



CITY OF IOWA COLONY

PLANNING & ZONING COMMISSION MEETING

Tuesday, October 01, 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, OCTOBER 1, 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 rezoning the following property from Single Family Residential to Planned Unit Development:

Being 20.00 Acres of land situated in the H.T. & B.R.R. Co. Survey, section 56, Abstract 515, Brazoria County, Texas, being out of a called 73.94-acre tract of land recorded under volume 987, pages 519, 521, 523 and 525 of the Brazoria County Deed Records

2. Hold a public hearing to consider rezoning the following property from Single Family Residential/Business and Retail to Mixed Use:

Approximately 10 acres of land at the Intersection of County Road 48 and County Road 418 (Shaw Road), A0560 H.T. & B.R.R., Tract 162, Brazoria County, Texas

ITEMS FOR CONSIDERATION

3. Consider approval of the September 3, 2024 Planning and Zoning Commission meeting minutes.
4. Consider approval of the Replat of NE 1/2 of the NE 1/2 of the H.T. & B.R.R. Co. Survey 68.
5. Consider approval of the Meridiana Section 55C Preliminary Plat.
6. Consider approval of the Sierra Vista Section 10 Amended Final Plat.
7. Consider approval of the Caldwell Lakes Section 1 Final Plat.
8. Consider approval of the Caldwell Lakes Section 2 Final Plat.
9. Consider approval of the Caldwell Crossing Section 3 Final Plat.

- [10.](#) Consider approval of the Caldwell Crossing Section 4 Final Plat.
- [11.](#) Consider approval of the Caldwell Crossing Section 5 Final Plat.
- [12.](#) Consider approval of the Caldwell Crossing Section 6 Final Plat.
- [13.](#) Consider approval of the Brazoria County Municipal Utility District No. 57 Water Plant No. 1 Final Plat.
- [14.](#) Consider approval of the Ellwood Detention Reserves "A" and "B" Final Plat.
- [15.](#) Consider approval of the Ellwood Karsten Boulevard Phase I Final Plat.
- [16.](#) Consider approval of the Ellwood Section 1A Final Plat.
- [17.](#) Consideration and possible action on a recommendation to City Council concerning rezoning the following property from Single Family Residential to Planned Unit Development:

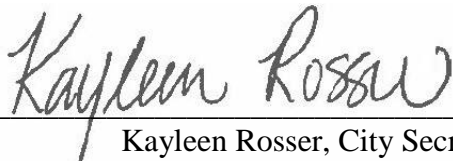
Being 20.00 Acres of land situated in the H.T. & B.R.R. Co. Survey, section 56, Abstract 515, Brazoria County, Texas, being out of a called 73.94-acre tract of land recorded under volume 987, pages 519, 521, 523 and 525 of the Brazoria County Deed Records
- [18.](#) Consideration and possible action on a recommendation to City Council concerning rezoning the following property from Single Family Residential/Business Retail to Mixed Use:

Approximately 10 acres of land at the Intersection of County Road 48 and County Road 418 (Shaw Road), A0560 H.T. & B.R.R., Tract 162, Brazoria County, Texas

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 September 26, 2024.





Kayleen Rosser, City Secretary

**CITY OF IOWA COLONY NOTICE OF PUBLIC HEARING
ON REZONING**

Planning and Zoning Commission Public Hearing: **October 1, 2024, at 7:00 p.m.**
City Council Public Hearing: **October 14, 2024, at 7:00 p.m.**
City Council Chambers
3144 Meridiana Pkwy., Iowa Colony, Texas, 77583

The Iowa Colony **Planning and Zoning Commission** will hold a public hearing at 7:00 p.m. on October 1, 2024, and the Iowa Colony **City Council** will hold a public hearing at 7:00 p.m. on October 14, 2024, each in the Iowa Colony City Council Chambers, 3144 Meridiana Pkwy., Iowa Colony, Texas, 77583, pursuant to the Comprehensive Zoning Ordinance and the Unified Development Code, as amended, to consider rezoning the following property from Single Family Residential to Planned Unit Development:

Being 20.00 Acres of land situated in the H.T. & B.R.R. Co. Survey, section 56, Abstract 515, Brazoria County, Texas, being out of a called 73.94-acre tract of land recorded under volume 987, pages 519, 521, 523 and 525 of the Brazoria County Deed Record's

All interested persons may be heard concerning this matter. A copy of the application for action by the City of Iowa Colony and a map of the area subject to this action are available for inspection by any person upon a reasonable request to the City Secretary at the address herein stated or at krosser@iowacolonytx.gov.

Kayleen Rosser
City Secretary

Form A
City of Iowa Colony
 "Where We Make It Happen"

APPLICATION FOR AMENDMENT TO REGULATIONS
 OR TO THE OFFICAL ZONING DISTRICT MAP

Name/Address Hayden Dobbs/ Caldwell Companies: 9955 Barker Cypress Rd., Cypress, TX 77433
 Individual/Company/Corporation

Description of Amendment Proposed Caldwell Companies seeks a PUD classification to allow for a 55+ active adult rental community as well as the option to include a commercial pad site.

Statement of need or justification for said amendment, including its consistency with the zoning policies and purposes set forth in this Ordinance and/or its consistency with the City's most current comprehensive planning document or documents. (Use separate sheet of paper for your statement).

The legal description and address of the property affected and the proposed boundaries of said property;

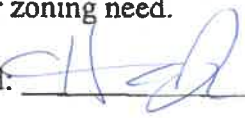
The signed consent of the property owner or owners whose property would be affected by the proposed amendment;

The applicant's interest in the subject property if the applicant is not the property owner of all or a portion of the subject property;

The present zoning classification and existing uses of the property proposed to be reclassified; and

Such other information or documents as the City Council and Zoning Administrator may deem necessary.

A non-refundable fee must accompany the application to defray the cost of notification and processing the application. Please refer to the fee schedule of the City of Iowa Colony for the fee for your particular zoning need.

Signature required:  _____

Form approved: July 20, 2009



City of Iowa Colony
 3144 Meridiana Pkwy
 Iowa Colony, TX 77583
 (281) 369-2471

Application for Amendment to Regulations or to the Official Zoning District Map – Statement of Justification

Address – 9816 Iowa Colony Blvd, TX 77583

Legal Description – Being 20.00 Acres of land situated in the H.T. & B.R.R. Co. Survey, section 56, Abstract 515, Brazoria County, Texas, being out of a called 73.94-acre tract of land recorded under volume 987, pages 519, 521, 523 and 525 of the Brazoria County Deed Record's; said 20,00 acres of land being more particularly described on the attached Metes and Bounds Description.

Consent of Property owner – This request is subject to purchase.

Applicant's interest in the subject property if not an owner – The applicant's company currently has the subject property under contract to purchase.

Present Zoning and existing use – The subject property is currently zoned Residential Single-Family and is being used as such.

Other Documentation – Attached to this request is a detailed PUD request outlining the intent of the development along with a survey, metes and bounds description, and conceptual site plan.

Friday, September 20, 2024

Hayden Dobbs
Caldwell Companies
9955 Barker Cypress Road, Suite 250
Cypress, TX 77433
hdobbs@caldwellcos.com

Re: Cadence Creek – Caldwell 55+Active Adult Community
Planned Unit Development with Specific Use Permit for Active Adult Rental Community
Adico, LLC Project No. 16007-2B-262

Dear Mr. Dobbs:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the Cadence Creek PUD Variance Request, located at 9618 Iowa Colony Boulevard received on or about August 26, 2024.

Based on our review, below are comments and staff recommendations:

1. *Request to buffer the development as single family adjacent to single family and not multi-family adjacent to single-family.*

Recommendation: Staff have no objections to this request.

2. *Request for side, rear, and front screening requirements.*

Recommendation: Staff recommends 6' masonry fencing along Iowa Colony Blvd. This is consistent with all SFR developments.

3. *Request to waive Neighborhood and Regional Parkland fees.*

Recommendation: Staff recommend denying this request. The fee is for the acquisition and development of regional parks per the adopted Master Park Plan within the Iowa Colony. The current fee is \$1,147 per dwelling unit for Regional Parkland Dedication.

4. *Request for Building set back along Arterial frontage.*

Recommendation: Staff recommend setbacks to be min 25' along Iowa Colony, consistent with SFR development.

5. *Request for Building Height variance.*

Recommendation: Staff recommend approval subject the following conditions:

1. Two sets of elevators be provided on each side of the building.
2. A generator to be provided onsite for emergency backup for operation of the elevators.

6. *Request for Approval Building Materials*

Recommendation: Staff have no objections to this request.

7. *Request for variance of masonry percentage*

Recommendation: Staff agrees with the proposed masonry percentage. The development will be gated, therefore visual impact will be negligible from the public roadway.

8. *Request for PUD boundary variance*

Mr. Hayden Dobbs
1st REVIEW Cadence Creek PUD
Page 2 of 2

Recommendation: Staff have no objections to this request.

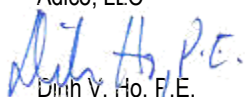
9. *Request for separate access points on major thoroughfare variance.*

Recommendation: Staff is recommending a 2nd point of access point based on the density of this development.

Please provide a written response to our comments and send digital files in .pdf format for further review.

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

Sincerely,
Adico, LLC



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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-262

**METES AND BOUNDS DESCRIPTION
BEING 20.00 ACRES OF LAND SITUATED IN
THE H.T. & B. R.R. CO. SURVEY, SECTION 56, ABSTRACT 515,
BRAZORIA COUNTY, TEXAS**

BEING 20.00 ACRES OF LAND SITUATED IN THE H.T. & B. R.R. CO. SURVEY, SECTION 56, ABSTRACT 515, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 73.94 ACRE TRACT OF LAND RECORDED UNDER VOLUME (VOL.) 987, PAGES (PG.) 519, 521, 523 AND 525 OF THE BRAZORIA COUNTY DEED RECORD'S (B.C.D.R.); SAID 20.00 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a "MAG-NAIL" set marking the southeast corner of the said 73.94 acre tract, the southwest corner of a called 37.02 acre tract recorded under Brazoria County Clerk's File Number (B.C.C.F. NO.) 2018045191, the northwest corner of The Abbreviated Plat of Meridiana Elementary School as per plat recorded under B.C.C.F. NO. 2015000499 and the northeast corner of a called 40.00 acre tract recorded under B.C.C.F. NO. 2006041926, being located in the recognized Survey Line between the said H.T. & B. R.R. CO. Survey, A-515 and H.T. & B. R.R. CO. Survey, A-286 and generally located in County Road 48 (50-foot wide) as per the plat of Emigration Land Subdivision Section 56 recorded under Vol. 2, Pg. 113 of the Brazoria County Plat Record's (B.C.P.R.);

- (1) **THENCE**, South 87°22'50" West, along the south line of the said 73.94 acre tract common to said 40.00 acre tract, passing at a distance of 40.1 feet an obliterated 3/4-inch iron pipe found for reference, passing at a distance of 170.10 feet a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the northeast corner of Lot 9, Block 1 of Meridiana Section 5 Partial Replat No. 1 as per plat recorded under B.C.C.F. NO. 2016039871, and continuing in common therefrom for a total distance of 714.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a northerly corner of Lot 3, Block 1 of said Meridiana Section 5 being in the east line of Lot 16, Block 1 of Meridiana Section 6 Partial Replat No. 1 as per plat recorded under B.C.C.F. NO. 2016001689;
- (2) **THENCE**, North 02°44'45" West, along the said east line of Meridiana Section 6 for a distance of 1,219.44 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the northeast corner of Lot 1, Block 1 of said Meridiana Section 6, being in the north line of the said 73.94 acre tract common to a called 6.06 acre tract recorded under Vol. 261, Pg. 461 B.C.D.R.;
- (3) **THENCE**, North 87°22'50" East, along the common line of said 73.94 acre tract and said 6.06 acre tract for a distance of 714.43 feet to a "MAG-NAIL" set marking the northeast corner of the said 73.94 acre tract and the northwest corner of the aforementioned 37.02 acre tract, being located in the aforementioned common Survey Line generally located in the aforementioned County Road 48;
- (4) **THENCE**, South 02°44'45" East, along the common line of said 73.94 acre tract and said 37.02 acre tract with the said common Survey Line for a distance of 1,219.44 feet to the **POINT OF BEGINNING** and containing 20.00 acres of land. This description accompanies a Land Title Survey prepared by Edminster, Hinshaw, Russ and Associates, Inc. (24150700V-PBLT.dwg) dated July 16, 2024.

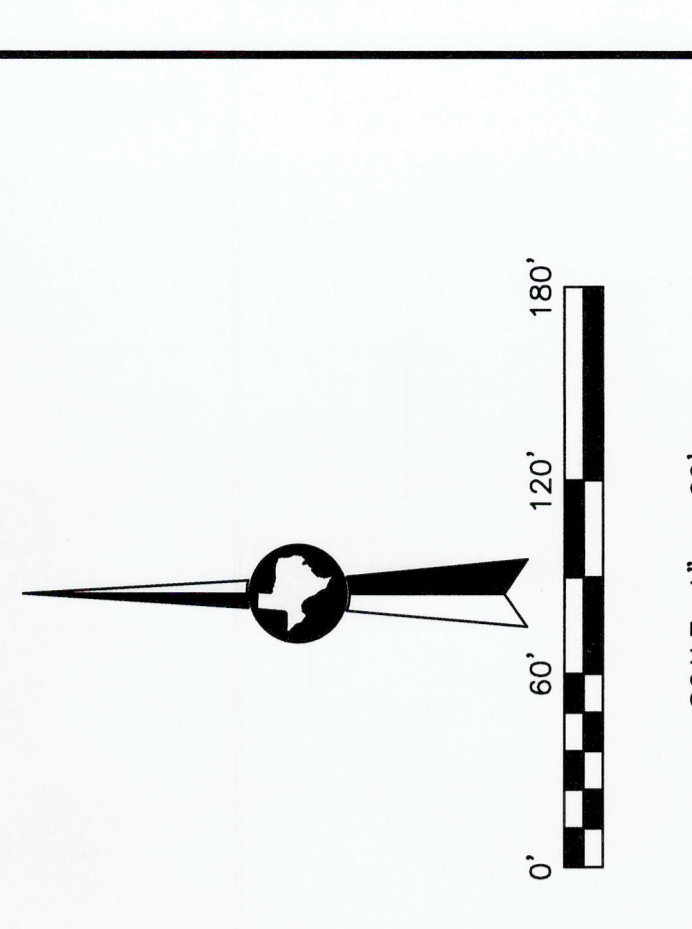
EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc. TBPELS No. 10092300



Robert L. Boelsche, R.P.L.S.
Texas Registration No. 4446
10011 Meadowglen Ln.
Houston, Texas 77042
713-784-4500



Date: July 16, 2024
Job No: 241-507-00
File No: R:\2024\241-507-00\Docs\Description\Boundary\24150700V-PBLT-MB.doc

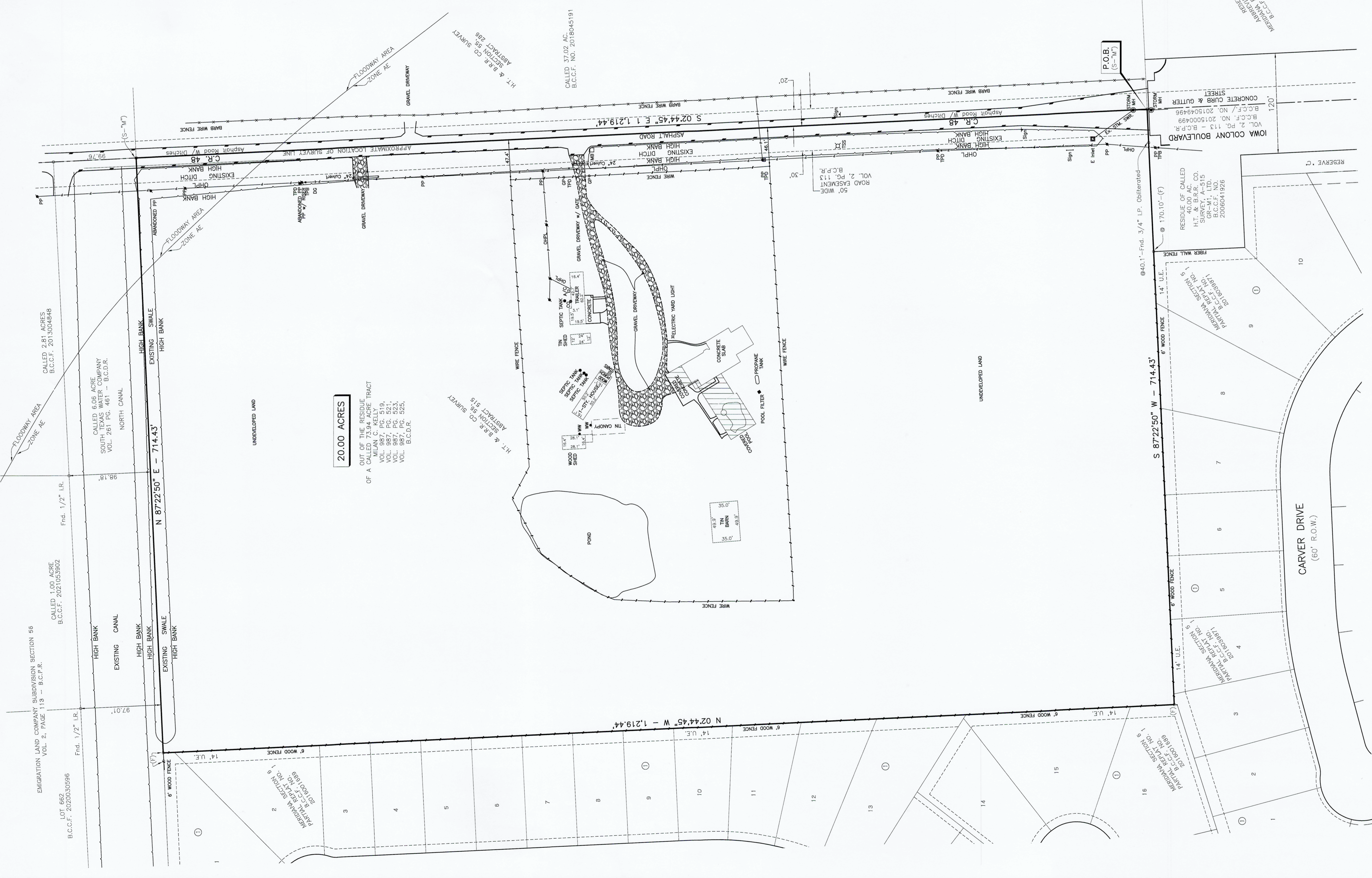


SCALE: 1" = 60'

LEGEND

- A/C Air Conditioner
- B.C.C.F. Brazoria County Plat Records
- B.C.D.R. Brazoria County Plat Records
- DC Down Guy
- ESB Easement
- FND Found
- IP Iron Pipe
- OHP Overhead Power Line
- P.O.B. Point of Beginning
- POW Power of Attorney
- TRB Telephone Pull Box
- TRD Telephone Pedestal
- U.E. Utility Easement
- VOL, PG Volume, Page
- Found 5/78 on Road with cap stamped Found 8/84 at 713-764-0500
- Sht. "M" Not

- Ditch Highbank
- Easement
- Overhead Power Line
- Wire Fence
- Wood Fence
- Edge of Asphalt
- Pavement Gravel



20.00 ACRES

OUT OF THE RESERVE TRACT OF A CALLED 73.94-ACRE TRACT MILAN C. KELLY VOL. 987, PG. 519, B.C.C.F. NO. 2018045191 VOL. 987, PG. 523, B.C.C.F. NO. 2018045191 VOL. 987, PG. 525, B.C.C.F. NO. 2018045191

AREA TABLE	AREA
TOTAL GROSS AREA	20.00 ACRES
LESS TOTAL ROAD AREA	0.84 ACRES
TOTAL NET AREA	19.16 ACRES

- NOTES:**
- This survey has been performed in conjunction with the Commitment for Title Insurance No. 24150700V-001, dated February 16, 2024, and issued by EHR Associates, Inc. on February 16, 2024. No encumbrances or easements were shown on the plat records of Brazoria County regarding encumbrances or encumbrances were performed by Edminister, Hinchew, Russ & Associates, Inc. d/b/o EHR.
 - The basis of Bearings shown hereon is referenced to the Texas Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
 - For additional information about the subject tract, see Schedule B, Items 10 c through 10 s regarding certain issues that might affect the subject tract. This survey does not attempt to show these types of interests.
 - This survey does not determine the location of wetlands, fault lines, toxic waste, cemeteries, landfills, dumps or any other environmental issues, should any exist.
 - Edminister, Hinchew, Russ & Associates, Inc. d/b/o EHR, has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
 - The acreage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this survey. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.
 - Fences shown hereon with dimensional ties are shown where they were physically measured. The fence line may meander between measured locations.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 480350D110K, dated December 30, 2020, the subject tract is located in Flood Hazard Zone AE (Highway area that must be kept free of encroachments) and Special Flood Hazard "Zone AE" (1% annual flood chance with base flood elevations determined).
 - 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 Edminister, Hinchew, Russ & Associates, Inc. d/b/o EHR, based on contours, maps and other information available to Edminister, Hinchew, Russ & Associates, Inc. d/b/o EHR. Edminister, Hinchew, Russ & Associates, Inc. d/b/o 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 Edminister, Hinchew, Russ & Associates, Inc. d/b/o EHR.
 - For additional information about the Subject Tract, see the metes and bounds description prepared separately.



We, Edminister, Hinchew, Russ and Associates, Inc., acting by and through our duly authorized and licensed Professional Surveyor, Robert L. Boelsche, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 2 Survey.

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



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
EHR TEAM
TBPE No. F-726
TBPELs No. 10082300

20.00 ACRES SITUATED IN THE
H. T. & B. R.R. COMPANY SURVEY
SECTION 56, ABSTRACT 515
BRAZORIA COUNTY, TEXAS

DATE: July 16, 2024. SCALE: 1" = 60'
JOB NO.: 241-507-00
DWG. NAME: 24150700V-FBLI.dwg DRAWING NO.: NONE



City of Iowa Colony
P&Z Commission
3144 Meridiana Pkwy
Iowa Colony, TX 77583
(281) 369-2471

Re: 9618 Iowa Colony Blvd – Cadence Creek – Caldwell 55+ Active Adult Community (PUD for Active Adult Rental Community & Potential Commercial Pad Subject to Purchase Rezoning)

To Whom It May Concern,

Caldwell Companies is interested in developing a new Active Adult Community in the City of Iowa Colony along with a possible commercial site at 9618 Iowa Colony Blvd (20.00 acres). The Cadence Creek community would be a mix of single-story cottages around the property’s perimeter and a larger multifamily building with a central courtyard. This property is currently zoned Residential Single-Family. As the City of Iowa Colony currently has no zoning base to allow for the proposed Active Adult Community, we are requesting that the property in question be rezoned to PUD, allowing for an active adult rental community as well as a commercial use (potentially a day care). We are requesting the following variances to the UDC:

1. Request to buffer the development as single family adjacent to single family and not multi-family adjacent to single family.

The UDC requires any multi-family use that has a side or rear contiguous to any residential use to have a 25’ wide landscape buffer. Our understanding of the intent of this requirement is to provide single-family neighbors’ privacy from a multi-story apartment development.

The driving factor for zoning the overall site as a PUD is to allow for one common lot and a mix of residential unit types to serve the 55-plus active adult community. The portion of our proposed development that is adjacent to the Meridiana subdivision will consist of single-story cottages along the perimeter and the multistory “apartment” building in the center. It is worth noting that the UDC includes duplexes as a single-family residential use. We request that the twenty five-foot (25’) landscape buffer requirement against the adjacent single-family subdivision be waived, in areas bordered by single story structures, and a 10’ building set back be used instead.



Example of Cadence Creek Cottages adjacent to single-family

Commercial Development ▪ Residential Development ▪ Brokerage ▪ Property Management
9955 Barker Cypress Road, Suite 250, Cypress, TX 77433 Toll-Free: 877.527.SALE Fax: 713.690.0490 CaldwellCos.com





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COMPANIES



Conceptual Site Plan: Single-Story Cottages adjacent to existing Single-Family



Example of Cadence Creek Cottages

Commercial Development ▪ Residential Development ▪ Brokerage ▪ Property Management
9955 Barker Cypress Road, Suite 250, Cypress, TX 77433 Toll-Free: 877.527.SALE Fax: 713.690.0490 CaldwellCos.com





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COMPANIES

2. Request for side, rear, and front screening requirements.

- The UDC requires the following screening requirements:

Rear & Side: 8' opaque screening between multi-family and residential use.

Front (along major arterial – Iowa Colony Parkway):

- If considered Residential: 6' masonry with alternative materials considered.
- If considered Commercial: Parking must be screened with a continuous hedge of shrubs between 24" – 36".

As described above, the perimeter of the proposed Cadence Creek development will utilize cottage (duplex & fourplex) single story residential buildings. The UDC's definition of single-family residential includes duplexes. We request the front, sides, and rear screening be a 6' opaque wood fence, with masonry columns along the front.



Example of Cadence Creek Cottages 6' fence line consistency with adjacent Single-Family





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3. Request to waive Neighborhood and Regional Parkland fees.

The UDC requires 1 acre of land be dedicated for neighborhood park purposes for every 54 proposed dwelling units. Up to 50% of this requirement can be met by private neighborhood parks, and detention areas with walking paths can be counted at 50%. Otherwise, neighborhood parkland fee in lieu is \$350/dwelling unit. In addition, developers are required to contribute \$450 per dwelling unit for regional parks.

Our Cadence Creek communities are intentionally designed to promote an active adult lifestyle for our residents through robust amenity and lifestyle offerings. This includes a courtyard with a resort style pool, gym, movement/yoga studio, bark park, arts & crafts studio, game room, BBQ pavilion, outdoor game area, demonstration kitchen, and library to name a few. We believe that the mental and physical benefits provided to our residents exceed what the minimum park requirements would offer and request that neighborhood and regional parkland fees be waived.





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4. Request for Building set back along Arterial frontage

The UDC requires commercial buildings along major arterials to have a front building setback of 71' from the ultimate Right of Way line of the street. Our proposed development includes single-story cottages along the road frontage, like the single-story homes just south of the site. We request that a building set back line of 10' from the ROW be adopted when single story cottages are adjacent to Iowa Colony Parkway. With that, we are not requesting a variance to the 71' buffer for the multistory building.



Conceptual Site Plan: Single-Story Cottages adjacent to Major Arterial

5. Request for Building Height variance

We request a variance to allow for a 62' above natural ground building height (4 stories). The 2017 UDC states that building height in Iowa Colony is restricted to a maximum of 2 stories, but in no case more than 35' above natural ground.





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6. Request for Approval Building Materials

To maintain a suburban residential aesthetic, as opposed to a commercial feel, we request approval for the use of the following building materials. These materials are approved for residential use and are used throughout the Meridiana subdivision surrounding our proposed development.

1. Cement Fiber Lap Siding (Hardie Board)
2. Asphalt/Composition shingle on pitched roofs
3. Cement Fiber Board and Batten Siding



Typical Clubhouse Entry – Masonry with a mix of Cement Fiber Lap and Board & Batten Siding, Asphalt Shingle Roof

7. Request for variance of masonry percentage

Iowa Colony ordinance 2019-14 calls for 100% brick or masonry veneer for one story primary structures and 60% masonry on two story structures, with the remainder being cementitious fiber board (Hardie board), on residential lots less than 6,600 square feet. Though our proposed community will be 1 overall lot, we feel that our mix of cottage style duplexes and 1 larger multifamily building lends itself to these standards. In short, our primary variance is caused by our preference to use Hardie board instead of brick, which we feel matches our luxury Texas Hill County theme. We request the below variances:

Commercial Development ▪ Residential Development ▪ Brokerage ▪ Property Management
9955 Barker Cypress Road, Suite 250, Cypress, TX 77433 Toll-Free: 877.527.SALE Fax: 713.690.0490 CaldwellCos.com





CALDWELL
COMPANIES

Our multistory building standard for Cadence is stone from ground level to 1-1/3 stories in height, with the remainder being a mix shaker and lap style Hardie board. In addition to this, several of the patio architectural features will be full height stone.



Representative photo of standard Cadence multistory building

Our standard cottage (single story) for Cadence is stone from ground level to 4' in height from the garage to the front door, with the remainder of the home being a mix of shaker and lap style Hardie board.



Example of Cadence Creek Cottages

Although our standard cottage material is not in line with the Iowa Colony standard, we believe this is due to our preference of Hardie board instead of brick. Our vision is to offer luxury residences, and our Cottages offer several architectural details that are elevated from the standard builder grade:

- 10' plate heights on all 1 story buildings (standard homes are 9')
- 8' deep porches (standard homes are 4'-6')
- 8' garage door height (standard homes have 7')

Commercial Development ▪ Residential Development ▪ Brokerage ▪ Property Management
9955 Barker Cypress Road, Suite 250, Cypress, TX 77433 Toll-Free: 877.527.SALE Fax: 713.690.0490 CaldwellCos.com





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- 8' front doors (standard homes are 6'-8")
- 2 different types of Hardie siding (shaker and lap)
- Cedar corbels
- Front dormers throughout
- Rear dormers on all streetscapes

8. Request for PUD boundary variance

Our proposed PUD development is adjacent to the existing Meridiana PUD.

9. Request for separate access points on major thoroughfare variance

We request that 1 access point for the Cadence development is allowable, similar to the below conceptual site plan. If the PUD includes a commercial component, there would be an additional access point.



**CITY OF IOWA COLONY NOTICE OF PUBLIC HEARING
ON REZONING**

Planning and Zoning Commission Public Hearing: **October 1, 2024, at 7:00 p.m.**
City Council Public Hearing: **October 14, 2024, at 7:00 p.m.**
City Council Chambers
3144 Meridiana Pkwy., Iowa Colony, Texas, 77583

The Iowa Colony **Planning and Zoning Commission** will hold a public hearing at 7:00 p.m. on October 1, 2024, and the Iowa Colony **City Council** will hold a public hearing at 7:00 p.m. on October 14, 2024, each at the Iowa Colony City Council Chambers, 3144 Meridiana Pkwy., Iowa Colony, Texas, 77583, pursuant to the Comprehensive Zoning Ordinance and the Unified Development Code, as amended, to consider rezoning the following property from Single Family Residential/ Business and Retail to Mixed Use:

Approximately 10 acres of land at the Intersection of County Road 48 and County Road 418 (Shaw Road), A0560 H.T. & B.R.R., Tract 162, Brazoria County, Texas

All interested persons may be heard concerning this matter. A copy of the application for action by the City of Iowa Colony and a map of the area subject to this action are available for inspection by any person upon a reasonable request to the City Secretary at the address herein stated or at krosser@iowacolonytx.gov.

Kayleen Rosser
City Secretary

Friday, September 20, 2024

Mayor Wil Kennedy
c/o City Council
City of Iowa Colony
12003 Iowa Colony Blvd.
Iowa Colony, TX 77553

Re: David and Patricia Heath
Application for Amendment to the Official Zoning District Map
+/-10 acres, Tract 162 out of the H.T. & B.R.R Survey, Abstract 560 (3915 CR 418)
Letter of Recommendation to Approve the Zoning Amendment Application
COIC Project No. 4522
Adico Project No. 16007-2-395

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, has reviewed the Application for Amendment to the Official Zoning District Map from David and Patricia Heath to rezone approximately +/-10 acres, Tract 162 out of the H.T. & B.R.R Survey, Abstract 560, also known as 3915 County Road 418, Iowa Colony, TX.

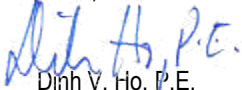
The applicant requests to rezone the approximately +/-10-acre tract, Property ID No. 178653. The property is currently split zoned Single Family Residential and Business Retail and seeking to change zoning to Multi-Use. The Applicant has not provided a proposed use for this site at this time.

Based on our review of the application and supporting documents, the proposed zoning change request is consistent with the City of Iowa Colony Comprehensive Plan adopted in June 2020.

As such, we are recommending APPROVING the Application for Amendment to the Official Zoning District Map.

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

Sincerely,
Adico, LLC



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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-395

Form A
City of Iowa Colony
"Where We Make It Happen"

APPLICATION FOR AMENDMENT TO REGULATIONS
OR TO THE OFFICAL ZONING DISTRICT MAP

Name/Address David Heath and Patricia Heath
Individual/Company/Corporation

Description of Amendment Proposed Change zoning classification from a
combination of SFR and Bus/Retail to Multi-Use for all 10 acres.

Statement of need or justification for said amendment, including its consistency with the zoning policies and purposes set forth in this Ordinance and/or its consistency with the City's most current comprehensive planning document or documents. (Use separate sheet of paper for your statement).

The legal description and address of the property affected and the proposed boundaries of said property;

The signed consent of the property owner or owners whose property would be affected by the proposed amendment;

The applicant's interest in the subject property if the applicant is not the property owner of all or a portion of the subject property;

The present zoning classification and existing uses of the property proposed to be reclassified; and

Such other information or documents as the City Council and Zoning Administrator may deem necessary.

A non-refundable fee must accompany the application to defray the cost of notification and processing the application. Please refer to the fee schedule of the City of Iowa Colony for the fee for your particular zoning need.

Signature required:  David Heath

Form approved: July 20, 2009

Request for Zoning District Map Change

Property owners: David W. and Patricia V. Heath

15 John Rucker Drive

Ruckersville, Va 22968

(832) 264-0749

(434) 806-5973

Property location: Intersection of County Road 48 and County Road 418 (Shaw Road)

Legal description: A0560 H T & B R R

TRACT 162

Acres 10

Property Account Number: 178653 - 0560-0022-000

Zoning Classification: Split diagonally into SFR and business retail

Existing Uses: None

Proposed Uses: A triangle formed by SH288, CR48, and railroad tracks running along CR190 is identified on the comprehensive plan as high density mixed use (or high intensity mixed use). Our property is in the triangle not far from the southern tip. The intersection of CR48 and Shaw Road is at the northwest corner. The comprehensive plan shows that to be a signaled intersection in the future. SH288 intersects CR48 about 3/10 of a mile from the southern property line, which is an advantage for prospective businesses. Another attraction is the growing Iowa Colony city. When we bought the property, a sign on Highway 6 showed the Iowa Colony population to be 452. That sign is gone now.

We first put the property on the market in late 2017 as a home sale, but the comparables used by the appraiser were all in Rosharon on residential lots. It has been on the market since 2018 as commercial with zoning unsettled. Currently, the zoning map shows the property divided into a triangle and a trapezoid. The triangular western part is zoned as single family residential and the eastern part as business retail. This peculiar configuration discourages potential purchasers. Uniting it as a square under one zone should attract more attention and move things along. Because of its location and the city's plan for the future, the property is positioned for business retail use.

Retail, though, is under stress. "Every retailer now needs to face the reality that new products are less likely to be discovered in a store, and more likely to be discovered in a social media feed," Jason Goldberg, "Four US retail trends transforming the industry in 2024," *The Future of*

Commerce. The area of retail defined as consumer packaged goods has evolved into a competition between nationwide inventory outlets with streamlined transportation and delivery systems. A soap dispenser ordered from Amazon will arrive at my doorstep the next day or the day following. A car purchased online might take a little longer. A puppy purchased online will be flown to a location near me for \$749. Consequences are that some traditional models of retail are already extinct with others likely to follow.

Several other properties on both sides of CR48 north of Bullard are zoned as SFR, and many acres of land in northern Iowa Colony have few if any structures. SFR still has the potential to drive growth in the area.

The best solution, then, is to rezone this and potentially other properties here as multi-use, which accommodates both single family and business retail use. This is our formal request to rezone the ten-acre property as multi-use. We will be glad to discuss any questions, concerns, or comments you have, along with those of others in the community. We will also reach out to Iowa Colony for comment when evaluating an offer.

Thank you very much for your consideration.

Sincerely yours,

Dave Heath

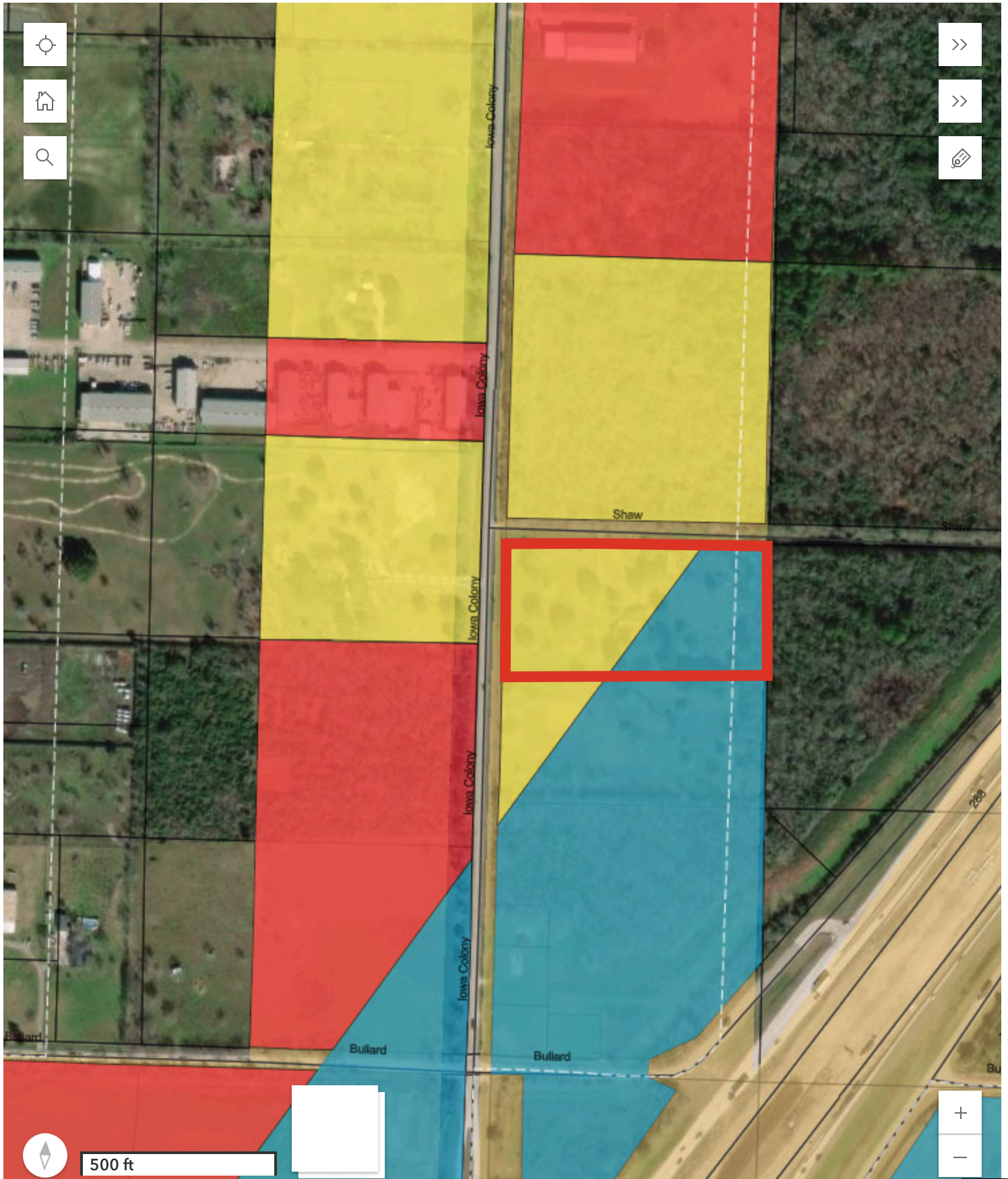


Patricia Heath





Iowa Colony Public Web Map





**CITY OF
IOWA
COLONY**

**PLANNING & ZONING COMMISSION
MEETING MINUTES**

Item 3.

**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

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

Members absent: Robert Wall

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.

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.

Chairman Hurst opened the public hearing at 7:00 P.M. The City Attorney provided an overview of the Ordinance. There were no comments from the public. Chairman Hurst closed the public hearing at 7:02 P.M.

ITEMS FOR CONSIDERATION

2. Consider approval of the August 6, 2024 Planning and Zoning Commission meeting minutes.

Motion made by Hayes to approve the August 6, 2024 Planning and Zoning Commission meeting minutes, Seconded by Hosey.

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

3. Consideration and possible action to make a recommendation to City Council to amend the Comprehensive Zoning Ordinance.

Motion made by Hosey to make a recommendation to City Council to amend the Comprehensive Zoning Ordinance, Seconded by Hayes.

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

4. Consider approval of the Caldwell Lakes Section 5 Preliminary Plat.

Motion made by Dillon to approve the Caldwell Lakes Section 5 Preliminary Plat and the Caldwell Lakes Section 6 Preliminary Plat, Seconded by Hosey.

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

5. Consider approval of the Caldwell Lakes Section 6 Preliminary Plat.

The action was taken during item no. 5.

ADJOURNMENT

The meeting was adjourned at 7:07 P.M.

APPROVED THIS 1st DAY OF OCTOBER 2024.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chair



Monday, September 16, 2024

Darrel Heidrich
Baker & Lawson, Inc.
4005 Technology Dr., Suite 1530
Angleton, TX 77515
dheidrich@bakerlawson.com

Re: Replat of NE ½ of the NE ½ of the H.T. & B.R.R. Co. Survey 68, Brazoria County
Letter of Recommendation to Approve
COIC Project No. 4145
Adico Project No. 16007-2-376


Dear Mr. Heidrich:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the resubmittal of the Replat of NE ½ of the NE ½ of the H.T. & B.R.R. Co. Survey 68, Brazoria County, received on or about September 16, 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 replat as resubmitted on September 16, 2024. Please send two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than September 23, 2024, for consideration at the October 1, 2024, Planning and Zoning meeting.

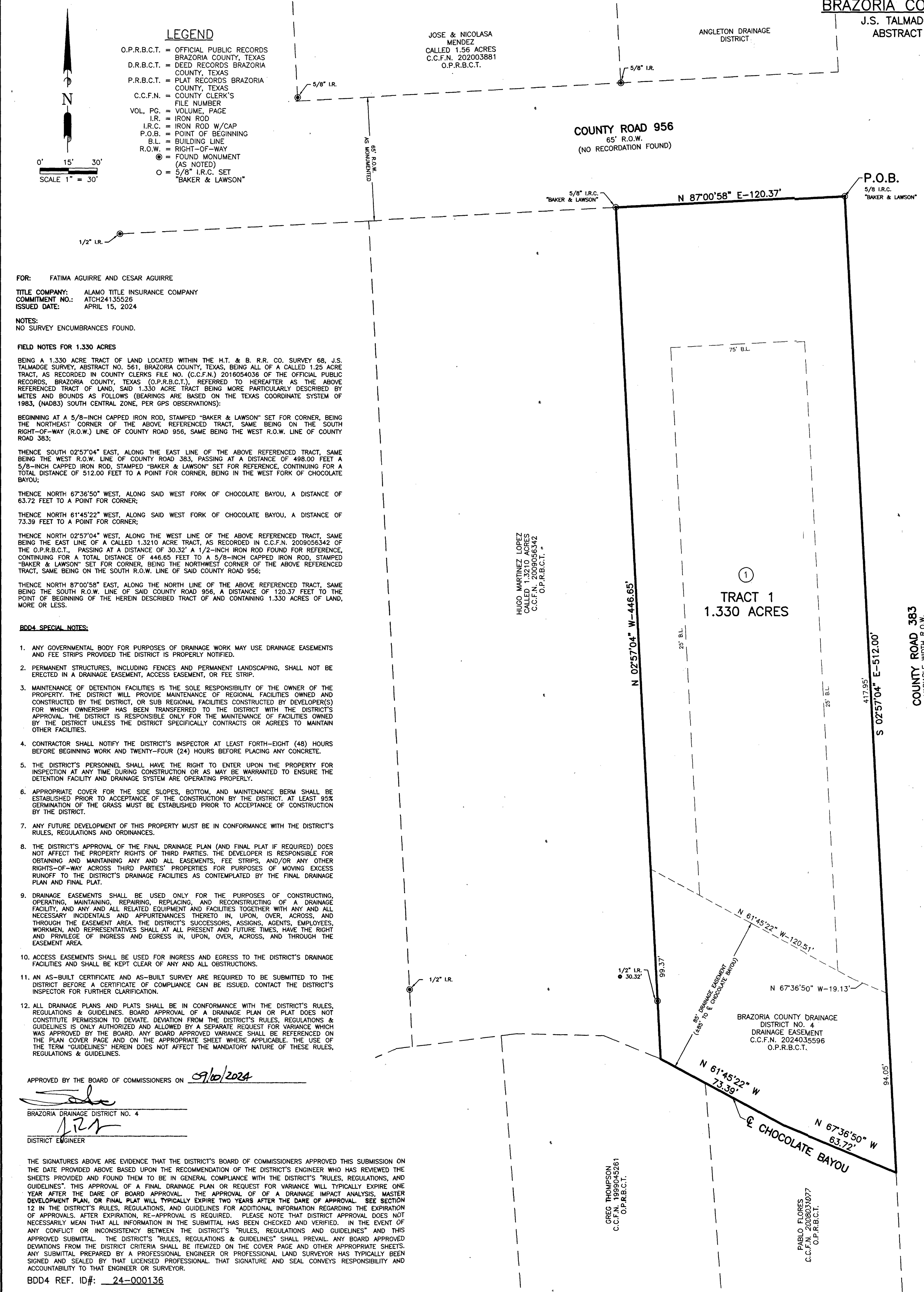
Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-376

BRAZORIA COUNTY, TEXAS
J.S. TALMADGE SURVEY
ABSTRACT NO. 561



LEGEND
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS
BRAZORIA COUNTY, TEXAS
D.R.B.C.T. = DEED RECORDS BRAZORIA
COUNTY, TEXAS
P.R.B.C.T. = PLAT RECORDS BRAZORIA
COUNTY, TEXAS
C.C.F.N. = COUNTY CLERK'S
FILE NUMBER
VOL. PC. = VOLUME, PAGE
I.R. = IRON ROD
I.R.C. = IRON ROD W/CAP
P.O.B. = POINT OF BEGINNING
B.L. = BUILDING LINE
R.O.W. = RIGHT-OF-WAY
○ = FOUND MONUMENT
(AS NOTED)
○ = 5/8" I.R.C. SET
"BAKER & LAWSON"

FOR: FATIMA AGUIRRE AND CESAR AGUIRRE
TITLE COMPANY: ALAMO TITLE INSURANCE COMPANY
COMMITMENT NO.: ATCH24135528
ISSUED DATE: APRIL 15, 2024
NOTES:
NO SURVEY ENCUMBRANCES FOUND.
FIELD NOTES FOR 1.330 ACRES

BEING A 1.330 ACRE TRACT OF LAND LOCATED WITHIN THE H.T. & B. R.R. CO. SURVEY 68, J.S. TALMADGE SURVEY, ABSTRACT NO. 561, BRAZORIA COUNTY, TEXAS, BEING ALL OF A CALLED 1.25 ACRE TRACT, AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2016054036 OF THE OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY, TEXAS (O.P.R.B.C.T.), REFERRED TO HEREAFTER AS THE ABOVE REFERENCED TRACT OF LAND, SAID 1.330 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDRIES AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):
BEGINNING AT A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON" SET FOR CORNER, BEING THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT, SAME BEING ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF COUNTY ROAD 956, SAME BEING THE WEST R.O.W. LINE OF COUNTY ROAD 383;
THENCE SOUTH 02°57'04" EAST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE WEST R.O.W. LINE OF COUNTY ROAD 383, PASSING AT A DISTANCE OF 488.00 FEET A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON" SET FOR REFERENCE, CONTINUING FOR A TOTAL DISTANCE OF 512.00 FEET TO A POINT FOR CORNER, BEING IN THE WEST FORK OF CHOCOLATE BAYOU;
THENCE NORTH 67°36'50" WEST, ALONG SAID WEST FORK OF CHOCOLATE BAYOU, A DISTANCE OF 63.72 FEET TO A POINT FOR CORNER;
THENCE NORTH 61°45'22" WEST, ALONG SAID WEST FORK OF CHOCOLATE BAYOU, A DISTANCE OF 73.39 FEET TO A POINT FOR CORNER;
THENCE NORTH 02°57'04" WEST, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE EAST LINE OF A CALLED 1.3210 ACRE TRACT, AS RECORDED IN C.C.F.N. 2009056342 OF THE O.P.R.B.C.T., PASSING AT A DISTANCE OF 30.32' A 1/2-INCH IRON ROD FOUND FOR REFERENCE, CONTINUING FOR A TOTAL DISTANCE OF 446.85 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON" SET FOR CORNER, BEING THE NORTHWEST CORNER OF THE ABOVE REFERENCED TRACT, SAME BEING ON THE SOUTH R.O.W. LINE OF SAID COUNTY ROAD 956;
THENCE NORTH 87°00'58" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE SOUTH R.O.W. LINE OF SAID COUNTY ROAD 956, A DISTANCE OF 120.37 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF AND CONTAINING 1.330 ACRES OF LAND, MORE OR LESS.

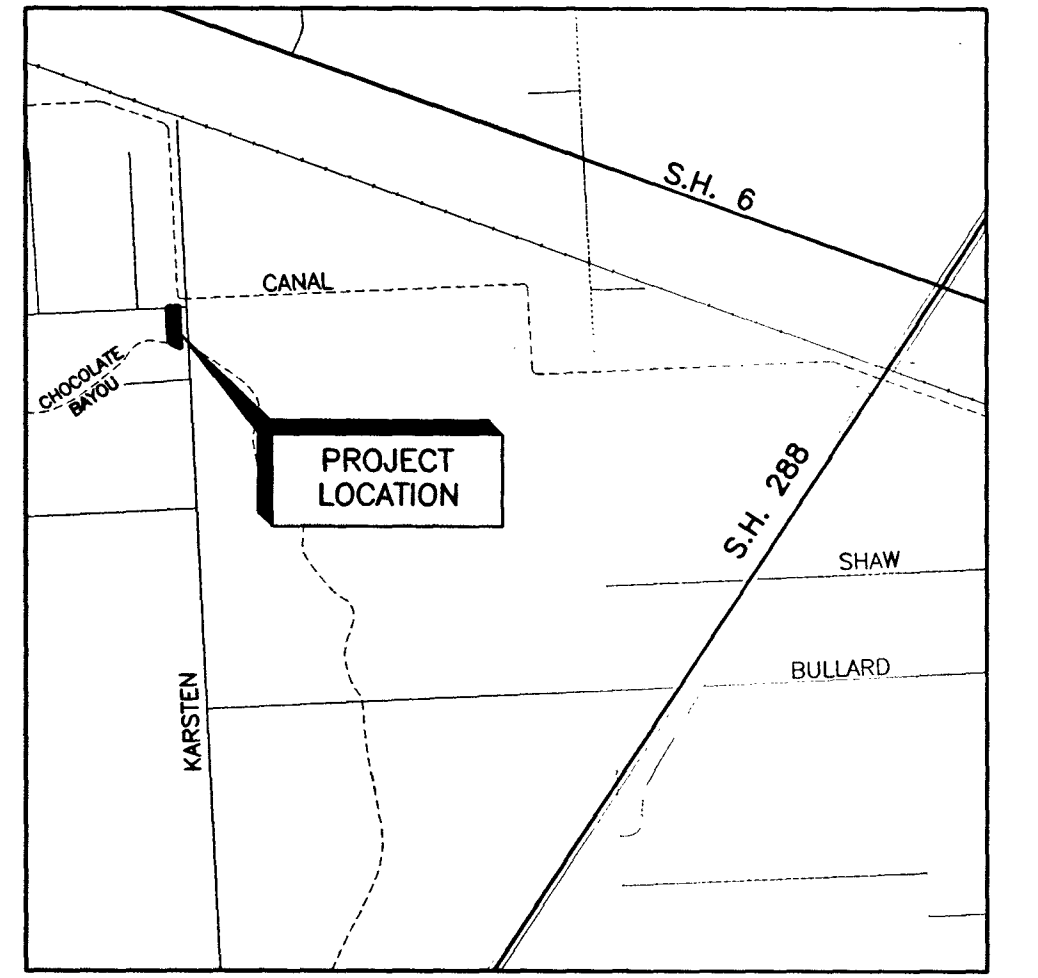
- BDD4 SPECIAL NOTES:**
- ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
 - PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE CREATED IN A DRAINAGE EASEMENT, ACCESS EASEMENT, OR FEE STRIP.
 - MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
 - CONTRACTOR SHALL NOTIFY THE DISTRICT'S INSPECTOR AT LEAST FORTH-EIGHT (48) HOURS BEFORE BEGINNING WORK AND TWENTY-FOUR (24) HOURS BEFORE PLACING ANY CONCRETE.
 - THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
 - APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM, AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
 - ANY FUTURE DEVELOPMENT OF THIS PROPERTY MUST BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS AND ORDINANCES.
 - THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS, AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTIES' PROPERTIES FOR PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
 - DRAINAGE EASEMENTS SHALL BE USED ONLY FOR THE PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, AND RECONSTRUCTING OF A DRAINAGE FACILITY, AND ANY AND ALL RELATED EQUIPMENT AND FACILITIES TOGETHER WITH ANY AND ALL NECESSARY INCIDENTALS AND APPURTENANCES THERETO IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA. THE DISTRICT'S SUCCESSORS, AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES SHALL AT ALL PRESENT AND FUTURE TIMES, HAVE THE RIGHT AND PRIVILEGE OF INGRESS AND EGRESS IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA.
 - ACCESS EASEMENTS SHALL BE USED FOR INGRESS AND EGRESS TO THE DISTRICT'S DRAINAGE FACILITIES AND SHALL BE KEPT CLEAR OF ANY AND ALL OBSTRUCTIONS.
 - AN AS-BUILT CERTIFICATE AND AS-BUILT SURVEY ARE REQUIRED TO BE SUBMITTED TO THE DISTRICT BEFORE A CERTIFICATE OF COMPLIANCE CAN BE ISSUED. CONTACT THE DISTRICT'S INSPECTOR FOR FURTHER CLARIFICATION.
 - ALL DRAINAGE PLANS AND PLATS SHALL BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS & GUIDELINES. BOARD APPROVAL OF A DRAINAGE PLAN OR PLAT DOES NOT CONSTITUTE PERMISSION TO DEVIATE FROM THE DISTRICT'S RULES, REGULATIONS & GUIDELINES IS ONLY AUTHORIZED AND ALLOWED BY A SEPARATE REQUEST FOR VARIANCE WHICH WAS APPROVED BY THE BOARD. ANY BOARD APPROVED VARIANCE SHALL BE REFERENCED ON THE PLAN COVER PAGE AND ON THE APPROPRIATE SHEET WHERE APPLICABLE. THE USE OF THE TERM "GUIDELINES" HEREIN DOES NOT AFFECT THE MANDATORY NATURE OF THESE RULES, REGULATIONS & GUIDELINES.

APPROVED BY THE BOARD OF COMMISSIONERS ON 09/10/2024
Brazoria Drainage District No. 4
DISTRICT ENGINEER

THE SIGNATURES ABOVE ARE EVIDENCE THAT THE DISTRICT'S BOARD OF COMMISSIONERS APPROVED THIS SUBMISSION ON THE DATE PROVIDED ABOVE BASED UPON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED THE SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL OF A FINAL DRAINAGE PLAN OR REQUEST FOR VARIANCE WILL TYPICALLY EXPIRE ONE YEAR AFTER THE DATE OF BOARD APPROVAL. THE APPROVAL OF A DRAINAGE IMPACT ANALYSIS, MASTER DEVELOPMENT PLAN, OR FINAL PLAT WILL TYPICALLY EXPIRE TWO YEARS AFTER THE DATE OF APPROVAL. SEE SECTION 12 IN THE DISTRICT'S RULES, REGULATIONS, AND GUIDELINES FOR ADDITIONAL INFORMATION REGARDING THE EXPIRATION OF APPROVALS. AFTER EXPIRATION IS REQUIRED, PLEASE NOTE THAT DISTRICT APPROVAL DOES NOT NECESSARILY MEAN THAT ALL INFORMATION IN THE SUBMITTAL HAS BEEN CHECKED AND VERIFIED. IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN THE DISTRICT'S "RULES, REGULATIONS AND GUIDELINES" AND THIS APPROVED SUBMITTAL, THE DISTRICT'S "RULES, REGULATIONS & GUIDELINES" SHALL PREVAIL. ANY BOARD APPROVED DEVIATIONS FROM THE DISTRICT'S CRITERIA SHALL BE REMOVED ON THE COVER PAGE AND OTHER APPROPRIATE SHEETS. ANY SUBMITTAL PREPARED BY A PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR HAS TYPICALLY BEEN SIGNED AND SEALED BY THAT LICENSED PROFESSIONAL THAT SIGNATURE AND SEAL CONVEYS RESPONSIBILITY AND ACCOUNTABILITY TO THAT ENGINEER OR SURVEYOR.
BDD4 REF. ID#: 24-000136

STATE OF TEXAS
COUNTY OF BRAZORIA
KNOW ALL MEN BY THESE PRESENTS THAT:
I, CESAR AGUIRRE, OWNER OF THE PROPERTY SUBDIVIDED IN THE FOREGOING REPLAT OF NE 1/2 OF THE NE 1/2 OF THE H.T.B. R.R. CO. SURVEY 68, DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS AND EASEMENTS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS FOR THEIR USE FOREVER AND DESIGNATE SAID SUBDIVISION AS THE PLAT OF 1 LOTS, BEING A SUBDIVISION OF 1.250 ACRES IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS AND DO HEREBY BIND MYSELF, MY HEIRS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND THIS 13 DAY OF September 2024
CESAR AGUIRRE



STATE OF TEXAS
COUNTY OF BRAZORIA
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CESAR AGUIRRE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13 DAY OF September 2024

Notary Public in and for the State of Texas
Commission Expires 10-11-2027
Notary ID: 134621027

STATE OF TEXAS
COUNTY OF BRAZORIA
KNOW ALL MEN BY THESE PRESENTS THAT:
I, FATIMA AGUIRRE, OWNER OF THE PROPERTY SUBDIVIDED IN THE FOREGOING REPLAT OF NE 1/2 OF THE NE 1/2 OF THE H.T.B. R.R. CO. SURVEY 68, DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS AND EASEMENTS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS FOR THEIR USE FOREVER AND DESIGNATE SAID SUBDIVISION AS THE PLAT OF 1 LOTS, BEING A SUBDIVISION OF 1.250 ACRES IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS AND DO HEREBY BIND MYSELF, MY HEIRS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND THIS 13 DAY OF September 2024
Fatima Aguirre
FATIMA AGUIRRE

STATE OF TEXAS
COUNTY OF BRAZORIA
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FATIMA AGUIRRE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13 DAY OF September 2024

Notary Public in and for the State of Texas
Commission Expires 10/26/2027
Notary ID: 134621027

CITY COUNCIL APPROVALS
I CERTIFY THAT THE ABOVE AND FOREGOING PLAT BEING A REPLAT THE NE 1/2 OF THE NE 1/2 OF THE H.T.B. R.R. CO. SURVEY 68 SUBDIVISION, WAS APPROVED
THIS THE ___ DAY OF ___, 20___ BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS.

- WILL KENNEDY, MAYOR
MCLEAN BARNETT, COUNCIL POSITION 1
ARNETTA HICKS-MURRAY, COUNCIL POSITION 2
MARQUETTE GREEN-SCOTT, COUNCIL POSITION 3
TIMOTHY VARLACK, COUNCIL DISTRICT A
KAREEM BOYCE, COUNCIL DISTRICT B
SYDNEY HARGRODER, COUNCIL DISTRICT C
DINH HO, P.E., CITY ENGINEER

PLANNING AND ZONING COMMISSION APPROVALS
I CERTIFY THAT THE ABOVE AND FOREGOING PLAT BEING A REPLAT THE NE 1/2 OF THE NE 1/2 OF THE H.T.B. R.R. CO. SURVEY 68 SUBDIVISION, WAS APPROVED
THIS THE ___ DAY OF ___, 20___ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS.

- DAVID HURST, CHAIRMAN
ROBERT WALL, MEMBER
LES HOSEY, MEMBER
BRENDA DILLON, MEMBER
WARREN DAVIS, MEMBER
TERRY HAYES, MEMBER
BRIAN JOHNSON, MEMBER

LOT	BLOCK	MINIMUM	SH FLOOR ELEVATION
1	1		58.0'

- SURVEYOR'S NOTES:**
- THIS PLAT LIES WITHIN THE ETJ OF THE CITY OF IOWA COLONY.
 - THE PROPERTY SURVEYED LIES PARTIALLY WITHIN ZONE "AE" BASE FLOOD ELEVATION 56.0 FEET, AND PARTIALLY WITHIN ZONE "AE" FLOODWAY ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48039C0110K, WITH AN EFFECTIVE DATE OF DECEMBER 30, 2020.
 - ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
 - THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY ALAMO TITLE COMPANY, ISSUE DATE APRIL 15, 2024, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR. THERE MAY BE EASEMENTS, OR OTHER ENCUMBRANCES THAT ARE NOT SHOWN HEREON.
 - THE REASON FOR THIS PLAT IS TO REPLAT THE SUBJECT TRACT INTO 1 LOT.
 - DETENTION WILL BE REVIEWED/PROVIDED FOR EACH INDIVIDUAL RESIDENTIAL LOT AT TIME OF PERMITTING.
 - THE APPROVAL OF THE PLAT SHALL EXPIRE TWELVE (12) MONTHS AFTER CITY COUNCIL APPROVES UNLESS THE FINAL PLAT HAS BEEN SUBMITTED FOR FINAL APPROVAL DURING THAT TIME. AN EXTENSION OF TIME MAY BE GIVEN AT THE DISCRETION OF THE CITY COUNCIL FOR A SINGLE EXTENSION PERIOD OF SIX (6) MONTHS.
 - THIS PLAT IS SUBJECT TO THE CITY OF IOWA COLONY PIPELINE ORDINANCE NO. 2011-4 AND AS AMENDED.
 - ALL SIDE AND REAR LOT LINES: 25'.
 - BOUNDARY CLOSURE CALCULATIONS, IS A MINIMUM OF 1:15,000.
 - THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL. IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.

STATE OF TEXAS
COUNTY OF BRAZORIA
KNOW ALL MEN BY THESE PRESENTS:
THAT I, DARREL HEIDRICH, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

09/10/2024 9/5/2024
DARREL HEIDRICH
REGISTERED PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR NO. 5378



FINAL REPLAT OF
NE 1/2 OF THE NE 1/2 OF THE H.T.&B. R.R. CO. SURVEY 68
A 1.330 ACRE
1 LOT 1 BLOCK SUBDIVISION
BEING ALL OF A CALLED 1.25 ACRE TRACT AS RECORDED IN C.C.F.N. 2016054036 O.P.R.B.C.T.
J.S. TALMADGE SURVEY ABSTRACT NO. 561 BRAZORIA COUNTY, TEXAS

OWNERS:
FATIMA & CESAR AGUIRRE
2818 COUNTY ROAD 956
ROSHARON, TEXAS 77583
(832)978.8405

Baker & Lawson Inc.
4005 Technology Dr., Suite 1530
Angleton, TX 77515
Phone # 979-849-6681
www.bakerlawson.com
Licensed Surveying Firm No. 10052500

JOB NO.: 16023 SCALE: 1" = 30' DRAWN BY: JP CKED BY:
DRAWING NO.: 16023 PLAT 1.330 ACRES DATE: 9/5/2024 REV. NO.: 27

Monday, September 16, 2024

Brad Sweitzer
EHRA Engineering, LLC
10011 Meadowglen Lane
bsweitzer@ehra.com

Re: Meridiana Section 55C Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 4638
Adico Project No. 16007-3-390

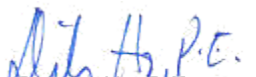
Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Section 55C Preliminary Plat, received on or about September 10, 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 September 10, 2024. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than September 23, 2024, for consideration at the October 1, 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: 16007-2-390

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0120K, dated December 30, 2020, the property lies within Unshaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
PG. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
RES. indicates Reserve.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
↗ indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 55, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- The Developer, Home Owners Association, or Municipal Utility District shall be responsible for maintenance of Reserves 'A' and 'B'. The Lulling Stone Property Owners Association shall be responsible for maintenance of Reserve 'C'.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- This plat is subject to the Development Agreement for Meridiana PUD Amendment Number 4.
- Drainage plans to be provided prior to final plat submittal.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 55C where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.
- This plat is subject to the approval and acceptance of the Meridiana Section 55B plat for secondary point of ingress/egress.

RESERVE TABLE

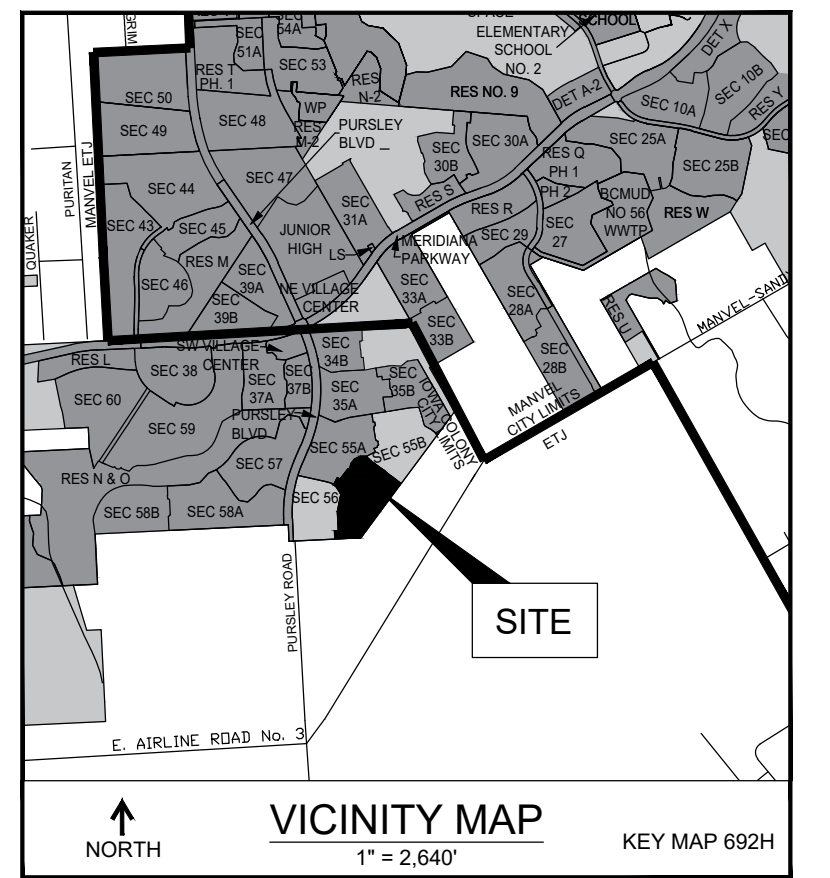
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,188.56	0.03
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	25,690.94	0.59
C	DRAINAGE, DETENTION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	122,468.28	2.81
TOTAL		149,247.78	3.43

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	275.00'	43.51'	S 57°14'46" E	43.46'

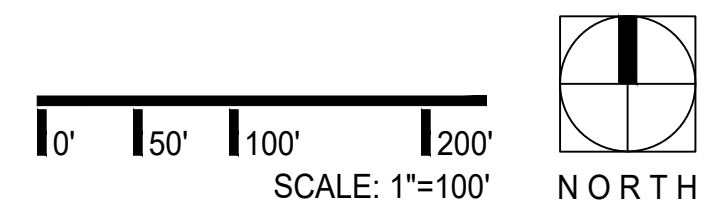
LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 37°17'10" E	183.72'
L2	N 81°06'23" E	21.31'
L3	N 14°52'17" E	82.27'
L4	N 40°07'17" E	40.33'
L5	N 40°29'17" E	40.42'
L6	N 60°33'28" E	81.56'
L7	N 89°54'21" E	88.91'
L8	S 41°18'25" E	60.84'
L9	S 36°36'16" W	3.16'
L10	N 02°50'00" W	120.00'
L11	N 87°10'00" E	51.52'
L12	N 33°17'23" W	124.42'
L13	N 61°07'16" W	39.08'
L14	N 28°13'18" E	115.29'



OWNER CONTACT INFORMATION
GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, STE. 100
KATY, TX 77493
832-916-2162

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



Meridiana Section 55C Preliminary Plat
A Subdivision of 14.67 acres out of the H.T. & B. R.R. Co. Survey, Section 54, A-514, City of Iowa Colony, Brazoria County, Texas
67 Lots, 2 Blocks and 3 Reserves
Owner: GR-M1, LTD., a Texas Limited Partnership

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRATEAM.COM
TBPE No. F-726
TBPLS No. 10092300
EHRA JOB NO. 081-011-55-03
No warranty or representation of intended use, design or proposed improvements are made hereon. All Plans for land or facilities are subject to change without notice.

September 10, 2024

P:\081-011-55-03\PLAT\Meridiana_Sec_55C_Plat_Rev.dwg Sep 10, 2024 - 10:21am Edited by: mturnillo

Monday, September 23, 2024

Merrett Huddleston
Elevation Land Solutions
9709 Lakeside Blvd., Suite 200
The Woodlands, TX 77381

Re: Sierra Vista Section 10 Final Plat
Letter of Recommendation to Approve - Updated
COIC Project No. 4023
ALLC Project No. 16007-2-373

Dear Ms. Huddleston:

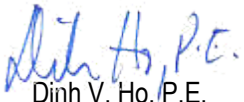
On behalf of the City of Iowa Colony, Adico, LLC received the request for revisions to the approved Sierra Vista Section 10 Final Plat, received on or about September 23, 2024. Sierra Vista Section 10 Final Plat was previously approved by Planning and Zoning and City Council August 2024 but has not been recorded.

The revisions submitted provides adjustments to easements and lot lines to match approved construction plans. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the final plat as submitted on September 23, 2024. This LOR to Approve shall replace the previous LOR to Approve dated July 31, 2024. Please send two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than September 24, 2024, for consideration at the October 1, 2024, Planning and Zoning meeting.

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

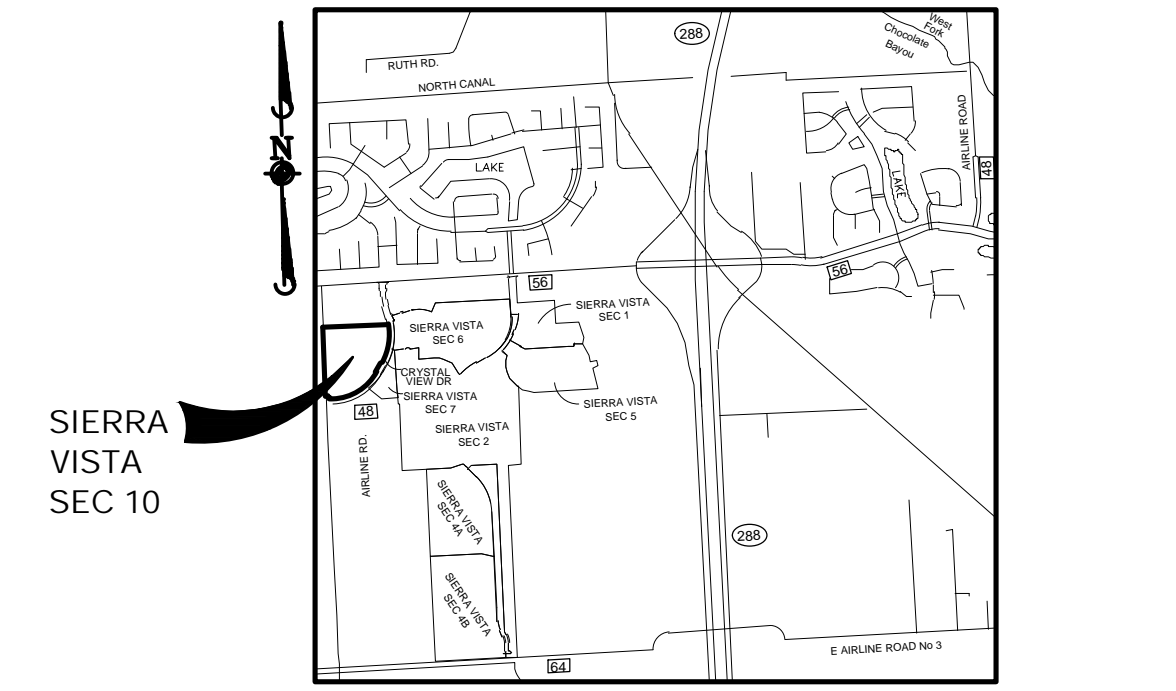
Sincerely,
Adico, LLC



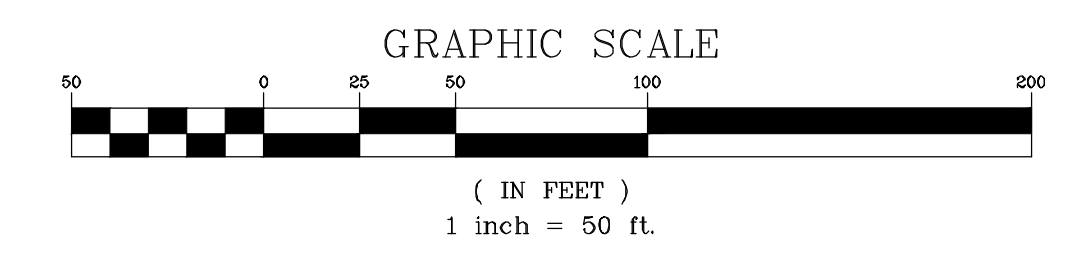
Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-373

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	6,039.31	0.1386	LANDSCAPE, OPEN SPACE AND UTILITIES
B	20,909.36	0.4800	LANDSCAPE, OPEN SPACE AND UTILITIES
C	6,343.69	0.1456	LANDSCAPE, OPEN SPACE AND UTILITIES
D	9,647.72	0.2215	LANDSCAPE, OPEN SPACE AND UTILITIES
TOTAL	42,940.08	0.9857	



VICINITY MAP
BRAZORIA COUNTY KEY MAP: 691 M & R, 692 J & N
1" = 2,640'



- ABBREVIATIONS**
- AE= AERIAL EASEMENT
 - DE= DRAINAGE EASEMENT
 - PAE= PRIVATE ACCESS EASEMENT
 - PUE= PUBLIC UTILITY EASEMENT
 - SSE= SANITARY SEWER EASEMENT
 - SSSE= STORM SEWER EASEMENT
 - UVE= UNOBSTRUCTED VISIBILITY EASEMENT
 - UE= UTILITY EASEMENT
 - WLE= WATER LINE EASEMENT
 - BL= BUILDING LINE
 - ROW= RIGHT-OF-WAY
 - BCCF= BRAZORIA COUNTY CLERK'S FILE
 - BCDR= BRAZORIA COUNTY DEED RECORDS
 - BCPR= BRAZORIA COUNTY PLAT RECORDS
 - BCOPR= BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - BCOPRRP= BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
 - VOL., PG., No.= VOLUME, PAGE NUMBER
 - FND= FOUND
 - IRC= IRON ROD W/ CAP
 - o= 5/8" IRON ROD WITH CAP TO BE SET
 - o—o—o= STREET NAME CHANGE

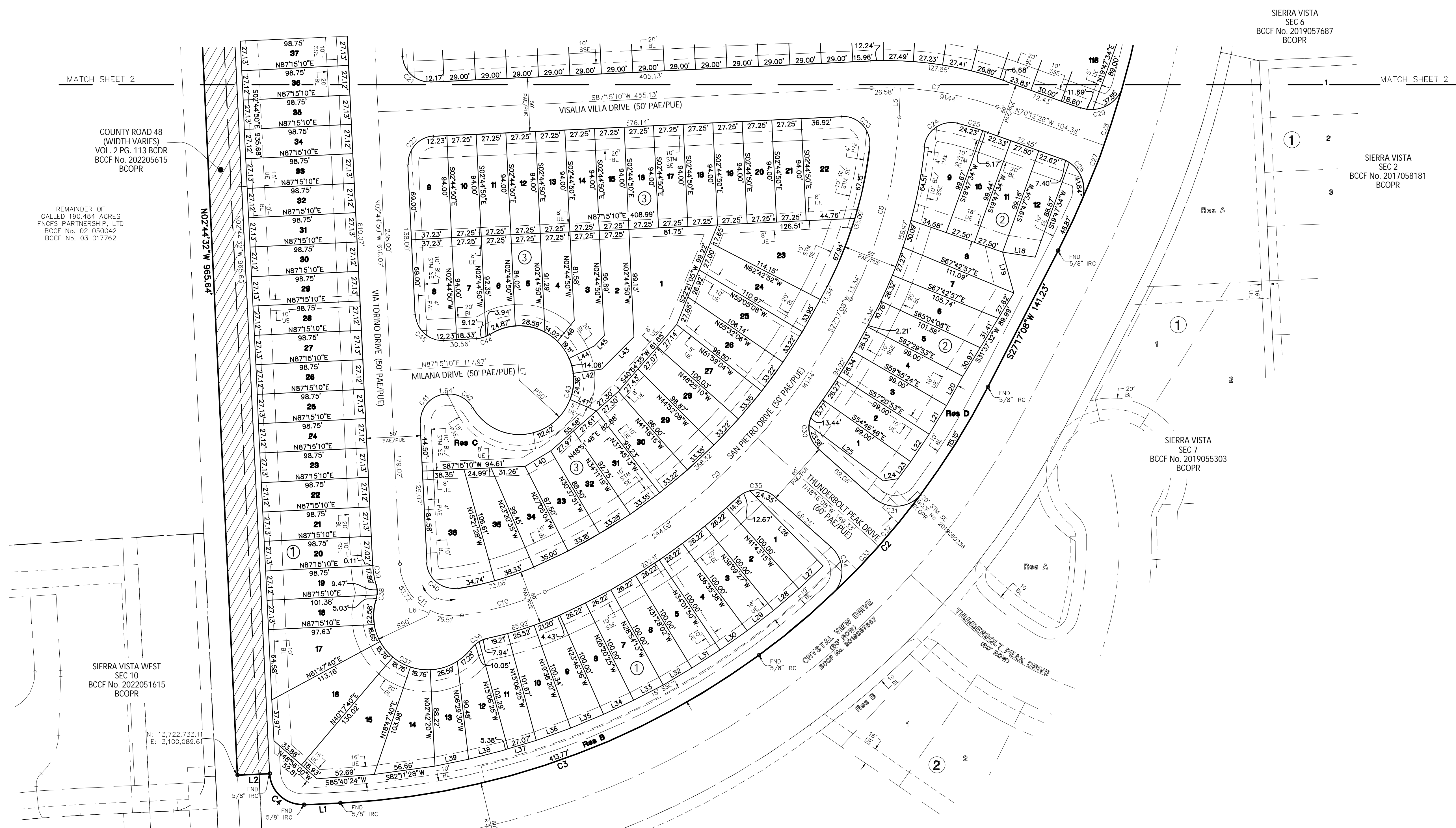
FINAL PLAT SIERRA VISTA SEC 10

A SUBDIVISION OF 16.61 ACRES OF LAND
OUT OF THE
H.T. & B.R.R. CO., SECTION 51, SURVEY, A-288
BRAZORIA COUNTY, TEXAS

166 LOTS 4 RESERVES 3 BLOCKS
JULY 2024

**OWNER/
DEVELOPER:** ASTRO SIERRA VISTA, L.P.
A DELAWARE LIMITED PARTNERSHIP
C/O STARWOOD LAND ADVISORS
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FLORIDA 34202

**ENGINEER/
SURVEYOR:** **ELEVATION**
land solutions
TBPB REGISTRATION NUMBER F-22671
6709 LAKEVIEW BLVD., SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPB REGISTRATION NUMBER 10194692



REMAINDER OF
CALLED 240.9 ACRES, TRACT II
TO ASTRO SIERRA VISTA LP
BY SPECIAL WARRANTY DEED
BCCF No. 2021084558
BCOPR

COUNTY ROAD 48
(WIDTH VARIES)
VOL. 2 PG. 113 BCDR
BCCF No. 2022051615
BCOPR

REMAINDER OF
CALLED 190.484 ACRES
FNOPS PARTNERSHIP, LTD
BCCF No. 02 050042
BCCF No. 03 D17762

SIERRA VISTA WEST
SEC 10
BCCF No. 2022051615
BCOPR

N: 13,722,733.11
E: 3,100,089.61

FINAL PLAT NOTES:

- 1. THE PRELIMINARY PLAT WAS APPROVED BY CITY OF IOWA COLONY ON 10/16/2023.
2. THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 32 BOUNDARY.
3. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1:00013789.
4. BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15:000.
5. SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
6. ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "ELS".
7. BENCHMARK SHOWN HEREON ARE BASED ON TXDOT MONUMENT HV-79C, LOCATED IN THE MEDIUM OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.
8. THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 4803900115K, DATED DECEMBER 30, 2020.
9. EACH LOT SHALL BE RESTRICTED TO A SINGLE-FAMILY RESIDENTIAL USE.
10. SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQ. FT. ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
11. ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
12. 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 BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
13. ALL EASEMENT ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.
14. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
15. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE, WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY THE PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
16. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION.

BRAZORIA COUNTY DRAINAGE DISTRICT No. 5 FINAL PLAT AND CONSTRUCTION NOTES

- 1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 12-INCHES ABOVE CROWN OF ROAD OR BASE FLOOD ELEVATION.
2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
6. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
7. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
8. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO.2007-08).
9. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
10. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
11. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A RECORDED DOCUMENT NUMBER AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BOARD OF COMMISSIONERS.
12. 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.
13. 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 DISTRICT #5 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.

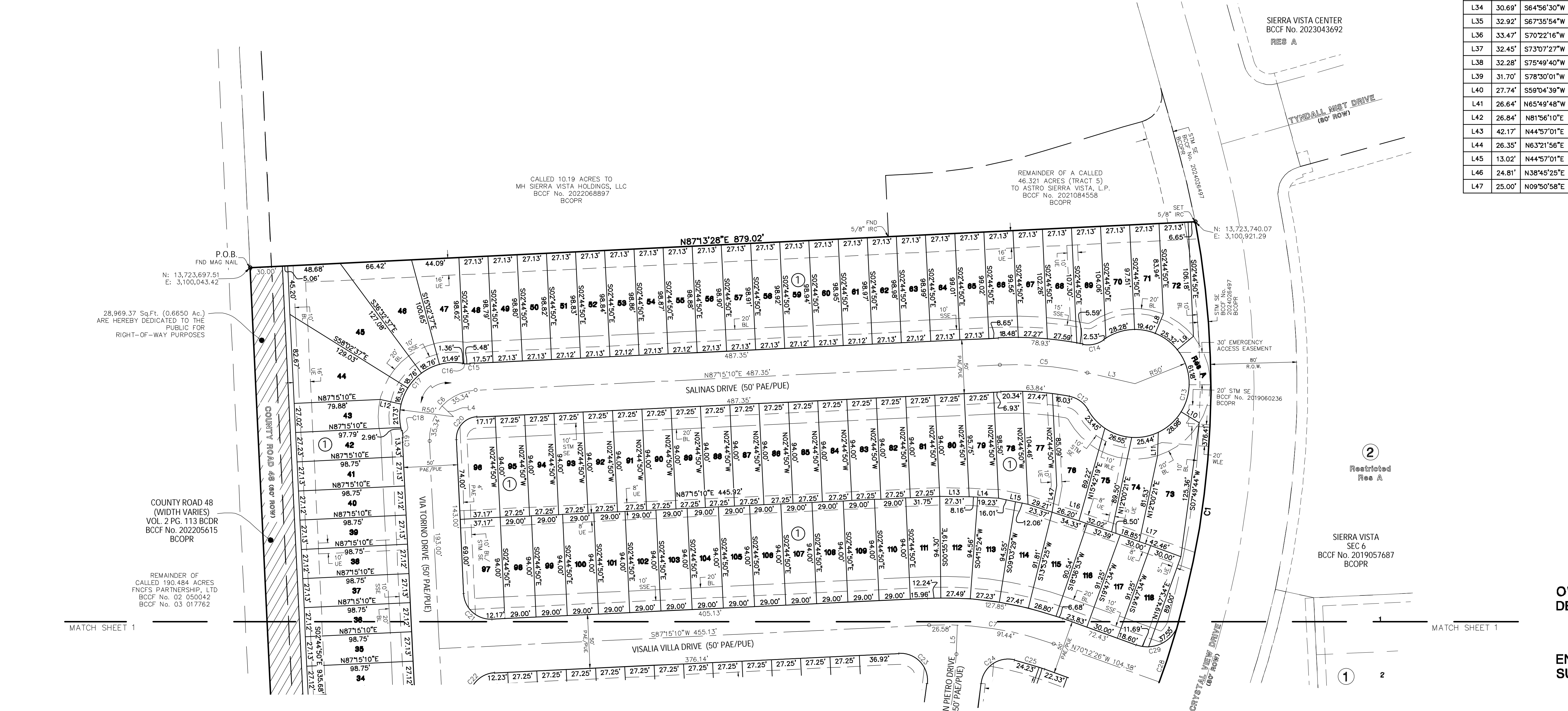
Curve Table with columns: Curve #, Length, Radius, Delta, CHORD LENGTH, CHORD BEARING. Rows C1 through C25.

Curve Table with columns: Curve #, Length, Radius, Delta, CHORD LENGTH, CHORD BEARING. Rows C26 through C45.

Line Table with columns: Line #, Length, Direction. Rows L1 through L47.

Reserve Area Table with columns: Reserve Letter, Area (Sq Ft), Area (Ac), Usage Restricted To. Rows A, B, C, D, TOTAL.

GRAPHIC SCALE (1 inch = 50 ft), ABBREVIATIONS (AE, DE, PUE, SSE, STM SE, UVE, UE, WLE, BL, ROW, BCCF, BCDR, BPRP, BCOPRR, VOL, PG, No, FND, IRC, STREET NAME CHANGE).



FINAL PLAT SIERRA VISTA SEC 10. A SUBDIVISION OF 16.61 ACRES OF LAND OUT OF THE H.T. & B.R.R. CO., SECTION 51, SURVEY, A-288 BRAZORIA COUNTY, TEXAS. 166 LOTS 4 RESERVES 3 BLOCKS JULY 2024. OWNER/DEVELOPER: ASTRO SIERRA VISTA, L.P. A DELAWARE LIMITED PARTNERSHIP C/O STARWOOD LAND ADVISORS 6310 CAPITAL DRIVE, SUITE 130 LAKEWOOD RANCH, FLORIDA 34202. ENGINEER/SURVEYOR: ELEVATION land solutions.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 16.61 acre (723,719 square feet) tract of land situated in the H.T. & B.R.R. Co. Survey, Section 51, Abstract No. 288, in Brazoria County, Texas, being a portion of the remainder of a called 118.733 acre tract (Tract 1) conveyed to Astro Sierra Vista, L.P. by deed recorded in Clerk's File No. 2021084558, Brazoria County Official Public Records, and being a portion of the remainder of a called 46.321 acre tract (Tract 5) conveyed to Astro Sierra Vista, L.P. by deed recorded in Clerk's File No. 2021084558, Brazoria County Official Public Records; said 16.61 acre (723,719 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

BEGINNING at a mag nail found, being the southwest corner of a called 10.19 acre tract conveyed to MH Sierra Vista Holdings, LLC by deed recorded in Clerk's File No. 2022068897, Brazoria County Official Public Records, and being on the centerline of County Road 48 (40 foot right-of-way) per deed recorded in Volume 2, Page 113, Brazoria County Deed Records;

THENCE, North 87°13'28" East, along the south line of said called 10.19 acre tract, at 593.84 feet passing a 5/8-inch iron rod found, being the southerly southeast corner of said called 10.19 acre tract, continuing in all a total distance of 879.02 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being on the west right-of-way line of Crystal View Drive (right-of-way width varies) according to the plat thereof recorded in Clerk's File No. 2019057667, Brazoria County Official Public Records, and being the beginning of a curve to the right;

THENCE, along the west right-of-way line of said Crystal View Drive, the following seven (7) courses and distances:

- 1. Along said curve to the right in a southerly direction, with a radius of 810.00 feet, a central angle of 38°10'11", an arc length of 539.61 feet, and a chord bearing South 08°12'03" West, 529.69 feet to a 5/8-inch iron rod found;
2. South 27°17'08" West, 141.23 feet to a 5/8-inch iron rod found, being the beginning of a curve to the right;
3. Along said curve to the right in a southwesterly direction, with a radius of 710.00 feet, a central angle of 26°26'48", an arc length of 327.72 feet, and a chord bearing South 40°30'32" West, 324.82 feet to a 5/8-inch iron rod found, being the beginning of a compound curve to the right;
4. Along said compound curve to the right in a westerly direction, with a radius of 710.00 feet, a central angle of 33°23'26", an arc length of 413.77 feet, and a chord bearing South 70°33'26" West, 407.94 feet to a 5/8-inch iron rod found;
5. South 87°15'10" West, 34.49 feet to a 5/8-inch iron rod found, being the beginning of a curve to the right;
6. Along said curve to the right in a northwesterly direction, with a radius of 30.00 feet, a central angle of 90°00'35", an arc length of 47.13 feet, and a chord bearing North 47°44'41" West, 42.43 feet to a 5/8-inch iron rod found;
7. South 87°15'28" West, at 10.00 feet passing a 5/8-inch iron rod found, being on the east right-of-way line of said County Road 48, continuing in all a total distance of 30.00 feet to the centerline of said County Road 48, being the west line of said called 46.321 acre tract;

THENCE, North 02°44'32" West, along the centerline of said County Road 48 and along the west line of said called 46.321 acre tract, 965.64 feet to the POINT OF BEGINNING, CONTAINING 16.61 acres (723,719 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, ASTRO SIERRA VISTA, L.P., A Delaware Limited Partnership, acting by and through Brian Stidham, Authorized Person, being an officer of ASTRO SIERRA VISTA GP, LLC, a Delaware Limited Liability Company, its General Partner, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 16.61 Acre tract described in the above and foregoing map of SIERRA VISTA SEC 10, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of SIERRA VISTA SEC 10, 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.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15'-0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Iowa Colony, Brazoria County, or any other governmental agency, the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this 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, planting and other obstructions to the operation and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, the ASTRO SIERRA VISTA, L.P., a Delaware limited partnership, has caused these presents to be signed by Brian Stidham, Authorized Person, being an officer of ASTRO SIERRA VISTA GP, LLC, a Delaware limited liability company, its General Partner, thereunto authorized this _____ day of _____, 20__.

ASTRO SIERRA VISTA, L.P.,
A Delaware limited partnership

By: ASTRO SIERRA VISTA GP, LLC,
a Delaware limited liability company,
its General Partner

By: Brian Stidham
Authorized Person

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared Brian Stidham, Authorized Person, being an officer of ASTRO SIERRA VISTA GP, LLC, a Delaware Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ Day of _____, 20__

Notary Public in and for the State of Texas

Printed Name: _____

My Commission expires _____

I, Paul R. Bretherton, am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Paul R. Bretherton
Texas Registration No. 5977

This plat is hereby APPROVED by the City of Iowa Colony City Council, this _____ day of _____, 20__.

Wil Kennedy
Mayor

McLean Barnett

Arnetta Hicks-Murray

Marquette Greene-Scott

Timothy Varlack

Sydney Hargrader

Kareem Boyce

This plat is hereby APPROVED by the City of Iowa Colony City Engineer, this _____ day of _____, 20__

Dinh V. Ho, P.E.

This plat is hereby APPROVED by the City of Iowa Colony Planning and Zoning Commission, this _____ day of _____, 20__.

David Hurst
Chairman

Warren Davis

Les Hosey

Robert Wall

Brenda Dillon

Brian Johnson

Terry Hayes

Commissioner's signature for final approval:

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

Lee Walden, P.E.
President

Kerry Osburn
Vice President

Brandon Middleton
Secretary/Treasurer

Dinh V. Ho, P.E.
District Engineer

Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected

FINAL PLAT
SIERRA VISTA
SEC 10
A SUBDIVISION OF 16.61 ACRES OF LAND
OUT OF THE
H.T. & B.R.R. CO., SECTION 51, SURVEY, A-288
BRAZORIA COUNTY, TEXAS

166 LOTS 4 RESERVES 3 BLOCKS
JULY 2024

OWNER/
DEVELOPER: ASTRO SIERRA VISTA, L.P.
A DELAWARE LIMITED PARTNERSHIP
C/O STARWOOD LAND ADVISORS
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/
SURVEYOR: ELEVATION
land solutions
TBPB REGISTRATION NUMBER F-22671
1009 LAKEWOOD BLVD., SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPB REGISTRATION NUMBER 10194692

Monday, September 23, 2024

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

Re: Caldwell Lakes Section 1 Final Plat
Letter of Recommendation to Approve
COIC Project No. 3565
ALLC Project No. 16007-2-349

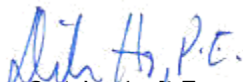
Dear Ms. Bell:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Caldwell Lakes Section 1 Final Plat, received on or about September 23, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

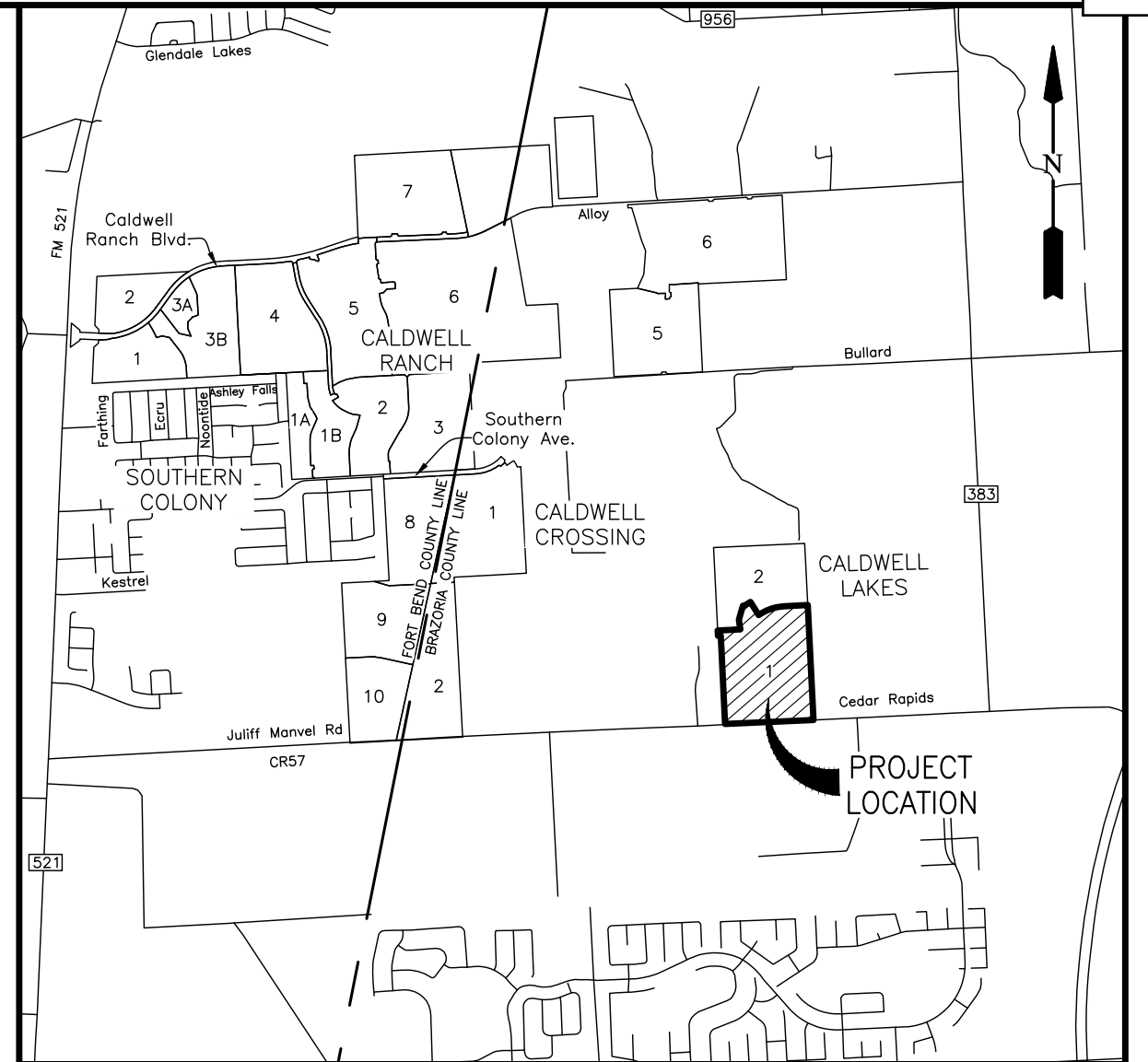
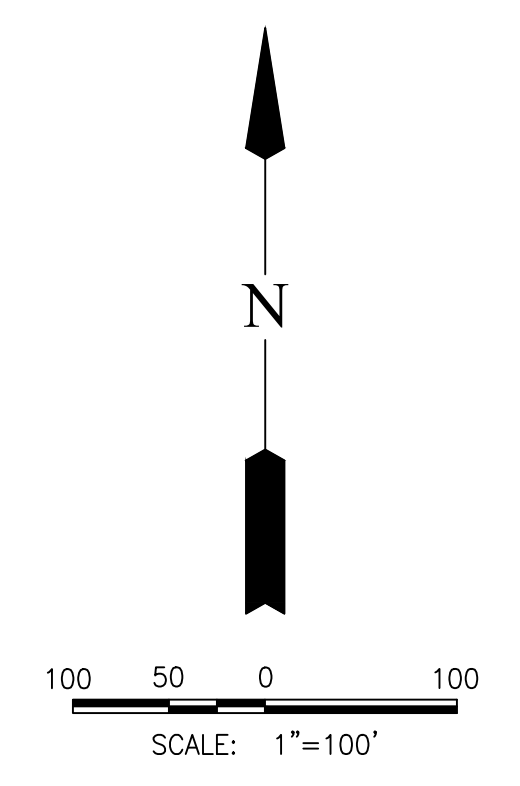
Based on our review, we have no objections to the final plat as resubmitted on September 23, 2024. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than September 24, 2024, for consideration at the October 1, 2024, Planning and Zoning 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: 16007-2-349



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 691D/692A

LEGEND

- AC. INDICATES ACRES
- A.E. INDICATES AERIAL EASEMENT
- B.C.C.F. INDICATES BRAZORIA COUNTY CLERK'S FILE
- B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
- B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
- B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
- B.L. INDICATES BUILDING LINE
- D.E. INDICATES DRAINAGE EASEMENT
- E.E. INDICATES ELECTRICAL EASEMENT
- F.N. INDICATES FILE NUMBER
- FND. INDICATES FOUND
- I.R. INDICATES IRON ROD
- NO. INDICATES NUMBER
- O.P.R.B.C. INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY
- PD&Z INDICATES PLANNING, DEVELOPMENT & ZONING
- PG. INDICATES PAGE
- P.O.B. INDICATES POINT OF BEGINNING
- RES. INDICATES RESERVE
- R.O.W. INDICATES RIGHT-OF-WAY
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- ST.M.S.E. INDICATES STORM SEWER EASEMENT
- SQ. FT. INDICATES SQUARE FEET
- U.E. INDICATES UTILITY EASEMENT
- VOL. INDICATES VOLUME
- W.L.E. INDICATES WATER LINE EASEMENT
- INDICATES PROPOSED STREET LIGHT
- INDICATES STREET NAME CHANGE
- INDICATES CENTERLINE

FINAL PLAT OF
CALDWELL LAKES
SECTION 1

A SUBDIVISION OF 49.635 ACRES OF LAND SITUATED IN THE
H.T. & B.R.R. CO. SURVEY 58, ABSTRACT 516, CITY OF IOWA COLONY, BRAZORIA COUNTY,
TEXAS.

138 LOTS 26 RESERVES (11.559 ACRES) 6 BLOCKS

AUGUST 21, 2024 JOB NO. 1931-8131

OWNERS:

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

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

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

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

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L1 to L50.

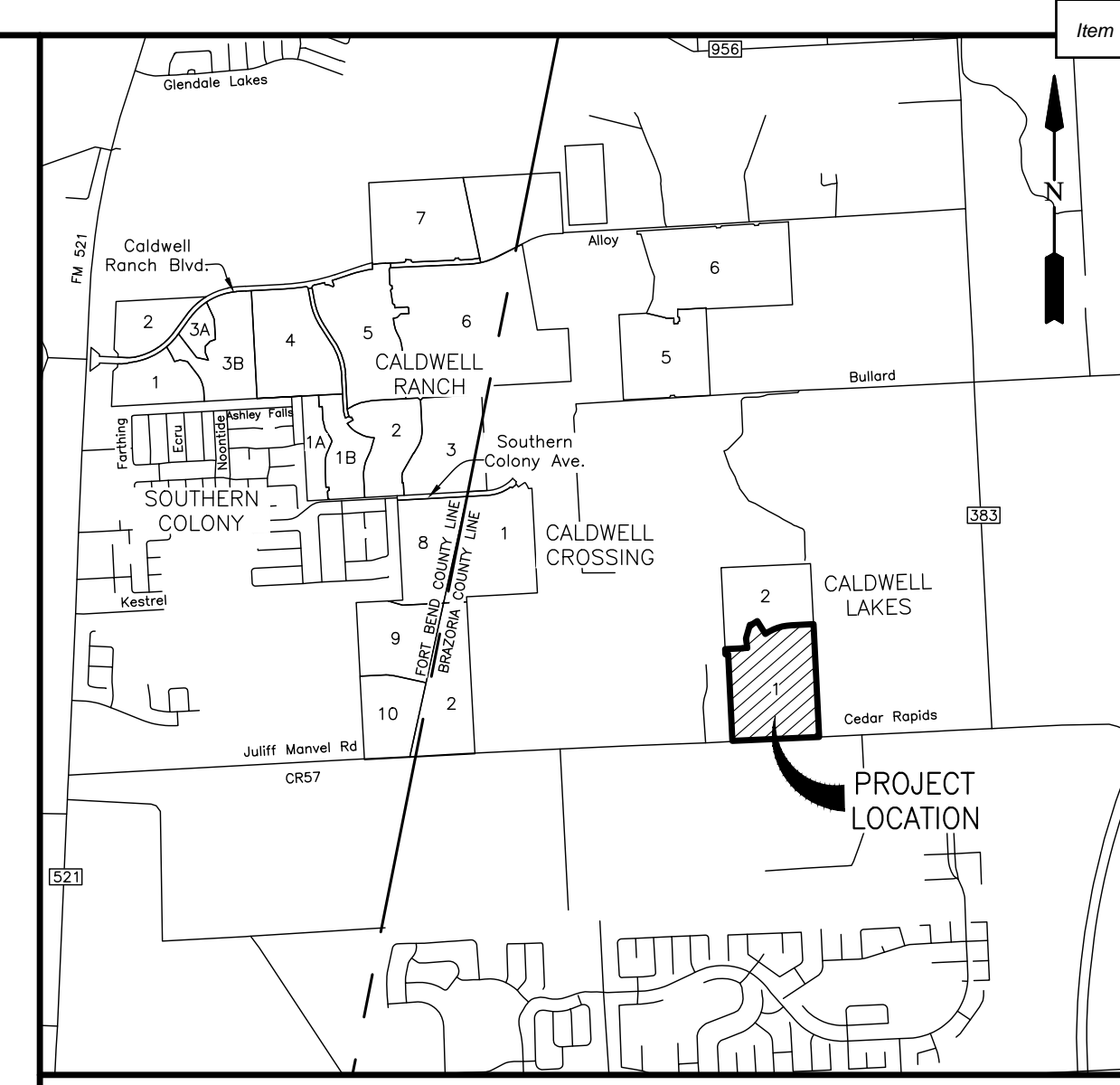
LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L51 to L100.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L101 to L150.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, ARC, CHORD BEARING, CHORD. Rows C1 to C56.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, ARC, CHORD BEARING, CHORD. Rows C57 to C111.

RESERVE TABLE with columns: RESERVE, ACREAGE, SQ.FT., TYPE. Rows A to Z and TOTAL.



VICINITY MAP SCALE: 1" = 1/2 MILE KEY MAP NO. 691D/692A

LOT AREA TABLE BLOCK 1 with columns: LOT NO., SQ.FT. Rows 1 to 7.

LOT AREA TABLE BLOCK 2 with columns: LOT NO., SQ.FT. Rows 1 to 31.

LOT AREA TABLE BLOCK 3 with columns: LOT NO., SQ.FT. Rows 1 to 15.

LOT AREA TABLE BLOCK 4 with columns: LOT NO., SQ.FT. Rows 1 to 24.

LOT AREA TABLE BLOCK 5 with columns: LOT NO., SQ.FT. Rows 1 to 26.

LOT AREA TABLE BLOCK 5 with columns: LOT NO., SQ.FT. Rows 27 to 52.

LOT AREA TABLE BLOCK 6 with columns: LOT NO., SQ.FT. Rows 1 to 9.

CALDWELL LAKES PARKLAND TABLE with columns: SECTION, NO. OF LOTS, PUBLIC PARK REQ., PRIVATE PARK DEDICATION, PRIVATE PARK CREDIT, PUBLIC PARK DED., PUBLIC PARK CREDIT, PARK CREDIT PROVIDED, REMAINING PARK CREDIT. Rows 1 to 7 and TOTAL.

Professional stamps for SURVEYOR: GBI PARTNERS and ENGINEER: LJA Engineering, Inc. with contact information.

FINAL PLAT OF CALDWELL LAKES SECTION 1. A SUBDIVISION OF 49.635 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY 58, ABSTRACT 516, CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS. 138 LOTS 26 RESERVES (11.559 ACRES) 6 BLOCKS. AUGUST 21, 2024 JOB NO. 1931-8131 OWNERS: D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP ERNEST S. LOEB, ASSISTANT VICE PRESIDENT 6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407 PH: 281-566-2100

September 23, 2024

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

Re: Caldwell Lakes Section 2 Final Plat
Letter of Recommendation to Approve
COIC Project No. 3564
ALLC Project No. 16007-2-350

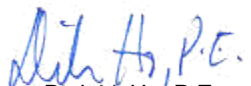
Dear Ms. Bell:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Caldwell Lakes Section 2 Final Plat, received on or about September 23, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objections to the final plat as resubmitted on September 23, 2024. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than September 24, 2024, for consideration at the October 1, 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: 16007-2-350

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ERNEST S. LOEB, ASSISTANT VICE PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS, HEREINAFTER REFERRED TO AS OWNERS OF THE 31.551 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF CALDWELL LAKES SECTION 2, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

THIS _____ DAY OF _____, 2024.

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

BY: ERNEST S. LOEB, ASSISTANT VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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



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

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

BRAZORIA DRAINAGE DISTRICT NO. 5 NOTES:

- 1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.
- 2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- 3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WITH THE EXCEPTION OF _____, WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS, AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
- 5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- 6. THIS RURAL COMMERCIAL SITE EMPLOYS A NATURAL DRAINAGE SYSTEM, WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SITE THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. _____, THUS, DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR ON THE SITE TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
- 7. LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 40.5 PERCENT. THE DRAINAGE AND /OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT, IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
- 8. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
- 9. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
- 10. DEDICATED DRAINAGE EASEMENT(S) GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 FOR DRAINAGE MAINTENANCE PURPOSES SHALL INCLUDE 45 FEET TOP OF BANK, PLUS THE SUM (FOOTAGE) OF BOTH DITCH SIDE SLOPES AND CHANNEL BOTTOM AND 45 FEET OF BANK ON THE OPPOSITE BANK.
- 11. DEDICATED INGRESS/EGRESS ACCESSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 (SEE DISTRICT RESOLUTION NO 2007-06 & NO 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5'S LOCK.
- 12. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
- 13. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- 14. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- 15. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A RECORDED DOCUMENT.
- 16. IT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY IF ANY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 'DEDICATED' DRAINAGE EASEMENTS ARE ON OR CROSS THEIR PROPERTY. IF SO, THE PROPERTY OWNER WILL COMPLY AS STATED WITHIN THE RECORDED EASEMENT.
- 17. PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL SECTION 1, INTRODUCTION; SUB -SECTION 1.5. PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES; TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5 RESOLUTION 2011-1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

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

BRANDON MIDDLETON DATE NAZAR SABTI DISTRICT ENGINEER DATE

BDD5 REF. ID# B240025

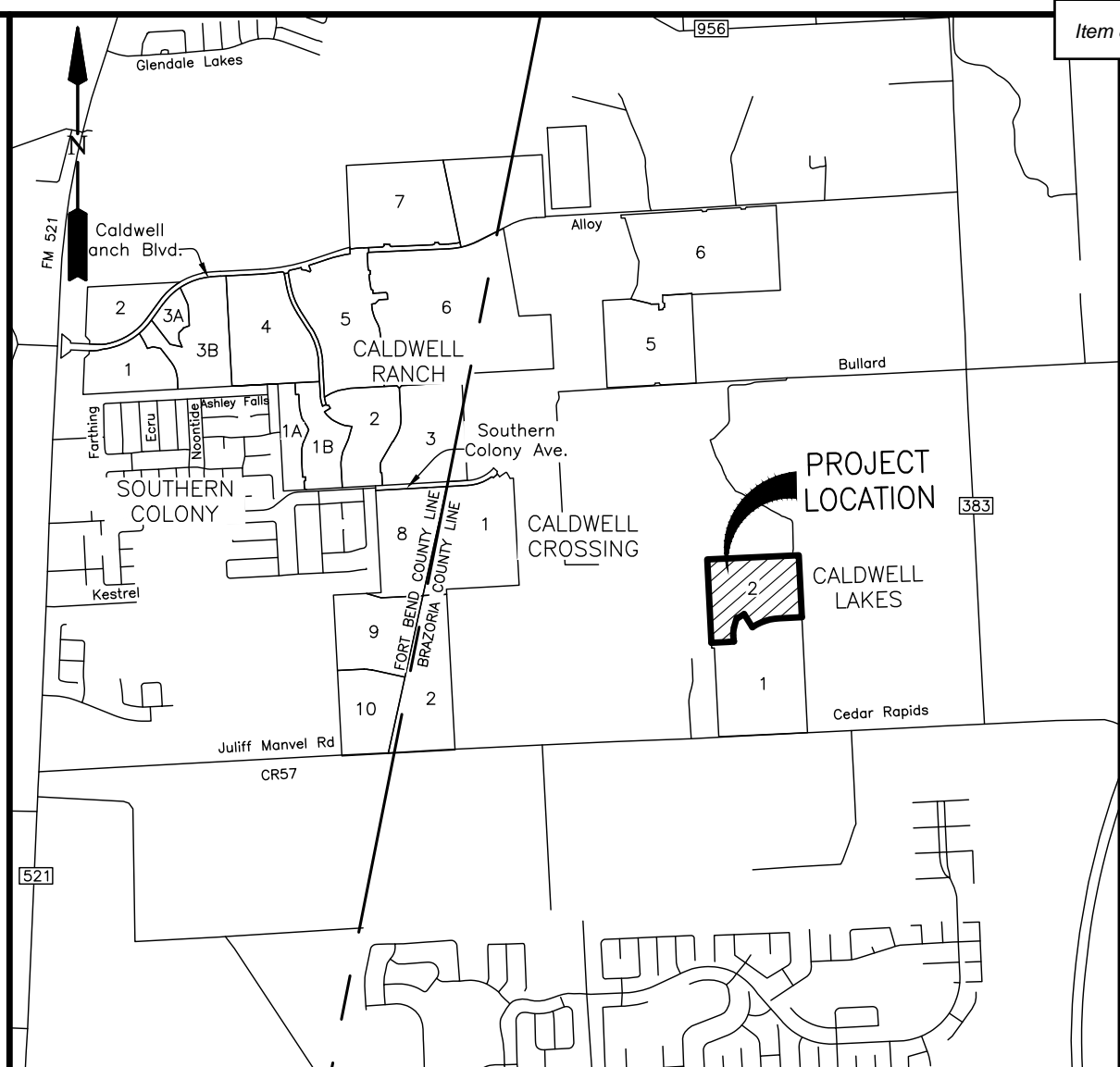
NOTE: PROJECT FIELD STARTUP WILL START WITHIN 365 CALENDAR DAYS FROM HERE SHOWN. CONTINUOUS AND REASONABLE FIELD WORK IS EXPECTED.

Table with 2 columns: BLOCK, ELEVATION. Row 1: BLOCKS 1-3, 62.21 FEET.

THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 62.21 FEET ABOVE MEAN SEA LEVEL (NAVD83 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN (24) INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN (24) INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND (12) INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.

NOTES:

- 1. THIS PLAT LIES WITHIN BRAZORIA COUNTY, THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD 87, AND BRAZORIA DRAINAGE DISTRICT NO. 5.
- 2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2023-0469, DATED DECEMBER 11, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 3. THERE ARE NO VISIBLE PIPELINES WITHIN THIS PLAT.
- 4. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99986724707.
- 5. T.B.M. = INDICATES TEMPORARY BENCHMARK: TBM "T" - MAG NAIL ON SOUTH SIDE OF ASPHALT ROAD JUST EAST OF GRAVEL DRIVE TO VACANT TRACT LOCATED AT THE NORTHEAST CORNER OF 920 JULIFF-MANVEL ROAD. ELEVATION = 59.67' (NAVD 88, GEOID 2018)
- 6. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- 7. MONUMENTS SET AS EXTERIOR BOUNDARY MARKERS EITHER ARE OR WILL BE SET WITH THE MINIMUM OF FIVE EIGHTHS (5/8) INCH ROD OR THREE QUARTERS (3/4) INCH IRON PIPE AT LEAST THIRTY SIX (36) INCHES LONG, ENCASED IN CONCRETE FOR A MINIMUM OF EIGHTEEN (18) INCHES BELOW THE SURFACE OF THE GROUND.
- 8. ALL PERMANENT REFERENCE MONUMENTS ("PRM") ARE OR SHALL BE SET AT ALL BOUNDARY LINE ANGLE POINTS, BLOCK CORNERS, POINT OF CURVATURE, AND AT INTERVALS NOT TO EXCEED ONE THOUSAND (1,000) FEET. PERMANENT REFERENCE MONUMENTS SHALL CONFORM TO THE TEXAS PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES.
- 9. ALL MONUMENTS ARE OR WILL BE SET TO THE STANDARD OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
- 10. INTERIOR LOT CORNER MONUMENTS ARE OR WILL BE SET WITH A MINIMUM OF FIVE EIGHTHS (5/8) INCH IRON ROD AT LEAST THIRTY SIX (36) INCHES IN LENGTH.
- 11. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
- 12. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NO. 48039C0105K DECEMBER 30, 2020, THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
- 13. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF IOWA COLONY AND BRAZORIA DRAINAGE DISTRICT NO. 5.
- 14. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- 15. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 16. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- 17. SIDEWALKS MUST BE CONSTRUCTED AS A PART OF ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
- 18. A MINIMUM OF FIVE (5) FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG THE STREETS AND SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- 19. THE OWNER WILL PROVIDE EASEMENTS FOR THE POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT.
- 20. THE OWNER WILL PROVIDE STREET NAMES SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 21. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- 22. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 62.21 FEET ABOVE MEAN SEA LEVEL (NAVD83 DATUM). THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN. (3) 12 INCHES ABOVE FINISHED GRADE.
- 23. THIS PLAT IS IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT APPROVED BY CITY COUNCIL ON MAY 23, 2022 BETWEEN CITY OF IOWA COLONY; 258 COLONY INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP; 608 COLONY INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP AND D.R. HORTON-TEXAS LTD., A TEXAS LIMITED PARTNERSHIP.
- 24. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
- 25. FINAL PLAT RECORDATION SHALL BE SUBJECT TO THE APPROVAL AND RECORDATION OF CALDWELL LAKES SECTION ONE.
- 26. RESERVES "A" AND "C" WILL BE MAINTAINED BY BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 87. RESERVES "B", "D", "E", "F", AND "G" WILL BE MAINTAINED BY THE HOA.



VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP NO. 691D/692A

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

DATE DATE

FINAL PLAT OF
CALDWELL LAKES
SECTION 2

A SUBDIVISION OF 31.551 ACRES OF LAND SITUATED IN THE
H.T. & B.R.R. CO. SURVEY 58, ABSTRACT 516, CITY OF IOWA COLONY, BRAZORIA COUNTY,
TEXAS.

90 LOTS 7 RESERVES (9.684 ACRES) 3 BLOCKS
APRIL 29, 2024 JOB NO. 1931-8132

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

SURVEYOR: GBI PARTNERS
ENGINEER: LJA Engineering, Inc.

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

P.O.B.
NAD83 GRID COORDINATES
X=3,099,889.08
Y=1,373,239.93

ASTRO SIERRA VISTA LP
DOC. No. 2021084557
B.C.D.R.

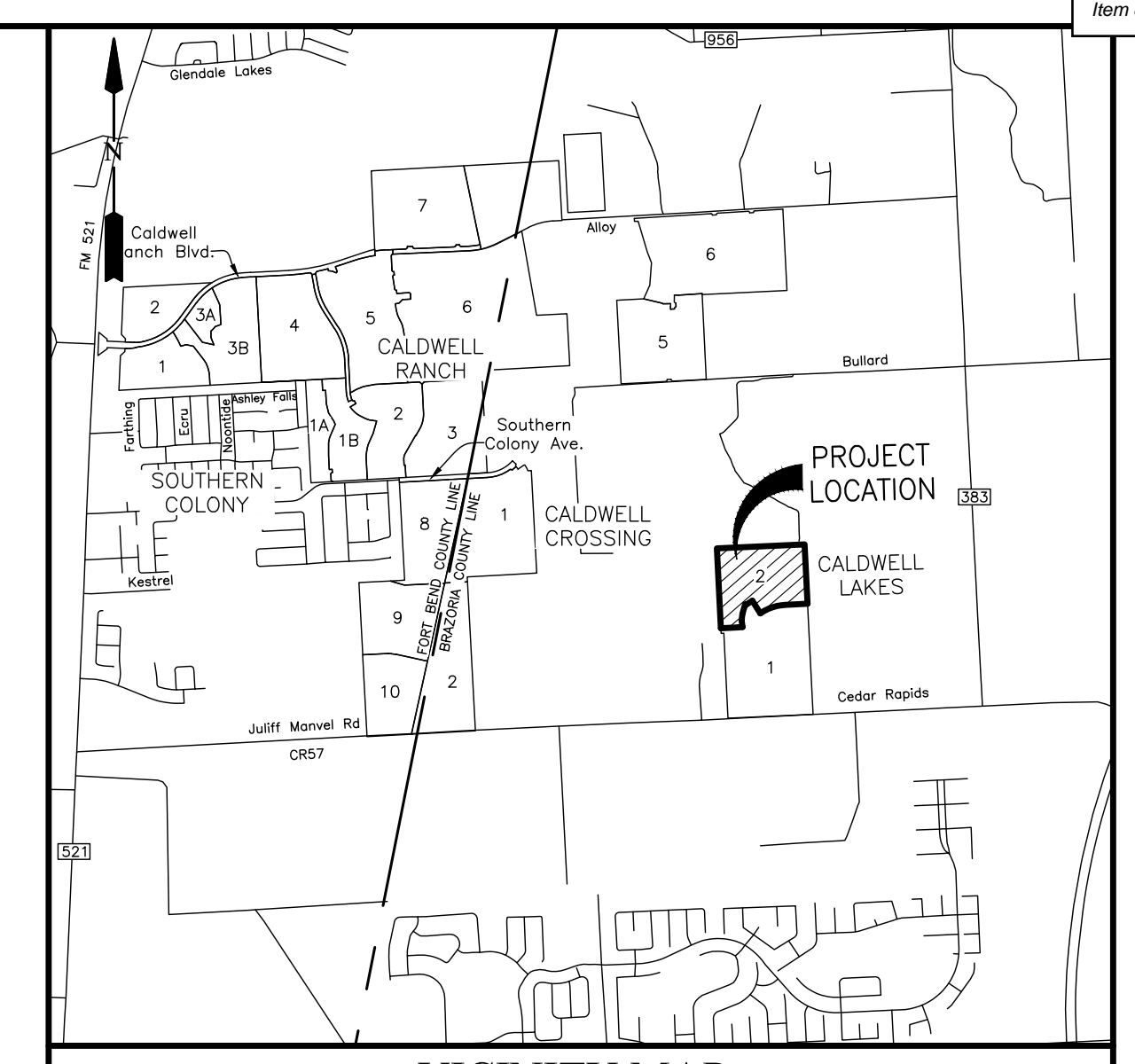
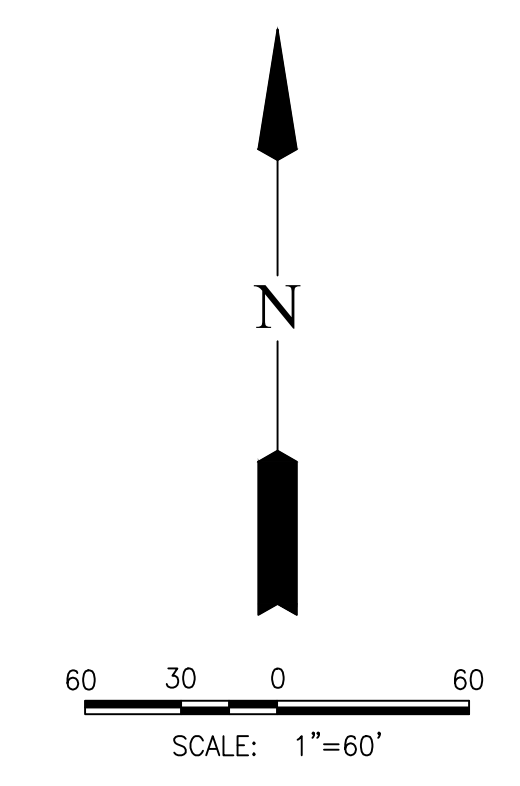
608 COLONY INVESTMENTS LTD.
DOC. No. 2021062781
B.C.D.R.

LGI HOMES, LLC
FILE No. 20-062462
O.P.R.B.C.

40ESMT BRAZORIA COUNTY M.U.D. No. 31
FILE No. 2014018228
O.P.R.B.C.

ASTRO, STERLING LAKES NORTH L.P.
FILE No. 20210854511
O.P.R.B.C.

40ESMT BRAZORIA COUNTY M.U.D. No. 31
FILE No. 2014018228
O.P.R.B.C.
CALL 98.190 ACRES
LGI HOMES, LLC
FILE No. 20-062462
O.P.R.B.C.



VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP NO. 691D/692A

- LEGEND**
- AC. INDICATES ACRES
 - A.E. INDICATES AERIAL EASEMENT
 - B.C.C.F. INDICATES BRAZORIA COUNTY CLERK'S FILE
 - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
 - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
 - B.L. INDICATES BUILDING LINE
 - D.E. INDICATES DRAINAGE EASEMENT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - F.N. INDICATES FILE NUMBER
 - FND. INDICATES FOUND
 - I.R. INDICATES IRON ROD
 - NO. INDICATES NUMBER
 - O.P.R.B.C. INDICATES OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
 - PG. INDICATES PAGE
 - P.O.B. INDICATES POINT OF BEGINNING
 - RES. INDICATES RESERVE
 - R.O.W. INDICATES RIGHT-OF-WAY
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - SQ. FT. INDICATES SQUARE FEET
 - U.E. INDICATES UTILITY EASEMENT
 - VOL. INDICATES VOLUME
 - W.L.E. INDICATES WATER LINE EASEMENT
 - INDICATES PROPOSED STREET LIGHT
 - INDICATES STREET NAME CHANGE
 - INDICATES CENTERLINE

FINAL PLAT OF CALDWELL LAKES SECTION 2

A SUBDIVISION OF 31.551 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY 58, ABSTRACT 516, CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

90 LOTS 7 RESERVES (9.684 ACRES) 3 BLOCKS
APRIL 29, 2024 JOB NO. 1931-8132

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

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

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

JON P. BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 8405

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

Thursday, September 12, 2024

Levi Morales
DHI Engineering, LLC
6744 Horton Vista Dr.
Richmond, TX 77407
wmorales@dhiengineering.com

Re: Caldwell Crossing Section 3 Final Plat
Letter of Recommendation to Approve
COIC Project No. 4280
ALLC Project No. 16007-2-383

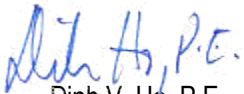
Dear Mr. Morales:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Caldwell Crossing Section 3 Final Plat, received on or about September 3, 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 final plat as resubmitted on September 3, 2024. Please send two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than September 23, 2024 for consideration at the October 1, 2024, Planning and Zoning meeting.

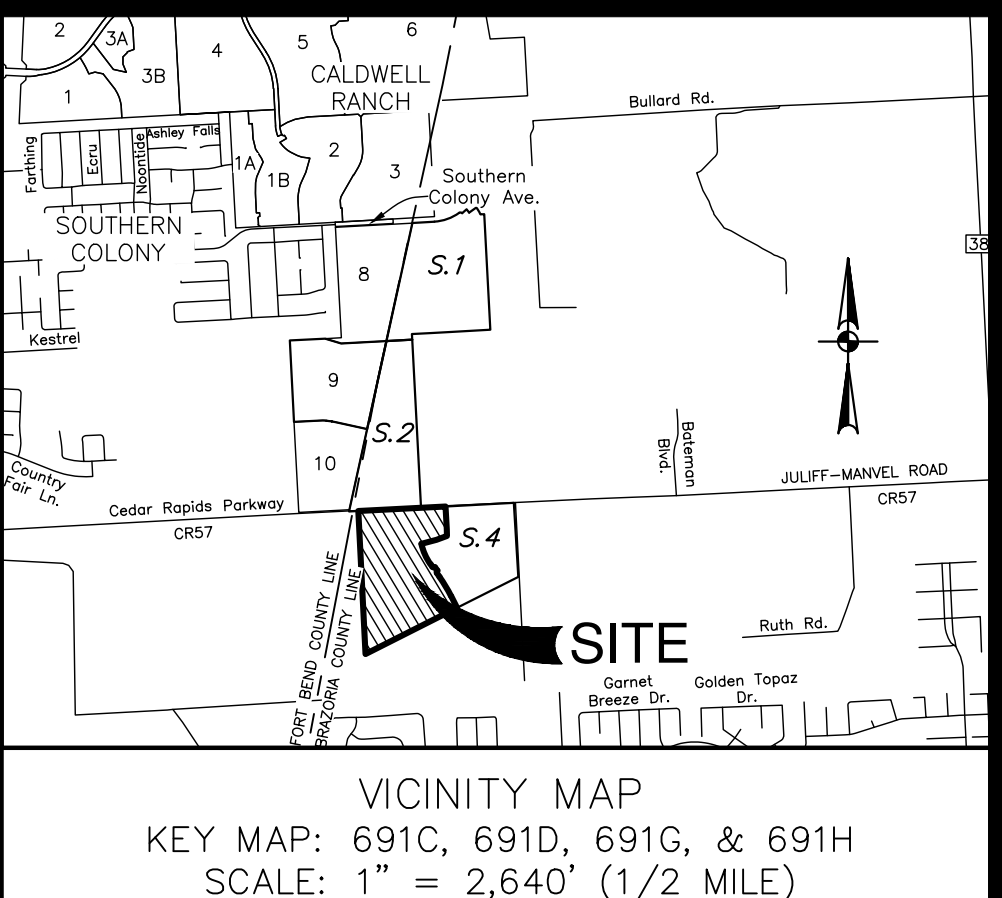
Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC



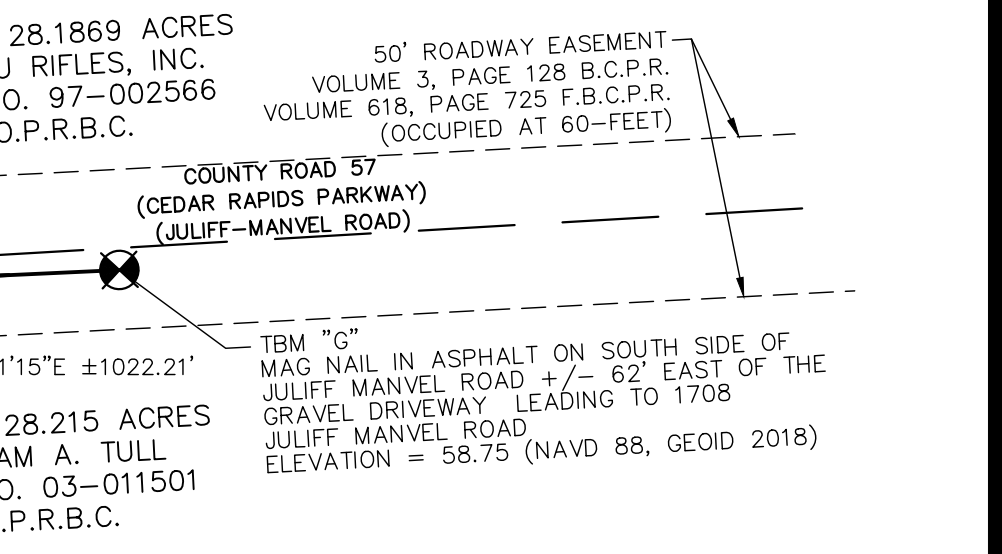
Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-383



LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD
- SET 5/8" IRON ROD-ROW/LOT
- AC = ACRE
- AE = AERIAL EASEMENT
- SSE = SANITARY SEWER EASEMENT
- STM SE = STORM SEWER EASEMENT
- WLE = WATER LINE EASEMENT
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- BL = BUILDING LINE
- RBL = REAR BUILDING LINE
- R = RADIUS
- ROW = RIGHT-OF-WAY
- SQ.FT. = SQUARE FEET
- IR = IRON ROD
- FD = FOUND
- B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
- B.C.P.R. = BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
- F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
- O.R.F.B.C. = OFFICIAL RECORDS FORT BEND COUNTY
- F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS
- O.P.R.B.C. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY
- = INDICATES STREET NAME CHANGE



FINAL PLAT OF CALDWELL CROSSING SECTION 3

A SUBDIVISION OF 43.780 ACRES BEING A PARTIAL REPLAT OF LOTS 53 AND 54 IN THE EMIGRATION LAND COMPANY SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 128, B.C.P.R. LOCATED IN THE WILLIAM PETTUS SURVEY, ABSTRACT NUMBER 714 CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

REASON TO REPLAT: TO CREATE 70 SINGLE FAMILY LOTS AND 12 RESERVES.
70 LOTS 12 RESERVES 4 BLOCKS
SCALE: 1" = 60' JANUARY 18, 2024

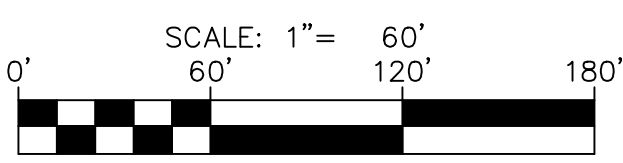
OWNER:
D.R. HORTON - TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP
6744 HORTON VISTA DRIVE, SUITE 100
RICHMOND, TEXAS 77407
(281) 556-2100

PREPARED BY:



DHI Engineering, LLC
6744 HORTON VISTA DR., SUITE 100
RICHMOND, TX 77407
TBP REG. NO. F-19561

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



Date: Sep. 03, 2024, 4:07pm User: ID: W.Morales File: C:\Users\W.Morales\AppData\Local\Temp\4cpe\plish_18920\Caldwell Crossing Section 3_Final Plat-Plt.dwg

Thursday, September 12, 2024

Levi Morales
DHI Engineering, LLC
6744 Horton Vista Dr.
Richmond, TX 77407
wmorales@dhiengineering.com

Re: Caldwell Crossing Section 4 Final Plat
Letter of Recommendation to Approve
COIC Project No. 4281
ALLC Project No. 16007-2-384

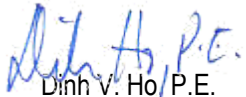
Dear Mr. Morales:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Caldwell Crossing Section 4 Final Plat, received on or about September 3, 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 final plat as resubmitted on September 3, 2024. Please send two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than September 23, 2024, for consideration at the October 1, 2024, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC



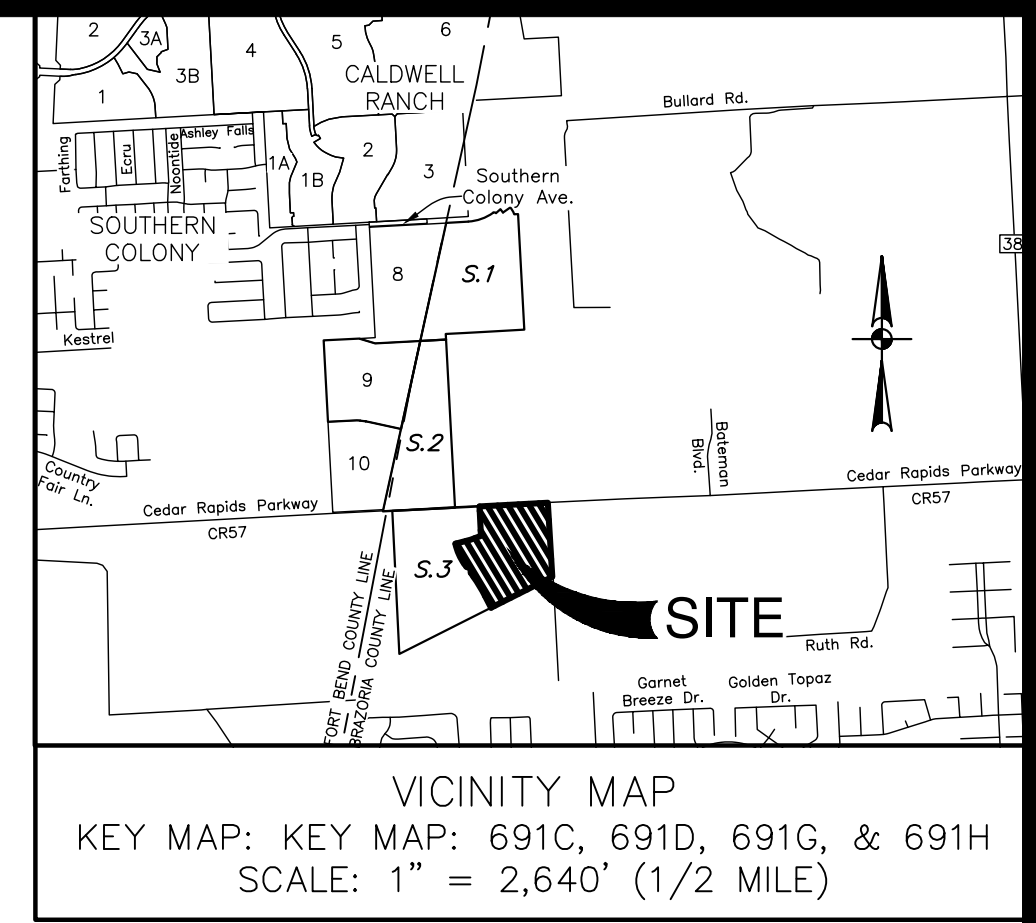
Dinh V. Ho, P.E.
TBPE Firm No. 16424

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-384

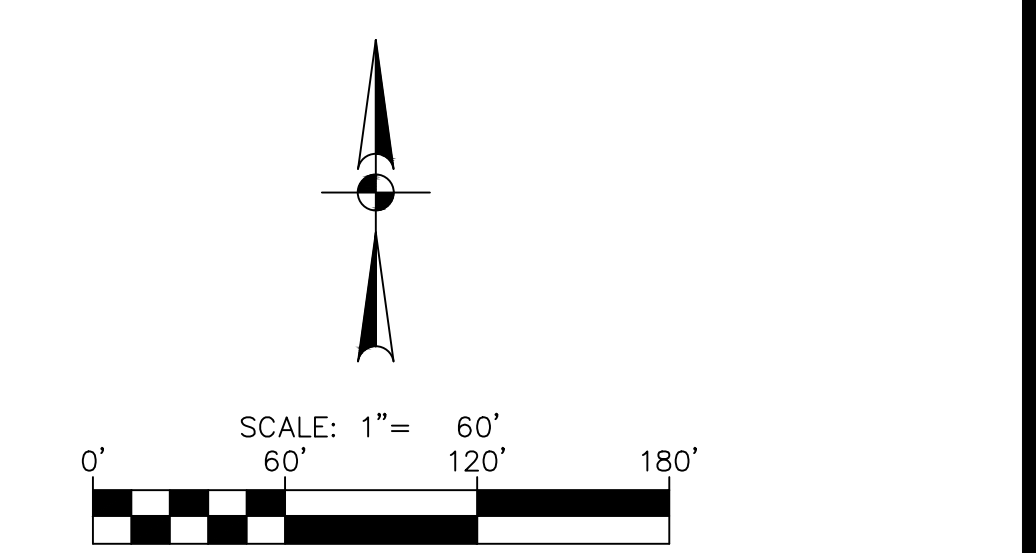
RESERVE TABLE			
RESERVE	ACRES	SQ. FT.	TYPE
A	0.391	17,037	RESTRICTED TO LANDSCAPE / OPEN SPACE
B	0.040	1,748	RESTRICTED TO LANDSCAPE / OPEN SPACE
C	0.040	1,748	RESTRICTED TO LANDSCAPE / OPEN SPACE
D	0.347	15,127	RESTRICTED TO LANDSCAPE / OPEN SPACE
E	0.593	25,828	RESTRICTED TO LANDSCAPE / OPEN SPACE / LIFT STATION
F	0.336	14,656	RESTRICTED TO LANDSCAPE / OPEN SPACE
G	0.578	25,177	RESTRICTED TO OPEN SPACE / PIPELINE EASEMENT
H	0.026	1,140	RESTRICTED TO LANDSCAPE / OPEN SPACE
I	0.026	1,140	RESTRICTED TO LANDSCAPE / OPEN SPACE
J	0.448	19,500	RESTRICTED TO OPEN SPACE / PIPELINE EASEMENT
K	0.205	8,939	RESTRICTED TO LANDSCAPE / OPEN SPACE
L	0.163	7,083	RESTRICTED TO LANDSCAPE / OPEN SPACE
M	0.025	1,075	RESTRICTED TO LANDSCAPE / OPEN SPACE
N	0.027	1,191	RESTRICTED TO LANDSCAPE / OPEN SPACE
O	0.089	3,863	RESTRICTED TO LANDSCAPE / OPEN SPACE
P	0.035	1,537	RESTRICTED TO LANDSCAPE / OPEN SPACE
Q	0.022	972	RESTRICTED TO LANDSCAPE / OPEN SPACE
R	0.028	1,230	RESTRICTED TO LANDSCAPE / OPEN SPACE
S	0.332	14,467	RESTRICTED TO LANDSCAPE / OPEN SPACE / PARK
T	0.023	1,021	RESTRICTED TO LANDSCAPE / OPEN SPACE
U	0.056	2,425	RESTRICTED TO LANDSCAPE / OPEN SPACE
TOTAL	3.830	166,906	

Caldwell Crossing Parkland Table								
Section	No. of Lots	Public Park Requirement (1 AC./54 DU)	Private Park Dedication (AC.)	Private Park Credit (50%)	Public Park Dedication (AC.) (Maintenance Berm)	Public Park Credit (50%)	Park Credit Provided (AC.)	Remaining Park Credit (AC.)
1	106	1.963	1.062	0.531	3.32	1.66	2.191	0.228
2	63	1.167	1.435	0.718	3.46	1.73	2.448	1.509
3	70	1.296	3.142	1.571	3.43	1.71	3.285	3.497
4	93	1.722	0.332	0.166	0.000	0.00	0.166	1.941
5	127	2.352	0.000	0.000	0.000	0.00	0.000	-0.411
6	64	1.185	0.587	0.294	0.000	0.00	0.294	-1.303
Total	523	9.685	6.558	3.279	10.207	5.104	8.383	

NOTE:
ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.



- LEGEND**
- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
 - SET 5/8" IRON ROD
 - SET 5/8" IRON ROD-ROW/LOT
 - AC = ACRE
 - AE = AERIAL EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - STM SE = STORM SEWER EASEMENT
 - WLE = WATER LINE EASEMENT
 - DE = DRAINAGE EASEMENT
 - UE = UTILITY EASEMENT
 - BL = BUILDING LINE
 - RBL = REAR BUILDING LINE
 - R = RADIUS
 - ROW = RIGHT-OF-WAY
 - SQ.FT. = SQUARE FEET
 - IR = IRON ROD
 - FD = FOUND
 - B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
 - B.C.O.P.R. = BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
 - F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
 - O.R.F.B.C. = OFFICIAL RECORDS FORT BEND COUNTY
 - F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS
 - O.P.R.B.C. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY
 - = INDICATES STREET NAME CHANGE



FINAL PLAT OF CALDWELL CROSSING SECTION 4

A SUBDIVISION OF 29.909 ACRES BEING A PARTIAL REPLAT OF LOTS 53, 54, 57, AND 58 IN THE EMIGRATION LAND COMPANY SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 128, B.C.P.R. LOCATED IN THE WILLIAM PETTUS SURVEY, ABSTRACT NUMBER 714 CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

REASON TO REPLAT: TO CREATE 93 SINGLE FAMILY LOTS AND 21 RESERVES.
93 LOTS 21 RESERVES 5 BLOCKS
SCALE: 1"= 60' JANUARY 18, 2024

OWNER:
D.R. HORTON - TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP
6744 HORTON VISTA DRIVE, SUITE 100
RICHMOND, TEXAS 77407
(281) 556-2100

PREPARED BY:



DHI Engineering, LLC
6744 HORTON VISTA DR., SUITE 100
RICHMOND, TX 77407
TBP REG. NO. F-19561

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

Date: Sep 03, 2024, 4:55pm User: ID: W.Morales File: C:\Users\W.Morales\AppData\Local\Temp\Acad\Temp\Acad\18920\Caldwell Crossing Section 4_Final Plat.dwg

Tuesday, September 24, 2024

Levi Morales
DHI Engineering, LLC
6744 Horton Vista Dr.
Richmond, TX 77407
wmorales@dhiengineering.com

Re: Caldwell Crossing Section 5 Final Plat
Letter of Recommendation to Approve - Updated
COIC Project No. 4282
ALLC Project No. 16007-2-385

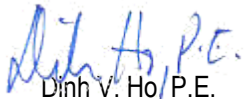
Dear Mr. Morales:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Caldwell Crossing Section 5 Final Plat, received on or about September 24, 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 final plat as resubmitted on September 24, 2024. Please send two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than September 24, 2024, for consideration at the October 1, 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: 16007-2-385

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, 608 COLONY INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH BRAD RICHIE, SECRETARY OF FW COMPANIES, LLC, A TEXAS LIMITED PARTNERSHIP, ITS GENERAL PARTNER, OWNER, HERINAFTER REFERRED TO AS OWNERS OF THE 32.301 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF CALDWELL CROSSING SECTION 5, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK 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 THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

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

IN TESTIMONY WHEREOF, 608 COLONY INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH FW COMPANIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRAD RICHIE, ITS SECRETARY, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 20____.

608 COLONY INVESTMENTS, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: FW COMPANIES, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: _____
BRAD RICHIE, SECRETARY

STATE OF TEXAS

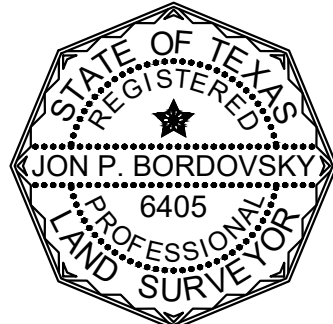
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRAD RICHIE, SECRETARY OF FW COMPANIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER OF 608 COLONY INVESTMENTS, LTD., KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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



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

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF CALDWELL CROSSING SECTION 5 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF IOWA COLONY, AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 20____.

DAVID HURST, CHAIRMAN
PLANNING & ZONING COMMISSION CHAIRMAN

BRENDA DILLON
PLANNING & ZONING COMMISSION MEMBER

ROBERT WALL
PLANNING & ZONING COMMISSION MEMBER

BRIAN JOHNSON
PLANNING & ZONING COMMISSION MEMBER

LES HOSEY
PLANNING & ZONING COMMISSION MEMBER

TERRY HAYES
PLANNING & ZONING COMMISSION MEMBER

WARREN DAVIS
PLANNING & ZONING COMMISSION MEMBER

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF CALDWELL CROSSING SECTION 5 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF IOWA COLONY, AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 20____.

WILL KENNEDY, MAYOR

MARQUETTE GREENE-SCOTT
COUNCIL POSITION 3

MCLEAN BARNETT, COUNCIL POSITION 1

TIM VARLACK, COUNCIL DISTRICT A

ARNETTA HICKS-MURRAY, COUNCIL POSITION 2

KAREEM BOYCE, COUNCIL DISTRICT B

APPROVAL BY CITY ENGINEER

SYDNEY HARGRODER, COUNCIL DISTRICT C

DINH HO, P.E., CITY ENGINEER

NOTES:

- 1. THIS PLAT LIES WITHIN BRAZORIA COUNTY, THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD 87, AND BRAZORIA DRAINAGE DISTRICT #5.
2. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS AMERICAN TITLE COMPANY, DATED AUGUST 4, 2024, EFFECTIVE DATE OF JULY 25, 2024. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
3. THE EXISTING PIPELINE EASEMENTS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT HAVE BEEN SHOWN, HEREON.
4. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99986724707.
5. TBM = INDICATES TEMPORARY BENCHMARK; TBM "G" ELEVATION = 58.75', NAVD 88, GEOID 18
6. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
7. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NO. 48039C0105K DECEMBER 30, 2020, THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
8. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF IOWA COLONY AND BRAZORIA DRAINAGE DISTRICT #5.
9. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
10. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
11. SIDEWALKS MUST BE CONSTRUCTED AS A PART OF ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
12. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN. (3) 12 INCHES ABOVE FINISHED GRADE.
13. BOUNDARY CLOSURE CALCULATION ERROR: 1: 500,734.00
14. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
15. THE FINAL PLAT WILL EXPIRE (2) YEARS AFTER FINAL APPROVAL BY THE CITY COUNCIL IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO (2) YEAR PERIOD OR THE ONE (1) YEAR EXTENSION PERIOD GRANTED BY CITY COUNCIL.
16. THE OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
17. THE OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
18. MINIMUM OF FIVE (5) FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
19. ALL STREETS, WATER AND WASTEWATER FACILITIES SHALL BE CONSTRUCTED AND CONFORM TO THE CITY'S DESIGN CRITERIA.
20. INTERIOR LOT CORNER MONUMENTS ARE OR WILL BE SET WITH A MINIMUM OF FIVE EIGHTHS (5/8) INCH IRON ROD SET AT LEAST THIRTY SIX (36) INCHES IN LENGTH.
21. THIS PLAT IS SUBJECT TO AN UNLOCATABLE PIPELINE EASEMENT GRANTED TO SINCLAIR REFINING COMPANY, AS SET FORTH BY INSTRUMENT FILED FOR RECORD UNDER VOLUME 291, PAGE 179, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.

BRAZORIA COUNTY DRAINAGE DISTRICT #5 NOTES:

- 1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.
2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
6. THIS RURAL COMMERCIAL SITE EMPLOYS A NATURAL DRAINAGE SYSTEM, WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SITE THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR ON THE SITE TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
7. LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 85 PERCENT. THE DRAINAGE AND/OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
8. OTHER THAN SHOWN HERON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
9. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
10. DEDICATED DRAINAGE EASEMENT(S) GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 FOR DRAINAGE MAINTENANCE PURPOSES SHALL INCLUDE 45 FEET TOP OF BANK, PLUS THE SUM (FOOTAGE) OF BOTH DITCH SIDE SLOPES AND CHANNEL BOTTOM AND 45 FEET OF BANK ON THE OPPOSITE BANK.
11. DEDICATED INGRESS/EGRESS ACCESSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 (SEE DISTRICT RESOLUTION NO 2007-06 & NO 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5'S LOCK.
12. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
13. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
14. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
15. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A "RECORDED DOCUMENT NUMBER" AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BOARD OF COMMISSIONERS.
16. IT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY IF ANY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 "DEDICATED" DRAINAGE EASEMENTS ARE ON OR CROSS THEIR PROPERTY. IF SO, THE PROPERTY OWNER WILL COMPLY AS STATED WITHIN THE RECORDED EASEMENT.
17. PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL SECTION 1, INTRODUCTION; SUB -SECTION 1.5. PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES; TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5 RESOLUTION 2011-1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

LEE WALDEN, P.E. DATE
PRESIDENT

KERRY OSBURN DATE
VICE PRESIDENT

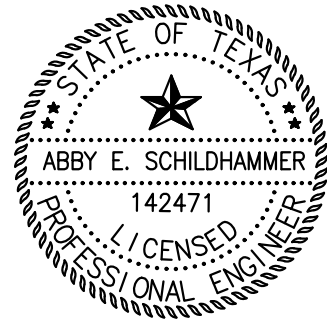
BRANDON MIDDLETON DATE
SECRETARY/TREASURER

NAZAR SABTI DATE
DISTRICT ENGINEER

BCDD5 REF. ID# B230091
NOTE: PROJECT FIELD STARTUP WILL START WITHIN 365 CALENDAR DAYS FROM HERE SHOWN. CONTINUOUS AND REASONABLE FIELD WORK IS EXPECTED.

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

ABBY E. SCHILDHAMMER, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 142471



Being a tract containing 32.301 acres of land, located in the William Pettus Survey, Abstract Number 714 in Brazoria County, Texas; said 32.301 acre tract being a portion of a call 123.224 acre tract styled as Parcel 1 and recorded in the name of 608 Colony Investments, LTD. in File Number 2023040989 of the Official Public Records of Brazoria County (O.P.R.B.C.), some being a portion of Lot 54 and 57, Emigration Land Company Subdivision, as recorded in Volume 3, Page 128 of the Brazoria County Plat Records (B.C.P.R.); said 32.301 acre tract being more particularly described by metes and bounds as follows (bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, as derived from GPS observations):

Beginning at the southeasterly corner of a call 73.689 acre tract recorded in the name of D.R. Horton-Texas, Ltd. in File Number 2023047167 of the O.P.R.B.C. and being on the westerly line of a call 28.215 acre tract recorded in the name of William A. Tull in File Number 03-011501 of the O.P.R.B.C.:

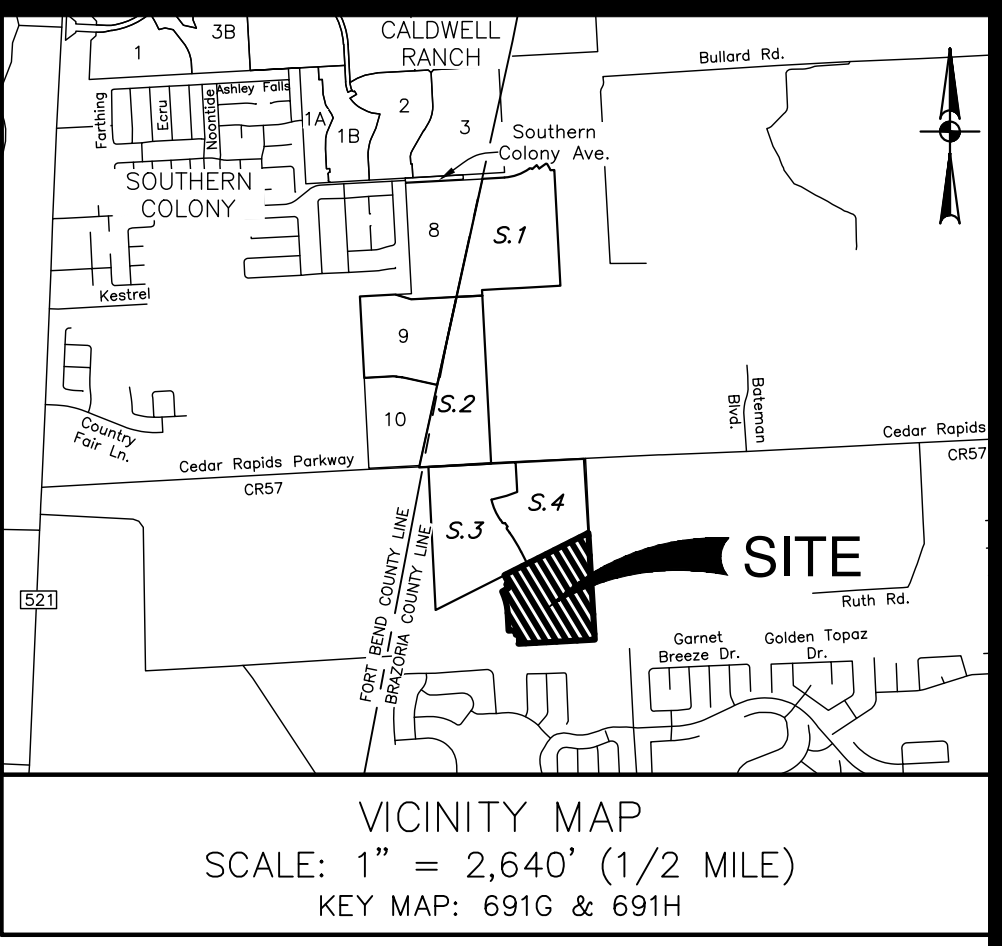
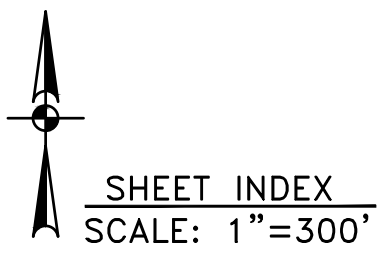
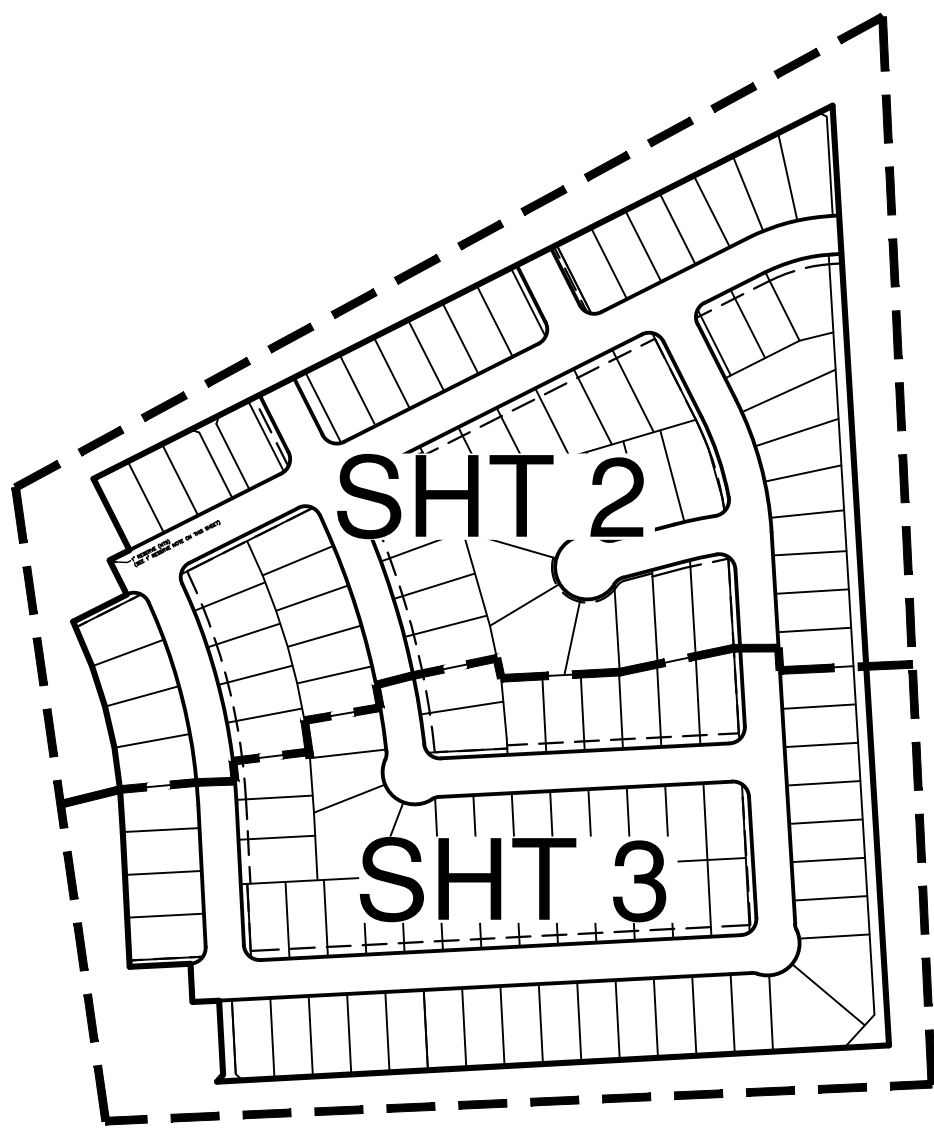
Thence, with said westerly line, South 03 degrees 26 minutes 30 seconds East, a distance of 1470.47 feet to the northeasterly corner of a call 1.439 acre tract recorded in the name of Gulf Coast Water Authority in File Number 2021068142 of the O.P.R.B.C.;

Thence, with the northerly line of said 1.439 acre tract, South 86 degrees 54 minutes 36 seconds West, a distance of 1051.46 feet;

Thence, leaving said line, through and across aforesaid 123.224 acre tract, the following fifteen (15) courses:

- 1) North 41 degrees 58 minutes 03 seconds East, a distance of 14.16 feet;
2) North 02 degrees 58 minutes 31 seconds West, a distance of 116.04 feet;
3) South 87 degrees 01 minute 29 seconds West, a distance of 41.80 feet;
4) North 02 degrees 58 minutes 31 seconds West, a distance of 60.00 feet;
5) South 87 degrees 01 minute 29 seconds West, a distance of 95.00 feet;
6) North 02 degrees 58 minutes 31 seconds West, a distance of 210.75 feet;
7) North 03 degrees 29 minutes 48 seconds West, a distance of 66.51 feet;
8) North 07 degrees 47 minutes 59 seconds West, a distance of 66.02 feet;
9) North 12 degrees 50 minutes 41 seconds West, a distance of 66.02 feet;
10) North 17 degrees 53 minutes 22 seconds West, a distance of 66.02 feet;
11) North 22 degrees 55 minutes 32 seconds West, a distance of 75.81 feet;
12) North 63 degrees 13 minutes 11 seconds East, a distance of 93.90 feet;
13) North 26 degrees 46 minutes 49 seconds West, a distance of 60.00 feet;
14) North 63 degrees 13 minutes 11 seconds East, a distance of 35.10 feet;
15) North 26 degrees 46 minutes 49 seconds West, a distance of 125.00 feet to the southerly line of aforesaid 73.689 acre tract;
Thence, with said southerly line, North 63 degrees 13 minutes 11 seconds East, a distance of 1293.28 feet to the Point of Beginning and containing 32.301 acres of land.

Table with 2 columns: BLOCK, ELEVATION. Rows for BLOCKS 1-7 with a value of 60.00 FEET. Includes a note about floor slab minimums.



LEGEND: Symbols for iron rods, acreage, easements, etc. Scale: 1" = 2,640' (1/2 MILE). Key Map: 691G & 691H.

FINAL PLAT OF CALDWELL CROSSING SECTION 5

A SUBDIVISION OF 32.301 ACRES BEING A PARTIAL REPLAT OF LOTS 54, 57, AND 58 IN THE EMIGRATION LAND COMPANY SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 128, B.C.P.R. LOCATED IN THE WILLIAM PETTUS SURVEY, ABSTRACT NUMBER 714 CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

REASON TO REPLAT: TO CREATE 127 SINGLE FAMILY LOTS AND 18 RESERVES. 127 LOTS 18 RESERVES 7 BLOCKS SCALE: 1"= 60' JUNE 4, 2024

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

PREPARED BY:



DHI Engineering, LLC 6744 HORTON VISTA DR., SUITE 100 RICHMOND, TX 77407 TBPE REG. NO. F-19561

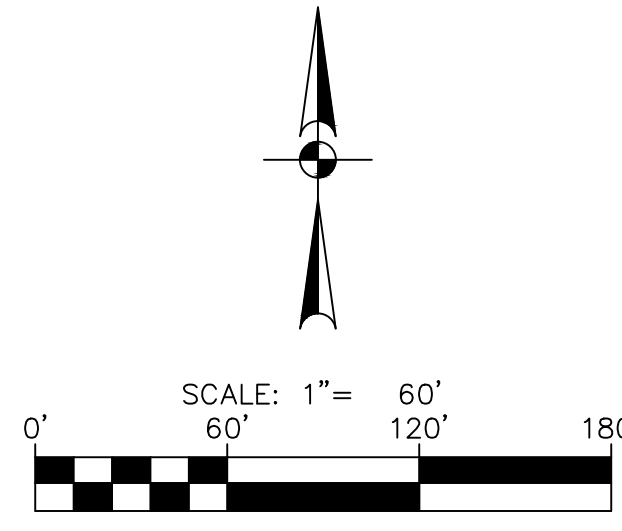
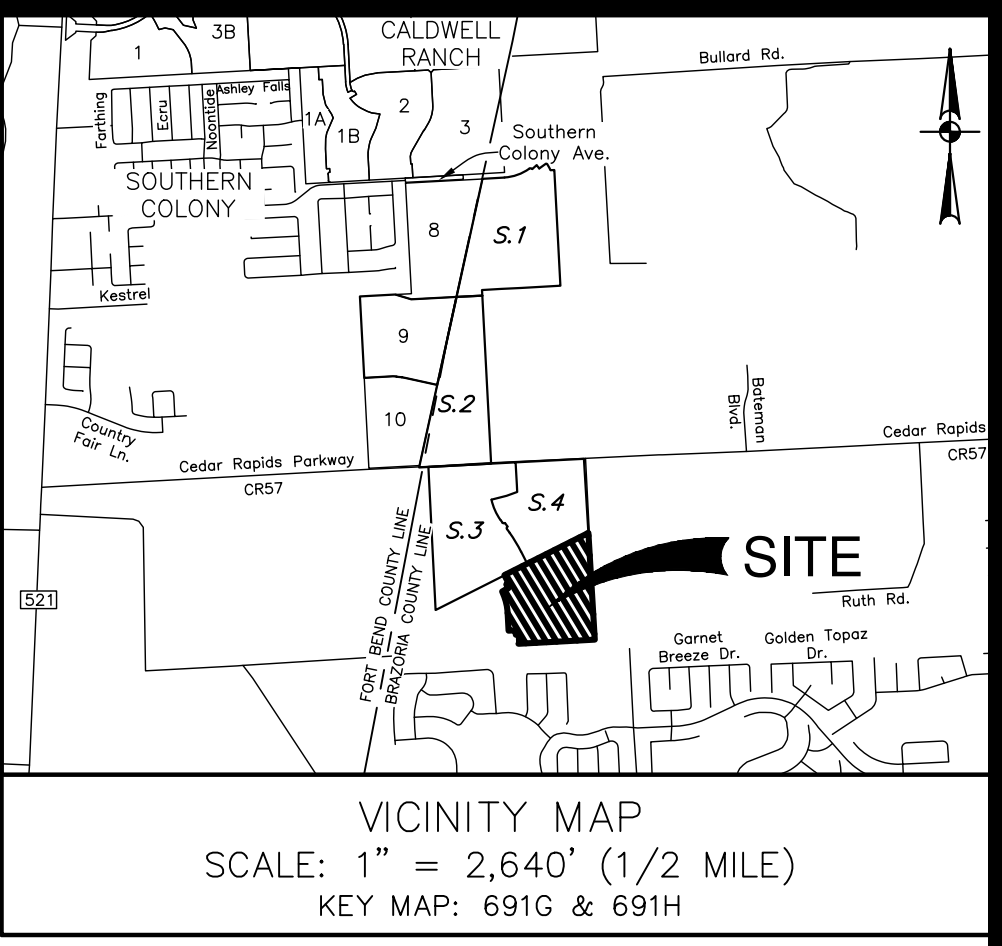
SURVEYOR: GBI PARTNERS 4724 VISTA ROAD TBPELS FIRM # 10130300 PASADENA, TX 77305 GBSurvey@GBISurvey.com PHONE: 281-499-4539 www.GBISurvey.com

Date: Sep_24_2024 4:13pm User: ID: KCS\jsh... Plot: C:\Users\jsh... \Public\09242024\Caldwell Crossing Section 5_Final Plat.dwg

CURVE TABLE					CURVE TABLE					CURVE TABLE							
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH			
C1	300.00'	23°20'19"	S74°53'21"W	121.36'	122.20'	C16	25.00'	21°29'03"	S141°1'02"E	9.32'	9.37'	C31	25.00'	91°37'45"	N70°57'57"W	35.85'	39.98'
C2	500.00'	23°20'19"	S15°06'39"E	202.26'	203.67'	C17	50.00'	133°28'06"	S41°47'30"W	91.86'	116.44'	C32	25.00'	88°30'49"	S18°57'46"W	34.89'	38.62'
C3	600.00'	11°05'57"	S80°43'14"W	116.05'	116.23'	C18	25.00'	21°29'03"	N82°13'59"W	9.32'	9.37'	C33	1230.00'	18°45'42"	S15°54'47"E	400.97'	402.77'
C4	50.00'	90°27'59"	S41°47'30"W	71.00'	78.95'	C19	25.00'	90°00'00"	N42°01'29"E	35.36'	39.27'	C34	25.00'	86°26'34"	S49°45'13"E	34.24'	37.72'
C5	50.00'	86°39'30"	N49°38'46"W	68.62'	75.62'	C20	870.00'	21°35'50"	N13°46'26"W	326.00'	327.94'	C35	25.00'	90°27'59"	N41°47'30"E	35.50'	39.47'
C6	1200.00'	20°27'48"	N16°32'55"W	426.31'	428.58'	C21	25.00'	92°12'28"	N70°40'35"W	36.03'	40.23'	C36	25.00'	96°06'36"	N51°29'48"W	37.19'	41.94'
C7	900.00'	23°48'18"	S14°52'40"E	371.25'	373.93'	C22	25.00'	88°02'48"	S19°11'47"W	34.75'	38.42'	C37	570.00'	5°16'39"	S77°48'35"W	52.48'	52.50'
C8	25.00'	90°00'00"	N18°13'11"E	35.36'	39.27'	C23	930.00'	21°51'06"	S13°54'04"E	352.54'	354.69'	C38	25.00'	42°50'00"	S53°45'15"W	18.26'	18.69'
C9	25.00'	90°00'00"	S71°46'49"E	35.36'	39.27'	C24	25.00'	90°00'00"	S47°58'31"E	35.36'	39.27'	C39	50.00'	26°54'01"	N14°49'45"W	73.33'	231.84'
C10	25.00'	90°00'00"	N18°13'11"E	35.36'	39.27'	C25	25.00'	90°27'59"	N41°47'30"E	35.50'	39.47'	C40	25.00'	42°50'00"	S83°24'44"E	18.26'	18.69'
C11	25.00'	90°00'00"	S71°46'49"E	35.36'	39.27'	C26	25.00'	89°32'01"	N48°12'30"W	35.21'	39.07'	C41	630.00'	6°00'04"	N78°10'18"E	65.96'	65.99'
C12	330.00'	23°20'19"	N74°53'21"E	133.49'	134.42'	C27	25.00'	29°24'04"	S72°19'28"W	12.69'	12.83'	C42	25.00'	91°46'52"	N35°16'53"E	35.90'	40.05'
C13	270.00'	23°20'19"	S74°53'21"W	109.22'	109.98'	C28	50.00'	145°24'48"	N49°40'10"W	95.48'	126.90'	C43	470.00'	16°10'16"	N18°41'41"W	132.21'	132.65'
C14	25.00'	90°00'00"	S18°13'11"W	35.36'	39.27'	C29	25.00'	29°19'18"	N8°22'35"E	12.65'	12.79'	C44	25.00'	90°00'00"	N71°46'49"W	35.36'	39.27'
C15	530.00'	23°20'19"	S15°06'39"E	214.40'	215.89'	C30	1170.00'	18°52'00"	N15°43'04"W	383.52'	385.26'						

NOTE:
ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

CALLLED 28,1869 ACRES
BAYOU RIFLES, INC.
FILE NO. 97-002566
O.P.R.B.C.
COUNTY ROAD 57
(CEDAR RAPIDS PARKWAY)
(JULIFF-MANVEL ROAD)
TBM "G"
MAG NAIL IN ASPHALT ON SOUTH SIDE OF
JULIFF MANVEL ROAD +/- 62' EAST OF THE
GRAVEL DRIVEWAY LEADING TO 1708
JULIFF MANVEL ROAD
ELEVATION = 58.75 (NAVD 88, GEOID 2018)
N01°08'52"E ±1015.75'
CALLLED 28,215 ACRES
WILLIAM A. TULL
FILE NO. 03-011501
O.P.R.B.C.
MATCHLINE "B" SEE THIS SHEET



- LEGEND**
- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
 - SET 5/8" IRON ROD
 - AC = ACRE
 - AE = AERIAL EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - STM SE = STORM SEWER EASEMENT
 - WLE = WATER LINE EASEMENT
 - DE = DRAINAGE EASEMENT
 - UE = UTILITY EASEMENT
 - BL = BUILDING LINE
 - RBL = REAR BUILDING LINE
 - R = RADIUS
 - ROW = RIGHT-OF-WAY
 - SQ.FT. = SQUARE FEET
 - IR = IRON ROD
 - FD = FOUND
 - B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
 - B.C.O.P.R. = BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
 - F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
 - O.R.F.B.C. = OFFICIAL RECORDS FORT BEND COUNTY
 - F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS
 - O.P.R.B.C. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY
 - = INDICATES STREET NAME CHANGE

FINAL PLAT OF CALDWELL CROSSING SECTION 5

A SUBDIVISION OF 32.301 ACRES
BEING A PARTIAL REPLAT OF
LOTS 54, 57, AND 58
IN THE EMIGRATION LAND COMPANY SUBDIVISION,
AS RECORDED IN VOLUME 3, PAGE 128, B.C.P.R.
LOCATED IN THE WILLIAM PETTUS SURVEY,
ABSTRACT NUMBER 714
CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

REASON TO REPLAT: TO CREATE
127 SINGLE FAMILY LOTS AND 18 RESERVES.
127 LOTS 18 RESERVES 7 BLOCKS
SCALE: 1" = 60' JUNE 4, 2024

OWNER:
608 COLONY INVESTMENTS, LTD.,
A TEXAS LIMITED PARTNERSHIP
BRAD RICHIE, SECRETARY
10033 NW MILITARY HWY, SUITE 2201
SAN ANTONIO, TEXAS 78231
(210) 344-9200

PREPARED BY:



DHI Engineering, LLC
6744 HORTON VISTA DR., SUITE 100
RICHMOND, TX 77407
TBPE REG. NO. F-19561

SURVEYOR:



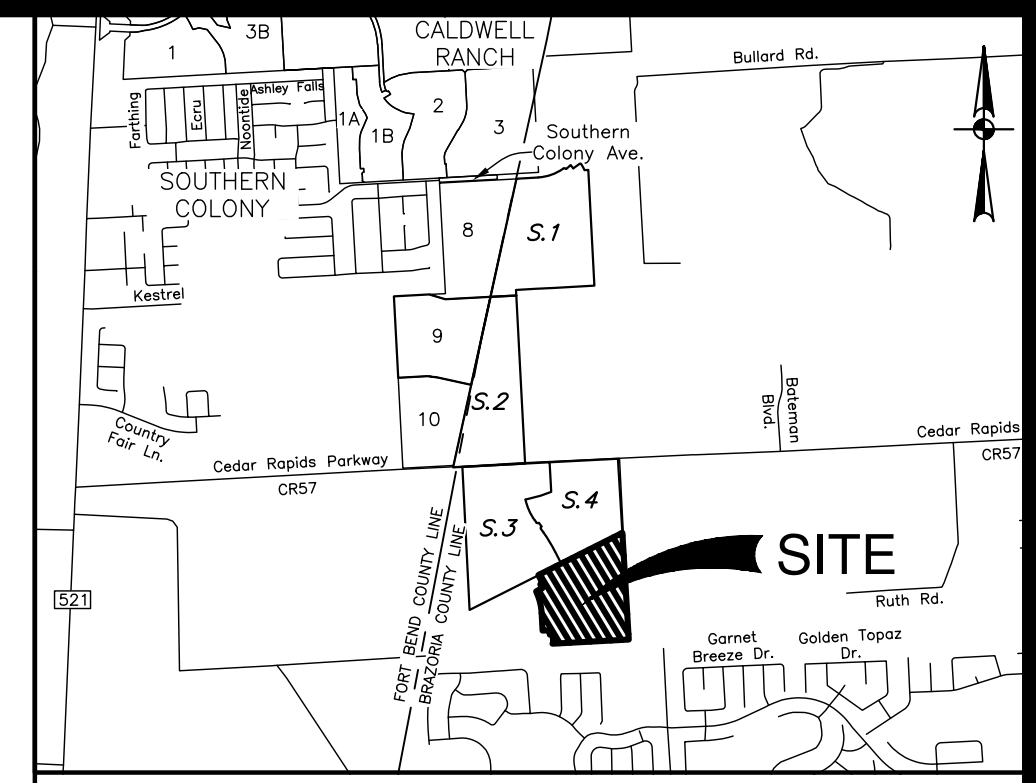
4724 VISTA ROAD TBPELS FIRM #1013000
PASADENA, TX 77505 GBI-urvey@GPIsurvey.com
PHONE: 281-499-4539 www.GPISurvey.com

LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	
L1	N41°58'03"E	14.16'	L11	N63°13'11"E	35.10'	L21	N9°18'10"W	19.70'	L31	N76°10'57"E	54.38'	
L2	S87°01'29"W	41.80'	L12	N86°33'30"E	14.53'	L22	S3°58'08"E	27.64'	L32	N73°32'48"E	68.42'	
L3	N2°58'31"W	60.00'	L13	S40°19'51"W	4.50'	L23	N2°58'31"W	25.00'	L33	N78°09'47"E	60.65'	
L4	N3°29'48"W	66.51'	L14	S26°46'49"E	22.45'	L24	N11°58'34"W	31.95'	L34	S8°04'52"E	49.34'	
L5	N7°47'59"W	66.02'	L15	N86°33'30"E	14.53'	L25	N8°04'52"W	59.15'	L35	N64°15'26"W	14.00'	
L6	N12°50'41"W	66.02'	L16	S86°33'30"W	14.53'	L26	N11°18'34"W	59.15'				
L7	N17°53'22"W	66.02'	L17	N48°01'57"W	14.13'	L27	N14°32'15"W	59.15'				
L8	N22°55'32"W	75.81'	L18	S71°46'49"E	14.14'	L28	N17°45'56"W	59.15'				
L9	N63°13'11"E	93.90'	L19	N18°13'11"E	14.14'	L29	N20°59'37"W	59.15'				
L10	N26°46'49"W	60.00'	L20	N23°47'25"W	48.22'	L30	N24°12'54"W	58.90'				

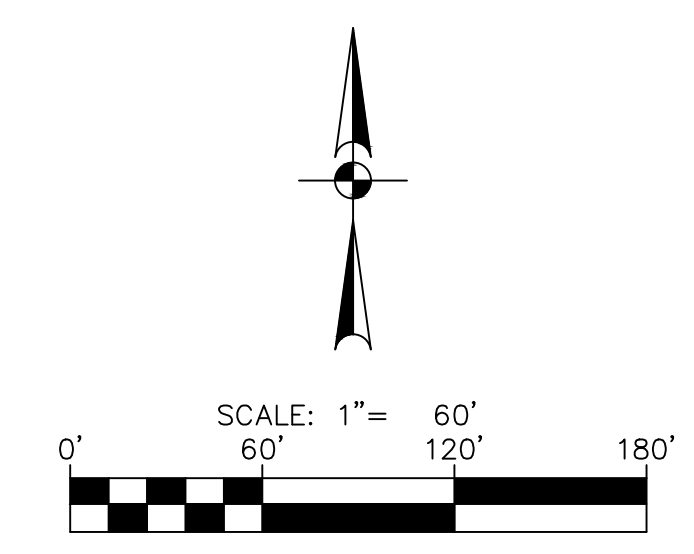
Date: Sep. 24, 2024, 4:13pm User: ID: KCS/whc Plot: C:\Users\KCS\OneDrive\Work\Projects\2024\09\24\20240924\09242024\Caldwell Crossing Section 5_Final Plat.dwg

RESERVE TABLE			
RESERVE	ACRES	SQ. FT.	TYPE
A	0.054	2,367	RESTRICTED TO LANDSCAPE / OPEN SPACE
B	0.026	1,140	RESTRICTED TO LANDSCAPE / OPEN SPACE
C	0.026	1,140	RESTRICTED TO LANDSCAPE / OPEN SPACE
D	0.041	1,771	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
E	0.025	1,086	RESTRICTED TO LANDSCAPE / OPEN SPACE
F	0.597	25,992	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
G	0.060	2,620	RESTRICTED TO LANDSCAPE / OPEN SPACE
H	0.025	1,090	RESTRICTED TO LANDSCAPE / OPEN SPACE
I	0.025	1,082	RESTRICTED TO LANDSCAPE / OPEN SPACE
J	0.088	3,850	RESTRICTED TO LANDSCAPE / OPEN SPACE/ DRAINAGE
K	0.054	2,367	RESTRICTED TO LANDSCAPE / OPEN SPACE
L	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE
M	0.054	2,358	RESTRICTED TO LANDSCAPE / OPEN SPACE
N	0.025	1,090	RESTRICTED TO LANDSCAPE / OPEN SPACE
O	0.070	3,034	RESTRICTED TO LANDSCAPE / OPEN SPACE
P	0.063	2,738	RESTRICTED TO LANDSCAPE / OPEN SPACE
Q	0.027	1,180	RESTRICTED TO LANDSCAPE / OPEN SPACE
R	0.027	1,165	RESTRICTED TO LANDSCAPE / OPEN SPACE
TOTAL	1.337	58,250	

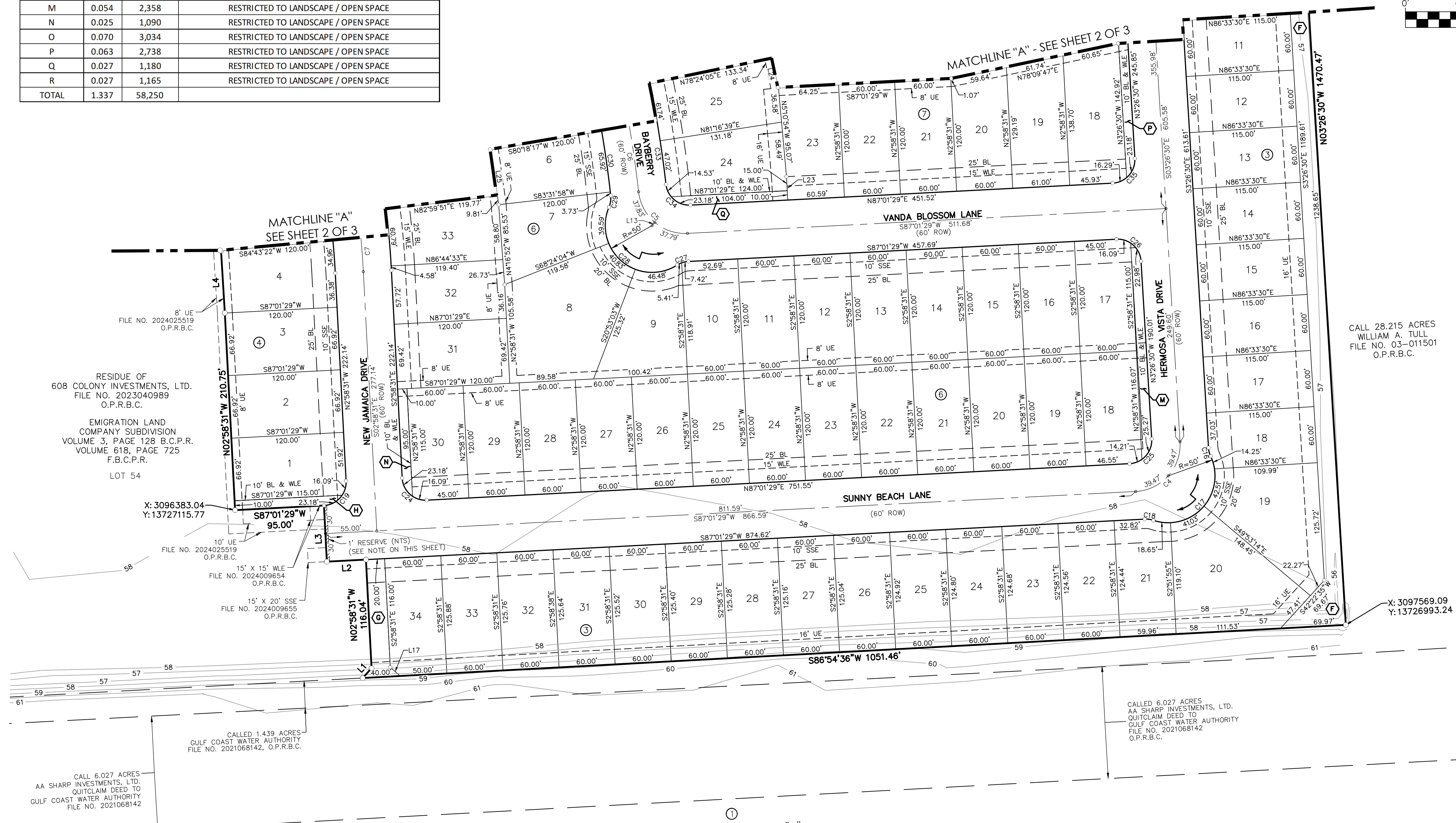
Caldwell Crossing Parkland Table							
Section	No. of Lots	Public Park Requirement (1 AC./54 DU)	Private Park Dedication (AC.)	Private Park Credit (50%)	Public Park Dedication (AC.) (Maintenance Berm)	Public Park Credit (50%)	Remaining Park Credit (AC.)
1	106	1.963	1.062	0.531	3.32	1.66	0.228
2	63	1.167	1.435	0.718	3.46	1.73	2.448
3	70	1.296	3.142	1.571	3.43	1.71	3.285
4	93	1.722	0.332	0.166	0.000	0.00	0.166
5	127	2.352	0.000	0.000	0.000	0.00	-0.411
6	64	1.185	0.587	0.294	0.000	0.00	0.294
Total	523	9.685	6.558	3.279	10.207	5.104	8.383



VICINITY MAP
SCALE: 1" = 2,640' (1/2 MILE)
KEY MAP: 691G & 691H



- LEGEND**
- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
 - SET 5/8" IRON ROD
 - AC = ACRE
 - AE = AERIAL EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - STM SE = STORM SEWER EASEMENT
 - WLE = WATER LINE EASEMENT
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 - O.P.R.B.C. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY
 - = INDICATES STREET NAME CHANGE



CALL 28.215 ACRES
WILLIAM A. TULL
FILE NO. 03-011501
O.P.R.B.C.

X: 3097569.09
Y: 13726993.24

CALLED 1.439 ACRES
GULF COAST WATER AUTHORITY
FILE NO. 2021068142, O.P.R.B.C.

CALLED 6.027 ACRES
AA SHARP INVESTMENTS, LTD.
QUITCLAIM DEED TO
GULF COAST WATER AUTHORITY
FILE NO. 2021068142
O.P.R.B.C.

RESTRICTED RESERVE "A"
STERLING LAKES WEST SEC 3
PLAT NO. 2017059203
B.C.P.R.

RESTRICTED RESERVE "D"
STERLING LAKES WEST SEC 1
PLAT NO. 2016028115
B.C.P.R.

NOTE:
ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

SURVEYOR:
GBI PARTNERS
4724 VISTA ROAD T8PELS FIRM #10130300
PASADENA, TX 77005 CBI@gbipartners.com
PHONE: 281-499-4539 www.GBISurvey.com

PREPARED BY:



DHI Engineering, LLC
6744 HORTON VISTA DR., SUITE 100
RICHMOND, TX 77407
TBPE REG. NO. F-19561

FINAL PLAT OF CALDWELL CROSSING SECTION 5

A SUBDIVISION OF 32.301 ACRES
BEING A PARTIAL REPLAT OF
LOTS 54, 57, AND 58
IN THE EMIGRATION LAND COMPANY SUBDIVISION,
AS RECORDED IN VOLUME 3, PAGE 128, B.C.P.R.
LOCATED IN THE WILLIAM PETTUS SURVEY,
ABSTRACT NUMBER 714
CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

REASON TO REPLAT: TO CREATE
127 SINGLE FAMILY LOTS AND 18 RESERVES.
127 LOTS 18 RESERVES 7 BLOCKS
SCALE: 1" = 60' JUNE 4, 2024

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

Thursday, September 12, 2024

Levi Morales
DHI Engineering, LLC
6744 Horton Vista Dr.
Richmond, TX 77407
wmorales@dhiengineering.com

Re: Caldwell Crossing Section 6 Final Plat
Letter of Recommendation to Approve
COIC Project No. 4283
ALLC Project No. 16007-2-386


Dear Mr. Morales:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Caldwell Crossing Section 6 Final Plat, received on or about September 3, 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 final plat as resubmitted on September 3, 2024. Please send two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than September 23, 2024, for consideration at the October 1, 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: 16007-2-386

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, 608 COLONY INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH BRAD RICHIE, SECRETARY OF FW COMPANIES, LLC, A TEXAS LIMITED PARTNERSHIP, ITS GENERAL PARTNER, OWNER, HERENAFTER REFERRED TO AS OWNERS OF THE 17.234 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF CALDWELL CROSSING SECTION 6, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

IN TESTIMONY WHEREOF, 608 COLONY INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH FW COMPANIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRAD RICHIE, ITS SECRETARY, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 20____.

608 COLONY INVESTMENTS, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: FW COMPANIES, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: _____
BRAD RICHIE, SECRETARY

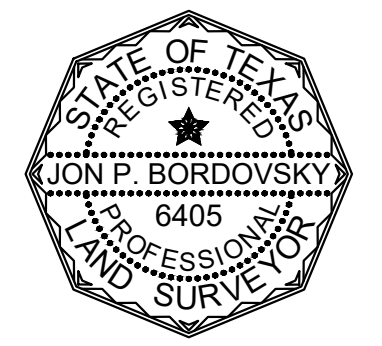
STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRAD RICHIE, SECRETARY OF FW COMPANIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER OF 608 COLONY INVESTMENTS, LTD., KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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



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

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF CALDWELL CROSSING SECTION 6 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF IOWA COLONY, AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 20____.

DAVID HURST, CHAIRMAN
PLANNING & ZONING COMMISSION CHAIRMAN

BRENDA DILLON
PLANNING & ZONING COMMISSION MEMBER

ROBERT WALL
PLANNING & ZONING COMMISSION MEMBER

BRIAN JOHNSON
PLANNING & ZONING COMMISSION MEMBER

LES HOSEY
PLANNING & ZONING COMMISSION MEMBER

TERRY HAYES
PLANNING & ZONING COMMISSION MEMBER

WARREN DAVIS
PLANNING & ZONING COMMISSION MEMBER

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF CALDWELL CROSSING SECTION 6 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF IOWA COLONY, AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 20____.

WILL KENNEDY, MAYOR

MARQUETTE GREENE-SCOTT
COUNCIL POSITION 3

MCLEAN BARNETT, COUNCIL POSITION 1

TIM VARLACK, COUNCIL DISTRICT A

ARNETTA HICKS-MURRAY, COUNCIL POSITION 2

KAREEM BOYCE, COUNCIL DISTRICT B

APPROVAL BY CITY ENGINEER

SYDNEY HARGRODER, COUNCIL DISTRICT C

DINH HO, P.E., CITY ENGINEER

NOTES:

- THIS PLAT LIES WITHIN BRAZORIA COUNTY, THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD 87, AND BRAZORIA DRAINAGE DISTRICT #5.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS AMERICAN TITLE COMPANY, DATED AUGUST 4, 2024, EFFECTIVE DATE OF JULY 25, 2024. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THE EXISTING PIPELINE EASEMENTS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT HAVE BEEN SHOWN, HEREON.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99986724707.
- TBM = INDICATES TEMPORARY BENCHMARK: TBM "T" ELEVATION = 59.67'; NAVD 88, GEOID 18
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NO. 48039C0105K DECEMBER 30, 2020, THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF IOWA COLONY AND BRAZORIA DRAINAGE DISTRICT #5.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- SIDEWALKS MUST BE CONSTRUCTED AS A PART OF ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN. (3) 12 INCHES ABOVE FINISHED GRADE.
- BOUNDARY CLOSURE CALCULATION ERROR:
1: 389,357.00
- NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- THE FINAL PLAT WILL EXPIRE (2) YEARS AFTER FINAL APPROVAL BY THE CITY COUNCIL IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO (2) YEAR PERIOD OR THE ONE (1) YEAR EXTENSION PERIOD GRANTED BY CITY COUNCIL.
- THE OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
- THE OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- MINIMUM OF FIVE (5) FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- ALL STREETS, WATER AND WASTEWATER FACILITIES SHALL BE CONSTRUCTED AND CONFORM TO THE CITY'S DESIGN CRITERIA.
- INTERIOR LOT CORNER MONUMENTS ARE OR WILL BE SET WITH A MINIMUM OF FIVE EIGHTHS (5/8) INCH IRON ROD SET AT LEAST THIRTY SIX (36) INCHES IN LENGTH.
- THIS PLAT IS SUBJECT TO AN UNLOCATABLE PIPELINE EASEMENT GRANTED TO SINCLAIR REFINING COMPANY, AS SET FORTH BY INSTRUMENT FILED FOR RECORD UNDER VOLUME 291, PAGE 179, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.

BRAZORIA COUNTY DRAINAGE DISTRICT #5 NOTES:

- SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT 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 WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- THIS RURAL COMMERCIAL SITE EMPLOYS A NATURAL DRAINAGE SYSTEM, WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SITE THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR ON THE SITE TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
- LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 85 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 HERON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
- ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
- DEDICATED DRAINAGE EASEMENT(S) GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 FOR DRAINAGE MAINTENANCE PURPOSES SHALL INCLUDE 45 FEET TOP OF BANK, PLUS THE SUM (FOOTAGE) OF BOTH DITCH SIDE SLOPES AND CHANNEL BOTTOM AND 45 FEET OF BANK ON THE OPPOSITE BANK.
- DEDICATED INGRESS/EGRESS ACCESSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 (SEE DISTRICT RESOLUTION NO 2007-06 & NO 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5'S LOCK.
- PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
- PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A "RECORDED DOCUMENT NUMBER" AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT 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.

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

LEE WALDEN, P.E. DATE
PRESIDENT

KERRY OSBURN DATE
VICE PRESIDENT

BRANDON MIDDLETON DATE
SECRETARY/TREASURER

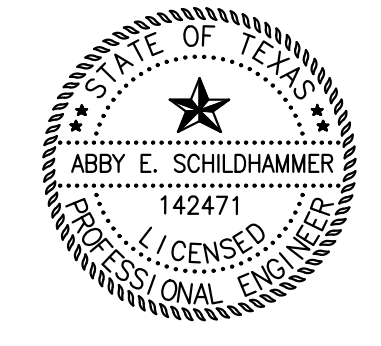
NAZAR SABIH DATE
DISTRICT ENGINEER

BCDD5 REF. ID# B240027

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

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

ABBY E. SCHILDHAMMER, P.E.
LICENSED PROFESSIONAL ENGINEER
142471
TEXAS REGISTRATION NO. 142471

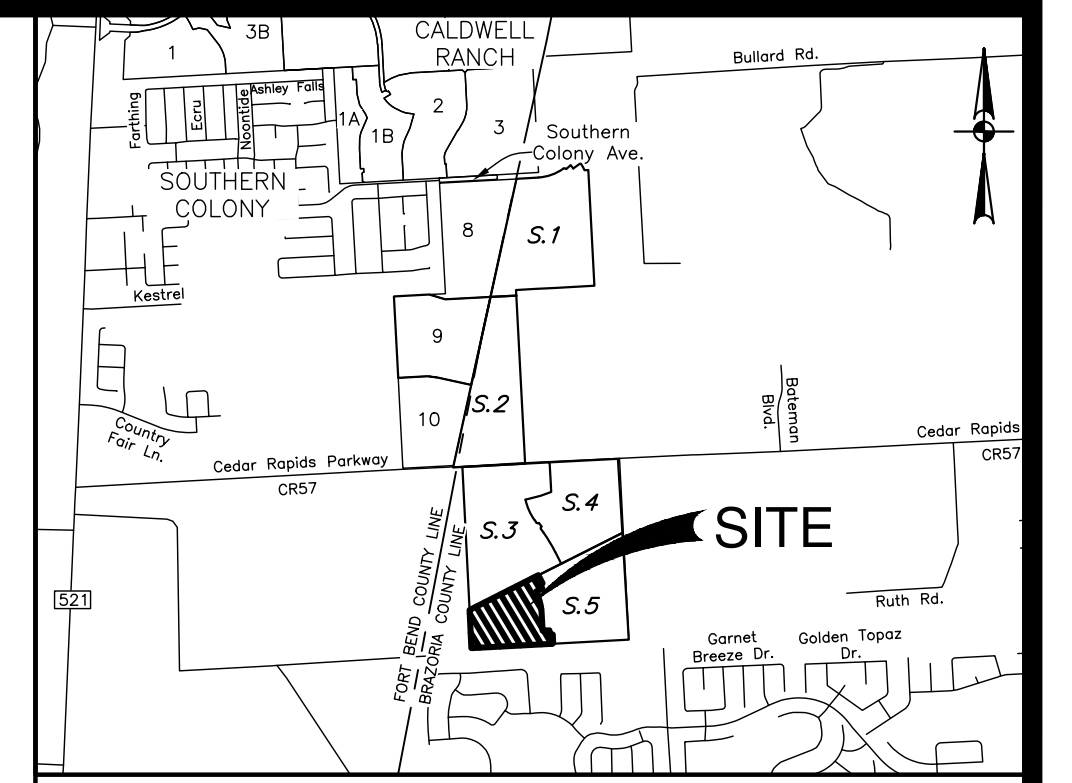


CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	50.00'	66°03'59"	S30°11'12"W	54.51'	57.65'
C2	300.00'	23°48'18"	S14°52'40"E	123.75'	124.64'
C3	600.00'	23°48'18"	S14°52'40"E	247.50'	249.29'
C4	50.00'	90°07'43"	S47°54'39"E	70.79'	78.65'
C5	25.00'	90°00'00"	N42°09'12"E	35.36'	39.27'
C6	25.00'	23°10'11"	N14°25'53"W	10.04'	10.11'
C7	50.00'	112°24'21"	N30°11'12"E	83.10'	98.09'
C8	25.00'	23°10'11"	N74°48'17"E	10.04'	10.11'
C9	25.00'	87°09'04"	S19°38'39"W	34.47'	38.03'
C10	630.00'	20°57'23"	S13°27'12"E	229.14'	230.43'
C11	25.00'	90°00'00"	S47°58'31"E	35.36'	39.27'
C12	25.00'	21°42'04"	S76°10'27"W	9.41'	9.47'
C13	50.00'	134°01'06"	N47°40'02"W	92.06'	116.95'
C14	25.00'	26°02'59"	N6°19'01"E	11.27'	11.37'
C15	80.00'	3°51'41"	N4°46'39"W	5.39'	5.39'
C16	25.00'	90°00'00"	N47°50'48"W	35.36'	39.27'
C17	25.00'	66°03'59"	S30°11'12"W	21.80'	23.06'
C18	25.00'	97°38'08"	N67°57'45"W	37.63'	42.60'
C19	270.00'	16°10'10"	N11°03'36"W	75.94'	76.20'
C20	25.00'	90°00'00"	N42°01'29"E	35.36'	39.27'
C21	20.00'	90°07'43"	S47°54'39"E	28.32'	31.46'
C22	25.00'	84°44'19"	N20°51'01"E	33.70'	36.97'
C23	25.00'	93°25'28"	S70°04'05"E	36.40'	40.76'
C24	570.00'	20°22'51"	S13°09'56"E	201.69'	202.76'
C25	25.00'	90°00'00"	S42°01'29"W	35.36'	39.27'
C26	25.00'	90°00'00"	N47°58'31"W	35.36'	39.27'
C27	330.00'	18°32'37"	N12°14'49"W	106.34'	106.80'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S63°13'11"W	35.10'
L2	S26°46'49"E	60.00'
L3	S63°13'11"W	93.90'
L4	S22°55'32"E	75.81'
L5	S17°53'22"E	66.02'
L6	S12°50'41"E	66.02'
L7	S7°47'59"E	66.02'
L8	S3°29'48"E	66.51'
L9	N87°01'29"E	95.00'
L10	S2°58'31"E	60.00'
L11	N87°01'29"E	41.80'
L12	S41°58'03"W	14.16'
L13	N59°48'48"W	7.00'
L14	S26°46'49"E	22.45'
L15	S26°46'49"E	22.45'
L16	N2°50'48"W	41.14'
L17	N2°50'48"W	29.61'
L18	N71°46'49"W	14.14'
L19	N18°13'11"E	14.14'
L20	N26°46'49"W	10.00'
L21	N2°58'31"W	122.45'
L22	S63°13'11"W	118.89'
L23	N63°13'11"E	116.15'
L24	S63°13'11"W	114.37'
L25	N63°13'11"E	115.60'
L26	S87°09'12"W	110.00'
L27	S87°09'12"W	110.00'
L28	S87°01'29"W	118.32'
L29	N87°01'29"E	115.00'
L30	S87°01'29"W	115.00'
L31	N87°01'29"E	115.00'

MINIMUM FINISH FLOOR ELEVATION	
BLOCK	ELEVATION
BLOCKS 1-5	60.00 FEET

THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 60.00 FEET ABOVE MEAN SEA LEVEL (NAV88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN (24) INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES AND ABOVE THE 100-YEAR WATER SURFACE ELEVATION OF RECEIVING DETENTION POND SERVING THE PROPOSED DEVELOPMENT, WHICHEVER IS HIGHER. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN (24) INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND (12) INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.



VICINITY MAP
SCALE: 1" = 2,640' (1/2 MILE)
KEY MAP: 691G & 691H

LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD
- SET 5/8" IRON ROD-ROW/LOT
- AC = ACRE
- AE = AERIAL EASEMENT
- SSE = SANITARY SEWER EASEMENT
- STM SE = STORM SEWER EASEMENT
- WLE = WATER LINE EASEMENT
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- BL = BUILDING LINE
- RBL = REAR BUILDING LINE
- R = RADIUS
- ROW = RIGHT-OF-WAY
- SO.FT. = SQUARE FOOT
- IR = IRON ROD
- FD = FOUND
- B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
- B.C.O.P.R. = BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
- F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
- O.R.F.B.C. = OFFICIAL RECORDS FORT BEND COUNTY
- F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS
- O.P.R.B.C. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY
- = INDICATES STREET NAME CHANGE

FINAL PLAT OF CALDWELL CROSSING SECTION 6

A SUBDIVISION OF 17.234 ACRES OF LAND BEING A PARTIAL REPLAT OF LOT 54 IN THE EMIGRATION LAND COMPANY SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 128, B.C.P.R. LOCATED IN THE WILLIAM PETTUS SURVEY, ABSTRACT NUMBER 714 CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

REASON TO REPLAT: TO CREATE 64 SINGLE FAMILY LOTS AND 13 RESERVES. 64 LOTS 13 RESERVES 5 BLOCKS
SCALE: 1" = 60' JUNE 4, 2024

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

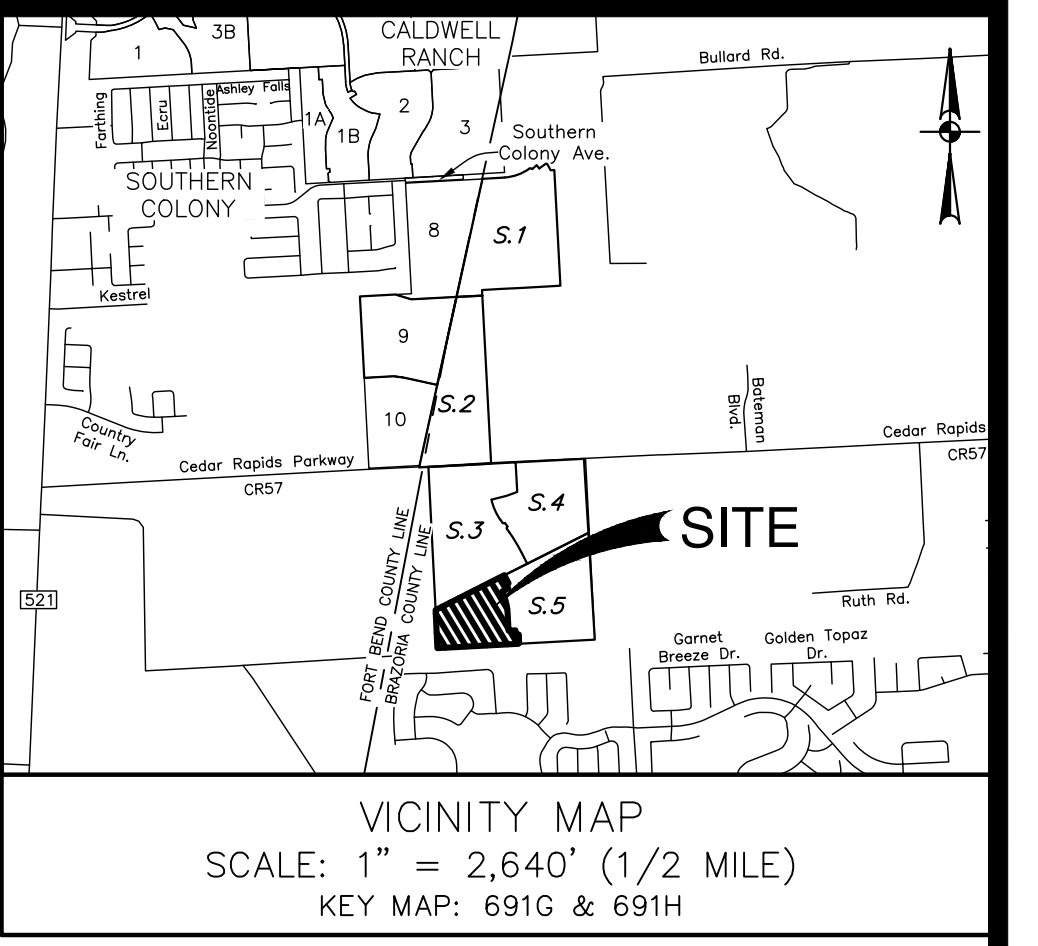
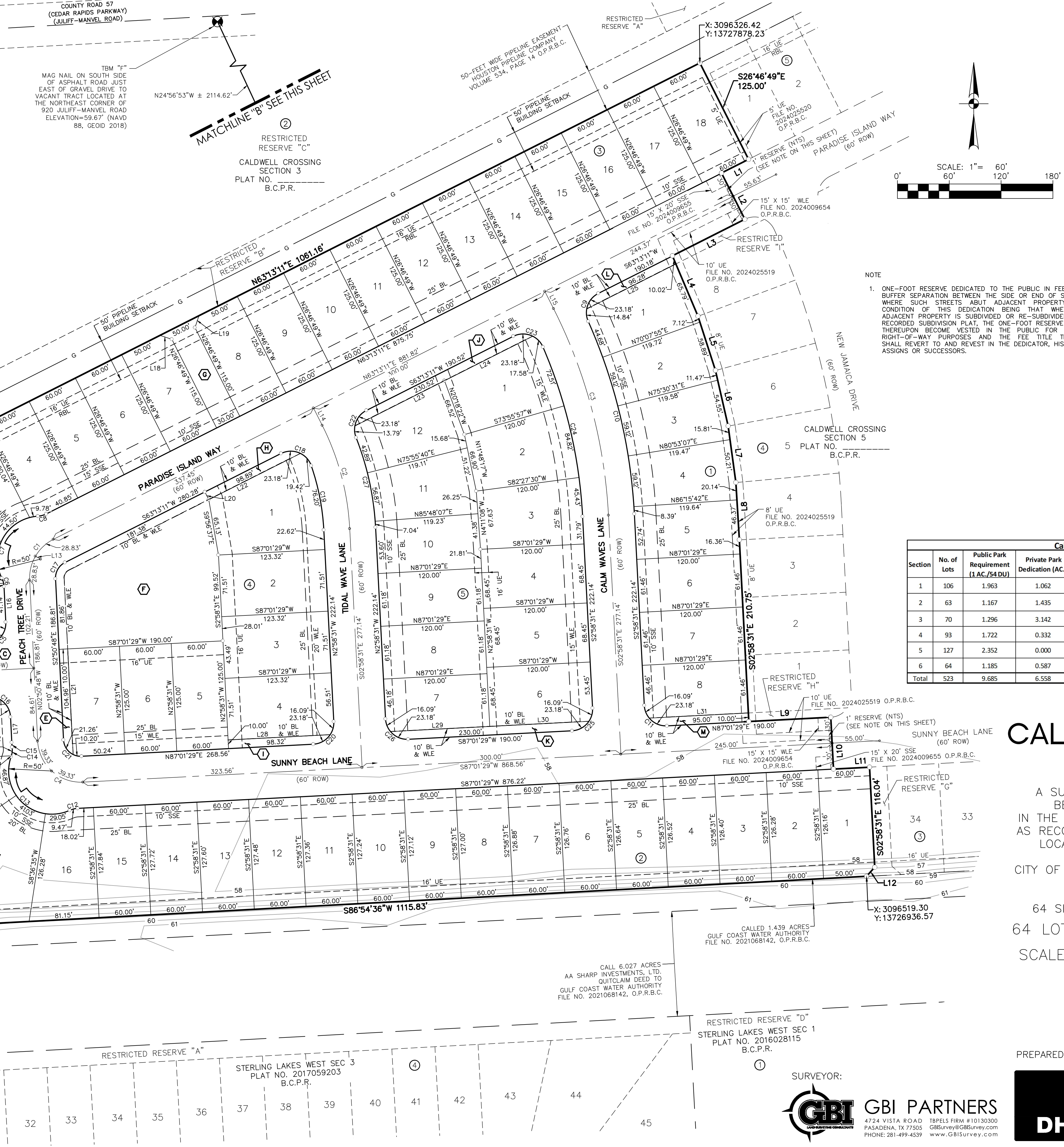
PREPARED BY:

DHI Engineering, LLC
6744 HORTON VISTA DR., SUITE 100
RICHMOND, TX 77407
TBPE REG. NO. F-19561

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

Date: Sep. 03, 2024, 2:24pm User: W.McMorris File: C:\Users\W.McMorris\AppData\Local\Temp\AcadPlot\18920\Caldwell Crossing Section 6_Final Plat.dwg

RESERVE TABLE			
RESERVE	SQ. FT.	ACRES	TYPE
RES A	4,110	0.094	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
RES B	5,267	0.121	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
RES C	1,040	0.024	RESTRICTED TO LANDSCAPE / OPEN SPACE
RES D	1,040	0.024	RESTRICTED TO LANDSCAPE / OPEN SPACE
RES E	1,189	0.027	RESTRICTED TO LANDSCAPE / OPEN SPACE
RES F	25,551	0.587	RESTRICTED TO LANDSCAPE / OPEN SPACE / PARK
RES G	3,850	0.088	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
RES H	1,129	0.026	RESTRICTED TO LANDSCAPE / OPEN SPACE
RES I	1,123	0.026	RESTRICTED TO LANDSCAPE / OPEN SPACE
RES J	2,185	0.05	RESTRICTED TO LANDSCAPE / OPEN SPACE
RES K	2,180	0.05	RESTRICTED TO LANDSCAPE / OPEN SPACE
RES L	1,099	0.025	RESTRICTED TO LANDSCAPE / OPEN SPACE
RES M	1,090	0.025	RESTRICTED TO LANDSCAPE / OPEN SPACE
TOTAL	50,852	1.167	



LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD
- SET 5/8" IRON ROD-ROW/LOT
- ACR = ACRES
- AE = AERIAL EASEMENT
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- O.P.R.B.C. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY
- = INDICATES STREET NAME CHANGE

NOTE

1. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY. THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

Caldwell Crossing Parkland Table

Section	No. of Lots	Public Park Requirement (1 AC./54 DU)	Private Park Dedication (AC.)	Private Park Credit (50%)	Public Park Dedication (AC.) (Maintenance Berm)	Public Park Credit (50%)	Park Credit Provided (AC.)	Remaining Park Credit (AC.)
1	106	1.963	1.062	0.531	3.32	1.66	2.191	0.228
2	63	1.167	1.435	0.718	3.46	1.73	2.448	1.509
3	70	1.296	3.142	1.571	3.43	1.71	3.285	3.497
4	93	1.722	0.332	0.166	0.000	0.00	0.166	1.941
5	127	2.352	0.000	0.000	0.000	0.00	0.000	-0.411
6	64	1.185	0.587	0.294	0.000	0.00	0.294	-1.303
Total	523	9.685	6.558	3.279	10.207	5.104	8.383	

FINAL PLAT OF CALDWELL CROSSING SECTION 6

A SUBDIVISION OF 17.234 ACRES OF LAND BEING A PARTIAL REPLAT OF LOT 54 IN THE EMIGRATION LAND COMPANY SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 128, B.C.P.R. LOCATED IN THE WILLIAM PETTUS SURVEY, ABSTRACT NUMBER 714 CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

REASON TO REPLAT: TO CREATE 64 SINGLE FAMILY LOTS AND 13 RESERVES. 64 LOTS 13 RESERVES 5 BLOCKS
SCALE: 1" = 60' JUNE 4, 2024

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A TEXAS LIMITED PARTNERSHIP
BRAD RICHIE, SECRETARY
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SAN ANTONIO, TEXAS 78231
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PREPARED BY:

DHI Engineering, LLC
6744 HORTON VISTA DR., SUITE 100
RICHMOND, TX 77407
TBPE REG. NO. F-19561

GBI PARTNERS
4724 VISTA ROAD T8PFLS FIRM #10130300
PASADENA, TX 77605 C8BUVEY@GBISURVEY.COM
PHONE: 281-499-4539 www.GBISurvey.com

Date: Sep 03, 2024, 2:05pm User: ID: W.Morales File: C:\Users\W.Morales\AppData\Local\Temp\AutoCAD\18920\Caldwell Crossing Section 6_Final Plat.dwg

Monday, September 16, 2024

Kaitlin Gile
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
Kgile@ehra.team

Re: Brazoria County Municipal Utility District No. 57 Water Plant Final Plat
Letter of Recommendation to Approve
COIC Project No. 4648
Adico Project No. 16007-2-391

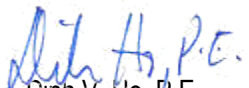
Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal of Brazoria County Municipal Utility District No. 57 Water Plant Final Plat, received on or about September 5, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

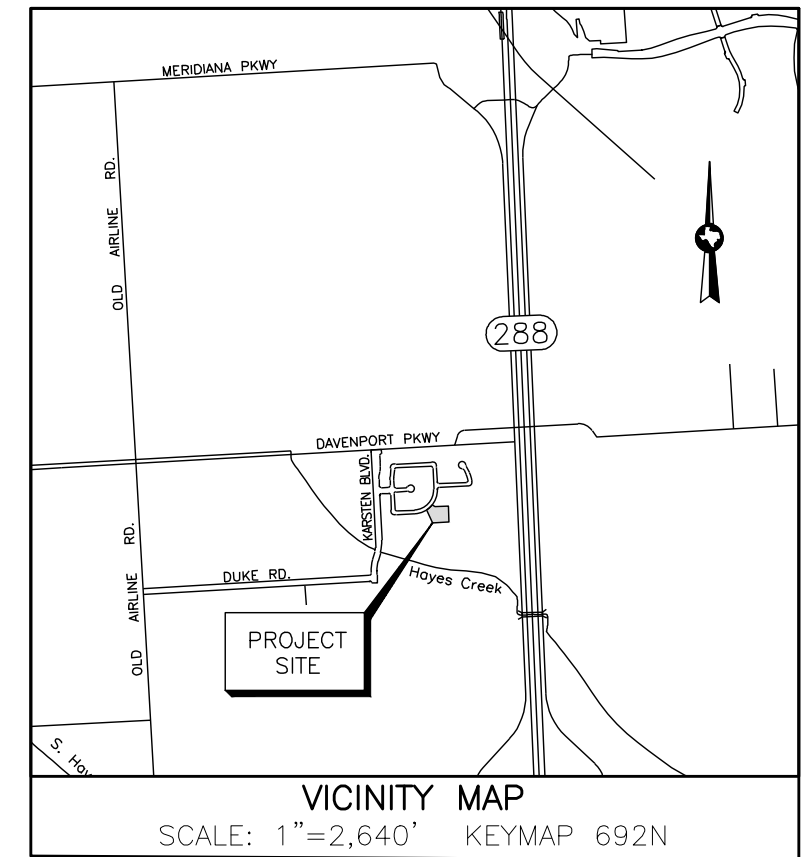
Based on our review, we have no objection to the final plat as submitted on September 5, 2024. Please send two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than September 23, 2024, for consideration at the October 1, 2024, Planning and Zoning meeting.

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: 16007-2-391



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

STATE OF TEXAS }
COUNTY OF BRAZORIA }

We, KLLB AIV LLC, a Delaware limited liability company, acting by and through Tricia Tiernan, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, owner of the property subdivided in this plat, BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 WATER PLANT, do hereby make subdivision of said property for and on behalf of said KLLB AIV, a Delaware limited liability company, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 WATER PLANT where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

IN TESTIMONY WHEREOF, KLLB AIV LLC, a Delaware limited liability company, has caused these presents to be signed by Tricia Tiernan, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, thereunto authorized by this ____ day of _____, 2024.

OWNER

KLLB AIV LLC,
a Delaware limited liability company

BY: _____
Print name: Tricia Tiernan
Title: Authorized Signatory

STATE OF ARIZONA }
COUNTY OF MARICOPA }

BEFORE ME, the undersigned authority, on this day personally appeared Tricia Tiernan, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2024.

Notary Public in and for the
State of Arizona
My Notary Commission Expires _____

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

Wil Kennedy, Mayor

McLean Barnett, Council Member

Arnetta Hicks-Murray, Council Member

Marquette Greene-Scott, Council Member

Tim Varlack, Council Member

Sydney Hargroder, Council Member

Kareem Boyce, Council Member

Dinh Ho, P.E., City Engineer

Date

PLANNING AND ZONING COMMISSION APPROVAL

David Hurst, Chairman
Planning and Zoning Commission

Les Hoesey
Planning and Zoning Commission Member

Brenda Dillon
Planning and Zoning Commission Member

Brian Johnson
Planning and Zoning Commission Member

Terry Hoyes
Planning and Zoning Commission Member

Robert Wall
Planning and Zoning Commission Member

Warren Davis Jr.
Planning and Zoning Commission Member

Date

METES AND BOUNDS DESCRIPTION
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57
WATER PLANT
BEING A 1.335 ACRE TRACT OF LAND LOCATED IN THE
W.H. DENNIS SURVEY, ABSTRACT NO. 512
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF A 1.335 ACRE TRACT OF LAND LOCATED IN THE W.H. DENNIS SURVEY, ABSTRACT NO. 512, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO KLLB AIV LLC, DESCRIBED AS BEING 233.54 ACRES BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2022036335 AND PART OF LOTS 470, 471, 473 AND 474 OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 113 OF THE BRAZORIA COUNTY PLAT RECORDS; SAID 1.335 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (WITH BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the most easterly northeast corner of said 233.54 acre tract being in arc of a curve in the westerly right-of-way line of State Highway 288;

THENCE, South 02°32'23" East, with the easterly line of the said 233.54 acre tract for a distance of 578.19 feet to a point for corner;

THENCE, South 87°27'37" West, for a distance of 551.92 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southeast corner and POINT OF BEGINNING of the herein described tract of land;

1) THENCE, South 87°37'00" West, for a distance of 226.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwest corner of herein described tract;

2) THENCE, North 24°59'26" West, for a distance of 189.48 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a corner in the arc of a non-tangent curve, marking the westerly most northwest corner of herein described tract;

3) THENCE, in a northeasterly direction along the arc of a curve to the left having a radius of 325.00 feet, an arc length of 108.05 feet, an angle of 19°02'56", and a chord bearing North 47°30'33" East, for a distance of 107.56 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

4) THENCE, South 51°53'51" East, for a distance of 41.69 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

5) THENCE, North 87°37'00" East, for a distance of 186.49 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northeast corner of herein described tract;

6) THENCE, South 01°55'49" East, for a distance of 217.01 feet to the POINT OF BEGINNING and containing 1.335 acres of land.

FINAL PLAT BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 WATER PLANT

BEING A SUBDIVISION OF 1.335 ACRES OUT OF
THE W. H. DENNIS SURVEY, A-512,
AND BEING OUT OF LOTS 470, 471, 473 AND
474 EMIGRATION LAND COMPANY SUBDIVISION
IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS

1 BLOCK 1 RESERVE (1335 ACRES)

OWNER

KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
6900 E. CAMELBACK ROAD, SUITE 800
SCOTTSDALE, AZ 85251
(786)-753-8110

DEVELOPER

BEAZER HOMES, TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP
13430 NORTHWEST FREEWAY, SUITE 900
HOUSTON, TX 77040
(281)-560-6600

SEPTEMBER, 2024

ENGINEER/SURVEYOR



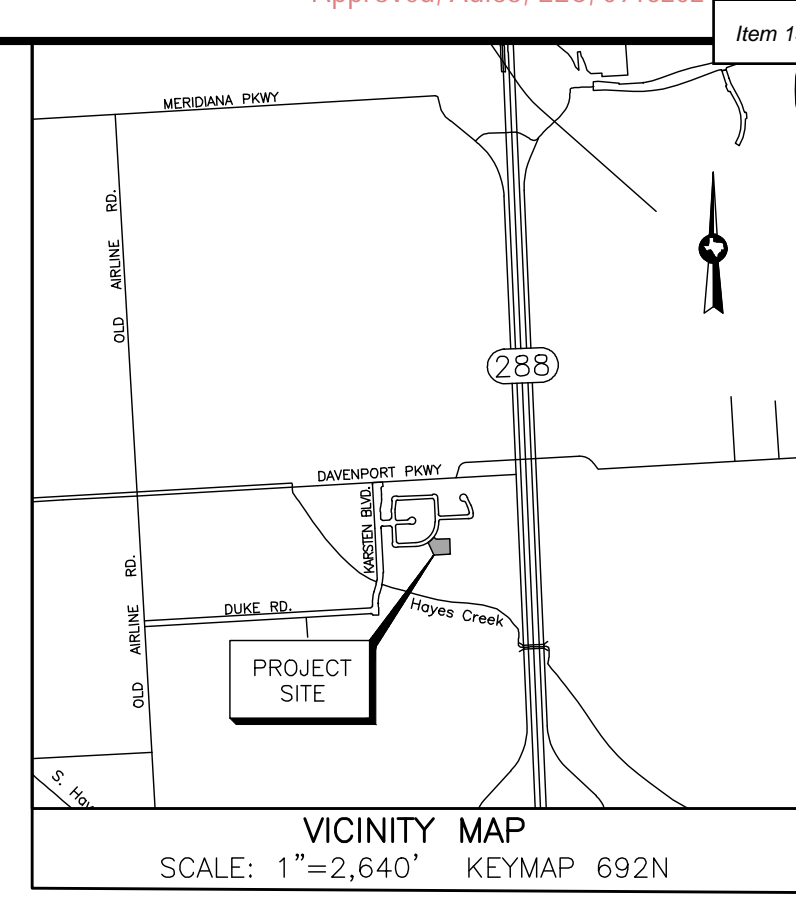
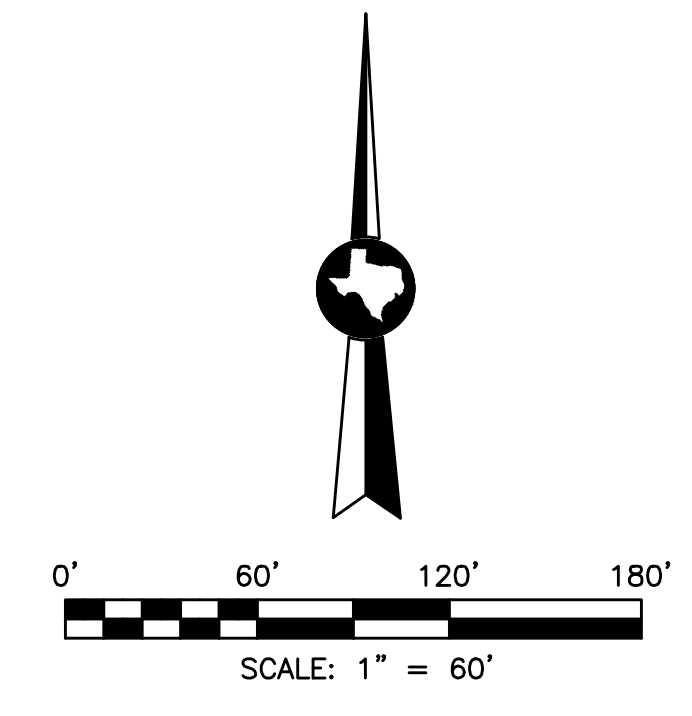
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
EHRA TEAM
TBPE No. F-726
TBPEL No. 10092300

GENERAL NOTES:

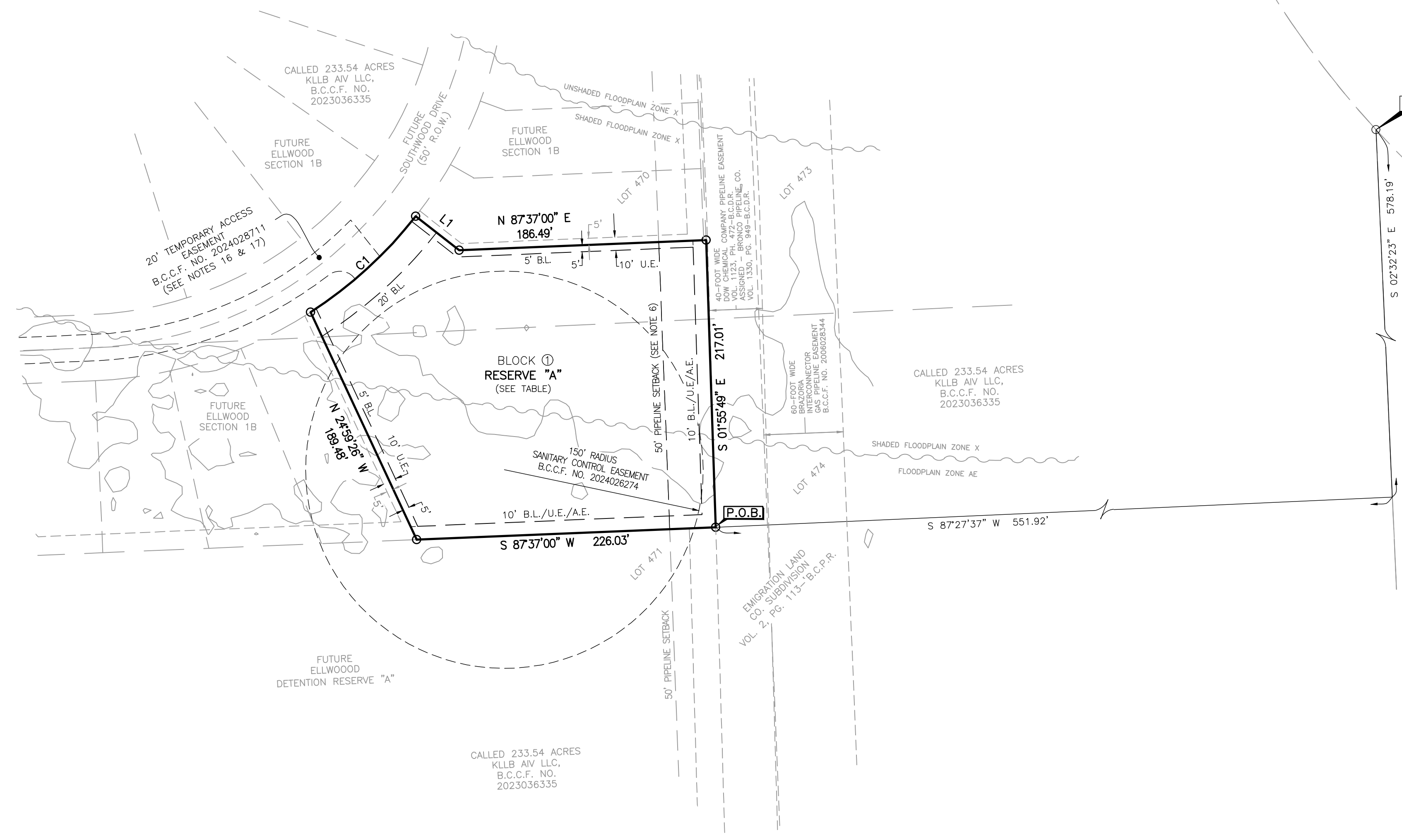
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- All boundary corners for the plot shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
- A- indicates Abstract
AC- indicates Acres
A.E. indicates Aerial Easement
B.C.C.F. NO. indicates Brazoria County Clerk's File Number
B.C.D.R. indicates Brazoria County Deed Records
B.C.P.R. NO. indicates Brazoria County Plat Records Number
B.L. indicates Building Line
PG. indicates Page
P.O.B. indicates Point Of Beginning
P.O.C. indicates Point of Commencing
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right of Way
SQ.FT. indicates Square Feet
U.E. indicates Utility Easement
VOL. indicates Volume
(F) indicates found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
- The property subdivided in the foregoing plat lies within Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. 57, and Brazoria County Drainage District #5 (B.C.D.D.#5).
- The boundary for this plat has a closure in excess of 1:15,000.
- Subject to Ordinance No. 2011-4 (Pipeline Setback Ordinance), no residential, commercial, or industrial structure, other than structures necessary to operate the Facility or Pipeline, shall be erected at or moved to a location nearer than fifty feet (50') to any Facility or Pipeline other than a low pressure pipeline distribution system pipeline as defined herein.
- No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
- This final plat will expire two (2) years after final approval by City Council if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by City Council.
- All water and wastewater facilities shall conform to the city's design criteria.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 4803900120K, dated December 30, 2020, a portion of the subject property shown hereon lies within "Zone AE" (areas of 1% annual chance floodplain with base flood elevations determined) and a portion of the subject property shown hereon lies within shaded "Zone X" (areas of 0.2% annual chance floodplain, areas of 1% annual chance floodplain for depth less than 1 foot or area less than 1 square mile).

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

- The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all restricted reserves.
- All ten (10) foot wide Utility Easements extend five (5) feet on each side of the common line, unless otherwise indicated.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- The temporary access easement provided must be 20 feet in width and have a load rating of H-20 as specified by the American Association of State and Highway Official (AASHTO).
- The temporary access easement will be released and abandoned and revert to the dedicant when the underlying property is subdivided in a recorded plat.



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



RESIDUE OF A CALLED 285.913 ACRE TRACT B.C.C.F. NO. 2006042423 B.C.C.F. NO. 2013040085

FINAL PLAT BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 WATER PLANT

BEING A SUBDIVISION OF 1.335 ACRES OUT OF THE W. H. DENNIS SURVEY, A-512, AND BEING OUT OF LOTS 470, 471, 473 AND 474 EMIGRATION LAND COMPANY SUBDIVISION IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

1 BLOCK 1 RESERVE (1.335 ACRES)

OWNER

KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
6900 E. CAMELBACK ROAD, SUITE 800
SCOTTSDALE, AZ 85251
(786)-753-8110

DEVELOPER

BEAZER HOMES, TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP
13430 NORTHWEST FREEWAY, SUITE 900
HOUSTON, TX 77040
(281)-560-6600

SEPTEMBER, 2024

ENGINEER/SURVEYOR



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

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	WATER PLANT	58,158 SQ. FT. / 1.335 ACRES

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	325.00'	19°02'56"	108.05'	N 47°36'33" E	107.56'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 51°53'51" E	41.69'

Thursday, September 19, 2024

Kaitlin Gile
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
Email: kgile@ehra.team

Re: Ellwood Detention Reserves "A" and "B" Final Plat
Letter of Recommendation
COIC Project No. 4647
Adico, LLC Project No. 16007-2-392

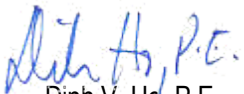
Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the resubmittal of Ellwood Detention Reserves "A" and "B" Final Plat received on or about September 17, 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 final plat as resubmitted on September 17, 2024. Please send two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than September 23, 2024, for consideration at the October 1, 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, COIC
Robert Hemminger, COIC
File: 16007-2-392

STATE OF TEXAS }
COUNTY OF BRAZORIA }

We, KLLB AIV LLC, a Delaware limited liability company, acting by and through Tricia Patton, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, owner of the property subdivided in this plat, ELLWOOD DETENTION RESERVES "A" AND "B", do hereby make subdivision of said property for and on behalf of said KLLB AIV, LLC, a Delaware limited liability company, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

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

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

IN TESTIMONY WHEREOF, KLLB AIV LLC, a Delaware limited liability company, has caused these presents to be signed by Tricia Patton, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, thereunto authorized by this ___ day of _____, 2024.

OWNER

KLLB AIV LLC,
a Delaware Limited Liability Company

BY: _____
Print Name: Tricia Patton
Title: Authorized Signatory

STATE OF ARIZONA }
COUNTY OF MARICOPA }

BEFORE ME, the undersigned authority, on this day personally appeared Tricia Patton, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, 2024.

Notary Public in and for the
State of Arizona
My Notary Commission Expires _____

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

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

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

Wil Kennedy, Mayor
McLean Barnett, Council Member
Arnetta Hicks-Murray, Council Member
Marquette Greene-Scott, Council Member
Tim Varlack, Council Member
Sydney Hargroder, Council Member
Kareem Boyce, Council Member
Dinh Ho, P.E., City Engineer
Date

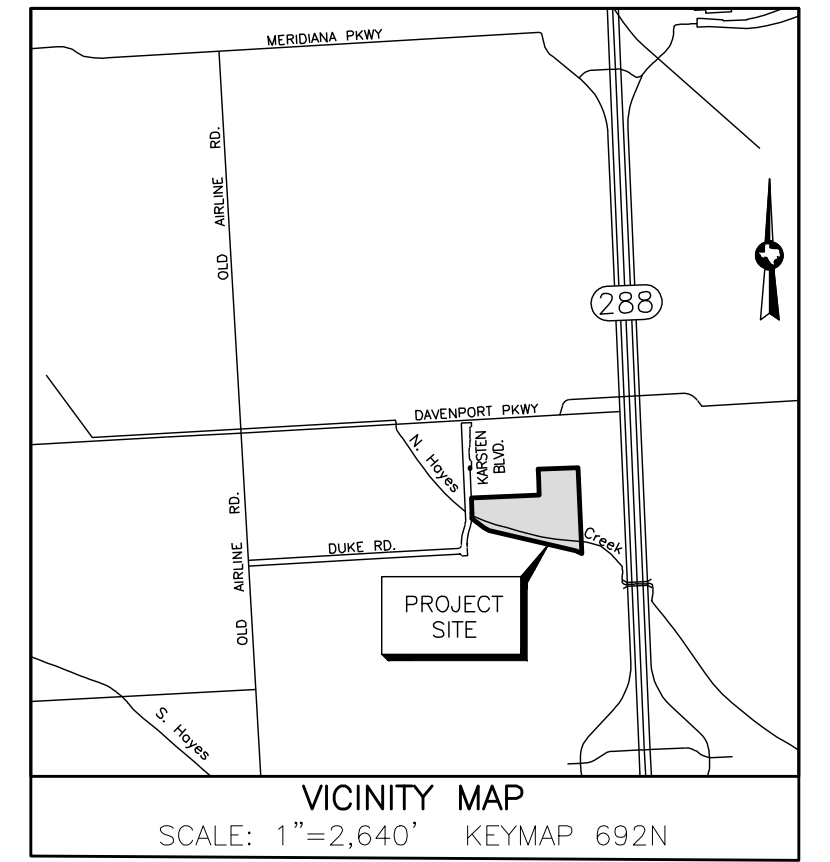
PLANNING AND ZONING COMMISSION APPROVAL

David Hurst, Chairman
Planning and Zoning Commission
Les Hosoy
Planning and Zoning Commission Member
Brenda Dillon
Planning and Zoning Commission Member
Brian Johnson
Planning and Zoning Commission Member
Terry Hayes
Planning and Zoning Commission Member
Robert Wall
Planning and Zoning Commission Member
Warren Davis Jr.
Planning and Zoning Commission Member
Date

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

- 1. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
2. All property shall drain into the drainage easement only through an approved drainage structure.
3. All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, any 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.
4. The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
5. 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.
6. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plan.
7. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
8. 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.
9. 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.
10. Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
11. Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
12. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
13. All dedicated storm sewer 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.
14. 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.
15. 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.

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



METES AND BOUNDS DESCRIPTION
ELLWOOD DETENTION RESERVES "A" AND "B"
BEING A 24.76 ACRE TRACT OF LAND LOCATED IN THE
W.H. DENNIS SURVEY, ABSTRACT NO. 512
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF A 24.76 ACRE TRACT OF LAND LOCATED IN THE W.H. DENNIS SURVEY, ABSTRACT NO. 512, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO KLLB AIV LLC, DESCRIBED AS BEING 233.54 ACRES BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2023036335 AND PART OF LOTS 468, 471, 473, 474, 475, 476, 477, AND 478 OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 113 OF THE BRAZORIA COUNTY PLAT RECORDS; SAID 24.76 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (WITH BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

- COMMENCING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the most easterly northeast corner of said 233.54 acre tract being in arc of a curve in the westerly right-of-way line of State Highway 288;
THENCE, South 02°32'23" East, along the easterly line of said 233.54 acre tract for a distance of 227.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northeast corner and the POINT OF BEGINNING of the herein described tract of land;
1) THENCE, South 02°32'23" East, continuing along the easterly line of said 233.54 acre tract for a distance of 1,182.43 feet to a 5/8-inch capped iron rod stamped "BL" found marking the northwest corner of that certain tract of land called 18.00 acres described under B.C.C.F. No. 2007010789;
2) THENCE, North 65°46'30" West, for a distance of 89.60 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
3) THENCE, North 76°38'44" West, for a distance of 1,220.45 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
4) THENCE, North 62°27'14" West, for a distance of 85.46 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
5) THENCE, North 52°54'03" West, for a distance of 204.60 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a curve to the left;
6) THENCE, in a northerly direction along the arc of said curve to the left having a radius of 540.00 feet, a central angle of 07°41'57", an arc length of 72.56 feet, and a chord bearing of North 01°05'09" East, for a distance of 72.51 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
7) THENCE, North 02°45'50" West, for a distance of 214.16 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
8) THENCE, North 87°37'00" East, for a distance of 929.64 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
9) THENCE, North 01°55'49" West, for a distance of 217.01 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
10) THENCE, North 02°22'56" West, for a distance of 135.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
11) THENCE, North 87°37'00" East, for a distance of 549.24 feet to the POINT OF BEGINNING and containing 24.76 acres of land.

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E., Date Kerry L. Osburn Date
President Vice President
Brandon Middleton Date Dinh V. Ho, P.E. Date
Secretary/Treasurer District Engineer

Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.

BCDD5 ID# 24100-02-15

FINAL PLAT
ELLWOOD DETENTION
RESERVES "A" AND "B"

BEING A SUBDIVISION OF 24.76 ACRES OUT OF THE
W. H. DENNIS SURVEY, A-512, AND BEING OUT OF
LOTS 468, 471, 473, 474, 475, 476, 477, AND 478 OF THE
EMIGRATION LAND COMPANY SUBDIVISION IN THE CITY
OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

1 BLOCK 4 RESERVES (24.76 ACRES)

OWNER

KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
6900 E. CAMELBACK ROAD, SUITE 800
SCOTTSDALE, AZ 85251
(786)-753-8110

DEVELOPER

BEAZER HOMES, TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP
13430 NORTHWEST FREEWAY, SUITE 900
HOUSTON, TX 77040
(281)-560-6600

SEPTEMBER, 2024

ENGINEER/SURVEYOR

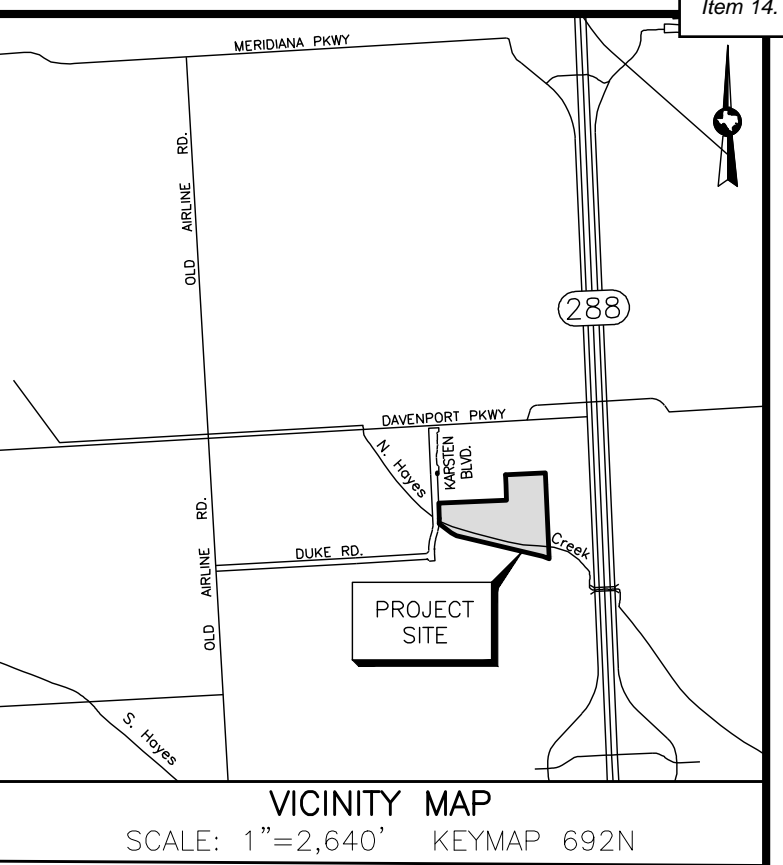
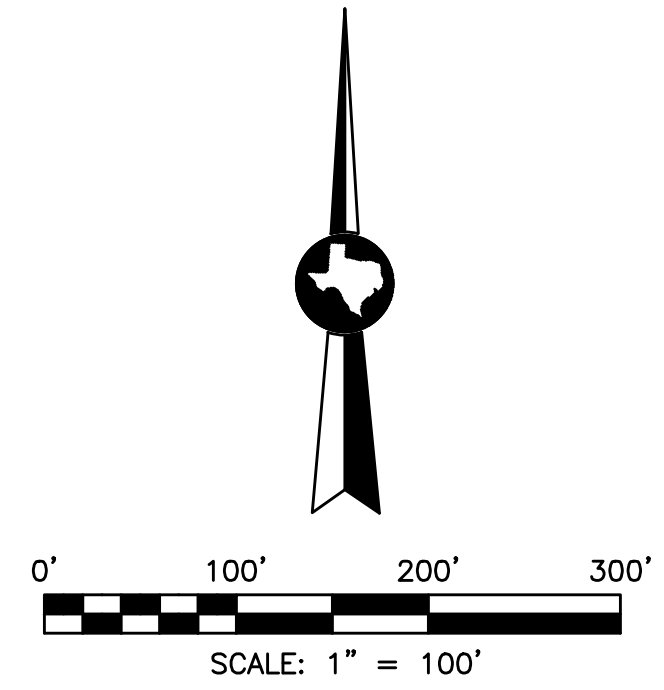
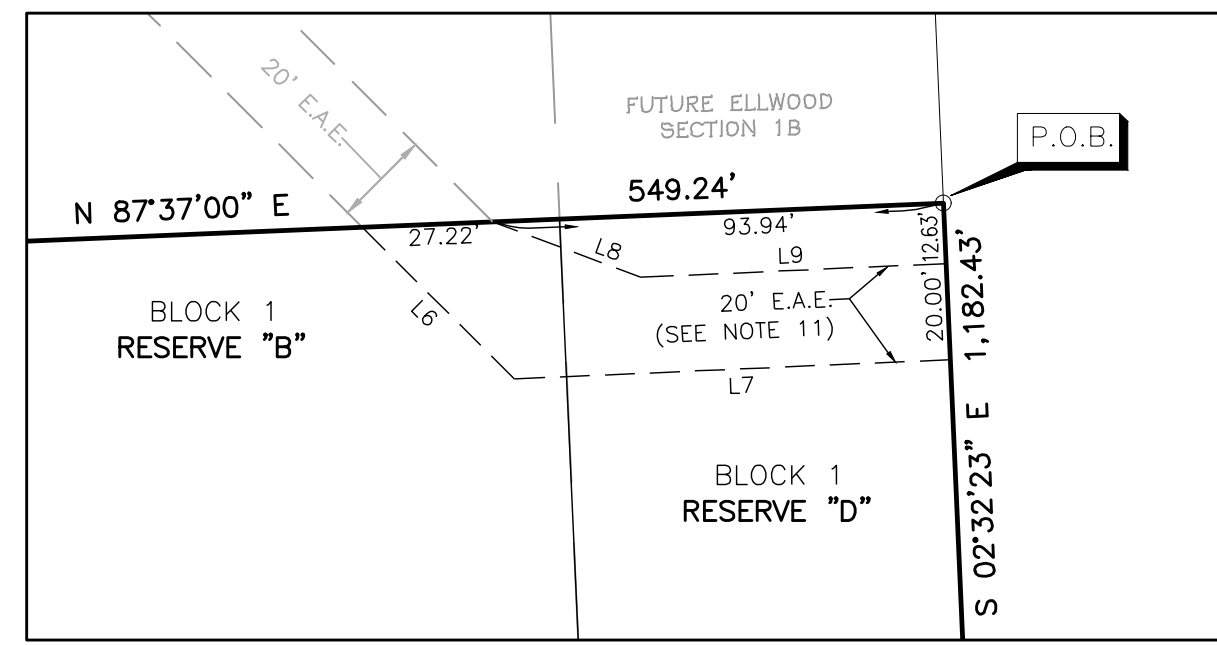


10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

GENERAL NOTES:

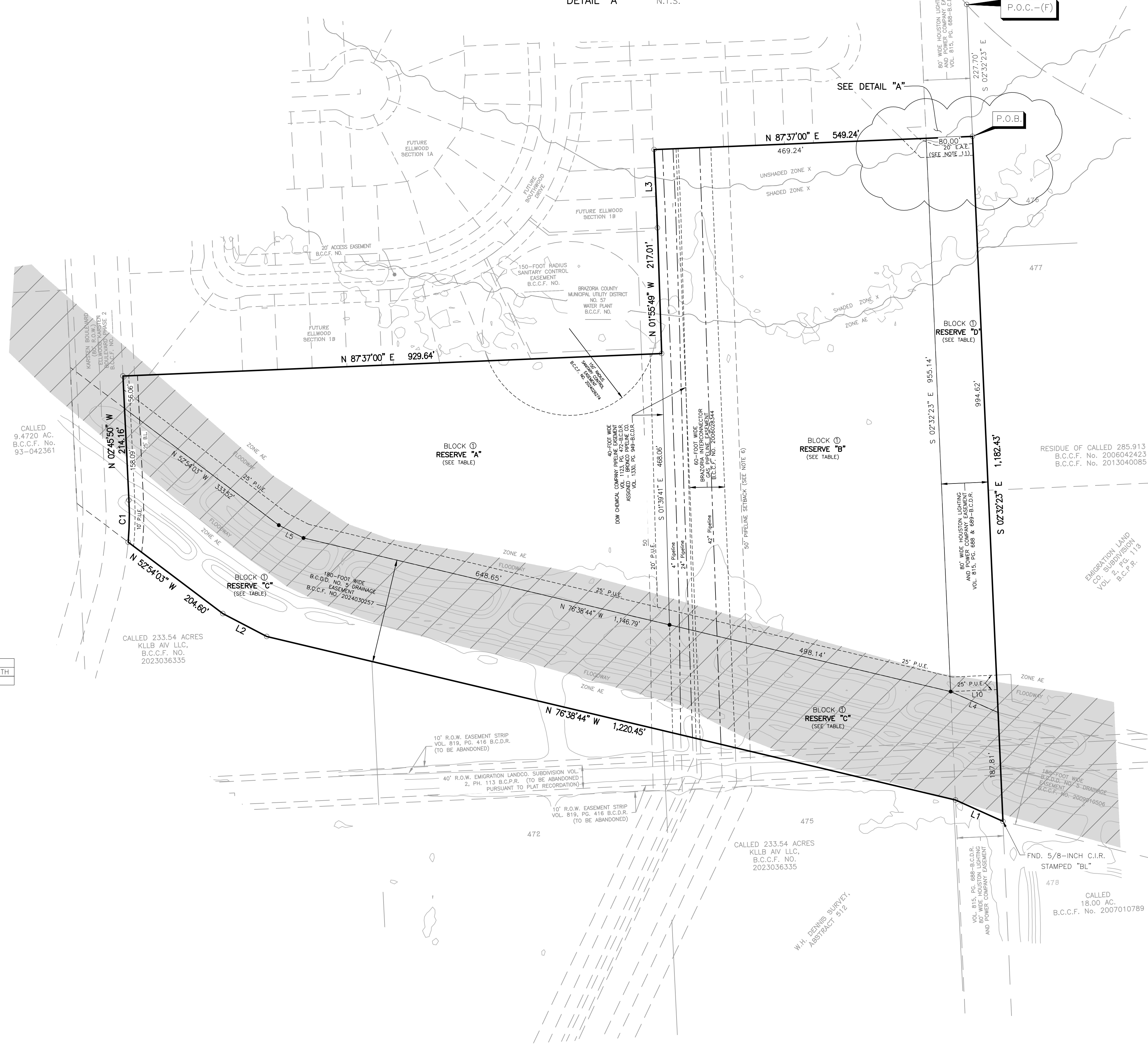
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- All boundary corners for the plot shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
- A- indicates Abstract
AC, indicates Acres
B.C.C.F. NO. indicates Brazoria County Clerk's File Number
B.C.D.R. indicates Brazoria County Deed Records
B.C.P.R. NO. indicates Brazoria County Plat Records Number
B.L. indicates Building Line
C.I.R. indicates Capped Iron Rod
E.A.E. indicates Emergency Access Easement
FND, indicates Found
N.T.S. indicates Not To Scale
Pg. indicates Page
P.O.B. indicates Point Of Beginning
P.O.C. indicates Point of Commencing
P.U.E. indicates Private Utility Easement
R.O.W. indicates Right of Way
U.E. indicates Utility Easement
VOL., indicates Volume
(F) indicates found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
- The property subdivided in the foregoing plat lies within Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. 57, and Brazoria County Drainage District #5 (B.D.D.#5).
- The boundary for this plat has a closure in excess of 1:15,000.
- Subject to Ordinance No. 2011-4 (Pipeline Setback Ordinance), no residential, commercial, or industrial structure, other than structures necessary to operate the Facility or Pipeline, shall be erected at or moved to a location nearer than fifty feet (50') to any Facility or Pipeline other than a low pressure pipeline distribution system pipeline as defined herein.
- No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
- This final plat will expire two (2) years after final approval by City Council if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by City Council.
- All water and wastewater facilities shall conform to the city's design criteria.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- The emergency access provided must be 20 feet in width and have a traffic load of H-20 as specified by the American Association of State and Highway Officials (AASHTO).
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0120K, dated December 30, 2020, a portion of the subject property shown hereon lies within the "Floodway", a portion of the property lies within "Zone AE" (areas of 1% annual chance floodplain with base flood elevations determined) and a portion of the subject property shown hereon lies within shaded "Zone X" (areas of 0.2% annual chance floodplain, areas of 1% annual chance floodplain for depth less than 1 foot or area less than 1 square mile) and a portion lies within unshaded "Zone X" (areas determined to be outside the 0.2% annual chance floodplain).

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.



BENCHMARK(S):

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



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 65°46'30" W	89.60'
L2	N 62°27'14" W	85.46'
L3	N 02°22'56" W	135.00'
L4	N 66°08'52" W	89.31'
L5	N 62°27'14" W	48.01'
L6	S 45°06'09" E	44.75'
L7	N 87°27'37" E	90.89'
L8	S 69°29'29" E	32.91'
L9	N 87°27'37" E	63.66'
L10	N 87°27'37" E	80.00'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	540.00'	07°41'57"	72.56'	N 01°05'09" E	72.51'

RESERVE TABLE

RESERVE	RESTRICTED TO	AREA
A	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, UTILITY PURPOSES	292,055 SQ. FT. / 6.71 ACRES
B	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, UTILITY PURPOSES	420,445 SQ. FT. / 9.65 ACRES
C	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, UTILITY PURPOSES	288,050 SQ. FT. / 6.61 ACRES
D	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	77,991 SQ. FT. / 1.79 ACRES
TOTAL		1,078,541 SQ. FT. / 24.76 ACRES

PARKLAND TABLE

PLAT	ACREAGE
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 LIFT STATION NO. 3	0.00
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 WATER PLANT	0.00
ELLWOOD DETENTION RESERVES "A" AND "B"	1.66
ELLWOOD DETENTION RESERVE "C"	0.00
ELLWOOD KARSTEN BOULEVARD PHASE 1	0.00
ELLWOOD SECTION 1A	0.51
TOTAL	2.17

FINAL PLAT ELLWOOD DETENTION RESERVES "A" AND "B"

BEING A SUBDIVISION OF 24.76 ACRES OUT OF THE W. H. DENNIS SURVEY, A-512, AND BEING OUT OF LOTS 468, 471, 473, 474, 475, 476, 477, AND 478 OF THE EMIGRATION LAND COMPANY SUBDIVISION IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

1 BLOCK 4 RESERVES (24.76 ACRES)

OWNER

KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
6900 E. CAMELBACK ROAD, SUITE 800
SCOTTSDALE, AZ 85251
(786)-753-8110

DEVELOPER

BEAZER HOMES, TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP
13430 NORTHWEST FREEWAY, SUITE 900
HOUSTON, TX 77040
(281)-560-6600

SEPTEMBER, 2024

ENGINEER/SURVEYOR



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

Wednesday, September 18, 2024

Kaitlin Gile
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
Email: kgile@ehra.team

Re: Ellwood Karsten Boulevard Phase 1 Final Plat
Letter of Recommendation to Approve
COIC Project No. 4646
Adico, LLC Project No. 16007-2-393

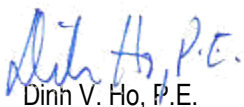
Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the resubmittal of Ellwood Karsten Boulevard Phase 1 Final Plat received on or about September 17, 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 final plat as resubmitted on September 17, 2024. Please send two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than September 23, 2024, for consideration at the October 1, 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, COIC
Robert Hemminger, COIC
File: 16007-2-393

STATE OF TEXAS }
COUNTY OF BRAZORIA }

We, KLLB AIV LLC, a Delaware limited liability company, acting by and through Tricia Tiernan, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, owner of the property subdivided in this plat, ELLWOOD KARSTEN BOULEVARD PHASE 1, do hereby make subdivision of said property for and on behalf of said KLLB AIV, a Delaware limited liability company, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of ELLWOOD KARSTEN BOULEVARD PHASE 1 where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

IN TESTIMONY WHEREOF, KLLB AIV LLC, a Delaware limited liability company, has caused these presents to be signed by Tricia Tiernan, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, thereunto authorized by this _____ day of _____, 2024.

OWNER

KLLB AIV LLC,
a Delaware limited liability company

BY: _____
Print Name Tricia Tiernan
Title: Authorized Signatory

STATE OF ARIZONA }
COUNTY OF MARICOPA }

BEFORE ME, the undersigned authority, on this day personally appeared Tricia Tiernan, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

Notary Public in and for the
State of Arizona
My Notary Commission Expires _____

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

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

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

Wil Kennedy, Mayor

McLean Barnett, Council Member

Arnetta Hicks-Murray, Council Member

Marquette Greene-Scott, Council Member

Tim Varlock, Council Member

Sydney Hargroder, Council Member

Kareem Boyce, Council Member

Dinh Ho, P.E., City Engineer

Date

PLANNING AND ZONING COMMISSION APPROVAL

David Hurst, Chairman
Planning and Zoning Commission

Les Hosey
Planning and Zoning Commission Member

Brenda Dillon
Planning and Zoning Commission Member

Brian Johnson
Planning and Zoning Commission Member

Terry Hayes
Planning and Zoning Commission Member

Robert Wall
Planning and Zoning Commission Member

Warren Davis Jr.
Planning and Zoning Commission Member

Date

METES AND BOUNDS DESCRIPTION
ELLWOOD KARSTEN BOULEVARD PHASE 1
BEING A 1.576 ACRE TRACT OF LAND LOCATED IN THE
W.H. DENNIS SURVEY, ABSTRACT NO. 512
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF A 1.576 ACRE TRACT OF LAND LOCATED IN THE W.H. DENNIS SURVEY, ABSTRACT NO. 512, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO KLLB AIV LLC, DESCRIBED AS BEING 233.54 ACRES BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2023036335 AND PART OF LOT 467 OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 113 OF THE BRAZORIA COUNTY PLAT RECORDS; SAID 1.576 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (WITH BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

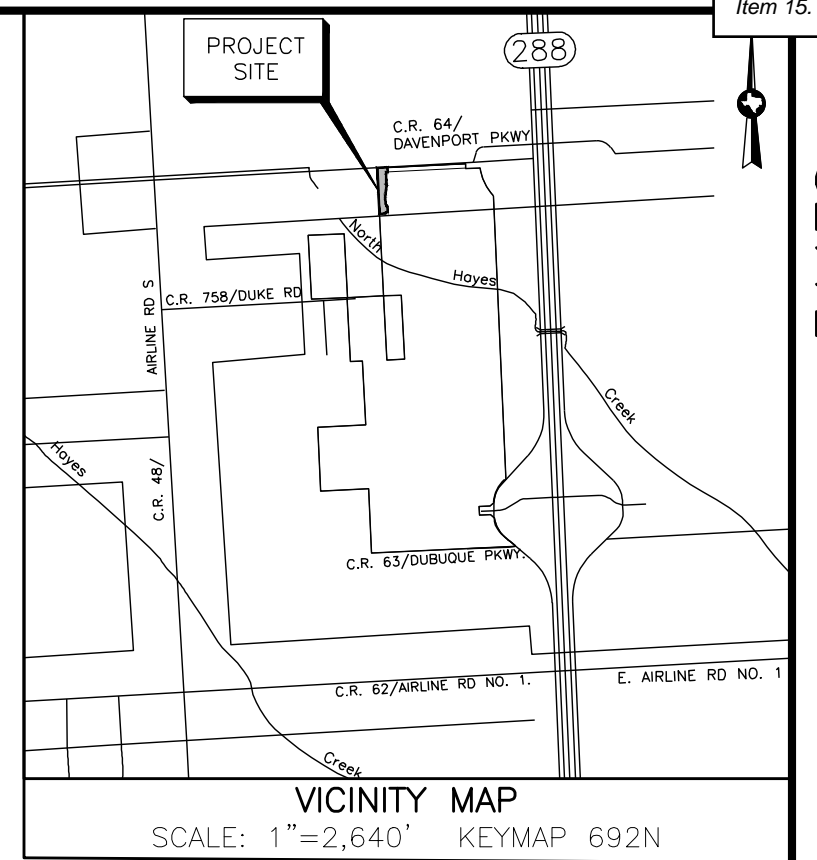
BEGINNING at a "MAG" nail called for and found marking the northerly common corner of Lots 460 and 467 and the northwesterly corner of the said 233.54 acre tract being in the recognized common line of the W.H. Dennis Survey, Abstract 512 and the H.T. & B.R.R. Company Survey, Section 51, Abstract 285, also being generally within County Road 64, also known as Davenport Parkway, (based on a width of 40 feet by the plat of Emigration Land Co.);

- 1) THENCE, N 87°20'14" E, continuing with the said survey line for a distance of 140.15 feet to a "MAG" nail set marking the northeasterly corner of the herein described tract of land; THENCE, severing over and across said 233.54 acre tract the following fourteen (14) courses and distances:
2) THENCE, South 02°39'46" East, for a distance of 60.00 feet to a 5/8-inch iron rod stamped "EHRA 713-784-4500" set for corner in the arc of a non-tangent curve;
3) THENCE, in a southwesterly direction along the arc of a non-tangent curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing South 42°14'10" West, for a distance of 35.36 feet to a 5/8-inch iron rod stamped "EHRA 713-784-4500" set for tangency;
4) THENCE, South 02°45'50" East, for a distance of 85.43 feet to a 5/8-inch iron rod stamped "EHRA 713-784-4500" set for curvature;
5) THENCE, in a southerly direction along the arc of a curve to the right having a radius of 2060.00 feet, an arc length of 60.62 feet, an angle of 01°41'10", and a chord bearing South 01°55'15" East, for a distance of 60.62 feet to a 5/8-inch iron rod stamped "EHRA 713-784-4500" set for tangency;
6) THENCE, South 01°04'40" East, for a distance of 10.98 feet to a 5/8-inch iron rod stamped "EHRA 713-784-4500" set for curvature;
7) THENCE, in a southerly direction along the arc of a curve to the right having a radius of 312.00 feet, an arc length of 58.10 feet, an angle of 10°40'13", and a chord bearing South 04°15'26" West, for a distance of 58.02 feet to a 5/8-inch iron rod stamped "EHRA 713-784-4500" set for tangency;
8) THENCE, south 09°35'33" West, for a distance of 46.83 feet to a 5/8-inch iron rod stamped "EHRA 713-784-4500" set for curvature;
9) THENCE, in a southerly direction along the arc of a curve to the left having a radius of 288.00 feet, an arc length of 62.11 feet, an angle of 12°21'23", and a chord bearing South 03°24'51" West, for a distance of 61.99 feet to a 5/8-inch iron rod stamped "EHRA 713-784-4500" set for tangency;
10) THENCE, South 02°45'50" East, for a distance of 94.38 feet to a 5/8-inch iron rod stamped "EHRA 713-784-4500" set for curvature;
11) THENCE, in a southeasterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing South 47°45'50" East, for a distance of 35.36 feet to a 5/8-inch iron rod stamped "EHRA 713-784-4500" set for corner;
12) THENCE, South 02°45'50" East, for a distance of 80.00 feet to a 5/8-inch iron rod stamped "EHRA 713-784-4500" set for corner in the arc of a non-tangent curve;
13) THENCE, in a southwesterly direction along the arc of a non-tangent curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing South 42°14'10" West, for a distance of 35.36 feet to a 5/8-inch iron rod stamped "EHRA 713-784-4500" set marking the southeasterly corner of the herein described tract of land;
14) THENCE, South 87°14'10" West, for a distance of 90.00 feet to a 5/8-inch iron rod stamped "EHRA 713-784-4500" set in the westerly line of the aforementioned 233.54 acre tract common to that certain tract of land called 10 acres described under B.C.C.F. No. 2021023524, marking the southwesterly corner of the herein described tract of land;
15) THENCE, North 02°45'50" West, with the common line between said 233.54 acre tract and said 10 acre tract for a distance of 631.61 feet to the POINT OF BEGINNING and containing 1.576 acres of land.

BENCHMARK(S):

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

VICINITY MAP
SCALE: 1"=2,640' KEYMAP: 692N



FINAL PLAT OF ELLWOOD KARSTEN BOULEVARD PHASE 1

BEING A SUBDIVISION OF 1.576 ACRES OUT OF THE
W. H. DENNIS SURVEY, ABSTRACT NO 512,
AND BEING OUT OF LOT 467 OF THE
EMIGRATION LAND COMPANY SUBDIVISION,
IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS

1 BLOCK 1 RESERVE

OWNER

KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
6900 E. CAMELBACK ROAD, SUITE 800
SCOTTSDALE, AZ 85251
(786)-753-8110

DEVELOPER

BEAZER HOMES, TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP
13430 NORTHWEST FREEWAY, SUITE 900
HOUSTON, TX 77040
(281)-560-6600

SEPTEMBER, 2024

ENGINEER/SURVEYOR



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

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods 3/8-inch in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
- B.C.C.F. NO. indicates Brazoria County Clerk's File Number
B.C.D.R. indicates Brazoria County Deed Records
B.C.P.R. NO. indicates Brazoria County Plat Records Number
B.L. indicates Building Line
C.M. indicates Controlling Monument
F.N.D. indicates Found
P.C. indicates Page
P.O.B. indicates Point Of Beginning
P.O.C. indicates Point of Commencing
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right of Way
U.E. indicates Utility Easement
VOL. indicates Volume
- The property subdivided in the foregoing plat lies within Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. 57, and Brazoria County Drainage District #5 (B.D.D.#5).
- The boundary for this plat has a closure in excess of 1:15,000.
- No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
- This final plat will expire two (2) years after final approval by City Council if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by City Council.
- One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the dedicator, his heirs, assigns, or successors.
- All water and wastewater facilities shall conform to the city's design criteria.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0120K, dated December 30, 2020, a portion of the subject property shown hereon lies within "Zone AE" (areas of 1% annual chance floodplain with base flood elevations determined), a portion of the subject property shown hereon lies within shaded "Zone X" (areas of 0.2% annual chance floodplain, areas of 1% annual chance floodplain for depth less than 1 foot or area less than 1 square mile) and a portion of the subject property show hereon lies within unshaded "Zone X" (areas determined to be outside the 0.2% annual chance floodplain, areas in which flood hazards are undetermined, but possible).

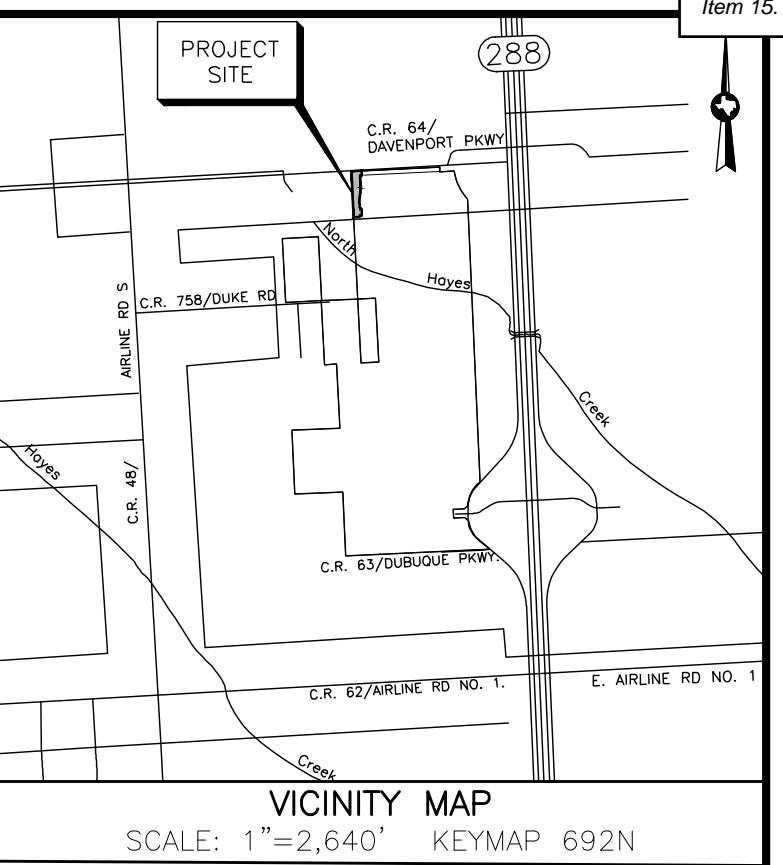
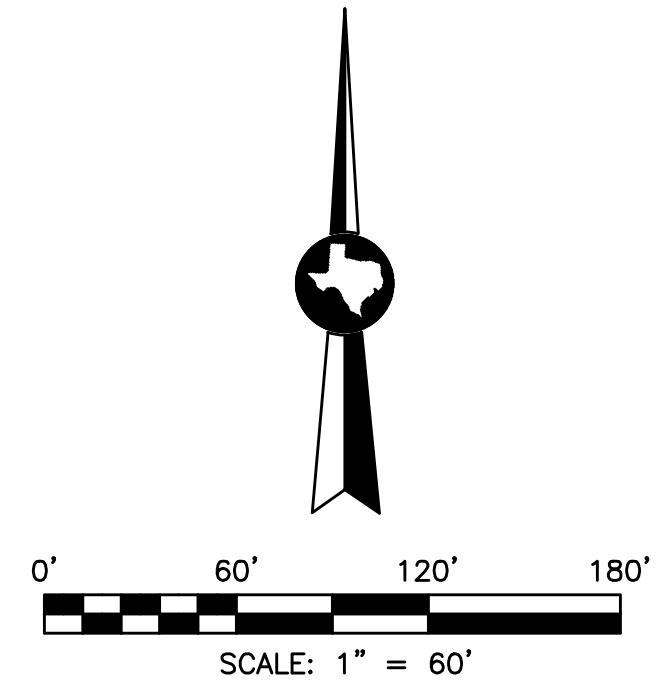
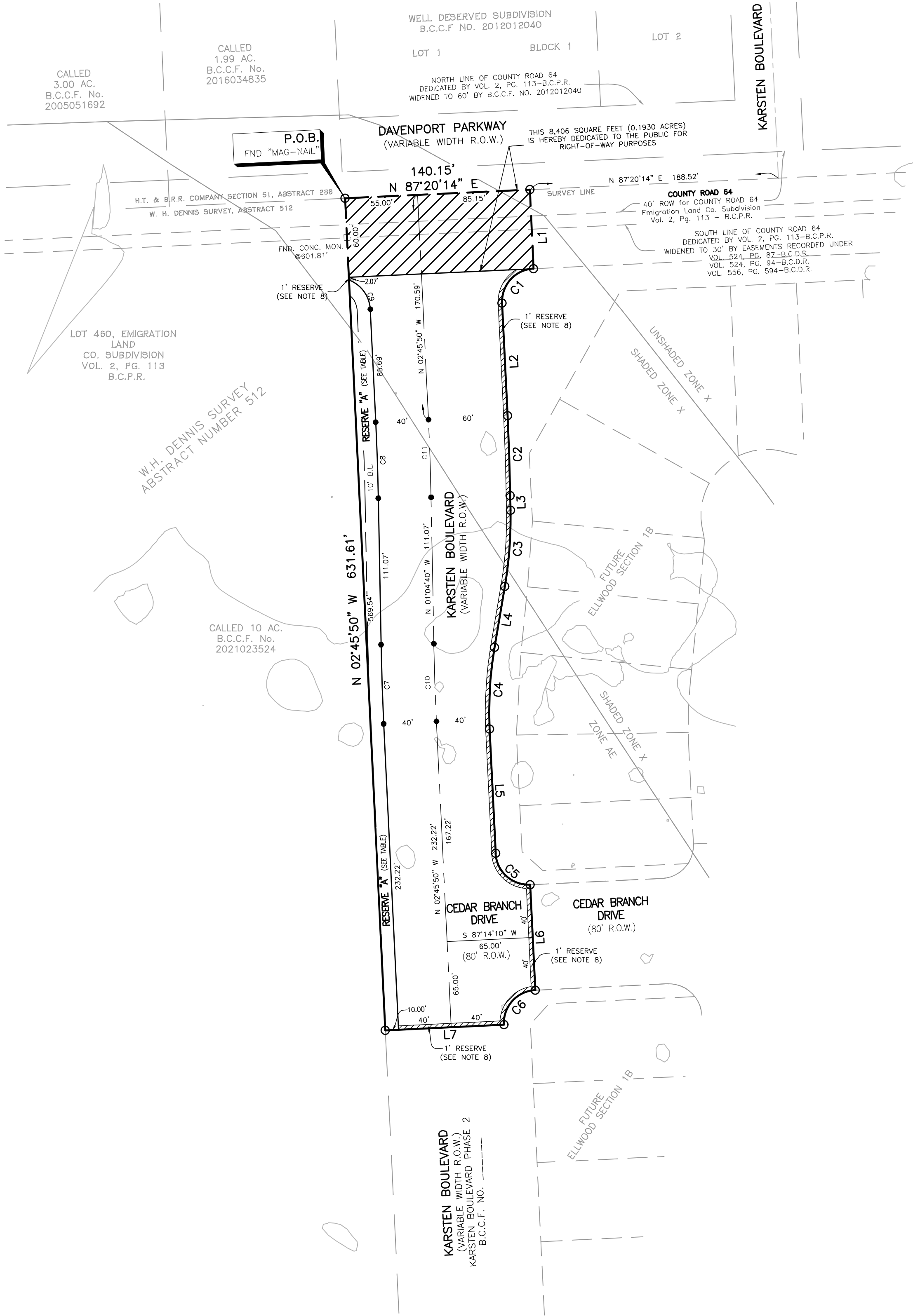
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.31'	90°08'04"	S 42°17'12" W	35.39'
C2	2060.00'	60.62'	01°41'10"	S 01°55'15" E	60.62'
C3	312.00'	58.10'	10°40'13"	S 04°15'26" W	58.02'
C4	288.00'	62.11'	12°21'23"	S 03°24'51" W	61.99'
C5	25.00'	39.27'	90°00'00"	S 47°45'50" E	35.36'
C6	25.00'	39.27'	90°00'00"	S 42°14'10" W	35.36'
C7	2040.00'	60.03'	01°41'10"	N 01°55'15" W	60.03'
C8	1960.00'	57.68'	01°41'10"	N 01°55'15" W	57.68'
C9	25.00'	28.98'	66°25'19"	N 35°58'29" W	27.39'
C10	2000.00'	58.86'	01°41'10"	N 01°55'15" W	58.85'
C11	2000.00'	58.86'	01°41'10"	N 01°55'15" W	58.85'

LINE	BEARING	DISTANCE
L1	S 02°39'46" E	60.00'
L2	S 02°45'50" E	83.43'
L3	S 01°04'40" E	10.98'
L4	S 09°35'33" W	46.83'
L5	S 02°45'50" E	34.38'
L6	S 02°45'50" E	80.00'
L7	S 87°14'10" W	90.00'

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, UTILITY PURPOSES, & ROADWAY/ACCESS	6,712 SQ.FT. / 0.1541 ACRES



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

PARKLAND TABLE	
PLAT	ACREAGE
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 LEFT STATION NO. 3	0.00
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 WATER PLANT	0.00
ELLWOOD DETENTION RESERVES "A" AND "B"	1.66
ELLWOOD DETENTION RESERVE "C"	0.00
ELLWOOD KARSTEN BOULEVARD PHASE 1	0.00
ELLWOOD SECTION 1A	0.51
TOTAL	2.17

FINAL PLAT OF ELLWOOD KARSTEN BOULEVARD PHASE 1

BEING A SUBDIVISION OF 1.576 ACRES OUT OF THE W. H. DENNIS SURVEY, ABSTRACT NO 512, AND BEING OUT OF LOT 467 OF THE EMIGRATION LAND COMPANY SUBDIVISION, IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

1 BLOCK 1 RESERVE

OWNER

KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
 6900 E. CAMELBACK ROAD, SUITE 800
 SCOTTSDALE, AZ 85251
 (786)-753-8110

DEVELOPER

BEAZER HOMES, TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP
 13430 NORTHWEST FREEWAY, SUITE 900
 HOUSTON, TX 77040
 (281)-560-6600

SEPTEMBER, 2024

ENGINEER/SURVEYOR



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

Friday, September 20, 2024

Kaitlin Gile
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
Email: kgile@ehra.team

Re: Ellwood Section 1A Final Plat
Letter of Recommendation to Approve
COIC Project No. 4645
Adico, LLC Project No. 16007-2-394

Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of Ellwood Section 1A Final Plat received on or about September 19, 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 final plat as resubmitted on September 19, 2024. Please send two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than September 23, 2024, for consideration at the October 1, 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, COIC
Robert Hemminger, COIC
File: 16007-2-394

STATE OF TEXAS }
COUNTY OF BRAZORIA }

We, KLLB AIV LLC, a Delaware limited liability company, acting by and through Tricia Tiernan, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, owner of the property subdivided in this plat, ELLWOOD SECTION 1A, do hereby make subdivision of said property for and on behalf of said KLLB AIV, a Delaware limited liability company, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of ELLWOOD SECTION 1A where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

IN TESTIMONY WHEREOF, KLLB AIV LLC, a Delaware limited liability company, has caused these presents to be signed by Tricia Tiernan, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, thereunto authorized by this ____ day of _____, 2024.

OWNER
KLLB AIV LLC,
a Delaware limited liability company

BY:
Print Name Tricia Tiernan
Title: Authorized Signatory

STATE OF ARIZONA }
COUNTY OF MARICOPA }

BEFORE ME, the undersigned authority, on this day personally appeared Tricia Tiernan, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2024.

Notary Public in and for the
State of Arizona
My Notary Commission Expires _____

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

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

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

Will Kennedy, Mayor

McLean Barnett, Council Member

Arnetta Hicks-Murray, Council Member

Marquette Greene-Scott, Council Member

Tim Varlack, Council Member

Sydney Hargroder, Council Member

Kareem Boyce, Council Member

Dinh Ho, P.E., City Engineer

Date

PLANNING AND ZONING COMMISSION APPROVAL

David Hurst, Chairman
Planning and Zoning Commission

Les Hoesey
Planning and Zoning Commission Member

Brenda Dillon
Planning and Zoning Commission Member

Brian Johnson
Planning and Zoning Commission Member

Terry Hoyes
Planning and Zoning Commission Member

Robert Wall
Planning and Zoning Commission Member

Warren Davis Jr.
Planning and Zoning Commission Member

Date

METES AND BOUNDS DESCRIPTION
ELLWOOD SECTION 1A
BEING A 3.445 ACRE TRACT OF LAND LOCATED IN THE
W.H. DENNIS SURVEY, ABSTRACT NO. 512
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF A 3.445 ACRE TRACT OF LAND LOCATED IN THE W.H. DENNIS SURVEY, ABSTRACT NO. 512, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO KLLB AIV LLC, DESCRIBED AS BEING 233.54 ACRES BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2023036335 AND PART OF LOT 467 AND 470 OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 113 OF THE BRAZORIA COUNTY PLAT RECORDS; SAID 3.445 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (WITH BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a "MAG" nail called for and found marking the northerly common corner of Lots 460 and 467 and the northwesterly corner of the said 233.54 acre tract being in the recognized common line of the W.H. Dennis Survey, Abstract 512 and the H.T. & B.R.R. Company Survey, Section 51, Abstract 288, also being generally within County Road 64, also known as Davenport Parkway, (based on a width of 40 feet by the plat of Emigration Land Co.);

THENCE, South 02°45'50" East, along the westerly line of said 233.54 acre tract for a distance of 526.61 feet to a point for corner;

THENCE, North 87°14'10" East, for a distance of 115.00 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set marking the POINT OF BEGINNING of the herein described 3.445 acre tract;

1) THENCE, North 87°14'10" East, for a distance of 100.00 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for a point of curvature;

2) THENCE, in a northeasterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing North 42°14'10" East, for a distance of 35.36 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for a point for corner;

3) THENCE, North 87°14'10" East, for a distance of 50.00 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

4) THENCE, North 02°45'50" West, for a distance of 74.14 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for a point of curvature ;

5) THENCE, in a northerly direction along the arc of a curve to the right having a radius of 275.00 feet, an arc length of 37.07 feet, an angle of 07°43'21", and a chord bearing North 01°05'51" East, for a distance of 37.04 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

6) THENCE, North 87°20'14" East, for a distance of 412.95 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, South 02°18'12" East, for a distance of 151.87 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

8) THENCE, South 03°34'30" West, for a distance of 90.56 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

9) THENCE, South 35°12'49" West, for a distance of 84.37 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, South 62°17'23" West, for a distance of 51.18 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

11) THENCE, South 82°11'38" West, for a distance of 53.41 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

12) THENCE, South 87°37'00" West, for a distance of 252.71 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

13) THENCE, North 02°45'50" West, for a distance of 92.61 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

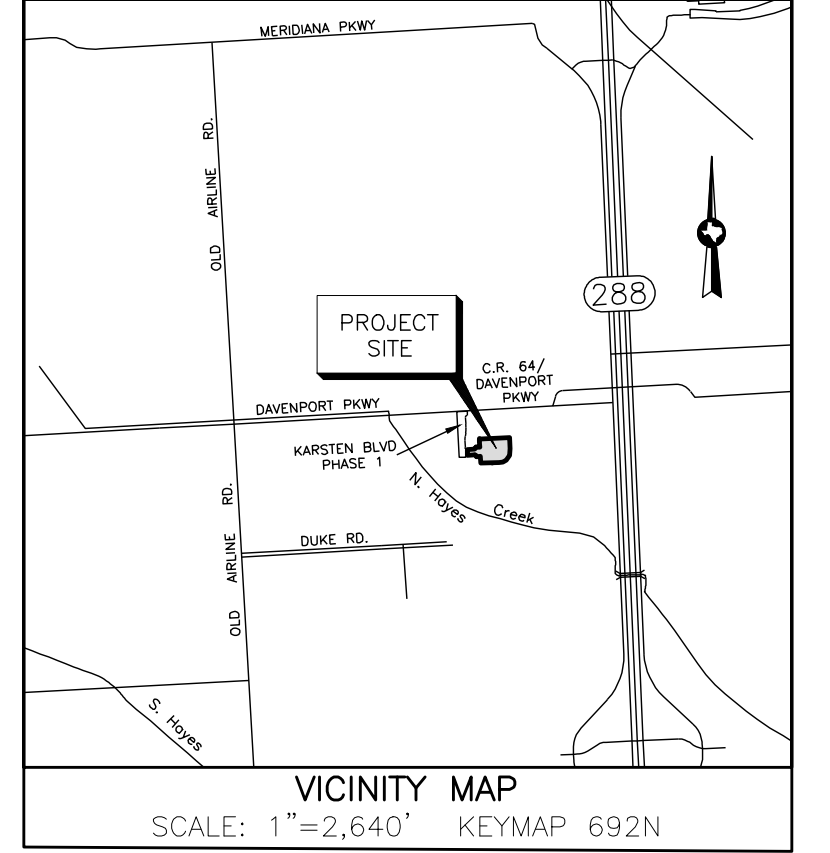
14) THENCE, South 87°14'10" West, for a distance of 50.00 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set in an arc of a non-tangent curve;

15) THENCE, in a northwesterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing North 47°45'50" West, for a distance of 35.36 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

16) THENCE, South 87°14'10" West, for a distance of 100.00 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

17) THENCE, North 02°45'50" West, for a distance of 80.00 feet to the POINT OF BEGINNING and containing 3.445 acres of land

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



FINAL PLAT OF
ELLWOOD SECTION 1A

BEING A SUBDIVISION OF 3.445 ACRES OUT OF THE W. H. DENNIS SURVEY, A-512, AND BEING OUT OF LOTS 467 AND 470 OF THE EMIGRATION LAND COMPANY SUBDIVISION IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

1 BLOCK, 10 LOTS, AND 1 RESERVE (0.5070 ACRES)

OWNER

KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
6900 E. CAMELBACK ROAD, SUITE 800
SCOTTSDALE, AZ 85251
(786)-753-8110

DEVELOPER

BEAZER HOMES, TEXAS, L.P. , A DELAWARE LIMITED PARTNERSHIP
13430 NORTHWEST FREEWAY, SUITE 900
HOUSTON, TX 77040
(281)-560-6600

SEPTEMBER, 2024

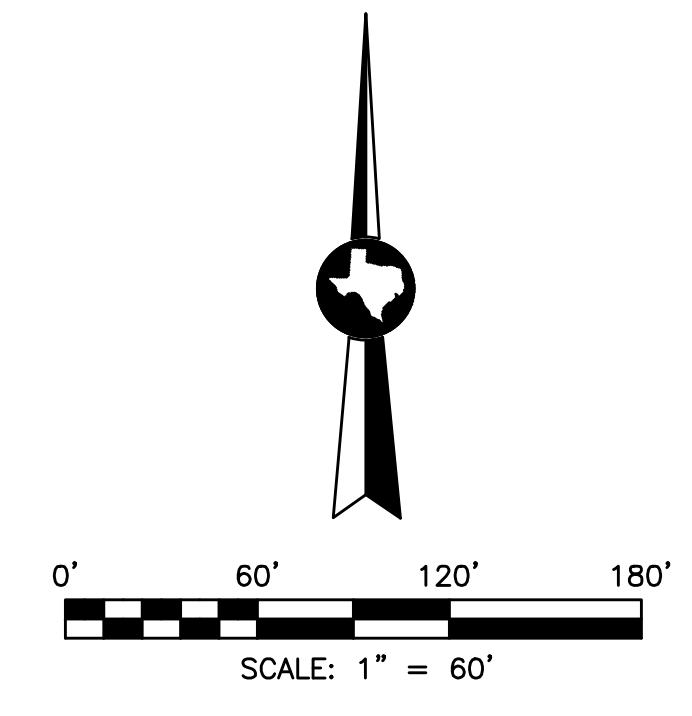
ENGINEER/SURVEYOR



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

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
 - All boundary corners for the plot shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
 - AC, indicates Acres
B.C.C.F. NO, indicates Brazoria County Clerk's File Number
B.C.D.R, indicates Brazoria County Deed Records
B.C.P.R. NO, indicates Brazoria County Plat Records Number
B.L, indicates Building Line
PG, indicates Page
P.O.B, indicates Point Of Beginning
P.O.C, indicates Point of Commencing
P.U.E, indicates Public Utility Easement
R.O.W, indicates Right of Way
U.E, indicates Utility Easement
VOL, indicates Volume
(F) indicates found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
 - The property subdivided in the foregoing plat lies within Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. 57, and Brazoria County Drainage District #5 (B.C.D.D.#5).
 - The boundary for this plat has a closure in excess of 1:15,000.
 - No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
 - This final plat will expire two (2) years after final approval by City Council if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by City Council.
 - All water and wastewater facilities shall conform to the city's design criteria.
 - This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0120K, dated December 30, 2020, a portion of the subject property shown hereon lies within "Zone AE" (areas of 1% annual chance floodplain with base flood elevations determined), a portion of the subject property shown hereon lies within shaded "Zone X" (areas of 0.2% annual chance floodplain, areas of 1% annual chance floodplain for depth less than 1 foot or area less than 1 square mile) and a portion of the subject property shown hereon lies within unshaded "Zone X" (areas determined to be outside the 0.2% annual chance floodplain, areas in which flood hazards are undetermined, but possible).
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- All fourteen (14) foot wide Utility Easements extend seven (7) feet on each side of the common line, unless otherwise indicated.
 - Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
 - Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
 - One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall herupon become vested in the public for right-of-way purposes and the fee title there shall revert to and revest in the dedicators, his heirs, assigns, or successors.
 - Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Ellwood Section 1A 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.



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

PARKLAND TABLE	
PLAT	ACREAGE
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 LIFT STATION NO. 3	0.00
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 WATER PLANT	0.00
ELLWOOD DETENTION RESERVES "A" AND "B"	1.66
ELLWOOD DETENTION RESERVE "C"	0.00
ELLWOOD KARSTEN BOULEVARD PHASE 1	0.00
ELLWOOD SECTION 1A (10 LOTS)	0.51
TOTAL	2.17
TOTAL REQUIRED	1/54 AC. PER LOT AT 10 LOTS = 0.19 AC

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

FINAL PLAT OF ELLWOOD SECTION 1A

BEING A SUBDIVISION OF 3.445 ACRES OUT OF THE W. H. DENNIS SURVEY, A-512, AND BEING OUT OF LOTS 467 AND 470 OF THE EMIGRATION LAND COMPANY SUBDIVISION IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

1 BLOCK, 10 LOTS, AND 1 RESERVE (0.5070 ACRES)

OWNER

KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
6900 E. CAMELBACK ROAD, SUITE 800
SCOTTSDALE, AZ 85251
(786)-753-8110

DEVELOPER

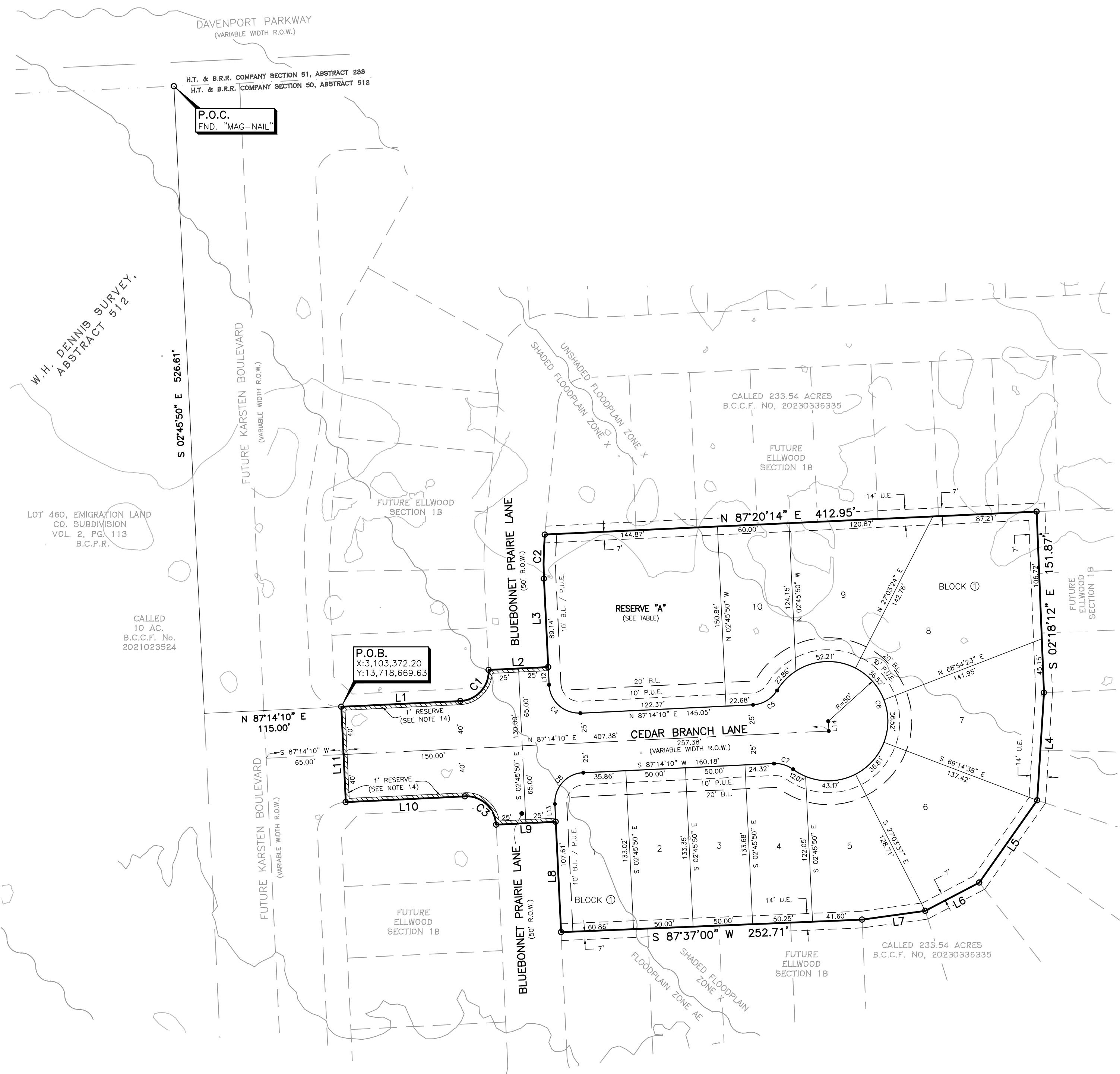
BEAZER HOMES, TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP
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(281)-560-6600

SEPTEMBER, 2024

ENGINEER/SURVEYOR



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



RESERVE TABLE			
RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE
A	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	22,083	0.5070
TOTAL		22,083	0.5070

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	90°00'00"	N 42°14'10" E	35.36'
C2	275.00'	37.07'	7°43'21"	N 01°05'51" E	37.04'
C3	25.00'	39.27'	90°00'00"	N 47°45'50" W	35.36'
C4	25.00'	39.27'	90°00'00"	S 47°45'50" E	35.36'
C5	25.00'	24.52'	56°12'18"	N 59°08'01" E	23.55'
C6	50.00'	24.16'	27°51'38"	S 11°21'53" E	67.42'
C7	25.00'	17.02'	50°00'12"	N 73°15'44" W	16.65'
C8	25.00'	39.27'	90°00'00"	S 42°14'10" W	35.36'

LINE	BEARING	DISTANCE
L1	N 87°14'10" E	115.00'
L2	N 87°14'10" E	50.00'
L3	N 02°45'50" W	74.14'
L4	S 03°34'30" W	90.58'
L5	S 35°12'49" W	84.37'
L6	S 62°12'27" W	51.18'
L7	S 82°11'58" W	53.41'
L8	N 02°45'50" W	92.61'
L9	S 87°14'10" W	50.00'
L10	S 87°14'10" W	100.00'
L11	N 02°45'50" W	80.00'
L12	S 02°45'50" E	13.00'
L13	S 02°45'50" E	15.00'
L14	S 02°45'50" E	8.28'

Form A
City of Iowa Colony
"Where We Make It Happen"

APPLICATION FOR AMENDMENT TO REGULATIONS
OR TO THE OFFICAL ZONING DISTRICT MAP

Name/Address Hayden Dobbs/ Caldwell Companies: 9955 Barker Cypress Rd., Cypress, TX 77433
Individual/Company/Corporation

Description of Amendment Proposed Caldwell Companies seeks a PUD classification to allow for a 55+ active adult rental community as well as the option to include a commercial pad site.

Statement of need or justification for said amendment, including its consistency with the zoning policies and purposes set forth in this Ordinance and/or its consistency with the City's most current comprehensive planning document or documents. (Use separate sheet of paper for your statement).

The legal description and address of the property affected and the proposed boundaries of said property;

The signed consent of the property owner or owners whose property would be affected by the proposed amendment;

The applicant's interest in the subject property if the applicant is not the property owner of all or a portion of the subject property;

The present zoning classification and existing uses of the property proposed to be reclassified; and

Such other information or documents as the City Council and Zoning Administrator may deem necessary.

A non-refundable fee must accompany the application to defray the cost of notification and processing the application. Please refer to the fee schedule of the City of Iowa Colony for the fee for your particular zoning need.

Signature required: 

Form approved: July 20, 2009



City of Iowa Colony
 3144 Meridiana Pkwy
 Iowa Colony, TX 77583
 (281) 369-2471

Application for Amendment to Regulations or to the Official Zoning District Map – Statement of Justification

Address – 9816 Iowa Colony Blvd, TX 77583

Legal Description – Being 20.00 Acres of land situated in the H.T. & B.R.R. Co. Survey, section 56, Abstract 515, Brazoria County, Texas, being out of a called 73.94-acre tract of land recorded under volume 987, pages 519, 521, 523 and 525 of the Brazoria County Deed Record's; said 20,00 acres of land being more particularly described on the attached Metes and Bounds Description.

Consent of Property owner – This request is subject to purchase.

Applicant's interest in the subject property if not an owner – The applicant's company currently has the subject property under contract to purchase.

Present Zoning and existing use – The subject property is currently zoned Residential Single-Family and is being used as such.

Other Documentation – Attached to this request is a detailed PUD request outlining the intent of the development along with a survey, metes and bounds description, and conceptual site plan.



**METES AND BOUNDS DESCRIPTION
BEING 20.00 ACRES OF LAND SITUATED IN
THE H.T. & B. R.R. CO. SURVEY, SECTION 56, ABSTRACT 515,
BRAZORIA COUNTY, TEXAS**

BEING 20.00 ACRES OF LAND SITUATED IN THE H.T. & B. R.R. CO. SURVEY, SECTION 56, ABSTRACT 515, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 73.94 ACRE TRACT OF LAND RECORDED UNDER VOLUME (VOL.) 987, PAGES (PG.) 519, 521, 523 AND 525 OF THE BRAZORIA COUNTY DEED RECORD'S (B.C.D.R.); SAID 20.00 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a "MAG-NAIL" set marking the southeast corner of the said 73.94 acre tract, the southwest corner of a called 37.02 acre tract recorded under Brazoria County Clerk's File Number (B.C.C.F. NO.) 2018045191, the northwest corner of The Abbreviated Plat of Meridiana Elementary School as per plat recorded under B.C.C.F. NO. 2015000499 and the northeast corner of a called 40.00 acre tract recorded under B.C.C.F. NO. 2006041926, being located in the recognized Survey Line between the said H.T. & B. R.R. CO. Survey, A-515 and H.T. & B. R.R. CO. Survey, A-286 and generally located in County Road 48 (50-foot wide) as per the plat of Emigration Land Subdivision Section 56 recorded under Vol. 2, Pg. 113 of the Brazoria County Plat Record's (B.C.P.R.);

- (1) **THENCE**, South 87°22'50" West, along the south line of the said 73.94 acre tract common to said 40.00 acre tract, passing at a distance of 40.1 feet an obliterated 3/4-inch iron pipe found for reference, passing at a distance of 170.10 feet a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the northeast corner of Lot 9, Block 1 of Meridiana Section 5 Partial Replat No. 1 as per plat recorded under B.C.C.F. NO. 2016039871, and continuing in common therefrom for a total distance of 714.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a northerly corner of Lot 3, Block 1 of said Meridiana Section 5 being in the east line of Lot 16, Block 1 of Meridiana Section 6 Partial Replat No. 1 as per plat recorded under B.C.C.F. NO. 2016001689;
- (2) **THENCE**, North 02°44'45" West, along the said east line of Meridiana Section 6 for a distance of 1,219.44 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the northeast corner of Lot 1, Block 1 of said Meridiana Section 6, being in the north line of the said 73.94 acre tract common to a called 6.06 acre tract recorded under Vol. 261, Pg. 461 B.C.D.R.;
- (3) **THENCE**, North 87°22'50" East, along the common line of said 73.94 acre tract and said 6.06 acre tract for a distance of 714.43 feet to a "MAG-NAIL" set marking the northeast corner of the said 73.94 acre tract and the northwest corner of the aforementioned 37.02 acre tract, being located in the aforementioned common Survey Line generally located in the aforementioned County Road 48;
- (4) **THENCE**, South 02°44'45" East, along the common line of said 73.94 acre tract and said 37.02 acre tract with the said common Survey Line for a distance of 1,219.44 feet to the **POINT OF BEGINNING** and containing 20.00 acres of land. This description accompanies a Land Title Survey prepared by Edminster, Hinshaw, Russ and Associates, Inc. (24150700V-PBLT.dwg) dated July 16, 2024.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc. TBPELS No. 10092300

Robert L. Boelsche



Robert L. Boelsche, R.P.L.S.
Texas Registration No. 4446
10011 Meadowglen Ln.
Houston, Texas 77042
713-784-4500

Date: July 16, 2024
Job No: 241-507-00
File No: R:\2024\241-507-00\Docs\Description\Boundary\24150700V-PBLT-MB.doc



City of Iowa Colony
 P&Z Commission
 3144 Meridiana Pkwy
 Iowa Colony, TX 77583
 (281) 369-2471

Re: 9618 Iowa Colony Blvd – Cadence Creek – Caldwell 55+ Active Adult Community (PUD for Active Adult Rental Community & Potential Commercial Pad Subject to Purchase Rezoning)

To Whom It May Concern,

Caldwell Companies is interested in developing a new Active Adult Community in the City of Iowa Colony along with a possible commercial site at 9618 Iowa Colony Blvd (20.00 acres). The Cadence Creek community would be a mix of single-story cottages around the property's perimeter and a larger multifamily building with a central courtyard. This property is currently zoned Residential Single-Family. As the City of Iowa Colony currently has no zoning base to allow for the proposed Active Adult Community, we are requesting that the property in question be rezoned to PUD, allowing for an active adult rental community as well as a commercial use (potentially a day care). We are requesting the following variances to the UDC:

1. Request to buffer the development as single family adjacent to single family and not multi-family adjacent to single family.

The UDC requires any multi-family use that has a side or rear contiguous to any residential use to have a 25' wide landscape buffer. Our understanding of the intent of this requirement is to provide single-family neighbors' privacy from a multi-story apartment development.

The driving factor for zoning the overall site as a PUD is to allow for one common lot and a mix of residential unit types to serve the 55-plus active adult community. The portion of our proposed development that is adjacent to the Meridiana subdivision will consist of single-story cottages along the perimeter and the multistory "apartment" building in the center. It is worth noting that the UDC includes duplexes as a single-family residential use. We request that the twenty five-foot (25') landscape buffer requirement against the adjacent single-family subdivision be waived, in areas bordered by single story structures, and a 10' building set back be used instead.



Example of Cadence Creek Cottages adjacent to single-family

Commercial Development ▪ Residential Development ▪ Brokerage ▪ Property Management
 9955 Barker Cypress Road, Suite 250, Cypress, TX 77433 Toll-Free: 877.527.SALE Fax: 713.690.0490 CaldwellCos.com





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Conceptual Site Plan: Single-Story Cottages adjacent to existing Single-Family



Example of Cadence Creek Cottages

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2. Request for side, rear, and front screening requirements.

- The UDC requires the following screening requirements:

Rear & Side: 8' opaque screening between multi-family and residential use.

Front (along major arterial – Iowa Colony Parkway):

- If considered Residential: 6' masonry with alternative materials considered.
- If considered Commercial: Parking must be screened with a continuous hedge of shrubs between 24" – 36".

As described above, the perimeter of the proposed Cadence Creek development will utilize cottage (duplex & fourplex) single story residential buildings. The UDC's definition of single-family residential includes duplexes. We request the front, sides, and rear screening be a 6' opaque wood fence, with masonry columns along the front.



Example of Cadence Creek Cottages 6' fence line consistency with adjacent Single-Family





CALDWELL
COMPANIES

3. Request to waive Neighborhood and Regional Parkland fees.

The UDC requires 1 acre of land be dedicated for neighborhood park purposes for every 54 proposed dwelling units. Up to 50% of this requirement can be met by private neighborhood parks, and detention areas with walking paths can be counted at 50%. Otherwise, neighborhood parkland fee in lieu is \$350/dwelling unit. In addition, developers are required to contribute \$450 per dwelling unit for regional parks.

Our Cadence Creek communities are intentionally designed to promote an active adult lifestyle for our residents through robust amenity and lifestyle offerings. This includes a courtyard with a resort style pool, gym, movement/yoga studio, bark park, arts & crafts studio, game room, BBQ pavilion, outdoor game area, demonstration kitchen, and library to name a few. We believe that the mental and physical benefits provided to our residents exceed what the minimum park requirements would offer and request that neighborhood and regional parkland fees be waived.

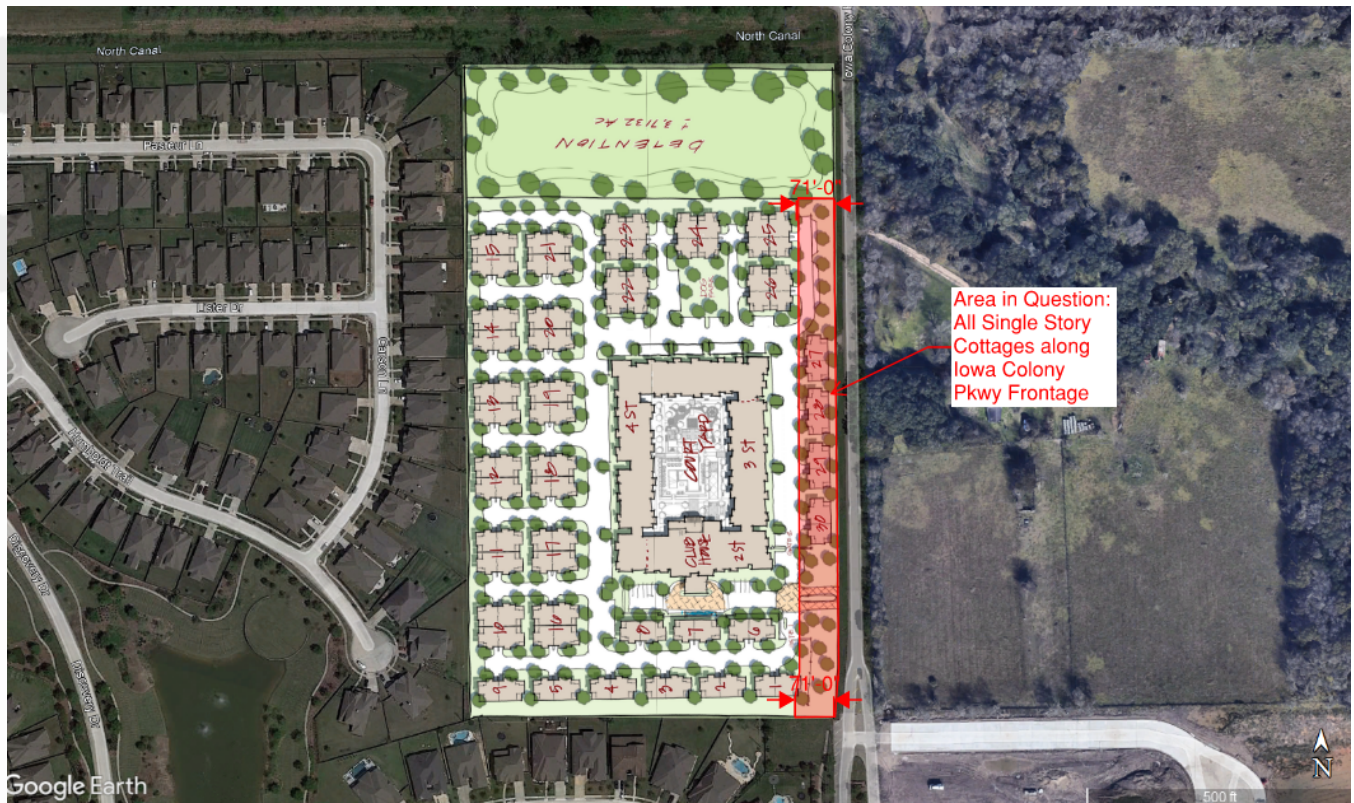




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4. Request for Building set back along Arterial frontage

The UDC requires commercial buildings along major arterials to have a front building setback of 71’ from the ultimate Right of Way line of the street. Our proposed development includes single-story cottages along the road frontage, like the single-story homes just south of the site. We request that a building set back line of 10’ from the ROW be adopted when single story cottages are adjacent to Iowa Colony Parkway. With that, we are not requesting a variance to the 71’ buffer for the multistory building.



Conceptual Site Plan: Single-Story Cottages adjacent to Major Arterial

5. Request for Building Height variance

We request a variance to allow for a 62’ above natural ground building height (4 stories). The 2017 UDC states that building height in Iowa Colony is restricted to a maximum of 2 stories, but in no case more than 35’ above natural ground.





CALDWELL
COMPANIES

6. Request for Approval Building Materials

To maintain a suburban residential aesthetic, as opposed to a commercial feel, we request approval for the use of the following building materials. These materials are approved for residential use and are used throughout the Meridiana subdivision surrounding our proposed development.

1. Cement Fiber Lap Siding (Hardie Board)
2. Asphalt/Composition shingle on pitched roofs
3. Cement Fiber Board and Batten Siding



Typical Clubhouse Entry – Masonry with a mix of Cement Fiber Lap and Board & Batten Siding, Asphalt Shingle Roof

7. Request for variance of masonry percentage

Iowa Colony ordinance 2019-14 calls for 100% brick or masonry veneer for one story primary structures and 60% masonry on two story structures, with the remainder being cementitious fiber board (Hardie board), on residential lots less than 6,600 square feet. Though our proposed community will be 1 overall lot, we feel that our mix of cottage style duplexes and 1 larger multifamily building lends itself to these standards. In short, our primary variance is caused by our preference to use Hardie board instead of brick, which we feel matches our luxury Texas Hill County theme. We request the below variances:

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9955 Barker Cypress Road, Suite 250, Cypress, TX 77433 Toll-Free: 877.527.SALE Fax: 713.690.0490 CaldwellCos.com





CALDWELL COMPANIES

Our multistory building standard for Cadence is stone from ground level to 1-1/3 stories in height, with the remainder being a mix shaker and lap style Hardie board. In addition to this, several of the patio architectural features will be full height stone.



Representative photo of standard Cadence multistory building

Our standard cottage (single story) for Cadence is stone from ground level to 4' in height from the garage to the front door, with the remainder of the home being a mix of shaker and lap style Hardie board.



Example of Cadence Creek Cottages

Although our standard cottage material is not in line with the Iowa Colony standard, we believe this is due to our preference of Hardie board instead of brick. Our vision is to offer luxury residences, and our Cottages offer several architectural details that are elevated from the standard builder grade:

- 10' plate heights on all 1 story buildings (standard homes are 9')
- 8' deep porches (standard homes are 4'-6')
- 8' garage door height (standard homes have 7')

Commercial Development ▪ Residential Development ▪ Brokerage ▪ Property Management
9955 Barker Cypress Road, Suite 250, Cypress, TX 77433 Toll-Free: 877.527.SALE Fax: 713.690.0490 CaldwellCos.com





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- 8' front doors (standard homes are 6'-8")
- 2 different types of Hardie siding (shaker and lap)
- Cedar corbels
- Front dormers throughout
- Rear dormers on all streetscapes

8. Request for PUD boundary variance

Our proposed PUD development is adjacent to the existing Meridiana PUD.

9. Request for separate access points on major thoroughfare variance

We request that 1 access point for the Cadence development is allowable, similar to the below conceptual site plan. If the PUD includes a commercial component, there would be an additional access point.



Friday, September 20, 2024

Hayden Dobbs
Caldwell Companies
9955 Barker Cypress Road, Suite 250
Cypress, TX 77433
hdobbs@caldwellcos.com

Re: Cadence Creek – Caldwell 55+Active Adult Community
Planned Unit Development with Specific Use Permit for Active Adult Rental Community
Adico, LLC Project No. 16007-2B-262

Dear Mr. Dobbs:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the Cadence Creek PUD Variance Request, located at 9618 Iowa Colony Boulevard received on or about August 26, 2024.

Based on our review, below are comments and staff recommendations:

1. *Request to buffer the development as single family adjacent to single family and not multi-family adjacent to single-family.*

Recommendation: Staff have no objections to this request.

2. *Request for side, rear, and front screening requirements.*

Recommendation: Staff recommends 6' masonry fencing along Iowa Colony Blvd. This is consistent with all SFR developments.

3. *Request to waive Neighborhood and Regional Parkland fees.*

Recommendation: Staff recommend denying this request. The fee is for the acquisition and development of regional parks per the adopted Master Park Plan within the Iowa Colony. The current fee is \$1,147 per dwelling unit for Regional Parkland Dedication.

4. *Request for Building set back along Arterial frontage.*

Recommendation: Staff recommend setbacks to be min 25' along Iowa Colony, consistent with SFR development.

5. *Request for Building Height variance.*

Recommendation: Staff recommend approval subject the following conditions:

1. Two sets of elevators be provided on each side of the building.
2. A generator to be provided onsite for emergency backup for operation of the elevators.

6. *Request for Approval Building Materials*

Recommendation: Staff have no objections to this request.

7. *Request for variance of masonry percentage*

Recommendation: Staff agrees with the proposed masonry percentage. The development will be gated, therefore visual impact will be negligible from the public roadway.

8. *Request for PUD boundary variance*

Mr. Hayden Dobbs
1st REVIEW Cadence Creek PUD
Page 2 of 2

Recommendation: Staff have no objections to this request.

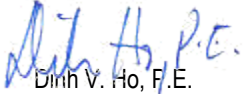
9. *Request for separate access points on major thoroughfare variance.*

Recommendation: Staff is recommending a 2nd point of access point based on the density of this development.

Please provide a written response to our comments and send digital files in .pdf format for further review.

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

Sincerely,
Adico, LLC



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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-262

Form A
City of Iowa Colony
"Where We Make It Happen"

APPLICATION FOR AMENDMENT TO REGULATIONS
OR TO THE OFFICAL ZONING DISTRICT MAP

Name/Address David Heath and Patricia Heath
Individual/Company/Corporation

Description of Amendment Proposed Change zoning classification from a
combination of SFR and Bus/Retail to Multi-Use for all 10 acres.

Statement of need or justification for said amendment, including its consistency with the zoning policies and purposes set forth in this Ordinance and/or its consistency with the City's most current comprehensive planning document or documents. (Use separate sheet of paper for your statement).

The legal description and address of the property affected and the proposed boundaries of said property;

The signed consent of the property owner or owners whose property would be affected by the proposed amendment;

The applicant's interest in the subject property if the applicant is not the property owner of all or a portion of the subject property;

The present zoning classification and existing uses of the property proposed to be reclassified; and

Such other information or documents as the City Council and Zoning Administrator may deem necessary.

A non-refundable fee must accompany the application to defray the cost of notification and processing the application. Please refer to the fee schedule of the City of Iowa Colony for the fee for your particular zoning need.

Signature required:  David Heath

Form approved: July 20, 2009

Request for Zoning District Map Change

Property owners: David W. and Patricia V. Heath

15 John Rucker Drive

Ruckersville, Va 22968

(832) 264-0749

(434) 806-5973

Property location: Intersection of County Road 48 and County Road 418 (Shaw Road)

Legal description: A0560 H T & B R R

TRACT 162

Acres 10

Property Account Number: 178653 - 0560-0022-000

Zoning Classification: Split diagonally into SFR and business retail

Existing Uses: None

Proposed Uses: A triangle formed by SH288, CR48, and railroad tracks running along CR190 is identified on the comprehensive plan as high density mixed use (or high intensity mixed use). Our property is in the triangle not far from the southern tip. The intersection of CR48 and Shaw Road is at the northwest corner. The comprehensive plan shows that to be a signaled intersection in the future. SH288 intersects CR48 about 3/10 of a mile from the southern property line, which is an advantage for prospective businesses. Another attraction is the growing Iowa Colony city. When we bought the property, a sign on Highway 6 showed the Iowa Colony population to be 452. That sign is gone now.

We first put the property on the market in late 2017 as a home sale, but the comparables used by the appraiser were all in Rosharon on residential lots. It has been on the market since 2018 as commercial with zoning unsettled. Currently, the zoning map shows the property divided into a triangle and a trapezoid. The triangular western part is zoned as single family residential and the eastern part as business retail. This peculiar configuration discourages potential purchasers. Uniting it as a square under one zone should attract more attention and move things along. Because of its location and the city's plan for the future, the property is positioned for business retail use.

Retail, though, is under stress. "Every retailer now needs to face the reality that new products are less likely to be discovered in a store, and more likely to be discovered in a social media feed," Jason Goldberg, "Four US retail trends transforming the industry in 2024," *The Future of*

Commerce. The area of retail defined as consumer packaged goods has evolved into a competition between nationwide inventory outlets with streamlined transportation and delivery systems. A soap dispenser ordered from Amazon will arrive at my doorstep the next day or the day following. A car purchased online might take a little longer. A puppy purchased online will be flown to a location near me for \$749. Consequences are that some traditional models of retail are already extinct with others likely to follow.

Several other properties on both sides of CR48 north of Bullard are zoned as SFR, and many acres of land in northern Iowa Colony have few if any structures. SFR still has the potential to drive growth in the area.

The best solution, then, is to rezone this and potentially other properties here as multi-use, which accommodates both single family and business retail use. This is our formal request to rezone the ten-acre property as multi-use. We will be glad to discuss any questions, concerns, or comments you have, along with those of others in the community. We will also reach out to Iowa Colony for comment when evaluating an offer.

Thank you very much for your consideration.

Sincerely yours,

Dave Heath



Patricia Heath



Friday, September 20, 2024

Mayor Wil Kennedy
c/o City Council
City of Iowa Colony
12003 Iowa Colony Blvd.
Iowa Colony, TX 77553

Re: David and Patricia Heath
Application for Amendment to the Official Zoning District Map
+/-10 acres, Tract 162 out of the H.T. & B.R.R Survey, Abstract 560 (3915 CR 418)
Letter of Recommendation to Approve the Zoning Amendment Application
COIC Project No. 4522
Adico Project No. 16007-2-395

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, has reviewed the Application for Amendment to the Official Zoning District Map from David and Patricia Heath to rezone approximately +/-10 acres, Tract 162 out of the H.T. & B.R.R Survey, Abstract 560, also known as 3915 County Road 418, Iowa Colony, TX.

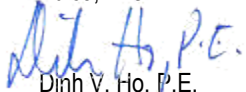
The applicant requests to rezone the approximately +/-10-acre tract, Property ID No. 178653. The property is currently split zoned Single Family Residential and Business Retail and seeking to change zoning to Multi-Use. The Applicant has not provided a proposed use for this site at this time.

Based on our review of the application and supporting documents, the proposed zoning change request is consistent with the City of Iowa Colony Comprehensive Plan adopted in June 2020.

As such, we are recommending APPROVING the Application for Amendment to the Official Zoning District Map.

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

Sincerely,
Adico, LLC



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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-395

Form A
City of Iowa Colony
"Where We Make It Happen"

APPLICATION FOR AMENDMENT TO REGULATIONS
OR TO THE OFFICAL ZONING DISTRICT MAP

Name/Address David Heath and Patricia Heath
Individual/Company/Corporation

Description of Amendment Proposed Change zoning classification from a
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Such other information or documents as the City Council and Zoning Administrator may deem necessary.

A non-refundable fee must accompany the application to defray the cost of notification and processing the application. Please refer to the fee schedule of the City of Iowa Colony for the fee for your particular zoning need.

Signature required:  David Heath

Form approved: July 20, 2009

Request for Zoning District Map Change

Property owners: David W. and Patricia V. Heath

15 John Rucker Drive

Ruckersville, Va 22968

(832) 264-0749

(434) 806-5973

Property location: Intersection of County Road 48 and County Road 418 (Shaw Road)

Legal description: A0560 H T & B R R

TRACT 162

Acres 10

Property Account Number: 178653 - 0560-0022-000

Zoning Classification: Split diagonally into SFR and business retail

Existing Uses: None

Proposed Uses: A triangle formed by SH288, CR48, and railroad tracks running along CR190 is identified on the comprehensive plan as high density mixed use (or high intensity mixed use). Our property is in the triangle not far from the southern tip. The intersection of CR48 and Shaw Road is at the northwest corner. The comprehensive plan shows that to be a signaled intersection in the future. SH288 intersects CR48 about 3/10 of a mile from the southern property line, which is an advantage for prospective businesses. Another attraction is the growing Iowa Colony city. When we bought the property, a sign on Highway 6 showed the Iowa Colony population to be 452. That sign is gone now.

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Retail, though, is under stress. "Every retailer now needs to face the reality that new products are less likely to be discovered in a store, and more likely to be discovered in a social media feed," Jason Goldberg, "Four US retail trends transforming the industry in 2024," *The Future of*

Commerce. The area of retail defined as consumer packaged goods has evolved into a competition between nationwide inventory outlets with streamlined transportation and delivery systems. A soap dispenser ordered from Amazon will arrive at my doorstep the next day or the day following. A car purchased online might take a little longer. A puppy purchased online will be flown to a location near me for \$749. Consequences are that some traditional models of retail are already extinct with others likely to follow.

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Thank you very much for your consideration.

Sincerely yours,

Dave Heath



Patricia Heath





Iowa Colony Public Web Map

