



CITY OF IOWA COLONY

PLANNING & ZONING COMMISSION MEETING

Tuesday, September 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

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, SEPTEMBER 3, 2024 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.

PUBLIC HEARING

1. Hold a public hearing to consider amending the Comprehensive Zoning Ordinance to provide that newly annexed areas within the city, which are subject to a Development Agreement and/or Plan of Development, are automatically designated as Planned Unit Developments (PUDS) by default.

ITEMS FOR CONSIDERATION

2. Consider approval of the August 6, 2024 Planning and Zoning Commission meeting minutes.
3. Consideration and possible action to make a recommendation to City Council to amend the Comprehensive Zoning Ordinance.
4. Consider approval of the Caldwell Lakes Section 5 Preliminary Plat.
5. Consider approval of the Caldwell Lakes Section 6 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 August 28, 2024.



Kayleen Rosser, City Secretary

**CITY OF IOWA COLONY NOTICE OF PUBLIC HEARING
ON AMENDING THE COMPREHENSIVE ZONING ORDINANCE**

Planning and Zoning Commission Public Hearing: **September 3, 2024, at 7:00 p.m.**

City Council Public Hearing: **September 9, 2024, at 7:00 p.m.**

City Council Chambers

3144 Meridiana Pkwy., Iowa Colony, Texas, 77583

The Iowa Colony Planning and Zoning Commission and the Iowa Colony City Council will each hold a public hearing to consider amending the Comprehensive Zoning Ordinance to provide that newly annexed areas within the city, which are subject to a Development Agreement and/or Plan of Development, are automatically designated as Planned Unit Developments (PUDs) by default. All interested parties may be heard concerning this matter.

Kayleen Rosser
City Secretary



**CITY OF
IOWA
COLONY**

**PLANNING & ZONING COMMISSION
MEETING MINUTES**

Item 2.

**Tuesday, August 06, 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: Warren Davis, Terry Hayes, David Hurst, Robert Wall, Brian Johnson, Brenda Dillon and Les Hosey

Members absent: None

Others present: Dinh Ho

CALL TO ORDER

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

CITIZEN COMMENTS

There were no comments from the public.

ITEMS FOR CONSIDERATION

1. Consider approval of the July 2, 2024 Planning and Zoning Commission meeting minutes.
Motion made by Hosey to approve the July 2, 2024 Planning and Zoning Commission meeting minutes, Seconded by Hayes.
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis

2. Consider approval of the Prose Sierra Vista Final Plat with conditions.
Motion made by Hayes to approve the Prose Sierra Vista Final Plat without conditions, Seconded by Dillon.
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis

3. Consider approval of the MH Sierra Vista Final Plat.
Motion made by Hosey to approve the MH Sierra Vista Final Plat, Seconded by Dillon.
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis

4. Consider approval of the Sierra Vista Section 10 Final Plat.
Motion made by Hayes Sierra Vista Section 10 Final Plat, Seconded by Johnson.
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis

5. Consideration and possible action to provide a recommendation to City Council for the Plan of Development for Maple Farms.
Motion made by Johnson to recommend approval of the Plan of Development of Maple Farms to City Council, Seconded by Dillon.

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

Item 2.

ADJOURNMENT

The meeting was adjourned at 7:42 P.M.

APPROVED THIS 3rd DAY OF SEPTEMBER 2024.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chair



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS, AMENDING IOWA COLONY, TEXAS CODE OF ORDINANCES, APPENDIX A “ZONING ORDINANCE”, ARTICLE 1 “GENERAL PROVISIONS” SECTION 3 “NEWLY ANNEXED AREAS” TO PROVIDE THAT NEWLY ANNEXED AREAS SUBJECT TO A DEVELOPMENT AGREEMENT WILL AUTOMATICALLY BE DESIGNATED AS A PLANNED UNIT DEVELOPMENT; AND CONTAINING RELATED PROVISIONS

WHEREAS, this ordinance promotes the public health, safety, and welfare;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS:

SECTION 1. Findings

That the City Council of the City of Iowa Colony, Texas, (“the City”) makes the following findings of fact:

- a. The Planning and Zoning Commission and the City Council of the City have each held a public hearing on this zoning action in compliance with Chapter 211, Texas Local Government Code, and the Zoning Ordinance.
- b. More than fifteen (15) days before the date of each of those hearings, public notice thereof was published once in the Alvin Sun, a newspaper of general circulation in and the official newspaper of the City, stating the date, time, and place of each of those hearings.
- c. Before the City Council hearing on this zoning action, the Planning and Zoning Commission made a recommendation to the City Council on this zoning action.
- d. The City Council is of the opinion that this zoning action is consistent with the purposes, goals, objectives, and standards of the Comprehensive Plan of the City.
- e. The health, safety, morals, and general welfare of the people of the City will best be served by the adoption and the passage of this ordinance.
- f. All requirements of law concerning this zoning action have been satisfied.

SECTION 2. That the Iowa Colony, Texas Code of Ordinances, Appendix A “Zoning Ordinance” Article 1. “General Provisions” Section 3 “Newly Annexed Areas” is hereby amended to read as follows:

Sec. 3. - Newly annexed areas.

(a) *Zoning annexed areas.* Within 60 days following the annexation of territory into the city, the city council shall initiate proceedings to establish permanent zoning classifications for all such newly annexed territory, except as otherwise specified in paragraph (d) below. Pending completion of such proceedings, such territory shall be classified as District SFR Single-Family Residential. Such temporary zoning classification shall remain in effect only until such time as the city council establishes the permanent zoning classification, following procedures required by Chapter 211, Texas Local Government Code, and the Zoning Ordinance.

SECTION 3. That the Iowa Colony, Texas Code of Ordinances, Appendix A “Zoning Ordinance” Article 1. “General Provisions” Section 3 “Newly Annexed Areas” is hereby amended to add the following:

Sec. 3. - Newly annexed areas.

(d) *Development Agreement.* Newly annexed areas subject to a development agreement will automatically be classified as a planned unit development (PUD).

SECTION 4. If any part of this ordinance, of whatever size, is ever declared invalid or unenforceable for any reason, the remainder of this ordinance shall remain in full force and effect.

SECTION 5. This ordinance shall be effective immediately upon its passage and approval.

SECTION 6. That it is hereby officially found and determined that this meeting was open to the public, and public notice of the time, place, and purpose of said meeting was given, all as required by the Open Meetings Act, Chapter 551, Texas Government Code.

READ, PASSED AND ADOPTED ON 9TH DAY OF SEPTEMBER 2024.

CITY OF IOWA COLONY, TEXAS

By: _____
Wil Kennedy, Mayor

ATTEST:

KAYLEEN ROSSER, CITY SECRETARY

Tuesday, August 27, 2024

Abby Martinez
LJA Engineering
1904 W Grand Parkway N, Suite 100
Katy, TX 77449
amartinez@lja.com

Re: Caldwell Lakes Section 5 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 4478
ALLC Project No. 16007-2-388

Dear Ms. Martinez:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Caldwell Lakes Section 5 Preliminary Plat, received on or about August 26, 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 August 26, 2024. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, August 28, 2024, for consideration at the September 3, 2024, Planning and Zoning meeting.

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

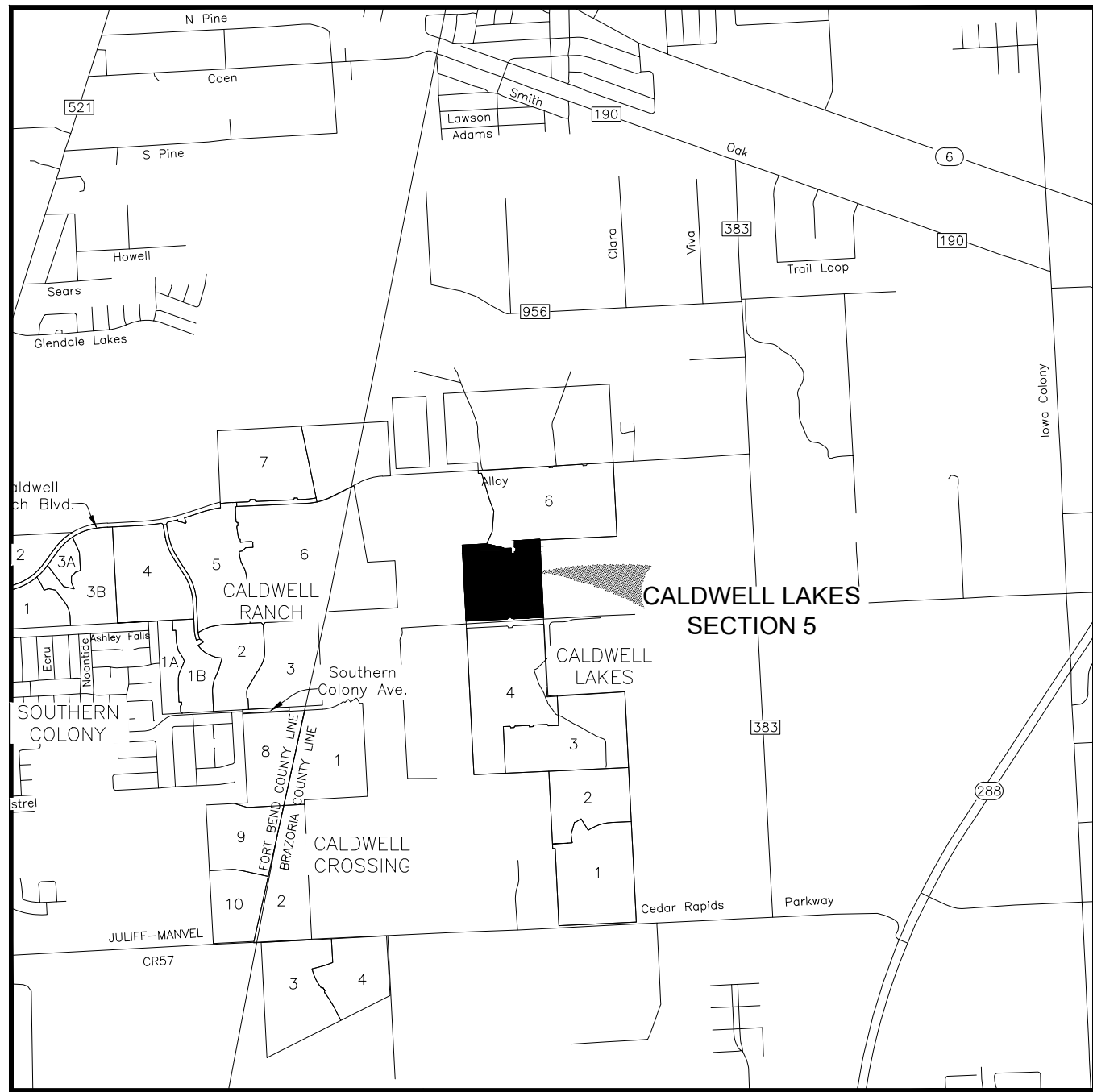
Sincerely,
Adico, LLC

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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-388

GENERAL NOTES:

- 1. 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 0.999872407.
2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NO. 493209195K DECEMBER 30, 2020 THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
2.1. 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.
3. T.B.M. INDICATES TEMPORARY BENCHMARK: TBM-171: 58 INCH IRON ROD SET.
4. ELEVATION = 59.26', NAVD 83, GEOID 11.
5. THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES IN BRAZORIA COUNTY AND THE CITY OF IOWA COLONY, BRAZORIA COUNTY ROAD #17, AND BRAZORIA DRAINAGE DISTRICT NO. 6.
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 NG3 BENCHMARK # 306 BEING NOTED HEREON.
8. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELED 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. DRAINAGE PLANS TO BE PROVIDED PRIOR TO FINAL PLAT SUBMITTAL.
11. ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEET 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 NO RE-SUBDIVISION OF A RECORD PLAT THE ONE FOOT RESERVE SHALL HEREOFOR BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
12. 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 ACREAGE.
13. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
14. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
15. 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.
16. PER DOCUMENT NUMBER 200668887, THE 54.8889 ACRE TRACT CONVEYED TO BAYOU RIFLES, INC. APPEARS TO BE SIX-FEET (06' VAR.) WIDE, WHICH WOULD BE SHORT OF THE EASTERLY LINE OF THE CANCELED A.B. LANGERMANN PATENT. THE TRACT IS FENCED AND OCCUPIED BY BAYOU RIFLES UP TO THE EASTERLY LINE OF THE CANCELED 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 54.8889 ACRE TRACT AND THE EASTERLY LINE OF THE CANCELED A.B. LANGERMANN PATENT.
17. 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 (11' 0") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET (5' 0") 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 EASEMENT THAT ARE DESIGNED WITH AERIAL EASEMENTS (I.U. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET (21' 0") IN WIDTH.
18. 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 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 DESIGNED WITH AERIAL EASEMENTS (I.U. 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

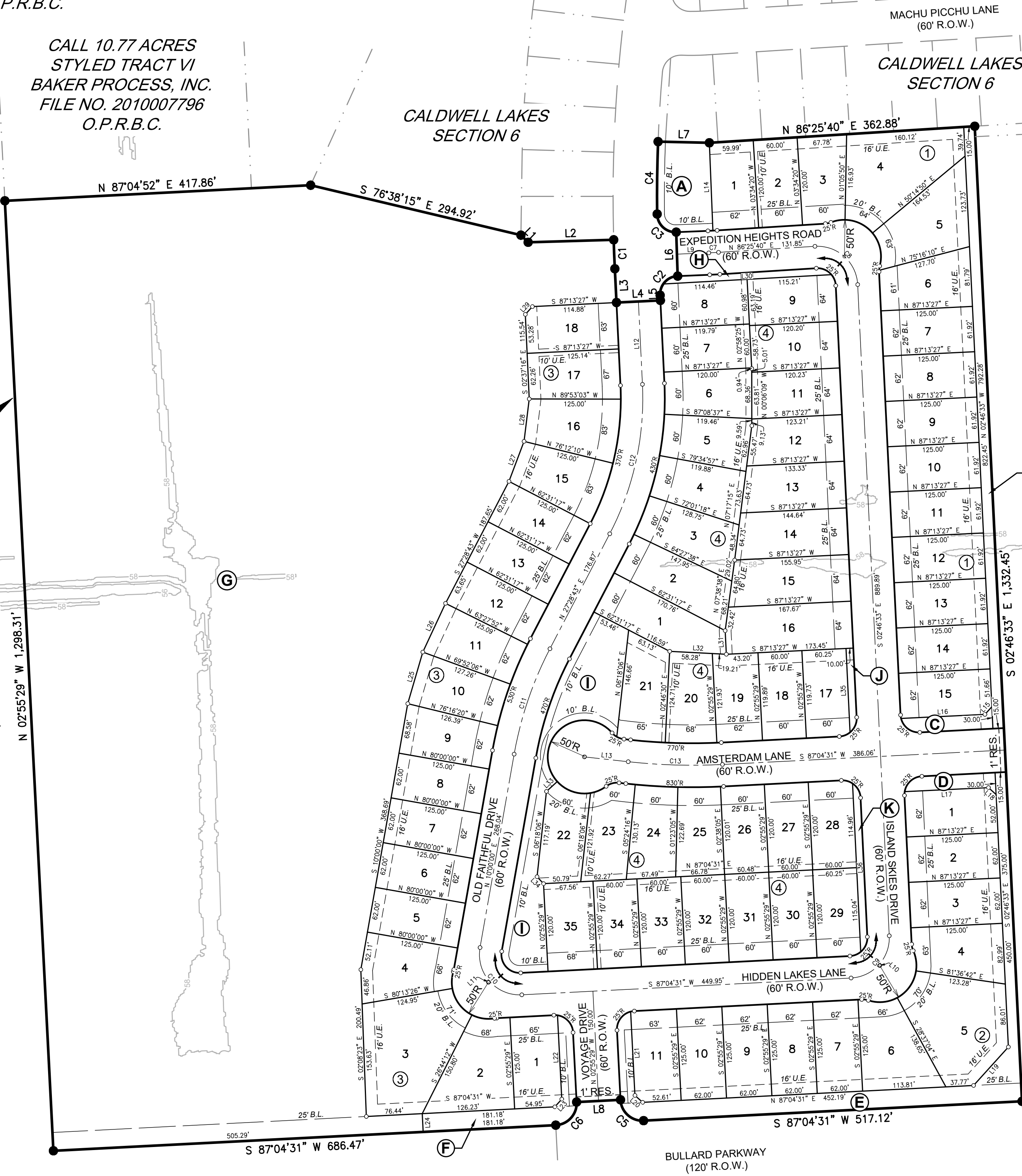
LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 23 rows of survey data.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, ARC, CHORD, BEARING, CHORD. Contains 13 rows of curve data.

CALL 2.000 ACRES STYLED TRACT III BAKER PROCESS, INC. FILE NO. 2010007797 O.P.R.B.C.

CALL 10.77 ACRES STYLED TRACT VI BAKER PROCESS, INC. FILE NO. 2010007796 O.P.R.B.C.

AREA OF UNDETERMINED OWNERSHIP NO RECORD OF CONVEYANCE FOUND (SEE NOTE 16)



- 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 40 ACRES (MORE OR LESS) E.R.M. HOLDINGS, INC. FILE NO. 2015023601 O.P.R.B.C.

CALL 40 ACRES CHRISTY NGO FILE NO. 2020011424 O.P.R.B.C.

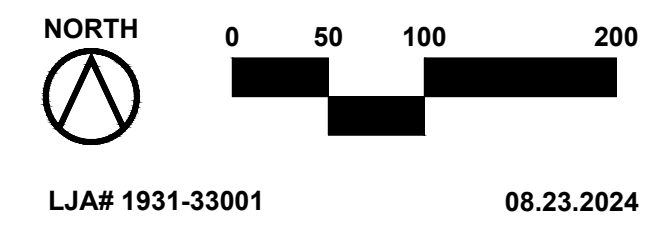
RESERVE TABLE with columns: RESERVE, ACREAGE, SQ.FT., TYPE. Lists 11 reserves with details on acreage and square feet.

A PRELIMINARY PLAT OF CALDWELL LAKES SECTION 5

±38.9 ACRES
79 LOTS (60' x 120' TYP.) AND
11 RESTRICTED RESERVES IN 4 BLOCKS
OUT OF THE J.S. TALMAGE SURVEY, A-68 CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

ENGINEER: LJA Engineering, Inc. 1904 W. Grand Parkway North Suite 100 Katy, Texas 77449
SURVEYOR: LJA Surveying, Inc. 3600 W Sam Houston Pkwy S Suite 600 Houston, Texas 77042
PLANNER: D.R. HORTON 6744 HORTON VISTA DR. RICHMOND, TX 77407
PLANNING & LANDSCAPE ARCHITECTURE 3600 W Sam Houston Pkwy S, Suite 600 Houston, Texas 77042 713.953.5200

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...



Tuesday, August 27, 2024

Abby Martinez
LJA Engineering
1904 W Grand Parkway N, Suite 100
Katy, TX 77449
amartinez@lja.com

Re: Caldwell Lakes Section 6 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 4479
ALLC Project No. 16007-2-389

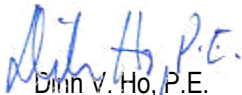
Dear Ms. Martinez:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Caldwell Lakes Section 6 Preliminary Plat, received on or about August 26, 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 August 26, 2024. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, August 28, 2024, for consideration at the September 3, 2024, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC



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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-389

- 1. 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.
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2.1. 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.
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5. THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES IN BRAZORIA COUNTY AND THE CITY OF IOWA COLONY, BRAZORIA COUNTY HUD #7, AND ANDRAPORA DRAINAGE DISTRICT NO. 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.
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16. PER DOCUMENT NUMBER 200602696, THE 54.889 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 54.889 ACRE TRACT AND THE EASTERLY LINE OF THE CANCELLED A.B. LANGERMANN PATENT.
17. 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") 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.
18. 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.
19. A 50' PIPELINE SETBACK IS PROVIDED FOR LOTS 3-11 WITHIN BLOCK 3. THE SETBACK IS MEASURED FROM THE PIPELINE AND SHALL APPLY TO STRUCTURES ON THESE LOTS. THE 50' SETBACK IS INDICATED BY THE REAR BUILDING LINE (R.B.L.) PROVIDED.

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

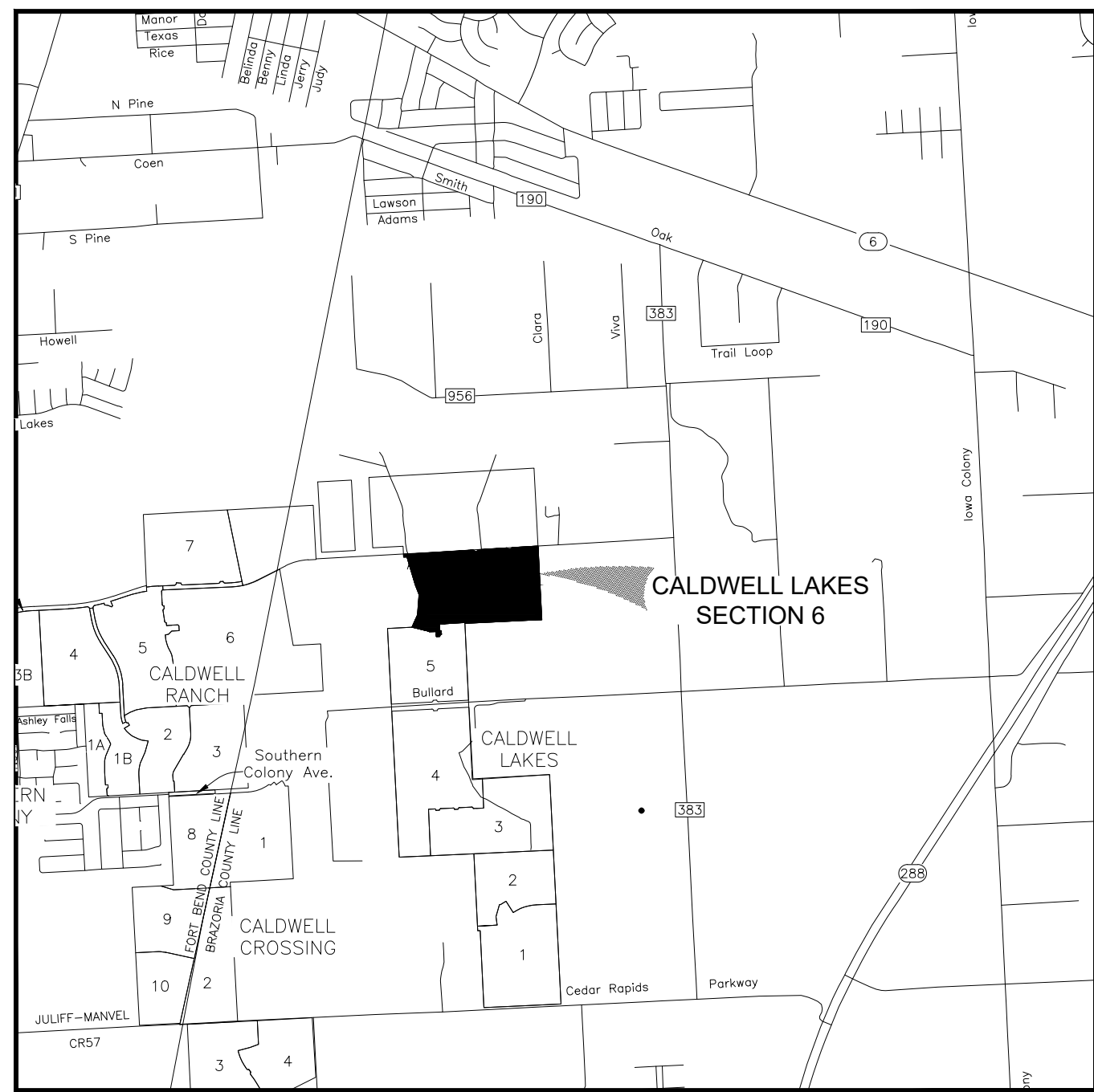
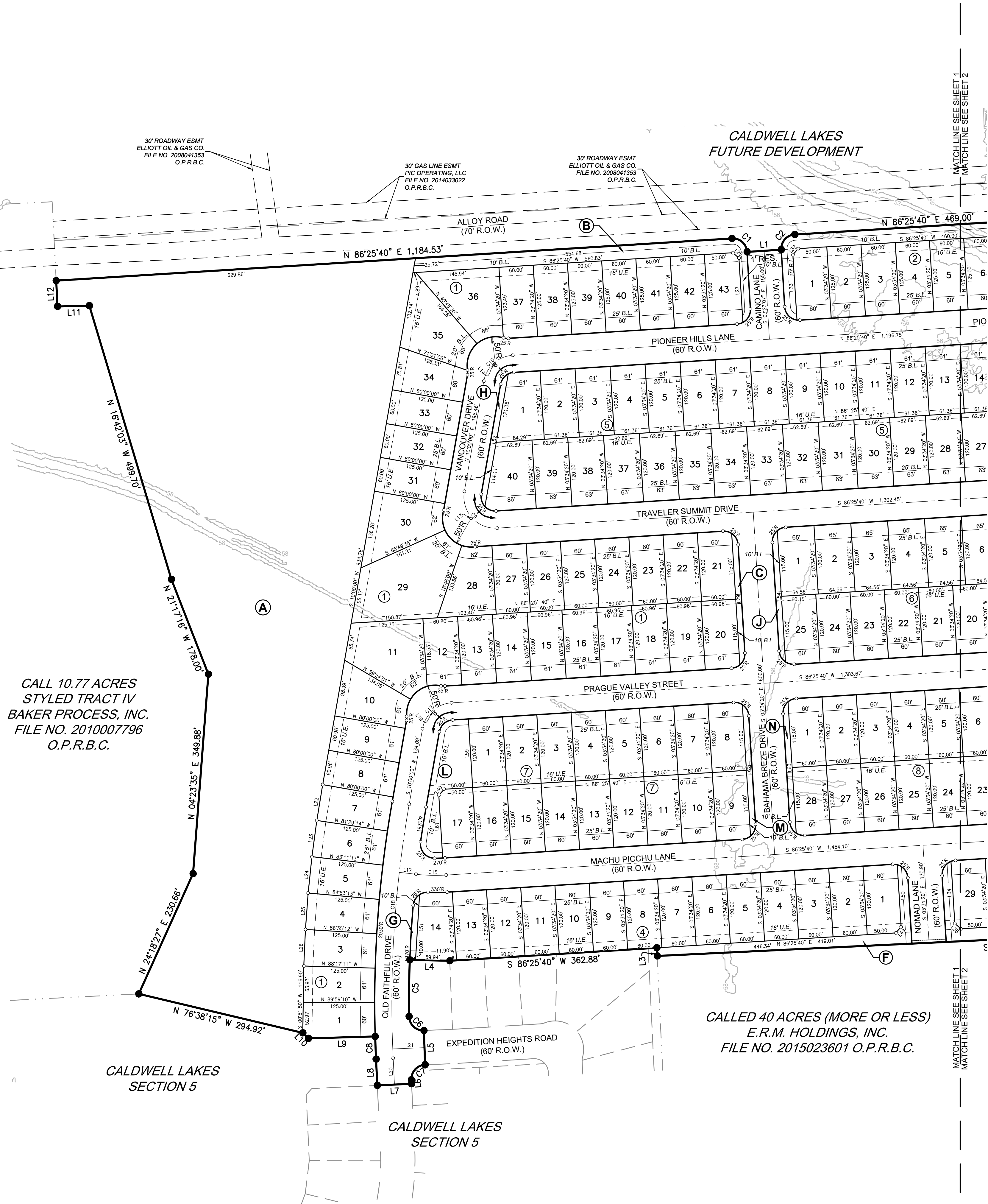


Table with 3 columns: LINE TABLE, CURVE TABLE, and another LINE TABLE. Contains bearings, distances, curve radii, and other survey data.



CALL 10.77 ACRES STYLED TRACT IV BAKER PROCESS, INC. FILE NO. 2010007796 O.P.R.B.C.

CALLED 40 ACRES (MORE OR LESS) E.R.M. HOLDINGS, INC. FILE NO. 2015023601 O.P.R.B.C.

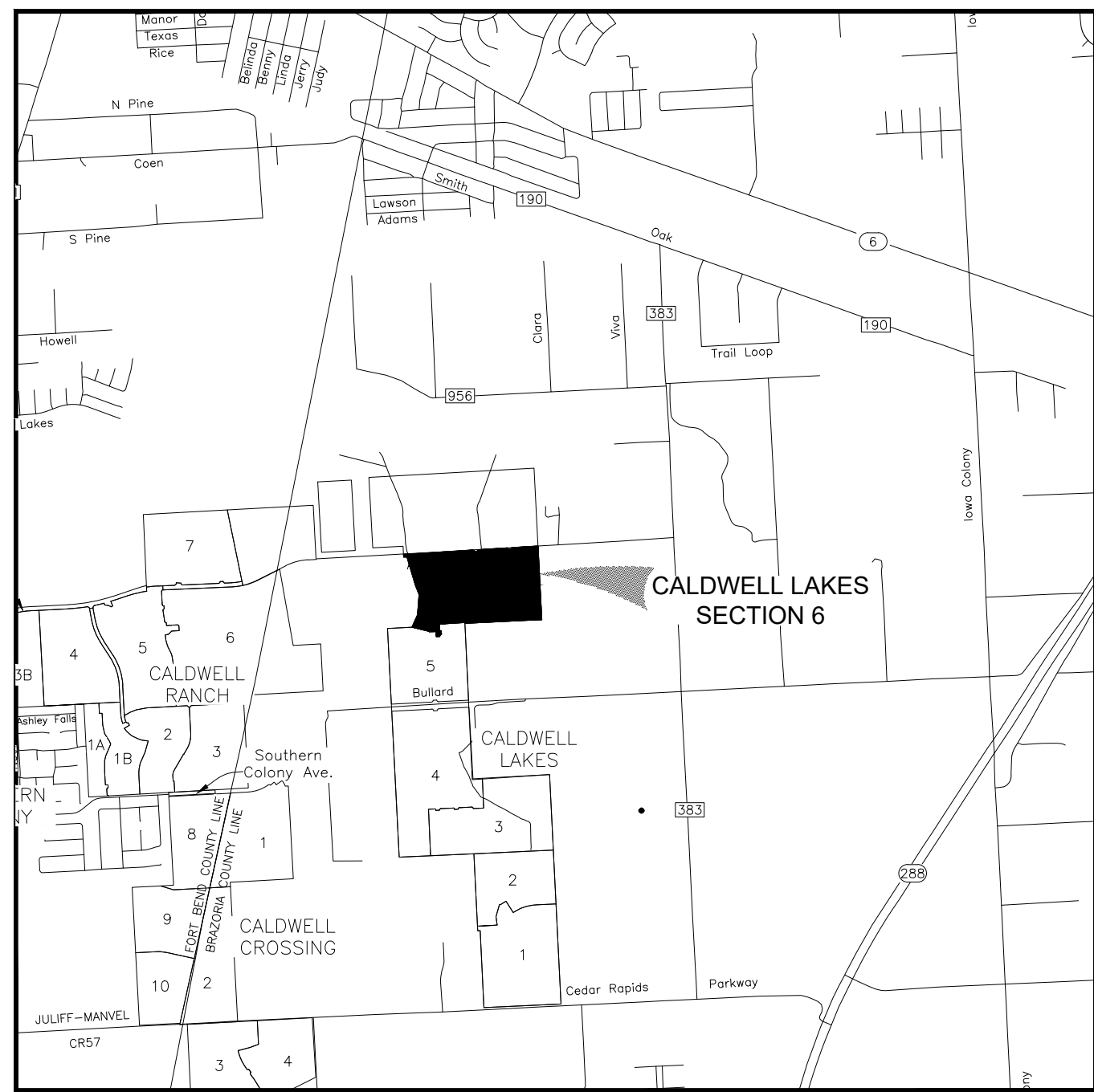
A PRELIMINARY PLAT OF CALDWELL LAKES SECTION 6

±62.6 ACRES
204 LOTS (60' x 120' TYP.) AND
15 RESTRICTED RESERVES IN 8 BLOCKS
OUT OF THE WILLIAM PETTUS SURVEY, A-714 CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

ENGINEER: LJA Engineering, Inc.
SURVEYOR: LJA Surveying, Inc.
PLANNER: D.R. HORTON

P:\01 Planning\1931-33001\106-Plat\Section 6\06-22-2024.dwg\2024-08-22\KLEAL

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...



Vicinity Map
1 inch = 1/2 mile

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	9.975	434,517	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES / DETENTION
B	0.372	16,193	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
C	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
D	0.399	17,373	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
E	2.884	125,645	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES / PARK
F	0.223	9,713	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
G	0.026	1,121	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
H	0.051	2,234	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
I	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
J	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
K	0.044	1,924	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
L	0.248	10,806	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES / PARK
M	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
N	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
O	0.058	2,548	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
TOTAL	14.531	632,973	

NO TRACT DESCRIPTION FOUND

REFERRED TO AS "TRACT 2" IN
FILE NO. 2005018713 O.P.R.B.C.

CALLED 10.9082 ACRES
ELLIOTT OIL & GAS CO. TRACT
IN FILE NO. 2014033022

REFERENCE MADE TO FILE NOS.
2008-041354, 2008-041359 &
2008-049194 O.P.R.B.C.
NO DESCRIPTION PROVIDED



CALL 60.0001 ACRES
MICHAEL J. GENTRY
O.P.R.B.C.

CENTERLINE OF UNDEFINED
WIDTH AND LOCATION DOW
PIPELINE EASEMENT (LOCATION
CENTERED ON PIPELINES
MARKERS) VOLUME 397, PAGE
267 O.P.R.B.C.

CALL 127.270 ACRES
McALISTER OPPORTUNITY FUND 2014, L.P.
McALISTER OPPORTUNITY FUND III, L.P.
FILE NO. 20180009437 O.P.R.B.C.

CALL 40 ACRES (MORE OR LESS)
E.R.M. HOLDINGS, INC.
FILE NO. 2015023601 O.P.R.B.C.

A PRELIMINARY PLAT OF
CALDWELL LAKES
SECTION 6

±62.6 ACRES
204 LOTS (60' x 120' TYP.) AND
15 RESTRICTED RESERVES IN 8 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 713.953.5206
Fax 713.953.5026

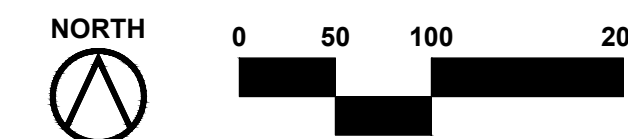
OWNER:

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

PLANNER:



3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200



LJA# 1931-33001

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.

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