

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

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

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

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 0.99868724707.
2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NO. 49330C0185K 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 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.
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 RELED 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, 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 ACRESAGE.
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.; 688 COLONY INVESTMENTS, LTD.; AND D.R. HORTON.
16. PER DOCUMENT NUMBER 200902899, THE 54.889 ACRE TRACT CONVEYED TO BAYOU RIFLES, INC. APPEARS TO BE 975-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 CANCELLED 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 54.889 ACRE TRACT AND THE EASTERLY LINE OF THE CANCELLED 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 EASEMENTS. THE AERIAL EASEMENT SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR SIXTEEN FEET (16' 0") PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERMETER 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 (I.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21' 6") IN WIDTH.
18. 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 (I.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:

±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

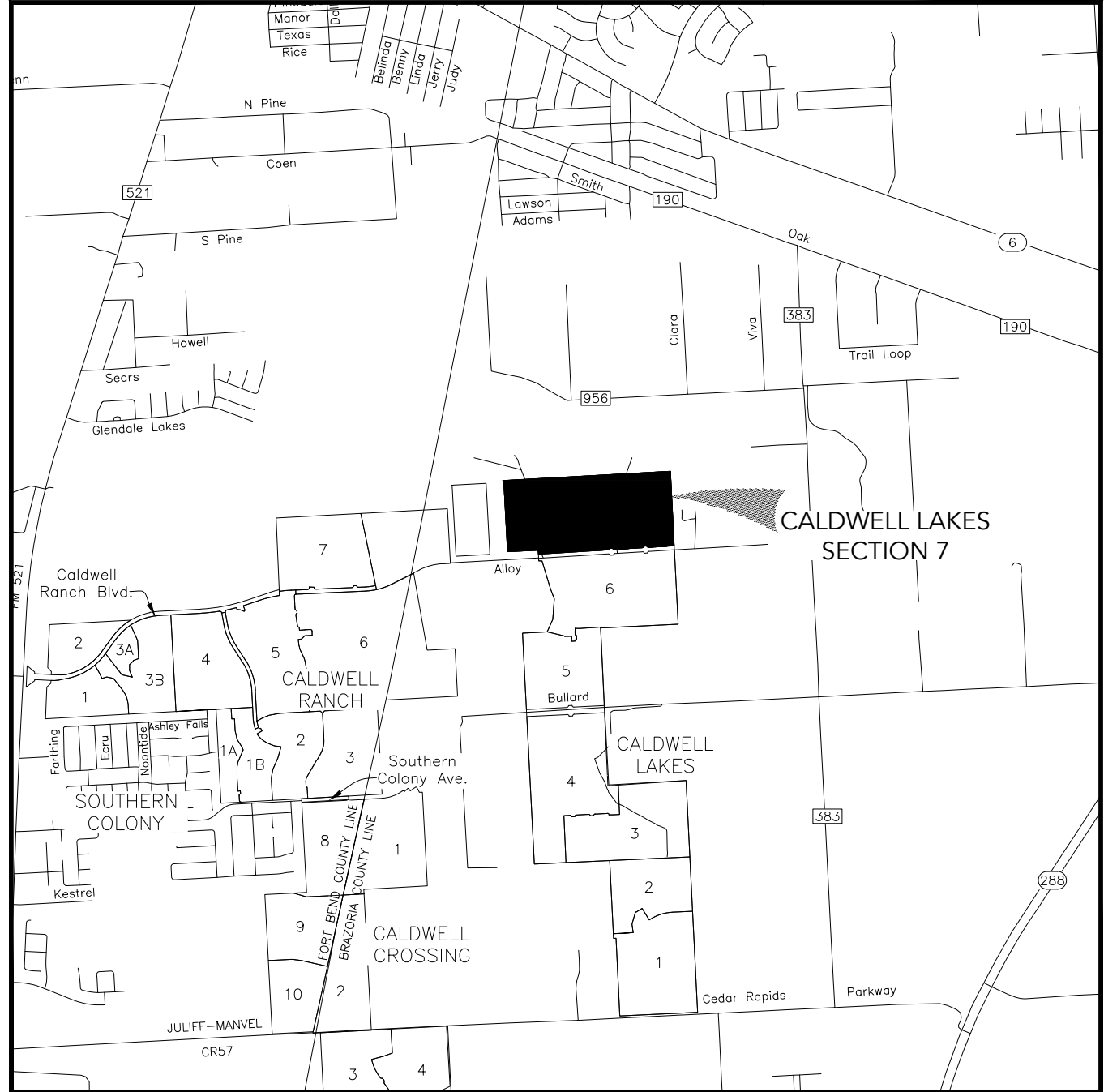
LJA Engineering, Inc.  
1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449  
Phone 713.953.5200  
Fax 713.953.5026  
FRN-F-1386

PLANNER:  
LJA  
PLANNING & LANDSCAPE ARCHITECTURE  
3600 W Sam Houston Pkwy S, Suite 600  
Houston, Texas 77042  
713.953.5200

SURVEYOR:  
LJA Surveying, Inc.  
3600 W Sam Houston Pkwy S  
Suite 600  
Houston, Texas 77042  
T.B.P.L.S. Firm No. 10194382  
Fax 713.953.5026  
06.20.2025

NORTH  
0 50 100 200  
LJA# 1931-33001

PAGE 1 OF 2  
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Vicinity Map  
1 inch = 1/2 mile

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.036	1,567	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	4.415	192,315	RESTRICTED TO LANDSCAPE/ OPEN SPACE / PARK
C	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
H	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
K	0.052	2,283	RESTRICTED TO LANDSCAPE/OPEN SPACE
L	0.060	2,600	RESTRICTED TO LANDSCAPE/OPEN SPACE
M	0.207	8,996	RESTRICTED TO PARK
N	0.025	1,090	RESTRICTED TO LANDSCAPE/OPEN SPACE
O	0.029	1,244	RESTRICTED TO LANDSCAPE/OPEN SPACE
P	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	

CALL 26 ACRES  
JEAN W. PAYNE TRUST  
FILE NO. 1997040600  
O.P.R.B.C.

CALL 80 ACRES  
JOHN PRICE  
VOLUME 287, PAGE 11  
O.P.R.B.C.  
EXECUTOR DEED  
FILE. NO. 1993046831

CALL 15.987 ACRES  
258 COLONY INVESTMENTS, LLC  
FILE NO. 2019127945  
O.P.R.B.C.

CALL 15.987 ACRES  
258 COLONY INVESTMENTS, LLC  
FILE NO. 2019127945  
O.P.R.B.C.

CALL 1.320 ACRES STYLED TRACT V  
BAKER PROCESS, INC. FILE NO. 2010007798  
O.P.R.B.C.

CALL 10.04 ACRES  
STYLED TRACT II  
BAKER PROCESS, INC.  
FILE NO. 2010007798  
O.P.R.B.C.

CALL 10.77 ACRES  
STYLED TRACT IV  
BAKER PROCESS, INC.  
FILE NO. 2010007798  
O.P.R.B.C.

CALDWELL LAKES  
SECTION 6

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.



P:\01 Planning\1931-33001\06-Plan\Section 7\1931-33001\_Caldwell Lakes Preliminary Plat\_Section 7\_06-19-25.dwg/2025-06-20\KMARTINEZ

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