

Wednesday, April 22, 2026

Kaitlin Gile  
EHRA Engineering  
10011 Meadowglen Lane  
Houston, TX 77042  
[kgile@ehra.team](mailto:kgile@ehra.team)

Re: Ellwood Section 3A Final Plat  
Letter of Recommendation to Approve  
COIC Project No. 7789  
Adico, LLC Project No. 710-26-002-013


Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Ellwood Section 3A Final Plat, received on or about March 17, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the final plat as resubmitted on March 17, 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, April 28, 2026, for consideration at the Tuesday, May 5, 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: 710-26-002-013

STATE OF TEXAS
COUNTY OF BRAZORIA

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

PLANNING AND ZONING COMMISSION APPROVAL

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 3A, 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 3A 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

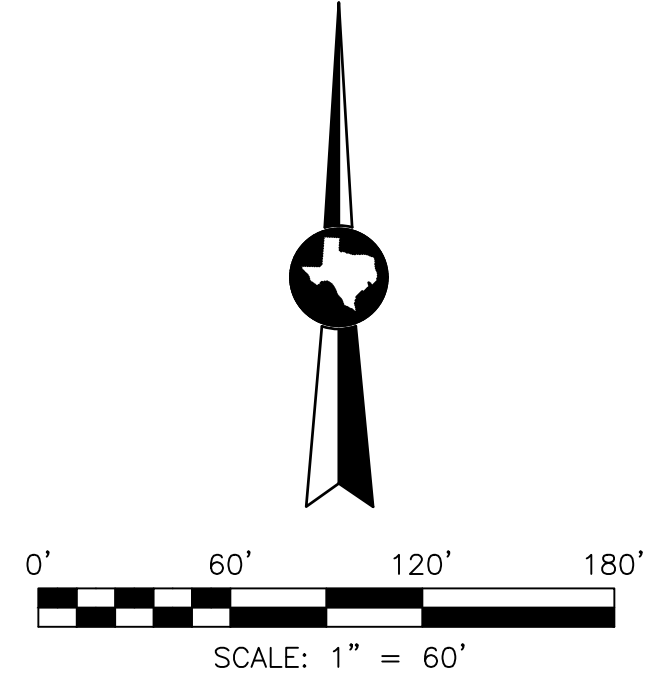
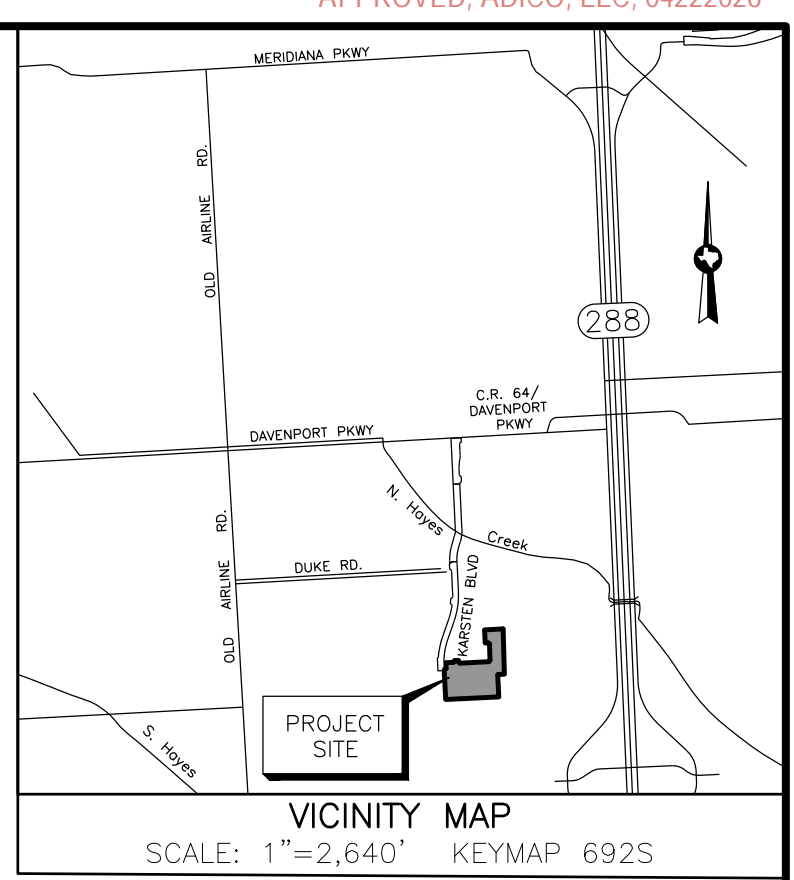
By:
Print Name Tricia Tiernan
Title: Authorized Signatory

Wil Kennedy, Mayor
Nikki Brooks, Council Member
Arnetta Hicks-Murray, Council Member
Marquette Greene-Scott, Council Member
Tim Vorlack, Council Member
Sydney Hargroder, Council Member
Kareem Boyce, Council Member
Dinh Ho, P.E., City Engineer

David Hurst, Chairman
Planning and Zoning Commission
Les Hosey
Planning and Zoning Commission Member
Brenda Dillon
Planning and Zoning Commission Member
Brian Johnson
Planning and Zoning Commission Member
Terry Hayes
Planning and Zoning Commission Member
Robert Wall
Planning and Zoning Commission Member
Demond Woods
Planning and Zoning Commission Member

Date

Date



STATE OF ARIZONA
COUNTY OF MARICOPA

METES AND BOUNDS DESCRIPTION
ELLWOOD SECTION 3A
BEING A 10.88 ACRE TRACT OF LAND LOCATED IN THE
W.H. DENNIS SURVEY, ABSTRACT NO. 512
BRAZORIA COUNTY, TEXAS

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 \_\_\_\_\_

DESCRIPTION OF A 10.88 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.) 2022036335; SAID 10.88 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 "MAC" nail called for and found marking the northerly common corner of Lots 460 and 467 of the Emigration Land Company Subdivision as recorded in Volume 2, Page 113 of the Brazoria County Plat Records 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, North 87°20'14" East, along the north line of said Lot 467, common to the north line of said 233.54 acre tract to 339.57 feet to a point for corner;

THENCE, South 02°39'46" East, a distance of 2649.91 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the northwest corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, North 87°03'07" East, for a distance of 255.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

2) THENCE, South 01°36'59" East, for a distance of 622.41 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

3) THENCE, South 87°14'55" West, for a distance of 91.42 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

4) THENCE, South 02°45'05" East, for a distance of 180.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

5) THENCE, South 87°14'55" West, for a distance of 1.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

6) THENCE, South 02°45'05" East, for a distance of 130.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, South 87°14'55" West, for a distance of 731.01 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

8) THENCE, North 02°45'05" West, for a distance of 400.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the point of a tangent curve;

9) THENCE, in a northeasterly direction along the arc of a curve to the right 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 "E.H.R.A. 713-784-4500" set for the end of curve;

10) THENCE, North 87°14'55" East, for a distance of 2.23 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

11) THENCE, North 02°45'05" West, for a distance of 80.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

12) THENCE, North 87°14'55" East, 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 point of a tangent curve;

13) THENCE, in a northerly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 38.17 feet, an angle of 87°28'12", and a chord bearing North 43°30'49" East, 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;

14) THENCE, South 89°38'52" East, 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 point of a non-tangent curve;

15) THENCE, in a southerly direction along the arc of a curve to the left having a radius of 575.00 feet, an arc length of 10.57 feet, an angle of 0°10'31", and a chord bearing South 00°47'53" East, for a distance of 10.57 to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the point of a compound curve;

16) THENCE, in a southerly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.89 feet, an angle of 91°25'36", and a chord bearing South 47°02'17" East, 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 end of curve;

17) THENCE, North 87°14'55" East, 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 point of a tangent curve;

18) THENCE, in a northerly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 38.77 feet, an angle of 88°51'54", and a chord bearing North 42°48'58" East, 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 point of a tangent curve;

19) THENCE, North 01°36'59" West, 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 point of a tangent curve;

20) thence, in a westerly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.77 feet, an angle of 91°08'08", and a chord bearing North 47°11'02" West, for a distance of 35.70 feet to a point;

21) THENCE, South 87°14'55" West, 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 corner;

22) THENCE, North 02°45'05" West, for a distance of 181.41 feet to the POINT OF BEGINNING and containing 10.88 acres of land.

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.

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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

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

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

BCDDS ID# 702-26-002-006

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

- 1. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
2. All property shall drain into the drainage easement only through an approved drainage structure.
3. All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, 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.
4. The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
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.
6. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
7. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
8. 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.
9. 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.
10. Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
11. Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
12. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
13. 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.
14. 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.
15. 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.

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

FINAL PLAT OF
ELLWOOD SECTION 3A

BEING A SUBDIVISION OF 10.88 ACRES OUT OF THE W. H. DENNIS SURVEY, A-512, AND BEING OUT OF LOT 462 OF THE EMIGRATION LAND COMPANY SUBDIVISION IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

2 BLOCKS 38 LOTS 2 RESERVES (0.6878 ACRES)

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

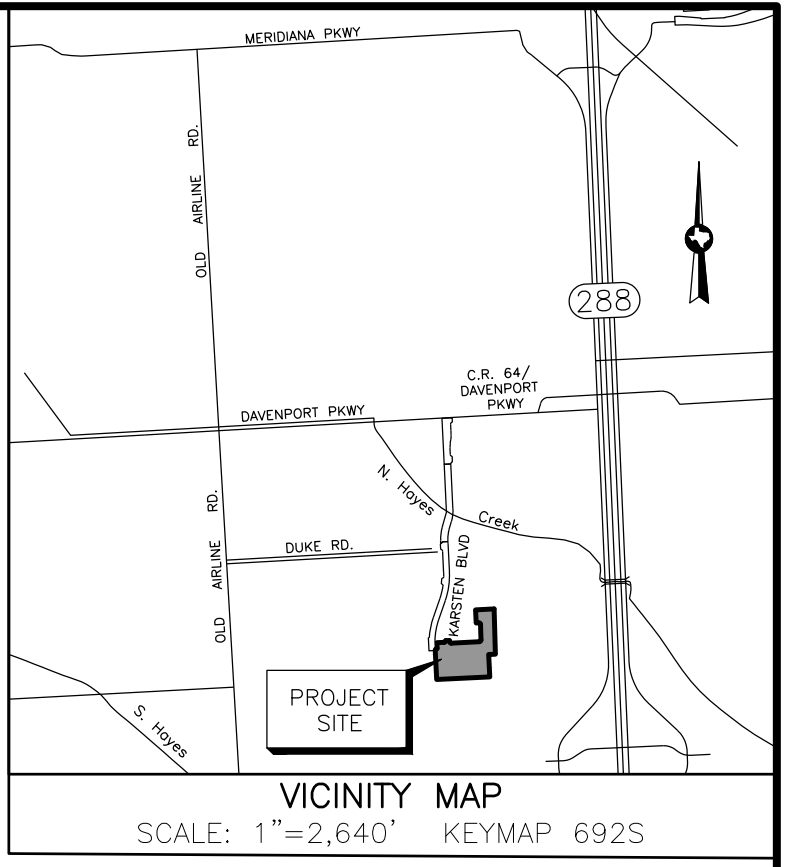
DEVELOPER
BEAZER HOMES, TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP
13430 NORTHWEST FREEWAY, SUITE 900
HOUSTON, TX 77040
(281)-560-6600

FEBRUARY, 2026

ENGINEER/SURVEYOR

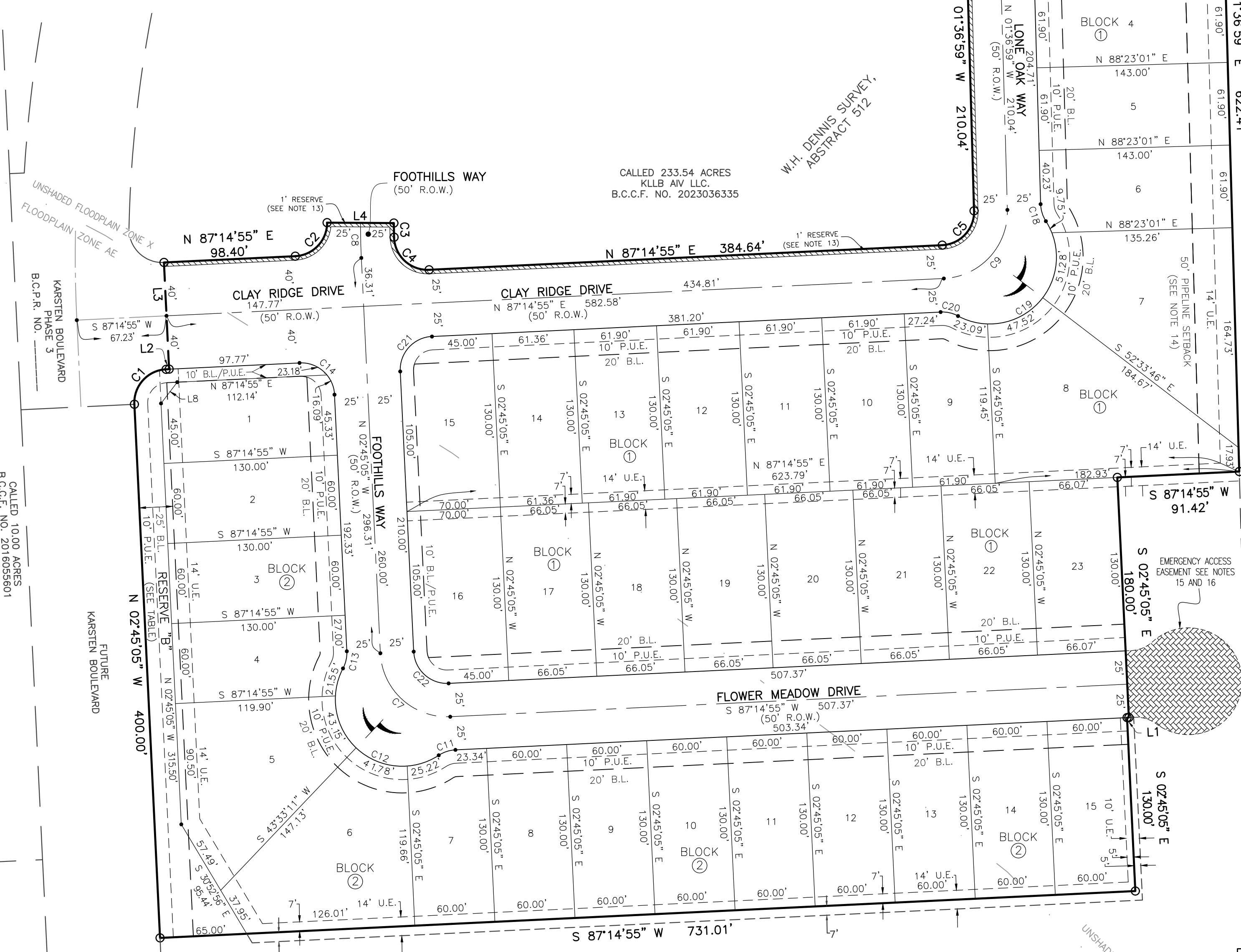


1001 MEADOWGLEN LN
HOUSTON, TEXAS 77042
78-784-4500
WWW.EHRA-TEAM
TBPE No. F-726
TBPELS No. 10092300



LINE	BEARING	DISTANCE
L1	S 87°14'55" W	1.36'
L2	N 87°14'55" E	2.23'
L3	N 02°45'05" W	80.00'
L4	S 89°38'52" E	50.00'
L5	S 87°14'55" W	32.98'
L6	S 87°14'55" W	32.98'
L7	N 87°14'55" E	31.26'
L8	S 37°14'32" W	20.01'
L9	N 08°34'09" E	31.68'
L10	N 02°45'05" W	90.61'
L11	N 08°34'09" E	33.15'
L12	N 02°45'05" W	92.66'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 42°14'55" E	90°00'00"
C2	25.00'	38.17'	34.57'	N 43°30'49" E	87°28'12"
C3	575.00'	10.57'	10.57'	S 00°47'53" E	1°03'13"
C4	25.00'	39.89'	35.79'	S 47°02'17" E	91°25'36"
C5	25.00'	38.77'	35.00'	N 42°48'58" E	88°51'54"
C6	25.00'	39.77'	35.70'	N 47°11'02" W	91°08'06"
C7	50.00'	78.54'	70.71'	N 47°45'05" W	90°00'00"
C8	600.00'	26.24'	26.24'	N 01°29'54" W	2°30'22"
C9	50.00'	77.55'	70.01'	N 42°48'58" E	88°51'54"
C10	50.00'	79.53'	71.41'	N 47°11'02" W	91°08'06"
C11	25.00'	13.29'	13.14'	S 72°00'56" W	30°27'58"
C12	50.00'	131.71'	96.80'	N 47°45'05" W	150°55'56"
C13	25.00'	13.29'	13.14'	N 12°28'54" E	30°27'58"
C14	25.00'	39.27'	35.36'	N 47°45'05" W	90°00'00"
C15	25.00'	13.06'	12.91'	N 72°16'58" W	29°55'54"
C16	50.00'	131.77'	96.81'	S 47°11'02" E	150°59'54"
C17	25.00'	13.06'	12.91'	S 13°20'58" W	29°55'54"
C18	25.00'	13.52'	13.36'	S 17°06'36" E	30°59'14"
C19	50.00'	131.63'	96.78'	S 42°48'58" W	150°50'21"
C20	25.00'	13.52'	13.36'	N 77°15'28" W	30°59'14"
C21	25.00'	39.27'	35.36'	S 42°14'55" W	90°00'00"
C22	25.00'	39.27'	35.36'	S 47°45'05" E	90°00'00"



RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	18,415 SQ. FT. / 0.4227 ACRES
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	11,548 SQ. FT. / 0.2651 ACRES
TOTAL		29,963 SQ. FT. / 0.6878 ACRES

PLAT	ACREAGE
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 LIFT STATION NO. 3	0.00 AC.
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 WATER PLANT	0.00 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.66 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD DETENTION RESERVE 'D'	1.13 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE, 1'	1.11 AC.
ELLWOOD DETENTION RESERVE 'F'	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 1 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 2 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 3 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.
TOTAL	5.71 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.

- GENERAL NOTES:**
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
  - All boundary corners for the plat shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500" 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 Dead Records  
B.C.P.R. indicates Brazoria County Plat Records Number  
B.L. indicates Building Line  
F.N.D. indicates Found  
P.G. 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.T.M. 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"  
 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.
  - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0120K, dated December 30, 2020, a portion of the subject property shown hereon lies within "Zone AE" (areas of 1% annual chance floodplain with base flood elevations determined), and a portion of the subject property shown hereon lies within 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 vest in the dedicators, his heirs, assigns, or successors.
  - Subject to Ordinance No. 2011-4 (Pipeline Setback Ordinance), no residential, commercial, or industrial structure, other than structures necessary to operate the Facility or Pipeline, shall be erected at or moved to a location nearer than fifty feet (50') to any Facility or Pipeline other than a low pressure pipeline distribution system pipeline as defined herein.
  - The emergency access provided must be 20-feet in width and have a load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).
  - This emergency access will be released and abandoned and revert to the dedicator when the adjacent property is subdivided in a recorded plat.

**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 SECTION 3A

BEING A SUBDIVISION OF 10.88 ACRES OUT OF THE W. H. DENNIS SURVEY, A-512, AND BEING OUT OF LOT 462 OF THE EMIGRATION LAND COMPANY SUBDIVISION IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

2 BLOCKS 38 LOTS 2 RESERVES (0.6878 ACRES)

**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

FEBRUARY, 2026

ENGINEER/SURVEYOR



1001 MEADOWGLEN LN  
 HOUSTON, TEXAS 77042  
 78-784-4600  
 WWW.EHRATEAM  
 TPBE No. F-726  
 TPBELS No. 10092300