

Thursday, September 12, 2024

Levi Morales
DHI Engineering, LLC
6744 Horton Vista Dr.
Richmond, TX 77407
wmorales@dhiengineering.com

Re: Caldwell Crossing Section 3 Final Plat
Letter of Recommendation to Approve
COIC Project No. 4280
ALLC Project No. 16007-2-383

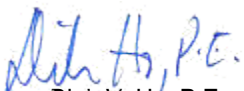
Dear Mr. Morales:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Caldwell Crossing Section 3 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.

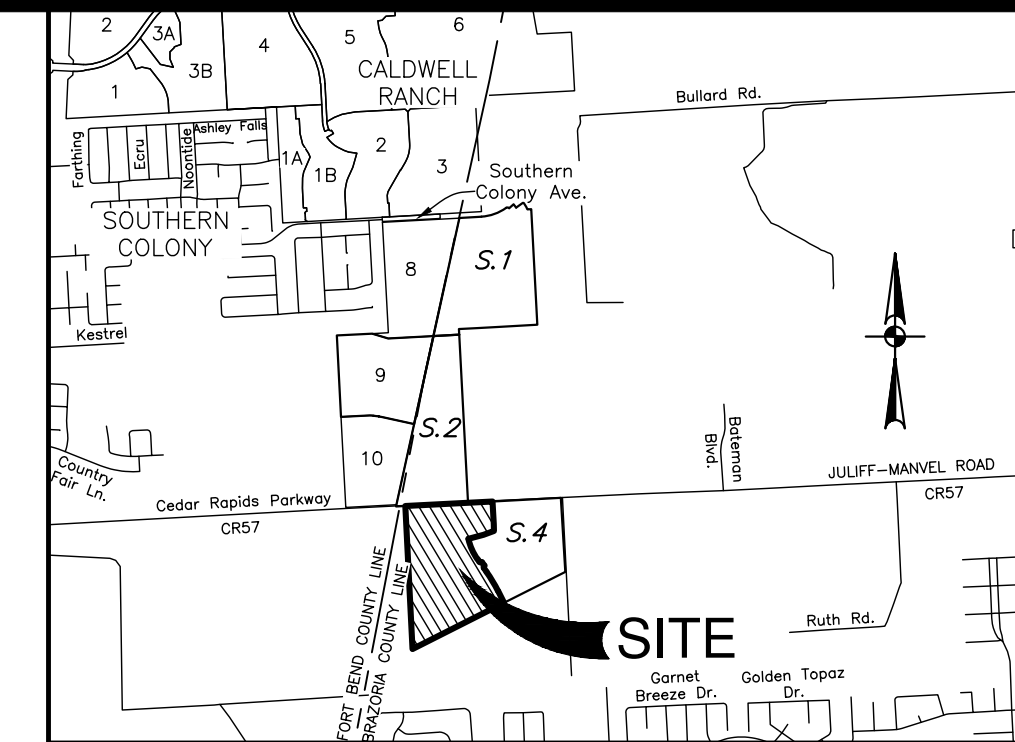
Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC



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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-383



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

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
- SE = SANITARY SEWER EASEMENT
- STM SE = STORM SEWER EASEMENT
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- O.P.R.B.C. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY
- = INDICATES STREET NAME CHANGE

Table with 2 columns: BLOCK, ELEVATION. Row 1: BLOCKS 1-4, 60.00 FEET. Text: THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 60.00 FEET ABOVE MEAN SEA LEVEL (NAVD89 DATUM)...

FINAL PLAT OF CALDWELL CROSSING SECTION 3

A SUBDIVISION OF 43.780 ACRES BEING A PARTIAL REPLAT OF LOTS 53 AND 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 70 SINGLE FAMILY LOTS AND 12 RESERVES.

70 LOTS 12 RESERVES 4 BLOCKS
SCALE: 1" = 60' JANUARY 18, 2024

OWNER:
D.R. HORTON - TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP
6744 HORTON VISTA DRIVE, SUITE 100
RICHMOND, TEXAS 77407
(281) 556-2100

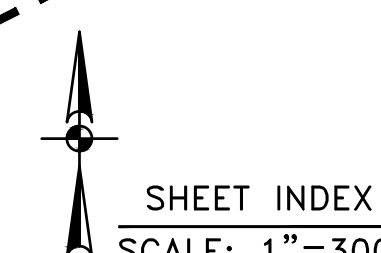
PREPARED BY:



DHI Engineering, LLC

6744 HORTON VISTA DR., SUITE 100
RICHMOND, TX 77407
TBP REG. NO. F-19561

SURVEYOR: GBI PARTNERS
4724 VISTA ROAD TBP REG. FIRM #10130300
PASADENA, TX 77505 GBSURVEY@GBISURVEY.COM
PHONE: 281-499-4539 www.GBISurvey.com



- NOTES:
- THIS PLAT LIES WITHIN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, BRAZORIA COUNTY MUD 87, AND BRAZORIA COUNTY DRAINAGE DISTRICT #5.
 - 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.
 - THE EXISTING PIPELINE EASEMENTS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT HAVE BEEN SHOWN, HEREON.
 - 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.
 - TBM = INDICATES TEMPORARY BENCHMARK; TBM "G" ELEVATION = 58.75', NAVD 88, GEOD 18
 - FIVE EIGHTHS (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.
 - 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.
 - ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF IOWA COLONY AND BRAZORIA COUNTY DRAINAGE DISTRICT #5.
 - NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
 - ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
 - SIDEWALKS MUST BE CONSTRUCTED AS A PART OF ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
 - 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.
 - BOUNDARY CLOSURE CALCULATION ERROR: 1: 6.384,740,000
 - NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
 - 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.
 - THE OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
 - THE OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - MINIMUM OF FIVE (5) FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
 - ALL STREETS, WATER AND WASTEWATER FACILITIES SHALL BE CONSTRUCTED AND CONFORM TO THE CITY'S DESIGN CRITERIA.
 - 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.
 - 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:
- SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.
 - ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
 - ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 - 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.
 - THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
 - 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.
 - 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.
 - OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
 - ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
 - 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.
 - 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.
 - PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
 - PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
 - PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
 - 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.
 - 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.
 - 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 _____ KERRY OSBURN DATE _____
PRESIDENT VICE PRESIDENT

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

BC005 REF. ID# B230051

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.

APPROVAL BY CITY ENGINEER

SYDNEY HARGRODER, COUNCIL DISTRICT C

DINH HO, P.E., CITY ENGINEER

APPROVAL BY CITY ENGINEER

SYDNEY HARGRODER, COUNCIL DISTRICT C

DINH HO, P.E., CITY ENGINEER

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, D.R. HORTON - TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ERNIE LOEB, VICE PRESIDENT OF D.R. HORTON - TEXAS, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT, OWNER, HERINAFTER REFERRED TO AS OWNERS OF THE 43.780 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF CALDWELL CROSSING SECTION 3, 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.

FURTHER, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF CALDWELL CROSSING SECTION 3 WHERE BUILDING SETBACK LINES, OR PUBLIC UTILITY EASEMENTS, ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, D.R. HORTON - TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH D.R. HORTON, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ERNIE LOEB, ITS VICE PRESIDENT,

THIS _____ DAY OF _____, 20____

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

BY: D.R. HORTON, INC.,
A DELAWARE CORPORATION,
ITS AUTHORIZED AGENT

BY: ERNIE LOEB
VICE PRESIDENT

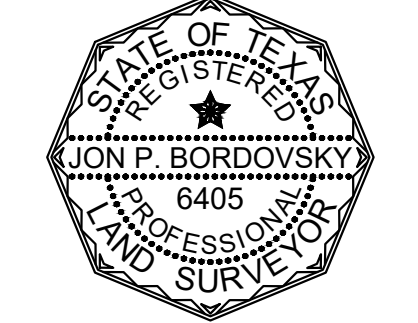
STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNIE LOEB, VICE PRESIDENT OF D.R. HORTON, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT OF D.R. HORTON - TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

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 3 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

ROBERT WALL,
PLANNING & ZONING COMMISSION MEMBER

LES HOSEY
PLANNING & ZONING COMMISSION MEMBER

WARREN DAVIS
PLANNING & ZONING COMMISSION MEMBER

BRENDA DILLON
PLANNING & ZONING COMMISSION MEMBER

BRIAN JOHNSON
PLANNING & ZONING COMMISSION MEMBER

TERRY HAYES
PLANNING & ZONING COMMISSION MEMBER

MARQUETTE GREENE-SCOTT
COUNCIL POSITION 3

TIM VARLACK, COUNCIL DISTRICT A

KAREEM BOYCE, COUNCIL DISTRICT B

ARNETTA HICKS-MURRAY, COUNCIL POSITION 2

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 3 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

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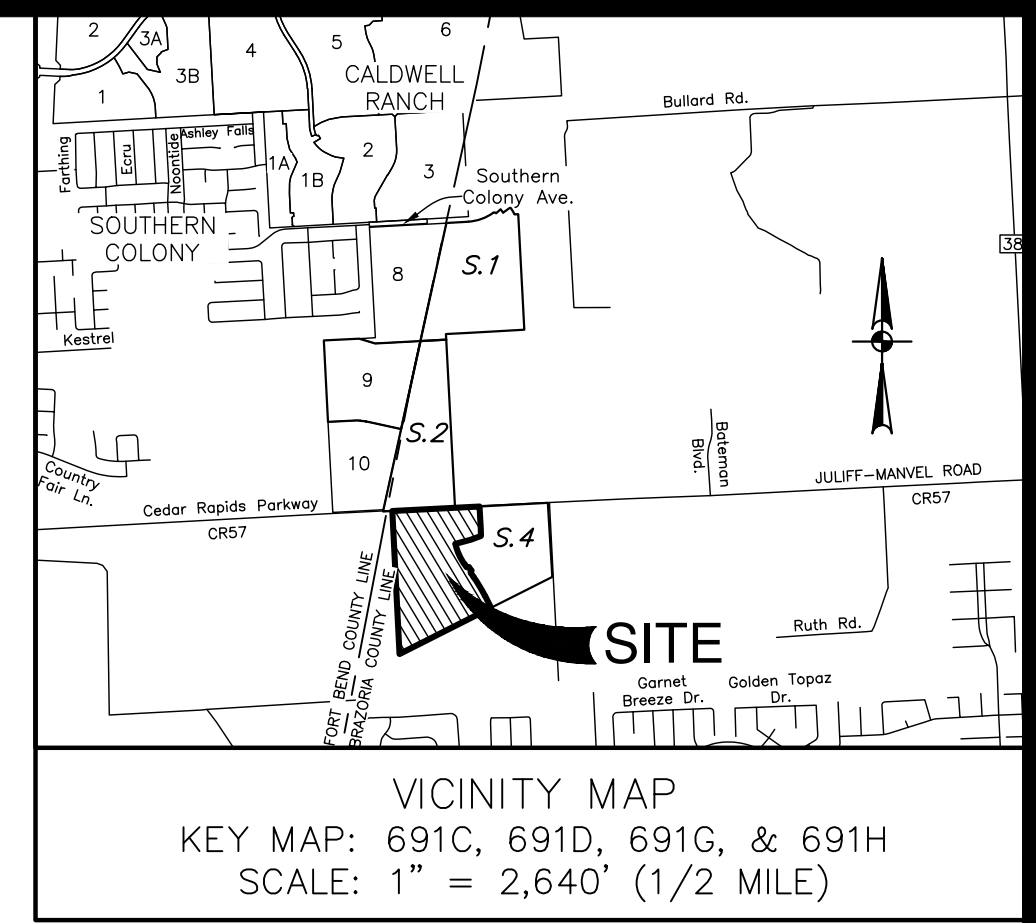
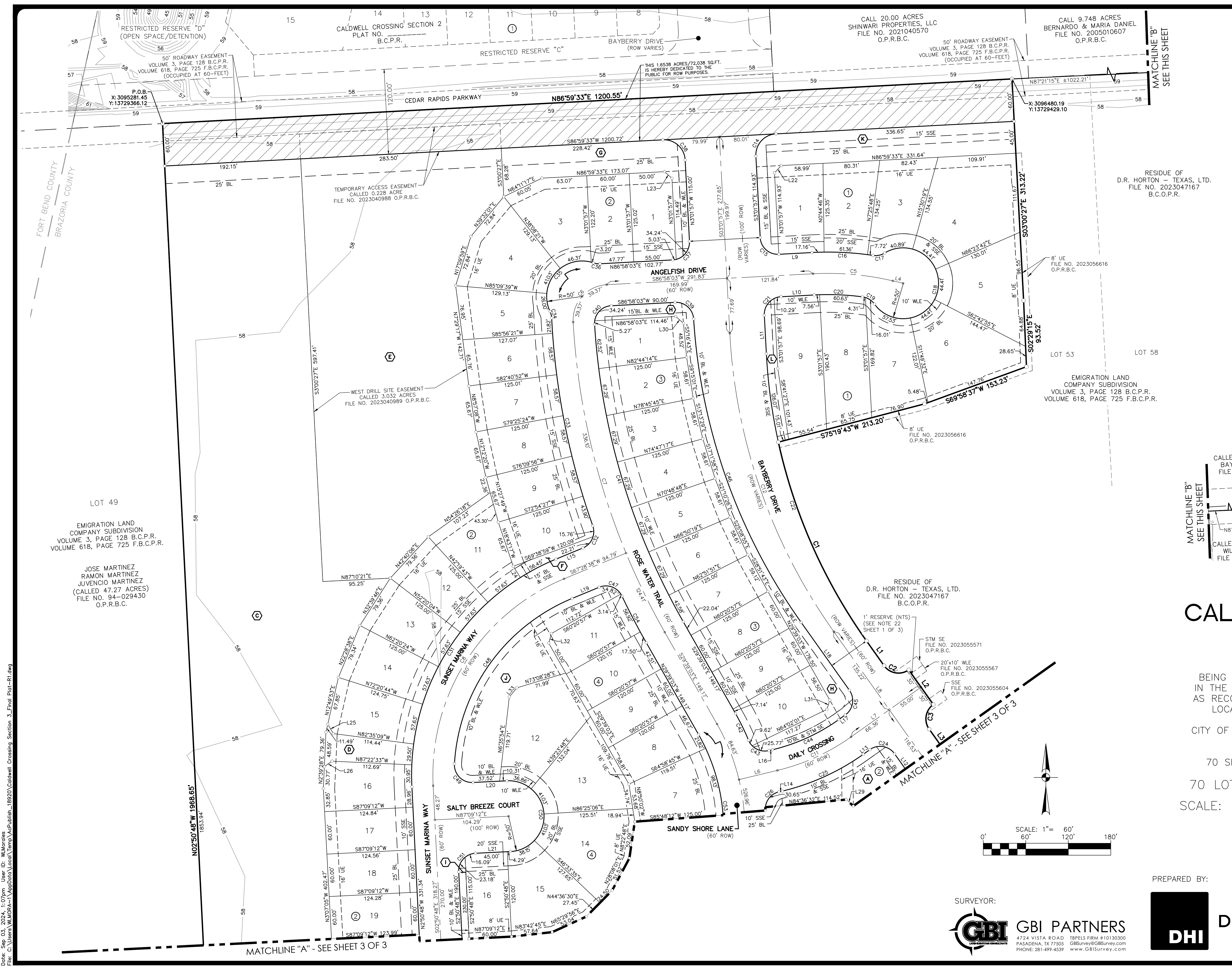
WILL KENNEDY, MAYOR

MCLEAN BARNETT, COUNCIL POSITION 1

APPROVAL BY CITY ENGINEER

DINH HO, P.E., CITY ENGINEER

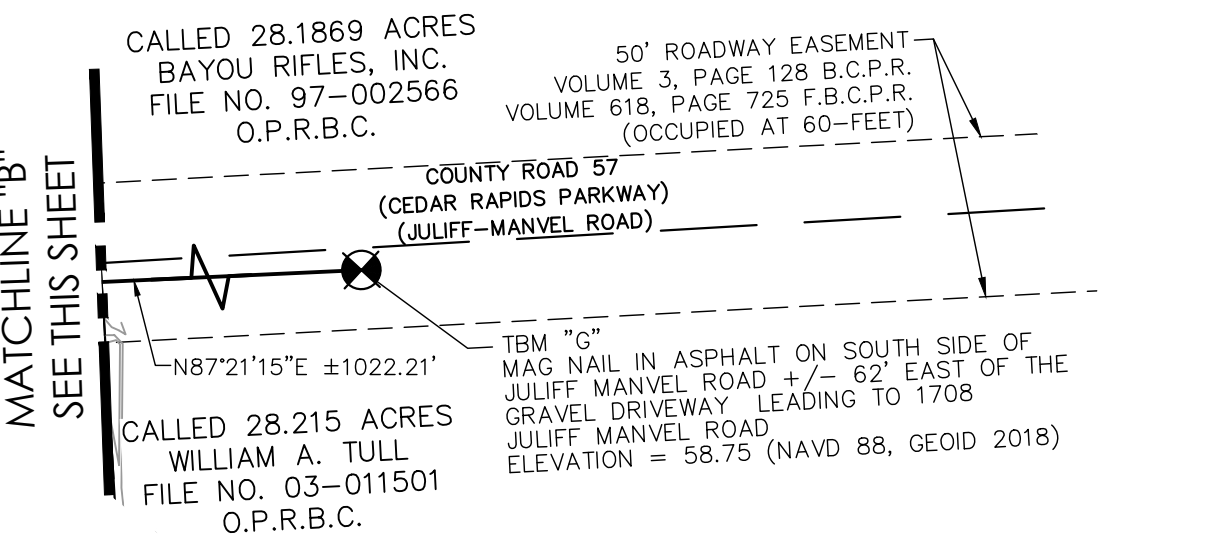
Notes: Sep. 03, 2024, 4:07pm User: ID: W.Moravia Plot: C:\Users\W.Moravia\AppData\Local\Temp\AcdPlot\18920\Caldwell_Crossing_Section_3_Final_Plat-RT.dwg



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

LEGEND

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- O.P.R.B.C. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY
- = INDICATES STREET NAME CHANGE



MATCHLINE "B"
SEE THIS SHEET

FINAL PLAT OF CALDWELL CROSSING SECTION 3

A SUBDIVISION OF 43.780 ACRES BEING A PARTIAL REPLAT OF LOTS 53 AND 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 70 SINGLE FAMILY LOTS AND 12 RESERVES.
70 LOTS 12 RESERVES 4 BLOCKS
SCALE: 1" = 60' JANUARY 18, 2024

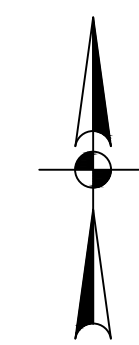
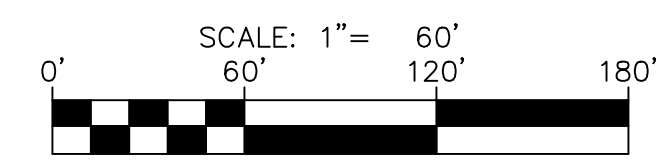
OWNER:
D.R. HORTON - TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP
6744 HORTON VISTA DRIVE, SUITE 100
RICHMOND, TEXAS 77407
(281) 556-2100

PREPARED BY:



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

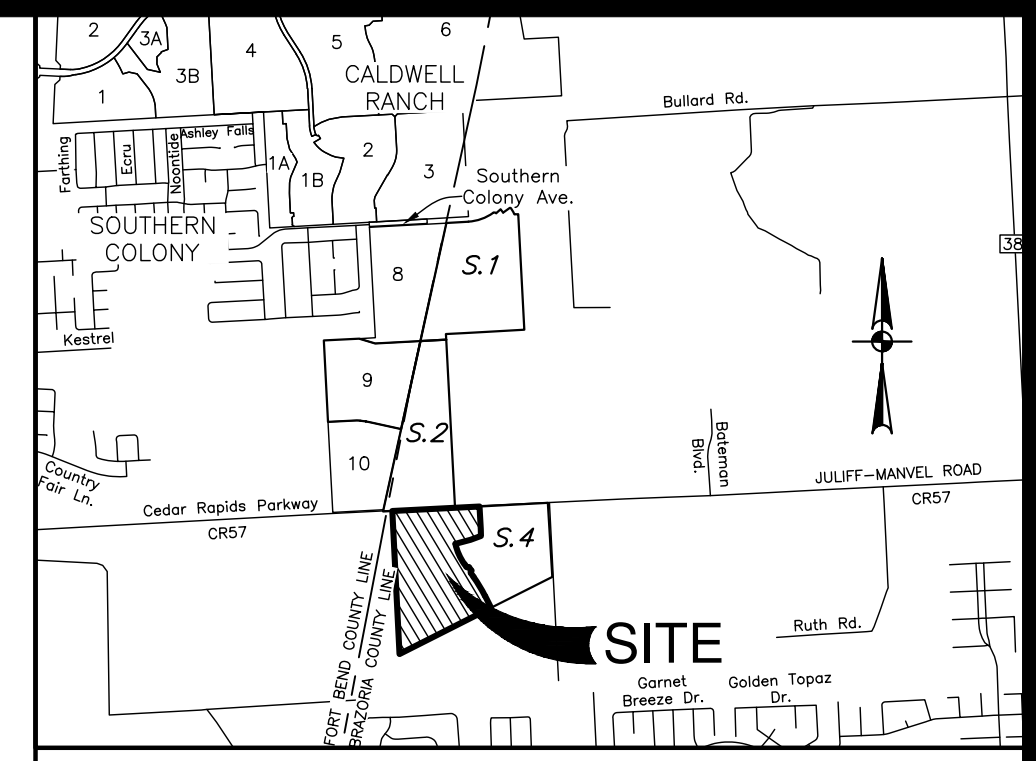
SURVEYOR:
GBI PARTNERS
4724 VISTA ROAD T8PELS FIRM #10130300
PASADENA, TX 77505 G8BSurvey@GBISurvey.com
PHONE: 281-499-4539 www.GBISurvey.com



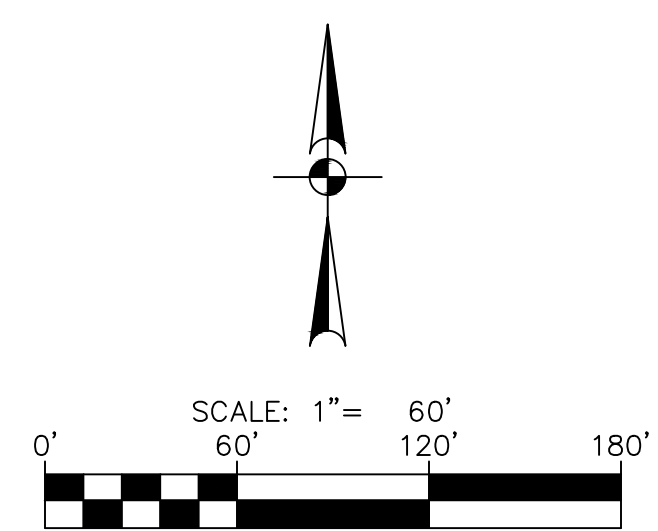
Date: Sep 03, 2024, 4:07pm User: W.Morales File: C:\Users\W.Morales\AppData\Local\Temp\AcadPlot\Temp\AcadPlot_18920\Caldwell Crossing Section 3_Final Plat-Plt.dwg

RESERVE TABLE			
RESERVE	ACRES	SQ. FT.	TYPE
A	2.725	118,717	RESTRICTED TO LANDSCAPE / OPEN SPACE / RECREATION CENTER
B	1.539	67,030	RESTRICTED TO LANDSCAPE / PIPELINE EASEMENT
C	11.977	521,724	RESTRICTED TO LANDSCAPE / OPEN SPACE / DETENTION
D	0.101	4,400	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
E	3.032	132,084	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRILL SITE
F	0.032	1,402	RESTRICTED TO LANDSCAPE / OPEN SPACE
G	0.333	14,497	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
H	0.365	15,911	RESTRICTED TO LANDSCAPE / OPEN SPACE
I	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE
J	0.417	18,176	RESTRICTED TO LANDSCAPE / OPEN SPACE / PARK
K	0.444	19,345	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
L	0.069	3,027	RESTRICTED TO LANDSCAPE / OPEN SPACE
TOTAL	21.084	918,493	

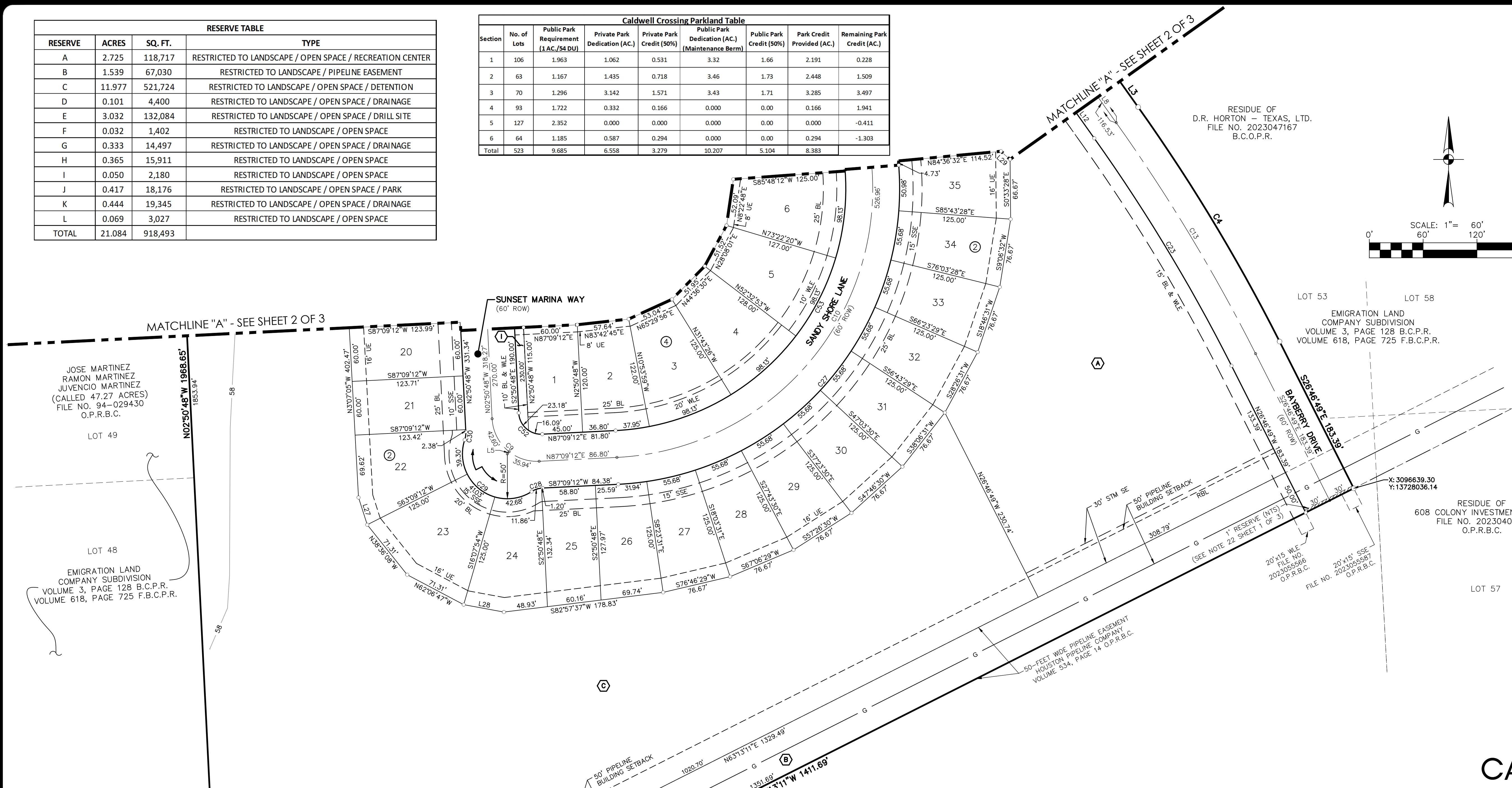
Caldwell Crossing Parkland Table								
Section	No. of Lots	Public Park Requirement (1 AC./54 DU)	Private Park Dedication (AC.)	Private Park Credit (50%)	Public Park Dedication (AC.) (Maintenance Berm)	Public Park Credit (50%)	Park Credit Provided (AC.)	Remaining Park Credit (AC.)
1	106	1.963	1.062	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	



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



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 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



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

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

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

RESIDUE OF
608 COLONY INVESTMENTS, LTD.
FILE NO. 2023040989
O.P.R.B.C.

LOT 57

FINAL PLAT OF CALDWELL CROSSING SECTION 3

A SUBDIVISION OF 43.780 ACRES
BEING A PARTIAL REPLAT OF LOTS 53 AND 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
70 SINGLE FAMILY LOTS AND 12 RESERVES.

70 LOTS 12 RESERVES 4 BLOCKS
SCALE: 1" = 60' JANUARY 18, 2024

OWNER:
D.R. HORTON — TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP
6744 HORTON VISTA DRIVE, SUITE 100
RICHMOND, TEXAS 77407
(281) 556-2100

PREPARED BY:



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

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S35°24'16"E	42.87'	L10	S86°58'03"W	46.84'	L19	S67°28'38"W	41.22'	L28	N79°34'15"W	45.55'
L2	S35°24'16"E	60.00'	L11	S3°01'57"E	54.24'	L20	N87°09'12"E	47.83'	L29	S47°58'28"E	13.53'
L3	S35°24'16"E	61.53'	L12	N35°24'16"W	61.53'	L21	S87°09'12"W	49.29'	L30	S49°09'20"E	14.42'
L4	N76°47'51"W	14.99'	L13	S54°35'44"W	11.36'	L22	N41°58'48"E	14.14'	L31	N17°11'29"E	13.68'
L5	S38°20'22"W	3.15'	L14	S76°30'44"W	5.07'	L23	N48°01'12"W	14.15'	L32	S15°20'57"W	14.14'
L6	N76°30'44"E	55.78'	L15	N67°28'38"E	41.22'	L24	N32°19'23"W	18.67'	L33	N39°52'11"E	16.72'
L7	N54°35'44"E	121.36'	L16	N76°30'44"E	5.07'	L25	N31°01'10"W	15.25'			
L8	S35°24'16"E	251.75'	L17	N54°35'44"E	11.36'	L26	S54°56'50"W	13.38'			
L9	N86°58'03"E	46.84'	L18	N35°24'16"W	117.58'	L27	N17°45'48"W	31.95'			

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	770.00'	22°59'29"	S23°54'31"E	306.91'
C2	25.00'	90°00'00"	S80°24'16"E	35.36'
C3	25.00'	90°00'00"	S9°35'44"W	35.36'
C4	2030.00'	8°37'26"	S31°05'32"E	305.28'
C5	400.00'	16°14'06"	N84°54'54"W	112.96'
C6	50.00'	90°13'58"	S41°51'04"W	70.85'
C7	1000.00'	26°23'08"	S16°27'29"E	456.45'
C8	300.00'	70°19'26"	S32°18'55"W	345.53'
C9	50.00'	90°00'00"	S47°50'48"E	70.71'
C10	300.00'	116°48'15"	N28°45'05"E	511.05'
C11	300.00'	21°55'00"	N65°33'14"E	114.06'
C12	800.00'	32°22'19"	S19°13'06"E	446.01'
C13	2000.00'	8°37'26"	S31°05'32"E	300.75'
C14	30.00'	90°01'28"	S41°58'47"W	42.44'
C15	25.00'	90°00'00"	S48°01'57"E	35.36'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C16	430.00'	11°29'26"	S87°17'14"E	86.09'
C17	25.00'	39°48'47"	N78°33'05"E	17.02'
C18	50.00'	265°27'19"	S11°22'21"W	73.46'
C19	25.00'	46°34'22"	N59°11'10"W	19.77'
C20	370.00'	10°33'36"	N87°45'09"W	68.10'
C21	25.00'	90°00'00"	S41°58'03"W	35.36'
C22	770.00'	32°22'19"	S19°13'06"E	429.28'
C23	1970.00'	8°37'26"	N31°05'32"W	296.24'
C24	25.00'	90°00'00"	N80°24'16"W	35.36'
C25	330.00'	21°55'00"	S65°33'14"W	125.46'
C26	25.00'	81°05'14"	S35°58'07"W	32.50'
C27	330.00'	91°43'42"	S41°17'21"W	473.68'
C28	25.00'	29°55'35"	S72°11'25"W	12.91'
C29	50.00'	140°57'57"	N52°17'24"W	94.25'
C30	25.00'	21°02'22"	N7°40'23"E	9.13'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C31	330.00'	70°19'26"	N32°18'55"E	380.09'
C32	25.00'	87°00'42"	N23°58'17"E	34.42'
C33	1030.00'	16°41'15"	N11°11'27"W	298.93'
C34	25.00'	22°06'40"	N13°54'09"W	9.59'
C35	50.00'	133°33'37"	N41°49'19"E	91.90'
C36	25.00'	21°38'04"	S82°12'55"E	9.38'
C37	25.00'	90°00'00"	N41°58'03"E	35.36'
C38	30.00'	89°58'26"	N48°01'10"W	42.42'
C39	25.00'	89°24'22"	N48°19'46"W	35.17'
C40	25.00'	90°32'14"	S41°41'56"W	35.52'
C41	970.00'	26°04'52"	S16°36'37"E	437.74'
C42	330.00'	71°51'01"	S26°01'32"E	41.73'
C43	25.00'	81°05'14"	S62°56'39"E	32.50'
C44	270.00'	21°55'00"	N65°33'14"E	102.65'
C45	25.00'	90°00'00"	N9°35'44"E	35.36'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C46	830.00'	31°46'41"	N19°30'55"W	454.47'
C47	25.00'	87°00'42"	N69°01'01"W	34.42'
C48	270.00'	64°03'35"	S35°26'51"W	286.39'
C49	25.00'	96°15'01"	S44°42'52"E	37.23'
C50	50.00'	180°00'00"	S25°49'E	100.00'
C51	25.00'	90°00'00"	S42°09'12"W	35.36'
C52	25.00'	90°00'00"	S47°50'48"E	35.36'
C53	270.00'	116°48'15"	N28°45'05"E	459.94'
C54	1030.00'	4°08'23"	N27°34'52"W	74.40'

SURVEYOR:
GBI PARTNERS
4724 VISTA ROAD T8PELS FIRM #10130300
PASADENA, TX 77505 GBI5urvey@GBISurvey.com
PHONE: 281-499-4539 www.GBISurvey.com

Date: Sep 03, 2024, 4:07pm User: ID: W.Morales File: C:\Users\W.Morales\AppData\Local\Temp\AcadPlot\18920\Caldwell Crossing Section 3_Final_Plat-RI.dwg