

Wednesday, March 1, 2023

Katy Harris
LJA Engineering
1904 W. Grand Parkway N., Suite 100
Katy, Texas 77449

Re: Caldwell Crossing Section 3 Preliminary Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 2028
Adico, LLC Project No. 16007-2-280

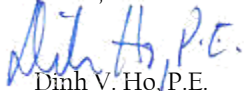
Dear Ms. Harris;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Caldwell Crossing Section 3 Preliminary Plat, received on or about February 24, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based upon our review, we have no objections to the preliminary plat as received on February 24, 2023. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than March 2, 2023, for consideration at the March 7th Planning and Zoning Meeting.

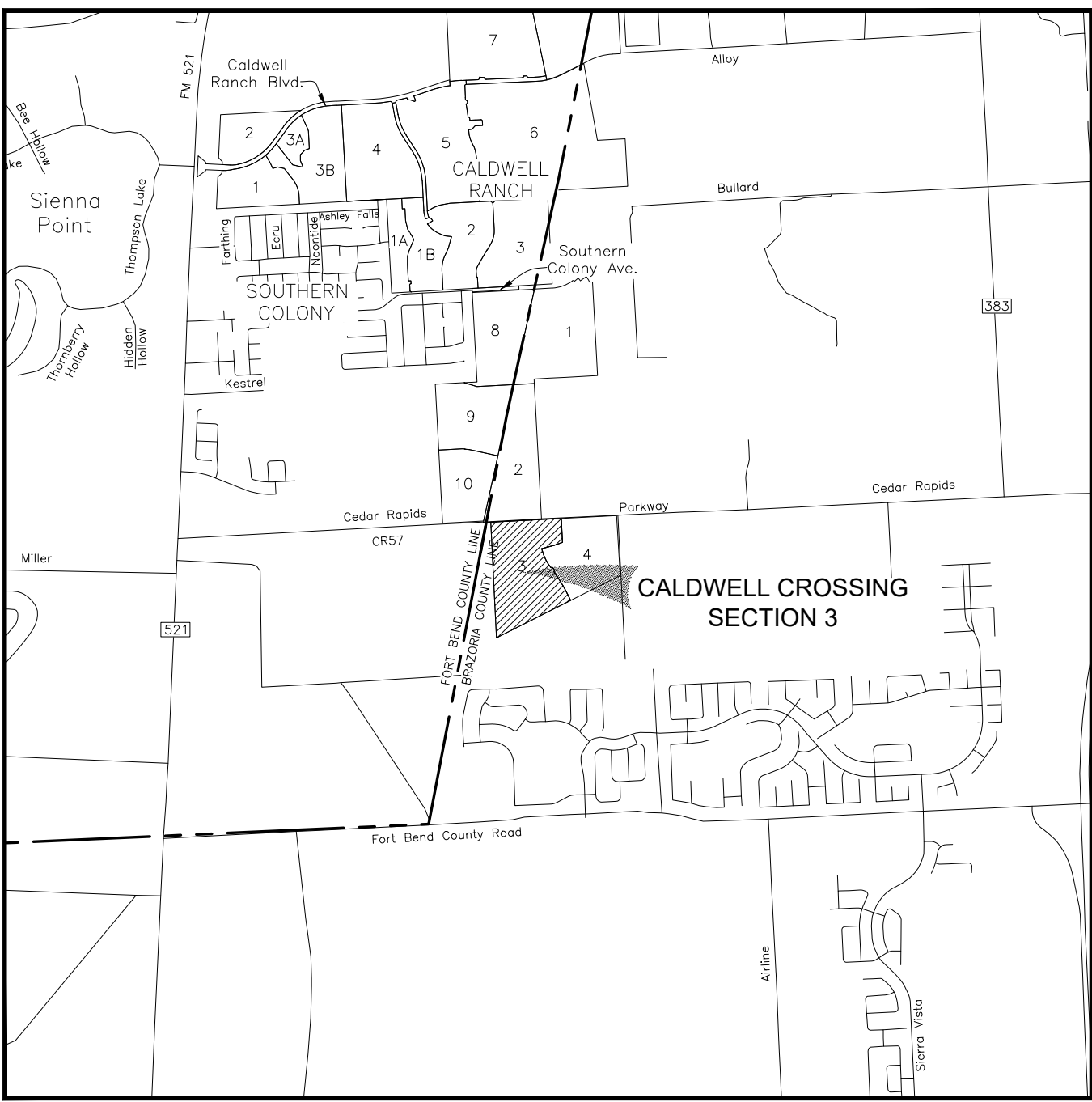
Should you have any questions, please do not hesitate to call me.

Sincerely,
Adico, LLC



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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-280



Vicinity Map
1 inch = 1/2 mile

CALDWELL RANCH
SECTION 10
F.B.C.P.R.

P.O.B.
X:3095692.41
Y:13731188.97

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

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

GENERAL NOTES:

- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4284 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR 0.999873707.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NO. 48039C0195K 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 83; GDD 18.
- THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES IN BRAZORIA COUNTY AND THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD 87, 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 WAY AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS.
- CONTOUR LINES SHOWN HEREON ARE BASED ON THE NOS BENCHMARK E 208 BEING NOTED HEREON.
- THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED 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.
- SUBJECT TO ORDINANCE NO. 2011-4 (PIPELINE SETBACK ORDINANCE), NO RESIDENTIAL STRUCTURES SHALL BE CONSTRUCTED WITHIN 50' OF THE PIPELINES LOCATED INSIDE OF THIS PLAT BOUNDARY.
- 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 ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT IS SUBDIVIDED RO RE-SUBDIVIDED IN A RECORD PLAT THE ONE FOOT RESERVE SHALL HEREBY 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.; 608 COLONY INVESTMENTS, LTD.; AND D.R. HORTON.

CALLED 20.00 ACRES
AREA STORAGE AND
BUSINESS PARK, INC.
FILE No. 2006058190
O.P.R.B.C.

AA SHARP
INVESTMENTS,
LTD
FILE NO.
2007153566
O.R.F.B.C.

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

50' ROADWAY EASEMENT
VOLUME 3, PAGE 128 B.C.P.R.
VOLUME 618, PAGE 725 F.B.C.P.R.
(OCCUPIED AT 60-FEET)

CALDWELL CROSSING
SECTION 4

CALDWELL CROSSING
SECTION 4

CALL 47.27 ACRES
JOSE MARTINEZ
RAMON MARTINEZ
JUVENCIO MARTINEZ
FILE No. 94-029430
O.P.R.B.C.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°29'15" E	93.52'
L2	S 69°58'37" W	153.23'
L3	S 35°24'16" E	42.87'
L4	S 35°24'16" E	60.00'
L5	S 35°24'16" E	61.53'
L6	S 76°30'44" W	55.78'
L7	S 87°09'12" W	86.80'
L8	N 38°20'22" E	3.15'
L9	S 87°09'12" W	104.29'
L10	N 67°28'38" E	94.79'
L11	N 78°47'51" W	14.99'
L12	S 03°00'27" E	68.28'
L13	S 08°41'27" E	101.43'
L14	N 32°19'23" W	18.87'
L15	N 15°27'49" W	43.30'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	770.00'	22°59'29"	308.98'	S 23°54'31" E	306.91'
C2	25.00'	90°00'00"	39.27'	S 80°24'16" E	35.36'
C3	25.00'	90°00'00"	39.27'	S 09°35'44" W	35.36'
C4	2030.00'	8°37'26"	305.55'	S 31°05'32" E	305.26'
C5	800.00'	32°22'19"	452.00'	S 19°13'06" E	446.01'
C6	2000.00'	8°37'26"	301.04'	N 31°05'32" W	300.75'
C7	300.00'	21°55'00"	114.75'	N 65°33'14" E	114.06'
C8	300.00'	116°48'15"	611.59'	N 28°45'05" E	511.05'
C9	50.00'	90°00'00"	78.54'	S 47°50'48" E	70.71'
C10	300.00'	70°19'26"	368.21'	S 32°18'55" W	345.53'
C11	1000.00'	26°23'08"	460.51'	S 16°27'29" E	456.45'
C12	50.00'	90°13'58"	78.74'	S 41°51'04" W	70.85'
C13	400.00'	16°14'06"	113.34'	N 84°54'54" W	112.96'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	2.725	118,717	RESTRICTED TO LANDSCAPE / OPEN SPACE / RECREATION CENTER
B	1.539	67,030	RESTRICTED TO OPEN SPACE/ PIPELINE EASEMENT
C	11.787	513,424	RESTRICTED TO LANDSCAPE / OPEN SPACE / DETENTION
D	0.101	4,401	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
E	3.210	139,846	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRILL SITE
F	0.032	1,402	RESTRICTED TO LANDSCAPE / OPEN SPACE
G	0.333	14,497	RESTRICTED TO LANDSCAPE / OPEN SPACE
H	0.365	15,911	RESTRICTED TO LANDSCAPE / OPEN SPACE
I	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE
J	0.417	18,176	RESTRICTED TO LANDSCAPE / OPEN SPACE / PARK
K	0.444	19,345	RESTRICTED TO LANDSCAPE / OPEN SPACE
L	0.069	3,027	RESTRICTED TO LANDSCAPE / OPEN SPACE
TOTAL	21.073	917,954	

A PRELIMINARY PLAT OF

CALDWELL CROSSING SECTION 3

±43.78 ACRES
70 LOTS (60' x 120' TYP.) AND
12 RESTRICTED RESERVES IN 5 BLOCKS

OUT OF THE
WILLIAM HALL SURVEY, A-713

ENGINEER:

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Fax 713.953.5026
FRN-F-1386

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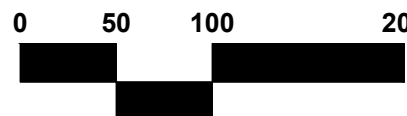
CITY OF IOWA COLONY ETJ, BRAZORIA COUNTY, TEXAS

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

PAGE 1 OF 2

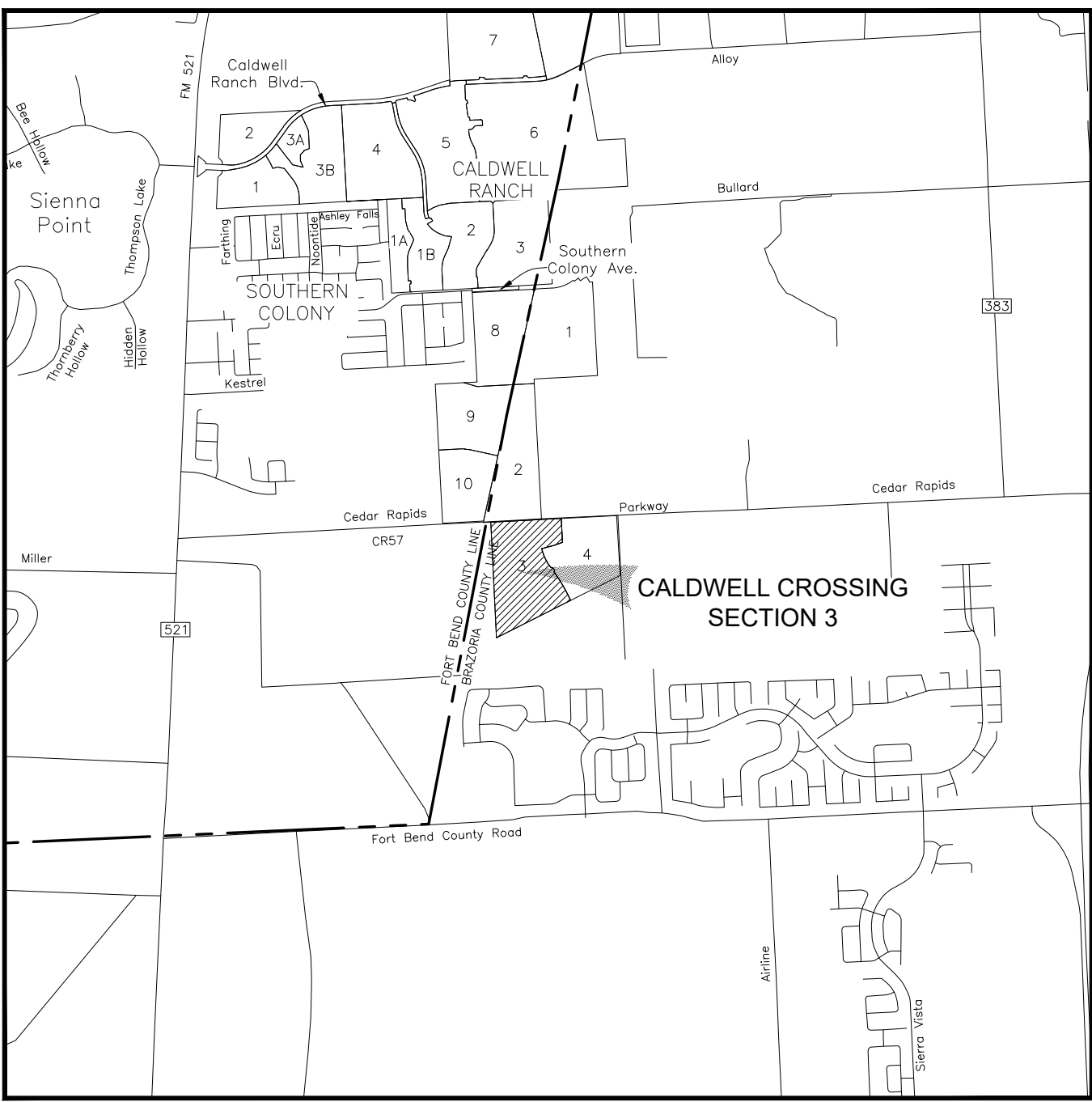


LJA# 1931-35001

02.23.2023

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 AFOREMENTIONED 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.

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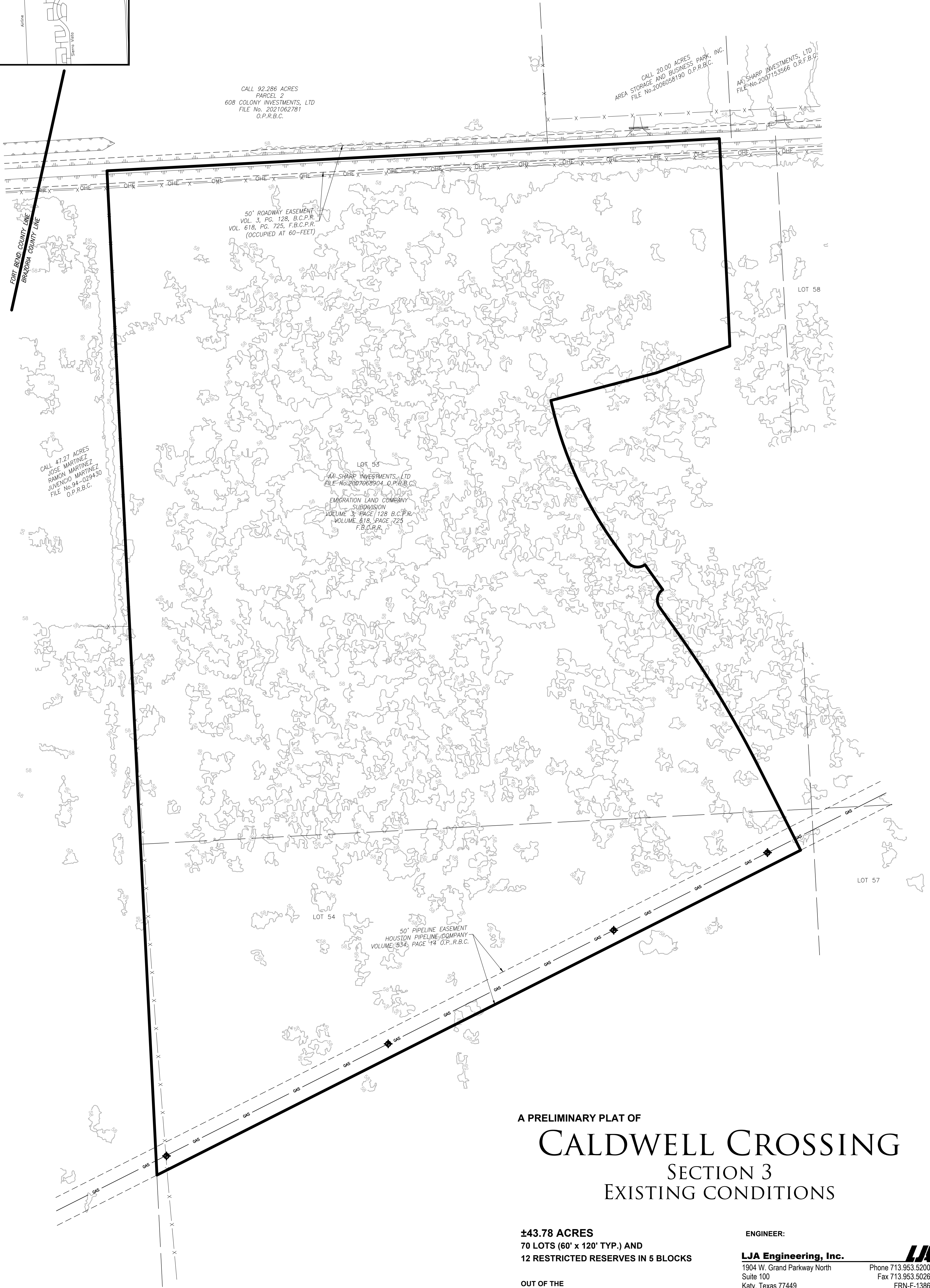


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A PRELIMINARY PLAT OF
CALDWELL CROSSING
SECTION 3
EXISTING CONDITIONS

±43.78 ACRES
70 LOTS (60' x 120' TYP.) AND
12 RESTRICTED RESERVES IN 5 BLOCKS

OUT OF THE
WILLIAM HALL SURVEY, A-713

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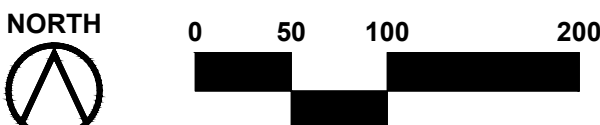
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6744 HORTON VISTA DR.
RICHMOND, TX 77407
281-566-2100

PLANNER:

LJA Planning +
Landscape
Architecture
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PAGE 1 OF 2



LJA# 1931-35001

02.23.2023

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