



# CITY OF IOWA COLONY

## PLANNING AND ZONING COMMISSION MEETING

Tuesday, December 05, 2023  
7:00 PM

---

Iowa Colony City Hall, 12003 Iowa Colony Blvd., Iowa Colony, TX 77583

Phone: 281-369-2471

Fax: 281-369-0005

[www.iowacolonytx.gov](http://www.iowacolonytx.gov)

---

THIS NOTICE IS POSTED PURSUANT TO THE TEXAS OPEN MEETING ACT (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE). THE **PLANNING AND ZONING COMMISSION** OF IOWA COLONY WILL HOLD A **PUBLIC MEETING AT 7:00 PM ON TUESDAY, DECEMBER 5, 2023 AT IOWA COLONY CITY HALL, 12003 IOWA COLONY BLVD., IOWA COLONY, TEXAS 77583** FOR THE PURPOSE OF DISCUSSING AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE FOLLOWING ITEMS.

*Requests for accommodations or interpreter services must be made 48 hours prior to this meeting. Please contact the City Secretary at 281-369-2471.*

### CALL TO ORDER

### CITIZEN COMMENTS

*An opportunity for the public to address the Planning and Zoning Commission on agenda items or concerns not on the agenda. To comply with Texas Open Meetings Act, this period is not for question and answer. Those wishing to speak must identify themselves and observe a three-minute time limit.*


### ITEMS FOR CONSIDERATION

- [1.](#) Consider approval of the November 7, 2023 Planning and Zoning Commission meeting minutes.
- [2.](#) Consider approval of the Caldwell Crossing Section 1 Final Plat.
- [3.](#) Consider approval of the Caldwell Crossing Section 2 Final Plat.
- [4.](#) Consider approval of the Bullard Parkway Street Dedication Phase 1 Final Plat.
- [5.](#) Consider approval of the Caldwell Ranch Boulevard Phase IIIB Street Dedication Final Plat.
- [6.](#) Consider approval of the Primrose Estates Final Plat.
- [7.](#) Consider approval of the Boyd's Rental Preliminary Plat.
- [8.](#) Consider approval of the Meridiana Section 35A Final Plat.
- [9.](#) Consider approval of the Ellwood General Development Plan.
- [10.](#) Consider approval of the Davenport Parkway Street Dedication Preliminary Plat.
- [11.](#) Consider approval of the Ellwood Karsten Boulevard Phase 1 Street Dedication Preliminary Plat.
- [12.](#) Consider approval of the Brazoria County Municipal Utility District No. 57 Water Plant Preliminary Plat.
- [13.](#) Consider approval of the Brazoria County Municipal Utility District No. 57 Lift Station No. 3 Preliminary Plat.
- [14.](#) Consider approval of the Ellwood Section 1A Preliminary Plat.

- [15.](#) Consider approval of the Ellwood Section 1B Preliminary Plat.
- [16.](#) Consider approval of the Ellwood Detention Reserves A&B Preliminary Plat.
- [17.](#) Consider approval of the Ellwood Detention Reserve C Preliminary Plat.
- [18.](#) Consider approval of the Ellwood Karsten Boulevard Phase 2 Street Dedication Preliminary Plat.
- [19.](#) Consider approval of the Ellwood Karsten Boulevard Phase 3 Street Dedication Preliminary Plat.

**ADJOURNMENT**

I, Kayleen Rosser, hereby certify that the above notice of meeting of the Iowa Colony Planning and Zoning Commission was posted pursuant to the Texas Open Meeting Act (Chapter 551 of the Texas Government Code) on November 30, 2023.

  
\_\_\_\_\_  
Kayleen Rosser, City Secretary







# CITY OF IOWA COLONY

## PLANNING AND ZONING COMMISSION MEETING MINUTES

Item 1.

Tuesday, November 07, 2023  
7:00 PM

---

Iowa Colony City Hall, 12003 Iowa Colony Blvd., Iowa Colony, TX 77583

Phone: 281-369-2471 • Fax: 281-369-0005 • [www.iowacolonytx.gov](http://www.iowacolonytx.gov)

---

**Members present:** David Hurst, Robert Wall, Brenda Dillon, Brian Johnson, Warren Davis, Les Hosey and Terry Hayes

**Members absent:** None

**Others present:** Dinh Ho

### CALL TO ORDER

Chairman Hurst called the meeting to order at 7:00 P.M.

### CITIZEN COMMENTS

There were no comments from the public.

### ITEMS FOR CONSIDERATION

1. Consider the appointment of a Vice Chair for the Planning and Zoning Commission.  
Motion made by Hayes to appoint Brenda Dillon as the Vice Chair of the Planning and Zoning Commission, Seconded by Hosey.  
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis
2. Consider approval of the October 3, 2023 Planning and Zoning Commission meeting minutes.  
Motion made by Johnson to approve the Planning and Zoning Commission Meeting minutes from October 3, 2023, Seconded by Dillon.  
Voting Yea: Johnson, Hurst, Dillon, Hayes, Wall, Davis  
Voting Abstaining: Hosey
3. Consider approval of the Sanders Ready Mix Commercial Final Plat.  
Motion made by Dillon to approve the Sanders Ready Mix Commercial Final Plat, Seconded by Davis.  
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis
4. Consider approval of the Replat of Lot 54, Block One of Southwood Subdivision.  
Motion made by Johnson to approve the Replat of Lot 54, Block One of Southwood Subdivision, Seconded by Hayes.  
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis

5. Consider approval of the De Leon at Bayou Colony Abbreviated Plat.  
Motion made by Hosey to approve the De Leon at Bayou Colony Abbreviated Plat, Seconded by Dillon.  
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis
6. Consider approval of the Caldwell Lakes Section 2 Preliminary Plat.  
Motion made by Hayes to approve the Caldwell Lakes Section 2 Preliminary Plat, Seconded by Dillon.  
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis
7. Consider approval of the Ellwood General Development Plan.  
The item was deferred as requested by the developer.
8. Consider approval of the Davenport Parkway Street Dedication Preliminary Plat.  
The item was deferred as requested by the developer.
9. Consider approval of the Ellwood Karsten Boulevard Phase 1 Street Dedication Preliminary Plat.  
The item was deferred as requested by the developer.
10. Consider approval of the Brazoria County Municipal Utility District No. 57 Water Plant Preliminary Plat.  
The item was deferred as requested by the developer.
11. Consider approval of the Brazoria County Municipal Utility District No. 57 Lift Station No. 3 Preliminary Plat.  
The item was deferred as requested by the developer.
12. Consider approval of the Ellwood Section 1A Preliminary Plat.  
The item was deferred as requested by the developer.
13. Consider approval of the Sterling Lakes North Section 4 Final Plat.  
Motion made by Dillon to approve the Sterling Lakes North Section 4, 5, and 6 Final Plats, Seconded by Hayes.  
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis
14. Consider approval of the Sterling Lakes North Section 5 Final Plat.  
The action was taken during the previous item.
15. Consider approval of the Sterling Lakes North Section 6 Final Plat.  
The action was taken during the previous item.

## **ADJOURNMENT**

The meeting was adjourned at 7:38 P.M.

APPROVED THIS 5th DAY OF DECEMBER 2023.

ATTEST:

\_\_\_\_\_  
Kayleen Rosser, City Secretary

\_\_\_\_\_  
David Hurst, Chair



Wednesday, November 29, 2023

Lacey Bell  
LJA Engineering  
1904 W Grand Parkway N, Ste. 100  
Katy, TX 77449  
Email: [lbell@lja.com](mailto:lbell@lja.com)

Re: Caldwell Crossing Section 1 Final Plat  
Letter of Recommendation to Approve  
COIC Project No. 2353  
Adico, LLC Project No. 16007-2-294

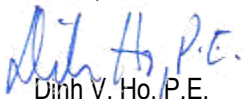
Dear Ms. Bell:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Caldwell Crossing Section 1 Final Plat package received on or about November 28, 2023. 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 plat as resubmitted on November 21, 2023. Please provide two (2) sets of mylars and ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, November 29, 2023, for consideration at the December 5, 2023, 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: 16007-2-294



STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, 608 COLONY INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH BRAD RICHIE, SECRETARY, BEING AN OFFICER OF 608 COLONY INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, AND 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, HERINAFTER REFERRED TO AS OWNERS OF THE 43.788 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF CALDWELL CROSSING 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 OPERATION 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, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRAD RICHIE, ITS SECRETARY, THEREUNTO AUTHORIZED.

THIS 01<sup>st</sup> DAY OF November, 2023.

BY: 608 COLONY INVESTMENTS, LTD.,  
A TEXAS LIMITED PARTNERSHIP

BY: Brad Richie  
BRAD RICHIE, SECRETARY

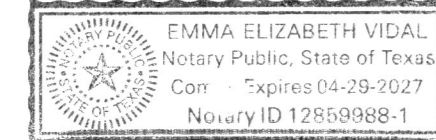
STATE OF TEXAS  
COUNTY OF BEZAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRAD RICHIE, SECRETARY OF 608 COLONY INVESTMENTS, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS 1<sup>st</sup> DAY OF November, 2023.

Emma Elizabeth Vidal  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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 30<sup>th</sup> DAY OF OCTOBER, 2023.

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

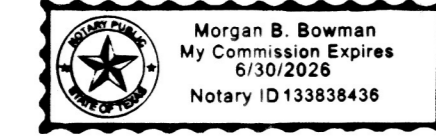
BY: Ernest S. Loeb  
ERNEST S. LOEB, ASSISTANT VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNEST S. LOEB, ASSISTANT VICE PRESIDENT OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 30<sup>th</sup> DAY OF OCTOBER, 2023.

Morgan B. Bowman  
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. 6409



I, KATHLEEN KINCHEN, 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.

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



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 REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
- 8. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
- 9. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
- 10. DEDICATED DRAINAGE EASEMENT(S) GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 FOR DRAINAGE MAINTENANCE PURPOSES SHALL INCLUDE 45 FEET TOP OF BANK, PLUS THE SUM (FOOTAGE) OF BOTH DITCH SIDE SLOPES AND CHANNEL BOTTOM AND 45 FEET OF BANK ON THE OPPOSITE BANK.
- 11. DEDICATED INGRESS/EGRESS ACCESSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 (SEE DISTRICT RESOLUTION NO 2007-06 & NO 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5'S LOCK.
- 12. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
- 13. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- 14. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- 15. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A RECORDED DOCUMENT.

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden 11/6/23  
LEE WALDEN, P.E. DATE  
PRESIDENT

Kerry Esburn 11/6/23  
KERRY ESBURN DATE  
VICE PRESIDENT

Brandon Middleton 11/6/23  
BRANDON MIDDLETON DATE  
SECRETARY/TREASURER

Nazar Sabti 11/06/2023  
NAZAR SABTI DATE  
DISTRICT ENGINEER

BDD5 REF. ID# B230013

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 FURNISHED BY DHI TITLE AGENCY, DATED MARCH 6, 2023, EFFECTIVE DATE OF FEBRUARY 28, 2023. 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. T.B.M. = INDICATES TEMPORARY BENCHMARK: TBM-B- 5/8 INCH IRON ROD SET.  
ELEVATION = 59.26', 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 FLOOD 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 NO. 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. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT ACRES 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.
- 13. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 62.41 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.
- 14. 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.
- 15. BRAZORIA COUNTY MUD 87 WILL MAINTAIN RESERVES A, D, G, AND J. THE HOA WILL MAINTAIN RESERVES B, C, E, F, H, I, K, L, M, N, O, P, Q, AND R.

BEING A TRACT CONTAINING 43.788 ACRES OF LAND, LOCATED IN THE WILLIAM HALL SURVEY, ABSTRACT NUMBER 713 AND THE WILLIAM PETTUS SURVEY, ABSTRACT NUMBER 714 IN BRAZORIA COUNTY, TEXAS; SAID 43.788 ACRE TRACT BEING A PORTION OF A CALL 4.529 ACRE TRACT STYLED AS TRACT 2, A PORTION OF A CALL 9.934 ACRE TRACT STYLED AS TRACT 2, A CALL 24.932 ACRE TRACT STYLED AS TRACT 1, A CALL 3.425 ACRE TRACT STYLED AS TRACT 1, A PORTION OF A CALL 92.286 ACRE TRACT STYLED AS PARCEL 2, AND A PORTION OF A CALL 0.556 ACRE TRACT STYLED AS TRACT 2, ALL RECORDED IN THE NAME OF 608 COLONY INVESTMENTS, LTD. IN FILE NUMBERS 2023014953, 2023022280, 2023021985, 2023021984, 2021062781 AND 2023021985 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY (O.P.R.B.C.), RESPECTIVELY, AND A PORTION OF A CALL 50.029 ACRE TRACT RECORDED IN THE NAME OF D.R. HORTON-TEXAS, LTD. IN FILE NUMBER 2022033742 OF THE O.P.R.B.C.; SAID 43.788 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 NORTHEASTERLY CORNER OF SAID 92.286 ACRE TRACT, THE NORTHWESTERLY CORNER OF A CALL 20.00 ACRE TRACT RECORDED IN THE NAME OF SHINWARI PROPERTIES, LLC IN FILE NUMBER 20211040570 OF THE O.P.R.B.C. AND BEING ON THE SOUTHERLY LINE OF SAID 3.425 ACRE TRACT;

THENCE, WITH THE EASTERLY LINE OF SAID 92.286 ACRE TRACT, SOUTH 03 DEGREES 01 MINUTE 57 SECONDS EAST, A DISTANCE OF 77.00 FEET;

THENCE, LEAVING SAID EASTERLY LINE, THROUGH AND ACROSS SAID 92.286 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

- 1)SOUTH 86 DEGREES 59 MINUTES 33 SECONDS WEST, A DISTANCE OF 354.23 FEET;
- 2)NORTH 12 DEGREES 23 MINUTES 09 SECONDS EAST, AT A DISTANCE OF 79.87 FEET PASS THE SOUTHWESTERLY CORNER OF SAID 9.934 ACRE TRACT, CONTINUING WITH THE WESTERLY LINE OF SAID 9.934 ACRE TRACT, IN ALL, A DISTANCE OF 1658.53 FEET;

THENCE, THROUGH AND ACROSS SAID 9.934 ACRE TRACT, AFORESAID 4.529 ACRE TRACT AND AFORESAID 50.029 ACRE TRACT, THE FOLLOWING NINE (9) COURSES:

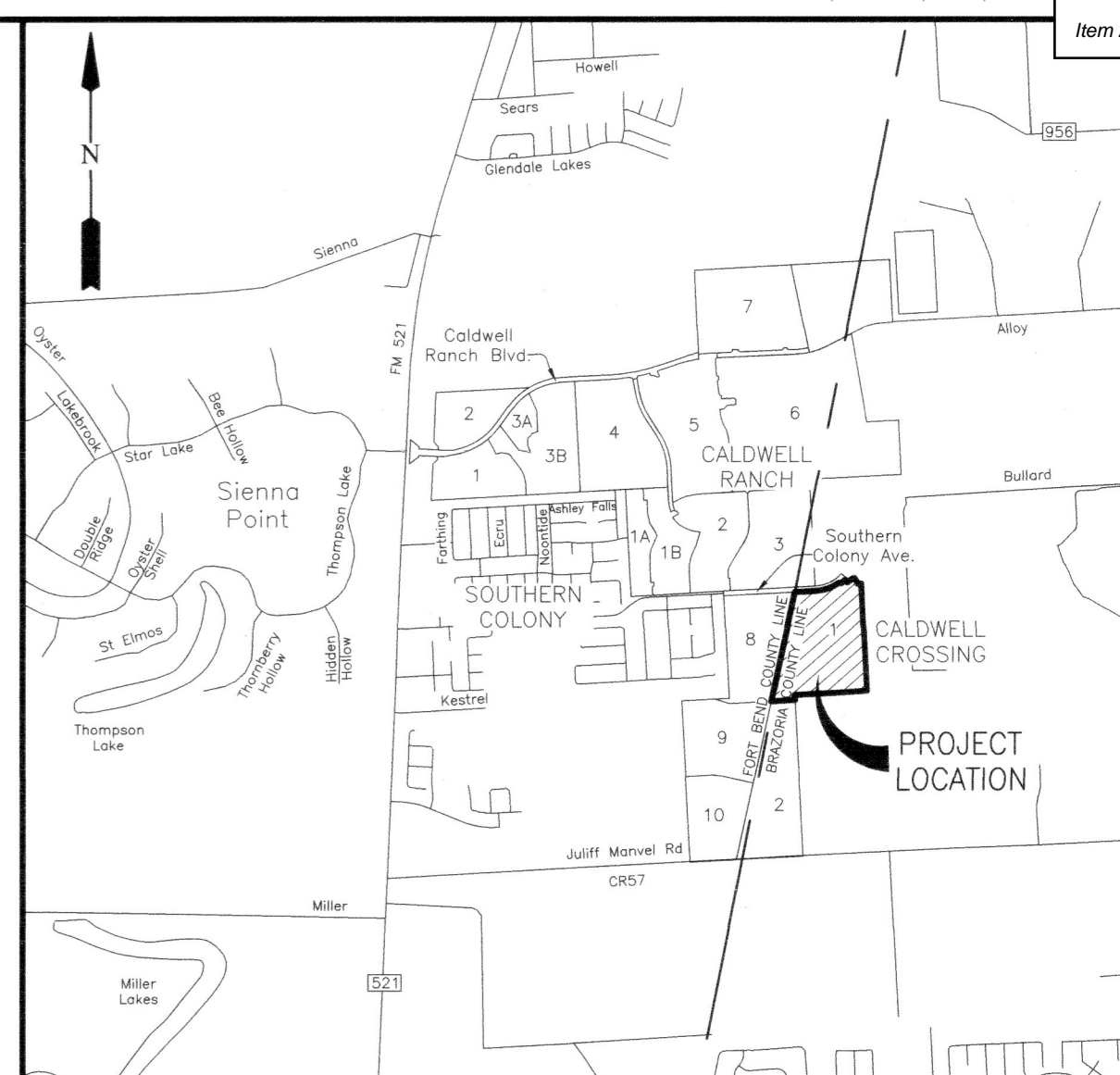
- 1)NORTH 86 DEGREES 55 MINUTES 29 SECONDS EAST, A DISTANCE OF 315.73 FEET;
- 2)360.19 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 32 DEGREES 45 MINUTES 27 SECONDS AND A CHORD THAT BEARS NORTH 70 DEGREES 32 MINUTES 46 SECONDS EAST, A DISTANCE OF 355.30 FEET;
- 3)43.78 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 83 DEGREES 36 MINUTES 27 SECONDS AND A CHORD THAT BEARS SOUTH 84 DEGREES 01 MINUTE 44 SECONDS EAST, A DISTANCE OF 39.99 FEET;
- 4)NORTH 48 DEGREES 08 MINUTES 22 SECONDS EAST, A DISTANCE OF 79.99 FEET;
- 5)50.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 42 MINUTES 15 SECONDS AND A CHORD THAT BEARS SOUTH 38 DEGREES 25 MINUTES 24 SECONDS EAST, A DISTANCE OF 50.29 FEET;
- 6)NORTH 54 DEGREES 55 MINUTES 44 SECONDS EAST, A DISTANCE OF 115.00 FEET;
- 7)SOUTH 78 DEGREES 11 MINUTES 04 SECONDS EAST, A DISTANCE OF 13.67 FEET;
- 8)SOUTH 31 DEGREES 17 MINUTES 51 SECONDS EAST, A DISTANCE OF 63.05 FEET;
- 9)SOUTH 23 DEGREES 45 MINUTES 01 SECOND EAST, A DISTANCE OF 36.07 FEET TO THE NORTHERLY LINE OF AFORESAID 24.932 ACRE TRACT;

THENCE, WITH SAID NORTHERLY LINE, NORTH 86 DEGREES 55 MINUTES 29 SECONDS EAST, A DISTANCE OF 52.11 FEET TO THE NORTHEASTERLY CORNER OF SAID 24.932 ACRE TRACT AND THE NORTHWESTERLY CORNER OF A CALL 25.0 ACRE TRACT RECORDED IN THE NAME OF BAYOU RIFLES, INC. IN FILE NUMBER 2016033329 OF THE O.P.R.B.C.;

THENCE, WITH THE WESTERLY LINE OF SAID 25.0 ACRE TRACT, SOUTH 03 DEGREES 03 MINUTES 09 SECONDS EAST, A DISTANCE OF 1591.59 FEET TO THE SOUTHWESTERLY CORNER OF SAID 25.0 ACRE TRACT, THE SOUTHEASTERLY CORNER OF SAID 24.932 ACRE TRACT AND BEING ON THE NORTHERLY LINE OF A CALL 19.511 ACRE TRACT RECORDED IN THE NAME OF CORREIA HOLDINGS, INC. IN FILE NUMBER 2007019204 OF THE O.P.R.B.C.;

THENCE, WITH THE SOUTHERLY LINE OF SAID 24.932 ACRE TRACT AND AFORESAID 3.425 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

- 1)SOUTH 86 DEGREES 42 MINUTES 09 SECONDS WEST, A DISTANCE OF 539.33 FEET;
- 2)SOUTH 86 DEGREES 59 MINUTES 33 SECONDS WEST, A DISTANCE OF 540.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 43.788 ACRES OF LAND.



VICINITY MAP  
SCALE: 1" = 1/2 MILE  
KEY MAP NO. 651Y&Z/691C&D

CITY OF IOWA COLONY APPROVAL

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

FINAL PLAT OF  
CALDWELL CROSSING  
SECTION 1

A SUBDIVISION OF 43.788 ACRES OF LAND SITUATED IN THE WILLIAM HALL SURVEY, ABSTRACT 713 AND THE WILLIAM PETTUS SURVEY, ABSTRACT 714, CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

106 LOTS 17 RESERVES (17.073 ACRES) 6 BLOCKS

OCTOBER 30, 2023 OWNERS: JOB NO. 1931-8151C

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

D.R. HORTON-TEXAS, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
ERNEST S. LOEB, ASSISTANT VICE PRESIDENT  
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407  
PH: 281-566-2100

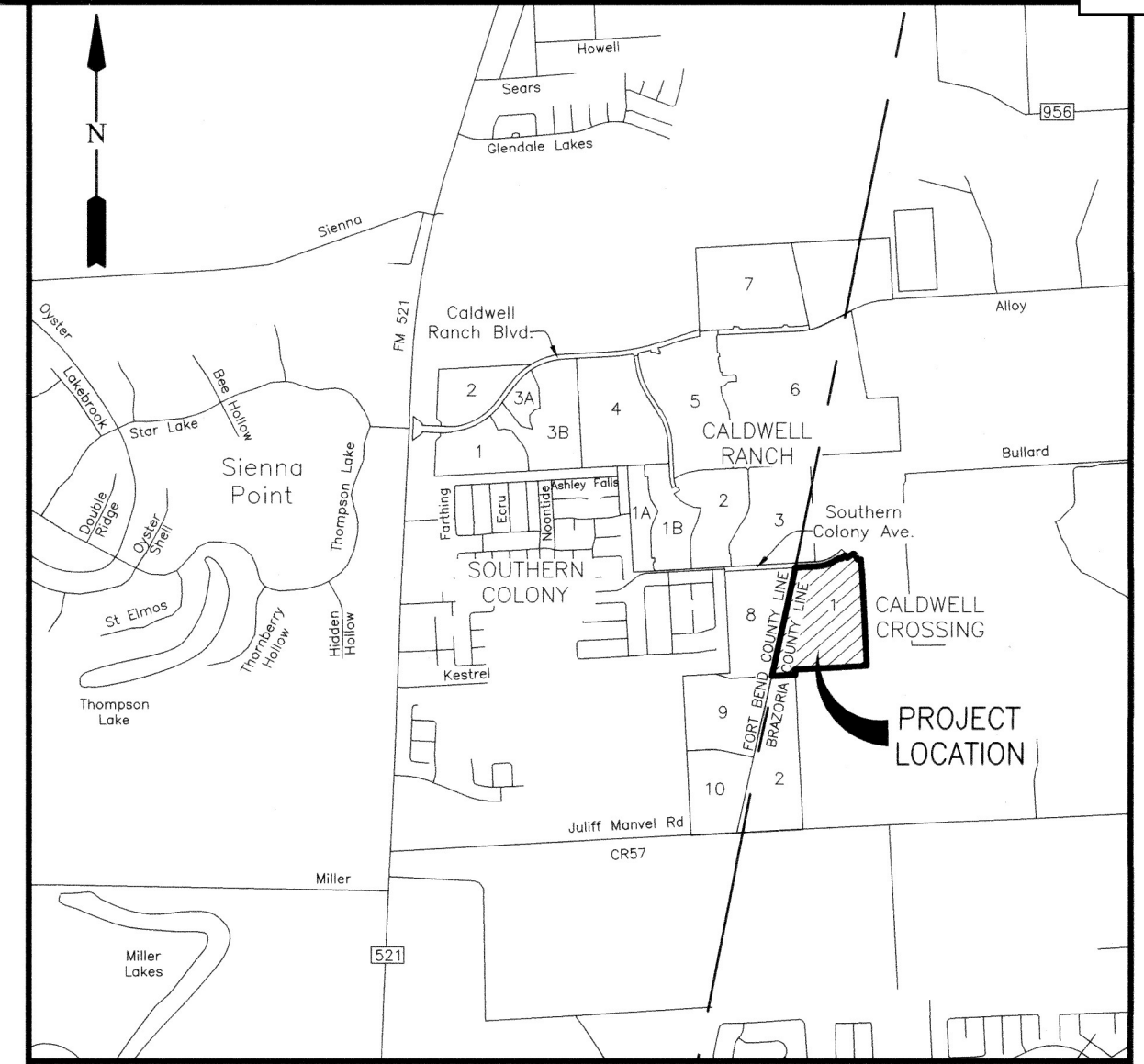
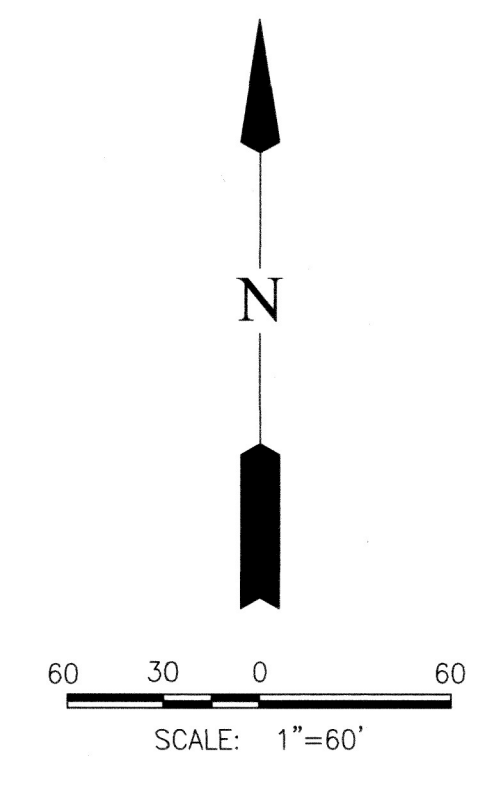
SURVEYOR: GBI PARTNERS  
4724 VISTA ROAD, SUITE 100, PASADENA, TX 77555  
PHONE: 281-499-4539 www.GBISurvey.com

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

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

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





**VICINITY MAP**  
SCALE: 1" = 1/2 MILE

KEY MAP NO. 651Y&Z/691C&D

**LEGEND**

- 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
- F.B.C.P.R. INDICATES FORT BEND 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
- 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
- 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

CALL 25.00 ACRES  
BAYOU RIFLES, INC.  
F.N. 2016033329  
B.C.O.P.R.

**FINAL PLAT OF  
CALDWELL CROSSING  
SECTION 1**

A SUBDIVISION OF 43.788 ACRES OF LAND SITUATED IN THE  
WILLIAM HALL SURVEY, ABSTRACT 713 AND THE WILLIAM PETTUS SURVEY,  
ABSTRACT 714, CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

106 LOTS    17 RESERVES (17.073 ACRES)    6 BLOCKS  
OCTOBER 30, 2023    JOB NO. 1931-8151C

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

**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

**GBI PARTNERS**  
SURVEYOR:  
4724 VISTA ROAD    T9PELS FIRM #10130300  
PASADENA, TX 77505    GBSURVEY@GBISURVEY.COM  
PHONE: 281-499-4539    WWW.GBISURVEY.COM

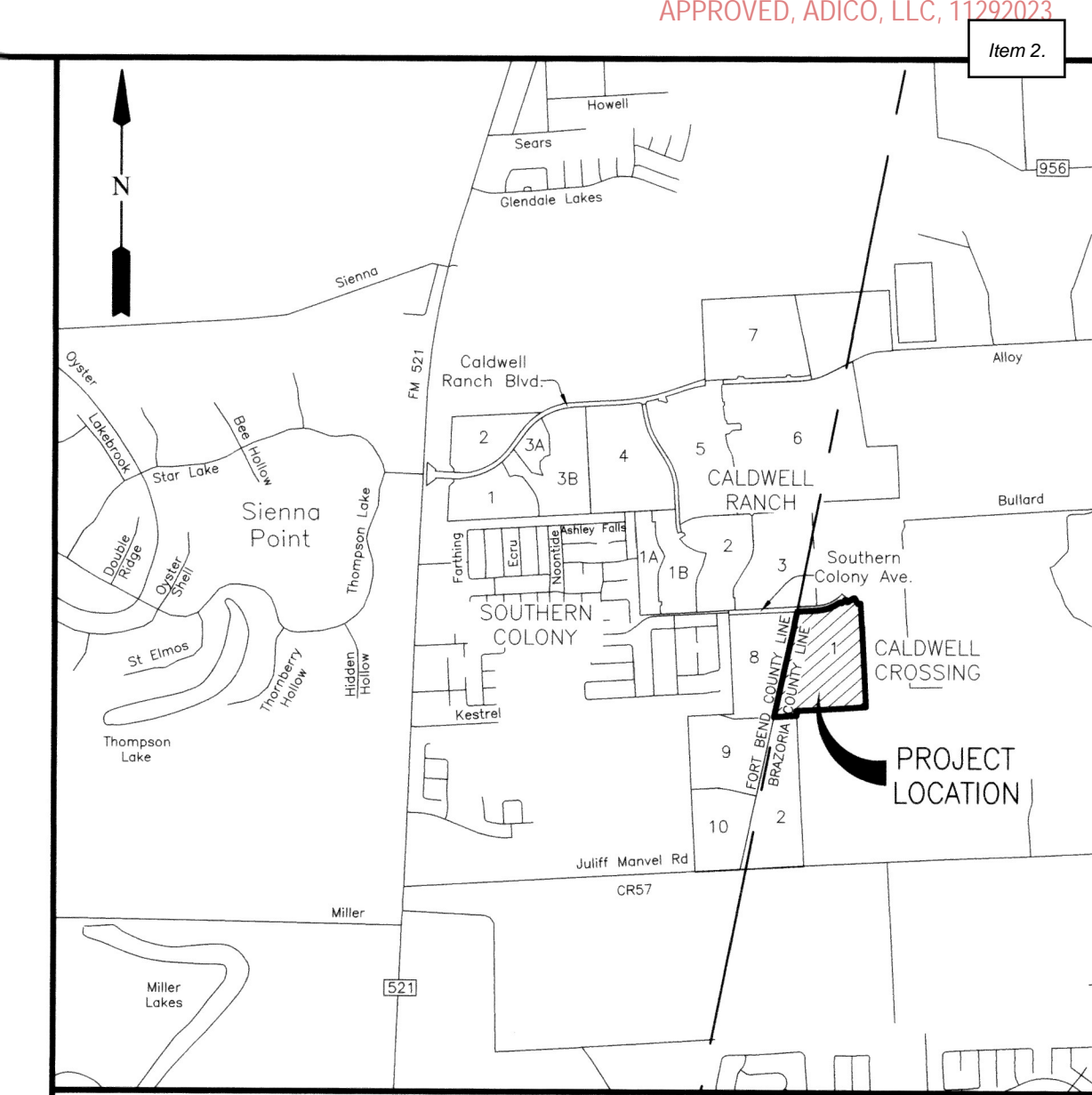
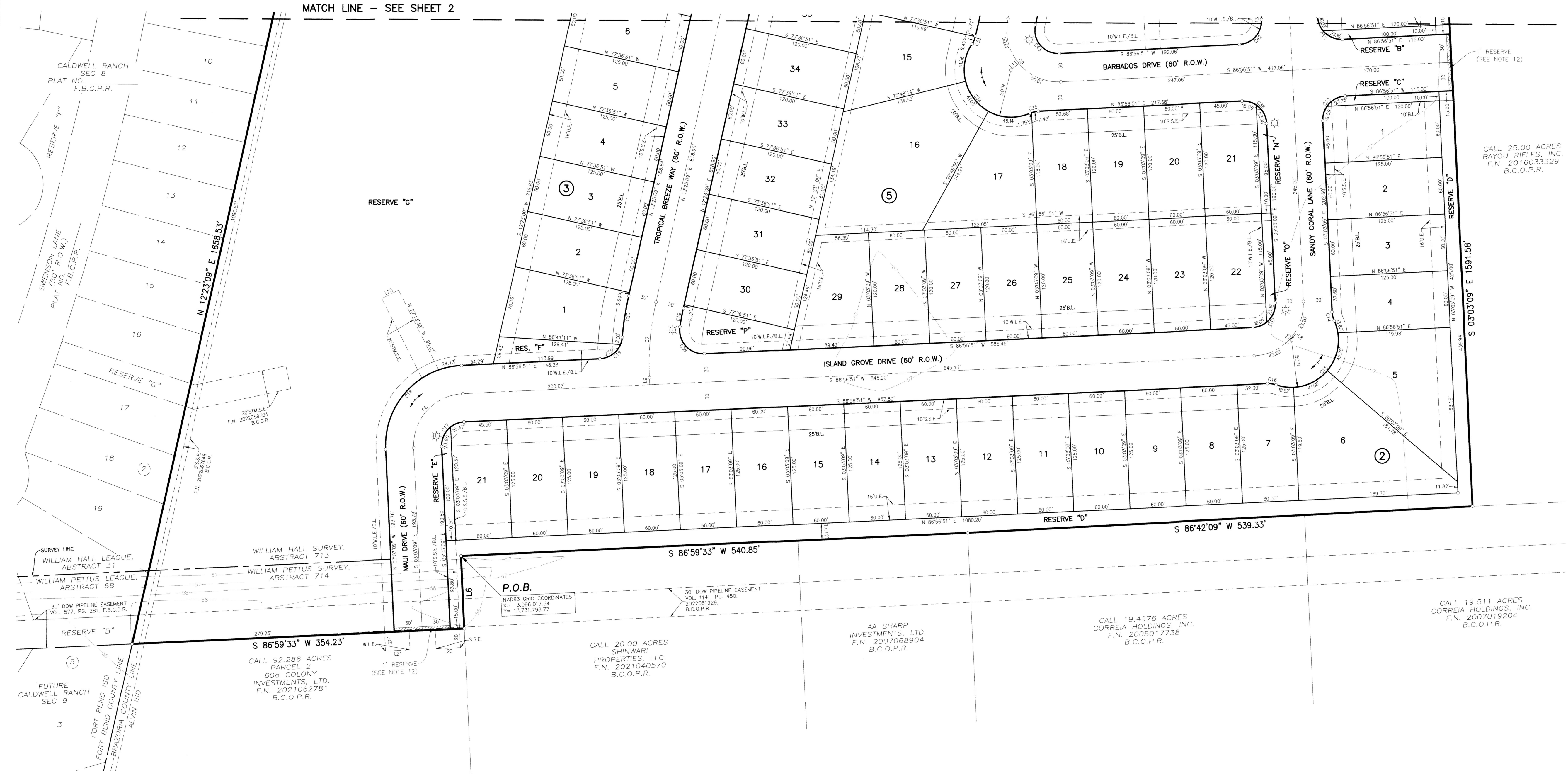
**LJA Engineering, Inc.**  
ENGINEER:  
1904 W. Grand Parkway North    Phone 713.953.5200  
Suite 100    Fax 713.953.5026  
Katy, Texas 77449    FRN-F-1386

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

MATCH LINE - SEE SHEET 3



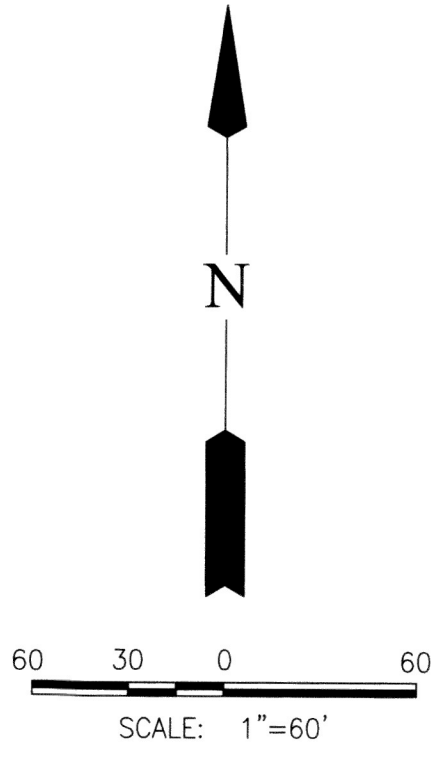


VICINITY MAP  
SCALE: 1" = 1/2 MILE

KEY MAP NO. 651Y&Z/691C&D

LEGEND

- 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
- F.B.C.P.R. INDICATES FORT BEND 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
- 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
- U.E. INDICATES UTILITY EASEMENT
- VOL. INDICATES VOLUME
- W.L.E. INDICATES WATER LINE EASEMENT
- INDICATES PROPOSED STREET LIGHT
- INDICATES STREET NAME CHANGE



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	630.00'	32°45'27"	360.19'	N 70°32'46" E	355.30'
C2	30.00'	83°36'27"	43.78'	S 84°01'44" E	39.99'
C3	430.00'	6°42'15"	50.31'	S 38°25'24" E	50.29'
C4	400.00'	39°10'22"	273.48'	S 22°38'20" E	268.18'
C5	55.00'	90°00'00"	86.39'	S 41°56'51" W	77.78'
C6	55.00'	90°00'00"	86.39'	S 41°56'51" W	77.78'
C7	300.00'	15°26'18"	80.84'	N 04°40'00" E	80.59'
C8	55.00'	74°33'42"	71.57'	N 49°40'00" E	66.63'
C9	55.00'	105°26'18"	101.21'	N 40°20'00" W	87.52'
C10	55.00'	74°33'42"	71.57'	N 49°40'00" E	66.63'
C11	430.00'	38°43'22"	290.61'	S 22°24'50" E	285.11'
C12	25.00'	90°00'00"	39.27'	S 48°03'09" E	35.36'
C13	25.00'	90°00'00"	39.27'	S 41°56'51" W	35.36'
C14	25.00'	21°40'46"	9.46'	N 13°53'32" E	9.40'
C15	50.00'	133°21'32"	116.38'	S 41°56'51" W	91.83'
C16	25.00'	21°40'46"	9.46'	N 82°12'46" W	9.40'
C17	25.00'	90°00'00"	39.27'	S 41°56'51" W	35.36'
C18	85.00'	90°00'00"	133.52'	S 41°56'51" W	120.21'
C19	25.00'	82°17'06"	35.90'	N 45°48'18" E	32.90'
C20	330.00'	7°43'24"	44.48'	N 08°31'27" E	44.45'
C21	25.00'	89°58'41"	39.26'	N 32°36'12" W	35.35'
C22	25.00'	90°01'19"	39.28'	N 57°23'48" E	35.36'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C23	25.00'	24°54'01"	10.86'	N 00°03'52" W	10.78'
C24	50.00'	124°21'45"	108.53'	N 49°40'00" E	88.44'
C25	25.00'	24°54'01"	10.86'	S 80°36'08" E	10.78'
C26	25.00'	90°00'00"	39.27'	N 41°56'51" E	35.36'
C27	370.00'	39°10'22"	252.97'	N 22°38'20" W	248.07'
C28	25.00'	90°00'00"	39.27'	S 48°03'09" E	35.36'
C29	25.00'	90°00'00"	39.27'	S 41°56'51" W	35.36'
C30	25.00'	21°02'22"	9.18'	N 82°31'58" W	9.13'
C31	50.00'	116°38'26"	101.79'	S 49°40'00" W	85.10'
C32	25.00'	21°02'22"	9.18'	S 01°51'58" W	9.13'
C33	25.00'	21°02'22"	9.18'	S 22°54'20" E	9.13'
C34	50.00'	147°31'02"	128.73'	S 40°20'00" E	96.01'
C35	25.00'	21°02'22"	9.18'	N 76°25'40" E	9.13'
C36	25.00'	90°00'00"	39.27'	S 48°03'09" E	35.36'
C37	25.00'	90°00'00"	39.27'	S 41°56'51" W	35.36'
C38	25.00'	101°13'00"	44.16'	N 42°26'39" E	38.64'
C39	270.00'	4°13'18"	19.89'	N 10°16'30" E	19.89'
C40	25.00'	74°33'42"	32.53'	N 49°40'00" E	30.29'
C41	25.00'	90°00'00"	39.27'	S 48°03'09" E	35.36'
C42	25.00'	90°00'00"	39.27'	S 41°56'51" W	35.36'
C43	25.00'	105°26'18"	46.01'	N 40°20'00" W	39.78'
C44	25.00'	74°33'42"	32.53'	N 49°40'00" E	30.29'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 48°08'22" E	79.99'
L2	S 78°11'04" E	13.67'
L3	S 31°17'51" E	63.05'
L4	S 23°45'01" E	36.07'
L5	N 86°55'29" E	52.11'
L6	S 03°01'57" E	77.00'
L7	S 42°13'31" E	9.15'
L8	S 48°03'09" E	2.00'
L9	N 03°03'09" W	7.34'
L10	S 40°20'00" E	2.25'
L11	S 49°40'00" W	11.04'
L12	S 40°20'00" E	4.73'
L13	N 42°13'31" W	21.68'
L14	N 23°45'01" W	36.98'
L15	N 48°03'09" W	14.14'
L16	N 41°56'51" E	14.14'
L17	S 41°56'51" W	14.14'
L18	S 48°03'09" E	14.14'
L19	S 77°36'51" E	38.33'
L20	S 87°01'55" W	26.03'
L21	N 86°58'01" E	26.19'
L22	N 48°13'29" E	10.00'
L23	S 62°58'43" W	20.00'

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.432	18,821	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE	MUD 87
B	0.026	1,140	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
C	0.026	1,140	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
D	0.589	25,671	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE	MUD 87
E	0.028	1,200	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
F	0.063	2,748	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
G	6.975	303,841	RESTRICTED TO LANDSCAPE/OPEN SPACE/DETENTION	MUD 87
H	0.026	1,142	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
I	0.026	1,142	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
J	7.585	330,391	RESTRICTED TO LANDSCAPE/OPEN SPACE/DETENTION	MUD 87
K	0.060	2,604	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
L	0.025	1,089	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
M	0.325	14,163	RESTRICTED TO LANDSCAPE/OPEN SPACE/PARK	HOA
N	0.025	1,090	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
O	0.025	1,090	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
P	0.100	4,350	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
Q	0.737	32,105	RESTRICTED TO LANDSCAPE/OPEN SPACE/PARK	HOA
TOTAL	17.073	743,727		

MINIMUM FINISH FLOOR ELEVATION	
BLOCK	ELEVATION
BLOCKS 1-6	62.41 FEET

THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 62.41 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.

FINAL PLAT OF  
**CALDWELL CROSSING**  
SECTION 1

A SUBDIVISION OF 43.788 ACRES OF LAND SITUATED IN THE WILLIAM HALL SURVEY, ABSTRACT 713 AND THE WILLIAM PETTUS SURVEY, ABSTRACT 714, CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

106 LOTS 17 RESERVES (17.073 ACRES) 6 BLOCKS

OCTOBER 30, 2023 OWNERS: JOB NO. 1931-8151C

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

**D.R. HORTON-TEXAS, LTD.,**  
A TEXAS LIMITED PARTNERSHIP  
ERNEST S. LOEB, ASSISTANT VICE PRESIDENT  
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407  
PH: 281-566-2100

SURVEYOR:  
**GBI PARTNERS**  
4724 VISTA ROAD TWP6S FIRM #10130300  
PASADENA, TX 77505 GBSurvey@GBISurvey.com  
PHONE: 281-499-4539 www.GBISurvey.com

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

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

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



Wednesday, November 29, 2023

Lacey Bell  
LJA Engineering  
1904 W Grand Parkway N, Ste. 100  
Katy, TX 77449  
Email: [lbell@lja.com](mailto:lbell@lja.com)

Re: Caldwell Crossing Section 2 Final Plat  
Letter of Recommendation to Approve  
COIC Project No. 2354  
Adico, LLC Project No. 16007-2-292

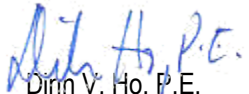
Dear Ms. Bell:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Caldwell Crossing Section 2 Final Plat package received on or about November 29, 2023. 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 November 29, 2023. Please provide two (2) sets of mylars and ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later Wednesday, November 29, 2023, for consideration at the Tuesday, December 5, 2023, Planning and Zoning Meeting.

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

Sincerely,  
Adico, LLC



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

Cc: Kayleen Rosser  
Robert Hemminger  
File: 16007-2-292



STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, 608 COLONY INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH BRAD RICHIE, SECRETARY, BEING AN OFFICER OF 608 COLONY INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS, HERINAFTER REFERRED TO AS OWNERS OF THE 35,766 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF CALDWELL CROSSING SECTION 2, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH 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, HAS AUTHORIZED THESE PRESENTS TO BE SIGNED BY BRAD RICHIE, ITS SECRETARY, THEREUNTO AUTHORIZED:

THIS 1st DAY OF November, 2023.

BY: 608 COLONY INVESTMENTS, LTD.,  
A TEXAS LIMITED PARTNERSHIP

BY: Brad Richie  
BRAD RICHIE, SECRETARY

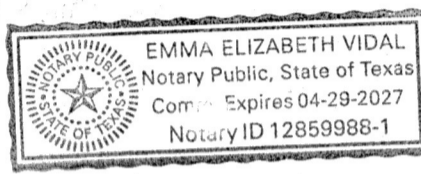
STATE OF TEXAS  
COUNTY OF Brazoria

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRAD RICHIE, SECRETARY OF 608 COLONY INVESTMENTS, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

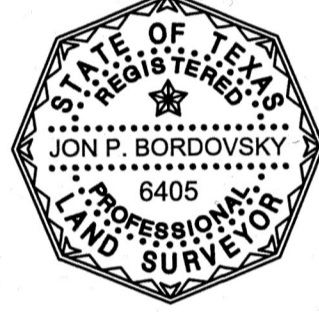
THIS 1st DAY OF November, 2023.

Edie  
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 PROPERTY. THE SURVEY WAS 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 5)

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



I, KATHLEEN KINCHEN, 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.

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



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 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.

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden 11/6/23  
LEE WALDEN, P.E. DATE  
PRESIDENT  
Kerry Osblun 11/6/23  
KERRY OSBLUN DATE  
VICE PRESIDENT  
Brandon Middleton 11/16/23  
BRANDON MIDDLETON DATE  
SECRETARY/TREASURER  
Nazan Saffi 11/06/23  
NAZAN SAFFI DATE  
DISTRICT ENGINEER

BCDD5 REF. ID# B230012

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

BEING A TRACT CONTAINING 35,766 ACRES OF LAND, LOCATED IN THE WILLIAM PETTUS SURVEY, ABSTRACT NUMBER 714 IN BRAZORIA COUNTY, TEXAS; SAID 35,766 ACRE TRACT BEING A PORTION OF A CALL 92,286 ACRE TRACT STYLED AS PARCEL 2 AND RECORDED IN THE NAME OF 608 COLONY INVESTMENTS, LTD. IN FILE NUMBER 2021062781 OF THE OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY (O.P.R.B.C.); SAID 35,766 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 SAID 92,286 ACRE TRACT, THE SOUTHWESTERLY CORNER OF A CALL 20,000 ACRE TRACT RECORDED IN THE NAME OF SHINWARI PROPERTIES, LLC IN FILE NUMBER 2021040570 OF THE O.P.R.B.C. AND BEING IN THE CENTER OF COUNTY ROAD 57, A.K.A. JULIFF-MANVEL ROAD (WIDTH VARIES);

THENCE, WITH THE SOUTHERLY LINE OF SAID 92,286 ACRE TRACT, SOUTH 86 DEGREES 59 MINUTES 33 SECONDS WEST, A DISTANCE OF 992.34 FEET;

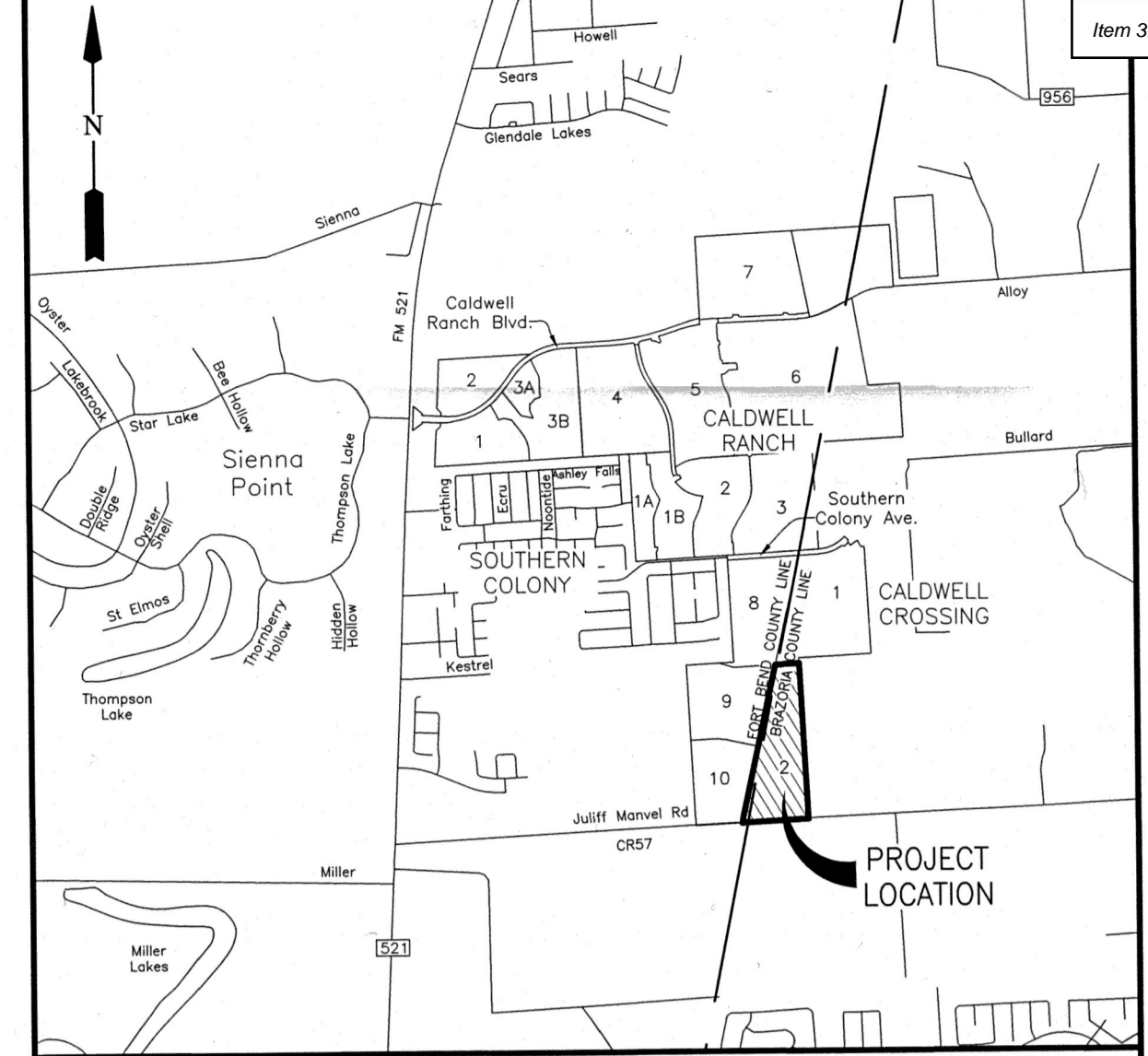
THENCE, THROUGH AND ACROSS SAID 92,286 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

- 1. NORTH 12 DEGREES 23 MINUTES 09 SECONDS EAST, A DISTANCE OF 2400.10 FEET;
- 2. NORTH 86 DEGREES 59 MINUTES 33 SECONDS EAST, A DISTANCE OF 354.23 FEET TO THE WESTERLY LINE OF AFORESAID 20,000 ACRE TRACT.

THENCE, WITH SAID WESTERLY LINE, SOUTH 03 DEGREES 01 MINUTE 57 SECONDS EAST, A DISTANCE OF 2314.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 35,766 ACRES OF LAND.

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 FURNISHED BY DHI TITLE AGENCY, DATED MARCH 7, 2023, EFFECTIVE DATE OF FEBRUARY 28, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 3. 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.
- 4. T.B.M. = INDICATES TEMPORARY BENCHMARK: TBM-B: 5/8 INCH IRON ROD SET. ELEVATION = 59.26', NAVD 88, GEOID 18
- 5. 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.
- 6. 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.
- 7. 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.
- 8. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- 9. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 10. SIDEWALKS MUST BE CONSTRUCTED AS A PART OF ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
- 11. 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.
- 12. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 62.37 FEET ABOVE MEAN SEA LEVEL (NAVD88 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.
- 13. 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.; 608 COLONY INVESTMENTS, LTD.; AND D.R. HORTON.
- 14. BRAZORIA COUNTY MUD 87 WILL MAINTAIN RESERVES C, D, F, AND L. THE HOA WILL MAINTAIN RESERVES A, B, E, G, H, I, J, K, L, M, N, O, P, Q, R, AND S.



VICINITY MAP  
SCALE: 1" = 1/2 MILE  
KEY MAP NO. 691C&D

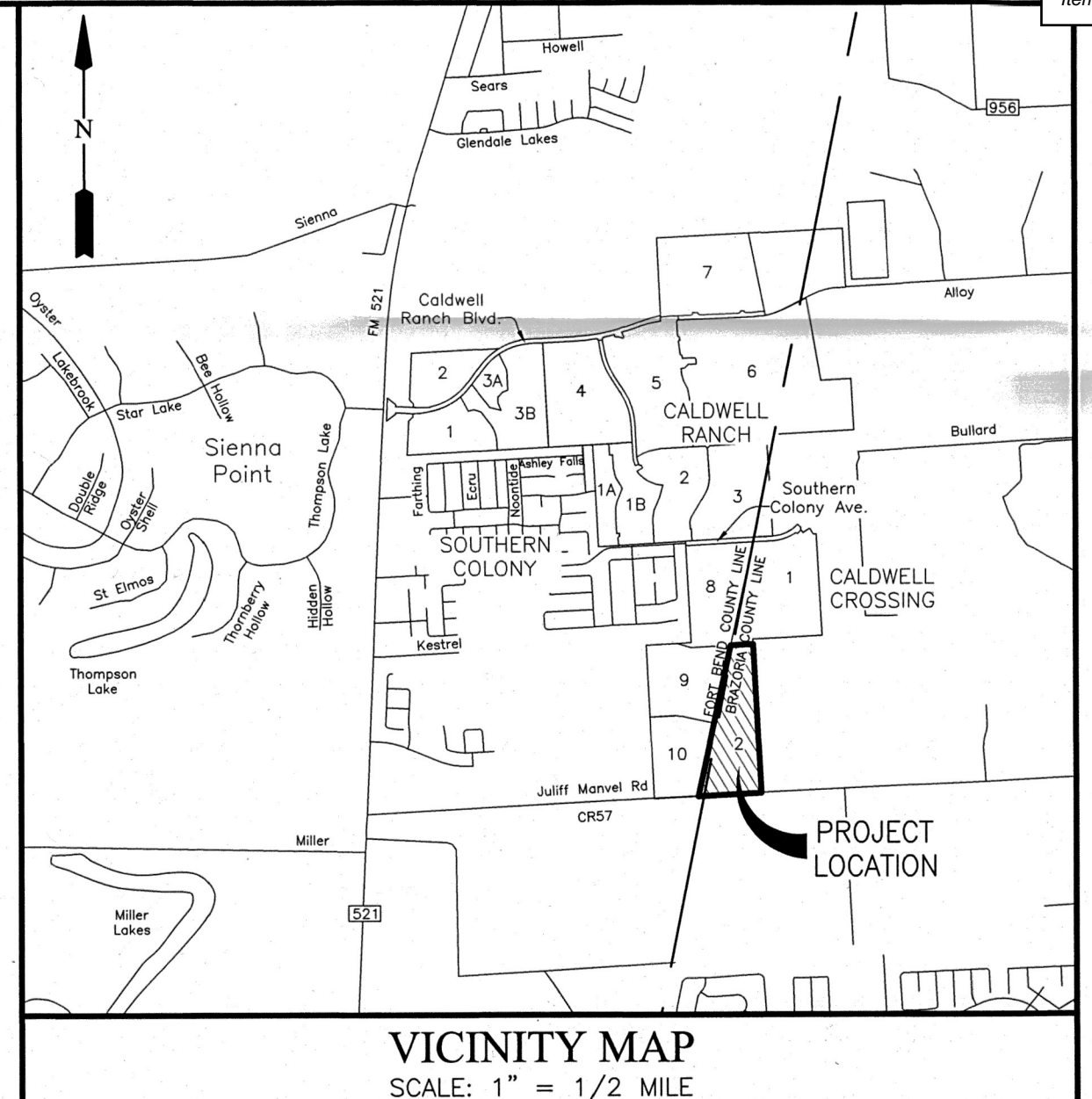
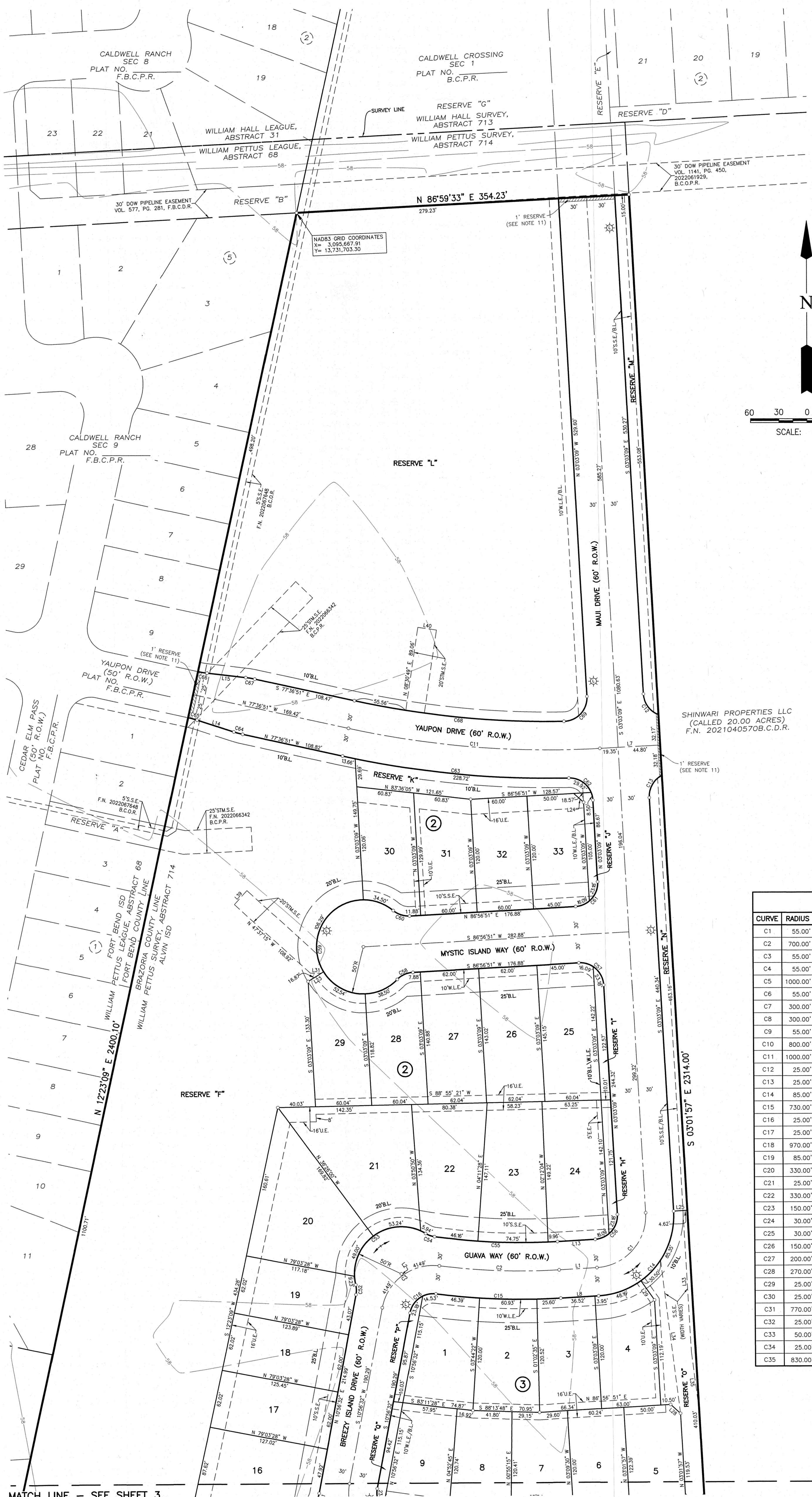
CITY OF IOWA COLONY APPROVAL

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	DINH HO, P.E., CITY ENGINEER
	SYDNEY HARGRODER, COUNCIL MEMBER

DATE \_\_\_\_\_ DATE \_\_\_\_\_

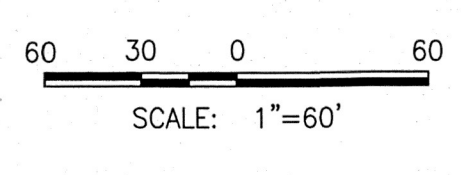
FINAL PLAT OF  
CALDWELL CROSSING  
SECTION 2  
A SUBDIVISION OF 35,766 ACRES OF LAND SITUATED IN THE WILLIAM PETTUS SURVEY, ABSTRACT 714, CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.  
63 LOTS 19 RESERVES (14,522 ACRES) 3 BLOCKS  
OCTOBER 30, 2023 JOB NO. 1931-8152C  
OWNERS:  
608 COLONY INVESTMENTS, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
BRAD RICHIE, SECRETARY  
10003 NW MILITARY HWY, SUITE 2201, SAN ANTONIO, TEXAS 78231  
PH: 210-344-9200  
SURVEYOR: GBI PARTNERS ENGINEER: LJA Engineering, Inc.  
4724 VISTA ROAD 18FELS FIRM #10130300 1904 W. Grand Parkway North Phone 713.953.5200  
PASADENA, TX 77055 GBSurvey@GBISurvey.com Suite 100 Fax 713.953.5026  
PHONE: 281-499-4539 www.GBISurvey.com Katy, Texas 77449 FRN-F-1386  
JON P. BORDOVSKY, R.P.L.S. KATHLEEN KINCHEN, P.E.  
REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 6405 TEXAS LICENSE NO. 136244  
SHEET 1 OF 3





VICINITY MAP  
SCALE: 1" = 1/2 MILE  
KEY MAP NO. 691C&D

- LEGEND**
- 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.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
  - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
  - B.L. INDICATES BUILDING LINE
  - E.E. INDICATES ELECTRICAL EASEMENT
  - F.N. INDICATES FILE NUMBER
  - FND. INDICATES FOUND
  - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
  - I.R. INDICATES IRON ROD
  - NO. INDICATES NUMBER
  - PG. INDICATES PAGE
  - P.O.B. INDICATES POINT OF BEGINNING
  - R.O.W. INDICATES RIGHT-OF-WAY
  - S.S.E. INDICATES SANITARY SEWER EASEMENT
  - STM.S.E. INDICATES STORM SEWER EASEMENT
  - U.E. INDICATES UTILITY EASEMENT
  - VOL. INDICATES VOLUME
  - W.L.E. INDICATES WATER LINE EASEMENT
  - INDICATES PROPOSED STREET LIGHT
  - INDICATES STREET NAME CHANGE



**MINIMUM FINISH FLOOR ELEVATION**

BLOCK	ELEVATION
BLOCKS 1-3	62.37 FEET

THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 62.37 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.

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	55.00'	90°00'00"	86.39'	S 41°56'51" W	77.78'
C2	700.00'	10°25'59"	127.46'	N 87°50'10" W	127.29'
C3	55.00'	86°26'18"	82.97'	S 54°09'41" E	75.33'
C4	55.00'	92°50'42"	89.12'	S 35°28'49" E	79.69'
C5	1000.00'	11°08'59"	194.60'	S 87°28'40" E	194.29'
C6	55.00'	90°01'12"	86.41'	S 48°02'33" E	77.80'
C7	300.00'	47°30'54"	248.79'	S 20°43'30" W	241.72'
C8	300.00'	74°36'24"	390.64'	S 40°18'39" E	363.62'
C9	55.00'	105°23'36"	101.17'	S 40°18'39" E	87.50'
C10	800.00'	8°05'36"	113.01'	N 82°56'45" E	112.91'
C11	1000.00'	15°25'06"	269.10'	N 85°19'24" W	268.29'
C12	25.00'	65°56'15"	28.77'	S 36°01'17" E	27.21'
C13	25.00'	65°52'52"	28.75'	S 29°53'17" W	27.19'
C14	85.00'	90°00'00"	133.52'	S 41°56'51" W	120.21'
C15	730.00'	10°25'59"	132.93'	N 87°50'10" W	132.74'
C16	25.00'	86°26'18"	37.72'	S 54°09'41" W	34.24'
C17	25.00'	92°50'42"	40.51'	S 35°28'49" E	36.22'
C18	970.00'	11°08'59"	188.76'	S 87°28'40" E	188.46'
C19	85.00'	90°01'12"	133.55'	S 48°02'33" E	120.23'
C20	330.00'	42°51'39"	246.86'	S 18°23'52" W	241.14'
C21	25.00'	76°37'28"	33.43'	S 01°30'58" W	31.00'
C22	330.00'	23°52'33"	137.52'	S 24°51'29" E	136.52'
C23	150.00'	9°54'46"	25.95'	S 07°57'50" E	25.92'
C24	30.00'	90°00'00"	47.12'	S 48°00'27" E	42.43'
C25	30.00'	90°00'00"	47.12'	N 41°59'33" E	42.43'
C26	150.00'	6°40'20"	17.47'	N 00°19'43" E	17.46'
C27	200.00'	33°02'45"	115.35'	N 12°51'29" W	113.76'
C28	270.00'	48°13'59"	227.29'	N 53°29'51" W	220.64'
C29	25.00'	90°00'00"	39.27'	S 57°23'09" W	35.36'
C30	25.00'	105°23'36"	45.99'	S 40°18'39" E	39.77'
C31	770.00'	8°05'36"	108.77'	N 82°56'45" E	108.68'
C32	25.00'	42°50'00"	18.69'	N 57°28'56" E	18.26'
C33	50.00'	26°40'01"	231.84'	S 11°06'03" E	73.33'
C34	25.00'	42°50'00"	18.69'	N 79°41'03" W	18.26'
C35	830.00'	8°05'36"	117.24'	S 82°56'45" W	117.15'

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C36	25.00'	21°02'22"	9.18'	S 76°28'22" W	9.13'
C37	25.00'	147°28'20"	128.69'	N 40°18'39" W	96.00'
C38	25.00'	21°02'22"	9.18'	N 22°54'20" E	9.13'
C39	25.00'	90°00'00"	39.27'	N 32°36'51" W	35.36'
C40	200.00'	2°49'02"	9.83'	N 76°12'20" W	9.83'
C41	200.00'	2°49'02"	9.83'	N 76°12'20" W	9.83'
C42	200.00'	2°49'02"	9.83'	S 79°01'22" E	9.83'
C43	200.00'	2°49'02"	9.83'	S 79°01'22" E	9.83'
C44	330.00'	22°54'53"	131.98'	S 66°09'25" E	131.10'
C45	25.00'	87°27'56"	38.16'	N 81°34'04" E	34.56'
C46	270.00'	40°52'03"	192.58'	N 17°24'04" E	188.53'
C47	25.00'	90°01'12"	39.28'	N 48°02'33" W	35.36'
C48	1030.00'	12°00'57"	216.01'	N 87°02'41" W	215.61'
C49	25.00'	20°37'05"	9.00'	S 88°39'16" W	8.95'
C50	50.00'	132°04'28"	115.26'	N 35°37'03" W	91.38'
C51	25.00'	19°28'40"	8.50'	N 20°40'52" E	8.46'
C52	25.00'	24°06'05"	10.52'	N 01°06'31" W	10.44'
C53	50.00'	134°32'07"	117.40'	N 54°06'30" E	92.23'
C54	25.00'	23°14'15"	10.14'	S 70°14'34" W	10.07'
C55	670.00'	11°11'28"	130.86'	S 67°27'25" E	130.66'
C56	25.00'	90°00'00"	39.27'	N 41°56'51" E	35.36'
C57	25.00'	90°00'00"	39.27'	N 48°03'09" W	35.36'
C58	25.00'	42°50'00"	18.69'	S 65°31'51" W	18.26'
C59	50.00'	26°40'01"	231.84'	N 03°03'09" W	73.33'
C60	25.00'	42°50'00"	18.69'	S 71°38'09" E	18.26'
C61	25.00'	90°00'00"	39.27'	N 41°56'51" E	35.36'
C62	25.00'	88°02'41"	38.42'	N 47°04'29" W	34.75'
C63	1030.00'	13°28'59"	242.38'	N 84°21'20" W	241.82'
C64	100.00'	5°37'27"	9.82'	N 74°48'08" W	9.81'
C65	100.00'	5°37'27"	9.82'	N 74°48'08" W	9.81'
C66	100.00'	5°34'34"	9.73'	S 80°24'08" E	9.73'
C67	100.00'	5°34'34"	9.73'	S 80°24'08" E	9.73'
C68	970.00'	13°15'19"	224.41'	S 84°14'30" W	223.91'
C69	25.00'	92°10'59"	40.22'	N 43°02'20" E	36.02'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 86°56'51" W	40.47'
L2	N 35°50'19" W	2.00'
L3	S 54°31'11" W	2.00'
L4	N 86°56'51" E	39.95'
L5	S 44°28'57" W	22.09'
L6	S 49°41'21" W	11.00'
L7	N 86°58'03" E	64.15'
L8	S 86°56'51" W	40.47'
L9	N 86°56'51" E	39.95'
L10	N 78°53'57" E	34.47'
L11	S 78°53'57" W	34.47'
L12	S 86°56'51" W	39.95'
L13	N 86°56'51" E	40.47'
L14	N 71°59'24" W	41.20'
L15	S 83°11'25" E	41.72'
L16	S 43°10'03" W	31.46'
L17	N 32°36'51" W	14.14'
L18	N 41°59'33" E	14.14'
L19	S 28°25'01" E	20.00'
L20	N 56°06'03" W	14.14'

**LINE TABLE**

LINE	BEARING	DISTANCE
L21	S 03°00'27" E	30.00'
L22	S 57°23'09" W	14.14'
L23	S 57°48'55" W	19.87'
L24	N 48°03'09" W	14.14'
L25	N 86°56'51" E	14.62'
L26	N 86°58'03" E	15.00'
L27	N 43°37'33" E	25.00'
L28	N 48°02'33" W	14.14'
L29	S 35°31'05" E	25.00'
L30	N 86°58'03" E	15.00'
L31	S 89°16'08" W	11.79'
L32	N 12°23'09" E	1.50'
L33	S 03°03'09" E	150.52'
L34	S 07°06'20" E	164.26'
L35	S 07°06'20" E	64.34'
L36	S 03°01'57" E	46.78'
L37	S 03°53'38" W	41.46'
L38	S 72°23'09" W	20.00'
L39	N 42°18'58" E	20.00'
L40	S 81°24'29" E	20.00'

**FINAL PLAT OF CALDWELL CROSSING SECTION 2**

A SUBDIVISION OF 35.766 ACRES OF LAND SITUATED IN THE WILLIAM PETTUS SURVEY, ABSTRACT 714, CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

63 LOTS 19 RESERVES (14.522 ACRES) 3 BLOCKS  
OCTOBER 30, 2023 JOB NO. 1931-8152C

OWNERS:  
**608 COLONY INVESTMENTS, LTD.,**  
A TEXAS LIMITED PARTNERSHIP  
BRAD RICHIE, SECRETARY

10003 NW MILITARY HWY, SUITE 2201, SAN ANTONIO, TEXAS 78231  
PH: 210-344-9200

**GBI PARTNERS**  
7724 VISTA ROAD, 18 PELLIS FIRM #10130300  
PASADENA, TX 77505 GBI@gbisurvey.com  
PHONE: 281-499-4539 www.GBISurvey.com

**LJA Engineering, Inc.**  
1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449  
Phone 713.953.5200  
Fax 713.953.5026  
FRN-F-1386

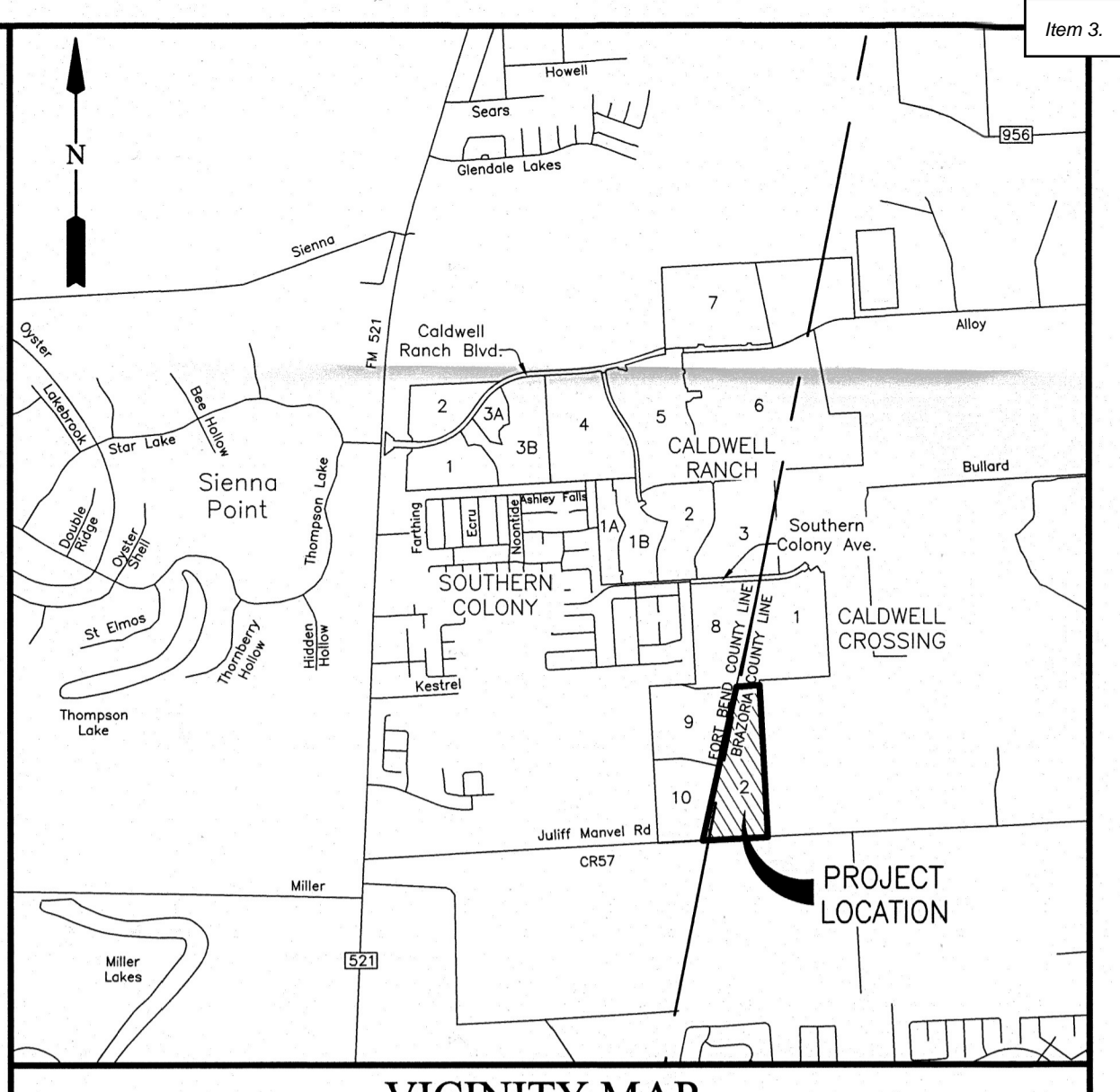
JON P. BORDOVSKY, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6405

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



RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.426	18,535	RESTRICTED TO LANDSCAPE/OPEN SPACE/PARK	HOA
B	0.026	1,122	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
C	0.712	31,003	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE	MUD 87
D	2.589	112,760	RESTRICTED TO OPEN SPACE/DETENTION	MUD 87
E	0.041	1,798	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
F	4.758	207,255	RESTRICTED TO OPEN SPACE/DETENTION	MUD 87
G	0.082	3,569	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
H	0.031	1,359	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
I	0.031	1,364	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
J	0.026	1,136	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
K	0.128	5,597	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
L	4.234	184,431	RESTRICTED TO OPEN SPACE/DETENTION	MUD 87
M	0.187	8,148	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
N	0.154	6,715	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
O	0.272	11,861	RESTRICTED TO LANDSCAPE/OPEN SPACE/PARK	HOA
P	0.025	1,095	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
Q	0.025	1,088	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
R	0.038	1,664	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
S	0.737	32,094	RESTRICTED TO LANDSCAPE/OPEN SPACE/PARK	HOA
TOTAL	14.522	632,594		

- LEGEND**
- 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
  - E.E. INDICATES ELECTRICAL EASEMENT
  - F.N. INDICATES FILE NUMBER
  - FND. INDICATES FOUND
  - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
  - I.R. INDICATES IRON ROD
  - NO. INDICATES NUMBER
  - PG. INDICATES PAGE
  - P.O.B. INDICATES POINT OF BEGINNING
  - R.O.W. INDICATES RIGHT-OF-WAY
  - S.S.E. INDICATES SANITARY SEWER EASEMENT
  - STM.S.E. INDICATES STORM SEWER EASEMENT
  - U.E. INDICATES UTILITY EASEMENT
  - VOL. INDICATES VOLUME
  - W.L.E. INDICATES WATER LINE EASEMENT
  - INDICATES PROPOSED STREET LIGHT
  - INDICATES STREET NAME CHANGE



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	55.00	90°00'00"	86.39'	S 41°56'51" W	77.78'
C2	700.00	10°25'59"	127.46'	N 87°50'10" W	127.29'
C3	55.00	86°26'18"	82.97'	S 54°09'41" W	75.33'
C4	55.00	92°50'42"	89.12'	S 35°28'49" E	79.69'
C5	1000.00	11°08'59"	194.60'	S 87°28'40" E	194.29'
C6	55.00	90°01'12"	86.41'	S 48°02'33" E	77.80'
C7	300.00	47°30'54"	248.79'	S 20°43'30" W	241.72'
C8	300.00	74°36'24"	390.64'	S 40°18'39" E	363.62'
C9	55.00	105°23'36"	101.17'	S 40°18'39" E	87.50'
C10	800.00	8°05'36"	113.01'	N 82°56'45" E	112.91'
C11	1000.00	15°25'06"	269.10'	N 85°19'24" W	268.29'
C12	25.00	65°56'15"	28.77'	S 36°01'17" E	27.21'
C13	25.00	65°52'52"	28.75'	S 29°53'17" W	27.19'
C14	85.00	90°00'00"	133.52'	S 41°56'51" W	120.21'
C15	730.00	10°25'59"	132.93'	N 87°50'10" W	132.74'
C16	25.00	86°26'18"	37.72'	S 54°09'41" W	34.24'
C17	25.00	92°50'42"	40.51'	S 35°28'49" E	36.22'
C18	970.00	11°08'59"	188.76'	S 87°28'40" E	188.46'
C19	85.00	90°01'12"	133.55'	S 40°18'39" E	120.23'
C20	330.00	42°51'39"	246.86'	S 18°23'52" W	241.14'
C21	25.00	76°37'28"	33.43'	S 01°30'58" W	31.00'
C22	330.00	23°52'33"	137.52'	S 24°51'29" E	136.52'
C23	150.00	9°54'46"	25.95'	S 07°57'50" E	25.92'
C24	30.00	90°00'00"	47.12'	S 48°02'33" E	42.43'
C25	30.00	90°00'00"	47.12'	N 41°59'33" E	42.43'
C26	150.00	6°40'20"	17.47'	N 00°19'43" E	17.46'
C27	200.00	33°02'45"	115.35'	N 12°51'29" W	113.76'
C28	270.00	48°13'59"	227.29'	N 53°29'51" W	220.64'
C29	25.00	90°00'00"	39.27'	S 57°23'09" W	35.36'
C30	25.00	105°23'36"	45.99'	S 40°18'39" E	39.77'
C31	770.00	8°05'36"	108.77'	N 82°56'45" E	108.68'
C32	25.00	42°50'00"	18.69'	N 57°28'56" E	18.28'
C33	50.00	265°40'01"	231.84'	S 11°06'03" E	73.33'
C34	25.00	42°50'00"	18.69'	N 79°41'03" W	18.26'
C35	830.00	8°05'36"	117.24'	S 82°56'45" W	117.15'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C36	25.00	21°02'22"	9.18'	S 76°28'22" W	9.13'
C37	50.00	14°28'20"	128.69'	N 40°18'39" E	96.00'
C38	25.00	21°02'22"	9.18'	N 22°54'20" E	9.13'
C39	25.00	90°00'00"	39.27'	N 32°36'51" W	35.36'
C40	200.00	2°49'02"	9.83'	N 76°12'20" W	9.83'
C41	200.00	2°49'02"	9.83'	N 76°12'20" W	9.83'
C42	200.00	2°49'02"	9.83'	S 79°01'22" E	9.83'
C43	200.00	2°49'02"	9.83'	S 79°01'22" E	9.83'
C44	330.00	22°54'53"	131.98'	S 66°09'25" E	131.10'
C45	25.00	87°27'56"	38.16'	N 81°34'04" E	34.56'
C46	270.00	40°52'03"	192.58'	N 17°24'04" E	188.53'
C47	25.00	90°01'12"	39.28'	N 48°02'33" W	35.36'
C48	1030.00	12°00'57"	216.01'	N 87°02'41" W	215.61'
C49	25.00	20°37'05"	9.00'	S 88°39'16" W	8.95'
C50	50.00	132°04'28"	115.26'	N 35°37'03" W	91.38'
C51	25.00	19°28'40"	8.50'	N 20°40'52" E	8.46'
C52	25.00	24°06'05"	10.52'	N 01°06'31" W	10.44'
C53	50.00	134°32'07"	117.40'	N 54°06'30" E	92.23'
C54	25.00	23°14'15"	10.14'	S 70°14'34" E	10.07'
C55	670.00	11°11'28"	130.86'	S 87°27'25" E	130.66'
C56	25.00	90°00'00"	39.27'	N 41°56'51" E	35.36'
C57	25.00	90°00'00"	39.27'	N 48°03'09" W	35.36'
C58	25.00	42°50'00"	18.69'	S 65°31'51" W	18.26'
C59	50.00	265°40'01"	231.84'	N 03°03'09" W	73.33'
C60	25.00	42°50'00"	18.69'	S 71°38'09" E	18.26'
C61	25.00	90°00'00"	39.27'	N 41°56'51" E	35.36'
C62	25.00	88°02'41"	38.42'	N 47°04'29" W	34.75'
C63	1030.00	13°28'59"	242.38'	N 84°21'20" W	241.82'
C64	100.00	5°37'27"	9.82'	N 74°48'08" W	9.81'
C65	100.00	5°37'27"	9.82'	N 74°48'08" W	9.81'
C66	100.00	5°34'34"	9.73'	S 80°24'08" E	9.73'
C67	100.00	5°34'34"	9.73'	S 80°24'08" E	9.73'
C68	970.00	13°15'19"	224.41'	S 84°14'30" E	223.91'
C69	25.00	92°10'59"	40.22'	N 43°02'20" E	36.02'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 86°56'51" W	40.47'
L2	N 35°50'19" W	2.00'
L3	S 54°31'11" W	2.00'
L4	N 86°56'51" E	39.95'
L5	S 44°28'57" W	22.09'
L6	S 49°41'21" W	11.00'
L7	N 86°58'03" E	64.15'
L8	S 86°56'51" W	40.47'
L9	N 86°56'51" E	39.95'
L10	N 78°53'57" E	34.47'
L11	S 78°53'57" W	34.47'
L12	S 86°56'51" W	39.95'
L13	N 86°56'51" E	40.47'
L14	N 71°59'24" W	41.20'
L15	S 83°11'25" E	41.72'
L16	S 43°10'03" W	31.46'
L17	N 32°36'51" W	14.14'
L18	N 41°59'33" E	14.14'
L19	S 28°25'01" E	20.00'
L20	N 56°06'03" W	14.14'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S 03°00'27" E	30.00'
L22	S 57°23'09" W	14.14'
L23	S 57°48'55" W	19.67'
L24	N 48°03'09" W	14.14'
L25	N 86°56'51" E	14.62'
L26	N 86°58'03" E	15.00'
L27	N 43°37'33" E	25.00'
L28	N 48°02'33" W	14.14'
L29	S 35°31'05" E	25.00'
L30	N 86°58'03" E	15.00'
L31	S 89°16'08" W	11.79'
L32	N 12°23'09" E	1.50'
L33	S 03°03'09" E	150.52'
L34	S 07°06'20" E	164.26'
L35	S 07°06'20" E	64.34'
L36	S 03°01'57" E	46.78'
L37	S 03°53'38" W	41.46'
L38	S 72°23'09" W	20.00'
L39	N 42°18'58" E	20.00'
L40	S 81°24'29" E	20.00'

**FINAL PLAT OF CALDWELL CROSSING SECTION 2**

A SUBDIVISION OF 35.766 ACRES OF LAND SITUATED IN THE WILLIAM PETTUS SURVEY, ABSTRACT 714, CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

63 LOTS 19 RESERVES (14.522 ACRES) 3 BLOCKS  
OCTOBER 30, 2023 JOB NO. 1931-8152C

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

**SURVEYOR: GBI PARTNERS**  
4724 VISTA ROAD PASADENA, TX 77055  
PHONE: 281-499-4539 www.GBISurvey.com

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

JON P. BORDOVSKY, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6405  
KATHLEEN KINCHEN, P.E. LICENSED PROFESSIONAL ENGINEER TEXAS LICENSE NO. 136244



Wednesday, November 29, 2023

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

Re: Bullard Parkway Street Dedication Phase 1 Final Plat  
Letter of Recommendation to Approve - Updated  
City of Iowa Colony Project No. 2355  
Adico, LLC Project No. 16007-2-293

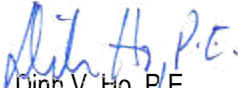
Dear Ms. Bell:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Bullard Parkway Street Dedication Phase 1 Final Plat received on or about November 28, 2023. The review of the final 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 plat as resubmitted on November 28, 2023. Please provide two (2) sets of mylars and ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, November 29, 2023, for consideration at the December 5, 2023, 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, COIC  
Robert Hemminger, COIC



STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, 608 COLONY INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH FW COMPANIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, ACTING BY AND THROUGH BRAD RICHIE, SECRETARY, BEING AN OFFICER OF FW COMPANIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND 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, HERINAFTER REFERRED TO AS OWNERS OF THE 1.373 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF BULLARD PARKWAY STREET DEDICATION, 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 CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF BULLARD PARKWAY STREET DEDICATION WHERE BUILDING SETBACK LINES OF 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, 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 25th DAY OF October, 2023.

BY: 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 BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRAD RICHIE, SECRETARY, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
THIS 25th DAY OF October, 2023.

Marian H. Adams  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

IN TESTIMONY HERETO, 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 24th DAY OF OCTOBER, 2023.

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

BY: ERNEST S. LOEB, ASSISTANT VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNEST S. LOEB, ASSISTANT VICE PRESIDENT OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 24th DAY OF OCTOBER, 2023.

Morgan S. Bowman  
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, KATHLEEN KINCHEN, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF BRAZORIA COUNTY TO THE BEST OF MY KNOWLEDGE.

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



BRAZORIA DRAINAGE DISTRICT NO. 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, WITH THE EXCEPTION OF BUSINESS OWNERS, PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY OWNERS AND/OR BUSINESS OWNERS, WILL BE MAINTAINED BY THE PROPERTY OWNERS AND 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 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 REPEAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
- OTHER THAN SHOWN HERON, 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"

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E. DATE 11/6/23  
Kerry Osburn VICE PRESIDENT  
Brandon Middleton DATE 11/6/23  
SECRETARY/TREASURER  
Nazary Sabti DATE 11/6/23  
DISTRICT ENGINEER

BCDD5 REF. ID# B230011

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

BEING A TRACT CONTAINING 1.373 ACRES OF LAND, LOCATED IN THE WILLIAM HALL SURVEY, ABSTRACT NUMBER 713 IN BRAZORIA COUNTY, TEXAS; SAID 1.373 ACRE TRACT BEING ALL OF A CALL 0.260 ACRE TRACT STYLED AS TRACT 2 AND PORTIONS OF A CALL 0.556 ACRE TRACT STYLED AS TRACT 2, A CALL 9.934 ACRE TRACT STYLED AS TRACT 2 AND A CALL 4.529 ACRE TRACT, ALL RECORDED IN THE NAME OF 608 COLONY INVESTMENTS, LTD. IN FILE NUMBERS 2023021984, 2023021985, 2023022280 AND 2023014953 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY (O.P.B.C.), RESPECTIVELY, AND PORTIONS OF A CALL 50.029 ACRE TRACT AND A CALL 93.567 ACRE TRACT STYLED AS PARCEL ONE, TRACT 1, BOTH RECORDED IN THE NAME OF D.R. HORTON-TEXAS, LTD. IN FILE NUMBERS 2022033742 OF THE O.P.B.C. AND 2019129484 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY (O.R.F.B.C.), RESPECTIVELY; SAID 1.373 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 RESERVE "B", SOUTHERN COLONY EXPANSION PHASE I, SECTION 3, A SUBDIVISION RECORDED IN PLAT NUMBER 20210014 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.):

THENCE, THROUGH AND ACROSS SAID 50.029 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES:

- NORTH 86 DEGREES 45 MINUTES 02 SECONDS EAST, A DISTANCE OF 8.63 FEET;
- 434.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 45 DEGREES 13 MINUTES 25 SECONDS AND A CHORD THAT BEARS NORTH 84 DEGREES 08 MINUTES 20 SECONDS EAST, A DISTANCE OF 422.93 FEET;
- SOUTH 48 DEGREES 00 MINUTES 29 SECONDS EAST, A DISTANCE OF 76.24 FEET;
- 43.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 45 DEGREES 46 MINUTES 02 SECONDS AND A CHORD THAT BEARS SOUTH 00 DEGREES 06 MINUTES 30 SECONDS WEST, A DISTANCE OF 40.06 FEET;
- SOUTH 48 DEGREES 08 MINUTES 22 SECONDS WEST, A DISTANCE OF 79.99 FEET;
- 43.78 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 83 DEGREES 36 MINUTES 27 SECONDS AND A CHORD THAT BEARS NORTH 84 DEGREES 01 MINUTE 44 SECONDS WEST, A DISTANCE OF 39.99 FEET;
- 360.19 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, AT A LENGTH OF 57.98 FEET PASS NORTHERLY LINE OF AFORESAID 0.556 ACRE TRACT AND CONTINUING THROUGH AND ACROSS SAID 0.556 ACRE TRACT, AT A LENGTH OF 278.13 FEET PASS THE SOUTHERLY LINE OF SAID 0.556 ACRE TRACT AND THE NORTHERLY LINE OF AFORESAID 4.529 ACRE TRACT, SAID CURVE HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 32 DEGREES 45 MINUTES 27 SECONDS AND A CHORD THAT BEARS SOUTH 70 DEGREES 32 MINUTES 46 SECONDS WEST, A DISTANCE OF 355.30 FEET;

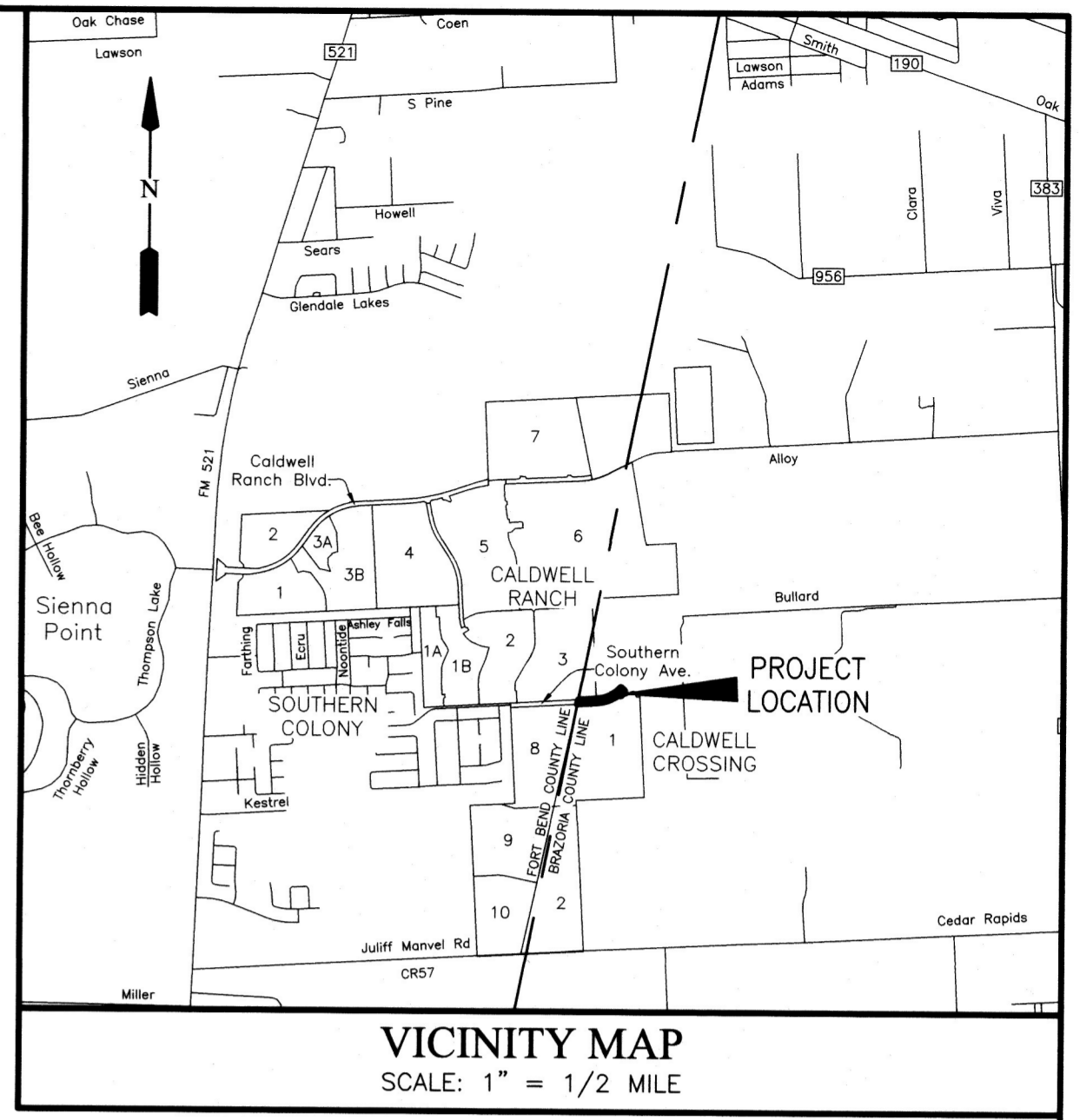
THENCE, CONTINUING THROUGH AND ACROSS SAID 4.529 ACRE TRACT, AND THROUGH AND ACROSS AFORESAID 9.934 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

- SOUTH 86 DEGREES 55 MINUTES 29 SECONDS EAST, AT A DISTANCE OF 143.69 FEET PASS THE WESTERLY LINE OF SAID 4.529 ACRE TRACT AND THE EASTERLY LINE OF SAID 9.934 ACRE TRACT, IN ALL A DISTANCE OF 315.73 FEET;
- NORTH 12 DEGREES 23 MINUTES 09 SECONDS EAST, AT A DISTANCE OF 1.15 FEET PASS THE SOUTHWESTERLY CORNER OF AFORESAID 0.260 ACRE TRACT, IN ALL A DISTANCE OF 78.03 FEET TO THE SOUTHERLY LINE OF RESERVE "C", AFORESAID SOUTHERN COLONY EXPANSION PHASE I, SECTION 3;

THENCE, WITH SAID SOUTHERLY LINE AND THE SOUTHERLY LINE OF AFORESAID RESERVE "B", NORTH 86 DEGREES 45 MINUTES 02 SECONDS EAST, A DISTANCE OF 288.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.373 ACRES OF LAND.

NOTES:

- THIS PLAT LIES WITHIN BRAZORIA COUNTY, THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD 87, AND BRAZORIA DRAINAGE DISTRICT NO. 5.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE AGENCY, DATED MARCH 6, 2023, EFFECTIVE DATE OF FEBRUARY 28, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THERE ARE NO VISIBLE PIPELINES WITHIN THIS PLAT.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99986724707.
- T.B.M. = INDICATES TEMPORARY BENCHMARK: TBM-171: 5/8 INCH IRON ROD SET. ELEVATION = 59.26', NAVD 88, GEOID 18
- 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.
- 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 DRAINAGE DISTRICT NO. 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.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS 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.
- THE HOA WILL BE RESPONSIBLE FOR MAINTENANCE OF RESERVES.
- 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.; 608 COLONY INVESTMENTS, LTD.; AND D.R. HORTON.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 61.00 FEET ABOVE MEAN SEA LEVEL (NAVD88 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.



VICINITY MAP  
SCALE: 1" = 1/2 MILE  
KEY MAP NO. 651Y, 651Z

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	FAREBA VOICE, COUNCIL MEMBER
TERRY HAYES PLANNING & ZONING COMMISSION MEMBER	SYDNEY HARGRODER, COUNCIL MEMBER
DATE	DINH HO P.E., CITY ENGINEER
DATE	DATE

### FINAL PLAT OF BULLARD PARKWAY STREET DEDICATION PHASE 1

A SUBDIVISION OF 1.373 ACRES OF LAND SITUATED IN THE WILLIAM HALL SURVEY, ABSTRACT 713, CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS AND REPLAT LOTS 10, 21, AND 20 TW & JHB HOUSE SUBDIVISION VOL. 7, PG. 301 F.B.C.D.R.

0 LOTS 0 RESERVES 0 BLOCKS  
AUGUST 10, 2023 JOB NO. 1931-8114C

OWNERS:  
608 COLONY INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP  
BRAD RICHIE, SECRETARY  
10003 NW MILITARY HWY, SUITE 2201, SAN ANTONIO, TEXAS 78231  
PH: 210-344-9200  
D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, AND ERNEST S. LOEB, ASSISTANT VICE PRESIDENT  
8744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407  
PH: 281-566-2100

<b>SURVEYOR:</b> GBI PARTNERS 4724 VISTA ROAD PASADENA, TX 77505 PHONE: 281-499-4539	<b>ENGINEER:</b> LJA Engineering, Inc. 1904 W. Grand Parkway North Suite 100 Katy, Texas 77449 Phone 713.953.5200 Fax 713.953.5026 FRN-F-1386
---	--

JON P. BORDOVSKY, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6405  
KATHLEEN KINCHEN, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 136244

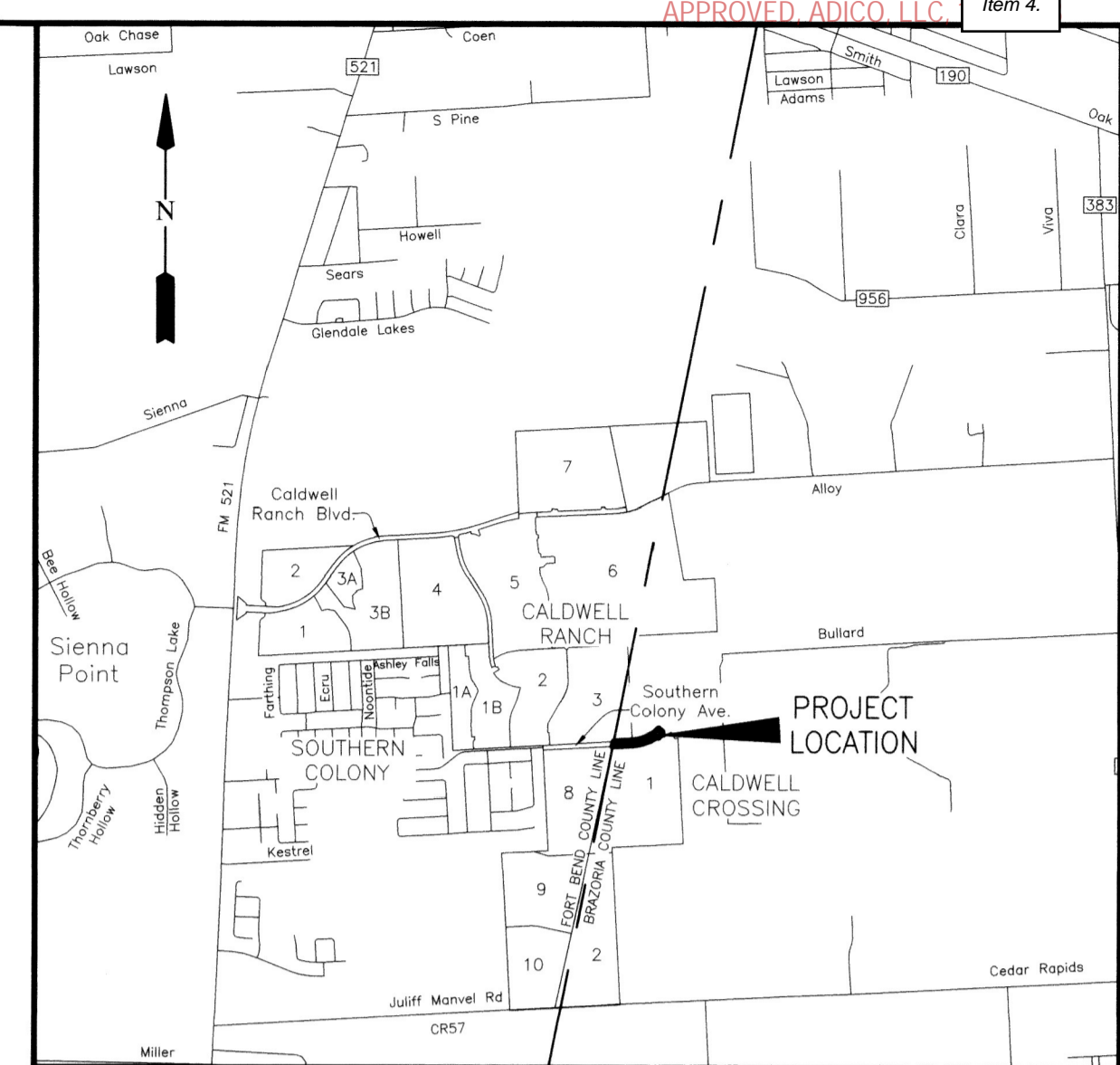


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 48°00'29" E	76.24'
L2	S 48°08'22" W	79.99'
L3	N 12°23'09" E	76.03'
L4	S 42°13'31" E	62.54'

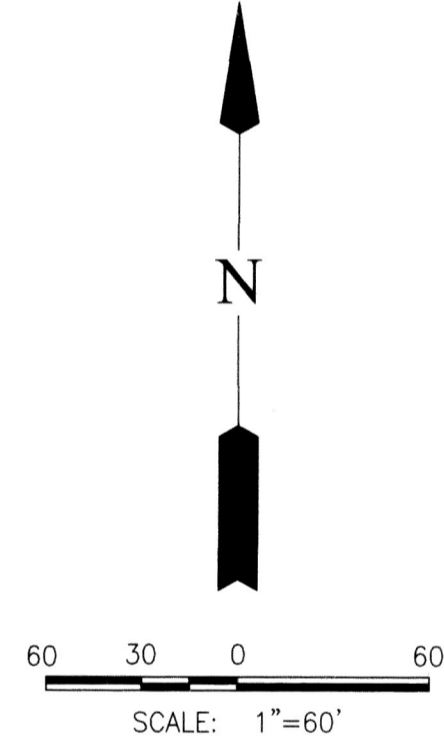
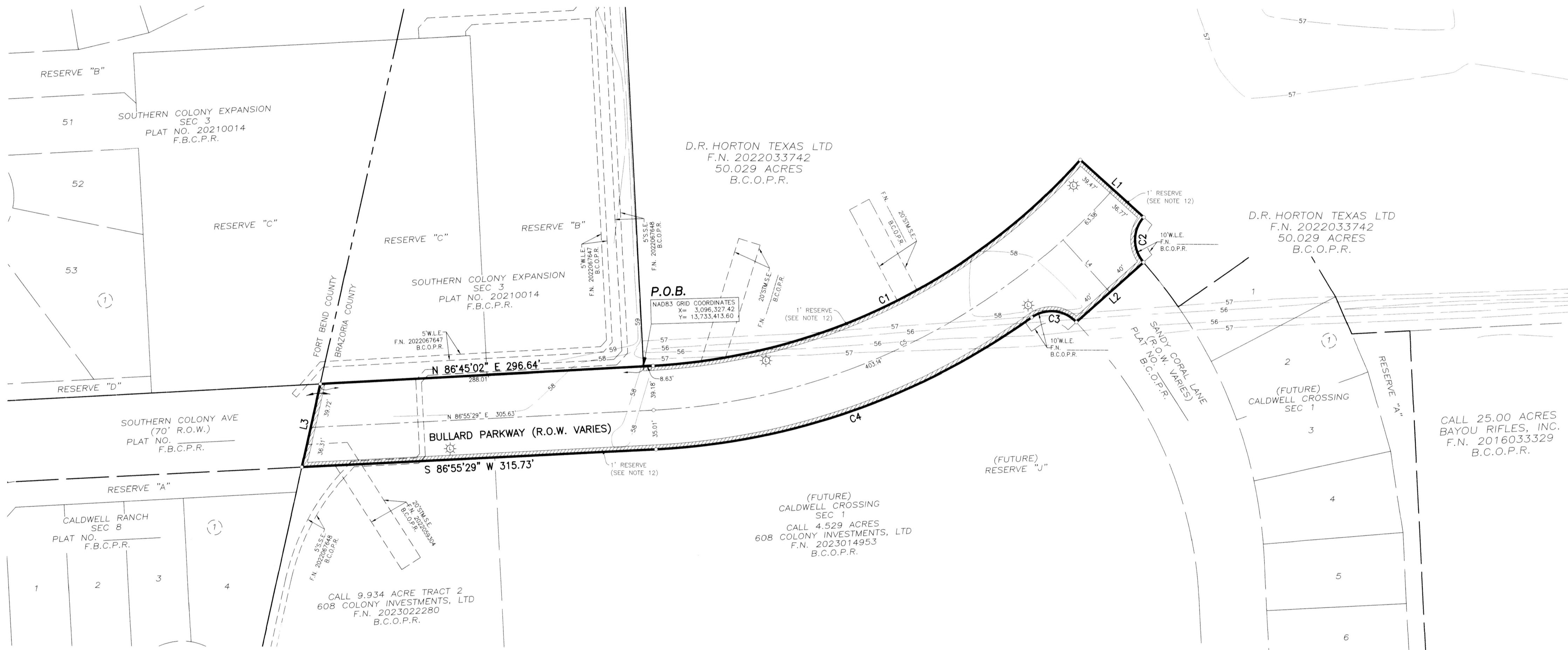
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	550.00'	45°13'25"	434.12'	N 64°08'20" E	422.93'
C2	30.00'	83°46'02"	43.86'	S 00°06'30" W	40.06'
C3	30.00'	83°36'27"	43.78'	N 84°01'44" W	39.99'
C4	630.00'	32°45'27"	360.19'	S 70°32'46" W	355.30'
C5	590.00'	45°18'18"	466.52'	N 64°16'20" E	454.47'

MINIMUM FINISH FLOOR ELEVATION	
BLOCK	ELEVATION
	61.00 FEET

THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 61.00 FEET ABOVE MEAN SEA LEVEL (NAVD88 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. 651Y, 651Z



### FINAL PLAT OF BULLARD PARKWAY STREET DEDICATION PHASE 1

A SUBDIVISION OF 1.373 ACRES OF LAND SITUATED IN THE WILLIAM HALL SURVEY, ABSTRACT 713, CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS AND REPLAT LOTS 10, 21, AND 20 TW & JHB HOUSE SUBDIVISION VOL. 7, PG. 301 F.B.C.D.R.

0 LOTS 0 RESERVES 0 BLOCKS

AUGUST 10, 2023

JOB NO. 1931-8114C

OWNERS:

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

D.R. HORTON-TEXAS, LTD.,  
A TEXAS LIMITED PARTNERSHIP, AND  
ERNEST S. LOEB, ASSISTANT VICE PRESIDENT  
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407  
PH: 281-566-2100

LEGEND

- W.L.E. INDICATES WATERLINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- STM.S.E. INDICATES STORM SEWER EASEMENT
- B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- F.N. INDICATES FILE NUMBER
- R.O.W. INDICATES RIGHT OF WAY
- P.O.B. INDICATES POINT OF BEGINNING
- ☉ INDICATES PROPOSED STREET LIGHT



SURVEYOR:  
**GPI PARTNERS**  
4724 VISTA ROAD T8PELS FIRM #10130300  
PASADENA, TX 77305  
PHONE: 281-499-4539 www.GPISurvey.com

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

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

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



Tuesday, October 17, 2023

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

Re: Caldwell Ranch Boulevard Phase IIIB Street Dedication Final Plat  
**Letter of Recommendation to Approve**  
City of Iowa Colony Project No. 2023  
Adico, LLC Project No. 16007-2-284

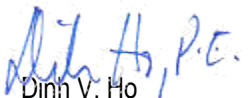
Dear Ms. Bell;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Caldwell Ranch Boulevard Phase IIIB Street Dedication Final Plat received on or about October 16, 2023. The review of the final 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 plat as resubmitted on October 12, 2023. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than November 1, 2023, for consideration at the November 7, 2023, Planning and Zoning meeting.

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

Sincerely,  
Adico, LLC

  
Dinh V. Ho  
TBPE Firm No.16423

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC



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, HERINAFTER REFERRED TO AS OWNERS OF THE 26.358 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF CALDWELL RANCH BOULEVARD PHASE IIIB STREET DEDICATION, 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 PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY DRAINAGE EASEMENT, DITCH, GULLY, RAVINES, DRAWS, AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

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 OPERATION 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.

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 RANCH BOULEVARD PHASE IIIB STREET DEDICATION 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, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ERNEST S. LOEB, ITS ASSISTANT VICE PRESIDENT, THEREUNTO AUTHORIZED.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

BY: \_\_\_\_\_  
ERNEST S. LOEB, ASSISTANT VICE PRESIDENT

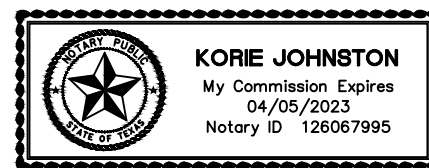
STATE OF TEXAS  
COUNTY OF BRAZORIA

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



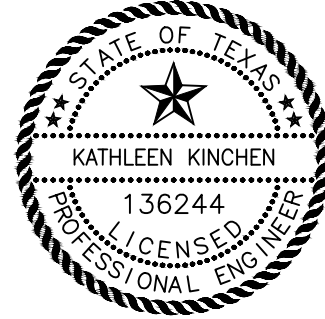
I, JON P. BORDOVSKY, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION WAS PREPARED FROM AN ACTUAL SURVEY OF THE PARENT TRACT PROPERTY, MADE UNDER MY SUPERVISION ON THE GROUND; 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 7)

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



I, KATHLEEN KINCHEN, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

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



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

STEVEN BYRUM-BRATSEN, COUNCIL MEMBER

TERRY HAYES  
PLANNING & ZONING COMMISSION MEMBER

SYDNEY HARGRODER, COUNCIL MEMBER

DATE

DATE

APPROVED BY THE BOARD OF COMMISSIONERS ON \_\_\_\_\_

BRAZORIA DRAINAGE DISTRICT NO. 4

DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN THE DISTRICT'S "RULES, REGULATIONS AND GUIDELINES" AND THESE APPROVED DRAINAGE PLANS AND/OR PLAT, THE DISTRICT'S "RULES, REGULATIONS & GUIDELINES" SHALL GOVERN AND PREVAIL. ANY APPROVED VARIANCES SHALL BE ITEMIZED ON THE COVER SHEET AND PLACED ON THE APPROPRIATE SHEET WHERE APPLICABLE. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

BDD4 REF. ID #22-000126

BRAZORIA DRAINAGE DISTRICT 4 NOTES:

- 1. ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED
- 2. PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERCTED IN A DRAINAGE EASEMENT, ACCESS EASEMENT, OR FEE STRIP.
- 3. MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
- 4. CONTRACTOR SHALL NOTIFY THE DISTRICT'S INSPECTOR AT LEAST FORTY-EIGHT (48) HOURS BEFORE BEGINNING WORK AND TWENTY-FOUR(24) HOURS BEFORE PLACING ANY CONCRETE.
- 5. THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
- 6. APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM, AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
- 7. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
- 8. THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS, AND/OR ANY OTHER RIGHT-OF-WAY ACROSS THIRD PARTIES' PROPERTIES FOR PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
- 9. DRAINAGE EASEMENTS SHALL BE USED ON FOR THE PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RECONSTRUCTING OF A DRAINAGE FACILITIES, AND ANY AND ALL RELATED EQUIPMENT AND FACILITIES TOGETHER WITH ANY AND ALL NECESSARY INCIDENTALS AND APPURTENANCES THERETO IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA. THE DISTRICT'S SUCCESSORS, ASSIGNS, AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES SHALL AT ALL PRESENT AND FUTURE TIMES, HAVE THE RIGHT AND PRIVILEGE OF INGRESS AND EGRESS IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA.
- 10. ACCESS EASEMENTS SHALL BE USED FOR INGRESS AND EGRESS TO THE DISTRICT'S DRAINAGE FACILITIES AND SHALL BE KEPT CLEAR OF ANY AND ALL OBSTRUCTIONS.
- 11. AN AS-BUILT CERTIFICATE AND AS-BUILT SURVEY ARE REQUIRED TO BE SUBMITTED TO THE DISTRICT BEFORE A CERTIFICATE OF COMPLIANCE CAN BE ISSUED. CONTACT THE DISTRICT'S INSPECTOR FOR FURTHER CLARIFICATION.
- 12. ALL DRAINAGE PLANS AND PLATS SHALL BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS & GUIDELINES. BOARD APPROVAL OF A DRAINAGE PLAN OR PLAT DOES NOT CONSTITUTE PERMISSION TO DEVIATE FROM THE DISTRICT'S RULES, REGULATIONS & GUIDELINES IS ONLY AUTHORIZED AND ALLOWED BY A SEPARATE REQUIRED FOR VARIANCE WHICH WAS APPROVED BY THE BOARD. ANY BOARD APPROVED VARIANCE SHALL BE REFERENCED ON THE PLAN COVER SHEET AND APPROPRIATE SHEET WHERE APPLICABLE. THE USE OF THE TERM "GUIDELINES" HEREIN DOES NOT AFFECT THE MANDATORY NATURE OF THESE RULES, REGULATIONS & GUIDELINES.

BEING A TRACT CONTAINING 26.358 ACRES OF LAND, LOCATED IN THE WILLIAM HALL SURVEY, ABSTRACT NUMBER 713 AND THE H.T. & B.R.R. CO. LOT 68 SURVEY, ABSTRACT NUMBER 561 IN BRAZORIA COUNTY, TEXAS; SAID 26.358 ACRE TRACT BEING A PORTION OF A CALL 353.926 ACRE TRACT AND ALL OF A CALL 15.987 ACRE TRACT, BOTH RECORDED IN THE NAME OF 258 COLONY INVESTMENTS, LLC IN FILE NUMBER 2019127946 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY (O.R.F.B.C.) AND A PORTION OF A CALL 363.942 ACRE TRACT RECORDED IN THE NAME OF J.H. CALDWELL, ET AL, IN VOLUME 796, PAGE 565 OF THE O.R.F.B.C. SAID 26.358 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY TWO (2) METES AND BOUNDS AS FOLLOWS (BEARINGS BEING BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, AS DERIVED FROM GPS OBSERVATIONS):

TRACT I: 10.371 ACRES

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID 353.926 ACRE TRACT, THE SOUTHEASTERLY CORNER OF A CALL 484.4229 ACRE TRACT RECORDED IN THE NAME OF HANNOVER ESTATES, LTD. IN FILE NUMBER 2002140473 OF THE O.P.R.R.P.B.C.T.; AND BEING ON THE WESTERLY LINE OF A CALL 100-FOOT WIDE RIGHT-OF-WAY (R.O.W.) RECORDED IN THE NAME OF BAYOU RIFLES, INC. IN FILE NUMBER 2001052768 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY (O.P.R.B.C.);

THENCE, WITH SAID WESTERLY LINE, SOUTH 03 DEGREES 04 MINUTES 56 SECONDS EAST, A DISTANCE OF 944.99 FEET;

THENCE, THROUGH AND ACROSS SAID 363.942 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES:

- 1. SOUTH 87 DEGREES 05 MINUTES 01 SECOND WEST, A DISTANCE OF 4.10 FEET;
- 2. 28.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 51 MINUTES 01 SECOND AND A CHORD THAT BEARS SOUTH 89 DEGREES 30 MINUTES 31 SECONDS WEST, A DISTANCE OF 28.35 FEET;
- 3. NORTH 88 DEGREES 03 MINUTES 58 SECONDS WEST, A DISTANCE OF 60.45 FEET;
- 4. 445.89 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 890.00 FEET, A CENTRAL ANGLE OF 28 DEGREES 42 MINUTES 20 SECONDS AND A CHORD THAT BEARS SOUTH 77 DEGREES 34 MINUTES 52 SECONDS WEST, A DISTANCE OF 441.25 FEET TO A SOUTHERLY LINE OF AFORESAID 353.926 ACRE TRACT;

THENCE, WITH SAID LINE, SOUTH 63 DEGREES 13 MINUTES 42 SECONDS WEST, AT A DISTANCE OF 107.99 FEET TO THE FORT BEND/BRAZORIA COUNTY LINE;

THENCE, WITH SAID LINE, NORTH 12 DEGREES 23 MINUTES 09 SECONDS EAST, A DISTANCE OF 1093.02 FEET TO THE NORTHERLY LINE OF SAID 353.926 ACRE TRACT AND THE SOUTHERLY LINE OF AFORESAID 484.4229 ACRE TRACT;

THENCE, WITH SAID NORTHERLY LINE, NORTH 86 DEGREES 55 MINUTES 29 SECONDS EAST, A DISTANCE OF 335.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.371 ACRES OF LAND.

TRACT II: 15.987 ACRES

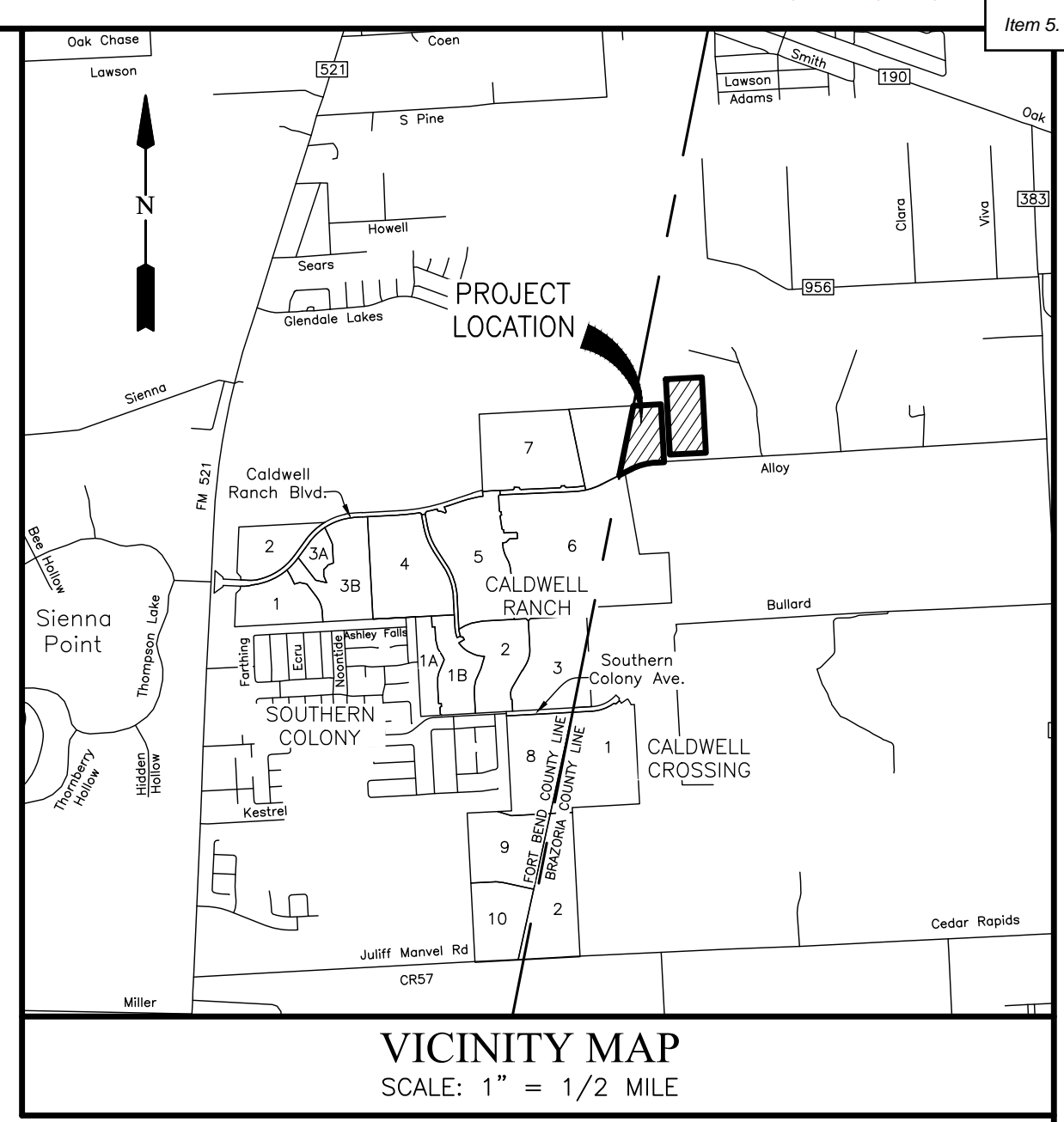
BEGINNING AT THE NORTHWESTERLY CORNER OF SAID 15.987 ACRE TRACT, THE NORTHEASTERLY CORNER OF SAID 100-FOOT WIDE R.O.W. AND BEING ON THE SOUTHERLY LINE OF A CALL 26 ACRE TRACT RECORDED IN THE NAME OF JEAN W. FAYNE TRUST IN FILE NUMBER 1997040600 OF THE O.P.R.R.P.B.C.T.;

THENCE, WITH THE NORTHERLY, EASTERLY, SOUTHERLY AND WESTERLY LINES OF SAID 15.987 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES:

- 1. NORTH 86 DEGREES 49 MINUTES 06 SECONDS EAST, A DISTANCE OF 576.96 FEET;
- 2. SOUTH 03 DEGREES 03 MINUTES 55 SECONDS EAST, A DISTANCE OF 1208.76 FEET;
- 3. SOUTH 87 DEGREES 05 MINUTES 01 SECOND WEST, A DISTANCE OF 576.60 FEET;
- 4. NORTH 03 DEGREES 04 MINUTES 56 SECONDS WEST, A DISTANCE OF 1206.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.987 ACRES OF LAND.

NOTES:

- 1. THIS PLAT LIES WHOLLY WITHIN THE ETJ OF THE CITY OF IOWA COLONY, BRAZORIA DRAINAGE DISTRICT 4, BRAZORIA-FORT BEND MUD NUMBER 3, BRAZORIA COUNTY, AND ALVIN INDEPENDENT SCHOOL DISTRICT.
- 2. PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY BRAZORIA COUNTY, ALL BLOCK CORNERS AND STREET RIGHTS-OF-WAY WILL BE MONUMENTED.
- 3. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE AGENCY, DATED AUGUST 2, 2023, EFFECTIVE DATE OF JULY 26, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 4. THERE ARE NO VISIBLE PIPELINES WITHIN THIS PLAT.
- 5. 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.
- 6. T.B.M. INDICATES TEMPORARY BENCHMARK: "X" CUT ON BACK OF CURB ON NORTH SIDE OF CALDWELL RANCH BOULEVARD.  
ELEVATION = 60.20', NAVD 88, GEOD 18
- 7. 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.
- 8. THIS PROPERTY LIES ENTIRELY WITHIN THE AREA DESIGNATED AS ZONE "X" UNSHADED AS PER FLOOD INSURANCE RATE MAPS (F.I.R.M.), COMMUNITY PANEL NO. 48039C0105K, EFFECTIVE DECEMBER 30, 2020.
- 9. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- 10. THIS FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY CITY IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY CITY COUNCIL.
- 11. 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 THEREO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- 12. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- 13. SIDEWALKS MUST BE CONSTRUCTED AS A PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
- 14. A ONE (1) YEAR MAINTENANCE BOND IN THE AMOUNT OF FIFTY (50) PERCENT OF THE COST OF THE INFRASTRUCTURE IMPROVEMENTS VALID ONE (1) YEAR FROM THE DATE THE INFRASTRUCTURE IS ACCEPTED AND/OR APPROVED BY THE CITY.
- 15. ALL PERMANENT REFERENCE MONUMENTS ("PRM") ARE OR SHALL BE SET AT ALL BOUNDARY LINE ANGLE POINTS, BLOCK CORNERS, ANGLE POINTS, POINTS OF CURVATURE, AN DAT 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.
- 16. 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.
- 17. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
- 18. A MINIMUM OF FIVE (5) FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG ALL STREETS AND SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- 19. THE OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE DEDICATION.
- 20. STREET NAMES SHALL BE IN CONFORMANCE WITH IOWA COLONY DESIGN CRITERIA.



VICINITY MAP  
SCALE: 1" = 1/2 MILE  
KEY MAP NO. 651V

# FINAL PLAT OF CALDWELL RANCH BOULEVARD PHASE IIIB STREET DEDICATION

A SUBDIVISION OF 26.358 ACRES OF LAND SITUATED IN THE WILLIAM HALL LEAGUE, ABSTRACT 713 AND THE H.T. & B.R.R. CO. LOT 68 SURVEY, ABSTRACT 561, CITY OF IOWA COLONY, ETJ, BRAZORIA COUNTY, TEXAS.

0 LOTS    2 RESERVES (24.803 ACRES)    2 BLOCKS  
AUGUST 22, 2023    JOB NO. 1931-8069C

OWNER:  
**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:    ENGINEER:



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

**LJA Engineering, Inc.**  
1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449



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

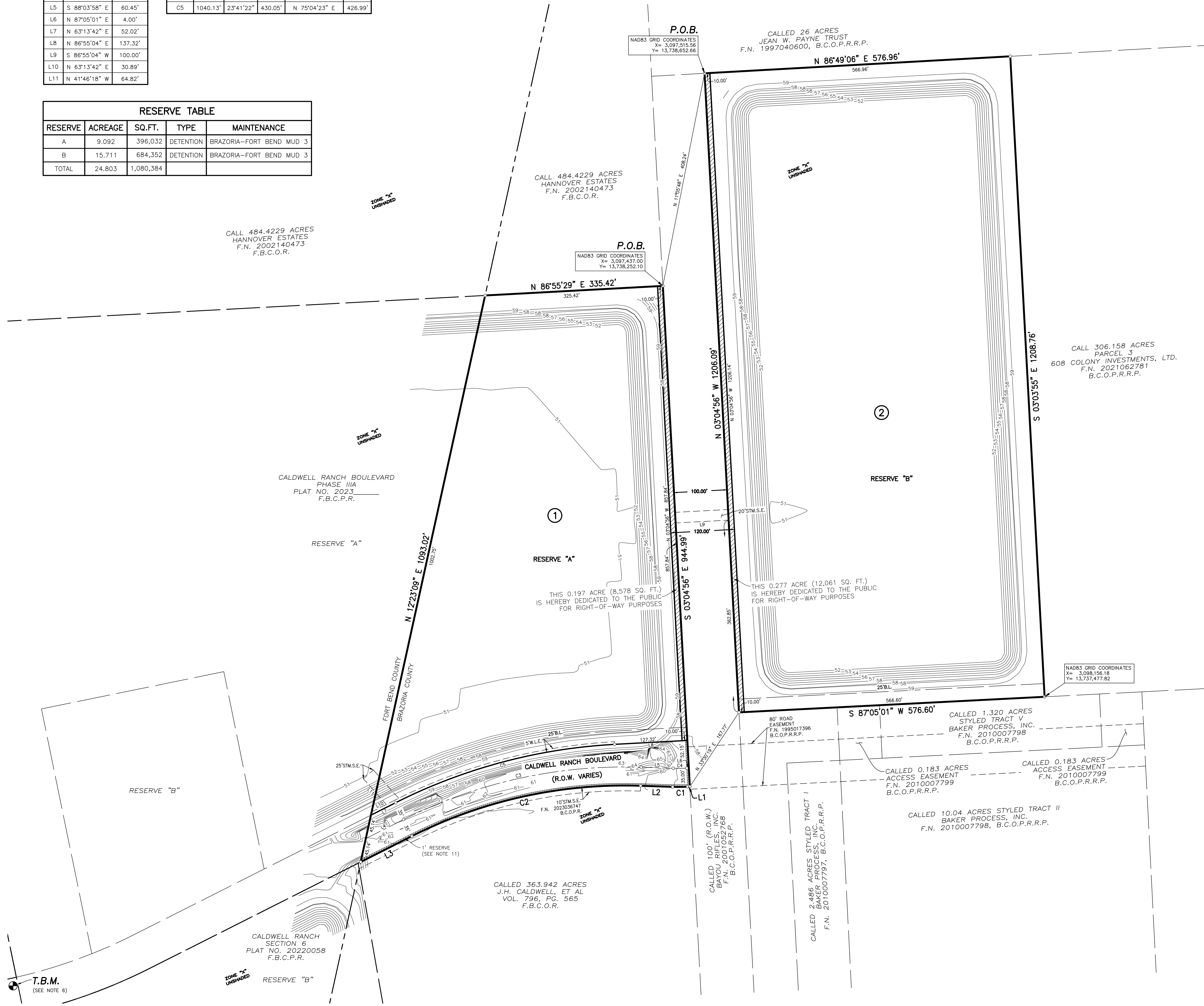
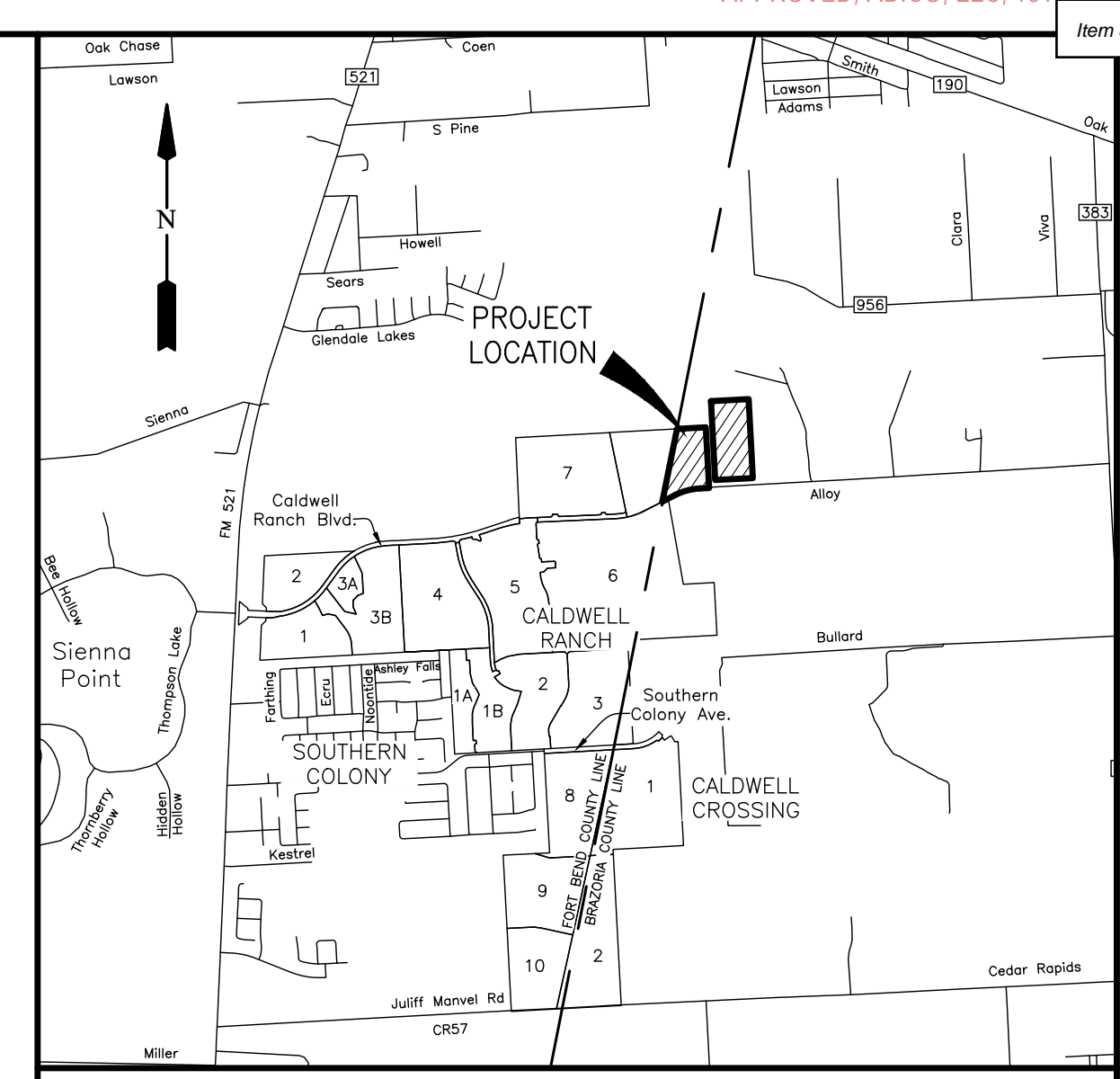
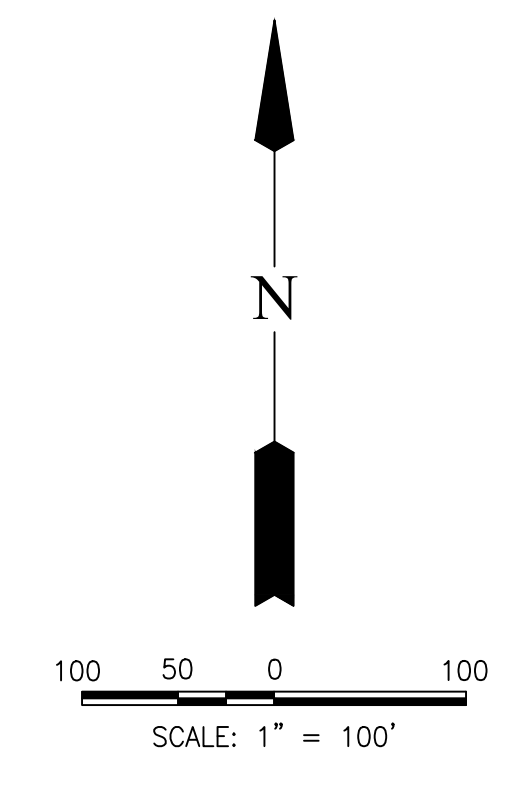
KATHLEEN KINCHEN, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 136244



LINE	BEARING	DISTANCE
L1	S 87°05'01" W	4.10'
L2	N 88°03'58" W	60.45'
L3	S 63°13'42" W	107.99'
L4	N 63°13'42" E	79.49'
L5	S 88°03'58" E	60.45'
L6	N 87°05'01" E	4.00'
L7	N 63°13'42" E	52.02'
L8	N 86°55'04" E	137.32'
L9	S 86°55'04" W	100.00'
L10	N 63°13'42" E	30.89'
L11	N 41°46'18" W	64.82'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	335.00'	4°51'01"	28.36'	S 89°30'31" W	28.35'
C2	890.00'	28°42'20"	445.89'	S 77°34'52" W	441.25'
C3	925.00'	28°42'20"	463.43'	N 77°34'52" E	458.60'
C4	300.00'	4°51'01"	25.40'	N 89°30'31" E	25.39'
C5	1040.13'	23°41'22"	430.05'	N 75°04'23" E	426.99'

RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	9.092	396,032	DETENTION	BRAZORIA-FORT BEND MUD 3
B	15.711	684,352	DETENTION	BRAZORIA-FORT BEND MUD 3
TOTAL	24.803	1,080,384		



- LEGEND**
- A.E. INDICATES AERIAL EASEMENT
  - B.C.O.P.R.R.P. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
  - B.L. INDICATES BUILDING LINE
  - D.E. INDICATES DRAINAGE EASEMENT
  - E.E. INDICATES ELECTRICAL EASEMENT
  - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
  - F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
  - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
  - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
  - F.N. INDICATES FILE NUMBER
  - FND. INDICATES FOUND
  - I.R. INDICATES IRON ROD
  - 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
  - U.E. INDICATES UTILITY EASEMENT
  - VOL. INDICATES VOLUME
  - W.L.E. INDICATES WATER LINE EASEMENT
  - ⊕ INDICATES TEMPORARY BENCHMARK

**FINAL PLAT OF  
CALDWELL RANCH BOULEVARD PHASE IIIB  
STREET DEDICATION**

A SUBDIVISION OF 26.358 ACRES OF LAND SITUATED IN THE WILLIAM HALL LEAGUE, ABSTRACT 713 AND THE H.T. & B.R.R. CO. LOT 68 SURVEY, ABSTRACT 561, CITY OF IOWA COLONY, ETJ, BRAZORIA COUNTY, TEXAS.

0 LOTS      2 RESERVES (24.803 ACRES)      2 BLOCKS  
AUGUST 22, 2023      JOB NO. 1931-8069C

OWNER:  
**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      TBEPLS FIRM #10130300      1904 W. Grand Parkway North      Phone 713.953.5200  
PASADENA, TX 77505      GBSurvey@GBISurvey.com      Suite 100      Fax 713.953.5026  
PHONE: 281-499-4539      www.GBISurvey.com      Katy, Texas 77449      FRN-F-1386

JON P. BORDOVSKY, R.P.L.S.      KATHLEEN KINCHEN, P.E.  
REGISTERED PROFESSIONAL LAND SURVEYOR      LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 6405      TEXAS LICENSE NO. 136244

Monday, November 27, 2023

Scott Sheridan  
FMS Surveying, Inc.  
PO Box 1549  
Alvin, TX 77512

Re: Primrose Estates Final Plat  
Letter of Recommendation to Approve  
City of Iowa Colony Project No. 2675  
Adico, LLC Project No. 16007-2-313

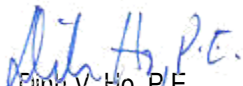
Dear Mr. Sheridan;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Primrose Estates Final Plat package received on or about November 27, 2023. 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 November 27, 2023. Please provide two (2) sets of mylars and ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later Thursday, November 30, 2023, for consideration at the Tuesday, December 5, 2023, Planning and Zoning Meeting.

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

Sincerely,  
Adico, LLC



Dinh V. Ho, P.E.

TBPE Firm No. 16423

Cc: Kayleen Rosser  
Robert Hemminger  
File: 16007-2-313



NOTES:

1. ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 2.1071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM (2011 ADJUSTMENT) EPOCH 2010.00. ALL DISTANCES ARE GROUND DISTANCES. SCALE FACTOR = 0.999865638.

2. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, BUILDING LINES AND/OR ORDINANCES NOT CONTAINED UNDER THE CURRENT DEED OF RECORD.

3. THIS PLAT HAS BEEN PREPARED UTILIZING A CITY PLANNING LETTER PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF NUMBER OF 2791022-06355, DATED ON JUNE 06, 2023, RECEIVED BY THE SURVEYOR ON JUNE 06, 2023.

4. THE SUBJECT PROPERTY LIES WITHIN ZONE "AE", AS SCALED ON FIRM No. 48039C0115K, MAP DATED DECEMBER 30, 2020. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC POSSIBLE FLOODING HAZARDS.

5. THE ELEVATIONS SHOWN HEREON ARE BASED ON NGS REFERENCE MARK AW1082 WITH A PUBLISHED ELEVATION OF 15.10, NAVD 88.

6. ALL 10' AND 20' PRIVATE DRAINAGE EASEMENTS ARE TO BE USED BY LOTS WITHIN THIS SUBDIVISION. ALL LOT OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF SWALES LOCATED ON THEIR PROPERTY. BRAZORIA DRAINAGE DISTRICT #5 OR THE CITY OF IOWA COLONY WILL NOT BE RESPONSIBLE FOR MAINTAINING THE SWALES WITHIN THE PRIVATE DRAINAGE EASEMENTS.

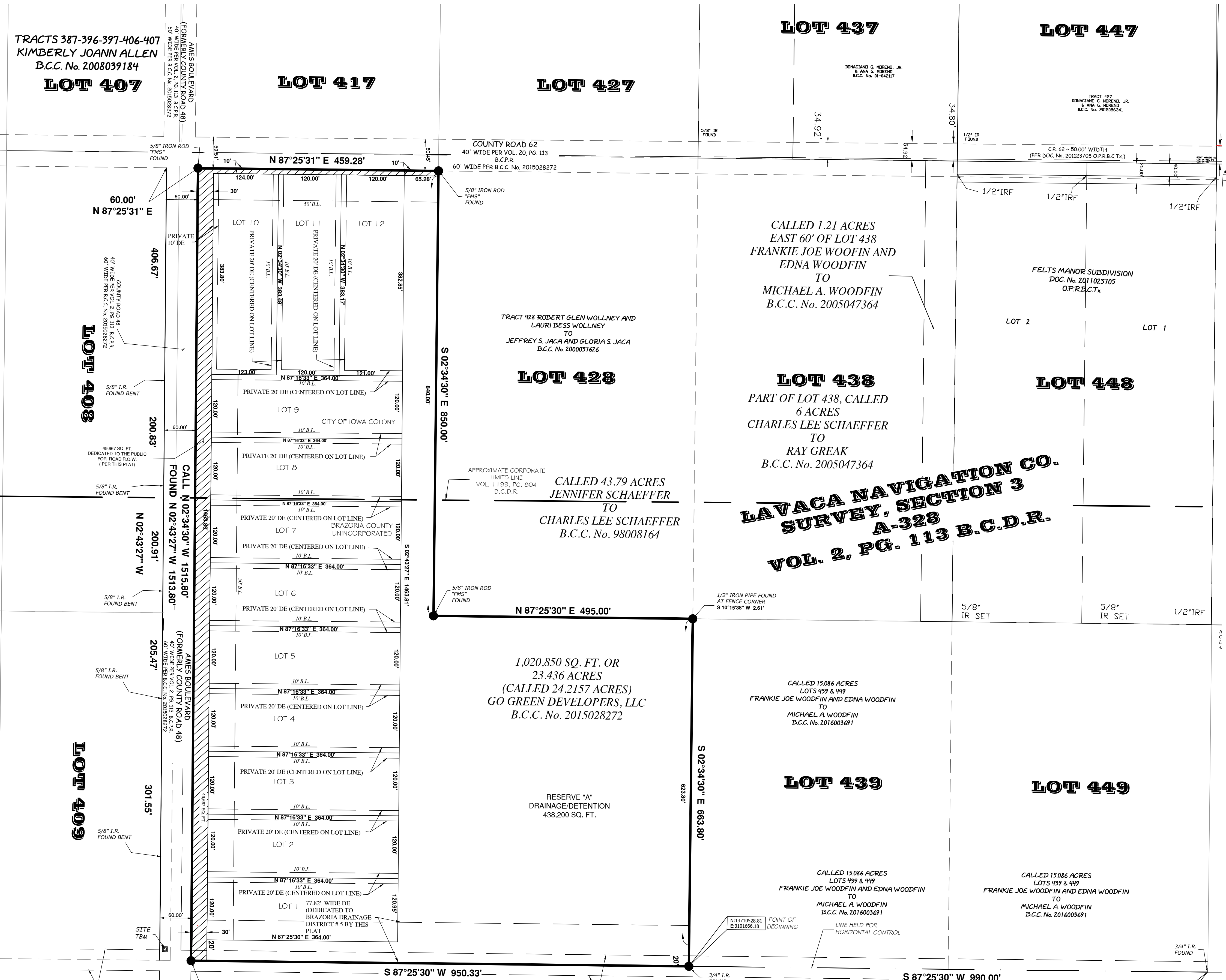
7. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.

8. LEASE AGREEMENT DEEDED TO SOUTH TEXAS WATER COMPANY WAS EFFECTIVE FROM JANUARY 01, 1935 UNTIL DECEMBER 31, 1937 ACCORDING TO VOLUME 264, PAGE 53, BRAZORIA COUNTY DEED RECORDS.

9. EASEMENT AS RECORDED UNDER VOLUME 1465, PAGE 207 DOES NOT AFFECT THE SUBJECT PROPERTY.

10. ALL HOMES SHALL HAVE A PIER AND BEAM FOUNDATION WITH THE CRAWL SPACE HAVING FLOOD VENTS PER THE EFFECTIVE FEMA ELEVATION CERTIFICATE.

12. THE MAINTENANCE OF THE DETENTION POND IS THE RESPONSIBILITY OF THE H.O.A. AND/OR PROPERTY OWNERS.



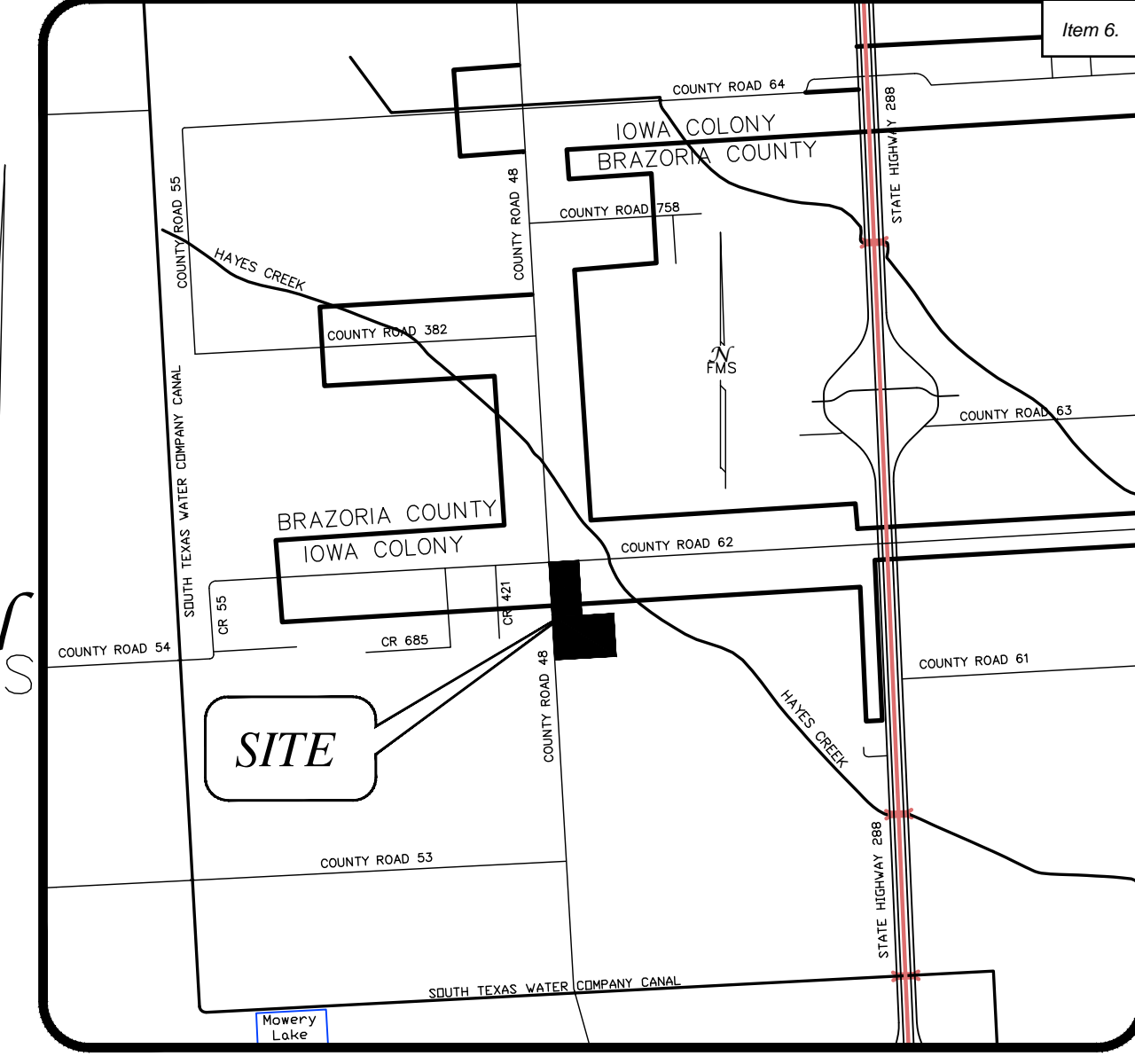
LOTS 38 THROUGH 62 VALERIE W. FITE TO RALPH H. FITE, JR. & CLAUDIA F. WEITINGER B.C.C. No. 2015021115

Table with 2 columns: LOT, MINIMUM FINISHED FLOOR ELEVATION (FT). Rows 1-12 with elevations of 53.00.

- ABBREVIATIONS: A.F.A., B.C.C., B.C.C.F., B.C.D.R., B.C.M.R., B.C.P.R., B.L., ESMT., E.P., I.F., I.R., I.R.L., I.R.N., I.R.P., I.R.S., I.R.T., I.R.V., I.R.W., I.R.X., I.R.Y., I.R.Z., I.R.A., I.R.B., I.R.C., I.R.D., I.R.E., I.R.F., I.R.G., I.R.H., I.R.I., I.R.J., I.R.K., I.R.L., I.R.M., I.R.N., I.R.O., I.R.P., I.R.Q., I.R.R., I.R.S., I.R.T., I.R.U., I.R.V., I.R.W., I.R.X., I.R.Y., I.R.Z.

D. TALLY LEAGUE A-130 VOL. 2, PG. 126 B.C.D.R. SURVEYOR: F.M.S. SURVEYING 7523 RUSSELL STREET, MANVEL, TEXAS 77578 CONTACT: JASON P. SHERIDAN PHONE: (281) 519-8530, EXT. 102 EMAIL: rchase@fmsurveying.com TBPELS FIRM # 10040400 FMS JOB No. 53689 DRAFTING: REC www.fmsurveying.com

OWNER: GO GREEN DEVELOPERS, LLC, 2410 BAY MANOR STREET, PEARLAND, TEXAS 77584



METES AND BOUNDS DESCRIPTION OF

A 23.436 acre (1,020,850 square feet) tract of land, out of and being part of Lots 418 and 419 and all of Lot 429 of the Lavaca County Navigation Company Survey, Section Three (3), Abstract 328, a map or plat thereof recorded under Volume (vol.) 194, Page (pg.) 192 of the Brazoria County Deed Records (B.C.D.R.) and being that certain tract of land described in deed to Go Green Developers, LLC under Brazoria County Clerk's File Number (B.C.C.F. No.) 2015028272, with said 1,020,850 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 3/4 inch iron rod found on the North line of the David Tally League, Abstract 130, as recorded under vol. 2, pg. 126 B.C.D.R., the North line of that certain tract of land described in deed to Ralph H. Fite, Jr. and Claudia F. Weitinger in B.C.C.F. No. 2015027115, at the common South corner of Lots 449 and 459, also being the Southeast corner of that certain tract of land described in deed to Michael A. Woodfin under B.C.C.F. No. 2016003691 and having Texas Plane Coordinates of N:13710573.28, E:102655.05;

THENCE: S 87°25'30" W, along and with the North line of the David Tally League, the North line of the Fite, Jr and Weitinger tract and the South line of the Lavaca County Navigation Company Survey and the South line of the Woodfin tract, a distance of 990.00 feet to a 3/4 inch iron rod found in said common survey line, at the Southwest corner of the Woodfin tract and at the Southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE: S 87°25'30" W, continuing along and with said survey line and along with the North line of the Fite, Jr and Weitinger tract and the South line of this tract, a distance of 950.33 feet to a 5/8 inch iron rod with cap set stamped "FMS" in the occupied East right-of-way line of County Road 48, called to be 60 feet wide per B.C.C.F. No. 2015028272, at the Southwest corner of this tract;

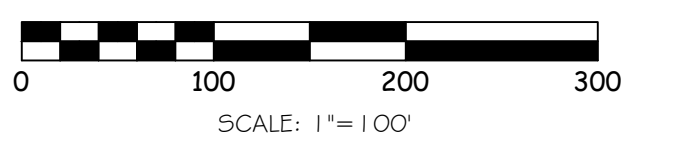
THENCE: N 02°34'30" W (called N 02°34'30" W) along and with the occupied East line of County Road 48 and the West line of this tract, a distance of 1513.80 feet (called 1515.80 feet) to a 5/8 inch iron rod with cap set stamped "FMS" at the Southeast intersection of said County Road 48 and County Road 62, called to be 60 feet wide per B.C.C.F. No. 2015028272, at the Northwest corner of the herein described tract;

THENCE: N 87°25'31" E, along and with the South line of County Road 62 and the North line of this tract, a distance of 459.28 feet to a 5/8 inch iron rod with cap set stamped "FMS" on the South right-of-way line of County Road 62, on the West line of Lot 428, described in deed to Jeffrey S. Jaca and Gloria S. Jaca, at the most Northeast corner of this tract;

THENCE: S 02°34'30" E, along and with the West line of Lot 428, the East line of Lot 418 and an interior line of this tract, a distance of 850.00 feet to a point for corner at the Southeast corner of Lot 418, the Southwest corner of Lot 428, the Northwest corner of Lot 429, the Northeast corner of Lot 419, at an angle point for the herein described tract;

THENCE: N 87°25'30" E, along and with the South line of Lot 428, the North line of Lot 429 and an interior line of this tract, a distance of 495.00 feet to a point for corner at the Southeast corner of Lot 428, the Southwest corner of Lot 438, the Northwest corner of Lot 439, the Northeast corner of Lot 429 and for an angle point of this tract, from which a 1/2 inch iron pipe found bears S 10°15'38" W, a distance of 2.61 feet;

THENCE: S 02°34'30" E, along and with the West line of Lot 439, the East line of Lot 429 and an East line of this tract, a distance of 663.80 feet to the POINT OF BEGINNING and containing a calculated area of 23.436 acres of land.



FINAL PLAT OF PRIMROSE ESTATES

BEING 23.436 ACRES (1,020,850 SQ. FT.) OF LAND, OUT OF AND BEING PART OF LOTS 418 AND 419 AND ALL OF LOT 429 OF LAVACA COUNTY NAVIGATION COMPANY SURVEY, SECTION THREE (3), ABSTRACT 328, A MAP OR PLAT THEREOF RECORDED UNDER VOLUME 194, PAGE 192 OF THE BRAZORIA COUNTY MAP RECORDS OF BRAZORIA COUNTY, TEXAS.

1 BLOCK, 12 LOTS, 1 RESERVE 1,020,850 SQ. FT 23.436 ACRES

NOVEMBER 27, 2023



PLAT NOTES:

- 1. MONUMENTS SET AS EXTERIOR BOUNDARY MARKERS EITHER ARE OR WILL BE SET WITH A MINIMUM OF FIVE EIGHTHS (5/8) INCH IRON 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.
- 2. PERMANENT REFERENCE MONUMENTS ("PRM") SHALL BE SET AT ALL BOUNDARY LINE ANGLE POINTS, BLOCK CORNERS, ANGLE POINTS, POINTS 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.
- 3. ALL MONUMENTS SHALL 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.
- 4. INTERIOR LOT CORNER MONUMENTS SHALL BE A MINIMUM OF FIVE EIGHTHS (5/8) INCH IRON ROD AT LEAST THIRTY SIX (36) INCHES IN LENGTH.
- 5. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
- 6. ALL LOTS WILL REQUIRE WATER WELL AND SEPTIC SYSTEMS. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.

- 7. THE OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
- 8. THE OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 9. ALL SIDELOT BUILDING LINES OF INTERIOR LOTS TO BE 10 FEET, UNLESS OTHERWISE NOTED.

- 10. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.

- 11. SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THIS RESERVE/LOT MUST BE SUBMITTED TO THE CITY OF IOWA COLONY FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT.

- 12. DETENTION WILL BE REVIEWED /PROVIDED FOR EACH INDIVIDUAL RESIDENTIAL LOT AT TIME OF PERMITTING.

- 13. MAXIMUM LOT COVERAGE: NOT MORE THAN FIFTY PERCENT (50%) OF THE LOT AREA, INCLUDING THE MAIN BUILDING, ACCESSORY BUILDINGS, AND OTHER IMPERVIOUS SURFACES, BUT NOT INCLUDING SWIMMING POOLS.

- 14. SIDEWALKS MUST BE CONSTRUCTED AS A PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT, IF SIDEWALKS ARE REQUIRED.

- 15. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL PLAT 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.

DRAINAGE DISTRICT #5 NOTES

- 1. Slab elevations 53.00' 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 RESERVE #1, will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District # 5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- 5. The property identified in the foregoing plat lies with Brazoria County Drainage District #5.
- 6. This rural commercial site employs a natural drainage system, which is intended to provide drainage for the site that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur on the site to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- 7. Land use within the commercial site is limited to an average imperviousness of no more than 40 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 repair and/or redesign of the system may be necessary.
- 8. 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, access, 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

This is to certify that the Planning & Zoning Commission of the City of Iowa Colony, Texas, has approved this plat and subdivision of THE FINAL PLAT OF PRIMROSE ESTATES 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 \_\_\_\_\_, 2023.

David Hurst, Chairman  
Planning Commission  
Terry Hayes  
Planning Commission Member

Les Hosey  
Planning Commission Member  
Brenda Dillion  
Planning Commission Member

Brian Johnson  
Planning Commission Member  
Robert Wall  
Planning Commission Member

Warren Davis Jr.  
Planning Commission Member

This is to certify that the City Council of the City of Iowa Colony, Texas, has approved this plat and subdivision of THE FINAL PLAT OF PRIMROSE ESTATES 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 \_\_\_\_\_, 2023.

Wil Kennedy  
Mayor  
Marquette Greene-Scott  
Council Member

McLean Barnett  
Council Member  
Kareem Boyce  
Council Member

Arnetta Hicks-Murray  
Council Member  
Timothy Varlack  
Council Member

Dinh Ho, P.E.  
City Engineer  
Sydney Hargroder  
Council Member

*APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5*

<u>Lee Walden, P.E</u> President	<i>Date</i>	<u>Kerry Osburn</u> Vice President	<i>Date</i>
<u>Brandon Middleton</u> Secretary/Treasurer	<i>Date</i>	<u>Nazar Sabti</u> District Engineer	<i>Date</i>

BDD #5 - Ref ID # B220034

LOT TABLE		
LOT	SQ. FT.	ACRES
1	43,853	1.01
2	43,680	1.00
3	43,680	1.00
4	43,680	1.00
5	43,680	1.00
6	43,680	1.00
7	43,680	1.00
8	43,680	1.00
9	43,680	1.00
10	47,380	1.09
11	45,999	1.06
12	46,153	1.06

This is to certify that I, Scott R. Sheridan, a Registered Professional Land Surveyor for the State of Texas, Registration #6171, have platted the above and foregoing subdivision from an actual survey made on the ground and under my direction; that this plat accurately represents the facts as found by that survey made by me, and; that permanent control points will be set at the time of plat recordation, that the boundary error of closure is less than 1:15,000 and that this plat correctly represents that survey made by me.

**PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Scott R. Sheridan  
Registered Professional  
Land Surveyor No. 6171

OWNER'S ACKNOWLEDGEMENT

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

We, GO GREEN DEVELOPERS, LLC., owners of the property subdivided, in this plat of THE FINAL PLAT OF PRIMROSE ESTATES, do hereby make subdivision of said property for and on behalf of said THE FINAL PLAT OF PRIMROSE ESTATES, according to the lines, lots, streets, alleys, reserves, parks, and easements as shown hereon and dedicate for public use as such the streets, alleys, parks, and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

In testimony, hereto, \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_ thereunto authorized, and its common seal hereunto affixed, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

MEMBER

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, \_\_\_\_\_ KNOWN TO ME TO BE THE PERSONS WHOSE NAME AR SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

SIGNATURE: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR STATE OF TEXAS

METES AND BOUNDS DESCRIPTION OF

A 23.436 acre (1,020,850 square foot) tract of land, out of and being part of Lots 418 and 419 and all of Lot 429 of the Lavaca County Navigation Company Survey, Section Three (3), Abstract 328, a map or plat thereof recorded under Volume (vol.) 194, Page (pg.) 192 of the Brazoria County Map Records (B.M.D.R.) and being that certain tract of land described in deed to Go Green Developers, LLC under Brazoria County Clerk's File Number (B.C.C.F. No.) 2015028272, with said 1,020,850 square foot tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 3/4 inch iron rod found on the North line of the David Tally League, Abstract 130, as recorded under vol. 2, pg. 126 B.C.D.R., the North line of that certain tract of land described in deed to Ralph H. Fite, JR. and Claudia F. Weitinger in B.C.C.F. No. 2015027115, at the common South corner of Lots 449 and 459, also being the Southeast corner of that certain tract of land described in deed to Michael A. Woodfin under B.C.C.F. No. 2016003691 and having Texas Plane Coordinates of N:13710573.28, E:3102655.05;

**THENCE:** S 87°25'30" W, along and with the North line of the David Tally League, the North line of the Fite, JR and Weitinger tract and the South line of the Lavaca County Navigation Company Survey and the South line of the Woodfin tract, a distance of 990.00 feet to a 3/4 inch iron rod found in said common survey line, at the Southwest corner of the Woodfin tract and at the Southeast corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE:** S 87°25'30" W, continuing along and with said survey line and along and with the North line of the Fite, JR and Weitinger tract and the South line of this tract, a distance of 950.33 feet to a 5/8 inch iron rod with cap set stamped "FMS" in the occupied East right-of-way line of County Road 48, called to be 60 feet wide per B.C.C.F. No. 2015028272, at the Southwest corner of this tract;

**THENCE:** N 02°43'27" W (called N 02°34'30" W) along and with the occupied East line of County Road 48 and the West line of this tract, a distance of 1513.80 feet (called 1515.80 feet) to a 5/8 inch iron rod with cap set stamped "FMS" at the Southeast intersection of said County Road 48 and County road 62, called to be 60 feet wide per B.C.C.F. No. 2015028272, at the Northwest corner of the herein described tract;

**THENCE:** N 87°25'31" E, along and with the South line of County Road 62 and the North line of this tract, a distance of 459.28 feet to a 5/8 inch iron rod with cap set stamped "FMS" on the South right-of-way line of County Road 62, on the West line of Lot 428, described in deed to Jeffrey S. Jaca and Gloria S. Jaca, at the most Northeast corner of this tract;

**THENCE:** S 02°34'30" E, along and with the West line of Lot 428, the East line of Lot 418 and an interior line of this tract, a distance of 850.00 feet to a 5/8 inch iron rod with cap set stamped "FMS" at the Southeast corner of Lot 418, the Southwest corner of Lot 428, the Northwest corner of Lot 429, the Northeast corner of Lot 419, at an angle point for the herein described tract;

**THENCE:** N 87°25'30" E, along and with the South line of Lot 428, the North line of Lot 429 and an interior line of this tract, a distance of 495.00 feet to a point for corner at the Southeast corner of Lot 428, the Southwest corner of Lot 438, the Northwest corner of Lot 439, the Northeast corner of Lot 429 and for an angle point of this tract, from which a 1/2 inch iron pipe found bears S 10°15'38" W, a distance of 2.61 feet;

**THENCE:** S 02°34'30" E, along and with the West line of Lot 439, the East line of Lot 429 and an East line of this tract, a distance of 663.80 feet to the **POINT OF BEGINNING** and containing a calculated area of 23.436 acres of land.

FINAL PLAT OF PRIMROSE ESTATES

BEING 23.436 ACRES (1,020,850 SQ. FT.) TRACT OF LAND, OUT OF AND BEING PART OF LOTS 418 AND 419 AND ALL OF LOT 429 OF THE LAVACA COUNTY NAVIGATION COMPANY SURVEY, SECTION THREE (3), ABSTRACT 328, A MAP OR PLAT THEREOF RECORDED UNDER VOLUME 194, PAGE 192 OF THE BRAZORIA COUNTY MAP RECORDS, BRAZORIA COUNTY, TEXAS.

1 BLOCK, 12 LOTS, 1 RESERVE  
1,020,850 SQ. FT  
23.436 ACRES

NOVEMBER 27, 2023



**SURVEYOR:**  
F.M.S. SURVEYING  
7523 RUSSELL STREET,  
MANVEL, TEXAS 77578  
CONTACT: JASON P. SHERIDAN  
PHONE: (281) 519-8530, EXT. 102  
EMAIL: rchase@fmsurveying.com  
TBPELS FIRM # 1 0040400  
FMS JOB No. 53689  
DRAFTING: REC  
www.fmsurveying.com

**OWNER:**  
GO GREEN DEVELOPERS, LLC.,  
2410 BAY MANOR STREET,  
PEARLAND, TEXAS 77584



Monday, November 27, 2023

Chris Rhodes  
Civil-Surv Land Surveying  
10590 Westoffice Drive  
Houston, TX 77042  
Email: [chris@civil-surv.net](mailto:chris@civil-surv.net)

Re: Boyd's Rental Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 3106  
Adico, LLC Project No. 16007-2-330

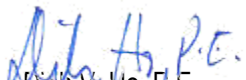
Dear Mr. Rhodes;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Boyd's Rental Preliminary Plat package received on or about November 27, 2023. 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 preliminary plat as resubmitted on November 27, 2023. Please provide ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later Wednesday, November 29, 2023, for consideration at the Tuesday, December 5, 2023, Planning and Zoning Meeting.

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

Sincerely,  
Adico, LLC

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

Cc: Kayleen Rosser  
Robert Hemminger  
File: 16007-2-330

STATE OF TEXAS
COUNTY OF BRAZORIA
WE, BOYD'S RENTAL PROPERTIES, LLC AND WE, REDFORD INDUSTRIES, LLC, ACTING BY AND THROUGH DESCRIBED THERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

IN TESTIMONY WHEREOF, REDFORD INDUSTRIES, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_ THEREUNTO AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_

STATE OF TEXAS
COUNTY OF BRAZORIA
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ 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.

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

WITNESS OUR HAND IN THE CITY OF \_\_\_\_\_, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

IN TESTIMONY WHEREOF, REDFORD INDUSTRIES, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_ THEREUNTO AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_

STATE OF TEXAS
COUNTY OF BRAZORIA
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ 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.

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

WITNESS OUR HAND IN THE CITY OF \_\_\_\_\_, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

STATE OF TEXAS
COUNTY OF BRAZORIA
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEITH BOYD, 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.

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

I, CHRIS RHODES, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT THE ELEVATION BENCHMARK REFLECTED ON THE FACE OF THE PLAT WAS ESTABLISHED AS REQUIRED BY REGULATION; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE HAVE BEEN MARKED WITH IRON RODS THAT HAVE A DIAMETER OF NOT LESS THAN FIVE-EIGHTHS OF AN INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3'), AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

CHRIS RHODES, R.P.L.S.
TEXAS REGISTRATION NO. 6532



CITY OF IOWA COLONY APPROVAL

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

BRAZORIA COUNTY DRAINAGE DISTRICT No. 5

The following notes will appear on the Final Plat drawing. If Final Plat drawing is not issued the Construction drawing(s) will carry notes as shown:
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 \_\_\_\_\_ percent. The drainage and/or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
8. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
9. All storm water drainage pipes, culverts, tiles or other (including driveway culverts) will be minimum 24" I.D. or equal.
10. Dedicated drainage easement(s) granted to Brazoria County Drainage District # 5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
11. Dedicated Ingress/Egress accesses are granted to Brazoria County Drainage District # 5 (see District Resolution No 2007-06 & No 2007-07). Access will be gated and locked with Brazoria County Drainage District # 5 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 hereon. 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
REFERENCE ID #B230076

Lee Walden, P.E. Date Kerry Osburn Vice President Date
Brandon Middleton Date Nazar Sabit District Engineer Date

NOTE: Project Field start-up will start within 365 calendar days from date shown hereon. Continuous or reasonable field site work is expected.

Table with 3 columns: RESERVE, MIN. FF ELEVATION, DATUM. Rows A through E.

I, JOYCE HUDMAN, COUNTY CLERK OF BRAZORIA COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 2023, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED ON \_\_\_\_\_, 2023 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND AT PLAT NO. \_\_\_\_\_ OF THE PLAT RECORDS OF BRAZORIA COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT ANGLETON, THE DAY AND DATE LAST ABOVE WRITTEN.

JOYCE HUDMAN
COUNTY CLERK OF BRAZORIA COUNTY, TEXAS

BY: \_\_\_\_\_
DEPUTY



VICINITY MAP
SCALE: 1" = 1/2 MI.

- NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE, NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE FOLLOWING COMBINED SCALE FACTOR: 0.999967107.
3. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED 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.
4. A DRAINAGE PLAN IS TO BE PROVIDED PRIOR TO FINAL PLAT APPROVAL.
5. THE 100 YEAR BASE FLOOD ELEVATION FOR THE SURVEYED PROPERTY IS 49.00 FEET.

METES AND BOUNDS DESCRIPTION OF 48.51 ACRES

Being a tract of land containing 48.51 acres, located in the H.T. & B. R.R. Co. Survey, Abstract-513, in Brazoria County, Texas; Said 48.51 acre tract being all of the remainder of a called 98.752 acre tract of land recorded in the name of Boyd's Rental Properties, LLC, in Brazoria County Clerk's File Number (B.C.C.F. No.) 04-001306; Said 48.51 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas coordinate System of 1983, South Central Zone):

BEGINNING, at a 5/8-inch iron rod found at the southwest corner of said remainder tract and the northwest corner of Lot 1, Block 1, of South Park Subdivision, a subdivision of record in Plat No. 200906341 of the Brazoria County Plat Records (B.C.P.R.), being on the east Right-of-Way line of State Highway 288 (width varies), for the southwest corner of the herein described tract;

THENCE, North 02 18' 21" West, with the line common to said remainder tract with said State Highway 288, a distance of 824.00 feet to a Texas Department of Transportation monument found at the southwest corner of a called 12,002 acre tract of land recorded in the name of Trinity Turbine Real Estate, LLC in B.C.C.F. No. 201501653, for the northwest corner of the herein described tract;

THENCE, with the lines common to said remainder tract with said 12,002 acre tract and a called 0.9196 acre tract of land recorded in the name of Trinity Turbine Real Estate, LLC in B.C.C.F. No. 2014041205, the following four (4) courses:

- 1. North 87° 21' 18" East, a distance of 1,074.81 feet to a point at the southeast corner of said 12,002 acre tract and the southerly corner of said 0.9196 acre tract;
2. North 28° 06' 37" East, a distance of 129.99 feet to an angle point;
3. North 04° 53' 28" West, a distance of 333.59 feet to an angle point;
4. North 87° 15' 51" East, a distance of 289.52 feet to a point at the easterly southeast corner of said 0.9196 acre tract, on the easterly line of said remainder tract and on the westerly line of Restricted Reserve 'E' of Meridiana Section 66, a subdivision of record in Plat No. 2018037315 of the B.C.P.R., for the northeast corner of the herein described tract;

THENCE, South 47° 58' 22" East, with the easterly line of said remainder tract and with the westerly lines of said Restricted Reserve 'E' and Restricted Reserve 'A', Block 1, of Meridiana Detention Reserve 'K', a subdivision of record in Plat No. 2018044965 of the B.C.P.R., a distance of 1,803.67 feet to a point at the southeast corner of said remainder tract, on the north line of a called 32.63 acre tract of land recorded in the name of Mind Hill and Mist McCendon in B.C.C.F. No. 2021029259, for the southeast corner of the herein described tract;

THENCE, with the south lines of said remainder tract and with the north lines of said 32.63 acre tract and aforesaid Lot 1, the following three (3) courses:

- 1. South 87° 16' 18" West, a distance of 354.18 feet to a 5/8-inch iron rod found at the northwest corner of said 32.63 acre tract and the northeast corner of said Lot 1;
2. South 87° 18' 57" West, a distance of 1,322.16 feet to an angle point;
3. South 87° 21' 18" West, a distance of 1,028.93 feet to the POINT OF BEGINNING and containing 48.51 acres of land.

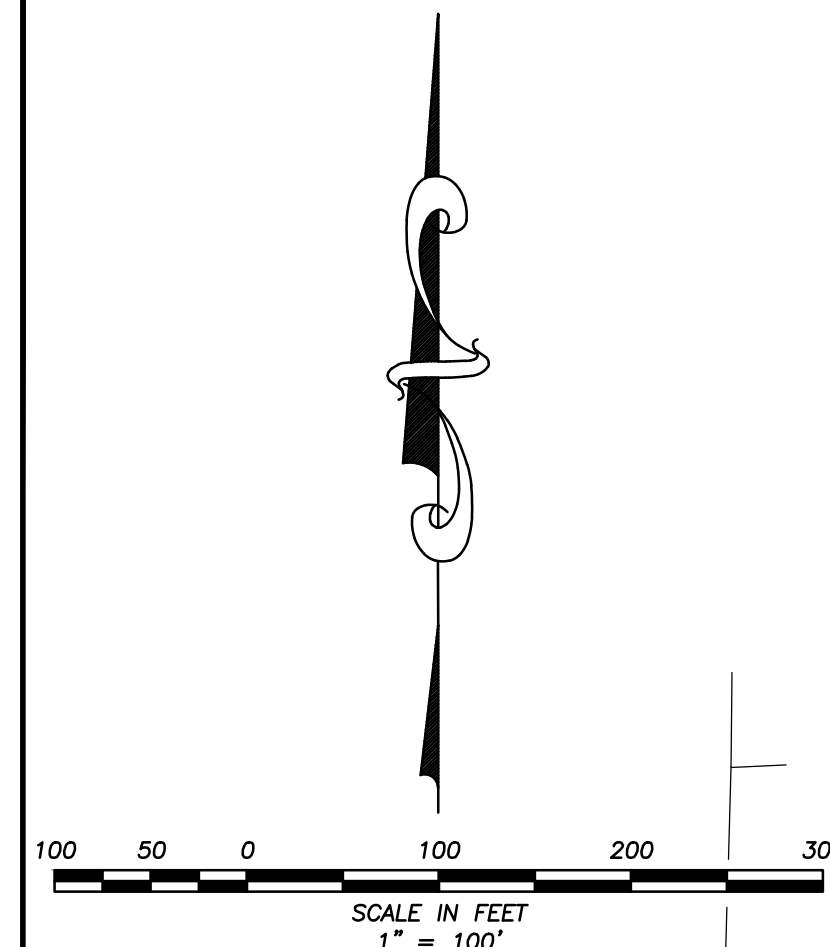
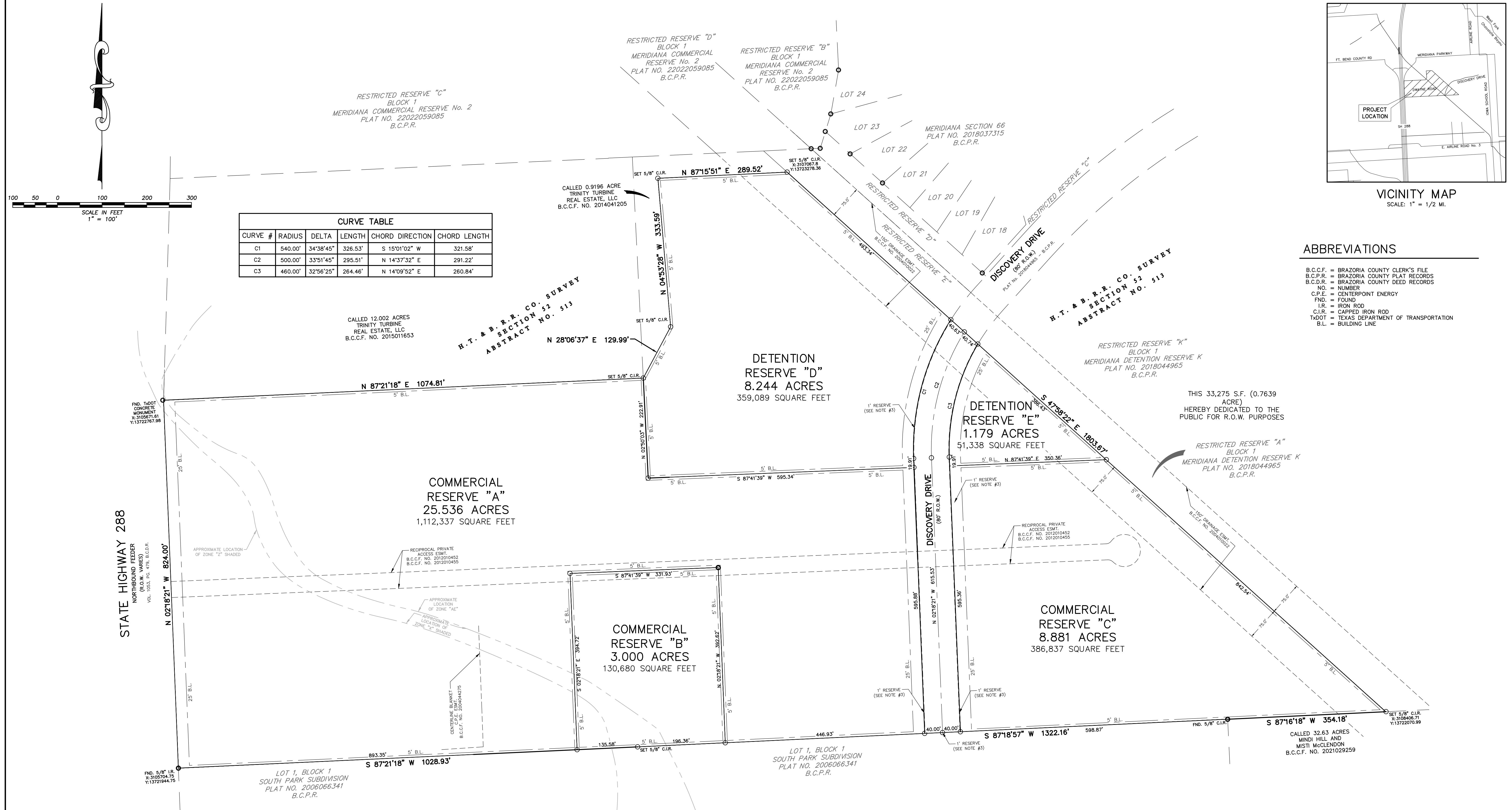
BOYD'S RENTAL

A SUBDIVISION OF 48.51 ACRES OF LAND LOCATED IN THE H.T. & B. R.R. Co. SURVEY, ABSTRACT-513, CITY OF IOWA COLONY ETJ, BRAZORIA COUNTY, TEXAS
1 BLOCK 0 LOTS 5 RESERVES

DATE: NOVEMBER, 2023 JOB NO. 23070

OWNERS: BOYD'S RENTAL PROPERTIES, LLC AND REDFORD INDUSTRIES, LLC
P.O. BOX 5104 LAKE CHARLES, LA 70606
4003 CHANCE LANE, ROSHARON TX 77583





CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	540.00'	34°38'45"	326.53'	S 15°01'02" W	321.58'
C2	500.00'	33°51'45"	295.51'	N 14°37'32" E	291.22'
C3	460.00'	32°56'25"	264.46'	N 14°09'52" E	260.84'



VICINITY MAP  
SCALE: 1" = 1/2 MI.

- ABBREVIATIONS**
- B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
  - B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
  - C.D.R. = BRAZORIA COUNTY DEED RECORDS
  - NO. = NUMBER
  - C.P.E. = CENTERPOINT ENERGY
  - F.N.D. = FOUND
  - I.R. = IRON ROD
  - C.I.R. = CAPPED IRON ROD
  - TxDOT = TEXAS DEPARTMENT OF TRANSPORTATION
  - B.L. = BUILDING LINE

STATE HIGHWAY 288  
NORTHBOUND FEEDER  
(R.O.W. VARIES)  
VOL. 1053, PG. 476, B.C.U.R.

COMMERCIAL RESERVE "A"  
25.536 ACRES  
1,112,337 SQUARE FEET

COMMERCIAL RESERVE "B"  
3.000 ACRES  
130,680 SQUARE FEET

DETENTION RESERVE "D"  
8.244 ACRES  
359,089 SQUARE FEET

DETENTION RESERVE "E"  
1.179 ACRES  
51,338 SQUARE FEET

COMMERCIAL RESERVE "C"  
8.881 ACRES  
386,837 SQUARE FEET

THIS 33,275 S.F. (0.7639 ACRE)  
HEREBY DEDICATED TO THE PUBLIC FOR R.O.W. PURPOSES

**FLOOD STATEMENT:** THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS AND UNINCORPORATED AREAS, COMMUNITY NO. 485458, DATED DECEMBER 30, 2020, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE "X" SHADED, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND ZONE "AE"; AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED, AS SHOWN ON MAP AND PANEL NO. 4803902020K. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**BENCHMARK** ELEV. 51.93'  
2.0 MI W FROM MANVEL,  
2.0 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 9.8 METERS (32.2 FT) NORTH OF THE CENTER OF A TRACK ROAD, 1.9 METERS (6.2 FT) NORTHWEST OF A UTILITY POLE, AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.  
(NAVD 88)

**BOYD'S RENTAL**  
A SUBDIVISION OF 48.51 ACRES OF LAND LOCATED IN THE H.T. & B. R.R. Co. SURVEY, ABSTRACT-513, CITY OF IOWA COLONY ETJ, BRAZORIA COUNTY, TEXAS  
1 BLOCK 0 LOTS 5 RESERVES  
DATE: NOVEMBER, 2023 JOB NO. 23070  
OWNERS: BOYD'S RENTAL PROPERTIES, LLC AND REDFORD INDUSTRIES, LLC  
P.O. BOX 5104 LAKE CHARLES, LA 70606  
4003 CHANCE LANE, ROSHARON TX 77583 SHEET 2 OF 2



Tuesday, November 28, 2023

Kaitlin Gile  
EHRA Engineering  
10011 Meadowglen Lane  
Houston TX 77042  
Email: [kgile@ehra.team](mailto:kgile@ehra.team)

Re: Meridiana Section 35A Final Plat  
Letter of Recommendation to Approve  
COIC Project No. 3156  
Adico, LLC Project No. 16007-2-334

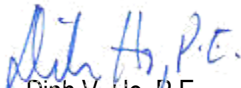
Dear Ms. Gile;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Section 35A Final Plat package received on or about November 28, 2023. 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 November 28, 2023. Please provide two (2) sets of mylars and ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later Thursday, November 30, 2023, for consideration at the Tuesday, December 5, 2023, Planning and Zoning Meeting.

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

Sincerely,  
Adico, LLC

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

Cc: Kayleen Rosser  
Robert Hemminger  
File: 16007-2-334



STATE OF TEXAS }
COUNTY OF BRAZORIA }

We, GR-MI, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-MI, LTD., a Texas Limited Partnership, owner of the property subdivided in this plot, MERIDIANA SECTION 35A, do hereby make subdivision of said property for and on behalf of said GR-MI, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of Meridiana Section 35A where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the 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 easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & 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 easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back 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. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

IN TESTIMONY WHEREOF, GR-MI, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-MI, LTD., a Texas Limited Partnership, thereunto authorized by this \_\_\_\_ day of \_\_\_\_\_, 2023.

OWNER

GR-MI, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its Authorized Agent

BY: \_\_\_\_\_
Print Name: Matt Lawson
Title: President

STATE OF TEXAS }
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-MI, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the
State of Texas
My Notary Commission Expires \_\_\_\_\_

I, Robert Boelsche, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of not less than five-eighths of one inch (5/8) inch and a length of not less than three (3) feet.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document."

Robert Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

Wil Kennedy, Mayor

McLean Barnett, Council Member

Annetta Hicks-Murray, Council Member

Marquette Greene-Scott, Council Member

Tim Varlack, Council Member

Sydney Hargroder, Council Member

Kareem Boyce, Council Member

Dinh Ho, P.E., City Engineer

Date

PLANNING AND ZONING COMMISSION APPROVAL

David Hurst, Chairman
Planning and Zoning Commission

Les Hosey
Planning and Zoning Commission Member

Brenda Dillon
Planning and Zoning Commission Member

Brian Johnson
Planning and Zoning Commission Member

Terry Hayes
Planning and Zoning Commission Member

Robert Wall
Planning and Zoning Commission Member

Warren Davis Jr.
Planning and Zoning Commission Member

Date

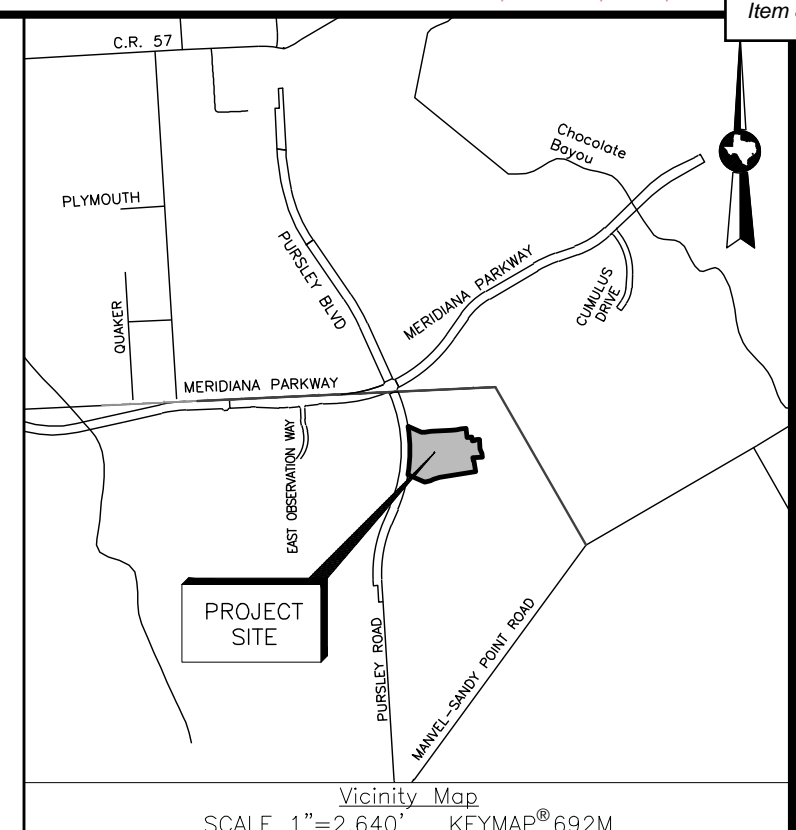
METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 35A
BEING A 13.23 ACRE TRACT OF LAND SITUATED IN
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT NO. 514
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 13.23 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT 514, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO GR-MI, LTD., CALLED 120.58 ACRES RECORDED UNDER B.C.C.F. NO. 2006048994; SAID 13.23 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the southwest corner of Reserve "B", Block 1 of Meridiana Section 56 recorded under B.C.C.F. NO. 2022059674 being the east right-of-way line of Meridiana Pursley Boulevard Phase 6A recorded under B.C.C.F. NO. 2022069506;

THENCE, with the east right-of-way line of said Pursley Boulevard the following four (4) courses and distances:

- North 02°50'17" West, for a distance of 308.57 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of curvature;
In a northerly direction along the arc of a curve to the right having a radius of 1,690.00 feet, an arc length of 767.70 feet, an angle of 26°01'38", and a chord bearing North 10°10'11" East, for a distance of 761.11 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of tangency;
North 23°11'20" East, for a distance of 230.33 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of curvature;
In a northerly direction along the arc of a curve to the left having a radius of 2,060.00 feet, an arc length of 496.62 feet, an angle of 13°48'46", and a chord bearing North 16°16'57" East, for a distance of 495.42 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of said curve marking the southwest corner and the POINT OF BEGINNING of the herein described tract of land;
1) THENCE, in a northerly direction and continuing with the said east right-of-way line of Pursley Boulevard, along the arc of a curve to the left having a radius of 2,060.00 feet, an arc length of 664.30 feet, an angle of 18°28'35", and a chord bearing North 00°08'16" East, for a distance of 661.42 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
2) THENCE, South 65°46'06" East, for a distance of 194.30 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
3) THENCE, North 87°19'17" East, for a distance of 45.10 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
4) THENCE, North 80°39'15" East, for a distance of 86.08 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
5) THENCE, North 87°19'17" East, for a distance of 270.42 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
6) THENCE, North 85°33'45" East, for a distance of 79.75 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
7) THENCE, North 79°30'30" East, for a distance of 60.26 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
8) THENCE, North 80°30'26" East, for a distance of 73.53 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
9) THENCE, South 07°58'50" East, for a distance of 131.58 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
10) THENCE, North 82°01'10" East, for a distance of 64.34 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
11) THENCE, South 07°58'50" East, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
12) THENCE, North 82°01'10" East, for a distance of 36.80 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
13) THENCE, in an easterly direction along the arc of a curve to the right having a radius of 475.00 feet, an arc length of 60.31 feet, an angle of 07°16'27", and a chord bearing North 85°39'24" East, for a distance of 60.27 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
14) THENCE, South 02°58'21" East, for a distance of 124.96 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
15) THENCE, South 25°17'49" East, for a distance of 62.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
16) THENCE, South 09°07'33" East, for a distance of 58.34 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
17) THENCE, South 87°01'39" West, for a distance of 132.19 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
18) THENCE, South 08°09'13" East, for a distance of 29.83 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
19) THENCE, North 80°52'27" East, for a distance of 9.59 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
20) THENCE, South 09°07'33" East, for a distance of 165.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
21) THENCE, South 80°52'27" West, for a distance of 502.59 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
22) THENCE, South 74°53'59" West, for a distance of 87.48 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
23) THENCE, South 65°01'05" West, for a distance of 43.30 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
24) THENCE, South 72°37'14" West, for a distance of 82.61 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
25) THENCE, North 65°26'11" West, for a distance of 249.86 feet to the POINT OF BEGINNING and containing 13.23 acres of land.



BENCHMARK:

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND. ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

FINAL PLAT
MERIDIANA SECTION 35A

BEING A SUBDIVISION OF 13.23 ACRES OUT OF THE
H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT NO. 514,
IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS.

96 LOTS 4 BLOCKS 9 RESERVES (0.7833 ACRES)

OWNER

GR-MI, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

NOVEMBER, 2023

ENGINEER/SURVEYOR



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300



GENERAL NOTES:

- 1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
2. All boundary corners for the plot shown hereon are set 5/8-inch iron rods 3/16-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
3. A- indicates Abstract
AC, indicates Acres
A.E. indicates Aerial Easement
B.C.C.F. NO. indicates Brazoria County Clerk's File Number
B.C.P.R. NO. indicates Brazoria County Plat Records Number
B.L. indicates Building Line
P.O.B. indicates Point of Beginning
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right of Way
S.D.E. indicates Shared Driveway Easement
S.E. indicates Sidewalk Easement
S.U.E./S.D.E. indicates Shared Utility Easement
SQ. FT. indicates Square Feet
U.E. indicates Utility Easement
( ) indicates set 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
( ) indicates 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
( ) indicates Change of Street Name
4. The property subdivided in the foregoing plat lies within Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. 35, and Brazoria County Drainage District #5 (B.D.D.#5).
5. The boundary for this plat has a closure in excess of 1:15,000.
6. The terms and conditions of Amendment #1 of the City of Iowa Colony Ordinance #2007-7 may affect this plat. This plat is in conformance with Meridiana PUD Amendment No. 4
7. No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
8. This final plat will expire two (2) years after final approval by City Council if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by City Council.
9. All water and wastewater facilities shall conform to the city's design criteria.
10. This plat is subject to the conditions and restrictions of the Meridiana PUD Agreement, No. 4 as approved March 21, 2022.
11. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K dated December 30, 2020. The subject property shown hereon lies within unshaded Zone "X" (areas determined to be outside of the 500-year flood plain).
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions, the occurrence of flood and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability to the owner for the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

- 12. All sidewalks shall be a minimum of 4' wide and built in accordance to the Meridiana Planned Unit Development District Amendment #4 of the City of Iowa Colony Ordinance #2022-04.
13. The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all easements and oil restricted reserves.
14. All fourteen (14) foot wide Utility Easements extend seven (7) feet on each side of the common line, unless otherwise indicated.
15. Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 35A 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.
16. All front lot maintenance within this section shall be performed by the Homeowners Association, as per Meridiana PUD Amendment No. 4, as approved March 21, 2022.
17. Property within the boundaries of this plat 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, plantings, and other obstructions.
18. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
19. A courtyard home that utilizes a shared driveway and has frontage on a public street is prohibited from having fencing that blocks the facade of the home from the street face.
20. All courtyard lots shall take access from private driveways and not public R.O.W.
21. Block 1, Lots 1-20 are subject to a shared utility easement/shared driveway easements recorded under Brazoria County Clerks File Number (B.C.C.F. NO.) (Block 1, Lots 1-4), B.C.C.F. NO. (Block 1, Lots 5-8), B.C.C.F. NO. (Block 1, Lots 9-12), B.C.C.F. NO. (Block 1, Lots 13-16), B.C.C.F. NO. (Block 1, Lots 17-20). See S.U.E./S.D.E. Diagram for typical lot layout. Maintenance of the shared driveways within the lots shall be the responsibility of the lot owners.
22. One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property. The condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and rest in the dedicator, his heirs, assigns, or successors.
23. This plat is subject to the Short Form Blanket Easement granted to CenterPoint Energy Houston Electric, LLC under Brazoria County Clerk's File Number 2023028840.

Table with 4 columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Lists curve data for various lots and blocks.

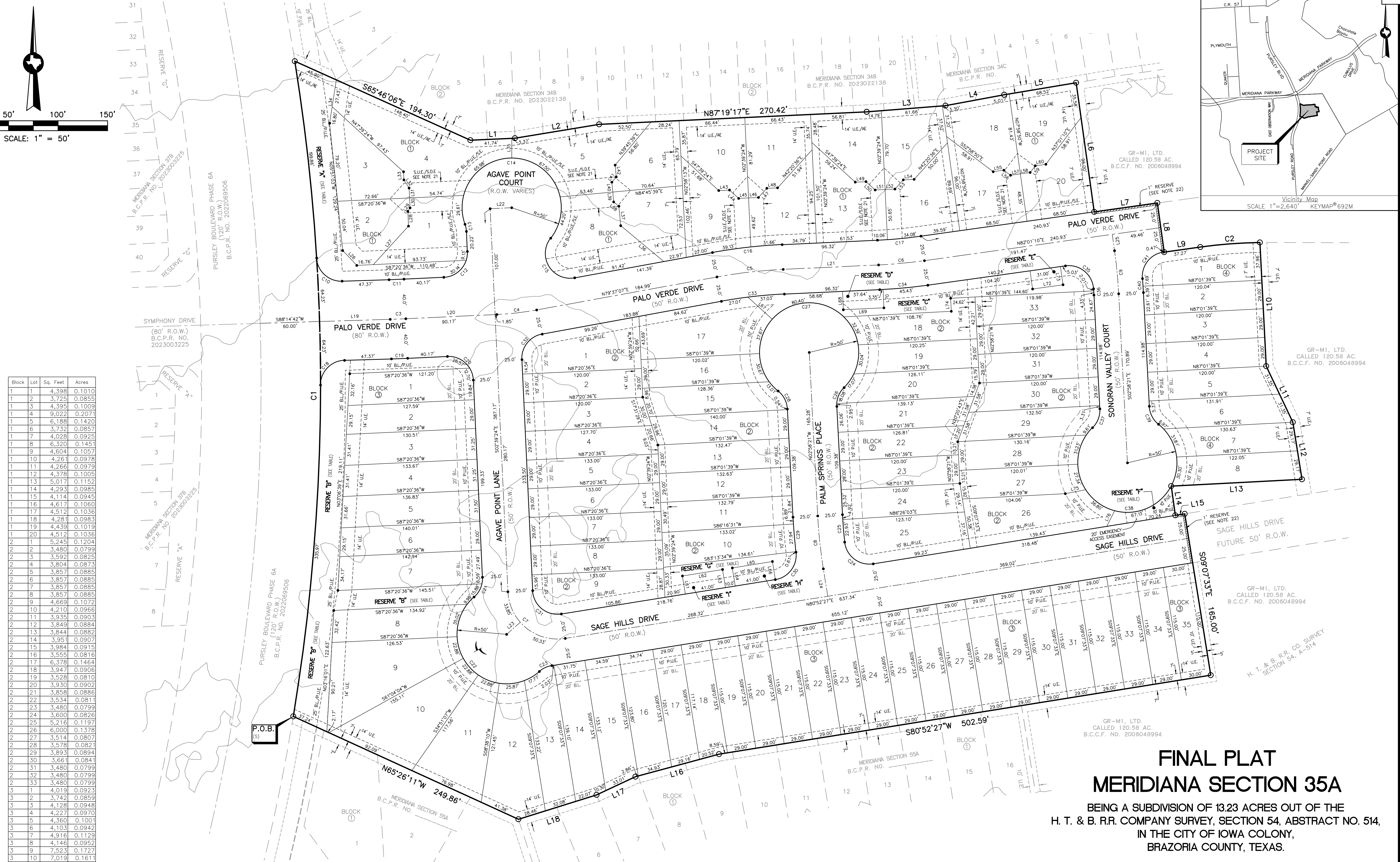
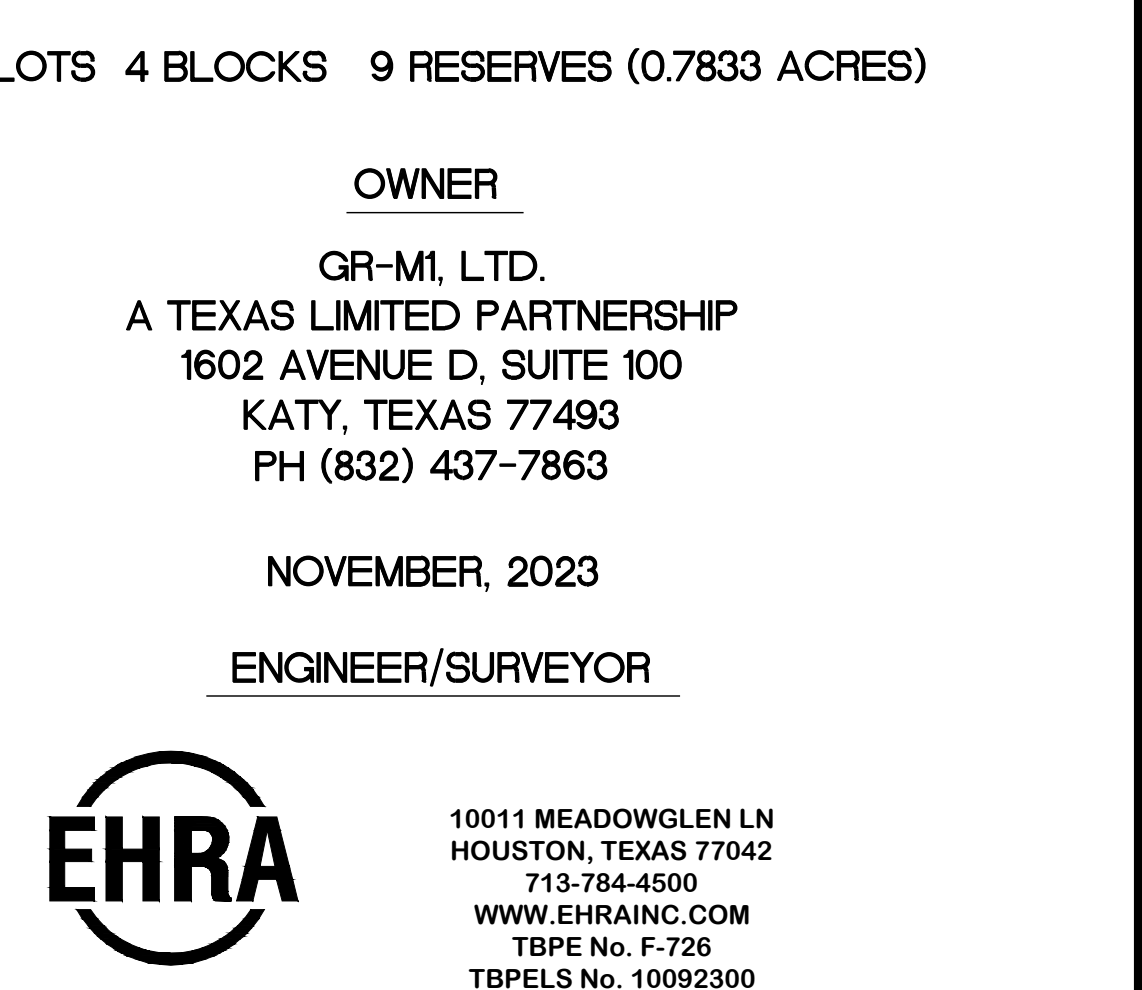


Table with 4 columns: LINE, BEARING, DISTANCE. Lists line data for various lots and blocks.

Table with 4 columns: LINE, BEARING, DISTANCE. Lists line data for various lots and blocks.

Table with 4 columns: NO. OF PROPOSED LOTS, NO. OF GUEST SPACES REQUIRED, NO. OF GUEST SPACES PROVIDED WITHIN R.O.W., NO. OF GUEST SPACES PROVIDED OUTSIDE R.O.W.

Table with 2 columns: RESTRICTED TO, AREA. Lists reserved areas for various purposes like landscaping, parking, etc.



FINAL PLAT MERIDIANA SECTION 35A BEING A SUBDIVISION OF 13.23 ACRES OUT OF THE H. T. & B. RR. COMPANY SURVEY, SECTION 54, ABSTRACT NO. 514, IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

96 LOTS 4 BLOCKS 9 RESERVES (0.7833 ACRES) OWNER GR-MI, LTD. A TEXAS LIMITED PARTNERSHIP 1602 AVENUE D, SUITE 100 KATY, TEXAS 77493 PH (832) 437-7863 NOVEMBER, 2023 ENGINEER/SURVEYOR

EHRA logo and contact information: 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRAINCC.COM TPBE No. F-726 TBPES No. 10092300



Monday, October 30, 2023

Brad Sweitzer  
EHRA Engineering  
10011 Meadowglen Lane  
Houston, TX 77042  
Email: [bsweitzer@ehra.team](mailto:bsweitzer@ehra.team)

Re: Ellwood General Development Land Plan  
Letter of Recommendation to Approve  
COIC Project No. 3104  
Adico, LLC Project No. 16007-2-324

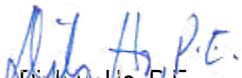
Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Ellwood General Development Land Plan, received on or about October 24, 2023. The review of the plan is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

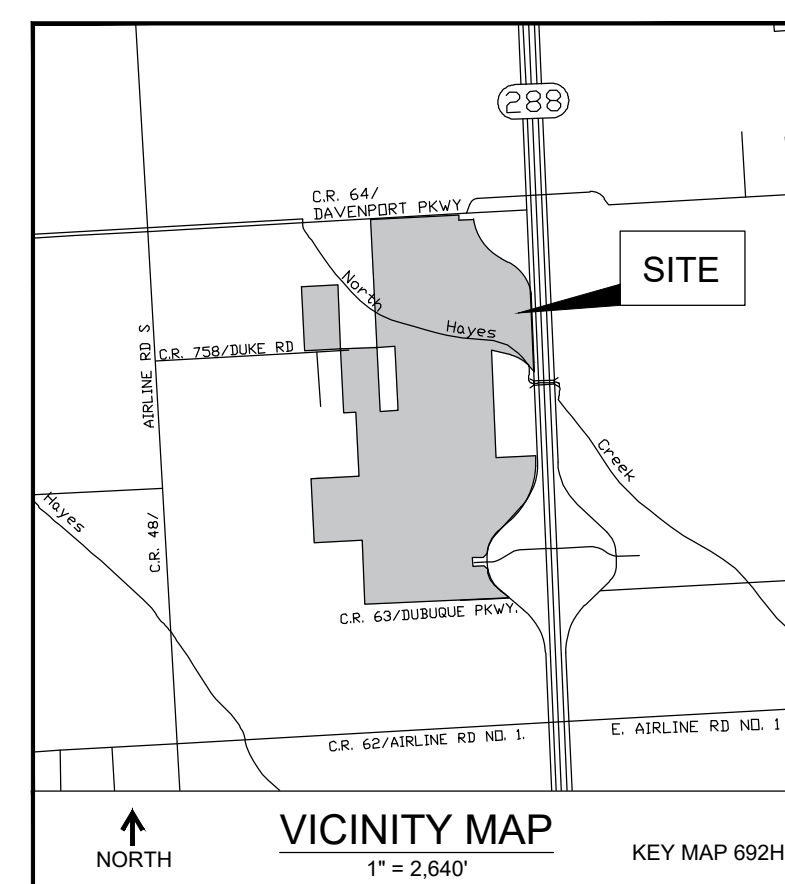
Based on our review, we have no objections to the plan as resubmitted on October 24, 2023. Please provide ten (10) prints of the plan to Kayleen Rosser, City Secretary, by no later than November 1, 2023, for consideration at the November 7, 2023, Planning and Zoning meeting.

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

Sincerely,  
Adico, LLC

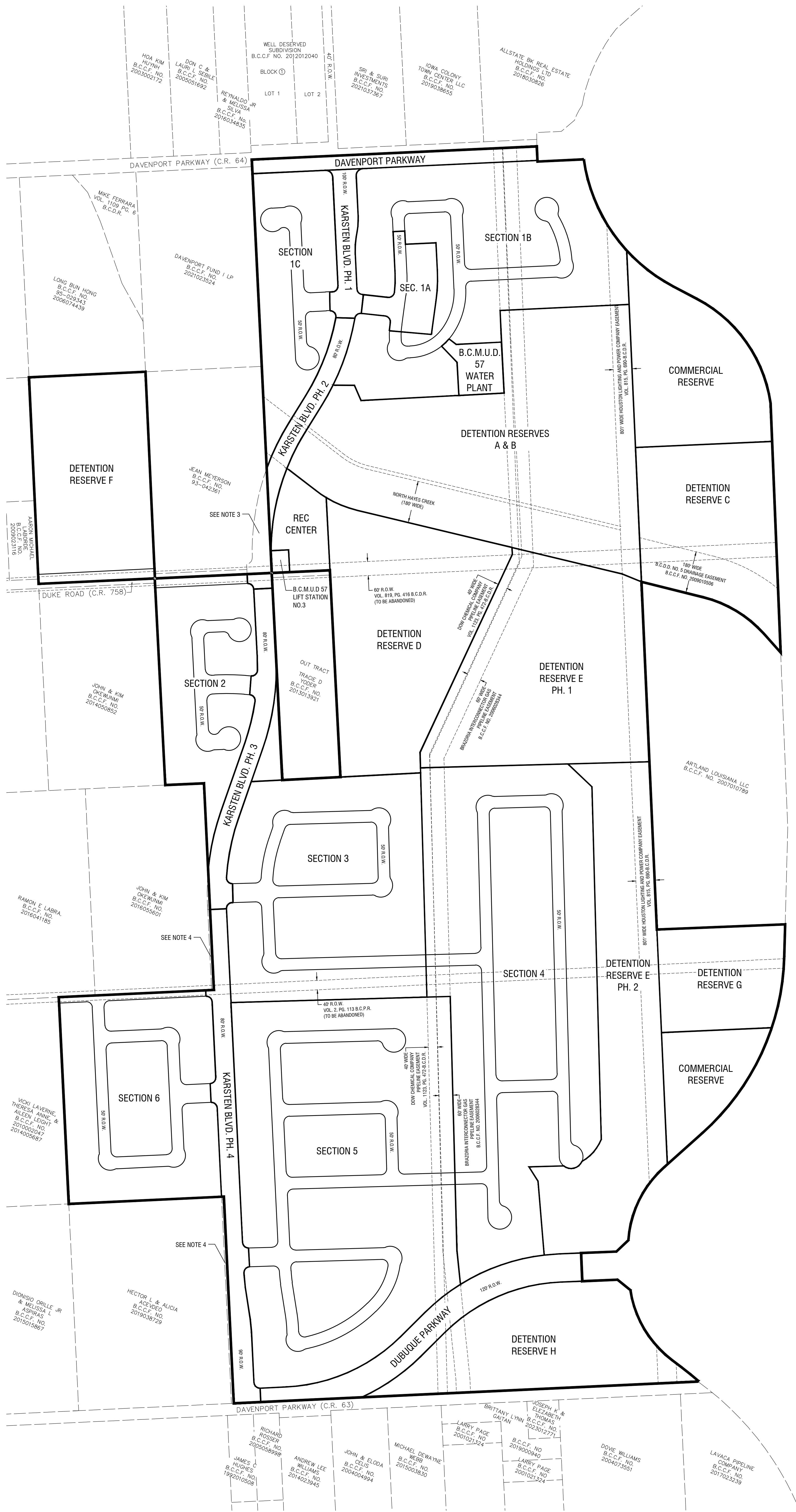
  
Adam Ho, P.E.  
Dir. M. V. Ho, P.E.  
TBPE Firm No. 16423

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 16007-2-324



**GENERAL NOTES:**

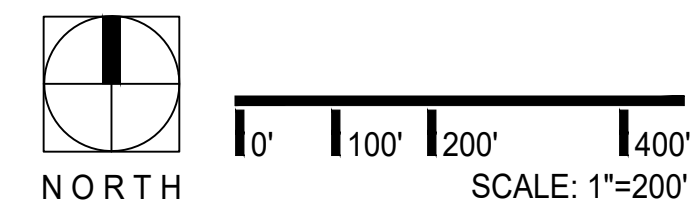
1. B.C.C.F. indicates Brazoria County Clerk's File.  
B.C.P.R. indicates Brazoria County Plat Records.  
D.E. indicates Drainage Easement.  
PG. indicates Page.  
R.O.W. indicates Right-Of-Way.  
VOL. indicates Volume.
2. This general development plan is subject to the Rally 288 West PUD Ordinance No. 2022-09.
3. The right-of-way segment of Karsten Boulevard that is outside of the tract boundary and between C.R. 758 and Davenport Parkway will be acquired prior to final plat recordation.
4. Ten feet of right-of-way to be dedicated by others.



S.H. 288

**OWNER CONTACT INFORMATION**  
 RALLY 288 WEST, LLC  
 1602 AVENUE D, STE. 100  
 KATY, TX 77493  
 832-916-2162

**OWNER CONTACT INFORMATION**  
 KLLB AIV, LLC  
 10235 WEST LITTLE YORK, SUITE 200  
 HOUSTON, TX 77040  
 281-560-6600



**Ellwood General Development Plan**  
 Being a general development plan of 259.36 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lots 451, 454, 462, & 467-481 of the Emigration Land Company Subdivision in the City of Iowa Colony, Brazoria County, Texas.  
 Owner: KLLB AIV, LLC and Rally 288 West, LLC

**EHRA**  
 ENGINEERING THE FUTURE SINCE 1936  
 10011 MEADOWGLEN LANE  
 HOUSTON, TEXAS 77042  
 713.784.4500  
 WWW.EHRATEAM.COM  
 TBPE No. F-726  
 TBPLS No. 10092300

October 24, 2023

EHRA JOB NO. 221-082-150  
 No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

P:\221-082-150\Plan\General\_Development\_Plan\_rev04.dwg, Oct 24, 2023-9:21am, Edited by: pilbetzka

Monday, October 30, 2023

Brad Sweitzer  
EHRA Engineering  
10011 Meadowglen Lane  
Houston, TX 77042  
Email: [bsweitzer@ehra.team](mailto:bsweitzer@ehra.team)

Re: Davenport Parkway Street Dedication Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 3100  
Adico, LLC Project No. 16007-2-325


Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Davenport Parkway Street Dedication Preliminary Plat, received on or about October 24, 2023. 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 plat as resubmitted on October 24, 2023. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than November 1, 2023, for consideration at the November 7, 2023, Planning and Zoning meeting.

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

Sincerely,  
Adico, LLC



Dinn V. Ho, P.E.

TBPE Firm No. 16423

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 16007-2-325





Monday, October 30, 2023

Brad Sweitzer  
EHRA Engineering  
10011 Meadowglen Lane  
Houston, TX 77042  
Email: [bsweitzer@ehra.team](mailto:bsweitzer@ehra.team)

Re: Ellwood Karsten Boulevard Phase 1 Street Dedication Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 3099  
Adico, LLC Project No. 16007-2-326


Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Ellwood Karsten Boulevard Phase 1 Street Dedication Preliminary Plat, received on or about October 24, 2023. 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 plat as resubmitted on October 24, 2023. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than November 1, 2023, for consideration at the November 7, 2023, Planning and Zoning meeting.

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

Sincerely,  
Adico, LLC



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

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 16007-2-326



**GENERAL NOTES:**

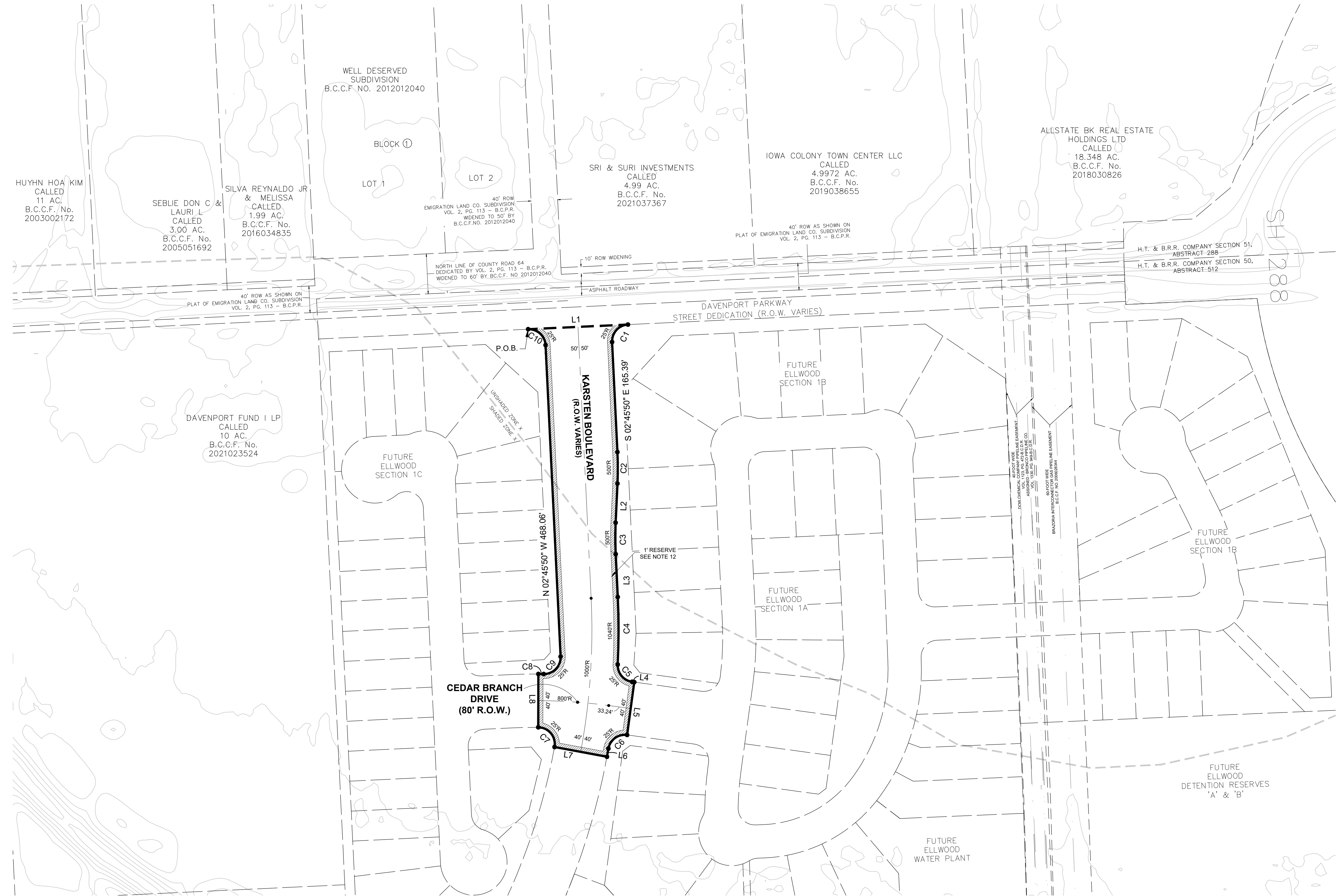
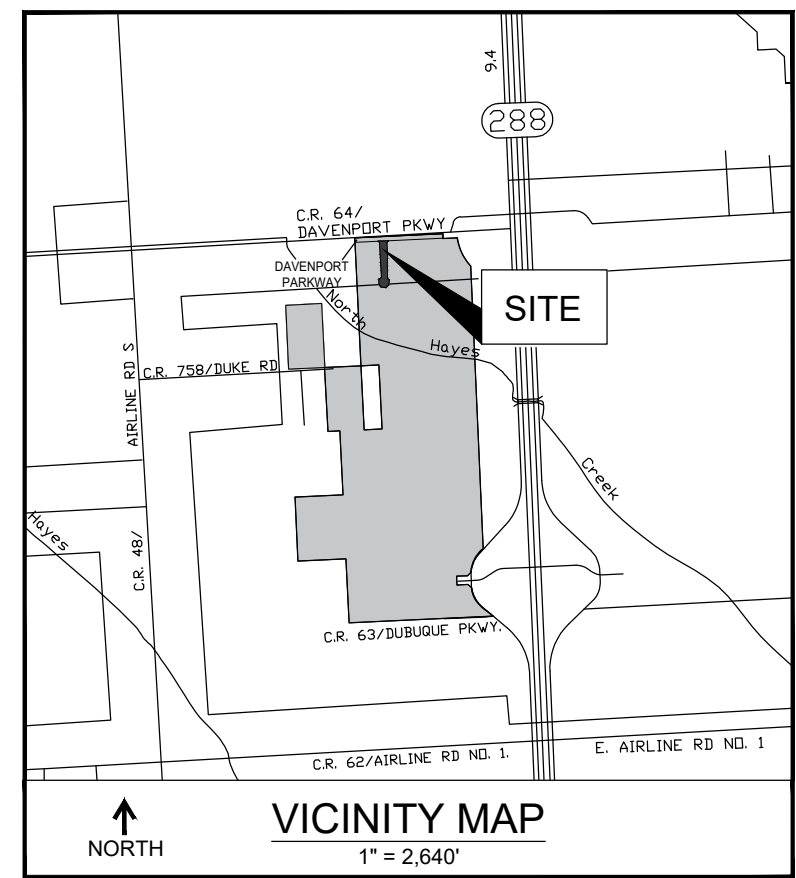
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0120K, dated December 30, 2020, the property lies within Zone AE.  
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.  
B.C.D.R. indicates Brazoria County Deed Record.  
B.C.P.R. indicates Brazoria County Plat Record.  
B.L. indicates Building Line.  
C.R. indicates County Road.  
D.E. indicates Drainage Easement.  
E.A. indicates Emergency Access Easement.  
M.H. indicates Manhole.  
P.G. indicates Page.  
P.A.E. indicates Permanent Access Easement.  
P.O.B. indicates Point of Beginning.  
P.U.E. indicates Public Utility Easement.  
P.V.T. indicates Private.  
R indicates Radius.  
R.O.W. indicates Right-Of-Way.  
S.S.E. indicates Sanitary Sewer Easement.  
S.T.M.S.E. indicates Storm Sewer Easement.  
U.E. indicates Utility Easement.  
VOL. indicates Volume.  
W.L.E. indicates Water Line Easement.  
↗ indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat 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, plantings, and other obstructions.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- Drainage plans to be provided prior to final plat submittal.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and revest in the dedicator, his heirs, assigns, or successors.

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.31'	S 42°17'12" W	35.39'
C2	500.00'	47.19'	S 00°03'36" E	47.18'
C3	500.00'	47.19'	S 00°03'36" E	47.18'
C4	1040.00'	101.32'	S 00°01'38" W	101.28'
C5	25.00'	37.11'	S 39°42'42" E	33.80'
C6	25.00'	38.37'	S 53°47'19" W	34.71'
C7	25.00'	43.78'	N 39°40'04" W	38.40'
C8	840.00'	8.08'	S 89°36'51" E	7.00'
C9	25.00'	40.79'	S 89°36'51" E	36.41'
C10	25.00'	39.23'	N 47°42'48" W	35.32'

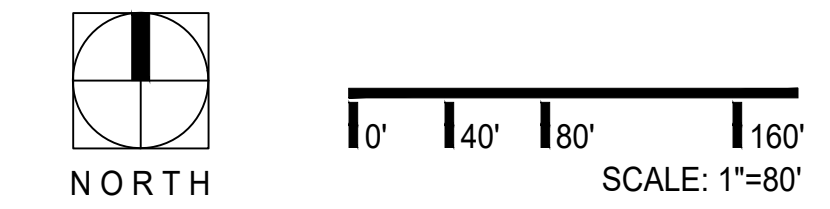
**LINE TABLE**

LINE	ANGLE	DISTANCE
L1	N 87°20'14" E	150.00'
L2	S 02°38'39" W	58.88'
L3	S 02°45'50" E	64.38'
L4	S 82°14'29" E	3.27'
L5	S 07°45'31" W	80.00'
L6	S 10°09'34" W	12.38'
L7	N 79°29'58" W	80.00'
L8	N 00°09'50" E	80.00'



**BENCHMARK(S):**  
 NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 5.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.  
 ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

**OWNER CONTACT INFORMATION**  
 KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY  
 10235 WEST LITTLE YORK, SUITE 200  
 HOUSTON, TX 77040  
 281-560-6600



**Ellwood Karsten Boulevard Phase 1 Street Dedication Preliminary Plat**

Being a subdivision of 1.48 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lot 467 of the Emigration Land Company Subdivision in the City of Iowa Colony, Brazoria County, Texas.

Owner: KLLB AIV LLC, a Delaware Limited Liability Company



10011 MEADOWGLEN LANE  
 HOUSTON, TEXAS 77042  
 713.784.4500  
 WWW.EHRATEAM.COM  
 TBP# No. F-726  
 TBP#S No. 10072500

October 24, 2023



Monday, October 30, 2023

Brad Sweitzer  
EHRA Engineering  
10011 Meadowglen Lane  
Houston, TX 77042  
Email: [bsweitzer@ehra.team](mailto:bsweitzer@ehra.team)

Re: Brazoria County Municipal Utility District No. 57 Water Plant Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 3103  
Adico, LLC Project No. 16007-2-327


Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of BCMUD No 57 Water Plant Preliminary Plat, received on or about October 24, 2023. 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 plat as resubmitted on October 24, 2023. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than November 1, 2023, for consideration at the November 7, 2023, Planning and Zoning meeting.

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

Sincerely,  
Adico, LLC

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

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 16007-2-327



**GENERAL NOTES:**

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0120K, dated December 30, 2020, the property lies within Zone AE.  
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.  
B.C.D.R. indicates Brazoria County Deed Record.  
B.C.P.R. indicates Brazoria County Plat Record.  
B.L. indicates Building Line.  
C.R. indicates County Road.  
D.E. indicates Drainage Easement.  
E.A. indicates Emergency Access Easement.  
M.H. indicates Manhole.  
P.G. indicates Page.  
P.A.E. indicates Permanent Access Easement.  
P.O.B. indicates Point of Beginning.  
P.U.E. indicates Public Utility Easement.  
P.V.T. indicates Private.  
R. indicates Radius.  
R.O.W. indicates Right-Of-Way.  
S.S.E. indicates Sanitary Sewer Easement.  
S.T.M.S.E. indicates Storm Sewer Easement.  
U.E. indicates Utility Easement.  
VOL. indicates Volume.  
W.L.E. indicates Water Line Easement.  
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat 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, plantings, and other obstructions.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- Drainage plans to be provided prior to final plat submittal.
- Subject to Ordinance No. 2011-4 (Pipeline Setback Ordinance), no residential structures shall be constructed within 50' of the pipelines located inside of this plat boundary.
- The temporary access easement provided must be 20-feet in width and have a load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).
- This temporary access will be released and abandoned and revert to the dedicator when the underlying property is subdivided in a recorded plat.

**CURVE TABLE**

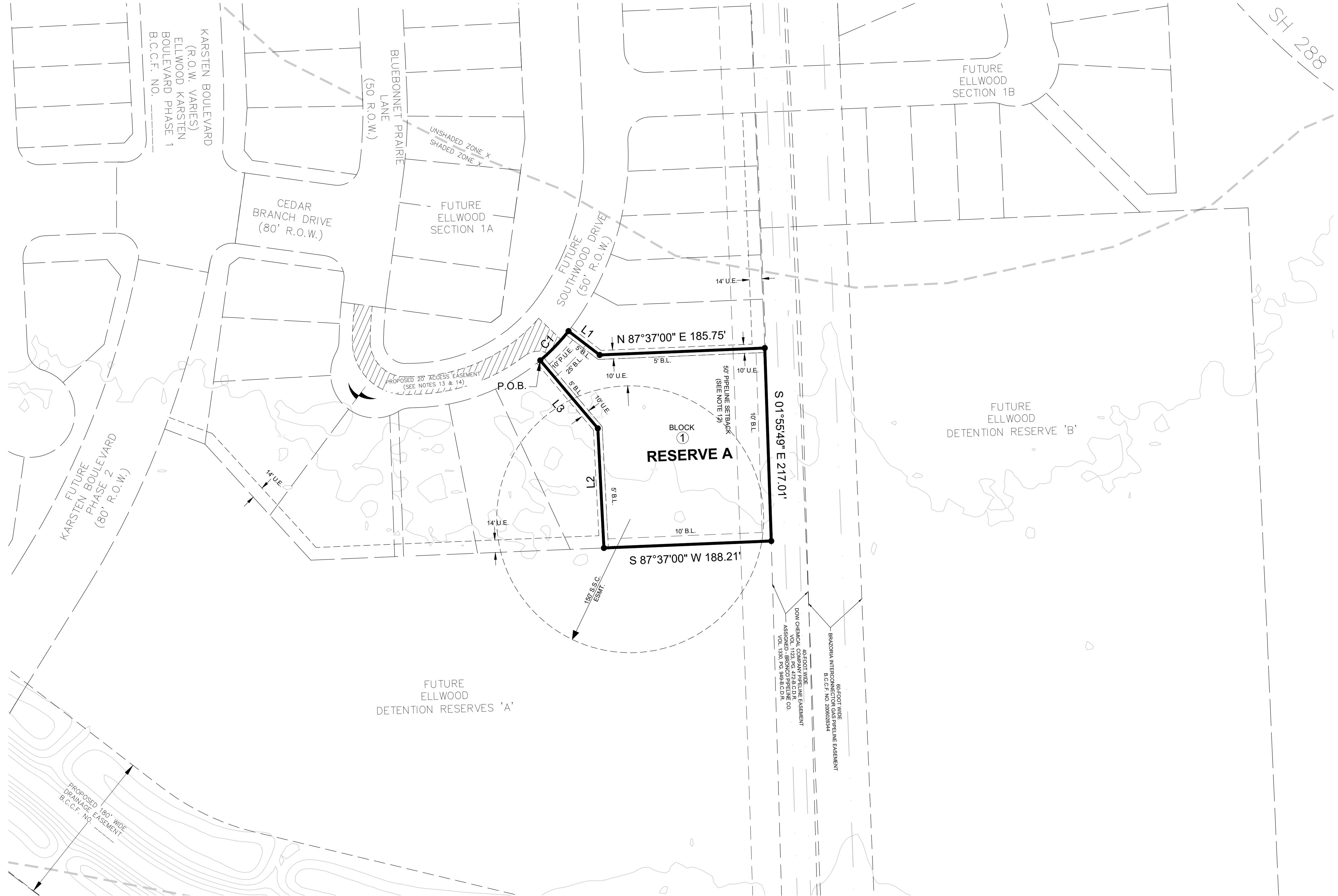
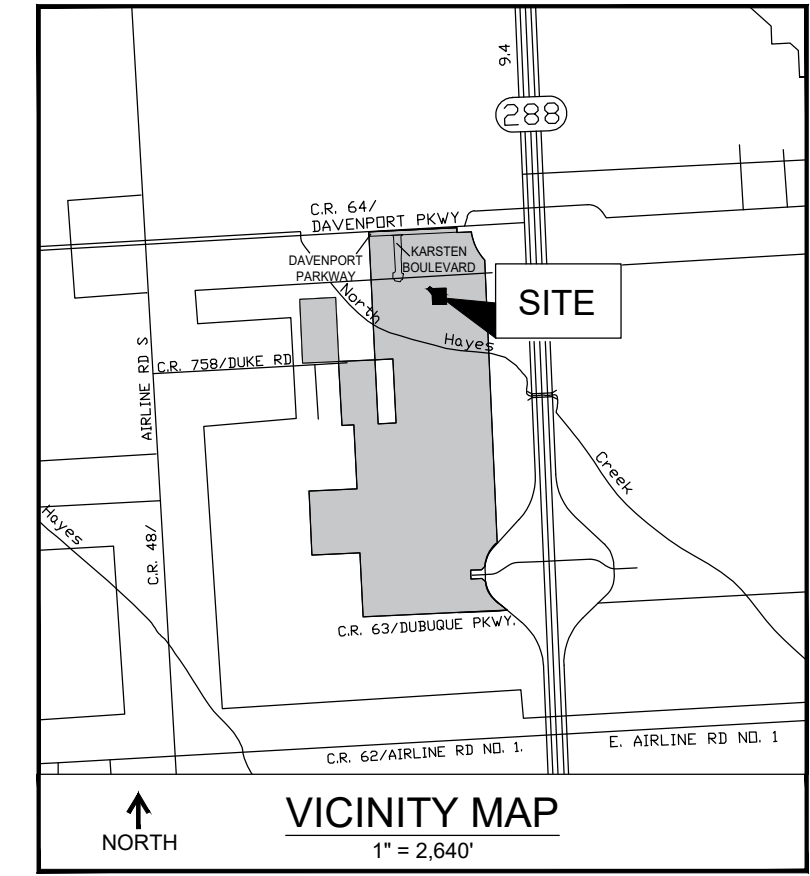
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	225.00'	45.79'	N 43°55'59" E	45.72'

**RESERVE TABLE**

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	WATER PLANT	44,704.47	1.03

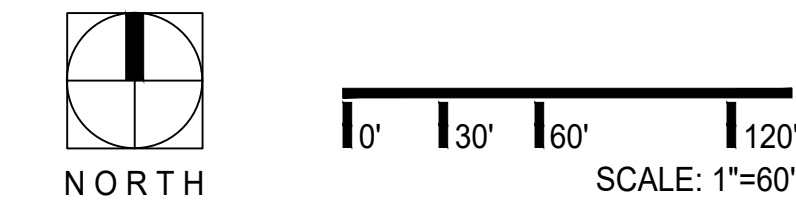
**LINE TABLE**

LINE	ANGLE	DISTANCE
L1	S 52°31'21" E	44.05'
L2	N 02°56'00" W	134.07'
L3	N 40°14'11" W	100.07'



**BENCHMARK(S):**  
 NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 5.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.  
 ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

**OWNER CONTACT INFORMATION**  
 KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY  
 10235 WEST LITTLE YORK, SUITE 200  
 HOUSTON, TX 77040  
 281-560-6600



**Brazoria County Municipal Utility District No. 57 Water Plant Preliminary Plat**  
 Being a subdivision of 1.03 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lot 470 of the Emigration Land Company Subdivision in the City of Iowa Colony, Brazoria County, Texas.  
 Owner: KLLB AIV LLC, a Delaware Limited Liability Company

**EHRA**  
 Edminster, Hinshaw, Russ & Associates, Inc.  
 10011 MEADOWGLEN LANE  
 HOUSTON, TEXAS 77042  
 713.784.4500  
 WWW.EHRATEAM.COM  
 TBP# NG-F-726  
 TBP#LS No. 10072500  
 ENGINEERING THE FUTURE SINCE 1946  
 No warranty or representation of intended use, design or of facilities are subject to change without notice.  
 EHRA JOB NO. 071-1045-11

October 24, 2023



Monday, October 30, 2023

Brad Sweitzer  
EHRA Engineering  
10011 Meadowglen Lane  
Houston, TX 77042  
Email: [bsweitzer@ehra.team](mailto:bsweitzer@ehra.team)

Re: Brazoria County Municipal Utility District No. 57 Lift Station No 3 Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 3102  
Adico, LLC Project No. 16007-2-328


Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Brazoria County Municipal Utility District No. 57 Lift Station No 3 Preliminary Plat, received on or about October 24, 2023. 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 plat as resubmitted on October 24, 2023. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than November 1, 2023, for consideration at the November 7, 2023, Planning and Zoning meeting.

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

Sincerely,  
Adico, LLC

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

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 16007-2-328



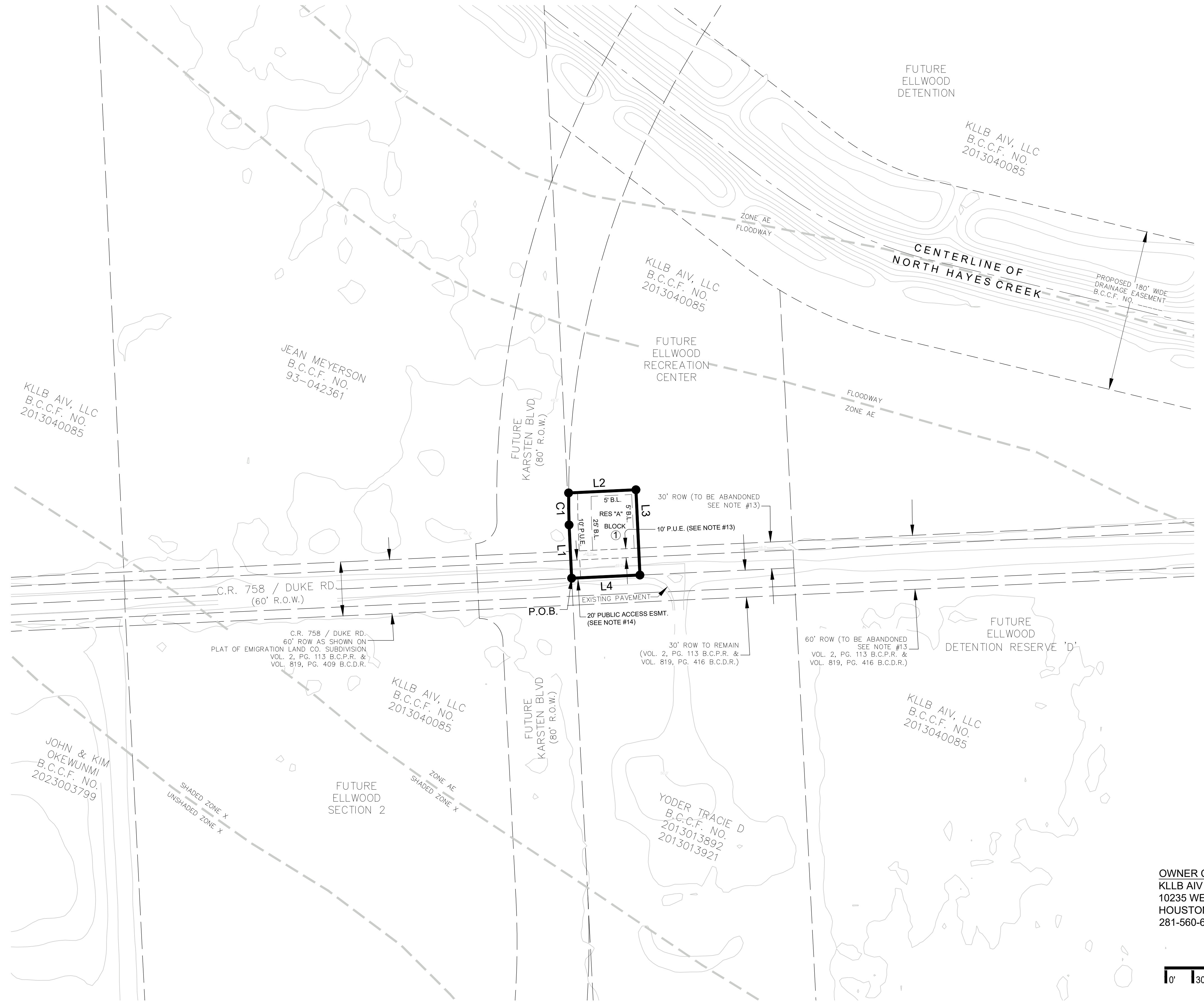
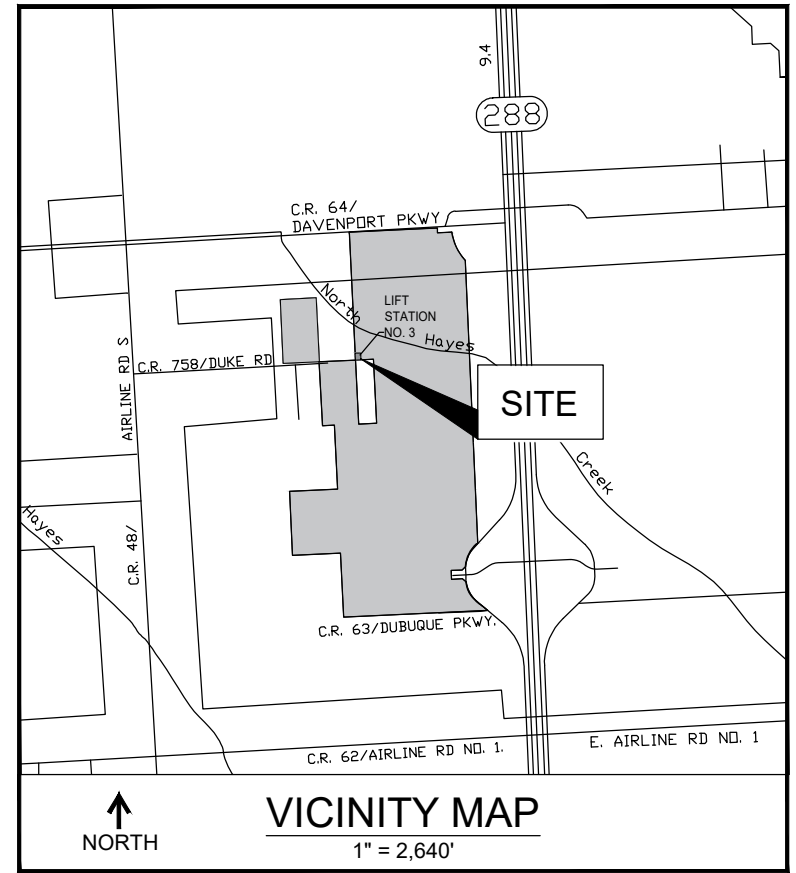
GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
  - The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9999742185.
  - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0120K, dated December 30, 2020, the property lies within Zone AE.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRRA.
- B.C.C.F. indicates Brazoria County Clerk's File.  
B.C.D.R. indicates Brazoria County Deed Record.  
B.C.P.R. indicates Brazoria County Plat Record.  
B.L. indicates Building Line.  
C.R. indicates County Road.  
D.E. indicates Drainage Easement.  
E.A. indicates Emergency Access Easement.  
M.H. indicates Manhole.  
P.G. indicates Page.  
P.A.E. indicates Permanent Access Easement.  
P.O.B. indicates Point of Beginning.  
P.U.E. indicates Public Utility Easement.  
P.V.T. indicates Private.  
R. indicates Radius.  
R.O.W. indicates Right-Of-Way.  
S.S.E. indicates Sanitary Sewer Easement.  
S.T.M.S.E. indicates Storm Sewer Easement.  
U.E. indicates Utility Easement.  
VOL. indicates Volume.  
W.L.E. indicates Water Line Easement.  
↗ indicates change in street name.
  - The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
  - Property within the boundaries of this plat 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, plantings, and other obstructions.
  - The Municipal Utility District shall be responsible for the maintenance of all reserves.
  - Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
  - Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
  - The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
  - This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
  - Drainage plans to be provided prior to final plat submittal.
  - This proposed P.U.E. overlaps the 10' right-of-way easement strips recorded under Volume 819, Page 416 of the Brazoria County Deed Records. The portion of these easement strips within the boundary of the Ellwood project will be abandoned by separate instrument prior to plat recordation.
  - The 40' of right-of-way recorded under Volume 2, Page 113 of the Brazoria County Plat Records as shown on the Plat of Emigration Land Co. Subdivision, will be abandoned by plat. A new 20' public access easement is to be established and will serve as access to Brazoria County Municipal Utility District Number 57 Lift Station Number 3 and to the property owner immediately to the south.

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LIFT STATION	7,210.34	0.166

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	960.00'	35.60'	N 00°49'08" W	35.61'

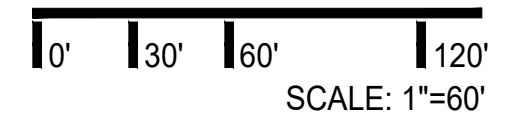
LINE TABLE		
LINE	ANGLE	DISTANCE
L1	N 20°45'50" W	58.41'
L2	N 87°20'07" E	74.96'
L3	S 02°39'53" E	95.00'
L4	S 87°20'14" W	75.95'



**BENCHMARK(S):**

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.  
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

**OWNER CONTACT INFORMATION**  
 KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY  
 10235 WEST LITTLE YORK, SUITE 200  
 HOUSTON, TX 77040  
 281-560-6600



**Brazoria County Municipal Utility District No. 57 Lift Station No. 3 Preliminary Plat**

Being a subdivision of 0.166 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lot 468 of the Emigration Land Company Subdivision in the City of Iowa Colony, Brazoria County, Texas.

1 Block and 1 Reserve  
 Owner: KLLB AIV LLC, a Delaware Limited Liability Company

October 9, 2023

10011 MEADOWGLEN LANE  
 HOUSTON, TEXAS 77042  
 713.764.4500  
 WWW.EHRATEAM.COM  
 TBP#E No. F-726  
 TBP#L No. L0072000

**EHRRA**  
 ENGINEERING THE FUTURE SINCE 1946

No warranty or representation of intended use, design, or construction is made by EHRRA. The user of this drawing or facilities shall be subject to change without notice.

P:\071-045-25\RIK\1\PLAT\SCHEM.Dwg, No. 57 Lift Station No.3 Preliminary Plat, Dct. 24, 2023-947on Edited by: jswitzer



Monday, October 30, 2023

Brad Sweitzer  
EHRA Engineering  
10011 Meadowglen Lane  
Houston, TX 77042  
Email: [bsweitzer@ehra.team](mailto:bsweitzer@ehra.team)

Re: Ellwood Section 1A Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 3101  
Adico, LLC Project No. 16007-2-329

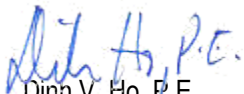
Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Ellwood Section 1A Preliminary Plat, received on or about October 24, 2023. 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 plat as resubmitted on October 24, 2023. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than November 1, 2023, for consideration at the November 7, 2023, Planning and Zoning meeting.

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

Sincerely,  
Adico, LLC



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

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 16007-2-329







Tuesday, November 28, 2023

Brad Sweitzer  
EHRA Engineering  
10011 Meadowglen Lane  
Houston, TX 77042  
Email: [bsweitzer@ehra.team](mailto:bsweitzer@ehra.team)

Re: Ellwood Section 1B Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 3240  
Adico, LLC Project No. 16007-2-335


Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Ellwood Section 1B Preliminary Plat received on or about November 21, 2023. 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 plat as resubmitted on November 21, 2023. Please provide ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, November 29, 2023, for consideration at the December 5, 2023, 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, COIC  
Robert Hemminger, COIC



**GENERAL NOTES:**

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742165.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 480390101K, dated December 30, 2020, the property lies within Zone AE, Unshaded Zone X and Shaded Zone X.  
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.  
B.L. indicates Building Line.  
D.E. indicates Drainage Easement.  
E.A.E. indicates Easement.  
M.H. indicates Manhole.  
P.A.E. indicates Permanent Access Easement.  
P.O.B. indicates Point of Beginning.  
P.U.E. indicates Public Utility Easement.  
P.V.T. indicates Private.  
R indicates Radius.  
R.O.W. indicates Right-Of-Way.  
S.S.C. indicates Sanitary Sewer Control.  
S.S.E. indicates Sanitary Sewer Easement.  
S.T.M.S.E. indicates Storm Sewer Easement.  
U.E. indicates Utility Easement.  
VOL. indicates Volume.  
W.L.E. indicates Water Line Easement.  
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat 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, plantings, and other obstructions.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- Drainage plans to be provided prior to final plat submittal.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Ellwood Section 1B 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.
- Areas identified as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed, and maintained under a binding agreement among the owners of the property in the subdivision. Reserve A shall provide compensating open space for both Ellwood Section 1A and Ellwood Section 1B.
- Reserve "B" and Reserve "F" shall provide 1.07 acres of parkland.
- The emergency access provided must be 20 feet in width and have a traffic load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).
- Subject to Ordinance No. 2011-04 (Pipeline Setback Ordinance), no residential structures shall be constructed within 50' of the pipelines located inside of this plat boundary.
- Final plats are subject to the conditions and approval of the General Plan and adjacent plats.

**COMPENSATING OPEN SPACE TABLE**

A. TOTAL NO. OF LOTS <6,600 S.F.:	4
B. TOTAL AREA OF LOTS <6,600 S.F.:	26,014.99 S.F.
C. AVERAGE LOT SIZE <6,600 S.F. (B/A):	6,503.75 S.F.
D. COMPENSATING OPEN SPACE REQUIRED PER LOT (BASED ON C):	150 S.F.
E. COMPENSATING OPEN SPACE REQUIRED (A x D):	600 S.F.
F. TOTAL COMPENSATING OPEN SPACE PROVIDED:	121,535.42 S.F.

**BENCHMARK(S):**  
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND. ELEV = 52.00 (NAVD '88) 1991 ADJUSTMENT

**LAND USE TABLE**

PLAT	SF - 60%	SF - 50%	COMM.	INST.	ARTIFICALS & COLLECTORS	FRAMES & OPEN SPACE	TOTAL
BCMUD NO. 57 LIFT STATION NO. 3	-	-	-	0.17 AC.	-	-	0.17 AC.
BCMUD NO. 57 WATER PLANT	-	-	-	1.03 AC.	-	-	1.03 AC.
DAVENPORT PKWY. ST. DEDICATION	-	-	-	-	-	1.67 AC.	1.67 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	-	-	24.70 AC.	24.70 AC.
ELLWOOD DETENTION RESERVE 'C'	-	-	9.11 AC.	-	-	-	9.11 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	1.48 AC.	-	-	1.48 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	2.29 AC.	-	-	2.29 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	2.65 AC.	-	-	2.65 AC.
ELLWOOD SECTION 1A	0.51 AC.	1.28 AC.	-	-	-	-	1.79 AC.
ELLWOOD SECTION 1B	5.82 AC.	7.22 AC.	-	-	-	-	17.51 AC.
<b>TOTAL</b>	<b>6.33 AC. (10%)</b>	<b>8.50 AC. (14%)</b>	<b>9.11 AC. (15%)</b>	<b>1.20 AC. (2%)</b>	<b>8.09 AC. (13%)</b>	<b>29.17 AC. (46%)</b>	<b>62.40 AC. (100%)</b>

1) THIS TABLE TABULATES THE LAND USES WITHIN EACH PLAT FOR ZONING PURPOSES, NOT THE PERMITTED USES WITHIN EACH LAND USE.  
2) THIS TABLE INCLUDES ALL PRELIMINARY PLATS SUBMITTED AT THIS TIME.

**PARKLAND TABLE**

PLAT	ACREAGE
BCMUD NO. 57 LIFT STATION NO. 3	0.00 AC.
BCMUD NO. 57 WATER PLANT	0.00 AC.
DAVENPORT PKWY. ST. DEDICATION	0.00 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.60 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	0.00 AC.
ELLWOOD SECTION 1A	0.00 AC.
ELLWOOD SECTION 1B	1.07 AC.
<b>TOTAL</b>	<b>2.67 AC.</b>

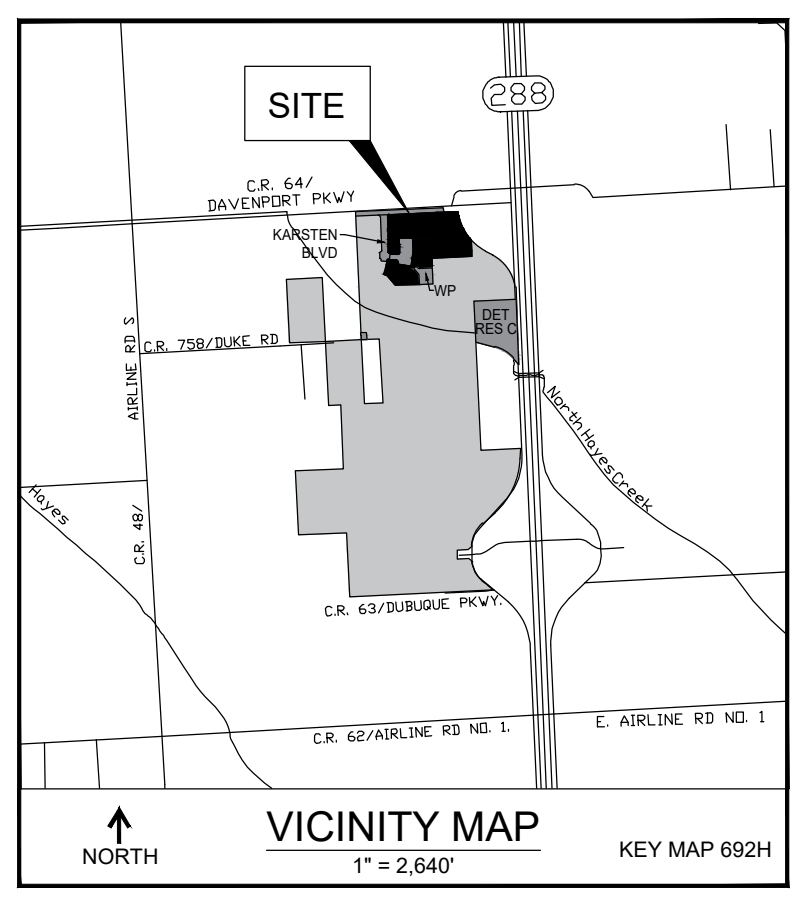
1) PARKLAND IN DETENTION RESERVES IS CALCULATED AT 50% OF THE AREA OF THE MAINTENANCE BERM, IF MAINTENANCE BERMS INCLUDE TRAILS, IS AN AVERAGE MINIMUM WIDTH OF 30' AND A MINIMUM WIDTH OF 20' AND HAS SIDE SLOPES THAT DO NOT EXCEED A 4:1 RATIO.  
2) ALL OTHER PARKLAND IS CALCULATED AS THE TOTAL OF RESERVES WITH A "RECREATION" RESTRICTION.

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	724.00'	434.87'	S 25°14'07" E	428.37'
C2	225.00'	45.79'	S 43°55'59" W	45.71'
C3	1,040.00'	195.27'	N 15°11'50" E	194.99'
C4	25.00'	38.37'	N 53°47'19" E	34.71'
C5	25.00'	39.27'	S 37°16'29" E	35.34'
C6	525.00'	17.91'	S 06°48'52" W	17.91'
C7	475.00'	82.57'	S 02°12'58" W	82.47'
C8	25.00'	39.52'	S 52°28'38" W	35.53'
C9	25.00'	37.11'	N 39°42'42" W	33.80'
C10	1,040.00'	101.32'	N 00°01'38" E	101.28'
C11	500.00'	47.19'	N 00°03'36" E	47.18'
C12	500.00'	47.19'	N 00°03'36" E	47.18'
C13	25.00'	39.31'	N 42°17'12" E	35.37'

**LINE TABLE**

LINE	ANGLE	DISTANCE
L1	S 02°29'27" E	4.66'
L2	N 52°31'21" W	44.05'
L3	S 40°14'11" E	100.07'
L4	N 89°29'28" W	48.32'
L5	S 82°14'29" E	101.79'
L6	S 07°45'11" W	6.41'
L7	S 82°14'29" E	169.69'
L8	N 52°46'12" W	14.14'
L9	S 02°45'50" E	122.36'
L10	N 82°14'29" W	105.03'
L11	N 02°45'50" W	64.38'
L12	N 02°38'39" E	58.86'



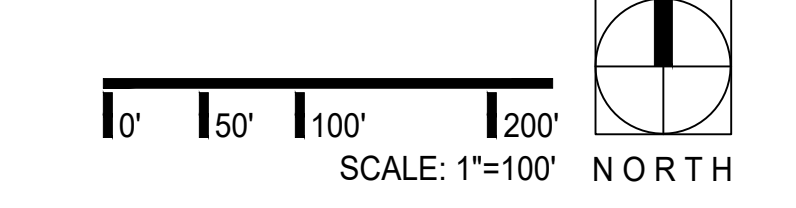
**LOT SIZE TABLE**

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)
1	1	8,822.27
1	2	8,249.91
1	3	8,060.00
1	4	8,060.00
1	5	8,058.47
1	6	12,531.75
1	7	15,447.40
1	8	8,181.17
1	9	8,060.00
1	10	8,059.98
1	11	11,891.10
1	12	15,986.29
1	13	9,479.11
1	14	8,928.00
1	15	8,928.00
1	16	9,945.87
1	17	12,295.93
1	18	8,956.25
1	19	13,390.69
1	20	8,331.56
1	21	11,406.44
1	22	7,418.18
1	23	6,557.37
1	24	6,460.99
1	25	6,994.32
1	26	7,341.21
1	27	7,547.47
1	28	13,713.86
1	29	11,982.43
1	30	6,496.63
1	31	6,560.00
1	32	7,150.00
1	33	8,521.93
1	34	7,464.26
1	35	8,033.8
1	36	9,038.40
1	37	11,595.01
2	1	8,252.47
2	2	8,896.21
2	3	15,788.31
2	4	16,347.79
2	5	11,705.26
2	6	14,169.36
2	7	13,927.72
3	1	8,611.87
3	2	7,800.00
3	3	8,935.83

**RESERVE TABLE**

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, COMPENSATING OPEN SPACE, & UTILITY PURPOSES	121,535.42	2.79
B	LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	16,077.29	0.37
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	16,212.56	0.37
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,607.05	0.04
E	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	8,579.31	0.20
F	LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	30,329.83	0.70
		194,341.46	4.47

**OWNER CONTACT INFORMATION**  
KLLB AIV, LLC  
10235 WEST LITTLE YORK, SUITE 200  
HOUSTON, TX 77040  
281-560-6600



**Ellwood Section 1B Preliminary Plat**  
Being a subdivision of 17.51 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lots 467, 468, 470, 471, 473, & 476 of the Emigration Land Co. Subdivision in the City of Iowa Colony, Brazoria County, Texas.  
47 Lots, 3 Blocks and 6 Reserves  
Owner: KLLB AIV, LLC, a Texas Limited Partnership

November 21, 2023





Tuesday, November 28, 2023

Brad Sweitzer  
EHRA Engineering  
10011 Meadowglen Lane  
Houston, TX 77042  
Email: [bsweitzer@ehra.team](mailto:bsweitzer@ehra.team)

Re: Ellwood Detention Reserves A and B Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 3242  
Adico, LLC Project No. 16007-2-336

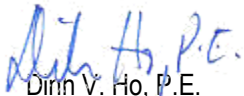
Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Ellwood Detention Reserves A and B Preliminary Plat received on or about November 21, 2023. 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 plat as resubmitted on November 21, 2023. Please provide ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, November 29, 2023, for consideration at the December 5, 2023, 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, COIC  
Robert Hemminger, COIC



**GENERAL NOTES:**

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0120K, dated December 30, 2020, the property lies within Zone AE, Shaded Zone X, Unshaded Zone X and Floodway.  
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminister, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminister, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.  
B.C.D.R. indicates Brazoria County Deed Record.  
B.C.P.R. indicates Brazoria County Plat Record.  
B.L. indicates Building Line.  
C.R. indicates County Road.  
D.E. indicates Drainage Easement.  
E.A. indicates Emergency Access Easement.  
M.H. indicates Manhole.  
P.G. indicates Page.  
P.A.E. indicates Permanent Access Easement.  
P.O.B. indicates Point of Beginning.  
P.U.E. indicates Public Utility Easement.  
P.V.T. indicates Private.  
R indicates Radius.  
R.O.W. indicates Right-Of-Way.  
S.S.E. indicates Sanitary Sewer Easement.  
S.T.M.S.E. indicates Storm Sewer Easement.  
U.E. indicates Utility Easement.  
VOL. indicates Volume.  
W.L.E. indicates Water Line Easement.  
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat 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, plantings, and other obstructions.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- Drainage plans to be provided prior to final plat submittal.
- Reserve "A" and Reserve "B" shall provide 1.60 acres of parkland as they comply with the requirements for areas within a detention reserve to be considered parkland.
- Final Plat is subject to the conditions and approval of the General Plan and adjacent plats.

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	960.00'	171.30'	S 26°40'58" W	171.07'
C2	1040.00'	203.63'	N 26°11'07" E	203.31'

**RESERVE TABLE**

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	298,555.92	6.85
B	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	420,444.81	9.65
C	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	278,932.54	6.40
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	77,990.57	1.79
TOTAL		1,075,923.84	24.70

**LINE TABLE**

LINE	ANGLE	DISTANCE
L1	N 87°20'14" E	150.00'
L2	S 02°38'39" W	58.88'
L3	S 02°45'50" E	64.38'
L4	S 82°14'29" E	3.27'

**LAND USE TABLE**

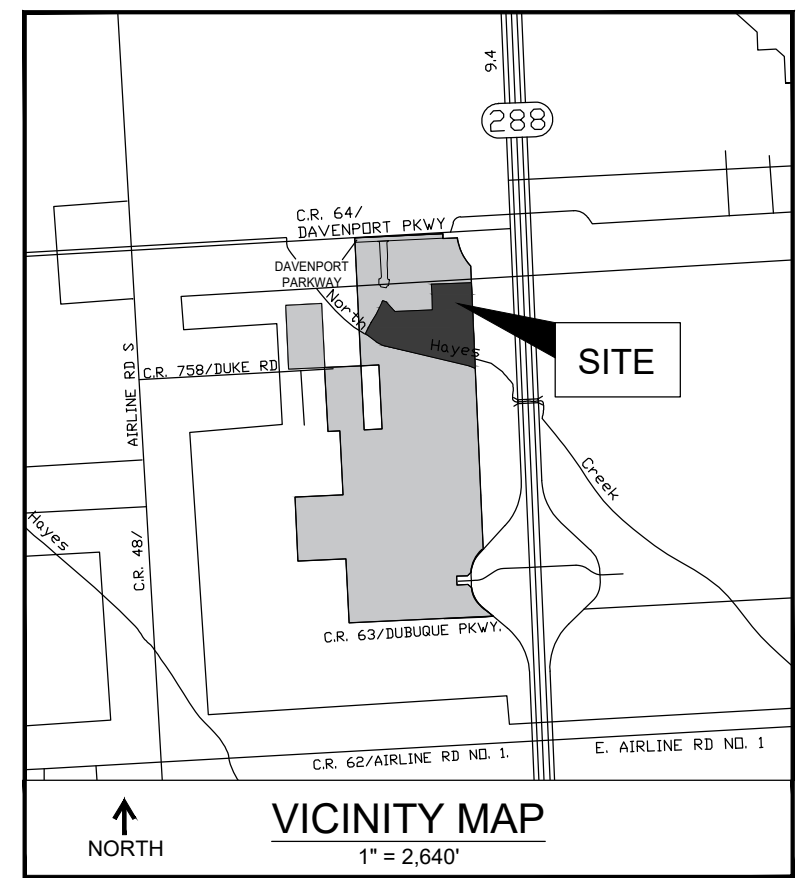
PLAT	SF - 60%	SF - 50%	COMM.	INST.	ARTISANALS & COLLECTORS	PARKS & OPEN SPACE	TOTAL
BCMUD NO. 57 LIFT STATION NO. 3	-	-	-	0.17 AC.	-	-	0.17 AC.
BCMUD NO. 57 WATER PLANT	-	-	-	1.03 AC.	-	-	1.03 AC.
DAVENPORT PKWY. ST. DEDICATION	-	-	-	-	1.67 AC.	-	1.67 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	-	-	24.70 AC.	24.70 AC.
ELLWOOD DETENTION RESERVE 'C'	-	-	9.11 AC.	-	-	-	9.11 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	1.48 AC.	-	-	1.48 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	2.29 AC.	-	-	2.29 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	2.65 AC.	-	-	2.65 AC.
ELLWOOD SECTION 1A	0.51 AC.	1.28 AC.	-	-	-	-	1.79 AC.
ELLWOOD SECTION 1B	5.82 AC.	7.22 AC.	-	-	-	-	13.04 AC.
<b>TOTAL</b>	<b>6.33 AC.</b>	<b>8.50 AC.</b>	<b>9.11 AC.</b>	<b>1.20 AC.</b>	<b>8.09 AC.</b>	<b>29.17 AC.</b>	<b>62.40 AC.</b>
	(10%)	(14%)	(15%)	(2%)	(13%)	(46%)	(100%)

1) THIS TABLE TABULATES THE LAND USES WITHIN EACH PLAT FOR ZONING PURPOSES, NOT THE PERMITTED USES WITHIN EACH LAND USE.  
2) THIS TABLE INCLUDES ALL PRELIMINARY PLATS SUBMITTED AT THIS TIME.

**PARKLAND TABLE**

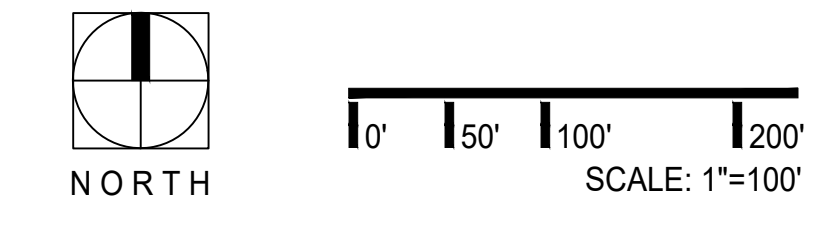
PLAT	ACREAGE
BCMUD NO. 57 LIFT STATION NO. 3	0.00 AC.
BCMUD NO. 57 WATER PLANT	0.00 AC.
DAVENPORT PKWY. ST. DEDICATION	0.00 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.60 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	0.00 AC.
ELLWOOD SECTION 1A	0.00 AC.
ELLWOOD SECTION 1B	1.07 AC.
<b>TOTAL</b>	<b>2.67 AC.</b>

1) PARKLAND IN DETENTION RESERVES IS CALCULATED AT 50% OF THE AREA OF THE MAINTENANCE BERM. IF MAINTENANCE BERM INCLUDES TRAILS, IS AN AVERAGE MINIMUM WIDTH OF 30' AND A MINIMUM WIDTH OF 20', AND HAS SIDE SLOPES THAT DO NOT EXCEED A 5:1 RATIO.  
2) ALL OTHER PARKLAND IS CALCULATED AS THE TOTAL OF RESERVES WITH A "RECREATION" RESTRICTION.



**BENCHMARK(S):**  
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 5.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.  
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

**OWNER CONTACT INFORMATION**  
KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY  
10235 WEST LITTLE YORK, SUITE 200  
HOUSTON, TX 77040  
281-560-6600



**Ellwood Detention Reserves 'A' and 'B' Preliminary Plat**  
Being a subdivision of 24.70 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lots 468, 471, 474 of the Emigration Land Company Subdivision in the City of Iowa Colony, Brazoria County, Texas.

Owner: KLLB AIV LLC, a Delaware Limited Liability Company  
1 Block and 4 Reserves

November 21, 2023

10011 MEADOWGLEN LANE  
HOUSTON, TEXAS 77042  
713.764.4500  
WWW.EHRATEAM.COM  
TBR# NG-F-726  
TBR# LS No. 10072500

**EHRA**  
ENGINEERING THE FUTURE  
SINCE 1956

EHRA JOB NO. 221-022-200

No warranty or representation of intended use, design or construction is made by this document. Any use of this document for any purpose other than that intended by the engineer is at the user's sole risk and without notice.

P:\221-022-200\Plat\PLAT\Detention Reserves A & B Preliminary Plat.dwg, Nov 20, 2023, 1:25pm Edited by: mkr-zallo



Tuesday, November 28, 2023

Brad Sweitzer  
EHRA Engineering  
10011 Meadowglen Lane  
Houston, TX 77042  
Email: [bsweitzer@ehra.team](mailto:bsweitzer@ehra.team)

Re: Ellwood Detention Reserve C Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 3244  
Adico, LLC Project No. 16007-2-337

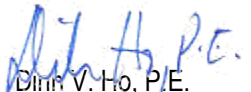
Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Ellwood Detention Reserve C Preliminary Plat received on or about November 21, 2023. 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 plat as resubmitted on November 21, 2023. Please provide ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, November 29, 2023, for consideration at the December 5, 2023, 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, COIC  
Robert Hemminger, COIC



**GENERAL NOTES:**

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.480300110K, dated December 30, 2020, the property lies within Zone, AE, Shaded Zone X, and Unshaded Zone X.  
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRHA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRHA.
- B.C.F. Indicates Brazoria County Clerk's File.  
S.L. indicates Building Line.  
D.E. Indicates Drainage Easement.  
E.A. Indicates Emergency Access Easement.  
M.H. indicates Manhole.  
P.G. indicates Page.  
P.A.E. indicates Permanent Access Easement.  
P.O.B. indicates Point of Beginning.  
P.U.E. indicates Public Utility Easement.  
P.V.T. indicates Private.  
R. indicates Radius.  
R.O.W. indicates Right-Of-Way.  
S.S.E. indicates Sanitary Sewer Easement.  
S.T.M.S.E. indicates Storm Sewer Easement.  
U.E. indicates Utility Easement.  
V.O.L. indicates Volume.  
W.L.E. indicates Water Line Easement.  
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat 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, plantings, and other obstructions.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- Drainage plans to be provided prior to final plat submittal.

**BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:**

- Slab elevations (finished floor) shall be a minimum of 2 feet above natural 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 within Brazoria County Drainage District #5.
- This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision 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 subdivision is limited to an average imperviousness of no more than 72 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 (includes 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 & 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 the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final 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.

**RESERVE TABLE**

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	118,092.55	2.71
C	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	278,789.86	6.40
TOTAL		396,882.41	9.11

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	510.00'	303.57'	N 8°54'19" W	299.11'

**LINE TABLE**

LINE	ANGLE	DISTANCE
L1	N 41°51'11" W	107.39'

**PARKLAND TABLE**

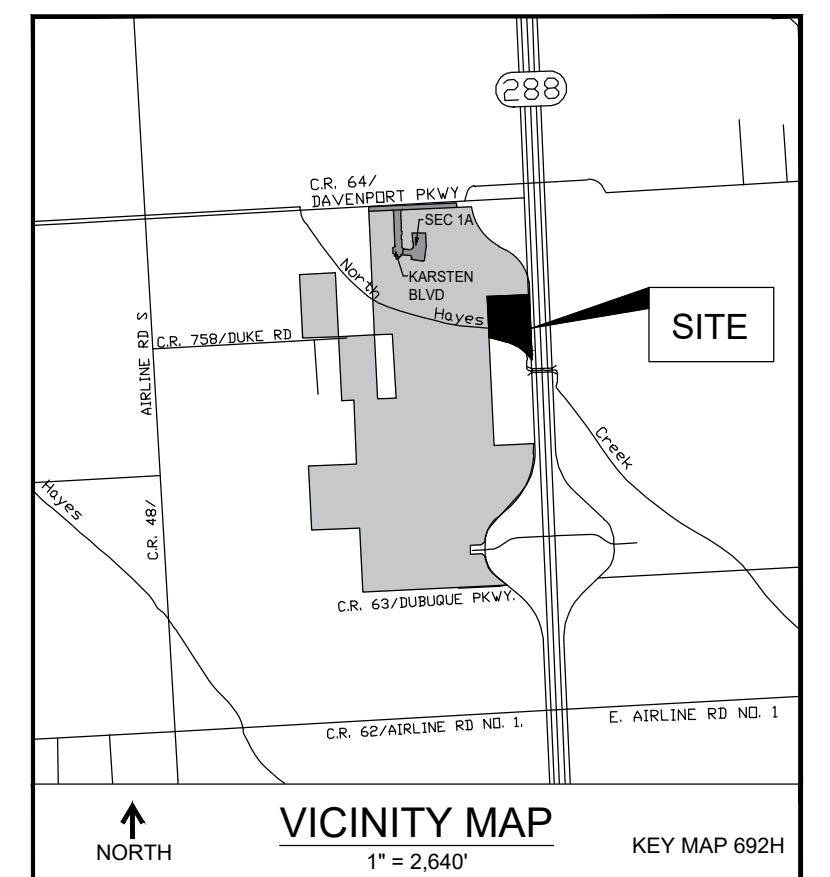
PLAT	ACREAGE
BCMUD NO. 57 LIFT STATION NO. 3	0.00 AC.
BCMUD NO. 57 WATER PLANT	0.00 AC.
DAVENPORT PKWY. ST. DEDICATION	0.00 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.60 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	0.00 AC.
ELLWOOD SECTION 1A	0.00 AC.
ELLWOOD SECTION 1B	1.07 AC.
TOTAL	2.67 AC.

1) PARKLAND IN DETENTION RESERVES IS CALCULATED AT 50% OF THE AREA OF THE MAINTENANCE BERM. IF MAINTENANCE BERM INCLUDES TRAILS, IS AN AVERAGE MINIMUM WIDTH OF 3' AND A MINIMUM WIDTH OF 20'. AND HAS SIDE SLOPES THAT DO NOT EXCEED A 5:1 RATIO.  
2) ALL OTHER PARKLAND IS CALCULATED AS THE TOTAL OF RESERVES WITH A "RECREATION" RESTRICTION.

**LAND USE TABLE**

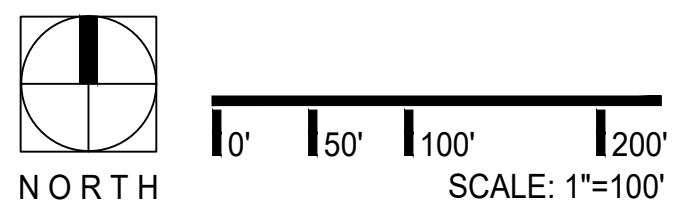
PLAT	SF - 60%	SF - 50%	COMM.	INST.	ARTERIALS & COLLECTORS	PARKS & OPEN SPACE	TOTAL
BCMUD NO. 57 LIFT STATION NO. 3	-	-	-	0.17 AC.	-	-	0.17 AC.
BCMUD NO. 57 WATER PLANT	-	-	-	1.03 AC.	-	-	1.03 AC.
DAVENPORT PKWY. ST. DEDICATION	-	-	-	1.67 AC.	-	-	1.67 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	-	-	24.70 AC.	24.70 AC.
ELLWOOD DETENTION RESERVE 'C'	-	-	9.11 AC.	-	-	-	9.11 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	1.48 AC.	-	-	1.48 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	2.29 AC.	-	-	2.29 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	2.65 AC.	-	-	2.65 AC.
ELLWOOD SECTION 1A	0.51 AC.	1.28 AC.	-	-	-	-	1.79 AC.
ELLWOOD SECTION 1B	5.82 AC.	7.22 AC.	-	-	-	4.47 AC.	17.51 AC.
<b>TOTAL</b>	<b>6.33 AC. (10%)</b>	<b>8.50 AC. (14%)</b>	<b>9.11 AC. (15%)</b>	<b>1.20 AC. (2%)</b>	<b>8.09 AC. (13%)</b>	<b>29.17 AC. (48%)</b>	<b>62.40 AC. (100%)</b>

1) THIS TABLE TABULATES THE LAND USES WITHIN EACH PLAT FOR ZONING PURPOSES, NOT THE PERMITTED USES WITHIN EACH LAND USE  
2) THIS TABLE INCLUDES ALL PRELIMINARY PLATS SUBMITTED AT THIS TIME



**OWNER CONTACT INFORMATION**  
 RALLY 288 WEST, LLC  
 1602 AVENUE D, STE. 100  
 KATY, TX 77493  
 832-916-2162

**BENCHMARK(S):**  
 NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 8.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.  
 ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT



**Ellwood Detention Reserve 'C' Preliminary Plat**  
 Being a subdivision of 9.11 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of of Lots 477, 478, 480, & 481 of the Emigration Land Co. Subdivision, in the City of Iowa Colony, Brazoria County, Texas.  
 1 Block and 2 Reserves  
 Owner: Rally 288 West, LLC

**EHRHA**  
 ENGINEERING THE FUTURE SINCE 1936  
 10011 MEADOWGLEN LANE  
 HOUSTON, TEXAS 77042  
 713.784.4500  
 WWW.EHRATEAM.COM  
 TBPE No. F-726  
 TBPLS No. 10092300  
 EHRHA JOB NO. 221-022-200  
 No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

November 21, 2023

P:\221-022-200\Plat\PLAT\Detention Reserve C\_Plat\_rev.dwg, Nov 20, 2023-12:33pm, Edited by: pifletsko



Tuesday, November 28, 2023

Brad Sweitzer  
EHRA Engineering  
10011 Meadowglen Lane  
Houston, TX 77042  
Email: [bsweitzer@ehra.team](mailto:bsweitzer@ehra.team)

Re: Ellwood Karsten Boulevard Phase 2 Street Dedication Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 3245  
Adico, LLC Project No. 16007-2-338

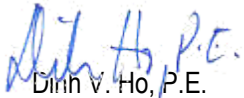
Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Ellwood Karsten Boulevard Phase 2 Street Dedication Preliminary Plat received on or about November 21, 2023. 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 plat as resubmitted on November 21, 2023. Please provide ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, November 29, 2023, for consideration at the December 5, 2023, 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, COIC  
Robert Hemminger, COIC



**GENERAL NOTES:**

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0120K, dated December 30, 2020, the property lies within Zone AE, Shaded Zone X, and Floodway.  
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.  
B.C.D.R. indicates Brazoria County Deed Record.  
B.C.P.R. indicates Brazoria County Plat Record.  
B.L. indicates Building Line.  
C.R. indicates County Road.  
D.E. indicates Drainage Easement.  
E.A. indicates Emergency Access Easement.  
M.H. indicates Manhole.  
P.G. indicates Page.  
P.A.E. indicates Permanent Access Easement.  
P.O.B. indicates Point of Beginning.  
P.U.E. indicates Public Utility Easement.  
P.V.T. indicates Private.  
R. indicates Radius.  
R.O.W. indicates Right-Of-Way.  
S.S.E. indicates Sanitary Sewer Easement.  
S.T.M.S.E. indicates Storm Sewer Easement.  
U.E. indicates Utility Easement.  
VOL. indicates Volume.  
W.L.E. indicates Water Line Easement.  
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat 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, plantings, and other obstructions.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- Drainage plans to be provided prior to final plat submittal.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and vest in the dedicator, his heirs, assigns, or successors.
- The 40' of right-of-way recorded under Volume 2, Page 113 of the Brazoria County Plat Records as shown on the Plat of Emigration Land Co. Subdivision, will be abandoned by plat. A new 20' public access easement is to be established and will serve as access to Brazoria County Municipal Utility District Number 57 Lift Station Number 3 and to the property owner immediately to the south.
- Final Plat is subject to the conditions and approval of the General Plan and adjacent plats.

**BENCHMARK(S):**

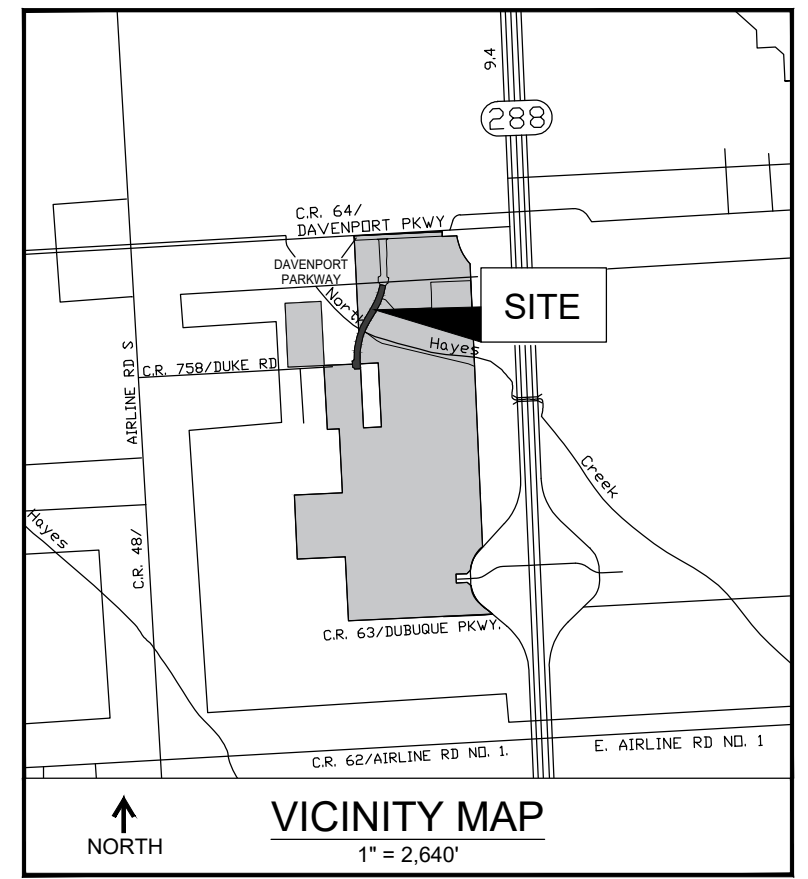
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILROAD FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.  
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1040.00'	386.52'	S 21°08'51" W	384.30'
C2	960.00'	581.47'	S 14°26'33" W	572.62'
C3	25.00'	39.16'	N 14°26'33" E	35.28'
C4	25.00'	38.84'	N 42°49'49" E	35.05'
C5	1040.00'	607.55'	N 15°03'33" E	598.94'
C6	960.00'	356.79'	N 21°08'51" E	354.74'

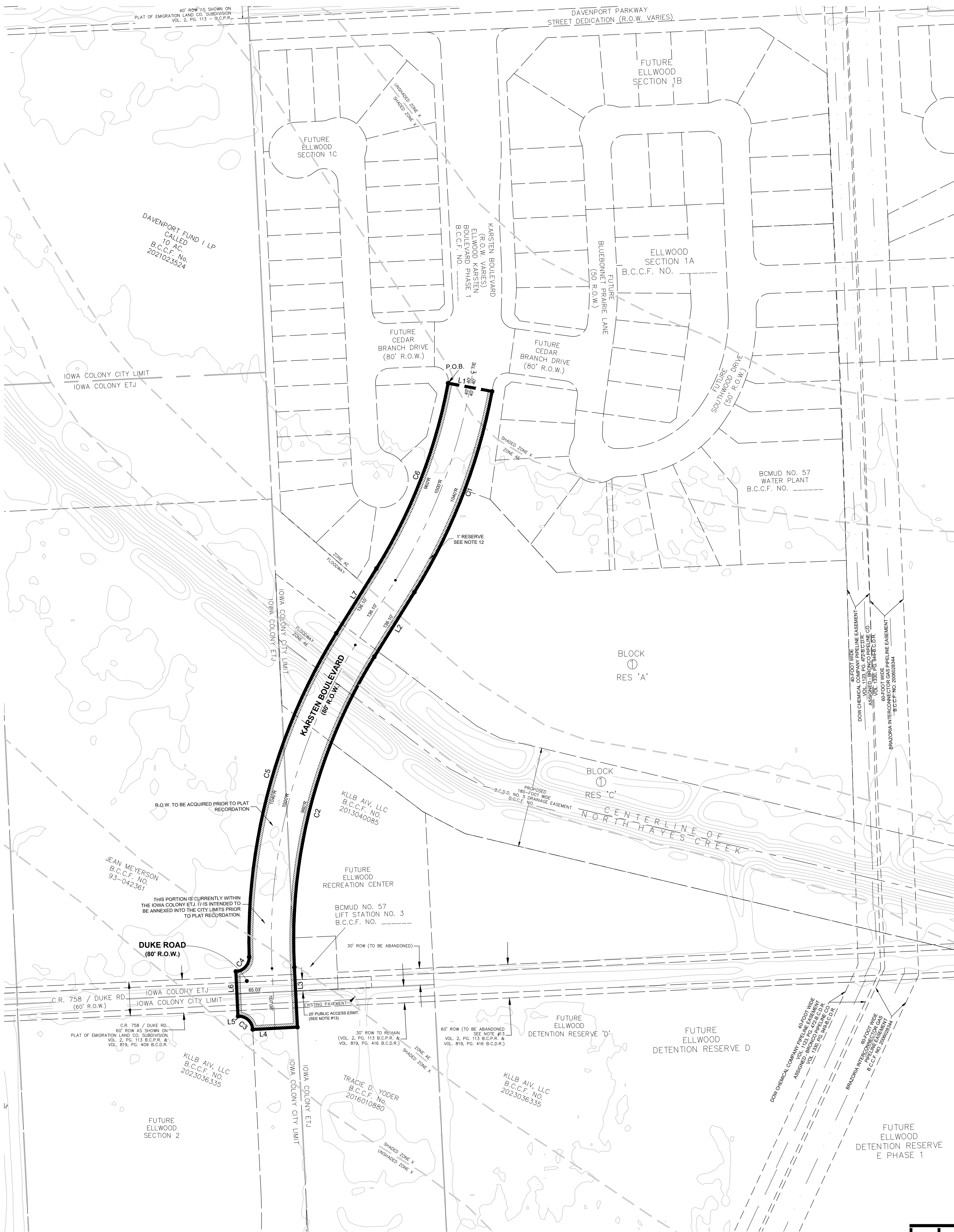
**LINE TABLE**

LINE	ANGLE	DISTANCE
L1	S 79°29'58" E	80.00'
L2	S 31°47'41" W	136.10'
L3	S 02°54'34" E	42.39'
L4	S 87°05'26" W	80.00'
L5	S 87°20'14" W	0.31'
L6	N 02°39'46" W	80.00'
L7	N 31°47'41" E	136.10'



**OWNER CONTACT INFORMATION**  
 KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY  
 10235 WEST LITTLE YORK, SUITE 200  
 HOUSTON, TX 77040  
 281-560-6600

**OWNER CONTACT INFORMATION**  
 JEAN MEYERSON  
 2505 COUNTY ROAD 758  
 ROSHARON, TX 77583  
 281-451-8794



**Ellwood Karsten Boulevard Phase 2 Street Dedication Preliminary Plat**  
 Being a subdivision of 2.29 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lots 461, 462, 467, & 468 of the Emigration Land Company Subdivision in the City of Iowa Colony and ETJ, Brazoria County, Texas.

Owner: KLLB AIV LLC, a Delaware Limited Liability Company and Jean Meyerson

November 21, 2023

**EHRA**  
 ENGINEERING THE FUTURE  
 SINCE 1936  
 10011 MEADOWGLEN LANE  
 HOUSTON, TEXAS 77042  
 713.784.4500  
 WWW.EHRATEAM.COM  
 TBPE No. F-726  
 TBPLS No. 10092300

EHRA JOB NO. 221-022-101  
 No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

P:\221-022-101\Plat\PLAT\Karsten Blvd Ph. 2\Ellwood Karsten Blvd Ph. 2 Street Dedication Rev'd Nov. 20, 2023-1033a.dwg Edited by: mtruzillo



Tuesday, November 28, 2023

Brad Sweitzer  
EHRA Engineering  
10011 Meadowglen Lane  
Houston, TX 77042  
Email: [bsweitzer@ehra.team](mailto:bsweitzer@ehra.team)

Re: Ellwood Karsten Boulevard Phase 3 Street Dedication Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 3246  
Adico, LLC Project No. 16007-2-339

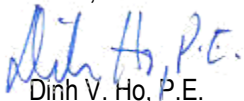
Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal for Ellwood Karsten Boulevard Phase 3 Street Dedication Preliminary Plat received on or about November 21, 2023. 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 plat as resubmitted on November 21, 2023. Please provide ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, November 29, 2023, for consideration at the December 5, 2023, 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, COIC  
Robert Hemminger, COIC



**GENERAL NOTES:**

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48030C0120K, dated December 30, 2020, the property lies within Zone AE, Shaded Zone X, and Unshaded Zone X.  
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.  
B.C.D.R. indicates Brazoria County Deed Record.  
B.C.P.R. indicates Brazoria County Plat Record.  
B.L. indicates Building Line.  
C.R. indicates County Road.  
D.E. indicates Drainage Easement.  
E.A. indicates Easement Access Easement.  
M.H. indicates Manhole.  
P.G. indicates Page.  
P.A.E. indicates Permanent Access Easement.  
P.O.B. indicates Point of Beginning.  
P.U.E. indicates Public Utility Easement.  
P.V.T. indicates Private.  
R. indicates Radius.  
R.O.W. indicates Right-Of-Way.  
S.S.E. indicates Sanitary Sewer Easement.  
S.T.M.S.E. indicates Storm Sewer Easement.  
U.E. indicates Utility Easement.  
VOL. indicates Volume.  
W.L.E. indicates Water Line Easement.  
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat 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, plantings, and other obstructions.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- Drainage plans to be provided prior to final plat submittal.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and vest in the dedicant, his heirs, assigns, or successors.
- The 40' of right-of-way recorded under Volume 2, Page 113 of the Brazoria County Plat Records as shown on the Plat of Emigration Land Co. Subdivision, will be abandoned by plat. A new 20' public access easement is to be established and will serve as access to Brazoria County Municipal Utility District Number 57 Lift Station Number 3 and to the property owner immediately to the south.
- Final Plat is subject to the conditions and approval of the General Plan and adjacent plats.

**BENCHMARK(S):**

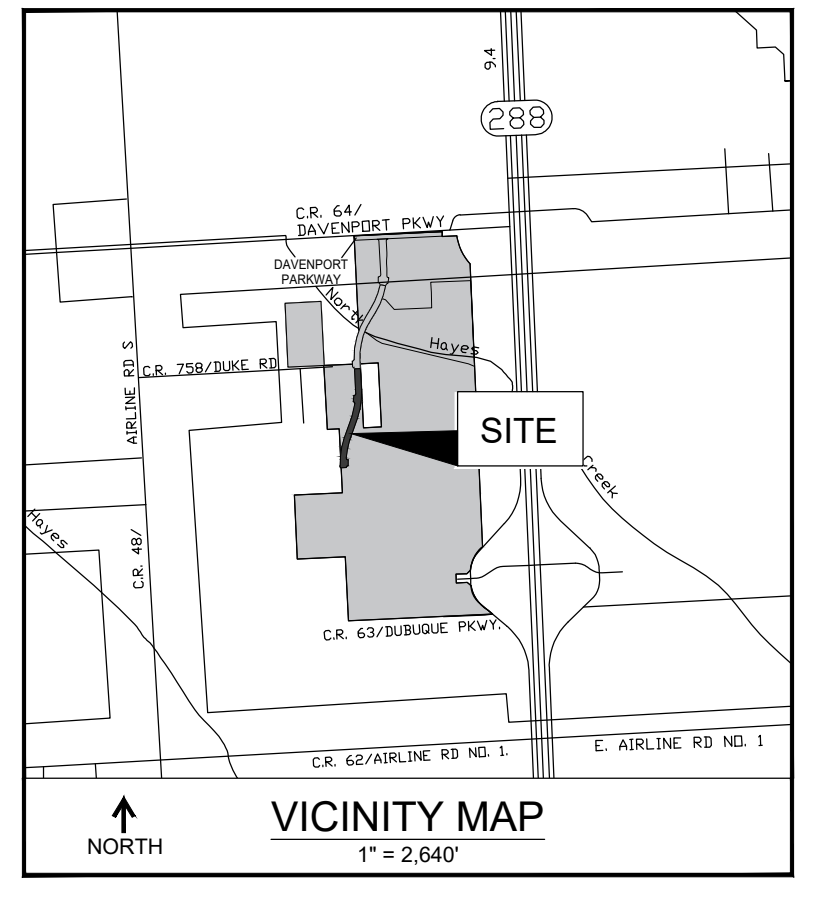
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.  
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

**CURVE TABLE**

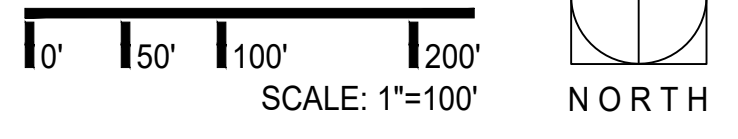
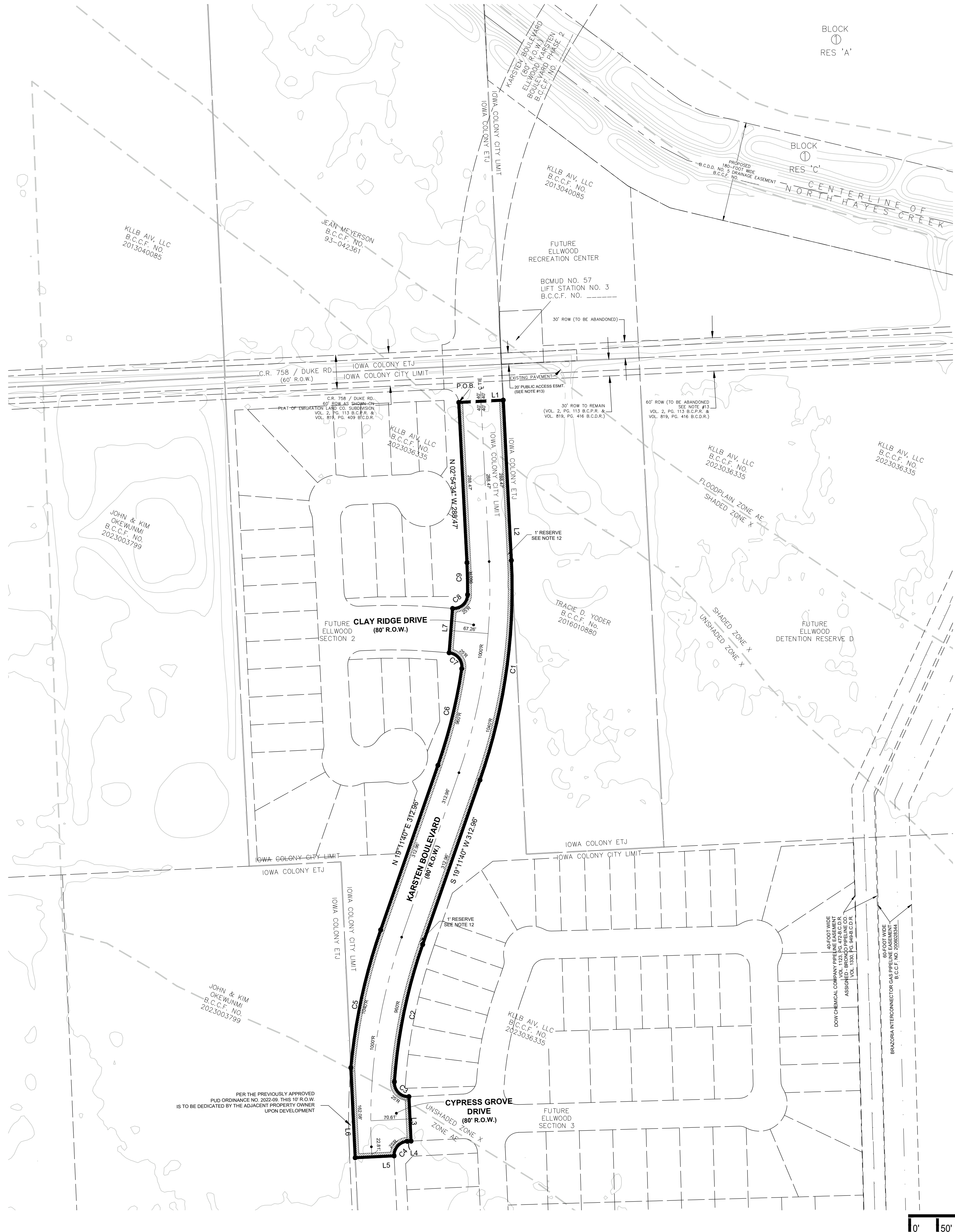
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1040.00'	401.22'	S 08°03'33" W	398.73'
C2	960.00'	252.65'	S 11°39'18" W	251.92'
C3	25.00'	42.27'	S 44°19'05" E	37.41'
C4	25.00'	39.27'	S 42°14'55" W	35.36'
C5	1040.00'	254.01'	N 12°11'51" E	253.38'
C6	960.00'	178.24'	N 13°50'44" E	178.98'
C7	25.00'	41.01'	N 38°29'47" W	36.56'
C8	25.00'	41.01'	N 47°31'02" E	36.56'
C9	960.00'	57.53'	N 01°11'34" W	57.52'

**LINE TABLE**

LINE	ANGLE	DISTANCE
L1	N 07°05'28" E	80.00'
L2	S 02°54'34" E	288.47'
L3	S 02°45'05" E	80.00'
L4	S 87°14'55" W	6.71'
L5	S 87°14'55" W	70.00'
L6	N 02°45'05" W	162.08'
L7	N 04°30'37" E	80.00'



**OWNER CONTACT INFORMATION**  
 KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY  
 10235 WEST LITTLE YORK, SUITE 200  
 HOUSTON, TX 77040  
 281-560-6600



**Ellwood Karsten Boulevard Phase 3 Street Dedication Preliminary Plat**  
 Being a subdivision of 2.64 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lot 462 of the Emigration Land Company Subdivision in the City of Iowa Colony and ETJ, Brazoria County, Texas.

Owner: KLLB AIV LLC, a Delaware Limited Liability Company

November 21, 2023

**EHRA**  
 ENGINEERING THE FUTURE SINCE 1936  
 10011 MEADOWGLEN LANE  
 HOUSTON, TEXAS 77042  
 713.784.4500  
 WWW.EHRATEAM.COM  
 TBPE No. F-726  
 TBPLS No. 10092300

EHRA JOB NO. 221-022-102  
 No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.