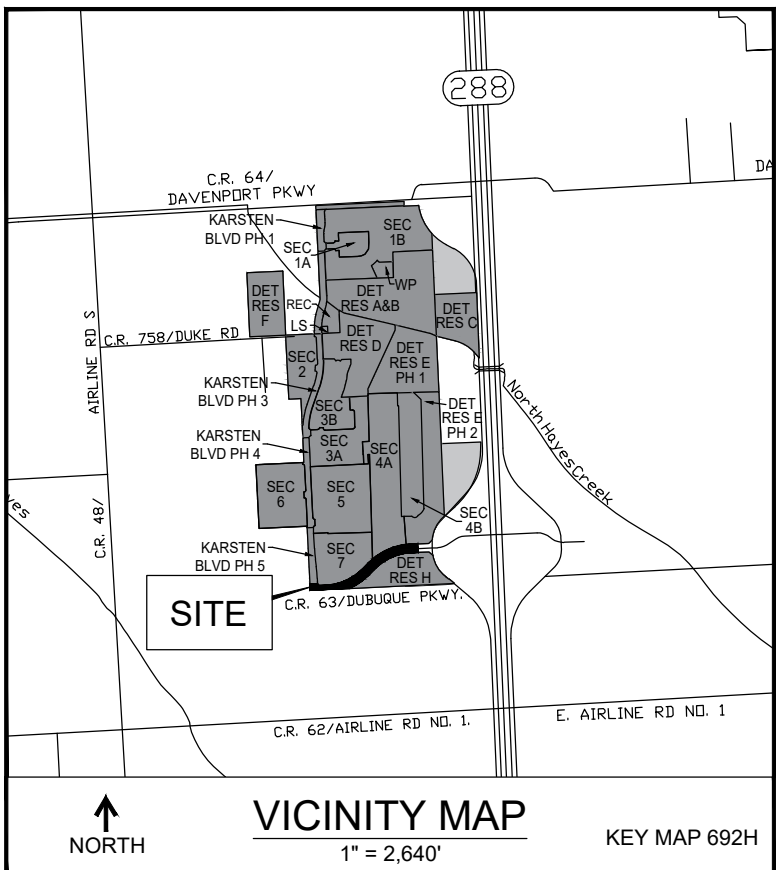
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA 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.
4. B.C.C.F. Indicates Brazoria County Clerk's File.
B.C.D.R. Indicates Brazoria County Deed Records.
B.L. Indicates Building Line.
D.E. Indicates Drainage Easement.
E.A.E. Indicates Emergency Access Easement.
M.H. Indicates Manhole.
P.G. Indicates Page.
P.A.E. Indicates Permanent Access Easement.
P.O.B. Indicates Point of Beginning.
P.P. Indicates Power Pole.
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.
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.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
7. This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09 and as amended.
8. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
9. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
10. The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
11. Drainage plans to be provided prior to final plat submittal.
12. Final Plats are subject to the conditions and approval of the General Plan and adjacent plats.
13. 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 revert in the dedicator, his heirs, assigns, or successors.

PARKLAND TABLE

PLAT	ACREAGE
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 LIFT STATION NO. 3	0.00 AC.
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 WATER PLANT	0.00 AC.
DAVENPORT PARKWAY STREET DEDICATION	0.00 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.66 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD DETENTION RESERVE 'D'	1.36 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 1'	0.96 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 2'	1.69 AC.
ELLWOOD DETENTION RESERVE 'F'	0.00 AC.
ELLWOOD DETENTION RESERVE 'H'	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 1 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 2 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 3 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 4 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 5 STREET DEDICATION	0.00 AC.
ELLWOOD RECREATION RESERVE	1.77 AC.
ELLWOOD SECTION 1A (10 LOTS)	0.51 AC.
ELLWOOD SECTION 1B (82 LOTS)	0.37 AC.
ELLWOOD SECTION 1B AMENDING PLAT (0 LOTS)	0.04 AC.
ELLWOOD SECTION 2 (28 LOTS)	0.47 AC.
ELLWOOD SECTION 3A (38 LOTS)	0.42 AC.
ELLWOOD SECTION 3B (39 LOTS)	0.00 AC.
ELLWOOD SECTION 4A (67 LOTS)	0.45 AC.
ELLWOOD SECTION 4B (64 LOTS)	0.66 AC.
ELLWOOD SECTION 5 (74 LOTS)	1.52 AC.
ELLWOOD SECTION 6 (54 LOTS)	0.30 AC.
ELLWOOD SECTION 7 (47 LOTS)	0.00 AC.
ELLWOOD DUBUQUE PARKWAY STREET DEDICATION	0.00 AC.
TOTAL	12.18 AC.
TOTAL REQUIRED 1/54 AC. PER LOT AT 491 LOTS	9.09 AC.
1) PARKLAND IN DETENTION RESERVES IS CALCULATED AT 50% OF THE AREA OF THE MAINTENANCE BERM. IF MAINTENANCE BERM INCLUDES TRAILS, IS AN AVERAGE MINIMUM WIDTH OF 30' AND A MINIMUM WIDTH OF 20', AND HAS SIDE SLOPES THAT DO NOT EXCEED A 5:1 RATIO.	
2) ALL OTHER PARKLAND IS CALCULATED AS THE TOTAL OF RESERVES WITH A 'RECREATION' RESTRICTION.	

LAND USE TABLE

PLAT	SF - 60'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 RECREATION RESERVE	-	-	-	-	-	1.77 AC.	1.77 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	-	-	24.76 AC.	24.76 AC.
ELLWOOD DETENTION RESERVE 'C'	-	-	9.11 AC.	-	-	-	9.11 AC.
ELLWOOD DETENTION RESERVE 'D'	-	-	-	-	-	15.10 AC.	15.10 AC.
ELLWOOD DETENTION RESERVE 'E' PH 1	-	-	-	-	-	15.29 AC.	15.29 AC.
ELLWOOD DETENTION RESERVE 'E' PH 2'	-	-	-	-	-	14.12 AC.	14.12 AC.
ELLWOOD DETENTION RESERVE 'F'	-	-	-	-	0.46 AC.	9.55 AC.	10.01 AC.
ELLWOOD DETENTION RESERVE 'H'	-	-	-	-	-	9.33 AC.	9.33 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	-	1.58 AC.	-	1.58 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	-	2.12 AC.	0.34 AC.	2.46 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	-	2.82 AC.	0.03 AC.	2.85 AC.
ELLWOOD KARSTEN BLVD. PH. 4 ST. DEDICATION	-	-	-	-	2.39 AC.	0.04 AC.	2.43 AC.
ELLWOOD KARSTEN BLVD. PH. 5 ST. DEDICATION	-	-	-	-	1.56 AC.	0.09 AC.	1.65 AC.
ELLWOOD SECTION 1A	0.44 AC.	1.72 AC.	-	-	-	1.29 AC.	3.45 AC.
ELLWOOD SECTION 1B	3.89 AC.	11.35 AC.	-	-	-	7.58 AC.	22.82 AC.
ELLWOOD SECTION 1B AMENDING PLAT	-	-	-	-	-	0.04 AC.	0.04 AC.
ELLWOOD SECTION 2	-	-	-	-	-	3.40 AC.	3.40 AC.
ELLWOOD SECTION 3A	7.86 AC.	4.82 AC.	-	-	-	3.03 AC.	10.69 AC.
ELLWOOD SECTION 3B	7.92 AC.	-	-	-	-	2.08 AC.	10.00 AC.
ELLWOOD SECTION 4A	7.98 AC.	4.53 AC.	-	-	-	8.54 AC.	21.05 AC.
ELLWOOD SECTION 4B	9.69 AC.	2.12 AC.	-	-	-	0.66 AC.	12.47 AC.
ELLWOOD SECTION 5	-	-	-	-	-	15.29 AC.	15.29 AC.
ELLWOOD SECTION 6	-	-	-	-	-	8.90 AC.	8.90 AC.
ELLWOOD SECTION 7	-	-	-	-	-	10.19 AC.	10.19 AC.
ELLWOOD DUBUQUE PARKWAY ST. DEDICATION	-	-	-	-	-	3.99 AC.	3.99 AC.
TOTAL	37.78 AC. (15.2%)	58.92 AC. (23.7%)	9.11 AC. (3.7%)	1.52 AC. (0.6%)	16.40 AC. (6.6%)	124.46 AC. (50.1%)	248.19 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.							

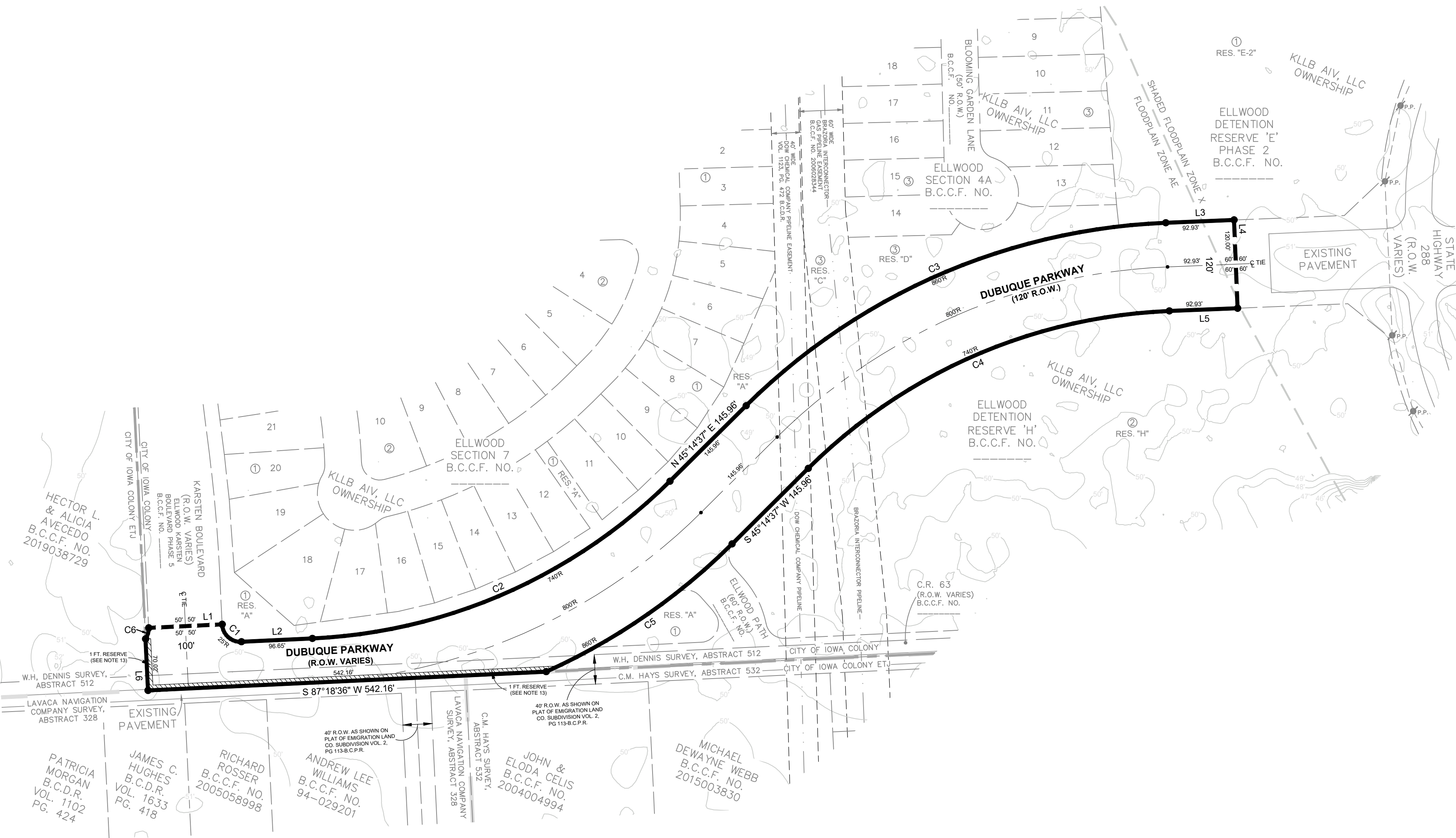


LINE TABLE

LINE	BEARING	DISTANCE
L1	N 87°14'55" E	100.00'
L2	N 87°18'36" E	96.65'
L3	N 87°40'46" E	92.93'
L4	S 02°19'14" E	120.00'
L5	S 87°40'46" W	92.93'
L6	N 02°45'05" W	70.02'

CURVE TABLE

CURVE	RADIUS	BEARING	CHORD	LENGTH
C1	25.00'	S 47°43'15" E	35.34'	39.24'
C2	740.00'	N 66°16'36" E	531.19'	543.31'
C3	860.00'	N 66°27'41" E	622.50'	636.96'
C4	740.00'	S 66°27'41" W	535.64'	548.08'
C5	860.00'	S 55°30'44" W	306.62'	308.27'
C6	25.00'	N 15°52'04" E	15.66'	15.93'



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

BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 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

10' 50' 100' 200'
SCALE: 1"=100'



Ellwood Dubuque Parkway Street Dedication Preliminary Plat

Being a subdivision of 3.99 acres out of the W. H. Dennis Survey, A-512, in the City of Iowa Colony, Brazoria County, Texas.

Owner: KLLB AIV, LLC, a Texas Limited Partnership

August 17, 2026



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

EHRA JOB NO.
221-022-107

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

Monday, September 28, 2026

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

Re: Ellwood Karsten Boulevard Phase 4 Final Plat
Letter of Recommendation to Approve
COIC Project No. 8634
Adico, LLC Project No. 710-26-002-046

Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal of the Ellwood Karsten Boulevard Phase 4 Final Plat, being +/-2.434 acres out of the W.H. Dennis Survey, A-512, located in the City of Iowa Colony, received on or about September 9, 2026. The review of the plan is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the final plat as resubmitted on August 9, 2026. Please provide at least two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, September 29, 2026, for consideration at the Tuesday, October 6, 2026, Planning and Zoning Commission meeting.

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

Sincerely,
Adico, LLC


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

Cc: Rachel Patterson
Kayleen Rosser
File: 710-26-002-046

STATE OF TEXAS |
COUNTY OF BRAZORIA |

We, KLLB AIV LLC, a Delaware limited liability company, acting by and through Tricia Tiernan, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, owner of the property subdivided in this plat, ELLWOOD KARSTEN BOULEVARD PHASE 4, do hereby make subdivision of said property for and on behalf of said KLLB AIV LLC, a Delaware limited liability company, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

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

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

IN TESTIMONY WHEREOF, KLLB AIV LLC, a Delaware limited liability company, has caused these presents to be signed by Tricia Tiernan, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, thereunto authorized by this _____, day of _____, 2026.

OWNER
KLLB AIV LLC,
a Delaware limited liability company

BY: _____
Print Name Tricia Tiernan
Title: Authorized Signatory

STATE OF ARIZONA |
COUNTY OF MARICOPA |

BEFORE ME, the undersigned authority, on this day personally appeared Tricia Tiernan, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they 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 _____, 2026.

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

I, Charles Jurica, 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."

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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

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

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

BCDD5 ID# 702-26-002-024.

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

Will Kennedy, Mayor

Margaret Madariaga, Council Member

Arnetta Hicks-Murray, Council Member

Marquette Greene-Scott, Council Member

Tim Vorlock, 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

Terry Hayes
Planning and Zoning Commission Member

Robert Wall
Planning and Zoning Commission Member

Demand Woods
Planning and Zoning Commission Member

Date

METES AND BOUNDS DESCRIPTION
ELLWOOD KARSTEN BOULEVARD PHASE 4
BEING A 2.434 ACRE TRACT OF LAND LOCATED IN THE
W.H. DENNIS SURVEY, ABSTRACT NO. 512
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF A 2.434 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 BEING PART OF LOT 454 OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 113 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), SAID 2.434 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 a 5/8-inch capped iron rod stamped "Baker & Lawson" called for and found for the northeasterly corner of Tract 453 of said Emigration Land Co. Subdivision, being in the southerly line of Tract 462 of said Emigration Land Co. Subdivision, common to an angle corner of said 233.54 acre tract;

THENCE, South 02°45'05" East, continuing along the west line of said 233.54 acre tract with the easterly line of said Tract 453 for a distance of 542.34 feet to the northwest corner and the POINT OF BEGINNING of the herein described tract;

1) THENCE, North 87°14'55" East, for a distance of 85.00 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for the northeast corner of the herein described tract;

2) THENCE, South 02°45'05" East, for a distance of 1,106.38 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for a point of a tangent curve;

3) THENCE, in a southeasterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing South 47°45'05" East, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for the end of curve;

4) THENCE, South 02°45'05" East, for a distance of 80.00 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for a point of a non-tangent curve;

5) THENCE, in a southwesterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing South 42°14'55" West, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for the end of curve and the southeast corner of the herein described tract;

6) THENCE, South 87°14'55" West, for a distance of 80.00 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for the southwest corner of the herein described tract;

7) THENCE, North 02°45'05" West, for a distance of 366.33 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for a point of a tangent curve;

8) THENCE, in a northwesterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing North 47°45'05" West, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for the end of curve;

9) THENCE, North 02°45'05" West, for a distance of 80.00 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for a point of a non-tangent curve;

10) THENCE, in a northeasterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing North 42°14'55" East, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for the end of curve;

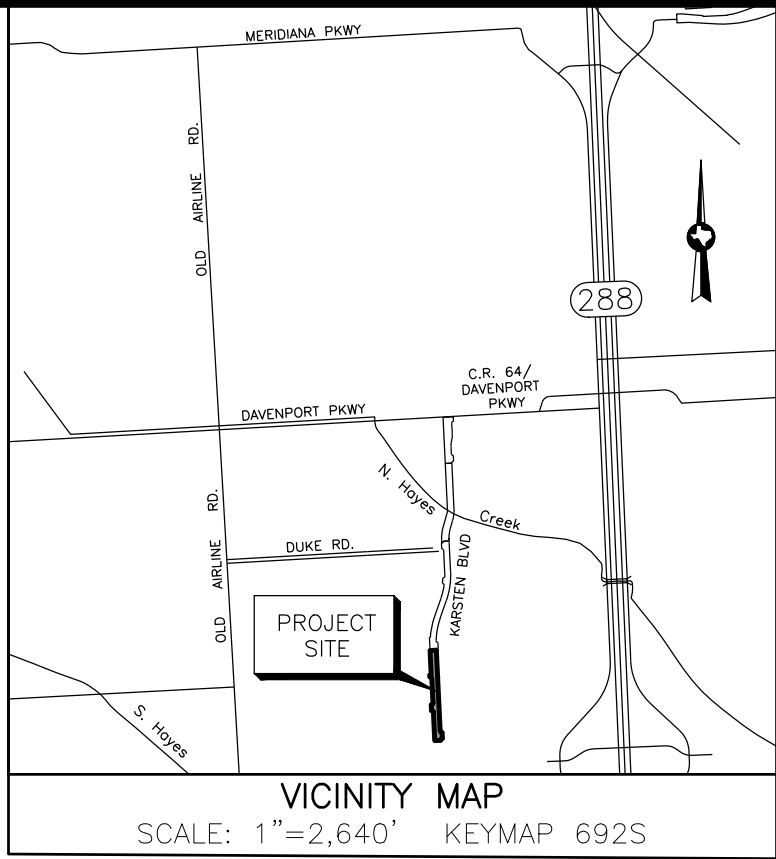
11) THENCE, North 02°45'05" West, for a distance of 327.63 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for a point of a tangent curve;

12) THENCE, in a northwesterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.23 feet, an angle of 89°54'41", and a chord bearing North 47°42'26" West for a distance of 35.33 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for the end of curve;

13) THENCE, North 02°41'35" West, for a distance of 30.16 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set in the north line of aforesaid Tract 454, the south line of aforesaid Tract 453, a north line of aforesaid 233.54 acre tract, common to the centerline of an unimproved roadway (based on a width of 40 feet by the plat of Emigration Land Co.);

14) THENCE, North 87°18'25" East, continuing along common line passing at a distance of 9.27 feet a 1/2-inch iron rod called for and found 0.75 feet south of line marking the southeasterly corner of called 10 acre tract as referenced in B.C.C.F. No. 2016055601, and continuing for a total distance of 19.93 feet to a point for the easterly common corner of said Tract 453 and 454, from which a 1/2-inch iron rod called for and found bears South 80° 57' West, a distance of 0.39 feet;

15) THENCE, North 02°45'05" West, continuing along the west line of said 233.54 acre tract with the east line of said Tract 453 for a distance of 337.28 feet to the POINT OF BEGINNING and containing 2.434 acres of land.



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 OF ELLWOOD KARSTEN BOULEVARD PHASE 4

BEING A SUBDIVISION OF 2.434 ACRES OUT OF
THE W. H. DENNIS SURVEY, A-512, AND OUT OF
LOT 454 OF THE EMIGRATION LAND COMPANY
SUBDIVISION IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS

1 BLOCK 1 RESERVE

OWNER

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

DEVELOPER

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

JUNE, 2026

ENGINEER/SURVEYOR



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

Tuesday, September 22, 2026

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

Re: Ellwood Recreation Reserve Final Plat
+/- 1.765 acres out of the W.H. Dennis Survey, Abstract A-512, Brazoria County, TX
Letter of Recommendation to Approve
COIC IWorQ No. 8321
Adico, LLC Project No. 710-26-002-031

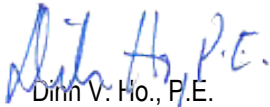
Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal of Ellwood Recreation Reserve Final Plat, being a subdivision of +/- 1.765 acres out of W.H. Dennis Survey, Abstract A-512, Brazoria County, Texas, received on or about July 6, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the plat as submitted on July 6, 2026. Please provide at least two (2) sets of mylars and ten (10) folded copies of the plat Kayleen Rosser, City Secretary, by no later than Monday, September 28, 2026, for consideration at the October 6, 2026, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC



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

Cc: File 710-26-002-031
Kayleen Rosser
Rachel Patterson

STATE OF TEXAS }
COUNTY OF BRAZORIA }

We, KLLB AIV LLC, a Delaware limited liability company, acting by and through Tricia Tiernan, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, owner of the property subdivided in this plat, ELLWOOD RECREATION RESERVE, 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 ELLWOOD RECREATION RESERVE where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

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

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

IN TESTIMONY WHEREOF, KLLB AIV LLC, a Delaware limited liability company, has caused these presents to be signed by Tricia Tiernan, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, thereunto authorized by this ____ day of _____, 2026.

OWNER

KLLB AIV LLC,
a Delaware limited liability company

BY: _____
Print Name Tricia Tiernan
Title: Authorized Signatory

STATE OF ARIZONA }
COUNTY OF MARICOPA }

BEFORE ME, the undersigned authority, on this day personally appeared Tricia Tiernan, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2026.

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

I, Chuck Jurica, 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.

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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Wolden, P.E., Date
President Vice President

Brandon Middleton Date
Secretary/Treasurer District Engineer

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

BCDD5 ID# 702-26-002-023

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

Wil Kennedy, Mayor

Margaret Madariaga, 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

Terry Hayes
Planning and Zoning Commission Member

Robert Wall
Planning and Zoning Commission Member

Demond Woods
Planning and Zoning Commission Member

Date

METES AND BOUNDS DESCRIPTION
ELLWOOD RECREATION RESERVE
BEING A 1.765 ACRE TRACT OF LAND LOCATED IN THE
W.H. DENNIS SURVEY, ABSTRACT NO. 512
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF A 1.765 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 1.765 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (WITH BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a "MAG" nail called for and found marking the northerly common corner of Lots 460 and 467 of said The Emigration Land Company Subdivision and the northwesterly corner of the said 233.54 acre tract being in the recognized survey line between the W.H. Dennis Survey, Abstract 512 and the H.T. & B.R.R. Company Survey, Section 51, Abstract 288, also being generally within County Road 64, also known as Davenport Parkway, (based on a width of 40 feet by the plat of Emigration Land Co.);

THENCE, South 02°45'50" East, along the westerly line of said 233.54 acre tract for a distance of 1,319.40 feet to point for corner;

THENCE, North 87°14'10" East, for a distance of 85.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, South 52°54'03" East, for a distance of 204.60 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

2) THENCE, South 62°27'14" East, for a distance of 5.42 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

3) THENCE, South 02°54'07" East, for a distance of 307.16 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-7500" found marking the northeasterly corner of a called 5.006 acre tract described in a deed conveyed to Beazer Homes Texas, L.P., recorded under B.C.C.F. NO. 2026000817, being an interior corner of said 233.54 acre tract, in the common line of said Lots 468 and 469 of aforesaid The Emigration Land Company Subdivision, being generally located within County Road 758 (based on a width of 40 feet by the plat of Emigration Land Co. and widened to 60 feet by easement recorded under Vol. 819, Pg. 416-B.C.D.R.);

4) THENCE, South 87°20'14" West, along the common line of said Lots 468 and 469, the north line of aforesaid 5.006 acre tract, common to a south line of said 233.54 acre tract for a distance of 166.60 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

5) THENCE, North 02°39'46" West, for a distance of 95.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

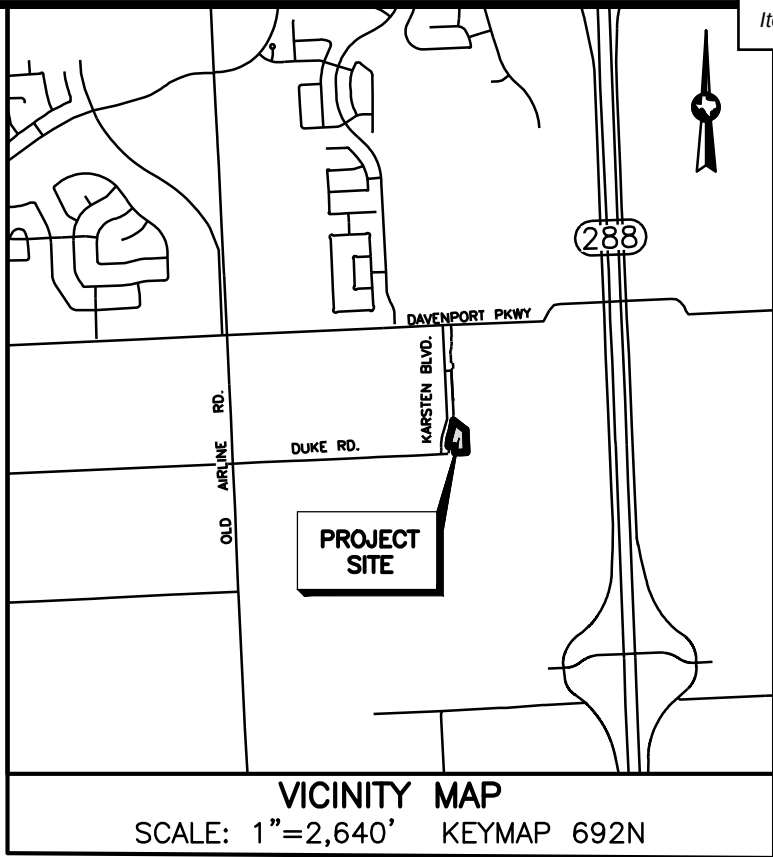
6) THENCE, South 87°20'14" West, for a distance of 81.20 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the beginning of a tangent curve, in the east line of a called 23,963 square feet, described as Tract 1, in a deed conveyed to Beazer Homes Texas, L.P., recorded under B.C.C.F. NO. 2024051164;

7) THENCE, in a northeasterly direction along the arc of a curve to the right having a radius of 460.00 feet, an arc length of 138.09 feet, an angle of 17°11'59", and a chord bearing North 07°25'03" East, for a distance of 137.57 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the end of curve;

8) THENCE, North 16°01'03" East, for a distance of 114.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the beginning of a tangent curve;

9) THENCE, in a northeasterly direction along the arc of a curve to the left having a radius of 540.00 feet, an arc length of 104.45 feet, an angle of 11°04'56", and a chord bearing North 10°28'35" East, for a distance of 104.28 feet to the POINT OF BEGINNING and containing 1.765 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 OF ELLWOOD RECREATION RESERVE

BEING A SUBDIVISION OF 1.765 ACRES OUT OF
THE W. H. DENNIS SURVEY, A-512,
AND BEING OUT OF LOT 468 OF
THE EMIGRATION LAND COMPANY SUBDIVISION
CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS

1 BLOCK, 1 RESERVE

OWNER

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

DEVELOPER

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

MAY, 2026

ENGINEER/SURVEYOR



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

JOB NO. 221-022-50

PATH:R:\2022\221-022-50\DRAWING\PLAT\22102250V-PLFP BY:DJA DATE:2026-03-31

SHT 1 OF 2

E4735

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 4204 State Plane Grid Coordinates and may be brought to the surface by applying the following combined scale factor: 0.99986742185.
- All boundary corners for the plot shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
- AC. indicates Acres
B.C.C.F. NO. indicates Brazoria County Clerk's File Number
B.C.C.D. NO. 5 indicates Brazoria County Drainage District Number 5
B.C.D.R. indicates Brazoria County Deed Records
B.C.P.R. NO. indicates Brazoria County Plot Records Number
B.L. indicates Building Line
M.U.D. indicates Municipal Utility District
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
STM. S.E. indicates Storm Sewer Easement
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"
(S) indicates found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"

- The property subdivided in the foregoing plot lies within Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. 57, and Brazoria County Drainage District #5 (B.C.D.D.#5).
- The boundary for this plot 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 plot 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).

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.

- Property within the boundaries of this plot 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 plot is subject to a 40' Road not being shown inside of the boundary of this plot recorded under Volume 2, Page 113 of the Brazoria County Plot Records. All existing road rights-of-ways or roadway easements crossing through this tract are to be released and abandoned by this plat.

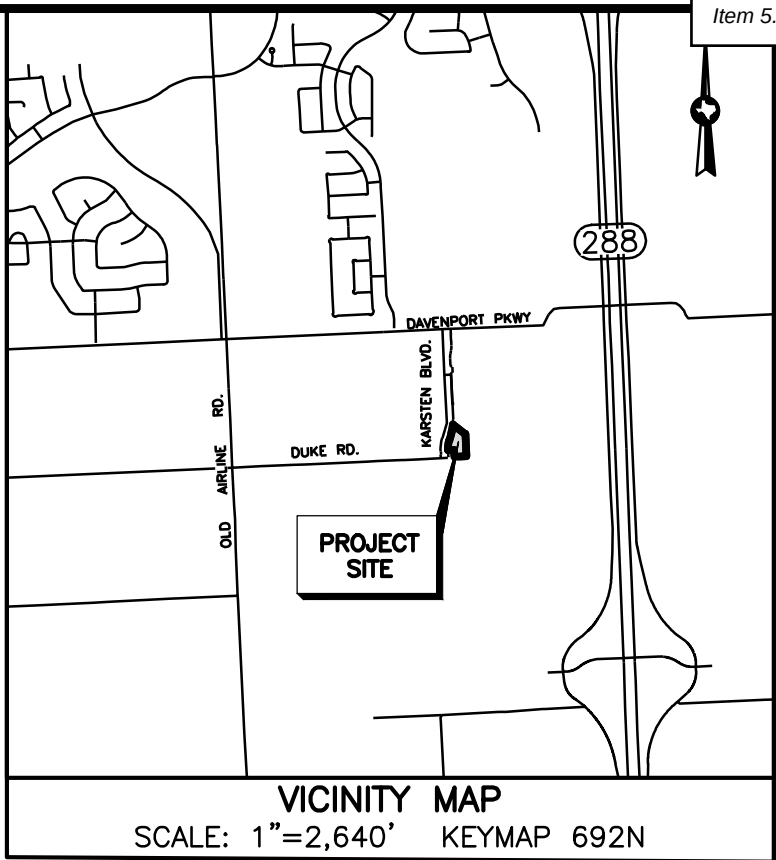
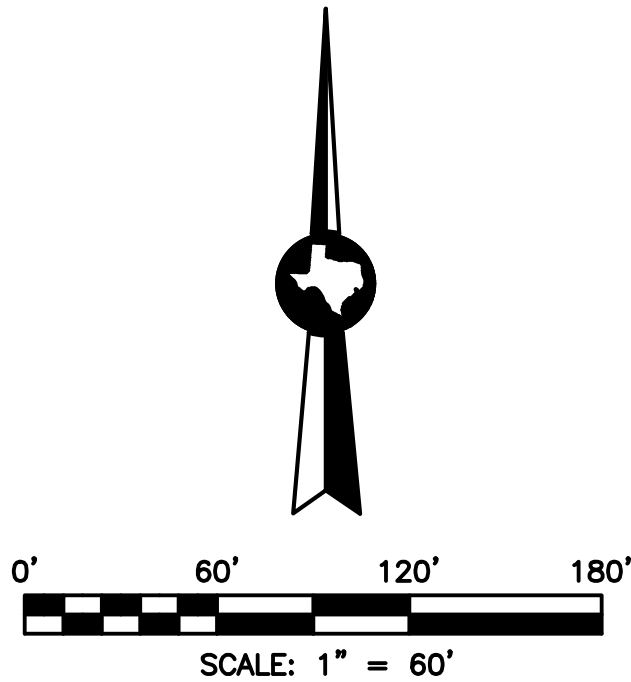
BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, any governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- The property identified in the foregoing plot lies within Brazoria County Drainage District #5.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plot.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- 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 sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
- Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.5, Plot and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

PARKLAND TABLE

PLAT	ACREAGE
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 LIFT STATION NO. 3	0.00 AC.
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 WATER PLANT	0.00 AC.
DAVENPORT PARKWAY STREET DEDICATION	0.00 AC.
ELLWOOD DETENTION RESERVES "A" AND "B"	1.66 AC.
ELLWOOD DETENTION RESERVE "C"	0.00 AC.
ELLWOOD DETENTION RESERVE "D"	1.36 AC.
ELLWOOD DETENTION RESERVE "E PHASE, 1"	0.96 AC.
ELLWOOD DETENTION RESERVE "F"	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 1 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 2 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 3 STREET DEDICATION	0.00 AC.
KARSTEN BOULEVARD PHASE 4 STREET DEDICATION	0.00 AC.
ELLWOOD SECTION 1A (10 LOTS)	0.51 AC.
ELLWOOD SECTION 1B (82 LOTS)	0.37 AC.
AMENDED ELLWOOD SECTION 1B (0 LOTS)	0.04 AC.
ELLWOOD SECTION 2 (26 LOTS)	0.47 AC.
ELLWOOD SECTION 3A (38 LOTS)	0.42 AC.
ELLWOOD RECREATION RESERVE	1.77 AC.
TOTAL	7.56 AC.
TOTAL REQUIRED 1/54 AC. PER LOT AT 156 LOTS	2.89 AC.

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



BENCHMARK(S):

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

RESERVE TABLE

RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE
A	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	74,918	1.720

CURVE		RADIUS		ARC LENGTH		CHORD BEARING		CHORD LENGTH	
C1	460.00'	138.09'	117°15'56"	N 07°28'03" E	1137.57'				
C2	540.00'	104.45'	11°04'56"	N 10°28'35" E	104.28'				

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 62°27'14" E	5.42'
L2	N 02°39'46" W	95.00'
L3	S 87°20'14" W	81.20'
L4	S 87°20'14" W	23.96'
L5	N 02°39'46" W	14.00'
L6	S 87°20'14" W	37.41'
L7	N 02°39'46" W	16.00'
L8	N 87°20'14" E	37.41'
L9	N 02°39'46" W	10.32'
L10	N 87°20'14" E	23.96'
L11	S 02°39'46" E	10.32'
L12	N 87°20'14" E	29.32'
L13	S 02°54'07" E	16.00'
L14	S 87°20'14" W	29.39'
L15	S 02°39'46" E	14.00'

FINAL PLAT OF ELLWOOD RECREATION RESERVE

BEING A SUBDIVISION OF 1.765 ACRES OUT OF
THE W. H. DENNIS SURVEY, A-512,
AND BEING OUT OF LOT 468 OF
THE EMIGRATION LAND COMPANY SUBDIVISION
CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS

1 BLOCK, 1 RESERVE

OWNER

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

DEVELOPER

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

MAY, 2026

ENGINEER/SURVEYOR



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

Monday, September 21, 2026

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

Re: Ellwood Section 3B Final Plat
Letter of Recommendation to Approve
COIC Project No. 8635
Adico, LLC Project No. 710-26-002-047

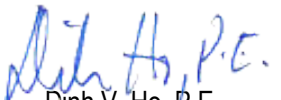
Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal of the Ellwood Section 3B Final Plat, being +/-10.00 acres out of the W.H. Dennis Survey, A-512, located in the City of Iowa Colony, received on or about September 9, 2026. The review of the plan is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the final plat as submitted on September 9, 2026. Please provide at least two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, September 29, 2026, for consideration at the Tuesday, October 6, 2026, Planning and Zoning Commission meeting.

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

Sincerely,
Adico, LLC


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

Cc: Rachel Patterson
Kayleen Rosser
File: 710-26-002-047

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, KLLB AIV LLC, a Delaware limited liability company, acting by and through Tricia Tiernan, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, owner of the property subdivided in this plat, ELLWOOD SECTION 3B, do hereby make subdivision of said property for and on behalf of said KLLB AIV LLC, a Delaware limited liability company, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

Further, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of ELLWOOD SECTION 3B where building setback lines or public utility easements are to be established outside of the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

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

IN TESTIMONY WHEREOF, KLLB AIV LLC, a Delaware limited liability company, has caused these presents to be signed by Tricia Tiernan, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, thereunto authorized by this _____ day of _____, 2026.

OWNER
KLLB AIV LLC,
a Delaware limited liability company

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

STATE OF ARIZONA §
COUNTY OF MARICOPA §

BEFORE ME, the undersigned authority, on this day personally appeared Tricia Tiernan, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they 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 _____, 2026.

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

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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

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

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

BCDD5 ID# 702-26-002-031

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, any governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- The property identified in the foregoing plot lies within Brazoria County Drainage District #5.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- 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 sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 "dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
- Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.5, Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

Wil Kennedy, Mayor

Margaret Madariaga, 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

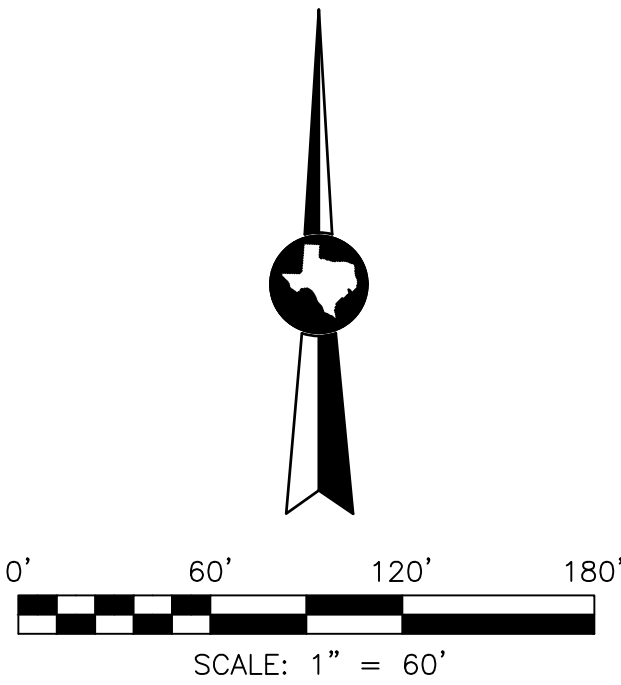
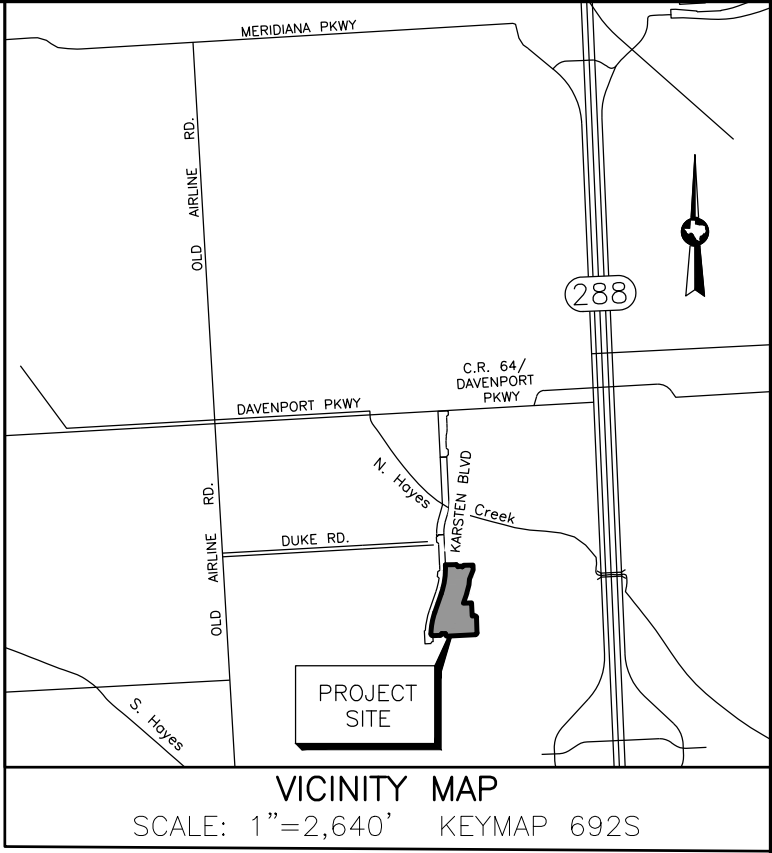
Brenda Dillon
Planning and Zoning Commission Member

Terry Hayes
Planning and Zoning Commission Member

Robert Wall
Planning and Zoning Commission Member

Demand Woods
Planning and Zoning Commission Member

Date



BENCHMARK(S):

NCS 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

DESCRIPTION OF A 10.00 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 OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO BEAZER HOMES TEXAS, L.P., DESCRIBED AS BEING 5,006 ACRES BY DEED RECORDED UNDER B.C.C.F. NO. 2026000817 AND PART OF LOTS 462 AND 469 OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 113 OF THE BRAZORIA COUNTY PLAT RECORDS; SAID 10.00 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 the southeasterly corner of Lot 461 of the Emigration Land Subdivision and a called 0.5501 acre tract (Tract 1) conveyed to Beazer Homes Texas, L.P. by deed recorded under B.C.C.F. NO. 2024051164, being the southwesterly corner of Lot 468 of said Emigration Land Co. Subdivision and said 233.54 acre tract, also being the northwesterly corner of said Lot 469 of said Emigration Land Co. Subdivision and said 5,006 acre tract, also being the northeasterly corner of Lot 462 of said Emigration Land Co. Subdivision and the said 233.54 acre tract, and being generally located within County Road 758 (based on a width of 40 feet by the plat of Emigration Land Co. and widened to 60 feet by easement recorded under Vol. 819, Pg. 416-B.C.D.R.), from which a 5/8" iron rod called for and found bears South 02°11' East for a distance of 4.35 feet;

THENCE, South 02°54'34" East, along the westerly line of said lot 469 and the said 5,006 acre tract common to a easterly line of said 233.54 acre tract passing at a distance of 30.00 feet a 5/8-inch iron rod with cap stamped "BL" in the southerly right-of-way of said County Road 758 and continuing therefrom for a total distance of 350.05 feet to the northwest corner and POINT OF BEGINNING of the herein described tract of land;

- THENCE, North 89°14'41" East, for a distance of 151.37 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 34°46'15" East, for a distance of 36.12 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the beginning of a non-tangent curve;
- THENCE, in a southeasterly direction along the arc of a curve to the right having a radius of 50.00 feet, an arc length of 63.96 feet, an angle of 73°17'20", and a chord bearing South 88°07'38" East, for a distance of 59.68 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the end of curve;
- THENCE, North 38°31'00" East, for a distance of 28.73 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 89°14'41" East, for a distance of 130.12 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the northeast corner of the herein described tract;
- THENCE, South 00°45'19" East, for a distance of 65.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 20°59'29" West, for a distance of 138.53 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 05°31'25" West, for a distance of 75.64 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 14°39'00" West, for a distance of 145.80 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 19°11'40" West, for a distance of 120.07 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 87°03'07" East, for a distance of 112.61 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 02°45'05" East, for a distance of 181.41 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 87°14'55" East, for a distance of 32.98 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the beginning of a tangent curve;
- THENCE, in a southeasterly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 39.77 feet, an angle of 91°08'06", and a chord bearing South 47°11'02" East, for a distance of 35.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the end of curve;
- THENCE, South 01°36'59" East, for a distance of 210.04 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the beginning of a tangent curve;
- THENCE, in a southwesterly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 38.77 feet, an angle of 88°51'54", and a chord bearing South 42°48'58" West, for a distance of 35.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the end of curve;
- THENCE, South 87°14'55" West, for a distance of 384.64 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the beginning of a tangent curve;
- THENCE, in a northwesterly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 39.89 feet, an angle of 91°25'36", and a chord bearing North 47°02'17" West, for a distance of 35.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the beginning of a compound curve;
- THENCE, in a northwesterly direction along the arc of a curve to the right having a radius of 575.00 feet, an arc length of 10.57 feet, an angle of 01°03'13", and a chord bearing North 00°47'53" West, for a distance of 10.57 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the end of curve;
- THENCE, North 89°38'52" West, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the beginning of a non-tangent curve;
- THENCE, in a southwesterly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 38.17 feet, an angle of 87°28'12", and a chord bearing South 43°30'49" West, for a distance of 34.57 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the end of curve;
- THENCE, South 87°14'55" West, for a distance of 98.40 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the beginning of a tangent curve;
- THENCE, in a northwesterly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 41.00 feet, an angle of 93°57'34", and a chord bearing North 45°46'18" West, for a distance of 36.56 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the beginning of a compound curve;
- THENCE, in a northeasterly direction along the arc of a curve to the right having a radius of 960.00 feet, an arc length of 301.36 feet, an angle of 17°59'10", and a chord bearing North 10°12'04" East, for a distance of 300.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the end of curve;
- THENCE, North 19°11'40" East, for a distance of 272.82 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the beginning of a tangent curve;
- THENCE, in a northeasterly direction along the arc of a curve to the left having a radius of 1040.00 feet, an arc length of 401.21 feet, an angle of 22°06'14", and a chord bearing North 08°08'33" East, for a distance of 398.73 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the end of curve;
- THENCE, North 02°54'34" West, for a distance of 2.97 feet to the POINT OF BEGINNING and containing 10.00 acres of land.

FINAL PLAT OF ELLWOOD SECTION 3B

BEING A SUBDIVISION OF 10.00 ACRES OUT OF
THE W. H. DENNIS SURVEY, A-512, AND BEING OUT
OF LOT 462 AND 469 OF THE EMIGRATION LAND
COMPANY SUBDIVISION IN THE CITY OF IOWA
COLONY, BRAZORIA COUNTY, TEXAS

3 BLOCKS 39 LOTS 1 RESERVE

OWNER

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

DEVELOPER

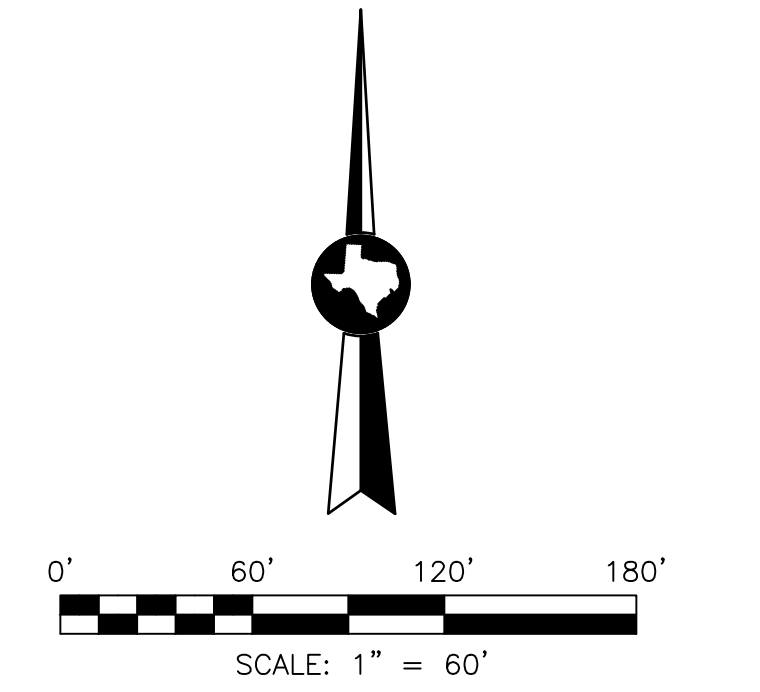
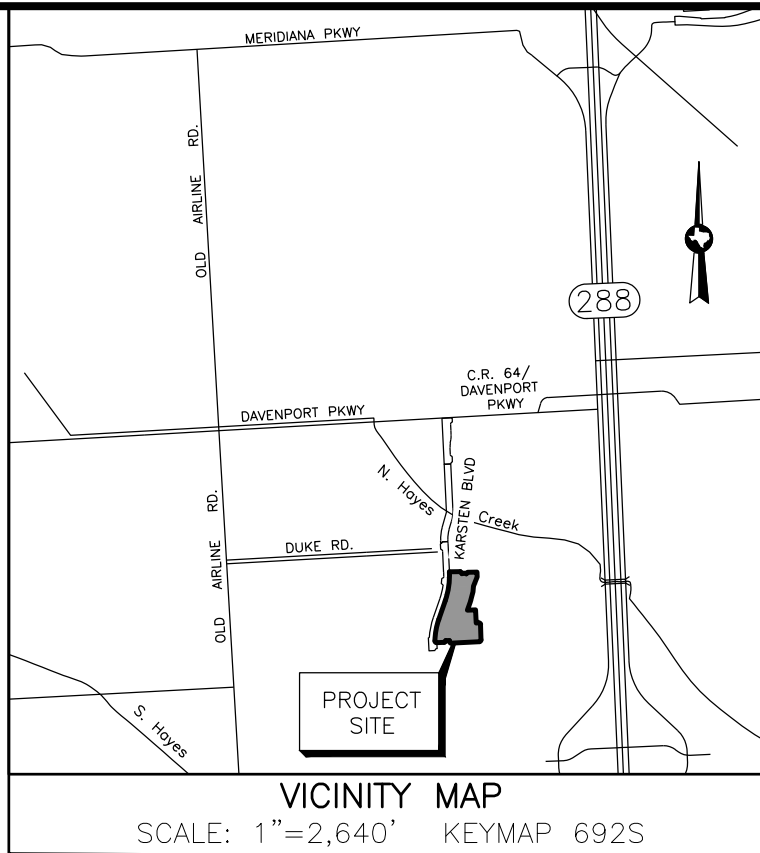
BEAZER HOMES, TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP
13430 NORTHWEST FREEWAY, SUITE 900
HOUSTON, TX 77040
(281)-560-6600

JULY, 2026

ENGINEER/SURVEYOR

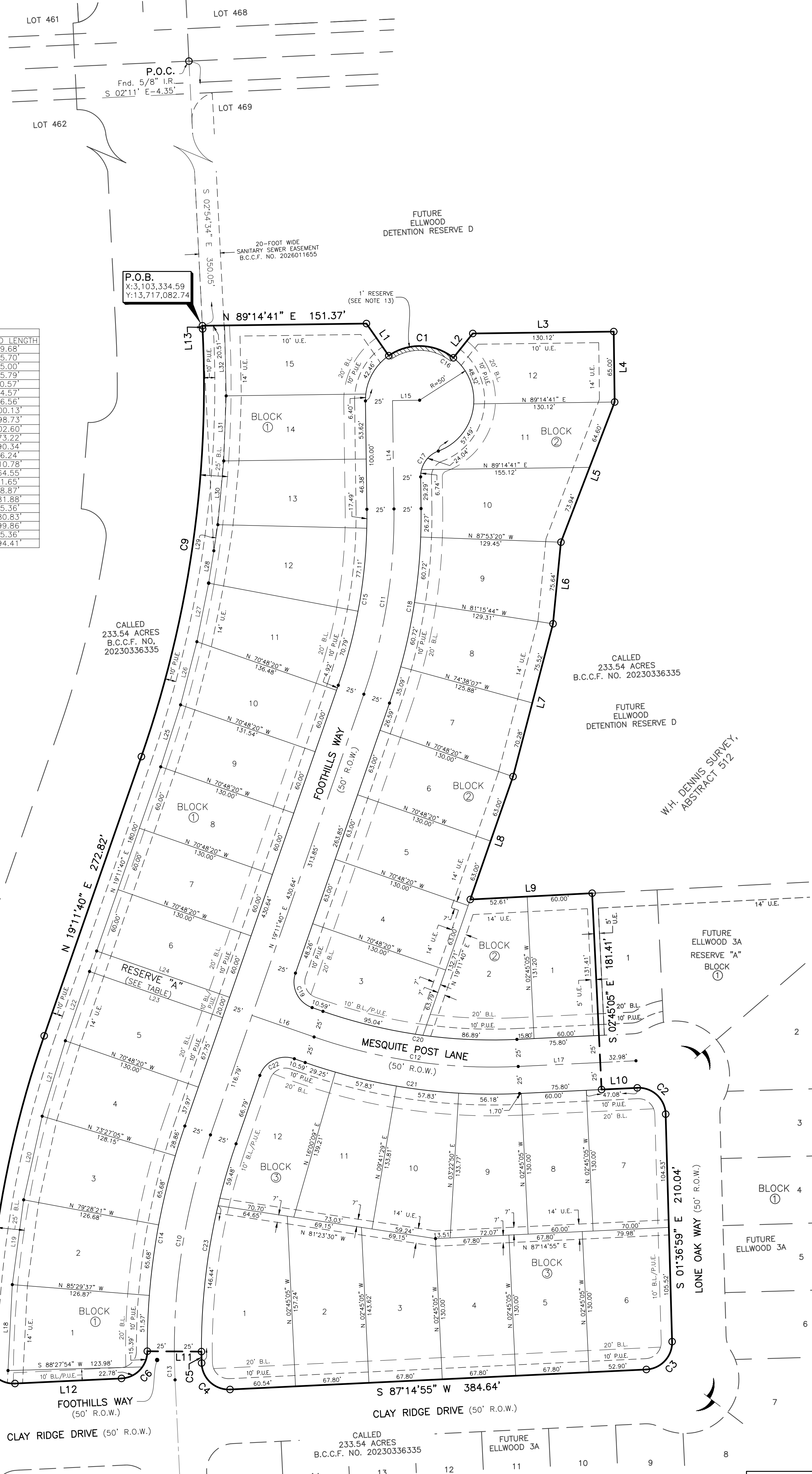


1001 MEADOWGLEN LN
HOUSTON, TEXAS 77042
786-784-4600
WWW.EHRA-TEAM
TBPE No. F-726
TBPELS No. 10092300



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 34°46'10" E	36.12'
L2	N 38°51'05" E	28.72'
L3	N 89°14'41" E	130.12'
L4	S 00°45'19" E	65.00'
L5	S 20°59'29" W	138.53'
L6	S 05°31'25" W	75.64'
L7	S 14°39'00" W	145.80'
L8	S 19°11'40" E	120.07'
L9	N 87°03'02" E	112.61'
L10	N 87°14'55" E	32.98'
L11	N 89°38'52" W	50.00'
L12	S 87°14'55" W	98.40'
L13	N 02°54'34" W	2.97'
L14	N 00°45'19" W	100.00'
L15	N 89°14'41" E	25.00'
L16	S 70°48'20" W	60.59'
L17	N 87°14'55" E	75.80'
L18	N 02°49'53" E	79.36'
L19	N 07°39'29" E	78.97'
L20	N 12°28'30" E	79.05'
L21	N 17°06'07" E	72.79'
L22	N 19°11'40" E	67.75'
L23	S 70°48'20" W	130.00'
L24	N 70°48'20" W	130.00'
L25	N 17°43'43" E	60.02'
L26	N 14°28'59" E	60.20'
L27	N 11°21'55" E	55.14'
L28	N 09°03'24" E	30.28'
L29	N 05°45'40" E	24.29'
L30	N 05°19'41" E	55.14'
L31	N 02°06'27" E	60.06'
L32	N 01°16'11" W	65.01'

CURVE TABLE			
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING
C1	50.00'	73°17'20"	S 85°07'58" E
C2	25.00'	91°08'06"	S 47°11'02" E
C3	25.00'	88°51'54"	S 42°48'58" W
C4	25.00'	91°25'36"	N 47°02'17" W
C5	575.00'	01°03'13"	N 00°47'53" W
C6	25.00'	87°28'12"	S 43°30'49" W
C7	25.00'	93°57'34"	N 45°46'18" W
C8	960.00'	17°59'10"	N 10°12'04" E
C9	1,040.00'	22°06'14"	N 08°08'53" E
C10	600.00'	19°26'22"	N 09°28'28" E
C11	500.00'	19°56'59"	N 09°13'10" E
C12	500.00'	22°56'45"	S 81°46'43" E
C13	600.00'	2°30'22"	S 01°29'54" E
C14	625.00'	19°24'56"	N 09°29'11" E
C15	475.00'	19°56'59"	N 09°13'10" E
C16	50.00'	25°51'44"	S 55°29'29" E
C17	25.00'	70°31'44"	S 34°30'32" W
C18	525.00'	19°56'59"	S 09°13'10" W
C19	25.00'	90°00'00"	S 25°48'20" E
C20	475.00'	21°56'45"	S 81°46'43" E
C21	525.00'	21°56'45"	N 81°46'43" W
C22	25.00'	90°00'00"	S 39°27'42" W
C23	575.00'	19°27'56"	S 09°27'42" W



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

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 herein are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
- 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. 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
S.W.M. S.E. indicates Storm Sewer Easement
SQ. FT. indicates Square Feet
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 street name change

- 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.C.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, and as amended.
- 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 herein lies within "Zone AE" (areas of 1% annual chance floodplain with base flood elevations determined), and a portion of the subject property shown herein lies within unshaded "Zone X" (areas determined to be outside the 0.2% annual chance floodplain, areas in which flood hazards are undetermined, but possible).
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.
- All fourteen (14) foot wide Utility Easements extend seven (7) 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.
- 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 right-of-way purposes and the fee title there shall revert to and revert in the dedicators, his heirs, assigns, or successors.

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	23,902 SQ. FT. / 0.55 ACRES
TOTAL		23,902 SQ. FT. / 0.55 ACRES

PARKLAND TABLE

PLAT	ACREAGE
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 LIFT STATION NO. 3	0.00 AC.
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 WATER PLANT	0.00 AC.
ELLWOOD DETENTION RESERVES "A" AND "B"	1.66 AC.
ELLWOOD DETENTION RESERVE "C"	0.00 AC.
ELLWOOD DETENTION RESERVE "D"	1.36 AC.
ELLWOOD DETENTION RESERVE "E PHASE 1"	0.96 AC.
ELLWOOD DETENTION RESERVE "F"	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 1 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 2 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 3 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 4 STREET DEDICATION	0.00 AC.
ELLWOOD SECTION 1A (10 LOTS)	0.51 AC.
ELLWOOD SECTION 1B (82 LOTS)	0.37 AC.
AMENDED ELLWOOD SECTION 1B (0 LOTS)	0.04 AC.
ELLWOOD SECTION 2 (26 LOTS)	0.47 AC.
ELLWOOD SECTION 3A (38 LOTS)	0.42 AC.
ELLWOOD SECTION 3B (39 LOTS)	0.00 AC.
ELLWOOD RECREATION RESERVE	1.77 AC.
DAVENPORT PARKWAY STREET DEDICATION	0.00 AC.
TOTAL	7.56 AC.
TOTAL REQUIRED 1/54 AC. PER LOT AT 195 LOTS	3.61 AC.

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

FINAL PLAT OF ELLWOOD SECTION 3B

BEING A SUBDIVISION OF 10.00 ACRES OUT OF THE W. H. DENNIS SURVEY, A-512, AND BEING OUT OF LOT 462 AND 469 OF THE EMIGRATION LAND COMPANY SUBDIVISION IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

3 BLOCKS 39 LOTS 1 RESERVE

OWNER

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

DEVELOPER

BEAZER HOMES, TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP
13430 NORTHWEST FREEWAY, SUITE 900
HOUSTON, TX 77040
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JULY, 2026

ENGINEER/SURVEYOR



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