

Thursday, September 12, 2024

Levi Morales  
DHI Engineering, LLC  
6744 Horton Vista Dr.  
Richmond, TX 77407  
[wmorales@dhiengineering.com](mailto:wmorales@dhiengineering.com)

Re: Caldwell Crossing Section 6 Final Plat  
Letter of Recommendation to Approve  
COIC Project No. 4283  
ALLC Project No. 16007-2-386


Dear Mr. Morales:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Caldwell Crossing Section 6 Final Plat, received on or about September 3, 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 objection to the final plat as resubmitted on September 3, 2024. Please send two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than September 23, 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: 16007-2-386



STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, 608 COLONY INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH BRAD RICHIE, SECRETARY OF FW COMPANIES, LLC, A TEXAS LIMITED PARTNERSHIP, ITS GENERAL PARTNER, OWNER, HERINAFTER REFERRED TO AS OWNERS OF THE 17.234 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF CALDWELL CROSSING SECTION 6, 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 PURPOSE 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 THE 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 PURPOSE 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 THE 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 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 ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

IN TESTIMONY WHEREOF, 608 COLONY INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH FW COMPANIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRAD RICHIE, ITS SECRETARY, THEREUNTO AUTHORIZED,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

608 COLONY INVESTMENTS, LTD.,  
A TEXAS LIMITED PARTNERSHIP

BY: FW COMPANIES, LLC,  
A TEXAS LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

BY: \_\_\_\_\_  
BRAD RICHIE, SECRETARY

STATE OF TEXAS

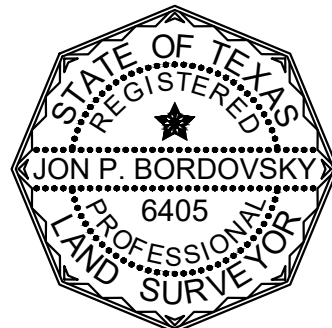
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRAD RICHIE, SECRETARY OF FW COMPANIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER OF 608 COLONY INVESTMENTS, LTD., KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

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.



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

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF CALDWELL CROSSING SECTION 6 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF IOWA COLONY, AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DAVID HURST, CHAIRMAN  
PLANNING & ZONING COMMISSION CHAIRMAN

BRENDA DILLON  
PLANNING & ZONING COMMISSION MEMBER

ROBERT WALL  
PLANNING & ZONING COMMISSION MEMBER

BRIAN JOHNSON  
PLANNING & ZONING COMMISSION MEMBER

LES HOSEY  
PLANNING & ZONING COMMISSION MEMBER

TERRY HAYES  
PLANNING & ZONING COMMISSION MEMBER

WARREN DAVIS  
PLANNING & ZONING COMMISSION MEMBER

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF CALDWELL CROSSING SECTION 6 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF IOWA COLONY, AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WILL KENNEDY, MAYOR

MARQUETTE GREENE-SCOTT  
COUNCIL POSITION 3

MCLEAN BARNETT, COUNCIL POSITION 1

TIM VARLACK, COUNCIL DISTRICT A

ARNETTA HICKS-MURRAY, COUNCIL POSITION 2

KAREEM BOYCE, COUNCIL DISTRICT B

APPROVAL BY CITY ENGINEER

SYDNEY HARGRODER, COUNCIL DISTRICT C

DINH HO, P.E., CITY ENGINEER

NOTES:

- 1. THIS PLAT LIES WITHIN BRAZORIA COUNTY, THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD 87, AND BRAZORIA DRAINAGE DISTRICT #5.
- 2. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS AMERICAN TITLE COMPANY, DATED AUGUST 4, 2024, EFFECTIVE DATE OF JULY 25, 2024. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 3. THE EXISTING PIPELINE EASEMENTS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT HAVE BEEN SHOWN, HEREON.
- 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. TBM = INDICATES TEMPORARY BENCHMARK: TBM "T" ELEVATION = 59.67'; NAVD 88, GEOID 18
- 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. 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.
- 8. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF IOWA COLONY AND BRAZORIA DRAINAGE DISTRICT #5.
- 9. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- 10. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 11. SIDEWALKS MUST BE CONSTRUCTED AS A PART OF ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
- 12. 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.
- 13. BOUNDARY CLOSURE CALCULATION ERROR:  
1: 389,357.00
- 14. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- 15. THE FINAL PLAT WILL EXPIRE (2) YEARS AFTER FINAL APPROVAL BY THE CITY COUNCIL IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO (2) YEAR PERIOD OR THE ONE (1) YEAR EXTENSION PERIOD GRANTED BY CITY COUNCIL.
- 16. THE OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
- 17. THE OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 18. MINIMUM OF FIVE (5) FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- 19. ALL STREETS, WATER AND WASTEWATER FACILITIES SHALL BE CONSTRUCTED AND CONFORM TO THE CITY'S DESIGN CRITERIA.
- 20. INTERIOR LOT CORNER MONUMENTS ARE OR WILL BE SET WITH A MINIMUM OF FIVE EIGHTHS (5/8) INCH IRON ROD SET AT LEAST THIRTY SIX (36) INCHES IN LENGTH.
- 21. THIS PLAT IS SUBJECT TO AN UNLOCATABLE PIPELINE EASEMENT GRANTED TO SINCLAIR REFINING COMPANY, AS SET FORTH BY INSTRUMENT FILED FOR RECORD UNDER VOLUME 291, PAGE 179, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.

BRAZORIA COUNTY DRAINAGE DISTRICT #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 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 85 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 HERON, 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 NUMBER" AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BOARD OF COMMISSIONERS.
- 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 #5

LEE WALDEN, P.E. DATE  
PRESIDENT

KERRY OSBURN DATE  
VICE PRESIDENT

BRANDON MIDDLETON DATE  
SECRETARY/TREASURER

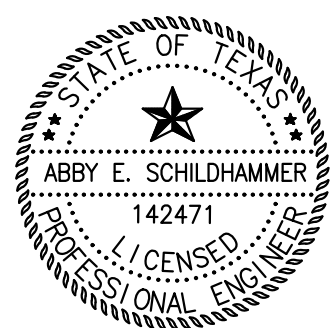
NAZAR SABTI DATE  
DISTRICT ENGINEER

BCDD5 REF. ID# B240027

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

I, ABBY E. SCHILDHAMMER, 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.

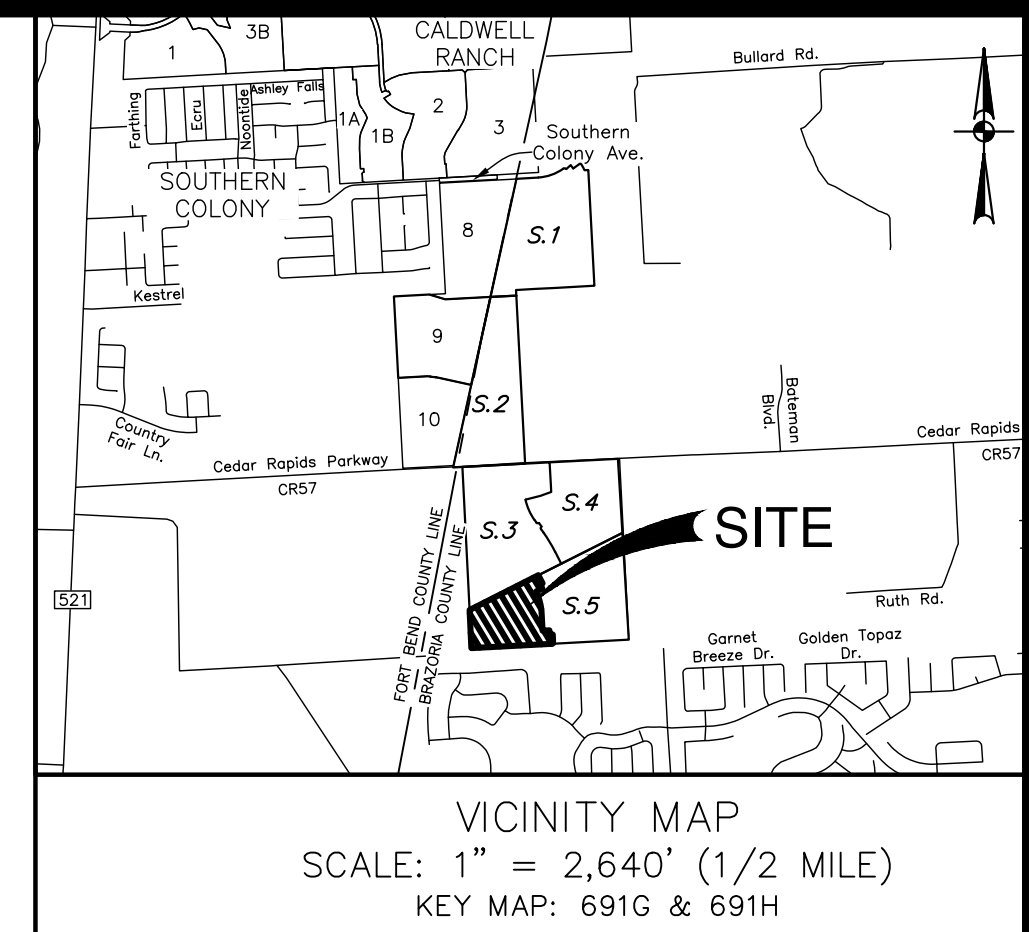
ABBY E. SCHILDHAMMER, P.E.  
LICENSED PROFESSIONAL ENGINEER  
142471  
TEXAS REGISTRATION NO. 142471



CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Rows C1 through C27.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L1 through L31.

MINIMUM FINISH FLOOR ELEVATION table with columns: BLOCK, ELEVATION. Includes note about floor slab minimum elevation of 60.00 feet.



LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD
- SET 5/8" IRON ROD-ROW/LOT
- AC = ACRE
- AE = AERIAL EASEMENT
- SSE = SANITARY SEWER EASEMENT
- STM SE = STORM SEWER EASEMENT
- WLE = WATER LINE EASEMENT
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- BL = BUILDING LINE
- RBL = REAR BUILDING LINE
- R = RADIUS
- ROW = RIGHT-OF-WAY
- SO.FT. = SQUARE FOOT
- IR = IRON ROD
- FD = FOUND
- B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
- B.C.O.P.R. = BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
- F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
- O.R.F.B.C. = OFFICIAL RECORDS FORT BEND COUNTY
- F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS
- O.P.R.B.C. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY
- = INDICATES STREET NAME CHANGE

FINAL PLAT OF  
CALDWELL CROSSING  
SECTION 6

A SUBDIVISION OF 17.234 ACRES OF LAND BEING A PARTIAL REPLAT OF LOT 54 IN THE EMIGRATION LAND COMPANY SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 128, B.C.P.R. LOCATED IN THE WILLIAM PETTUS SURVEY, ABSTRACT NUMBER 714 CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

REASON TO REPLAT: TO CREATE  
64 SINGLE FAMILY LOTS AND 13 RESERVES.  
64 LOTS 13 RESERVES 5 BLOCKS  
SCALE: 1" = 60' JUNE 4, 2024

OWNER:  
608 COLONY INVESTMENTS, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
BRAD RICHIE, SECRETARY  
10003 NW MILITARY HWY, SUITE 2201  
SAN ANTONIO, TEXAS 78231  
(210) 344-9200

PREPARED BY:



DHI Engineering, LLC  
6744 HORTON VISTA DR., SUITE 100  
RICHMOND, TX 77407  
TBPE REG. NO. F-19561

SURVEYOR:



GBI PARTNERS  
4724 VISTA ROAD TBPELS FIRM #10130300  
PASADENA, TX 77505 GBSurvey@GBISurvey.com  
PHONE: 281-499-4539 www.GBISurvey.com

Being a tract containing 17.234 acres of land, located in the William Pettus Survey, Abstract Number 714 in Brazoria County, Texas; said 17.234 acre tract being a portion of a call 123.224 acre tract styled as Parcel 1 and recorded in the name of 608 Colony Investments, LTD. in File Number 2023040989 of the Official Public Records of Brazoria County (O.P.R.B.C.), same being a portion of Lot 54, Emigration Land Company Subdivision, as recorded in Volume 3, Page 128 of the Brazoria County Plat Records (B.C.P.R.); said 17.234 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 southwesterly corner of a call 73.689 acre tract recorded in the name of D.R. Horton-Texas, Ltd. in File Number 202304767 of the O.P.R.B.C. and being on the easterly line of a call 47.27 acre tract recorded in the names of Jose Martinez, Ramon Martinez and Juvenico Martinez in File Number 94-029430 of the O.P.R.B.C.:

Thence, with the southerly line of said 73.689 acre tract, North 63 degrees 13 minutes 11 seconds East, a distance of 1061.16 feet;

Thence, leaving said line, through and across aforesaid 123.224 acre tract, the following fifteen (15) courses:

- 1) South 26 degrees 46 minutes 49 seconds East, a distance of 125.00 feet;
  - 2) South 63 degrees 13 minutes 11 seconds West, a distance of 35.10 feet;
  - 3) South 26 degrees 46 minutes 49 seconds East, a distance of 60.00 feet;
  - 4) South 63 degrees 13 minutes 11 seconds West, a distance of 93.90 feet;
  - 5) South 22 degrees 55 minutes 32 seconds East, a distance of 75.81 feet;
  - 6) South 17 degrees 53 minutes 22 seconds East, a distance of 66.02 feet;
  - 7) South 12 degrees 50 minutes 41 seconds East, a distance of 66.02 feet;
  - 8) South 07 degrees 47 minutes 59 seconds East, a distance of 66.02 feet;
  - 9) South 03 degrees 29 minutes 48 seconds East, a distance of 66.51 feet;
  - 10) South 02 degrees 58 minutes 31 seconds East, a distance of 210.75 feet;
  - 11) North 87 degrees 01 minute 29 seconds East, a distance of 95.00 feet;
  - 12) South 02 degrees 58 minutes 31 seconds East, a distance of 60.00 feet;
  - 13) North 87 degrees 01 minute 29 seconds East, a distance of 41.80 feet;
  - 14) South 02 degrees 58 minutes 31 seconds East, a distance of 116.04 feet;
  - 15) South 41 degrees 58 minutes 03 seconds West, a distance of 14.16 feet to the northerly line of a call 1.439 acre tract recorded in the name of Gulf Coast Water Authority in File Number 2021068142 of the O.P.R.B.C.;
- Thence, with said northerly line, South 86 degrees 54 minutes 36 seconds West, a distance of 1115.83 feet to the northwesterly corner of said 1.439 acre tract and being on the aforesaid easterly line of 47.27 acre tract;
- Thence, with said easterly line, North 02 degrees 50 minutes 48 seconds West, a distance of 524.45 feet to the Point of Beginning and containing 17.234 acres of land.



| RESERVE TABLE |         |       |   |
|---------------|---------|-------|---|
| RESERVE       | SQ. FT. | ACRES | TYPE  |
| RES A         | 4,110   | 0.094 | RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE |
| RES B         | 5,267   | 0.121 | RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE |
| RES C         | 1,040   | 0.024 | RESTRICTED TO LANDSCAPE / OPEN SPACE            |
| RES D         | 1,040   | 0.024 | RESTRICTED TO LANDSCAPE / OPEN SPACE            |
| RES E         | 1,189   | 0.027 | RESTRICTED TO LANDSCAPE / OPEN SPACE            |
| RES F         | 25,551  | 0.587 | RESTRICTED TO LANDSCAPE / OPEN SPACE / PARK     |
| RES G         | 3,850   | 0.088 | RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE |
| RES H         | 1,129   | 0.026 | RESTRICTED TO LANDSCAPE / OPEN SPACE            |
| RES I         | 1,123   | 0.026 | RESTRICTED TO LANDSCAPE / OPEN SPACE            |
| RES J         | 2,185   | 0.05  | RESTRICTED TO LANDSCAPE / OPEN SPACE            |
| RES K         | 2,180   | 0.05  | RESTRICTED TO LANDSCAPE / OPEN SPACE            |
| RES L         | 1,099   | 0.025 | RESTRICTED TO LANDSCAPE / OPEN SPACE            |
| RES M         | 1,090   | 0.025 | RESTRICTED TO LANDSCAPE / OPEN SPACE            |
| TOTAL         | 50,852  | 1.167 |   |

COUNTY ROAD 57  
(CEDAR RAPIDS PARKWAY)  
(JULIFF-MANVEL ROAD)

TBM "F"  
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)

MATCHLINE "B" SEE THIS SHEET

RESTRICTED RESERVE "C"  
CALDWELL CROSSING  
SECTION 3  
PLAT NO.  
B.C.P.R.

RESTRICTED RESERVE "A"

50 FEET WIDE PIPELINE EASEMENT  
HOUSTON PIPELINE COMPANY  
VOLUME 534, PAGE 14 O.P.R.B.C.

RESTRICTED RESERVE "B"

RESTRICTED RESERVE "D"

RESTRICTED RESERVE "E"

RESTRICTED RESERVE "F"

RESTRICTED RESERVE "G"

RESTRICTED RESERVE "H"

RESTRICTED RESERVE "I"

RESTRICTED RESERVE "J"

RESTRICTED RESERVE "K"

RESTRICTED RESERVE "L"

RESTRICTED RESERVE "M"

RESTRICTED RESERVE "N"

RESTRICTED RESERVE "O"

RESTRICTED RESERVE "P"

RESTRICTED RESERVE "Q"

RESTRICTED RESERVE "R"

RESTRICTED RESERVE "S"

RESTRICTED RESERVE "T"

RESTRICTED RESERVE "U"

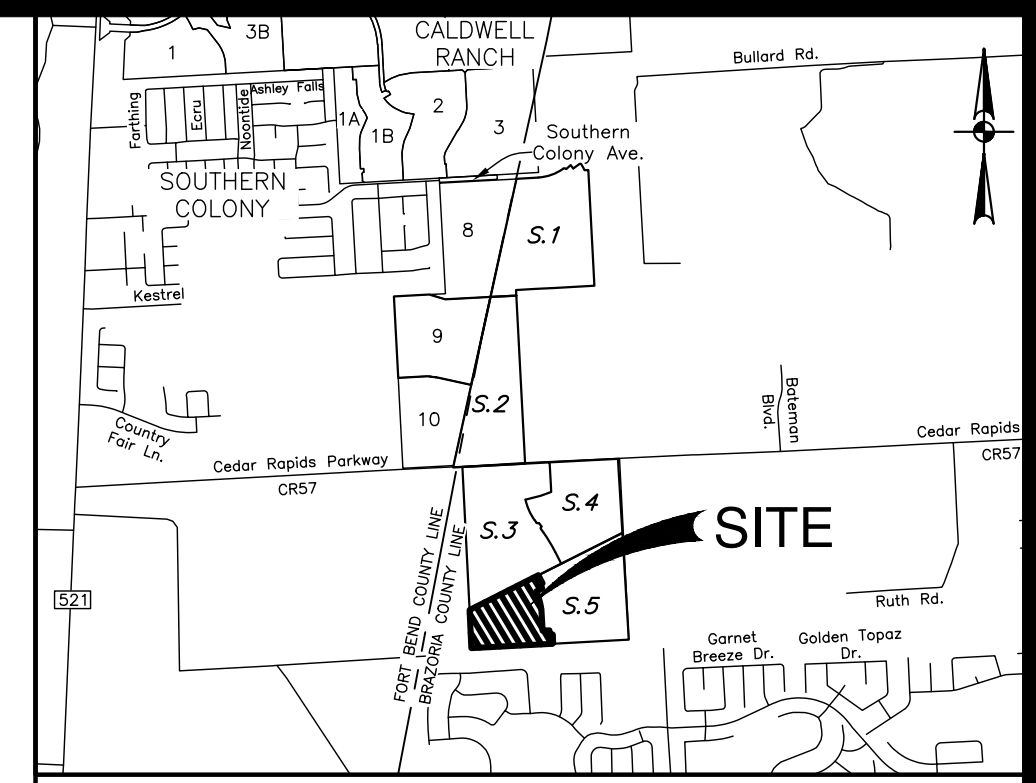
RESTRICTED RESERVE "V"

RESTRICTED RESERVE "W"

RESTRICTED RESERVE "X"

RESTRICTED RESERVE "Y"

RESTRICTED RESERVE "Z"

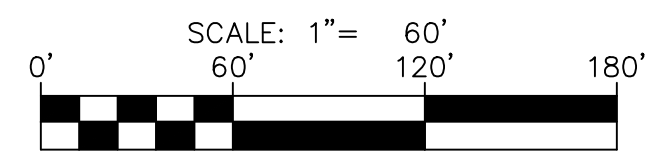


VICINITY MAP  
SCALE: 1" = 2,640' (1/2 MILE)  
KEY MAP: 691G & 691H

LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD
- SET 5/8" IRON ROD-ROW/LOT
- ACR = ACRES
- AE = AERIAL EASEMENT
- SSE = SANITARY SEWER EASEMENT
- STIM SE = STORM SEWER EASEMENT
- WLE = WATER LINE EASEMENT
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- BL = BUILDING LINE
- RBL = REAR BUILDING LINE
- R = RADIUS
- ROW = RIGHT-OF-WAY
- SQ.FT. = SQUARE FEET
- IR = IRON ROD
- FD = FOUND
- B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
- B.C.O.P.R. = BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
- F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
- O.R.F.B.C. = OFFICIAL RECORDS FORT BEND COUNTY
- F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS
- O.P.R.B.C. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY
- = INDICATES STREET NAME CHANGE

NOTE  
1. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY. THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED SUBDIVISION 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.



| Section | No. of Lots | Public Park Requirement (1 AC./54 DU) | Private Park Dedication (AC.) | Private Park Credit (50%) | Public Park Dedication (AC.) (Maintenance Berm) | Public Park Credit (50%) | Park Credit Provided (AC.) | Remaining Park Credit (AC.) |
|---------|-------------|---------------------------------------|-------------------------------|---------------------------|---|--------------------------|----------------------------|-----------------------------|
| 1       | 106         | 1.963                                 | 1.062                         | 0.531                     | 3.32  | 1.66                     | 2.191                      | 0.228                       |
| 2       | 63          | 1.167                                 | 1.435                         | 0.718                     | 3.46  | 1.73                     | 2.448                      | 1.509                       |
| 3       | 70          | 1.296                                 | 3.142                         | 1.571                     | 3.43  | 1.71                     | 3.285                      | 3.497                       |
| 4       | 93          | 1.722                                 | 0.332                         | 0.166                     | 0.000   | 0.00                     | 0.166                      | 1.941                       |
| 5       | 127         | 2.352                                 | 0.000                         | 0.000                     | 0.000   | 0.00                     | 0.000                      | -0.411                      |
| 6       | 64          | 1.185                                 | 0.587                         | 0.294                     | 0.000   | 0.00                     | 0.294                      | -1.303                      |
| Total   | 523         | 9.685                                 | 6.558                         | 3.279                     | 10.207  | 5.104                    | 8.383                      |                             |

# FINAL PLAT OF CALDWELL CROSSING SECTION 6

A SUBDIVISION OF 17.234 ACRES OF LAND BEING A PARTIAL REPLAT OF LOT 54 IN THE EMIGRATION LAND COMPANY SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 128, B.C.P.R. LOCATED IN THE WILLIAM PETTUS SURVEY, ABSTRACT NUMBER 714 CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

REASON TO REPLAT: TO CREATE 64 SINGLE FAMILY LOTS AND 13 RESERVES.  
64 LOTS 13 RESERVES 5 BLOCKS  
SCALE: 1" = 60' JUNE 4, 2024

OWNER:  
608 COLONY INVESTMENTS, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
BRAD RICHIE, SECRETARY  
10033 NW MILITARY HWY, SUITE 2201  
SAN ANTONIO, TEXAS 78231  
(210) 344-9200

PREPARED BY:



**DHI Engineering, LLC**  
6744 HORTON VISTA DR., SUITE 100  
RICHMOND, TX 77407  
TBPE REG. NO. F-19561



RESTRICTED RESERVE "D"  
STERLING LAKES WEST SEC 1  
PLAT NO. 2016028115  
B.C.P.R.

CALL 6.027 ACRES  
AA SHARP INVESTMENTS, LTD.  
QUITCLAIM DEED TO  
GULF COAST WATER AUTHORITY  
FILE NO. 2021068142, O.P.R.B.C.

CALL 1.439 ACRES  
GULF COAST WATER AUTHORITY  
FILE NO. 2021068142, O.P.R.B.C.

CALL 2.25 ACRES  
SOUTH TEXAS WATER Co.  
VOLUME 263, PAGE 153, O.P.R.B.C.

LOT 48  
EMIGRATION LAND COMPANY SUBDIVISION  
VOLUME 3, PAGE 128 B.C.P.R.  
VOLUME 618, PAGE 725 F.B.C.P.R.

JOSE MARTINEZ  
RAMON MARTINEZ  
JUVENCIO MARTINEZ  
(CALLED 47.27 ACRES)  
FILE NO. 94-029430  
O.P.R.B.C.

P.O.B.  
X: 3095379.20  
Y: 13727400.16

50-FOOT WIDE PIPELINE EASEMENT  
HOUSTON PIPELINE COMPANY  
VOLUME 534, PAGE 14 O.P.R.B.C.

MATCHLINE "B" SEE THIS SHEET

N24°56'53"W ± 2114.62'  
JOSE MARTINEZ  
RAMON MARTINEZ  
JUVENCIO MARTINEZ  
(CALLED 47.27 ACRES)  
FILE NO. 94-029430  
O.P.R.B.C.

Date: Sep 03, 2024, 2:05pm User: ID: W.Morales File: C:\Users\W.Morales\AppData\Local\Temp\AutoCAD\18920\Caldwell Crossing Section 6\_Final\_Plat.dwg