

Tuesday, April 1, 2025

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

Re: Ellwood Section 1B Final Plat  
Letter of Recommendation to Approve  
COIC Project No. 5392  
ALLC Project No. 16007-2-411

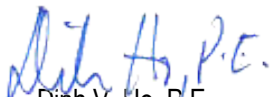
Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Ellwood Section 1B Final Plat, received on or about March 28, 2025. 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 28, 2025. Please send two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than April 29, 2025, for consideration at the May 6, 2025, 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  
Robert Hemminger  
File: 16007-2-411

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 1B, 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 SECTION 1B 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, therunto authorized by this \_\_\_\_\_, day of \_\_\_\_\_, 2025.

OWNER

KLLB AIV LLC,  
A Delaware Limited Liability Company

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

STATE OF ARIZONA       |  
COUNTY OF \_\_\_\_\_ |

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 \_\_\_\_\_, 2025.

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

I, Robert Boelsche, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of not less than five-eighths of one inch (5/8) inch and a length of not less than three (3) feet.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document."

Robert Boelsche, Registered Professional Land Surveyor  
Texas Registration No. 4446

CITY OF IOWA COLONY APPROVAL	
CITY COUNCIL APPROVAL	PLANNING AND ZONING COMMISSION APPROVAL
Wil Kennedy, Mayor	David Hurst, Chairman Planning and Zoning Commission
McLean Barnett, Council Member	Les Hosey Planning and Zoning Commission Member
Arnetta Hicks-Murray, Council Member	Brenda Dillon Planning and Zoning Commission Member
Marquette Greene-Scott, Council Member	Brian Johnson Planning and Zoning Commission Member
Tim Varlack, Council Member	Terry Hayes Planning and Zoning Commission Member
Sydney Hargroder, Council Member	Robert Wall Planning and Zoning Commission Member
Kareem Boyce, Council Member	Warren Davis Jr. Planning and Zoning Commission Member
Dinh Ho, P.E., City Engineer	Date
Date	

GENERAL NOTES:

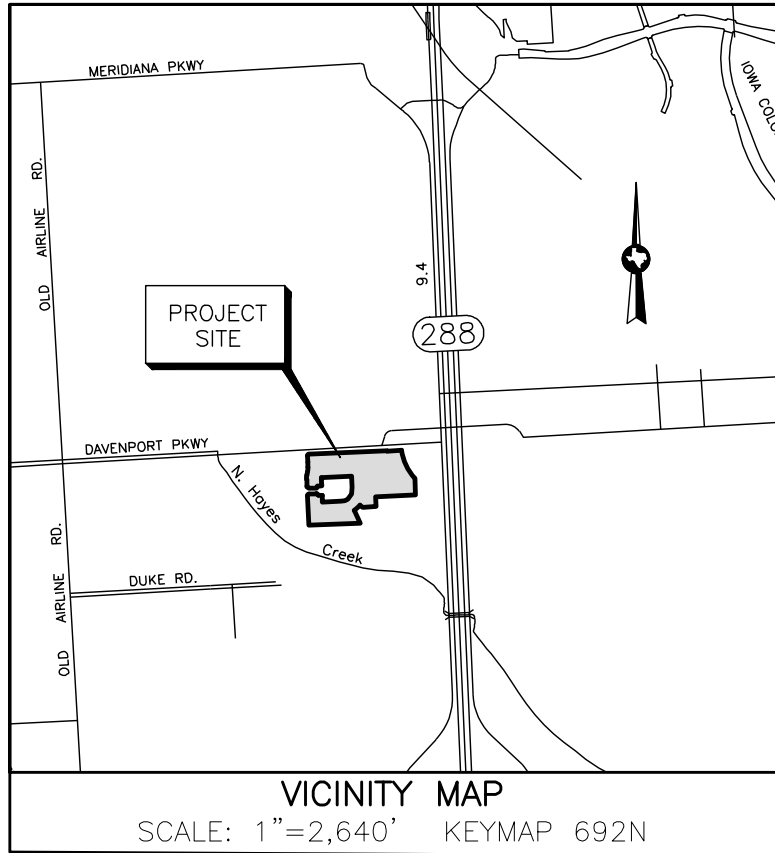
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- A- indicates Abstract  
AC indicates Acres  
A.E. indicates Aerial Easement  
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  
C.M. indicates Controlling Monument  
E.A.E. indicates Emergency Access Easement  
FND. indicates Found  
PG. indicates Page  
PL indicates Pipeline  
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  
S.S.C. indicated Sanitary Sewer Control  
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"  
(N) indicates Street Break
- 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), 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) and a portion of the subject property show 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.
- The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all easements and all restricted reserves.
- 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 gully, 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
- 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 traffic load of H-20 as specified by the American Association of State and Highway Officials (AASHTO).
- 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.

METES AND BOUNDS DESCRIPTION  
ELLWOOD SECTION 1B  
BEING A 22.82 ACRE TRACT OF LAND LOCATED IN THE  
W.H. DENNIS SURVEY, ABSTRACT NO. 512  
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF A 22.82 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 LOTS 467, 468, 470, 471, 473 AND 476 OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 113 OF THE BRAZORIA COUNTY PLAT RECORDS; SAID 22.82 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):

BEGINNING at a 5/8-inch capped iron rod with cap stamped "TXDOT" called for and found marking the northeast corner of the said 233.54 acre tract of land and being in the arc of a curve in the westerly right-of-way line of State Highway 288 marking the northeasterly corner of the herein described 22.82 acre tract;

- THENCE, in a southeasterly direction along the arc of a curve to the left having a radius of 724.00 feet, an arc length of 434.87 feet, an angle of 34°24'54", and a chord bearing South 25°14'07" East, for a distance of 428.37 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 02°32'23" East, for a distance of 227.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 87°37'00" West, for a distance of 549.24 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 02°22'56" East, for a distance of 135.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 87°37'00" West, for a distance of 186.49 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 51°53'51" West, for a distance of 41.69 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a non-tangent curve;
- THENCE, in a southwesterly direction along the arc of a non-tangent curve to the right having a radius of 325.00 feet, an arc length of 108.05 feet, an angle of 19°02'56", and a chord bearing South 47°56'33" West, for a distance of 107.56 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 24°59'26" East, for a distance of 189.48 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 87°37'00" West, for a distance of 703.61 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 02°45'50" West, for a distance of 401.29 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;
- 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°14'10" 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 tangency;
- THENCE, North 87°14'10" East, for a distance of 100.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 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 39.27 feet, an angle of 90°00'00", and a chord bearing South 47°45'50" 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 corner;
- THENCE, North 87°14'10" 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 corner;
- THENCE, South 02°45'50" East, for a distance of 92.61 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 87°37'00" East, for a distance of 252.71 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 82°11'38" East, for a distance of 53.41 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 62°17'27" East, for a distance of 51.18 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 35°12'49" East, for a distance of 84.37 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 03°34'30" East, for a distance of 90.56 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 02°18'12" West, for a distance of 151.87 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 87°20'14" West, for a distance of 412.95 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a non-tangent curve;
- THENCE, in a southerly direction along the arc of a curve to the left having a radius of 275.00 feet, an arc length of 37.07 feet, an angle of 07°43'21", and a chord bearing South 01°05'51" West, for a distance of 37.04 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- THENCE, South 02°45'50" East, for a distance of 74.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 87°14'10" 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 in a arc 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 39.27 feet, an angle of 90°00'00", and a chord bearing South 42°14'10" West, 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 tangency;
- THENCE, South 87°14'10" West, for a distance of 100.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;
- 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 39.27 feet, an angle of 90°00'00", and a chord bearing North 47°45'50" West, 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 tangency;
- THENCE, North 02°45'50" West, for a distance of 94.38 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;
- THENCE, in a northerly direction along the arc of a curve to the right having a radius of 288.00 feet, an arc length of 62.11 feet, an angle of 12°21'23", and a chord bearing North 03°24'51" East, for a distance of 61.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- THENCE, North 09°35'33" East, for a distance of 46.83 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;
- THENCE, in a northerly direction along the arc of a curve to the left having a radius of 312.00 feet, an arc length of 58.10 feet, an angle of 10°40'13", and a chord bearing North 04°15'26" East, for a distance of 58.02 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- THENCE, North 01°04'40" West, for a distance of 10.98 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;
- THENCE, in a northerly direction along the arc of a curve to the left having a radius of 2060.00 feet, an arc length of 60.62 feet, an angle of 01°41'10", and a chord bearing North 01°55'15" West, for a distance of 60.62 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- THENCE, North 02°45'50" West, for a distance of 85.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 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 39.31 feet, an angle of 90°06'04", and a chord bearing North 42°17'12" East, for a distance of 35.39 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- THENCE, North 87°20'14" East, for a distance of 1072.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 02°29'27" East, for a distance of 4.66 feet to a 5/8-inch capped iron rod with cap stamped "Baker & Lawson" called for and found found for corner, from which a TXDOT Type 1 concrete monument found for reference bears, North 35° West, 0.67 feet;
- THENCE, North 87°21'16" East, for a distance of 197.25 feet, POINT OF BEGINNING, containing 22.82 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 ELLWOOD SECTION 1B

BEING A SUBDIVISION OF 22.82 ACRES OUT OF  
THE W. H. DENNIS SURVEY, ABSTRACT NO 512,  
AND BEING OUT OF LOTS 467, 468, 470, 471, 473  
AND 476 OF THE EMIGRATION LAND COMPANY  
SUBDIVISION IN THE CITY OF IOWA COLONY,  
BRAZORIA COUNTY, TEXAS

82 LOTS    3 BLOCKS    6 RESERVES (4.111 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

JANUARY, 2025

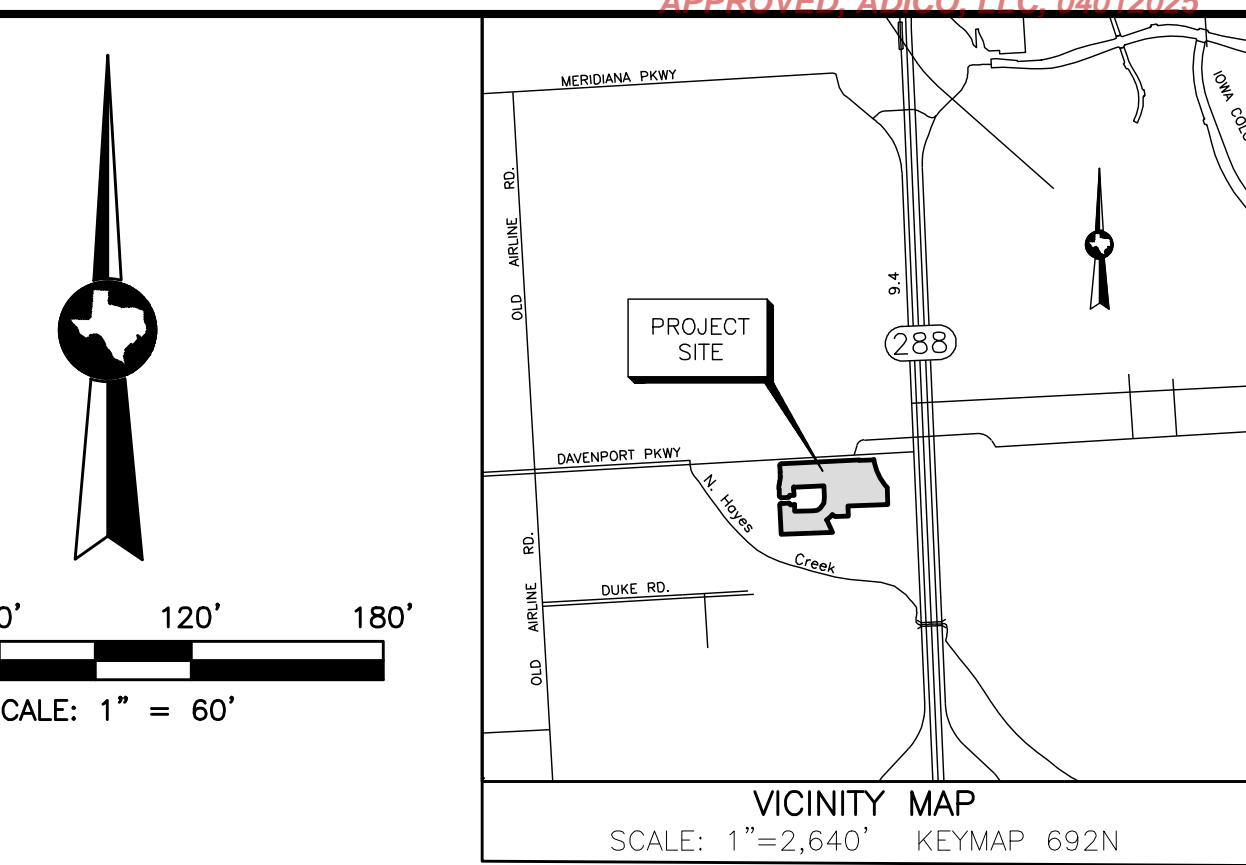
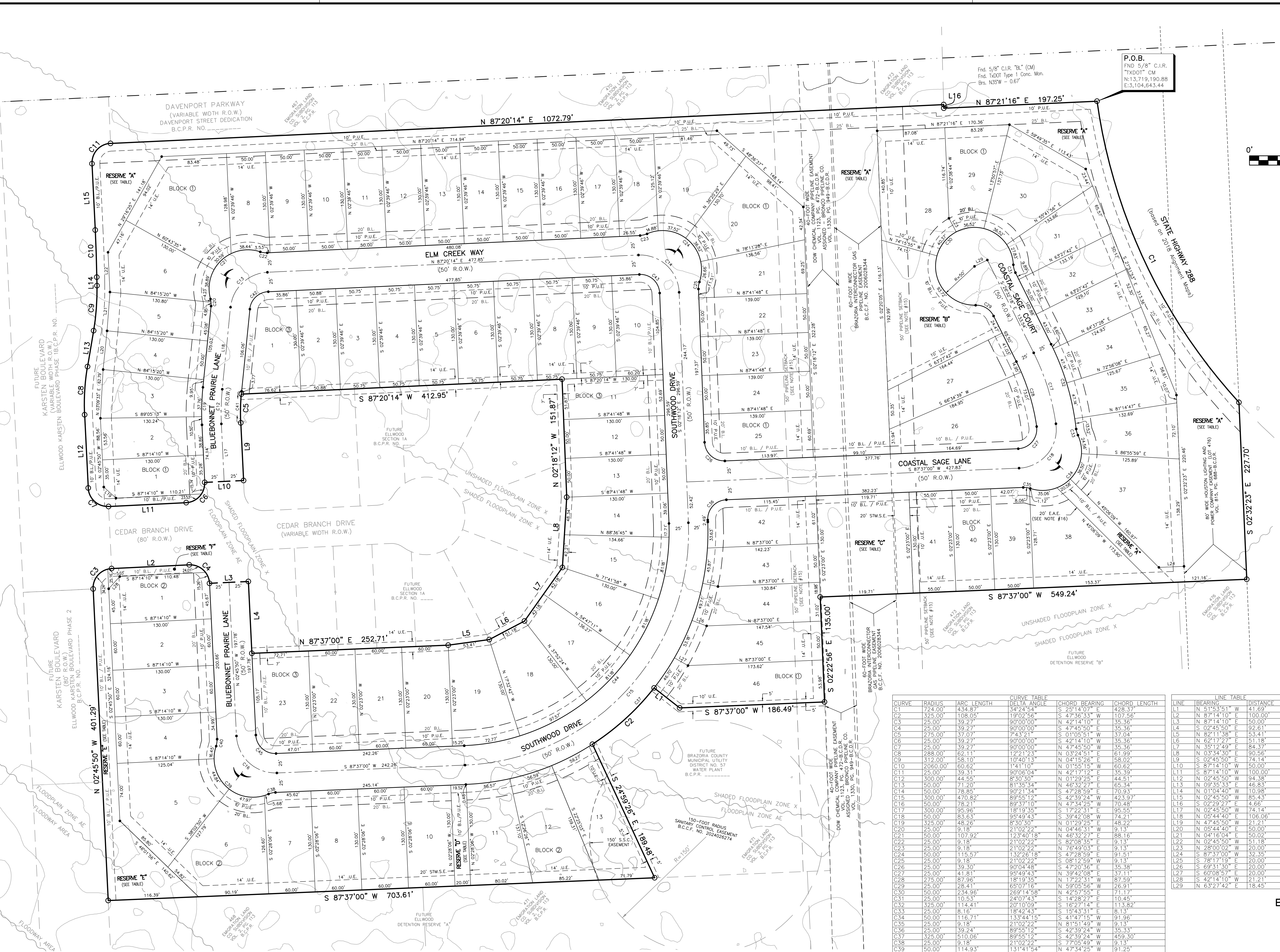
ENGINEER/SURVEYOR



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



**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



RESERVE TABLE			
RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE
A	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	127,620	2.930
B	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	16,077	0.369
C	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	15,563	0.357
D	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	2,600	0.060
E	LANDSCAPE, COMPENSATING OPEN SPACE & UTILITY PURPOSES	13,298	0.305
F	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	1,385	0.032
TOTAL		176,543	4.053

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 KARSTEN BOULEVARD PHASE 1	0.00 AC.
ELLWOOD SECTION 1A (10 LOTS)	0.51 AC.
ELLWOOD SECTION 1B (82 LOTS)	0.37 AC.
TOTAL	2.54 AC.
TOTAL REQUIRED 1/54 AC. PER LOT AT 92 LOTS	1.70 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.	

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:	8,394 S.F.

## FINAL PLAT ELLWOOD SECTION 1B

BEING A SUBDIVISION OF 22.82 ACRES OUT OF THE W. H. DENNIS SURVEY, ABSTRACT NO 512, AND BEING OUT OF LOTS 467, 468, 470, 471, 473 AND 476 OF THE EMIGRATION LAND COMPANY SUBDIVISION IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

82 LOTS    3 BLOCKS    6 RESERVES (4.111 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

JANUARY, 2025

ENGINEER/SURVEYOR



ENGINEERING THE FUTURE  
SINCE 1896

10011 MEADOWGLEN LN  
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