

Friday, June 21, 2024

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

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


Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Brazoria County Municipal Utility District No. 57 Lift Station No. 3 Final Plat, received on or about June 20, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the final plat as resubmitted on June 20, 2024. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than June 25, 2024, for consideration at the July 2, 2024, Planning and Zoning meeting.

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

Sincerely,  
Adico, LLC

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

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 16007-2-369

STATE OF TEXAS |  
COUNTY OF BRAZORIA |

CITY OF IOWA COLONY APPROVAL

We, KLLB AIV LLC, a Delaware limited liability company, acting by and through Tricia Patton, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, owner of the property subdivided in this plat, BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 LIFT STATION No. 3, do hereby make subdivision of said property for and on behalf of said KLLB AIV, a Delaware limited liability company, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 LIFT STATION No. 3 where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

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

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

IN TESTIMONY WHEREOF, KLLB AIV LLC, a Delaware limited liability company, has caused these presents to be signed by Tricia Patton, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, thereunto authorized by this \_\_\_\_ day of \_\_\_\_\_, 2024.

OWNER

KLLB AIV LLC,  
a Delaware limited liability company

BY: \_\_\_\_\_  
Print Name Tricia Patton  
Title: Authorized Signatory

STATE OF TEXAS |  
COUNTY OF HARRIS |

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the  
State of Texas  
My Notary Commission Expires \_\_\_\_\_

CITY COUNCIL APPROVAL

Will Kennedy, Mayor

McLean Barnett, Council Member

Arnetta Hicks-Murray, Council Member

Marquette Greene-Scott, Council Member

Tim Varlack, Council Member

Sydney Hargroder, Council Member

Kareem Boyce, Council Member

Dinh Ho, P.E., City Engineer

Date

PLANNING AND ZONING COMMISSION APPROVAL

David Hurst, Chairman  
Planning and Zoning Commission

Les Hoxey  
Planning and Zoning Commission Member

Brenda Dillon  
Planning and Zoning Commission Member

Brian Johnson  
Planning and Zoning Commission Member

Terry Hayes  
Planning and Zoning Commission Member

Robert Wall  
Planning and Zoning Commission Member

Warren Davis Jr.  
Planning and Zoning Commission Member

Date

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

DESCRIPTION OF A 7,689 SQUARE FOOT OR 0.1765 ACRE TRACT OF LAND LOCATED IN THE W.H. DENNIS SURVEY, ABSTRACT NO. 512, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO KLLB AIV LLC, DESCRIBED AS BEING 233.54 ACRES BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2023036335 AND PART OF LOT 468 OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 113 OF THE BRAZORIA COUNTY PLAT RECORDS; SAID 7,689 SQUARE FOOT OR 0.1765 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (WITH BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a mag nail found marking the northwest corner of said 233.54 acre tract being in the northerly line of said W. H. Dennis survey and generally within Davenport Parkway (variable width);

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

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

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

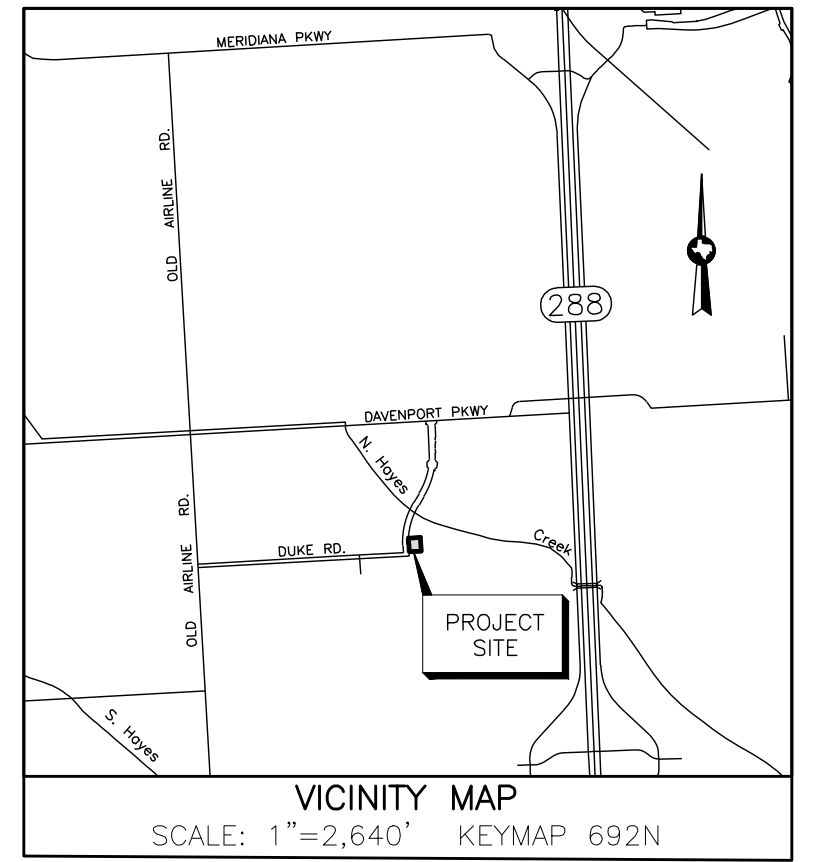
2) THENCE, South 02°39'46" East, for a distance of 95.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southeast corner of herein described tract;

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

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

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

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



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

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

1 BLOCK 1 RESERVE (0.1207 ACRES)

OWNER

KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY  
6900 E. CAMELBACK ROAD, SUITE 1090  
SCOTTSDALE, AZ 85251  
(786)-753-810

DEVELOPER

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

MAY, 2024

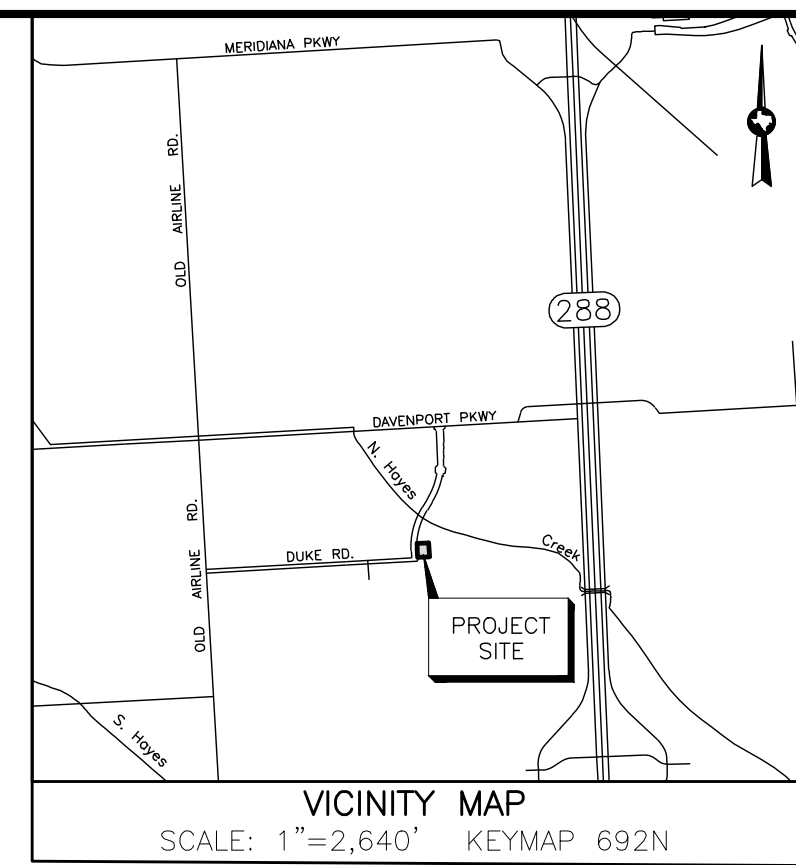
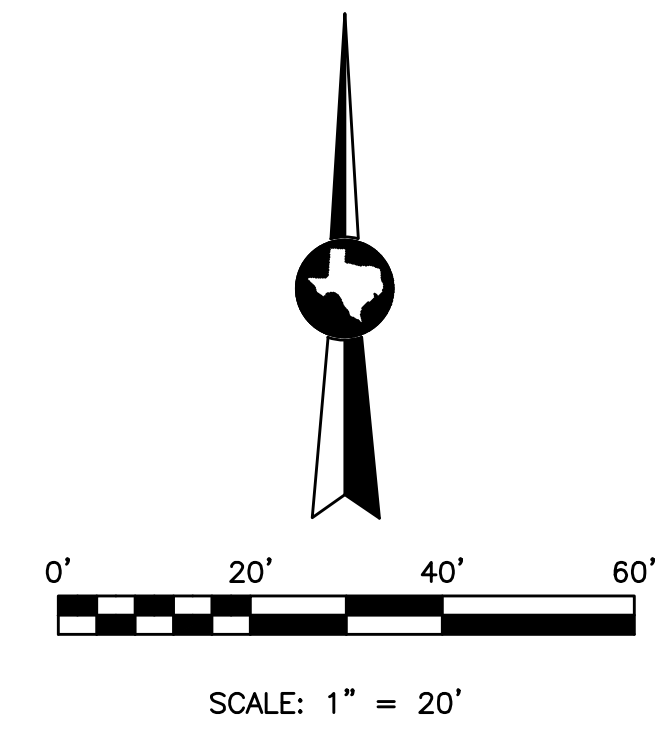
ENGINEER/SURVEYOR



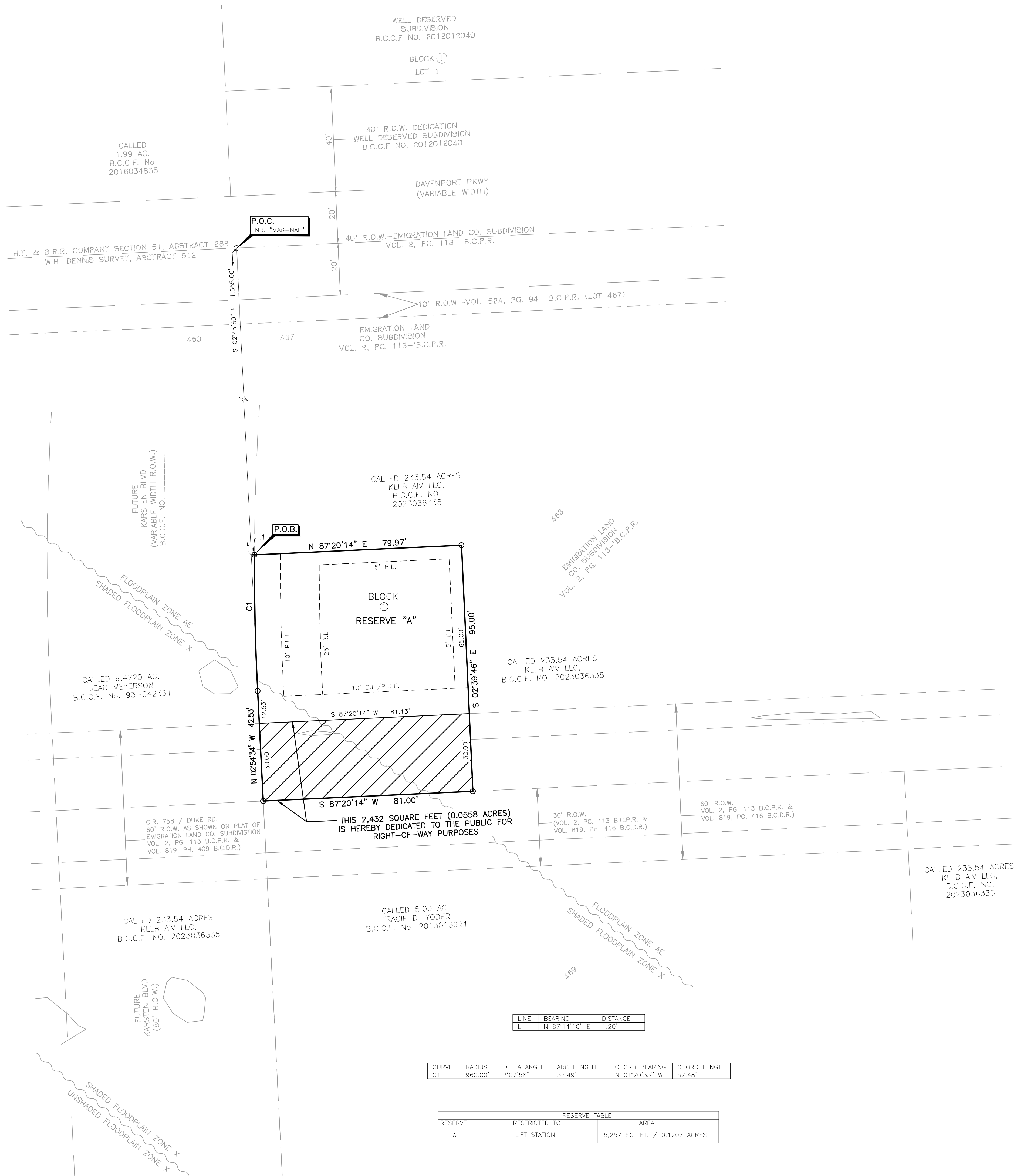
10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
713-784-4500  
EHRA.TEAM  
TBPE No. F-726  
TBPES No. 10092300

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
  - All boundary corners for the plot shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
  - A- indicates Abstract  
AC, indicates Acres  
B.C.C.F. NO. indicates Brazoria County Clerk's File Number  
B.C.D.R. indicates Brazoria County Deed Records  
B.C.P.R. NO. indicates Brazoria County Plat Records Number  
B.L. indicates Building Line  
FND, indicates Found  
PG, indicates Page  
P.O.B. indicates Point Of Beginning  
P.O.C. indicates Point Of Commencing  
P.U.E. indicates Public Utility Easement  
R.O.W. indicates Right of Way  
U.E. indicates Utility Easement  
VOL. indicates Volume  
(F) indicates found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"  
↙ indicates Change of Street Name
  - The property subdivided in the foregoing plat lies within Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. 57, and Brazoria County Drainage District #5 (B.O.D.#5).
  - The boundary for this plat has a closure in excess of 1:15,000.
  - No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
  - This final plat will expire two (2) years after final approval by City Council if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by City Council.
  - All water and wastewater facilities shall conform to the city's design criteria.
  - This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
  - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0120K, dated December 30, 2020, a portion of the subject property shown hereon lies within "Zone AE" (areas of 1% annual chance floodplain with base flood elevations determined) and a portion of the subject property shown hereon lies within shaded "Zone X" (areas of 0.2% annual chance floodplain, areas of 1% annual chance floodplain for depth less than 1 foot or area less than 1 square mile).
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all restricted reserves.
  - All ten (10) foot wide Utility Easements extend five (5) feet on each side of the common line, unless otherwise indicated.
  - Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
  - Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.



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



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 87°14'10" E | 1.20'    |

| CURVE | RADIUS  | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|-------------|------------|---------------|--------------|
| C1    | 960.00' | 3°07'58"    | 52.49'     | N 01°20'35" W | 52.48'       |

| RESERVE TABLE |               |                              |
|---------------|---------------|------------------------------|
| RESERVE       | RESTRICTED TO | AREA                         |
| A             | LIFT STATION  | 5,257 SQ. FT. / 0.1207 ACRES |

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

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