

Monday, March 30, 2026

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

Re: Amended Plat of Ellwood Section 1B
Letter of Recommendation to Approve
COIC Project No. 7786
Adico, LLC Project No. 710-26-002-012

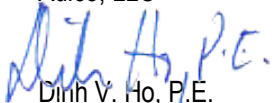
Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of the Amended Plat of Ellwood Section 1B, received on or about March 23, 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 resubmitted on March 23, 2026. Please provide at least two (2) sets of mylars and ten (10) folded prints of the plat Kayleen Rosser, City Secretary, by no later than Tuesday, March 31, 2026, for consideration at the April 7, 2026, 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: Rachel Patterson
Kayleen Rosser
File: 710-26-002-012



10011 Meadowglen Ln.
Houston, Texas 77042
713.784.4500
EHRAinc.com

CORRECTION RESUBMITTAL MEMORANDUM

DATE: 03/23/2026

TO: City of Iowa Colony, Adico, LLC
205 East Edgewood Drive
Friendswood, TX 77546
PH: 832-895-1093

FROM: EHRA/Kaitlin Gile, Assistant Project Manager

RE: **Correction Submittal – Amended Plat Ellwood Section 1B
First Review
City of Iowa Colony Project No. 7786
Adico, LLC Project No. 710-26-002-012**

ENGINEER COMMENTS:

Provide a letter detailing the reason for the amendment.

Response: Please see the explanation below:

We identified an error on the original Ellwood Section 1B plat where the pipeline easement encroached into Lots 26, 27, and 28 of Block 1. We've modified the boundary of Reserve B to ensure the pipeline easement no longer encroaches into those lots. The boundary of Reserve A did not change. As a result, we've relocated a 14' utility easement and a 10' utility easement. Additionally, we've updated the parkland table. Please see the attached exhibit for reference.

Please let me know if you have any questions.

Sincerely,

Kaitlin Gile

Kaitlin Gile
EHRA
Assistant Project Manager

STATE OF TEXAS }
COUNTY OF BRAZORIA }

We, Beazer Homes Texas, L.P., a Delaware limited partnership, acting by and through Greg Coleman, Division Vice President Land Development of Beazer Homes Texas, L.P., a Delaware limited partnership, owner of the property subdivided in this plat, AMENDED PLAT ELLWOOD SECTION 1B, do hereby make subdivision of said property for and on behalf of said Beazer Homes of Texas, L.P., a Delaware limited partnership, 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, Beazer Homes Texas, L.P., a Delaware limited partnership, has caused these presents to be signed by Greg Coleman, Division Vice President Land Development, Authorized Signatory of Beazer Homes Texas, L.P., a Delaware limited partnership, therunto authorized by this ____ day of _____, 2026.

OWNER
Beazer Homes Texas, L.P.,
A Delaware Limited Partnership

BY: _____
Print Name: Greg Coleman
Title: Division Vice President Land Development

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

Wil Kennedy, Mayor

Nikki Brooks, 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

Brian Johnson
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

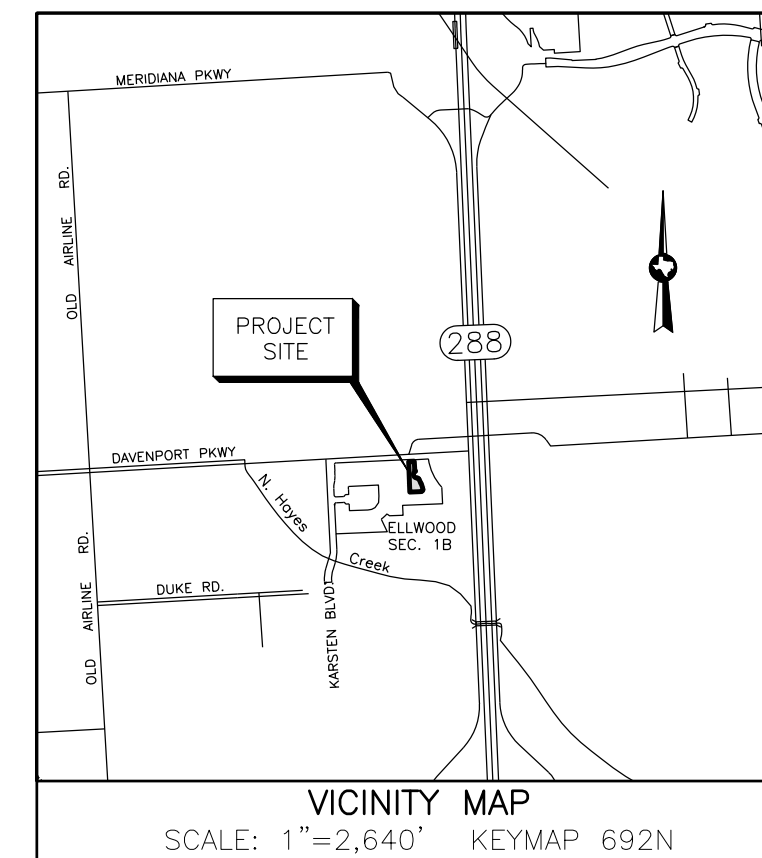
METES AND BOUNDS DESCRIPTION
AMENDED PLAT ELLWOOD SECTION 1B
BEING A 1.164 ACRE TRACT OF LAND LOCATED IN THE
W.H. DENNIS SURVEY, ABSTRACT NO. 512
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF A 1.164 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 KILB AIV LLC, DESCRIBED AS BEING 233.54 ACRES BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 20230363395 AND PART OF LOT 473 OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 113 OF THE BRAZORIA COUNTY PLAT RECORDS; SAID 1.164 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 5/8-inch capped iron rod stamped "Baker & Lawson" called for and found for corner from which a TxDOT Type 1 concrete right-of-way monument bears North 35° West, a distance of 0.67 feet, in the westerly right-of-way line of State Highway 288 (based on the current Texas Department of Transportation (TxDOT) 2018 Alignment and Right-of-Way Maps), from which a 5/8-inch aluminum capped iron rod stamped "TxDOT" called for and found for corner in the arc of a non-tangent curve in the boundary of a called 8.429 acre tract recorded under B.C.C.F. NO. 2018032177 bears North 87°21'16" East, for a distance of 197.25 feet;

THENCE, South 02°48'45" East, for a distance of 25.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the northwest corner and POINT OF BEGINNING of the herein described tract;

- 1) THENCE, South 02°38'44" East, for a distance of 116.74 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner of the herein described tract;
2) THENCE, South 28°00'02" East, for a distance of 20.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the point of a non-tangent curve;
3) THENCE, in a southerly direction along the arc of a curve to the left having a radius of 50.00 feet, an arc length of 134.09 feet, an angle of 153°39'32", and a chord bearing South 14°49'48" East, for a distance of 97.37 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the point of a reverse curve;
4) THENCE, in a southerly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 26.41 feet, an angle of 65°07'16", and a chord bearing South 59°05'56" East, for a distance of 26.91 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the end of curve;
5) THENCE, South 26°32'18" East, for a distance of 65.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the point of a tangent curve;
6) THENCE, in a southerly direction along the arc of a curve to the right having a radius of 275.00 feet, an arc length of 87.96 feet, an angle of 18°19'35", and a chord bearing South 17°22'31" East, for a distance of 87.59 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the point of a compound curve;
7) THENCE, in a southerly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 41.81 feet, an angle of 95°49'43", and a chord bearing South 39°42'08" West, for a distance of 37.11 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the end of curve;
8) THENCE, South 87°37'00" West, for a distance of 164.69 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found the southwest corner of the herein described tract;
9) THENCE, North 02°02'05" West, for a distance of 416.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the northwest corner of the herein described tract;
10) THENCE, North 87°21'16" East, for a distance of 87.08 feet to the POINT OF BEGINNING, containing 1.164 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

AMENDED PLAT
ELLWOOD SECTION 1B

BEING A SUBDIVISION OF 1.164 ACRES OUT OF THE W. H. DENNIS SURVEY, ABSTRACT NO 512, IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS; ALSO BEING AN AMENDED PLAT OF LOTS 26, 27, 28 AND RESERVE B OF BLOCK 1 OF ELLWOOD SECTION 1B AS RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS NUMBER 2025039969, BRAZORIA COUNTY, TEXAS

3 LOTS 1 BLOCK 1 RESERVE (0.410 ACRES)

PURPOSE OF AMENDING PLAT:
TO MODIFY THE BOUNDARY LINES OF LOTS 26, 27, 28 AND RESERVE B, TO UPDATE THE PARKLAND TABLE, TO RELOCATE A 14' UTILITY EASEMENT, AND TO RELOCATE A 10' UTILITY EASEMENT

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

FEBRUARY, 2026

ENGINEER/SURVEYOR



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS 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
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
F.N.D. indicates Found
P.C. indicates Page
P.L. 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
S.T.M. S.E. indicates Storm Sewer Easement
S.S.C. indicates 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"
- 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.#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.

9. This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.

10. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0120K, dated December 30, 2020, 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.
- 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.
- 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.

LINE	BEARING	DISTANCE
L1	S 28°00'02" E	20.00'
L2	S 26°32'18" E	65.50'
L3	S 02°48'45" E	25.00'

CURVE	RADIUS	ARC LENGTH	CURVE TABLE	CHORD BEARING	CHORD LENGTH
C1	50.00'	13.49'	153°39'32"	S 14°49'48" E	97.37'
C2	25.00'	28.41'	65°07'16"	S 59°05'56" E	26.91'
C3	275.00'	87.96'	18°19'35"	S 17°22'31" E	87.59'
C4	25.00'	41.81'	95°49'43"	S 39°42'08" W	37.11'

RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE
B	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	17,858	0.410
TOTAL		17,858	0.410

RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE
A	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	17,858	0.410
B	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	18,897	0.430
C	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	18,897	0.430
D	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	18,897	0.430
E	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	18,897	0.430
F	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	18,897	0.430
TOTAL		178,584	4.063

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.
AMENDED ELLWOOD SECTION 1B	0.04 AC.
TOTAL	2.58 AC.
TOTAL REQUIRED 1/54 AC. PER LOT AT 92 LOTS	1.70 AC.

COMPARISON	PERCENTAGE
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.	100%
2) ALL OTHER PARKLAND IS CALCULATED AS THE TOTAL OF RESERVES WITH A "RECREATION" RESTRICTION.	100%

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 ONE OF THE EMERSON LAND COMPANY SUBDIVISION IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

82 LOTS 3 BLOCKS 6 RESERVES (411 ACRES)

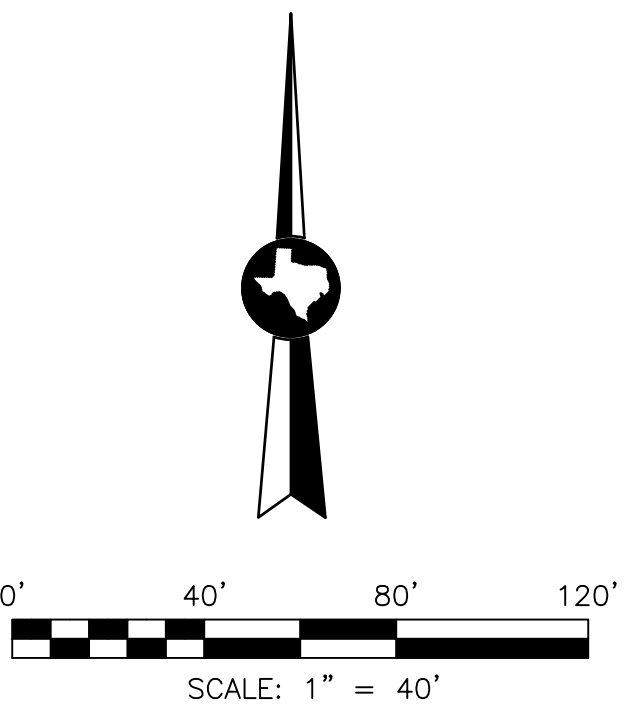
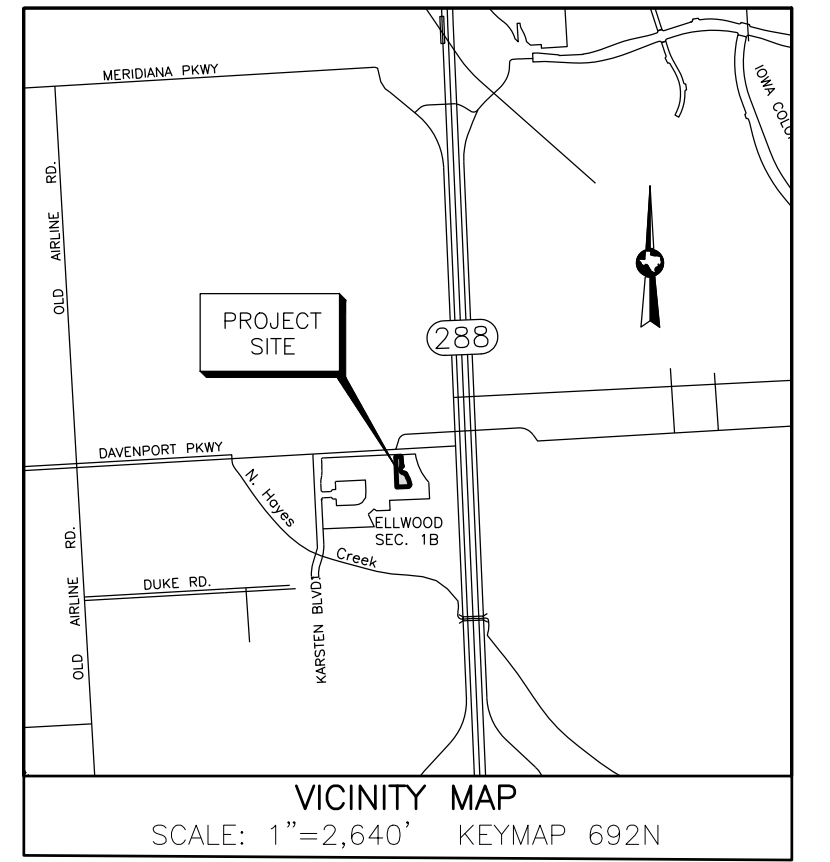
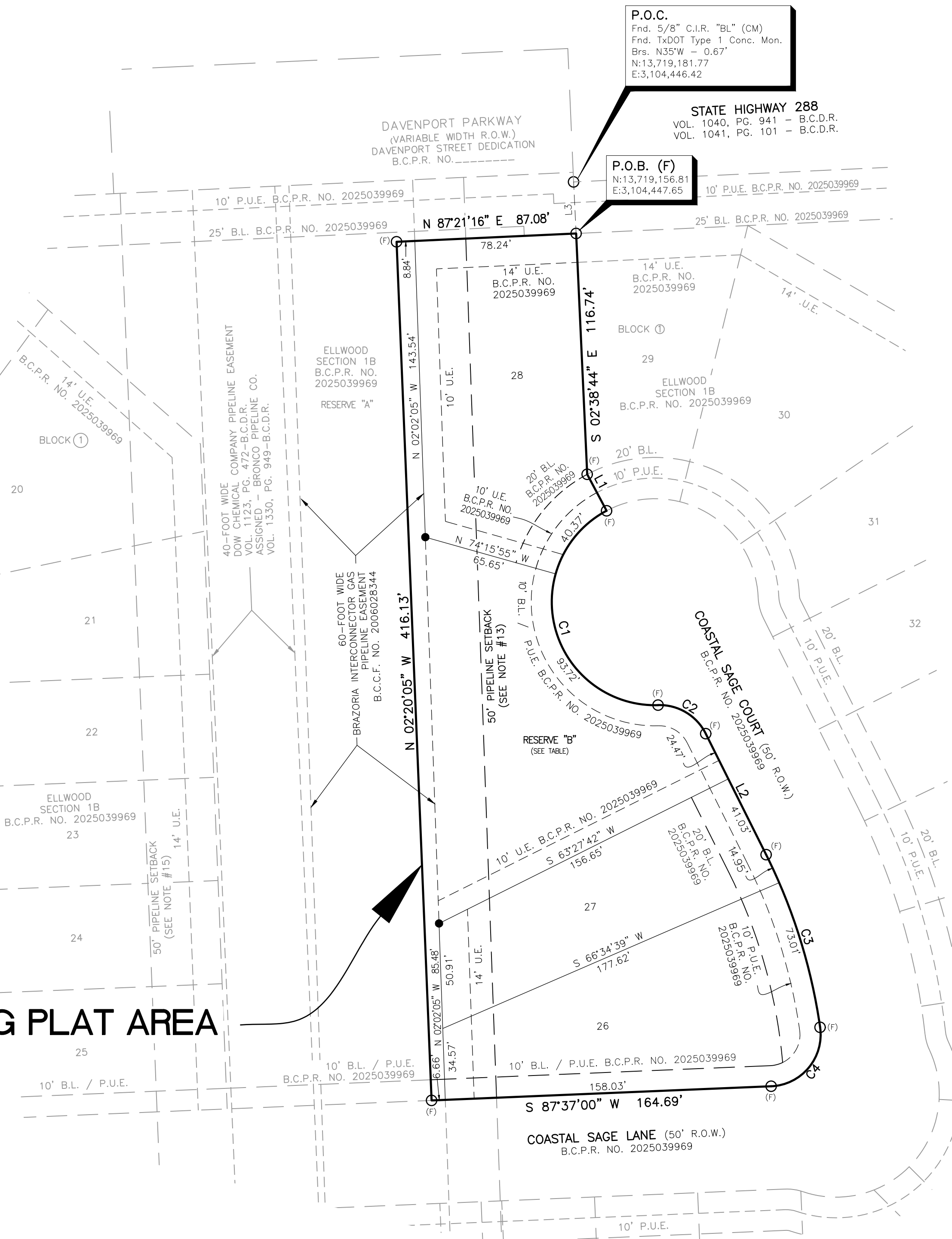
OWNER
 KLLB AM LLC, A DELAWARE LIMITED LIABILITY COMPANY
 6900 E. CAMELBACK ROAD, SUITE 800
 SCOTTSDALE, AZ 85251
 (780)-793-810

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

EHRA
 10011 MEADOWGLEN LN
 HOUSTON, TEXAS 77042
 713-784-4500
 WWW.EHRA.COM
 TBPPE No. 7-726
 TBPPE No. 10092300

JOB NO. 221-022-01
 SHEET 2 OF 2



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

FEBRUARY, 2026

ENGINEER/SURVEYOR

EHRA
 ENGINEERING THE FUTURE SINCE 1936

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