

Wednesday, March 1, 2023

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

**Re: Caldwell Crossing Section 4 Preliminary Plat  
Letter of Recommendation to Approve  
City of Iowa Colony Project No. 2028  
Adico, LLC Project No. 16007-2-281**


Dear Ms. Harris;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Caldwell Crossing Section 4 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 resubmitted 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 7, Planning and Zoning meeting.

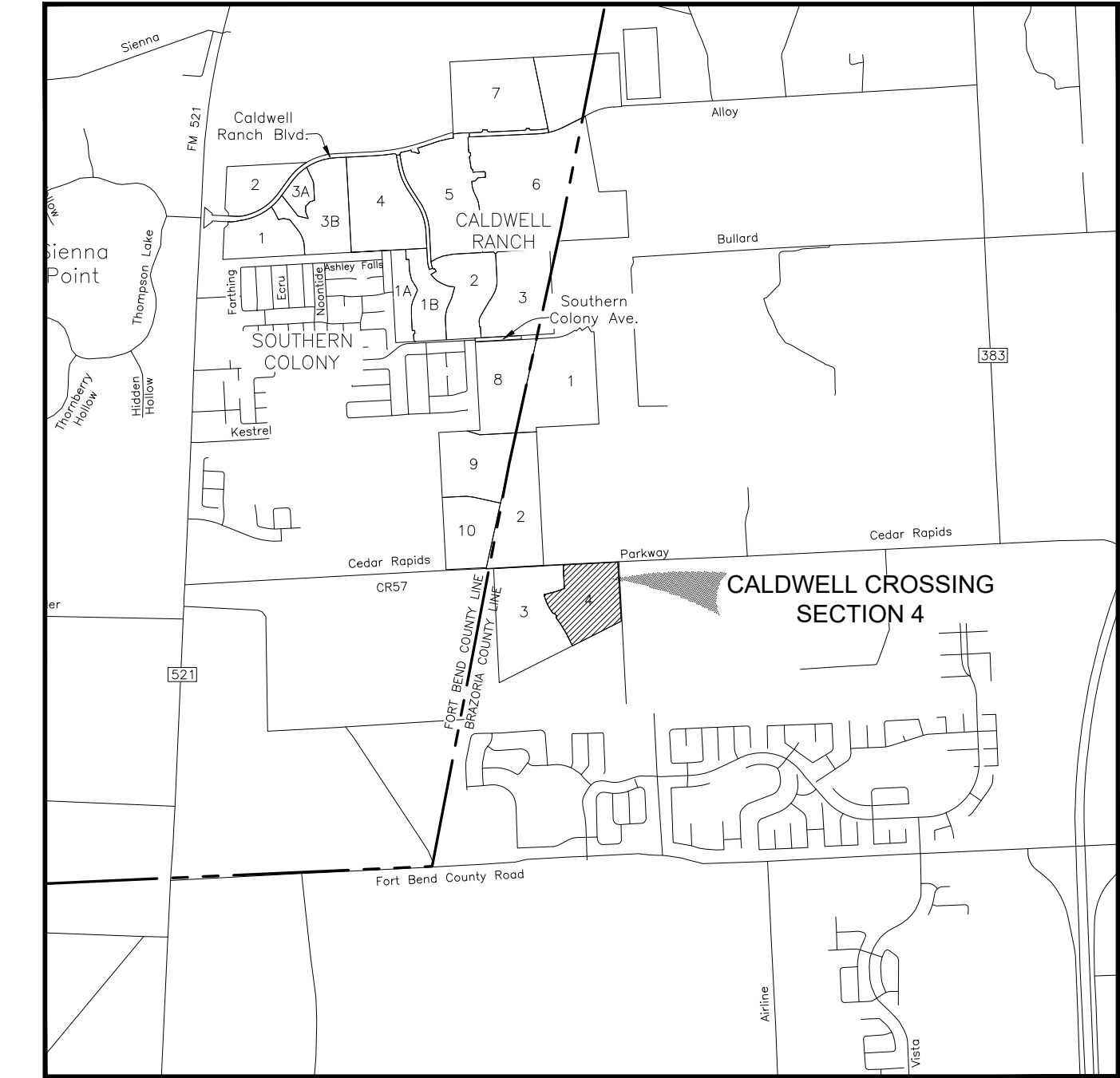
Should you have any questions, please do not hesitate to call me.

Sincerely,  
Adico, LLC

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

**Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 16007-2-281**





Vicinity Map  
1 inch = 1/2 mile

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 35°24'16" W	61.53'
L2	N 35°24'16" W	60.00'
L3	N 35°24'16" W	42.87'
L4	N 69°58'37" E	153.23'
L5	N 02°29'15" W	93.52'
L6	N 02°13'11" E	51.80'
L7	N 60°06'39" W	7.00'
L8	N 17°18'28" E	3.00'
L9	S 67°45'09" E	10.00'
L10	N 61°25'56" E	52.42'
L11	S 35°24'16" E	76.09'
L12	N 03°00'27" W	77.66'
L13	S 48°57'22" E	4.50'
L14	N 63°13'11" E	3.01'
L15	N 66°40'55" E	47.60'
L16	N 61°25'56" E	66.92'
L17	N 18°16'31" W	24.54'
L18	N 12°07'46" W	99.61'
L19	S 52°05'40" W	59.50'
L20	N 26°46'49" W	87.70'
L21	N 48°11'41" W	45.44'
L22	S 35°24'16" E	91.79'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	BEARING
C1	2030.00'	8°37'26"	305.55'	N 31°05'32" W	305.26'
C2	25.00'	90°00'00"	39.27'	N 09°35'44" E	35.36'
C3	25.00'	90°00'00"	39.27'	N 80°24'16" W	35.36'
C4	770.00'	22°59'29"	308.98'	N 23°54'31" W	306.91'
C5	800.00'	5°13'38"	72.99'	N 00°23'38" W	72.96'
C6	300.00'	89°33'57"	468.97'	N 48°13'28" W	422.65'
C7	50.00'	66°39'41"	56.17'	N 29°53'21" E	54.95'
C8	50.00'	88°10'34"	76.95'	S 72°41'32" E	69.58'
C9	2200.00'	6°48'01"	261.11'	N 32°00'15" W	260.95'
C10	600.00'	1°37'14"	16.97'	S 34°35'38" E	16.97'
C11	50.00'	95°12'57"	83.09'	S 13°49'27" W	73.85'
C12	300.00'	10°17'33"	53.89'	S 66°34'42" W	53.82'
C13	500.00'	32°23'49"	282.72'	S 19°12'21" E	278.96'
C14	300.00'	23°12'16"	121.50'	S 74°49'19" W	120.67'
C15	50.00'	81°22'34"	71.01'	S 76°05'32" E	65.19'
C16	50.00'	80°00'00"	78.54'	S 41°59'33" W	70.71'
C17	460.00'	4°32'48"	36.50'	S 33°07'51" E	36.49'
C18	340.00'	17°05'20"	101.41'	N 71°45'51" E	101.03'
C19	260.00'	34°29'00"	156.48'	N 80°53'54" W	154.13'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.391	17,037	RESTRICTED TO LANDSCAPE / OPEN SPACE
B	0.040	1,748	RESTRICTED TO LANDSCAPE / OPEN SPACE
C	0.040	1,748	RESTRICTED TO LANDSCAPE / OPEN SPACE
D	0.332	14,478	RESTRICTED TO LANDSCAPE / OPEN SPACE
E	0.768	33,442	RESTRICTED TO LANDSCAPE / OPEN SPACE / LIFT STATION
F	0.325	14,168	RESTRICTED TO LANDSCAPE / OPEN SPACE
G	0.578	25,177	RESTRICTED TO OPEN SPACE/ PIPELINE EASEMENT
H	0.026	1,140	RESTRICTED TO LANDSCAPE / OPEN SPACE
I	0.026	1,140	RESTRICTED TO LANDSCAPE / OPEN SPACE
J	0.448	19,500	RESTRICTED TO OPEN SPACE/ PIPELINE EASEMENT
K	0.205	8,939	RESTRICTED TO LANDSCAPE / OPEN SPACE
L	0.163	7,083	RESTRICTED TO LANDSCAPE / OPEN SPACE
M	0.025	1,075	RESTRICTED TO LANDSCAPE / OPEN SPACE
N	0.027	1,191	RESTRICTED TO LANDSCAPE / OPEN SPACE
O	0.089	3,863	RESTRICTED TO LANDSCAPE / OPEN SPACE
P	0.035	1,537	RESTRICTED TO LANDSCAPE / OPEN SPACE
Q	0.022	972	RESTRICTED TO LANDSCAPE / OPEN SPACE
R	0.028	1,230	RESTRICTED TO LANDSCAPE / OPEN SPACE
S	0.332	14,467	RESTRICTED TO LANDSCAPE / OPEN SPACE /PARK
T	0.023	1,021	RESTRICTED TO LANDSCAPE / OPEN SPACE
U	0.056	2,425	RESTRICTED TO LANDSCAPE / OPEN SPACE
TOTAL	3.980	173,379	

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.



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 0.9988672407.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NO. 48039C0106K 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 MANMADE 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: 5/8 INCH IRON ROD SET.
- ELEVATION = 59.26', NAVD 88, GDEID 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 NGDS BENCHMARK E 306 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 NO RE-SUBDIVIDED IN A RECORD PLAT THE ONE FOOT RESERVE SHALL HEREOFON 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; 288 COLONY INVESTMENTS, LTD.; 688 COLONY INVESTMENTS, LTD.; AND D.R. HORTON.

- 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

A PRELIMINARY PLAT OF  
**CALDWELL CROSSING**  
SECTION 4

**±29.91 ACRES**  
**93 LOTS (60' x 120' TYP.) AND**  
**21 RESTRICTED RESERVES IN 5 BLOCKS**

OUT OF THE  
**WILLIAM HALL SURVEY, A-713**

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

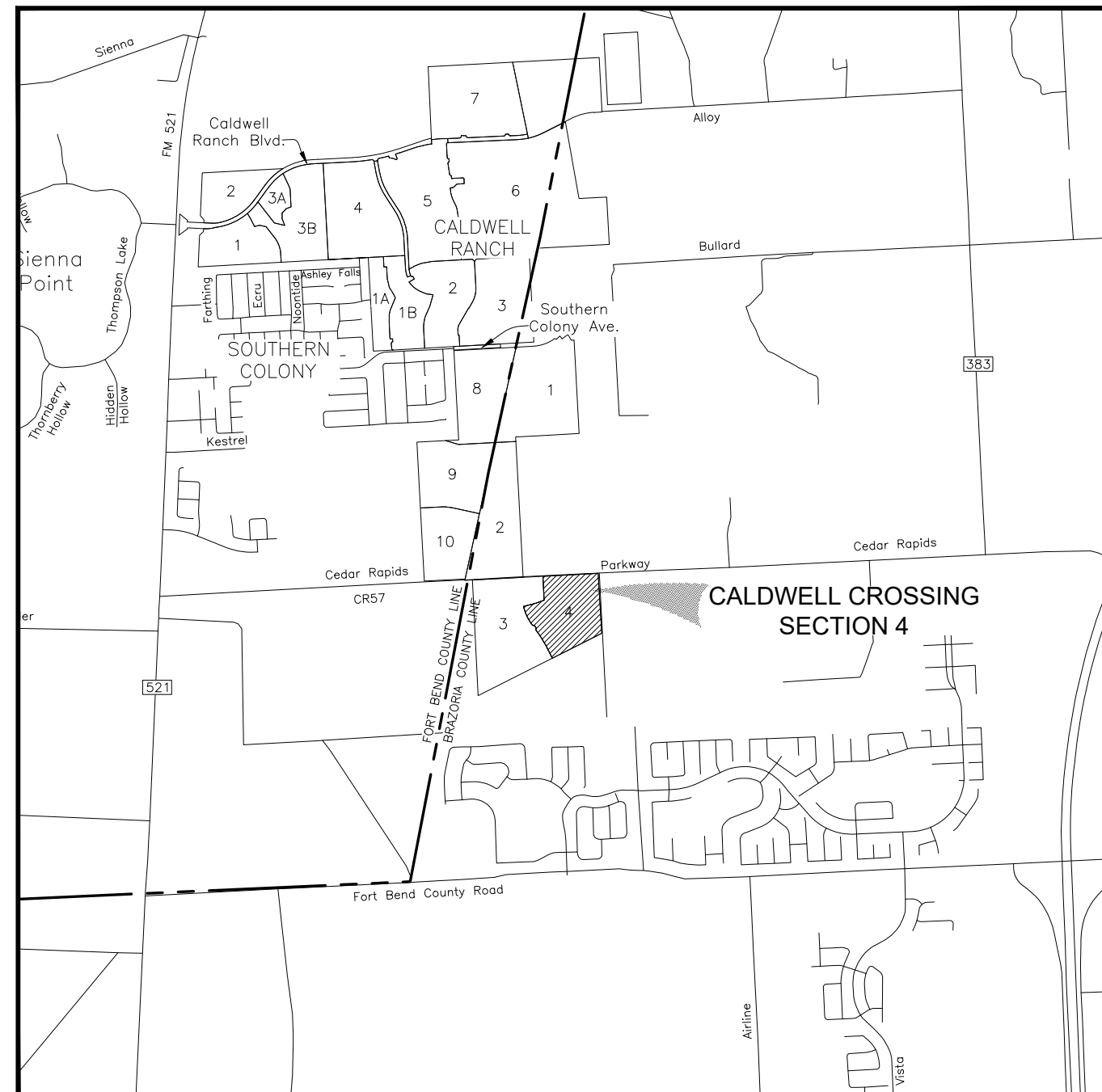
ENGINEER:

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

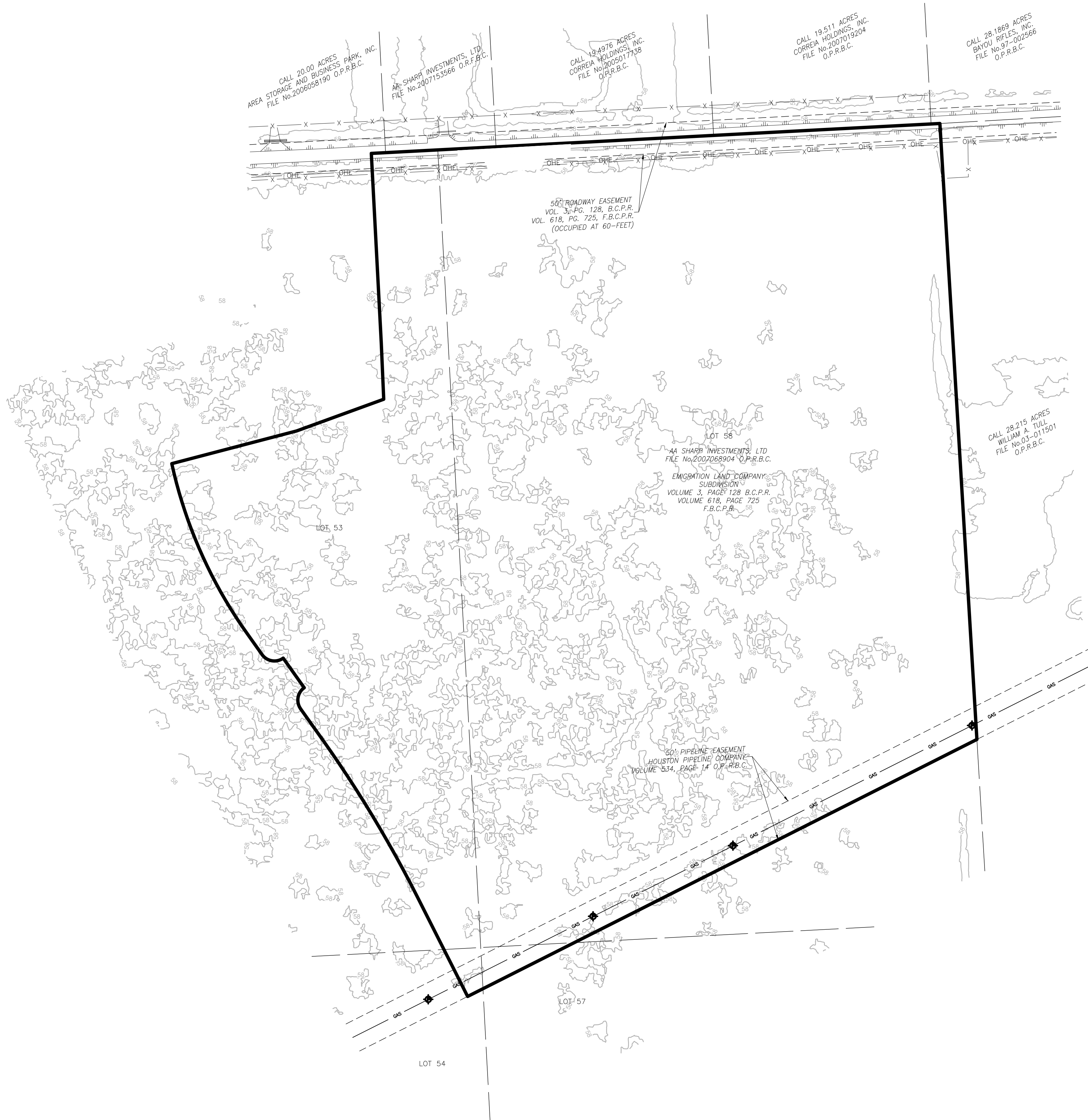
SURVEYOR:

**LJA Surveying, Inc.**  
3600 W Sam Houston Pkwy S  
Suite 600  
Houston, Texas 77042  
Phone 713.953.6200  
Fax 713.953.5026  
T.B.P.L.S. Firm No. 10194382





***Vicinity Map***  
1 inch = 1/2 mile



# A PRELIMINARY PLAT OF

# CALDWELL CROSSING

## SECTION 4

## EXISTING CONDITIONS

**±29.91 ACRES**  
**93 LOTS (60' x 120' TYP.) AND**  
**21 RESTRICTED RESERVES IN 5 BLOCKS**

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**ENGINEER:**

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1904 W. Grand Parkway North Phone 713.953.5200  
Suite 100 Fax 713.953.5026  
Katy, Texas 77449 FRN-F-1386

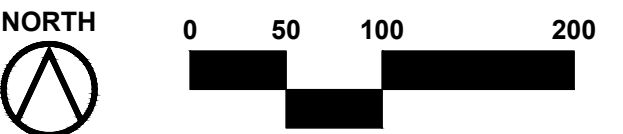
**SURVEYOR:**

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Suite 600 Fax 713.953.5026  
Houston, Texas 77042 T.B.P.L.S. Firm No. 10194382

PAGE 1 OF 2



**LJA# 1931-35001**

02.23.2023

#### DISCLAIMER AND LIMITED WARRANTY

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