

Tuesday, August 22, 2023

Abby Martinez
LJA Engineering
1904 W Grand Parkway N, Ste. 100
Katy, TX 77449
Email: amartinez@lja.com

Re: Caldwell Crossing Section 6 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 2833
Adico, LLC Project No. 16007-2-315

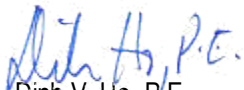
Dear Ms. Martinez;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Caldwell Crossing Section 6 Preliminary Plat, received on or about August 21, 2023. The review of the preliminary 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 preliminary plat as resubmitted August 21, 2023. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than August 30, 2023, for consideration at the September 5, 2023, Planning and Zoning meeting.

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

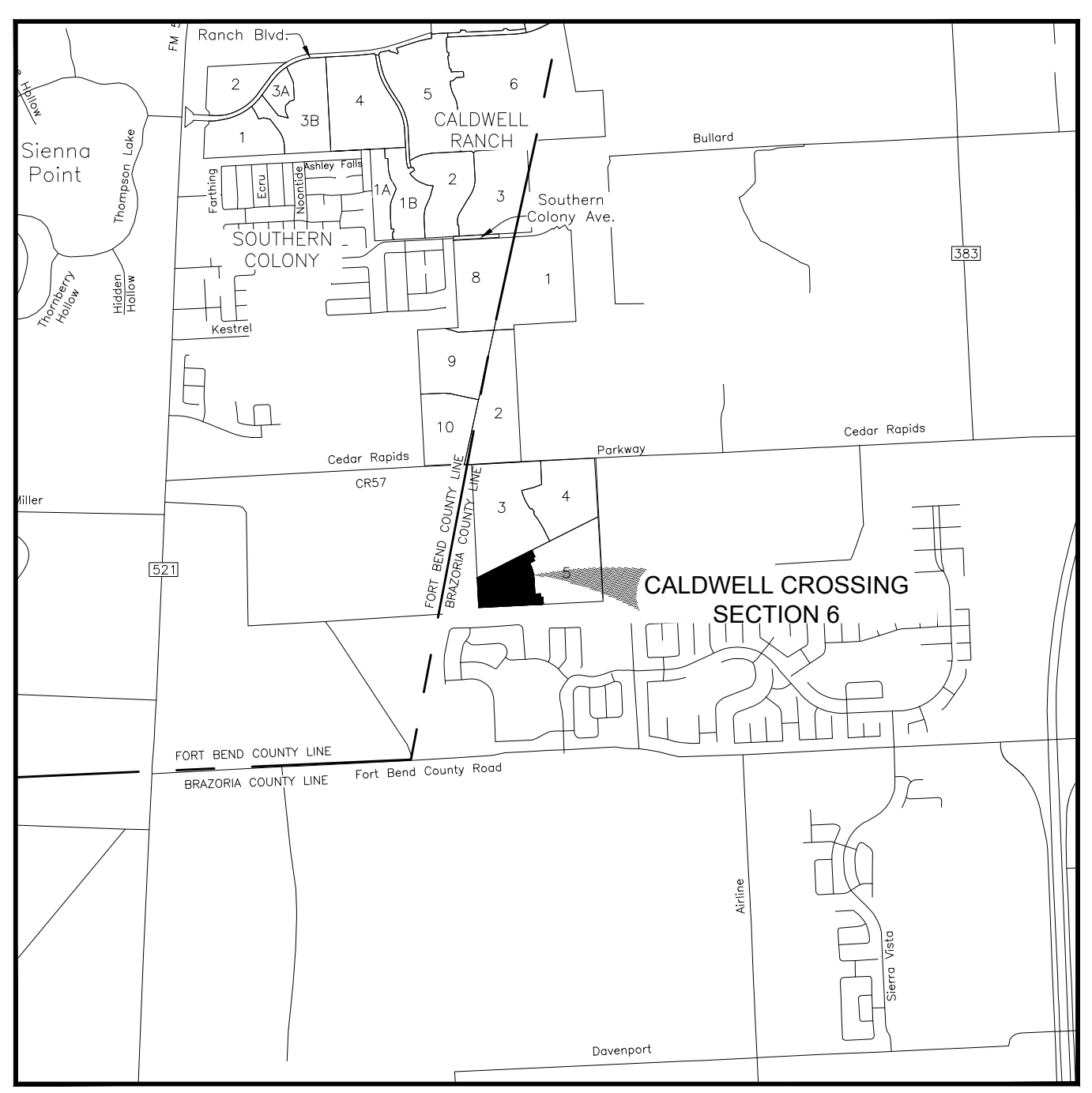
Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-315

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 0.9998724707.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY NO. 490300195K 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: 5/8 INCH IRON ROD SET.
- ELEVATION = 59.28', 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 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 NG8 BENCHMARK E 308 BEING NOTED HEREON.
- THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED 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 ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT IS SUBDIVIDED NO RE-SUBDIVISION 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 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 ACRESAGE.
- 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.
- A 60' PIPELINE SETBACK IS PROVIDED FOR LOTS 3-14 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.



Vicinity Map
1 inch = 1/2 mile

LINE	BEARING	DISTANCE
L1	S 26°46'49" E	125.00'
L2	S 63°13'11" W	35.10'
L3	S 26°46'49" E	60.00'
L4	S 63°13'11" W	93.90'
L5	S 22°55'32" E	75.81'
L6	S 17°53'22" E	66.02'
L7	S 12°50'41" E	66.02'
L8	S 07°47'59" E	66.02'
L9	S 03°29'48" E	66.51'
L10	S 02°58'31" E	210.75'
L11	N 87°01'29" E	95.00'
L12	S 02°58'31" E	60.00'
L13	N 87°01'29" E	41.80'
L14	S 02°58'31" E	116.04'
L15	S 41°58'03" W	14.16'
L16	S 86°54'36" W	1115.83'
L17	N 02°50'48" W	524.45'
L18	S 26°46'49" E	22.45'
L19	S 26°46'49" E	22.45'
L20	N 02°50'48" W	37.27'
L21	S 87°09'12" W	110.00'
L22	N 87°09'12" E	110.00'
L23	N 02°50'48" W	41.14'
L24	S 18°13'11" W	14.14'
L25	N 71°46'49" W	14.14'
L26	N 26°46'49" W	10.00'
L27	N 59°48'48" W	7.00'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	50.00'	90°07'43"	78.65'	S 47°54'39" E	70.79'
C2	50.00'	66°03'59"	57.65'	S 30°11'12" W	54.51'
C3	300.00'	23°48'18"	124.64'	N 14°52'40" W	123.75'
C4	600.00'	23°48'18"	249.29'	N 14°52'40" W	247.50'
C5	25.00'	87°09'04"	38.03'	S 19°38'39" W	34.47'
C6	630.00'	20°57'23"	230.43'	S 13°27'12" E	229.14'
C7	25.00'	90°00'00"	39.27'	S 47°58'31" E	35.36'
C8	25.00'	21°42'04"	9.47'	S 76°10'27" W	9.41'
C9	50.00'	133°31'52"	116.53'	N 47°54'39" W	91.89'
C10	25.00'	21°42'04"	9.47'	N 08°00'14" E	9.41'
C11	25.00'	90°00'00"	39.27'	N 42°09'12" E	35.36'
C12	25.00'	23°10'11"	10.11'	N 14°25'53" W	10.04'
C13	50.00'	112°24'21"	98.09'	N 30°11'12" E	83.10'
C14	25.00'	23°10'11"	10.11'	N 74°48'17" E	10.04'
C15	25.00'	97°38'08"	42.60'	S 67°57'45" E	37.63'
C16	270.00'	16°10'10"	76.20'	S 11°03'36" E	75.94'
C17	25.00'	90°00'00"	39.27'	S 42°01'29" W	35.36'
C18	25.00'	90°07'43"	39.33'	N 47°54'39" W	35.39'
C19	25.00'	66°03'59"	28.83'	N 30°11'12" E	27.26'
C20	25.00'	93°25'28"	40.76'	S 70°04'05" E	36.40'
C21	570.00'	20°22'51"	202.76'	S 13°09'56" E	201.69'
C22	25.00'	90°00'00"	39.27'	S 42°01'29" W	35.36'
C23	25.00'	90°00'00"	39.27'	N 47°58'31" W	35.36'
C24	330.00'	18°32'37"	106.80'	N 12°14'49" W	106.34'
C25	25.00'	84°44'19"	36.97'	N 20°51'01" E	33.70'

CALL 47.25 ACRES
JOSE MARTINEZ
RAMON MARTINEZ
JUVENCIO MARTINEZ
FILE NO. 94-029430
O.P.R.B.C.

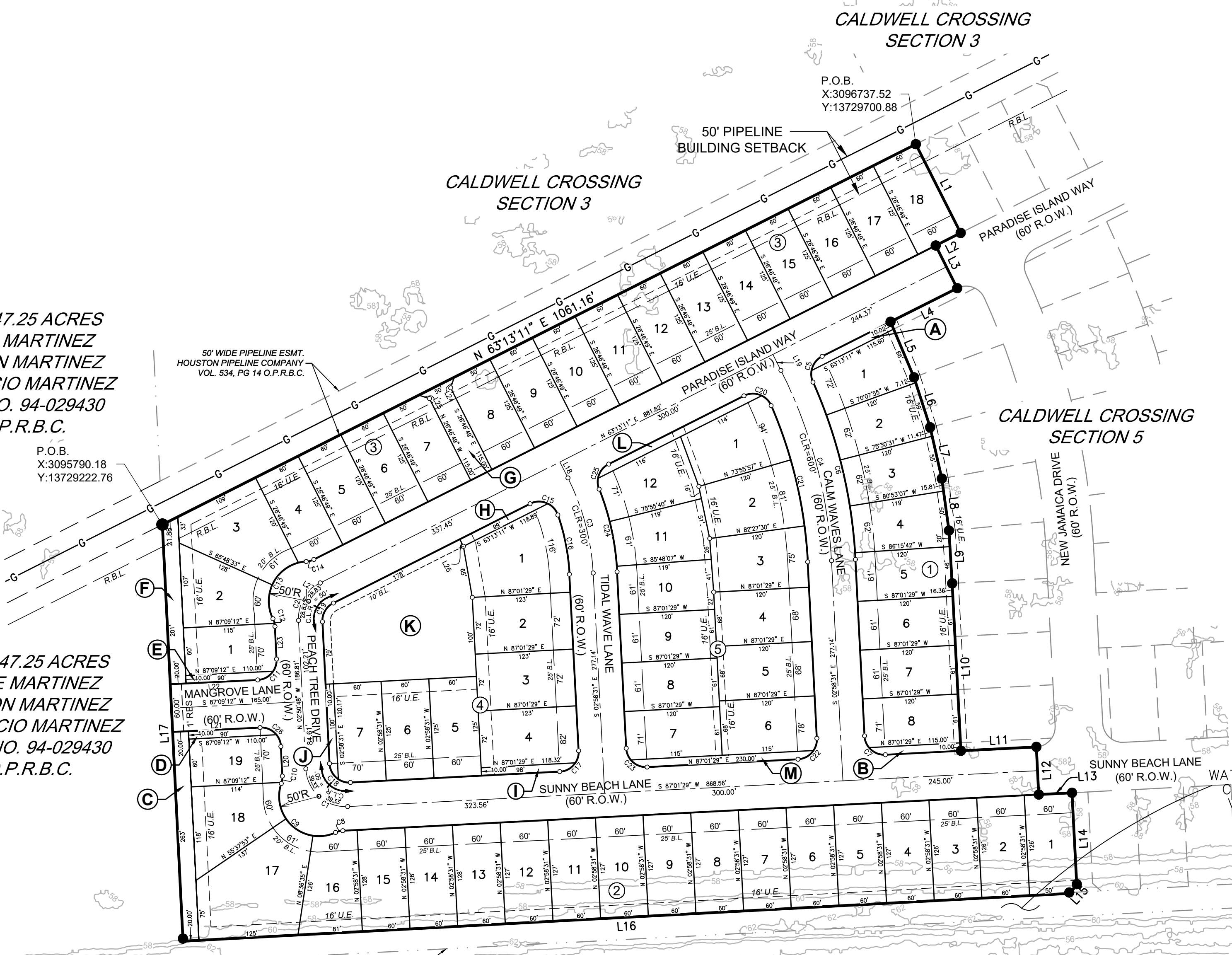
P.O.B.
X:3095790.18
Y:13729222.76

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50' WIDE PIPELINE ESMT,
HOUSTON PIPELINE COMPANY
VOL. 534, PG 14 O.P.R.B.C.

CALL 2.25 ACRES
THE SOUTH TEXAS WATER CO
VOLUME 283, PAGE 163
O.P.R.B.C.

STERLING LAKES WEST SEC 3
FILE NO. 2017059203 B.C.P.R.



- 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
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APPROXIMATE LOCATION OF
UNDEFINED LOCATION AND WIDTH
WATER CONVEYANCE FACILITY EASEMENT
CHOCOLATE BAYOU WATER COMPANY
VOLUME 1465, PAGE 207 O.P.R.B.C.

A PRELIMINARY PLAT OF
CALDWELL CROSSING
SECTION 6

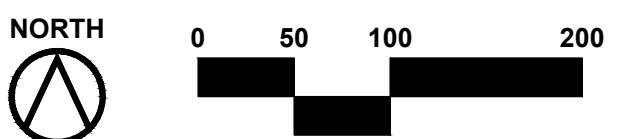
±17.23 ACRES
64 LOTS (60' x 120' TYP.) AND
13 RESTRICTED RESERVES IN 5 BLOCKS

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

OWNER:
608 COLONY INVESTMENTS, LTD
10003 NW MILITARY HWY., SUITE 2201, SAN ANTONIO, TX 78231
210-344-9200

SURVEYOR:
LJA Surveying, Inc.
3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

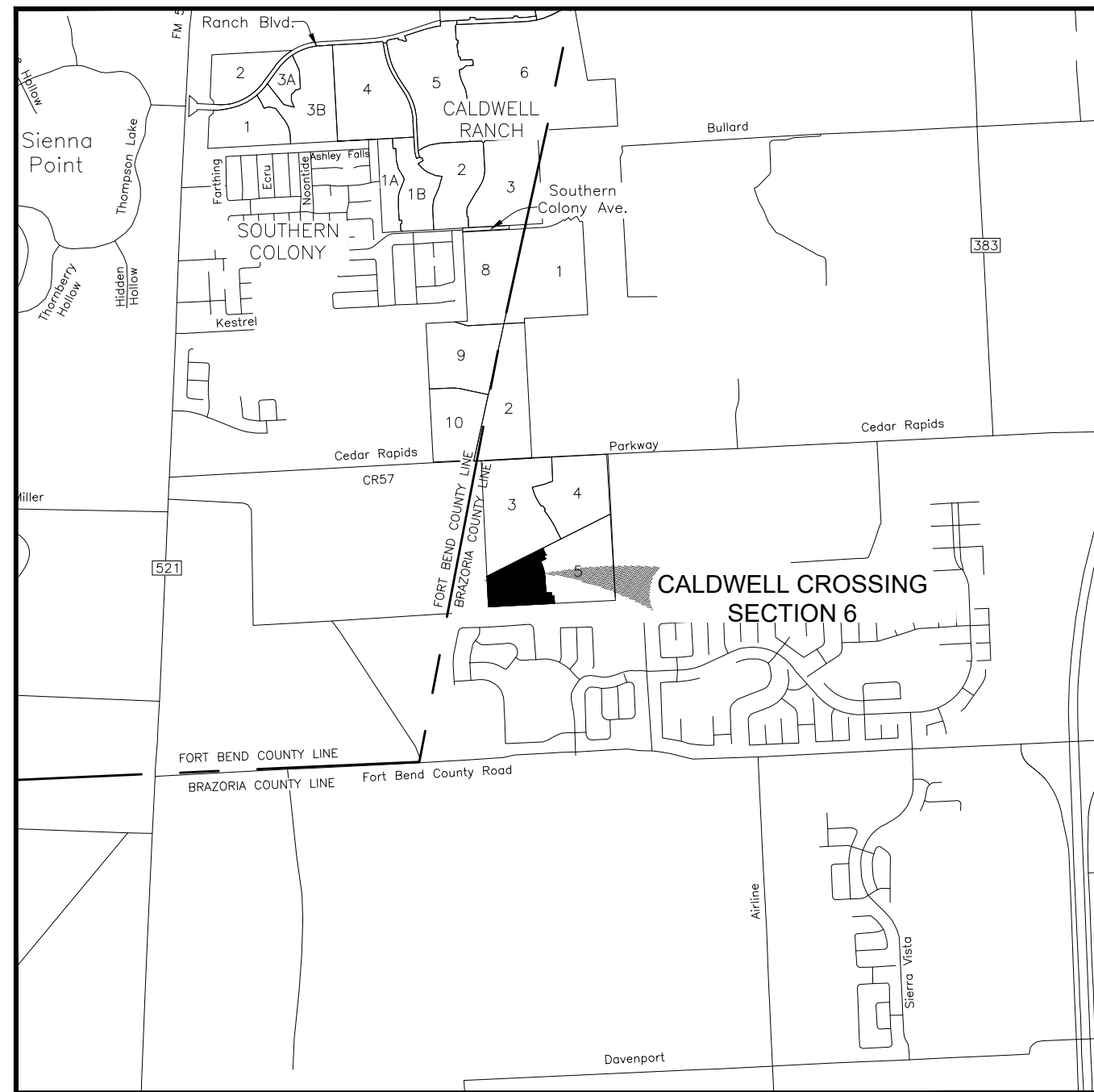
PLANNER:
LJA Planning + Landscape Architecture
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200



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.

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FILE NO. 94-029430
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50' WIDE PIPELINE ESMT.
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VOLUME 263, PAGE 153
O.P.R.B.C.

STERLING LAKES WEST SEC 3
FILE NO. 2017059203 B.C.P.R.

STERLING LAKES WEST SEC 1
FILE NO. 2016028115 B.C.P.R.

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WATER CONVEYANCE FACILITY EASEMENT
CHOCOLATE BAYOU WATER COMPANY
VOLUME 1465, PAGE 207 O.P.R.B.C.

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CALDWELL CROSSING
SECTION 6
EXISTING CONDITIONS

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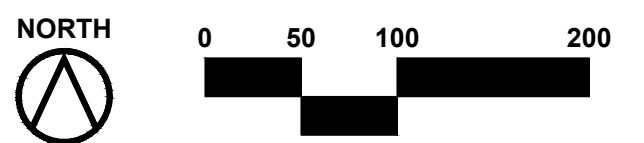
OUT OF THE
WILLIAM PETTUS SURVEY, A-714
CITY OF IOWA COLONY ETJ, BRAZORIA COUNTY, TEXAS

OWNER:
608 COLONY INVESTMENTS, LTD
10003 NW MILITARY HWY. SUITE 2201, SAN ANTONIO, TX 78231
210-344-9200

SURVEYOR:

LJA Surveying, Inc.
3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
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Fax 713.953.5026
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LJA Planning +
Landscape
Architecture
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

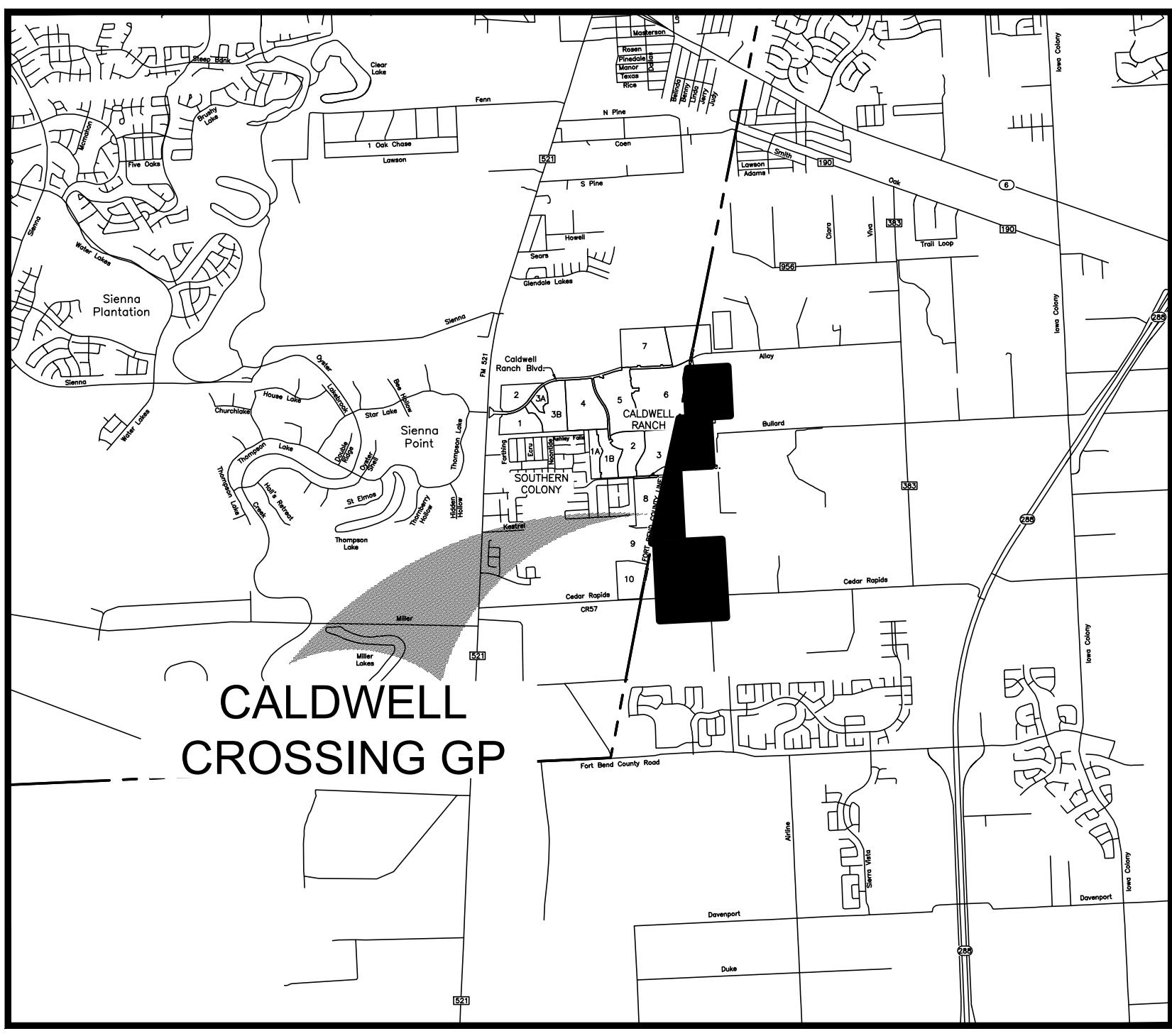


LJA# 1931-35001

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PAGE 2 OF 2

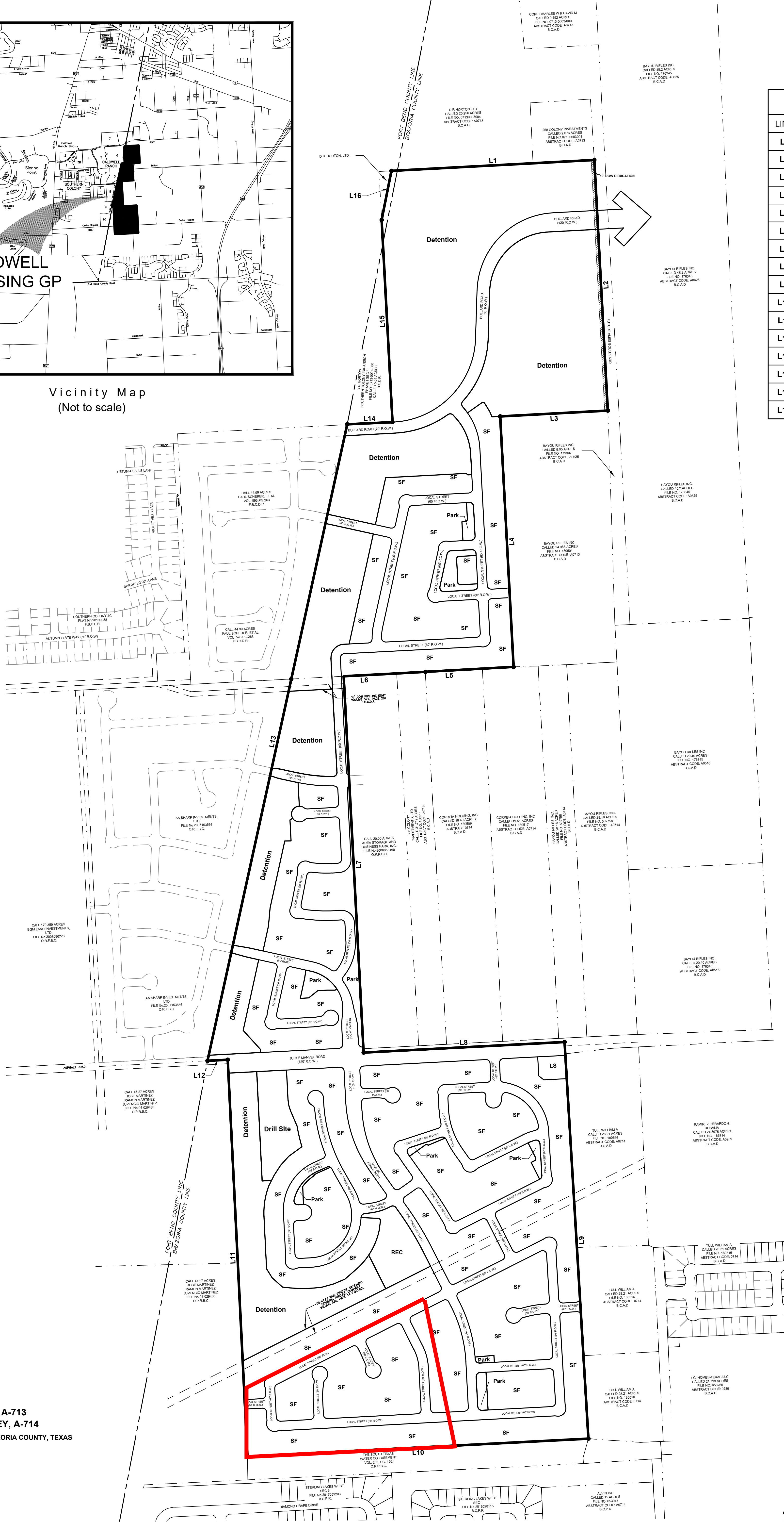
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Vicinity Map
(Not to scale)

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 86°55'29" W	1290'
L2	N 03°04'56" W	1593'
L3	N 86°55'29" E	684'
L4	N 03°04'16" W	1592'
L5	N 86°48'07" E	821'
L6	N 86°59'33" E	259'
L7	N 03°01'57" W	2391'
L8	S 86°59'33" W	1277'
L9	N 03°26'36" W	2521'
L10	N 87°01'29" E	2168'
L11	S 02°50'48" E	2520'
L12	N 86°59'33" E	128'
L13	S 12°23'09" W	4135'
L14	S 87°21'26" W	288'
L15	S 03°04'56" E	1285'
L16	S 11°12'19" W	318'



OUT OF THE
WILLIAM HALL SURVEY, A-713
WILLIAM PATTUS SURVEY, A-714
CITY OF IOWA COLONY ET J., BRAZORIA COUNTY, TEXAS

DISCLAIMER AND LIMITED WARRANTY

THIS GENERAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF HOUSTON ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAN WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE HOUSTON PLANNING COMMISSION. THIS PLAN 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 PLAN. ANY DRY UTILITIES SHOWN ON THIS PLAN (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 PLAN ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

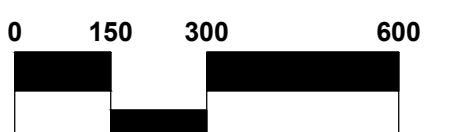
a General Plan for
CALDWELL CROSSING
253.9 ACRES
prepared for
D.R. HORTON

PLANNER:



Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

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