

Tuesday, December 17, 2024

Lacey Bell  
LJA Engineering  
1904 W. Grand Parkway North, Suite 100  
Katy, TX 77449  
[lbell@lja.com](mailto:lbell@lja.com)

Re: Caldwell Crossing Section 2- Amending Plat No. 1  
Letter of Recommendation to Approve  
COIC Project No. 5205  
Adico, LLC Project No. 16007-2-410


Dear Ms. Bell:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed Caldwell Crossing Section 2- Amending Plat No. 1, received on or about December 8, 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 plat as submitted on December 8, 2024. Please send two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than December 30, 2024, for consideration at the January 7, 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: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
16007-2-410



STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, D.R. HORTON-TEXAS, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ERNEST S. LOEB, ASSISTANT VICE PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, A TEXAS LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SUBDIVIDED IN THIS PLAT, CALDWELL CROSSING SECTION 2 AMENDING PLAT NO. 2, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID D.R. HORTON-TEXAS, A TEXAS LIMITED PARTNERSHIP, 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 DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF CALDWELL CROSSING SECTION 2 AMENDING PLAT NO. 1 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, A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ERNEST S. LOEB, ASSISTANT VICE PRESIDENT, THEREUNTO AUTHORIZED.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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

BY: ERNEST S. LOEB, ASSISTANT VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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

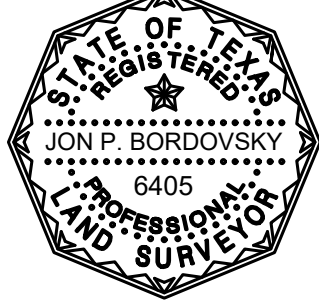
GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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 5)

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



I, ABEL GALLEGOS, 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.



ABEL GALLEGOS, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 150373

BRAZORIA DRAINAGE DISTRICT NO. 5 NOTES:

- 1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 1 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 DRAINAGE EASEMENTS TO 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 40.5 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 HERON, 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 ACCESSSES 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, P.E. DATE \_\_\_\_\_ KERRY OSBURN VICE PRESIDENT DATE \_\_\_\_\_

BRANDON MIDDLETON DATE \_\_\_\_\_ NAZAR SABTI DISTRICT ENGINEER DATE \_\_\_\_\_

BCDD5 REF. ID# B230012

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

BEING A TRACT CONTAINING 35.766 ACRES OF LAND, LOCATED IN THE WILLIAM PETTUS SURVEY, ABSTRACT NUMBER 714 IN BRAZORIA COUNTY, TEXAS; SAID 35.766 ACRE TRACT BEING A PORTION OF A CALL 92.286 ACRE TRACT STYLED AS PARCEL 2 AND RECORDED IN THE NAME OF 608 COLONY INVESTMENTS, LTD. IN FILE NUMBER 2021062781 OF THE OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY (O.P.R.B.C.); SAID 35.766 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 SOUTHEASTERLY CORNER OF SAID 92.286 ACRE TRACT, THE SOUTHWESTERLY CORNER OF A CALL 20.00 ACRE TRACT RECORDED IN THE NAME OF SHINWARI PROPERTIES, LLC IN FILE NUMBER 2021040570 OF THE O.P.R.B.C. AND BEING IN THE CENTER OF COUNTY ROAD 57, A.K.A. JULIFF-MANVEL ROAD (WIDTH VARIES);

THENCE, WITH THE SOUTHERLY LINE OF SAID 92.286 ACRE TRACT, SOUTH 86 DEGREES 59 MINUTES 33 SECONDS WEST, A DISTANCE OF 992.34 FEET;

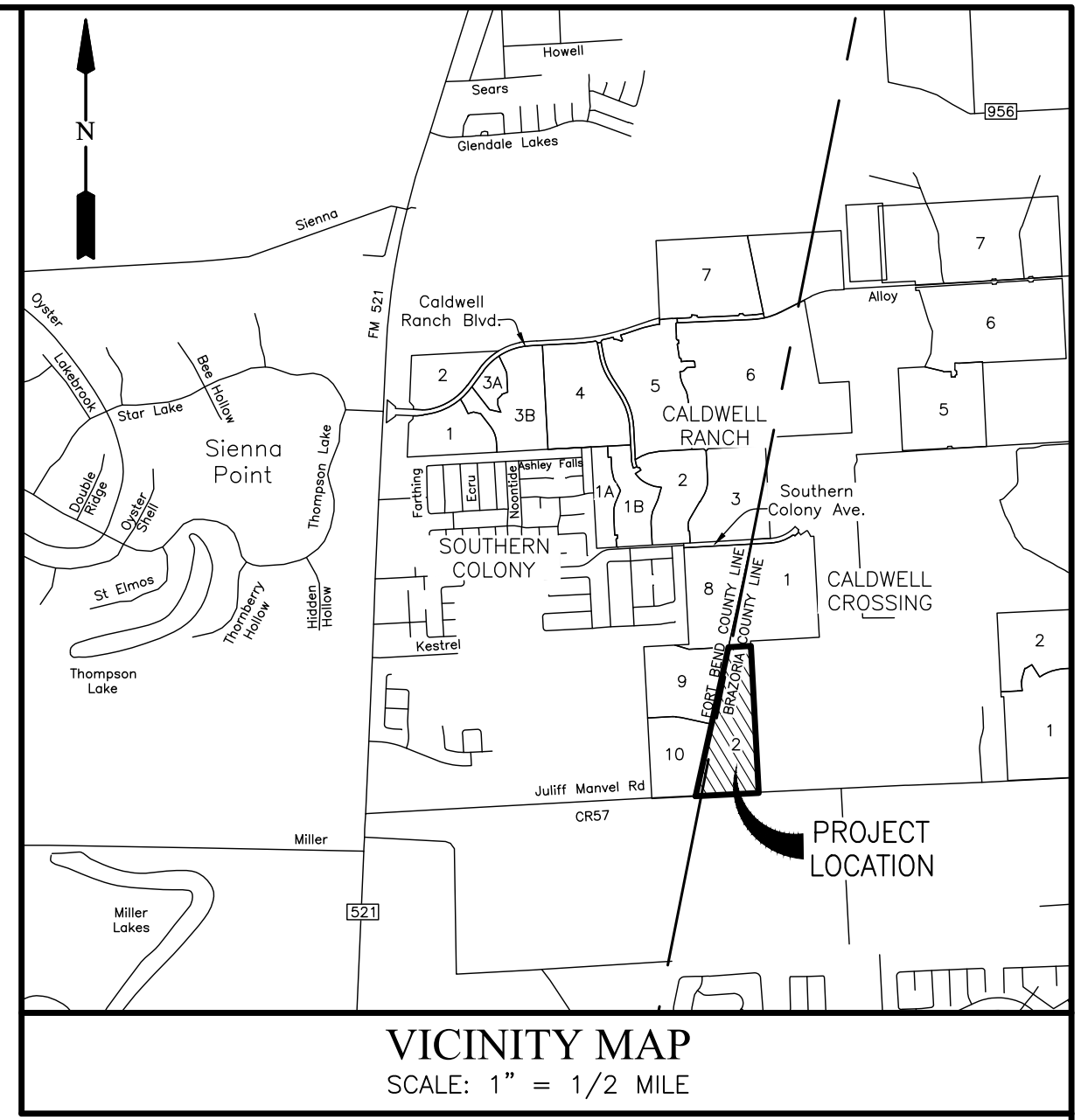
THENCE, THROUGH AND ACROSS SAID 92.286 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

- 1. NORTH 12 DEGREES 23 MINUTES 09 SECONDS EAST, A DISTANCE OF 2400.10 FEET;
- 2. NORTH 86 DEGREES 59 MINUTES 33 SECONDS EAST, A DISTANCE OF 354.23 FEET TO THE WESTERLY LINE OF FORESAID 20.00 ACRE TRACT;

THENCE, WITH SAID WESTERLY LINE, SOUTH 03 DEGREES 01 MINUTE 57 SECONDS EAST, A DISTANCE OF 2314.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 35.766 ACRES OF LAND.

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 7, 2023, EFFECTIVE DATE OF FEBRUARY 28, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 3. 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.
- 4. T.B.M. = INDICATES TEMPORARY BENCHMARK: TBM-B: 5/8 INCH IRON ROD SET. ELEVATION = 59.26', NAVD 88, GEOID 18
- 5. 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.
- 6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NO. 48039C0105K DECEMBER 30, 2020, THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
- 7. 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.
- 8. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- 9. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 10. SIDEWALKS MUST BE CONSTRUCTED AS A PART OF ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
- 11. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS 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. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 60.38 FEET ABOVE MEAN SEA LEVEL (NAVD88 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.
- 13. 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.; 608 COLONY INVESTMENTS, LTD.; AND D.R. HORTON.
- 14. BRAZORIA COUNTY MUD 87 WILL MAINTAIN RESERVES C, D, F, AND L. THE HOA WILL MAINTAIN RESERVES A, B, E, G, H, I, J, K, M, N, O, P, Q, R, AND S.

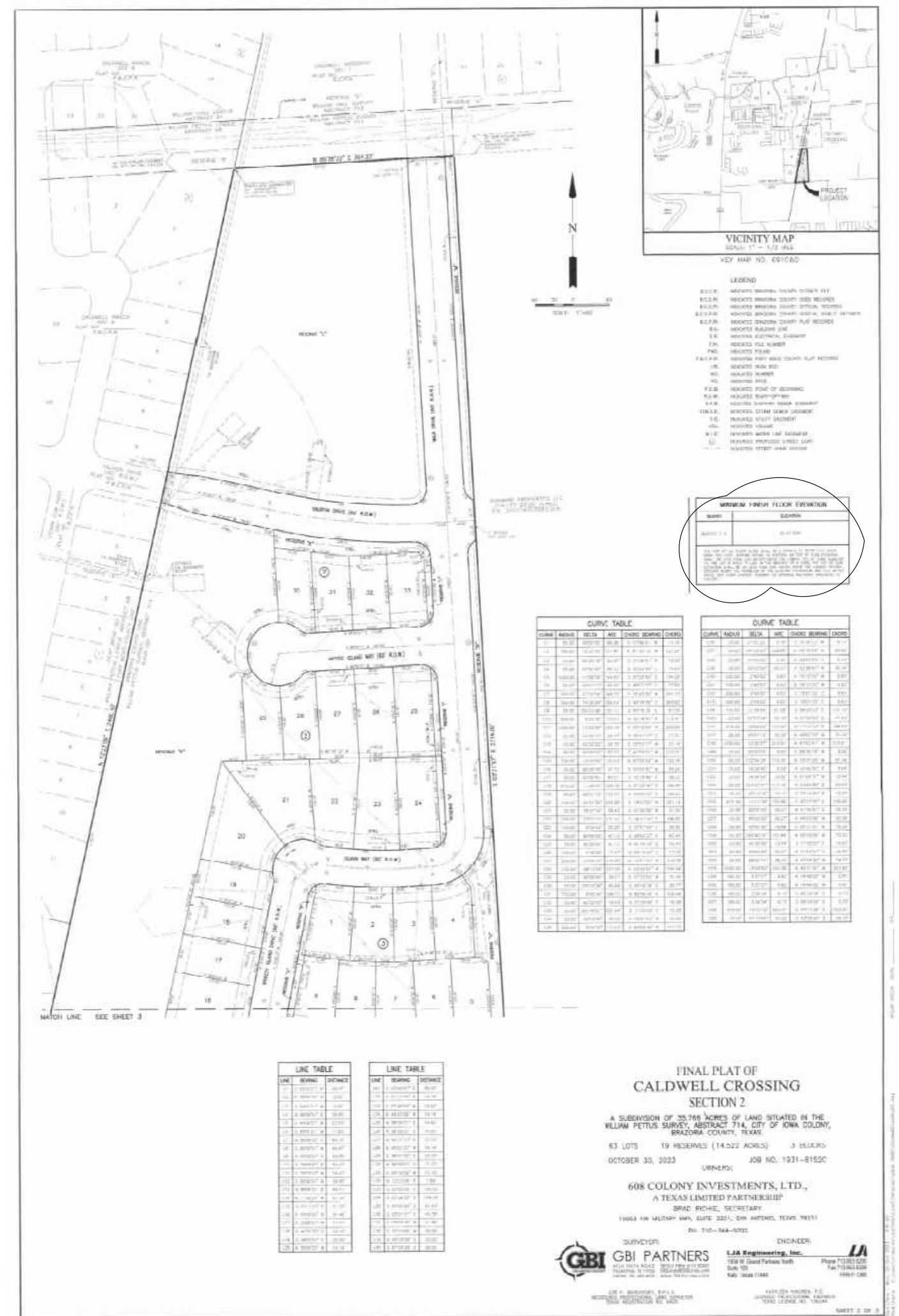


CITY OF IOWA COLONY APPROVAL

- 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
- DINH HO P.E., CITY ENGINEER

DATE \_\_\_\_\_

DATE \_\_\_\_\_



# CALDWELL CROSSING SECTION 2 AMENDING PLAT NO. 1

A SUBDIVISION OF 35.766 ACRES OF LAND SITUATED IN THE WILLIAM PETTUS SURVEY, ABSTRACT 714, CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

63 LOTS 19 RESERVES (14.522 ACRES) 3 BLOCKS  
OCTOBER 30, 2024 JOB NO. 1931-8152C

PURPOSE OF REPLAT: TO REVISE MINIMUM SLAB ELEVATION

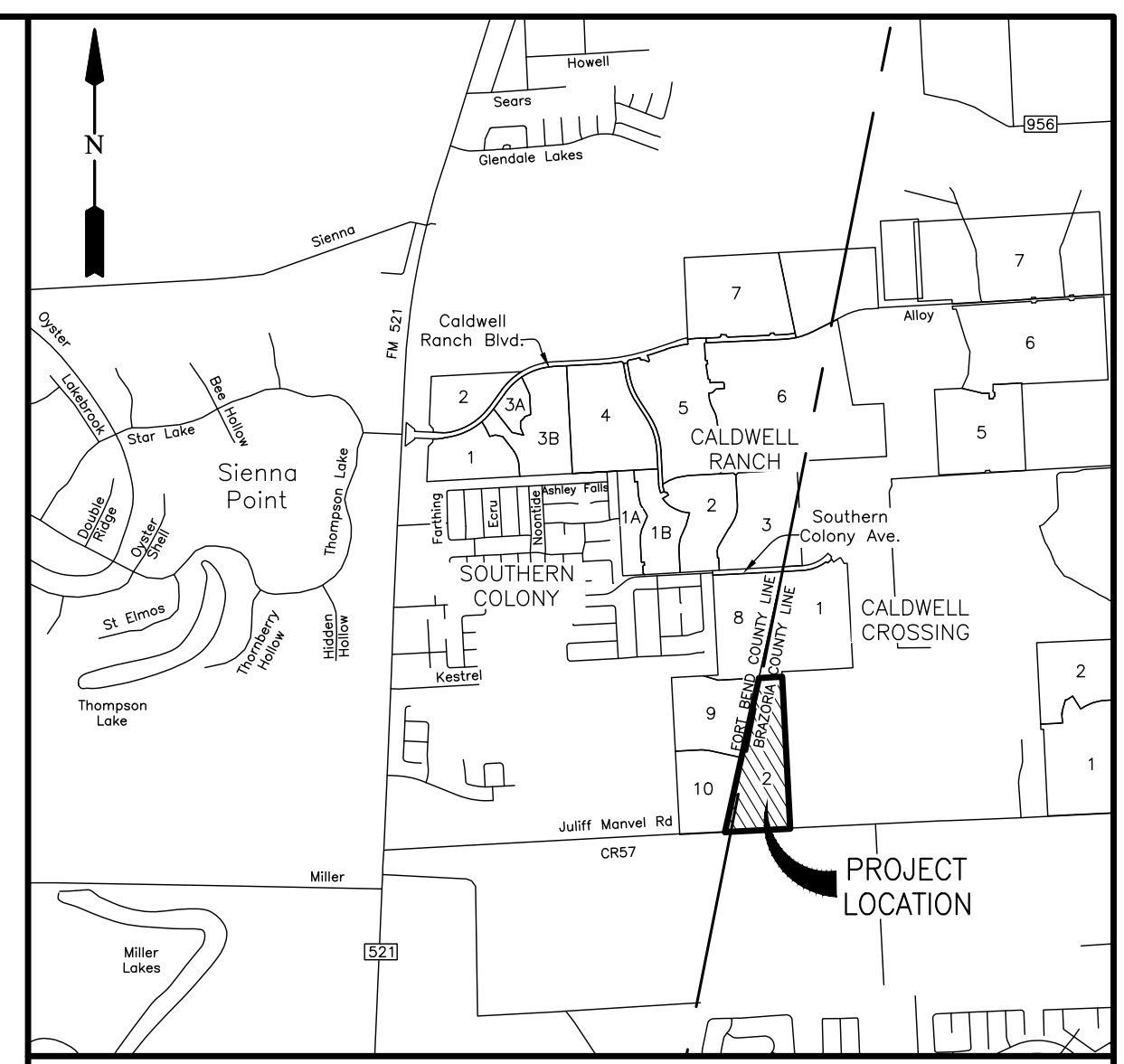
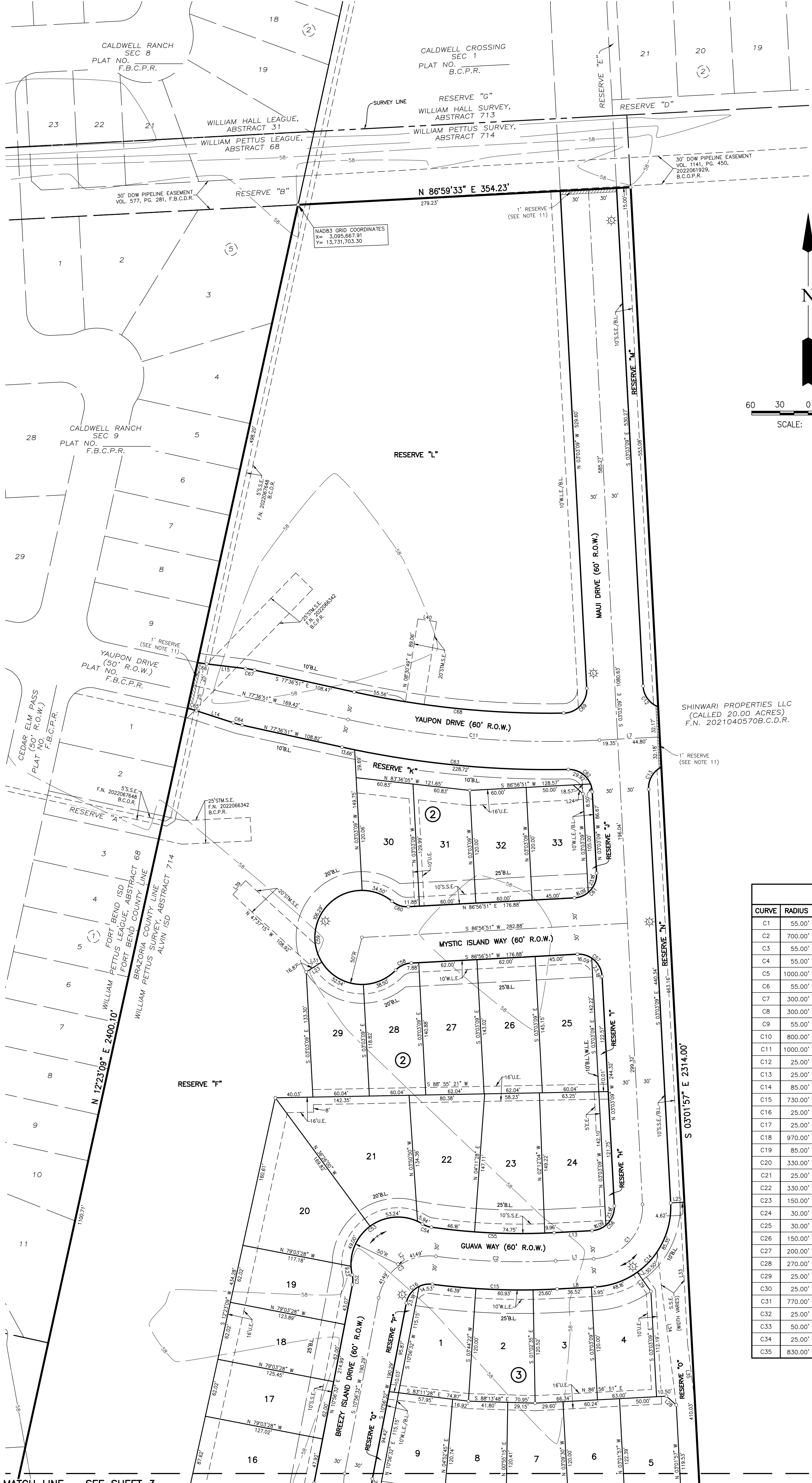
OWNERS:  
D.R. HORTON-TEXAS, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
ERNEST S. LOEB, ASSISTANT VICE PRESIDENT  
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407  
PH: 281-566-2100

**SURVEYOR: GBI PARTNERS**  
4724 VISTA ROAD PASADENA, TX 77505  
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

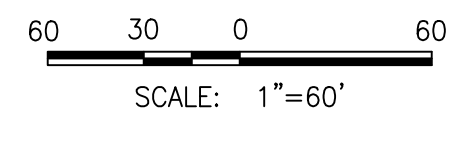
JON P. BORDOVSKY, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6405  
KATHLEEN KINCHEN, P.E. LICENSED PROFESSIONAL ENGINEER TEXAS LICENSE NO. 136244





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

- LEGEND**
- 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
  - B.L. INDICATES BUILDING LINE
  - E.E. INDICATES ELECTRICAL EASEMENT
  - F.N. INDICATES FILE NUMBER
  - FND. INDICATES FOUND
  - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
  - I.R. INDICATES IRON ROD
  - NO. INDICATES NUMBER
  - PG. INDICATES PAGE
  - P.O.B. INDICATES POINT OF BEGINNING
  - 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



**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	55.00'	90°00'00"	86.39'	S 41°56'51" W	77.78'
C2	700.00'	10°25'59"	127.46'	N 87°50'10" W	127.29'
C3	55.00'	86°26'18"	82.97'	S 54°09'41" W	75.33'
C4	55.00'	92°50'42"	89.12'	S 35°28'49" E	79.69'
C5	1000.00'	11°08'59"	194.60'	S 87°28'40" E	194.29'
C6	55.00'	90°01'12"	86.41'	S 48°02'33" E	77.80'
C7	300.00'	47°30'54"	248.79'	S 20°43'30" W	241.72'
C8	300.00'	74°36'24"	390.64'	S 40°18'39" E	363.62'
C9	55.00'	105°23'36"	101.17'	S 40°18'39" E	87.50'
C10	800.00'	8°05'36"	113.01'	N 82°56'45" E	112.91'
C11	1000.00'	15°25'06"	269.10'	N 85°19'24" W	268.29'
C12	25.00'	65°56'15"	28.77'	S 36°01'17" E	27.21'
C13	25.00'	65°52'52"	28.75'	S 29°53'17" W	27.19'
C14	85.00'	90°00'00"	133.52'	S 41°56'51" W	120.21'
C15	730.00'	10°25'59"	132.93'	N 87°50'10" W	132.74'
C16	25.00'	86°26'18"	37.72'	S 54°09'41" W	34.24'
C17	25.00'	92°50'42"	40.51'	S 35°28'49" E	36.22'
C18	970.00'	11°08'59"	188.76'	S 87°28'40" E	188.46'
C19	85.00'	90°01'12"	133.55'	S 48°02'33" E	120.23'
C20	330.00'	42°51'39"	246.86'	S 18°23'52" W	241.14'
C21	25.00'	76°37'28"	33.43'	S 01°30'58" W	31.00'
C22	330.00'	23°52'33"	137.52'	S 24°51'29" E	136.52'
C23	150.00'	9°54'46"	25.95'	S 07°57'50" E	25.92'
C24	30.00'	90°00'00"	47.12'	S 48°02'27" E	42.43'
C25	30.00'	90°00'00"	47.12'	N 41°59'33" E	42.43'
C26	150.00'	6°40'20"	17.47'	N 00°19'43" E	17.46'
C27	200.00'	33°02'45"	115.35'	N 12°51'29" W	113.76'
C28	270.00'	48°13'59"	227.29'	N 53°29'59" W	220.64'
C29	25.00'	90°00'00"	39.27'	S 57°23'09" W	35.36'
C30	25.00'	105°23'36"	45.99'	S 40°18'39" E	39.77'
C31	770.00'	8°05'36"	106.77'	N 82°56'45" E	106.68'
C32	25.00'	42°50'00"	18.69'	N 57°28'56" E	18.26'
C33	50.00'	265°40'01"	231.84'	S 11°06'03" E	73.33'
C34	25.00'	42°50'00"	18.69'	N 79°41'03" W	18.26'
C35	830.00'	8°05'36"	117.24'	S 82°56'45" W	117.15'

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C36	25.00'	21°02'22"	9.18'	S 76°28'22" W	9.13'
C37	50.00'	147°28'20"	128.69'	N 40°18'39" W	96.00'
C38	25.00'	21°02'22"	9.18'	N 22°54'20" E	9.13'
C39	25.00'	90°00'00"	39.27'	N 32°36'51" W	35.36'
C40	200.00'	2°49'02"	9.83'	N 76°12'20" W	9.83'
C41	200.00'	2°49'02"	9.83'	N 76°12'20" W	9.83'
C42	200.00'	2°49'02"	9.83'	S 79°01'22" E	9.83'
C43	200.00'	2°49'02"	9.83'	S 79°01'22" E	9.83'
C44	330.00'	22°54'53"	131.98'	S 66°09'25" E	131.10'
C45	25.00'	87°27'56"	38.16'	N 81°34'04" E	34.56'
C46	270.00'	40°52'03"	192.58'	N 17°24'04" E	188.53'
C47	25.00'	90°01'12"	39.28'	N 48°02'33" W	35.36'
C48	1030.00'	12°00'57"	216.01'	N 87°02'41" W	215.61'
C49	25.00'	20°37'05"	9.00'	S 88°39'16" W	8.95'
C50	50.00'	132°04'28"	115.26'	N 35°37'03" W	91.38'
C51	25.00'	19°28'40"	8.50'	N 20°40'52" E	8.46'
C52	25.00'	24°06'05"	10.52'	N 01°06'31" W	10.44'
C53	50.00'	134°32'07"	117.40'	N 54°06'30" E	92.23'
C54	25.00'	23°14'15"	10.14'	S 70°14'34" E	10.07'
C55	670.00'	11°11'28"	130.86'	S 71°38'09" E	130.66'
C56	25.00'	90°00'00"	39.27'	N 41°56'51" E	35.36'
C57	25.00'	90°00'00"	39.27'	N 48°03'09" W	35.36'
C58	25.00'	42°50'00"	18.69'	S 55°31'51" W	18.26'
C59	50.00'	265°40'01"	231.84'	N 03°03'09" W	73.33'
C60	25.00'	42°50'00"	18.69'	S 71°38'09" E	18.26'
C61	25.00'	90°00'00"	39.27'	N 41°56'51" E	35.36'
C62	25.00'	88°02'41"	38.42'	N 7°04'28" W	34.75'
C63	1030.00'	13°28'59"	242.38'	N 84°21'20" W	241.82'
C64	100.00'	5°37'27"	9.82'	N 74°48'08" W	9.81'
C65	100.00'	5°37'27"	9.82'	N 74°48'08" W	9.81'
C66	100.00'	5°34'34"	9.73'	S 80°24'08" E	9.73'
C67	100.00'	5°34'34"	9.73'	S 80°24'08" E	9.73'
C68	970.00'	13°15'19"	224.41'	S 84°14'30" E	223.91'
C69	25.00'	92°10'59"	40.22'	N 43°02'20" E	36.02'

MATCH LINE - SEE SHEET 3

**CALDWELL CROSSING SECTION 2 AMENDING PLAT NO. 1**

A SUBDIVISION OF 35.766 ACRES OF LAND SITUATED IN THE WILLIAM PETTUS SURVEY, ABSTRACT 714, CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

63 LOTS 19 RESERVES (14.522 ACRES) 3 BLOCKS  
OCTOBER 30, 2024 JOB NO. 1931-8152C

PURPOSE OF REPLAT: TO REVISE MINIMUM SLAB ELEVATION

OWNERS:  
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

**CALDWELL CROSSING PARKLAND TABLE**

SECTION	NO. OF LOTS	PUBLIC PARK REG. IAC/540U	PRIVATE PARK DEDICATION (AC.)	PRIVATE PARK CREDIT (50%)	PUBLIC PARK DED. (AC) (MAINTENANCE BERM)	PUBLIC PARK CREDIT (50%)	PARK CREDIT PROVIDED (AC)	REMAINING PARK CREDIT (AC)
1	106	1.963	1.062	0.531	3.32	1.66	2.191	0.228
2	63	1.167	1.435	0.718	3.46	1.73	2.448	1.509
3	70	1.296	3.142	1.571	3.43	1.71	3.285	3.497
4	93	1.722	0.332	0.166	0.000	0.000	0.166	1.941
5	127	2.352	0.000	0.000	0.000	0.000	0.000	-0.411
6	64	1.185	0.587	0.294	0.000	0.000	0.294	-1.303
TOTAL	64	9.685	6.558	3.279	10.207	5.104	8.383	

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 86°56'51" W	40.47'
L2	N 35°50'19" W	2.00'
L3	S 54°31'11" W	2.00'
L4	N 86°56'51" E	39.95'
L5	S 44°28'57" W	22.09'
L6	S 49°41'21" W	11.00'
L7	N 86°58'03" E	64.15'
L8	S 86°56'51" W	40.47'
L9	N 86°56'51" E	39.95'
L10	N 78°53'57" E	34.47'
L11	S 78°53'57" W	34.47'
L12	S 86°56'51" W	39.95'
L13	N 86°56'51" E	40.47'
L14	N 71°59'24" W	41.20'
L15	S 83°11'25" E	41.72'
L16	S 43°10'03" W	31.46'
L17	N 32°36'51" W	14.14'
L18	N 41°59'33" E	14.14'
L19	S 28°25'01" E	20.00'
L20	N 56°06'03" W	14.14'

**LINE TABLE**

LINE	BEARING	DISTANCE
L21	S 03°00'27" E	30.00'
L22	S 57°23'09" W	14.14'
L23	S 57°48'55" W	19.67'
L24	N 48°03'09" W	14.14'
L25	N 86°56'51" E	14.62'
L26	N 86°58'03" E	15.00'
L27	N 43°37'33" E	25.00'
L28	N 48°02'33" W	14.14'
L29	S 35°31'05" E	25.00'
L30	N 86°58'03" E	15.00'
L31	S 89°16'08" W	11.79'
L32	N 12°23'09" E	1.50'
L33	S 03°03'09" E	150.52'
L34	S 07°06'20" E	164.26'
L35	S 07°06'20" E	64.34'
L36	S 03°01'57" E	46.78'
L37	S 03°53'38" W	14.46'
L38	S 72°23'09" W	20.00'
L39	N 42°18'58" E	20.00'
L40	S 81°24'29" E	20.00'

**SURVEYOR:**  
**GBI PARTNERS**  
4724 VISTA ROAD TRFELS FIRM #10130300  
PASADENA, TX 77505 GBSurvey@GBISurvey.com  
PHONE: 281-499-4539 www.GBISurvey.com

**ENGINEER:**  
**LJA Engineering, Inc.**  
1904 W. Grand Parkway North Phone 713.953.5200  
Suite 100 Fax 713.953.5026  
Katy, Texas 77449 FRN-F-1386

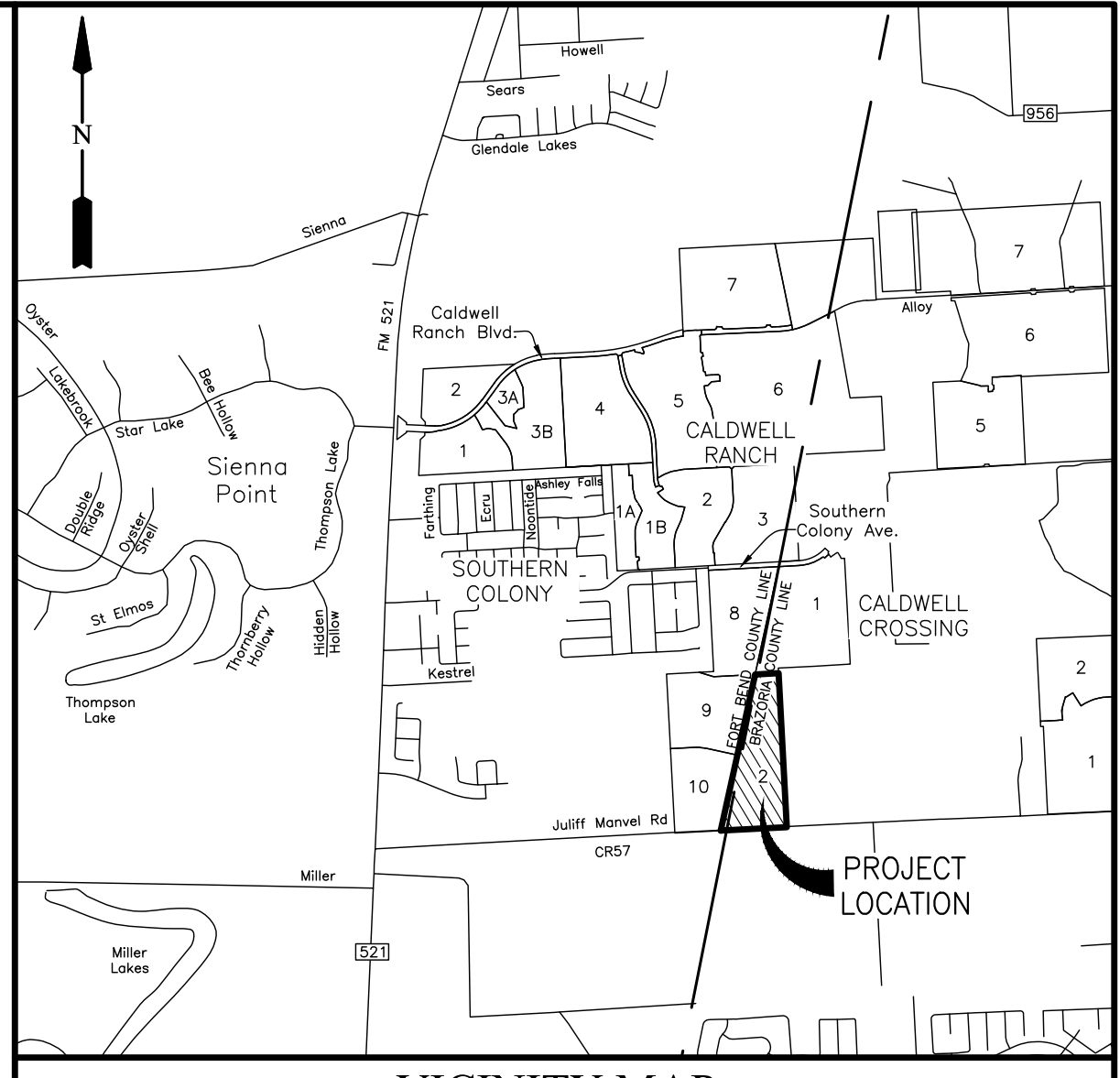
JON P. BORDOVSKY, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6405

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



RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.426	18,535	RESTRICTED TO LANDSCAPE/OPEN SPACE/PARK	HOA
B	0.026	1,122	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
C	0.712	31,003	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE	MUD 87
D	2.589	112,760	RESTRICTED TO OPEN SPACE/DETENTION	MUD 87
E	0.041	1,798	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
F	4.758	207,255	RESTRICTED TO OPEN SPACE/DETENTION	MUD 87
G	0.082	3,569	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
H	0.031	1,359	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
I	0.031	1,364	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
J	0.026	1,136	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
K	0.128	5,597	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
L	4.234	184,431	RESTRICTED TO OPEN SPACE/DETENTION	MUD 87
M	0.187	8,148	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
N	0.154	6,715	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
O	0.272	11,861	RESTRICTED TO LANDSCAPE/OPEN SPACE/PARK	HOA
P	0.025	1,095	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
Q	0.025	1,088	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
R	0.038	1,664	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
S	0.737	32,094	RESTRICTED TO LANDSCAPE/OPEN SPACE/PARK	HOA
TOTAL	14.522	632,594		

- LEGEND**
- 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
  - B.L. INDICATES BUILDING LINE
  - E.E. INDICATES ELECTRICAL EASEMENT
  - F.N. INDICATES FILE NUMBER
  - FND. INDICATES FOUND
  - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
  - I.R. INDICATES IRON ROD
  - NO. INDICATES NUMBER
  - PG. INDICATES PAGE
  - P.O.B. INDICATES POINT OF BEGINNING
  - 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



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



SHINWARI PROPERTIES LLC  
(CALLED 20.00 ACRES)  
F.N. 2021040570B.C.D.R.

P.O.B.  
NAD83 GRID COORDINATES  
X= 3,096,144.01  
Y= 13,729,411.44

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	55.00'	90°00'00"	86.39'	S 41°56'51" W	77.78'
C2	700.00'	10°25'59"	127.46'	N 87°50'10" W	127.29'
C3	55.00'	86°28'18"	82.97'	S 54°09'41" W	75.33'
C4	55.00'	92°50'42"	89.12'	S 35°28'49" E	79.69'
C5	1000.00'	11°08'59"	194.60'	S 87°28'40" E	194.29'
C6	55.00'	90°01'12"	86.41'	S 48°02'33" E	77.80'
C7	300.00'	47°30'54"	248.79'	S 20°43'30" W	241.72'
C8	300.00'	74°36'24"	390.64'	S 40°18'39" E	363.62'
C9	55.00'	105°23'36"	101.17'	S 40°16'39" E	87.50'
C10	800.00'	8°05'36"	113.01'	N 82°56'45" E	112.91'
C11	1000.00'	15°25'06"	269.10'	N 85°19'24" W	268.29'
C12	25.00'	65°56'15"	28.77'	S 36°01'17" E	27.21'
C13	25.00'	65°52'52"	28.75'	S 29°53'17" W	27.19'
C14	85.00'	90°00'00"	133.52'	S 41°56'51" W	120.21'
C15	730.00'	10°25'59"	132.93'	N 87°50'10" W	132.74'
C16	25.00'	86°28'18"	37.72'	S 54°09'41" W	34.24'
C17	25.00'	92°50'42"	40.51'	S 35°28'49" E	36.22'
C18	970.00'	11°08'59"	188.76'	S 87°28'40" E	188.46'
C19	85.00'	90°01'12"	133.55'	S 48°02'33" E	120.23'
C20	330.00'	42°51'39"	246.86'	S 18°23'52" W	241.14'
C21	25.00'	76°37'28"	33.43'	S 01°30'58" W	31.00'
C22	330.00'	23°52'33"	137.52'	S 24°51'29" E	136.52'
C23	150.00'	9°54'46"	25.95'	S 07°57'50" E	25.92'
C24	30.00'	90°00'00"	47.12'	S 48°00'27" E	42.43'
C25	30.00'	90°00'00"	47.12'	N 41°59'33" E	42.43'
C26	150.00'	6°40'20"	17.47'	N 00°19'43" E	17.46'
C27	200.00'	33°02'45"	115.35'	N 12°51'29" W	113.76'
C28	270.00'	48°13'59"	227.29'	N 53°29'51" W	220.64'
C29	25.00'	90°00'00"	39.27'	S 57°23'09" W	35.36'
C30	25.00'	105°23'36"	45.99'	S 40°18'39" E	39.77'
C31	770.00'	8°05'36"	108.77'	S 82°56'45" E	108.68'
C32	25.00'	42°50'00"	18.69'	N 57°28'56" E	18.26'
C33	50.00'	265°40'01"	231.84'	S 11°06'03" E	73.33'
C34	25.00'	42°50'00"	18.69'	N 79°41'03" W	18.26'
C35	830.00'	8°05'36"	117.24'	S 82°56'45" W	117.15'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C36	25.00'	21°02'22"	9.18'	S 76°28'22" W	9.13'
C37	50.00'	14°7'28"00"	128.69'	N 40°18'39" W	96.00'
C38	25.00'	21°02'22"	9.18'	N 22°54'20" E	9.13'
C39	25.00'	90°00'00"	39.27'	N 32°36'51" W	35.36'
C40	200.00'	2°49'02"	9.83'	N 76°12'20" W	9.83'
C41	200.00'	2°49'02"	9.83'	N 76°12'20" W	9.83'
C42	200.00'	2°49'02"	9.83'	S 79°01'22" E	9.83'
C43	200.00'	2°49'02"	9.83'	S 79°01'22" E	9.83'
C44	330.00'	22°54'53"	131.98'	S 66°09'25" E	131.10'
C45	25.00'	87°27'56"	38.16'	N 81°34'04" E	34.56'
C46	270.00'	40°52'03"	192.58'	N 17°24'04" E	188.53'
C47	25.00'	90°01'12"	39.28'	N 48°02'33" W	35.36'
C48	1030.00'	12°00'57"	216.01'	N 87°02'41" W	215.61'
C49	25.00'	20°37'05"	9.00'	S 88°39'16" W	8.95'
C50	50.00'	132°04'28"	115.26'	N 35°37'03" W	91.38'
C51	25.00'	19°28'40"	8.50'	N 20°40'52" E	8.46'
C52	25.00'	24°06'05"	10.52'	N 01°06'31" W	10.44'
C53	50.00'	134°32'07"	117.40'	N 54°06'30" E	92.23'
C54	25.00'	23°14'15"	10.14'	S 70°14'34" E	10.07'
C55	670.00'	11°11'28"	130.86'	S 87°27'25" E	130.66'
C56	25.00'	90°00'00"	39.27'	N 41°56'51" E	35.36'
C57	25.00'	90°00'00"	39.27'	N 48°03'09" W	35.36'
C58	25.00'	42°50'00"	18.69'	S 65°31'51" W	18.26'
C59	50.00'	265°40'01"	231.84'	N 03°03'09" W	73.33'
C60	25.00'	42°50'00"	18.69'	S 71°38'09" W	18.26'
C61	25.00'	90°00'00"	39.27'	N 41°56'51" E	35.36'
C62	25.00'	88°02'41"	38.42'	N 47°04'29" W	34.75'
C63	1030.00'	13°28'59"	242.38'	N 84°21'20" W	241.82'
C64	100.00'	5°37'27"	9.82'	N 74°48'08" W	9.81'
C65	100.00'	5°37'27"	9.82'	N 74°48'08" W	9.81'
C66	100.00'	5°34'34"	9.73'	S 80°24'08" E	9.73'
C67	100.00'	5°34'34"	9.73'	S 80°24'08" E	9.73'
C68	970.00'	13°15'19"	224.41'	S 84°14'30" W	223.91'
C69	25.00'	92°10'59"	40.22'	N 43°02'20" E	36.02'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 86°56'51" W	40.47'
L2	N 35°50'19" W	2.00'
L3	S 54°31'11" W	2.00'
L4	N 86°56'51" E	39.95'
L5	S 44°28'57" W	22.09'
L6	S 49°41'21" W	11.00'
L7	N 86°58'03" E	64.15'
L8	S 86°56'51" W	40.47'
L9	N 86°56'51" E	39.95'
L10	N 78°53'57" E	34.47'
L11	S 78°53'57" W	34.47'
L12	S 86°56'51" W	39.95'
L13	N 86°56'51" E	40.47'
L14	N 71°59'24" W	41.20'
L15	S 83°11'25" E	41.72'
L16	S 43°10'03" W	31.46'
L17	N 32°36'51" W	14.14'
L18	N 41°59'33" E	14.14'
L19	S 28°25'01" E	20.00'
L20	N 56°06'03" W	14.14'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S 03°00'27" E	30.00'
L22	S 57°23'09" W	14.14'
L23	S 57°48'55" W	19.67'
L24	N 48°03'09" W	14.14'
L25	N 86°58'03" E	14.62'
L26	N 86°58'03" E	15.00'
L27	N 43°33'33" E	25.00'
L28	N 48°02'33" W	14.14'
L29	S 35°31'05" E	25.00'
L30	N 86°58'03" E	15.00'
L31	S 89°16'08" W	11.79'
L32	N 12°23'09" E	1.50'
L33	S 03°03'09" E	150.52'
L34	S 07°06'20" E	164.26'
L35	S 07°06'20" E	64.34'
L36	S 03°01'57" E	46.78'
L37	S 03°53'38" W	41.46'
L38	S 72°23'09" W	20.00'
L39	N 42°18'58" E	20.00'
L40	S 81°24'29" E	20.00'

## CALDWELL CROSSING SECTION 2 AMENDING PLAT NO. 1

A SUBDIVISION OF 35.766 ACRES OF LAND SITUATED IN THE WILLIAM PETTUS SURVEY, ABSTRACT 714, CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

63 LOTS 19 RESERVES (14.522 ACRES) 3 BLOCKS

OCTOBER 30, 2024 JOB NO. 1931-8152C

PURPOSE OF REPLAT: TO REVISE MINIMUM SLAB ELEVATION

OWNERS:  
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 TBPELS 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