

Tuesday, August 27, 2024

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

Re: Caldwell Lakes Section 5 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 4478
ALLC Project No. 16007-2-388

Dear Ms. Martinez:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Caldwell Lakes Section 5 Preliminary Plat, received on or about August 26, 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 preliminary plat as resubmitted on August 26, 2024. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, August 28, 2024, for consideration at the September 3, 2024, Planning and Zoning meeting.

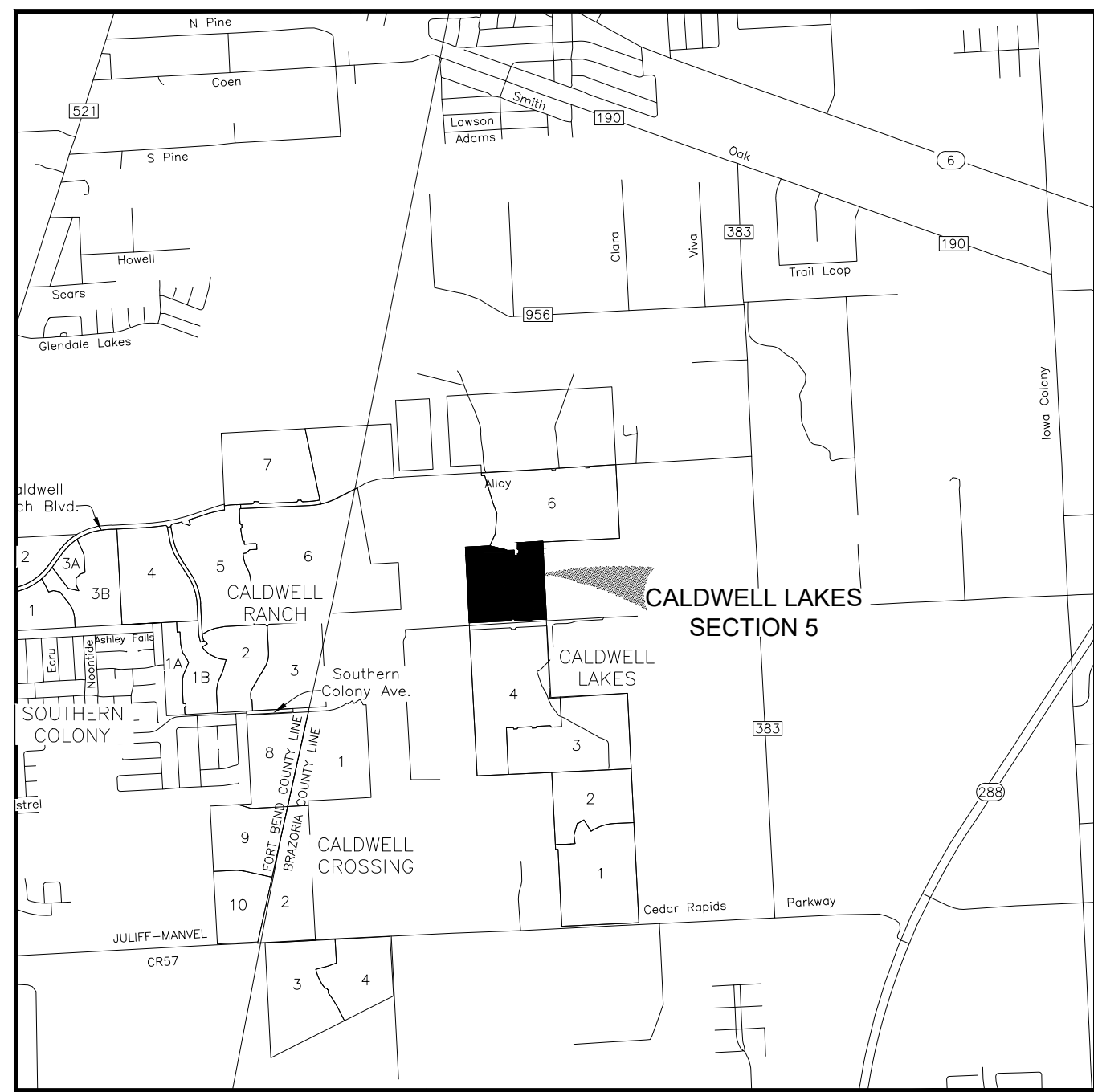
Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC

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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-388

- 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 PANEL 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 = 59.28', NAVD 83, GEOID 18.
- THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES IN BRAZORIA COUNTY AND THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD #17, 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 NG3 BENCHMARK E 306 BEING NOTED HEREON.
- THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELED 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 PUBLIC IN FEET AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT 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 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 ACREAGE.
- 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.
- PER DOCUMENT NUMBER 20080888, THE 54.888 ACRE TRACT CONVEYED TO BAYOU RIFLES, INC. APPEARS TO BE SIX-FEET (06' WARS) WIDE, WHICH WOULD BE SHORT OF THE EASTERLY LINE OF THE CANCELED A.B. LANGERMANN PATENT. THE TRACT IS FENCED AND OCCUPIED BY BAYOU RIFLES UP TO THE EASTERLY LINE OF THE CANCELED A.B. LANGERMANN PATENT, BUT SURVEYOR COULD FIND NO EVIDENCE OF A RECORD DOCUMENT CONVEYING THE PORTION OF THE TRACT BETWEEN THE EASTERLY LINE OF THE CALL 54.888 ACRE TRACT AND THE EASTERLY LINE OF THE CANCELED A.B. LANGERMANN PATENT.
- 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 EASEMENT SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET (11' 0") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET (5' 0") 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 EASEMENT THAT ARE DESIGNED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET (21' 0") 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 DESIGNED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.



Vicinity Map
1 inch = 1/2 mile

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 45°23'52" E	13.83'	L24	N 02°55'29" W	25.00'
L2	N 88°20'27" E	116.85'	L25	S 16°14'53" W	73.38'
L3	S 02°46'33" E	46.13'	L26	S 25°01'48" W	73.33'
L4	N 87°13'27" E	60.00'	L27	S 20°38'16" W	58.36'
L5	N 02°46'33" W	7.00'	L28	S 06°57'23" W	58.36'
L6	N 01°55'56" W	60.00'	L29	S 42°13'27" W	14.32'
L7	S 88°42'14" E	69.94'	L30	S 86°49'02" W	229.67'
L8	S 87°04'31" W	60.00'	L31	S 02°55'29" E	32.23'
L9	N 87°41'30" E	43.52'	L32	N 87°04'25" W	77.49'
L10	S 47°51'01" E	1.50'	L33	S 47°38'41" W	20.00'
L11	S 48°32'15" W	2.00'	L34	S 43°18'41" E	12.96'
L12	N 02°46'33" W	113.31'	L35	N 02°46'33" W	114.61'
L13	N 83°41'54" W	60.18'	L36	N 02°46'33" W	230.00'
L14	S 02°18'30" E	120.00'			
L15	N 42°08'59" E	14.16'			
L16	N 87°13'27" E	114.54'			
L17	S 87°13'27" W	114.45'			
L18	N 47°51'01" W	14.12'			
L19	N 42°08'59" E	70.80'			
L20	S 47°55'29" E	14.14'			
L21	S 02°55'29" E	114.49'			
L22	N 02°55'29" W	114.49'			
L23	N 42°04'31" E	14.14'			

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	2,030.00'	1°07'00"	39.57'	S 02°13'03" E	39.57'
C2	25.00'	90°28'03"	39.47'	N 42°27'29" E	35.50'
C3	25.00'	91°37'13"	39.98'	N 46°29'53" W	35.85'
C4	1,970.00'	2°52'33"	98.88'	N 00°45'00" E	98.87'
C5	30.00'	90°00'00"	47.12'	N 47°55'29" W	42.43'
C6	30.00'	90°00'00"	47.12'	S 42°04'31" W	42.43'
C7	600.00'	1°15'50"	13.23'	N 87°03'35" E	13.23'
C8	55.00'	90°47'47"	87.16'	S 48°10'26" E	78.32'
C9	55.00'	89°51'04"	86.25'	S 42°08'59" W	77.68'
C10	55.00'	102°55'29"	98.60'	N 41°27'45" W	86.04'
C11	500.00'	17°28'43"	152.53'	N 18°44'21" E	151.94'
C12	400.00'	30°15'16"	211.22'	N 12°21'05" E	208.77'
C13	800.00'	9°13'35"	128.83'	N 88°18'41" W	128.69'

CALL 2.000 ACRES
STYLED TRACT III
BAKER PROCESS, INC.
FILE NO. 2010007797
O.P.R.B.C.

CALL 10.77 ACRES
STYLED TRACT VI
BAKER PROCESS, INC.
FILE NO. 2010007796
O.P.R.B.C.

AREA OF UNDETERMINED OWNERSHIP
NO RECORD OF CONVEYANCE FOUND
(SEE NOTE 16)



CALL 40 ACRES (MORE OR LESS)
E.R.M. HOLDINGS, INC.
FILE NO. 2015023601 O.P.R.B.C.

CALL 40 ACRES
CHRISTY NGO
FILE NO. 2020011424
O.P.R.B.C.

- LEGEND
- RES. INDICATES RESERVE
 - B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - 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

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.203	8,835	RESTRICTED TO LANDSCAPE / OPEN SPACE / LIFT STATION
B	0.283	12,335	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
C	0.056	2,433	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
D	0.055	2,400	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
E	0.540	23,527	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
F	0.172	7,503	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
G	16.808	732,137	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES / DETENTION
H	0.047	2,051	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
I	0.538	23,417	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES / PARK
J	0.025	1,086	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
K	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
TOTAL	18.777	817,904	

A PRELIMINARY PLAT OF CALDWELL LAKES SECTION 5

±38.9 ACRES
79 LOTS (60' x 120' TYP.) AND
11 RESTRICTED RESERVES IN 4 BLOCKS

OUT OF THE
J.S. TALMAGE SURVEY, A-68
CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

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

PLANNER:



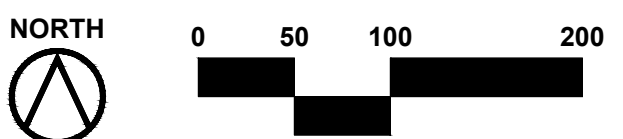
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

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
T.B.P.L.S. Firm No. 10194382
Phone 713.953.5200
Fax 713.953.5026



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 AFORESAID ORDINANCE 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.

P:\01 Planning\1931-33001\106-Plat\Section 5_08-22-2024.dwg 2024-08-22 10:41:00