

Tuesday, October 17, 2023

Lacey Bell
LJA Engineering
1904 W. Grand Parkway N., Suite 100
Katy, Texas 77449

Re: Caldwell Ranch Boulevard Phase IIIB Street Dedication Final Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 2023
Adico, LLC Project No. 16007-2-284

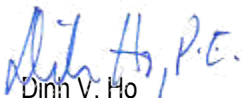
Dear Ms. Bell;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Caldwell Ranch Boulevard Phase IIIB Street Dedication Final Plat received on or about October 16, 2023. The review of the final plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objections to the plat as resubmitted on October 12, 2023. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than November 1, 2023, for consideration at the November 7, 2023, Planning and Zoning meeting.

Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC


Dinh V. Ho
TBPE Firm No.16423

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ERNEST S. LOEB, ASSISTANT VICE PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS, HERINAFTER REFERRED TO AS OWNERS OF THE 26.358 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF CALDWELL RANCH BOULEVARD PHASE IIIB STREET DEDICATION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR 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 GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND 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 PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND 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. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY DRAINAGE EASEMENT, DITCH, GULLY, RAVINES, DRAWS, AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION 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, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF CALDWELL RANCH BOULEVARD PHASE IIIB STREET DEDICATION 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.

IN TESTIMONY WHEREOF, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ERNEST S. LOEB, ITS ASSISTANT VICE PRESIDENT, THEREUNTO AUTHORIZED.

THIS _____ DAY OF _____, 2023.

D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: _____
ERNEST S. LOEB, ASSISTANT VICE PRESIDENT

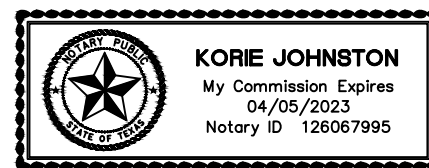
STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNEST S. LOEB, ASSISTANT VICE PRESIDENT OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

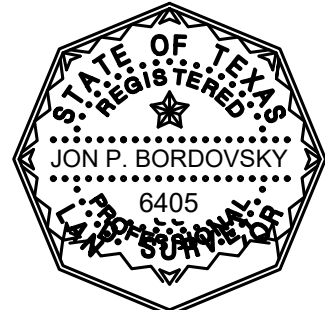
THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



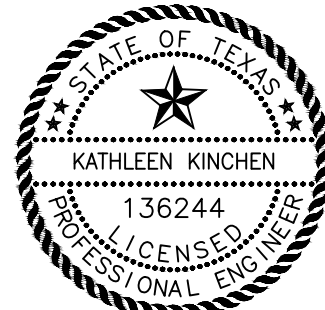
I, JON P. BORDOVSKY, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION WAS PREPARED FROM AN ACTUAL SURVEY OF THE PARENT TRACT PROPERTY, MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE OF THE PERIMETER BOUNDARY ONLY WILL BE MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "GBI PARTNERS" UNLESS OTHERWISE NOTED AT THE TIME OF RECORDATION AND THE PLAT CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF NAD 1983, SOUTH CENTRAL ZONE. (SEE NOTE 7)

JON P. BORDOVSKY, R.P.L.S.,
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405



I, KATHLEEN KINCHEN, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

KATHLEEN KINCHEN, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 136244



CITY OF IOWA COLONY APPROVAL

DAVID HURST, CHAIRMAN
PLANNING & ZONING COMMISSION MEMBER

WIL KENNEDY, MAYOR

ROBERT WALL
PLANNING & ZONING COMMISSION MEMBER

MCLEAN BARNETT, COUNCIL MEMBER

LES HOSEY
PLANNING & ZONING COMMISSION MEMBER

ARNETTA HICKS-MURRAY, COUNCIL MEMBER

WARREN DAVIS JR.
PLANNING & ZONING COMMISSION MEMBER

MARQUETTE GREENE-SCOTT, COUNCIL MEMBER

BRENDA DILLON
PLANNING & ZONING COMMISSION MEMBER

TIM VARLACK, COUNCIL MEMBER

BRIAN JOHNSON
PLANNING & ZONING COMMISSION MEMBER

STEVEN BYRUM-BRATSEN, COUNCIL MEMBER

TERRY HAYES
PLANNING & ZONING COMMISSION MEMBER

SYDNEY HARGRODER, COUNCIL MEMBER

DATE

DATE

APPROVED BY THE BOARD OF COMMISSIONERS ON _____

BRAZORIA DRAINAGE DISTRICT NO. 4

DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN THE DISTRICT'S "RULES, REGULATIONS AND GUIDELINES" AND THESE APPROVED DRAINAGE PLANS AND/OR PLAT, THE DISTRICT'S "RULES, REGULATIONS & GUIDELINES" SHALL GOVERN AND PREVAIL. ANY APPROVED VARIANCES SHALL BE ITEMIZED ON THE COVER SHEET AND PLACED ON THE APPROPRIATE SHEET WHERE APPLICABLE. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

BDD4 REF. ID #22-000126

BRAZORIA DRAINAGE DISTRICT 4 NOTES:

- 1. ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED
- 2. PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERCTED IN A DRAINAGE EASEMENT, ACCESS EASEMENT, OR FEE STRIP.
- 3. MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
- 4. CONTRACTOR SHALL NOTIFY THE DISTRICT'S INSPECTOR AT LEAST FORTY-EIGHT (48) HOURS BEFORE BEGINNING WORK AND TWENTY-FOUR(24) HOURS BEFORE PLACING ANY CONCRETE.
- 5. THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
- 6. APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM, AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
- 7. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
- 8. THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS, AND/OR ANY OTHER RIGHT-OF-WAY ACROSS THIRD PARTIES' PROPERTIES FOR PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
- 9. DRAINAGE EASEMENTS SHALL BE USED ON FOR THE PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RECONSTRUCTING OF A DRAINAGE FACILITIES, AND ANY AND ALL RELATED EQUIPMENT AND FACILITIES TOGETHER WITH ANY AND ALL NECESSARY INCIDENTALS AND APPURTENANCES THERETO IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA. THE DISTRICT'S SUCCESSORS, ASSIGNS, AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES SHALL AT ALL PRESENT AND FUTURE TIMES, HAVE THE RIGHT AND PRIVILEGE OF INGRESS AND EGRESS IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA.
- 10. ACCESS EASEMENTS SHALL BE USED FOR INGRESS AND EGRESS TO THE DISTRICT'S DRAINAGE FACILITIES AND SHALL BE KEPT CLEAR OF ANY AND ALL OBSTRUCTIONS.
- 11. AN AS-BUILT CERTIFICATE AND AS-BUILT SURVEY ARE REQUIRED TO BE SUBMITTED TO THE DISTRICT BEFORE A CERTIFICATE OF COMPLIANCE CAN BE ISSUED. CONTACT THE DISTRICT'S INSPECTOR FOR FURTHER CLARIFICATION.
- 12. ALL DRAINAGE PLANS AND PLATS SHALL BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS & GUIDELINES. BOARD APPROVAL OF A DRAINAGE PLAN OR PLAT DOES NOT CONSTITUTE PERMISSION TO DEVIATE FROM THE DISTRICT'S RULES, REGULATIONS & GUIDELINES IS ONLY AUTHORIZED AND ALLOWED BY A SEPARATE REQUIRED FOR VARIANCE WHICH WAS APPROVED BY THE BOARD. ANY BOARD APPROVED VARIANCE SHALL BE REFERENCED ON THE PLAN COVER SHEET AND APPROPRIATE SHEET WHERE APPLICABLE. THE USE OF THE TERM "GUIDELINES" HEREIN DOES NOT AFFECT THE MANDATORY NATURE OF THESE RULES, REGULATIONS & GUIDELINES.

BEING A TRACT CONTAINING 26.358 ACRES OF LAND, LOCATED IN THE WILLIAM HALL SURVEY, ABSTRACT NUMBER 713 AND THE H.T. & B.R.R. CO. LOT 68 SURVEY, ABSTRACT NUMBER 561 IN BRAZORIA COUNTY, TEXAS; SAID 26.358 ACRE TRACT BEING A PORTION OF A CALL 353.926 ACRE TRACT AND ALL OF A CALL 15.987 ACRE TRACT, BOTH RECORDED IN THE NAME OF 258 COLONY INVESTMENTS, LLC IN FILE NUMBER 2019127946 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY (O.R.F.B.C.) AND A PORTION OF A CALL 363.942 ACRE TRACT RECORDED IN THE NAME OF J.H. CALDWELL, ET AL, IN VOLUME 796, PAGE 565 OF THE O.R.F.B.C. SAID 26.358 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY TWO (2) METES AND BOUNDS AS FOLLOWS (BEARINGS BEING BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, AS DERIVED FROM GPS OBSERVATIONS):

TRACT I: 10.371 ACRES

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID 353.926 ACRE TRACT, THE SOUTHEASTERLY CORNER OF A CALL 484.4229 ACRE TRACT RECORDED IN THE NAME OF HANNOVER ESTATES, LTD. IN FILE NUMBER 2002140473 OF THE O.P.R.R.P.B.C.T.; AND BEING ON THE WESTERLY LINE OF A CALL 100-FOOT WIDE RIGHT-OF-WAY (R.O.W.) RECORDED IN THE NAME OF BAYOU RIFLES, INC. IN FILE NUMBER 2001052768 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY (O.P.R.B.C.);

THENCE, WITH SAID WESTERLY LINE, SOUTH 03 DEGREES 04 MINUTES 56 SECONDS EAST, A DISTANCE OF 944.99 FEET;

THENCE, THROUGH AND ACROSS SAID 363.942 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES:

- 1. SOUTH 87 DEGREES 05 MINUTES 01 SECOND WEST, A DISTANCE OF 4.10 FEET;
- 2. 28.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 51 MINUTES 01 SECOND AND A CHORD THAT BEARS SOUTH 89 DEGREES 30 MINUTES 31 SECONDS WEST, A DISTANCE OF 28.35 FEET;
- 3. NORTH 88 DEGREES 03 MINUTES 58 SECONDS WEST, A DISTANCE OF 60.45 FEET;
- 4. 445.89 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 890.00 FEET, A CENTRAL ANGLE OF 28 DEGREES 42 MINUTES 20 SECONDS AND A CHORD THAT BEARS SOUTH 77 DEGREES 34 MINUTES 52 SECONDS WEST, A DISTANCE OF 441.25 FEET TO A SOUTHERLY LINE OF AFORESAID 353.926 ACRE TRACT;

THENCE, WITH SAID LINE, SOUTH 63 DEGREES 13 MINUTES 42 SECONDS WEST, AT A DISTANCE OF 107.99 FEET TO THE FORT BEND/BRAZORIA COUNTY LINE;

THENCE, WITH SAID LINE, NORTH 12 DEGREES 23 MINUTES 09 SECONDS EAST, A DISTANCE OF 1093.02 FEET TO THE NORTHERLY LINE OF SAID 353.926 ACRE TRACT AND THE SOUTHERLY LINE OF AFORESAID 484.4229 ACRE TRACT;

THENCE, WITH SAID NORTHERLY LINE, NORTH 86 DEGREES 55 MINUTES 29 SECONDS EAST, A DISTANCE OF 335.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.371 ACRES OF LAND.

TRACT II: 15.987 ACRES

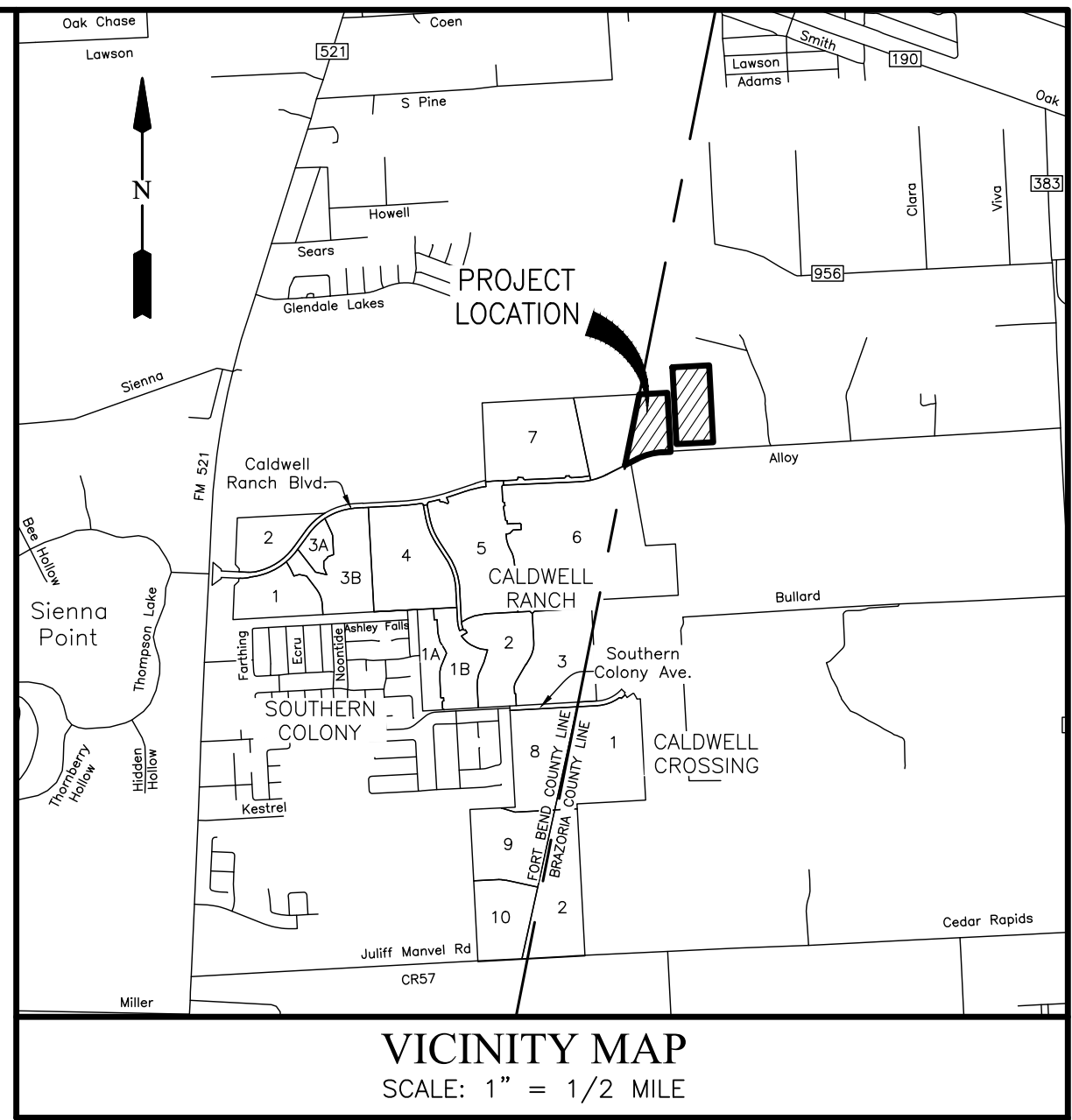
BEGINNING AT THE NORTHWESTERLY CORNER OF SAID 15.987 ACRE TRACT, THE NORTHEASTERLY CORNER OF SAID 100-FOOT WIDE R.O.W. AND BEING ON THE SOUTHERLY LINE OF A CALL 26 ACRE TRACT RECORDED IN THE NAME OF JEAN W. FAYNE TRUST IN FILE NUMBER 1997040600 OF THE O.P.R.R.P.B.C.T.;

THENCE, WITH THE NORTHERLY, EASTERLY, SOUTHERLY AND WESTERLY LINES OF SAID 15.987 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES:

- 1. NORTH 86 DEGREES 49 MINUTES 06 SECONDS EAST, A DISTANCE OF 576.96 FEET;
- 2. SOUTH 03 DEGREES 03 MINUTES 55 SECONDS EAST, A DISTANCE OF 1208.76 FEET;
- 3. SOUTH 87 DEGREES 05 MINUTES 01 SECOND WEST, A DISTANCE OF 576.60 FEET;
- 4. NORTH 03 DEGREES 04 MINUTES 56 SECONDS WEST, A DISTANCE OF 1206.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.987 ACRES OF LAND.

NOTES:

- 1. THIS PLAT LIES WHOLLY WITHIN THE ETJ OF THE CITY OF IOWA COLONY, BRAZORIA DRAINAGE DISTRICT 4, BRAZORIA-FORT BEND MUD NUMBER 3, BRAZORIA COUNTY, AND ALVIN INDEPENDENT SCHOOL DISTRICT.
- 2. PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY BRAZORIA COUNTY, ALL BLOCK CORNERS AND STREET RIGHTS-OF-WAY WILL BE MONUMENTED.
- 3. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE AGENCY, DATED AUGUST 2, 2023, EFFECTIVE DATE OF JULY 26, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 4. THERE ARE NO VISIBLE PIPELINES WITHIN THIS PLAT.
- 5. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99986724707.
- 6. T.B.M. INDICATES TEMPORARY BENCHMARK: "X" CUT ON BACK OF CURB ON NORTH SIDE OF CALDWELL RANCH BOULEVARD.
ELEVATION = 60.20', NAVD 88, GEOD 18
- 7. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- 8. THIS PROPERTY LIES ENTIRELY WITHIN THE AREA DESIGNATED AS ZONE "X" UNSHADED AS PER FLOOD INSURANCE RATE MAPS (F.I.R.M.), COMMUNITY PANEL NO. 48039C0105K, EFFECTIVE DECEMBER 30, 2020.
- 9. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- 10. THIS FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY CITY IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY CITY COUNCIL.
- 11. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- 12. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- 13. SIDEWALKS MUST BE CONSTRUCTED AS A PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
- 14. A ONE (1) YEAR MAINTENANCE BOND IN THE AMOUNT OF FIFTY (50) PERCENT OF THE COST OF THE INFRASTRUCTURE IMPROVEMENTS VALID ONE (1) YEAR FROM THE DATE THE INFRASTRUCTURE IS ACCEPTED AND/OR APPROVED BY THE CITY.
- 15. ALL PERMANENT REFERENCE MONUMENTS ("PRM") ARE OR SHALL BE SET AT ALL BOUNDARY LINE ANGLE POINTS, BLOCK CORNERS, ANGLE POINTS, POINTS OF CURVATURE, AN DAT INTERVALS NOT TO EXCEED ONE THOUSAND (1,000) FEET. PERMANENT REFERENCE MONUMENTS SHALL CONFORM TO THE TEXAS PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES.
- 16. ALL MONUMENTS ARE OR WILL BE SET TO THE STANDARD OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
- 17. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
- 18. A MINIMUM OF FIVE (5) FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG ALL STREETS AND SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- 19. THE OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE DEDICATION.
- 20. STREET NAMES SHALL BE IN CONFORMANCE WITH IOWA COLONY DESIGN CRITERIA.



VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP NO. 651V

FINAL PLAT OF CALDWELL RANCH BOULEVARD PHASE IIIB STREET DEDICATION

A SUBDIVISION OF 26.358 ACRES OF LAND SITUATED IN THE WILLIAM HALL LEAGUE, ABSTRACT 713 AND THE H.T. & B.R.R. CO. LOT 68 SURVEY, ABSTRACT 561, CITY OF IOWA COLONY, ETJ, BRAZORIA COUNTY, TEXAS.

0 LOTS 2 RESERVES (24.803 ACRES) 2 BLOCKS
AUGUST 22, 2023 JOB NO. 1931-8069C

OWNER:
D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP
ERNEST S. LOEB, ASSISTANT VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407
PH: 281-566-2100

SURVEYOR: ENGINEER:



GBI PARTNERS
4724 VISTA ROAD
PASADENA, TX 77050
PHONE: 281-499-4539

LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449



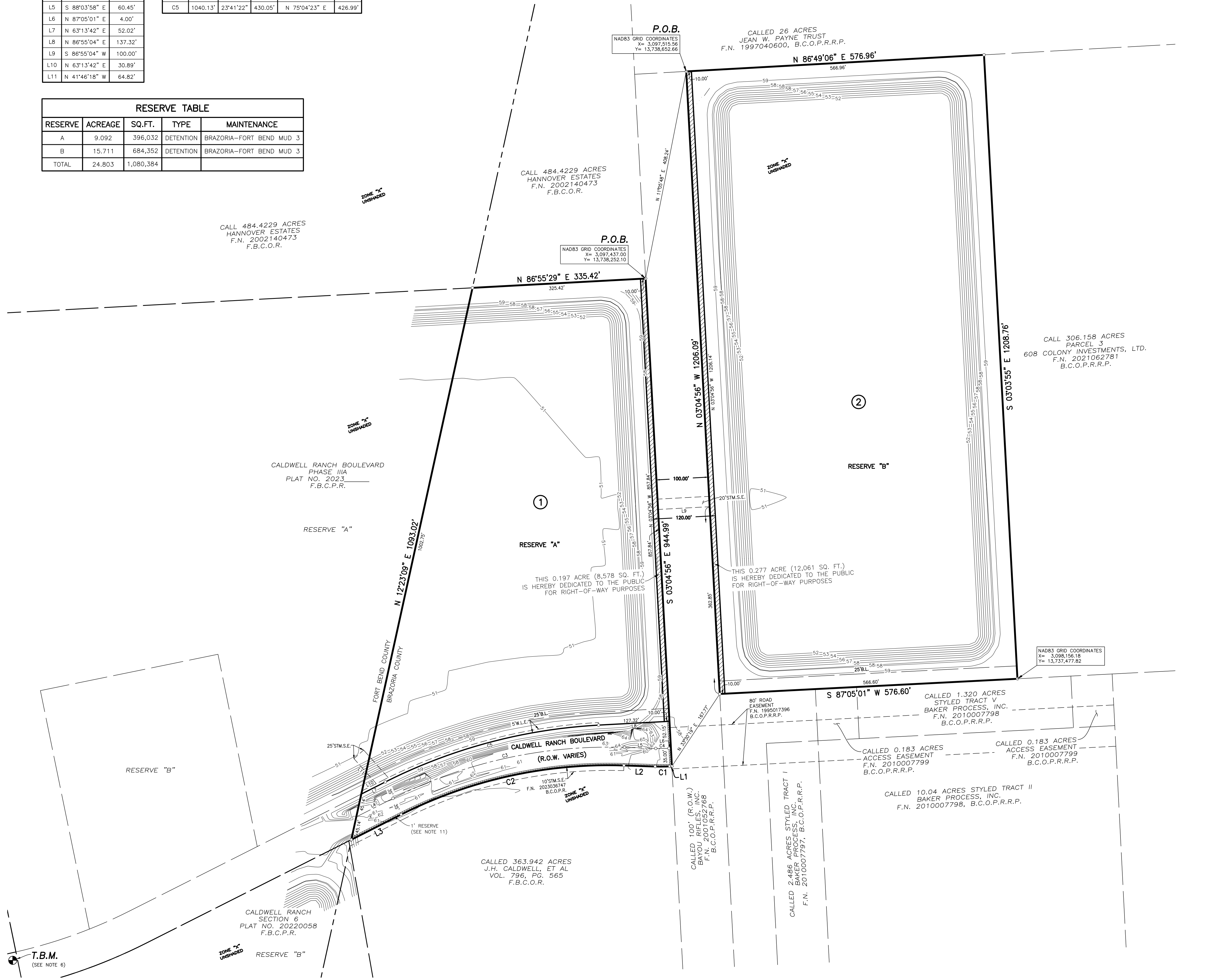
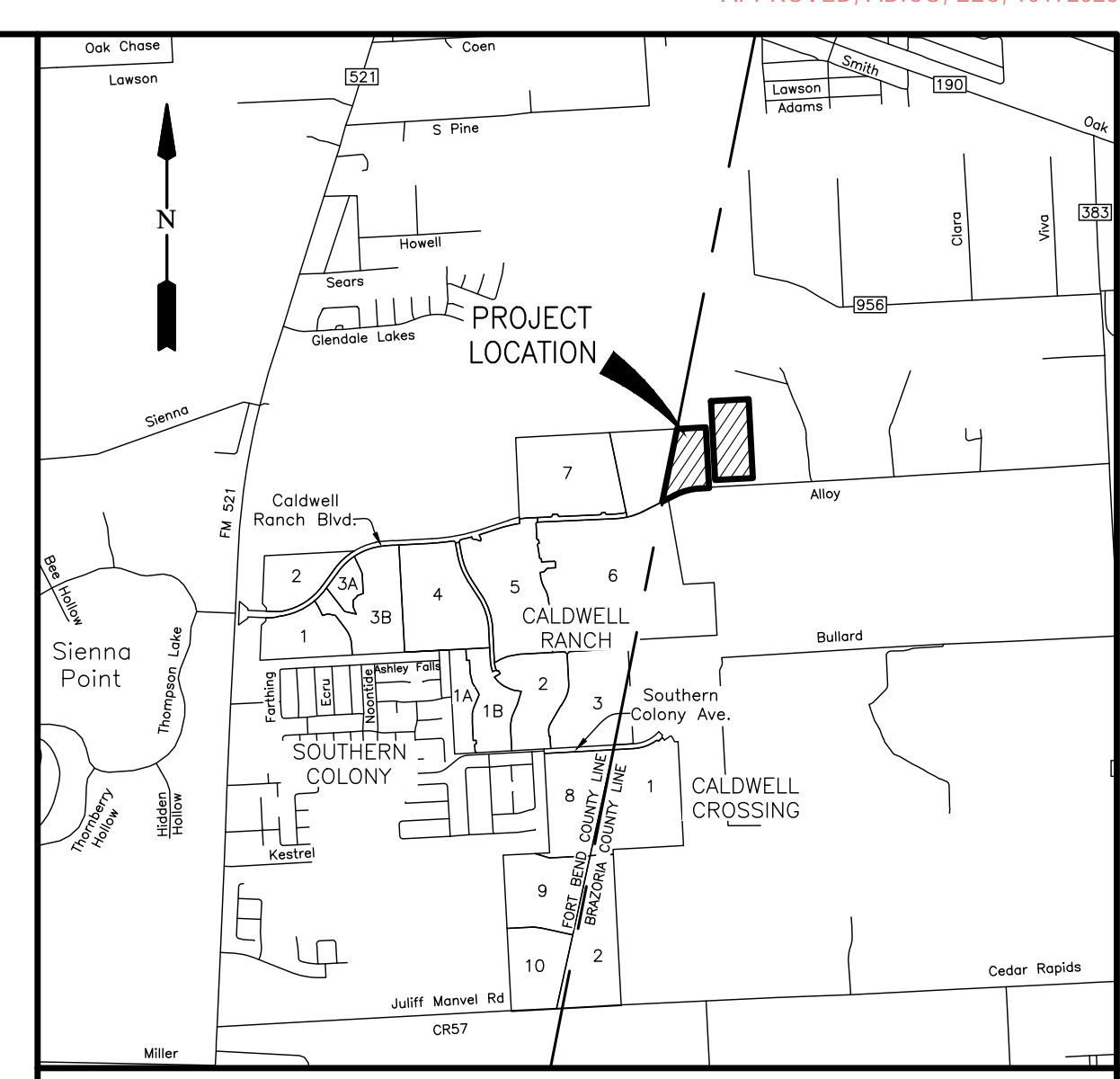
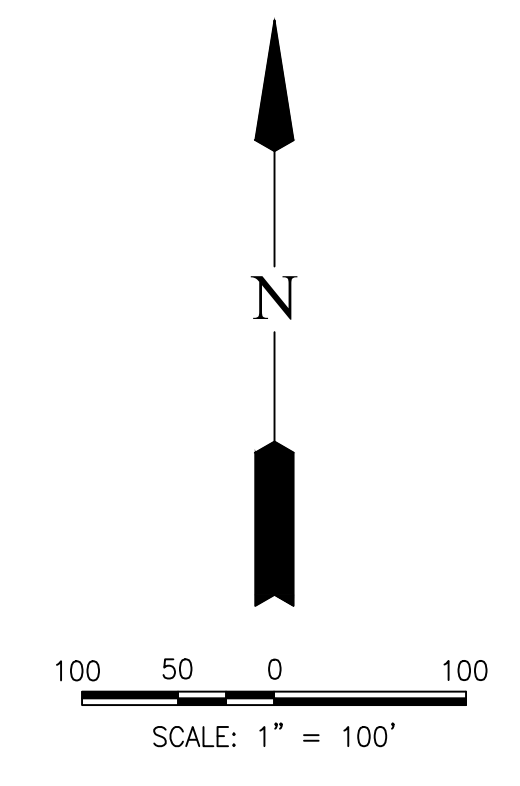
JON P. BORDOVSKY, R.P.L.S.,
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

KATHLEEN KINCHEN, P.E.
REGISTERED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 136244

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 87°05'01" W | 4.10' |
| L2 | N 88°03'58" W | 60.45' |
| L3 | S 63°13'42" W | 107.99' |
| L4 | N 63°13'42" E | 79.49' |
| L5 | S 88°03'58" E | 60.45' |
| L6 | N 87°05'01" E | 4.00' |
| L7 | N 63°13'42" E | 52.02' |
| L8 | N 86°55'04" E | 137.32' |
| L9 | S 86°55'04" W | 100.00' |
| L10 | N 63°13'42" E | 30.89' |
| L11 | N 41°46'18" W | 64.82' |

| CURVE | RADIUS | DELTA | ARC | CHORD BEARING | CHORD |
|-------|----------|-----------|---------|---------------|---------|
| C1 | 335.00' | 4°51'01" | 28.36' | S 89°30'31" W | 28.35' |
| C2 | 890.00' | 28°42'20" | 445.89' | S 77°34'52" W | 441.25' |
| C3 | 925.00' | 28°42'20" | 463.43' | N 77°34'52" E | 458.60' |
| C4 | 300.00' | 4°51'01" | 25.40' | N 89°30'31" E | 25.39' |
| C5 | 1040.13' | 23°41'22" | 430.05' | N 75°04'23" E | 426.99' |

| RESERVE | ACREAGE | SQ.FT. | TYPE | MAINTENANCE |
|---------|---------|-----------|-----------|--------------------------|
| A | 9.092 | 396,032 | DETENTION | BRAZORIA-FORT BEND MUD 3 |
| B | 15.711 | 684,352 | DETENTION | BRAZORIA-FORT BEND MUD 3 |
| TOTAL | 24.803 | 1,080,384 | | |



- LEGEND**
- A.E. INDICATES AERIAL EASEMENT
 - B.C.O.P.R.R.P. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
 - B.L. INDICATES BUILDING LINE
 - D.E. INDICATES DRAINAGE EASEMENT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - F.N. INDICATES FILE NUMBER
 - FND. INDICATES FOUND
 - I.R. INDICATES IRON ROD
 - PG. INDICATES PAGE
 - P.O.B. INDICATES POINT OF BEGINNING
 - RES. INDICATES RESERVE
 - R.O.W. INDICATES RIGHT-OF-WAY
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - U.E. INDICATES UTILITY EASEMENT
 - VOL. INDICATES VOLUME
 - W.L.E. INDICATES WATER LINE EASEMENT
 - ⊕ INDICATES TEMPORARY BENCHMARK

**FINAL PLAT OF
CALDWELL RANCH BOULEVARD PHASE IIIB
STREET DEDICATION**

A SUBDIVISION OF 26.358 ACRES OF LAND SITUATED IN THE WILLIAM HALL LEAGUE, ABSTRACT 713 AND THE H.T. & B.R.R. CO. LOT 68 SURVEY, ABSTRACT 561, CITY OF IOWA COLONY, ETJ, BRAZORIA COUNTY, TEXAS.

0 LOTS 2 RESERVES (24.803 ACRES) 2 BLOCKS
AUGUST 22, 2023 JOB NO. 1931-8069C

OWNER:
D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP
ERNEST S. LOEB, ASSISTANT VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407
PH: 281-566-2100

SURVEYOR: **GBI PARTNERS** ENGINEER: **LJA Engineering, Inc.**




4724 VISTA ROAD PASADENA, TX 77505 PHONE: 281-499-4539

TBPELS FIRM #10130300 GBSurvey@GBISurvey.com www.GBISurvey.com

1904 W. Grand Parkway North Suite 100 Katy, Texas 77449

Phone 713.953.5200 Fax 713.953.5026 FRN-F-1386

JON P. BORDOVSKY, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6405

KATHLEEN KINCHEN, P.E. LICENSED PROFESSIONAL ENGINEER TEXAS LICENSE NO. 136244