

Friday, September 20, 2024

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

Re: Ellwood Section 1A Final Plat  
Letter of Recommendation to Approve  
COIC Project No. 4645  
Adico, LLC Project No. 16007-2-394

Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of Ellwood Section 1A Final Plat received on or about September 19, 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 final plat as resubmitted on September 19, 2024. Please send two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than September 23, 2024, for consideration at the October 1, 2024, 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: 16007-2-394

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 1A, do hereby make subdivision of said property for and on behalf of said KLLB AIV, 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 1A 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 on 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 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 \_\_\_\_, 2024.

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 he 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 \_\_\_\_, 2024.

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

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

Will Kennedy, Mayor

McLean Barnett, 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 Hoesey
Planning and Zoning Commission Member

Brenda Dillon
Planning and Zoning Commission Member

Brian Johnson
Planning and Zoning Commission Member

Terry Hoyes
Planning and Zoning Commission Member

Robert Wall
Planning and Zoning Commission Member

Warren Davis Jr.
Planning and Zoning Commission Member

Date

METES AND BOUNDS DESCRIPTION
ELLWOOD SECTION 1A
BEING A 3.445 ACRE TRACT OF LAND LOCATED IN THE
W.H. DENNIS SURVEY, ABSTRACT NO. 512
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF A 3.445 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 PART OF LOT 467 AND 470 OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 113 OF THE BRAZORIA COUNTY PLAT RECORDS; SAID 3.445 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 common line of 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 plot of Emigration Land Co.);

THENCE, South 02°45'50" East, along the westerly line of said 233.54 acre tract for a distance of 526.61 feet to a point for corner;

THENCE, North 87°14'10" East, for a distance of 115.00 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set marking the POINT OF BEGINNING of the herein described 3.445 acre tract;

1) THENCE, North 87°14'10" East, for a distance of 100.00 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for a point of curvature;

2) THENCE, in a northeasterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing North 42°14'10" East, for a distance of 35.36 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for a point for corner;

3) THENCE, North 87°14'10" East, for a distance of 50.00 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

4) THENCE, North 02°45'50" West, for a distance of 74.14 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for a point of curvature ;

5) THENCE, in a northerly direction along the arc of a curve to the right having a radius of 275.00 feet, an arc length of 37.07 feet, an angle of 07°43'21", and a chord bearing North 01°05'51" East, for a distance of 37.04 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

6) THENCE, North 87°20'14" East, for a distance of 412.95 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, South 02°18'12" East, for a distance of 151.87 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

8) THENCE, South 03°34'30" West, for a distance of 90.56 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

9) THENCE, South 35°12'49" West, for a distance of 84.37 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, South 62°17'23" West, for a distance of 51.18 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

11) THENCE, South 82°11'38" West, for a distance of 53.41 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

12) THENCE, South 87°37'00" West, for a distance of 252.71 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

13) THENCE, North 02°45'50" West, for a distance of 92.61 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

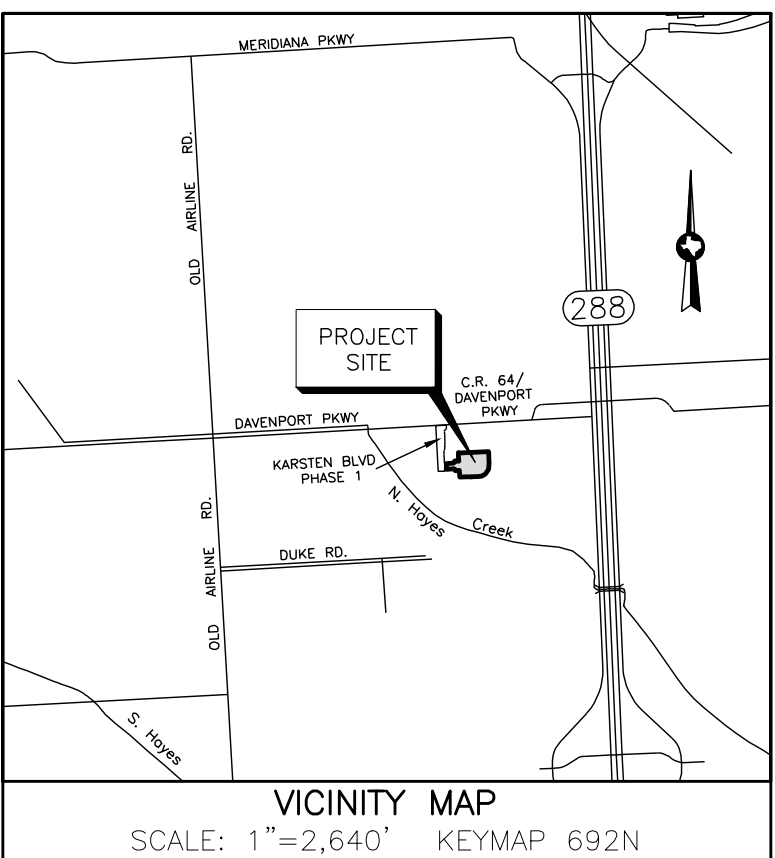
14) THENCE, South 87°14'10" West, for a distance of 50.00 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set in an arc of a non-tangent curve;

15) THENCE, in a northwesterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing North 47°45'50" West, for a distance of 35.36 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

16) THENCE, South 87°14'10" West, for a distance of 100.00 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

17) THENCE, North 02°45'50" West, for a distance of 80.00 feet to the POINT OF BEGINNING and containing 3.445 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



FINAL PLAT OF
ELLWOOD SECTION 1A

BEING A SUBDIVISION OF 3.445 ACRES OUT OF THE W. H. DENNIS SURVEY, A-512, AND BEING OUT OF LOTS 467 AND 470 OF THE EMIGRATION LAND COMPANY SUBDIVISION IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

1 BLOCK, 10 LOTS, AND 1 RESERVE (0.5070 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

SEPTEMBER, 2024

ENGINEER/SURVEYOR

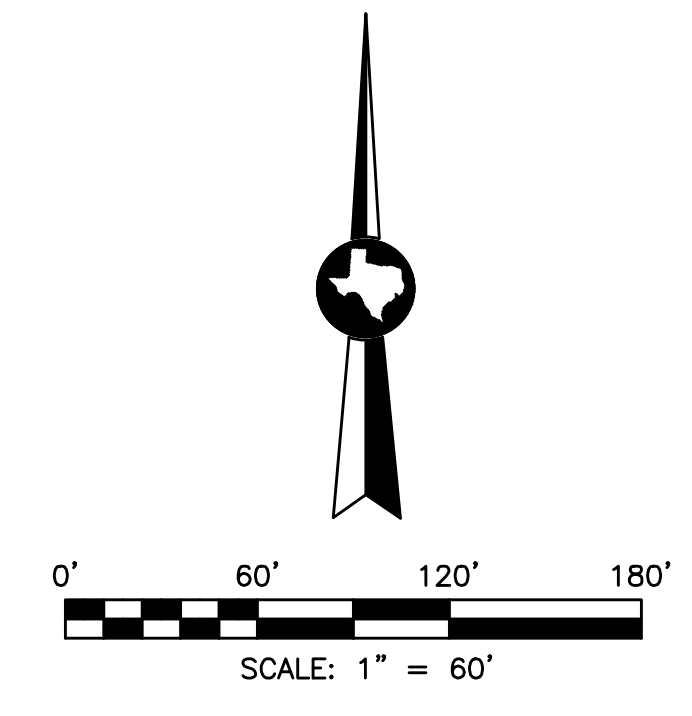


10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300



**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" 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. NO. indicates Brazoria County Plat Records Number  
B.L. indicates Building Line  
PG, indicates Page  
P.O.B. indicates Point Of Beginning  
P.O.C. indicates Point of Commencing  
P.U.E. indicates Public Utility Easement  
P.R.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"
  - 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.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.
  - 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. 48039C0120K, dated December 30, 2020, a portion of the subject property shown hereon lies within "Zone AE" (areas of 1% annual chance floodplain with base flood elevations determined), 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 shown 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.
- 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.
  - Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
  - 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 herupon become vested in the public for right-of-way purposes and the fee title there shall revert to and vest in the dedicators, their heirs, assigns, or successors.
  - 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 1A 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.



**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

PARKLAND TABLE	
PLAT	ACREAGE
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 LIFT STATION NO. 3	0.00
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 WATER PLANT	0.00
ELLWOOD DETENTION RESERVES "A" AND "B"	1.66
ELLWOOD DETENTION RESERVE "C"	0.00
ELLWOOD KARSTEN BOULEVARD PHASE 1	0.00
ELLWOOD SECTION 1A (10 LOTS)	0.51
<b>TOTAL</b>	<b>2.17</b>
<b>TOTAL REQUIRED</b>	<b>1/54 AC. PER LOT AT 10 LOTS = 0.19 AC</b>

1) PARKLAND IN DETENTION RESERVES IS CALCULATED AT SIDE 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.  
2) ALL OTHER PARKLAND IS CALCULATED AS THE TOTAL OF RESERVES WITH A "RECREATION" RESTRICTION.

## FINAL PLAT OF ELLWOOD SECTION 1A

BEING A SUBDIVISION OF 3.445 ACRES OUT OF THE W. H. DENNIS SURVEY, A-512, AND BEING OUT OF LOTS 467 AND 470 OF THE EMIGRATION LAND COMPANY SUBDIVISION IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

1 BLOCK, 10 LOTS, AND 1 RESERVE (0.5070 ACRES)

**OWNER**

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

**DEVELOPER**

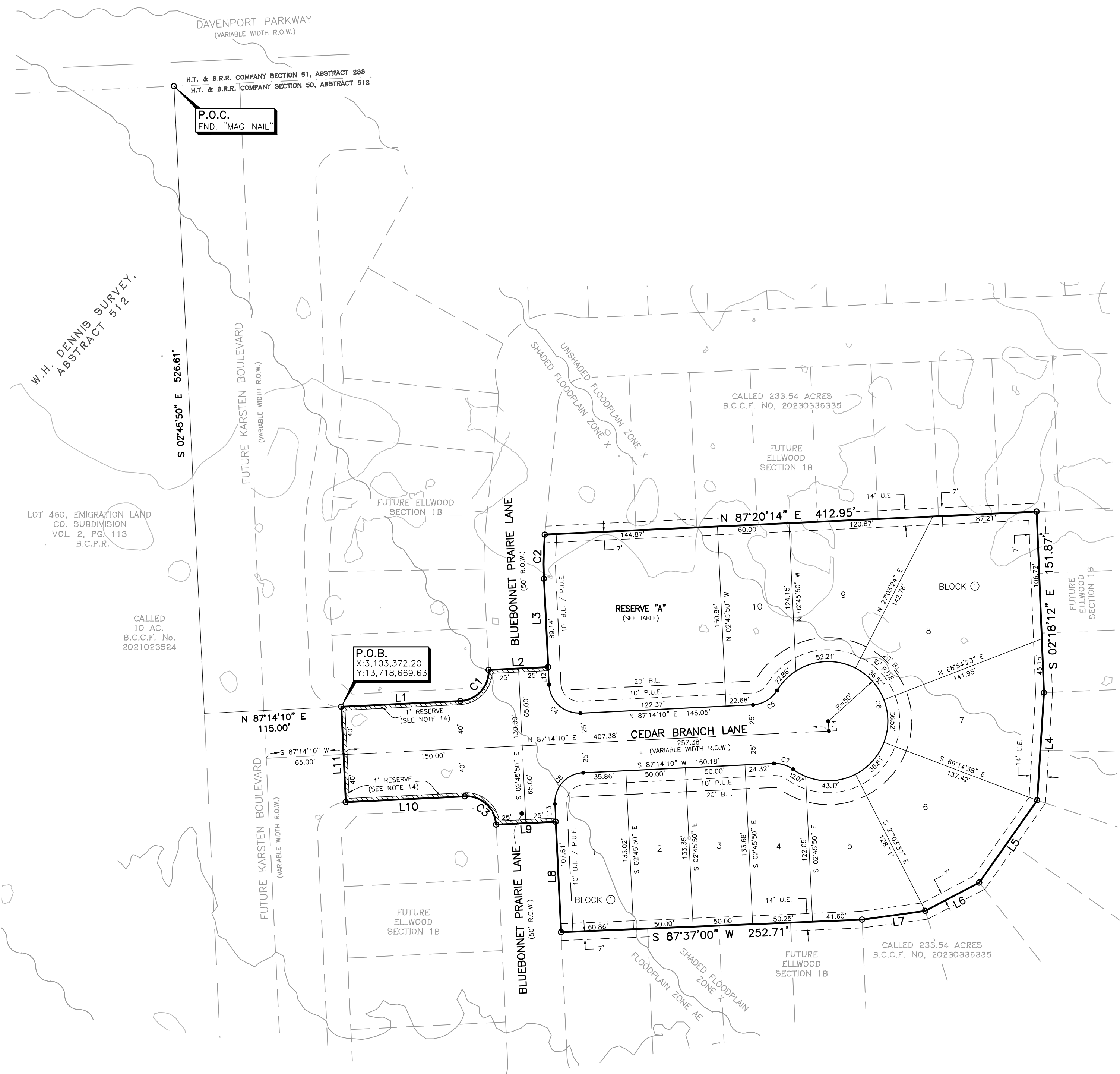
BEAZER HOMES, TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP  
13430 NORTHWEST FREEWAY, SUITE 900  
HOUSTON, TX 77040  
(281)-560-6600

SEPTEMBER, 2024

ENGINEER/SURVEYOR



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



RESERVE TABLE			
RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE
A	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	22,083	0.5070
<b>TOTAL</b>		<b>22,083</b>	<b>0.5070</b>

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	90°00'00"	N 42°14'10" E	35.36'
C2	275.00'	37.07'	7°43'21"	N 01°05'51" E	37.04'
C3	25.00'	39.27'	90°00'00"	N 47°45'50" W	35.36'
C4	25.00'	39.27'	90°00'00"	S 47°45'50" E	35.36'
C5	25.00'	24.52'	56°12'18"	N 59°08'01" E	23.55'
C6	50.00'	24.16'	23°51'38"	S 11°21'53" E	67.42'
C7	25.00'	17.02'	55°00'12"	N 73°15'44" W	16.65'
C8	25.00'	39.27'	90°00'00"	S 42°14'10" W	35.36'

LINE	BEARING	DISTANCE
L1	N 87°14'10" E	115.00'
L2	N 87°14'10" E	50.00'
L3	N 02°45'50" W	74.14'
L4	S 03°34'30" W	90.58'
L5	S 35°12'49" W	84.37'
L6	S 62°12'27" W	51.18'
L7	S 82°11'38" W	53.41'
L8	N 02°45'50" W	92.61'
L9	S 87°14'10" W	50.00'
L10	S 87°14'10" W	100.00'
L11	N 02°45'50" W	80.00'
L12	S 02°45'50" E	13.00'
L13	S 02°45'50" E	15.00'
L14	S 02°45'50" E	8.28'