

Monday, September 28, 2026

Kailtin Gile
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
kgile@ehra.team

Re: Ellwood Karsten Boulevard Phase 4 Final Plat
Letter of Recommendation to Approve
COIC Project No. 8634
Adico, LLC Project No. 710-26-002-046

Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal of the Ellwood Karsten Boulevard Phase 4 Final Plat, being +/-2.434 acres out of the W.H. Dennis Survey, A-512, located in the City of Iowa Colony, received on or about September 9, 2026. 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 final plat as resubmitted on August 9, 2026. Please provide at least two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, September 29, 2026, for consideration at the Tuesday, October 6, 2026, Planning and Zoning Commission 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: 710-26-002-046

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 KARSTEN BOULEVARD PHASE 4, 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, 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 _____, 2026.

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 _____, 2026.

Notary Public in and for the
State of Arizona
My Notary Commission Expires _____

I, Charles Jurica, 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.

"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."

Charles Jurica, Registered Professional Land Surveyor
Texas Registration No. 6696

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E., President	Date	Kerry L. Osburn Vice President	Date
Brandon Middleton Secretary/Treasurer	Date	Dinh V. Ho, P.E. District Engineer	Date

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

BCDD5 ID# 702-26-002-024

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

Will Kennedy, Mayor

Margaret Madariaga, Council Member

Arnetta Hicks-Murray, Council Member

Marquette Greene-Scott, Council Member

Tim Vorlock, 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

Terry Hayes
Planning and Zoning Commission Member

Robert Wall
Planning and Zoning Commission Member

Demand Woods
Planning and Zoning Commission Member

Date

METES AND BOUNDS DESCRIPTION
ELLWOOD KARSTEN BOULEVARD PHASE 4
BEING A 2.434 ACRE TRACT OF LAND LOCATED IN THE
W.H. DENNIS SURVEY, ABSTRACT NO. 512
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF A 2.434 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 BEING PART OF LOT 454 OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 113 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), SAID 2.434 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 a 5/8-inch capped iron rod stamped "Baker & Lawson" called for and found for the northeasterly corner of Tract 453 of said Emigration Land Co. Subdivision, being in the southerly line of Tract 462 of said Emigration Land Co. Subdivision, common to an angle corner of said 233.54 acre tract;

THENCE, South 02°45'05" East, continuing along the west line of said 233.54 acre tract with the easterly line of said Tract 453 for a distance of 542.34 feet to the northwest corner and the POINT OF BEGINNING of the herein described tract;

1) THENCE, North 87°14'55" East, for a distance of 85.00 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for the northeast corner of the herein described tract;

2) THENCE, South 02°45'05" East, for a distance of 1,106.38 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for a point of a tangent curve;

3) THENCE, in a southeasterly 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 South 47°45'05" East, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for the end of curve;

4) THENCE, South 02°45'05" East, for a distance of 80.00 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for a point of a non-tangent curve;

5) THENCE, in a southwesterly 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 South 42°14'55" West, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for the end of curve and the southeast corner of the herein described tract;

6) THENCE, South 87°14'55" West, for a distance of 80.00 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for the southwest corner of the herein described tract;

7) THENCE, North 02°45'05" West, for a distance of 366.33 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for a point of a tangent curve;

8) 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°45'05" West, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for the end of curve;

9) THENCE, North 02°45'05" West, for a distance of 80.00 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for a point of a non-tangent curve;

10) 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°14'55" East, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for the end of curve;

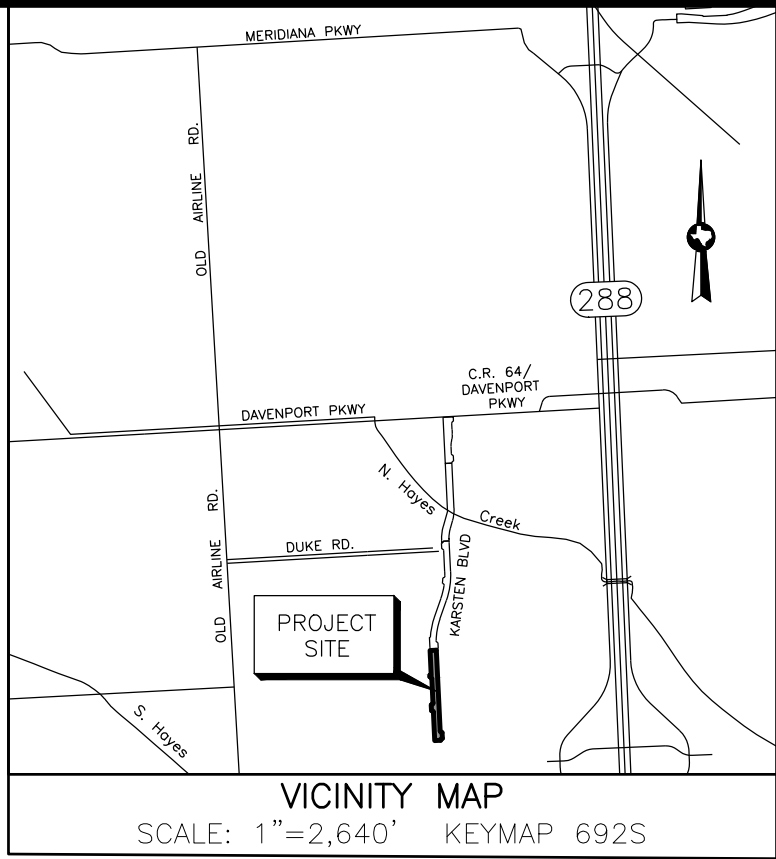
11) THENCE, North 02°45'05" West, for a distance of 327.63 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for a point of a tangent curve;

12) 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 39.23 feet, an angle of 89°54'41", and a chord bearing North 47°42'26" West for a distance of 35.33 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for the end of curve;

13) THENCE, North 02°41'35" West, for a distance of 30.16 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set in the north line of aforesaid Tract 454, the south line of aforesaid Tract 453, a north line of aforesaid 233.54 acre tract, common to the centerline of an unimproved roadway (based on a width of 40 feet by the plat of Emigration Land Co.);

14) THENCE, North 87°18'25" East, continuing along common line passing at a distance of 9.27 feet a 1/2-inch iron rod called for and found 0.75 feet south of line marking the southeasterly corner of called 10 acre tract as referenced in B.C.C.F. No. 2016055601, and continuing for a total distance of 19.93 feet to a point for the easterly common corner of said Tract 453 and 454, from which a 1/2-inch iron rod called for and found bears South 80° 57' West, a distance of 0.39 feet;

15) THENCE, North 02°45'05" West, continuing along the west line of said 233.54 acre tract with the east line of said Tract 453 for a distance of 337.28 feet to the POINT OF BEGINNING and containing 2.434 acres of land.



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

FINAL PLAT OF ELLWOOD KARSTEN BOULEVARD PHASE 4

BEING A SUBDIVISION OF 2.434 ACRES OUT OF
THE W. H. DENNIS SURVEY, A-512, AND OUT OF
LOT 454 OF THE EMIGRATION LAND COMPANY
SUBDIVISION IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS

1 BLOCK 1 RESERVE

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

JUNE, 2026

ENGINEER/SURVEYOR



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

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°14'55" E	85.00'
L2	S 02°45'05" E	80.00'
L3	S 87°14'55" W	80.00'
L4	N 02°45'05" W	80.00'
L5	N 02°41'35" W	50.16'
L6	N 87°18'25" E	19.93'

CURVE TABLE		
CURVE	RADIUS	ARC LENGTH
C1	25.00'	39.27'
C2	25.00'	39.27'
C3	25.00'	39.27'
C4	25.00'	39.27'
C5	25.00'	39.23'
C6	25.00'	16.09'

CURVE TABLE		
CURVE	RADIUS	ARC LENGTH
C1	25.00'	39.27'
C2	25.00'	39.27'
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C4	25.00'	39.27'
C5	25.00'	39.23'
C6	25.00'	16.09'

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,463	0.0336
	TOTAL	1,463	0.0336

PARKLAND TABLE	
PLAT	ACREAGE
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 LIFT STATION NO. 3	0.00 AC.
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 WATER PLANT	0.00 AC.
DAVENPORT PARKWAY STREET DEDICATION	0.00 AC.
ELLWOOD DETENTION RESERVES "A" AND "B"	1.66 AC.
ELLWOOD DETENTION RESERVE "C"	0.00 AC.
ELLWOOD DETENTION RESERVE "D"	1.36 AC.
ELLWOOD DETENTION RESERVE "E" PHASE. 1"	0.96 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 KARSTEN BOULEVARD PHASE 4 STREET DEDICATION	0.00 AC.
ELLWOOD RECREATION RESERVE	1.77 AC.
ELLWOOD SECTION 1A (10 LOTS)	0.51 AC.
ELLWOOD SECTION 1B (82 LOTS)	0.37 AC.
AMENDED ELLWOOD SECTION 1B (0 LOTS)	0.04 AC.
ELLWOOD SECTION 2 (26 LOTS)	0.47 AC.
ELLWOOD SECTION 3A (38 LOTS)	0.42 AC.
TOTAL	7.56 AC.
TOTAL REQUIRED 1/94 AC. PER LOT AT 185 LOTS	2.89 AC.

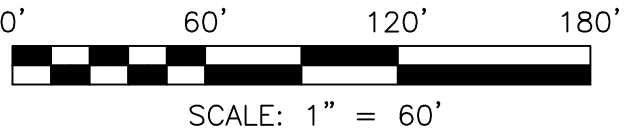
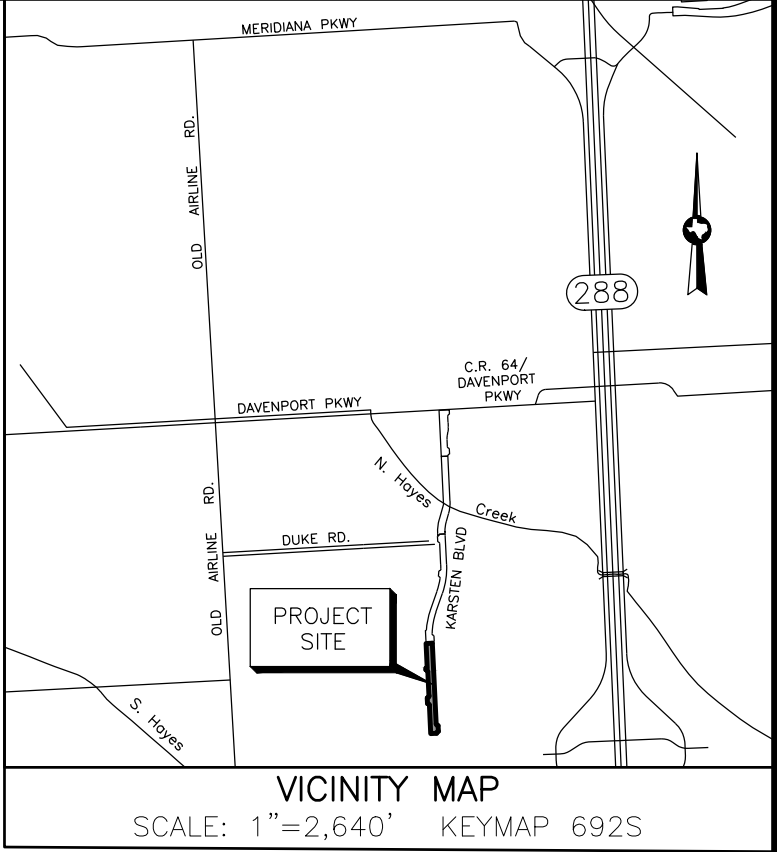
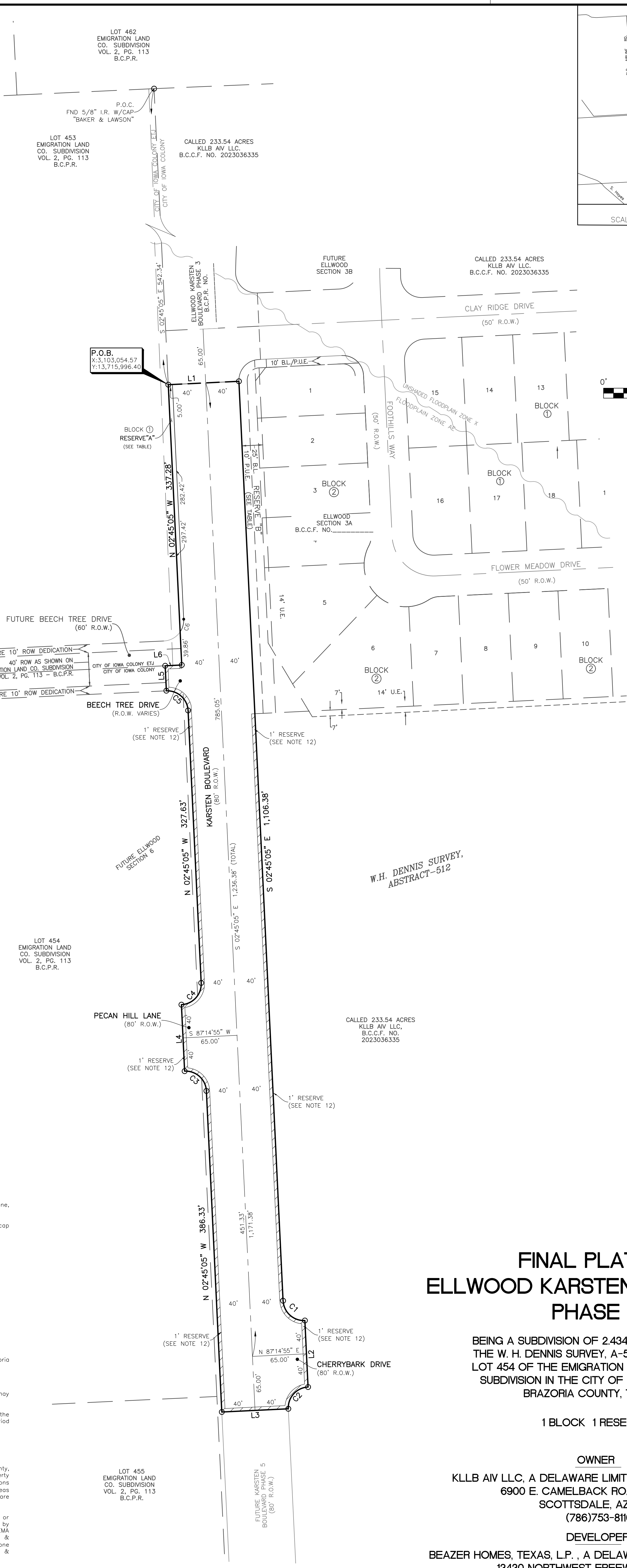
1) PARKLAND IN DETENTION RESERVES IS CALCULATED AT 50% OF THE AREA OF THE MAINTENANCE BERM, IF MAINTENANCE BERM INCLUDES TRAILS, IS AN AVERAGE MINIMUM WIDTH OF 30' AND A MINIMUM WIDTH OF 20', AND HAS SIDE SLOPES THAT DO NOT EXCEED A 5:1 RATIO.

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

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
B.L. 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 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), 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.
- 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 re-vest in the dedicators, his heirs, assigns, or successors.



FINAL PLAT OF ELLWOOD KARSTEN BOULEVARD PHASE 4

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