

Monday, December 29, 2025

Michael Turzillo
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
mturzillo@ehra.team

Re: Ellwood General Development Plan - Updated
+/-239.38 Acres out of the W.H. Dennis Survey, A-512, Iowa Colony, Brazoria County, TX
Letter of Recommendation to Approve
COIC Project No. 7385
Adico, LLC Project No. 710-25-002-056

Dear Mr. Turzillo:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal of the updated General Development Plan for Ellwood, being +/-239.38 acres out of the W.H. Dennis Survey, A-512, Iowa Colony, Brazoria County, TX, received on or about December 11, 2025. The review of the plan is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

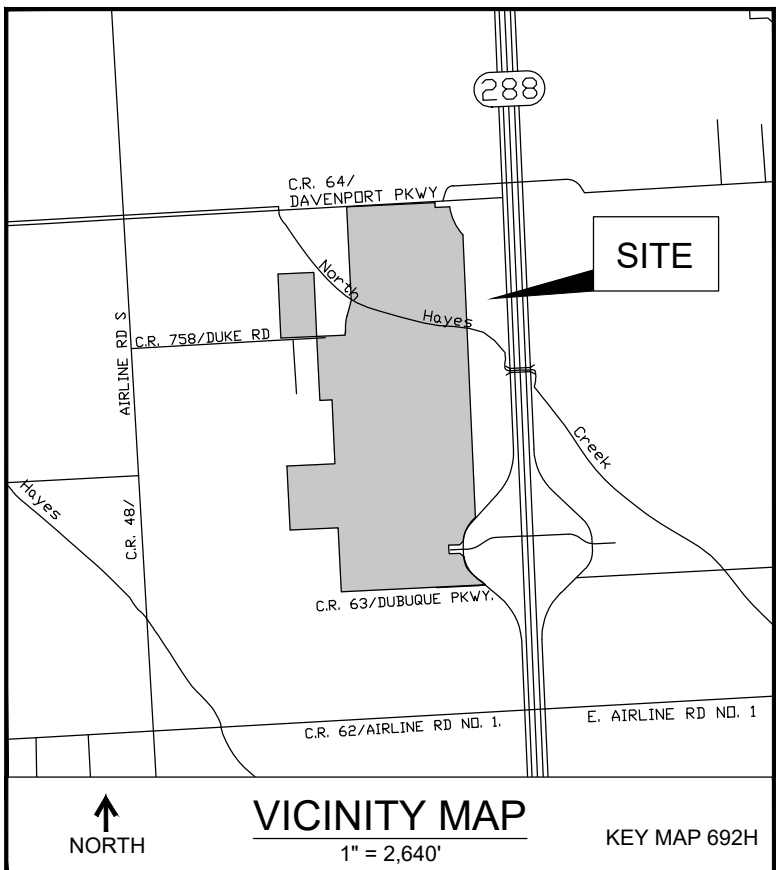
Based on our review, we have no objection to the updated Ellwood General Development Plan as submitted on December 11, 2025. Please provide ten (10) copies of the plat to Kayleen Rosser, City Secretary, by no later than December 30, 2025, for consideration at the January 6, 2026, Planning and Zoning 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: 710-25-002-056



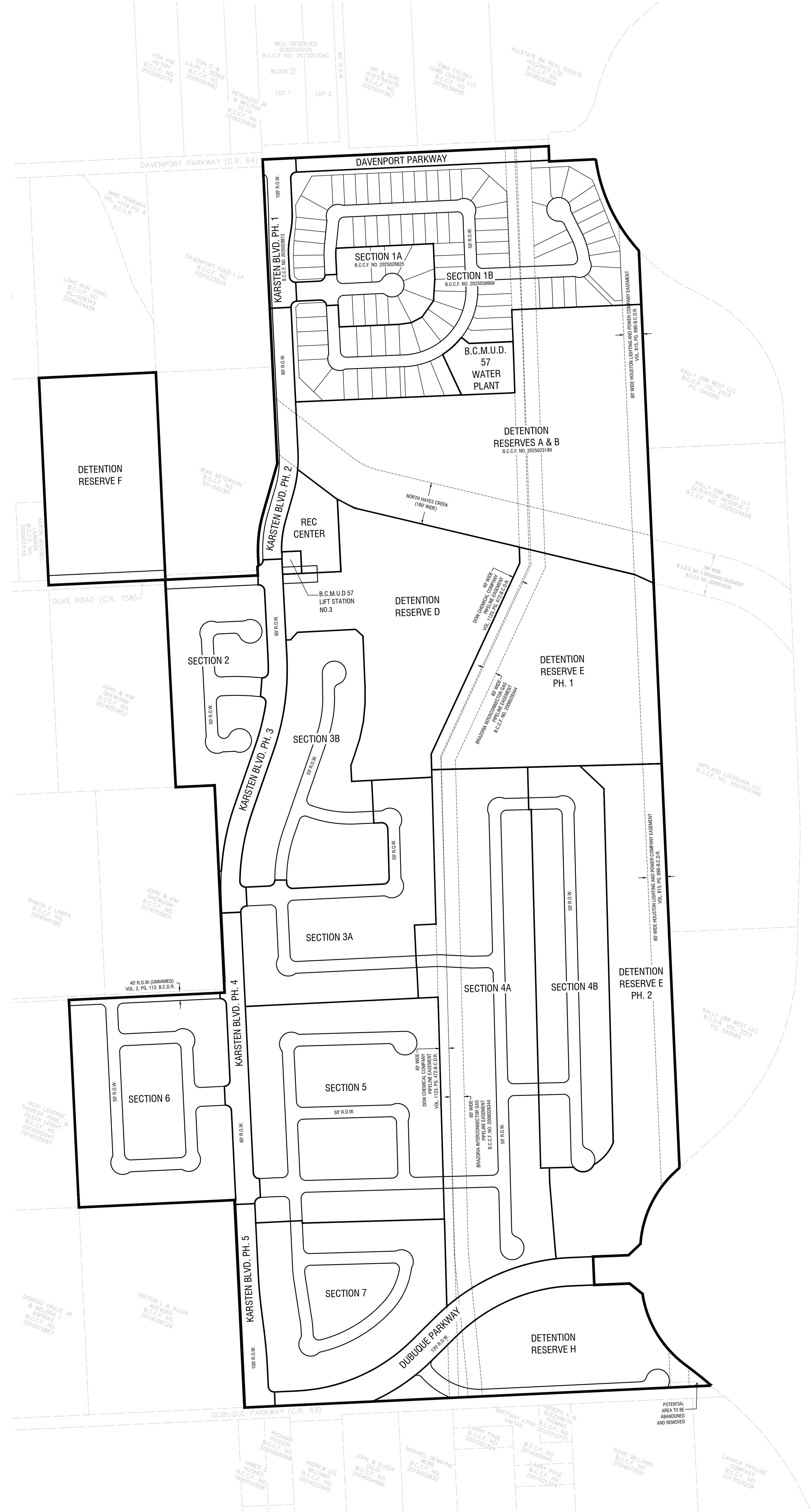
GENERAL NOTES:

1. B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Plat Records.
D.E. indicates Drainage Easement.
PG. indicates Page.
R.O.W. indicates Right-Of-Way.
VOL. indicates Volume.
2. This general development plan is subject to the Rally 288 West PUD Ordinance No. 2022-09.
3. Two 40' right-of-way platted by the Emigration Land company per Volume 2, page 113 of the Brazoria County Plat Records shall be abandoned upon recordation of the plats containing those right-of-way per the approved PUD.

S.H. 288

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

10' 100' 1200' 1400'
SCALE: 1"=200'



Ellwood General Development Plan

Being a general development plan of 239.28 acres out of the W.H. Dennis Survey, A-512, and being out of Lots 451, 454, 462, & 467-478 of the Emigration Land Company Subdivision Vol. 2, Pg. 113 B.C.P.R. in the City of Iowa Colony, Brazoria County, Texas.

Owner: KLLB AIV, LLC

December 10, 2025



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRA.ORG
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO. 221-082-150
No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.