

Tuesday, August 27, 2024

Abby Martinez  
LJA Engineering  
1904 W Grand Parkway N, Suite 100  
Katy, TX 77449  
[amartinez@lja.com](mailto:amartinez@lja.com)

Re: Caldwell Lakes Section 6 Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 4479  
ALLC Project No. 16007-2-389

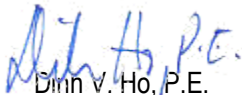
Dear Ms. Martinez:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Caldwell Lakes Section 6 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.

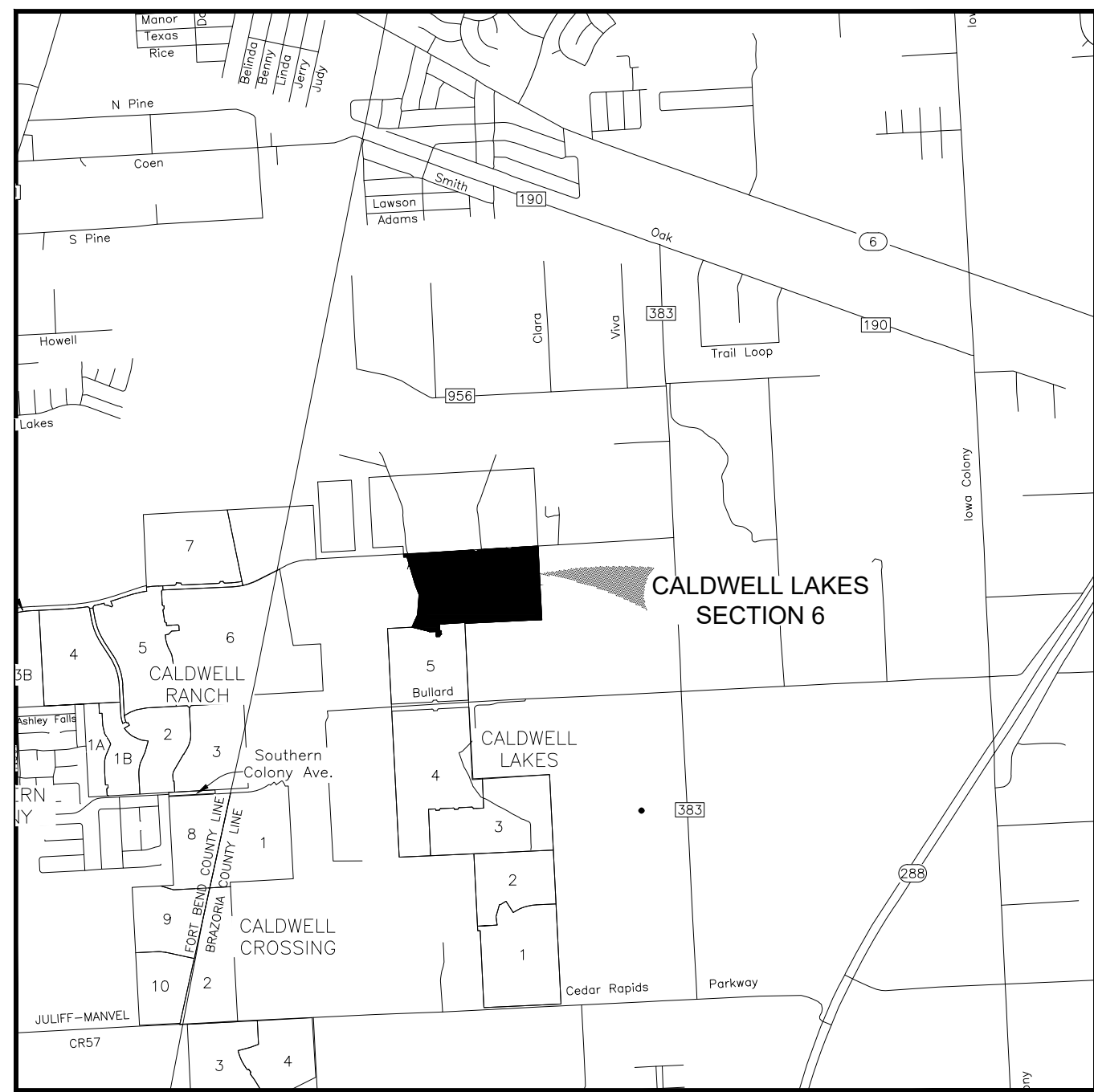
Should you have any questions, please do not hesitate to call our office.

Sincerely,  
Adico, LLC



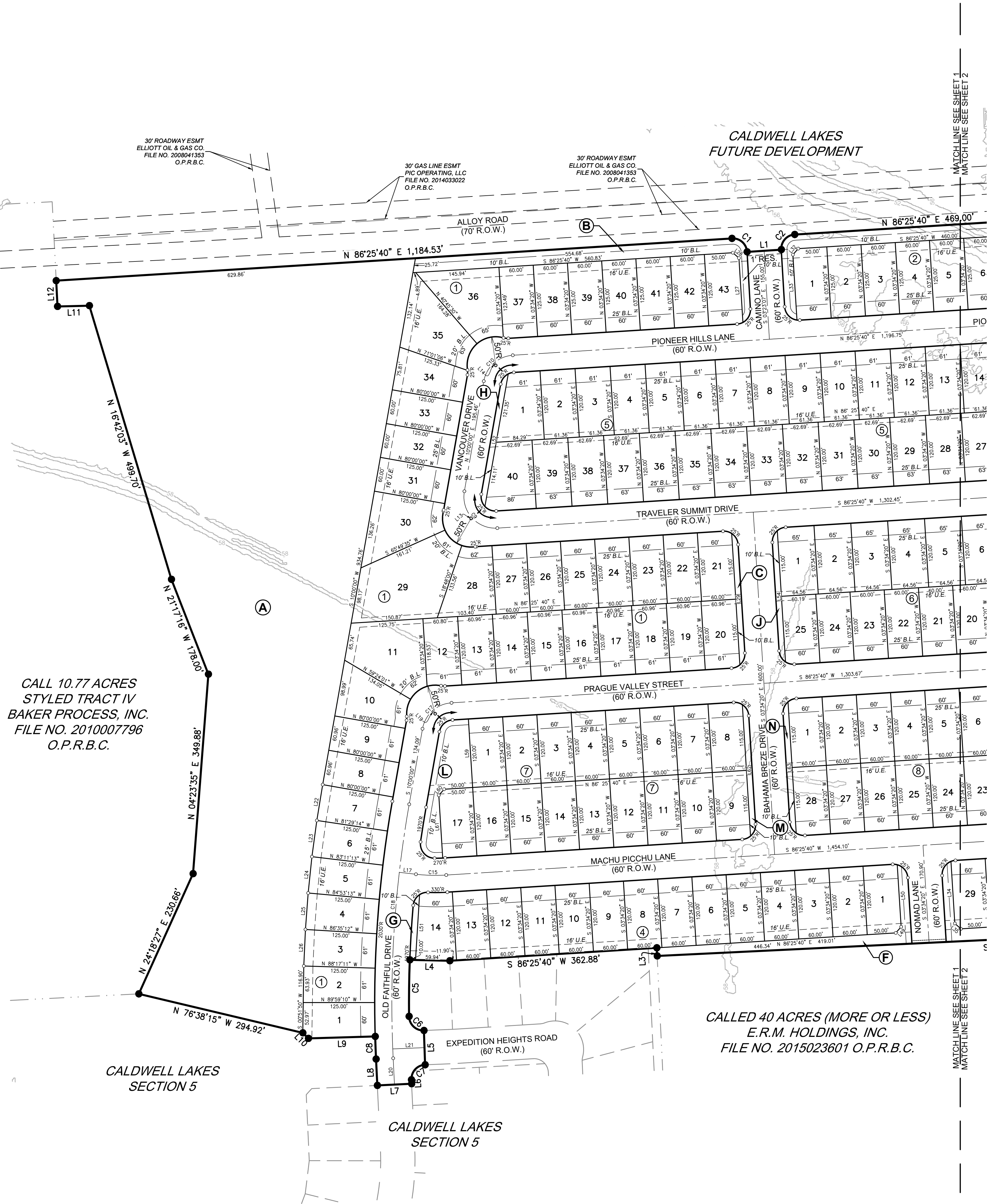
Dinn V. Ho, P.E.  
TBPE Firm No. 16423

Cc: Kayleen Rosser  
Robert Hemminger  
File: 16007-2-389



Vicinity Map  
1 inch = 1/2 mile

LINE TABLE			LINE TABLE			CURVE TABLE						
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA	ARC	CHORD	BEARING	CHORD
L1	N 86°16'20" E	60.00'	L38	N 08°43'40" W	77.53'	C1	25.00'	90°11'13"	39.35'	S 48°28'43" E	35.41'	
L2	N 85°59'36" E	60.01'	L39	N 18°27'52" W	79.48'	C2	25.00'	89°48'47"	39.19'	N 41°31'17" E	35.30'	
L3	N 02°46'33" W	14.23'	L40	N 12°30'11" W	41.63'	C3	25.00'	90°31'17"	39.50'	S 48°18'41" E	35.52'	
L4	N 88°42'14" W	69.94'	L41	N 49°08'09" W	71.40'	C4	25.00'	89°28'43"	39.04'	N 41°41'19" E	35.19'	
L5	S 01°55'56" E	60.00'	L42	N 41°25'40" E	14.14'	C5	1,970.00'	2°52'33"	98.88'	S 00°45'00" W	98.87'	
L6	S 02°46'33" E	7.00'	L43	N 03°34'20" W	115.00'	C6	25.00'	91°37'13"	39.98'	S 46°29'53" E	35.85'	
L7	S 87°13'27" W	60.00'	L44	N 03°34'20" W	115.00'	C7	25.00'	90°28'03"	39.47'	S 42°27'29" W	35.50'	
L8	N 02°46'33" W	46.13'	L45	N 48°18'41" W	14.08'	C8	2,030.00'	1°07'00"	107.00'	N 02°13'03" W	39.57'	
L9	S 88°20'27" W	116.85'	L46	S 86°25'40" W	40.00'	C9	55.00'	103°34'20"	99.42'	N 41°47'10" W	86.43'	
L10	N 45°23'52" W	13.83'	L47	N 41°41'19" E	14.21'	C10	55.00'	76°25'40"	73.37'	N 48°12'50" E	68.05'	
L11	S 88°38'11" W	55.76'	L48	N 03°34'20" W	115.00'	C11	55.00'	88°52'22"	85.31'	S 49°08'09" E	77.01'	
L12	N 02°54'49" W	45.17'	L49	S 41°25'40" E	14.14'	C12	300.00'	2°01'57"	106.37'	S 14°51'26" E	105.82'	
L13	S 48°12'50" W	2.00'	L50	S 03°34'20" E	108.71'	C13	300.00'	2°20'31"	115.76'	S 13°57'40" E	115.04'	
L14	S 41°47'10" E	5.00'	L51	S 03°34'18" W	114.36'	C14	55.00'	89°20'05"	85.76'	S 41°45'38" W	77.33'	
L15	S 40°51'51" W	5.00'	L52	S 10°00'00" W	235.46'	C15	300.00'	1°07'32"	53.02'	N 88°30'34" W	52.95'	
L16	S 25°00'55" E	104.13'	L53	N 04°41'58" W	230.04'	C16	300.00'	2°12'35"	112.28'	S 75°42'23" W	111.62'	
L17	N 83°26'47" W	29.36'	L54	S 03°34'20" E	230.00'	C17	55.00'	78°25'40"	73.37'	S 48°12'50" W	68.05'	
L18	S 64°59'05" W	40.65'	L55	N 25°00'55" W	39.10'	C18	2,000.00'	1°24'46"	445.96'	S 03°36'44" W	445.04'	
L19	S 41°47'10" E	7.00'	L56	N 19°46'32" W	62.10'							
L20	S 02°46'33" E	46.13'	L57	S 09°37'04" E	58.30'							
L21	N 87°41'30" E	55.58'	L58	N 04°41'58" W	57.33'							
L22	S 09°20'44" W	63.56'	L59	S 03°34'20" E	120.00'							
L23	S 07°39'46" W	63.93'	L60	N 41°25'40" E	14.14'							
L24	S 05°57'47" W	63.93'	L61	N 03°34'20" W	109.97'							
L25	S 04°15'48" W	63.93'	L62	N 03°34'20" W	230.00'							
L26	S 02°33'49" W	63.93'	L63	S 03°34'20" E	230.00'							
L27	N 03°34'20" W	112.72'	L64	N 02°54'25" W	160.56'							
L28	N 48°34'20" W	14.14'	L65	S 11°09'30" E	91.59'							
L29	N 03°34'20" W	230.00'										
L30	N 03°34'20" W	114.09'										
L31	N 48°34'20" W	14.14'										
L32	N 41°25'40" E	14.14'										
L33	N 03°34'20" W	114.52'										
L34	S 03°34'20" E	108.71'										
L35	S 48°34'20" E	14.14'										
L36	N 87°05'35" E	98.20'										
L37	N 42°05'35" E	70.71'										



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

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

- 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 11.
- THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES IN BRAZORIA COUNTY AND THE CITY OF IOWA COLONY, BRAZORIA COUNTY HUD #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 PUBLIC 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 OR RE-SUBDIVIDED 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 THEREIN 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 200602696, THE 54.889 ACRE TRACT CONVEYED TO BAYOU RIFLES, INC. APPEARS TO BE 615 FEET (207 VARAS) WIDE, WHICH WOULD BE SHORT OF THE EASTERLY LINE OF THE CANCELLED A.B. LANGERMANN PATENT. THE TRACT IS FENCED AND OCCUPIED BY BAYOU RIFLES UP TO THE EASTERLY LINE OF THE CANCELLED 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 54.889 ACRE TRACT AND THE EASTERLY LINE OF THE CANCELLED 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, SIX INCHES (11' 6") 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 EACH AERIAL EASEMENT TOTALS THIRTY FEET (30' 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 DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.
- A 50' PIPELINE SETBACK IS PROVIDED FOR LOTS 3-11 WITHIN BLOCK 3. THE SETBACK IS MEASURED FROM THE PIPELINE AND SHALL APPLY TO STRUCTURES ON THESE LOTS. THE 50' SETBACK IS INDICATED BY THE REAR BUILDING LINE (R.B.L.) PROVIDED.

- 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

# A PRELIMINARY PLAT OF CALDWELL LAKES SECTION 6

±62.6 ACRES  
204 LOTS (60' x 120' TYP.) AND  
15 RESTRICTED RESERVES IN 8 BLOCKS

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

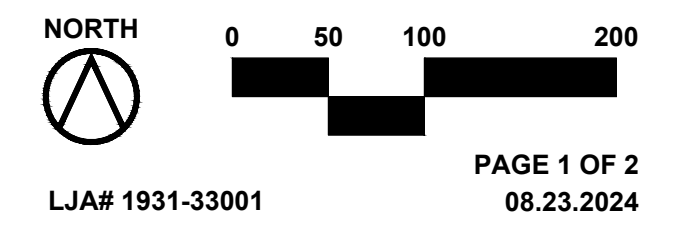
OWNER:  
D.R. HORTON  
6744 HORTON VISTA DR.  
RICHMOND, TX 77407  
281-566-2100

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-1366

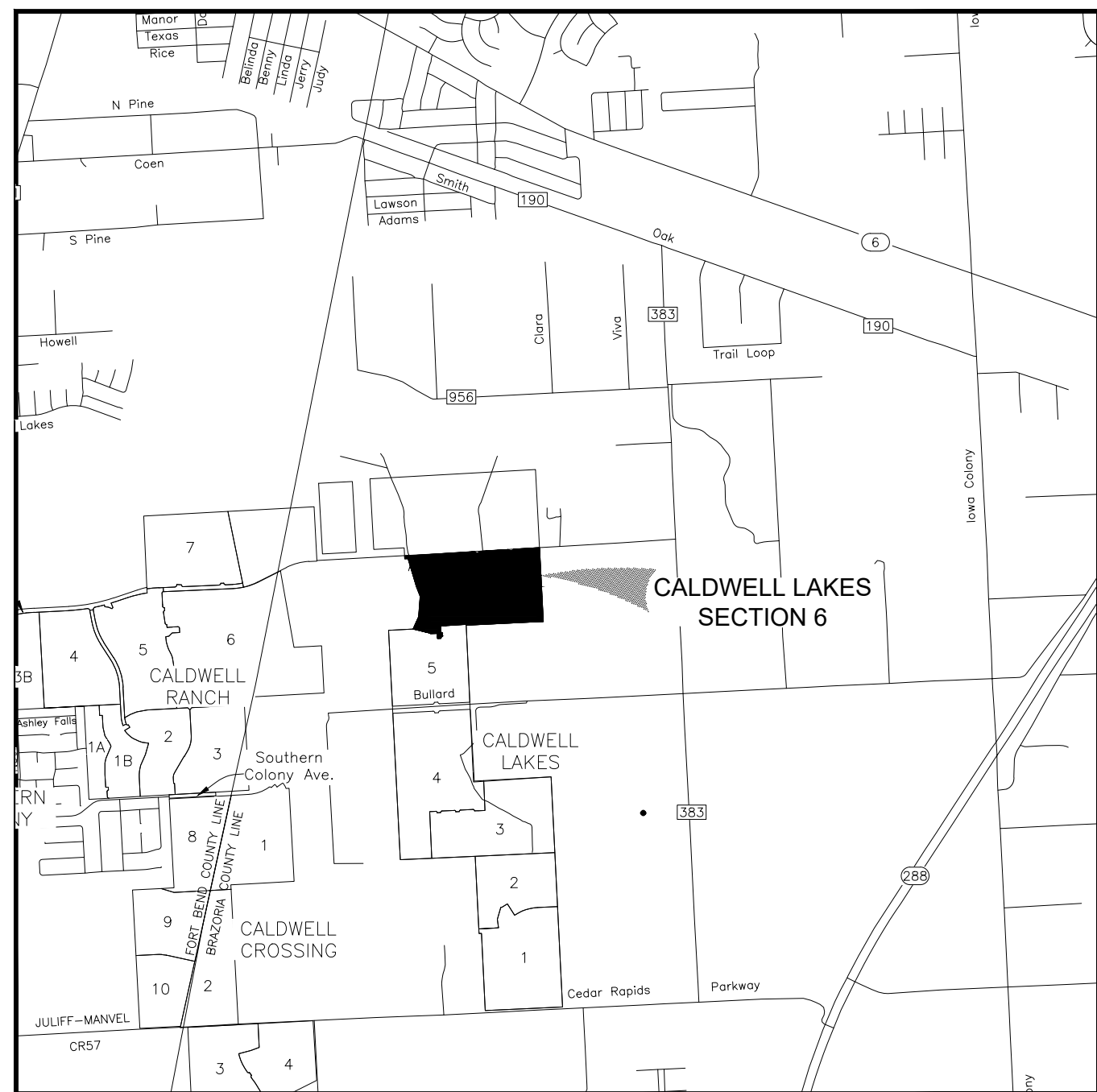
SURVEYOR:  
**LJA Surveying, Inc.**  
3600 W Sam Houston Pkwy S  
Suite 600  
Houston, Texas 77042  
T.B.P.L.S. Firm No. 10194382  
Phone 713.953.5206  
Fax 713.953.5026



P:\01 Planning\1931-33001\106-Plat\Section 6\06-22-2024.dwg\2024-08-22\KLEAL

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.



Vicinity Map  
1 inch = 1/2 mile

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	9.975	434,517	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES / DETENTION
B	0.372	16,193	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
C	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
D	0.399	17,373	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
E	2.884	125,645	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES / PARK
F	0.223	9,713	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
G	0.026	1,121	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
H	0.051	2,234	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
I	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
J	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
K	0.044	1,924	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
L	0.248	10,806	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES / PARK
M	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
N	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
O	0.058	2,548	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
TOTAL	14.531	632,973	



NO TRACT DESCRIPTION FOUND

REFERRED TO AS "TRACT 2" IN  
FILE NO. 2005018713 O.P.R.B.C.

CALLED 10.9082 ACRES  
ELLIOTT OIL & GAS CO. TRACT  
IN FILE NO. 2014033022

REFERENCE MADE TO FILE NOS.  
2008-041354, 2008-041359 &  
2008-049194 O.P.R.B.C.  
NO DESCRIPTION PROVIDED

CALL 60.0001 ACRES  
MICHAEL J. GENTRY  
O.P.R.B.C.

CENTERLINE OF UNDEFINED  
WIDTH AND LOCATION DOW  
PIPELINE EASEMENT (LOCATION  
CENTERED ON PIPELINES  
MARKERS) VOLUME 397, PAGE  
267 O.P.R.B.C.

CALL 127.270 ACRES  
McALISTER OPPORTUNITY FUND 2014, L.P.  
McALISTER OPPORTUNITY FUND III, L.P.  
FILE NO. 20180009437 O.P.R.B.C.

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

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- PER DOCUMENT NUMBER 200602896, THE 54.889 ACRE TRACT CONVEYED TO BAYOU RIFLES, INC. APPEARS TO BE 615-FEET (207 VARAS) 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 84889 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, SIX INCHES (11' 6") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") 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 DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH 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 EACH AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.
- A 50' PIPELINE SETBACK IS PROVIDED FOR LOTS 3-11 WITHIN BLOCK 3. THE SETBACK IS MEASURED FROM THE PIPELINE AND SHALL APPLY TO STRUCTURES ON THESE LOTS. THE 50' SETBACK IS INDICATED BY THE REAR BUILDING LINE (R.B.L.) PROVIDED.

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

A PRELIMINARY PLAT OF  
**CALDWELL LAKES**  
SECTION 6

±62.6 ACRES  
204 LOTS (60' x 120' TYP.) AND  
15 RESTRICTED RESERVES IN 8 BLOCKS

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

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

SURVEYOR:

**LJA Surveying, Inc.**  
3600 W Sam Houston Pkwy S  
Suite 600  
Houston, Texas 77042  
T.B.P.L.S. Firm No. 10194382  
Phone 713.953.5206  
Fax 713.953.5026

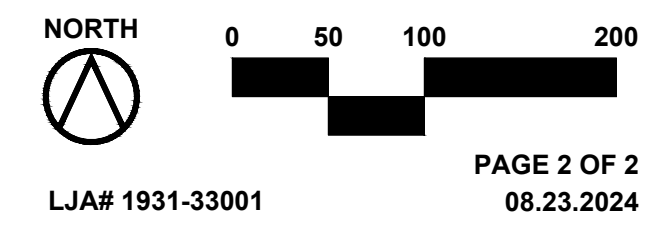
OWNER:

**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



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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.