

Friday, June 20, 2025

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

Re: Caldwell Lakes Section 7 Preliminary Plat

Letter of Recommendation to Approve

COIC Project No. 6445

Adico, LLC Project No. 710-25-002-023

Dear Ms. Martinez:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Caldwell Lakes Section 7 Preliminary Plat received on or about June 20, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

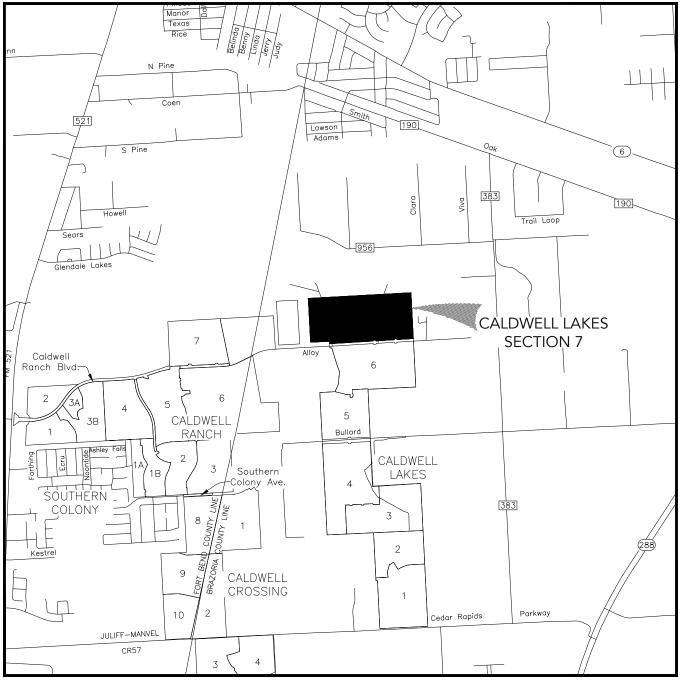
Based on our review, we have no objection to the plat as resubmitted on June 20, 2025. Please provide ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than June 24, 2025, for consideration at the July 1, 2025, Planning and Zoning meeting.

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

Sincerely, Adico, LLC

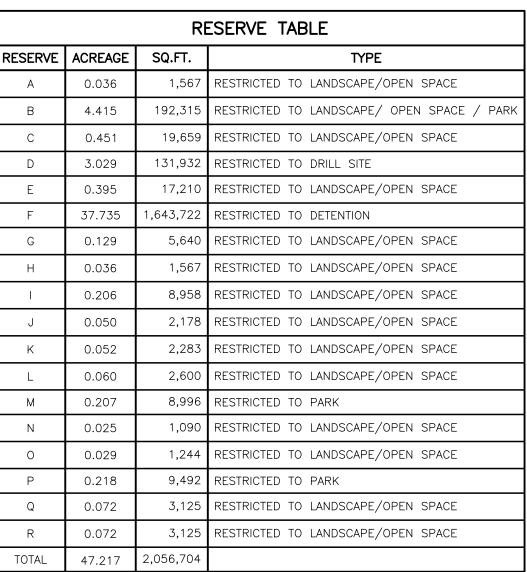
TBPE Firm No. 16423

Cc: Rachel Patterson Kayleen Rosser File: 710-25-002-023



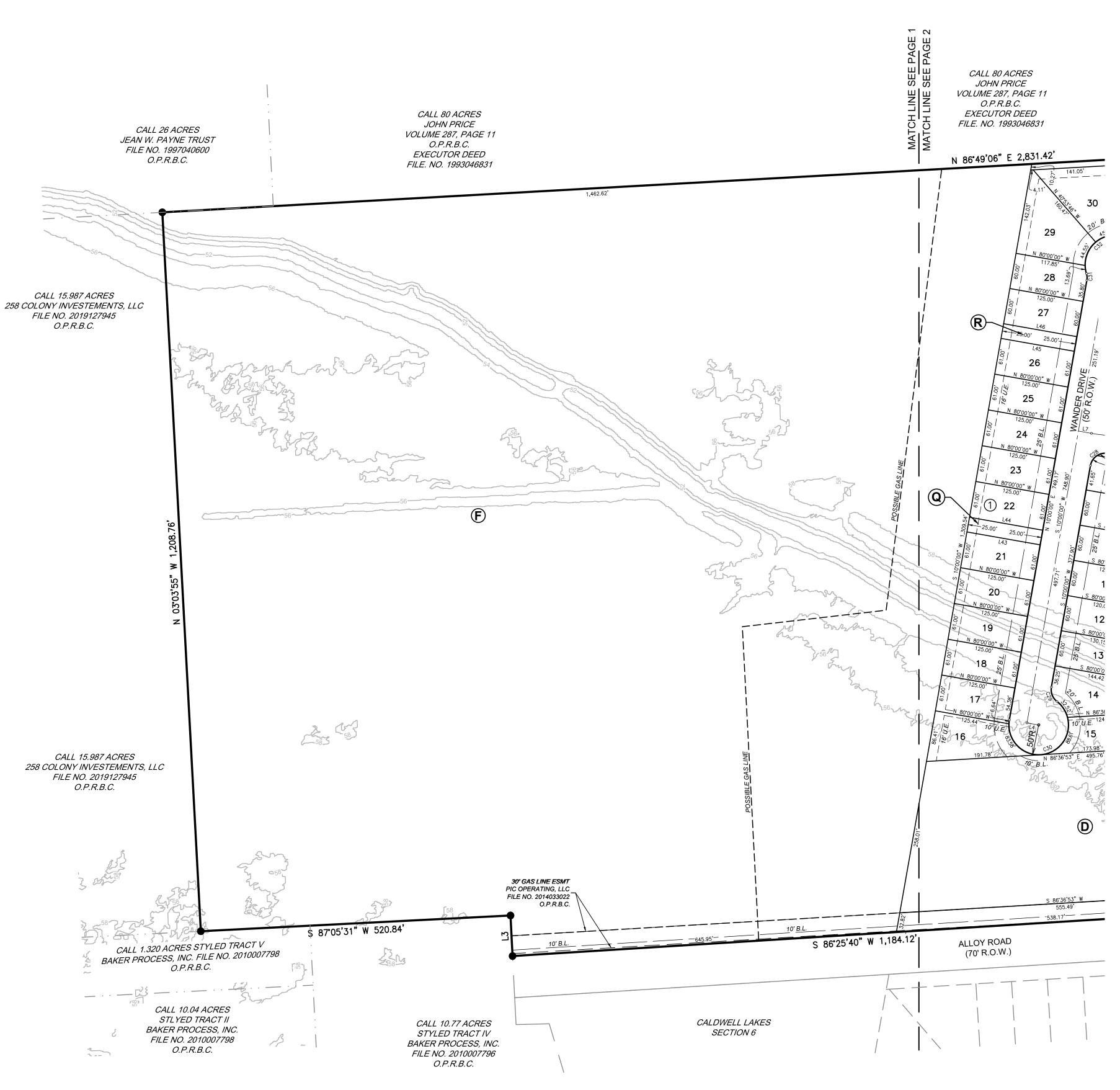
Vicinity Map 1 inch = 1/2 mile

RESERVE TABLE								
RESERVE	ACREAGE	SQ.FT.	TYPE					
А	0.036	1,567	RESTRICTED TO LANDSCAPE/OPEN SPACE					
В	4.415	192,315	RESTRICTED TO LANDSCAPE/ OPEN SPACE / PARK					
С	0.451	19,659	RESTRICTED TO LANDSCAPE/OPEN SPACE					
D	3.029	131,932	RESTRICTED TO DRILL SITE					
E	0.395	17,210	RESTRICTED TO LANDSCAPE/OPEN SPACE					
F	37.735	1,643,722	RESTRICTED TO DETENTION					
G	0.129	5,640	RESTRICTED TO LANDSCAPE/OPEN SPACE					
Н	0.036	1,567	RESTRICTED TO LANDSCAPE/OPEN SPACE					
I	0.206	8,958	RESTRICTED TO LANDSCAPE/OPEN SPACE					
J	0.050	2,178	RESTRICTED TO LANDSCAPE/OPEN SPACE					
К	0.052	2,283	RESTRICTED TO LANDSCAPE/OPEN SPACE					
L	0.060	2,600	RESTRICTED TO LANDSCAPE/OPEN SPACE					
М	0.207	8,996	RESTRICTED TO PARK					
N	0.025	1,090	RESTRICTED TO LANDSCAPE/OPEN SPACE					
0	0.029	1,244	RESTRICTED TO LANDSCAPE/OPEN SPACE					
Р	0.218	9,492	RESTRICTED TO PARK					
Q	0.072	3,125	RESTRICTED TO LANDSCAPE/OPEN SPACE					
R	0.072	3,125	RESTRICTED TO LANDSCAPE/OPEN SPACE					
TOTAL	47.217	2,056,704						



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 AFOREMENTIONED 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.



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

APPROVED, ADICO, LLC, 06202025

2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NO. 48039C0105K 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: 5/8 INCH IRON ROD SET.

4. ELEVATION = 59.26', NAVD 88, GEOID 18.

5. THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES IN BRAZORIA COUNTY AND THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD 87, 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 RO RE-SUBDIVIDED IN A RECORD PLAT THE ONE FOR RESERVE SHALL HEREUPON 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,

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; 258 COLONY INVESTMENTS, LTD.: 608 COLONY INVESTMENTS, LTD.: AND D.R. HORTON.

16. PER DOCUMENT NUMBER 2000028088, THE 54.8680 ACRE TRACT CONVEYED TO BAYOU RIFLES, INC. APPEARS TP BE 575-FEET (207 VARAS) WIDE, WHICH WOULD BE SHORT OF THE EASTERLY LINE OF THE CANCELLED A.B. LANGERMANN PATENT. THE TRACT IS FENCED AND OCCUPIED BY BAYOU RIFLES UP TO THE EASTERLY LINE OF THE CANCELED A.B. LANGERMANN PATENT. BUT SURVEYOR COULD FIND NO EVIDENCE OF A RECORD DOCUMENT CONVEYING THE PORTION OF THE TRACT BETWEEN THE EASTERLY LINE OF THE CALL 54.8680 ACRE TRACT AND THE EASTERLY LINE OF THE CANCELED A.B. LANGERMANN PATENT.

17. FURTHER OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL FASEMENTS, THE AFRIAL FASEMENT SHALL EXTEND HORIZONTALLY AN ADDITIONAL FLEVEN FEFT. SIX INCHES (11' 6") FOR TEN FEFT (10' 0") PERIMETER GROUND FASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR SIXTEEN FEET (16' 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 EASEMENT THAT ARE DESIGNED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21' 6")

18. FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENT 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 EACH AERIAL EASEMENT TOTALS THIRTY FEET (30° 0") IN WIDTH

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

DOC. NO. INDICATES DOCUMENT NUMBER

INDICATES STREETNAME CHANGE

A PRELIMINARY PLAT OF

CALDWELL LAKES **SECTION 7**

ENGINEER:

Suite 100

SURVEYOR:

Suite 600

Katy, Texas 77449

LJA Surveying, Inc.

Houston, Texas 77042

3600 W Sam Houston Pwky S

LJA Engineering, Inc.

1904 W. Grand Parkway North

±81.7 ACRES 146 LOTS (60' x 120' TYP.) AND 18 RESTRICTED RESERVES IN 5 BLOCKS

OUT OF THE

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

OWNER:

PLANNER:

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

3600 W Sam Houston Pkwy S, Suite 600

Houston, Texas 77042

713.953.5200



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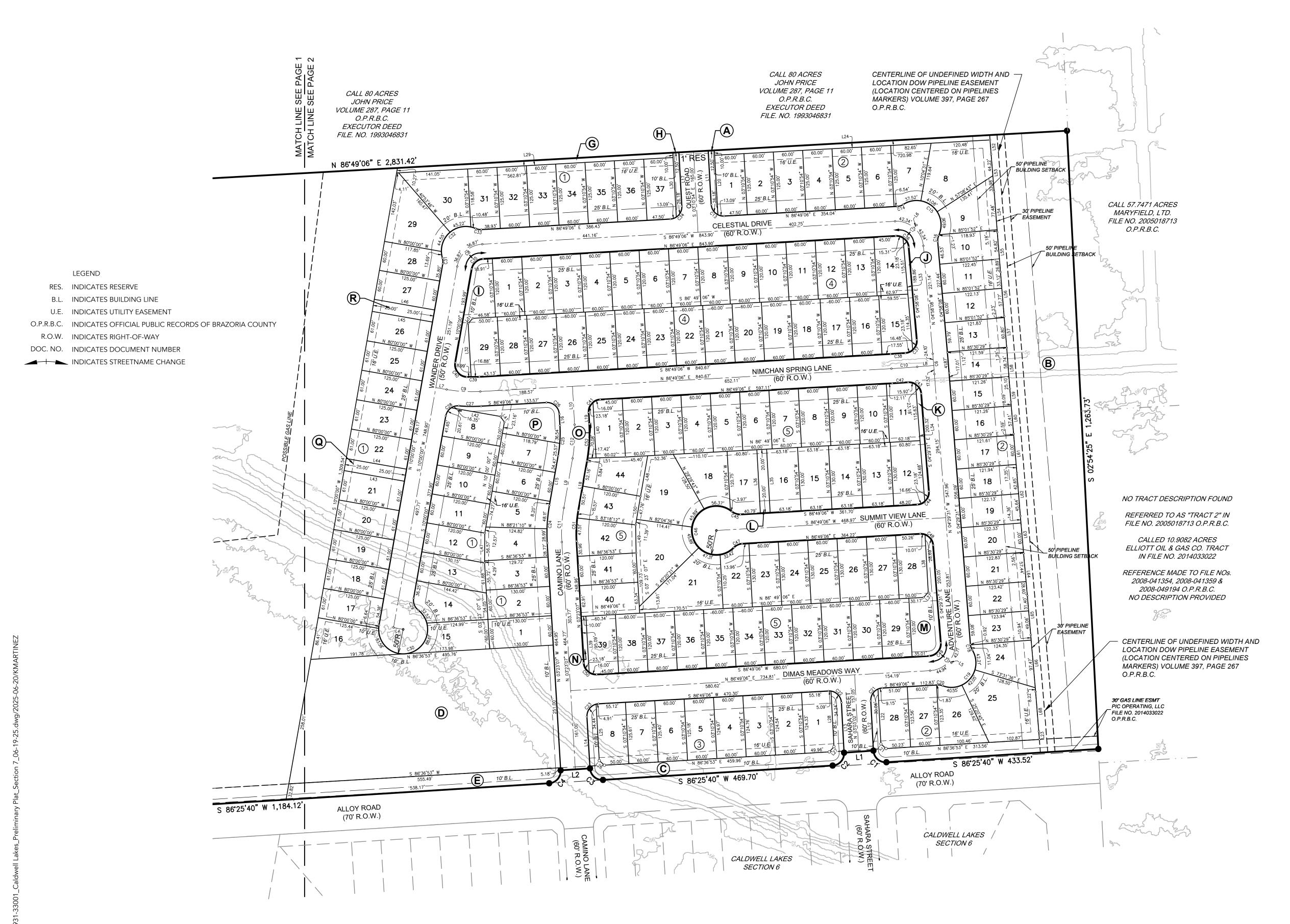
Phone 713.953.5200

Fax 713.953.5026

Fax 713.953.5026

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

FRN-F-1386



LINE TABLE				LINE TABLE			
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE		
L1	S 85*59'36" W	60.01	L36	N 03°10'54" W	130.00'		
L2	S 86°16'20" W	60.00'	L37	N 41°49'06" E	14.14'		
L3	N 02°54'49" W	68.20'	L38	N 03°10'54" W	118.02'		
L4	S 80°00'00" E	20.00'	L39	S 03°23'07" E	115.05'		
L5	N 50°00'05" W	5.86'	L40	S 03°10'54" E	113.40'		
L6	S 40°55'29" W	7.50'	L41	N 35°00'00" W	14.14'		
L7	S 80°00'00" E	22.21'	L42	N 80°00'00" W	101.97		
L8	N 85°18'27" E	33.86'	L43	N 80°00'00" W	125.00'		
L9	N 10°00'00" E	102.67	L44	S 80°00'00" E	125.00'		
L10	N 03°10'54" W	78.39'	L45	N 80°00'00" W	125.00'		
L11	S 03°10'54" E	110.00'	L46	S 80°00'00" E	125.00'		
L12	S 03°03'02" E	101.67	L47	S 00°24'09" W	60.85		
L13	N 03°03'02" W	102.42'	L48	N 10°00'00" E	84.00'		
L14	S 03°23'07" E	105.62'	L49	N 01°04'02" W	57.27'		
L15	N 10°00'00" E	102.67	L50	S 09°45'31" W	59.15'		
L16	N 03°10'54" W	23.39'	L51	N 88°20'41" E	77.44'		
L17	N 03°10'54" W	110.00'	L52	N 04°23'13" W	29.13'		
L18	N 10°00'00" E	102.67'	L53	N 04°36'30" W	77.20'		
L19	N 03°10'54" W	23.39'	L54	N 04°25'38" W	82.65		
L20	S 03°10'54" E	131.65'	L55	N 04°38'25" W	81.71'		
L21	S 48°13'05" E	14.10'	L56	N 04°40'41" W	90.89'		
L22	S 03°03'02" E	112.12'	L57	N 04°44'26" W	64.29'		
L23	N 04°21'00" W	16.42'	L58	N 04°20'23" W	83.84'		
L24	S 86°49'06" W	563.13'	L59	N 04°31'43" W	26.81'		
L25	S 03°10'54" E	115.34'	L60	N 04°49'49" W	68.09'		
L26	S 48°17'00" E	14.12'	L61	N 04°48'39" W	77.35'		
L27	N 41°46'55" E	14.18'	L62	N 04°36'25" W	88.29'		
L28	N 03°03'02" W	113.60'	L63	N 04°57'42" W	76.92'		
L29	S 86°49'06" W	565.15	L64	N 05°03'59" W	86.04		
L30	N 03°10'54" W	131.65'	L65	N 04°54'07" W	80.46		
L31	S 41°49'06" W	14.14'	L66	N 04°55'21" W	116.64		
L32	S 03°10'54" E	109.47'	L68	N 04°33′16″ W	81.33'		
L33	N 04°58'08" W	229.86'		-	-		
L34	N 04°29'31" W	240.32					
	i						

L35 S 03°10′54" E 130.00′

CURVE TABLE										
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD					
C1	25.00'	90°31'17"	39.50'	N 48°18'41" W	35.52					
C2	25.00'	89°28'43"	39.04'	S 41°41'19" W	35.19					
C3	25.00'	90°11'13"	39.35'	N 48°28'43" W	35.41					
C4	25.00'	89°48'47"	39.19'	S 41°31'17" W	35.30					
C5	55.00'	91°18'37"	87.65	N 41°09'48" E	78.67					
C6	5,000.00'	0°28'37"	41.62'	N 04°43'49" W	41.62					
C7	55.00'	88°12'46"	84.68'	N 49°04'31" W	76.56					
C8	55.00'	76°49'06"	73.74	S 48°24'33" W	68.34					
C9	300.00'	13°10'54"	69.02'	S 86°35'27" E	68.87					
C10	2,000.00'	1°30'40"	52.74'	N 86°03'46" E	52.74					
C11	300.00'	13°23'07"	70.09	N 03°18'27" E	69.93					
C12	300.00'	13°10'54"	69.02	N 03°24'33" E	68.87					
C13	25.00'	90°00'00"	39.27	S 48°10'54" E	35.36					
C14	25.00'	29°44'21"	12.98	N 71°56'56" E	12.83					
C15	50.00'	147°41'28"	128.88	S 49°04'31" E	96.05					
C16	25.00'	29°44'21"	12.98	S 09°54'03" W	12.83					
C17	5,030.00'	0°28'37"	41.87	S 04°43′49" E	41.87					
C18	25.00'	27°24'08"	11.96'	S 18°11'35" E	11.84					
C19	50.00'	143°00'52"	124.80'	S 39°36'47" W	94.84					
C20	25.00'	24°18'07"	10.60'	N 81°01'50" W	10.52					
C21	25.00'	89°52'09"	39.21	S 41°53'02" W	35.31					
C22	25.00'	90°07'51"	39.33'	N 48°06'58" W	35.40					
C23	25.00'	90°12'13"	39.36'	S 41°43'00" W	35.42					
C24	330.00'	13°23'07"	77.09'	N 03°18'27" E	76.92					
C25	270.00'	13°10'54"	62.12	N 03°24'33" E	61.98					
C26	25.00'	90°00'00"	39.27	N 48°10'54" W	35.36					
C27	330.00'	7°52'54"	45.39'	N 89°14'27" W	45.36					
C28	25.00'	84°42'00"	36.96'	S 52°21'00" W	33.68					
C29	25.00'	62°10'55"	27.13	S 21°05'27" E	25.82					
C30	50.00'	242°10'55"	211.34	S 68°54'33" W	85.63					
C31	25.00'	26°52'13"	11.72'	N 03°26'07" W	11.62					
C32	50.00'	130°33'33"	113.93	N 48°24'33" E	90.84					
C33	25.00'	26°52'13"	11.72	S 79°44'47" E	11.62					
C34	25.00'	90°00'00"	39.27	N 41°49'06" E	35.36					
C35	25.00'	76°49'06"	33.52'	N 48°24'33" E	31.06					
C36	25.00'	88°12'46"	38.49'	S 49°04'31" E	34.80					
C37	25.00'	90°54'18"	39.66'	S 40°29'01" W	35.63					
C38	1,970.00	0°52'56"	30.33	S 86°22'38" W	30.33					
C39	270.00'	5°29'23"	25.87'	S 89°33'48" W	25.86					
C40	25.00'	97°41'30"	42.63	N 38°50'45" W	37.65					
C41	25.00'	90°00'00"	39.27'	N 41°49'06" E	35.36					
C42	2,030.00'	0°55'02"	32.50'	N 86°21'35" E	32.50					
C43	25.00'	89°36'25"	39.10'	S 49°17'43" E	35.23					
C44	25.00'	91°18'37"	39.84'	S 41°09'48" W	35.76					
C45	25.00'	42°50'00"	18.69'	N 71°45'54" W	18.26					
C46	50.00'	265°40'01"	231.84'	S 03°10′54″ E	73.33					
C47	25.00'	42°50'00"	18.69'	N 65°24'06" E	18.26					
C48	25.00'	88°41'23"	38.70'	S 48°50'12" E	34.95					
C49	25.00'	91°18'37"	39.84	S 41°09'48" W	35.76					
C50	25.00'	89°47'47"	39.18'	N 48°17'00" W	35.29					
C51	270.00'	13°23'07"	63.08'	N 03°18'27" E	62.93					
C52	330.00'	13°10'54"	75.92	N 03°24'33" E	75.75					

A PRELIMINARY PLAT OF

CALDWELL LAKES SECTION 7

±81.7 ACRES 146 LOTS (60' x 120' TYP.) AND 18 RESTRICTED RESERVES IN 5 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:

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

Phone 713.953.5200 Fax 713.953.5026 Katy, Texas 77449 FRN-F-1386

SURVEYOR:

LJA Surveying, Inc. 3600 W Sam Houston Pwky S Suite 600 Fax 713.953.5026

Houston, Texas 77042 T.B.P.L.S. Firm No. 10194382

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