

September 23, 2024

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

Re: Caldwell Lakes Section 2 Final Plat
Letter of Recommendation to Approve
COIC Project No. 3564
ALLC Project No. 16007-2-350

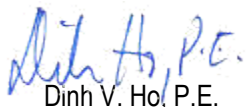
Dear Ms. Bell:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Caldwell Lakes Section 2 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



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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-350

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ERNEST S. LOEB, ASSISTANT VICE PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS, HEREINAFTER REFERRED TO AS OWNERS OF THE 31.551 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF CALDWELL LAKES SECTION 2, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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' 0") 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, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 2024.

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

BY: ERNEST S. LOEB, ASSISTANT VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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



ABEL GALLEGOS, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 150373

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.

BRAZORIA DRAINAGE DISTRICT NO. 5 NOTES:

- 1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.
- 2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- 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 THE EXCEPTION OF _____, WILL BE MAINTAINED BY THE PROPERTY 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 TIME.
- 7. LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 40.5 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 THE SYSTEM MAY BE NECESSARY.
- 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 EASEMENT.
- 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

LEE WALDEN, P.E. PRESIDENT	DATE	KERRY OSBURN VICE PRESIDENT	DATE
BRANDON MIDDLETON SECRETARY/TREASURER	DATE	NAZAR SABTI DISTRICT ENGINEER	DATE

BDD5 REF. ID# B240025

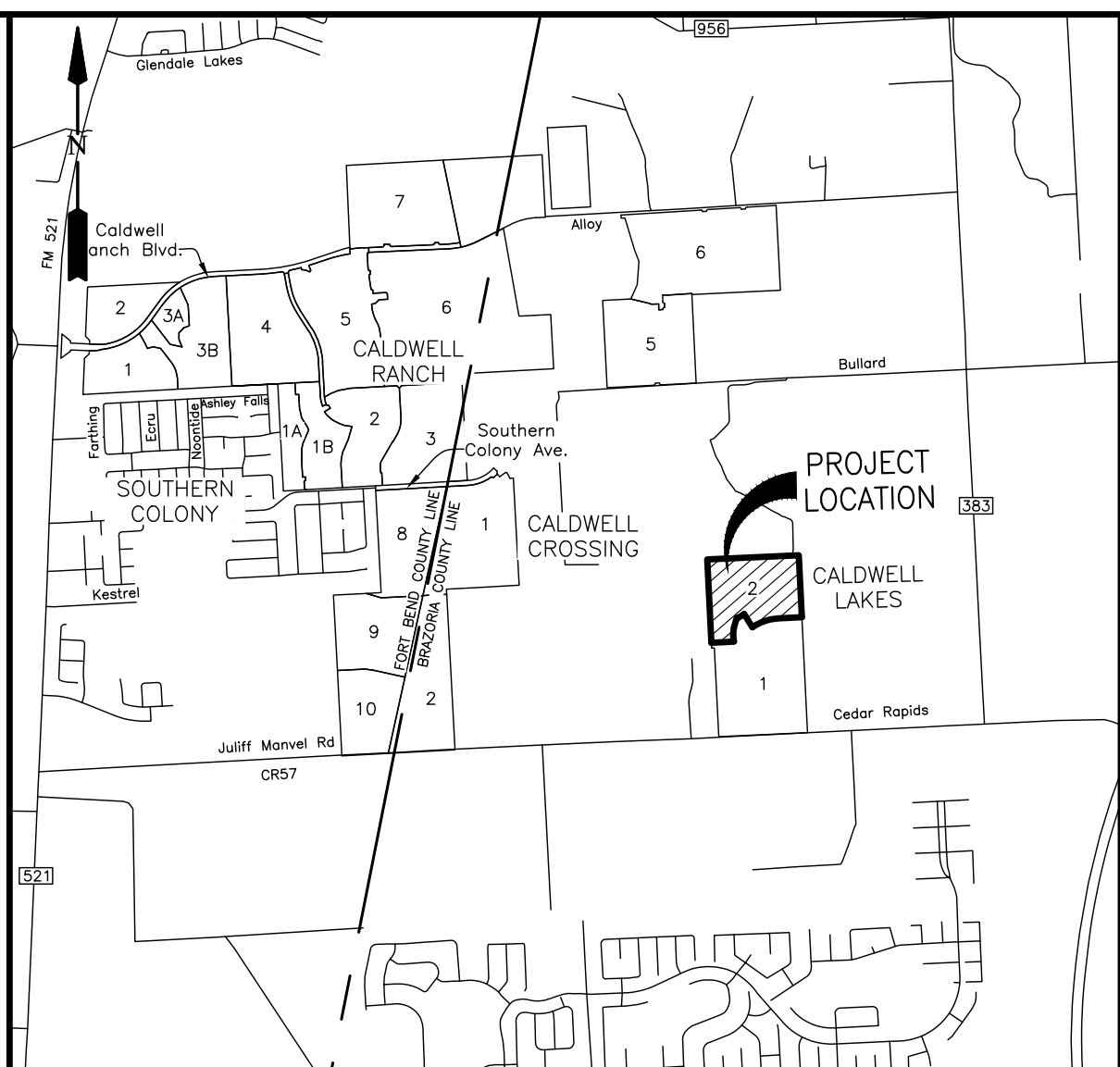
NOTE: PROJECT FIELD STARTUP WILL START WITHIN 365 CALENDAR DAYS FROM HERE SHOWN. CONTINUOUS AND REASONABLE FIELD WORK IS EXPECTED.

MINIMUM FINISH FLOOR ELEVATION	
BLOCK	ELEVATION
BLOCKS 1-3	62.21 FEET

THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 62.21 FEET ABOVE MEAN SEA LEVEL (NAVD83 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS 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 HIGHER.

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. 2023-0469, 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 "T" - 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 EIGHTHS (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 EIGHTHS (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, 2020, THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
- 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. 5.
- 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. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- 17. SIDEWALKS MUST BE CONSTRUCTED AS A PART OF ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
- 18. A MINIMUM OF FIVE (5) FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG THE STREETS AND SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- 19. THE OWNER WILL PROVIDE EASEMENTS FOR THE POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT.
- 20. THE OWNER WILL PROVIDE STREET NAMES SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 21. 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 THEREUPON BECOME VESTED 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.
- 22. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 62.21 FEET ABOVE MEAN SEA LEVEL (NAVD83 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.
- 23. 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.
- 24. 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.
- 25. FINAL PLAT RECORDATION SHALL BE SUBJECT TO THE APPROVAL AND RECORDATION OF CALDWELL LAKES SECTION ONE.
- 26. RESERVES "A" AND "C" WILL BE MAINTAINED BY BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 87. RESERVES "B", "D", "E", "F", AND "G" WILL BE MAINTAINED BY THE HOA.



VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP NO. 691D/692A

CITY OF IOWA COLONY APPROVAL

DAVID HURST, CHAIRMAN PLANNING & ZONING COMMISSION MEMBER	WIL KENNEDY, MAYOR
ROBERT WALL PLANNING & ZONING COMMISSION MEMBER	MCLEAN BARNETT, COUNCIL MEMBER
LES HOSEY PLANNING & ZONING COMMISSION MEMBER	ARNETTA HICKS-MURRAY, COUNCIL MEMBER
WARREN DAVIS JR. PLANNING & ZONING COMMISSION MEMBER	MARQUETTE GREENE-SCOTT, COUNCIL MEMBER
BRENDA DILLON PLANNING & ZONING COMMISSION MEMBER	TIM VARLACK, COUNCIL MEMBER
BRIAN JOHNSON PLANNING & ZONING COMMISSION MEMBER	KAREEM BOYCE, COUNCIL MEMBER
TERRY HAYES PLANNING & ZONING COMMISSION MEMBER	SYDNEY HARGRODER, COUNCIL MEMBER
DATE	DINH HO P.E., CITY ENGINEER

FINAL PLAT OF CALDWELL LAKES SECTION 2

A SUBDIVISION OF 31.551 ACRES OF LAND SITUATED IN THE
H.T. & B.R.R. CO. SURVEY 58, ABSTRACT 516, CITY OF IOWA COLONY, BRAZORIA COUNTY,
TEXAS.

90 LOTS 7 RESERVES (9.684 ACRES) 3 BLOCKS
APRIL 29, 2024 JOB NO. 1931-8132

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

SURVEYOR: **GBI PARTNERS**
4724 VISTA ROAD PASADENA, TX 77505
PHONE: 281-499-4539

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

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

DIR: ...
SURV: ...
NYLAR CHECK: ...
Date Time : Mon, 23 Sep 2024 - 2:45pm
Path Name : \\Proj\jaski\PLATTING\1931\03_PLATS\Caldwell Ranch\CaldwellLakes2.dwg

P.O.B.
NAD83 GRID COORDINATES
X=3,099,889.08
Y=1,373,239.93

ASTRO SIERRA VISTA LP
DOC. No. 2021084557
B.C.D.R.

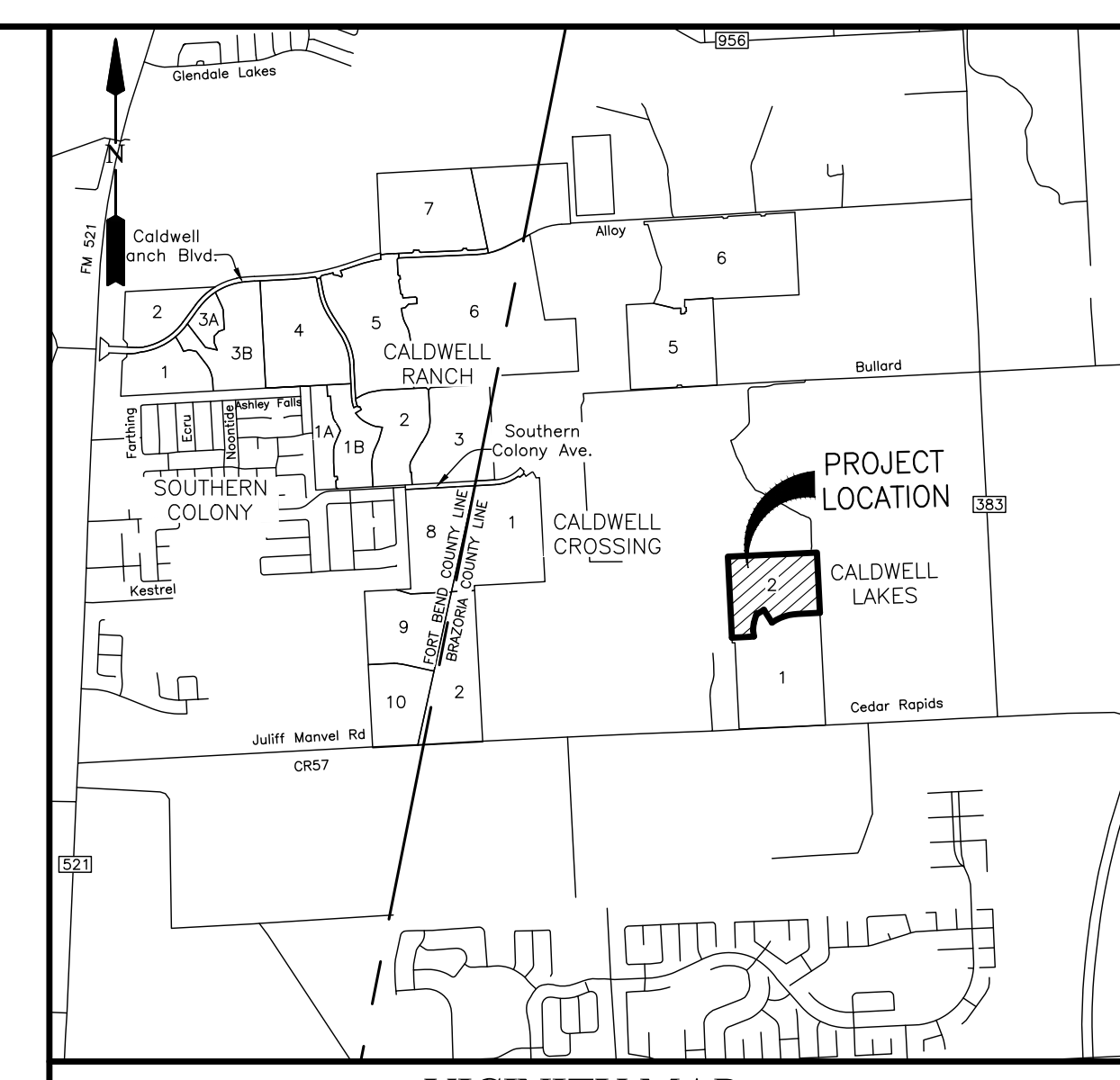
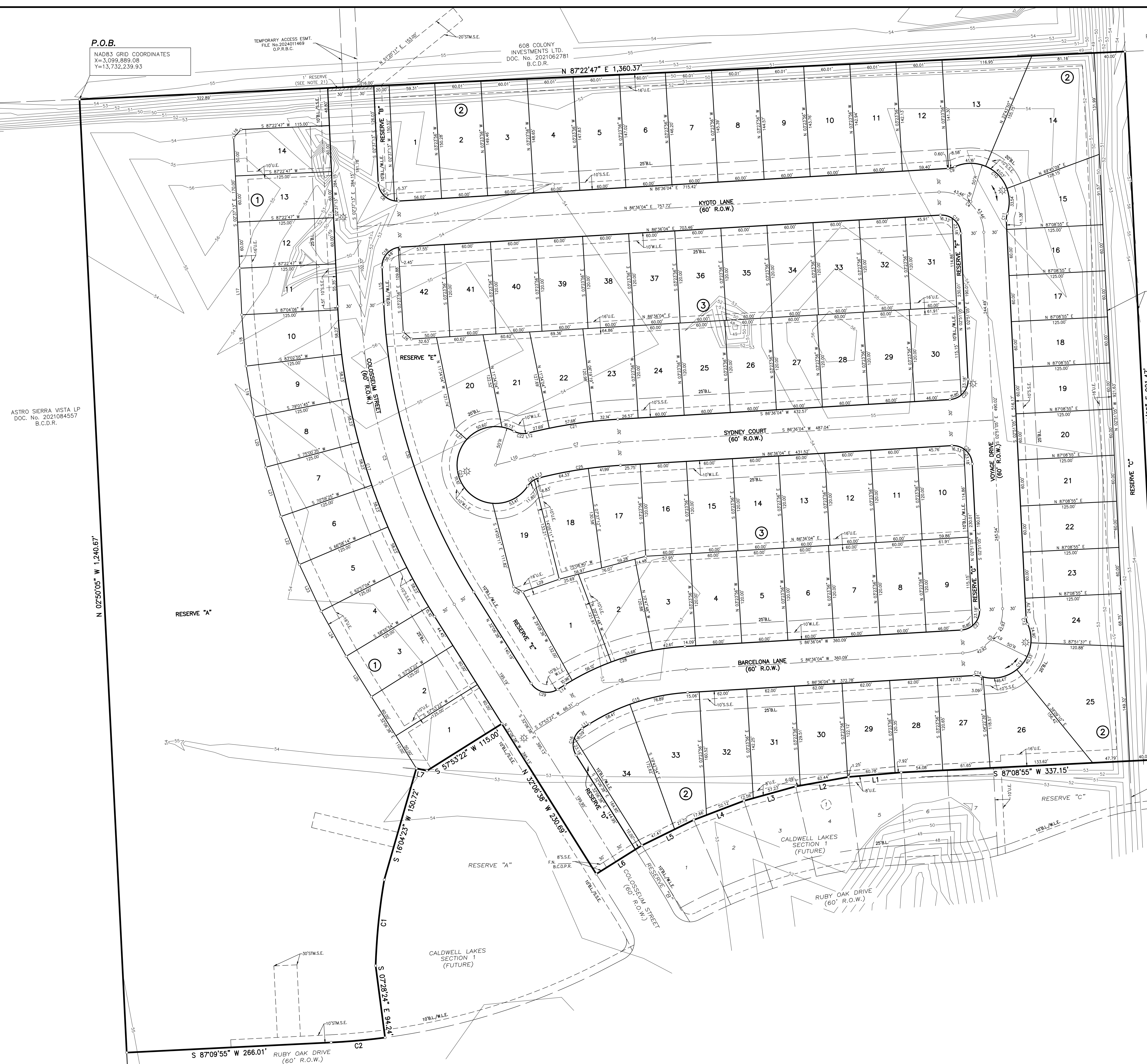
608 COLONY INVESTMENTS LTD.
DOC. No. 2021062781
B.C.D.R.

LGI HOMES, LLC
FILE No. 20-062462
O.P.R.B.C.

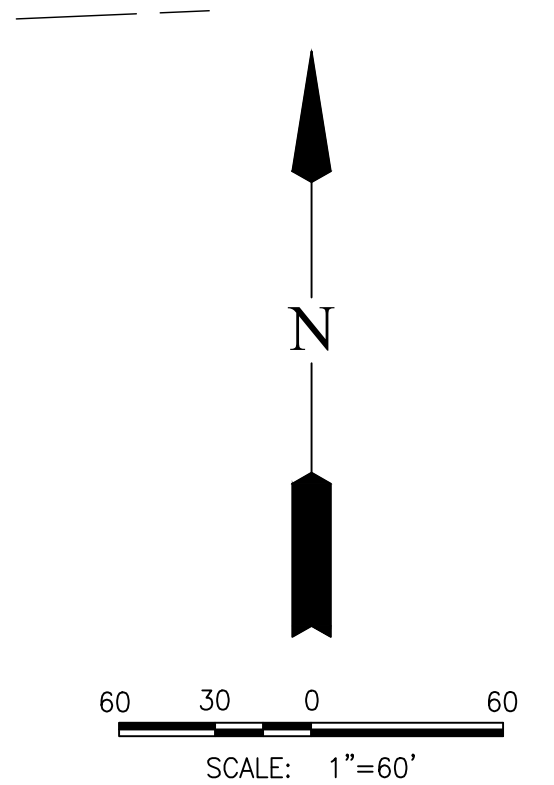
40ESMT BRAZORIA COUNTY M.U.D. No. 31
FILE No. 2014018228
O.P.R.B.C.

ASTRO, STERLING LAKES NORTH L.P.
FILE No. 20210854511
O.P.R.B.C.

40ESMT BRAZORIA COUNTY M.U.D. No. 31
FILE No. 2014018228
O.P.R.B.C.
CALL 98-190 ACRES
LGI HOMES, LLC
FILE No. 20-062462
O.P.R.B.C.



VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP NO. 691D/692A



- LEGEND**
- AC. INDICATES ACRES
 - A.E. INDICATES AERIAL EASEMENT
 - B.C.C.F. INDICATES BRAZORIA COUNTY CLERK'S FILE
 - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
 - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
 - B.L. INDICATES BUILDING LINE
 - D.E. INDICATES DRAINAGE EASEMENT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - F.N. INDICATES FILE NUMBER
 - FND. INDICATES FOUND
 - I.R. INDICATES IRON ROD
 - NO. INDICATES NUMBER
 - O.P.R.B.C. INDICATES OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
 - PG. INDICATES PAGE
 - P.O.B. INDICATES POINT OF BEGINNING
 - RES. INDICATES RESERVE
 - R.O.W. INDICATES RIGHT-OF-WAY
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - SQ. FT. INDICATES SQUARE FEET
 - U.E. INDICATES UTILITY EASEMENT
 - VOL. INDICATES VOLUME
 - W.L.E. INDICATES WATER LINE EASEMENT
 - INDICATES PROPOSED STREET LIGHT
 - INDICATES STREET NAME CHANGE
 - INDICATES CENTERLINE

FINAL PLAT OF CALDWELL LAKES SECTION 2

A SUBDIVISION OF 31.551 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY 58, ABSTRACT 516, CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

90 LOTS 7 RESERVES (9.684 ACRES) 3 BLOCKS

APRIL 29, 2024 JOB NO. 1931-8132

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

JON P. BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 8405

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

LINE	BEARING	DISTANCE
L1	S 85°04'05" W	68.70'
L2	S 79°48'29" W	69.79'
L3	S 74°28'30" W	69.79'
L4	S 69°08'31" W	69.79'
L5	S 63°51'39" W	75.20'
L6	S 57°53'22" W	70.00'
L7	N 77°06'38" W	14.14'
L8	N 41°52'30" E	1.84'
L9	S 48°07'30" E	1.30'
L10	S 75°54'49" W	51.72'
L11	S 57°53'22" W	11.31'
L12	S 75°54'49" W	0.73'
L13	N 75°54'49" E	0.73'
L14	S 57°53'22" W	11.31'
L15	N 02°37'13" W	48.11'
L16	S 42°22'47" W	14.14'
L17	S 02°38'01" E	60.54'
L18	S 04°56'29" E	66.98'
L19	S 08°57'40" E	66.98'
L20	S 12°58'50" E	66.98'
L21	S 17°00'00" E	66.98'
L22	S 21°01'11" E	66.98'
L23	S 25°02'21" E	66.98'
L24	S 29°03'31" E	66.98'
L25	S 31°57'51" E	61.82'
L26	S 48°23'56" E	14.14'
L27	N 48°23'53" W	20.00'
L28	S 61°31'39" E	13.53'
L29	S 71°01'52" W	50.22'
L30	N 02°37'13" W	6.55'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	823.00'	7°49'42"	112.45'	S 09°43'55" W	112.36'
C2	870.00'	4°38'19"	70.43'	S 84°50'45" W	70.42'
C3	800.00'	29°29'25"	411.76'	S 17°21'56" E	407.23'
C4	55.00'	90°32'51"	86.92'	S 48°07'30" E	78.15'
C5	55.00'	89°27'09"	85.87'	S 41°52'30" W	77.41'
C6	300.00'	28°42'43"	150.33'	S 72°14'43" W	148.77'
C7	600.00'	10°41'15"	111.92'	S 81°15'27" W	111.76'
C8	25.00'	90°46'43"	39.61'	S 48°00'34" E	35.59'
C9	25.00'	21°02'22"	9.18'	N 76°04'53" E	9.13'
C10	50.00'	132°37'35"	115.74'	S 48°07'30" E	91.58'
C11	25.00'	21°02'22"	9.18'	S 07°40'06" W	9.13'
C12	25.00'	21°02'22"	9.18'	S 13°22'16" E	9.13'
C13	50.00'	131°31'53"	114.78'	S 41°52'30" W	91.19'
C14	25.00'	21°02'22"	9.18'	N 82°52'45" W	9.13'
C15	270.00'	28°42'43"	135.30'	S 72°14'43" W	133.89'
C16	25.00'	90°00'00"	39.27'	S 12°53'22" W	35.36'
C17	830.00'	29°29'25"	427.20'	N 17°21'56" W	422.50'
C18	25.00'	89°13'17"	38.93'	N 41°59'26" E	35.11'
C19	25.00'	90°32'51"	39.51'	S 48°07'30" E	35.52'
C20	25.00'	89°27'09"	39.03'	S 41°52'30" W	35.19'
C21	630.00'	10°41'15"	117.52'	S 81°15'27" W	117.35'
C22	25.00'	42°50'00"	18.69'	N 82°40'11" W	18.26'
C23	50.00'	265°40'01"	231.84'	S 14°05'11" E	73.33'
C24	25.00'	42°50'00"	18.69'	N 54°29'49" E	18.26'
C25	570.00'	10°41'15"	106.32'	N 81°15'27" E	106.17'
C26	25.00'	90°32'51"	39.51'	S 48°07'30" E	35.52'
C27	25.00'	89°27'09"	39.03'	S 41°52'30" W	35.19'
C28	330.00'	28°42'43"	165.37'	S 72°14'43" W	163.64'
C29	25.00'	90°00'00"	39.27'	N 77°06'38" W	35.36'
C30	770.00'	29°29'25"	396.32'	N 17°21'56" W	391.96'

LOT NO.	SQ.FT.
1	7,450
2	7,500
3	7,581
4	7,800
5	7,800
6	7,800
7	7,800
8	7,800
9	7,800
10	7,800
11	7,525
12	7,500
13	7,500
14	7,450

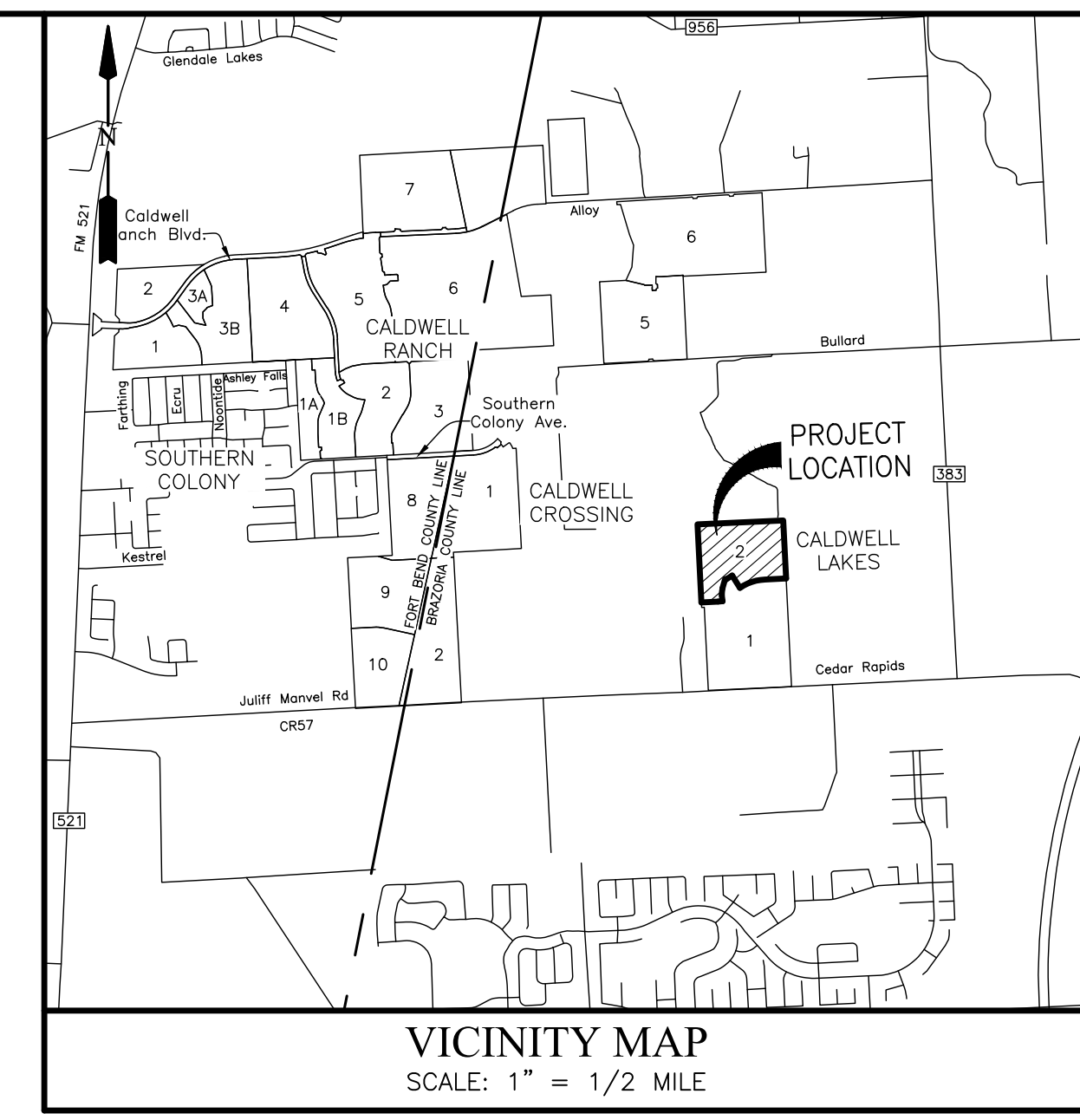
LOT NO.	SQ.FT.
1	9,090
2	8,992
3	7,862
4	8,895
5	7,500
6	8,797
7	8,748
8	8,699
9	8,650
10	8,601
11	8,552
12	8,503
13	11,496
14	17,738
15	8,861
16	7,500
17	7,500

LOT NO.	SQ.FT.
18	7,500
19	7,500
20	7,500
21	7,500
22	7,500
23	7,500
24	7,806
25	15,528
26	10,892
27	7,319
28	7,463
29	7,513
30	7,800
31	8,408
32	9,355
33	11,398
34	11,353

LOT NO.	SQ.FT.
1	8,312
2	7,920
3	7,786
4	7,200
5	7,200
6	7,200
7	7,200
8	7,200
9	7,337
10	7,227
11	7,200
12	7,200
13	7,200
14	7,200
15	7,200
16	7,200
17	7,933
18	8,548
19	7,279
20	7,547
21	7,763

LOT NO.	SQ.FT.
22	7,842
23	7,425
24	7,200
25	7,200
26	7,200
27	7,200
28	7,200
29	7,200
30	7,337
31	7,244
32	7,200
33	7,200
34	7,200
35	7,200
36	7,200
37	7,200
38	7,200
39	7,200
40	7,200
41	7,200
42	7,150

RESERVE	ACREAGE	SQ.FT.	TYPE
A	7.893	343,802	RESTRICTED TO LANDSCAPE / OPEN SPACE / DETENTION
B	0.066	2,887	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
C	0.846	36,862	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
D	0.036	1,589	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
E	0.743	32,350	RESTRICTED TO LANDSCAPE / OPEN SPACE / PARK / UTILITIES
F	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
G	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
TOTAL	9.684	421,850	



BEING A TRACT CONTAINING 31.551 ACRES OF LAND, LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, LOT 58, ABSTRACT NUMBER 516, IN BRAZORIA COUNTY, TEXAS; SAID 31.551 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.); SAID 31.551 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 NORTHWESTERLY CORNER OF SAID 81.186 ACRE TRACT, NORTHEASTERLY CORNER OF A CALL 58.82 ACRE TRACT STYLED AS PARCEL B AND RECORDED IN THE NAME OF ASTRO STERLING LAKES NORTH, L.P. IN FILE NUMBER 2021084557 OF THE O.P.R.B.C., AND BEING ON THE SOUTHERLY LINE OF A CALL 306.158 ACRE TRACT STYLED AS PARCEL 3 AND RECORDED IN THE NAME OF 608 COLONY INVESTMENTS, LTD. IN FILE NUMBER 2021062781 OF THE O.P.R.B.C.;

THENCE, WITH THE SOUTHERLY LINE OF SAID 306.158 ACRE TRACT AND THE NORTHERLY LINE OF SAID 81.186 ACRE TRACT, NORTH 87 DEGREES 22 MINUTES 47 SECONDS EAST, A DISTANCE OF 1360.37 FEET TO THE NORTHEASTERLY CORNER OF SAID 81.186 ACRE TRACT; THE SOUTHEASTERLY CORNER OF SAID 306.158 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 WESTERLY LINE, SOUTH 02 DEGREES 51 MINUTES 05 SECONDS EAST, A DISTANCE OF 921.47 FEET;

THENCE, LEAVING SAID LINE, THROUGH AND ACROSS AFORESAID 81.186 ACRE TRACT, THE FOLLOWING FIFTEEN (15) COURSES:

- SOUTH 87 DEGREES 08 MINUTES 55 SECONDS WEST, A DISTANCE OF 337.15 FEET;
- SOUTH 85 DEGREES 04 MINUTES 05 SECONDS WEST, A DISTANCE OF 68.70 FEET;
- SOUTH 79 DEGREES 48 MINUTES 29 SECONDS WEST, A DISTANCE OF 69.79 FEET;
- SOUTH 74 DEGREES 28 MINUTES 30 SECONDS WEST, A DISTANCE OF 69.79 FEET;
- SOUTH 69 DEGREES 08 MINUTES 31 SECONDS WEST, A DISTANCE OF 69.79 FEET;
- SOUTH 63 DEGREES 51 MINUTES 39 SECONDS WEST, A DISTANCE OF 75.20 FEET;
- SOUTH 57 DEGREES 53 MINUTES 22 SECONDS WEST, A DISTANCE OF 70.00 FEET;
- NORTH 32 DEGREES 06 MINUTES 38 SECONDS WEST, A DISTANCE OF 230.69 FEET;
- SOUTH 57 DEGREES 53 MINUTES 22 SECONDS WEST, A DISTANCE OF 115.00 FEET;
- NORTH 77 DEGREES 06 MINUTES 38 SECONDS WEST, A DISTANCE OF 14.14 FEET;
- SOUTH 16 DEGREES 04 MINUTES 23 SECONDS WEST, A DISTANCE OF 150.72 FEET;
- 112.45 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 823.00 FEET, A CENTRAL ANGLE OF 07 DEGREES 49 MINUTES 42 SECONDS AND A CHORD THAT BEARS SOUTH 05 DEGREES 43 MINUTES 55 SECONDS WEST, A DISTANCE OF 112.36 FEET;
- SOUTH 07 DEGREES 28 MINUTES 24 SECONDS EAST, A DISTANCE OF 94.24 FEET;
- 70.43 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 870.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 38 MINUTES 19 SECONDS AND A CHORD THAT BEARS SOUTH 84 DEGREES 50 MINUTES 45 SECOND WEST, A DISTANCE OF 70.42 FEET;
- SOUTH 87 DEGREES 09 MINUTES 55 SECONDS WEST, A DISTANCE OF 266.01 FEET TO THE WESTERLY LINE OF SAID 81.186 ACRE TRACT AND THE EASTERLY LINE OF AFORESAID 58.82 ACRE TRACT;
- THENCE, WITH SAID EASTERLY LINE, NORTH 02 DEGREES 50 MINUTES 05 SECONDS WEST, A DISTANCE OF 1240.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.551 ACRES OF LAND.

SECTION	NO. OF LOTS	PUBLIC PARK REQ. (AC/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)
1	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	1,05	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 2**

A SUBDIVISION OF 31.551 ACRES OF LAND SITUATED IN THE
H.T. & B.R.R. CO. SURVEY 58, ABSTRACT 516, CITY OF IOWA COLONY, BRAZORIA COUNTY,
TEXAS.

90 LOTS 7 RESERVES (9.684 ACRES) 3 BLOCKS

APRIL 29, 2024 JOB NO. 1931-8132

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

SURVEYOR: **GBI PARTNERS**
4724 VISTA ROAD PASADENA, TX 77305
PHONE: 281-499-4539

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



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