

Tuesday, December 31, 2024

Michael Turzillo  
EHRA Engineering  
10011 Meadowglen Lane  
Houston, TX 77042  
Email: [mturzillo@ehra.team](mailto:mturzillo@ehra.team)

Re: Ellwood Section 2 Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 5256  
Adico, LLC Project No. 16007-2-406

Dear Mr. Turzillo:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Ellwood Section 2 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



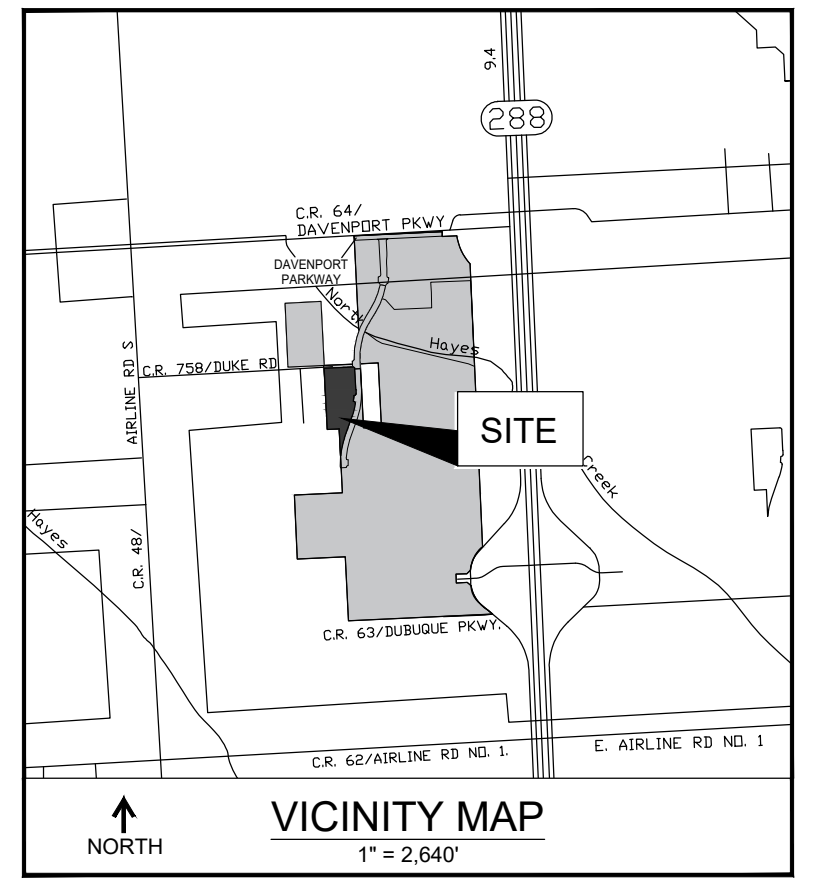
Dim V. Ho, P.E.  
TBPE Firm No. 16423

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 16007-2-406

**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 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: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 45038C0120K, dated December 30, 2020, the property lies within Shaded Zone X 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.C.D.R. indicates Brazoria County Deed Record.  
B.C.P.R. indicates Brazoria County Plat Record.  
B.L. indicates Building Line.  
C.R. indicates County Road.  
D.E. indicates Drainage Easement.  
E.A. 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.E. indicates Sanitary Sewer Easement.  
S.T.M.S.E. indicates Storm Sewer Easement.  
U.E. indicates Utility Easement.  
V.O.L. indicates Volume.  
W.L.E. indicates Water Line Easement.  
X 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.
- 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.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- Drainage plans to be provided prior to final plat submittal.
- 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 rest in the dedicator, his heirs, assigns, or successors.
- Final Plat is subject to the conditions and approval of the General Plan and adjacent plats.

**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



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

**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	0.00 AC.
ELLWOOD SECTION 1A	0.51 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.
<b>TOTAL</b>	<b>5.61 AC.</b>

1) PARK LAND IN DETENTION RESERVES IS CALCULATED AT 50% OF THE AREA OF THE MAINTENANCE BERM. 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 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.	-	-	-	-	2.15 AC.
ELLWOOD SECTION 1B	4.00 AC.	11.34 AC.	-	-	-	-	15.34 AC.
ELLWOOD SECTION 2	-	4.82 AC.	-	-	-	-	4.82 AC.
ELLWOOD SECTION 3	8.71 AC.	4.61 AC.	-	-	-	-	13.32 AC.
ELLWOOD RECREATION RESERVE	-	-	-	-	-	1.77 AC.	1.77 AC.
<b>TOTAL</b>	<b>13.15 AC. (15.5%)</b>	<b>22.48 AC. (26.6%)</b>	<b>9.11 AC. (10.7%)</b>	<b>1.62 AC. (1.8%)</b>	<b>8.00 AC. (9.4%)</b>	<b>30.73 AC. (36.2%)</b>	<b>84.99 AC. (100%)</b>

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

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.16'	S 47°47'10" E	35.28'
C2	960.00'	57.53'	S 01°11'34" W	57.52'
C3	25.00'	41.01'	S 47°31'02" E	36.56'
C4	25.00'	41.01'	S 38°29'47" E	36.56'
C5	960.00'	179.24'	S 13°50'44" W	178.98'
C6	1040.00'	286.61'	S 11°17'57" W	285.71'

**LINE TABLE**

LINE	ANGLE	DISTANCE
L1	S 03°03'49" E	40.00'
L2	S 04°30'37" W	80.00'
L3	S 87°14'55" W	11.00'

**RESERVE TABLE**

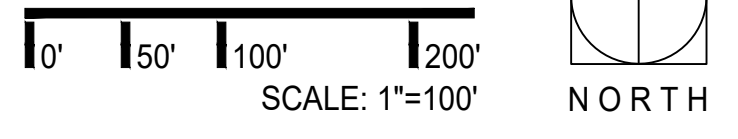
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	COMPENSATING OPEN SPACE	20,296.11	0.47
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	9,951.08	0.23
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	13,691.46	0.31
D	RECREATION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	20,606.78	0.47
<b>TOTAL</b>		<b>64,545.32</b>	<b>1.48</b>

**LOT SIZE TABLE**

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)
1	1	9,465.39
	2	6,445.52
	3	6,820.15
	4	8,782.54
	5	8,050.74
	6	15,760.65
	7	10,282.25
	8	6,583.08
	9	6,579.50
	10	6,579.50
	11	6,579.50
	12	6,579.50
	13	6,579.50
	14	6,579.50
	15	6,579.50
	16	7,307.10
	17	15,061.05
	18	12,066.37
	19	6,544.05
	20	6,597.50
	21	6,553.80
	22	6,502.79
	23	9,170.32
	24	8,385.58
	25	6,865.75
	26	6,588.25

**COMPENSATING OPEN SPACE TABLE**

A. TOTAL NO. OF LOTS <6,600 S.F.:	14
B. TOTAL AREA OF LOTS <6,600 S.F.:	91,997.40 S.F.
C. AVERAGE LOT SIZE <6,600 S.F. (B/A):	6,571.24 S.F.
D. COMPENSATING OPEN SPACE REQUIRED PER LOT (BASED ON C):	150 S.F.
E. COMPENSATING OPEN SPACE REQUIRED (A x D):	2,100 S.F.
F. TOTAL COMPENSATING OPEN SPACE PROVIDED:	20,296.11 S.F.



**Ellwood Section 2 Preliminary Plat**  
Being a subdivision of 8.22 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lot 462 of the Emigration Land Company Subdivision in the City of Iowa Colony, Brazoria County, Texas.

26 Lots, 1 Block and 4 Reserves  
Owner: KLLB AIV LLC, a Delaware Limited Liability Company

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. 221-022-02  
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.

P:\221-022-02\Plat\PP\AT\Ellwood Section 2\_Plat\_Rev.dwg - Dec 27, 2024 - 9:45am Edited by: aregonner