

Tuesday, August 26, 2025

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

Re: Ellwood Section 3A Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 6789  
Adico, LLC Project No. 710-25-002-032

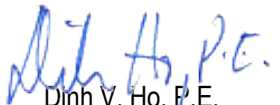
Dear Mr. Turzillo:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Ellwood Section 3A Preliminary Plat received on or about August 26, 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 August 26, 2025. Please provide ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, August 27, 2025, for consideration at the September 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: 710-25-002-032



GENERAL NOTES:

1.

Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2.

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.
3.

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0120K, 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.
4.

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.  
PG. 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.
5.

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.
6.

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.
7.

This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
8.

Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
9.

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.
10.

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.
11.

Drainage plans to be provided prior to final plat submittal.
12.

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 3A 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.
13.

Reserve "A" shall provide 0.42 acres of park land.
14.

No residential, commercial, or industrial structure, other that 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.
15.

Final plats are subject to the conditions and approval of the General Plan and adjacent plats.
16.

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.

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.
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 RECREATION RESERVE	1.77 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.
ELLWOOD SECTION 3A (38 LOTS)	0.42 AC.
TOTAL	7.44 AC.
TOTAL REQUIRED 1/54 AC. PER LOT AT 156 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.

LAND USE TABLE

PLAT	SF - 60's	SF - 50's	COMM.	INST.	MATERIALS & COLLECTORS	PARKS & OPEN SPACE	TOTAL
BOMUD NO. 57 LIFT STATION NO. 3	-	-	-	0.18 AC.	-	-	0.18 AC.
BOMUD 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.	-	-	-	1.48 AC.	6.30 AC.
ELLWOOD SECTION 3A	7.86 AC.	-	-	-	-	0.69 AC.	8.55 AC.
ELLWOOD RECREATION RESERVE	-	-	-	-	-	1.77 AC.	1.77 AC.
TOTAL	12.30 AC. (15.6%)	17.87 AC. (22.6%)	9.11 AC. (11.5%)	1.52 AC. (1.9%)	8.00 AC. (10.1%)	29.95 AC. (37.8%)	79.20 AC. (100%)

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.

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	18,414.93	0.42
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	11,548.00	0.27
TOTAL		29,962.93	0.69

LINE TABLE

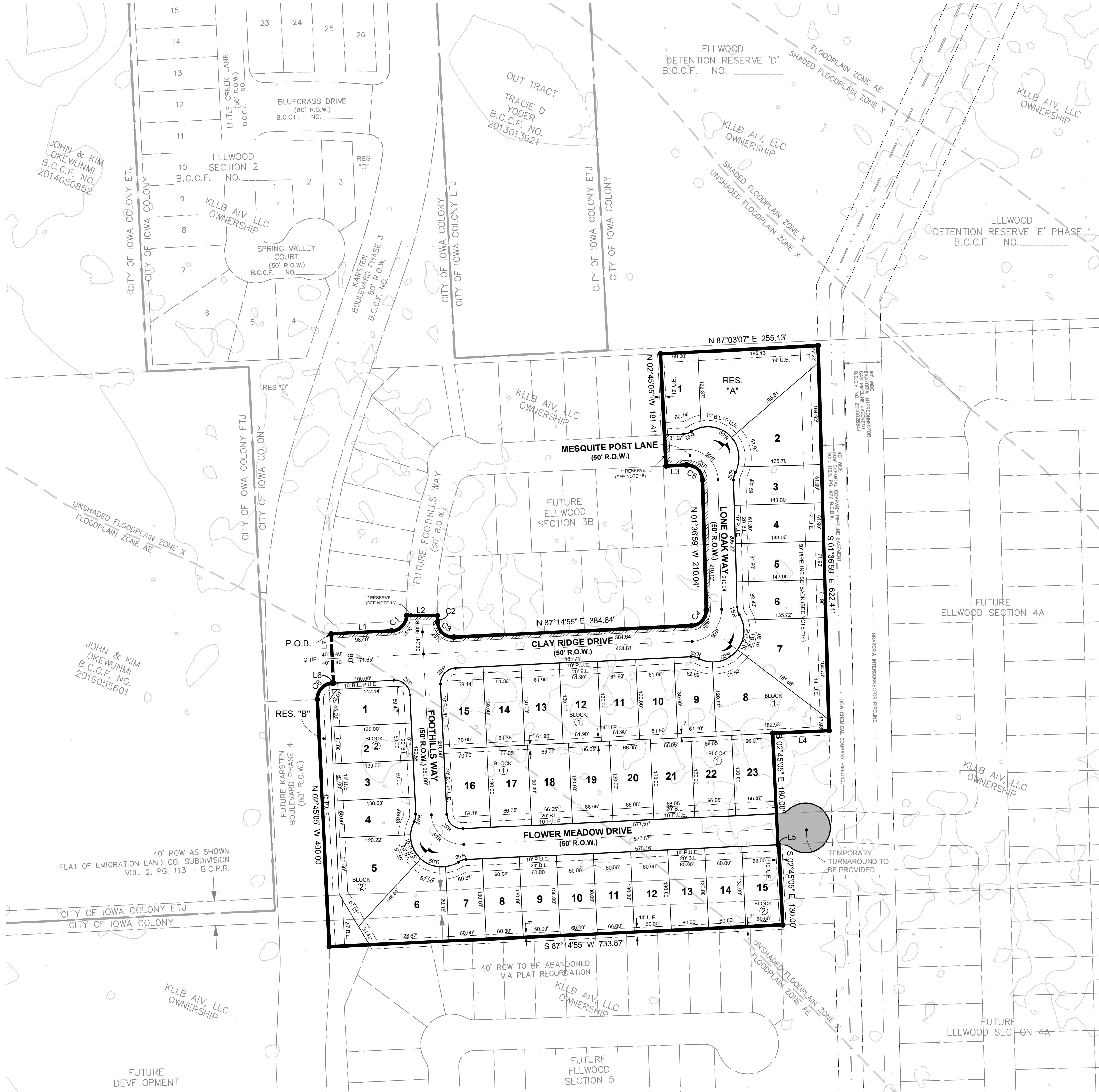
LINE	ANGLE	DISTANCE
L1	N 87°14'55" E	98.40'
L2	S 89°38'52" E	50.00'
L3	S 87°14'55" W	32.98'
L4	S 87°14'55" W	91.42'
L5	S 87°14'55" W	1.51'
L6	N 87°14'55" E	2.23'
L7	N 02°45'05" W	80.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	38.17'	N 43°30'49" W	34.57'
C2	575.00'	10.57'	N 00°47'53" W	10.57'
C3	25.00'	39.89'	S 42°02'17" E	35.79'
C4	25.00'	38.77'	N 42°48'58" E	35.00'
C5	25.00'	39.77'	N 51°47'39" W	38.89'
C6	25.00'	41.50'	N 44°48'34" E	36.90'

LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)
1	1	7,766.24
	2	14,924.13
	3	8,790.29
	4	8,851.70
	5	8,851.70
	6	8,790.66
	7	14,908.86
	8	16,217.37
	9	7,870.45
	10	8,047.00
	11	8,047.00
	12	8,047.00
	13	8,047.00
	14	7,977.09
	15	8,965.87
	16	8,965.87
	17	8,586.50
	18	8,586.50
	19	8,586.50
	20	8,586.50
	21	8,586.50
	22	8,586.50
	23	8,586.60
2	1	7,720.32
	2	7,800.00
	3	7,800.00
	4	7,637.32
	5	12,689.60
	6	13,379.09
	7	7,629.50
	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

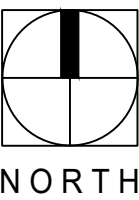


OWNER CONTACT INFORMATION  
KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY  
10235 WEST LITTLE YORK, SUITE 200  
HOUSTON, TX 77040  
281-560-6600

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 POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 5.7 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

10' 50' 100' 200'  
SCALE: 1"=100'



Ellwood Section 3A Preliminary Plat

Being a subdivision of 10.89 acres out of the W. H. Dennis Survey, A-512, also being out of the Emigration Land Co. Subdivision in the City of Iowa Colony, Brazoria County, Texas.

38 Lots, 2 Blocks and 2 Reserves

Owner: KLLB AIV, LLC, a Texas Limited Partnership

August 6, 2025



10011 MEADOWGLEN LANE  
HOUSTON, TEXAS 77042  
713.784.4500  
WWW.EHRA.EM  
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.