

Tuesday, September 24, 2024

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

Re: Caldwell Crossing Section 5 Final Plat  
Letter of Recommendation to Approve - Updated  
COIC Project No. 4282  
ALLC Project No. 16007-2-385

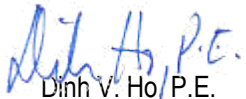
Dear Mr. Morales:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Caldwell Crossing Section 5 Final Plat, received on or about September 24, 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 24, 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 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: 16007-2-385



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 32.301 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF CALDWELL CROSSING SECTION 5, 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 ABUTTING 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

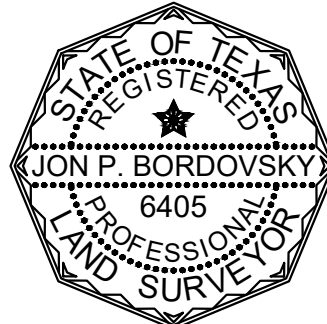
STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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 5 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 5 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 "G" ELEVATION = 58.75', 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: 500,734.00
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

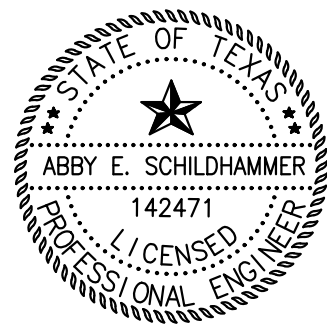
KERRY OSBURN DATE  
VICE PRESIDENT

BRANDON MIDDLETON DATE  
SECRETARY/TREASURER

NAZAR SABTI DATE  
DISTRICT ENGINEER

BCDD5 REF. ID# B230091  
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  
TEXAS REGISTRATION NO. 142471

Being a tract containing 32.301 acres of land, located in the William Pettus Survey, Abstract Number 714 in Brazoria County, Texas; said 32.301 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.), some being a portion of Lot 54 and 57, Emigration Land Company Subdivision, as recorded in Volume 3, Page 128 of the Brazoria County Plat Records (B.C.P.R.); said 32.301 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 southeasterly corner of a call 73.689 acre tract recorded in the name of D.R. Horton-Texas, Ltd. in File Number 2023047167 of the O.P.R.B.C. and being on the westerly line of a call 28.215 acre tract recorded in the name of William A. Tull in File Number 03-011501 of the O.P.R.B.C.:

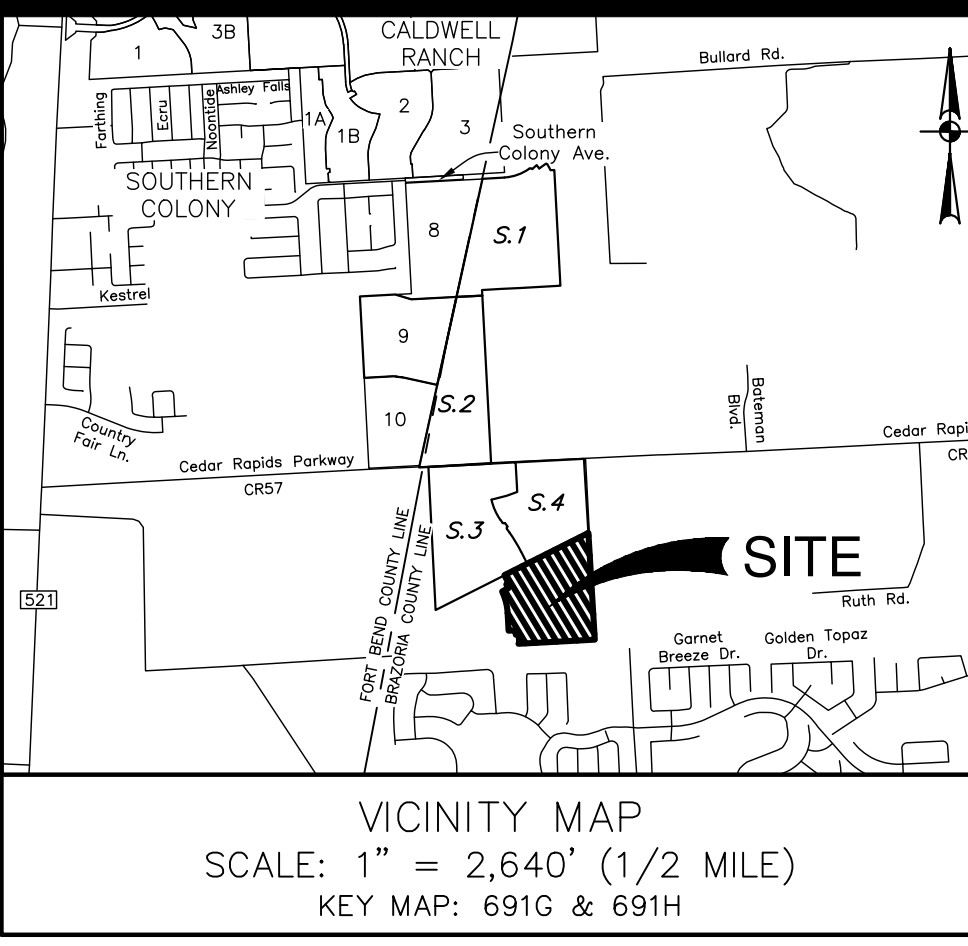
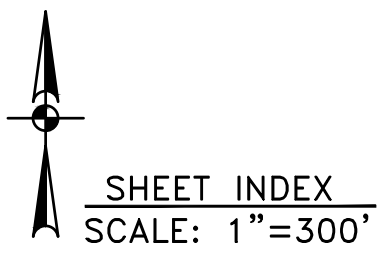
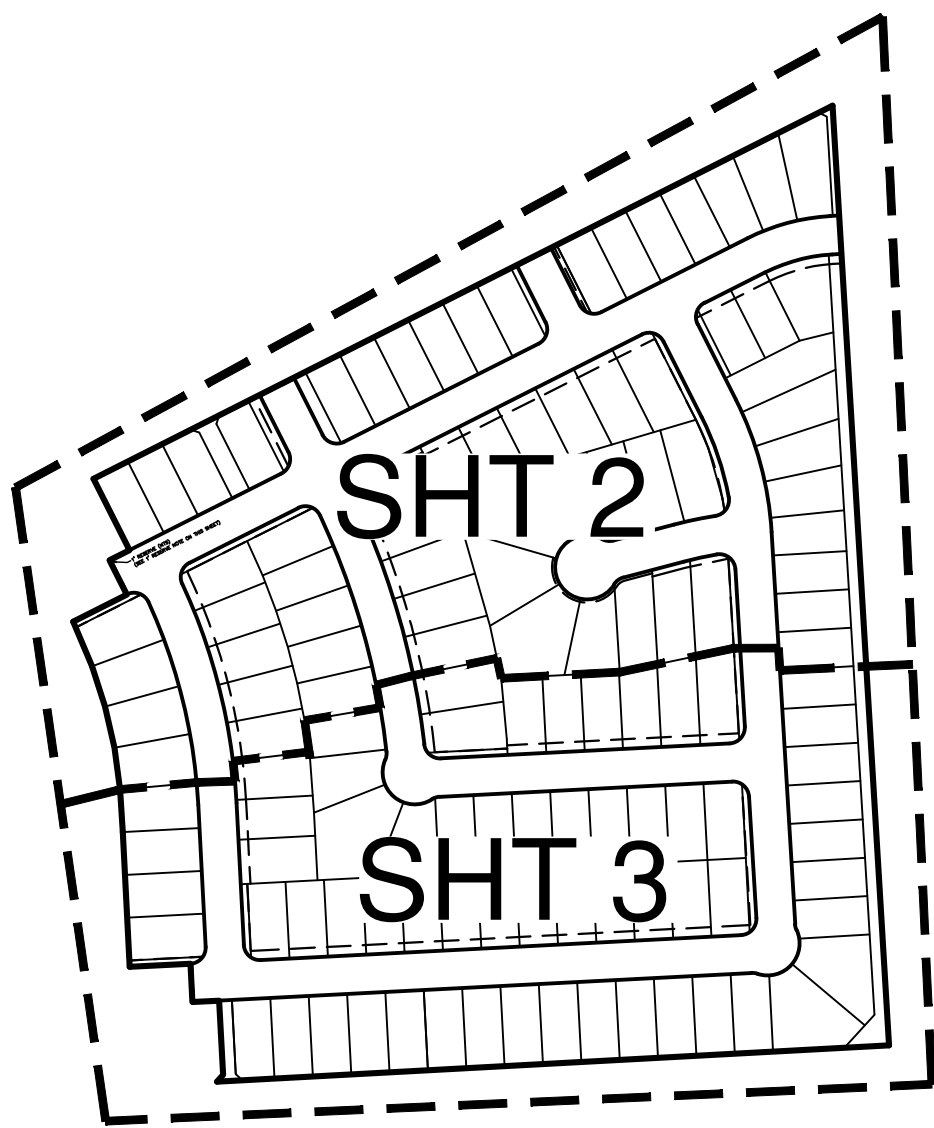
Thence, with said westerly line, South 03 degrees 26 minutes 30 seconds East, a distance of 1470.47 feet to the northeasterly corner of a call 1.439 acre tract recorded in the name of Gulf Coast Water Authority in File Number 2021068142 of the O.P.R.B.C.;

Thence, with the northerly line of said 1.439 acre tract, South 86 degrees 54 minutes 36 seconds West, a distance of 1051.46 feet;

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

- 1) North 41 degrees 58 minutes 03 seconds East, a distance of 14.16 feet;
2) North 02 degrees 58 minutes 31 seconds West, a distance of 116.04 feet;
3) South 87 degrees 01 minute 29 seconds West, a distance of 41.80 feet;
4) North 02 degrees 58 minutes 31 seconds West, a distance of 60.00 feet;
5) South 87 degrees 01 minute 29 seconds West, a distance of 95.00 feet;
6) North 02 degrees 58 minutes 31 seconds West, a distance of 210.75 feet;
7) North 03 degrees 29 minutes 48 seconds West, a distance of 66.51 feet;
8) North 07 degrees 47 minutes 59 seconds West, a distance of 66.02 feet;
9) North 12 degrees 50 minutes 41 seconds West, a distance of 66.02 feet;
10) North 17 degrees 53 minutes 22 seconds West, a distance of 66.02 feet;
11) North 22 degrees 55 minutes 32 seconds West, a distance of 75.81 feet;
12) North 63 degrees 13 minutes 11 seconds East, a distance of 93.90 feet;
13) North 26 degrees 46 minutes 49 seconds West, a distance of 60.00 feet;
14) North 63 degrees 13 minutes 11 seconds East, a distance of 35.10 feet;
15) North 26 degrees 46 minutes 49 seconds West, a distance of 125.00 feet to the southerly line of aforesaid 73.689 acre tract;
Thence, with said southerly line, North 63 degrees 13 minutes 11 seconds East, a distance of 1293.28 feet to the Point of Beginning and containing 32.301 acres of land.

Table with 2 columns: BLOCK, ELEVATION. Rows for BLOCKS 1-7 with a value of 60.00 FEET. Includes a note about floor slab minimums.



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
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
SQ.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 5

A SUBDIVISION OF 32.301 ACRES  
BEING A PARTIAL REPLAT OF  
LOTS 54, 57, AND 58  
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  
127 SINGLE FAMILY LOTS AND 18 RESERVES.  
127 LOTS 18 RESERVES 7 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

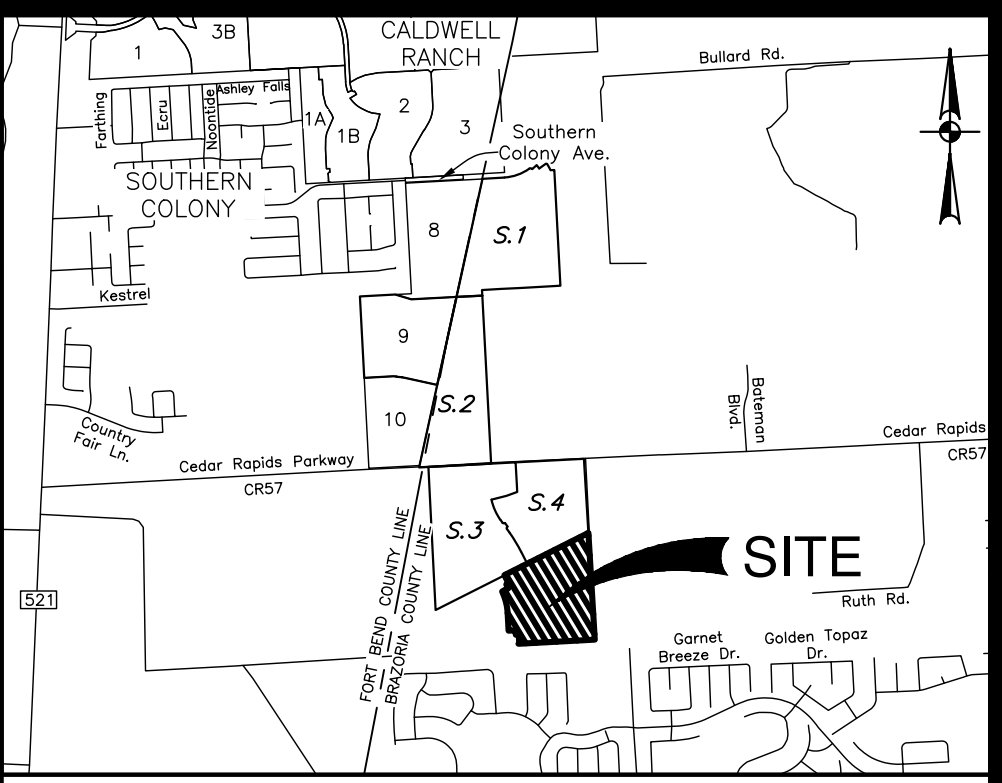
SURVEYOR:  
GBI PARTNERS  
4724 VISTA ROAD TBPELS FIRM # 10130300  
PASADENA, TX 77305 GBSurvey@GBISurvey.com  
PHONE: 281-499-4539 www.GBISurvey.com



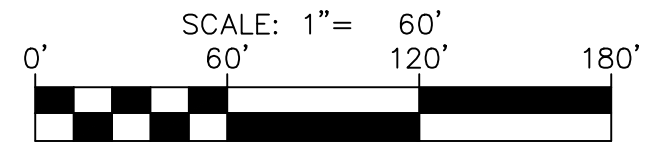
CURVE TABLE					CURVE TABLE					CURVE TABLE							
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH			
C1	300.00'	23°20'19"	S74°53'21"W	121.36'	122.20'	C16	25.00'	21°29'03"	S141°11'02"E	9.32'	9.37'	C31	25.00'	91°37'45"	N70°57'57"W	35.85'	39.98'
C2	500.00'	23°20'19"	S15°06'39"E	202.26'	203.67'	C17	50.00'	133°28'06"	S41°47'30"W	91.86'	116.44'	C32	25.00'	88°30'49"	S18°57'46"W	34.89'	38.62'
C3	600.00'	11°05'57"	S80°43'14"W	116.05'	116.23'	C18	25.00'	21°29'03"	N82°13'59"W	9.32'	9.37'	C33	1230.00'	18°45'42"	S15°54'47"E	400.97'	402.77'
C4	50.00'	90°27'59"	S41°47'30"W	71.00'	78.95'	C19	25.00'	90°00'00"	N42°01'29"E	35.36'	39.27'	C34	25.00'	86°26'34"	S49°45'13"E	34.24'	37.72'
C5	50.00'	86°39'30"	N49°38'46"W	68.62'	75.62'	C20	870.00'	21°35'50"	N13°46'26"W	326.00'	327.94'	C35	25.00'	90°27'59"	N41°47'30"E	35.50'	39.47'
C6	1200.00'	20°27'48"	N16°32'55"W	426.31'	428.58'	C21	25.00'	92°12'28"	N70°40'35"W	36.03'	40.23'	C36	25.00'	96°06'36"	N51°29'48"W	37.19'	41.94'
C7	900.00'	23°48'18"	S14°52'40"E	371.25'	373.93'	C22	25.00'	88°02'48"	S19°11'47"W	34.75'	38.42'	C37	570.00'	5°16'39"	S77°48'35"W	52.48'	52.50'
C8	25.00'	90°00'00"	N18°13'11"E	35.36'	39.27'	C23	930.00'	21°51'06"	S13°54'04"E	352.54'	354.69'	C38	25.00'	42°50'00"	S53°45'15"W	18.26'	18.69'
C9	25.00'	90°00'00"	S71°46'49"E	35.36'	39.27'	C24	25.00'	90°00'00"	S47°58'31"E	35.36'	39.27'	C39	50.00'	26°54'01"	N14°49'45"W	73.33'	231.84'
C10	25.00'	90°00'00"	N18°13'11"E	35.36'	39.27'	C25	25.00'	90°27'59"	N41°47'30"E	35.50'	39.47'	C40	25.00'	42°50'00"	S83°24'44"E	18.26'	18.69'
C11	25.00'	90°00'00"	S71°46'49"E	35.36'	39.27'	C26	25.00'	89°32'01"	N48°12'30"W	35.21'	39.07'	C41	630.00'	6°00'04"	N78°10'18"E	65.96'	65.99'
C12	330.00'	23°20'19"	N74°53'21"E	133.49'	134.42'	C27	25.00'	29°24'04"	S72°19'28"W	12.69'	12.83'	C42	25.00'	91°46'52"	N35°16'53"E	35.90'	40.05'
C13	270.00'	23°20'19"	S74°53'21"W	109.22'	109.98'	C28	50.00'	145°24'48"	N49°40'10"W	95.48'	126.90'	C43	470.00'	16°10'16"	N18°41'41"W	132.21'	132.65'
C14	25.00'	90°00'00"	S18°13'11"W	35.36'	39.27'	C29	25.00'	29°19'18"	N8°22'35"E	12.65'	12.79'	C44	25.00'	90°00'00"	N71°46'49"W	35.36'	39.27'
C15	530.00'	23°20'19"	S15°06'39"E	214.40'	215.89'	C30	1170.00'	18°52'00"	N15°43'04"W	383.52'	385.26'						

NOTE:  
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.

CALLLED 28,1869 ACRES  
BAYOU RIFLES, INC.  
FILE NO. 97-002566  
O.P.R.B.C.  
COUNTY ROAD 57  
(CEDAR RAPIDS PARKWAY)  
(JULIFF-MANVEL ROAD)  
TBM "G"  
MAG NAIL IN ASPHALT ON SOUTH SIDE OF  
JULIFF MANVEL ROAD +/- 62' EAST OF THE  
GRAVEL DRIVEWAY LEADING TO 1708  
JULIFF MANVEL ROAD  
ELEVATION = 58.75 (NAVD 88, GEOID 2018)  
N01°08'52"E ±1015.75'  
CALLLED 28,215 ACRES  
WILLIAM A. TULL  
FILE NO. 03-011501  
O.P.R.B.C.  
MATCHLINE "B" SEE THIS SHEET



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
  - 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
  - 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



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N41°58'03"E	14.16'	L11	N63°13'11"E	35.10'	L21	N9°18'10"W	19.70'	L31	N76°10'57"E	54.38'
L2	S87°01'29"W	41.80'	L12	N86°33'30"E	14.53'	L22	S3°58'08"E	27.64'	L32	N73°32'48"E	68.42'
L3	N2°58'31"W	60.00'	L13	S40°19'51"W	4.50'	L23	N2°58'31"W	25.00'	L33	N78°09'47"E	60.65'
L4	N3°29'48"W	66.51'	L14	S26°46'49"E	22.45'	L24	N11°58'34"W	31.95'	L34	S8°04'52"E	49.34'
L5	N7°47'59"W	66.02'	L15	N86°33'30"E	14.53'	L25	N8°04'52"W	59.15'	L35	N64°15'26"W	14.00'
L6	N12°50'41"W	66.02'	L16	S86°33'30"W	14.53'	L26	N11°18'34"W	59.15'			
L7	N17°53'22"W	66.02'	L17	N48°01'57"W	14.13'	L27	N14°32'15"W	59.15'			
L8	N22°55'32"W	75.81'	L18	S71°46'49"E	14.14'	L28	N17°45'56"W	59.15'			
L9	N63°13'11"E	93.90'	L19	N18°13'11"E	14.14'	L29	N20°59'37"W	59.15'			
L10	N26°46'49"W	60.00'	L20	N23°47'25"W	48.22'	L30	N24°12'54"W	58.90'			

# FINAL PLAT OF CALDWELL CROSSING SECTION 5

A SUBDIVISION OF 32.301 ACRES  
BEING A PARTIAL REPLAT OF  
LOTS 54, 57, AND 58  
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  
127 SINGLE FAMILY LOTS AND 18 RESERVES.  
127 LOTS 18 RESERVES 7 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

SURVEYOR:  
**GPI PARTNERS**  
4724 VISTA ROAD TPBELS FIRM #10130300  
PASADENA, TX 77605 GBI-urvey@GPIsurvey.com  
PHONE: 281-499-4539 www.GPISurvey.com

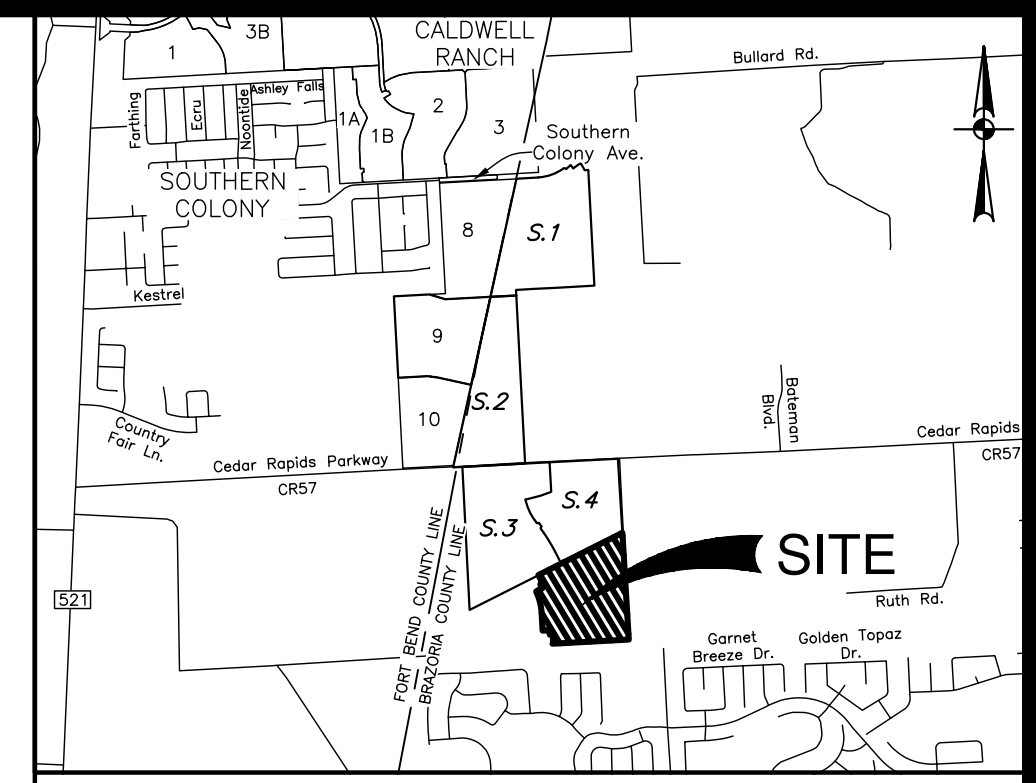
PREPARED BY:  
**DHI Engineering, LLC**  
6744 HORTON VISTA DR., SUITE 100  
RICHMOND, TX 77407  
TBP REG. NO. F-19561

Date: Sep. 24, 2024, 4:13pm, User: ID: KCSchwab, Plot: C:\Users\KSchwab\AppData\Local\Temp\Temp-94332\Caldwell Crossing Section 5\_Final Plat.dwg

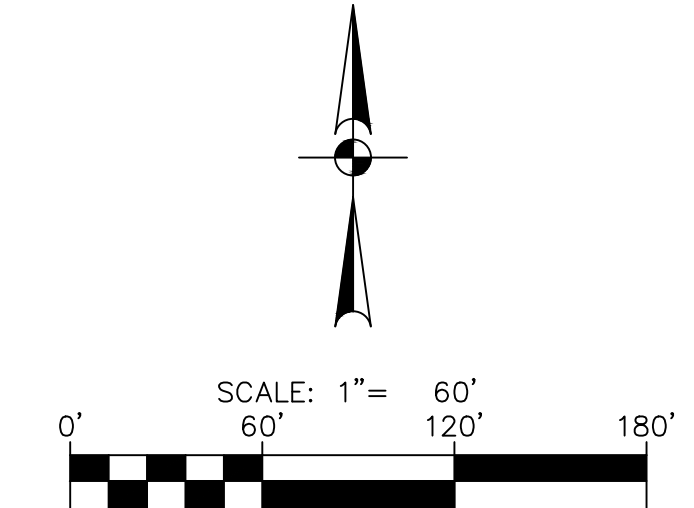


RESERVE TABLE			
RESERVE	ACRES	SQ. FT.	TYPE
A	0.054	2,367	RESTRICTED TO LANDSCAPE / OPEN SPACE
B	0.026	1,140	RESTRICTED TO LANDSCAPE / OPEN SPACE
C	0.026	1,140	RESTRICTED TO LANDSCAPE / OPEN SPACE
D	0.041	1,771	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
E	0.025	1,086	RESTRICTED TO LANDSCAPE / OPEN SPACE
F	0.597	25,992	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
G	0.060	2,620	RESTRICTED TO LANDSCAPE / OPEN SPACE
H	0.025	1,090	RESTRICTED TO LANDSCAPE / OPEN SPACE
I	0.025	1,082	RESTRICTED TO LANDSCAPE / OPEN SPACE
J	0.088	3,850	RESTRICTED TO LANDSCAPE / OPEN SPACE/ DRAINAGE
K	0.054	2,367	RESTRICTED TO LANDSCAPE / OPEN SPACE
L	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE
M	0.054	2,358	RESTRICTED TO LANDSCAPE / OPEN SPACE
N	0.025	1,090	RESTRICTED TO LANDSCAPE / OPEN SPACE
O	0.070	3,034	RESTRICTED TO LANDSCAPE / OPEN SPACE
P	0.063	2,738	RESTRICTED TO LANDSCAPE / OPEN SPACE
Q	0.027	1,180	RESTRICTED TO LANDSCAPE / OPEN SPACE
R	0.027	1,165	RESTRICTED TO LANDSCAPE / OPEN SPACE
TOTAL	1.337	58,250	

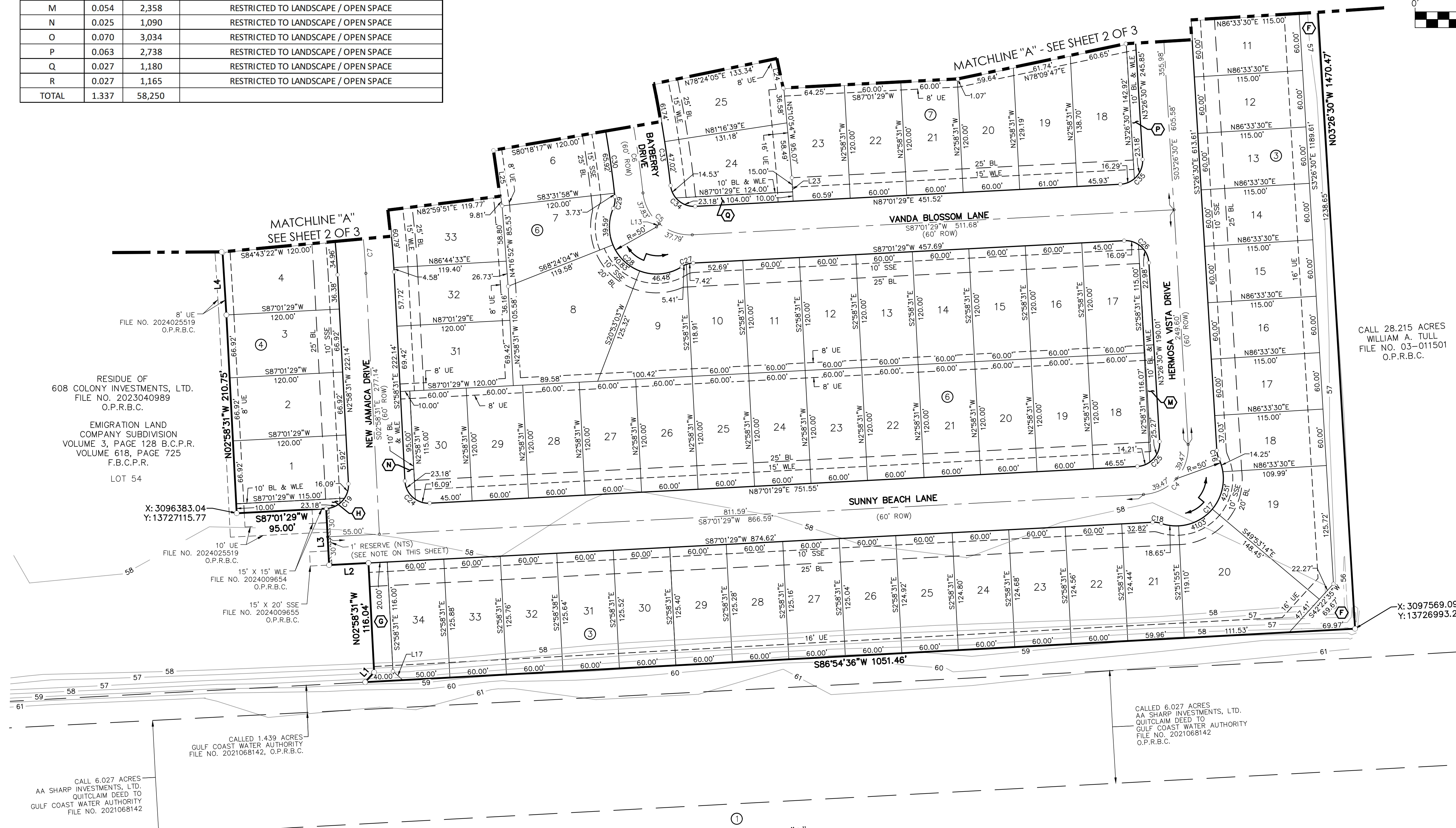
Caldwell Crossing Parkland Table							
Section	No. of Lots	Public Park Requirement (1 AC./54 DU)	Private Park Dedication (AC.)	Private Park Credit (50%)	Public Park Dedication (AC.) (Maintenance Berm)	Public Park Credit (50%)	Remaining Park Credit (AC.)
1	106	1.963	1.062	0.531	3.32	1.66	0.228
2	63	1.167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



VICINITY MAP  
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CALL 28.215 ACRES  
WILLIAM A. TULL  
FILE NO. 03-011501  
O.P.R.B.C.

X: 3097569.09  
Y: 13726993.24

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

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

RESTRICTED RESERVE "A"  
STERLING LAKES WEST SEC 3  
PLAT NO. 2017059203  
B.C.P.R.

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

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SURVEYOR:  
**GBI PARTNERS**  
4724 VISTA ROAD T8PELS FIRM #10130300  
PASADENA, TX 77005 CBI@gbipartners.com  
PHONE: 281-499-4539 www.GBISurvey.com

PREPARED BY:



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

# FINAL PLAT OF CALDWELL CROSSING SECTION 5

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