

Friday, June 21, 2024

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

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

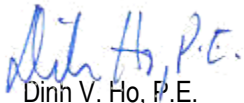
Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal for Ellwood Section 1B Preliminary Plat received on or about June 21, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the preliminary plat as resubmitted on June 21, 2024. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than June 25, 2024, for consideration at the July 2, 2024, Planning and Zoning meeting.

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

Sincerely,  
Adico, LLC



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

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 16007-2-379

GENERAL NOTES:

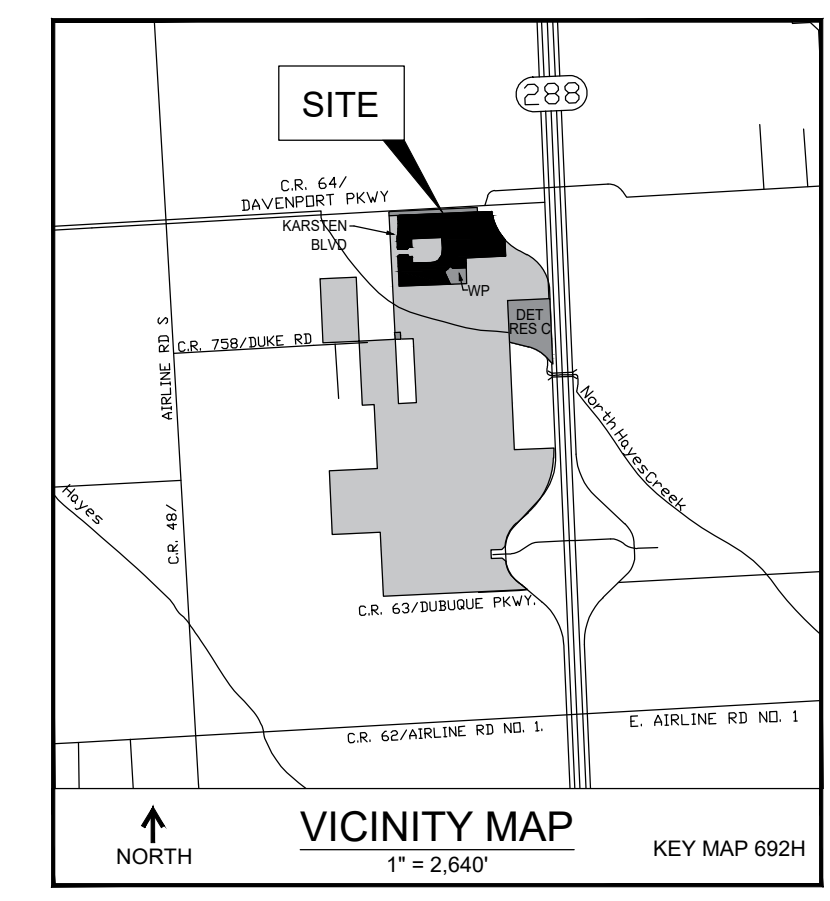
- 1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742165.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 480360101K, dated December 30, 2020, the property lies within Zone AE, Unshaded Zone X and Shaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. db/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. db/a EHRA.
4. B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
E.A.E. indicates Emergency Access Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.C. indicates Sanitary Sewer Control.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
↑ indicates change in street name.
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.
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. Drainage plans to be provided prior to final plat submittal.
11. Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Ellwood Section 1B where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.
12. Areas identified as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed, and maintained under a binding agreement among the owners of the property in the subdivision. Reserve E shall provide compensating open space for both Ellwood Section 1A and Ellwood Section 1B.
13. Reserve "B" shall provide 0.37 acres of parkland.
14. The emergency access provided must be 20 feet in width and have a traffic load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).
15. No residential, commercial, or industrial structure, other than structures necessary to operate the Facility or Pipeline, shall be erected at or moved to a location nearer than fifty feet (50') to any Facility or Pipeline other than a low pressure distribution system pipeline as defined herein.
16. Final plats are subject to the conditions and approval of the General Plan and adjacent plats.

LAND USE TABLE
PLAT SF - 60% SF - 50% COMM INST. UTILITIES & COLLECTORS 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.
ELLOWOOD DETENTION RESERVES 'A' AND 'B' 24.76 AC. 24.76 AC.
ELLOWOOD DETENTION RESERVE 'C' 9.11 AC. 9.11 AC.
ELLOWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION 1.58 AC. 1.58 AC.
ELLOWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION 2.42 AC. 2.42 AC.
ELLOWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION 6.62 AC. 6.62 AC.
ELLOWOOD SECTION 1A 4.00 AC. 1.71 AC. 0.51 AC. 2.66 AC.
ELLOWOOD SECTION 1B 4.00 AC. 1.71 AC. 0.51 AC. 0.37 AC. 15.71 AC.
TOTAL 4.44 AC. 13.05 AC. 9.11 AC. 1.62 AC. 12.10 AC. 28.64 AC. 68.86 AC.
(7%) (29%) (14%) (2%) (18%) (39%) (100%)

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

CURVE TABLE
CURVE RADIUS ARC LENGTH CHORD BEARING CHORD LENGTH
C1 724.00' 434.87' S 25°14'07" E 428.37'
C2 325.00' 108.05' S 47°36'33" W 107.56'
C3 25.00' 39.20' N 42°09'25" E 35.31'
C4 25.00' 39.27' S 47°45'09" E 35.38'
C5 275.00' 37.07' S 01°05'51" W 37.04'
C6 25.00' 39.27' S 42°14'10" W 35.38'
C7 25.00' 39.27' N 47°45'09" W 35.38'
C8 288.00' 62.11' N 03°24'51" E 61.99'
C9 312.00' 58.10' N 04°19'28" E 58.02'
C10 2,060.00' 60.62' N 01°55'15" W 60.62'
C11 25.00' 39.31' N 42°17'12" E 35.39'

LINE TABLE
LINE ANGLE DISTANCE
L1 S 02°29'27" E 4.66'
L2 N 51°53'51" W 41.69'
L3 N 87°14'10" E 189.48'
L4 N 87°14'10" E 50.00'
L5 S 02°45'00" E 92.61'
L6 N 82°11'38" E 53.41'
L7 N 62°17'27" E 51.18'
L8 N 35°12'49" E 84.37'
L9 N 03°34'30" E 90.56'
L10 N 02°18'12" W 151.87'
L11 S 02°45'00" E 74.14'
L12 S 87°14'10" W 50.00'
L13 S 87°14'10" W 100.00'
L14 N 02°45'00" W 94.35'
L15 N 09°38'33" E 46.83'
L16 N 01°04'40" W 10.98'
L17 N 02°45'00" W 85.43'

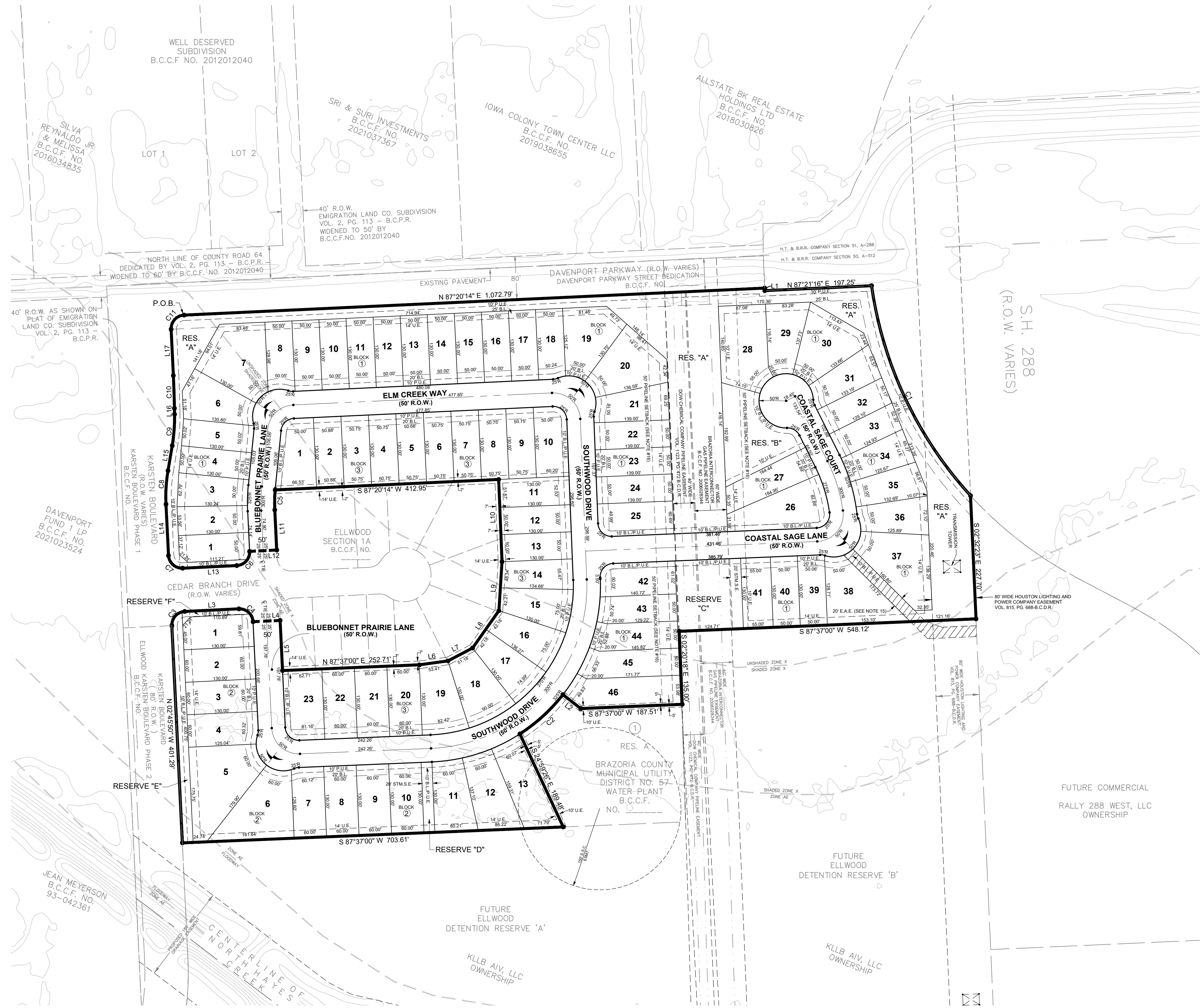


LOT SIZE TABLE
BLOCK NO. LOT NO. LOT AREA (SQ. FT.)
1 1 6,364.98
1 2 6,890.35
1 3 7,149.54
1 4 6,500.00
1 5 6,531.43
1 6 9,151.68
1 7 13,740.34
1 8 6,352.77
1 9 6,500.00
1 10 6,500.00
1 11 6,500.00
1 12 6,500.00
1 13 6,500.00
1 14 6,500.00
1 15 6,500.00
1 16 6,500.00
1 17 6,500.00
1 18 6,442.24
1 19 10,883.19
1 20 11,839.37
1 21 7,895.24
1 22 6,950.00
1 23 6,950.00
1 24 6,950.00
1 25 8,315.08
1 26 12,295.93
1 27 8,956.25
1 28 13,390.69
1 29 8,331.56
1 30 11,406.44
1 31 7,418.18
1 32 6,557.37
1 33 6,460.99
1 34 6,994.32
1 35 7,341.21
1 36 7,647.47
1 37 13,698.80
1 38 11,999.17
1 39 6,496.63
1 40 6,500.00
1 41 7,150.00
1 42 8,353.27
1 43 7,181.21
1 44 7,864.88
1 45 8,991.60
1 46 11,121.44
2 1 7,666.78
2 2 7,800.00
2 3 7,800.00
2 4 7,734.54
2 5 16,542.08
2 6 13,728.65
2 7 7,781.08
2 8 7,800.00
2 9 7,800.00
2 10 7,800.00
2 11 9,025.66
2 12 10,190.62
2 13 10,920.21
3 1 8,620.93
3 2 6,814.75
3 3 6,597.50
3 4 6,597.50
3 5 6,597.50
3 6 6,597.50
3 7 6,597.50
3 8 6,597.50
3 9 6,597.50
3 10 7,742.87
3 11 6,796.69
3 12 6,500.00
3 13 6,500.00
3 14 6,954.70
3 15 8,201.80
3 16 8,235.79
3 17 8,235.79
3 18 9,763.78
3 19 9,276.83
3 20 7,800.00
3 21 7,800.00
3 22 7,800.00
3 23 9,264.49

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

COMPENSATING OPEN SPACE TABLE
A. TOTAL NO. OF LOTS <6,600 S.F. 27
B. TOTAL AREA OF LOTS <6,600 S.F. 175,889 S.F.
C. AVERAGE LOT SIZE <6,600 S.F. (B/A) 6.514 S.F.
D. COMPENSATING OPEN SPACE REQUIRED PER LOT (BASED ON C) 150 S.F.
E. COMPENSATING OPEN SPACE REQUIRED (A x D) 4,050 S.F.
F. TOTAL COMPENSATING OPEN SPACE PROVIDED: 8,393.81 S.F.

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



Ellwood Section 1B Preliminary Plat
Being a subdivision of 22.82 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lots 467, 468, 470, 471, 473, & 476 of the Emigration Land Co. Subdivision in the City of Iowa Colony, Brazoria County, Texas.
82 Lots, 3 Blocks and 6 Reserves
Owner: KLLB AIV, LLC, a Texas Limited Partnership
June 5, 2024

EHRA ENGINEERING THE FUTURE SINCE 1958
10011 MEADOWGLEN LANE HOUSTON, TEXAS 77042
713.784.4500 WWW.EHRATEAM.COM
TBR# No. F-726 TBR#S No. 10072500
EhRA JOB NO. 221-022-01-02

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

