

Wednesday, November 29, 2023

Lacey Bell
LJA Engineering
1904 W Grand Parkway N, Ste. 100
Katy, TX 77449
Email: lbell@lja.com

Re: Caldwell Crossing Section 1 Final Plat
Letter of Recommendation to Approve
COIC Project No. 2353
Adico, LLC Project No. 16007-2-294

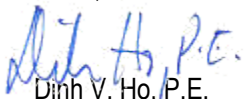
Dear Ms. Bell:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Caldwell Crossing Section 1 Final Plat package received on or about November 28, 2023. 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 objections to the plat as resubmitted on November 21, 2023. Please provide two (2) sets of mylars and ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, November 29, 2023, for consideration at the December 5, 2023, 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
Robert Hemminger
File: 16007-2-294

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, 608 COLONY INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH BRAD RICHIE, SECRETARY, BEING AN OFFICER OF 608 COLONY INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, AND 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 43.788 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF CALDWELL CROSSING SECTION 1, 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 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.

IN TESTIMONY WHEREOF, 608 COLONY INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRAD RICHIE, ITS SECRETARY, THEREUNTO AUTHORIZED.

THIS 01st DAY OF November, 2023.

BY: 608 COLONY INVESTMENTS, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: Brad Richie
BRAD RICHIE, SECRETARY

STATE OF TEXAS
COUNTY OF BEZAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRAD RICHIE, SECRETARY OF 608 COLONY INVESTMENTS, 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 1st DAY OF November, 2023.

Emma Elizabeth Vidal
EMMA ELIZABETH VIDAL
Notary Public, State of Texas
My Commission Expires 09-29-2027
Notary ID 128590988-1

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 30th DAY OF OCTOBER, 2023.

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

BY: Ernest S. Loeb
ERNEST S. LOEB, ASSISTANT VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

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 AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 30th DAY OF OCTOBER, 2023.

Morgan B. Bowman
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Morgan B. Bowman
My Commission Expires 9/16/2026
Notary ID 133838436

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 6)

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 BRAZORIA COUNTY, TEXAS, TO THE BEST OF MY KNOWLEDGE.

Kathleen Kinchen
KATHLEEN KINCHEN, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 136244
136244
10-30-2023



BRAZORIA DRAINAGE DISTRICT NO. 5 NOTES:

- 1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.
- 2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- 3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WITH THE EXCEPTION OF _____ WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED, HOWEVER, AND 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.
- 5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- 6. THIS RURAL COMMERCIAL SITE EMPLOYS A NATURAL DRAINAGE SYSTEM, WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SITE THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR ON THE SITE TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
- 7. LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 46.5 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 REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
- 8. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
- 9. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
- 10. 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.
- 11. DEDICATED INGRESS/EGRESS ACCESSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 (SEE DISTRICT RESOLUTION NO 2007-06 & NO 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5'S LOCK.
- 12. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
- 13. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- 14. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- 15. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A RECORDED DOCUMENT.

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden 11/6/23
LEE WALDEN, P.E. DATE
PRESIDENT
Kerry Esburn 11/6/23
KERRY ESBURN DATE
VICE PRESIDENT
Brandon Middleton 11/6/23
BRANDON MIDDLETON DATE
SECRETARY/TREASURER
Nazar Sabti 11/06/2023
NAZAR SABTI DATE
DISTRICT ENGINEER

BDD5 REF. ID# B230013

NOTE: PROJECT FIELD STARTUP WILL START WITHIN 365 CALENDAR DAYS FROM HERE SHOWN. CONTINUOUS AND REASONABLE FIELD WORK IS EXPECTED.

- NOTES:
- 1. THIS PLAT LIES WITHIN BRAZORIA COUNTY, THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD 87, AND BRAZORIA DRAINAGE DISTRICT NO. 5.
- 2. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE AGENCY, DATED MARCH 6, 2023, EFFECTIVE DATE OF FEBRUARY 28, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 3. THE EXISTING PIPELINE EASEMENTS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT HAVE BEEN SHOWN, HEREON.
- 4. 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.
- 5. T.B.M. = INDICATES TEMPORARY BENCHMARK: TBM-5: 5/8 INCH IRON ROD SET.
ELEVATION = 59.26', NAVD 88, GEOID 18
- 6. 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.
- 7. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS; COMMUNITY FLOOD NO. 48039C0105K DECEMBER 30, 2020, THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
- 8. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF IOWA COLONY AND BRAZORIA DRAINAGE DISTRICT NO. 5.
- 9. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- 10. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 11. SIDEWALKS MUST BE CONSTRUCTED AS A PART OF ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
- 12. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT ACRES 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.
- 13. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 62.41 FEET ABOVE MEAN SEA LEVEL (NAVD83 DATUM). THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN. (3) 12 INCHES ABOVE FINISHED GRADE.
- 14. THIS PLAT IS IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT APPROVED BY CITY COUNCIL ON MAY 23, 2022 BETWEEN CITY OF IOWA COLONY, 258 COLONY INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, 608 COLONY INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP AND D.R. HORTON-TEXAS LTD., A TEXAS LIMITED PARTNERSHIP.
- 15. BRAZORIA COUNTY MUD 87 WILL MAINTAIN RESERVES A, D, G, AND J. THE HOA WILL MAINTAIN RESERVES B, C, E, F, H, I, K, L, M, N, O, P, Q, AND R.

BEING A TRACT CONTAINING 43.788 ACRES OF LAND, LOCATED IN THE WILLIAM HALL SURVEY, ABSTRACT NUMBER 713 AND THE WILLIAM PETTUS SURVEY, ABSTRACT NUMBER 714 IN BRAZORIA COUNTY, TEXAS; SAID 43.788 ACRE TRACT BEING A PORTION OF A CALL 4.529 ACRE TRACT, A PORTION OF A CALL 9.934 ACRE TRACT STYLED AS TRACT 2, A CALL 24.932 ACRE TRACT STYLED AS TRACT 1, A CALL 3.425 ACRE TRACT STYLED AS TRACT 1, A PORTION OF A CALL 92.286 ACRE TRACT STYLED AS PARCEL 2, AND A PORTION OF A CALL 0.556 ACRE TRACT STYLED AS TRACT 2, ALL RECORDED IN THE NAME OF 608 COLONY INVESTMENTS, LTD. IN FILE NUMBERS 2023014953, 2023022280, 2023021985, 2023021984, 2021062781 AND 2023021985 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY (O.P.R.B.C.), RESPECTIVELY, AND A PORTION OF A CALL 50.029 ACRE TRACT RECORDED IN THE NAME OF D.R. HORTON-TEXAS, LTD. IN FILE NUMBER 2022033742 OF THE O.P.R.B.C.; SAID 43.788 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BEING BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, AS DERIVED FROM GPS OBSERVATIONS):

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID 92.286 ACRE TRACT, THE NORTHWESTERLY CORNER OF A CALL 20.00 ACRE TRACT RECORDED IN THE NAME OF SHINWARI PROPERTIES, LLC IN FILE NUMBER 20211040570 OF THE O.P.R.B.C. AND BEING ON THE SOUTHERLY LINE OF SAID 3.425 ACRE TRACT;

THENCE, WITH THE EASTERLY LINE OF SAID 92.286 ACRE TRACT, SOUTH 03 DEGREES 01 MINUTE 57 SECONDS EAST, A DISTANCE OF 77.00 FEET;

THENCE, LEAVING SAID EASTERLY LINE, THROUGH AND ACROSS SAID 92.286 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

- 1)SOUTH 86 DEGREES 59 MINUTES 33 SECONDS WEST, A DISTANCE OF 354.23 FEET;
- 2)NORTH 12 DEGREES 23 MINUTES 09 SECONDS EAST, AT A DISTANCE OF 79.87 FEET PASS THE SOUTHWESTERLY CORNER OF SAID 9.934 ACRE TRACT, CONTINUING WITH THE WESTERLY LINE OF SAID 9.934 ACRE TRACT, IN ALL, A DISTANCE OF 1658.53 FEET;

THENCE, THROUGH AND ACROSS SAID 9.934 ACRE TRACT, AFORESAID 4.529 ACRE TRACT AND AFORESAID 50.029 ACRE TRACT, THE FOLLOWING NINE (9) COURSES:

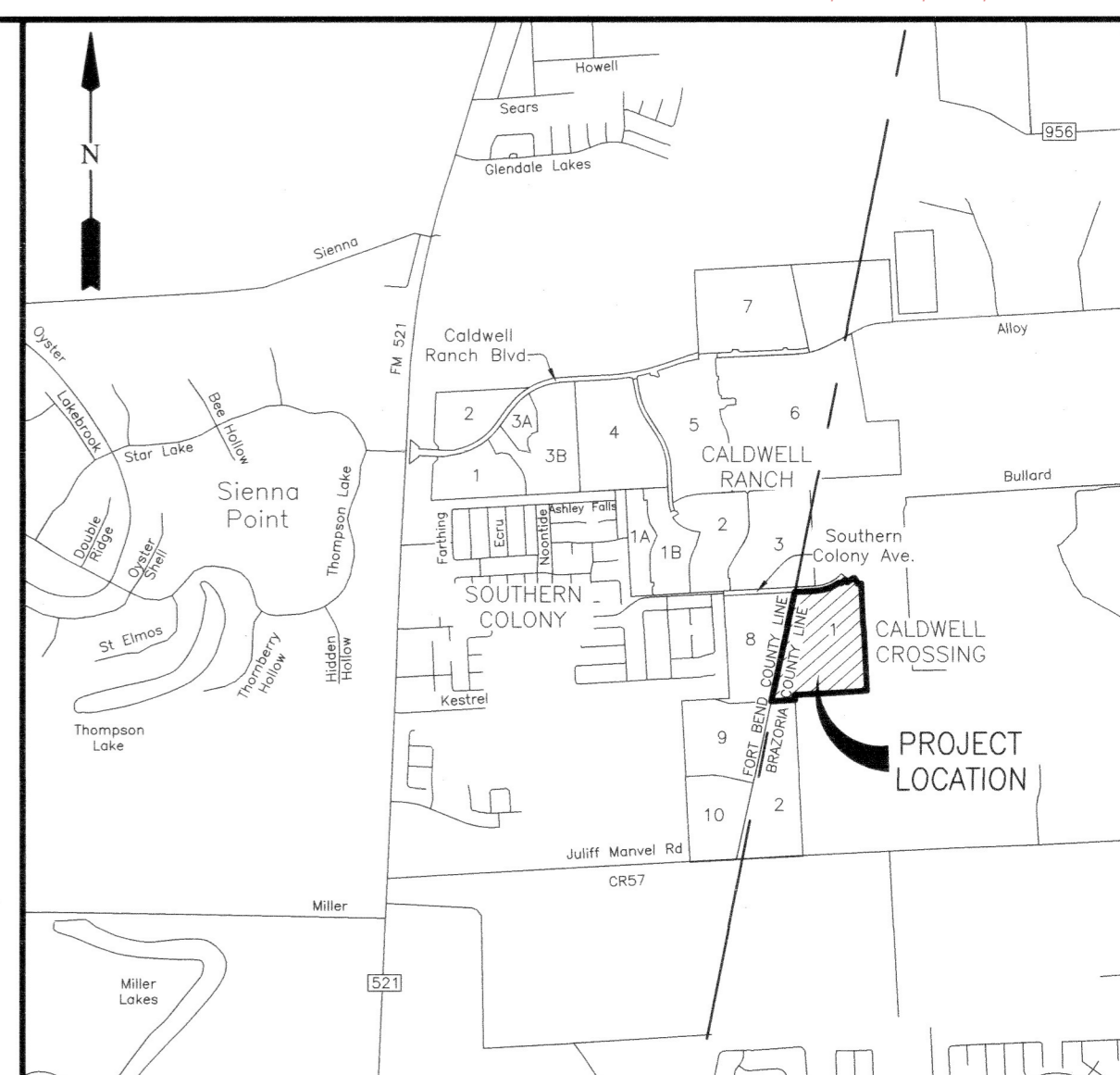
- 1)NORTH 86 DEGREES 55 MINUTES 29 SECONDS EAST, A DISTANCE OF 315.73 FEET;
- 2)360.19 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 32 DEGREES 45 MINUTES 27 SECONDS AND A CHORD THAT BEARS NORTH 70 DEGREES 32 MINUTES 46 SECONDS EAST, A DISTANCE OF 355.30 FEET;
- 3)43.78 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 83 DEGREES 36 MINUTES 27 SECONDS AND A CHORD THAT BEARS SOUTH 84 DEGREES 01 MINUTE 44 SECONDS EAST, A DISTANCE OF 39.99 FEET;
- 4)NORTH 48 DEGREES 08 MINUTES 22 SECONDS EAST, A DISTANCE OF 79.99 FEET;
- 5)50.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 42 MINUTES 15 SECONDS AND A CHORD THAT BEARS SOUTH 38 DEGREES 25 MINUTES 24 SECONDS EAST, A DISTANCE OF 50.29 FEET;
- 6)NORTH 54 DEGREES 55 MINUTES 44 SECONDS EAST, A DISTANCE OF 115.00 FEET;
- 7)SOUTH 78 DEGREES 11 MINUTES 04 SECONDS EAST, A DISTANCE OF 13.67 FEET;
- 8)SOUTH 31 DEGREES 17 MINUTES 51 SECONDS EAST, A DISTANCE OF 63.05 FEET;
- 9)SOUTH 23 DEGREES 45 MINUTES 01 SECOND EAST, A DISTANCE OF 36.07 FEET TO THE NORTHERLY LINE OF AFORESAID 24.932 ACRE TRACT;

THENCE, WITH SAID NORTHERLY LINE, NORTH 86 DEGREES 55 MINUTES 29 SECONDS EAST, A DISTANCE OF 52.11 FEET TO THE NORTHEASTERLY CORNER OF SAID 24.932 ACRE TRACT AND THE NORTHWESTERLY CORNER OF A CALL 25.0 ACRE TRACT RECORDED IN THE NAME OF BAYOU RIFLES, INC. IN FILE NUMBER 2016033329 OF THE O.P.R.B.C.;

THENCE, WITH THE WESTERLY LINE OF SAID 25.0 ACRE TRACT, SOUTH 03 DEGREES 03 MINUTES 09 SECONDS EAST, A DISTANCE OF 1591.59 FEET TO THE SOUTHWESTERLY CORNER OF SAID 25.0 ACRE TRACT, THE SOUTHEASTERLY CORNER OF SAID 24.932 ACRE TRACT AND BEING ON THE NORTHERLY LINE OF A CALL 19.511 ACRE TRACT RECORDED IN THE NAME OF CORREA HOLDINGS, INC. IN FILE NUMBER 2007019204 OF THE O.P.R.B.C.;

THENCE, WITH THE SOUTHERLY LINE OF SAID 24.932 ACRE TRACT AND AFORESAID 3.425 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

- 1)SOUTH 86 DEGREES 42 MINUTES 09 SECONDS WEST, A DISTANCE OF 539.33 FEET;
- 2)SOUTH 86 DEGREES 59 MINUTES 33 SECONDS WEST, A DISTANCE OF 540.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 43.788 ACRES OF LAND.



VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP NO. 651Y&Z/691C&D

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	KAREEM BOYCE, COUNCIL MEMBER
TERRY HAYES PLANNING & ZONING COMMISSION MEMBER	SYDNEY HARGRODER, COUNCIL MEMBER
DATE	DINH HO P.E., CITY ENGINEER

FINAL PLAT OF CALDWELL CROSSING SECTION 1

A SUBDIVISION OF 43.788 ACRES OF LAND SITUATED IN THE WILLIAM HALL SURVEY, ABSTRACT 713 AND THE WILLIAM PETTUS SURVEY, ABSTRACT 714, CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

106 LOTS 17 RESERVES (17.073 ACRES) 6 BLOCKS
OCTOBER 30, 2023 OWNERS: JOB NO. 1931-8151C

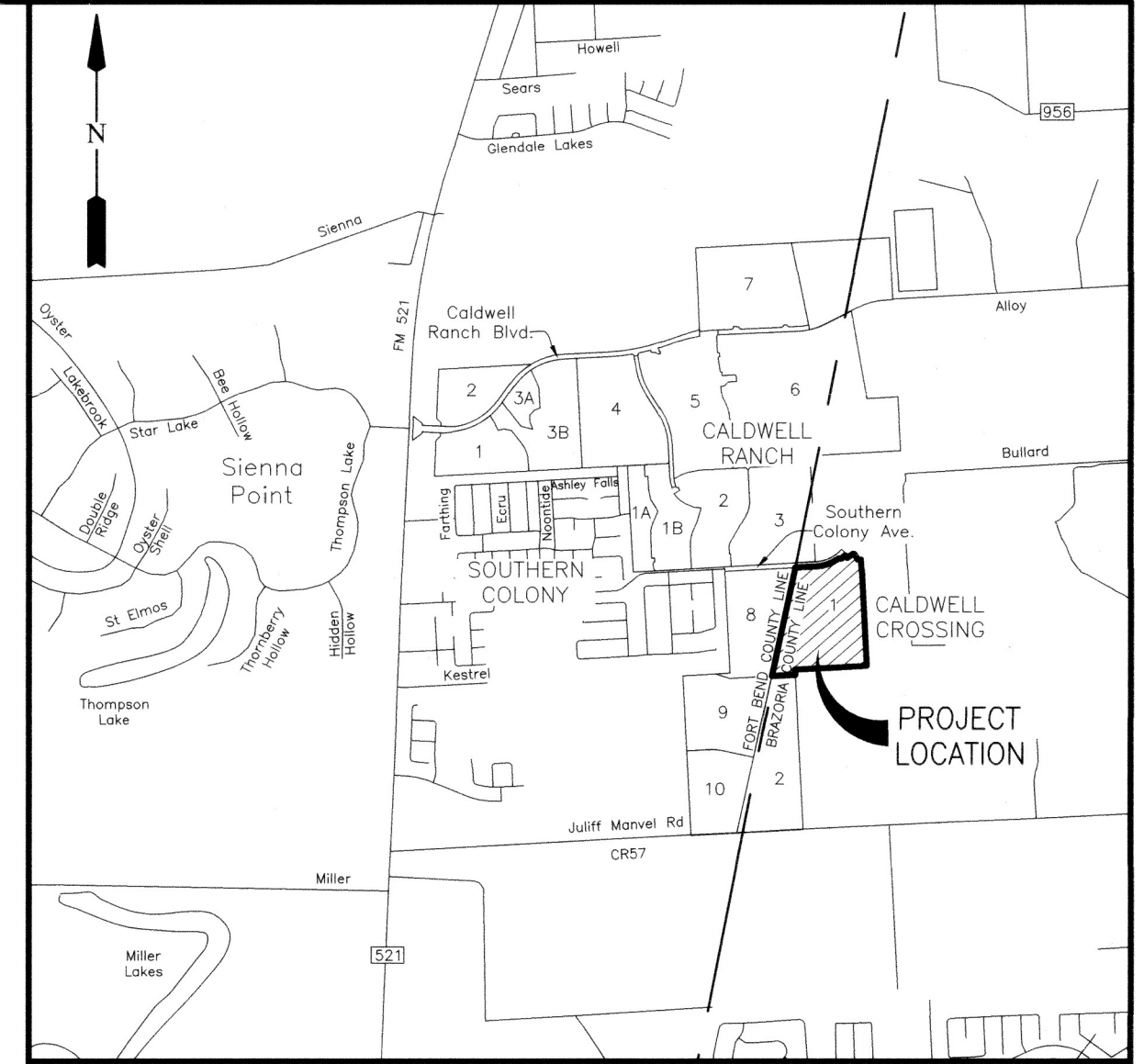
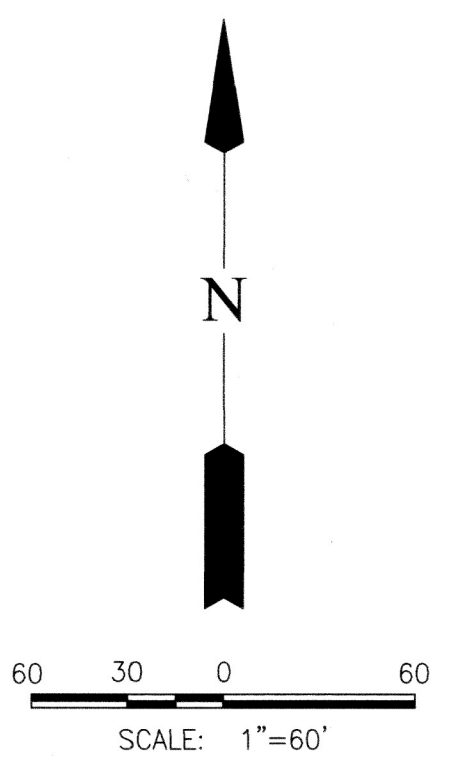
608 COLONY INVESTMENTS, LTD.,
A TEXAS LIMITED PARTNERSHIP
BRAD RICHIE, SECRETARY
10003 NW MILITARY HWY, SUITE 2201, SAN ANTONIO, TEXAS 78231
PH: 210-344-9200

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
4724 VISTA ROAD, SUITE 100, PASADENA, TX 77555
PHONE: 281-499-4539 www.GBISurvey.com

ENGINEER: LJA Engineering, Inc.
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



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 651Y&Z/691C&D

LEGEND

- A.E. INDICATES AERIAL EASEMENT
- B.C.C.F. INDICATES BRAZORIA COUNTY CLERK'S FILE
- B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
- B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
- B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- B.L. INDICATES BUILDING LINE
- D.E. INDICATES DRAINAGE EASEMENT
- E.E. INDICATES ELECTRICAL EASEMENT
- F.N. INDICATES FILE NUMBER
- FND. INDICATES FOUND
- I.R. INDICATES IRON ROD
- NO. INDICATES NUMBER
- 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 PROPOSED STREET LIGHT
- INDICATES STREET NAME CHANGE
- INDICATES CENTERLINE

CALL 25.00 ACRES
BAYOU RIFLES, INC.
F.N. 2016033329
B.C.O.P.R.

FINAL PLAT OF
CALDWELL CROSSING
SECTION 1

A SUBDIVISION OF 43.788 ACRES OF LAND SITUATED IN THE WILLIAM HALL SURVEY, ABSTRACT 713 AND THE WILLIAM PETTUS SURVEY, ABSTRACT 714, CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

106 LOTS 17 RESERVES (17.073 ACRES) 6 BLOCKS
OCTOBER 30, 2023 JOB NO. 1931-8151C

608 COLONY INVESTMENTS, LTD.,
A TEXAS LIMITED PARTNERSHIP
BRAD RICHIE, SECRETARY
10003 HW MILITARY HWY, SUITE 2201, SAN ANTONIO, TEXAS 78231
PH: 210-344-9200

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

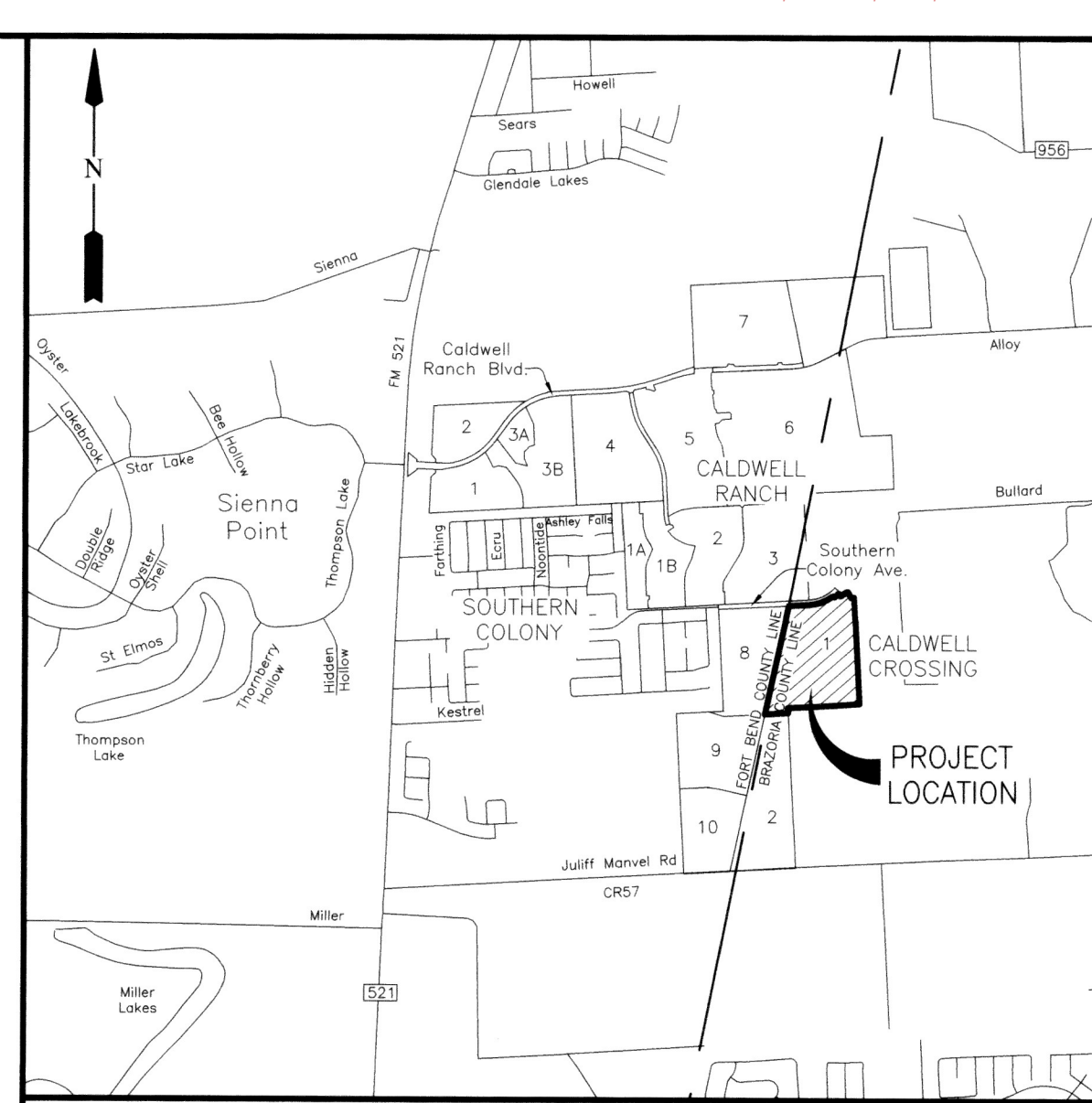
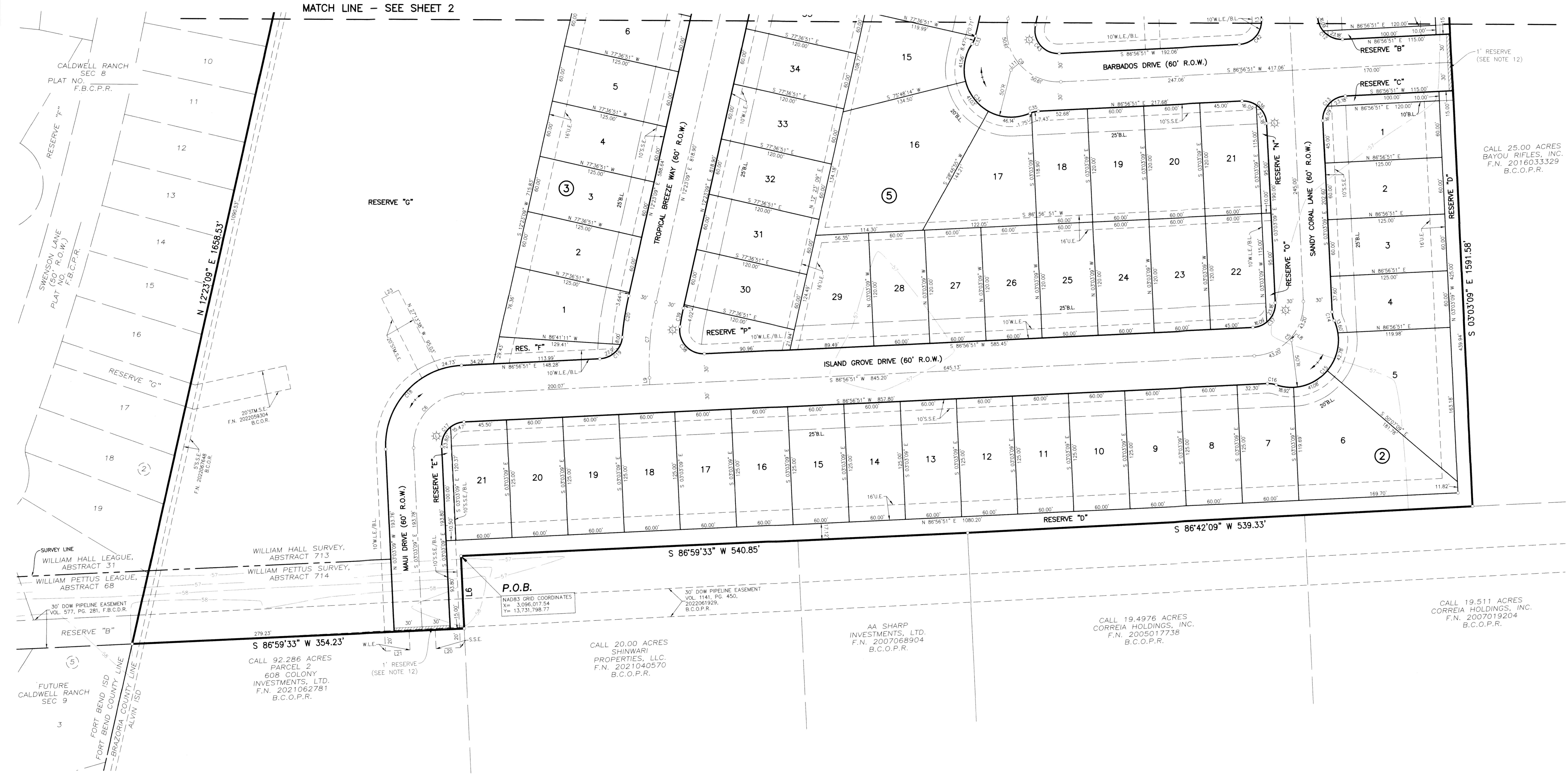
SURVEYOR:
GBI PARTNERS
4724 VISTA ROAD T9PELS FIRM #10130300
PASADENA, TX 77505 GBSURVEY@GBISURVEY.COM
PHONE: 281-499-4539 WWW.GBISURVEY.COM

ENGINEER:
LJA Engineering, Inc.
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

MATCH LINE - SEE SHEET 3

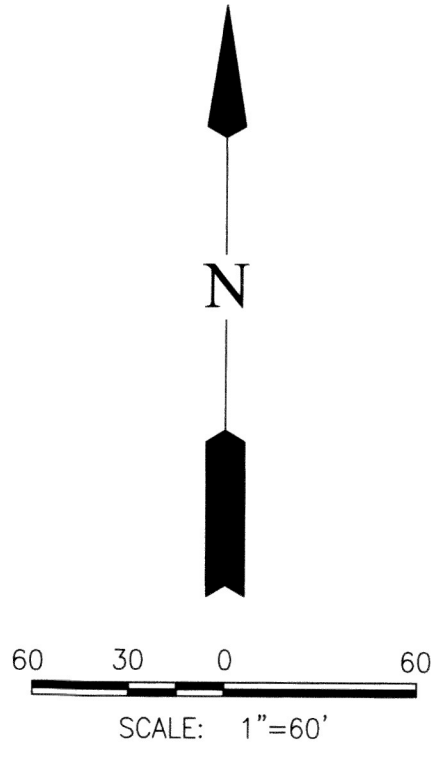


VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 651Y&Z/691C&D

LEGEND

- A.E. INDICATES AERIAL EASEMENT
- B.C.C.F. INDICATES BRAZORIA COUNTY CLERK'S FILE
- B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
- B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
- B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- B.L. INDICATES BUILDING LINE
- D.E. INDICATES DRAINAGE EASEMENT
- E.E. INDICATES ELECTRICAL EASEMENT
- F.N. INDICATES FILE NUMBER
- FND. INDICATES FOUND
- I.R. INDICATES IRON ROD
- NO. INDICATES NUMBER
- 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
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- VOL. INDICATES VOLUME
- W.L.E. INDICATES WATER LINE EASEMENT
- INDICATES PROPOSED STREET LIGHT
- INDICATES STREET NAME CHANGE



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	630.00'	32°45'27"	360.19'	N 70°32'46" E	355.30'
C2	30.00'	83°36'27"	43.78'	S 84°01'44" E	39.99'
C3	430.00'	6°42'15"	50.31'	S 38°25'24" E	50.29'
C4	400.00'	39°10'22"	273.48'	S 22°38'20" E	268.18'
C5	55.00'	90°00'00"	86.39'	S 41°56'51" W	77.78'
C6	55.00'	90°00'00"	86.39'	S 41°56'51" W	77.78'
C7	300.00'	15°26'18"	80.84'	N 04°40'00" E	80.59'
C8	55.00'	74°33'42"	71.57'	N 49°40'00" E	66.63'
C9	55.00'	105°26'18"	101.21'	N 40°20'00" W	87.52'
C10	55.00'	74°33'42"	71.57'	N 49°40'00" E	66.63'
C11	430.00'	38°43'22"	290.61'	S 22°24'50" E	285.11'
C12	25.00'	90°00'00"	39.27'	S 48°03'09" E	35.36'
C13	25.00'	90°00'00"	39.27'	S 41°56'51" W	35.36'
C14	25.00'	21°40'46"	9.46'	N 13°53'32" E	9.40'
C15	50.00'	133°21'32"	116.38'	S 41°56'51" W	91.83'
C16	25.00'	21°40'46"	9.46'	N 82°12'46" W	9.40'
C17	25.00'	90°00'00"	39.27'	S 41°56'51" W	35.36'
C18	85.00'	90°00'00"	133.52'	S 41°56'51" W	120.21'
C19	25.00'	82°17'06"	35.90'	N 45°48'18" E	32.90'
C20	330.00'	7°43'24"	44.48'	N 08°31'27" E	44.45'
C21	25.00'	89°58'41"	39.26'	N 32°36'12" W	35.35'
C22	25.00'	90°01'19"	39.28'	N 57°23'48" E	35.36'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C23	25.00'	24°54'01"	10.86'	N 00°03'52" W	10.78'
C24	50.00'	124°21'45"	108.53'	N 49°40'00" E	88.44'
C25	25.00'	24°54'01"	10.86'	S 80°36'08" E	10.78'
C26	25.00'	90°00'00"	39.27'	N 41°56'51" E	35.36'
C27	370.00'	39°10'22"	252.97'	N 22°38'20" W	248.07'
C28	25.00'	90°00'00"	39.27'	S 48°03'09" E	35.36'
C29	25.00'	90°00'00"	39.27'	S 41°56'51" W	35.36'
C30	25.00'	21°02'22"	9.18'	N 82°31'58" W	9.13'
C31	50.00'	116°38'26"	101.79'	S 49°40'00" W	85.10'
C32	25.00'	21°02'22"	9.18'	S 01°51'58" W	9.13'
C33	25.00'	21°02'22"	9.18'	S 22°54'20" E	9.13'
C34	50.00'	147°31'02"	128.73'	S 40°20'00" E	96.01'
C35	25.00'	21°02'22"	9.18'	N 76°25'40" E	9.13'
C36	25.00'	90°00'00"	39.27'	S 48°03'09" E	35.36'
C37	25.00'	90°00'00"	39.27'	S 41°56'51" W	35.36'
C38	25.00'	101°13'00"	44.16'	N 42°26'39" E	38.64'
C39	270.00'	4°13'18"	19.89'	N 10°16'30" E	19.89'
C40	25.00'	74°33'42"	32.53'	N 49°40'00" E	30.29'
C41	25.00'	90°00'00"	39.27'	S 48°03'09" E	35.36'
C42	25.00'	90°00'00"	39.27'	S 41°56'51" W	35.36'
C43	25.00'	105°26'18"	46.01'	N 40°20'00" W	39.78'
C44	25.00'	74°33'42"	32.53'	N 49°40'00" E	30.29'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 48°08'22" E	79.99'
L2	S 78°11'04" E	13.67'
L3	S 31°17'51" E	63.05'
L4	S 23°45'01" E	36.07'
L5	N 86°55'29" E	52.11'
L6	S 03°01'57" E	77.00'
L7	S 42°13'31" E	9.15'
L8	S 48°03'09" E	2.00'
L9	N 03°03'09" W	7.34'
L10	S 40°20'00" E	2.25'
L11	S 49°40'00" W	11.04'
L12	S 40°20'00" E	4.73'
L13	N 42°13'31" W	21.68'
L14	N 23°45'01" W	36.98'
L15	N 48°03'09" W	14.14'
L16	N 41°56'51" E	14.14'
L17	S 41°56'51" W	14.14'
L18	S 48°03'09" E	14.14'
L19	S 77°36'51" E	38.33'
L20	S 87°01'55" W	26.03'
L21	N 86°58'01" E	26.19'
L22	N 48°13'29" E	10.00'
L23	S 62°58'43" W	20.00'

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.432	18,821	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE	MUD 87
B	0.026	1,140	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
C	0.026	1,140	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
D	0.589	25,671	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE	MUD 87
E	0.028	1,200	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
F	0.063	2,748	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
G	6.975	303,841	RESTRICTED TO LANDSCAPE/OPEN SPACE/DETENTION	MUD 87
H	0.026	1,142	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
I	0.026	1,142	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
J	7.585	330,391	RESTRICTED TO LANDSCAPE/OPEN SPACE/DETENTION	MUD 87
K	0.060	2,604	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
L	0.025	1,089	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
M	0.325	14,163	RESTRICTED TO LANDSCAPE/OPEN SPACE/PARK	HOA
N	0.025	1,090	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
O	0.025	1,090	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
P	0.100	4,350	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
Q	0.737	32,105	RESTRICTED TO LANDSCAPE/OPEN SPACE/PARK	HOA
TOTAL	17.073	743,727		

MINIMUM FINISH FLOOR ELEVATION	
BLOCK	ELEVATION
BLOCKS 1-6	62.41 FEET

THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 62.41 FEET ABOVE MEAN SEA LEVEL (NAVD83 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN (24) INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN (24) INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND (12) INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.

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