

Iowa Colony City Council Chambers, 3144 Meridiana Parkway, Iowa Colony, Texas 77583Phone: 281-369-2471•Fax: 281-369-0005•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, JANUARY 7, 2025** AT **IOWA COLONY CITY HALL**, 3144 MERIDIANA PARKWAY, 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

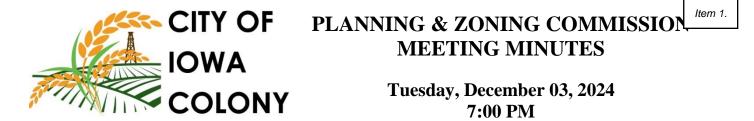
- 1. Consider approval of the December 3, 2024 Planning and Zoning Commission meeting minutes.
- 2. Consider approval of the Market at Creekhaven North Preliminary Plat.
- 3. Consider approval of the Ellwood Section 2 Preliminary Plat.
- 4. Consider approval of the Ellwood Section 3 Preliminary Plat.
- 5. Consider approval of the Ellwood Karsten Boulevard Phase 2 Street Dedication Preliminary Plat.
- 6. Consider approval of the Ellwood Karsten Boulevard Phase 3 Street Dedication Preliminary Plat.
- 7. Consider approval of the Ellwood Recreation Reserve Preliminary Plat.
- <u>8.</u> Consider approval of the Caldwell Crossing Section 1 Amending Plat No. 1.
- 9. Consider approval of the Caldwell Crossing Section 2 Amending Plat No. 1.

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 January 2, 2025.



Kayleen Rosser, City Secretary



Iowa Colony City Council Chambers, 3144 Meridiana Parkway, Iowa Colony, Texas 77583Phone: 281-369-2471•Fax: 281-369-0005•www.iowacolonytx.gov

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

Members absent: None

Others present: Dinh Ho

CALL TO ORDER

David 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 approval of the November 7, 2024 Planning and Zoning Commission meeting minutes.

Motion made by Hosey to approve the November 7, 2024 Planning and Zoning Commission meeting minutes, Seconded by Hayes. Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall

2. Consider approval of the Creekhaven Section 1 Final Plat.

Motion made by Johnson to approve the Creekhaven Section 1 Final Plat, the Creekhaven Section 2 Final Plat, and the Creekhaven Section 3 Final Plat, Seconded by Dillon. Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis

3. Consider approval of the Creekhaven Section 2 Final Plat.

The action was taken during item no. 2.

4. Consider approval of the Creekhaven Section 3 Final Plat.

The action was taken during item no. 2.

ADJOURNMENT

The meeting was adjourned at 7:12 P.M.

APPROVED THIS 7th DAY OF JANUARY 2025.

ATTEST:



Kayleen Rosser, City Secretary

Tuesday, December 31, 2024

Sean Conley Conley Land Services, LLC 11003 Buttonwood Creek Trail Tomball, TX 77375 sean@conleyland.com

Re: The Market at Creekhaven North Preliminary Plat Letter of Recommendation to Approve COIC Project No. 5192 ALLC Project No. 16007-2-402

Dear Mr. Conley:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of The Market at Creekhaven North Preliminary Plat, received on or about December 23, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the preliminary plat as resubmitted on December 23, 2024. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than January 2, 2025, for consideration at the January 7, 2025, 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: 16007-2-402 Item 2.

ISULTING ENGINEER

APPROVED, ADICO, LLC, 123

AIRLINE RD NO 1 E

STATE OF TEXAS

COUNTY OF BRAZORIA

THROUGH PARVEZ MERCHANT, MANAGING MEMBER, AND MOUNANG DESAI, MANAGING THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE

STRUCTURE.

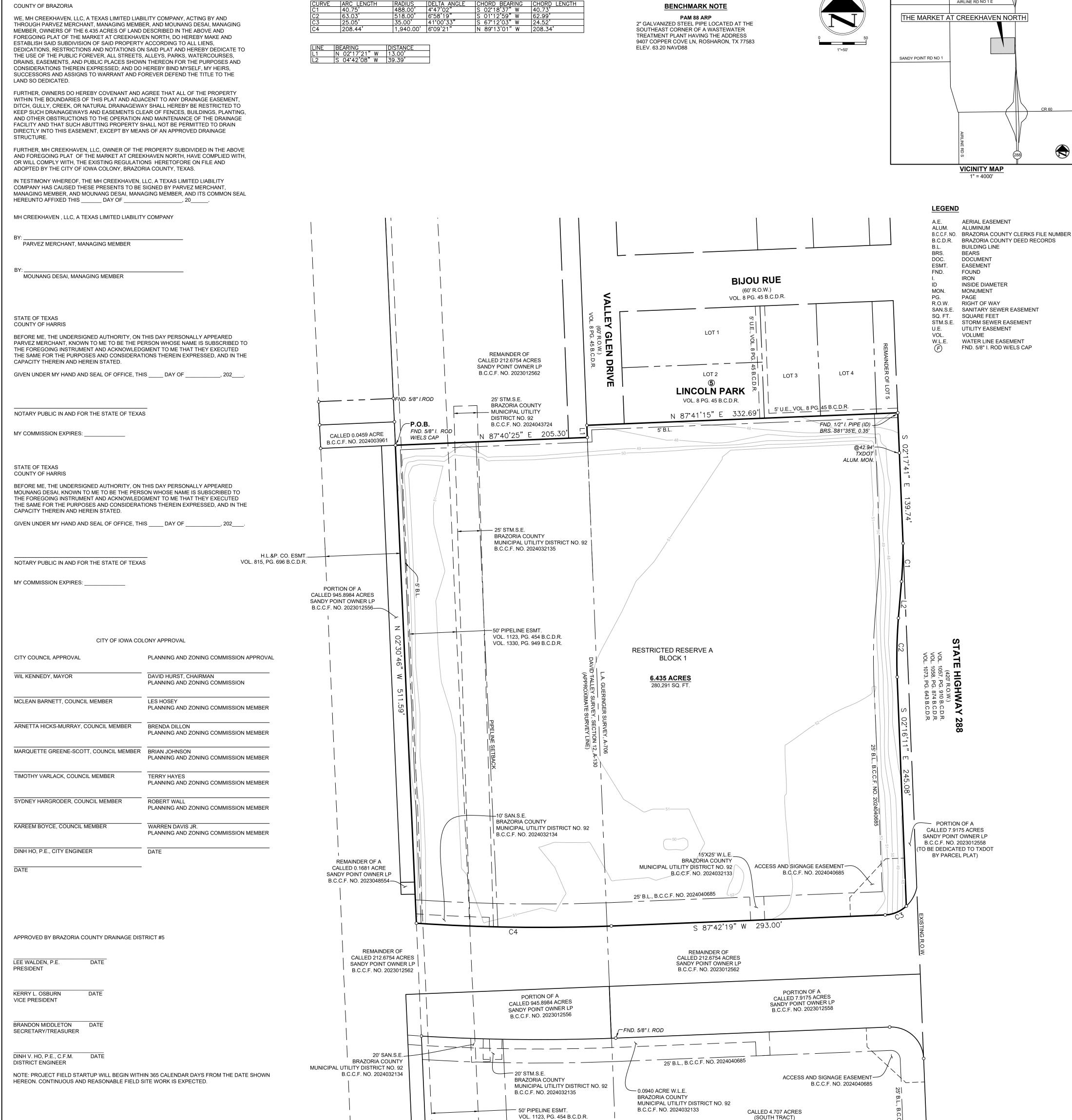
ADOPTED BY THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

DAY OF . 20_

THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE

MOUNANG DESAL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT TO ME THAT THEY EXECUTED CAPACITY THEREIN AND HEREIN STATED.

URVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
21	40.75'	488.00'	4*47'02"	S 02°18'37"W	40.73'
2	63.03'	518.00'	6*58'19"	S 01°12'59" W	62.99'
3	25.05'	35.00'	41°00'33"	S 67'12'03" W	24.52'
24	208.44'	1,940.00'	6•09'21"	N 89*13'01" W	208.34'
		· ·	1	1	



I, SEAN CONLEY , AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT ALL BEARINGS, DISTANCES, AND OTHER ASSOCIATED BOUNDARY INFORMATION ON 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 (OR OTHER PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET UNLESS OTHERWISE NOTED, AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

> SEAN CONLEY, RPLS **TEXAS REGISTRATION NO. 6739**

NOTES

- 1. BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS.
- 2. ALL BOUNDARY CORNERS FOR THE PLAT SHOWN HEREON ARE FOUND 5/8-INCH IRON RODS WITH CAP STAMPED "ELS" UNLESS OTHERWISE NOTED.
- 3. THE PROPERTY SUBDIVIDED IN THIS FOREGOING PLAT LIES WITHIN BRAZORIA COUNTY, THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD 92 AND BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5.
- 4. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM SEWER DRAINAGE IMPROVEMENTS IF ANY AND WHICH MAY INCLUDE DETENTION HAVE BEEN CONSTRUCTED.
- 5. THIS 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.
- 6. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- 7. THIS PLAT IS SUBJECT TO THE CONDITIONS AND RESTRICTIONS RECORDED UNDER B.C.C.F. NOS. 2024003961 AND 2024040685.
- 8. SURVEYED PROPERTY LIES IN UNSHADED ZONE X (AREAS OUTSIDE 0.2% ANNUAL CHANCE FLOOD) ACCORDING TO FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY UNINCORPORATED AREAS, MAP NUMBER 48039C0120K, DATED EFFECTIVE 12/30/2020.
- 9. THE DEVELOPER/HOMEOWNERS ASSOCIATION/MUNICIPAL UTILITY DISTRICT SHALL BE RESPONSIBLE FOR MAINTENANCE OF OIL RESTRICTED RESERVES.
- 10. 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.
- 11. CONTOUR LINES SHOWN HEREON ARE BASED ON GPS OBSERVATION AND REFERENCED TO NGS BENCHMARK PAM 88 ARP BEING NOTED HEREON.

DESCRIPTION OF 6.435 ACRES OF LAND SITUATED IN THE DAVID TALLEY SURVEY, SECTION 12, ABSTRACT NO. 130 AND THE L.A. GUERINGER SURVEY, ABSTRACT NO. 706 **CITY OF IOWA COLONY** BRAZORIA COUNTY, TEXAS

H CREEKHAVEN, LLC

B.C.C.F. NO. 2024040686

BEING 6.435 ACRES (280,291 SQUARE FEET) OF LAND SITUATED IN THE DAVID TALLEY SURVEY, SECTION 12, SURVEY, ABSTRACT NO. 130 AND THE L.A. GUERINGER SURVEY, ABSTRACT 706, CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, BEING ALL OF A CALLED 6.435 ACRE TRACT OF LAND, DESIGNATED NORTH TRACT, DESCRIBED IN AN INSTRUMENT TO MH CREEKHAVEN, LLC RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2024040686, SAID 6.435 ACRES BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BEING BASED ON THE TEXAS COORDINATE SYSTEM ON 1983, SOUTH CENTRAL ZONE:

VOL. 1330, PG. 949 B.C.D.R.

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR THE NORTHWEST CORNER OF SAID 6.435 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF A CALLED 0.0459 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT RECORDED UNDER B.C.C.F. NO 2024003961

THENCE, N 87°40'25" E, A DISTANCE OF 205.30 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR CORNER OF SAID 6.435 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, N 02°17'21" W, A DISTANCE OF 13.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "CONLEY RPLS 6739" SET FOR CORNER OF SAID 6.435 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF LINCOLN PARK, A SUBDIVISION PER SUBDIVISION PLAT RECORDED UNDER VOLUME 8, PAGE 45 OF THE BRAZORIA COUNTY DEED RECORDS;

THENCE, N 87°41'15" E, A DISTANCE OF 332.69 FEET WITH THE SOUTH LINE OF SAID LINCOLN PARK TO A POINT FOR THE NORTHEAST CORNER OF SAID 6.435 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, LYING ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 288 (420 FEET WIDE) AS RECORDED UNDER VOLUME 1057, PAGE 910, VOLUME 1058, PAGE 874 AND VOLUME 1073, PAGE 643, ALL OF THE BRAZORIA COUNTY DEED RECORDS, FROM WHICH A 1/2-INCH IRON PIPE (INSIDE DIAMETER) FOUND FOR REFERENCE BEARS S 81°35' E, A DISTANCE OF 0.35 OF ONE FOOT;

THENCE, S 02°17'41" E, WITH THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 288, AT A DISTANCE OF 42.94 FEET PASSING AN ALUMINUM TXDOT MONUMENT FOUND FOR REFERENCE, CONTINUING FOR A TOTAL DISTANCE OF 139.74 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT

THENCE, DEPARTING SAID WEST RIGHT-OF-WAY LINE AND WITH A CURVE TO THE RIGHT, AN ARC LENGTH OF 40.75 FEET, HAVING A RADIUS OF 488.00 FEET, A CENTRAL ANGLE OF 04°47'02", AND A CHORD BEARING S 02°18'37" W, A DISTANCE OF 40.73 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR POINT OF TANGENCY

THENCE, S 04°42'08" W, A DISTANCE OF 39.39 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE, WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 63.03 FEET, HAVING A RADIUS OF 518.00 FEET, A CENTRAL ANGLE OF 06°58'19", AND A CHORD BEARING S 01°12'59" W, A DISTANCE OF 62.99 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR POINT OF TANGENCY;

THENCE, S 02°16'11" E, A DISTANCE OF 245.08 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR THE SOUTHEAST CORNER OF SAID 6.435 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT FROM WHICH ITS CENTER BEARS N 43°18'13" W, 35.00 FEET;

THENCE, WITH A CURVE TO THE RIGHT, AN ARC LENGTH OF 25.05 FEET, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 41°00'33", AND A CHORD BEARING S 67°12'03" W, A DISTANCE OF 24.52 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR POINT OF TANGENCY;

THENCE, S 87°42'19" W, A DISTANCE OF 293.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT:

THENCE, WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 208.44 FEET, HAVING A RADIUS OF 1,940.00 FEET, A CENTRAL ANGLE OF 06°09'21", AND A CHORD BEARING N 89°13'01" W, A DISTANCE OF 208.34 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR THE SOUTHWEST CORNER OF SAID 6.435 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, N 02°30'46" W, A DISTANCE OF 511.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.435 ACRES OR 280,291 SQUARE FEET OF LAND.

PRELIMINARY PLAT OF THE MARKET AT CREEKHAVEN NORTH

BEING A SUBDIVISION OF 6.435 ACRES OF LAND SITUATED IN THE DAVID TALLEY SURVEY SURVEY, SECTION 12, ABSTRACT 130 AND L.A. GUERINGER SURVEY ABSTRACT 706 CITY OF IOWA COLONY BRAZORIA COUNTY, TEXAS

1 BLOCK 1 RESERVE

MH CREEKHAVEN, LLC, A TEXAS LIMITED LIABILITY COMPANY 5400 POINTE W. CIRCLE RICHMOND, TX 77469





18635 N. ELDRIDGE PARKWAY, SUITE 200 TOMBALL, TX 77377



Tuesday, December 31, 2024

Michael Turzillo EHRA Engineering 10011 Meadowglen Lane Houston, TX 77042 Email: <u>mturzillo@ehra.team</u>

Re: Ellwood Section 2 Preliminary Plat Letter of Recommendation to Approve COIC Project No. 5256 Adico, LLC Project No. 16007-2-406

Dear Mr. Turzillo:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Ellwood Section 2 Preliminary Plat, received on or about December 30, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the preliminary plat as resubmitted on December 30, 2024. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than January 2, 2025, for consideration at the January 7, 2025, Planning and Zoning meeting.

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

Sincerely, Adico, LLC

TBPE Firm No. 16423

Cc: Kayleen Rosser, COIC Robert Hemminger, COIC File: 16007-2-406 Item 3.

ISULTING ENGINEERS

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South 1. Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid 2. 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 3. 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. indicated Brazoria County Plat Record. 4.

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. PVT. indicates Private. R indicates Radius. 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. \overline{X} indicates change in street name.

- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, 5. 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, 6. 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. 7
- 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 9. may be given at the discretion of the City Council for a single extension period of six (6) months.
- 10. This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- 11. Drainage plans to be provided prior to final plat submittal.
- 12. 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.
- 13. Final Plat is subject to the conditions and approval of the General Plan and adjacent plats.

BENCHMARK(S):

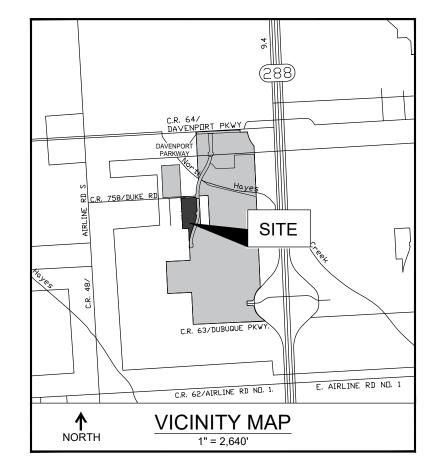
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH 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

PARK LAND 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'	1.66 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	0.51 AC.
ELLWOOD SECTION 1B	0.37 AC.
ELLWOOD SECTION 2	0.47 AC.
ELLWOOD SECTION 3	0.83 AC.
ELLWOOD RECREATION RESERVE	1.77 AC.
TOTAL	5.61 AC.
 PARK LAND IN DETENTION RESERVES IS CALCULATED AT 50 AREA OF THE MAINTENANCE BERM, IF MAINTENANCE BERM TRAILS, IS AN AVERAGE MINIMUM WIDTH OF 30' AND A MINIM OF 20', AND HAS SIDE SLOPES THAT DO NOT EXCEED A 5:1 F ALL OTHER PARK LAND IS CALCULATED AS THE TOTAL OF F WITH A "RECREATION" RESTRICTION. 	INCLUDES IUM WIDTH RATIO.

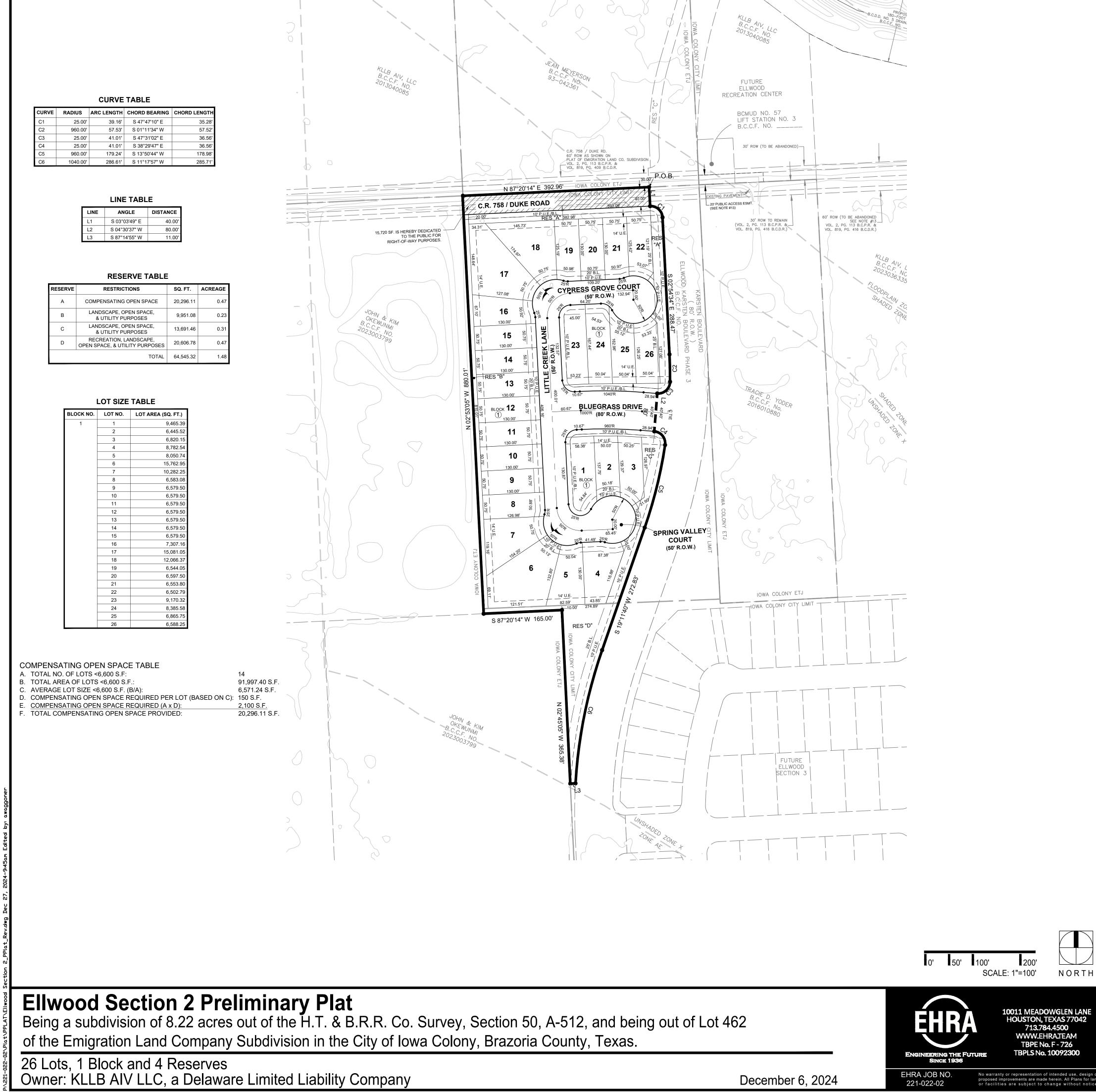
LAND USE TABLE

PLAT	SF - 60's	SF - 50's	COMM.	INST.	ARTERIALS & COLLECTORS	PARKS & OPEN SPACE	TOTAL
BCMUD NO. 57 LIFT STATION NO. 3	-	-	-	0.18 AC.	-	-	0.18 AC
BCMUD NO. 57 WATER PLANT	-	-	-	1.34 AC.	-	-	1.34 AC
DAVENPORT PKWY. ST. DEDICATION	-	-	-	-	1.48 AC.	-	1.48 AC
ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	-	-	24.76 AC.	24.76 AC
ELLWOOD DETENTION RESERVE 'C'	-	-	9.11 AC.	-	-	-	9.11 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	-	1.58 AC.	-	1.58 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	-	2.12 AC.	0.34 AC.	2.46 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	-	2.82 AC.	0.03 AC.	2.85 AC
ELLWOOD SECTION 1A	0.44 AC.	1.71 AC.	-	-	-	0.51 AC.	2.66 AC
ELLWOOD SECTION 1B	4.00 AC.	11.34 AC.	-	-	-	0.37 AC.	15.71 AC
ELLWOOD SECTION 2	-	4.82 AC.	-	-	-	1.48 AC.	6.30 AC
ELLWOOD SECTION 3	8.71 AC.	4.61 AC.	-	-	-	1.47 AC.	14.79 AC
ELLWOOD RECREATION RESERVE	-	-	-	-	-	1.77 AC.	1.77 AC
TOTAL	13.15 AC. (15.5%)	-	9.11 AC. (10.7%)	1.52 AC. (1.8%)			84.99 AC (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.							



OWNER CONTACT INFORMATION

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



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.16'	S 47°47'10" E	35.28'
C2	960.00'	57.53'	S 01°11'34" W	57.52'
C3	25.00'	41.01'	S 47°31'02" E	36.56'
C4	25.00'	41.01'	S 38°29'47" E	36.56'
C5	960.00'	179.24'	S 13°50'44" W	178.98'
C6	1040.00'	286.61'	S 11°17'57" W	285.71'

LINE	ANGLE	DISTANCE
L1	S 03°03'49" E	40.00'
L2	S 04°30'37" W	80.00'
L3	S 87°14'55" W	11.00'

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
А	COMPENSATING OPEN SPACE	20,296.11	0.47
В	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	9,951.08	0.23
С	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	13,691.46	0.31
D	RECREATION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	20,606.78	0.47
	TOTAL	64,545.32	1.48

LOCK NO.	LOT NO.	LOT AREA (SQ. FT.)
1	1	9,465.39
	2	6,445.52
	3	6,820.15
	4	8,782.54
	5	8,050.74
	6	15,762.95
	7	10,282.25
	8	6,583.08
	9	6,579.50
	10	6,579.50
	11	6,579.50
	12	6,579.50
	13	6,579.50
	14	6,579.50
	15	6,579.50
	16	7,307.16
	17	15,081.05
	18	12,066.37
	19	6,544.05
	20	6,597.50
	21	6,553.80

Tuesday, December 31, 2024

Michael Turzillo EHRA Engineering 10011 Meadowglen Lane Houston, TX 77042 Email: <u>mturzillo@ehra.team</u>

Re: Ellwood Section 3 Preliminary Plat Letter of Recommendation to Approve COIC Project No. 5257 Adico, LLC Project No. 16007-2-404

Dear Mr. Turzillo:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Ellwood Section 3 Preliminary Plat, received on or about December 30, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the preliminary plat as resubmitted on December 30, 2024. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than January 2, 2025, for consideration at the January 7, 2025, Planning and Zoning meeting.

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

Sincerely, Adico, LLC

TBPE Firm No. 16423

Cc: Kayleen Rosser, COIC Robert Hemminger, COIC File: 16007-2-404 ltem 4.

ISULTING ENGINEERS

4.

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South 1. Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid 2. 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 3. property lies within Zone AE 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.

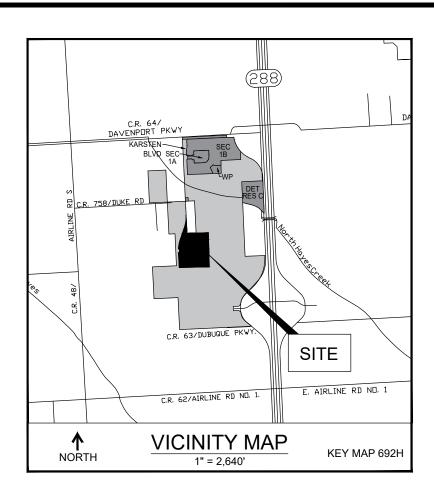
B.C.C.F. indicates Brazoria County Clerk's File.

B.L. indicates Building Line. D.E. indicates Drainage Easement. E.A.E. indicates Emergency Access Easement. M.H. indicates Manhole. PG. indicates Page. P.A.E. indicates Permanent Access Easement. P.O.B. indicates Point of Beginning. P.U.E. indicates Public Utility Easement. PVT. 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. STM.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. 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 6. easements clear of fences buildings, plantings, and other obstructions.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09. 7.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted 8. hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or 9 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 10. may be given at the discretion of the City Council for a single extension period of six (6) months.
- 11. 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 3 where building 12. 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.
- 13. Reserve "B" and Reserve "D" shall provide 0.83 acres of park land.
- 14. 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 E shall provide compensating open space for Ellwood Section 3
- 15. No residential, commercial, or industrial structure, other that structures necessary to operate the Facility or Pipeline, shall be erected at or moved to a location nearer than fifty feet (50') to any Facility or Pipeline other than a low pressure distribution system pipeline as defined herein.
- 16. Final plats are subject to the conditions and approval of the General Plan and adjacent plats.
- 17. 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.

PARK LAND 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'	1.66 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	0.51 AC.	
ELLWOOD SECTION 1B	0.37 AC.	
ELLWOOD SECTION 2	0.47 AC.	
ELLWOOD SECTION 3	0.83 AC.	
ELLWOOD RECREATION RESERVE	1.77 AC.	
TOTAL	5.61 AC.	
1) PARK LAND 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 PARK LAND IS CALCULATED AS THE TOTAL OF RESERVES WITH A "RECREATION" RESTRICTION.		



LAND USE TABLE

PLAT	SF - 60's	SF - 50's	COMM.	INST.	ARTERIALS & COLLECTORS	PARKS & OPEN SPACE	TOTAL
BCMUD NO. 57 LIFT STATION NO. 3	-	-	-	0.18 AC.	-	-	0.18 AC.
BCMUD NO. 57 WATER PLANT	-	-	-	1.34 AC.	-	-	1.34 AC.
DAVENPORT PKWY. ST. DEDICATION	-	-	-	-	1.48 AC.	-	1.48 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	-	-	24.76 AC.	24.76 AC.
ELLWOOD DETENTION RESERVE 'C'	-	-	9.11 AC.	-	-	-	9.11 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	-	1.58 AC.	-	1.58 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	-	2.12 AC.	0.34 AC.	2.46 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	-	2.82 AC.	0.03 AC.	2.85 AC.
ELLWOOD SECTION 1A	0.44 AC.	1.71 AC.	-	-	-	0.51 AC.	2.66 AC.
ELLWOOD SECTION 1B	4.00 AC.	11.34 AC.	-	-	-	0.37 AC.	15.71 AC.
ELLWOOD SECTION 2	-	4.82 AC.	-	-	-	1.48 AC.	6.30 AC.
ELLWOOD SECTION 3	8.71 AC.	4.61 AC.	-	-	-	1.47 AC.	14.79 AC.
ELLWOOD RECREATION RESERVE	-	-	-	-	-	1.77 AC.	1.77 AC.
							84.99 AC. (100%)
 THIS TABLE TABULATES THE LAND USES WITHIN EACH PLA THIS TABLE INCLUDES ALL PRELIMINARY PLATS SUBMITTED 			, NOT THE PE	RMITTED US	ES WITHIN E/	ACH LAND US	E.

COMPENSATING OPEN SPACE TABLE

A. TOTAL NO. OF LOTS <6,600 S.F:	6
B. TOTAL AREA OF LOTS <6,600 S.F.:	39,297.38 S.F.
C. AVERAGE LOT SIZE <6,600 S.F. (B/A):	6,549.56 S.F.

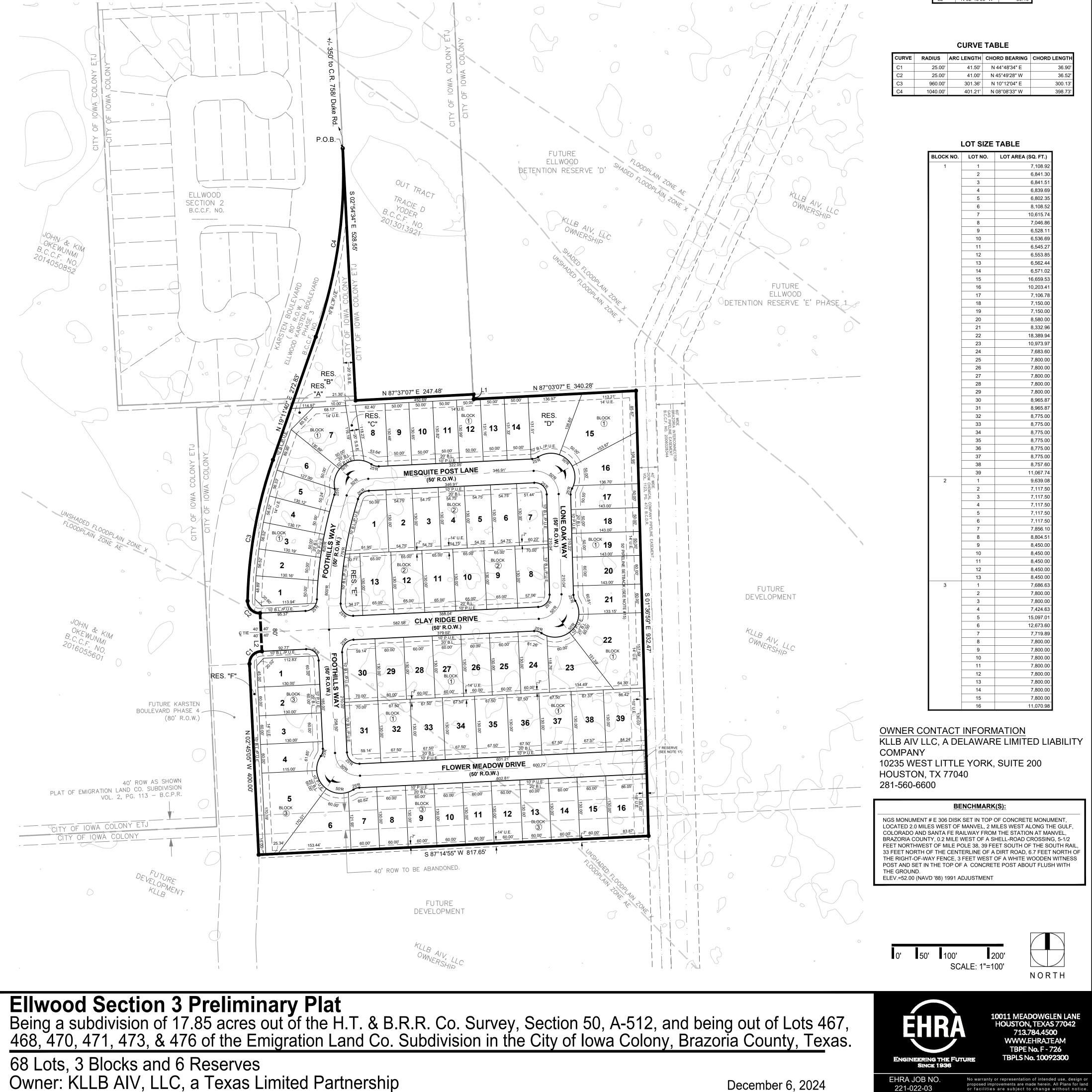
- D. COMPENSATING OPEN SPACE REQUIRED PER LOT (BASED ON C): 150 S.F. 1,050 S.F.
- E. COMPENSATING OPEN SPACE REQUIRED (A x D): F. TOTAL COMPENSATING OPEN SPACE PROVIDED: 5,117.89 S.F.

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
А	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	9,200.73	0.21
В	LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	25,266.35	0.58
С	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	5,017.51	0.12
D	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	10,846.53	0.25
Е	COMPENSATING OPEN SPACE	5,117.89	0.12
F	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	8,151.18	0.19
	TOTAL	63,600.19	1.47

LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 02°54'07" E	10.00'



L2 N 02°45'05" W 80.10'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	41.50'	N 44°48'34" E	36.90'
C2	25.00'	41.00'	N 45°49'28" W	36.52'
C3	960.00'	301.36'	N 10°12'04" E	300.13'
C4	1040.00'	401.21'	N 08°08'33" W	398.73'

CK NO.	LOT NO.	LOT AREA (SQ. FT.)
1	1	7,108.92
	2	6,841.30
	3	6,841.51
	4	6,839.69
	5	6,802.35
	6	8,108.52
	7	10,615.74
	8	7,046.86
	9	6,528.11
	10	6,536.69
	10	6,545.27
	12	6,553.85
	12	6,562.44
	13	6,571.02
	15	16,659.53
	16	10,203.41
	10	
	17	7,106.78 7,150.00
	10	7,150.00
		8,580.00
	20 21	8,332.96
	22	18,389.94
	23	10,973.97
	24	7,683.60
	25	7,800.00
	26	7,800.00
	27	7,800.00
	28	7,800.00 7,800.00
	29	
	30	8,965.87
	31	8,965.87
	32	8,775.00
	33	8,775.00
	34	8,775.00
	35	8,775.00
	36	8,775.00
	37	8,775.00 8,757.60
	38	
2	39	11,067.74
2	1	9,639.08
	2	7,117.50
	3	7,117.50
		7,117.50
	5	7,117.50
	6	7,117.50
	7	7,856.10
	8	8,804.51
	9	8,450.00
	10	8,450.00
	11	8,450.00
	12	8,450.00
2	13	8,450.00
3	1	7,686.63

Owner: KLLB AIV, LLC, a Texas Limited Partnership

December 6, 2024

ADICU CONSULTING ENGINEERS

Tuesday, December 31, 2024

Ashley Waggoner EHRA Engineering 10011 Meadowglen Lane Houston, TX 77042 Email: <u>awaggoner@ehra.team</u>

Re: Ellwood Karsten Boulevard Phase 2 Street Dedication Preliminary Plat Letter of Recommendation to Approve COIC Project No. 5254 Adico, LLC Project No. 16007-2-405

Dear Ms. Waggoner:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Ellwood Karsten Boulevard Phase 2 Street Dedication Preliminary Plat, received on or about December 30, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the preliminary plat as resubmitted on December 30, 2024. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than January 2, 2025, for consideration at the January 7, 2025, 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 File: 16007-2-405

- 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) 2 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. 4. B.C.D.R. indicates Brazoria County Deed Record. B.C.P.R. indicated 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. NO. indicates Number. PG. indicates Page. P.A.E. indicates Permanent Access Easement. P.O.B. indicates Point of Beginning. P.U.E. indicates Public Utility Easement. PVT. indicates Private. R indicates Radius. 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 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. 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. 7
- 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. 9.
- 10. This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- 11. Drainage plans to be provided prior to final plat submittal.
- 12. 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.
- 13. 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 Couny Municipal Utility District Number 57 Lift Station Number 3 and to the property owner immediately to the south.
- 14. Final Plat is subject to the conditions and approval of the General Plan and adjacent plats.

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 M WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILV FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAM CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH 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 I TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND. ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

LAND USE TABLE

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) THIS TABLE TABULATES THE LAND USES WITHIN EACH PLAT FOR ZONING PURPOSES, NOT THE PERMITTED USES WITHIN EACH LAND USE.

RESTRICTIONS

LANDSCAPE, OPEN SPACE,

ROADWAY/ACCESS &

UTILITY PURPOSES

DRAINAGE

LANDSCAPE, OPEN SPACE,

ROADWAY/ACCESS &

UTILITY PURPOSES

SF - 60's | SF - 50's | COMM.

-

-

-

-

-

-

-

-

4.82 AC.

-

RESERVE TABLE

0.44 AC. 1.71 AC.

4.00 AC. 11.34 AC.

8.71 AC. 4.61 AC.

-

-

-

-

9.11 AC.

-

-

PLAT

ELLWOOD DETENTION RESERVES 'A' AND 'B'

ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION

ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION

ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION

2) THIS TABLE INCLUDES ALL PRELIMINARY PLATS SUBMITTED AT THIS TIME.

RESERVE

Α

В

С

BCMUD NO. 57 LIFT STATION NO. 3

DAVENPORT PKWY. ST. DEDICATION

ELLWOOD DETENTION RESERVE 'C'

ELLWOOD RECREATION RESERVE

BCMUD NO. 57 WATER PLANT

ELLWOOD SECTION 1A

ELLWOOD SECTION 1B

ELLWOOD SECTION 2

ELLWOOD SECTION 3

MILES WAY	CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
AD	C1	540.00'	177.01'	N 06°37'37" E	176.22'
H RAIL,	C2	460.00'	151.96'	S 06°33'15" W	151.27'
	C3	25.00'	5.14'	N 81°26'43" E	5.13'
IN THE	C4	560.00'	184.99'	N 06°33'15" E	184.15'

ARTERIALS & PARKS & TOTAL

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0.0

0.05

0.20

0.34

1.58 AC.

1.48 AC.

-

-

-

-

-

2.12 AC. 0.34 AC. 2.46 AC

2.82 AC. 0.03 AC. 2.85 AC

24.76 AC. 24.76 AC

0.51 AC. 2.66 AC

0.37 AC. 15.71 AC

1.48 AC. 6.30 AC

1.47 AC. 14.79 AC

1.77 AC. 1.77 AC

0.18 AC

1.34 AC

1.48 A0

9.11 A

1.58 A

INST.

0.18 AC.

1.34 AC.

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(15.5%) (26.5%) (10.7%) (1.8%) (9.4%) (36.2%) (100%

SQ. FT. ACREAGE

3,863.75

2,344.72

8,638.28

14,846.75

TOTAL

TOTAL 13.15 AC. 22.48 AC. 9.11 AC. 1.52 AC. 8.00 AC. 30.73 AC. 84.99 AC

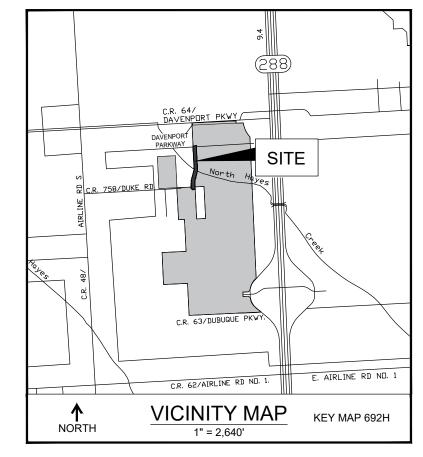
LINE TABLE

CURVE TABLE

ANGLE	DISTANCE
N 87°14'00" E	90.00'
S 02°54'34" E	81.14'
S 87°20'14" W	105.00'
S 03°03'49" E	40.00'
N 02°54'34" W	40.18'
	N 87°14'00" E S 02°54'34" E S 87°20'14" W S 03°03'49" E

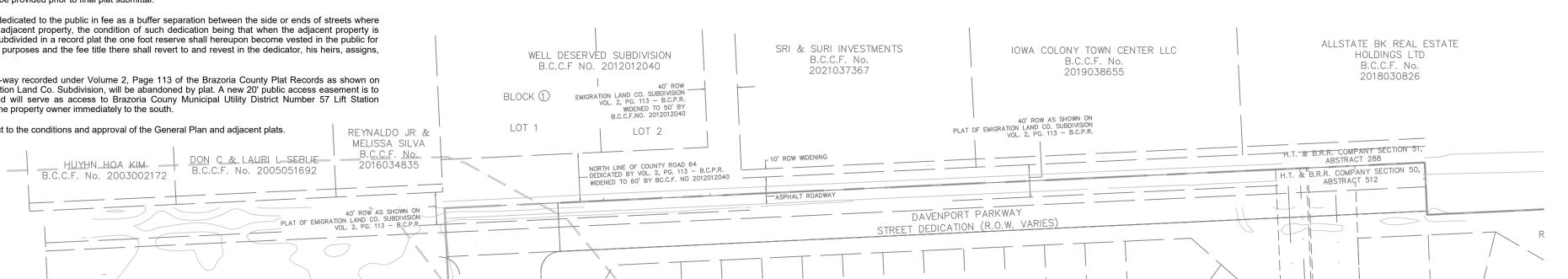
PARK LAND TABLE

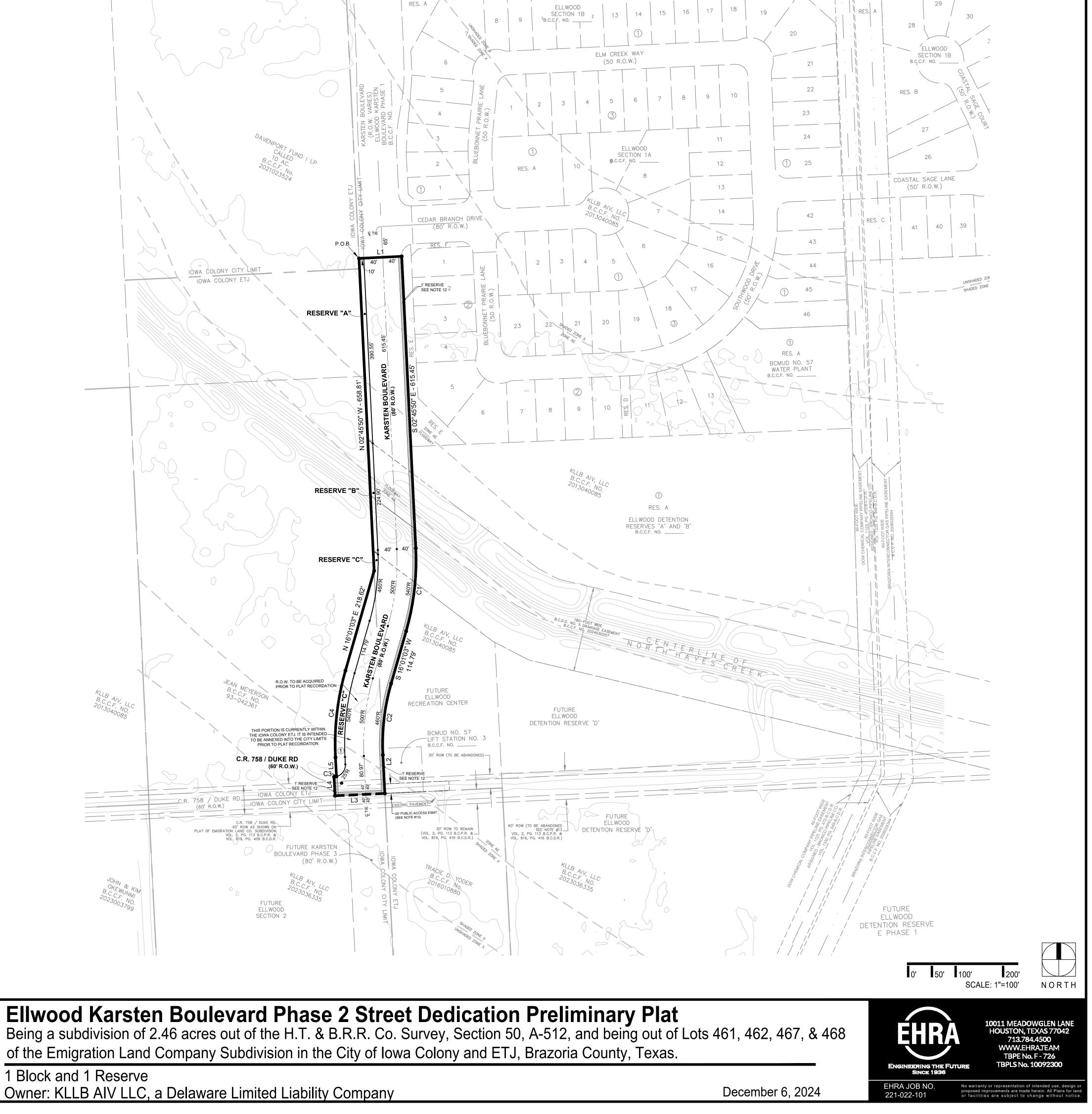
PLAT	ACREAG
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OWNER CONTACT INFORMATION

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





ADICU CONSULTING ENGINEERS

Tuesday, December 31, 2024

Ashley Waggoner EHRA Engineering 10011 Meadowglen Lane Houston, TX 77042 Email: <u>awaggoner@ehra.team</u>

Re: Ellwood Karsten Boulevard Phase 3 Street Dedication Preliminary Plat Letter of Recommendation to Approve COIC Project No. 5253 Adico, LLC Project No. 16007-2-407

Dear Ms. Waggoner:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Ellwood Karsten Boulevard Phase 3 Street Dedication Preliminary Plat, received on or about December 30, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

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Dinh V. Ho. P.E.

TBPE Firm No. 16423

Cc: Kayleen Rosser, COIC Robert Hemminger, COIC File: 16007-2-407

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- Preliminary, this document shall not be recorded for any purpose and shall not be used or 8. viewed or relied upon as a final survey document.
- 9. 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.
- 10. This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- 11. Drainage plans to be provided prior to final plat submittal.
- 12. 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.
- 13. This 60' right-of-way to be abandoned at the western boundary of the "Yoder Tract" (B.C.C.F. No. 2013013921).
- 14. 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

LAND USE TABLE

PLAT	SF - 60's	SF - 50's	COMM.	INST.	ARTERIALS & COLLECTORS	PARKS & OPEN SPACE	TOTAL	
BCMUD NO. 57 LIFT STATION NO. 3	-	-	-	0.18 AC.	-	-	0.18 AC.	
BCMUD NO. 57 WATER PLANT	-	-	-	1.34 AC.	-	-	1.34 AC.	
DAVENPORT PKWY. ST. DEDICATION	-	-	-	-	1.48 AC.	-	1.48 AC.	
ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	-	-	24.76 AC.	24.76 AC.	
ELLWOOD DETENTION RESERVE 'C'	-	-	9.11 AC.	-	-	-	9.11 AC.	
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	-	1.58 AC.	-	1.58 AC.	
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	-	2.12 AC.	0.34 AC.	2.46 AC.	
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	-	2.82 AC.	0.03 AC.	2.85 AC.	
ELLWOOD SECTION 1A	0.44 AC.	1.71 AC.	-	-	-	0.51 AC.	2.66 AC.	
ELLWOOD SECTION 1B	4.00 AC.	11.34 AC.	-	-	-	0.37 AC.	15.71 AC.	
ELLWOOD SECTION 2	-	4.82 AC.	-	-	-	1.48 AC.	6.30 AC.	
ELLWOOD SECTION 3	8.71 AC.	4.61 AC.	-	-	-	1.47 AC.	14.79 AC.	
ELLWOOD RECREATION RESERVE	-	-	-	-	-	1.77 AC.	1.77 AC.	
TOTAL13.15 AC. (15.5%)22.48 AC.9.11 AC.1.52 AC.8.00 AC.30.73 AC.84.99 AC(10.7%)(10.7%)(10.7%)(1.8%)(9.4%)(36.2%)(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.								

PARK LAND TABLE

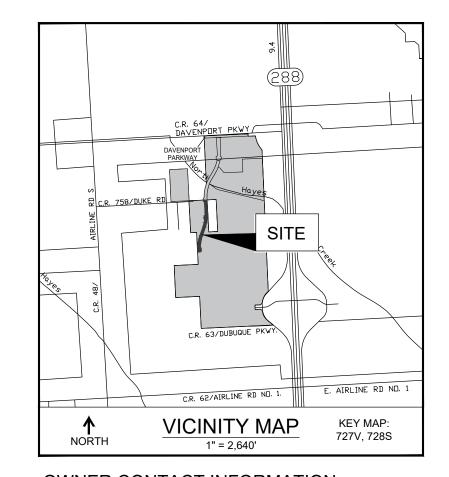
PLAT	ACREAGE		
BCMUD NO. 57 LIFT STATION NO. 3	0.00 AC.		
BCMUD NO. 57 WATER PLANT	0.00 AC.		
DAVENPORT PKWY. ST. DEDICATION	0.00 AC.		
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.66 AC.		
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.		
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	0.00 AC.		
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	0.00 AC.		
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ELLWOOD SECTION 1A	0.51 AC.		
ELLWOOD SECTION 1B	0.37 AC.		
ELLWOOD SECTION 2	0.47 AC.		
ELLWOOD SECTION 3	0.83 AC.		
ELLWOOD RECREATION RESERVE	1.77 AC.		
TOTAL	5.61 AC.		
 PARK LAND 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. ALL OTHER PARK LAND IS CALCULATED AS THE TOTAL OF RESERVES 			
WITH A "RECREATION" RESTRICTION.			

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 03°03'49" W	40.00'
L2	N 87°20'14" E	105.00'
L3	S 02°45'05" E	80.00'
L4	S 87°14'55" W	2.32'
L5	S 87°14'55" W	85.00'
L6	N 02°45'05" W	176.96'
L7	N 87°14'55" E	11.00'
L8	N 04°30'37" E	80.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1040.00'	401.22'	S 08°08'33" W	398.73'
C2	960.00'	301.36'	S 10°12'04" W	300.13'
C3	25.00'	41.00'	S 45°46'18" E	36.56'
C4	25.00'	39.27'	S 42°14'55" W	35.36'
C5	1040.00'	286.61'	N 11°17'57" E	285.71'
C6	960.00'	179.24'	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'
C10	25.00'	39.16'	N 47°47'10" W	35.28'



OWNER CONTACT INFORMATION KLLB AIV LLC, A DELAWARE LIMITED

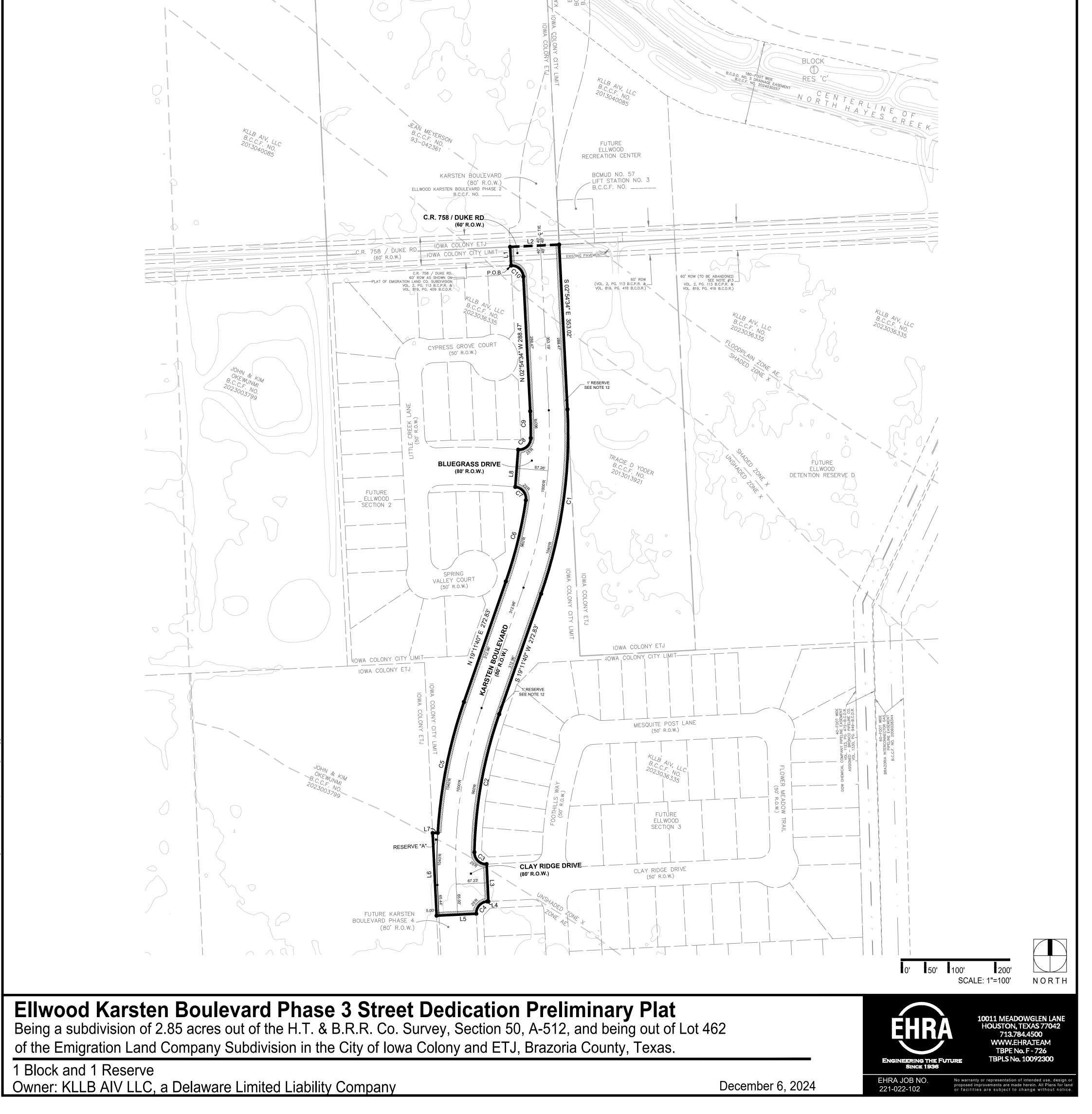
LIABILITY COMPANY 10235 WEST LITTLE YORK, SUITE 200 HOUSTON, TX 77040 281-560-6600

RESERVE ⁻	TABLE
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RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, ROADWAY/ACCESS & UTILITY PURPOSES	1,107.43	0.03
	TOTAL	1,107.43	0.03



RES 'A'



Tuesday, December 31, 2024

Ashley Waggoner EHRA Engineering 10011 Meadowglen Lane Houston, TX 77042 Email: <u>awaggoner@ehra.team</u>

Re: Ellwood Recreation Reserve Preliminary Plat Letter of Recommendation to Approve COIC Project No. 5252 Adico, LLC Project No. 16007-2-408

Dear Ms. Waggoner:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Ellwood Recreation Reserve Preliminary Plat, received on or about December 30, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the preliminary plat as resubmitted on December 30, 2024. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than January 2, 2025, for consideration at the January 7, 2025, 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 File: 16007-2-408 ltem 7.

ISULTING ENGINEER

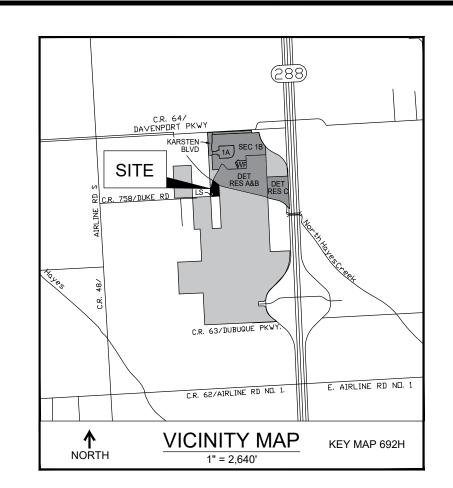
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid 2. coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, the 3. 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. 4. B.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.
 - PVT. indicates Private. R indicates Radius. 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.
 - χ 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. 5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, 6. 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. 7.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted 8. hereon
- Preliminary, this document shall not be recorded for any purpose and shall not be used or 9. viewed or relied upon as a final survey document.
- 10. 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
- 11. Drainage plans to be provided prior to final plat submittal.
- 12. 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 Recreation Reserve 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.
- This 60' right-of-way to be abandoned at the western boundary of the "Yoder Tract" (B.C.C.F. 13. No. 2013013921).
- Final Plat is subject to the conditions and approval of the General Plan and adjacent plats. 14.

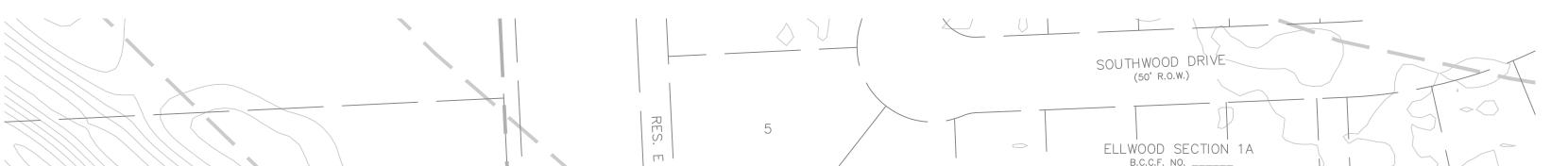
LAND USE TABLE

PLAT	SF - 60's	SF - 50's	COMM.	INST.	ARTERIALS & COLLECTORS	PARKS & OPEN SPACE	TOTAL
BCMUD NO. 57 LIFT STATION NO. 3	-	-	-	0.18 AC.	-	-	0.18 AC.
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ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	-	-	24.76 AC.	24.76 AC.
ELLWOOD DETENTION RESERVE 'C'	-	-	9.11 AC.	-	-	-	9.11 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	-	1.58 AC.	-	1.58 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	-	2.12 AC.	0.34 AC.	2.46 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	-	2.82 AC.	0.03 AC.	2.85 AC.
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ELLWOOD SECTION 3	8.71 AC.	4.61 AC.	-	-	-	1.47 AC.	14.79 AC.
ELLWOOD RECREATION RESERVE	-	-	-	-	-	1.77 AC.	1.77 AC.
TOTAL	13.15 AC. (15.5%)	22.48 AC. (26.5%)	9.11 AC. (10.7%)	1.52 AC. (1.8%)	8.00 AC. (9.4%)		84.99 AC. (100%)
1) THIS TABLE TABULATES THE LAND USES WITHIN EACH PLAT	FOR ZONIN	G PURPOSES	, NOT THE PE	RMITTED US	ES WITHIN EA	ACH LAND US	E.
2) THIS TABLE INCLUDES ALL PRELIMINARY PLATS SUBMITTED AT THIS TIME.							



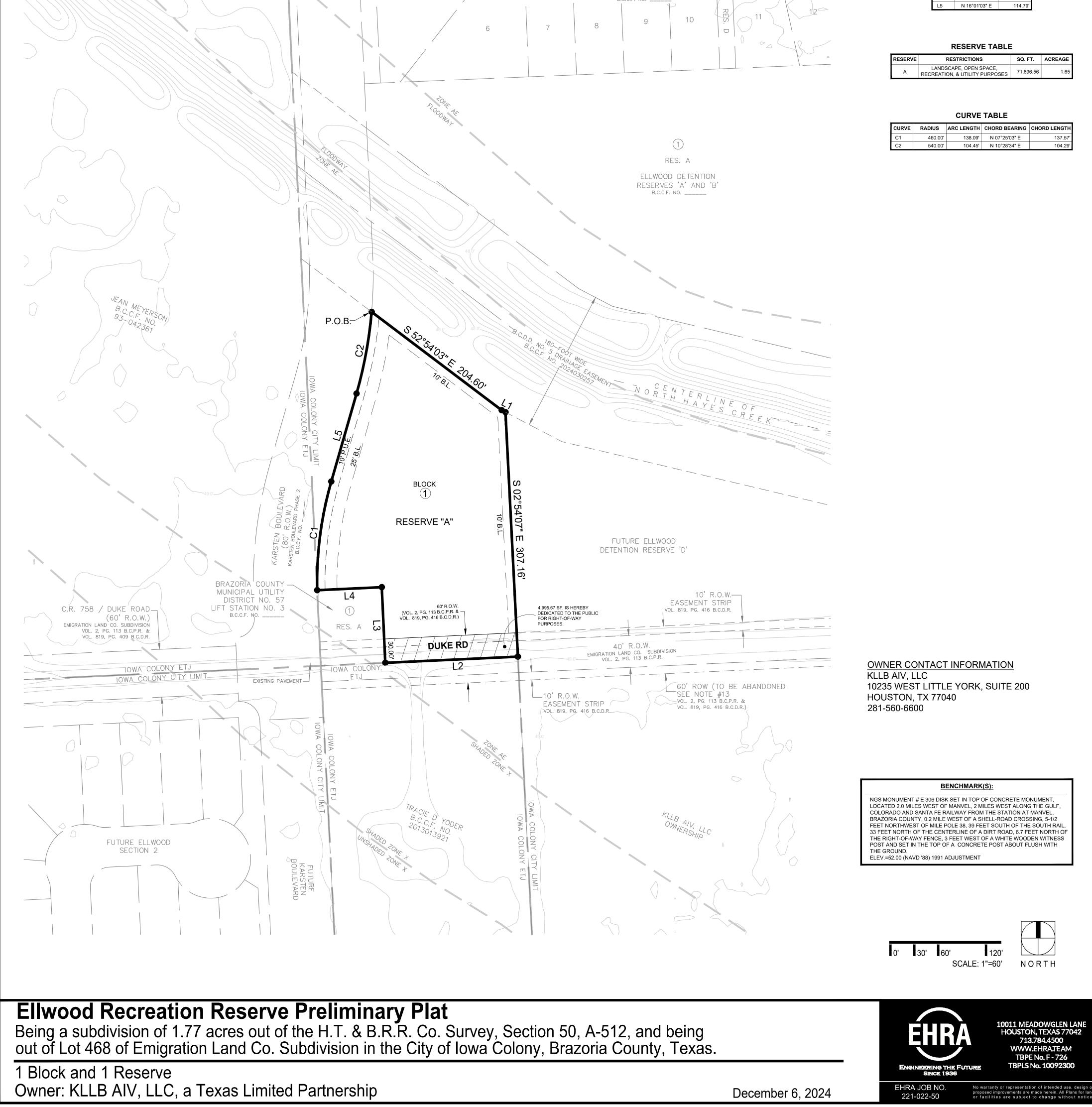
PARK LAND TABLE

PLAT	ACREAGE		
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 PARK LAND 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. ALL OTHER PARK LAND IS CALCULATED AS THE TOTAL OF RESERVES WITH A "RECREATION" RESTRICTION. 			



LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 62°24'14" E	5.42'
L2	S 87°20'14" W	166.60'
L3	N 02°39'53" W	95.00'
L4	S 87°20'07" W	81.19'



proposed improvements are made herein. All Plans for land or facilities are subject to change without notice

ADDICU CONSULTING ENGINEERS

Tuesday, December 17, 2024

Lacey Bell LJA Engineering 1904 W. Grand Parkway North, Suite 100 Katy, TX 77449 Ibell@lja.com

Re: Caldwell Crossing Section 1- Amending Plat No. 1 Letter of Recommendation to Approve COIC Project No. 5189 Adico, LLC Project No. 16007-2-409

Dear Ms. Bell:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed Caldwell Crossing Section 1 - Amending Plat No. 1, received on or about December 8, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to plat as submitted on December 8, 2024. Please send two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than December 30, 2024, for consideration at the January 7, 2025, 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 16007-2-409

STATE OF TEXAS COUNTY OF BRAZORIA

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ERNEST S. LOEB, ASSISTANT VICE PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD. A TEXAS LIMITED PARTNERSHIP, OWNERS, HEREINAFTER REFERRED TO AS OWNERS OF THE 43.788 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF CALDWELL CROSSING SECTION 1 AMENDING PLAT NO 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' O") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

IN TESTIMONY WHEREOF, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ERNEST S. LOEB, ITS ASSISTANT VICE PRESIDENT, THEREUNTO AUTHORIZED,

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

ERNEST S. LOEB, ASSISTANT VICE PRESIDENT

THIS _____ DAY OF _____, 20___

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 _____ DAY OF _____, 20___.

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)

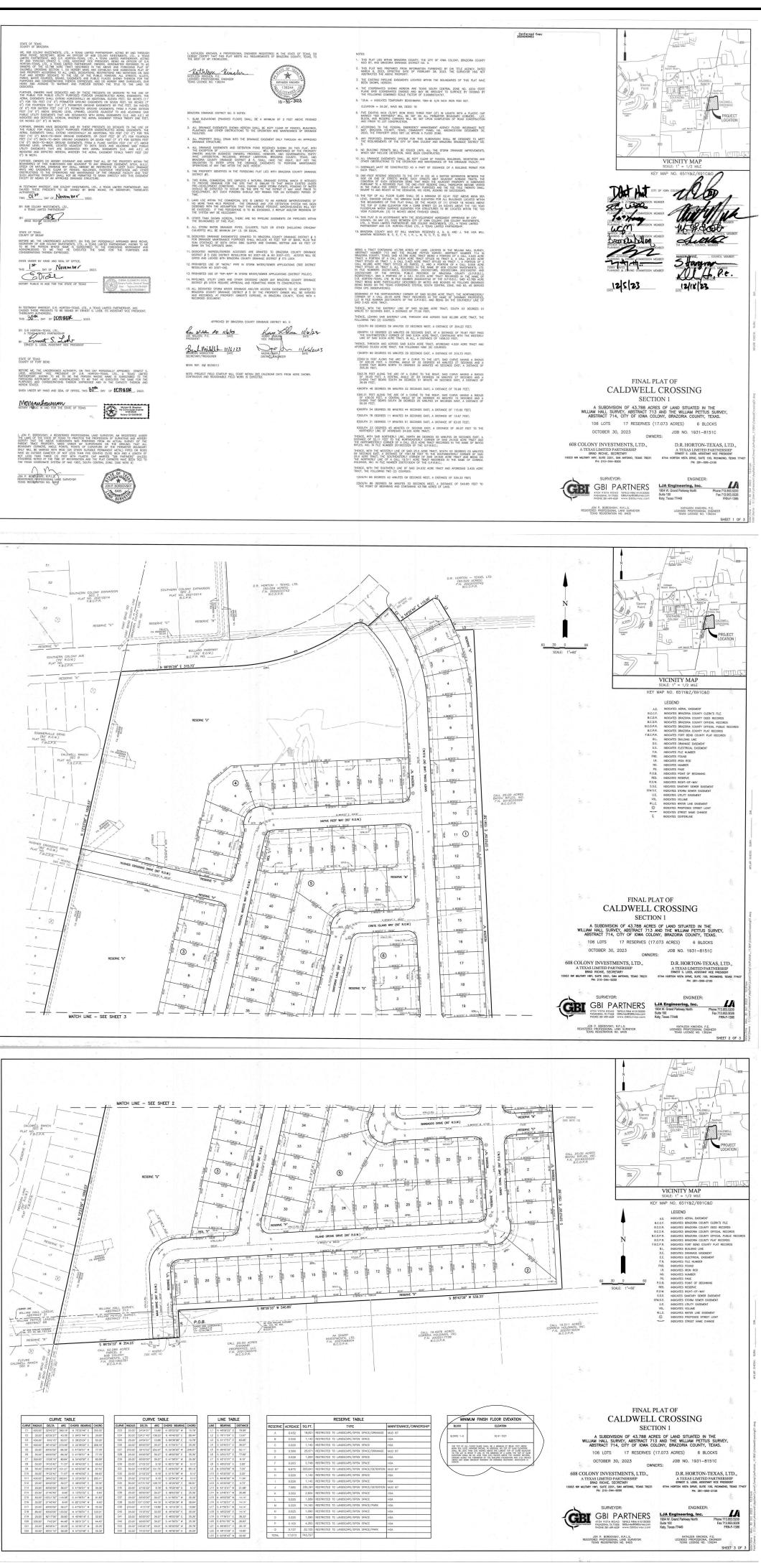
JON P. BORDOVSKY, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6405

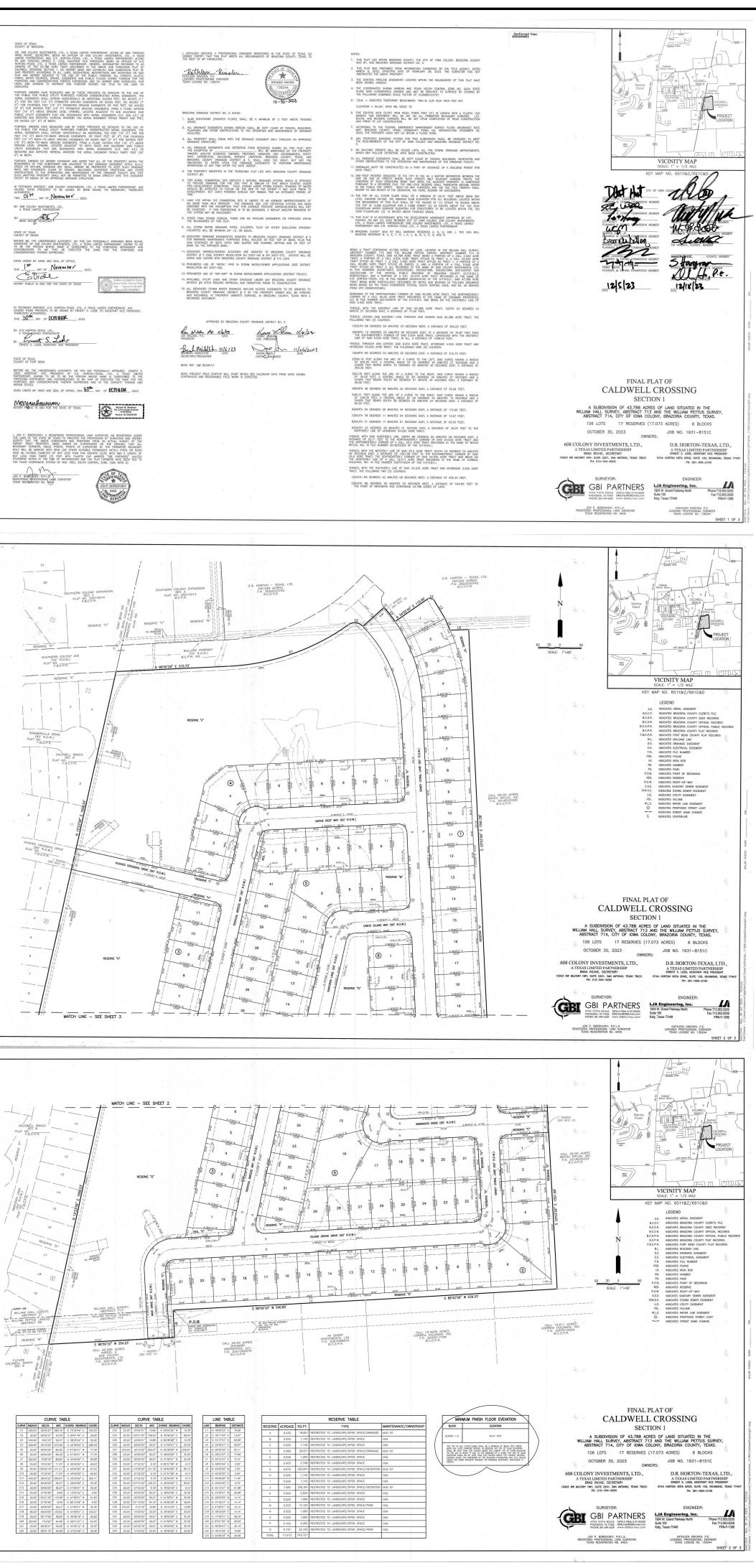


, ABEL GALLEGOS, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF BRAZORIA COUNTY, TEXAS, TO THE BEST OF MY KNOWLEDGE.

> * ABEL GALLEGOS 150373

STATE OF TEXAS COUNTY OF BRAZORIA W.E., 600 COLOXINA WARSTNENTS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH	L MATHERN KINCHEN, A PROTESONALI PUDINETO BENETENTI NI NU CATA COMUNICA
COUNTY OF BRAZENA WELL, BOE CLOCK WINKESTNENTS, LTD., A TEXAS LAMIED PARTNERSHIP, ACTING BY AND THROUGH BRAD DIPORE, SECRETANI, BENG AN OFFICIPI OF TOB CALCANY INVESTMENTS, LTD., A TEXAS BY ADD TRAVEL SCHEMENTS, LCD., A SECRETARY OF PROFESSION, BRAN AN OFFICIES OF D.R. BY ADD TRAVELOR HENE'S, LCD., A SECRETARY OF PROFESSION, BRAN AN OFFICIES OF D.R. DIPORT DIPORT OF THE ALTRAVEL AND THE ALTRAVEL AND THE ALTRAVEL DIPORT DIPORT OF THE ALTRAVEL AND THE ALTRAVEL AND THE ALTRAVEL DIPORT DIPORT OF THE ALTRAVEL AND THE ALTRAVEL AND THE ALTRAVEL AND THE ALTRAVEL AND THE ALTRAVEL AND THE ALTRAVEL AND THE ALTRAVEL AND THE ALTRAVEL AND THE ALTRAVEL AND THE ALTRAVEL AND THE PARTNERS OF THE ALTRAVEL AND THE ALTRAVEL AND THE ALTRAVEL ALTRAVEL AND THE ALTRAVEL AND THE ALTRAVEL AND THE ALTRAVEL ALTRAVEL AND THE ALTRAVEL AND THE ALTRAVEL AND THE PARTNERS OF THE ALTRAVEL AND THE ALTRAVEL AND THE ALTRAVEL ALTRAVEL AND THE ALTRAVEL AND THE ALTRAVEL AND THE PARTNERS OF THE ALTRAVEL AND THE ALTRAVEL AND THE ALTRAVEL ALTRAVEL AND THE ALTRAVEL AND THE ALTRAVEL AND THE PARTNERS OF THE ALTRAVEL AND THE ALTRAVEL AND THE ALTRAVEL ALTRAVEL AND THE ALTRAVEL AND THE ALTRAVEL AND THE PARTNERS OF THE ALTRAVEL AND THE ALTRAVEL AND THE ALTRAVEL ALTRAVEL AND THE ALTRAVEL AND THE ALTRAVEL AND THE ALTRAVEL ALTRAVEL AND THE ALTRAVEL AND THE ALTRAVEL AND THE ALTRAVEL ALTRAVEL AND THE ALTRAVEL AND THE ALTRAVEL AND THE ALTRAVEL ALTRAVEL AND THE ALTRAVEL AND THE ALTRAVEL AND THE ALTRAVEL ALTRAVEL AND THE ALTRAVEL AND THE ALTRAVEL AND THE ALTRAVEL ALTRAVEL AND THE ALTRAVEL	L RATHERN KINGHER, A PROFESSIONAL DRIVER RESITEND IN THE STATE OF TEXAS, DO HOUSE OF MY THAT THE ALL MERICAREMENTS OF BRANCH COUNTY, TEXAS, TO THE BEST OF MY NORMEDOC.
PLAY MAD HEREFY DEDUCTS TO THE USE OF THE PARLIC FOREVER, ALL STREETS, ALLOYS DEDUCTS, DEDUCTS, DEDUCTS, DEDUCTS, DAVE ALLOY, PLACES SHANN TREEDS INTO THE HERES AND ASSOLS TO WARRANT AND FOREVER LEFEND THE THE TO THE LAND SO DEDUCTS. PLAYERE, OWNERS HAVE GEOLATED AND PY THESE PRESENTS TO DEDUCTS TO THE LAND SO THE FURLE OF RARED CUTLY PUPGES TOPOREY INCOMENTION THEM. DESIGNERS THE PLAYER OF RARED CUTLY PUPGES TOPOREY INCOMENTION THEM. DESIGNERS THE PLAYER DRIVEN THE PLAYER THE PLAYER THE DESIGNER THE AREA DESIGNERS. THE FURLE OF REALD CUTLY PUPGES TOPOREY INCOMENTION THEM. DESIGNERS THE FORE THE PLAYER OF REALD CUTLY PUPGES TOPOREY INCOMENTION THEM. DESIGNERS THE FORE THE PLAYER OF REALD CUTLY PUPGES TOPOREY INCOMENTION THEM. DESIGNERS THE FORE THE PLAYER OF REALD CUTLY THE PLAYER THE FORE THE THE TO THE LIKE OF THE PLAYER OF REALD CUTLY THE PLAYER THE FORE THE	KATHLEEN KINCHEN, SP.E. LUCINSED PROFESSIONAL ENGINEER TEXAS LUCENSE INO. 136244
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CAUSTO THESE PRESENTS TO BE SORED BY BAD ROLE, TIS SECRETARY, THEREARD MITHORED DATA OF NOVEM BY , 2023. BIT 686 COON NOVESTICES, UTD., 2023.	Decidement, But such accesses with the second structure of the second structur
BY: BRAD RICHTY SECRETARY	THE SYSTEM WAY BE RECESSARY. 8. OTHER THAN SHOWN HERCEN, THER ARE NO PHELINE A REFURNMENT OF PHELINES WITHIN THE BOOKAMENTS OF THE FAIL. 9. ALL STORM WATTE REAMORE PRES, CULVERTS, TLES OR OTHER (INCLUDING DRIVERAY CULVERTS) WILL BE WINNING 24° LO. OR RODAL.
STREE OF TEASE OUTHT OF TEASE BEDGRE ML, THE LINGERSIDED AUTHORITY, ON THIS DAY PERSIDANLLY APPEARED BAD BICHE, SEDERIME OF BIO GOLOWY MESTINEUTS, LTD., A TEXAS LIMITED PAYTNERSHIP, RIJONI TO ME DESTERTION FOR SOLOWY AND AND AND AND AND AND AND AND AND TABLE TEASE TO A MICRO AND AND AND AND AND AND AND AND AND AND AND AND AND AND AND AND AND AND AND	10. DEDICATED DRAINAGE EASENEIT(5) GRAVITED TO BRAUGHA COUNTY DRAINAGE DERISCI # 5 FOR DRAINAGE MARTINEMEC FURGHOSS SHALL INCLUCE A FEIT TOP OF BRAUKE, PLUS THE SIAU (FOOTAGE) OF BOTH DICH SIDE SLOPES AND CHANNEL BOTTOM AND 45 FEET OF BRAUK ON THE OFFORTER BRAUK.
CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SELL OF OFFICE. THIS LSP DAY OF NOVEMBER , 2023.	 LEDCATED INBRESK/CROSES ACCESSES ARE GRANTED TO BRAZORA COLUMIT DRIVADE DISTRICT # 5 (SEE DISTRICT RESOLUTION DU 007-06 AN 0207-007-01, ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRIVANGE DISTRICT # 5'S LOCK. PROHIBITED USE OF "WETAL" PREF IN STORM WATEV/SERVER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-01).
NOTATY PUBLIC IN AND TOR THE STATE OF TEXAS	 PROHEITED LES OF "RIP-APE" IN STORM WITE/VERSE APPLICATIONS (DISTIET POLICI). PROHEITED LES OF TITLE AND OTTERS (DISSID LICER AV BROADS COUNTY DRANGE DESTRICT #3 DITCH REQUER APPROVAL AND PERMITTION FRONT TO CONSTITUCTION. ALL DEDIATED STORM WITE DRANGEL CANDING ACCESS LOBARDINGT TO BE GRANTED TO BRAZDRA COUNTY DRANGE DESTRICT # DI THE PROPERTY OWNER WILL BE NIMITAD BRAZDRA COUNTY DRANGE DESTRICT # DI THE PROPERTY OWNER WILL BE NIMITAD BRAZDRA DOUNTY DRANGE DESTRICT # DI THE PROPERTY OWNER WILL BE NIMITAD BRAZDRA DOUNTY DRANGE DESTRICT # DI THE PROPERTY OWNER WILL BE NIMITAD BRAZDRA DOUNTY DRANGE DESTRICT # DI THE PROPERTY OWNER WILL BE NIMITAD
IN TESTIMONY WHERE'S D.C. WORTON-TEXAS, LED, A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE RESENTS TO BE SINGLE BY LENKET S. LODA, ITS ASSISTANT WICE PRESIDENT, THIS 20 ¹⁴⁴ DAY OF OLD BEZ , 2023.	APPROVED BY BRAZORIA COUNTY DRIVINGE DISTRICT NO. 5
Br. D.B. HORTON-TEXAS, LD., A TEXES MATED PARTNERSHIP BR S. Loot	Let w. D. P. 11/1/13 Let with control control control and the second control of the seco
ERVEST S. LOER, ASSISTINT VICE PRESIDENT STATE OF TOAS COUNTY OF FORT BEND	BOWLIN MODICION DATE DATE DATE DATE DATE DATE DATE DATE
HERE WE THE UNDERSONAL ALTIPORTS ON THE OWNER WE SUBJECT TO THE ALTIPOLY THE THE ALTIPOLY THE A	BOOR REF. INF REZION 3 NOTE PROJECT FELD STARTUP WILL START WITHIN 365 CALENDAR DAYS FROM HERE SHOWN. CONTINUOUS AND REMOVINGE INED WORK IS EXPECTED.
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52	D.R. HORTON – TEXAS, LTD. (20.007 EXPANSION 1 (20.007 ACRES) PLAT NO. 2021/0014 FX 82.00.PR.
	DR. HOPTODE ACRESS SEC 3 PLAT NO. 20210014 B.C.P.R. 4 4 4 4 4 4 4 4 4 4 4 4 4
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RESERVE 'D'	BULLARD PARYWAY
SOUTHERN COLONY AVE (70° R.O.W.) PLAT NO. F.B.C.P.R.	-24
RESERVE "A"	
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SOMMERVILE DRIVE PLAT (05 (* R.G.W.) PLAT (05 (* R.G.W.) F.B.G.E.P.R.	$\langle \rangle$





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

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 PANEL NO. 48039C0105K DECEMBER 30, 2020, THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
- 8. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF IOWA COLONY AND BRAZORIA DRAINAGE DISTRICT NO.
- 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 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.
- 13. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 60.36 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.
- 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.

BRAZORIA DRAINAGE DISTRICT NO. 5 NOTES:

- 1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 1 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
- 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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

DATE

DATE

LEE WALDEN, P.E. PRESIDENT

BRANDON MIDDLETON

SECRETARY/TREASURER

RECORDED DOCUMENT.

KERRY OSBURN VICE PRESIDENT

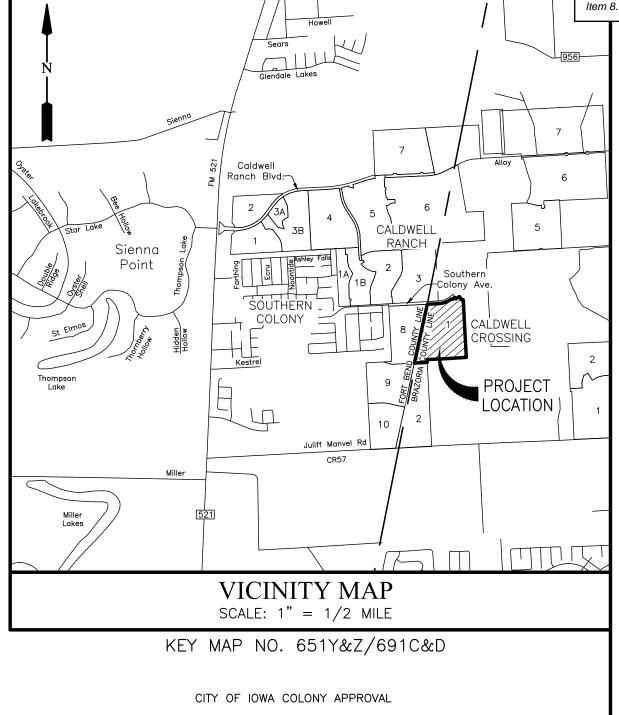
DINH HO

DATE DISTRICT ENGINEER

DATE

BDD5 REF. ID# B230013

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



DAVID HUF PLANNING		,	IAN COMMISSION	MEMBER
ROBERT W PLANNING		-	COMMISSION	MEMBER
LES HOSE PLANNING	-	ZONING	COMMISSION	MEMBER
WARREN D PLANNING			COMMISSION	MEMBER
BRENDA D PLANNING		• • •	COMMISSION	MEMBER
BRIAN JOH PLANNING			COMMISSION	MEMBER
TERRY HA' PLANNING			COMMISSION	MEMBER

CITY OF IOWA COL	LONY APPROVAL
MEMBER	WIL KENNEDY, MAYOR
MEMBER	MCLEAN BARNETT, COUNCIL MEMBER
MEMBER	ARNETTA HICKS-MURRAY, COUNCIL MEMBER
MEMBER	MARQUETTE GREENE-SCOTT, COUNCIL MEMBER
MEMBER	TIM VARLACK, COUNCIL MEMBER
MEMBER	KAREEM BOYCE, COUNCIL MEMBER
MEMBER	SYDNEY HARGRODER, COUNCIL MEMBER
	DINH HO P.E., CITY ENGINEER
	DATE

FINAL PLAT OF CALDWELL CROSSING SECTION 1 AMENDING PLAT NO 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.

PURPOSE OF REPLAT: TO REVISE MINIMUM SLAB ELEVATION

106 LOTS 17 RESERVES (17.073 ACRES) 6 BLOCKS

NOVEMBER 21, 2024 JOB NO. 1931-8151C **OWNERS:**

D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP ERNEST S. LOEB, ASSISTANT VICE PRESIDENT

6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407 PH: 281-566-2100



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

ENGINEER: LJA Engineering, Inc.

1904 W. Grand Parkway North

Suite 100

Katy, Texas 77449

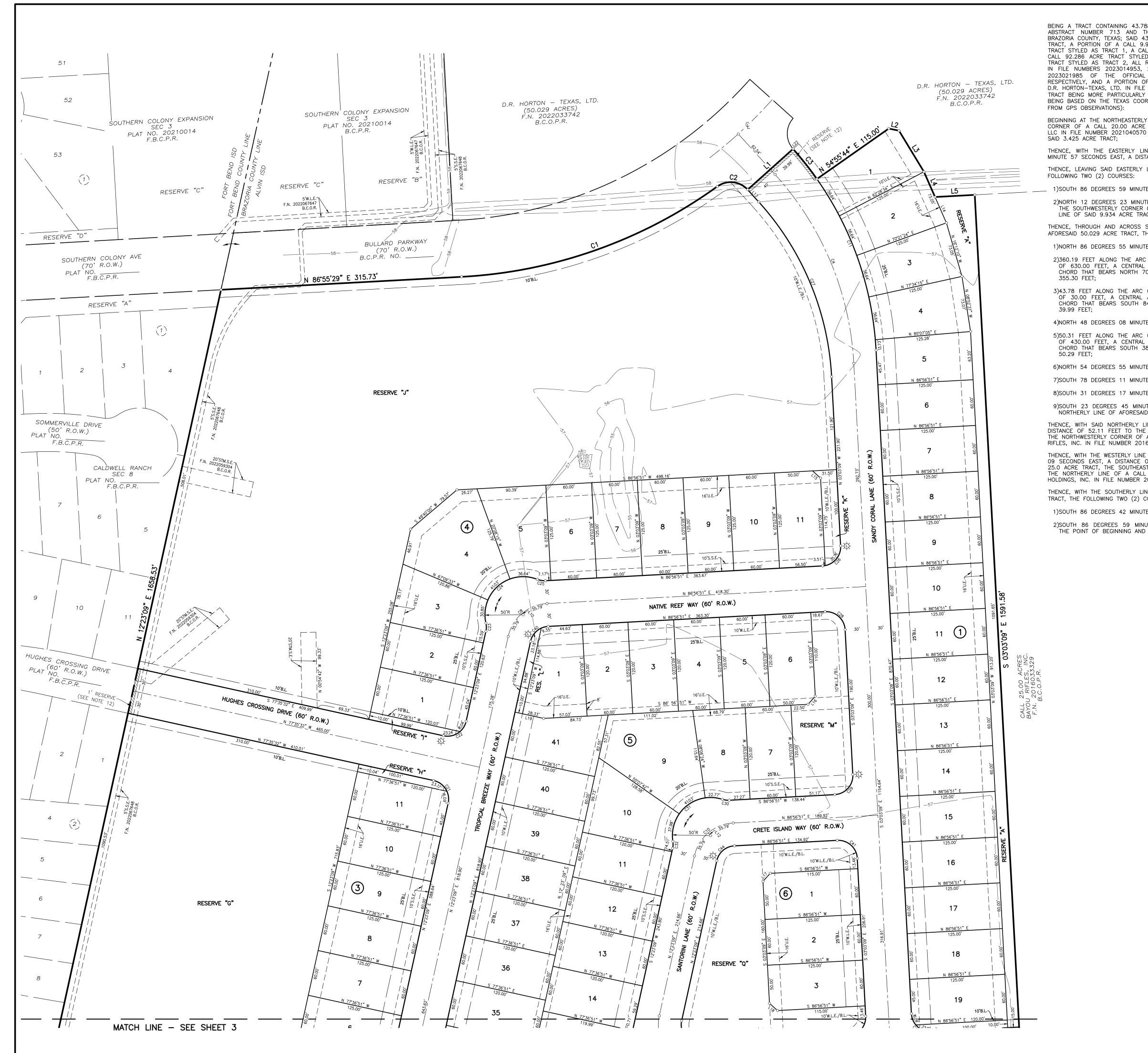
Phone 713.953.5200 Fax 713.953.5026

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

SURVEYOR:

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

FRN-F-1386



BRAZORIA COUNTY, TEXAS; SAID 43 TRACT, A PORTION OF A CALL 9.9 TRACT STYLED AS TRACT 1, A CAL CALL 92.286 ACRE TRACT STYLE TRACT STYLED AS TRACT 2, ALL IN FILE NUMBERS 2023014953, 2023021985 OF THE OFFICIAL RESPECTIVELY, AND A PORTION O D.R. HORTON-TEXAS, LTD. IN FILE TRACT BEING MORE PARTICULARLY BEING BASED ON THE TEXAS COORI FROM GPS OBSERVATIONS): BEGINNING AT THE NORTHEASTERLY CORNER OF A CALL 20.00 ACRE LLC IN FILE NUMBER 2021040570 SAID 3.425 ACRE TRACT; THENCE, WITH THE EASTERLY LINE 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;

NORTHERLY LINE OF AFORESAID 24.932 ACRE TRACT; RIFLES, INC. IN FILE NUMBER 2016033329 OF THE O.P.R.B.C.;

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.

APPROVED, ADICO, LLC, 12172024 ltem 8.

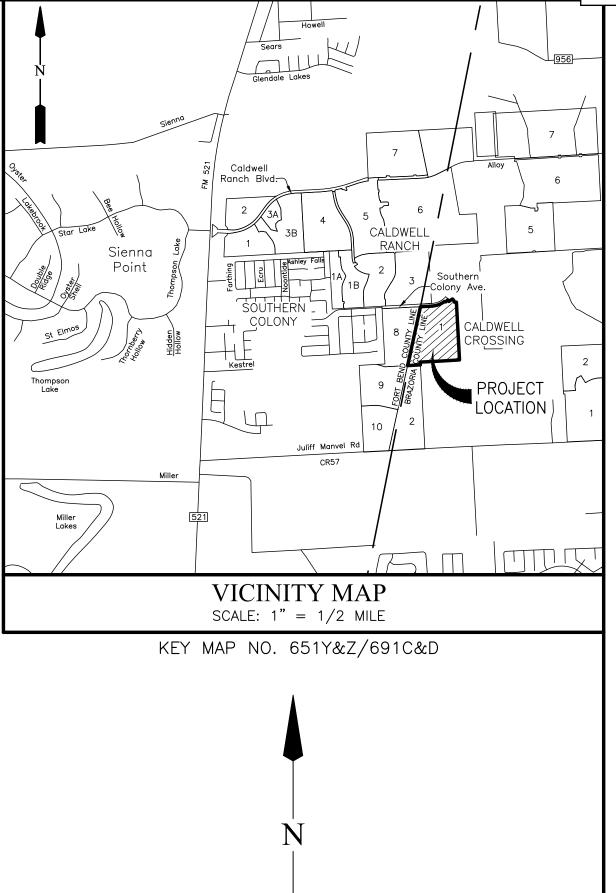
88 ACRES OF LAND, LOCATED IN THE WILLIAM HALL SURVEY, THE WILLIAM PETTUS SURVEY, ABSTRACT NUMBER 714 IN 3.788 ACRE TRACT BEING A PORTION OF A CALL 4.529 ACRE 934 ACRE TRACT STYLED AS TRACT 2, A CALL 24.932 ACRE ALL 3.425 ACRE TRACT STYLED AS TRACT 1, A PORTION OF A	ľ
D AS PARCEL 2, AND A PORTION OF A CALL 0.556 ACRE RECORDED IN THE NAME OF 608 COLONY INVESTMENTS, LTD. 2023022280, 2023021985, 2023021984, 2021062781 AND PUBLIC RECORDS OF BRAZORIA COUNTY (0.P.R.B.C.),	
	Olater Lakebroom
Y CORNER OF SAID 92.286 ACRE TRACT, THE NORTHWESTERLY TRACT RECORDED IN THE NAME OF SHINWARI PROPERTIES, O OF THE O.P.R.B.C. AND BEING ON THE SOUTHERLY LINE OF	Dout
NE OF SAID 92.286 ACRE TRACT, SOUTH 03 DEGREES 01	

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

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

THENCE, WITH THE WESTERLY LINE OF SAID 25.0 ACRE TRACT, SOUTH 03 DEGREES 03 MINUTES 09 SECONDS EAST, A DISTANCE OF 1591.58 FEET TO THE SOUTHWESTERLY CORNER OF SAID



30

SCALE: 1"=60'

FINAL PLAT OF CALDWELL CROSSING **SECTION 1 AMENDING PLAT NO 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.

PURPOSE OF REPLAT: TO REVISE MINIMUM SLAB ELEVATION

17 RESERVES (17.073 ACRES) 106 LOTS 6 BLOCKS

NOVEMBER 21, 2024

OWNERS:

D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP ERNEST S. LOEB, ASSISTANT VICE PRESIDENT

6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407 PH: 281-566-2100



GBI PARTNERS 4724 VISTA ROAD TBPELS FIRM #10130300 PASADENA, TX 77505 GBISurvey@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

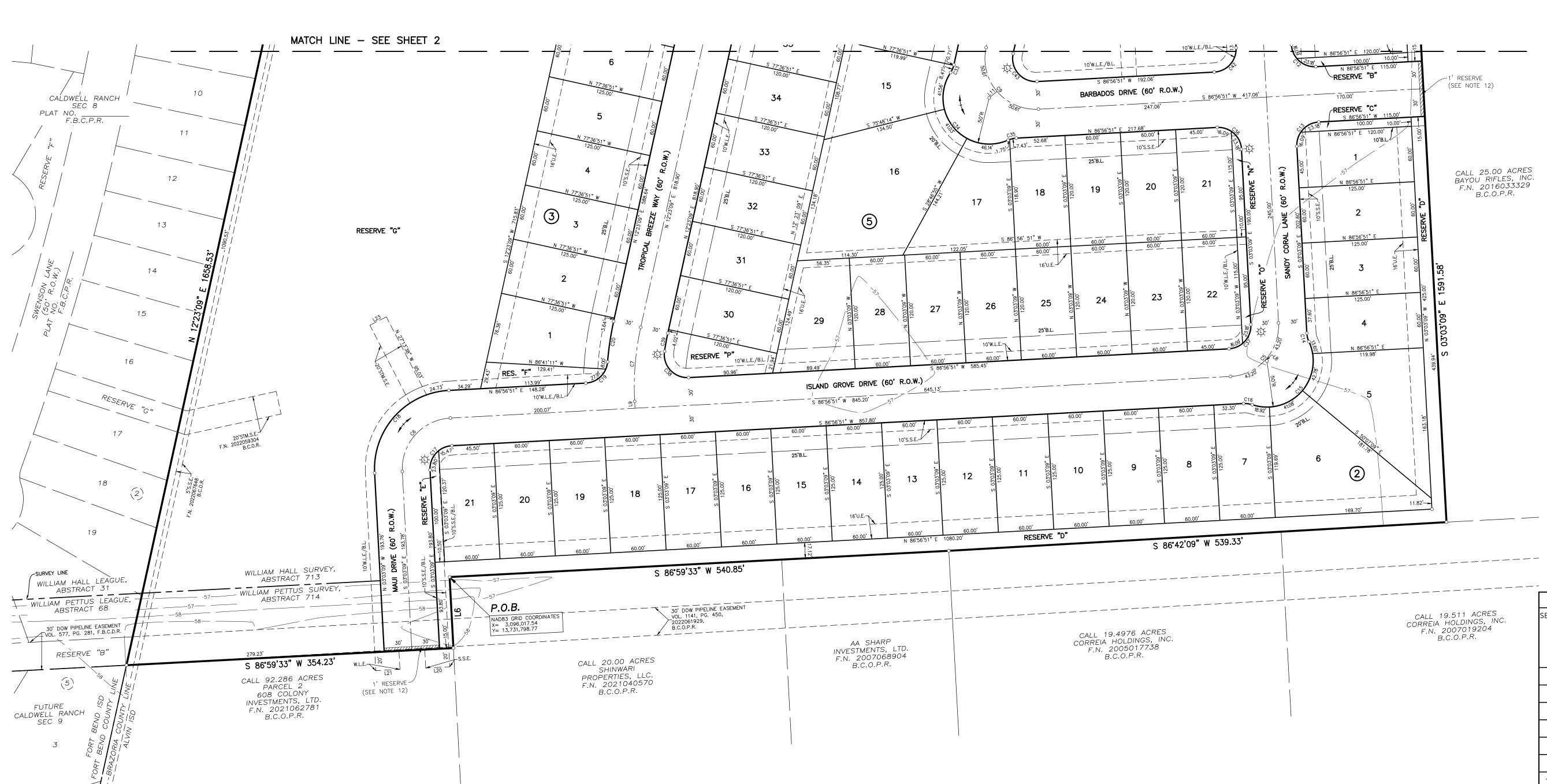
JON P. BORDOVSKY, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6405

SURVEYOR:

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

JOB NO. 1931-8151C

ENGINEER:



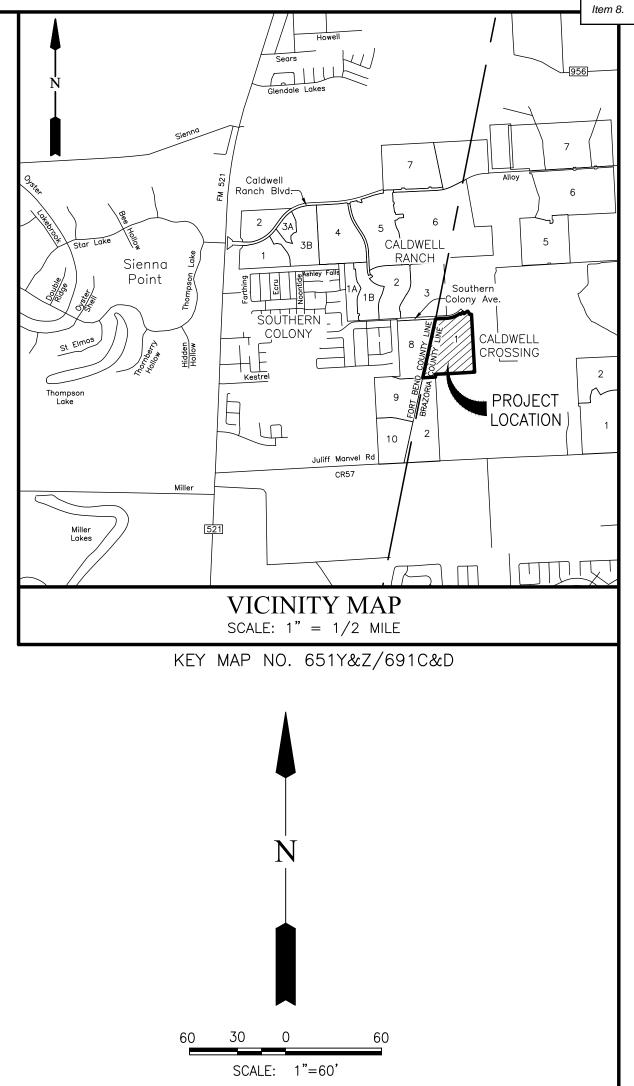
CURVE TABLE					
CURVE	CURVE RADIUS DELTA ARC CHORD BEARING CHORD				
C1	630.00'	32°45'27"	360.19'	N 70°32'46" E	355.30'
C2	30.00'	83°36'27"	43.78'	S 84°01'44" E	39.99'
C3	430.00'	6°42'15"	50.31'	S 38°25'24" E	50.29'
C4	400.00'	39°10'22"	273.48'	S 22°38'20" E	268.18'
C5	55.00'	90°00'00"	86.39'	S 41°56'51" 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'	S 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'	N 41°56'51" E	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" W	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"W	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	
А	0.432	18,821	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE	MUD 87	
В	0.026	1,140	RESTRICTED TO LANDSCAPE/OPEN SPACE	НОА	
С	0.026	1,140	RESTRICTED TO LANDSCAPE/OPEN SPACE	НОА	
D	0.589	25,671	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE	MUD 87	
E	0.028	1,200	RESTRICTED TO LANDSCAPE/OPEN SPACE	НОА	
F	0.063	2,748	RESTRICTED TO LANDSCAPE/OPEN SPACE	НОА	
G	6.975	303,841	RESTRICTED TO LANDSCAPE/OPEN SPACE/DETENTION	MUD 87	
Н	0.026	1,142	RESTRICTED TO LANDSCAPE/OPEN SPACE	НОА	
1	0.026	1,142	RESTRICTED TO LANDSCAPE/OPEN SPACE	НОА	
J	7.585	330,391	RESTRICTED TO LANDSCAPE/OPEN SPACE/DETENTION	MUD 87	
К	0.060	2,604	RESTRICTED TO LANDSCAPE/OPEN SPACE	НОА	
L	0.025	1,089	RESTRICTED TO LANDSCAPE/OPEN SPACE	НОА	
М	0.325	14,163	RESTRICTED TO LANDSCAPE/OPEN SPACE/PARK	НОА	
Ν	0.025	1,090	RESTRICTED TO LANDSCAPE/OPEN SPACE	НОА	
0	0.025	1,090	RESTRICTED TO LANDSCAPE/OPEN SPACE	НОА	
Р	0.100	4,350	RESTRICTED TO LANDSCAPE/OPEN SPACE	НОА	
Q	0.737	32,105	RESTRICTED TO LANDSCAPE/OPEN SPACE/PARK	НОА	
TOTAL	17.073	743,727			

APPROVED, ADICO, LLC, 12172024



CALDWELL CROSSING PARKLAND TABLE										
SECTION	NO. OF LOTS	PUBLIC PARK REQ. IAC/54DU	PARK DEDICATION	PRIVATE PARK CREDIT (50%)	PUBLIC PARK DED. (AC) (MAINTENANCE BERM)	PUBLIC PARK CREDIT (50%) 0	PARK CREDIT PROVIDED (AC)	REMAINING PARK CREDIT (AC)		
I	106	1.963	1.062	0.531	3.32	1.66	2.191	0.228		
2	63	1.167	1.435	0.718	3.46	1.73	2.448	1.509		
3	70	1.296	3.142	1.571	3.43	1.71	3.285	3.497		
4	93	1.722	0.332	0.166	0.000	0.00	0.166	1.941		
5	127	2.352	0.000	0.000	0.000	0.00	0.000	-0.411		
6	64	1.185	0.587	0.294	0.000	0.00	0.294	-1.303		
TOTAL	64	9.685	6.558	3.279	10.207	5.104	8.383			

FINAL PLAT OF CALDWELL CROSSING SECTION 1 AMENDING PLAT NO 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.

PURPOSE OF REPLAT: TO REVISE MINIMUM SLAB ELEVATION

106 LOTS 17 RESERVES (17.073 ACRES) 6 BLOCKS

NOVEMBER 21, 2024 JOB NO. 1931-8151C

OWNERS:

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

PH: 281-566-2100



SURVEYOR: **GBI PARTNERS** 4724 VISTA ROAD TBPELS FIRM #10130300 PASADENA, TX 77505 GBISurvey@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

ADDICU CONSULTING ENGINEERS

Tuesday, December 17, 2024

Lacey Bell LJA Engineering 1904 W. Grand Parkway North, Suite 100 Katy, TX 77449 Ibell@lja.com

Re: Caldwell Crossing Section 2- Amending Plat No. 1 Letter of Recommendation to Approve COIC Project No. 5205 Adico, LLC Project No. 16007-2-410

Dear Ms. Bell:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed Caldwell Crossing Section 2- Amending Plat No. 1, received on or about December 8, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the plat as submitted on December 8, 2024. Please send two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than December 30, 2024, for consideration at the January 7, 2025, Planning and Zoning meeting.

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

Sincerely, Adico, LLC

V. Ho. P.E.

TBPE Firm No. 16423

Cc: Kayleen Rosser, COIC Robert Hemminger, COIC 16007-2-410

STATE OF TEXAS COUNTY OF BRAZORIA

WE, D.R. HORTON-TEXAS, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ERNEST S. LOEB, ASSISTANT VICE PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, A TEXAS LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SUBDIVIDED IN THIS PLAT, CALDWELL CROSSING SECTION 1 AMENDING PLAT NO 2, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID D.R. HORTON-TEXAS, 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, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF CALDWELL CROSSING SECTION 2 AMENDING PLAT NO 1 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, A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ERNEST S. LOEB, ASSISTANT VICE PRESIDENT, THEREUNTO AUTHORIZED.

THIS ______ DAY OF_____, 2024.

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

```
ERNEST S. LOEB, ASSISTANT VICE PRESIDENT
```

STATE OF TEXAS

COUNTY OF ____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNEST S. LOEB, ASSISTANT VICE PRESIDENT OF D.R. HORTON-TEXAS, 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 _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, JON P. BORDOVSKY, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION WAS PREPARED FROM AN ACTUAL SURVEY OF THE PARENT TRACT PROPERTY, MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE OF THE PERIMETER BOUNDARY ONLY WILL BE MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "GBI PARTNERS" UNLESS OTHERWISE NOTED AT THE TIME OF RECORDATION AND THE PLAT CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF NAD 1983, SOUTH CENTRAL ZONE. (SEE NOTE 5)

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



OF

 \mathbf{X}

ABEL GALLEGOS

150373

CENSE ONA minne STATE OF TEXAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF NOVEMBET____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JON P. BORDOVSKY, R.P.L.S. REGISTERED PROFESSIONAL LAN SURVEYOR TEXAS REGISTRATION NO. 8 05

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

STATE OF TEXAS

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE O THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. TH

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE O THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, TH AERIAL EASEMENTS SHALL EXTERN HORIZONTALLY AN ADDITIONAL TEN LESS (201 OT) FOR TH

LINTER, SMRCE DO LESER CONJUNT AD GAVE THAT ALL OF THE PROPERTY WHILE BUILDARES OF THE SIGNATION AND CALLEDIT TO ALL FRANKE ESCALTY TOTIL O CREEK OR MUTURAL DRAINAGE WY SHALL REFERT BE RESTRICTED TO REEP SICH ADM WAS ADD CREATIONS CLERK OF PROESS. BUILDARES, DO LESSING REGENTION AND O SUCH AUTURE PROFERTY SHALL FOR BUILDARE DO LESSING REGENTION AND SUCH AUTURE PROFERTY SHALL FOR BUILDARE TO THE CREATION AND O SUCH AUTURE PROFERTY SHALL FOR BUILDARE TO THE CREATION AND O SUCH AUTURE PROFERTY SHALL FOR BUILDARE TO THE CREATION FOR DO LESSING REGENTION PROFERTY SHALL FOR BUILDARE STRUCTURE.

IN TESTIMONY WHEREOF, KOB COLONY INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SGRED BY BRAD RICHE, ITS SECRETARY, THEREUNTO AUTHORIZED THIS ______ DAY OF _____ NOVE M DO F ____ 2023.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRAD RICHE SCORETARY OF 508 OCUONY INVESTMENTS, LTD., A TEWAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE MAKE IS SUBSCREDED TO THE FORECOME INSTRUMENT AME ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THERE REPRESED.

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.

1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED

ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER DBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.

ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

LIMMAN SINCULUS. ALL, DRANKE COLLEGATION FOR RETARTS SHOWN OF THE PAIL WITH MALE DRANKE COLLEGATION FOR RETARTS AND COLLEGATION OF THE PAIL WITH MALE SINCECONS OWNERS, PROVING, INSPECE, AND CONTRAINING, DUTING MALE SINCECONS OWNERS, PROVING, INSPECE, AND CONTRAINING, DUTING DRANKE, SINCECONS OWNERS, PROVING, INSPECE, AND CONTRAINING, DUTING DRANKE, SINCECONS OWNERS, PROVING, INSPECE, AND CONTRAINING, DRANKE, DRANKE

THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.

TH'S RURAL COMMERCIAL STE EMPLOY'S A NATURAL DRAINAGE SYSTEM, WHICH IS INTEND TO PROVIDE DRAINAGE FOR THE STE THAT IS SMILLAR TO THAT WHICH EXISTED UND HER-EXPECIDEMENT CONCIDIONS. THUS, DURING LARGE STORM EXPOSITS, PONDANG OF WAT SHOULD BE EXPECTED TO OCCUR ON THE STE TO THE EXTENT IF MAY HAVE PROOD OBLICATIONS. TO SIGLY FONDAMING SHOULD NOT REMAIN FOR AN EXTENDED FREMO (

LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS NO MORE THAN 46.5 PERCENT. THE DRAINAGE AND /OR DETENTION SYSTEM HAS BE DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT, MAPERVIOLSNESS WILL N BE EXCERDED. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN THE SYSTEM MAY BE INCESSARY.

OTHER THAN SHOWN HERON, THERE ARE NO PIPEUNE 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.

UDEDICATED DRAINAGE EASEMENT(S) GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRUCT # 5 FOR DRAINAGE MUNITENNAME PURPOSES SHALL INCLUDE 45 FEET TOP OF BANK, PULIS THE SUM (POOTAGE) OF BOTH DITCH SUE 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 CATTE AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 55 LOCK.

12. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).

ROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICE PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.

I.ALL DEDICATED STORM WATER DEWINAGE AND/OR ACCESS PASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INTITATED RECORPTD NETWORKERY OWNER'S DEPISEA, IN BRAZORIA COUNTY, TEXAS WITH A RECORPTD NOTIONERY

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

LEE WALDEN, P.E. DATE

Bul Millet 11/6/23

BCDD5 REF. ID# B23001

KERRY OSBURN 11/6/23

Harden sagti Marten Sagti Digititit Prigineer

LEVATION = 59.26", NAVD 88, GEOID 18

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 20.00 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 20.00 ACRE TRACT;

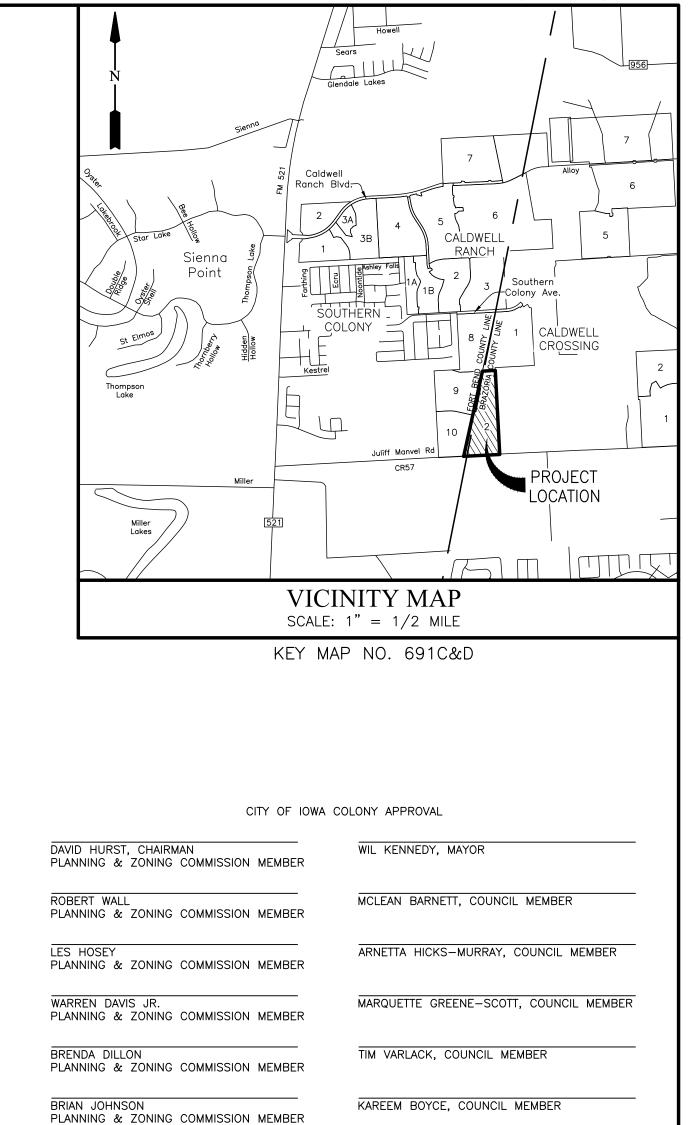
THENCE, WITH SAID WESTERLY LINE, SOUTH 03 DEGREES 01 MINUTE 57 SECONDS EAST, A DISTANCE OF 2314.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 35.766 ACRES OF LAND.

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.
- 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 60.38 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.



ABEL GALLEGOS, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF BRAZORIA COUNTY, TEXAS, TO THE BEST OF MY KNOWLEDGE.

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

BRAZORIA DRAINAGE DISTRICT NO. 5 NOTES:

- 1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 1 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 TIMF
- 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.

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, M, N, O, P, Q, R, AND S.

TERRY HAYES PLANNING & ZONING COMMISSION MEMBER

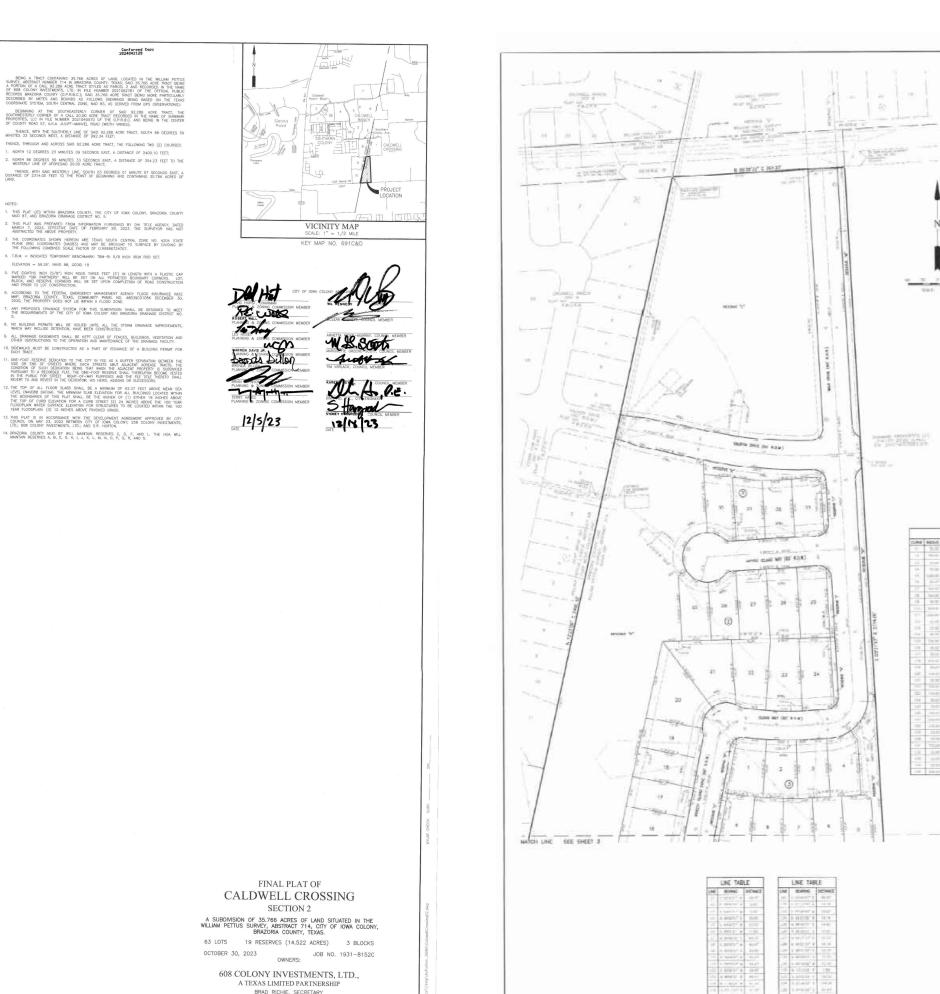
DINH HO P.E., CITY ENGINEER

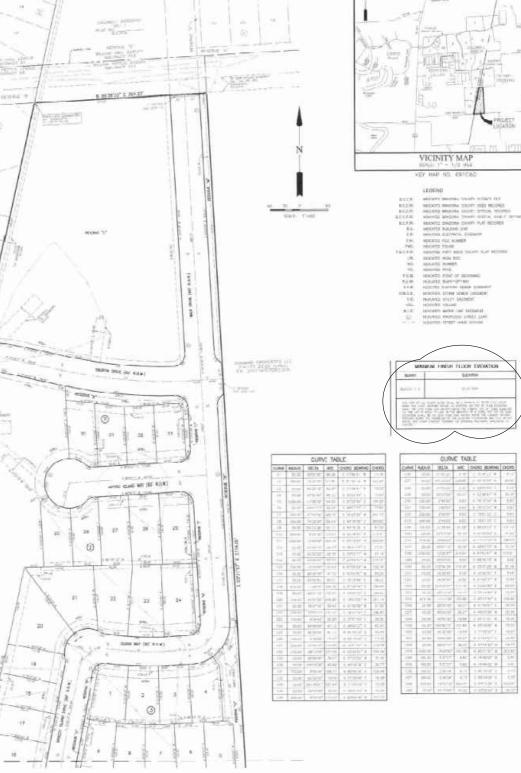
SYDNEY HARGRODER, COUNCIL MEMBER



DATE

DATE







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NOTION PRODUCTS AND ADDRESS

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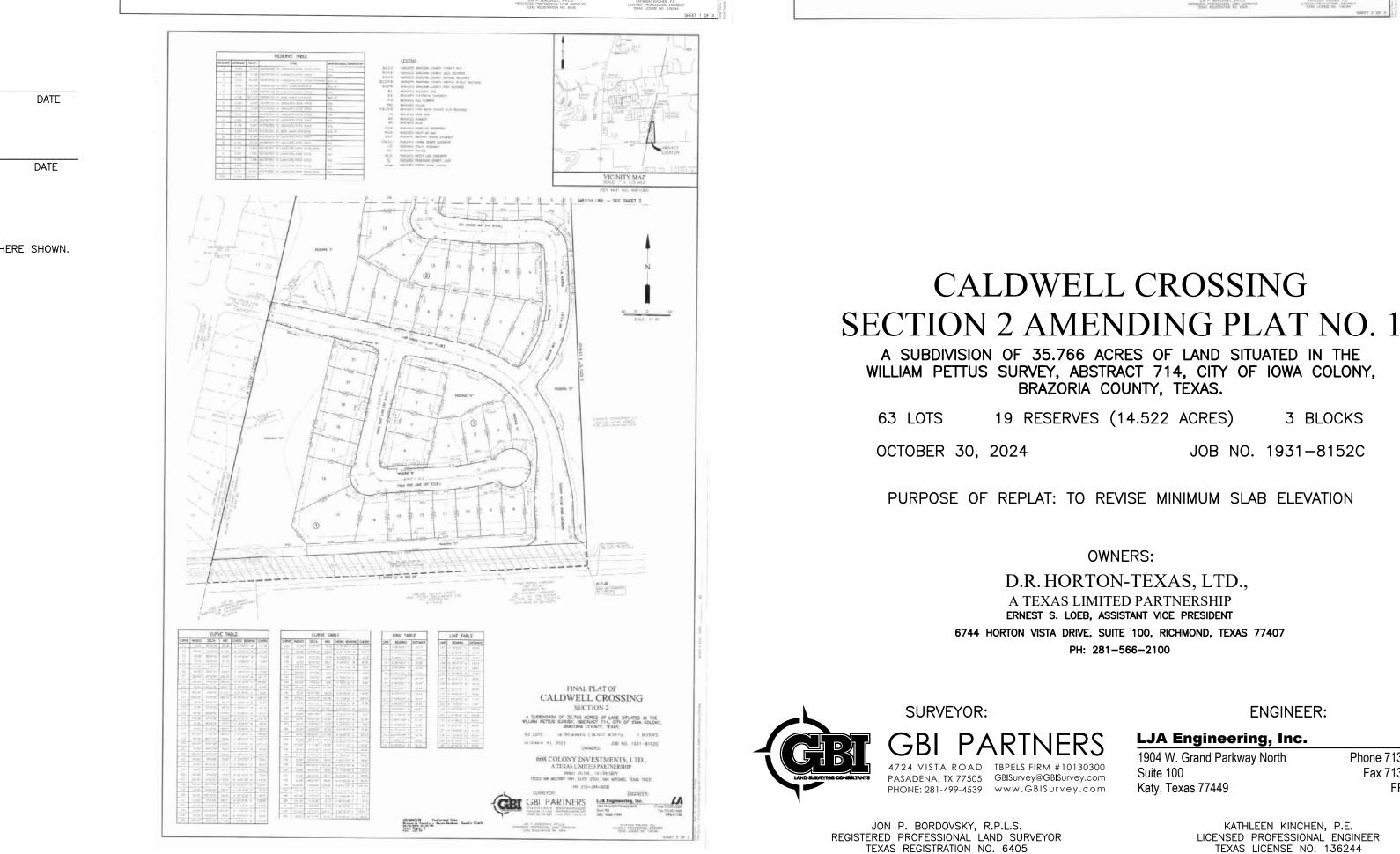
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Phone 713.953.5200

Fax 713.953.5026

FRN-F-1386

SHEET 1 OF 3



10003 NW MILITARY HWY, SUITE 2201, SAN ANTONIO, TEXAS 782

PH: 210-344-9200

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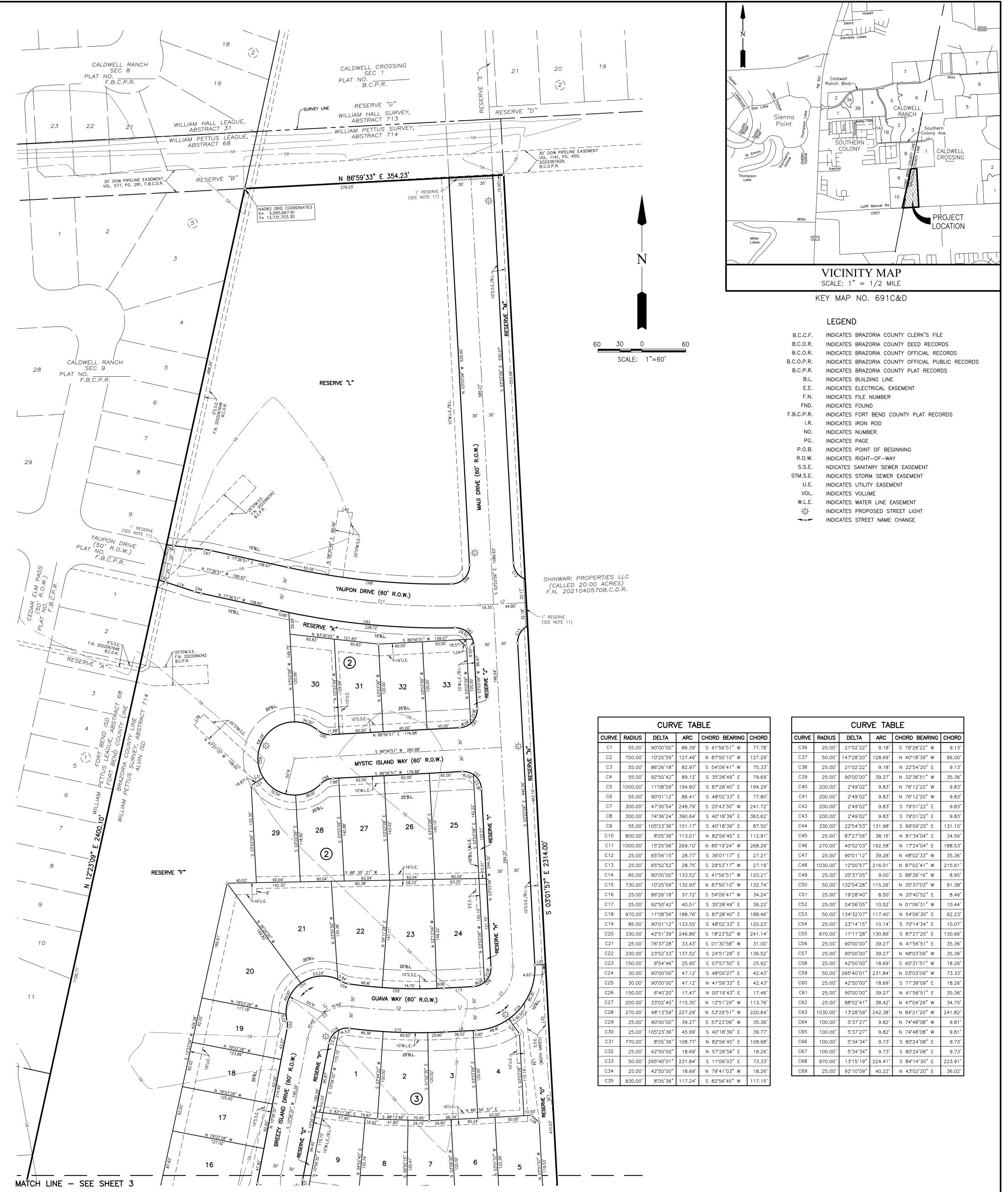
ENGINEER:

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

LEE WALDEN, P.E. DATE KERRY OSBURN PRESIDENT VICE PRESIDENT NAZAR SABTI BRANDON MIDDLETON DATE SECRETARY/TREASURER 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.



		CUR\	/E TAE	BLE	
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 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'	265°40'01"	231.84'	S 11º06'03" E	73.33'
C34	25.00'	42°50'00"	18.69'	N 79°41'03" W	18.26'
0.75	070.00'	0.05'70"	447.04		

			/E TAE		
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'	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" 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'
	05.00'	0.0.10'50"	40.00'		70.00'



CALDWELL CROSSING
SECTION 2 AMENDING PLAT NO.
A SUBDIVISION OF 35,766 ACRES OF LAND SITUATED IN THE

A SUBDIVISION OF 33.700 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,	2024	JOB NO.	1931-8152C

PURPOSE OF REPLAT: TO REVISE MINIMUM SLAB ELEVATION

OWNERS:

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

SURVEYOR: GBI

Ρ PASADENA, TX 77505 GBISurvey@GBISurvey.com PHONE: 281-499-4539 www.GBISurvey.com

ERS 4724 VISTA ROAD TBPELS FIRM #10130300

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

ENGINEER:

LJA Engineering, Inc.

1904 W. Grand Parkway North

Suite 100

Katy, Texas 77449

SHEET 2 OF 3

Phone 713.953.5200

Fax 713.953.5026 FRN-F-1386

CALDWELL CROSSING PARKLAND TABLE										
SECTION	NO. OF LOTS	PUBLIC PARK REQ. IAC/54DU	PARK DEDICATION	PRIVATE PARK CREDIT (50%)	PUBLIC PARK DED. (AC) (MAINTENANCE BERM)	PUBLIC PARK CREDIT (50%) 0	PARK CREDIT PROVIDED (AC)	REMAINING PARK CREDIT (AC)		
Ι	106	1.963	1.062	0.531	3.32	1.66	2.191	0.228		
2	63	1.167	1.435	0.718	3.46	1.73	2.448	1.509		
3	70	1.296	3.142	1.571	3.43	1.71	3.285	3.497		
4	93	1.722	0.332	0.166	0.000	0.00	0.166	1.941		
5	127	2.352	0.000	0.000	0.000	0.00	0.000	-0.411		
6	64	1.185	0.587	0.294	0.000	0.00	0.294	-1.303		
TOTAL	64	9.685	6.558	3.279	10.207	5.104	8.383			

LINE TABLE					LINE TAB	LE
LINE	BEARING	DISTANCE	[L	LINE	BEARING	DISTANCE
L1	S 86°56'51" W	40.47'	Γ	L21	S 03°00'27" E	30.00'
L2	N 35°50'19" W	2.00'		L22	S 57°23'09" W	14.14'
L3	S 54°31'11" W	2.00'		L23	S 57°48'55" W	19.67'
L4	N 86°56'51" E	39.95'		L24	N 48°03'09" W	14.14'
L5	S 44°28'57" W	22.09'		L25	N 86°56'51" E	14.62'
L6	S 49°41'21" W	11.00'		L26	N 86°58'03" E	15.00'
L7	N 86°58'03" E	64.15'		L27	N 43°37'33" E	25.00'
L8	S 86°56'51" W	40.47'		L28	N 48°02'33" W	14.14'
L9	N 86°56'51" E	39.95'		L29	S 35°31'05" E	25.00'
L10	N 78°53'57" E	34.47'		L30	N 86°58'03" E	15.00'
L11	S 78°53'57" W	34.47'		L31	S 89°16'08" W	11.79'
L12	S 86°56'51" W	39.95'		L32	N 12°23'09" E	1.50'
L13	N 86°56'51" E	40.47'		L33	S 03°03'09" E	150.52'
L14	N 71°59'24" W	41.20'		L34	S 07°06'20" E	164.26'
L15	S 83°11'25" E	41.72'		L35	S 07°06'20" E	64.34'
L16	S 43°10'03" W	31.46'		L36	S 03°01'57" E	46.78'
L17	N 32°36'51" W	14.14'		L37	S 03°53'38" W	41.46'
L18	N 41°59'33" E	14.14'		L38	S 72°23'09" W	20.00'
L19	S 28°25'01" E	20.00'		L39	N 42°18'58" E	20.00'
L20	N 56°06'03" W	14.14'		L40	S 81°24'29" E	20.00'

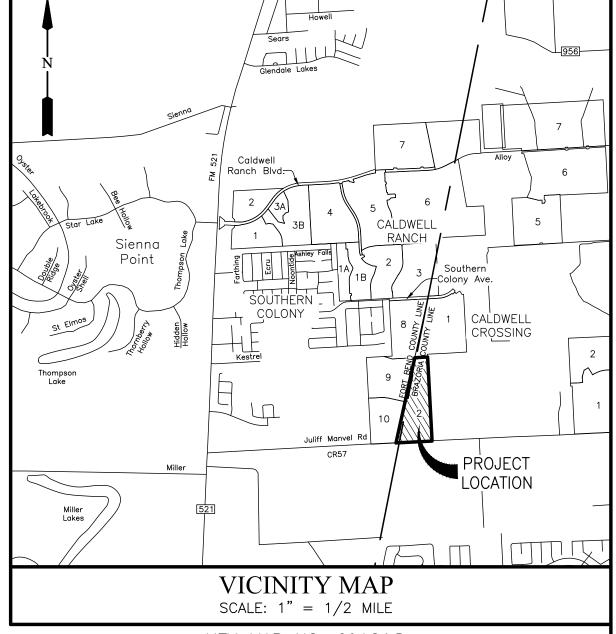
60

RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP	
А	0.426	18,535	RESTRICTED TO LANDSCAPE/OPEN SPACE/PARK	НОА	
В	0.026	1,122	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA	
С	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	НОА	
F	4.758	207,255	RESTRICTED TO OPEN SPACE/DETENTION	MUD 87	
G	0.082	3,569	RESTRICTED TO LANDSCAPE/OPEN SPACE	НОА	
Н	0.031	1,359	RESTRICTED TO LANDSCAPE/OPEN SPACE	НОА	
I	0.031	1,364	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA	
J	0.026	1,136	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA	
к	0.128	5,597	RESTRICTED TO LANDSCAPE/OPEN SPACE	НОА	
L	4.234	184,431	RESTRICTED TO OPEN SPACE/DETENTION	MUD 87	
М	0.187	8,148	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA	
N	0.154	6,715	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA	
0	0.272	11,861	RESTRICTED TO LANDSCAPE/OPEN SPACE/PARK	HOA	
Р	0.025	1,095	RESTRICTED TO LANDSCAPE/OPEN SPACE	НОА	
Q	0.025	1,088	RESTRICTED TO LANDSCAPE/OPEN SPACE	НОА	
R	0.038	1,664	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA	
S	0.737	32,094	RESTRICTED TO LANDSCAPE/OPEN SPACE/PARK	НОА	
TOTAL	14.522	632,594			

LEGEND

INDICATES BRAZORIA COUNTY CLERK'S FILE B.C.C.F.

- 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
- INDICATES FORT BEND COUNTY PLAT RECORDS F.B.C.P.R.
 - 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. NDICATES 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 ----



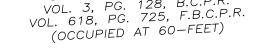






LOT 49 JOSE MARTINEZ, RAMON JUVENCIO MARTINEZ JUVENCIO MARTINEZ & JUVENCIO MARTINEZ 84-029430 MARTINEZ 94-029430 F.N. B.C.O.P.R.

608 COLONY INVESTMEN	IS, LID.
F.N. 2021062781	
B.C.O.P.R.	



CURVE TABLE CURVE RADIUS DELTA ARC CHORD BEARING CHORD C1 55.00' 90*00'00" 86.39' S 41*56'51" W 77.78
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 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' 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	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C36	25.00'	21°02'22"	9.18'	S 76°28'22" W	9.13'
C37	50.00'	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" 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'

) г					
LINE TAB	LE		LINE TABLE				
BEARING		LINE	BEARING	DISTANCE			
S 86'56'51"W	40.47'		L21	S 03º00'27" E	30.00'		
N 35°50'19"W	2.00'		L22	S 57°23'09" W	14.14'		
S 54°31'11" W	2.00'		L23	S 57°48'55" W	19.67'		
N 86°56'51"E	39.95'		L24	N 48°03'09" W	14.14'		
S 44°28'57"W	22.09'		L25	N 86°56'51" E	14.62'		
S 49 ° 41'21" W	11.00'		L26	N 86°58'03" E	15.00'		
N 86°58'03" E	64.15'		L27	N 43°37'33" E	25.00'		
S 86'56'51"W	40.47'		L28	N 48°02'33" W	14.14'		
N 86°56'51" E	39.95'		L29	S 35°31'05" E	25.00'		
N 78°53'57" E	34.47'		L30	N 86°58'03" E	15.00'		
S 78°53'57"W	34.47'		L31	S 89°16'08" W	11.79'		
S 86'56'51"W	39.95'		L32	N 12°23'09" E	1.50'		
N 86°56'51" E	40.47'		L33	S 03°03'09" E	150.52'		
N 71°59'24" W	41.20'		L34	S 07º06'20" E	164.26'		
S 83°11'25" E	41.72'		L35	S 07º06'20" E	64.34'		
S 43°10'03" W	31.46'		L36	S 03º01'57" E	46.78'		
N 32°36'51"W	14.14'		L37	S 03°53'38" W	41.46'		
N 41°59'33" E	14.14'		L38	S 72°23'09" W	20.00'		
S 28°25'01" E	20.00'		L39	N 42°18'58" E	20.00'		
N 56°06'03"W	14.14'		L40	S 81°24'29" E	20.00'		

LINE

L1

L2 L3

L4 L5 L6 L7 L8 L9

L10

L11 L12

L13

L14 L15

L16

L17

L18 L19

L20

CALDWELL CROSSING **SECTION 2 AMENDING PLAT NO. 1**

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,	2024	JOB NO.	1931-8152C

PURPOSE OF REPLAT: TO REVISE MINIMUM SLAB ELEVATION

OWNERS:

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



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

TEXAS REGISTRATION NO. 6405

Katy, Texas 77449 JON P. BORDOVSKY, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR

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

LJA Engineering, Inc. 1904 W. Grand Parkway North

Suite 100

ENGINEER:

Phone 713.953.5200

Fax 713.953.5026

FRN-F-1386

SHEET 3 OF 3