

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

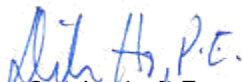
Dear Ms. Bell:

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


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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-349

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 49.635 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF CALDWELL LAKES SECTION 1, 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 BEXAR

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.

GVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 HEREBY 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)

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.

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



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 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 RE-PLAT 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. DATE _____ KERRY OSBURN DATE _____
PRESIDENT VICE PRESIDENT

BRANDON MIDDLETON DATE _____ NAZAR SABTI DATE _____
SECRETARY/TREASURER DISTRICT ENGINEER

BODS REF. ID# B240024

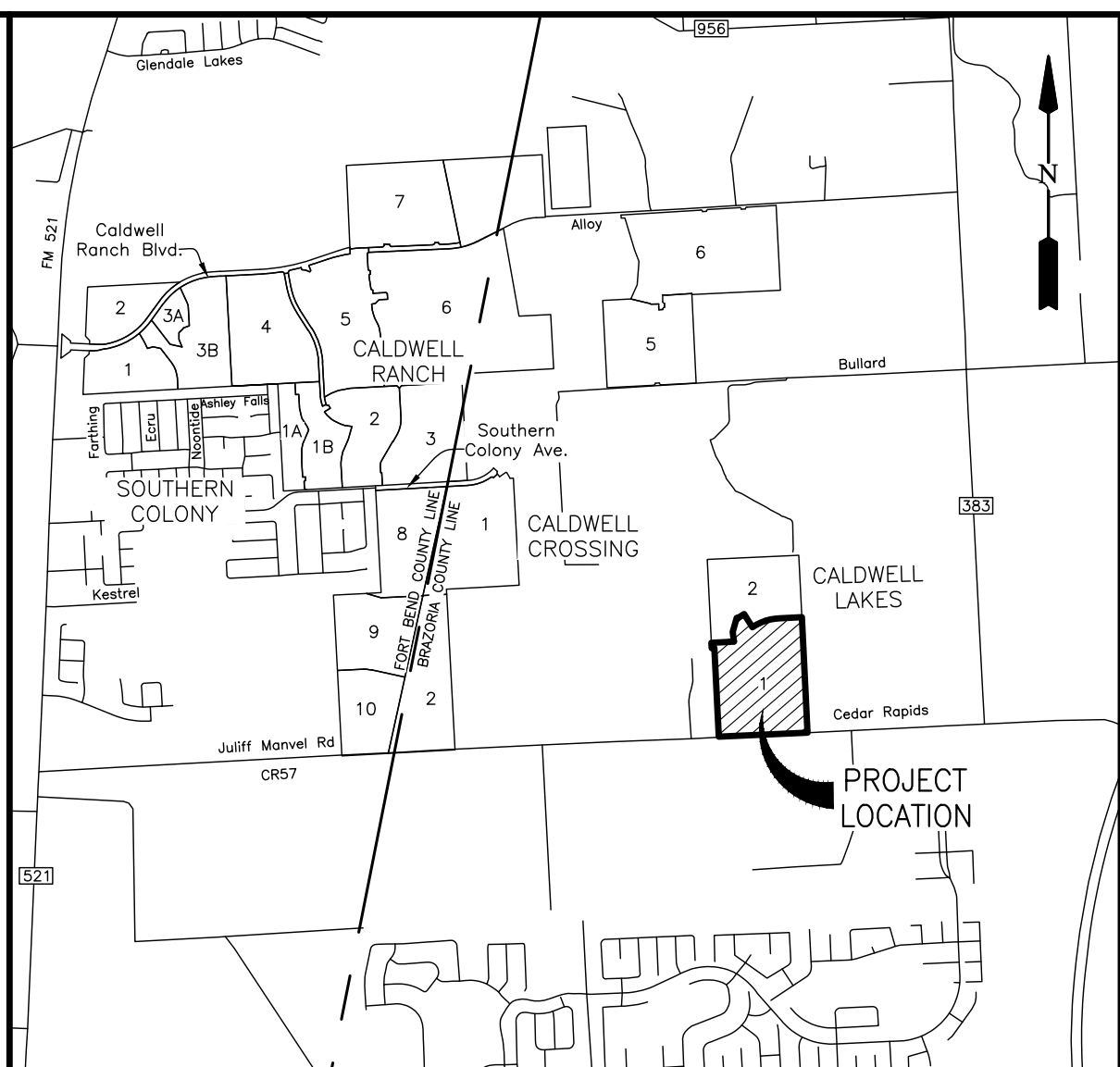
NOTE: PROJECT FIELD STARTUP WILL START WITHIN 365 CALENDAR DAYS FROM HERE SHOWN. CONTINUOUS AND REASONABLE FIELD WORK IS EXPECTED.

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 "T" - MAG NAIL ON SOUTH SIDE OF ASPHALT ROAD JUST EAST OF GRAVEL DRIVE TO VACANT TRACT LOCATED AT THE NORTHEAST CORNER OF 920 JULLIFF-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 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 PLAN 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. 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.
- 21. THE OWNER WILL PROVIDE STREET NAMES SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 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 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.
- 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 (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.
- 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.

MINIMUM FINISH FLOOR ELEVATION	
BLOCK	ELEVATION
BLOCKS 1-6	62.50 FEET

THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 62.50 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.



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 HARGRODDER, COUNCIL MEMBER |
| DATE _____ | DINH HO P.E., CITY ENGINEER |

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

SURVEYOR: **GBI PARTNERS** ENGINEER: **LJA Engineering, Inc.**

4724 VISTA ROAD PASADENA, TX 77505 PHONE: 281-499-4539

18PELS FIRM #10130300 GBSurvey@GBISurvey.com www.GBISurvey.com

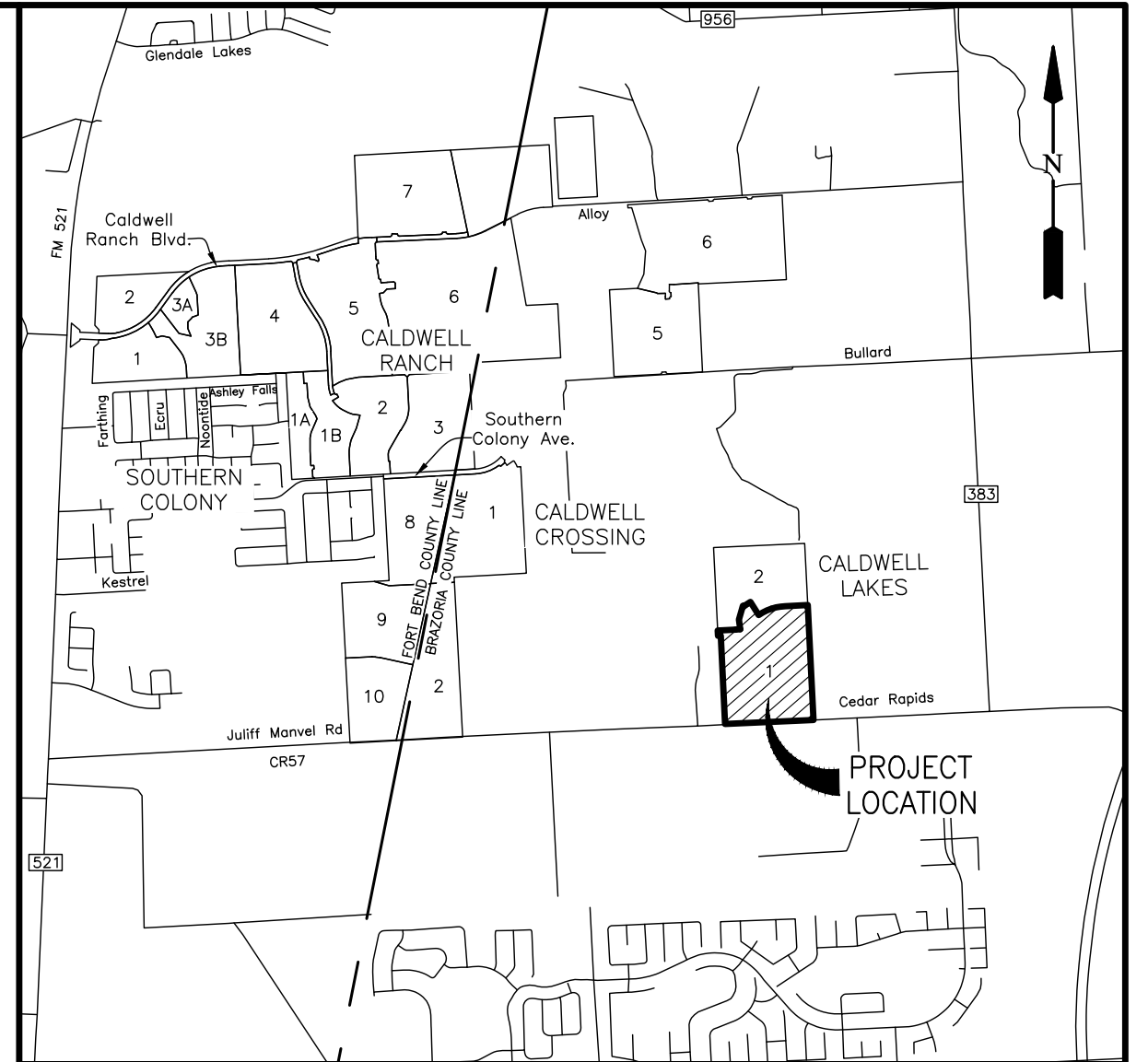
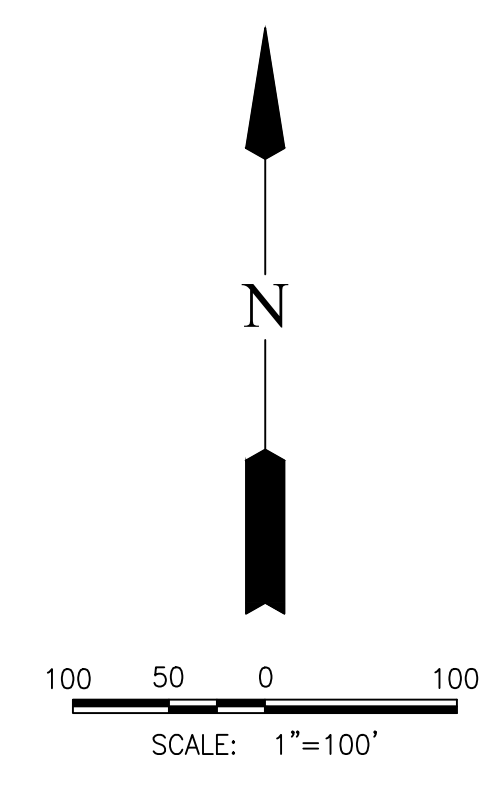
1904 W. Grand Parkway North Suite 100 Katy, Texas 77449

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

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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 BRAZORIA COUNTY
- PD&Z INDICATES PLANNING, DEVELOPMENT & ZONING
- 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 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

SURVEYOR:
GBI PARTNERS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 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. 8405

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

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L1 to L50.

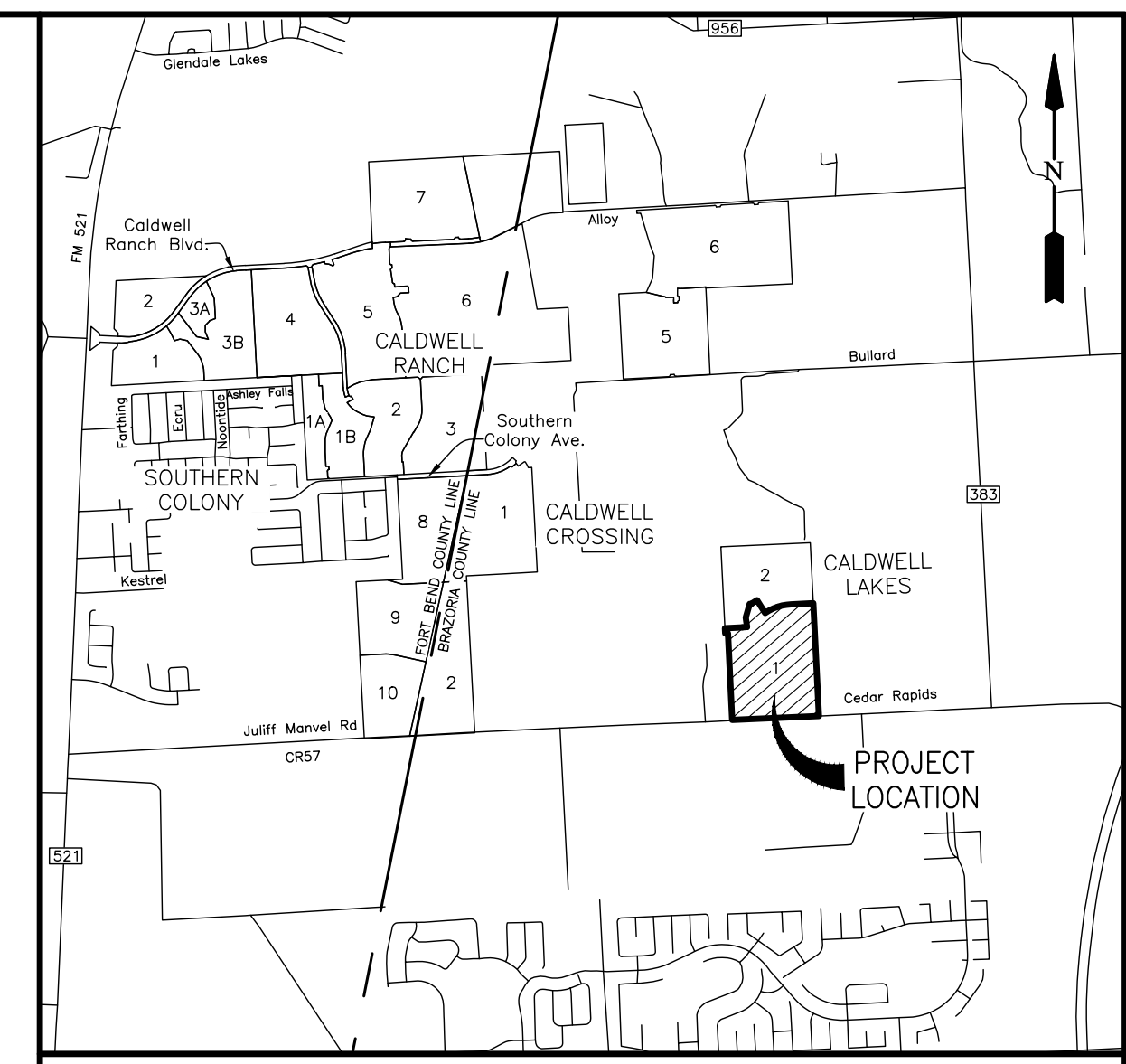
LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L51 to L100.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L101 to L150.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, ARC, CHORD BEARING, CHORD. Rows C1 to C56.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, ARC, CHORD BEARING, CHORD. Rows C57 to C111.

RESERVE TABLE with columns: RESERVE, ACREAGE, SQ.FT., TYPE. Rows A to Z and TOTAL.



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

LOT AREA TABLE BLOCK 1 with columns: LOT NO., SQ.FT. Rows 1 to 7.

LOT AREA TABLE BLOCK 2 with columns: LOT NO., SQ.FT. Rows 1 to 31.

LOT AREA TABLE BLOCK 3 with columns: LOT NO., SQ.FT. Rows 1 to 15.

LOT AREA TABLE BLOCK 4 with columns: LOT NO., SQ.FT. Rows 1 to 24.

LOT AREA TABLE BLOCK 5 with columns: LOT NO., SQ.FT. Rows 1 to 26.

LOT AREA TABLE BLOCK 5 with columns: LOT NO., SQ.FT. Rows 27 to 52.

LOT AREA TABLE BLOCK 6 with columns: LOT NO., SQ.FT. Rows 1 to 9.

CALDWELL LAKES PARKLAND TABLE with columns: SECTION, NO. OF LOTS, PUBLIC PARK REQ., PRIVATE PARK DEDICATION, PRIVATE PARK CREDIT, PUBLIC PARK DED., PUBLIC PARK CREDIT, PARK CREDIT PROVIDED, REMAINING PARK CREDIT. Rows 1 to 7 and TOTAL.

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. Includes owner information for D.R. HORTON-TEXAS, LTD. and GBI PARTNERS.

SURVEYOR: GBI PARTNERS and ENGINEER: LJA Engineering, Inc. with contact information for both parties.