

Tuesday, December 31, 2024

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

Re: Ellwood Section 3 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 5257
Adico, LLC Project No. 16007-2-404


Dear Mr. Turzillo:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Ellwood Section 3 Preliminary Plat, received on or about December 30, 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 December 30, 2024. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than January 2, 2025, for consideration at the January 7, 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, COIC
Robert Hemminger, COIC
File: 16007-2-404

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
 - The Coordinates shown here 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: 0.9998742185.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 4839C0120K, dated December 30, 2020, the property lies within Zone AE and Unshaded 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. 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.
- 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.
 - 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.
 - 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.
 - This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
 - Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
 - 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.
 - The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
 - Drainage plans to be provided prior to final plat submittal.
 - 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 3 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.
 - Reserve "B" and Reserve "D" shall provide 0.83 acres of park land.
 - 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 Ellwood Section 3.
 - 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.
 - Final plats are subject to the conditions and approval of the General Plan and adjacent plats.
 - One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and revest in the dedicator, his heirs, assigns, or successors.

PARK LAND 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.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.66 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	0.51 AC.
ELLWOOD SECTION 1A	0.37 AC.
ELLWOOD SECTION 1B	0.37 AC.
ELLWOOD SECTION 2	0.47 AC.
ELLWOOD SECTION 3	0.83 AC.
ELLWOOD RECREATION RESERVE	1.77 AC.
TOTAL	5.61 AC.

- PARK LAND IN DETENTION RESERVES IS CALCULATED AT 50% OF THE AREA OF THE MAINTENANCE BERM OR 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.
- ALL OTHER PARK LAND IS CALCULATED AS THE TOTAL OF RESERVES WITH A "RECREATION" RESTRICTION.

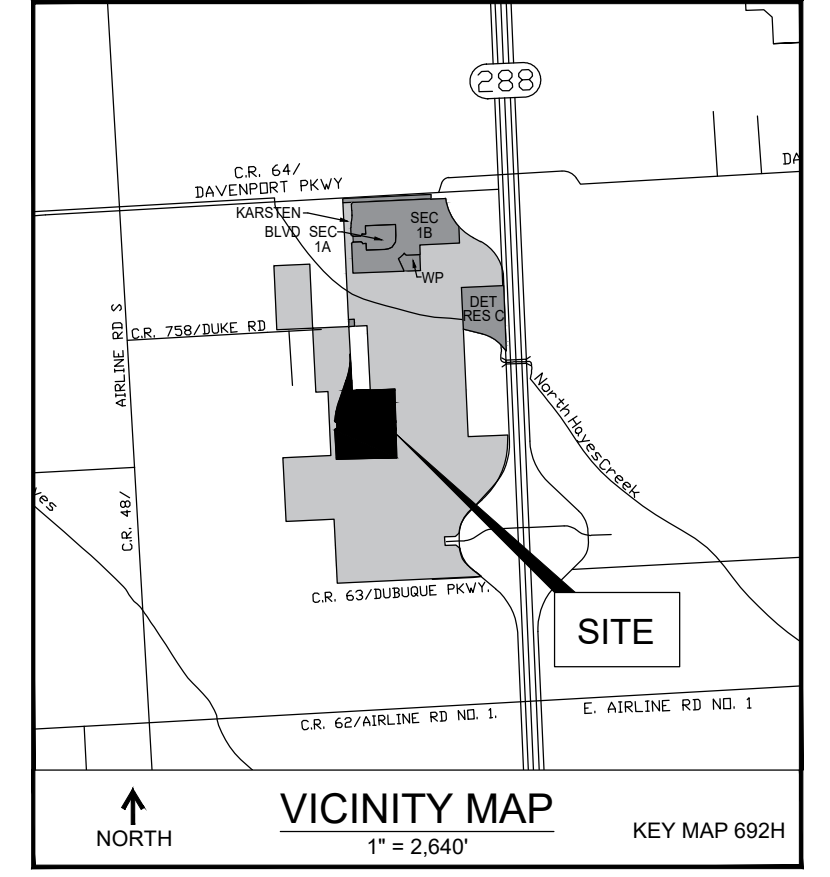
LAND USE TABLE

PLAT	SF - 60%	SF - 50%	COMM.	INST.	ARTERIALS & COLLECTORS	PARKS & 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.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	-	-	24.76 AC.	24.76 AC.
ELLWOOD DETENTION RESERVE 'C'	-	-	-	-	-	9.11 AC.	9.11 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	-	1.58 AC.	-	1.58 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	-	2.12 AC.	0.34 AC.	2.46 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	-	2.82 AC.	0.03 AC.	2.85 AC.
ELLWOOD SECTION 1A	0.44 AC.	1.71 AC.	-	-	-	0.51 AC.	2.66 AC.
ELLWOOD SECTION 1B	4.00 AC.	11.34 AC.	-	-	-	0.37 AC.	15.71 AC.
ELLWOOD SECTION 2	-	4.82 AC.	-	-	-	1.47 AC.	6.30 AC.
ELLWOOD SECTION 3	8.71 AC.	4.61 AC.	-	-	-	-	14.79 AC.
ELLWOOD RECREATION RESERVE	-	-	-	-	-	1.77 AC.	1.77 AC.
TOTAL	13.15 AC.	22.48 AC.	9.11 AC.	1.52 AC.	8.00 AC.	30.73 AC.	84.99 AC.
	(28.5%)	(50.7%)	(10.7%)	(1.8%)	(8.4%)	(35.2%)	(100%)

- THIS TABLE TABULATES THE LAND USES WITHIN EACH PLAT FOR ZONING PURPOSES, NOT THE PERMITTED USES WITHIN EACH LAND USE.
- THIS TABLE INCLUDES ALL PRELIMINARY PLATS SUBMITTED AT THIS TIME.

COMPENSATING OPEN SPACE TABLE

- TOTAL NO. OF LOTS - 6,600 S.F. 6
- TOTAL AREA OF LOTS - 6,600 S.F. 39,297.38 S.F.
- AVERAGE LOT SIZE - 6,600 S.F. (B/A) 6,549.56 S.F.
- COMPENSATING OPEN SPACE REQUIRED PER LOT (BASED ON C): 150 S.F.
- COMPENSATING OPEN SPACE REQUIRED (A X D): 1,050 S.F.
- TOTAL COMPENSATING OPEN SPACE PROVIDED: 5,117.89 S.F.



RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	9,200.73	0.21
B	LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	25,266.35	0.58
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	5,017.51	0.12
D	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	10,846.53	0.25
E	COMPENSATING OPEN SPACE	5,117.89	0.12
F	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	8,151.18	0.19
TOTAL		63,600.19	1.47

LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 02°54'07" E	10.00'
L2	N 02°45'05" W	80.10'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	41.50'	N 44°49'31" E	36.30'
C2	25.00'	41.00'	N 45°49'29" W	36.52'
C3	960.00'	301.36'	N 10°12'04" E	300.13'
C4	1040.00'	401.21'	N 08°08'33" W	398.73'

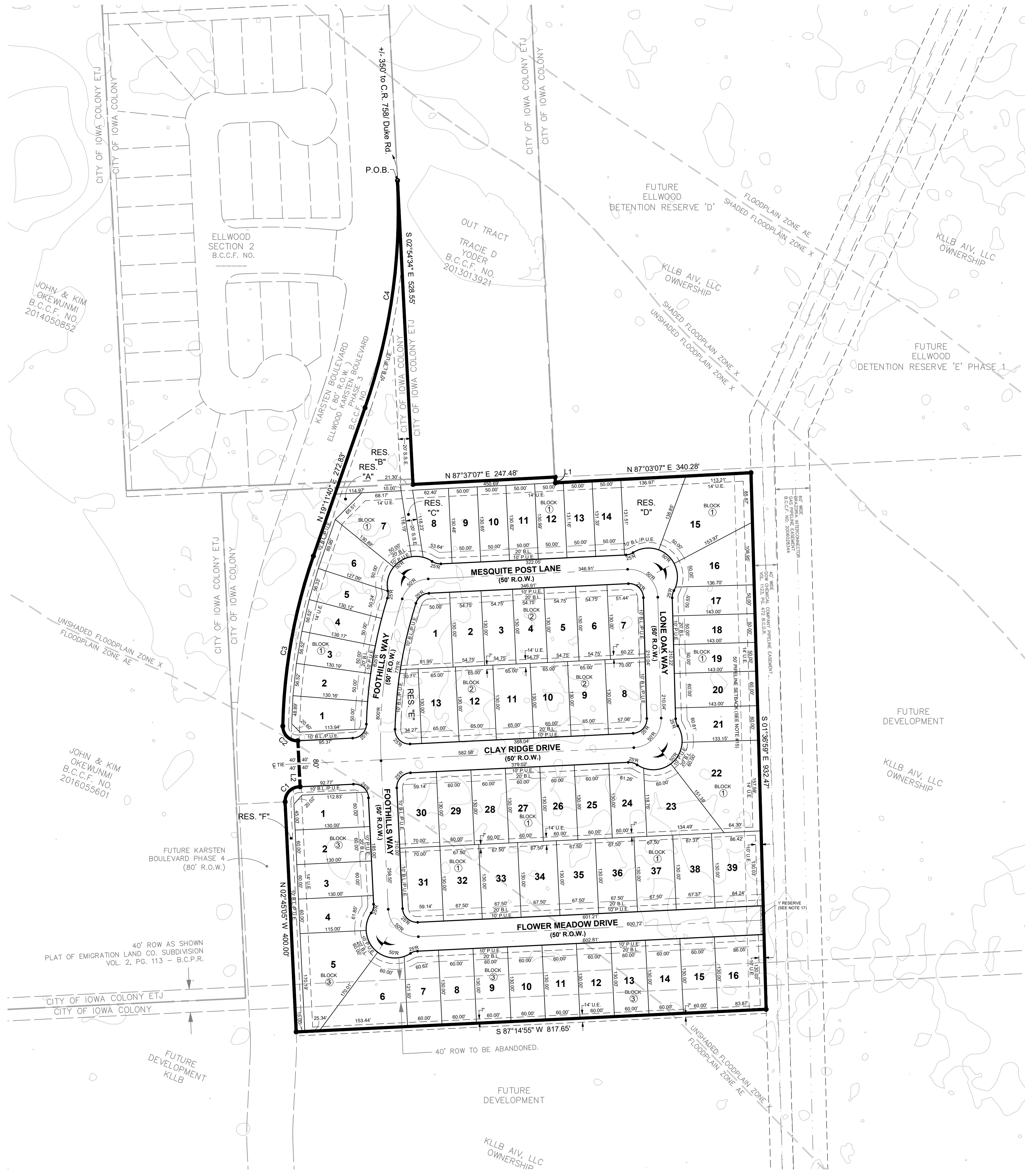
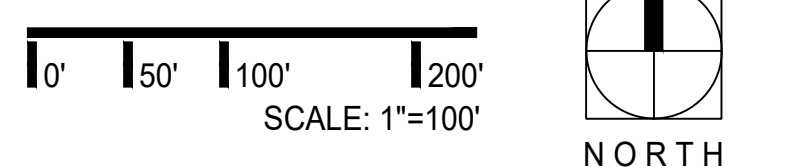
LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)
1	1	7,108.92
	2	6,841.30
	3	6,841.51
	4	6,839.69
	5	6,802.35
	6	8,108.52
	7	10,615.74
	8	7,046.86
	9	6,528.11
	10	6,536.69
	11	8,545.27
	12	6,553.85
	13	6,562.44
	14	6,571.02
	15	16,659.53
	16	10,203.41
	17	7,106.78
	18	7,150.00
	19	7,150.00
	20	8,580.00
	21	8,332.96
	22	18,389.94
	23	10,973.97
	24	7,683.60
	25	7,800.00
	26	7,800.00
	27	7,800.00
	28	7,800.00
	29	7,800.00
	30	8,965.87
	31	8,965.87
	32	8,775.00
	33	8,775.00
	34	8,775.00
	35	8,775.00
	36	8,775.00
	37	8,775.00
	38	8,757.60
	39	11,067.74
2	1	9,639.08
	2	7,117.50
	3	7,117.50
	4	7,117.50
	5	7,117.50
	6	7,117.50
	7	7,800.00
	8	8,804.51
	9	8,450.00
	10	8,450.00
	11	8,450.00
	12	8,450.00
	13	8,450.00
	14	7,800.00
	15	7,800.00
	16	11,079.98
3	1	7,686.63
	2	7,800.00
	3	7,800.00
	4	7,424.63
	5	15,097.01
	6	12,673.60
	7	7,719.89
	8	7,800.00
	9	7,800.00
	10	7,800.00
	11	7,800.00
	12	7,800.00
	13	7,800.00
	14	7,800.00
	15	7,800.00
	16	11,079.98

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

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 POST 30, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 57 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 3 Preliminary Plat
 Being a subdivision of 17.85 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.
 68 Lots, 3 Blocks and 6 Reserves
 Owner: KLLB AIV, LLC, a Texas Limited Partnership
 December 6, 2024

EHRA
 ENGINEERING THE FUTURE
 SINCE 1936

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

EHRA JOB NO. 221-022-03
 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.