



# CITY OF IOWA COLONY

## PLANNING AND ZONING COMMISSION MEETING

Tuesday, January 02, 2024  
7:00 PM

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

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

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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 2, 2024 AT THE IOWA COLONY CITY COUNCIL CHAMBERS, 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 5, 2023 City Council and Planning and Zoning Commission joint worksession minutes.
2. Consider approval of the December 5, 2023 Planning and Zoning Commission meeting minutes.
3. Consider approval of the Ellwood Detention Reserve D Preliminary Plat.
4. Consider approval of the Ellwood Detention Reserve E Phase 1 Preliminary Plat.
5. Consider approval of the Caldwell Lakes Section 3 Preliminary Plat.
6. Consider approval of the Caldwell Lakes Section 4 Preliminary Plat.

### ADJOURNMENT

I, Kayleen Rosser, hereby certify that the above notice of meeting of the Iowa Colony Planning and Zoning Commission was posted pursuant to the Texas Open Meeting Act (Chapter 551 of the Texas Government Code) on December 28, 2023.



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



**CITY COUNCIL AND PLANNING AND ZONING COMMISSION JOINT WORKSESSION MINUTES**

Item 1.

**Tuesday, December 05, 2023  
6:00 PM**

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

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

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

**Members absent:** David Hurst

**Others present:** Dinh Ho

**CALL TO ORDER**

The worksession was called to order at 6:00 P.M.

**CITIZEN COMMENTS**

There were no comments from the public.

**ITEMS FOR DISCUSSION**

1. Overview of current master plan and timing for Entertainment District and Crystal Lagoon Development. John Cordasco and Emily Drake with Kimley-Horn presented the master plan and timeline for the Entertainment District and Crystal Lagoon Development. Questions were asked by the City Council members and the Planning and Zoning Commission members regarding the timeline of events, drainage issues, water and cost, and production. \* Please see attached notes\*
  
2. Review of progress toward comprehensive UDC (Unified Development Code) updates with Kendig Keast Collaborative. Ashley Woolsey and Brian Mabry presented an overview and summary of updates to the UDC.

**ADJOURNMENT**

The worksession was adjourned at 7:20 P.M.

APPROVED THIS 2nd DAY OF JANUARY 2024.

ATTEST:

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

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





# CITY OF IOWA COLONY

## PLANNING AND ZONING COMMISSION MEETING MINUTES

Item 2.

Tuesday, December 05, 2023  
7:00 PM

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

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

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

**Members absent:** None

**Others present:** Dinh Ho

### CALL TO ORDER

Chairman Hurst called the meeting to order at 7:30 P.M.

### CITIZEN COMMENTS

Jean Meyerson; 2505 CR 758- She has lived there over 40 years. She stated that she was not informed by the developer or the city regarding any potential use of her property. She is curious why her 80ft of property must be taken when there is 100 acres around her available to them. She is referring to note no. 3 on the Ellwood Karsten Boulevard Phase 2 Street Dedication Preliminary Plat.

### ITEMS FOR CONSIDERATION

1. Consider approval of the November 7, 2023, Planning and Zoning Commission meeting minutes.  
Motion made by Hosey to approve the November 7, 2023, Planning and Zoning Commission meeting minutes, Seconded by Hayes.  
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis
2. Consider approval of the Caldwell Crossing Section 1 Final Plat.  
Motion made by Johnson to approve the Caldwell Crossing Section 1 Final Plat and the Caldwell Crossing Section 2 Final Plat, Seconded by Dillon.  
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis
3. Consider approval of the Caldwell Crossing Section 2 Final Plat  
The Final Plat was approved per item no. 2.
4. Consider approval of the Bullard Parkway Street Dedication Phase 1 Final Plat  
Motion made by Hosey to approve the Bullard Parkway Street Dedication Phase 1 Final Plat, Seconded by Davis.  
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis

5. Consider approval of the Caldwell Ranch Boulevard Phase IIIB Street Dedication Final Plat

Motion made by Johnson to approve the Caldwell Ranch Boulevard Phase IIIB Street Dedication Final Plat, Seconded by Dillon.

Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis

6. Consider approval of the Primrose Estates Final Plat

Motion made by Hosey to approve the Primrose Estates Final Plat, Seconded by Hayes.

Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis

7. Consider approval of the Boyd's Rental Preliminary Plat

Motion made by Hosey to approve the Boyd's Rental Preliminary Plat, Seconded by Dillon.

Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis

8. Consider approval of the Meridiana Section 35A Final Plat

Motion made by Hayes to approve the Meridiana Section 35A Final Plat, Seconded by Dillon.

Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis

9. Consider approval of the Ellwood General Development Plan

Motion made by Johnson to approve the Ellwood General Development Plan, Seconded by Davis.

Voting Yea: Johnson, Hurst, Hosey, Wall, Davis

Voting Nay: Dillon, Hayes

10. Consider approval of the Davenport Parkway Street Dedication Preliminary Plat

Motion made by Davis to approve the Davenport Parkway Street Dedication Preliminary Plat, the Ellwood Karsten Boulevard Phase 1 Street Dedication Preliminary Plat, the Ellwood Karsten Boulevard Phase 2 Street Dedication Preliminary Plat, and the Ellwood Karsten Boulevard Phase 3 Street Dedication Preliminary Plat, Seconded by Johnson.

Voting Yea: Johnson, Hurst, Hosey, Hayes, Wall, Davis

Voting Nay: Dillon

11. Consider approval of the Ellwood Karsten Boulevard Phase 1 Street Dedication Preliminary Plat

The plat was approved per item no. 10.

12. Consider approval of the Brazoria County Municipal Utility District No. 57 Water Plant Preliminary Plat.

Motion made by Hosey to approve the Brazoria County Municipal Utility District No. 57 Water Plant Preliminary Plat, the Brazoria County Municipal Utility District No. 57 Lift Station No. 3 Preliminary Plat, the Ellwood Section 1A Preliminary Plat, the Ellwood Detention Reserves A&B Preliminary Plat, and the Ellwood Detention Reserves C Preliminary Plat, Seconded by Hayes.

Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis

- 13. Consider approval of the Brazoria County Municipal Utility District No. 57 Lift Station No. 3 Preliminary Plat

This plat was approved per item no. 12.

- 14. Consider approval of the Ellwood Section 1A Preliminary Plat.

This plat was approved per item no. 12.

- 15. Consider approval of the Ellwood Section 1B Preliminary Plat.

Motion made by Johnson to approve the Ellwood Section 1B Preliminary Plat, Seconded by Dillon.

Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis

- 16. Consider approval of the Ellwood Detention Reserves A&B Preliminary Plat.

This plat was approved per item no. 12.

- 17. Consider approval of the Ellwood Detention Reserve C Preliminary Plat.

This plat was approved per item no. 12.

- 18. Consider approval of the Ellwood Karsten Boulevard Phase 2 Street Dedication Preliminary Plat.

The plat was approved per item no. 10.

- 19. Consider approval of the Ellwood Karsten Boulevard Phase 3 Street Dedication Preliminary Plat.

The plat was approved per item no. 10.

**ADJOURNMENT**

The meeting was adjourned at 8:30 P.M.

APPROVED THIS 2nd DAY OF JANUARY 2024.

ATTEST:

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

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



Thursday, December 21, 2023

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

Re: Ellwood Detention Reserve "D" Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 3346  
Adico, LLC Project No. 16007-2-340


Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Ellwood Detention Reserve "D" Preliminary Plat received on or about December 17, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objections to the plat as resubmitted on December 17, 2023. Please provide ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, December 27, 2023, for consideration at the January 2, 2023, Planning and Zoning meeting.

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

Sincerely,  
Adico, LLC

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

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC

**GENERAL NOTES:**

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 4803920110K, 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 EHRRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRRA.
- B.C.C.F. indicates Brazoria County Clerk's File.  
S.L. indicates Building Line.  
D.E. indicates Drainage Easement.  
E.A. indicates Emergency Access Easement.  
M.H. indicates Manhole.  
P.G. indicates Page.  
P.A.E. indicates Permanent Access Easement.  
P.O.B. indicates Point of Beginning.  
P.U.E. indicates Public Utility Easement.  
P.V.T. indicates Private.  
R. indicates Radius.  
R.O.W. indicates Right-Of-Way.  
S.S.E. indicates Sanitary Sewer Easement.  
S.T.M.S.E. indicates Storm Sewer Easement.  
U.E. indicates Utility Easement.  
V.O.L. indicates Volume.  
W.L.E. indicates Water Line Easement.  
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- Drainage plans to be provided prior to final plat submittal.
- Reserve 'D' shall provide 1.13 acres of parkland as it complies with the requirements for areas within a detention reserve to be considered parkland.
- Final Plat is subject to the conditions and approval of the General Plan and adjacent plats.
- Reserve 'D' will be owned and maintained by Brazoria County M.U.D. No. 57.

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

- Slab elevations (finished floor) shall be a minimum of 2 feet above natural grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat, will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
- This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No. 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- All dedicated storm water drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
- Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.5, Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

**RESERVE TABLE**

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
D	DETENTION, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	612,780.18	14.07

**LINE TABLE**

LINE	ANGLE	DISTANCE
L1	S 62°27'14" W	80.04'
L2	S 01°39'41" E	87.75'
L3	S 01°34'33" E	94.21'

**PARKLAND TABLE**

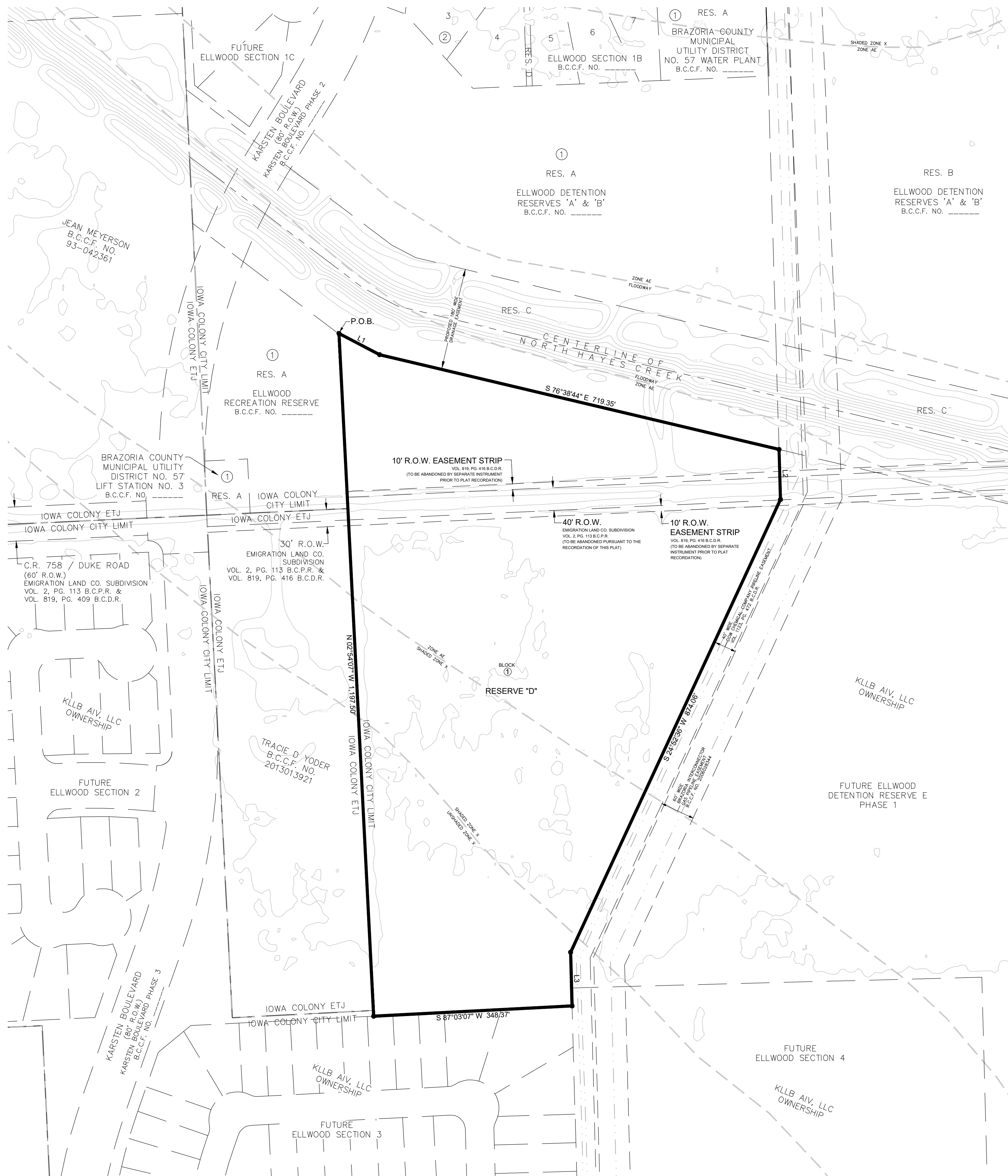
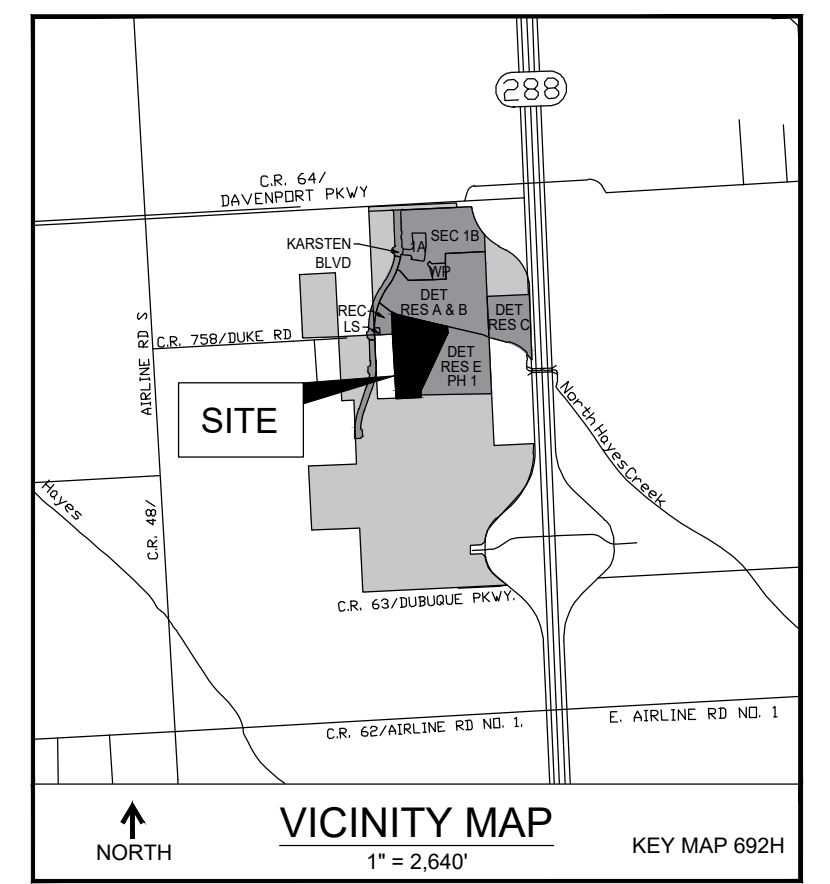
PLAT	ACREAGE
BCMUD NO. 57 LIFT STATION NO. 3	0.00 AC.
BCMUD NO. 57 WATER PLANT	0.00 AC.
DAVENPORT PKWY. ST. DEDICATION	0.00 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.60 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD DETENTION RESERVE 'D'	1.13 AC.
ELLWOOD DETENTION RESERVE 'E' PH. 1	1.11 AC.
ELLWOOD 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 RECREATION RESERVE	1.83 AC.
ELLWOOD SECTION 1A	0.00 AC.
ELLWOOD SECTION 1B	1.07 AC.
<b>TOTAL</b>	<b>6.74 AC.</b>

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

**LAND USE TABLE**

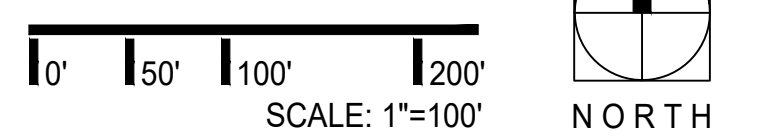
PLAT	SF - 60%	SF - 50%	COMM.	INST.	ARTERIALS & COLLECTORS/OPEN SPACE	PARKS & RECREATION	TOTAL
BCMUD NO. 57 LIFT STATION NO. 3	-	-	-	0.17 AC.	-	-	0.17 AC.
BCMUD NO. 57 WATER PLANT	-	-	-	1.03 AC.	-	-	1.03 AC.
DAVENPORT PKWY. ST. DEDICATION	-	-	-	1.67 AC.	-	-	1.67 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	-	-	24.70 AC.	24.70 AC.
ELLWOOD DETENTION RESERVE 'C'	-	-	9.11 AC.	-	-	-	9.11 AC.
ELLWOOD DETENTION RESERVE 'D'	-	-	-	-	-	14.07 AC.	14.07 AC.
ELLWOOD DETENTION RESERVE 'E' PH. 1	-	-	-	-	-	15.29 AC.	15.29 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	-	-	1.48 AC.	1.48 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	-	-	2.29 AC.	2.29 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	-	-	2.65 AC.	2.65 AC.
ELLWOOD RECREATION RESERVE	-	-	-	-	-	1.83 AC.	1.83 AC.
ELLWOOD SECTION 1A	0.51 AC.	1.28 AC.	-	-	-	-	1.79 AC.
ELLWOOD SECTION 1B	5.82 AC.	7.22 AC.	-	-	-	-	13.04 AC.
<b>TOTAL</b>	<b>6.33 AC. (10%)</b>	<b>8.50 AC. (13%)</b>	<b>9.11 AC. (14%)</b>	<b>1.20 AC. (2%)</b>	<b>0.09 AC. (0%)</b>	<b>60.36 AC. (88%)</b>	<b>93.69 AC. (100%)</b>

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



**OWNER CONTACT INFORMATION**  
 KLLB AIV, LLC  
 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 POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 8.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.  
 ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT



**Ellwood Detention Reserve 'D' Preliminary Plat**  
 Being a subdivision of 14.07 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of of Lots 468, 469, 471, 472, 474, & 475 of the 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 7, 2023

**EHRRA**  
 ENGINEERING THE FUTURE SINCE 1936  
 10011 MEADOWGLEN LANE  
 HOUSTON, TEXAS 77042  
 713.784.4500  
 WWW.EHRATEAM.COM  
 TBPE No. F-726  
 TBPLS No. 10092300  
 EHRRA JOB NO. 221-022-201  
 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:\221-022-201\Plat\PLAT\Det Res D\_Plat\_rev.dwg Dec 13, 2023-8:40am Edited by: pligetsko

Thursday, December 21, 2023

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

Re: Ellwood Detention Reserve "E" Phase 1 Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 3347  
Adico, LLC Project No. 16007-2-341


Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Ellwood Detention Reserve "E" Phase 1 Preliminary Plat received on or about December 17, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objections to the plat as resubmitted on December 17, 2023. Please provide ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, December 27, 2023, for consideration at the January 2, 2023, Planning and Zoning meeting.

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

Sincerely,  
Adico, LLC

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

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC



**GENERAL NOTES:**

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0110K, dated December 30, 2020, the property lies within Floodway, 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.  
S.L. indicates Building Line.  
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E.A. indicates Emergency Access Easement.  
M.H. indicates Manhole.  
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P.A.E. indicates Permanent Access Easement.  
P.O.B. indicates Point of Beginning.  
P.U.E. indicates Public Utility Easement.  
P.V.T. indicates Private.  
R. indicates Radius.  
R.O.W. indicates Right-Of-Way.  
S.S.E. indicates Sanitary Sewer Easement.  
S.T.M.S.E. indicates Storm Sewer Easement.  
U.E. indicates Utility Easement.  
V.O.L. indicates Volume.  
W.L.E. indicates Water Line Easement.  
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- Drainage plans to be provided prior to final plat submittal.
- Reserve 'E' shall provide 1.11 acres of parkland as it complies with the requirements for areas within a detention reserve to be considered parkland.
- Final Plat is subject to the conditions and approval of the General Plan and adjacent plats.
- Reserve 'E' will be owned and maintained by Brazoria County M.U.D. No. 57.

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

- Slab elevations (finished floor) shall be a minimum of 2 feet above natural grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat, will be maintained by the property owners and/or business owners, provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
- This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- All dedicated storm water drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
- Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.5, Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

**RESERVE TABLE**

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
E	DETENTION, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	665,900.18	15.29

**LINE TABLE**

LINE	ANGLE	DISTANCE
L1	S 62°27'14" W	80.04'
L2	S 01°38'41" E	87.75'
L3	S 01°34'33" E	84.21'

**PARKLAND TABLE**

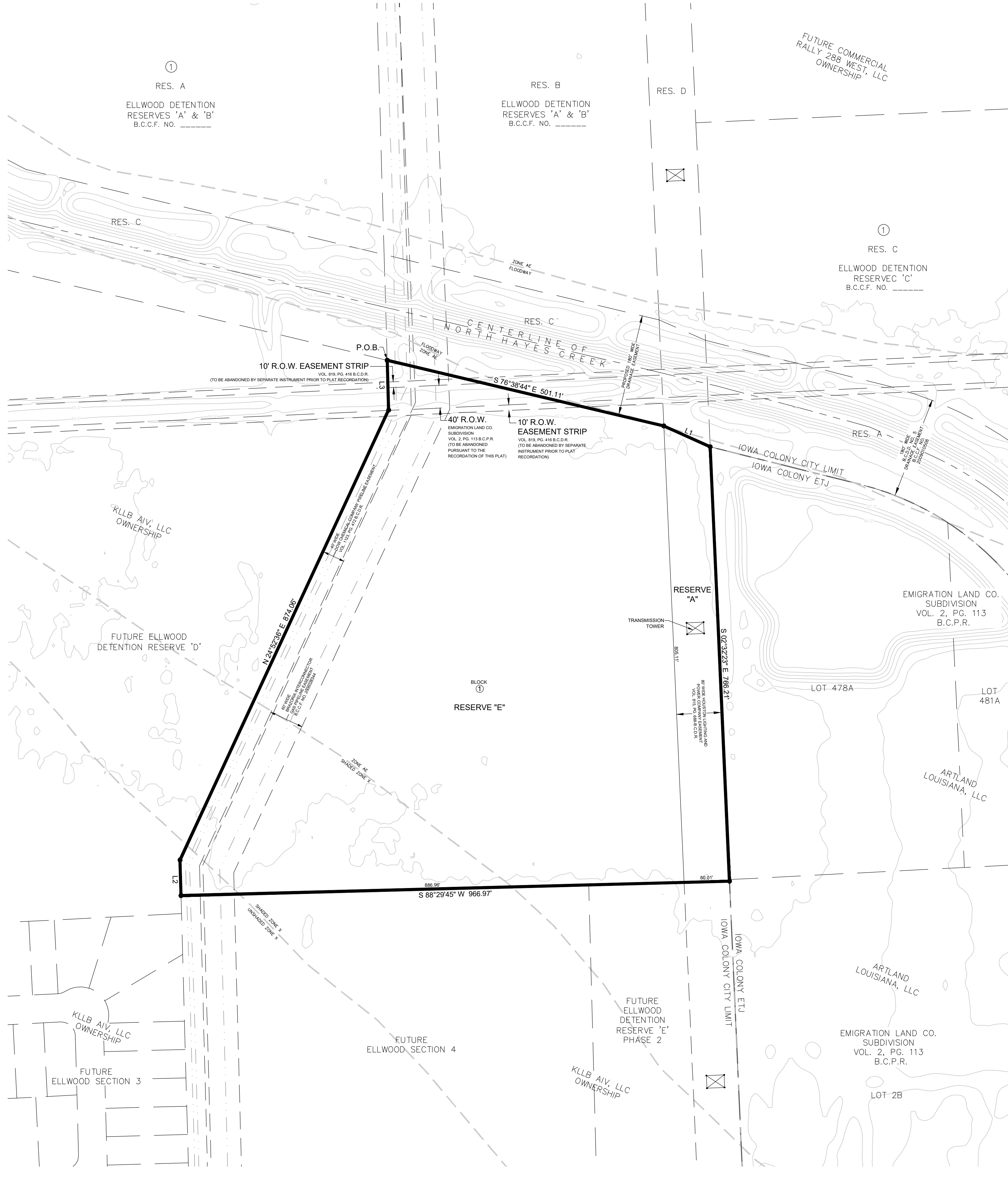
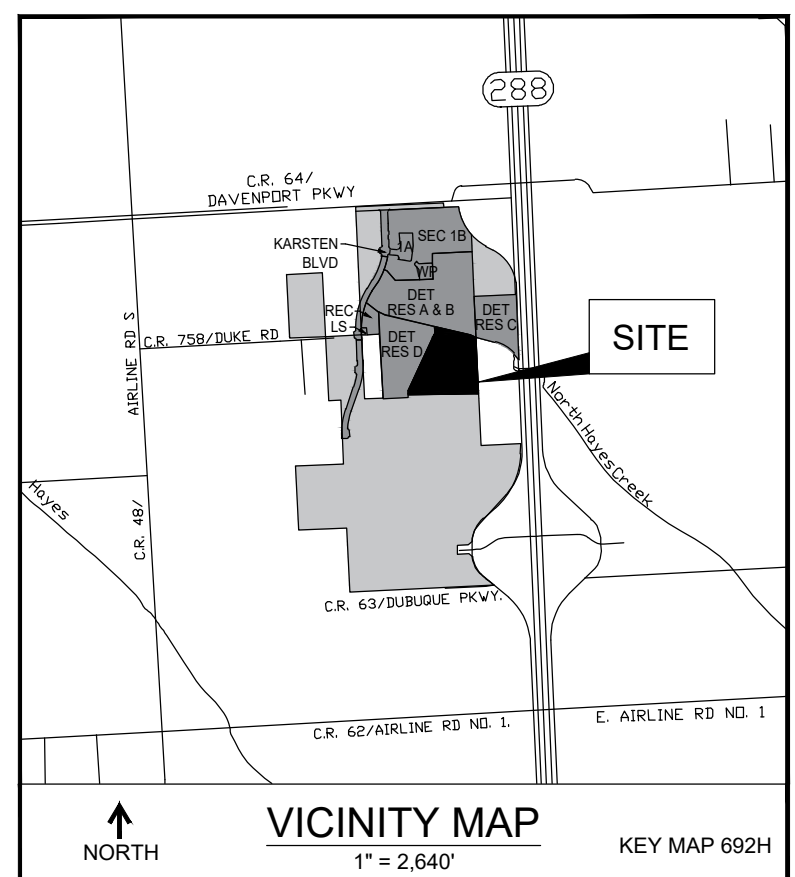
PLAT	ACREAGE
BCMUD NO. 57 LIFT STATION NO. 3	0.00 AC.
BCMUD NO. 57 WATER PLANT	0.00 AC.
DAVENPORT PKWY. ST. DEDICATION	0.00 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.60 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD DETENTION RESERVE 'D'	1.13 AC.
ELLWOOD DETENTION RESERVE 'E' PH. 1	1.11 AC.
ELLWOOD 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 RECREATION RESERVE	1.83 AC.
ELLWOOD SECTION 1A	0.00 AC.
ELLWOOD SECTION 1B	1.07 AC.
<b>TOTAL</b>	<b>6.74 AC.</b>

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

**LAND USE TABLE**

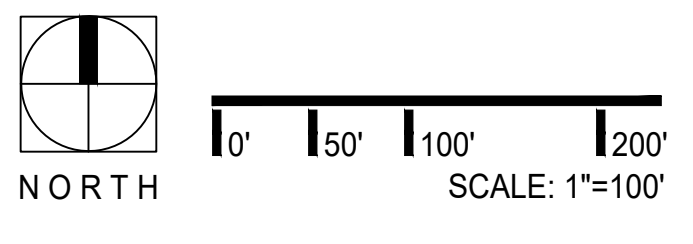
PLAT	SF - 60%	SF - 50%	COMM.	INST.	ARTERIALS E	PARKS & COLLECTORS (OR SPACE)	TOTAL
BCMUD NO. 57 LIFT STATION NO. 3	-	-	-	0.17 AC.	-	-	0.17 AC.
BCMUD NO. 57 WATER PLANT	-	-	-	1.03 AC.	-	-	1.03 AC.
DAVENPORT PKWY. ST. DEDICATION	-	-	-	1.67 AC.	-	-	1.67 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	-	-	24.70 AC.	24.70 AC.
ELLWOOD DETENTION RESERVE 'C'	-	-	9.11 AC.	-	-	-	9.11 AC.
ELLWOOD DETENTION RESERVE 'D'	-	-	-	-	-	14.07 AC.	14.07 AC.
ELLWOOD DETENTION RESERVE 'E' PH. 1	-	-	-	-	-	15.29 AC.	15.29 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	-	1.48 AC.	-	1.48 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	-	2.29 AC.	-	2.29 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	-	2.65 AC.	-	2.65 AC.
ELLWOOD RECREATION RESERVE	-	-	-	-	-	1.83 AC.	1.83 AC.
ELLWOOD SECTION 1A	0.51 AC.	1.28 AC.	-	-	-	-	1.79 AC.
ELLWOOD SECTION 1B	5.82 AC.	7.22 AC.	-	-	-	-	17.51 AC.
<b>TOTAL</b>	<b>6.33 AC. (41%)</b>	<b>8.50 AC. (55%)</b>	<b>9.11 AC. (59%)</b>	<b>1.20 AC. (8%)</b>	<b>8.09 AC. (53%)</b>	<b>60.36 AC. (396%)</b>	<b>93.99 AC. (614%)</b>

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



**OWNER CONTACT INFORMATION**  
 KLLB AIV, LLC  
 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 POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 8.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.  
 ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT



**Ellwood Detention Reserve 'E' Phase 1 Preliminary Plat**  
 Being a subdivision of 15.29 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of of Lots 472, 474, 475, & 478 of the 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 13, 2023

**EHR**  
 10011 MEADOWGLEN LANE  
 HOUSTON, TEXAS 77042  
 713.784.4500  
 WWW.EHRTEAM.COM  
 TBPE No. F-726  
 TBPLS No. 10092300

EHRA JOB NO. 221-022-201  
 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:\221-022-201\PLAT\PLAT\_0223\_0400m\_Edited\_by\_pibet.sld

Friday, December 22, 2023

Abby Martinez  
LJA Engineering, Inc  
3600 West Sam Houston Parkway Suite 600  
Houston, TX 77042  
Email: [amartinez@lja.com](mailto:amartinez@lja.com)

Re: Caldwell Lakes Section 3 Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 3348  
Adico, LLC Project No. 16007-2-342

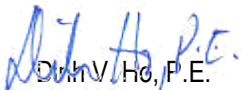
Dear Ms. Martinez:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Caldwell Lakes Section 3 Preliminary Plat received on or about December 21, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objections to the plat as resubmitted on December 21, 2023. Please provide Kayleen Rosser, City Secretary, ten (10) folded prints of the plat by no later than December 27, 2023, for consideration at the January 2, 2023, Planning and Zoning meeting.

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

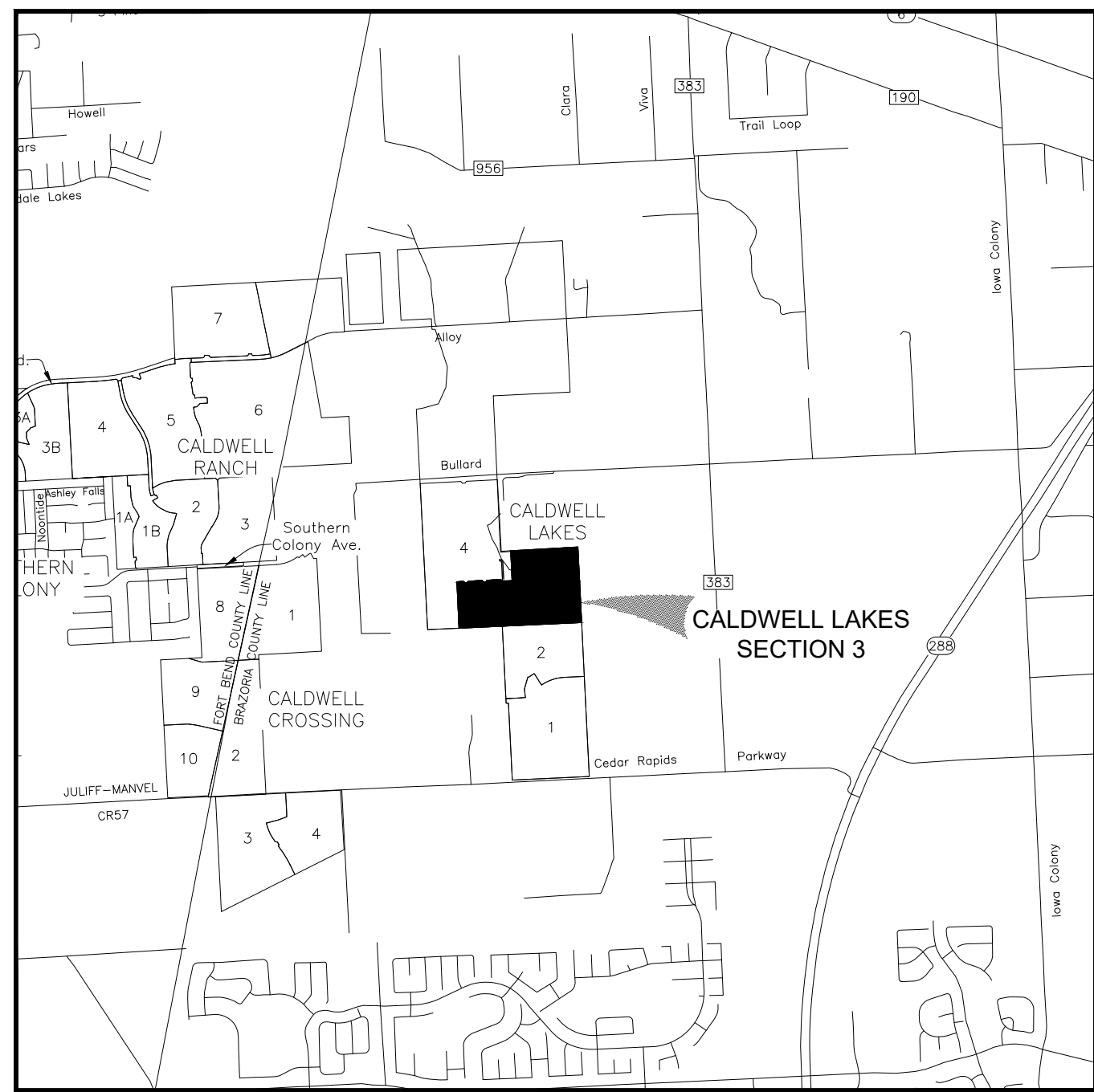
Sincerely,  
Adico, LLC



Dr. H. Ho, P.E.  
TBPE Firm No. 16423

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC

- 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 0.999874707.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NO. 480360195K DECEMBER 30, 2020 THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
- THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODING 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.
- T.B.M. INDICATES TEMPORARY BENCHMARK: TBM-171: 58 INCH IRON ROD SET.
- ELEVATION = 59.26', NAVD 88, GEOID 18.
- THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES IN BRAZORIA COUNTY AND THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD #7, AND BRAZORIA DRAINAGE DISTRICT NO. 5.
- PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS ADJACENT TO AN 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 K 308 BEING NOTED HEREON.
- THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR REPLIED 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.
- ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BE THAT WHEN THE ADJACENT IS SUBDIVIDED TO BE RE-SUBDIVIDED IN A RECORD PLAT THE ONE FOOT RESERVE SHALL HEREOFOR BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THEREON SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- OWNERS DO HEREBY CERTIFY THAT THEY ARE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF (NAME AND SECTION) 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 ACRESAGE.
- ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
- ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- 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.; 688 COLONY INVESTMENTS, LTD.; AND D.R. HORTON.
- A TEMPORARY FIRE ACCESS EASEMENT WILL BE REQUIRED IF CALDWELL LAKES SECTION 4 IS NOT ACCEPTED AT THE SAME TIME AS SECTION 3.

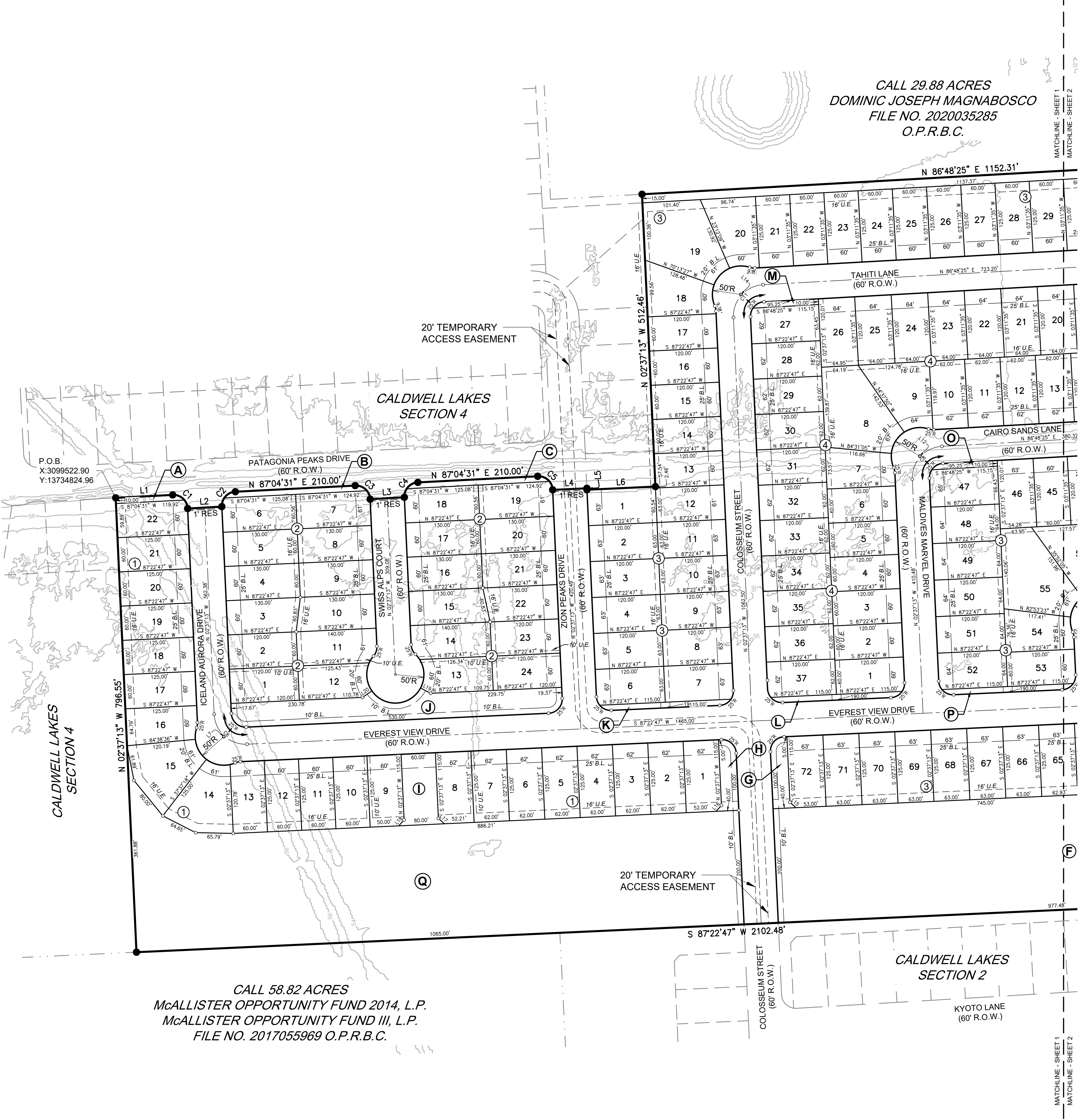


Vicinity Map  
1 inch = 1/2 mile

LINE	BEARING	DISTANCE
L1	N 87°04'31" E	99.87'
L2	N 86°49'17" E	60.00'
L3	N 86°49'17" E	60.00'
L4	N 87°22'47" E	60.00'
L5	S 02°37'13" E	2.49'
L6	N 87°22'47" E	120.00'
L7	N 42°22'47" E	1.57'
L8	N 64°27'28" W	30.75'
L9	N 02°37'13" W	93.27'
L10	N 02°51'05" W	86.41'
L11	N 86°48'25" E	43.64'
L12	S 47°54'24" E	1.29'
L13	S 41°58'40" W	5.00'
L14	S 47°54'24" E	1.29'
L15	S 47°37'13" E	14.14'
L16	N 42°22'47" E	14.14'
L17	S 47°37'13" E	14.14'
L18	N 42°22'47" E	14.14'
L19	S 62°01'24" E	20.00'
L20	N 55°09'07" E	20.00'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	90°18'16"	39.40'	S 47°46'21" E	35.45'
C2	25.00'	89°41'44"	39.14'	N 42°13'39" E	35.26'
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C5	25.00'	90°18'16"	39.40'	S 47°46'21" E	35.45'
C6	55.00'	90°00'00"	86.39'	S 47°37'13" E	77.78'
C7	55.00'	90°00'00"	86.39'	N 42°22'47" E	77.78'
C8	55.00'	89°25'38"	85.84'	S 42°05'36" W	77.39'
C9	100.00'	89°39'30"	156.48'	N 41°58'40" E	141.00'
C10	55.00'	90°20'30"	86.72'	N 48°01'20" W	78.01'
C11	55.00'	89°25'38"	85.84'	S 42°05'36" W	77.39'

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.026	1,139	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
B	0.055	2,380	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
C	0.055	2,380	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
D	0.764	33,274	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
E	0.853	37,173	RESTRICTED TO LIFT STATION / ACCESS
F	5.826	253,783	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES / DETENTION
G	0.084	3,666	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
H	0.084	3,666	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
I	0.174	7,600	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES / DRAINAGE
J	0.565	24,596	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES / PARK
K	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
L	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
M	0.025	1,092	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
N	0.042	1,837	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
O	0.025	1,092	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
P	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
Q	5.023	218,785	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES / DETENTION
TOTAL	13.751	598,999	



CALL 58.82 ACRES  
McALLISTER OPPORTUNITY FUND 2014, L.P.  
McALLISTER OPPORTUNITY FUND III, L.P.  
FILE NO. 2017055969 O.P.R.B.C.

CALL 29.88 ACRES  
DOMINIC JOSEPH MAGNABOSCO  
FILE NO. 2020035285  
O.P.R.B.C.

- LEGEND
- RES. INDICATES RESERVE
  - B.L. INDICATES BUILDING LINE
  - U.E. INDICATES UTILITY EASEMENT
  - O.P.R.B.C. INDICATES OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
  - R.O.W. INDICATES RIGHT-OF-WAY
  - DOC NO. INDICATES DOCUMENT NUMBER
  - INDICATES STREETNAME CHANGE

A PRELIMINARY PLAT OF  
**CALDWELL LAKES**  
SECTION 3

±51.3 ACRES  
155 LOTS (60' x 120' TYP.) AND  
17 RESTRICTED RESERVES IN 4 BLOCKS

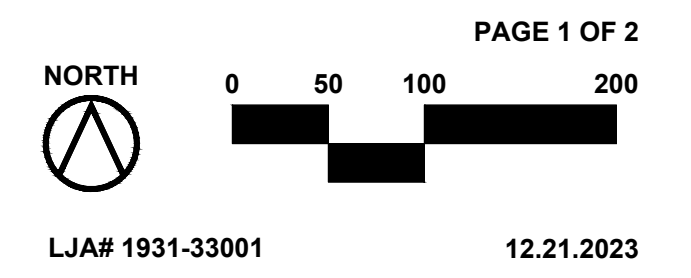
OUT OF THE  
**WILLIAM PETTUS SURVEY, A-714**  
CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

OWNER:  
**D.R. HORTON**  
6744 HORTON VISTA DR.  
RICHMOND, TX 77407  
281-566-2100

PLANNER:  
**LJA** Planning + Landscape Architecture  
3600 W Sam Houston Pkwy S, Suite 600  
Houston, Texas 77042  
713.953.5200

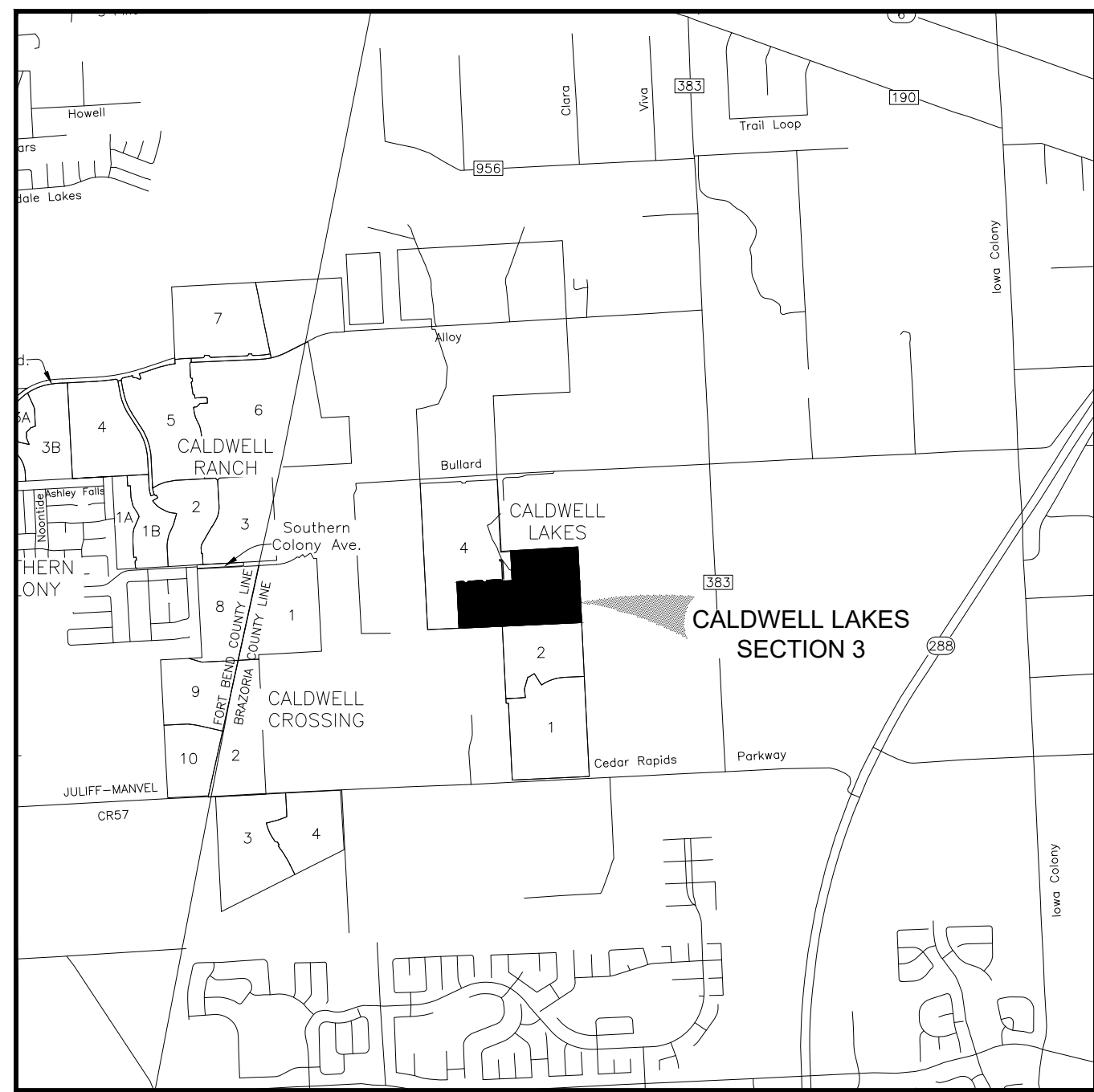
ENGINEER:  
**LJA Engineering, Inc.**  
1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449  
Phone 713.953.5200  
Fax 713.953.5026  
FRN-F-1386

SURVEYOR:  
**LJA Surveying, Inc.**  
3600 W Sam Houston Pkwy S  
Suite 600  
Houston, Texas 77042  
T.B.P.L.S. Firm No. 10194382



DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE IOWA COLONY PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.



Vicinity Map  
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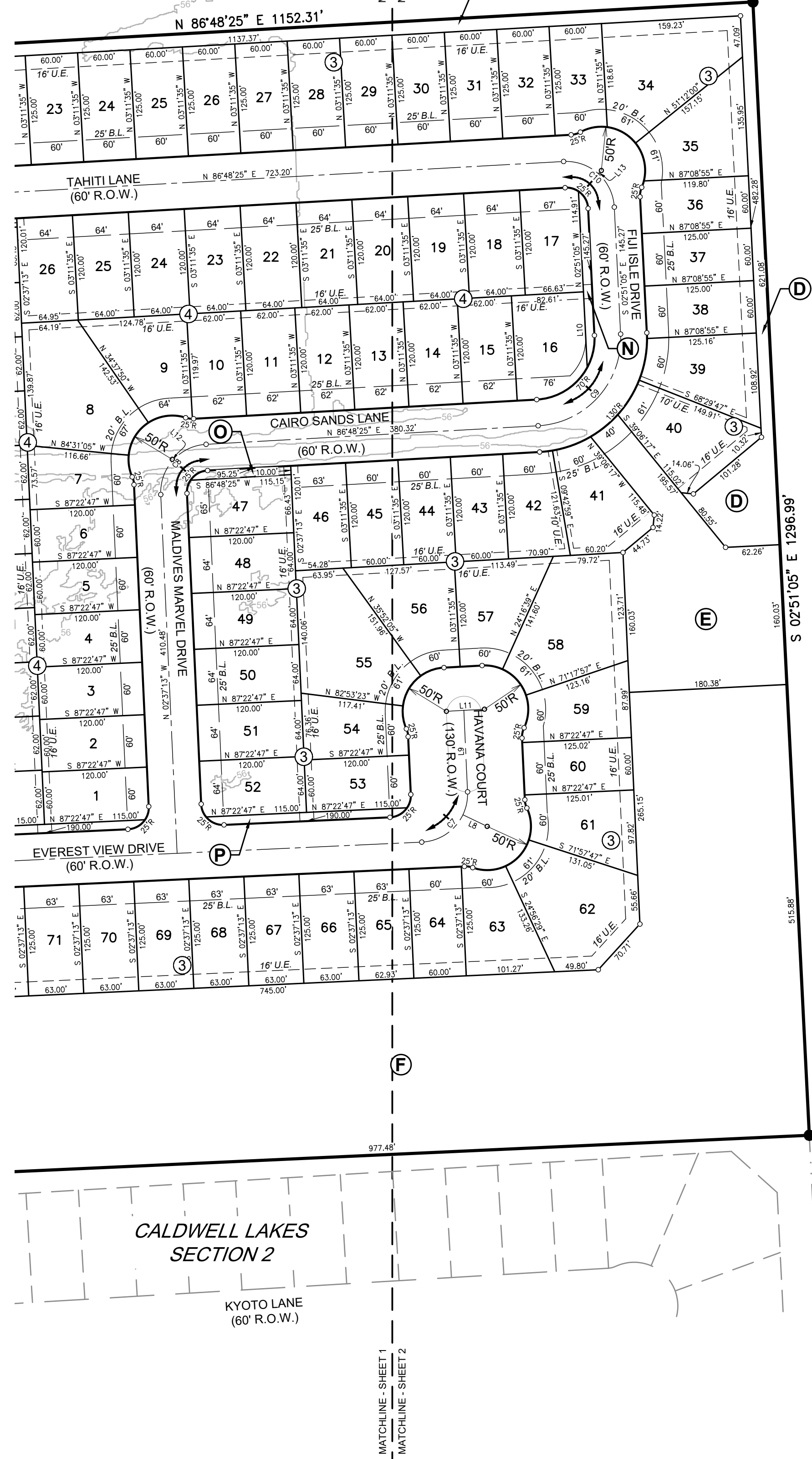
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D	0.764	33,274	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
E	0.853	37,173	RESTRICTED TO LIFT STATION / ACCESS
F	5.826	253,783	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES / DETENTION
G	0.084	3,666	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
H	0.084	3,666	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
I	0.174	7,600	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES / DRAINAGE
J	0.565	24,596	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES / PARK
K	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
L	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
M	0.025	1,092	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
N	0.042	1,837	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
O	0.025	1,092	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
P	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
Q	5.023	218,785	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES / DETENTION
TOTAL	13.751	598,999	

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE FOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE IOWA COLONY PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

CALL 29.88 ACRES  
DOMINIC JOSEPH MAGNABOSCO  
FILE NO. 2020035285  
O.P.R.B.C.



CALL 1101.117 ACRES  
IOWA COLONY STERLING LAKES, LTD.  
FILE NO. 03-075438  
O.P.R.B.C.

GENERAL NOTES:

- 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 0.9998724707.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NO. 480360195K DECEMBER 30, 2020 THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
- 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.
- T.B.M. INDICATES TEMPORARY BENCHMARK: TBM-171: 58 INCH IRON ROD SET.
- ELEVATION = 59.26', NAVD 88, GEOID 18.
- THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES IN BRAZORIA COUNTY AND THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD 87, AND BRAZORIA DRAINAGE DISTRICT NO. 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 K 306 BEING NOTED HEREON.
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- ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- 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.; 688 COLONY INVESTMENTS, LTD.; AND D.R. HORTON.
- A TEMPORARY FIRE ACCESS EASEMENT WILL BE REQUIRED IF CALDWELL LAKES SECTION 4 IS NOT ACCEPTED AT THE SAME TIME AS SECTION 3.

LEGEND

- RES. INDICATES RESERVE
- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- O.P.B.R.C. INDICATES OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
- R.O.W. INDICATES RIGHT-OF-WAY
- DOC NO. INDICATES DOCUMENT NUMBER
- INDICATES STREETNAME CHANGE

A PRELIMINARY PLAT OF  
**CALDWELL LAKES**  
SECTION 3

±51.3 ACRES  
155 LOTS (60' x 120' TYP.) AND  
17 RESTRICTED RESERVES IN 4 BLOCKS

ENGINEER:

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

OUT OF THE  
**WILLIAM PETTUS SURVEY, A-714**  
CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

SURVEYOR:

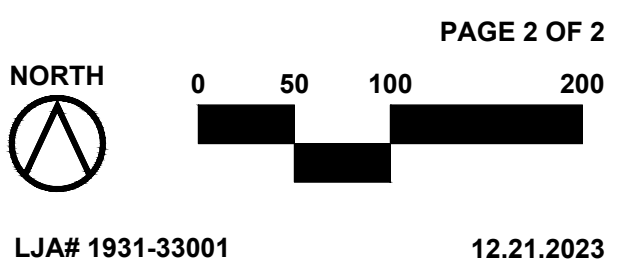
**LJA Surveying, Inc.**  
3600 W Sam Houston Pkwy S  
Suite 600  
Houston, Texas 77042  
T.B.P.L.S. Firm No. 10194382  
Phone 713.953.5026  
Fax 281-566-2100

OWNER:

**D.R. HORTON**  
6744 HORTON VISTA DR.  
RICHMOND, TX 77407  
281-566-2100

PLANNER:

**LJA** Planning +  
Landscape  
Architecture  
3600 W Sam Houston Pkwy S, Suite 600  
Houston, Texas 77042  
713.953.5200



LJA# 1931-33001

12.21.2023

Friday, December 22, 2023

Abby Martinez  
LJA Engineering, Inc  
3600 West Sam Houston Parkway Suite 600  
Houston, TX 77042  
Email: [amartinez@lja.com](mailto:amartinez@lja.com)

Re: Caldwell Lakes Section 4 Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 3349  
Adico, LLC Project No. 16007-2-343

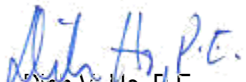
Dear Ms. Martinez:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Caldwell Lakes Section 4 Preliminary Plat received on or about December 21, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based on our review, we have no objections to the plat as resubmitted on December 21, 2023. Please provide Kayleen Rosser, City Secretary, ten (10) folded prints of the plat by no later than December 27, 2023, for consideration at the January 2, 2023, Planning and Zoning meeting.

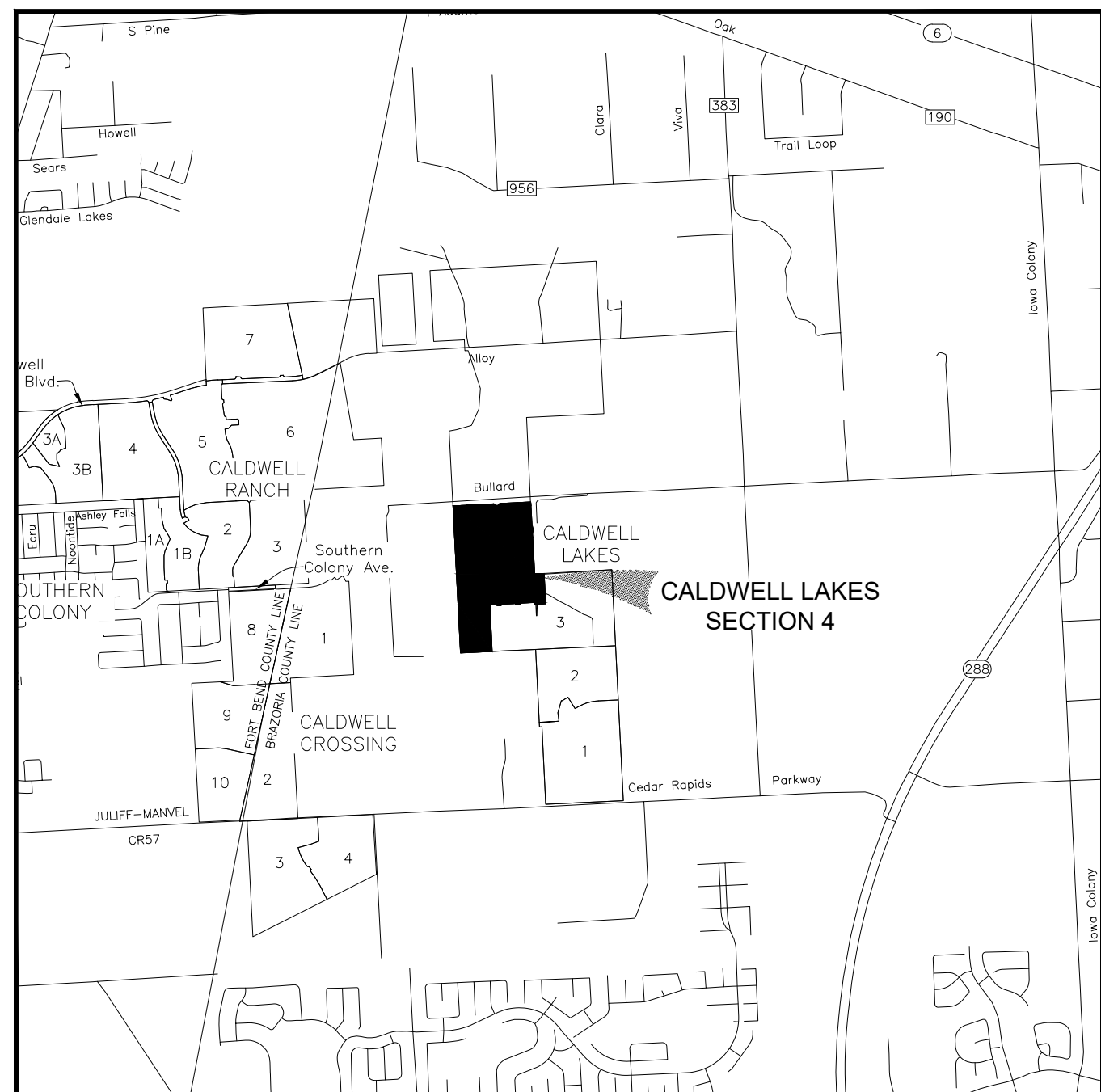
Should you have any questions, please do not hesitate to call our office.

Sincerely,  
Adico, LLC

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

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC

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- 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.; 688 COLONY INVESTMENTS, LTD.; AND D.R. HORTON.
- PER DOCUMENT NUMBER 200009886, THE 54.8888 ACRE TRACT CONVEYED TO BAYOU RIFLES, INC. APPEARS TO BE 615-FEET (207 VARAS) WIDE, WHICH WOULD BE SHORT OF THE EASTERLY LINE OF THE CANCELLED A.B. LANGERMANN PATENT. THE TRACT IS FENCED AND OCCUPIED BY BAYOU RIFLES UP TO THE EASTERLY LINE OF THE CANCELLED A.B. LANGERMANN PATENT, BUT SURVEYOR COULD FIND NO EVIDENCE OF A RECORD DOCUMENT CONVEYING THE PORTION OF THE TRACT BETWEEN THE EASTERLY LINE OF THE CALL 54.8888 ACRE TRACT AND THE EASTERLY LINE OF THE CANCELLED A.B. LANGERMANN PATENT.
- 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 EASEMENT SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERMETER GROUND EASEMENTS OR SEVEN FEET SIX INCHES (7' 6") FOR SIXTEEN FEET (16' 0") PERMETER GROUND EASEMENTS OR FIVE FEET SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERMETER GROUND EASEMENTS FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENT THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH 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 EACH AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

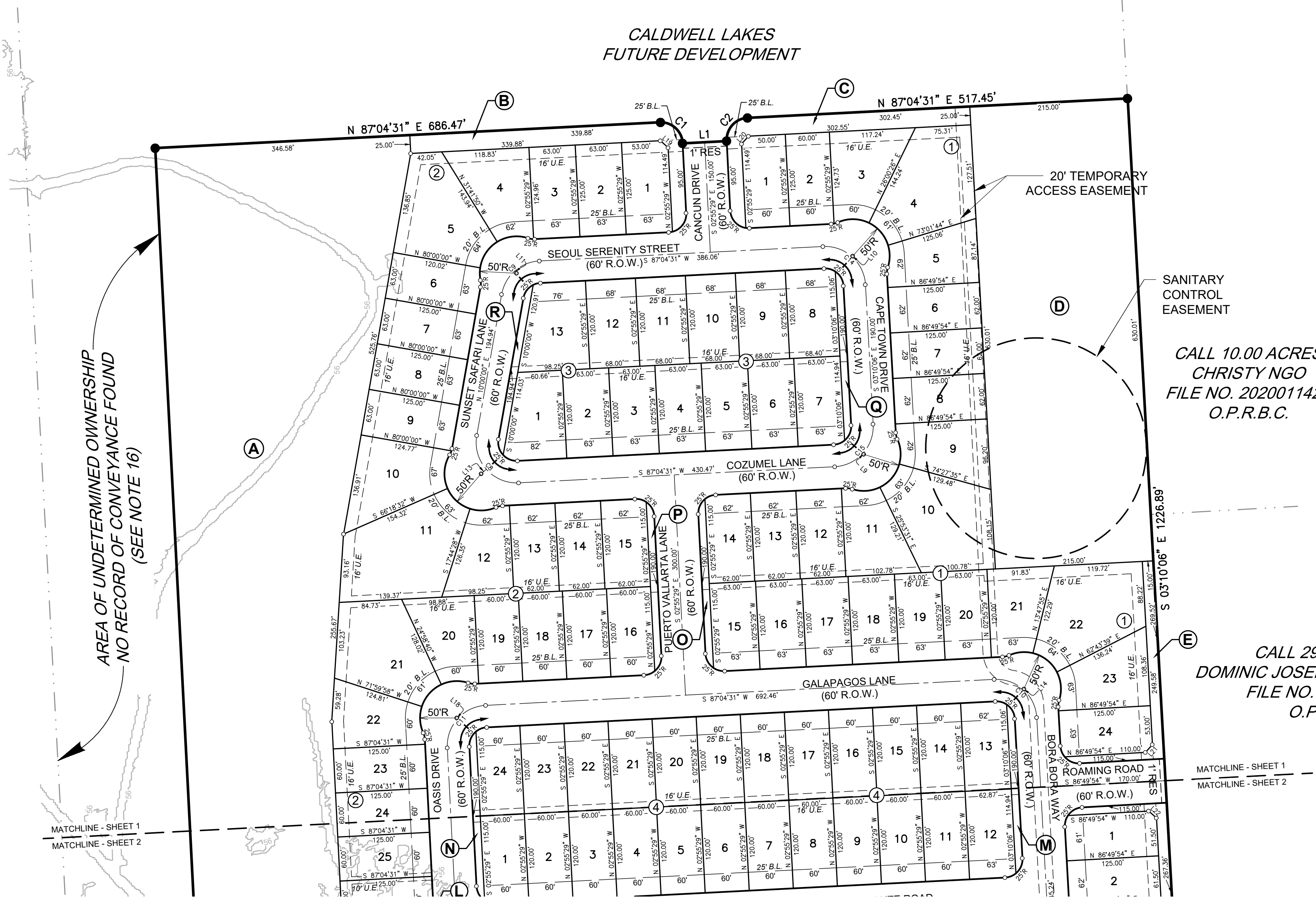


Vicinity Map  
1 inch = 1/2 mile

LINE	BEARING	DISTANCE
L1	N 87°04'31" E	60.00'
L2	N 86°48'25" E	160.53'
L3	S 87°22'47" W	120.00'
L4	N 02°37'13" W	2.49'
L5	S 87°22'47" W	60.00'
L6	S 86°49'17" W	60.00'
L7	S 86°49'17" W	60.00'
L8	N 47°55'29" W	14.14'
L9	N 48°02'47" W	1.69'
L10	S 41°57'13" W	1.45'
L11	N 41°27'45" W	3.86'
L12	N 42°04'31" E	14.14'
L13	N 48°32'15" E	9.20'
L14	S 41°57'13" W	1.45'
L15	N 02°37'13" W	55.00'
L16	N 02°37'13" W	55.00'
L17	N 42°04'31" E	1.57'
L18	S 47°55'29" E	1.57'
L19	N 47°55'29" W	14.14'
L20	S 42°04'31" W	14.14'
L21	N 41°49'54" E	14.14'
L22	N 48°10'06" W	14.14'
L23	S 87°04'31" W	99.87'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	30.00'	90°00'00"	47.12'	S 47°55'29" E	42.43'
C2	30.00'	90°00'00"	47.12'	N 42°04'31" E	42.43'
C3	25.00'	90°18'16"	39.40'	N 47°46'21" W	35.45'
C4	25.00'	89°41'44"	39.14'	S 42°13'39" W	35.26'
C5	25.00'	90°18'16"	39.40'	N 47°46'21" W	35.45'
C6	25.00'	89°41'44"	39.14'	S 42°13'39" W	35.26'
C7	25.00'	90°18'16"	39.40'	N 47°46'21" W	35.45'
C8	55.00'	102°55'29"	98.80'	S 41°27'45" E	86.04'
C9	55.00'	77°04'31"	73.99'	S 48°32'15" W	68.53'
C10	55.00'	89°45'23"	86.16'	N 48°02'47" W	77.62'
C11	55.00'	90°00'00"	86.39'	S 42°04'31" W	77.78'
C12	55.00'	90°18'16"	86.69'	N 47°46'21" W	77.99'
C13	55.00'	90°00'00"	86.39'	S 47°55'29" E	77.78'
C14	55.00'	89°45'23"	86.16'	N 48°02'47" W	77.62'
C15	55.00'	90°14'37"	86.63'	N 41°57'13" E	77.95'

RESERVE	ACREAGE	SQ.FT.	TYPE
A	18.055	786,463	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES / DETENTION
B	0.263	11,471	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
C	0.242	10,536	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
D	3.110	135,451	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES / WATER PLANT SITE
E	0.120	5,233	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
F	0.180	7,832	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
G	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
H	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
I	0.028	1,201	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
J	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
K	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
L	0.074	3,225	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES / DRAINAGE
M	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
N	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
O	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
P	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
Q	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
R	0.051	2,229	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
TOTAL	22.572	983,257	



- LEGEND
- RES. INDICATES RESERVE
  - B.L. INDICATES BUILDING LINE
  - U.E. INDICATES UTILITY EASEMENT
  - O.P.R.B.C. INDICATES OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
  - R.O.W. INDICATES RIGHT-OF-WAY
  - DOC NO. INDICATES DOCUMENT NUMBER
  - INDICATES STREETNAME CHANGE

CALL 10.00 ACRES  
CHRISTY NGO  
FILE NO. 2020011424  
O.P.R.B.C.

CALL 29.88 ACRES  
DOMINIC JOSEPH MAGNABOSCO  
FILE NO. 2020035285  
O.P.R.B.C.

A PRELIMINARY PLAT OF  
**CALDWELL LAKES**  
SECTION 4

±63.8 ACRES  
168 LOTS (60' x 120' TYP.) AND  
18 RESTRICTED RESERVES IN 7 BLOCKS

OUT OF THE  
**WILLIAM PETTUS SURVEY, A-714**  
CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

OWNER:  
**D.R. HORTON**  
6744 HORTON VISTA DR.  
RICHMOND, TX 77407  
281-566-2100

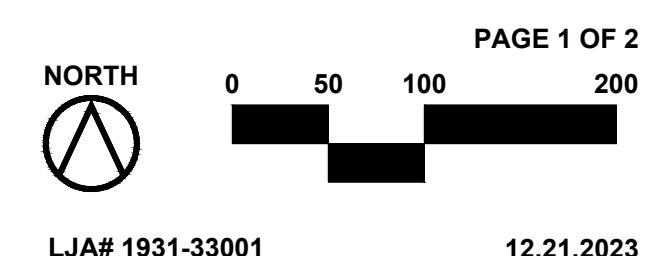
PLANNER:  
**LJA Planning + Landscape Architecture**  
3600 W Sam Houston Pkwy S, Suite 600  
Houston, Texas 77042  
713.953.5200

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

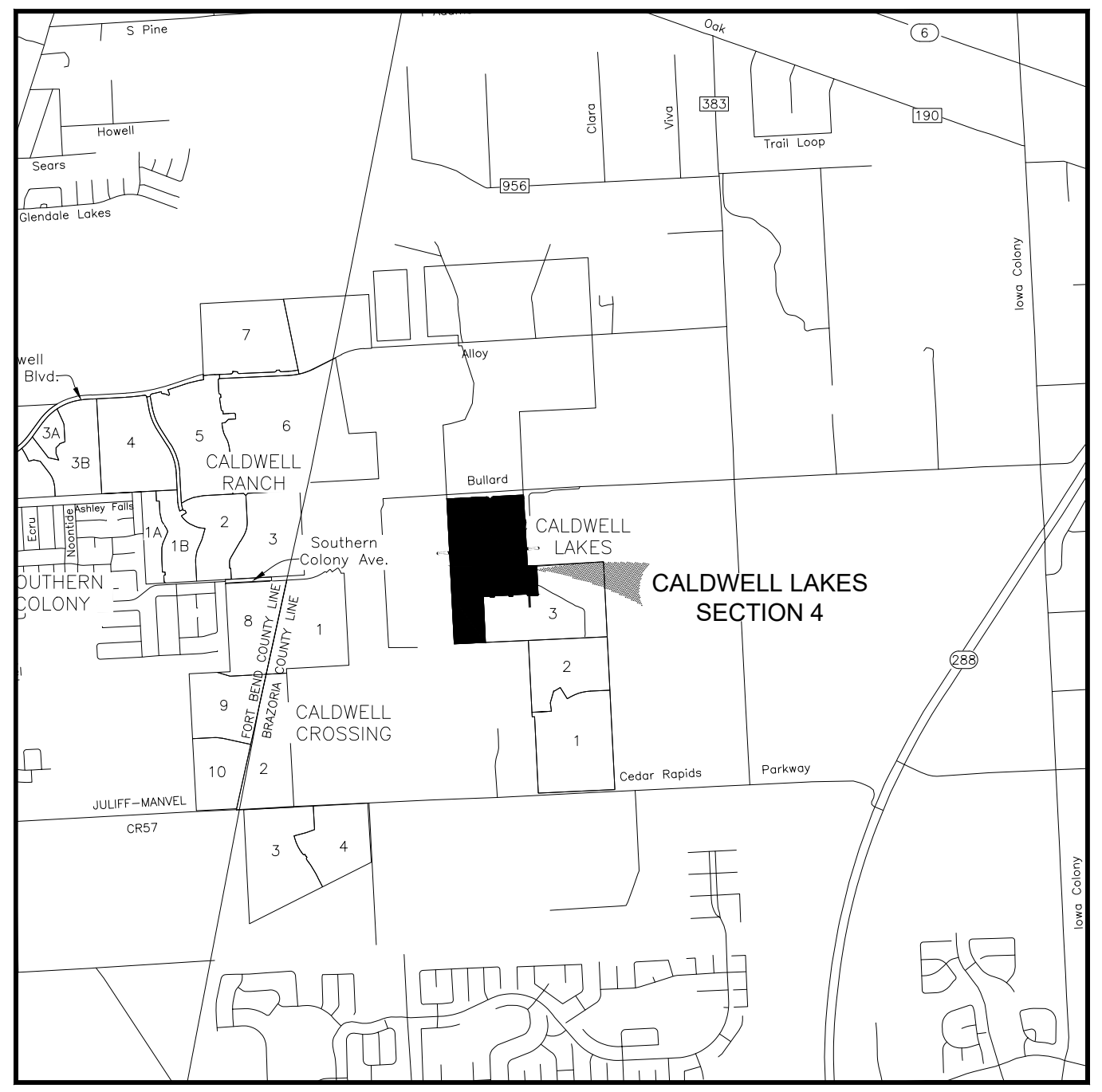
SURVEYOR:  
**LJA Surveying, Inc.**  
3600 W Sam Houston Pkwy S  
Suite 600  
Houston, Texas 77042  
T.B.P.L.S. Firm No. 10194382  
Phone 713.953.5200  
Fax 713.953.5026

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- 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 0.9998724707.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NO. 480360195K DECEMBER 30, 2020 THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
- 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.
- T.B.M. INDICATES TEMPORARY BENCHMARK: TBM-171: 58 INCH IRON ROD SET.
- ELEVATION = 59.28', NAVD 83, GEOID 18.
- THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES IN BRAZORIA COUNTY AND THE CITY OF IOWA COLONY, BRAZORIA COUNTY HUD #7, AND BRAZORIA DRAINAGE DISTRICT NO. 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 NG3 BENCHMARK E 306 BEING NOTED HEREON.
- THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELED 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.
- ONE FOOT RESERVE DESIGNATED 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 IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORD PLAT THE ONE FOOT RESERVE SHALL HEREOFOR BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- OWNERS DO HEREBY CERTIFY THAT THEY ARE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF (NAME AND SECTION) 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 ACRESAGE.
- ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
- ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- 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.; 688 COLONY INVESTMENTS, LTD., AND D.R. HORTON.
- PER DOCUMENT NUMBER 200602896, THE 54.889 ACRE TRACT CONVEYED TO BAYOU RIFLES, INC. APPEARS TO BE SIX-FEET (06' VARI) WIDE, WHICH WOULD BE SHORT OF THE EASTERLY LINE OF THE CANCELLED A.B. LANGERMANN PATENT, THE TRACT IS FENCED AND OCCUPIED BY BAYOU RIFLES UP TO THE EASTERLY LINE OF THE CANCELLED A.B. LANGERMANN PATENT, BUT SURVEYOR COULD FIND NO EVIDENCE OF A RECORD DOCUMENT CONVEYING THE PORTION OF THE TRACT BETWEEN THE EASTERLY LINE OF THE CALL 54.889 ACRE TRACT AND THE EASTERLY LINE OF THE CANCELLED A.B. LANGERMANN PATENT.
- FURTHER OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBTSTRUCTED AERIAL EASEMENTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORD PLAT THE ONE FOOT RESERVE SHALL HEREOFOR BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBTSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 06") 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 AND ADJOINING SAID PUBLIC UTILITY EASEMENT THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

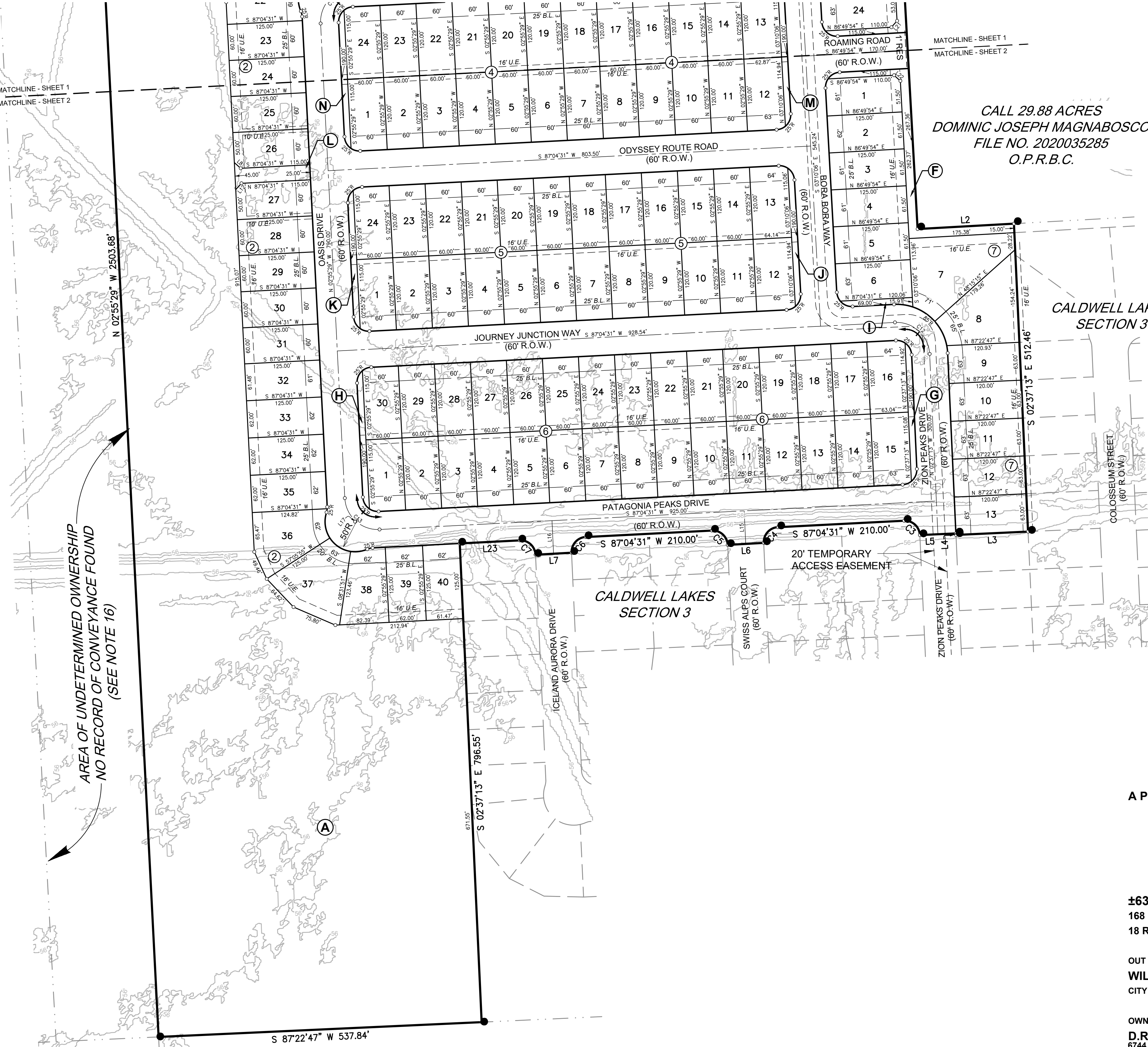


Vicinity Map  
1 inch = 1/2 mile

LINE	BEARING	DISTANCE
L1	N 87°04'31" E	60.00'
L2	N 86°48'25" E	160.53'
L3	S 87°22'47" W	120.00'
L4	N 02°37'13" W	2.49'
L5	S 87°22'47" W	60.00'
L6	S 86°49'17" W	60.00'
L7	S 86°49'17" W	60.00'
L8	N 47°55'29" W	14.14'
L9	N 48°02'47" W	1.69'
L10	S 41°57'13" W	1.45'
L11	N 41°27'45" W	3.86'
L12	N 42°04'31" E	14.14'
L13	N 48°32'15" E	9.20'
L14	S 41°57'13" W	1.45'
L15	N 02°37'13" W	55.00'
L16	N 02°37'13" W	55.00'
L17	N 42°04'31" E	1.57'
L18	S 47°55'29" E	1.57'
L19	N 47°55'29" W	14.14'
L20	S 42°04'31" W	14.14'
L21	N 41°49'54" E	14.14'
L22	N 48°10'06" W	14.14'
L23	S 87°04'31" W	99.87'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	30.00'	90°00'00"	47.12'	S 47°55'29" E	42.43'
C2	30.00'	90°00'00"	47.12'	N 42°04'31" E	42.43'
C3	25.00'	90°18'16"	39.40'	N 47°46'21" W	35.45'
C4	25.00'	89°41'44"	39.14'	S 42°13'39" W	35.26'
C5	25.00'	90°18'16"	39.40'	N 47°46'21" W	35.45'
C6	25.00'	89°41'44"	39.14'	S 42°13'39" W	35.26'
C7	25.00'	90°18'16"	39.40'	N 47°46'21" W	35.45'
C8	55.00'	102°55'29"	98.80'	S 41°27'45" E	86.04'
C9	55.00'	77°04'31"	73.99'	S 48°32'15" W	68.53'
C10	55.00'	89°45'23"	86.16'	N 48°02'47" W	77.62'
C11	55.00'	90°00'00"	86.39'	S 42°04'31" W	77.78'
C12	55.00'	90°18'16"	86.69'	N 47°46'21" W	77.99'
C13	55.00'	90°00'00"	86.39'	S 47°55'29" E	77.78'
C14	55.00'	89°45'23"	86.16'	N 48°02'47" W	77.62'
C15	55.00'	90°14'37"	86.63'	N 41°57'13" E	77.95'

RESERVE	ACREAGE	SQ.FT.	TYPE
A	18.055	786,463	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES / DETENTION
B	0.263	11,471	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
C	0.242	10,536	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
D	3.110	135,451	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES / WATER PLANT SITE
E	0.120	5,233	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
F	0.180	7,832	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
G	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
H	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
I	0.028	1,201	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
J	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
K	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
L	0.074	3,225	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES / DRAINAGE
M	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
N	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
O	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
P	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
Q	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
R	0.051	2,229	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
TOTAL	22.572	983,257	



CALL 25.02 ACRES  
STYLED TRACT I  
BAYOU RIFLES, INC.  
FILE NO. 00-028088  
O.P.R.B.C.

CALL 25.02 ACRES  
McALISTER OPPORTUNITY FUND 2014, L.P.  
McALISTER OPPORTUNITY FUND III, L.P.  
FILE NO. 2017055969  
O.P.R.B.C.

CALL 29.88 ACRES  
DOMINIC JOSEPH MAGNABOSCO  
FILE NO. 2020035285  
O.P.R.B.C.

- LEGEND
- RES. INDICATES RESERVE
  - B.L. INDICATES BUILDING LINE
  - U.E. INDICATES UTILITY EASEMENT
  - O.P.R.B.C. INDICATES OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
  - R.O.W. INDICATES RIGHT-OF-WAY
  - DOC NO. INDICATES DOCUMENT NUMBER
  - INDICATES STREETNAME CHANGE

A PRELIMINARY PLAT OF  
**CALDWELL LAKES**  
SECTION 4

±63.8 ACRES  
168 LOTS (60' x 120' TYP.) AND  
18 RESTRICTED RESERVES IN 7 BLOCKS

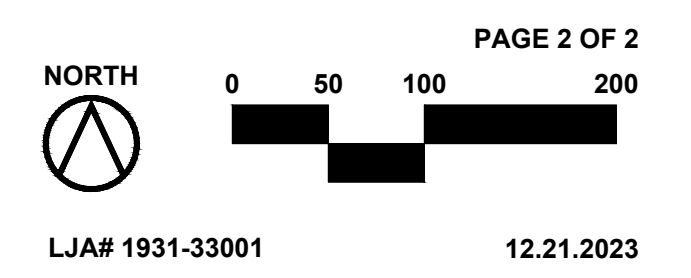
OUT OF THE  
**WILLIAM PETTUS SURVEY, A-714**  
CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

OWNER:  
**D.R. HORTON**  
6744 HORTON VISTA DR.  
RICHMOND, TX 77407  
281-566-2100

PLANNER:  
**LJA** Planning +  
Landscape  
Architecture  
3600 W Sam Houston Pkwy S, Suite 600  
Houston, Texas 77042  
713.953.5200

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

SURVEYOR:  
**LJA Surveying, Inc.**  
3600 W Sam Houston Pkwy S  
Suite 600  
Houston, Texas 77042  
T.B.P.L.S. Firm No. 10194382  
Phone 713.953.5200  
Fax 713.953.5026



DISCLAIMER AND LIMITED WARRANTY  
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE IOWA COLONY PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.