

Monday, November 17, 2025

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

Re: Ellwood Section 2 Final Plat  
Letter of Recommendation to Approve  
COIC Project No. 7074  
Adico, LLC Project No. 710-25-002-047

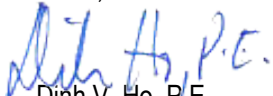
Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Ellwood Section 2 Final Plat, received on or about November 12, 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 plat as resubmitted on November 12, 2025. Please provide (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, November 26, 2025, for consideration at the December 2, 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: Rachel Patterson  
Kayleen Rosser  
File: 710-25-002-047

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 2, do hereby make subdivision of said property for and on behalf of said KLLB AIV LLC, 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 2 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, thereunto 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 MARICOPA }

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 they 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 L. 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.

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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

\_\_\_\_\_  
Lee Walden, P.E.,  
President

\_\_\_\_\_  
Kerry L. Osburn  
Vice President

\_\_\_\_\_  
Brandon Middleton  
Secretary/Treasurer

\_\_\_\_\_  
Dinh V. Ho, P.E.  
District Engineer

Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.

BCDD5 ID# 702-25-002-034

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

\_\_\_\_\_  
Demond Woods  
Planning and Zoning Commission Member

\_\_\_\_\_  
Date

METES AND BOUNDS DESCRIPTION  
ELLWOOD SECTION 2  
BEING A 8.224 ACRE TRACT OF LAND LOCATED IN THE  
W.H. DENNIS SURVEY, ABSTRACT NO. 512  
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF A 8.224 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 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 ALSO BEING OUT OF LOT 462 OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 113 OF THE BRAZORIA COUNTY PLAT RECORDS; SAID 8.224 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 "MAG" nail called for and found marking the northerly common corner of Lots 460 and 467 and the northwesterly corner of the said 233.54 acre tract being in the recognized survey line between the W.H. Dennis Survey, Abstract 512 and the H.T. & B.R.R. Company Survey, Section 51, Abstract 288, also being generally within County Road 64, also known as Davenport Parkway, (based on a width of 40 feet by the plat of Emigration Land Co.);

THENCE, South 02°45'50" East, along the westerly line of said 233.54 acre tract for a distance of 1,760.00 feet to the common corner between Lots 461, 462, 468 and 469 of said Emigration Land Company Subdivision from which a 5/8-inch iron rod bears South 02°11' East, a distance of 4.35 feet;

THENCE, South 87°20'14" West, along the common line between said 461 and 462 for a distance of 105.28 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner and marking the northeasterly corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, South 02°39'46" East, for a distance of 40.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

2) THENCE, North 87°20'14" East, for a distance of 0.56 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

3) 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 39.16 feet, an angle of 89°45'12", and a chord bearing South 47°47'10" East, for a distance of 35.28 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

4) THENCE, South 02°54'34" East, for a distance of 288.47 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

5) THENCE, in a southeasterly direction along the arc of a curve to the right having a radius of 960.00 feet, an arc length of 57.53 feet, an angle of 03°26'00", and a chord bearing South 01°11'34" East, for a distance of 57.52 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for compound curvature;

6) THENCE, in a southwesterly direction along the arc of a compound curve to the right having a radius of 25.00 feet, an arc length of 41.01 feet, an angle of 93°59'11", and a chord bearing South 47°31'02" West, for a distance of 36.56 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, South 04°30'37" West, for a distance of 80.00 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 to the right;

8) THENCE, in a southeasterly direction along the arc of a said non-tangent curve to the right having a radius of 25.00 feet, an arc length of 41.01 feet, an angle of 93°59'11", and a chord bearing South 38°29'47" East, for a distance of 36.56 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for compound curvature;

9) THENCE, in a southwesterly direction along the arc of a compound curve to the right having a radius of 960.00 feet, an arc length of 179.24 feet, an angle of 10°41'52", and a chord bearing South 13°50'44" West, for a distance of 178.98 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, South 19°11'40" West, for a distance of 272.82 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

11) THENCE, in a southwesterly direction along the arc of a curve to the left having a radius of 1,040.00 feet, an arc length of 286.61 feet, an angle of 15°47'24", and a chord bearing South 11°17'57" West, for a distance of 285.71 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

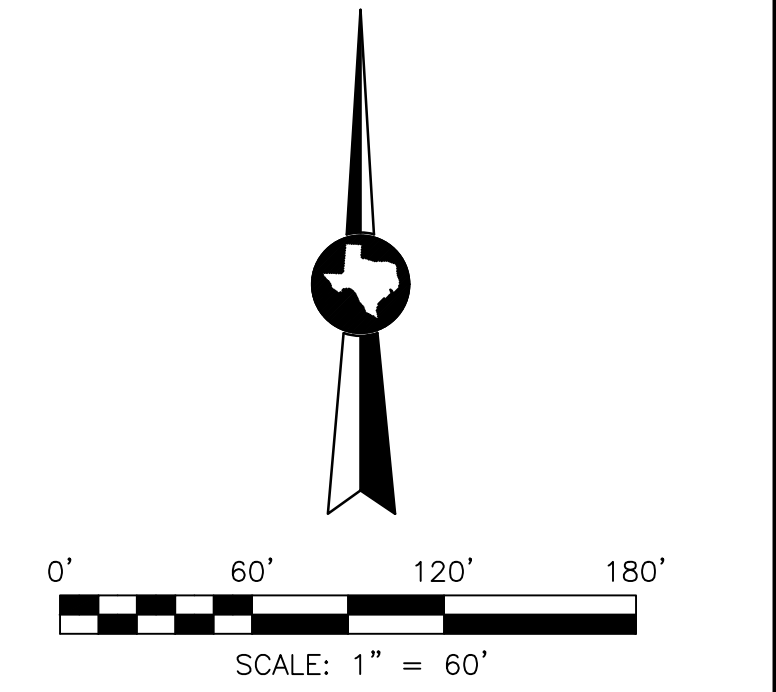
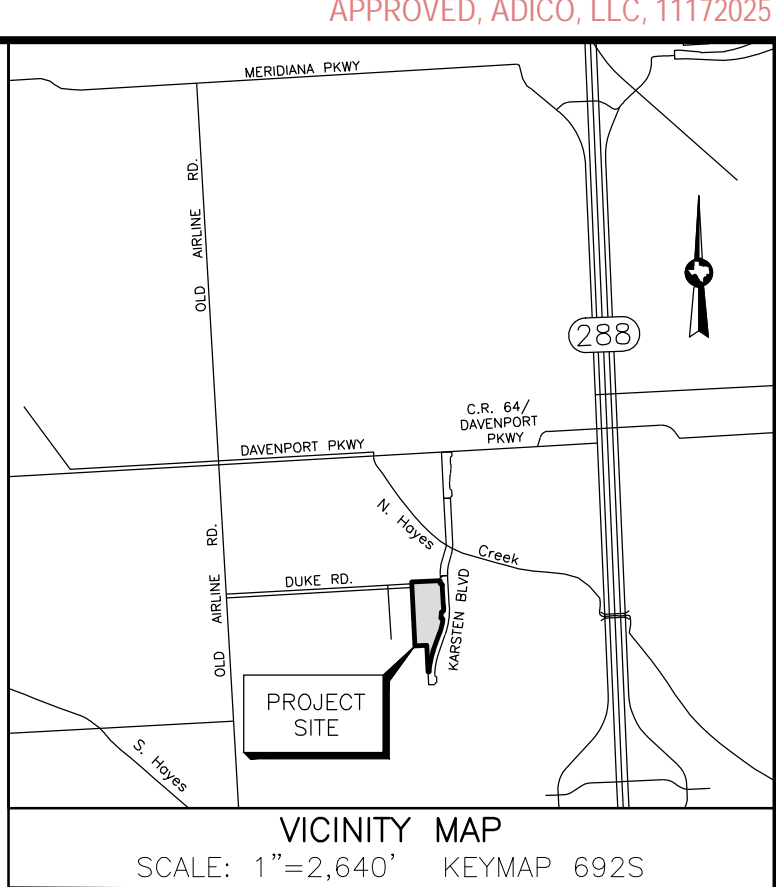
12) THENCE, South 87°14'55" West, for a distance of 11.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the easterly line of Lot 453 of the aforementioned Emigration Land Company Subdivision;

13) THENCE, North 02°45'05" West, along the easterly line of Lot 453 for a distance of 365.38 feet to a 5/8-inch capped iron rod stamped "Baker and Lawson" called for and found in the southerly line of Lot 462 and marking the northeasterly corner of Lot 453;

14) THENCE, South 87°20'14" West, along the common line of Lot 453 and 462 for a distance of 165.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner marking the common southerly corner of Lot 452 and 462, from which a 5/8-inch capped iron rod found for reference bears, South 81°12' West, for a distance of 6.88 feet;

15) THENCE, North 02°53'05" West, with the common line of Lot 452 and 462 for a distance of 880.01 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the common corner between Lots 451, 452, 461 and 462 of said Emigration Land Company Subdivision;

16) THENCE, North 87°20'14" East, along the common line between Lot 461 and 462 for a distance of 392.68 feet to the POINT OF BEGINNING and containing 8.224 acres of land.



**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

## FINAL PLAT OF ELLWOOD SECTION 2

BEING A SUBDIVISION OF 8.224 ACRES OUT OF  
THE W. H. DENNIS SURVEY, A-512, AND BEING OUT  
OF LOT 462 OF THE EMIGRATION LAND  
COMPANY SUBDIVISION IN THE CITY OF IOWA  
COLONY, BRAZORIA COUNTY, TEXAS

1 BLOCK 26 LOTS 4 RESERVES (14817 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

OCTOBER, 2025

ENGINEER/SURVEYOR



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



BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

- Finished floor elevation shall be a minimum of 12" above the crown of the road and/or 24" above the Base Flood Elevation.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, any governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replot and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plan.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (See District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- All dedicated storm sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
- Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.5, Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

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" set in concrete, unless otherwise noted.
- AC. indicates Acres  
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. indicates Brazoria County Plat Records Number  
BL. indicates Building Line  
FND. indicates Found  
PG. indicates Page  
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  
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 name change
- The property subdivided in the foregoing plat lies within Brazoria County, the City of Brownsville, Texas, Community Panel No. 4803900120K, dated December 30, 2020, 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).
- 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. 4803900120K, dated December 30, 2020, 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 scoping from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinchaw, 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, Hinchaw, Russ & Associates, Inc. d/b/a EHRA.

- 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 natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- 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 right-of-way purposes and the fee title there shall revert to and revert in the dedicators, his heirs, assigns, or successors.

PARKLAND TABLE

PLAT	ACREAGE
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 UFT 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 DETENTION RESERVE "D"	1.13 AC.
ELLWOOD DETENTION RESERVE "E PHASE. 1"	1.11 AC.
ELLWOOD DETENTION RESERVE "F"	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 1 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 2 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 3 STREET DEDICATION	0.00 AC.
ELLWOOD SECTION 1A (10 LOTS)	0.51 AC.
ELLWOOD SECTION 1B (82 LOTS)	0.37 AC.
ELLWOOD SECTION 2 (26 LOTS)	0.47 AC.
TOTAL	5.25 AC.
TOTAL REQUIRED 1/54 AC. PER LOT AT 118 LOTS	2.19 AC.

- 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.
- ALL OTHER PARKLAND IS CALCULATED AS THE TOTAL OF RESERVES WITH A "RECREATION" RESTRICTION.

DAVENPORT PARKWAY  
(VARIABLE WIDTH R.O.W.)

LOT 460  
EMIGRATION LAND  
CO. SUBDIVISION  
VOL. 2, PG. 113  
B.C.P.R.

LOT 461

CALLLED  
10 AC.  
B.C.C.F. No.  
20210239524

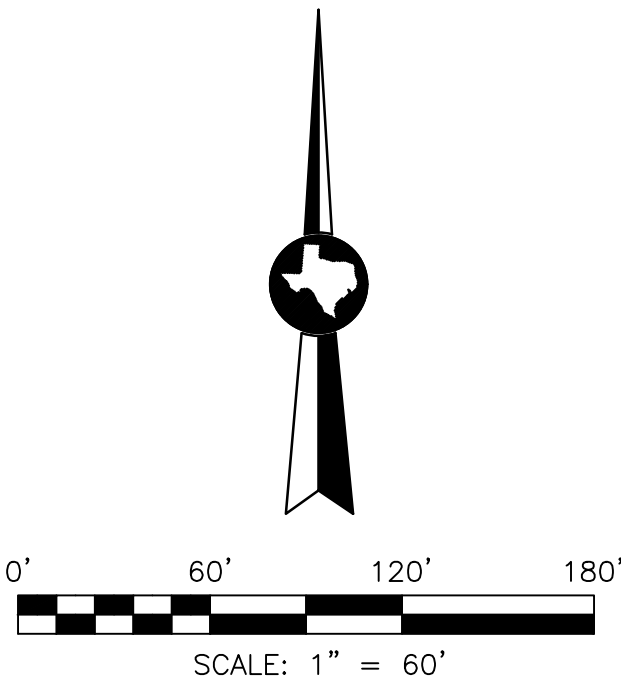
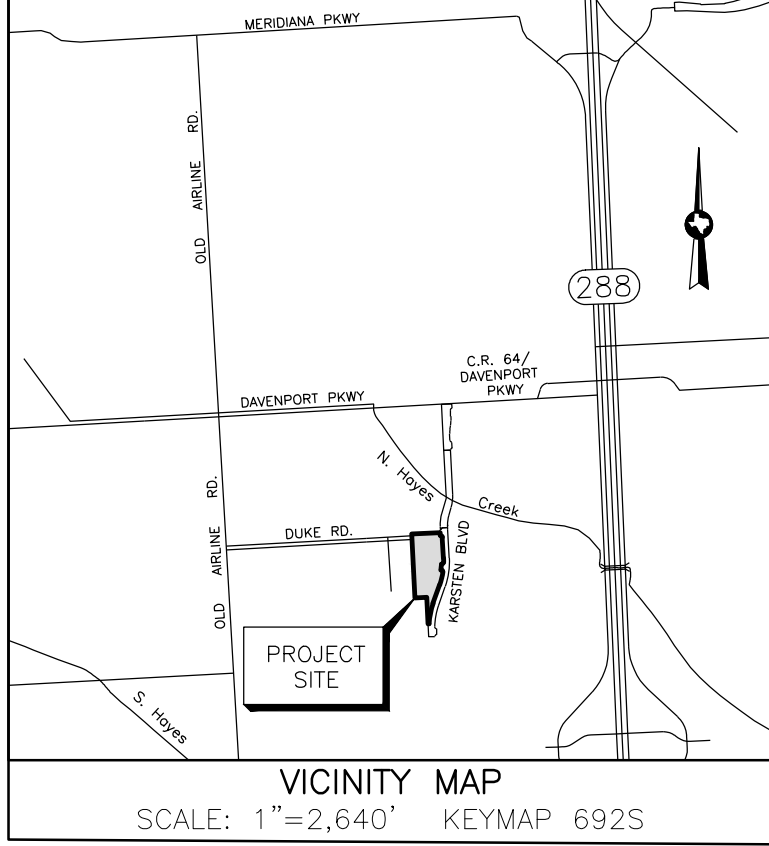
H.T. & B.R.R. COMPANY SECTION 51, ABSTRACT 288  
W. H. DENNIS SURVEY, ABSTRACT 512

P.O.C.  
FND. "MAG-NAIL"

CALLLED  
233.54 ACRES  
B.C.C.F. No.  
20230336335

FUTURE  
KARSTEN BOULEVARD  
(VARIABLE WIDTH R.O.W.)

S 02°45'50" E 1,780.00'



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

CURVE	RADIUS	ARC LENGTH	CURVE TABLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.16'	89°45'12"	S 47°47'10" E	35.28'
C2	960.00'	57.53'	3°26'00"	S 01°11'34" E	57.52'
C3	25.00'	41.01'	93°59'11"	S 47°31'02" W	36.56'
C4	25.00'	41.01'	93°59'11"	S 36°29'47" E	36.56'
C5	960.00'	179.24'	10°41'52"	S 13°50'44" W	178.98'
C6	1,040.00'	286.61'	15°47'24"	S 11°17'57" W	285.71'
C7	1,000.00'	129.07'	7°23'42"	N 89°11'14" W	128.98'
C8	50.00'	78.35'	89°46'41"	N 47°46'25" W	70.57'
C9	50.00'	78.35'	90°13'19"	N 42°13'34" E	70.85'
C10	960.00'	123.90'	7°23'42"	N 89°11'14" W	123.82'
C11	25.00'	39.27'	90°00'00"	S 42°06'55" W	35.36'
C12	25.00'	65.71'	150°39'44"	S 78°10'57" E	48.36'
C13	50.00'	228.51'	261°51'25"	S 22°33'06" E	75.55'
C14	25.00'	9.18'	21°02'22"	N 82°08'35" W	9.13'
C15	25.00'	9.18'	21°02'22"	S 76°49'03" W	9.13'
C16	50.00'	115.07'	131°51'25"	N 47°46'26" W	91.30'
C17	25.00'	9.18'	21°02'22"	N 07°38'06" E	9.13'
C18	25.00'	9.18'	21°02'22"	N 13°24'16" W	9.13'
C19	50.00'	115.45'	132°18'03"	N 42°13'34" E	91.46'
C20	25.00'	9.18'	21°02'22"	S 82°08'35" E	9.13'
C21	25.00'	9.18'	21°02'22"	S 76°49'03" E	9.13'
C22	50.00'	233.40'	267°27'41"	S 20°01'42" W	72.26'
C23	25.00'	28.98'	66°25'19"	N 59°27'07" W	27.59'
C24	25.00'	39.37'	90°13'19"	S 42°13'34" W	35.42'
C25	25.00'	39.27'	90°00'00"	S 47°53'05" E	35.36'
C26	1,040.00'	134.23'	7°23'42"	S 89°11'14" E	134.14'

LINE	BEARING	LINE TABLE	DISTANCE
L1	S 02°39'46" E	40.00'	
L2	N 87°20'14" E	0.56'	
L3	S 04°30'37" W	80.00'	
L4	S 8°14'55" W	11.00'	
L5	N 85°29'23" W	28.94'	
L6	S 87°06'55" W	60.67'	
L7	S 02°39'46" E	20.00'	
L8	S 87°20'14" W	65.45'	
L9	S 02°39'46" E	20.00'	
L10	N 55°18'02" E	31.90'	
L11	N 36°34'59" E	20.00'	
L12	S 45°51'53" E	20.00'	
L13	S 20°48'39" E	20.00'	
L14	N 42°13'35" E	7.66'	
L15	S 47°46'26" E	7.49'	
L16	N 87°20'14" E	58.38'	
L17	N 89°29'12" E	50.03'	
L18	S 86°54'58" E	50.25'	
L19	S 87°06'55" W	53.23'	

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE
A	COMPENSATING OPEN SPACE	20,296	0.4659
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	9,950	0.2284
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	13,691	0.3143
D	RECREATION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	20,607	0.4731
TOTAL		64,544	1.4817

## FINAL PLAT OF ELLWOOD SECTION 2

BEING A SUBDIVISION OF 8.224 ACRES OUT OF THE W. H. DENNIS SURVEY, A-512, AND BEING OUT OF LOT 462 OF THE EMIGRATION LAND COMPANY SUBDIVISION IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

1 BLOCK 26 LOTS 4 RESERVES (14817 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

OCTOBER, 2025

ENGINEER/SURVEYOR



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