

Wednesday, November 1, 2023

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

Re: Caldwell Lakes Section 2 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 3105
Adico, LLC Project No. 16007-2-331

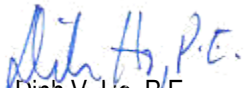
Dear Ms. Martinez;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Caldwell Lakes Section 2 Preliminary Plat, received on or about October 23, 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 October 23, 2023. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than November 1, 2023, for consideration at the November 7, 2023, Planning and Zoning meeting.

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

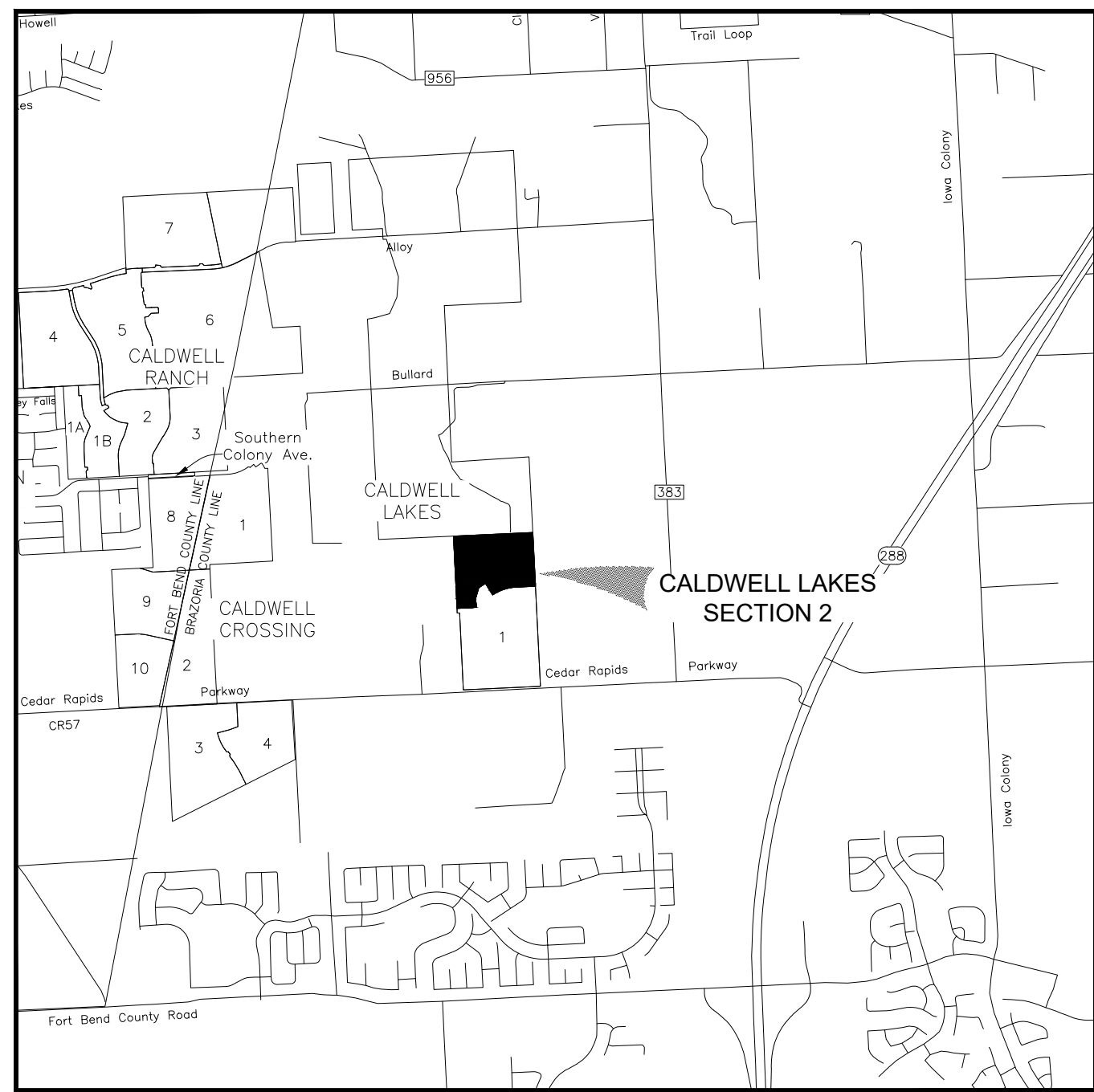
Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-331

GENERAL NOTES:

- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLATE 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.
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- ELEVATION = 59.26', NAVD 88, GEOD 11.
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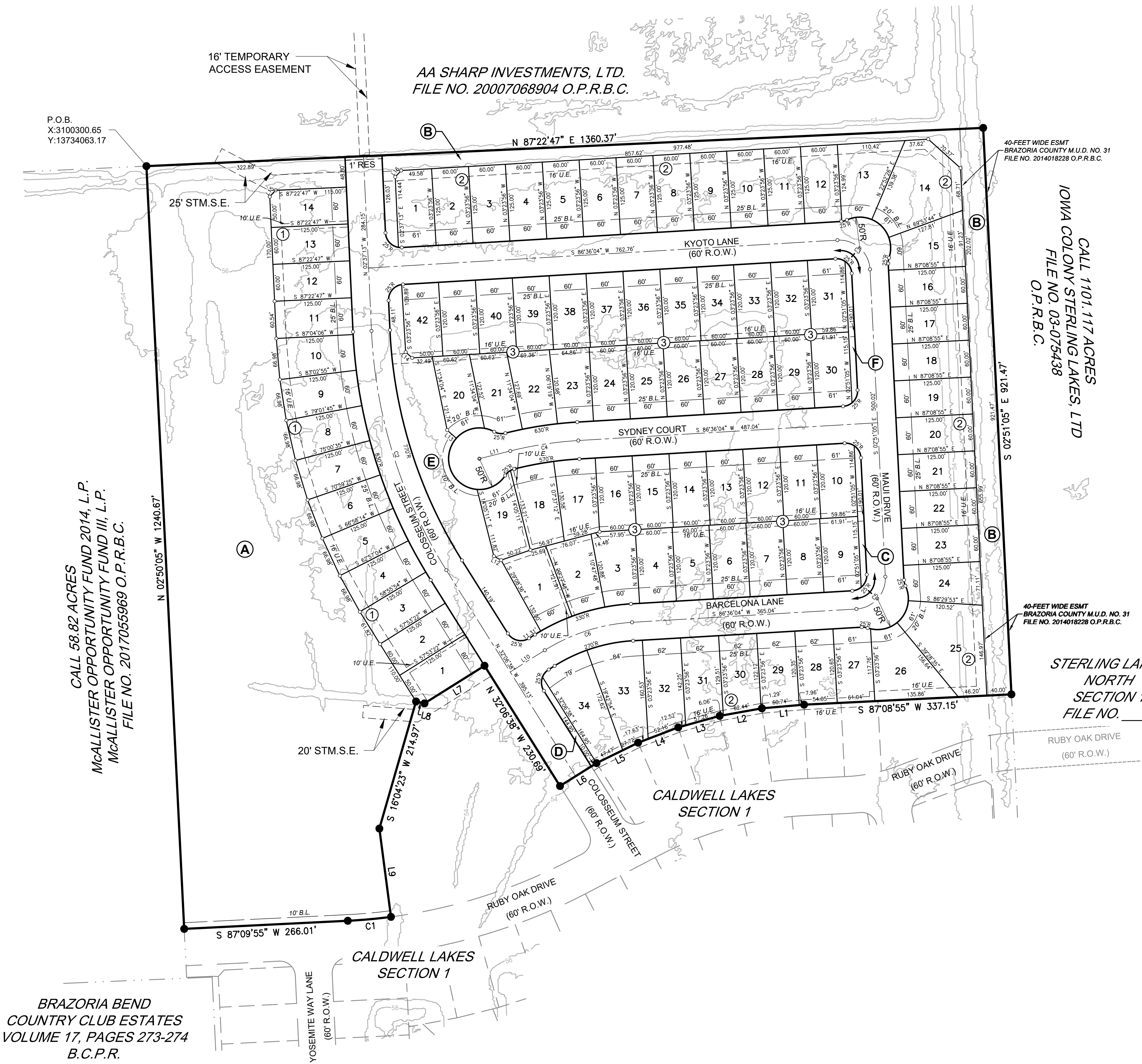


Vicinity Map
1 inch = 1/2 mile

LINE	BEARING	DISTANCE
L1	S 85°04'05" W	68.70'
L2	S 79°48'29" W	69.79'
L3	S 74°28'30" W	69.79'
L4	S 69°08'31" W	69.79'
L5	S 63°51'39" W	75.20'
L6	S 57°53'22" W	70.00'
L7	S 57°53'22" W	115.00'
L8	N 77°06'38" W	14.14'
L9	S 07°28'24" E	144.73'
L10	S 57°53'22" W	66.31'
L11	N 75°54'49" E	51.72'
L12	S 61°31'39" E	13.53'
L13	S 48°23'53" E	20.00'
L14	S 48°23'56" E	14.14'
L15	S 42°22'47" W	14.14'
L16	S 41°59'26" W	14.24'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	870.00'	4°38'19"	70.43'	S 84°50'45" W	70.42'
C2	800.00'	29°29'25"	411.76'	S 17°21'56" E	407.23'
C3	500.00'	90°32'51"	79.02'	N 48°07'30" W	71.05'
C4	600.00'	10°41'15"	111.92'	S 81°15'27" W	111.76'
C5	500.00'	89°27'09"	78.06'	N 41°52'30" E	70.37'
C6	300.00'	28°42'43"	150.33'	S 72°14'43" W	148.77'

RESERVE	ACREAGE	SQ.FT.	TYPE
A	7.881	343,298	RESTRICTED TO LANDSCAPE / OPEN SPACE / DETENTION
B	1.361	59,266	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
C	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
D	0.036	1,589	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
E	0.743	32,367	RESTRICTED TO LANDSCAPE / OPEN SPACE / PARK / UTILITIES
F	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
TOTAL	10.121	440,880	



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

BRAZORIA BEND
COUNTRY CLUB ESTATES
VOLUME 17, PAGES 273-274
B.C.P.R.

LEGEND

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A PRELIMINARY PLAT OF
CALDWELL LAKES
SECTION 2

±31.5 ACRES
90 LOTS (60' x 120' TYP.) AND
6 RESTRICTED RESERVES IN 3 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

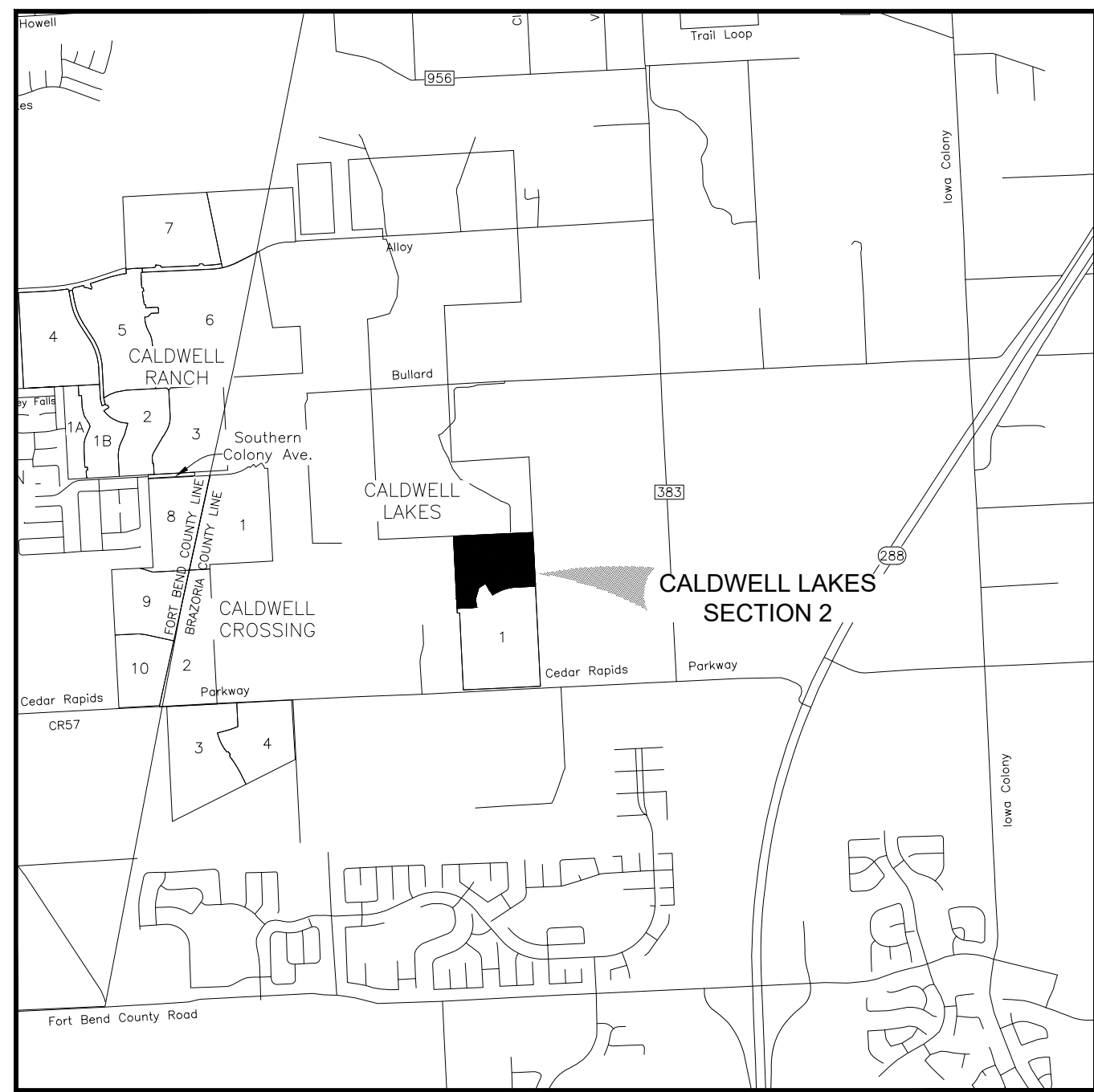
ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

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

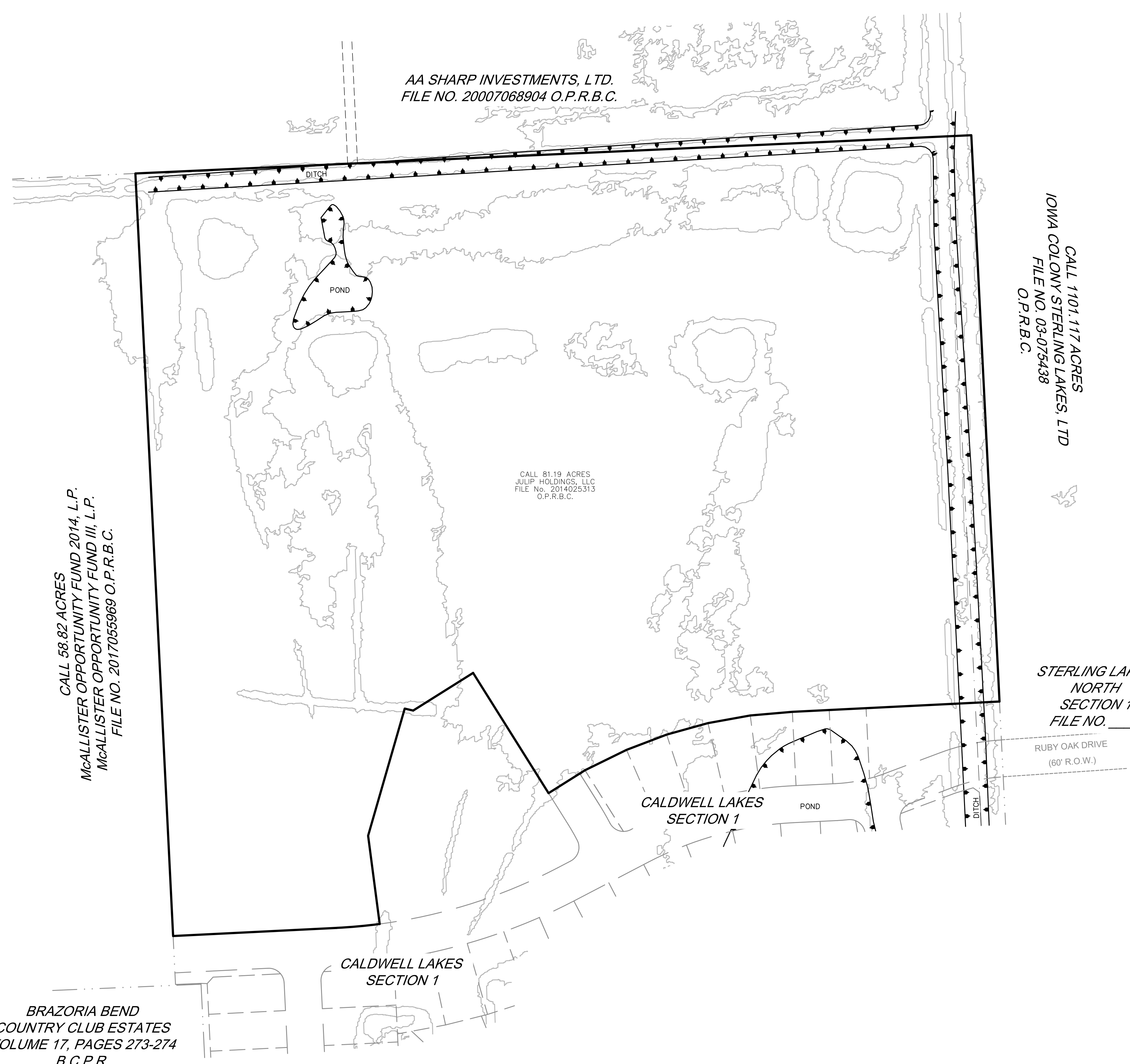
DISCLAIMER AND LIMITED WARRANTY
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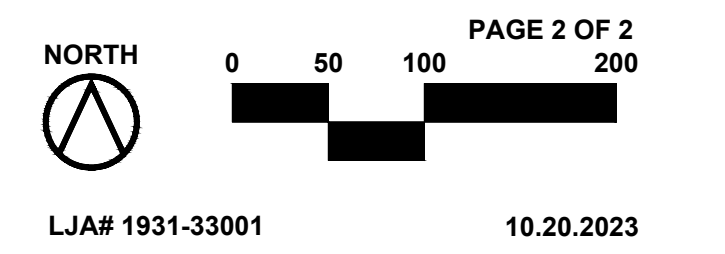
ENGINEER:
LJA Engineering, Inc.
 1904 W. Grand Parkway North Suite 100 Katy, Texas 77449
 Phone 713.953.5200 Fax 713.953.5026 FRN-F-1386

OUT OF THE
WILLIAM PETTUS SURVEY, A-714
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 3600 W Sam Houston Pkwy S Suite 600 Houston, Texas 77042
 T.B.P.L.S. Firm No. 10194382

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

PLANNER:
LJA Planning + Landscape Architecture
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