

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 5 Preliminary Plat  
**Letter of Recommendation to Approve**  
COIC Project No. 2834  
Adico, LLC Project No. 16007-2-314

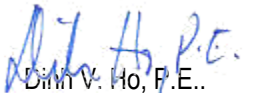
Dear Ms. Martinez;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Caldwell Crossing Section 5 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

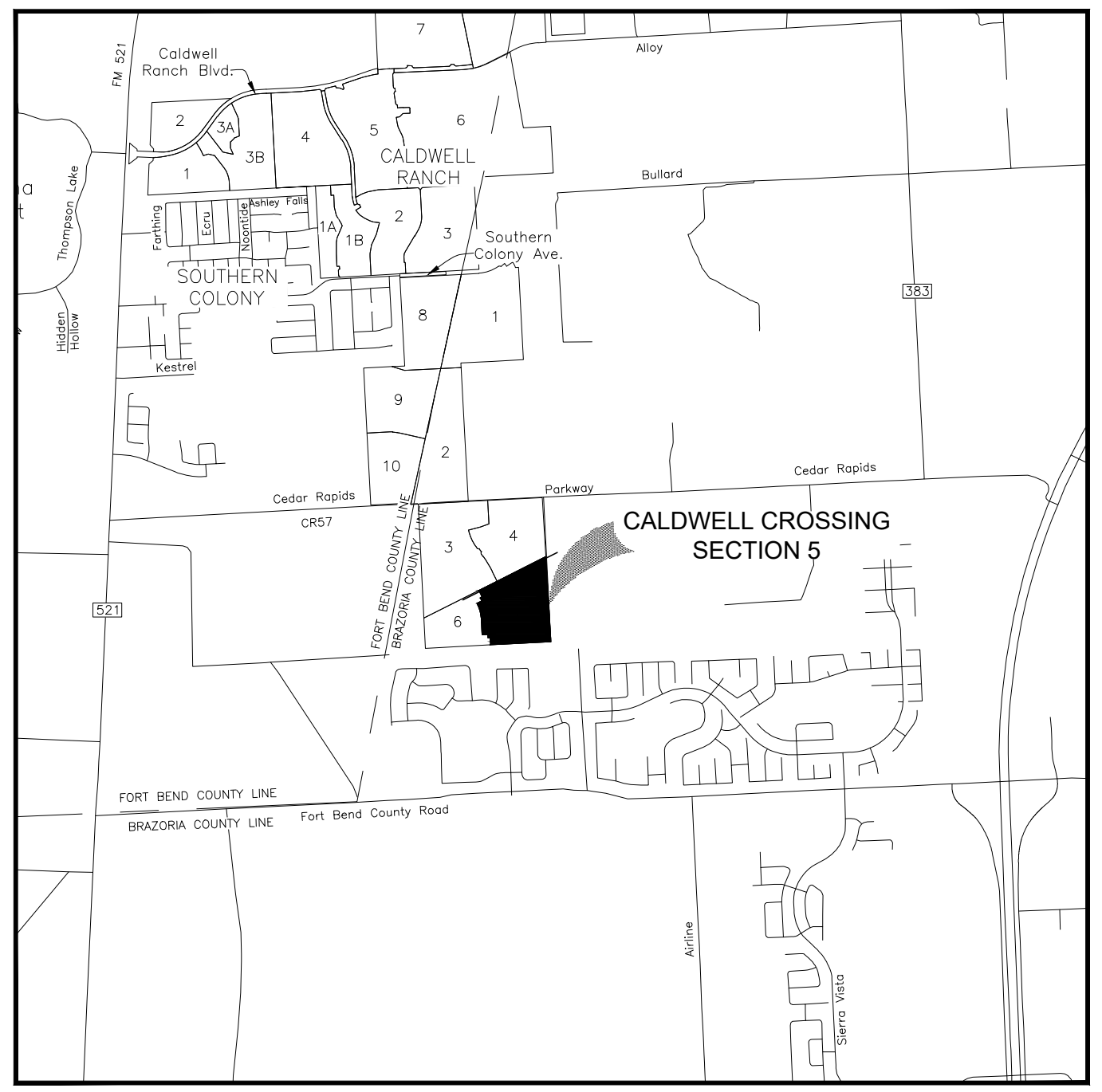


Dim V. Ho, P.E.  
TBPE Firm No.16423

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 16007-2-314

GENERAL NOTES:

- 1. 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.
2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PLAN NO. 480390105K DECEMBER 30, 2020 THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
2.1. 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.
3. T.B.M. INDICATES TEMPORARY BENCHMARK; TBM-171: 58 INCH IRON ROD SET.
4. ELEVATION = 59.26', NAVD 88, GEOD 11.
5. 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.
6. 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.
7. CONTOUR LINES SHOWN HEREON ARE BASED ON THE NGS BENCHMARK E 306 BEING NOTED HEREON.
8. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
9. 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.
10. DRAINAGE PLANS TO BE PROVIDED PRIOR TO FINAL PLAT SUBMITTAL.
11. 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 HEREON 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.
12. 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 ACREAGE.
13. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
14. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
15. 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; 608 COLONY INVESTMENTS, LTD; AND D.R. HORTON.
16. A 90' PIPELINE SETBACK IS PROVIDED FOR LOTS 1-4 WITHIN BLOCK 1, LOTS 1-7 WITHIN BLOCK 2, AND LOTS 1-4 WITHIN BLOCK 5. THE SETBACK IS MEASURED FROM THE PIPELINE AND SHALL APPLY TO STRUCTURES ON THESE LOTS. THE 90' SETBACK IS INDICATED BY THE REAR BUILDING LINE (R.B.L.) PROVIDED.



Vicinity Map 1 inch = 1/2 mile

LINE TABLE table with columns: LINE, BEARING, DISTANCE. Lists 25 line segments with their respective bearings and distances.

CURVE TABLE table with columns: CURVE, RADIUS, DELTA, ARC, CHORD BEARING, CHORD. Lists 44 curve segments with their geometric properties.



- 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
R.O.W. INDICATES RIGHT-OF-WAY
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P.O.B. INDICATES POINT OF BEGINNING
R.B.L. INDICATES REAR BUILDING LINE
INDICATES STREETNAME CHANGE

RESERVE TABLE table with columns: RESERVE, ACREAGE, SQ.FT., TYPE. Lists 19 reserve categories with their respective acreages and square footages.

A PRELIMINARY PLAT OF CALDWELL CROSSING SECTION 5

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

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

PLANNER: LJA Planning + Landscape Architecture 3600 W Sam Houston Pkwy S, Suite 600 Houston, Texas 77042 713.953.5200. Includes logo, north arrow, scale bar, and date 08.17.2023.

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...

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

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

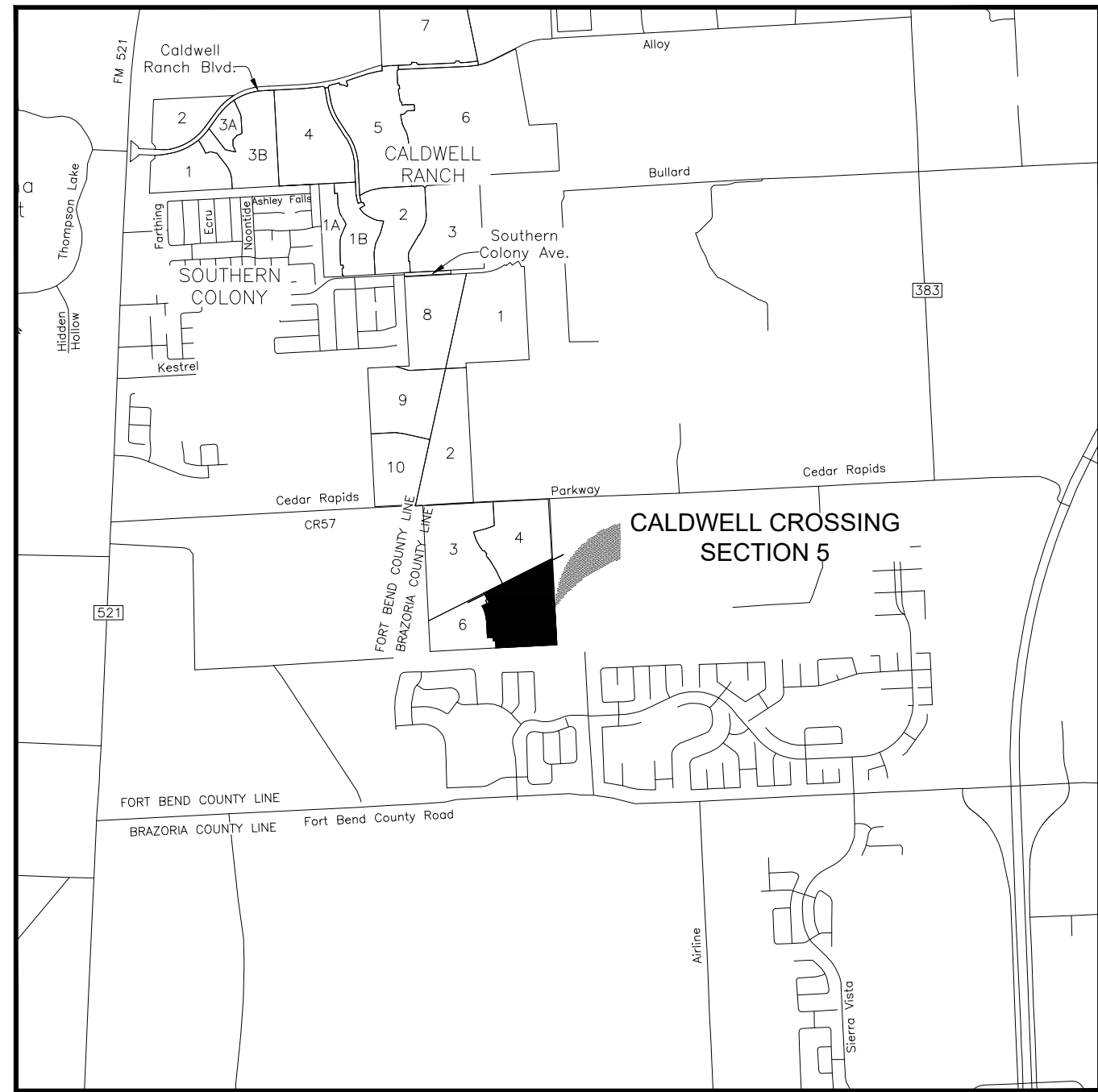
ALVIN I.S.D CALLED 15 ACRES. FILE NO. 553947 ABSTRACT CODE: A0714 B.C.P.R.

CALL 28.215 ACRES WILLIAM A. TULL FILE No.03-011501 O.P.R.B.C.

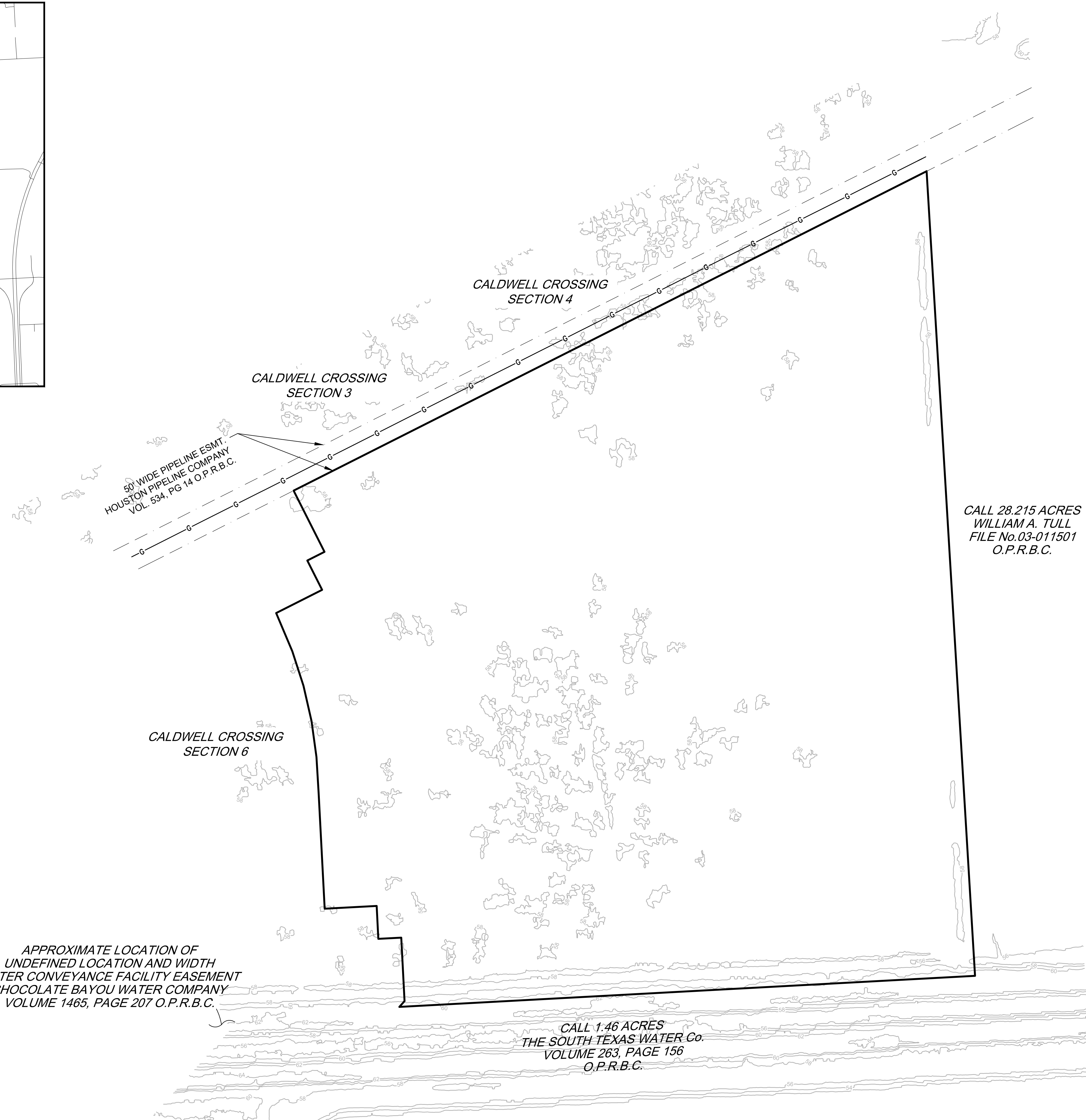
CALL 1.46 ACRES THE SOUTH TEXAS WATER Co. VOLUME 263, PAGE 156 O.P.R.B.C.

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Vicinity Map  
1 inch = 1/2 mile



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  - R.B.L. INDICATES REAR BUILDING LINE
  - INDICATES STREET NAME CHANGE

CALL 28.215 ACRES  
WILLIAM A. TULL  
FILE No. 03-011501  
O.P.R.B.C.

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

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

CALL 1.46 ACRES  
THE SOUTH TEXAS WATER Co.  
VOLUME 263, PAGE 156  
O.P.R.B.C.

A PRELIMINARY PLAT OF  
**CALDWELL CROSSING**  
SECTION 5  
EXISTING CONDITIONS

±32.30 ACRES  
127 LOTS (60' x 120' TYP.) AND  
18 RESTRICTED RESERVES IN 7 BLOCKS

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

PLANNER:

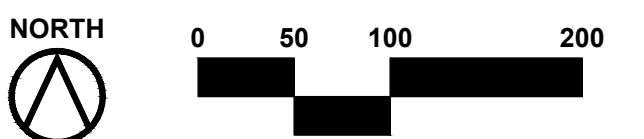
**LJA** Planning +  
Landscape  
Architecture  
3600 W Sam Houston Pkwy S, Suite 600  
Houston, Texas 77042  
713.953.5200

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



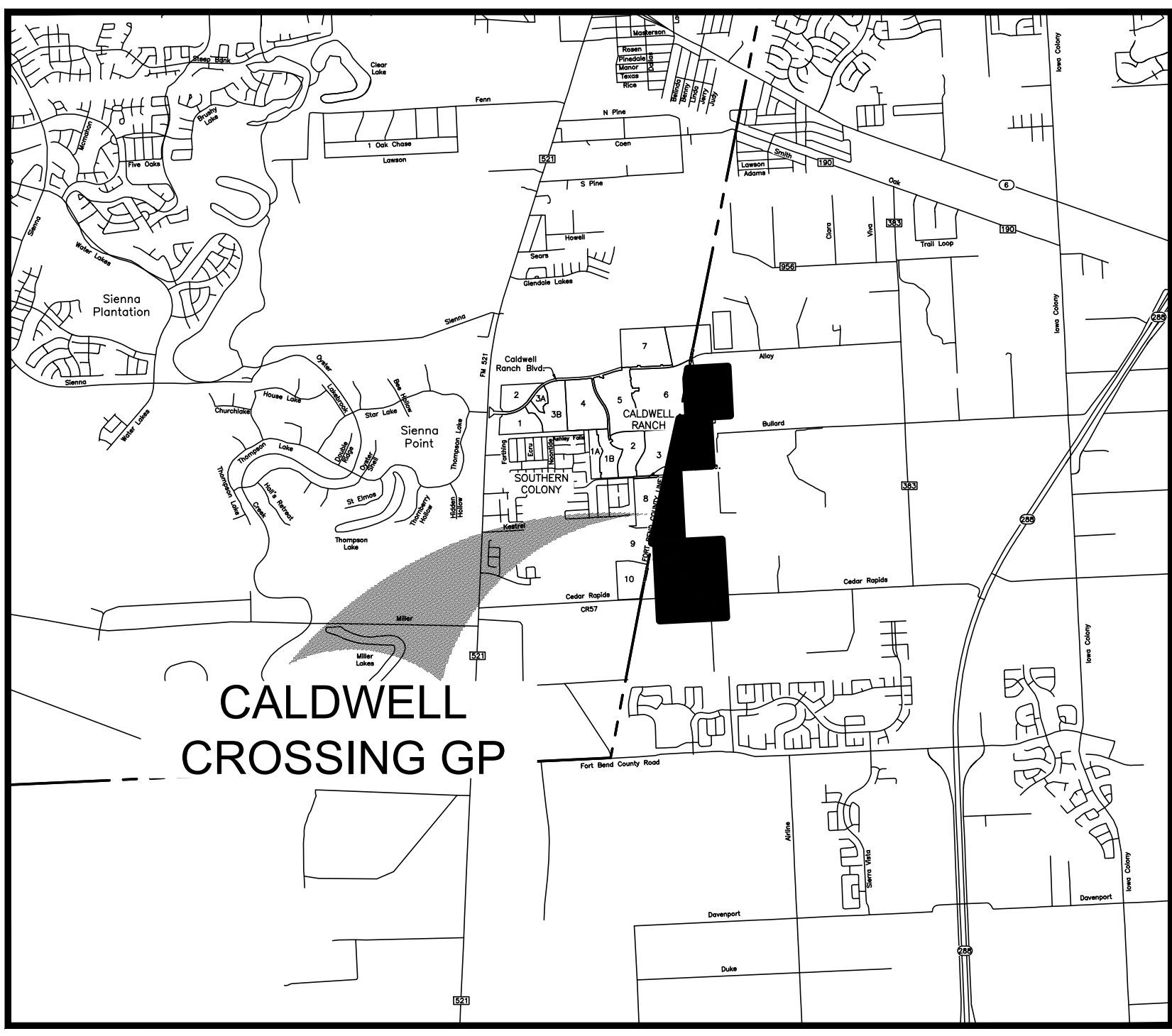
DISCLAIMER AND LIMITED WARRANTY

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

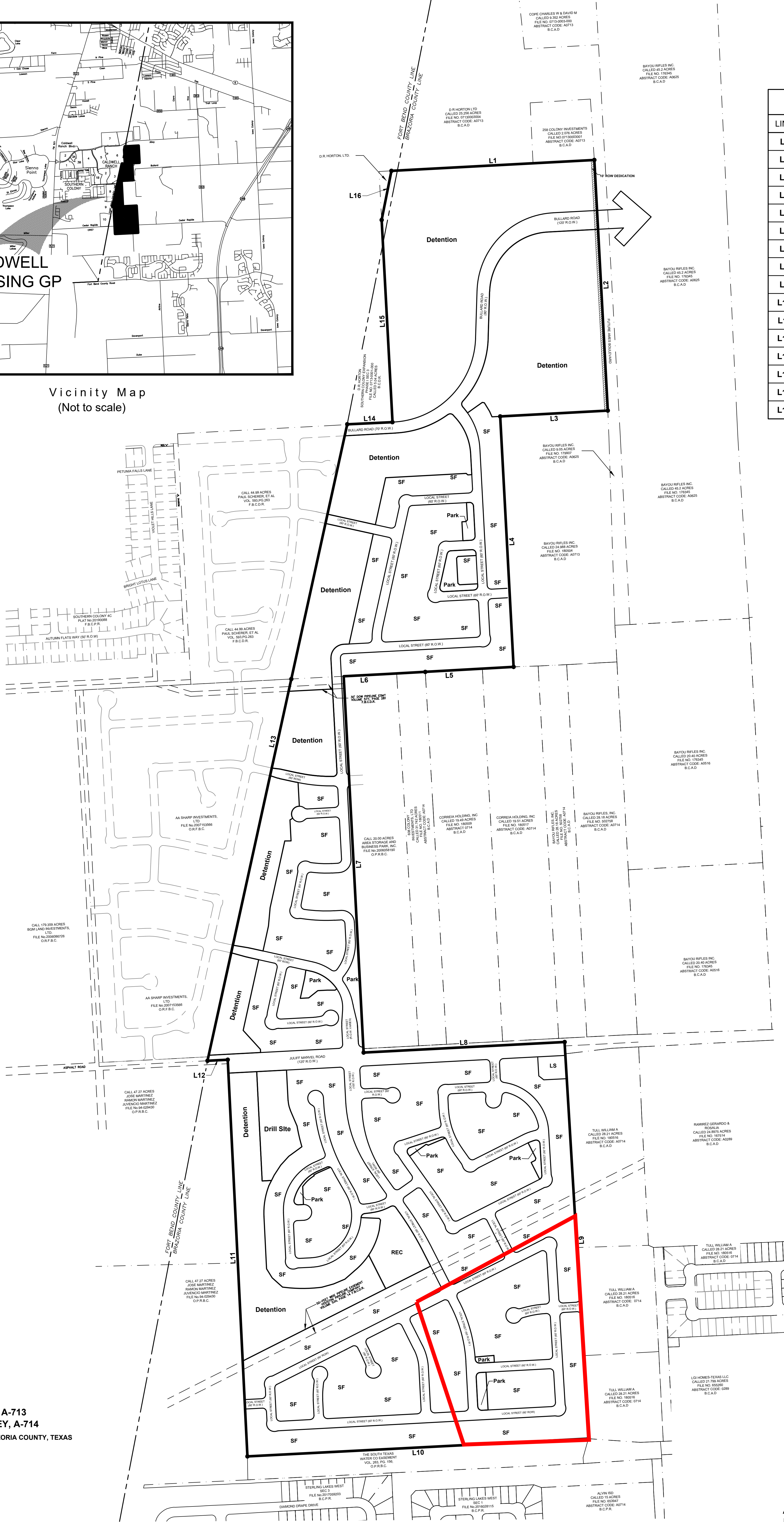
STERLING LAKES WEST SEC 1  
FILE No. 2016028115 B.C.P.R.

ALVIN I.S.D  
CALLED 15 ACRES.  
FILE NO. 553947  
ABSTRACT CODE: A0714 B.C.P.R.



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

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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

3600 W Sam Houston Pkwy S  
Suite 600  
Houston, Texas 77042  
713.953.5200 - 713.953.5026



LJA# 1931-35001

08.09.2022