

Thursday, September 21, 2023

Abby Martinez
LJA Engineering
1904 W Grand Parkway N, Ste. 100
Katy, TX 77449
Email: amartinez@lja.com

Re: Caldwell Lakes Section 1 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 2974
Adico, LLC Project No. 16007-2-318

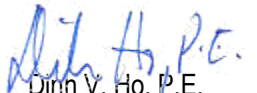
Dear Ms. Martinez;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Caldwell Lakes Section 1 Preliminary Plat, received on or about September 20, 2023. The review of the preliminary 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 preliminary plat as resubmitted September 20, 2023. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than September 28, 2023, for consideration at the October 3, 2023, Planning and Zoning meeting.

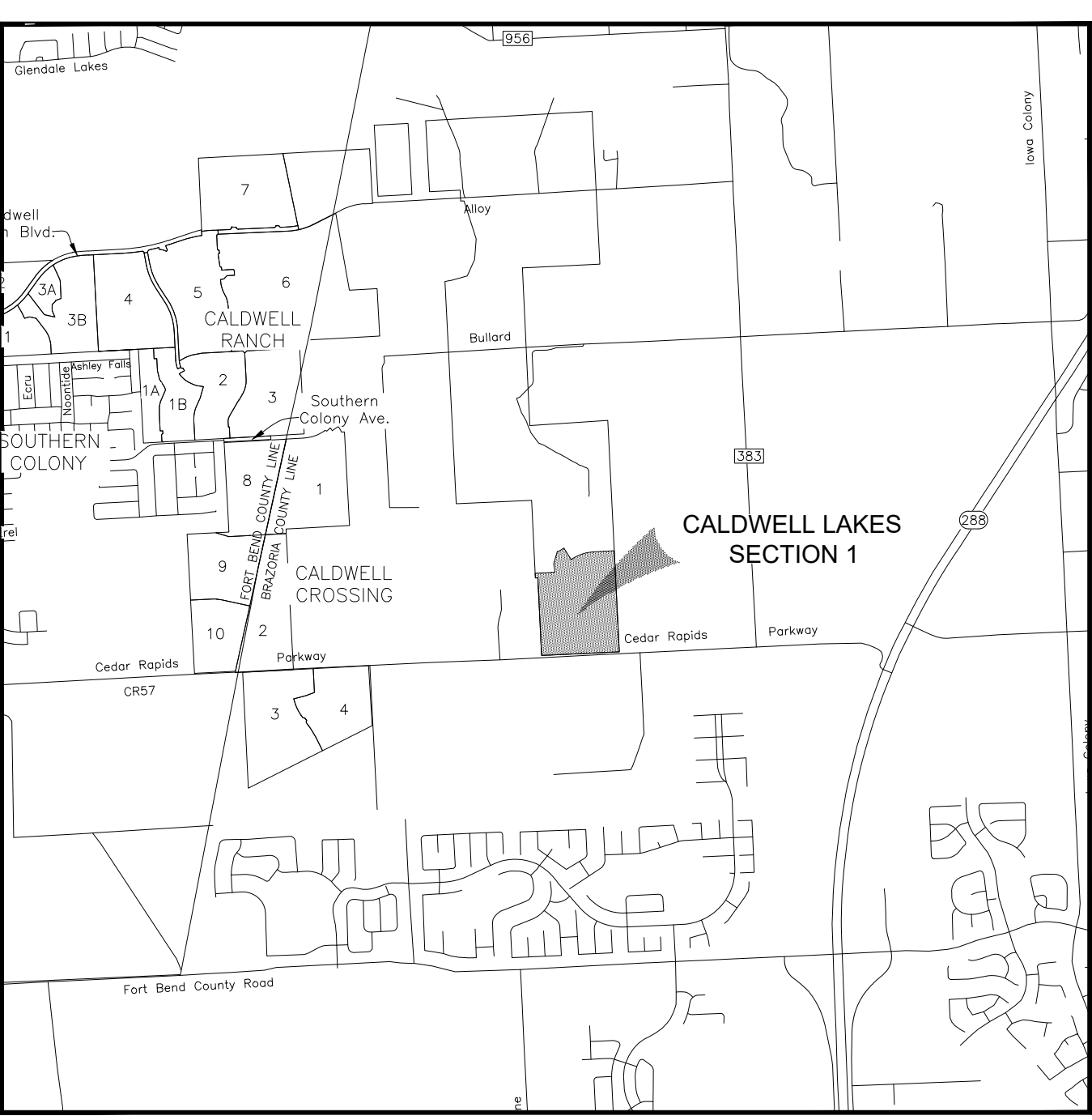
Should you have any questions, please do not hesitate to contact our office.

Sincerely,
Adico, LLC


Dinn V. Ho, P.E.
TBPE Firm No.16423

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-318

- GENERAL NOTES:
- 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 0.9998724707.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PLAN NO. 480360195K DECEMBER 30, 2020 THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
 - 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.
 - T.B.M. INDICATES TEMPORARY BENCHMARK: TBM-171: 58 INCH IRON ROD SET.
 - ELEVATION = 59.26; NAVD 88, GEOID 18.
 - THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES IN BRAZORIA COUNTY AND THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD #7, AND BRAZORIA DRAINAGE DISTRICT NO. 5.
 - 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.
 - CONTOUR LINES SHOWN HEREON ARE BASED ON THE NGS BENCHMARK E 306 BEING NOTED HEREON.
 - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR REPLIED UPON AS A FINAL SURVEY DOCUMENT.
 - 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.
 - DRAINAGE PLANS TO BE PROVIDED PRIOR TO FINAL PLAT SUBMITTAL.
 - ONE FOOT RESERVE DEDICATED TO THE FINAL IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT IS SUBDIVIDED NO RE-SUBDIVISION IN A RECORD PLAT THE ONE FOOT RESERVE SHALL HEREOFOR 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.
 - OWNERS DO HEREBY CERTIFY THAT THEY ARE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF (NAME AND SECTION) 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 ACRES.
 - ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
 - ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
 - 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.; 688 COLONY INVESTMENTS, LTD.; AND D.R. HORTON.



Vicinity Map
1 inch = 1/2 mile

CALL 58.82 ACRES
McALISTER OPPORTUNITY FUND 2014, L.P.
McALISTER OPPORTUNITY FUND III, LP.
FILE No. 2017055969
O.P.R.B.C.

CALDWELL LAKES
FUTURE
DEVELOPMENT

CALDWELL LAKES
FUTURE
DEVELOPMENT

P.O.B.
X:3100362.01
Y:13732824.02

40-FOOT WIDE ESMT
BRAZORIA COUNTY M.U.D. No.31
FILE No.2014018228 O.P.R.B.C.

STERLING LAKES
NORTH
SECTION 1
FILE NO. _____

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 07°28'24" W	144.73'
L2	S 77°06'38" E	14.14'
L3	N 57°53'22" E	115.00'
L4	N 57°53'22" E	70.00'
L5	N 63°51'39" E	75.20'
L6	N 69°08'31" E	69.79'
L7	N 74°28'30" E	69.79'
L8	N 79°48'29" E	69.79'
L9	N 85°04'05" E	68.70'
L10	S 87°34'02" W	41.50'
L11	N 02°50'05" W	78.90'
L12	N 32°06'38" W	60.51'
L13	S 27°32'49" E	54.67'
L14	N 87°08'55" E	71.74'
L15	N 87°08'55" E	94.69'
L16	N 87°08'55" E	107.41'
L17	S 87°15'58" E	27.46'
L18	S 27°32'49" E	51.83'
L19	N 79°35'19" E	29.98'
L20	N 22°07'24" W	77.35'
L21	S 75°46'26" W	65.14'
L22	N 87°34'26" E	71.67'
L23	S 77°59'45" E	42.28'
L24	N 12°35'53" W	86.14'
L25	N 02°25'34" W	44.35'
L26	N 22°07'24" W	77.58'
L27	N 20°52'57" W	37.40'
L28	S 55°36'02" E	20.00'
L29	N 51°39'35" E	16.28'
L30	N 27°32'49" W	16.81'
L31	N 17°49'21" W	86.80'
L32	N 04°07'16" W	61.24'
L33	N 02°51'05" W	142.80'
L34	N 87°08'55" E	2.65'
L35	N 12°35'53" W	4.36'
L36	N 02°25'34" W	101.39'
L37	N 03°42'47" E	46.20'
L38	N 03°42'47" E	115.00'
L39	N 87°12'07" E	29.83'
L40	S 86°17'13" E	90.75'
L41	S 20°30'56" E	55.14'
L42	S 02°47'53" E	65.12'
L43	S 69°24'27" W	95.28'
L44	N 86°09'41" E	5.00'
L45	N 14°54'09" W	41.69'
L46	S 69°24'27" W	95.51'
L47	S 73°46'59" W	29.67'
L48	N 54°32'03" W	12.40'
L49	N 10°05'44" W	65.57'
L50	N 02°51'05" W	53.20'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	870.00'	4°38'19"	70.43'	N 84°50'45" E	70.42'
C2	900.00'	24°42'44"	388.18'	N 74°48'33" E	385.18'
C3	400.00'	4°33'49"	31.86'	N 29°49'44" W	31.85'
C4	600.00'	24°41'44"	258.61'	S 74°48'03" W	256.61'
C5	300.00'	17°44'28"	92.89'	N 78°16'41" E	92.52'
C6	55.00'	90°00'00"	86.39'	N 42°08'55" E	77.78'
C7	300.00'	24°41'44"	129.31'	S 74°48'03" W	128.31'
C8	1200.00'	11°06'08"	232.52'	N 68°00'15" E	232.16'
C9	55.00'	76°21'12"	73.29'	S 35°22'43" W	67.99'
C10	55.00'	83°29'20"	80.14'	S 44°32'33" E	73.24'
C11	300.00'	6°33'52"	34.37'	S 89°34'09" E	34.35'
C12	300.00'	5°39'19"	29.61'	S 89°58'35" W	29.60'
C13	300.00'	24°41'44"	129.31'	N 15°11'57" W	128.31'
C14	300.00'	19°01'19"	99.60'	N 06°39'35" E	99.14'
C15	300.00'	38°17'38"	200.51'	S 02°58'35" E	196.80'
C16	300.00'	19°41'50"	103.13'	N 12°16'29" W	102.63'
C17	300.00'	11°48'00"	61.78'	N 81°40'26" E	61.68'
C18	55.00'	83°29'20"	80.14'	S 44°32'33" E	73.24'
C19	600.00'	14°07'28"	147.91'	N 86°39'03" E	147.54'
C20	600.00'	6°08'21"	64.29'	S 00°38'36" W	64.26'
C21	300.00'	14°25'49"	75.58'	S 85°12'39" E	75.36'
C22	300.00'	16°39'36"	87.24'	S 77°49'52" W	86.93'
C23	300.00'	12°03'04"	63.10'	N 08°52'37" W	62.98'

CALL 1.00 ACRE
TRACT 2
DELBERT LEE HUTCHINSON
AND WIFE DARLA JO HUTCHINSON
FILE No. 95-017047
O.P.R.B.C.

CALL 1.00 ACRE
TRACT 1
DELBERT LEE HUTCHINSON
AND WIFE DARLA JO HUTCHINSON
FILE No. 95-017047
O.P.R.B.C.

1.81 ACRES (60' IN WIDTH)
TO BE DEDICATED FOR PUBLIC
RIGHT-OF-WAY PURPOSE

1.81 ACRES (60' IN WIDTH)
TO BE DEDICATED FOR PUBLIC
RIGHT-OF-WAY PURPOSE

OAKMONT ESTATES
VOLUME 21 PAGES 307-308
B.C.P.R.

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	
A	2.008	87,490	RESTRICTED TO LANDSCAPE / OPEN SPACE / HOA PARK	
B	0.026	1,151	RESTRICTED TO LANDSCAPE / OPEN SPACE	
C	0.416	18,102	RESTRICTED TO LANDSCAPE / OPEN SPACE	
D	0.474	20,637	RESTRICTED TO LANDSCAPE / OPEN SPACE	
E	0.035	1,508	RESTRICTED TO LANDSCAPE / OPEN SPACE	
F	5.298	230,760	RESTRICTED TO LANDSCAPE / OPEN SPACE / WWTP	
G	0.190	8,295	RESTRICTED TO LANDSCAPE / OPEN SPACE / ACCESS	
H	0.036	1,578	RESTRICTED TO LANDSCAPE / OPEN SPACE	
I	0.639	27,839	RESTRICTED TO LANDSCAPE / OPEN SPACE	
J	0.059	2,560	RESTRICTED TO LANDSCAPE / OPEN SPACE	
K	0.734	31,968	RESTRICTED TO LANDSCAPE / OPEN SPACE	
L	0.163	7,991	RESTRICTED TO LANDSCAPE / OPEN SPACE	
M	0.184	8,031	RESTRICTED TO LANDSCAPE / OPEN SPACE	
N	0.321	13,974	RESTRICTED TO LANDSCAPE / OPEN SPACE	
O	0.058	2,520	RESTRICTED TO LANDSCAPE / OPEN SPACE	
P	0.272	11,840	RESTRICTED TO LANDSCAPE / OPEN SPACE	
Q	0.050	2,176	RESTRICTED TO LANDSCAPE / OPEN SPACE	
R	0.028	1,223	RESTRICTED TO LANDSCAPE / OPEN SPACE	
S	0.023	2,318	RESTRICTED TO LANDSCAPE / OPEN SPACE	
T	0.083	3,595	RESTRICTED TO LANDSCAPE / OPEN SPACE	
U	0.025	1,090	RESTRICTED TO LANDSCAPE / OPEN SPACE	
V	0.024	1,059	RESTRICTED TO LANDSCAPE / OPEN SPACE	
W	0.074	3,233	RESTRICTED TO LANDSCAPE / OPEN SPACE	
X	0.026	1,119	RESTRICTED TO LANDSCAPE / OPEN SPACE	
TOTAL	5.169	225,164	RESTRICTED TO LANDSCAPE / OPEN SPACE	

- LEGEND
- RES. INDICATES RESERVE
 - B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - B.C.P.R. INDICATES BRAZORIA COUNTY PUBLIC RECORDS
 - O.P.R.B.C. INDICATES OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
 - R.O.W. INDICATES RIGHT-OF-WAY
 - DOC NO. INDICATES DOCUMENT NUMBER
 - ▲ INDICATES STREETNAME CHANGE

A PRELIMINARY PLAT OF
CALDWELL LAKES
SECTION 1

±49.65 ACRES
138 LOTS (60' x 120' TYP.) AND
24 RESTRICTED RESERVES IN 6 BLOCKS

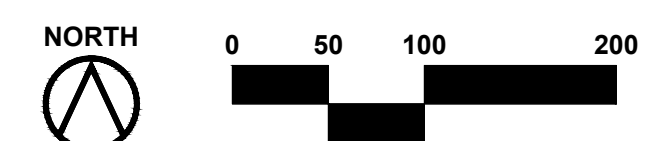
OUT OF THE
WILLIAM PETTUS SURVEY, A-714
CITY OF IOWA COLONY ETJ, BRAZORIA COUNTY, TEXAS

OWNER:
D.R. HORTON
6744 HORTON VISTA DR.
RICHMOND, TX 77407
281-566-2100

PLANNER:
LJA Planning + Landscape Architecture
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

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

SURVEYOR:
LJA Surveying, Inc.
3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382



DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE FOREMENTIONED ORDINANCES WHICH ARE SUBSEQUENTLY GRANTED BY THE IOWA COLONY PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.