

Monday, July 3, 2023

Abigail Martinez  
LJA Engineering, Inc.  
3600 W. Sam Houston Pkwy. Suite 600  
Houston, TX 77042

**Re: Caldwell Lakes General Plan  
Letter of Recommendation to Approve  
City of Iowa Colony Project No. 433  
Adico, LLC Project No. 16007-03-433**

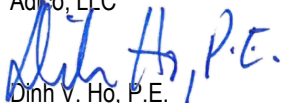
Dear Ms. Martinez;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the submittal of the Caldwell Lakes General Plan, received on or about June 6, 2023. The review of the general is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

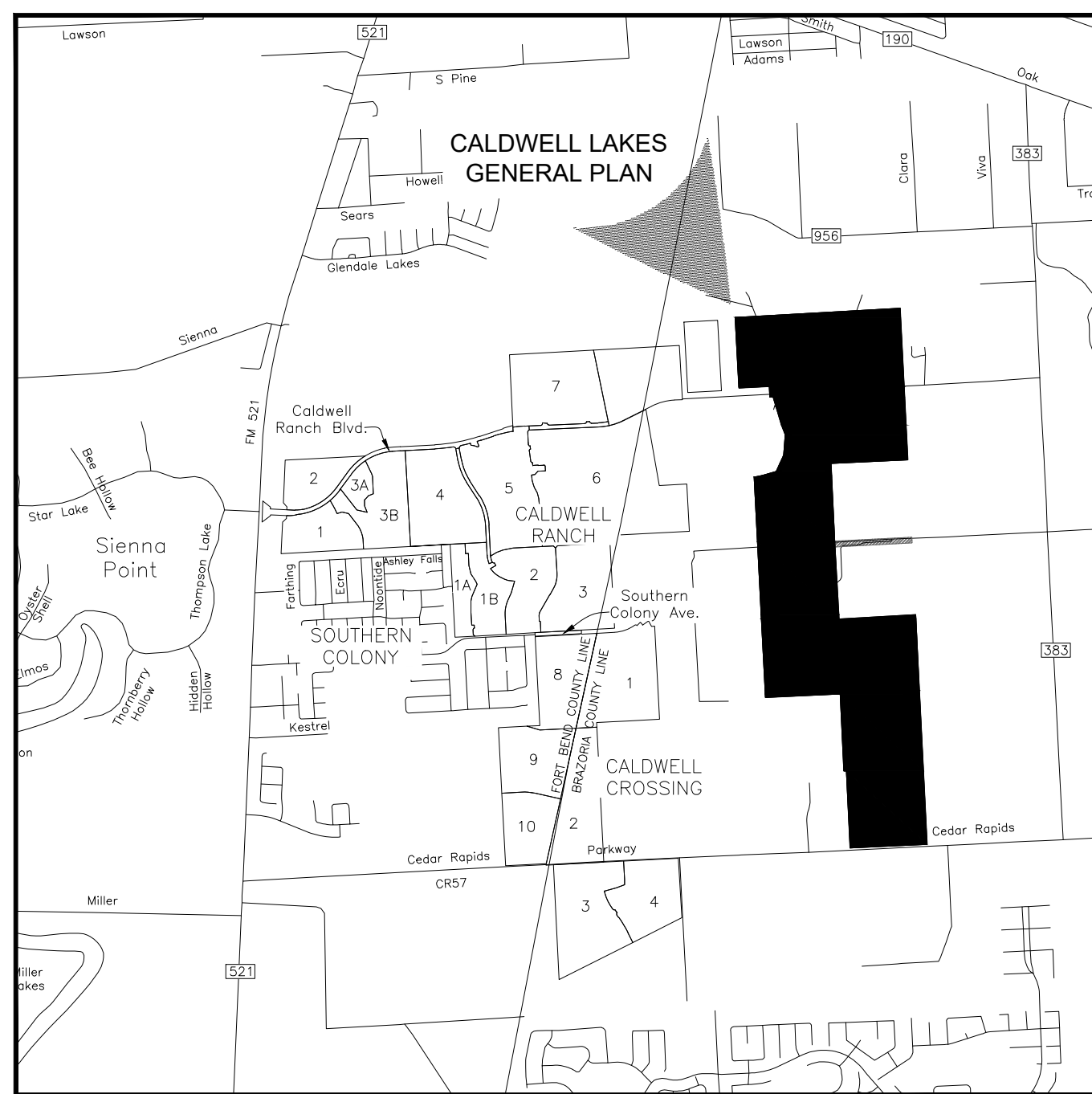
Based upon our review, we have no objections to the general plan subject to the approval of the Variance Requests for Block Length Requirements and Lot Access. Please provide ten (10) prints to Kayleen Rosser, City Secretary, by no later than Thursday, July 6, 2023, for consideration at the July 11, 2023, Planning and Zoning meeting.

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

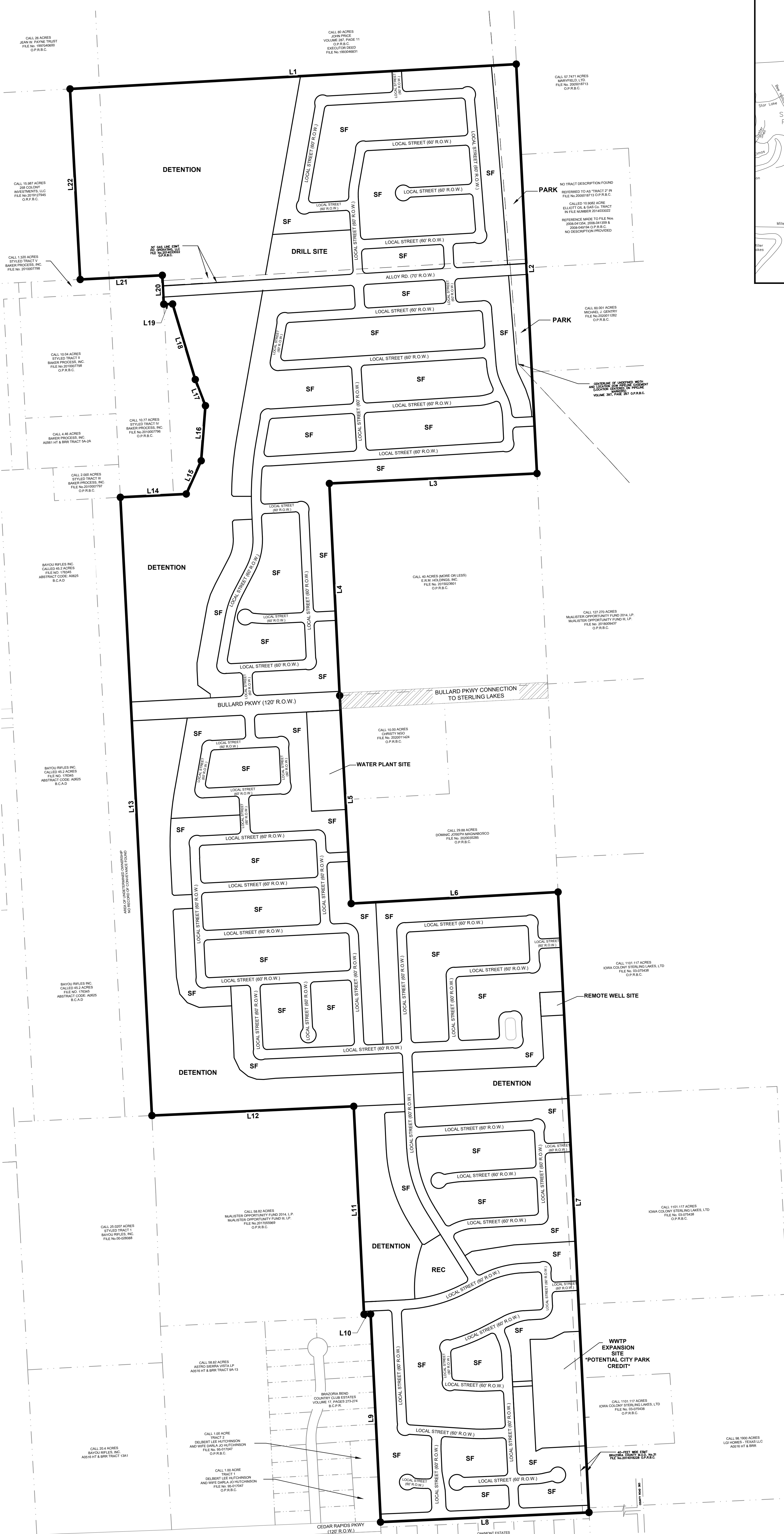
Sincerely,  
Adico, LLC

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

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 16007-3-433



Vicinity Map  
1 inch = 1/2 mile



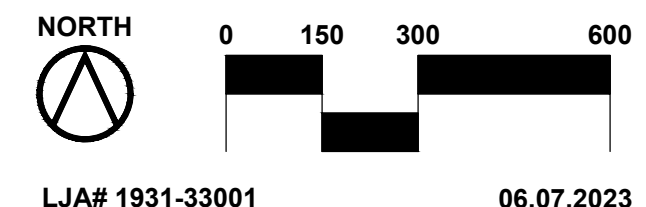
LINE	BEARING	DISTANCE
L1	N 86°49'06" E	2831'
L2	S 02°54'25" E	2596'
L3	S 87°13'46" W	1317'
L4	S 02°46'33" E	1345'
L5	S 03°10'06" E	1320'
L6	N 86°48'25" E	1313'
L7	S 02°51'05" E	3935'
L8	S 87°21'05" W	1320'
L9	N 02°47'53" W	1319'
L10	S 87°34'02" W	41'
L11	N 02°50'05" W	1320'
L12	S 87°22'47" W	1280'
L13	N 02°55'29" W	3922'
L14	N 87°04'52" E	418'
L15	N 24°18'27" E	231'
L16	N 04°23'35" E	350'
L17	N 21°17'16" W	178'
L18	N 16°42'03" W	500'
L19	S 88°38'11" W	56'
L20	N 02°54'49" W	183'
L21	S 87°05'31" W	521'
L22	N 03°03'55" W	1209'

- LEGEND
- O.P.R.B.C. INDICATES OFFICIAL PUBLIC RECORD OF BRAZORIA COUNTY
  - B.C.P.R. INDICATES BRAZORIA COUNTY PUBLIC RECORD
  - B.C.A.D. INDICATES BRAZORIA COUNTY APPRAISAL DISTRICT
  - ESMT. INDICATES EASEMENT
  - R.O.W. INDICATES RIGHT-OF-WAY

# A GENERAL PLAN OF CALDWELL LAKES

±386.35 ACRES  
OUT OF THE  
H.T. & B.R.R. CO. SURVEY, LOT 58, A-516  
H.T. & B.R.R. CO. SURVEY, LOT 68, A-561  
CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS  
OWNER:  
D.R. HORTON

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



LJA# 1931-33001 06.07.2023

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 ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID 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.