

Friday, December 22, 2023

Abby Martinez
LJA Engineering, Inc
3600 West Sam Houston Parkway Suite 600
Houston, TX 77042
Email: amartinez@lja.com

Re: Caldwell Lakes Section 3 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 3348
Adico, LLC Project No. 16007-2-342

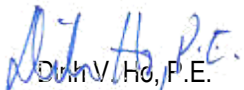
Dear Ms. Martinez:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Caldwell Lakes Section 3 Preliminary Plat received on or about December 21, 2023. 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 objections to the plat as resubmitted on December 21, 2023. Please provide Kayleen Rosser, City Secretary, ten (10) folded prints of the plat by no later than December 27, 2023, for consideration at the January 2, 2023, Planning and Zoning meeting.

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

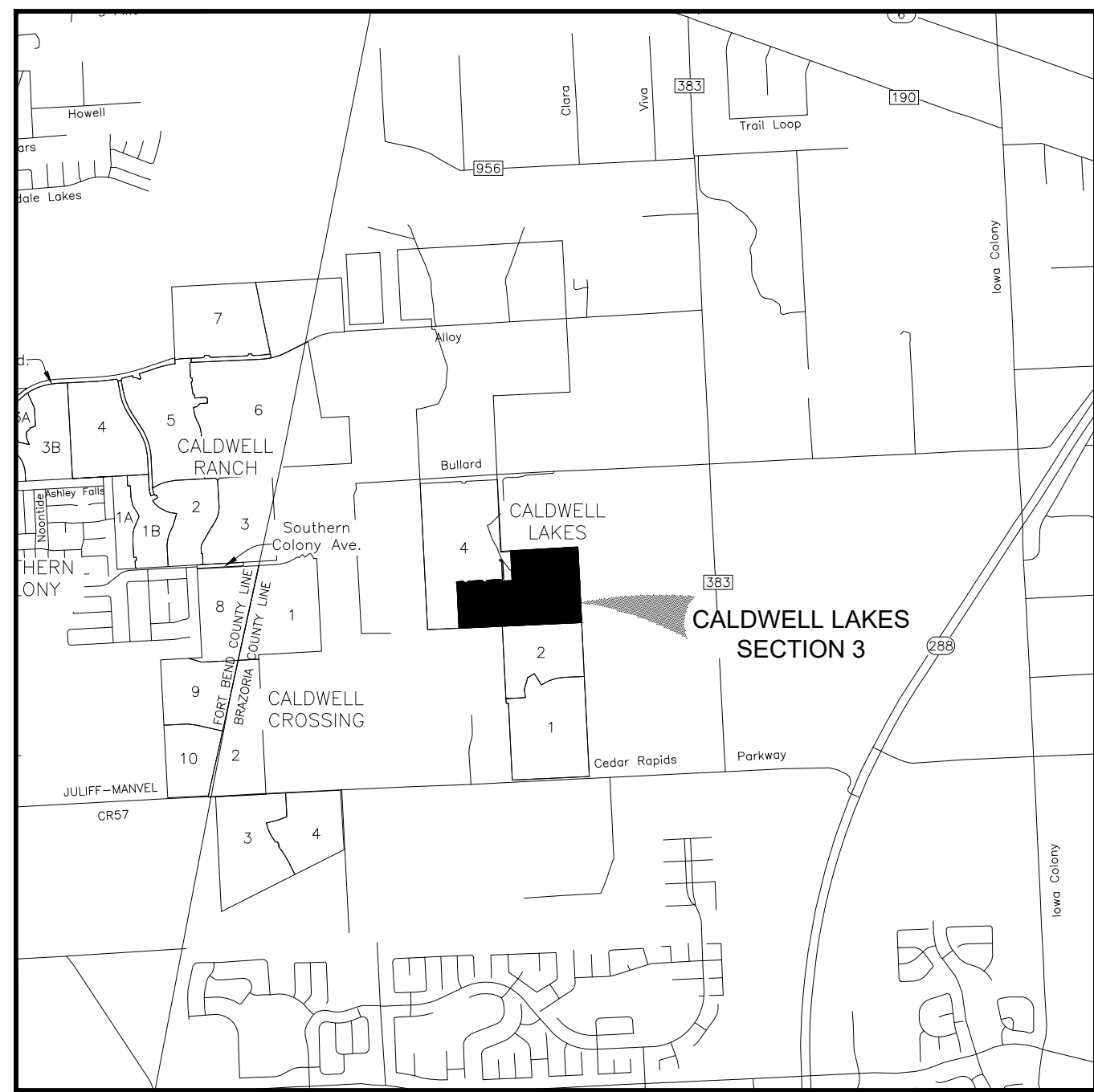
Sincerely,
Adico, LLC


Dr. H. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC

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 0.999874707.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NO. 480380195K 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 FLOODING 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 IS ADJACENT TO AN 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.
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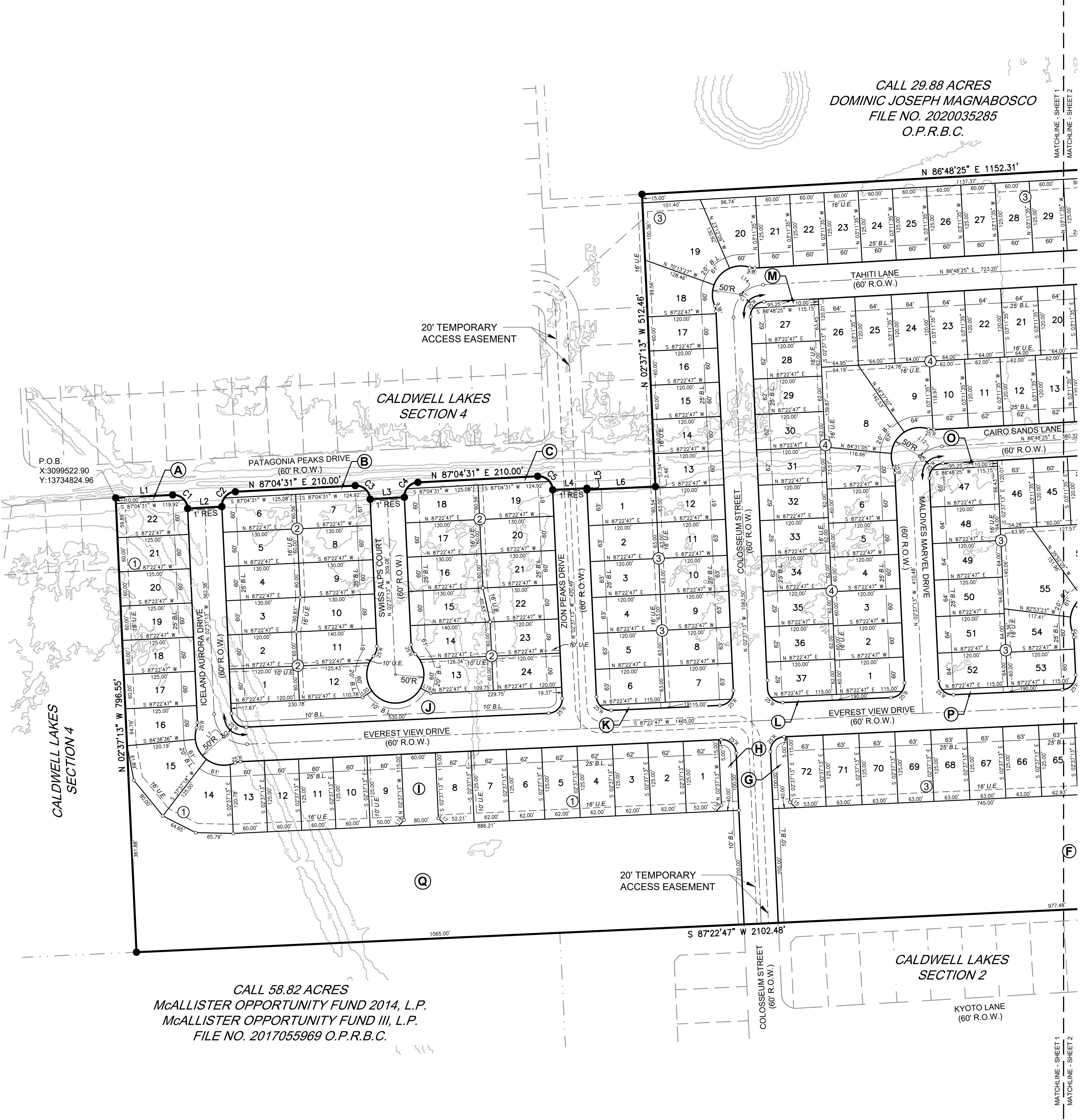


Vicinity Map
1 inch = 1/2 mile

LINE	BEARING	DISTANCE
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RESERVE	ACREAGE	SQ.FT.	TYPE
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B	0.055	2,380	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
C	0.055	2,380	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
D	0.764	33,274	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
E	0.853	37,173	RESTRICTED TO LIFT STATION / ACCESS
F	5.826	253,783	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES / DETENTION
G	0.084	3,666	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
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TOTAL	13.751	598,999	



P.O.B.
X:3099522.90
Y:13734824.96

CALDWELL LAKES SECTION 4

CALL 58.82 ACRES
McALLISTER OPPORTUNITY FUND 2014, L.P.
McALLISTER OPPORTUNITY FUND III, L.P.
FILE NO. 2017055969 O.P.R.B.C.

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 - U.E. INDICATES UTILITY EASEMENT
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 - DOC NO. INDICATES DOCUMENT NUMBER
 - INDICATES STREETNAME CHANGE

A PRELIMINARY PLAT OF
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±51.3 ACRES
155 LOTS (60' x 120' TYP.) AND
17 RESTRICTED RESERVES IN 4 BLOCKS

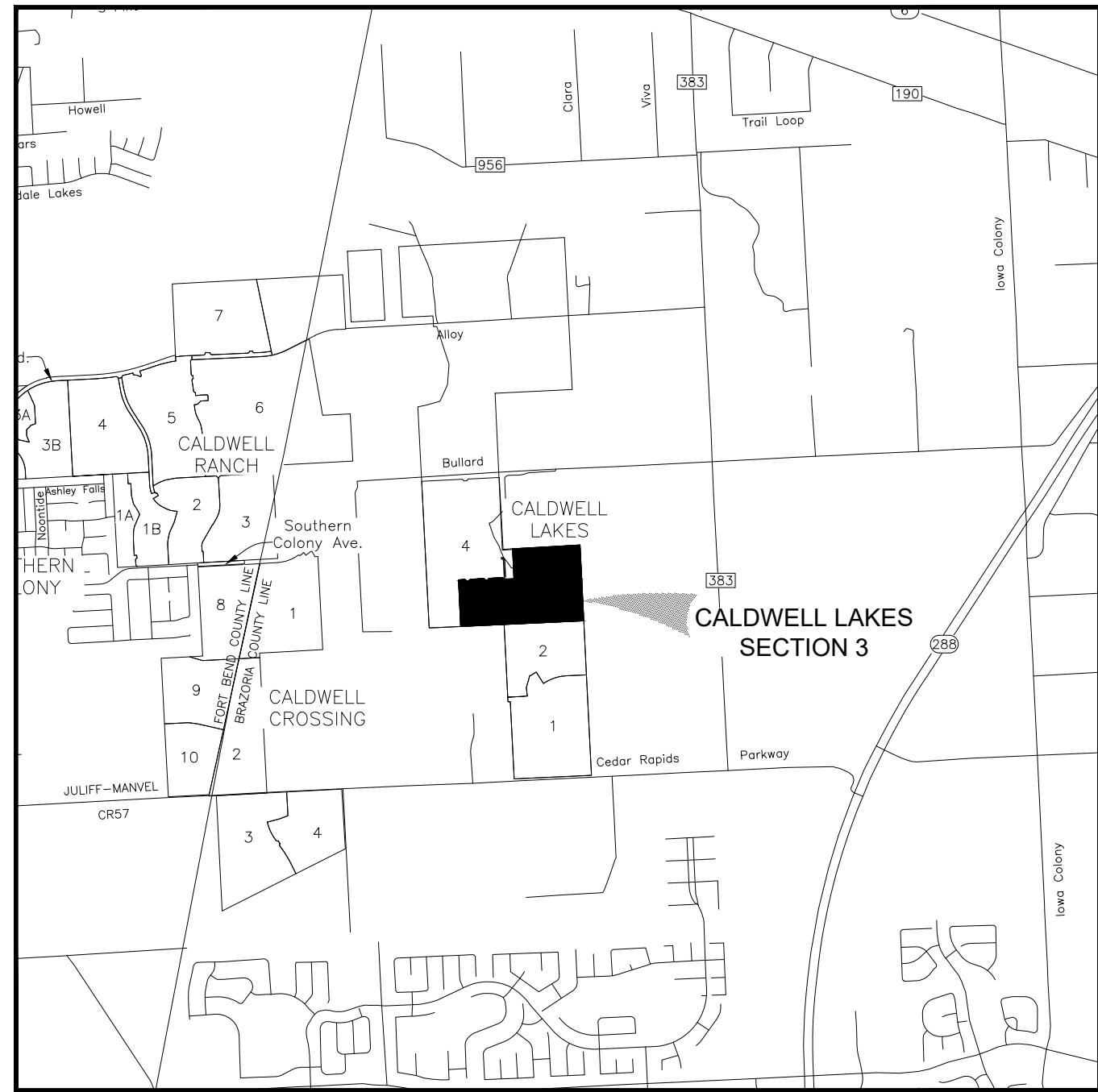
OUT OF THE
WILLIAM PETTUS SURVEY, A-714
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OWNER:
D.R. HORTON
6744 HORTON VISTA DR.
RICHMOND, TX 77407
281-566-2100

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
T.B.P.L.S. Firm No. 10194382



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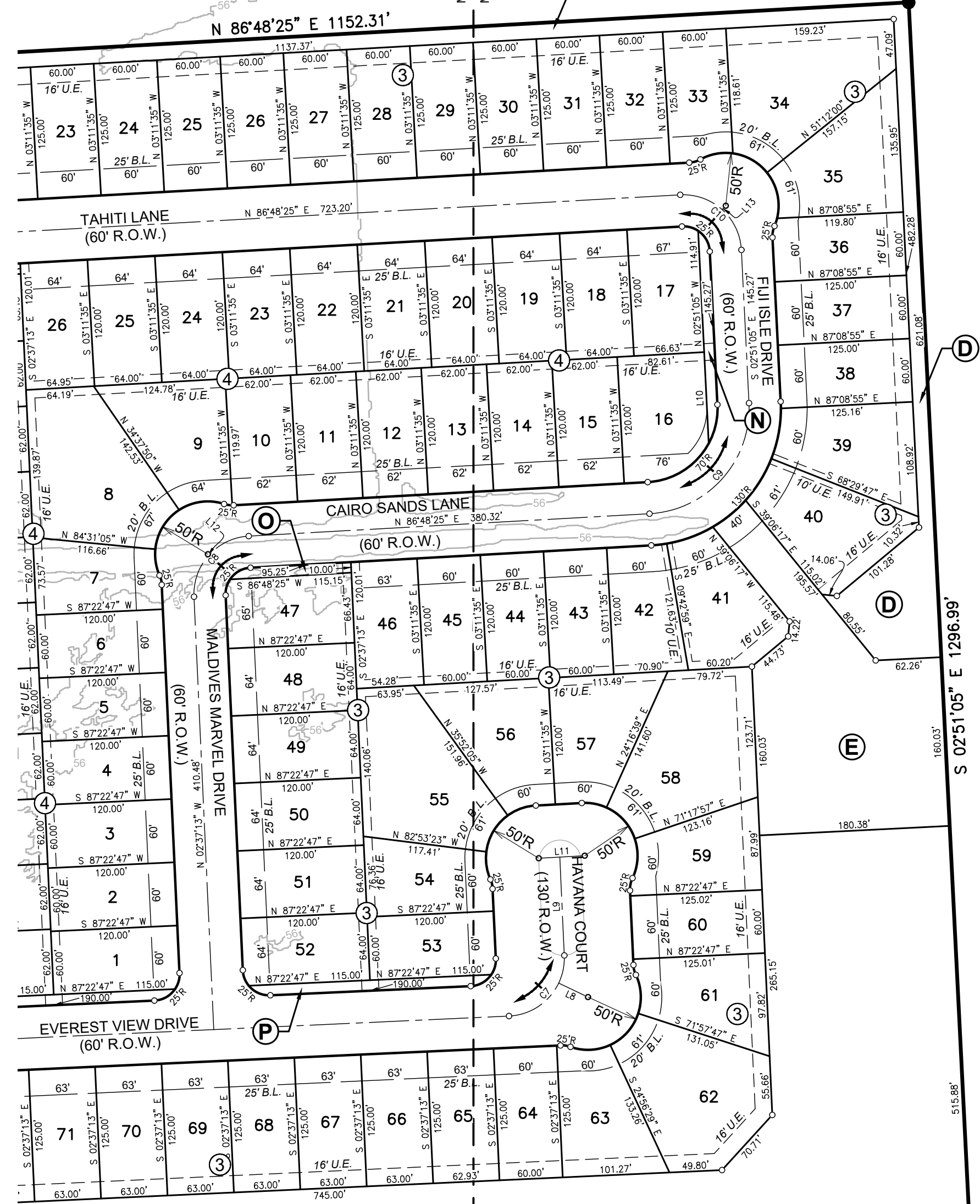
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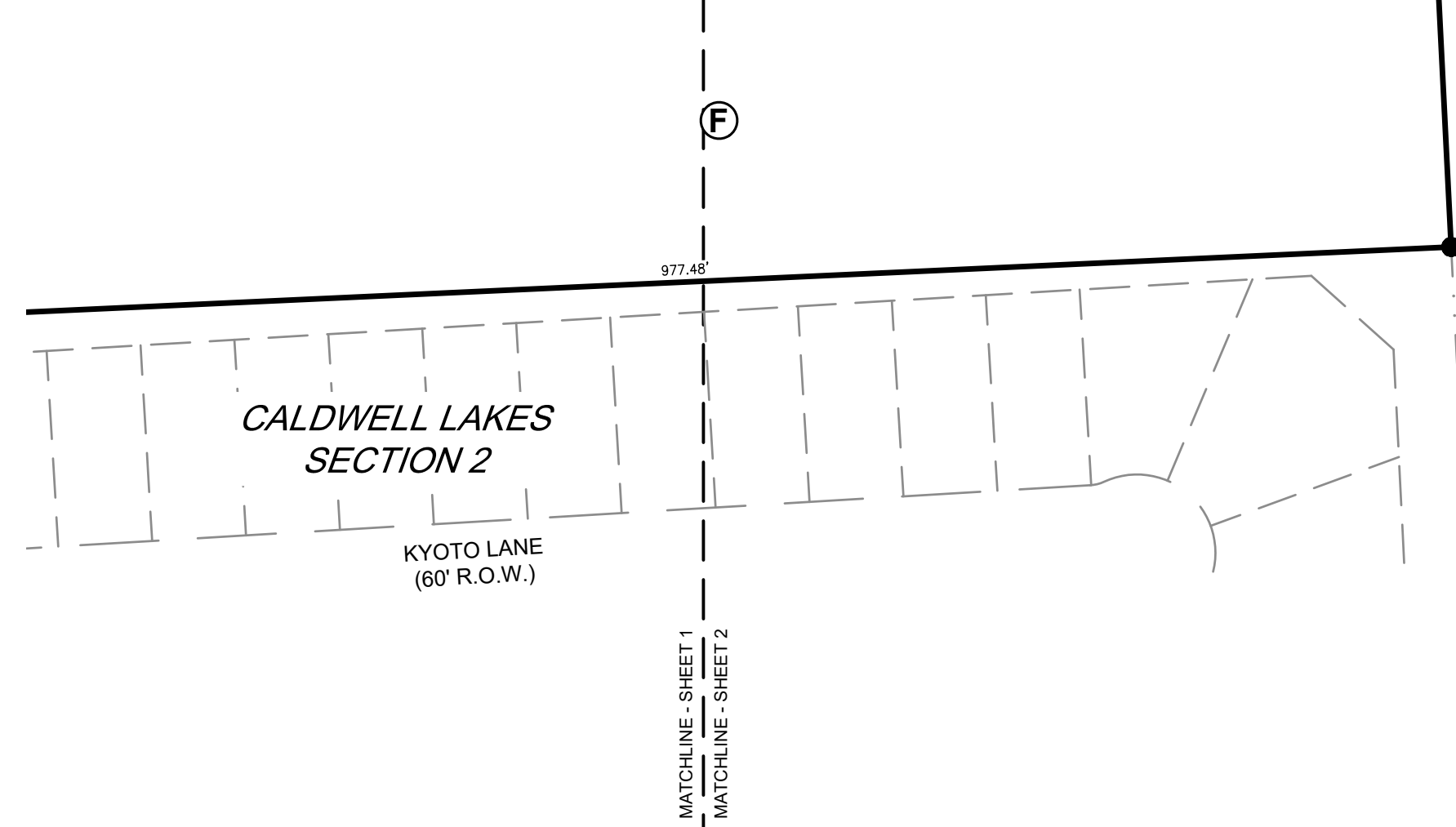
DISCLAIMER AND LIMITED WARRANTY

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 FOREMENTIONED 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.

CALL 29.88 ACRES
DOMINIC JOSEPH MAGNABOSCO
FILE NO. 2020035285
O.P.R.B.C.



CALL 1101.117 ACRES
IOWA COLONY STERLING LAKES, LTD.
FILE NO. 03-075438
O.P.R.B.C.



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

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