



CITY OF IOWA COLONY

PLANNING & ZONING COMMISSION MEETING

Tuesday, January 07, 2025
7:00 PM

Iowa Colony City Council Chambers, 3144 Meridiana Parkway, Iowa Colony, Texas 77583

Phone: 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.
8. 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



**PLANNING & ZONING COMMISSION
MEETING MINUTES**

Item 1.

**Tuesday, December 03, 2024
7:00 PM**

Iowa Colony City Council Chambers, 3144 Meridiana Parkway, Iowa Colony, Texas 77583

Phone: 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

David Hurst, Chair

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

Tuesday, December 31, 2024

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

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

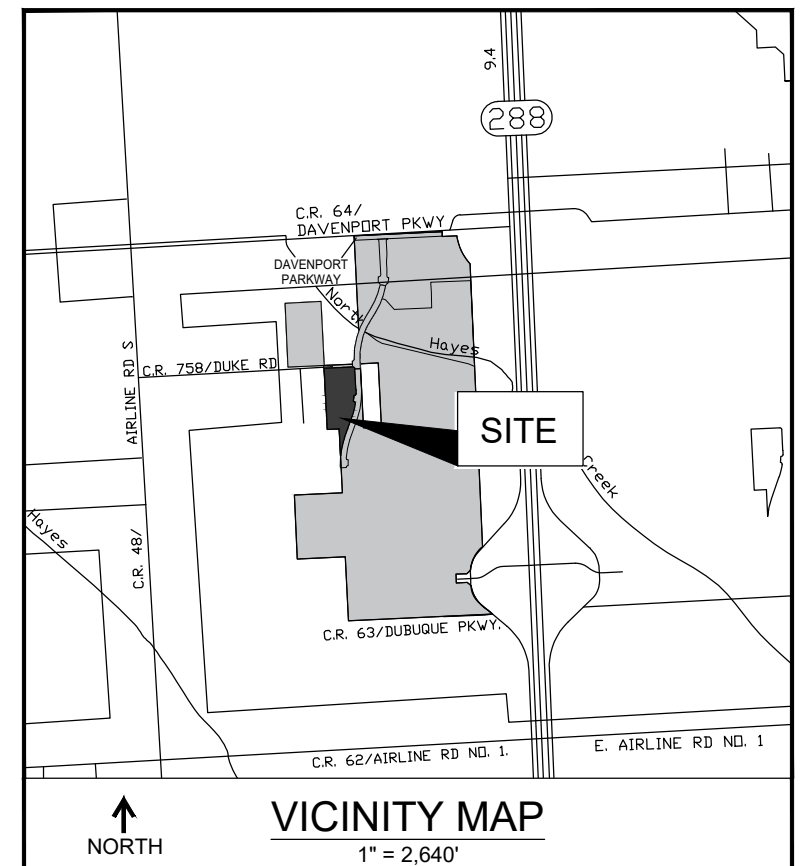

Dim V. Ho, P.E.
TBPE Firm No. 16423

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

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 43039C0120K, dated December 30, 2020, the property lies within Shaded Zone X and Unshaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.D.R. indicates Brazoria County Deed Record.
B.C.P.R. indicates Brazoria County Plat Record.
B.L. indicates Building Line.
C.R. indicates County Road.
D.E. indicates Drainage Easement.
E.A. indicates Emergency Access Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- Drainage plans to be provided prior to final plat submittal.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and rest in the dedicant, his heirs, assigns, or successors.
- 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



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

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. 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%	SF - 50%	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.	-	-	-	-	2.15 AC.
ELLWOOD SECTION 1B	4.00 AC.	11.34 AC.	-	-	-	-	15.34 AC.
ELLWOOD SECTION 2	-	4.82 AC.	-	-	-	-	4.82 AC.
ELLWOOD SECTION 3	8.71 AC.	4.61 AC.	-	-	-	-	13.32 AC.
ELLWOOD RECREATION RESERVE	-	-	-	-	-	1.77 AC.	1.77 AC.
TOTAL	13.15 AC. (15.5%)	22.48 AC. (26.6%)	9.11 AC. (10.7%)	1.62 AC. (1.8%)	8.00 AC. (9.4%)	30.73 AC. (36.2%)	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.

CURVE TABLE

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 TABLE

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 TABLE

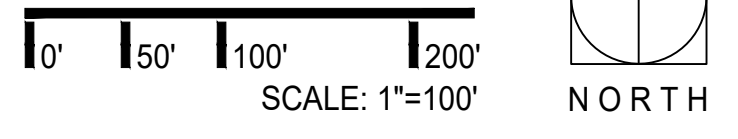
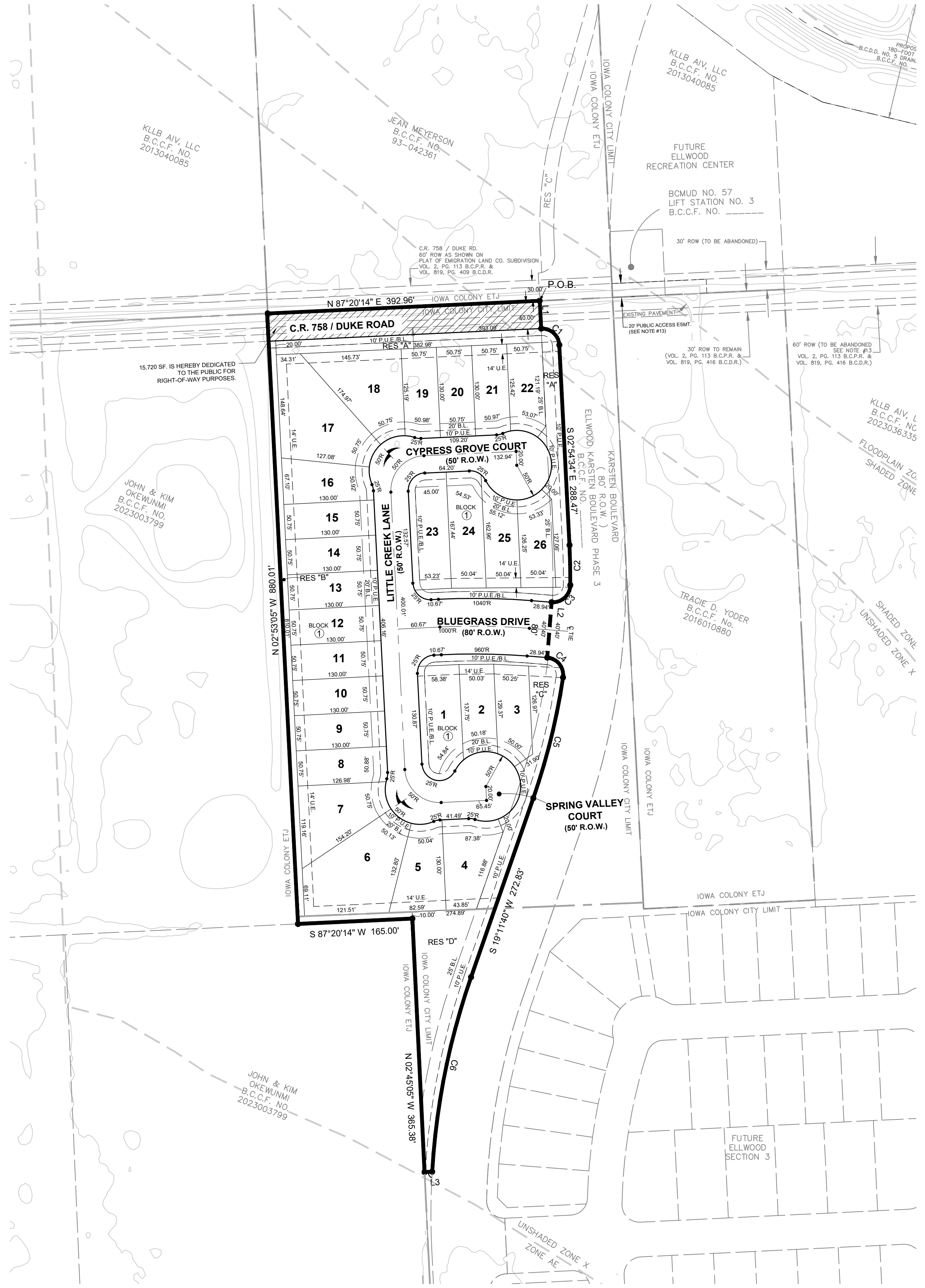
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	COMPENSATING OPEN SPACE	20,296.11	0.47
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	9,951.08	0.23
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	13,691.46	0.31
D	RECREATION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	20,606.78	0.47
TOTAL		64,545.32	1.48

LOT SIZE TABLE

BLOCK 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	15,760.65
	7	10,282.29
	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	7,307.10
	17	15,061.05
	18	12,066.37
	19	6,544.05
	20	6,597.50
	21	6,553.80
	22	6,502.79
	23	9,170.32
	24	8,385.58
	25	6,865.75
	26	6,588.25

COMPENSATING OPEN SPACE TABLE

A. TOTAL NO. OF LOTS <6,600 S.F.:	14
B. TOTAL AREA OF LOTS <6,600 S.F.:	91,997.40 S.F.
C. AVERAGE LOT SIZE <6,600 S.F. (B/A):	6,571.24 S.F.
D. COMPENSATING OPEN SPACE REQUIRED PER LOT (BASED ON C):	150 S.F.
E. COMPENSATING OPEN SPACE REQUIRED (A x D):	2,100 S.F.
F. TOTAL COMPENSATING OPEN SPACE PROVIDED:	20,296.11 S.F.



Ellwood Section 2 Preliminary Plat
Being a subdivision of 8.22 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lot 462 of the Emigration Land Company Subdivision in the City of Iowa Colony, Brazoria County, Texas.
26 Lots, 1 Block and 4 Reserves
Owner: KLLB AIV LLC, a Delaware Limited Liability Company
December 6, 2024

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRATEAM.COM
TBPE No. F-726
TBPLS No. 10092300
EhRA JOB NO. 221-022-02
No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

Tuesday, December 31, 2024

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

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


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

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

GENERAL NOTES:

- 1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown here are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 4839C0120K, dated December 30, 2020, the 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.
4. 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.
P.G. indicates Page.
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P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.C. indicates Sanitary Sewer Control.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
\ indicates change in street name.
5. 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.
6. 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.
7. This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
8. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
9. 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.
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 Section 3 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.
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 than 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 dedicant, his heirs, assigns, or successors.

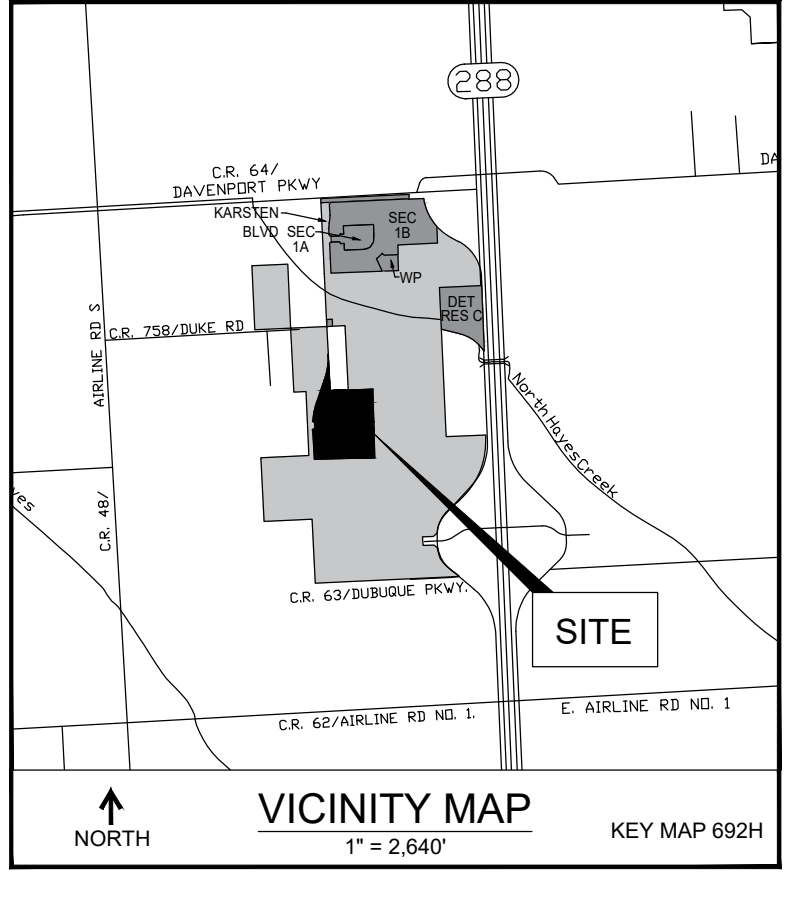
PARK LAND TABLE
PLAT ACRES
BCMUD NO. 57 LIFT STATION NO. 3 0.00 AC.
BCMUD NO. 57 WATER PLANT 0.00 AC.
DAVENPORT PKWY. ST. DEDICATION 0.00 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B' 1.66 AC.
ELLWOOD DETENTION RESERVE 'C' 0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION 0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION 0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION 0.51 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 OR 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% SF - 50% 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. 22.48 AC. 9.11 AC. 1.52 AC. 8.00 AC. 30.73 AC. 84.89 AC. (15.9%) (10.7%) (1.9%) (8.4%) (38.2%) (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.

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.
E. COMPENSATING OPEN SPACE REQUIRED (A X D): 1,050 S.F.
F. TOTAL COMPENSATING OPEN SPACE PROVIDED: 5,117.89 S.F.



RESERVE TABLE
RESERVE RESTRICTIONS SQ. FT. ACREAGE
A LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES 9,200.73 0.21
B LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES 25,266.35 0.58
C LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES 5,017.51 0.12
D LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES 10,846.53 0.25
E 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

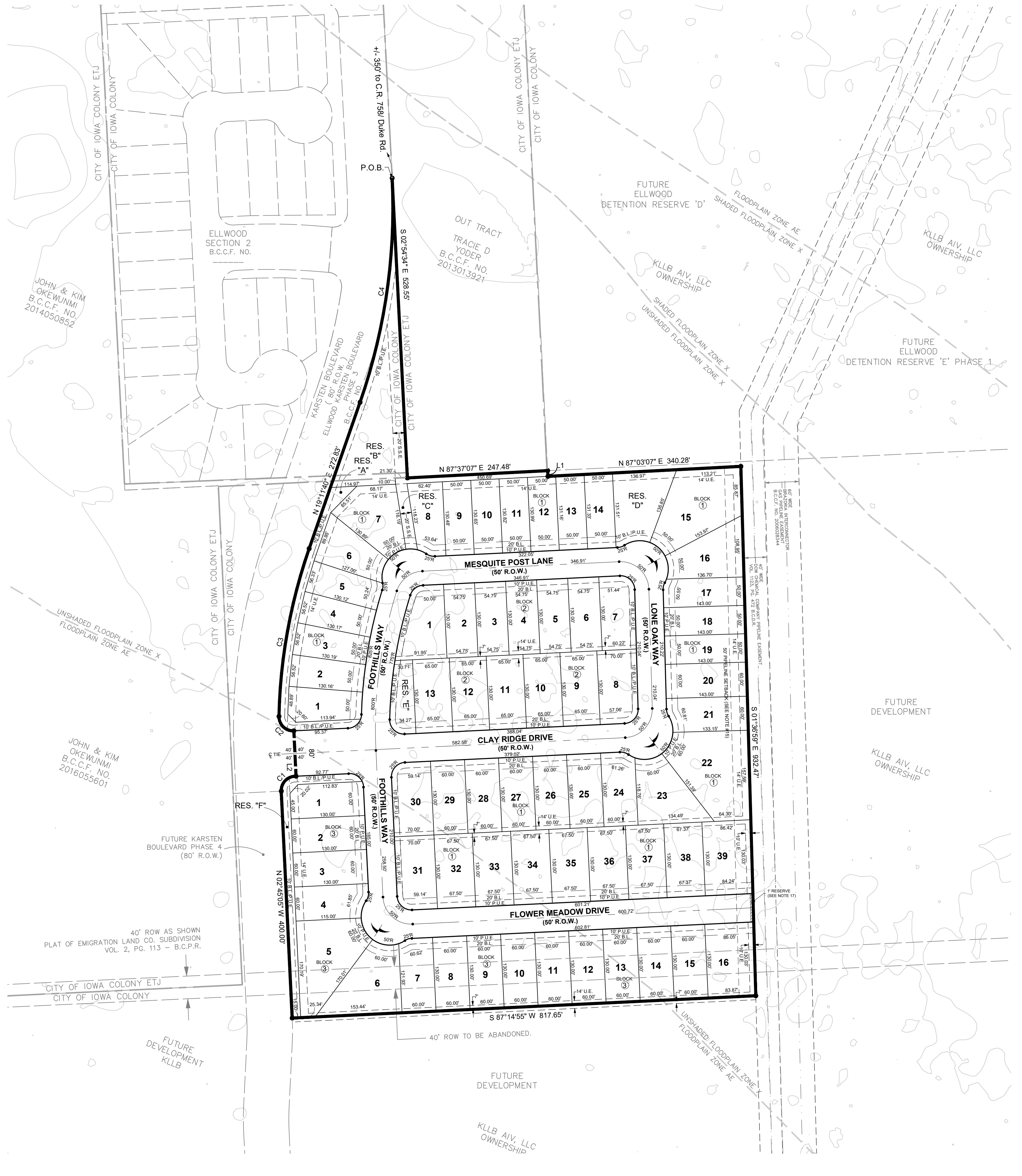
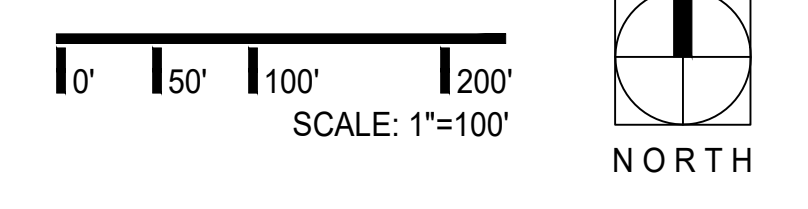
LINE TABLE
LINE ANGLE DISTANCE
L1 S 02°54'07" E 10.00'
L2 N 02°45'05" W 80.10'

CURVE TABLE
CURVE RADIUS ARC LENGTH CHORD BEARING CHORD LENGTH
C1 25.00' 41.50' N 44°49'34" E 36.50'
C2 25.00' 41.00' N 45°49'29" 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'

LOT SIZE TABLE
BLOCK NO. LOT NO. LOT AREA (SQ. FT.)
1 1 7,108.92
1 2 6,841.30
1 3 6,841.51
1 4 6,839.69
1 5 6,802.35
1 6 8,108.52
1 7 10,615.74
1 8 7,046.86
1 9 6,528.11
1 10 6,536.69
1 11 8,545.27
1 12 6,553.85
1 13 6,562.44
1 14 6,571.02
1 15 16,659.53
1 16 10,203.41
1 17 7,108.78
1 18 7,150.00
1 19 7,150.00
1 20 8,580.00
1 21 8,332.96
1 22 18,389.94
1 23 10,973.97
1 24 7,683.60
1 25 7,800.00
1 26 7,800.00
1 27 7,800.00
1 28 7,800.00
1 29 7,800.00
1 30 8,965.87
1 31 8,965.87
1 32 8,775.00
1 33 8,775.00
1 34 8,775.00
1 35 8,775.00
1 36 8,775.00
1 37 8,775.00
1 38 8,757.60
1 39 11,067.74
2 1 9,639.08
2 2 7,117.50
2 3 7,117.50
2 4 7,117.50
2 5 7,117.50
2 6 7,117.50
2 7 7,800.00
2 8 8,804.51
2 9 8,450.00
2 10 8,450.00
2 11 8,450.00
2 12 8,450.00
2 13 8,450.00
3 1 7,686.63
3 2 7,800.00
3 3 7,800.00
3 4 7,424.63
3 5 15,097.01
3 6 12,673.60
3 7 7,719.89
3 8 7,800.00
3 9 7,800.00
3 10 7,800.00
3 11 7,800.00
3 12 7,800.00
3 13 7,800.00
3 14 7,800.00
3 15 7,800.00
3 16 11,079.98

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

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 POST 30, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 67 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV = 52.00 (NAVD '88) 1991 ADJUSTMENT



Ellwood Section 3 Preliminary Plat
Being a subdivision of 17.85 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lots 467, 468, 470, 471, 473, & 476 of the Emigration Land Co. Subdivision in the City of Iowa Colony, Brazoria County, Texas.
68 Lots, 3 Blocks and 6 Reserves
Owner: KLLB AIV, LLC, a Texas Limited Partnership
December 6, 2024

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

Tuesday, December 31, 2024

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

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

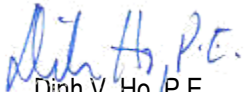
Dear Ms. Waggoner:

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

GENERAL NOTES:

- 1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.4803902120K, 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.

- 5. 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.
6. 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.
7. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
8. Preliminary, this document shall not be recorded for any purpose and shall not be used 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 revert in the dedicant, 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 County 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.

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, 5-12 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND. ELEV.=52.00 (NAVD 88) 1991 ADJUSTMENT

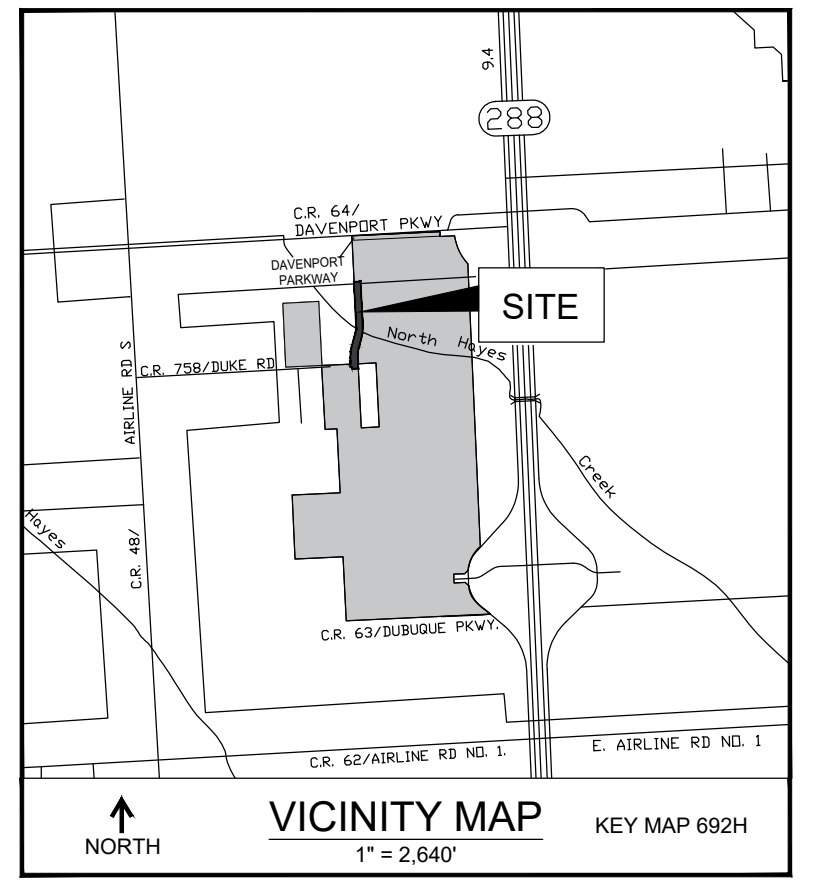
CURVE TABLE
CURVE RADIUS ARC LENGTH CHORD BEARING CHORD LENGTH
C1 540.00' 177.01' N 06°37'37" E 176.22'
C2 460.00' 151.96' S 06°33'15" W 151.27'
C3 250.00' 5.14' N 81°26'43" E 5.13'
C4 560.00' 184.99' N 06°33'15" E 184.10'

LINE TABLE
LINE ANGLE DISTANCE
L1 N 87°14'00" E 90.00'
L2 S 02°54'34" E 81.14'
L3 S 87°20'14" W 105.00'
L4 S 03°03'49" E 40.00'
L5 N 02°54'34" W 40.18'

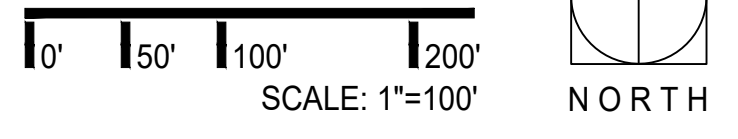
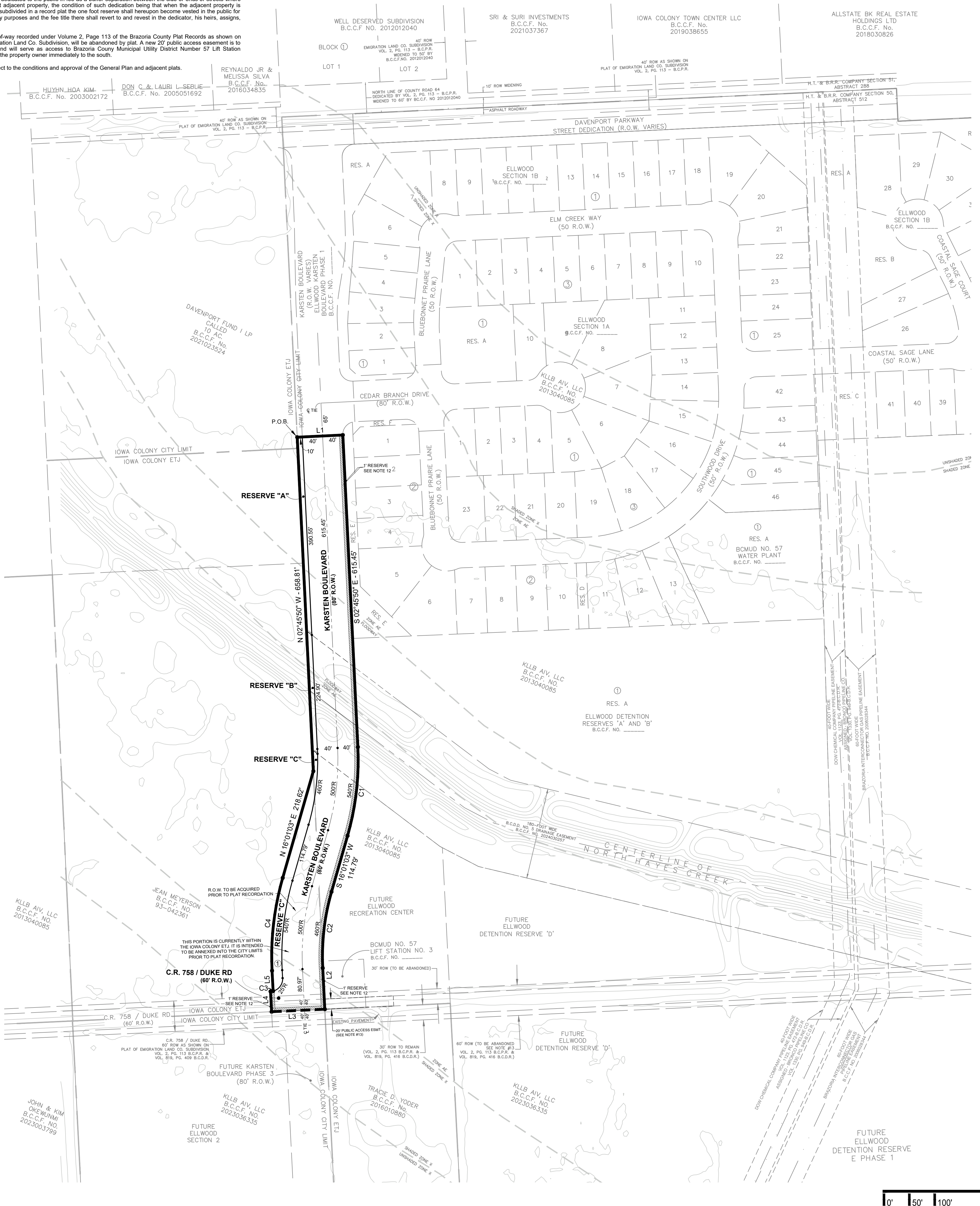
LAND USE TABLE
PLAT SF-60's SF-50's COMM. INST. UTILITIES & PARKS & RECREATION TOTAL
BCMUD NO. 57 LIFT STATION NO. 3 0.18 AC. 0.18 AC.
BCMUD NO. 57 WATER PLANT 1.34 AC. 1.34 AC.
DAVENPORT PKWY. ST. DEDICATION 1.48 AC. 1.48 AC.
ELLMWOOD DETENTION RESERVES 'A' AND 'B' 24.76 AC. 24.76 AC.
ELLMWOOD DETENTION RESERVE 'C' 9.11 AC. 9.11 AC.
ELLMWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION 1.58 AC. 1.58 AC.
ELLMWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION 2.12 AC. 0.34 AC. 2.46 AC.
ELLMWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION 2.82 AC. 0.03 AC. 2.85 AC.
ELLMWOOD SECTION 1A 0.44 AC. 1.71 AC. 0.51 AC. 2.66 AC.
ELLMWOOD SECTION 1B 4.00 AC. 11.34 AC. 0.37 AC. 15.71 AC.
ELLMWOOD SECTION 2 4.82 AC. 1.48 AC. 6.30 AC.
ELLMWOOD SECTION 3 8.71 AC. 4.61 AC. 1.47 AC. 14.79 AC.
ELLMWOOD RECREATION RESERVE 1.77 AC. 1.77 AC.
TOTAL 13.15 AC. 22.48 AC. 9.11 AC. 1.52 AC. 8.00 AC. 30.73 AC. 84.99 AC.
(15.5%) (26.5%) (10.7%) (1.8%) (9.4%) (36.2%) (100%)

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.
ELLMWOOD DETENTION RESERVES 'A' AND 'B' 1.66 AC.
ELLMWOOD DETENTION RESERVE 'C' 0.00 AC.
ELLMWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION 0.00 AC.
ELLMWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION 0.00 AC.
ELLMWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION 0.00 AC.
ELLMWOOD SECTION 1A 0.51 AC.
ELLMWOOD SECTION 1B 0.37 AC.
ELLMWOOD SECTION 2 0.47 AC.
ELLMWOOD SECTION 3 0.83 AC.
ELLMWOOD 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.

RESERVE TABLE
RESERVE RESTRICTIONS SQ. FT. ACREAGE
A LANDSCAPE, OPEN SPACE, ROADWAY/ACCESS & UTILITY PURPOSES 3,883.75 0.09
B DRAINAGE 2,344.72 0.05
C LANDSCAPE, OPEN SPACE, ROADWAY/ACCESS & UTILITY PURPOSES 8,638.28 0.20
TOTAL 14,866.75 0.34



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



Ellwood Karsten Boulevard Phase 2 Street Dedication Preliminary Plat
Being a subdivision of 2.46 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lots 461, 462, 467, & 468 of the Emigration Land Company Subdivision in the City of Iowa Colony and ETJ, Brazoria County, Texas.

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

December 6, 2024

EHRA logo and contact information: 10011 MEADOWGLEN LANE HOUSTON, TEXAS 77042 713.784.4500 WWW.EHRATEAM.COM TBPE No. F-726 TBPLS No. 10092300

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

P:\24-022-101\Plat\PLAT\Ellwood Karsten Blvd Ph. 2 Street Dedication Rev. 3.dwg Dec. 26, 2024 - 5:15pm Edited by: aecogener

Tuesday, December 31, 2024

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

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

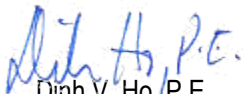
Dear Ms. Waggoner:

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.

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: 16007-2-407

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742195.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 4803C0120K, dated December 30, 2020, the property lies within Zone AE, Shaded Zone X, and Unshaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHR, 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 EHR.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.D.R. indicates Brazoria County Dead Record.
B.C.P.R. indicates Brazoria County Plat Record.
B.L. indicates Building Line.
C.R. indicates County Road.
D.E. indicates Drainage Easement.
E.A. indicates Emergency Access Easement.
M.H. indicates Marhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
V.O.L. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- Drainage plans to be provided prior to final plat submittal.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and vest in the dedicator, his heirs, assigns, or successors.
- This 60' right-of-way to be abandoned at the western boundary of the "Yoder Tract" (B.C.C.F. No. 2013013921).
- 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, 67 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

LAND USE TABLE

PLAT	SF - 60%	SF - 50%	COMM.	INST.	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.	-	-	-	-	2.15 AC.
ELLWOOD SECTION 1B	4.00 AC.	11.34 AC.	-	-	-	-	15.34 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. (16.6%)	22.48 AC. (28.5%)	9.11 AC. (11.7%)	1.82 AC. (2.3%)	8.00 AC. (10.2%)	30.73 AC. (39.2%)	84.99 AC. (100%)

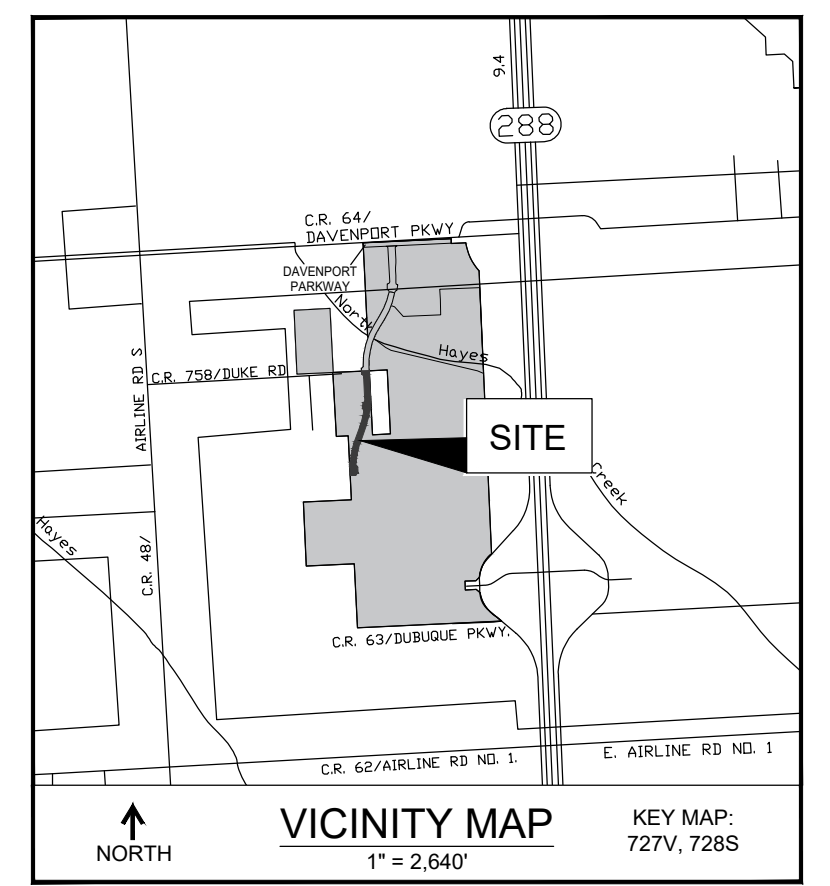
1) THIS TABLE TABULATES THE LAND USES WITHIN EACH PLAT FOR ZONING PURPOSES, NOT THE PERMITTED USES WITHIN EACH LAND USE.
2) THIS TABLE INCLUDES ALL PRELIMINARY PLATS SUBMITTED AT THIS TIME.

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°48'18" E	36.56'
C4	25.00'	39.27'	S 42°14'55" W	35.30'
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

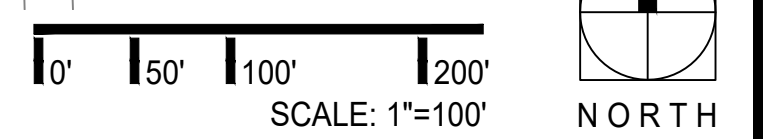
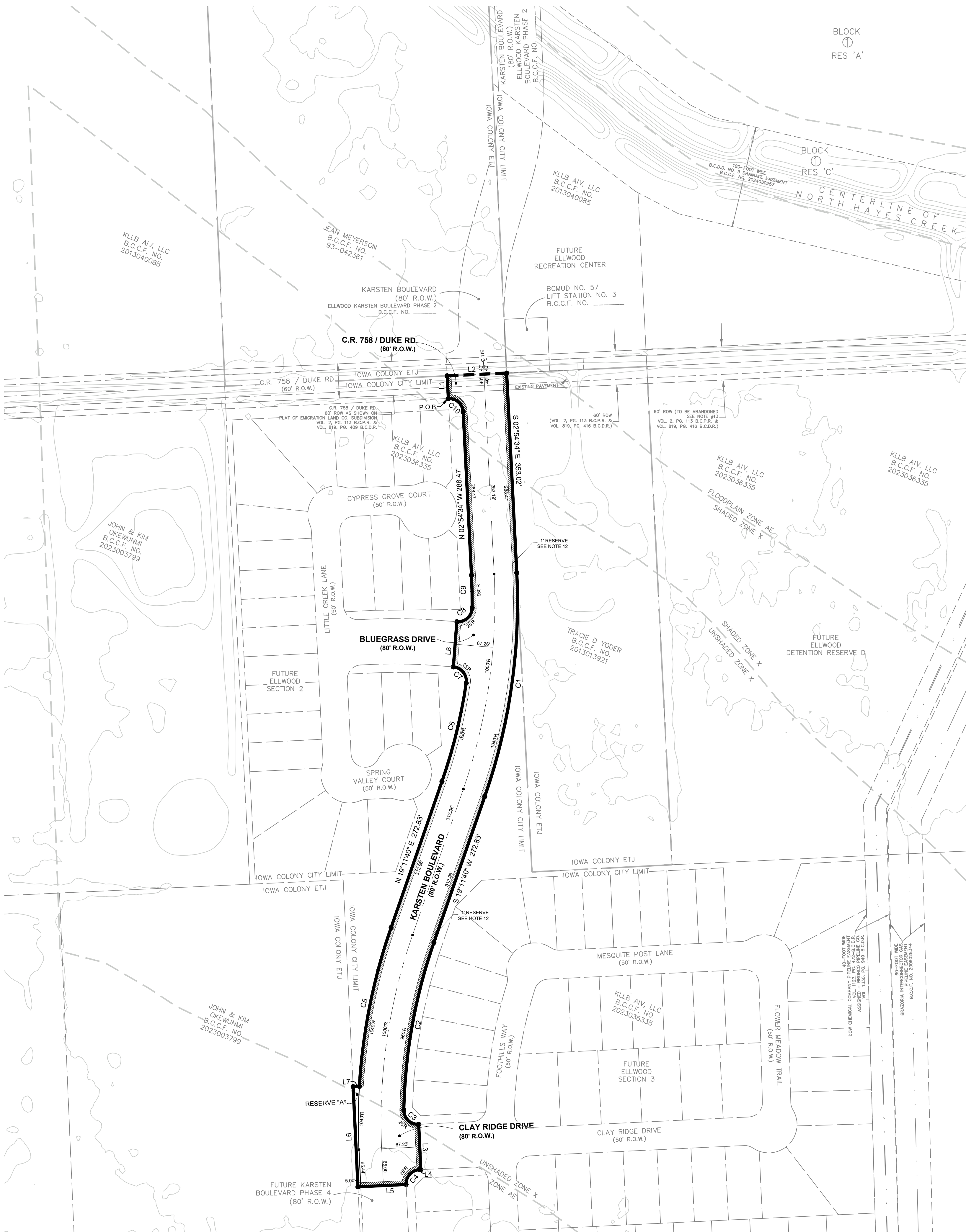
PARK LAND TABLE

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 3:1 RATIO.
 2) ALL OTHER PARK LAND IS CALCULATED AS THE TOTAL OF RESERVES WITH A "RECREATION" RESTRICTION.

RESERVE TABLE

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



Ellwood Karsten Boulevard Phase 3 Street Dedication Preliminary Plat
 Being a subdivision of 2.85 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lot 462 of the Emigration Land Company Subdivision in the City of Iowa Colony and ETJ, Brazoria County, Texas.

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

December 6, 2024

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

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

P:\241-022-102\Plat\PLAT\Ellwood Karsten Blvd Ph. 3 Street Dedication Rev. 4.dwg Dec. 26, 2024-5:59pm Edited by: saaggoner

Tuesday, December 31, 2024

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

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

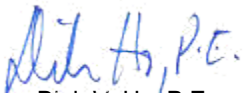
Dear Ms. Waggoner:

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

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
 - The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742185.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, the property lies within Zone AE.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
E.A. indicates Emergency Access Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
V.O.L. indicates Volume.
W.L.E. indicates Water Line Easement.
γ indicates change in street name.
 - The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
 - Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
 - This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
 - Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
 - Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
 - The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
 - Drainage plans to be provided prior to final plat submittal.
 - Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Ellwood 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. No. 2013013921).
 - Final Plat is subject to the conditions and approval of the General Plan and adjacent plats.

LAND USE TABLE

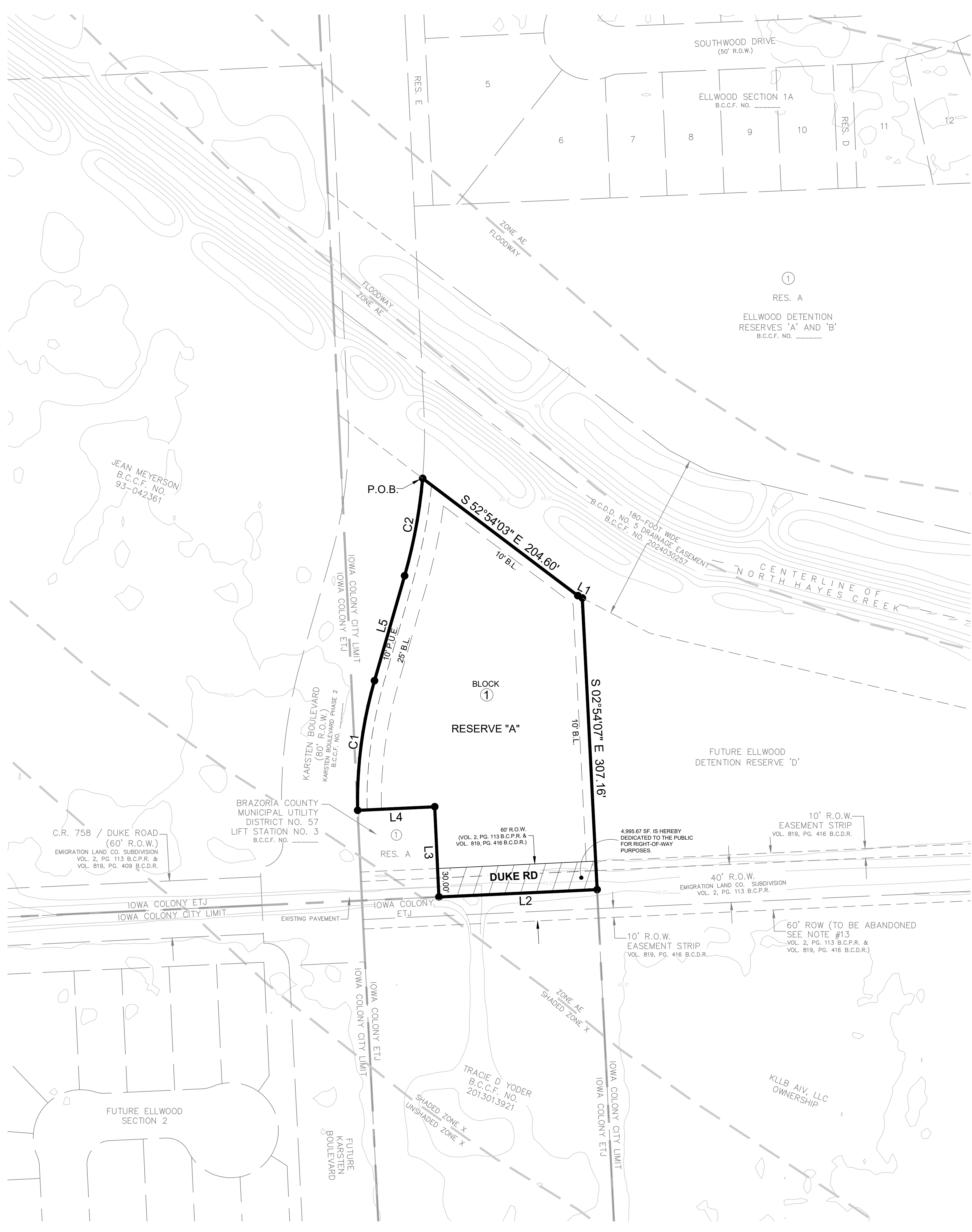
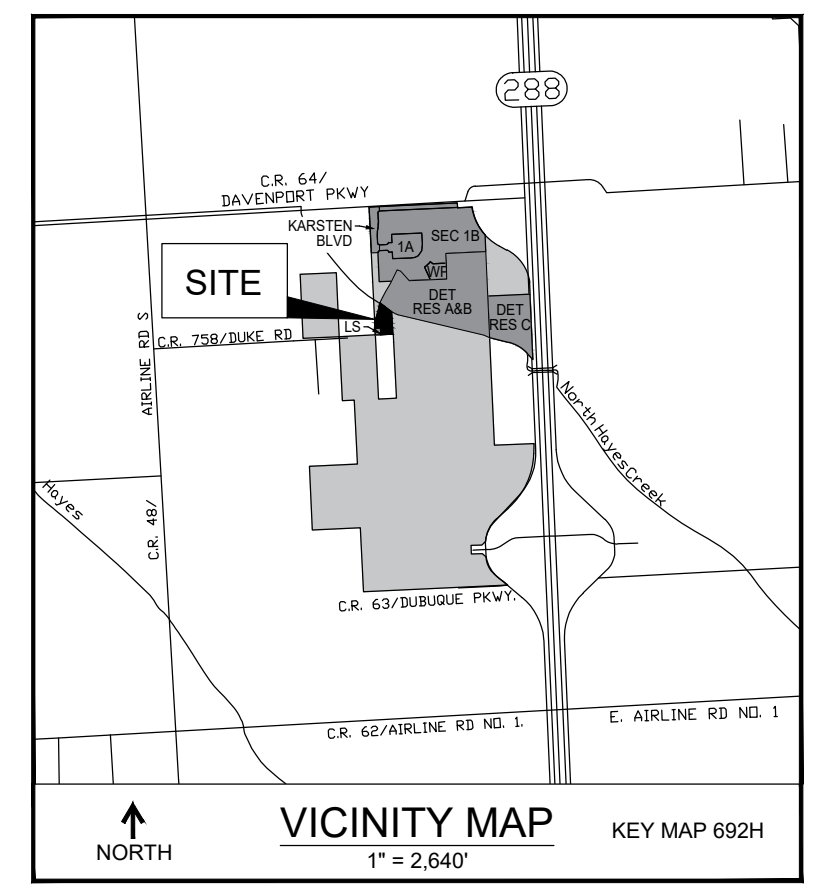
PLAT	SF - 60's	SF - 50's	COMM.	INST.	ARTERIALS & COLLECTORS	PARKS & OPEN SPACE	TOTAL
BCMUD NO. 57 LIFT STATION NO. 3	-	-	-	0.18 AC.	-	-	0.18 AC.
BCMUD NO. 57 WATER PLANT	-	-	-	1.34 AC.	-	-	1.34 AC.
DAVENPORT PKWY. ST. DEDICATION	-	-	-	-	1.48 AC.	-	1.48 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	-	-	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.	-	-	-	-	4.82 AC.
ELLWOOD SECTION 3	8.71 AC.	4.61 AC.	-	-	-	-	14.79 AC.
ELLWOOD RECREATION RESERVE	-	-	-	-	-	1.77 AC.	1.77 AC.
TOTAL	13.15 AC.	22.48 AC.	9.11 AC.	1.52 AC.	8.00 AC.	30.73 AC.	84.99 AC.
	(15.8%)	(26.9%)	(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.
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 BERMS IF MAINTENANCE BERMS INCLUDES TRAILS. IS AN AVERAGE MINIMUM WIDTH OF 3' AND A MINIMUM WIDTH OF 2'. 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.



LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 62°24'14" E	5.42
L2	S 87°20'14" W	168.60
L3	N 02°39'53" W	95.00
L4	S 87°20'07" W	81.19
L5	N 16°01'03" E	114.72

RESERVE TABLE

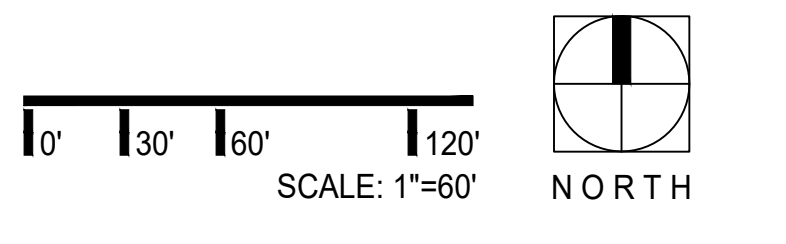
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	71,896.56	1.65

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	460.00'	138.00'	N 07°29'03" E	137.57'
C2	540.00'	104.45'	N 10°28'34" E	104.29'

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

BENCHMARK(S):
 NGS MONUMENT # E 506 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, 5-12 FEET NORTHWEST OF MILE POLE 38, 30 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



Ellwood Recreation Reserve Preliminary Plat

Being a subdivision of 1.77 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lot 468 of Emigration Land Co. Subdivision in the City of Iowa Colony, Brazoria County, Texas.

1 Block and 1 Reserve
 Owner: KLLB AIV, LLC, a Texas Limited Partnership

December 6, 2024

EHRA JOB NO. 221-022-50
 No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

P:\221-022-50\PLAT\PP\AT\Ellwood Recreation Reserve_Plat_rev.dwg Dec 27, 2024-9:30am Edited by: sawgoner

Tuesday, December 17, 2024

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

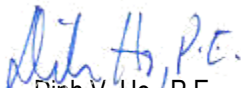
Dear Ms. Bell:

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, HERINAFTER REFERRED TO AS OWNERS OF THE 43.788 ACRES 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' 0") IN WIDTH.

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

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

THIS _____ DAY OF _____, 20____.

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

BY: ERNEST S. LOEB, ASSISTANT VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

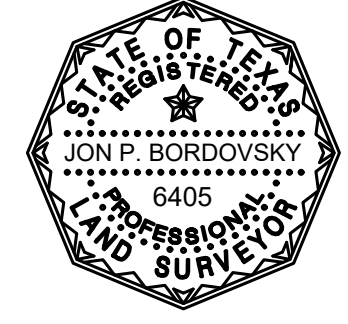
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNEST S. LOEB, ASSISTANT VICE PRESIDENT OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

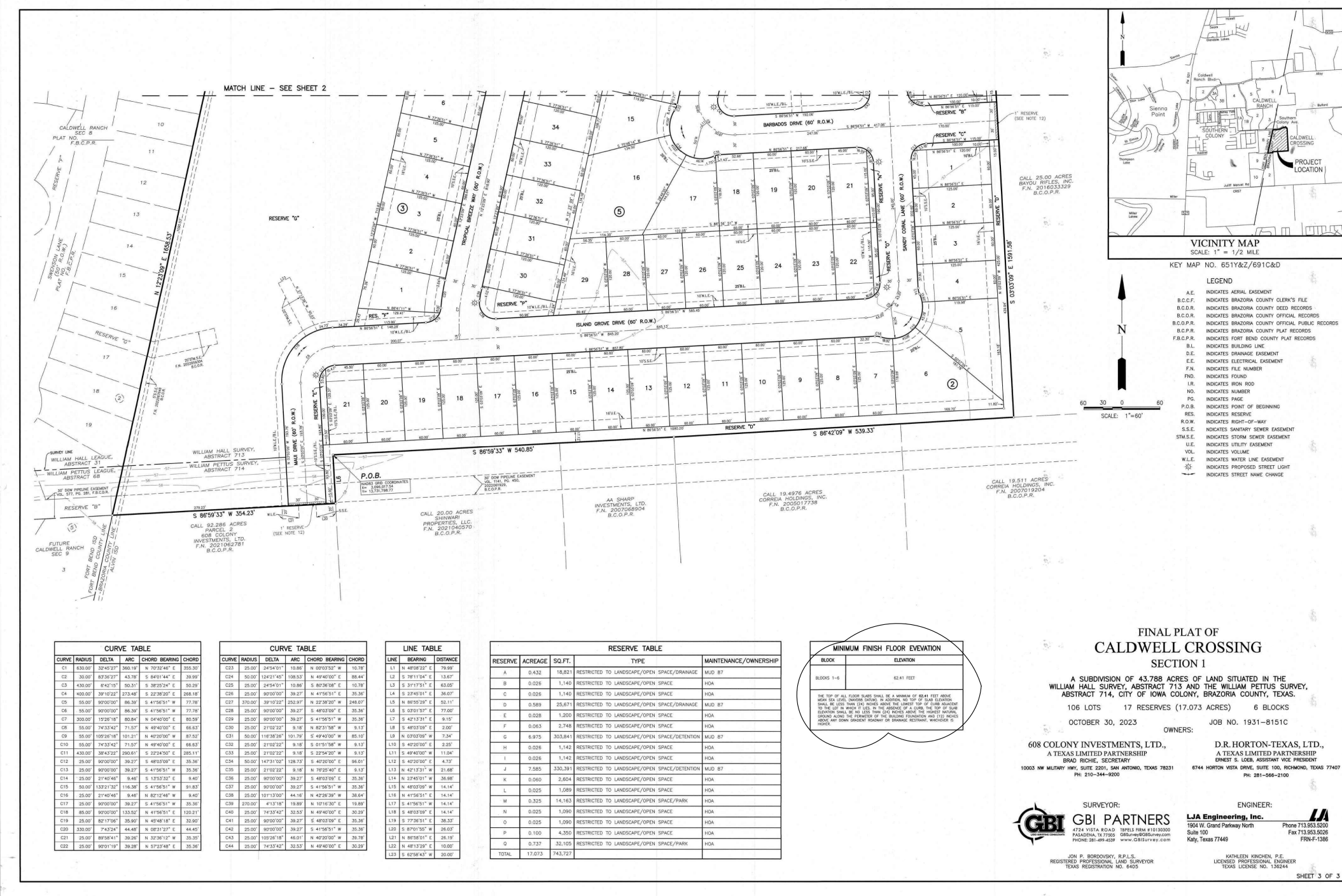
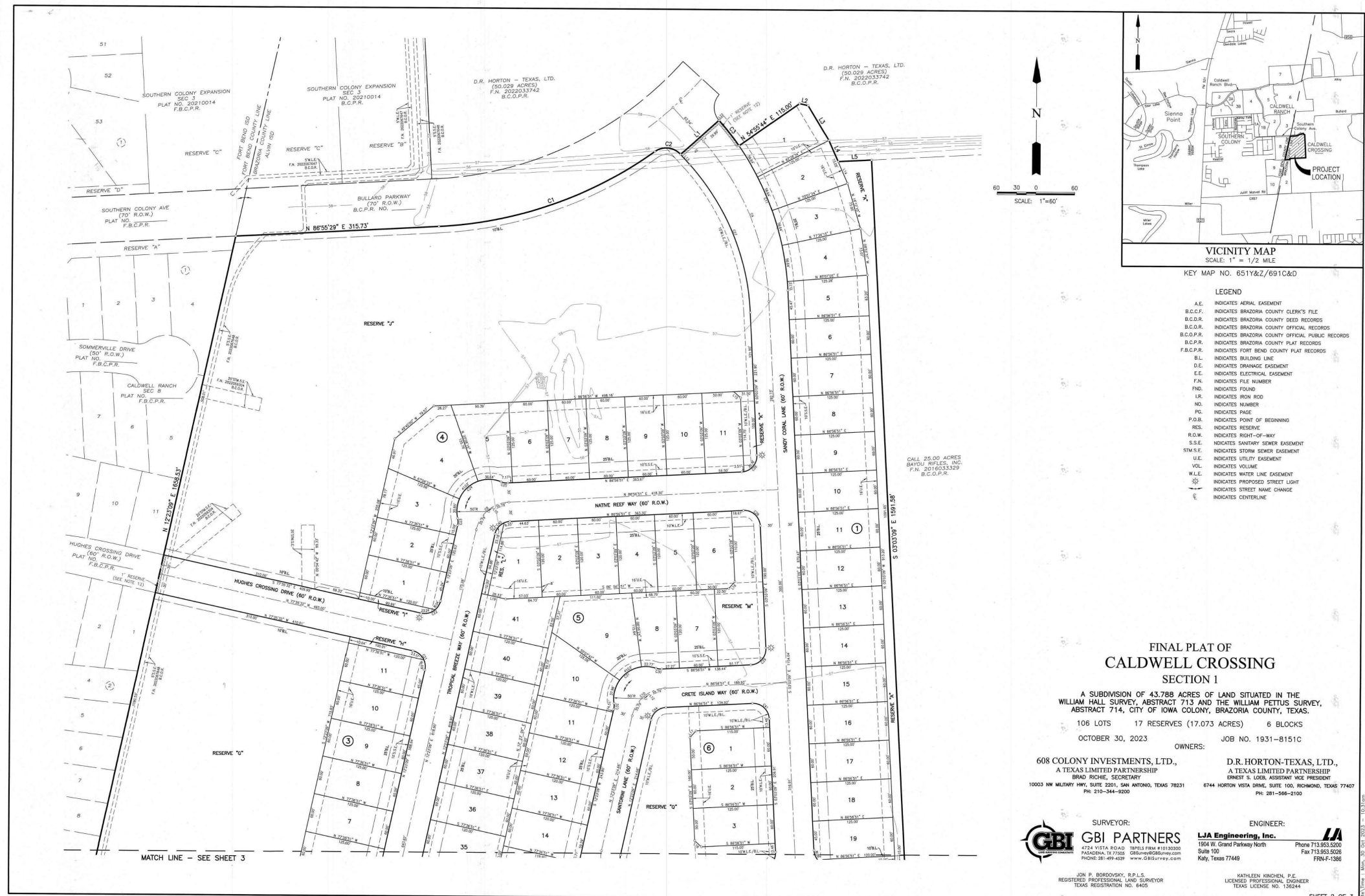
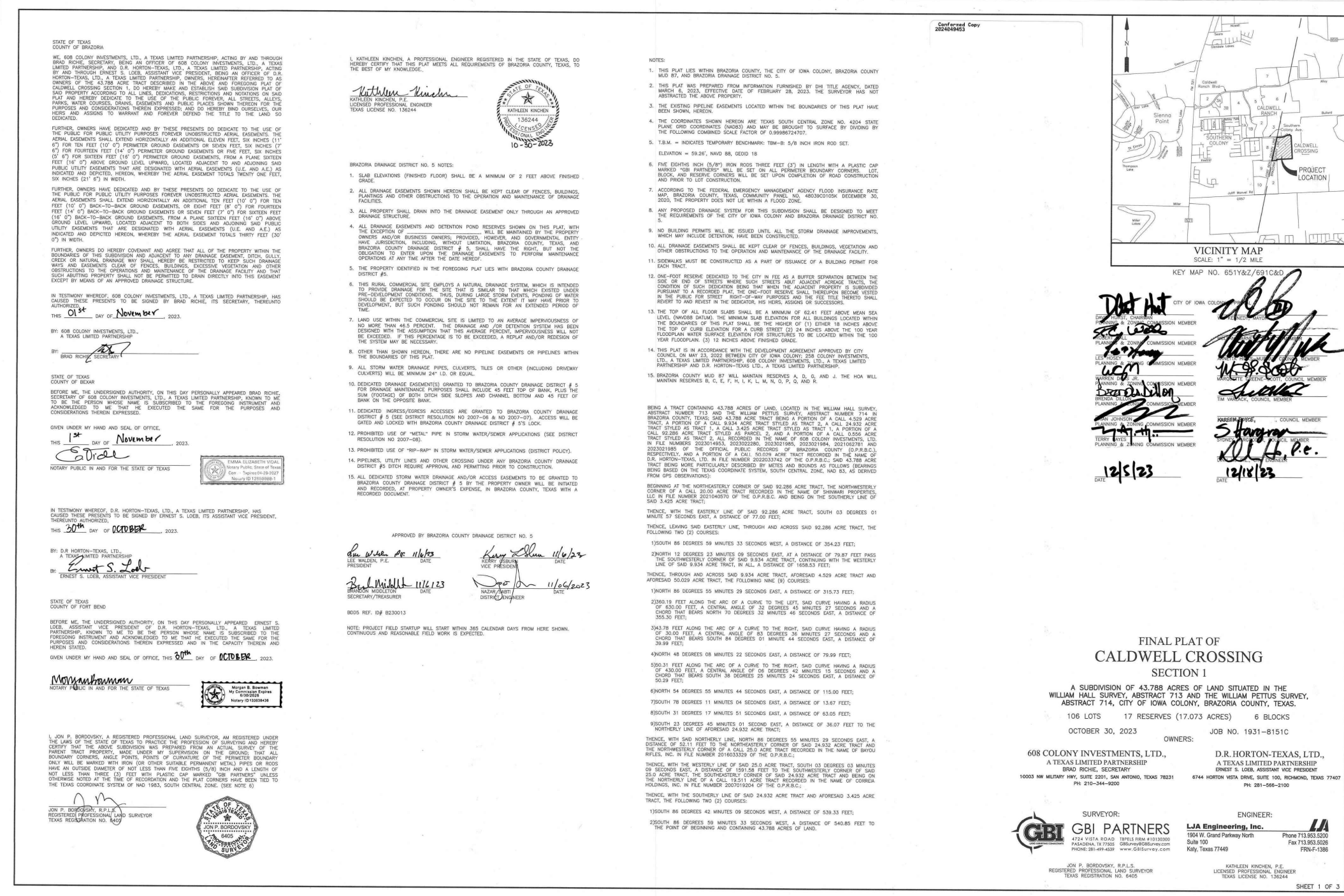
I, JON P. BORDOVSKY, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION WAS PREPARED FROM AN ACTUAL SURVEY OF THE PARENT TRACT PROPERTY, MADE UNDER MY SUPERVISION ON THE GROUND;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



I, 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



- 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. 4803901005K DECEMBER 30, 2020, THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
 8. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF IOWA COLONY AND BRAZORIA DRAINAGE DISTRICT NO. 5.
 9. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
 10. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
 11. SIDEWALKS MUST BE CONSTRUCTED AS A PART OF ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
 12. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS 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 TIME.
7. LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 46.5 PERCENT. THE DRAINAGE AND /OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
8. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
9. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
10. DEDICATED DRAINAGE EASEMENT(S) GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 FOR DRAINAGE MAINTENANCE PURPOSES SHALL INCLUDE 45 FEET TOP OF BANK, PLUS THE SUM (FOOTAGE) OF BOTH DITCH SIDE SLOPES AND CHANNEL BOTTOM AND 45 FEET OF BANK ON THE OPPOSITE BANK.
11. DEDICATED INGRESS/EGRESS ACCESSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 (SEE DISTRICT RESOLUTION NO 2007-06 & NO 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5'S LOCK.
12. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
13. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
14. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
15. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A RECORDED DOCUMENT.

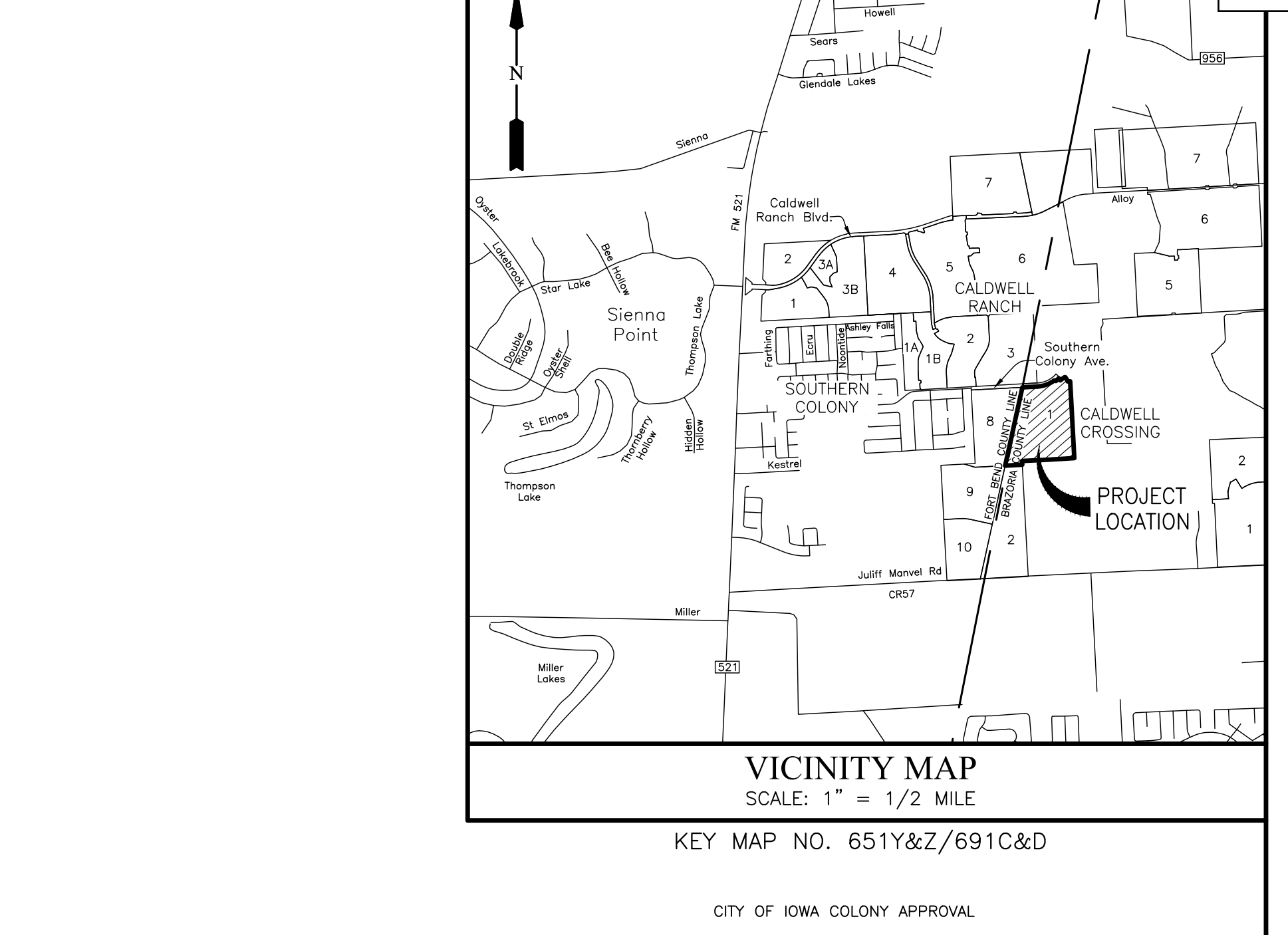
APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

LEE WALDEN, P.E. DATE _____ KERRY OSBURN VICE PRESIDENT DATE _____

BRANDON MIDDLETON SECRETARY/TREASURER DATE _____ DINH HO 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 HURST, CHAIRMAN
PLANNING & ZONING COMMISSION MEMBER
- ROBERT WALL
PLANNING & ZONING COMMISSION MEMBER
- LES HOSEY
PLANNING & ZONING COMMISSION MEMBER
- WARREN DAVIS JR.
PLANNING & ZONING COMMISSION MEMBER
- BRENDA DILLON
PLANNING & ZONING COMMISSION MEMBER
- BRIAN JOHNSON
PLANNING & ZONING COMMISSION MEMBER
- TERRY HAYES
PLANNING & ZONING COMMISSION MEMBER
- WIL KENNEDY, MAYOR
- MCLEAN BARNETT, COUNCIL MEMBER
- ARNETTA HICKS-MURRAY, COUNCIL MEMBER
- MARQUETTE GREENE-SCOTT, COUNCIL MEMBER
- TIM VARLACK, COUNCIL MEMBER
- KAREEM BOYCE, COUNCIL MEMBER
- SYDNEY HARGRODER, COUNCIL MEMBER
- DINH HO P.E., CITY ENGINEER
- DATE _____ 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: 281-568-2100

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

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

AGENTS:
GIBI PARTNERS
4724 VISTA ROAD PASADENA, TX 77005
PHONE: 281-499-4539

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

APPROVED, ADICO, LLC, 12172024



D.R. HORTON - TEXAS, LTD.
(50.029 ACRES)
F.N. 2022033742
B.C.O.P.R.

BEING A TRACT CONTAINING 43.788 ACRES OF LAND, LOCATED IN THE WILLIAM HALL SURVEY, ABSTRACT NUMBER 713 AND THE WILLIAM PETTUS SURVEY, ABSTRACT NUMBER 714 IN BRAZORIA COUNTY, TEXAS; SAID 43.788 ACRE TRACT BEING A PORTION OF A CALL 4.529 ACRE TRACT, A PORTION OF A CALL 9.934 ACRE TRACT STYLED AS TRACT 2, A CALL 24.932 ACRE TRACT STYLED AS TRACT 1, A CALL 3.425 ACRE TRACT STYLED AS TRACT 1, A PORTION OF A CALL 92.286 ACRE TRACT STYLED AS PARCEL 2, AND A PORTION OF A CALL 0.556 ACRE TRACT STYLED AS TRACT 2, ALL RECORDED IN THE NAME OF 608 COLONY INVESTMENTS, LTD. IN FILE NUMBERS 2023014953, 2023022280, 2023021985, 2023021984, 20221062781 AND 2023021985 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY (O.P.R.B.C.), RESPECTIVELY, AND A PORTION OF A CALL 50.029 ACRE TRACT RECORDED IN THE NAME OF D.R. HORTON-TEXAS, LTD. IN FILE NUMBER 2022033742 OF THE O.P.R.B.C.; SAID 43.788 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BEING BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, AS DERIVED FROM GPS OBSERVATIONS):

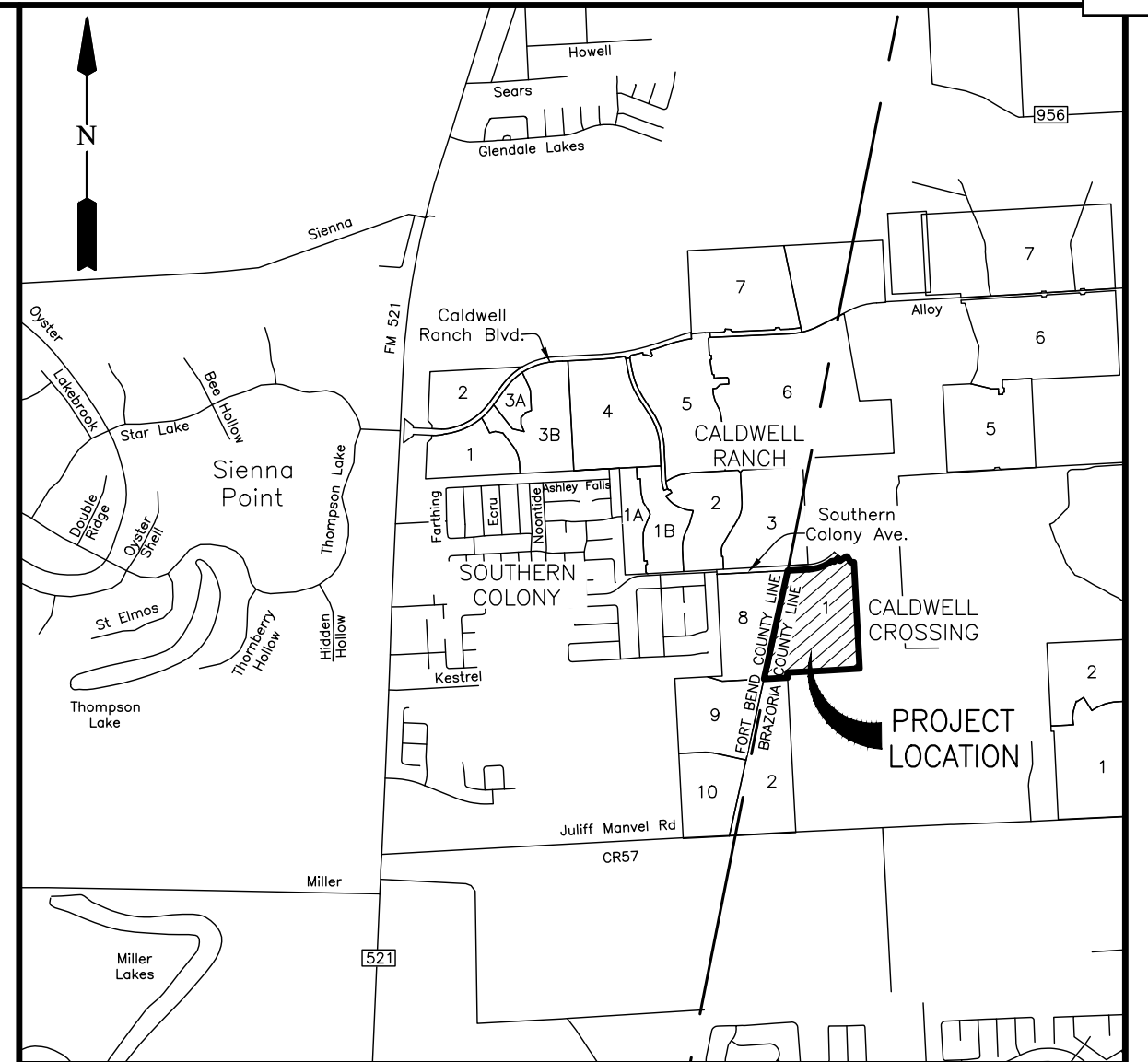
- BEING, WITH THE EASTERLY LINE OF SAID 92.286 ACRE TRACT, THE NORTHWESTERLY CORNER OF A CALL 20.00 ACRE TRACT RECORDED IN THE NAME OF SHINWARI PROPERTIES, LLC IN FILE NUMBER 2021040570 OF THE O.P.R.B.C. AND BEING ON THE SOUTHERLY LINE OF SAID 3.425 ACRE TRACT;
- THENCE, WITH THE EASTERLY LINE OF SAID 92.286 ACRE TRACT, SOUTH 03 DEGREES 01 MINUTE 57 SECONDS EAST, A DISTANCE OF 77.00 FEET;
- THENCE, LEAVING SAID EASTERLY LINE, THROUGH AND ACROSS SAID 92.286 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:
- 1) SOUTH 86 DEGREES 59 MINUTES 33 SECONDS WEST, A DISTANCE OF 354.23 FEET;
- 2) NORTH 12 DEGREES 23 MINUTES 09 SECONDS EAST, AT A DISTANCE OF 79.87 FEET PASS THE SOUTHWESTERLY CORNER OF SAID 9.934 ACRE TRACT, CONTINUING WITH THE WESTERLY LINE OF SAID 9.934 ACRE TRACT, IN ALL, A DISTANCE OF 168.53 FEET;
- THENCE, THROUGH AND ACROSS SAID 9.934 ACRE TRACT, AFORESAID 4.529 ACRE TRACT AND AFORESAID 50.029 ACRE TRACT, THE FOLLOWING NINE (9) COURSES:
- 1) NORTH 86 DEGREES 55 MINUTES 29 SECONDS EAST, A DISTANCE OF 315.73 FEET;
- 2) 360.19 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 32 DEGREES 45 MINUTES 27 SECONDS AND A CHORD THAT BEARS NORTH 70 DEGREES 32 MINUTES 46 SECONDS EAST, A DISTANCE OF 355.30 FEET;
- 3) 43.78 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 83 DEGREES 36 MINUTES 27 SECONDS AND A CHORD THAT BEARS SOUTH 84 DEGREES 01 MINUTE 44 SECONDS EAST, A DISTANCE OF 39.99 FEET;
- 4) NORTH 48 DEGREES 08 MINUTES 22 SECONDS EAST, A DISTANCE OF 79.99 FEET;
- 5) 50.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 42 MINUTES 15 SECONDS AND A CHORD THAT BEARS SOUTH 38 DEGREES 25 MINUTES 24 SECONDS EAST, A DISTANCE OF 50.29 FEET;
- 6) NORTH 54 DEGREES 55 MINUTES 44 SECONDS EAST, A DISTANCE OF 115.00 FEET;
- 7) SOUTH 78 DEGREES 11 MINUTES 04 SECONDS EAST, A DISTANCE OF 13.67 FEET;
- 8) SOUTH 31 DEGREES 17 MINUTES 51 SECONDS EAST, A DISTANCE OF 63.05 FEET;
- 9) SOUTH 23 DEGREES 45 MINUTES 01 SECOND EAST, A DISTANCE OF 36.07 FEET TO THE NORTHERLY LINE OF AFORESAID 24.932 ACRE TRACT;

THENCE, WITH SAID NORTHERLY LINE, NORTH 86 DEGREES 55 MINUTES 29 SECONDS EAST, A DISTANCE OF 52.11 FEET TO THE NORTHEASTLY CORNER OF SAID 24.932 ACRE TRACT AND THE NORTHWESTERLY CORNER OF A CALL 25.0 ACRE TRACT RECORDED IN THE NAME OF BAYOU RIFLES, INC. IN FILE NUMBER 201603329 OF THE O.P.R.B.C.;

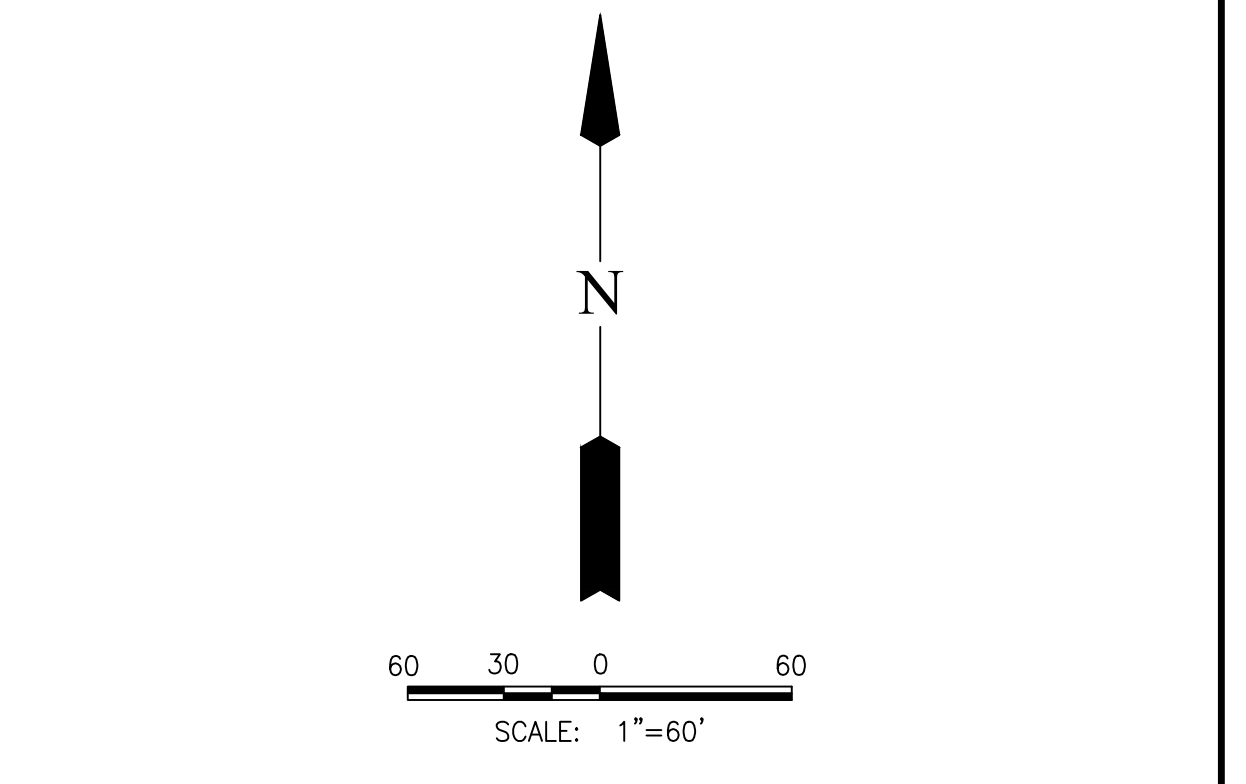
THENCE, WITH THE WESTERLY LINE OF SAID 25.0 ACRE TRACT, SOUTH 03 DEGREES 03 MINUTES 09 SECONDS EAST, A DISTANCE OF 1591.58 FEET TO THE SOUTHWESTERLY CORNER OF SAID 25.0 ACRE TRACT, THE SOUTHEASTLY CORNER OF SAID 24.932 ACRE TRACT AND BEING ON THE NORTHERLY LINE OF A CALL 19.511 ACRE TRACT RECORDED IN THE NAME OF CORREA HOLDINGS, INC. IN FILE NUMBER 2007019204 OF THE O.P.R.B.C.;

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

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



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



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 OWNERS: JOB NO. 1931-8151C

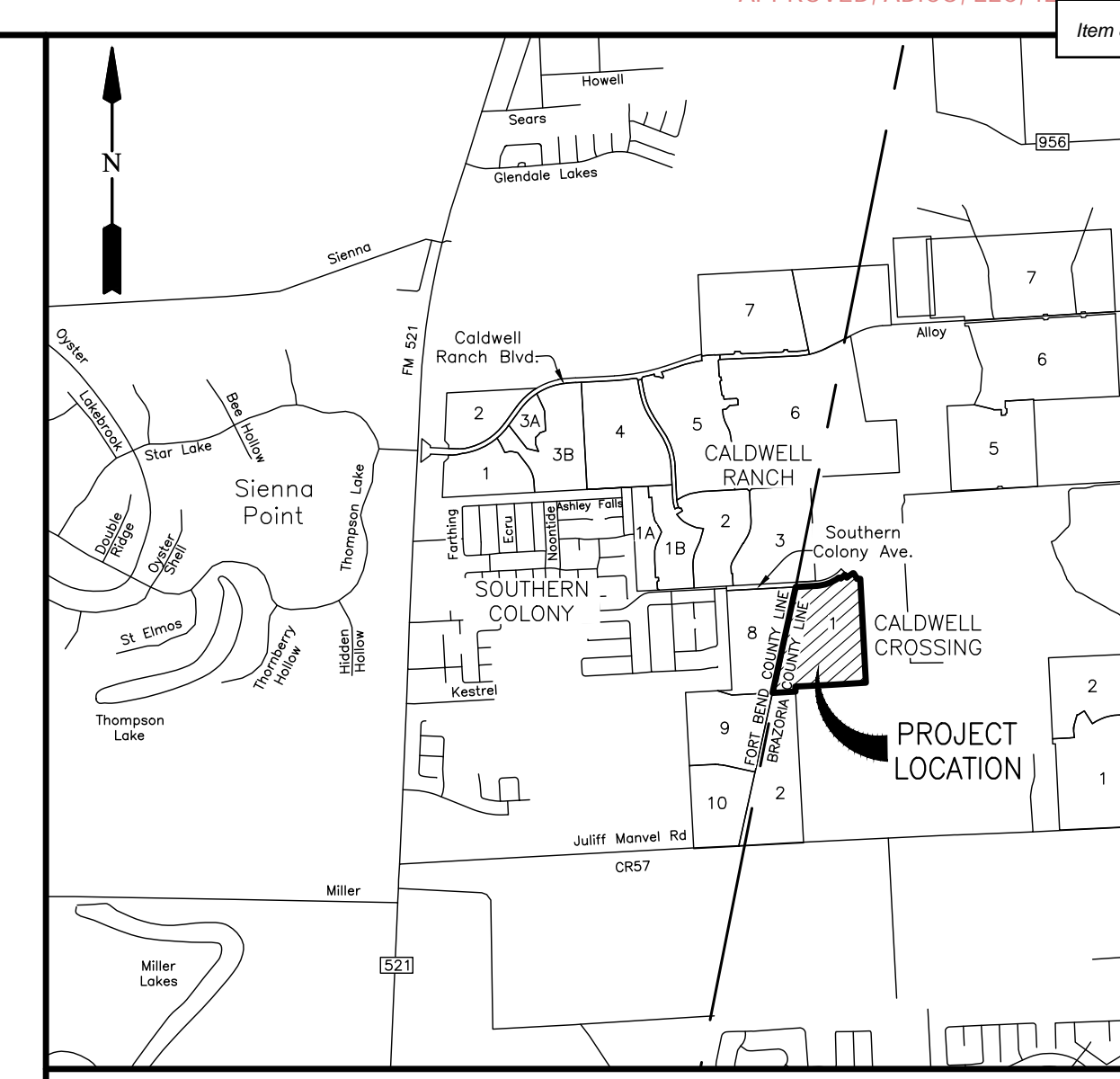
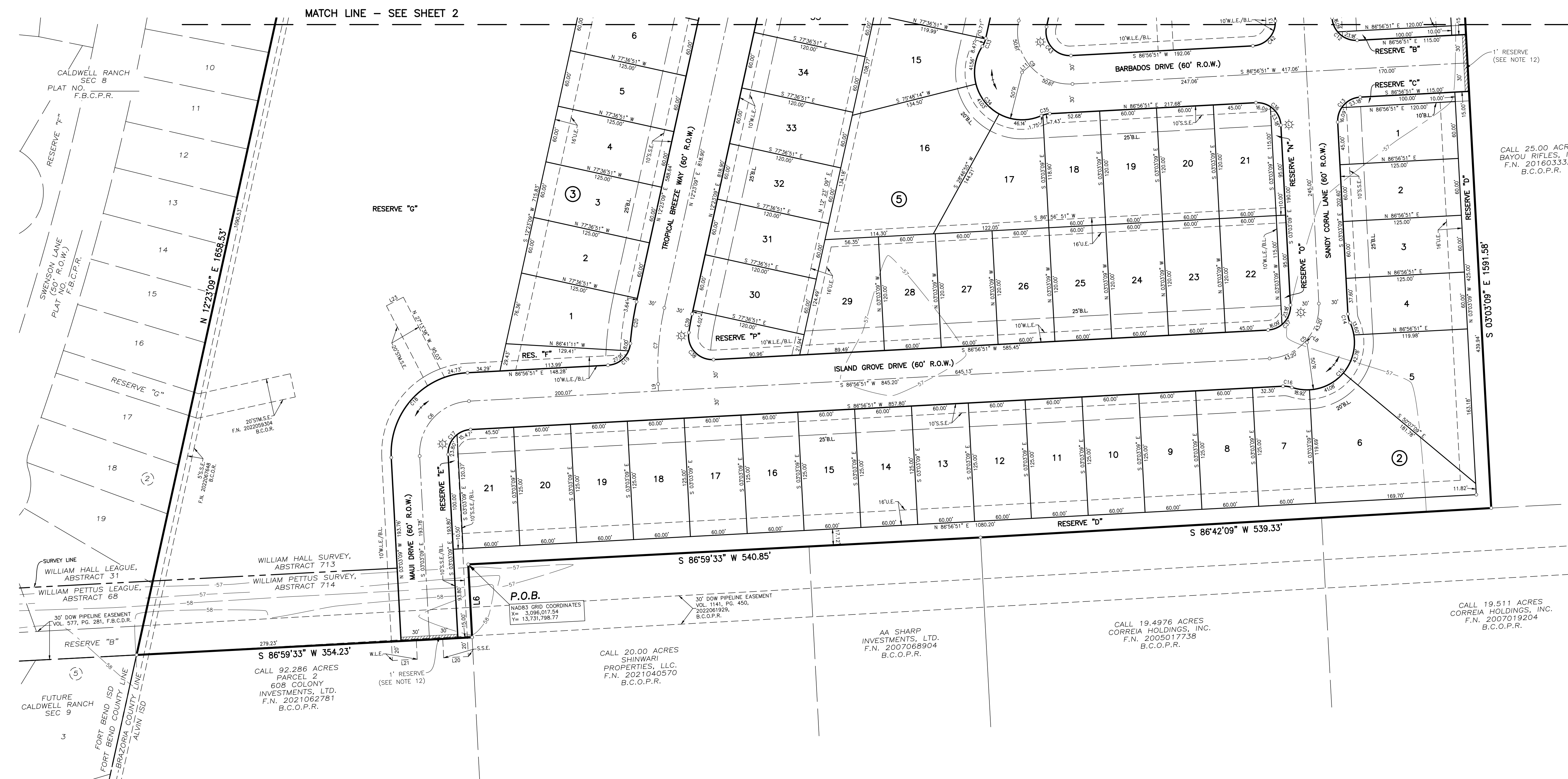
D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP
ERNEST S. LOEB, ASSISTANT VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407
PH: 281-566-2100

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

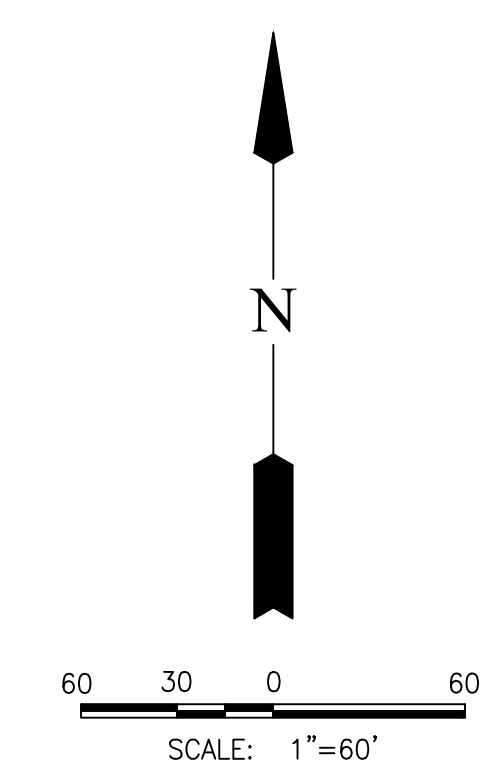
LJA Engineering, Inc.
1904 W. Grand Parkway North Suite 100 Katy, Texas 77449
Phone 713.953.5200 Fax 713.953.5026 FRN-F-1386

JON P. BORDOVSKY, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 8405
KATHLEEN KINCHEN, P.E. LICENSED PROFESSIONAL ENGINEER TEXAS LICENSE NO. 136244

MATCH LINE - SEE SHEET 3



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



SECTION	NO. OF LOTS	PUBLIC PARK REQ. IAC/54DU	PRIVATE PARK DEDICATION (AC.)	PRIVATE PARK CREDIT (50%)	PUBLIC PARK DED. (AC) (MAINTENANCE BERM)	PUBLIC PARK CREDIT (50%)	PARK CREDIT PROVIDED (AC)	REMAINING PARK CREDIT (AC)
1	106	1,963	1,062	0,531	3,32	1,66	2,191	0,228
2	63	1,167	1,435	0,718	3,46	1,73	2,448	1,509
3	70	1,296	3,142	1,571	3,43	1,71	3,285	3,497
4	93	1,722	0,332	0,166	0,000	0,00	0,166	1,941
5	127	2,352	0,000	0,000	0,000	0,00	0,000	-0,411
6	64	1,185	0,587	0,294	0,000	0,00	0,294	-1,303
TOTAL	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 PASADENA, TX 77055
8B@gbipartners.com www.gbisurvey.com

ENGINEER: **LJA Engineering, Inc.**
1904 W. Grand Parkway North Suite 100 Katy, Texas 77449
Phone 713.953.5000 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

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"	39.28'	N 32°36'12" W	35.35'
C22	25.00'	90°01'19"	39.28'	N 57°23'48" E	35.36'

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°38'08" 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'	41°31'18"	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	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	21.88'
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	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.432	18,821	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE	MUD 87
B	0.026	1,140	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
C	0.026	1,140	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
D	0.589	25,671	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE	MUD 87
E	0.028	1,200	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
F	0.063	2,748	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
G	6.975	303,841	RESTRICTED TO LANDSCAPE/OPEN SPACE/DETENTION	MUD 87
H	0.026	1,142	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
I	0.026	1,142	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
J	7.585	330,391	RESTRICTED TO LANDSCAPE/OPEN SPACE/DETENTION	MUD 87
K	0.060	2,604	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
L	0.025	1,089	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
M	0.325	14,163	RESTRICTED TO LANDSCAPE/OPEN SPACE/PARK	HOA
N	0.025	1,090	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
O	0.025	1,090	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
P	0.100	4,350	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
Q	0.737	32,105	RESTRICTED TO LANDSCAPE/OPEN SPACE/PARK	HOA
TOTAL	17.073	743,727		

Time: Mon, 02 Dec 2024 - 8:40am Path: Name: I:\Projects\1931\03_PLATS\Caldwell Crossing\01 Amending Plat No 1.dwg MYLAR CHECK: SURV

Tuesday, December 17, 2024

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

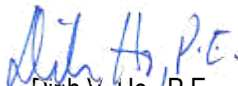
Dear Ms. Bell:

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


Dinh 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 2 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

BY: 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.

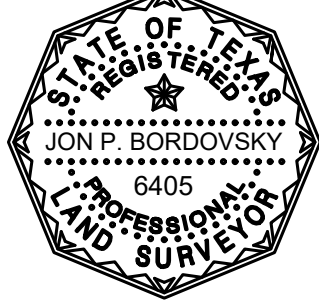
GIVEN UNDER MY HAND AND SEAL OF OFFICE,

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



I, 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 DRAINAGE EASEMENTS TO BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
- 5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- 6. THIS RURAL COMMERCIAL SITE EMPLOYS A NATURAL DRAINAGE SYSTEM, WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SITE THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR ON THE SITE TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
- 7. LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 40.5 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 ACCESSSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 (SEE DISTRICT RESOLUTION NO 2007-06 & NO 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5'S LOCK.
- 12. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
- 13. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- 14. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- 15. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A RECORDED DOCUMENT.

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

LEE WALDEN, P.E. DATE _____ KERRY OSBURN VICE PRESIDENT DATE _____

BRANDON MIDDLETON DATE _____ NAZAR SABTI DISTRICT ENGINEER DATE _____

BCDD5 REF. ID# B230012

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

BEING A TRACT CONTAINING 35.766 ACRES OF LAND, LOCATED IN THE WILLIAM PETTUS SURVEY, ABSTRACT NUMBER 714 IN BRAZORIA COUNTY, TEXAS; SAID 35.766 ACRE TRACT BEING A PORTION OF A CALL 92.286 ACRE TRACT STYLED AS PARCEL 2 AND RECORDED IN THE NAME OF 608 COLONY INVESTMENTS, LTD. IN FILE NUMBER 2021062781 OF THE OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY (O.P.R.B.C.); SAID 35.766 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BEING BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, AS DERIVED FROM GPS OBSERVATIONS):

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID 92.286 ACRE TRACT, THE SOUTHWESTERLY CORNER OF A CALL 20.00 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;

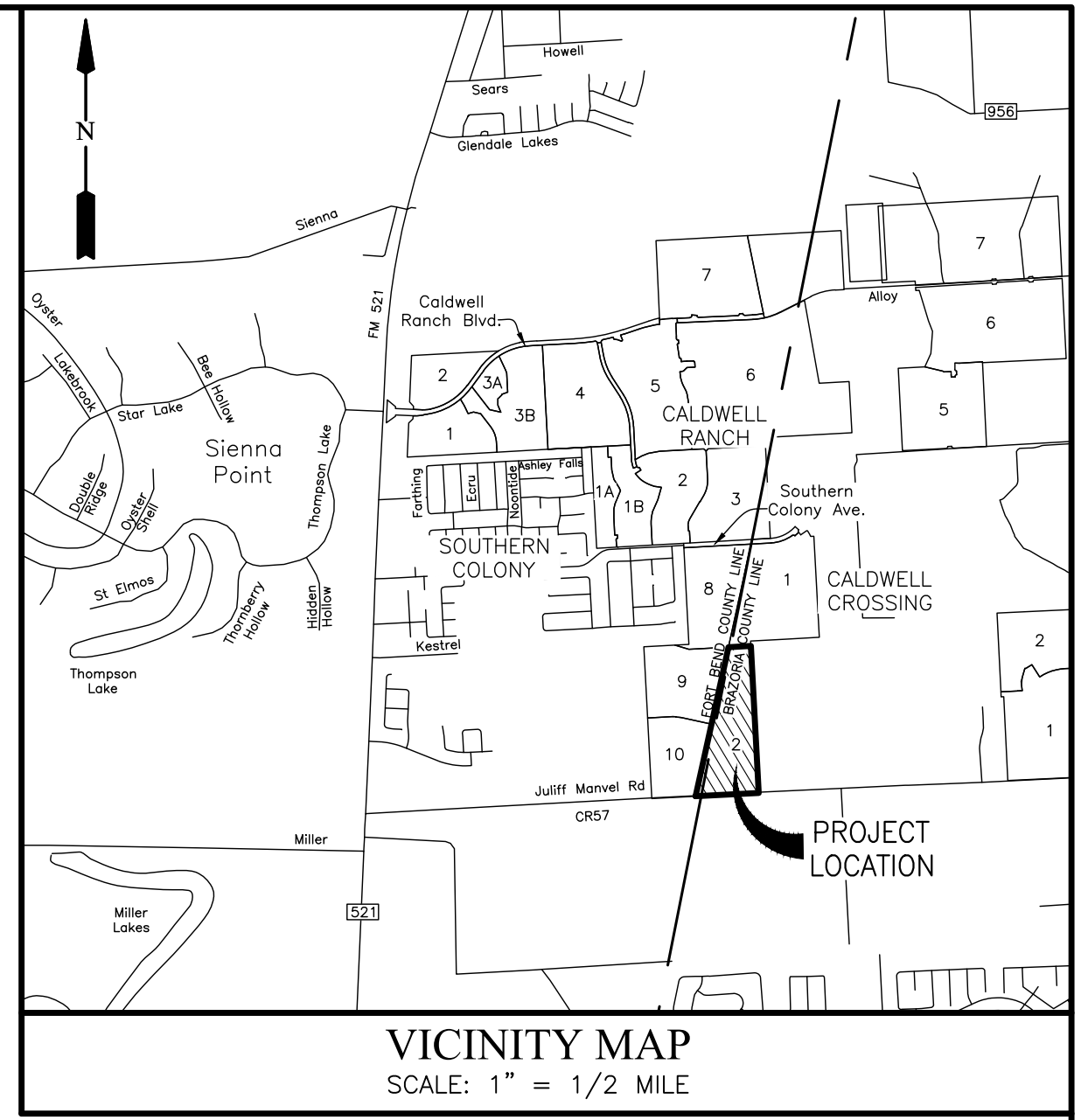
THENCE, THROUGH AND ACROSS SAID 92.286 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

- 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 FORESAID 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.

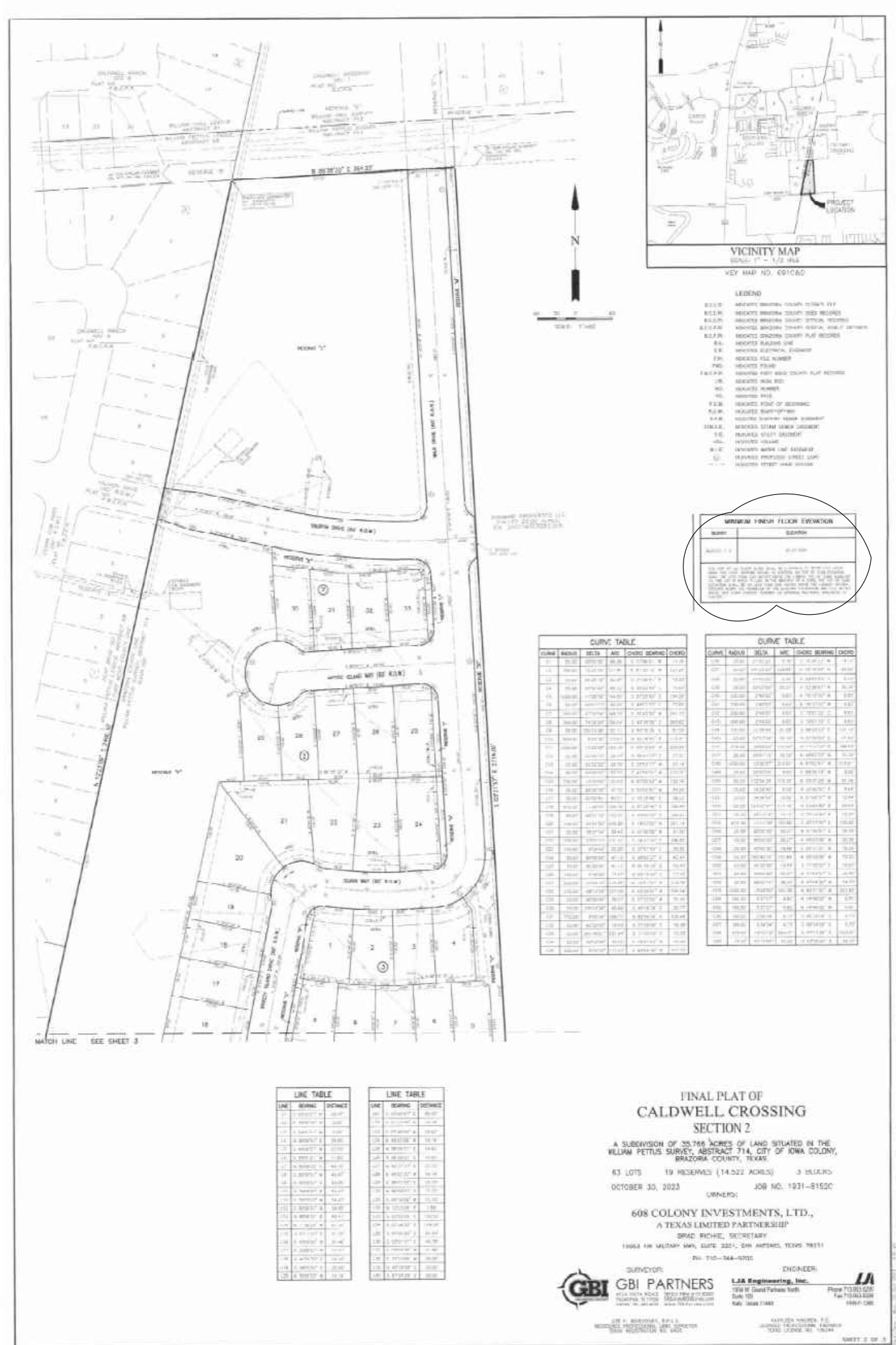
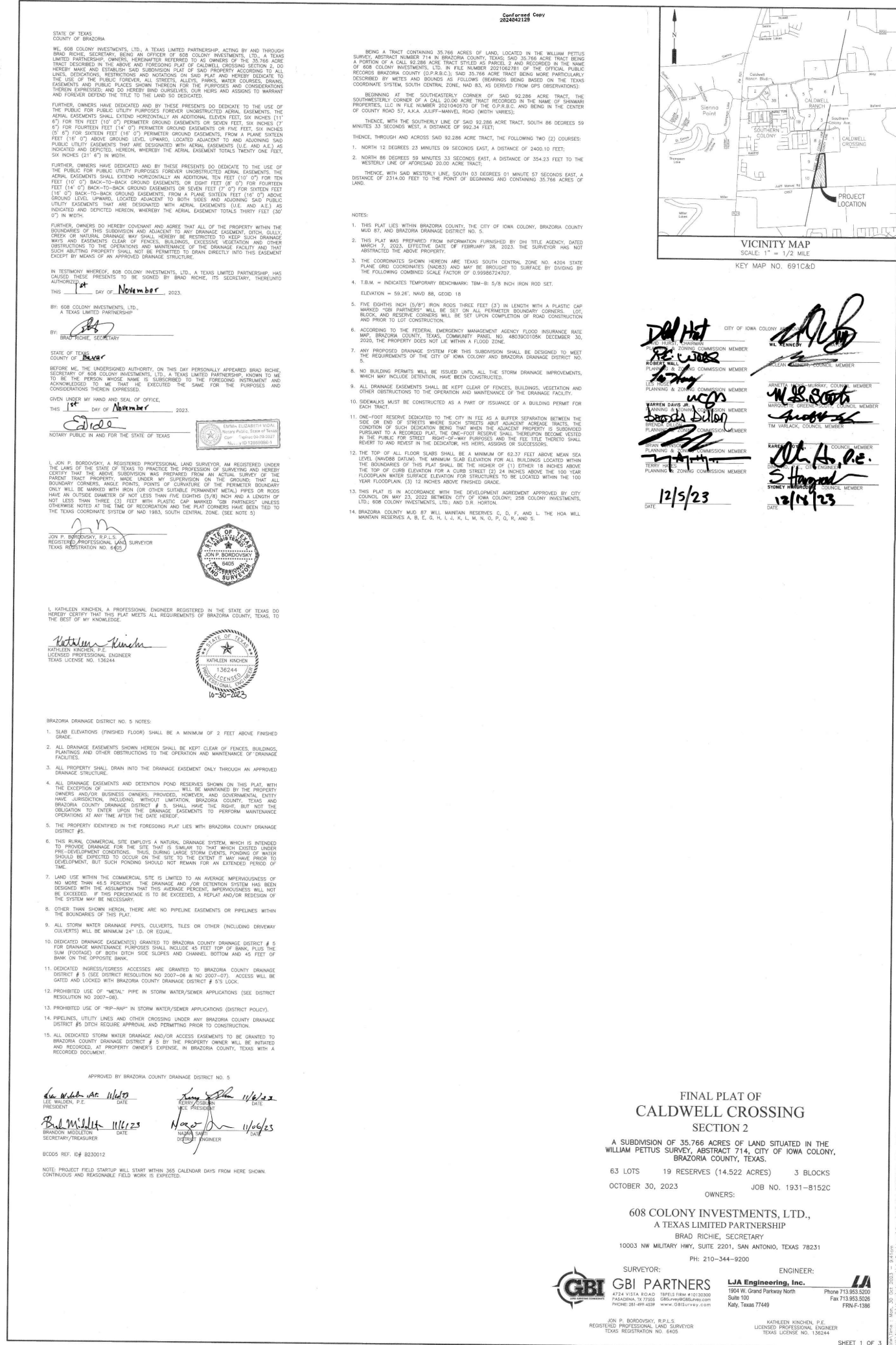
NOTES:

- 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. 5.
- 8. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- 9. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 10. SIDEWALKS MUST BE CONSTRUCTED AS A PART OF ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
- 11. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS 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.
- 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.



CITY OF IOWA COLONY APPROVAL

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



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

SURVEYOR: GBI PARTNERS LJA Engineering, Inc. ENGINEER: KATHLEEN KINCHEN, P.E. REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6405

