

Monday, September 23, 2024

Lacey Bell LJA Engineering 1904 W Grand Parkway N, Suite 100 Katy, TX 77449

Re: Caldwell Lakes Section 1 Final Plat

Letter of Recommendation to Approve

COIC Project No. 3565

ALLC Project No. 16007-2-349

Dear Ms. Bell:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Caldwell Lakes Section 1 Final Plat, received on or about September 23, 2024. 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 final plat as resubmitted on September 23, 2024. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than September 24, 2024, for consideration at the October 1, 2024, Planning and Zoning meeting.

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

Sincerely, Adico, LLC

TBPE Firm No. 16423

Cc: Kayleen Rosser Robert Hemminger File: 16007-2-349 COUNTY OF BRAZORIA

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET. SIX INCHES (7 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' o") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION 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, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

IN TESTIMONY WHEREOF, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ERNEST S. LOEB, ITS ASSISTANT VICE PRESIDENT,

THIS ______, 2024.

BY: D.R. HORTON-TEXAS. LTD...

A TEXAS LIMITED PARTNERSHIP

COUNTY OF BEXAR

LOEB, ASSISTANT VICE PRESIDENT OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS ______, 2024.

I, JON P. BORDOVSKY, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HERERY CERTIFY THAT THE ABOVE SUBDIVISION WAS PREPARED FROM AN ACTUAL SURVEY OF THE PARENT TRACT PROPERTY, MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE OF THE PERIMETER BOUNDARY ONLY WILL BE MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "GBI PARTNERS" UNLESS OTHERWISE NOTED AT THE TIME OF RECORDATION AND THE PLAT CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF NAD 1983, SOUTH CENTRAL ZONE. (SEE NOTE 6)



150373

BRAZORIA DRAINAGE DISTRICT NO. 5 NOTES:

THE SYSTEM MAY BE NECESSARY.

- 1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED
- 2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE
- 3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WITH ___, WILL BE MAINTAINED BY THE PROPERTY THE EXCEPTION OF _ OWNERS AND/OR BUSINESS OWNERS; PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS, AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
- 5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- 6. THIS RURAL COMMERCIAL SITE EMPLOYS A NATURAL DRAINAGE SYSTEM, WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SITE THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THUS. DURING LARGE STORM EVENTS. PONDING OF WATER SHOULD BE EXPECTED TO OCCUR ON THE SITE TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF
- 7. LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 46.5 PERCENT. THE DRAINAGE AND /OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT. IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF
- 8. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
- 9. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
- 10. DEDICATED DRAINAGE EASEMENT(S) GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 FOR DRAINAGE MAINTENANCE PURPOSES SHALL INCLUDE 45 FEET TOP OF BANK, PLUS THE SUM (FOOTAGE) OF BOTH DITCH SIDE SLOPES AND CHANNEL BOTTOM AND 45 FEET OF BANK ON THE OPPOSITE BANK.
- 11. DEDICATED INGRESS/EGRESS ACCESSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 (SEE DISTRICT RESOLUTION NO 2007-06 & NO 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5'S LOCK.
- 12. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
- 13. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- 14. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- 15. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A RECORDED DOCUMENT.
- 16. IT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY IF ANY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 'DEDICATED' DRAINAGE EASEMENTS ARE ON OR CROSS THEIR PROPERTY. IF SO, THE PROPERTY OWNER WILL COMPLY AS STATED WITHIN THE RECORDED
- 17. PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL SECTION 1, INTRODUCTION; SUB -SECTION 1.5. PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES; TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5 RESOLUTION 2011-1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

KERRY OSBURN DATE LEE WALDEN, P.E. PRFSIDEN1 VICE PRESIDENT NAZAR SABTI BRANDON MIDDI FTON

BDD5 REF. ID# B240024

SECRETARY/TREASURER

NOTE: PROJECT FIELD STARTUP WILL START WITHIN 365 CALENDAR DAYS FROM HERE SHOWN. CONTINUOUS AND REASONABLE FIELD WORK IS EXPECTED.

DISTRICT ENGINEER

NOTES:

- 1. THIS PLAT LIES WITHIN BRAZORIA COUNTY, THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD 87, AND BRAZORIA DRAINAGE DISTRICT NO. 5.
- 2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2023-0421, DATED DECEMBER 11, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 3. THERE ARE NO VISIBLE PIPELINES WITHIN THIS PLAT.
- 4. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99986724707.
- 5. T.B.M. = INDICATES TEMPORARY BENCHMARK: TBM "F" MAG NAIL ON SOUTH SIDE OF ASPHALT ROAD JUST EAST OF GRAVEL DRIVE TO VACANT TRACT LOCATED AT THE NORTHEAST CORNER OF 920 JULIFF-MANVEL ROAD. ELEVATION = 59.67' (NAVD 88, GEOID 2018)
- 6. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3") IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- 7. MONUMENTS SET AS EXTERIOR BOUNDARY MARKERS EITHER ARE OR WILL BE SET WITH THE MINIMUM OF FIVE EIGHTS (5/8) INCH ROD OR THREE QUARTERS (3/4) INCH IRON PIPE AT LEAST THIRTY SIX (36) INCHES LONG, ENCASED IN CONCRETE FOR A MINIMUM OF EIGHTEEN (18) INCHES BELOW THE SURFACE OF THE GROUND.
- 8. ALL PERMANENT REFERENCE MONUMENTS ("PRM") ARE OR SHALL BE SET AT ALL BOUNDARY LINE ANGLE POINTS, BLOCK CORNERS, POINT OF CURVATURE, AND AT INTERVALS NOT TO EXCEED ONE THOUSAND (1,000) FEET. PERMANENT REFERENCE MONUMENTS SHALL CONFORM TO THE TEXAS PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES.
- 9. ALL MONUMENTS ARE OR WILL BE SET TO THE STANDARD OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
- 10. INTERIOR LOT CORNER MONUMENTS ARE OR WILL BE SET WITH A MINIMUM OF FIVE EIGHTS (5/8) INCH IRON ROD AT LEAST THIRTY SIX (36) INCHES IN LENGTH.
- 11. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA. 12. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NO. 48039C0105K DECEMBER 30,
- 13. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF IOWA COLONY AND BRAZORIA DRAINAGE DISTRICT NO.

2020, THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.

- 14. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS,
- WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED. 15. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND
- OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY. 16. DRAINAGE EASEMENTS AND FEE STRIPS MAY BE USED BY ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
- 17. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- 18. SIDEWALKS MUST BE CONSTRUCTED AS A PART OF ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
- 19. A MINIMUM OF FIVE (5) FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG THE STREETS AND SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- 20. THE OWNER WILL PROVIDE EASEMENTS FOR THE POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT.

ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

- 21. THE OWNER WILL PROVIDE STREET NAMES SIGNS AND TRAFFIC CONTROL DEVICES IN
- 22. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT THE ONE-FOOT RESERVE SHALL THERELIPON RECOME VESTEL IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- 23. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
- 24. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 62.50 FEET ABOVE MEAN SEA LEVEL (NAVD88 DATUM). THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN. (3) 12 INCHES ABOVE FINISHED GRADE.
- 25. 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., A TEXAS LIMITED PARTNERSHIP, 608 COLONY INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP AND D.R. HORTON-TEXAS LTD., A TEXAS LIMITED PARTNERSHIP.
- 26. BRAZORIA COUNTY MUD 87 WILL MAINTAIN RESERVES D, G, H, I, AND R. THE HOA WILL MAINTAIN A, B, C, E, F, J, K, L, M, N, O, P, Q, S, T, U, V, W, X, Y AND Z.

MINII	MUM FINISH FLOOR EVEVATION
BLOCK	ELEVATION
BLOCKS 1-6	62.50 FEET
MEAN SEA LEVEL	FLOOR SLABS SHALL BE A MINIMUM OF 62.50 FEET ABOVE (NAVD88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION THAN (24) INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT

TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN (24) INCHES ABOVE THE HIGHEST NATURAL

GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND (12) INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS

BEING A TRACT CONTAINING 49.635 ACRES OF LAND, LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, LOT 58. ABSTRACT NUMBER 516. IN BRAZORIA COUNTY, TEXAS: SAID 49.635. ACRE TRACT BEING A PORTION OF A CALL 81.186 ACRE TRACT RECORDED IN THE NAME OF 608 COLONY INVESTMENTS, LTD. IN FILE NUMBER 2021062744 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY (O.P.R.B.C.) AND A CALL 5.133 ACRE TRACT STYLED AS TRACT 1 AND RECORDED IN THE NAME OF D.R. HORTON-TEXAS, LTD. IN FILE NUMBER 2023008017 OF THE O.P.R.B.C.; SAID 49.635 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BEING BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, AS DERIVED FROM GPS OBSERVATIONS):

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID 81.186 ACRE TRACT, THE SOUTHEASTERLY CORNER OF A CALL 1.00 ACRE TRACT STYLED AS TRACT 1 AND RECORDED IN THE NAMES OF DELBERT LEE HUTCHINSON AND DARLA JO HUTCHINSON IN FILE NUMBER 95-017047 OF THE O.P.R.B.C. AND BEING IN COUNTY ROAD 57 (JULIFF MANVEL ROAD);

THENCE, WITH THE WESTERLY LINE OF SAID 81.186 ACRE TRACT, THE FOLLOWING THREE (3) COURSES:

1)NORTH 02 DEGREES 47 MINUTES 53 SECONDS WEST, A DISTANCE OF 1319.36 FEET; 2)SOUTH 87 DEGREES 34 MINUTES 02 SECONDS WEST, A DISTANCE OF 41.50 FEET;

THE FOLLOWING FIFTEEN (15) COURSES:

3)NORTH 02 DEGREES 50 MINUTES 05 SECONDS WEST, A DISTANCE OF 78.90 FEET; THENCE, LEAVING SAID WESTERLY LINE, THROUGH AND ACROSS AFORESAID 81.186 ACRE TRACT,

1)NORTH 87 DEGREES 09 MINUTES 55 SECONDS EAST. A DISTANCE OF 266.01 FEET:

2)70.43 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 870.00 FEET. A CENTRAL ANGLE OF 04 DEGREES 38 MINUTES 19 SECONDS AND A CHORD THAT BEARS NORTH 84 DEGREES 50 MINUTES 45 SECONDS EAST, A DISTANCE OF 70.42

3)NORTH 07 DEGREES 28 MINUTES 24 SECONDS WEST, A DISTANCE OF 94.24 FEET; 4)112.45 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 823.00 FEET, A CENTRAL ANGLE OF 07 DEGREES 49 MINUTES 42 SECONDS AND A CHORD THAT BEARS NORTH 05 DEGREES 43 MINUTES 55 SECONDS EAST, A DISTANCE OF

5)NORTH 16 DEGREES 04 MINUTES 23 SECONDS EAST, A DISTANCE OF 150.72 FEET;

6)SOUTH 77 DEGREES 06 MINUTES 38 SECONDS EAST, A DISTANCE OF 14.14 FEET; 7)NORTH 57 DEGREES 53 MINUTES 22 SECONDS EAST, A DISTANCE OF 115.00 FEET; 8)SOUTH 32 DEGREES 06 MINUTES 38 SECONDS EAST, A DISTANCE OF 230.69 FEET;

9)NORTH 57 DEGREES 53 MINUTES 22 SECONDS EAST, A DISTANCE OF 70.00 FEET;

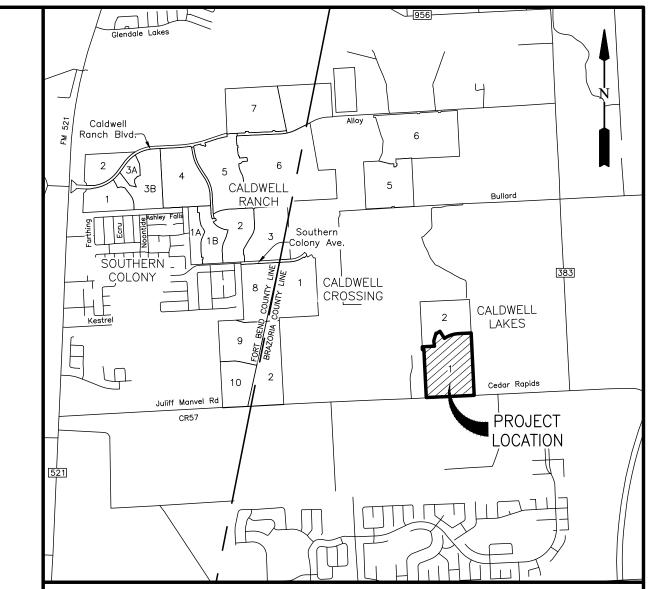
10)NORTH 63 DEGREES 51 MINUTES 39 SECONDS EAST, A DISTANCE OF 75.20 FEET; 11)NORTH 69 DEGREES 08 MINUTES 31 SECONDS EAST, A DISTANCE OF 69.79 FEET;

12)NORTH 74 DEGREES 28 MINUTES 30 SECONDS EAST, A DISTANCE OF 69.79 FEET; 13)NORTH 79 DEGREES 48 MINUTES 29 SECONDS EAST, A DISTANCE OF 69.79 FEET;

14)NORTH 85 DEGREES 04 MINUTES 05 SECONDS EAST, A DISTANCE OF 68.70 FEET;

15)NORTH 87 DEGREES 08 MINUTES 55 SECONDS EAST, A DISTANCE OF 337.15 FEET TO THE EASTERLY LINE OF AFORESAID 81.186 ACRE TRACT AND THE WESTERLY LINE OF A CALL 98.190 ACRE TRACT RECORDED IN THE NAME OF LGI HOMES-TEXAS, LLC IN FILE NUMBER 2020062462 OF THE O.P.R.B.C.;

THENCE, WITH SAID EASTERLY LINE, SOUTH 02 DEGREES 51 MINUTES 05 SECONDS EAST, A DISTANCE OF 1716.95 FEET TO THE SOUTHEASTERLY CORNER OF SAID 81.186 ACRE TRACT; THENCE, WITH THE SOUTHERLY LINE OF SAID 81.186 ACRE TRACT, SOUTH 87 DEGREES 21 MINUTES 05 SECONDS WEST, A DISTANCE OF 1320.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 49.635 ACRES OF LAND.



VICINITY MAP SCALE: 1" = 1/2 MILE

KEY MAP NO. 691D/692A

CITY OF IOWA COLONY APPROVAL

DAVID HURST, CHAIRMAN PLANNING & ZONING COMMISSION MEMBER

MCLEAN BARNETT, COUNCIL MEMBER

WIL KENNEDY, MAYOR

ARNETTA HICKS-MURRAY, COUNCIL MEMBER

I.ES HOSEY PLANNING & ZONING COMMISSION MEMBER

PLANNING & ZONING COMMISSION MEMBER

MARQUETTE GREENE-SCOTT, COUNCIL MEMBER PLANNING & ZONING COMMISSION MEMBER

BRENDA DILLON PLANNING & ZONING COMMISSION MEMBER

BRIAN JOHNSON

PLANNING & ZONING COMMISSION MEMBER

PLANNING & ZONING COMMISSION MEMBER

TIM VARLACK, COUNCIL MEMBER

KAREEM BOYCE, COUNCIL MEMBER

SYDNEY HARGRODER, COUNCIL MEMBER

DINH HO P.E., CITY ENGINEER

ROBERT WALL

WARREN DAVIS JR.

A SUBDIVISION OF 49.635 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY 58, ABSTRACT 516, CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

26 RESERVES (11.559 ACRES)

AUGUST 21, 2024

JOB NO. 1931-8131 **OWNERS:**

6 BLOCKS

D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP ERNEST S. LOEB, ASSISTANT VICE PRESIDENT 6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407 PH: 281-566-2100



JON P BORDOVSKY R P I S

REGISTERED PROFESSIONAL LAND SURVEYOR

TEXAS REGISTRATION NO. 6405

LJA Engineering, Inc. 1904 W. Grand Parkway North Suite 100 Katy, Texas 77449

KATHLEEN KINCHEN, P.E. LICENSED PROFESSIONAL ENGINEER TEXAS LICENSE NO. 136244

ENGINEER:

SHEET 1 OF 3

Phone 713.953.5200

Fax 713.953.5026

FRN-F-1386

ERNEST S. LOEB, ASSISTANT VICE PRESIDENT

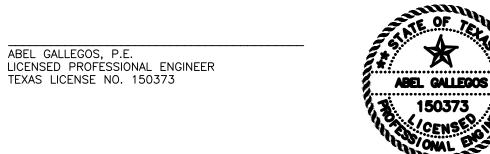
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNEST S PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

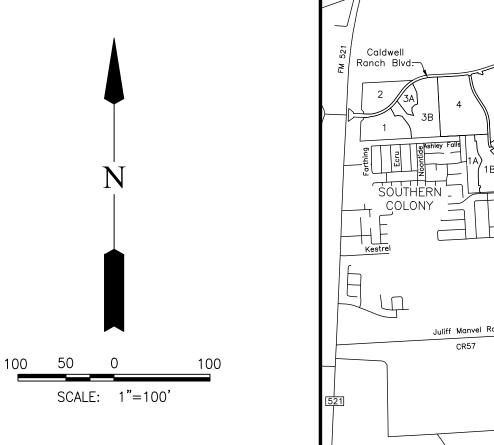
JON P. BORDOVSKY, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR

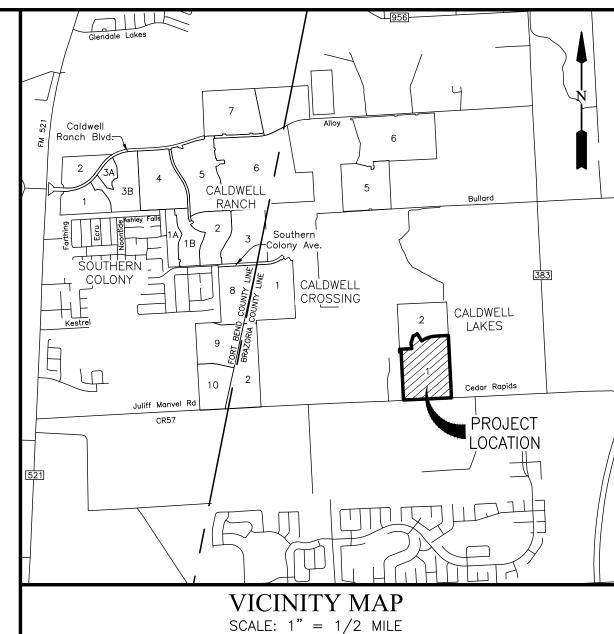
TEXAS REGISTRATION NO. 6405

I, ABEL GALLEGOS, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF BRAZORIA COUNTY, TEXAS, TO THE BEST OF MY KNOWLEDGE.









KEY MAP NO. 691D/692A

INDICATES ACRES

LEGEND

INDICATES AERIAL EASEMENT INDICATES BRAZORIA COUNTY CLERK'S FILE INDICATES BRAZORIA COUNTY DEED RECORDS INDICATES BRAZORIA COUNTY OFFICIAL RECORDS INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS INDICATES BRAZORIA COUNTY PLAT RECORDS INDICATES BUILDING LINE INDICATES DRAINAGE EASEMENT INDICATES ELECTRICAL EASEMENT INDICATES FILE NUMBER INDICATES FOUND INDICATES IRON ROD INDICATES NUMBER INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY INDICATES PLANNING, DEVELOPMENT & ZONING INDICATES PAGE INDICATES POINT OF BEGINNING P.O.B. INDICATES RESERVE INDICATES RIGHT-OF-WAY

S.S.E. NDICATES SANITARY SEWER EASEMENT STM.S.E. INDICATES STORM SEWER EASEMENT SQ. FT. INDICATES SQUARE FEET

INDICATES UTILITY EASEMENT VOL. INDICATES VOLUME INDICATES WATER LINE EASEMENT INDICATES PROPOSED STREET LIGHT

INDICATES STREET NAME CHANGE INDICATES CENTERLINE

FINAL PLAT OF CALDWELL LAKES

SECTION 1

A SUBDIVISION OF 49.635 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY 58, ABSTRACT 516, CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

> 26 RESERVES (11.559 ACRES) 6 BLOCKS

AUGUST 21, 2024

JOB NO. 1931-8131 **OWNERS:**

D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP

ERNEST S. LOEB, ASSISTANT VICE PRESIDENT 6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407 PH: 281-566-2100



4724 VISTA ROAD TBPELS FIRM #10130300 PASADENA, TX 77505 GBISurvey@GBISurvey.com Katy, Texas 77449

ENGINEER: LJA Engineering, Inc. 1904 W. Grand Parkway North Suite 100

JON P. BORDOVSKY, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6405

KATHLEEN KINCHEN, P.E. LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 136244

FRN-F-1386

Phone 713.953.5200

Fax 713.953.5026

E 1 1 2 3 3 1 1 2 3 3 1 1	BEARING S 10.57'25" E S 02.25'34" E N 02.25'34" W	DISTANCE 86.20'
	S 10°57'25" E S 02°25'34" E	
3 3 9)	S 02°25'34" E	
		76.75
		77.30'
	S 87°34'26" W	2.23'
	N 87°34'26" E	16.63
	N 02°25'34" W	46.69
	N 03°42'47" E	107.26
	N 62°27'11" E	24.11
	N 32°06'38" W	60.51
	N 87°09'55" E	4.51'
	N 87°08'55" E	71.74
	S 87°08'55" W	94.69
	N 87°08'55" E	97.18'
	S 16°10'14" W	85.20'
	N 62°27'11" E	26.44
	S 87°08'55" W	107.72'
	N 32°06'38" W	117.37'
	N 69°24'27" E	95.51'
	N 73°46'59" E	29.67'
	S 54°32'03" E	12.40'
	S 27°32'49" E	115.73'
	N 02°11'58" E	76.67'
	N 11°47'51" E	75.77'
	N 16°10'14" E	60.00'
	N 12°18'35" E	45.28'
	N 04°19'18" W	63.93'
	N 52°44'06" E	15.23'
	S 63°19'51" E	15.05'
1	N 02°25'34" W	132.17'
1	N 42°15'00" E	70.59'
	S 47°32'14" E	14.11'
	S 02°25'34" E	101.67'
	N 02°25'34" W	44.35'
	N 12°35'53" W	86.14
	S 22°07'24" E	77.58'
	S 20°52'57" E	37.40'
	S 02°25'34" E	102.05
	N 42°27'46" E	14.17'
	S 47°32′14″ E	14.11'
)	S 02°25'34" E	103.49
	N 55°36'02" W	20.00'
	N 02°25'34" W	119.51'
;	N 45°38'36" E	13.36'
	S 03°42'47" W	120.00'
,	S 87°34'26" W	30.00'
;	N 51°48'30" W	105.39
,	N 02°25'34" W	30.00'
	N 02°25'34" W	30.00
) }	N 46°27'47" E	106.18
, — 0	N 87°34'26" E	30.00

		CURV	E TAE	BLE	
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	870.00'	4°38'19"	70.43	N 84°50'45" E	70.42
C2	823.00'	7°49'42"	112.45	N 05°43'55" E	112.36
C3	300.00'	16°45'14"	87.72	S 77°47'04" W	87.41
C4	300.00	17°44'28"	92.89'	S 78°16'41" W	92.52'
C5	600.00	24°41'44"	258.61	S 74°48'03" W	256.61
C6	900.00	24°42'44"	388.18	S 74°48'33" W	385.18
C7	400.00	4°33'49"	31.86	S 29°49'44" E	31.85
C8	55.00	83°29'20"	80.14	S 44°32'33" E	73.24
C9	600.00	14°07'28"	147.91	N 86°39'03" E	147.54
C10	600.00	6°08'21"	64.29	S 00°38'36" W	64.26
C11	300.00'	14°25'49"	75.56	N 85°12'39" W	75.36
C12	300.00	12°03'04"	63.10	S 08°52'37" E	62.98
C13	55.00'	90°00'00"	86.39	S 42°08'55" W	77.78
C14	300.00	24°41'44"	129.31		128.31
C15	1,200.00'	11°06'08"	232.52'	S 68°00'15" W	232.16'
C16	55.00'	76°21'12"	73.29'	S 35°22'43" W	67.99'
C17	55.00'	83°29'20"	80.14	S 44°32'33" E	73.24
C18	300.00'	6°33'52"	34.37	S 89°34'09" E	34.35'
C19	300.00'	5°38'56"	29.58'	N 89°58'23" E	29.57
C20	300.00'	24°41'44"	129.31'	S 15°11'57" E	128.31'
C21	300.00'	19°01'19"	99.60'	S 06°39'35" W	99.14
C22	300.00'	38°17'38"	200.51	S 02°58'35" E	196.80'
C23	300.00'	19°41'50"	103.13	S 12°16'29" E	102.63'
C24	300.00'	11°48'00"	61.78'	N 81°40'26" E	61.68'
C25	430.00'	4°31'21"	33.94'	S 29°50'58" E	33.93'
C26	25.00'	89°57'32"	39.25'	S 72°34'03" E	35.34'
C27	630.00'	24°41'44"	271.54	N 74°48'03" E	269.45
C28	270.00'	17°44'28"	83.60'	N 78°16'41" E	83.27
C29	330.00'	16°45'14"	96.50	N 77°47'04" E	96.15
C30	270.00'	16°45'14"	78.95'	S 77°47'04" W	78.67'
C31	25.00'	82°45'38"	36.11	S 28°01'38" W	33.05
C32	330.00'	10°30'06"	60.48	S 08°06'08" E	60.40'
C33	25.00	18°32'11"	8.09	S 12°07'11" E	8.05'
C34	50.00	127°04'22"	110.89	S 42°08'55" W	89.52
C35	25.00'	18°32'11"	8.09	N 83°34'59" W	8.05
C36	270.00'	24°27'57"	115.29	S 74°54'56" W	114.42
C37	25.00'	89°43'03"	39.15	S 17°49'26" W	35.27
C38	330.00	24°11'00"	139.29	S 14°56'35" E	138.25
C39	330.00	19°01'19"	109.56	S 06°39'35" W	109.06
C40	270.00	38°17'38"	180.46	S 02°58'35" E	177.12
C41	330.00	19°41'50"	113.45	S 12°16'29" E	112.89
C41	25.00	90°00'00"	39.27	S 47°25'34" E	35.36
C42	270.00	11°48'00"	55.61	N 81°40'26" E	55.51
		42°50'00"			
C44	25.00'		18.69'	N 54°21'26" E	18.26'
C45	50.00'	265°40'01"	231.84	S 14°13'34" E	73.33'
C46	25.00'	42°50'00"	18.69'	N 82°48'34" W	18.26
C47	330.00'	11°48'00"	67.96	S 81°40'26" W	67.84
C48	25.00'	90°00'00"	39.27	S 42°34'26" W	35.36'
C49	25.00'	90°13'21"	39.37'	S 47°32'14" E	35.42'
C50	25.00'	89°46'39"	39.17'	N 42°27'46" E	35.29'
C51	25.00'	90°00'00"	39.27'	N 47°25'34" W	35.36'
C52	25.00'	42°50'00"	18.69'	S 66°09'26" W	18.26'
C53	50.00'	265°40'01"	231.84	N 02°25'34" W	73.33'
C54	25.00'	42°50'00"	18.69'	S 71°00'34" E	18.26'
C55	25.00'	90°00'00"	39.27	N 42°34'26" E	35.36'
C56	270.00'	19°41'50"	92.82	N 12°16'29" W	92.36'

	CURVE TABLE					
CURVE	EVE RADIUS DELTA ARC CHORD BEARING CHORD					
C57	330.00'	2°51'11"	16.43	N 20°41'48" W	16.43	
C58	25.00'	79°19'21"	34.61	N 58°55'53" W	31.91	
C59	630.00'	12°18'20"	135.31	S 87°33'37" W	135.05	
C60	25.00'	90°00'00"	39.27	S 48°42'47" W	35.36	
C61	570.00'	6°08'21"	61.07	S 00°38'36" W	61.04	
C62	100.00	8°31'51"	14.89	S 06°41'29" E	14.88	
C63	100.00	8°31'51"	14.89	S 06°41'29" E	14.88	
C64	25.00'	90°13'21"	39.37	S 47°32'14" E	35.42	
C65	25.00'	89°46'39"	39.17	N 42°27'46" E	35.29	
C66	100.00	5°35'44"	9.77'	N 00°22'18" E	9.76	
C67	25.00'	95°35'44"	41.71	N 44°37'42" W	37.04	
C68	330.00'	13°00'17"	74.90'	N 85°55'26" W	74.74	
C69	25.00'	41°31'52"	18.12	S 79°48'47" W	17.73	
C70	50.00'	265°37'20"	231.80'	N 11°51'31" E	73.36	
C71	25.00'	44°39'57"	19.49	S 57°39'48" E	19.00'	
C72	270.00'	12°25'47"	58.57	S 86°12'40" E	58.46	
C73	25.00'	90°00'00"	39.27	N 42°34'26" E	35.36	
C74	630.00'	6°08'21"	67.50	N 00°38'36" E	67.47	
C75	25.00'	90°00'00"	39.27	N 41°17'13" W	35.36	
C76	25.00'	23°08'43"	10.10	S 82°08'25" W	10.03	
C77	50.00'	129°46'47"	113.25	N 44°32'33" W	90.55	
C78	25.00'	23°08'43"	10.10	N 08°46'29" E	10.03	
C79	25.00'	90°02'12"	39.29	N 47°48'59" W	35.37	
C80	870.00'	24°42'44"	375.24	N 74°48'33" E	372.34	
C81	25.00'	90°03'15"	39.29	N 17°25'33" E	35.37	
C82	370.00'	4°30'34"	29.12	N 29°51'21" W	29.11	
C83	25.00'	89°57'48"	39.25	N 42°11'01" E	35.34	
C84	930.00'	24°42'44"	401.12	N 74°48'33" E	398.02	
C85	570.00'	24°41'44"	245.68	N 74°48'03" E	243.78	
C86	330.00'	3°06'41"	17.92	N 85°35'34" E	17.92	
C87	25.00'	83 ° 09'53"	36.29	S 54°22'50" E	33.18	
C88	270.00'	9*56'48"	46.87	S 07°49'29" E	46.81	
C89	25.00'	90°00'00"	39.27	S 42°08'55" W	35.36	
C90	330.00'	24°41'44"	142.24	S 74°48'03" W	141.14	
C91	1,170.00	11°05'36"	226.53	S 67°59'59" W	226.18	
C92	25.00'	27°06'43"	11.83	S 87°06'09" W	11.72	
C93	50.00'	130°33'35"	113.93	S 35°22'43" W	90.84	
C94	25.00'	27°06'12"	11.83	S 16°20'59" E	11.72	
C95	25.00'	23°08'43"	10.10	S 08°46'29" W	10.03	
C96	50.00'	129°46'47"	113.25	S 44°32'33" E	90.55	
C97	25.00'	23°08'43"	10.10	N 82°08'25" E	10.03	
C98	330.00'	6°33'52"	37.81	S 89°34'09" E	37.79	
C99	25.00'	109 ° 01'19"	47.57	S 38°20'25" E	40.71	
C100	330.00'	17 ° 36'19"	101.40'	S 07°22'05" W	101.00'	
C101	25.00'	83°11'50"	36.30'	S 40°09'51" W	33.20'	
C102	570.00'	11°57'01"	118.89	S 87°44'16" W	118.67	
C103	25.00'	83°29'20"	36.43'	N 44°32'33" W	33.29'	
C104	25.00'	76°21'12"	33.32'	N 35°22'43" E	30.90'	
C105	1,230.00'	11°06'08"	238.34	N 68°00'15" E	237.96	
C106	25.00'	90°44'30"	39.59	S 72°10'34" E	35.58	
C107	270.00'	23°57'14"	112.88	S 14°49'42" E	112.06'	

25.00' 90°29'24" 39.48' S 42°23'37" W

25.00' 83°29'20" 36.43' N 44°32'33" W

C110 270.00' 6'33'52" 30.93' N 89'34'09" W

2.82' S 87°23'37" W

C109 330.00' 0°29'24"

			RESERVE TABLE
RESERVE	ACREAGE	SQ.FT.	TYPE
Α	1.997	86,986	RESTRICTED TO LANDSCAPE / OPEN SPACE / HOA PARK
В	0.026	1,151	RESTRICTED TO LANDSCAPE / OPEN SPACE
С	0.358	15,574	RESTRICTED TO LANDSCAPE / OPEN SPACE
D	0.058	2,536	RESTRICTED TO DRAINAGE
E	0.032	1,375	RESTRICTED TO LANDSCAPE / OPEN SPACE
F	0.035	1,508	RESTRICTED TO LANDSCAPE / OPEN SPACE
G	1.408	61,332	RESTRICTED TO DRAINAGE
Н	4.664	203,167	RESTRICTED TO LANDSCAPE / OPEN SPACE / WWTP
1	0.190	8,295	RESTRICTED TO LANDSCAPE / OPEN SPACE / ACCESS
J	0.036	1,578	RESTRICTED TO LANDSCAPE / OPEN SPACE
K	0.307	13,356	RESTRICTED TO LANDSCAPE / OPEN SPACE
L	0.059	2,560	RESTRICTED TO LANDSCAPE / OPEN SPACE
М	0.734	31,977	RESTRICTED TO LANDSCAPE / OPEN SPACE
N	0.183	7,991	RESTRICTED TO LANDSCAPE / OPEN SPACE
0	0.184	8,031	RESTRICTED TO LANDSCAPE / OPEN SPACE
Р	0.321	13,967	RESTRICTED TO LANDSCAPE / OPEN SPACE
Q	0.058	2,520	RESTRICTED TO LANDSCAPE / OPEN SPACE
R	0.546	23,776	RESTRICTED TO DRAINAGE
S	0.050	2,176	RESTRICTED TO LANDSCAPE / OPEN SPACE
Т	0.028	1,223	RESTRICTED TO LANDSCAPE / OPEN SPACE
U	0.053	2,318	RESTRICTED TO LANDSCAPE / OPEN SPACE
٧	0.083	3,595	RESTRICTED TO LANDSCAPE / OPEN SPACE
W	0.025	1,090	RESTRICTED TO LANDSCAPE / OPEN SPACE
X	0.024	1,059	RESTRICTED TO LANDSCAPE / OPEN SPACE
Υ	0.074	3,233	RESTRICTED TO LANDSCAPE / OPEN SPACE
Z	0.026	1,119	RESTRICTED TO LANDSCAPE / OPEN SPACE
TOTAL	11.559	503,492	

Glendale Lakes 7 Caldwell Ranch Blvd.	N
2 3A 4 5 6 CALDWELL Southern Colony Ave.	83]
SOUTHERN _ COLONY	3
CR57 PROJECT LOCATION 521	
VICINITY MAP	

KEY MAP NO. 691D/692A

SCALE: 1" = 1/2 MILE

LOT AREA BLOCK	
LOT NO.	SQ.FT.
1	7,898
2	7,669
3	7,669
4	7,669
5	7,625
6	7,200
7	7,092

LOT AREA		
LOT NO.	SQ.FT.	
1	9,407	
2	7,504	
3	7,500	
4	7,500	
5	9,908	
6	16,638	
7	9,029	
8	7,500	
9	8,291	
10	9,073	
11	8,644	
12	7,500	
13	7,500	
14	7,518	
15	8,195	
16	8,156	
17	7,500	
18	8,716	
19	8,645	
20	8,530	
21	9,413	
22	9,990	
23	9,726	
24	9,602	
25	16,764	
26	11,108	
27	14,009	
28	8,282	
29	7,045	
30	6,723	

31 6,672

1 6,710 2 6,775 3 6,789 4 6,752 5 7,511 6 7,413 7 7,529 8 7,276 9 7,282 10 8,292 11 8,409 12 7,552 13 7,416 14 7,199	_	SQ.FT.
3 6,789 4 6,752 5 7,511 6 7,413 7 7,529 8 7,276 9 7,282 10 8,292 11 8,409 12 7,552 13 7,416	1	6,710
4 6,752 5 7,511 6 7,413 7 7,529 8 7,276 9 7,282 10 8,292 11 8,409 12 7,552 13 7,416	2	6,775
5 7,511 6 7,413 7 7,529 8 7,276 9 7,282 10 8,292 11 8,409 12 7,552 13 7,416	3	6,789
6 7,413 7 7,529 8 7,276 9 7,282 10 8,292 11 8,409 12 7,552 13 7,416	4	6,752
7 7,529 8 7,276 9 7,282 10 8,292 11 8,409 12 7,552 13 7,416	5	7,511
8 7,276 9 7,282 10 8,292 11 8,409 12 7,552 13 7,416	6	7,413
9 7,282 10 8,292 11 8,409 12 7,552 13 7,416	7	7,529
10 8,292 11 8,409 12 7,552 13 7,416	8	7,276
11 8,409 12 7,552 13 7,416	9	7,282
12 7,552 13 7,416	10	8,292
13 7,416	11	8,409
	12	7,552
14 7,199	13	7,416
	14	7,199
15 7,200	15	7,200

LOT AREA BLOC	
LOT NO.	SQ.FT.
1	7,307
2	14,405
3	10,964
4	17,710
5	11,073
6	9,111
7	9,444
8	7,176
9	7,200
10	7,096
11	13,016
12	9,920
13	6,878
14	6,900
15	6,900
16	6,900
17	6,900
18	6,900
19	6,900
20	6,900
21	6,900
22	6,900
23	6,900
24	6,880

	BLOCK	5	BLOC	K 5
7 [LOT NO.	SQ.FT.	LOT NO.	SQ.FT.
	1	8,367	27	8,093
	2	7,920	28	8,256
	3	7,920	29	7,201
	4	7,920	30	7,176
	5	7,920	31	7,625
7 [6	7,920	32	7,521
	7	8,456	33	8,513
	8	8,233	34	8,483
	9	9,208	35	8,333
	10	7,863	36	7,680
	11	7,454	37	7,680
	12	7,440	38	7,938
	13	7,934	39	7,932
	14	14,255	40	7,932
	15	9,379	41	7,932
	16	7,560	42	8,358
	17	7,560	43	7,179
	18	7,434	44	7,200
	19	12,506	45	7,200
	20	9,783	46	7,200
	21	7,946	47	7,200
-] [22	7,779	48	7,200
] [23	7,777	49	7,200
	24	7,614	50	7,200
_	25	7,440	51	7,200
	26	7,661	52	8,024

LOT AREA TABLE

LOT ADEA TABLE			
LOT AREA TABLE BLOCK 5			
LOT NO.	SQ.FT.		
27	8,093		
28	8,256		
29	7,201		
30	7,176		
31	7,625		
32	7,521		
33	8,513		
34	8,483		
35	8,333		
36	7,680		
37	7,680		
38	7,938		
39	7,932		
40	7,932		
41	7,932		
42	8,358		
43	7,179		
44	7,200		
45	7,200		
46	7,200		
47	7,200		
48	7,200		
49	7,200		
50	7,200		
51	7,200		
50	8 024		

LOT AREA TABLE BLOCK 6				
LOT NO.	SQ.FT.			
1	8,187			
2	8,744			
3	9,246			
4	9,721			
5	8,932			
6	8,945			
7	8,143			
8	7,200			
9	7,670			

CALDWELL LAKES PARKLAND TABLE									
SECTION	NO.OF LOTS	PUBLIC PARK REQ. IAC/54DU	PRIVATE PARK DEDICATION (AC.)	PRIVATE PARK CREDIT (50%)	PUBLIC PARK DED. (AC) (MAINTENANCE BERM)	PUBLIC PARK CREDIT (50%)	PARK CREDIT PROVIDED (AC)	REMAINING PARK CREDIT (AC)	
ı	138	2.556	1.997	0.999	0.00	0.00	0.999	-1.557	
2	90	1.667	0.743	0.372	1.92	0.96	1.334	-1.890	
3	154	2.852	0.508	0.254	3.21	1.61	1.861	-2.881	
4	168	3.111	0	0	3.789	1.89	1.895	-4.098	
5	97	1.796	0.538	0.269	2.127	1.06	1.333	-4.561	
6	204	3.778	3.132	1.566	2.105	I.05	2.619	-5.721	
7	146	2.704	4.000	2.000	3.310	1.66	3.655	-4.769	
TOTAL	997	18.463	5.459	16.459	16.469	8.235	13.694		

FINAL PLAT OF CALDWELL LAKES

SECTION 1

A SUBDIVISION OF 49.635 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY 58, ABSTRACT 516, CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

138 LOTS

26 RESERVES (11.559 ACRES)

6 BLOCKS

AUGUST 21, 2024

JOB NO. 1931-8131 OWNERS:

D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP ERNEST S. LOEB, ASSISTANT VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407

PH: 281-566-2100



ENGINEER: LJA Engineering, Inc. 1904 W. Grand Parkway North Suite 100

Katy, Texas 77449

JON P. BORDOVSKY, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6405

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