



12003 Iowa Colony Blvd.  
Iowa Colony Tx. 77583  
Phone: 281-369-2471  
Fax: 281-369-0005  
[www.iowacolonytx.gov](http://www.iowacolonytx.gov)

IOWA COLONY PLANNING AND ZONING COMMISSION  
MINUTES OF AUGUST 2, 2022

Members present: David Hurst, Tim Varlack, Brenda Dillon, Les Hosey, Brian Johnson, and Terry Hayes

Members absent: Steven Byrum-Bratsen

Others present: Dinh Ho, Robert Hemminger, Josh Wadley, and Mike Christopher

**MEETING- 7:00 P.M.**

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

2. Citizens Comments. There were no comments from the public.

"An opportunity for the public to address Planning and Zoning Commission on agenda items or concerns not on the agenda. To comply with the Texas Open Meetings Act, this period is not for question and answer. Those wishing to speak must observe a three-minute time limit."

3. Consider approval of the following Planning and Zoning Commission meeting minutes

- July 5, 2022

Brenda Dillon made a motion to approve the minutes from the meeting on July 5, 2022. Seconded by Tim Varlack. Approved with five ayes. Les Hosey abstained from the vote as he was not present at the meeting on July 5, 2022.

4. Consideration and possible action for the Hayes Creek Estates Preliminary Plat. Les Hosey made a motion to approve the Hayes Creek Estates Preliminary Plat. Seconded by Terry Hayes. Approved unanimously with six ayes.

5. Consideration and possible action for the Sierra Vista West Section 10 Final Plat. Josh Wadley with Land Tejas presented the Sierra Vista West amenity site plan. Brian Johnson made a motion to approve the Sierra Vista West Section 10 Final Plat. Seconded by Brenda Dillon. Approved unanimously.

6. Brian Johnson made a motion to adjourn. Seconded by Tim Varlack. Approved unanimously. The meeting was adjourned at 7:29 P.M.

APPROVED THIS 6th DAY OF SEPTEMBER, 2022.

ATTEST:

---

Kayleen Rosser, City Secretary

---

David Hurst, Chairman

## MEMORANDUM

**Date:** September 6, 2022  
**To:** Planning Commission Members  
**From:** Dinh V. Ho, P.E.  
**RE:** City of Iowa Colony Planning & Zoning Commission Meeting, September 2022  
**CC:** Mayor Michael Byrum-Bratsen, Robert Hemminger Kayleen Rosser

---

Below is a summary of the Engineer's recommendations for agenda items for Planning and Zoning Meeting on September 6, 2022.

1. **Castillo Subdivision Preliminary Plat**
  - a. 1.406 acres  
**Recommendation: Approve per Letter of Recommendation**
2. **Meridiana Section 37A Final Plat**
  - a. 11.18 acres, 79 Lots, 2 Block and 8 Reserve  
**Recommendation: Approve per Letter of Recommendation**
3. **Meridiana Southwest Village Center**
  - a. 3.272 acres Commercial Reserve  
**Recommendation: Approve per Letter of Recommendation**
4. **Caldwell Crossing General Plan**
  - a. 253.9 acres  
**Recommendation: Approve per Letter of Recommendation**

Wednesday, August 31, 2022

Lowell Pinnock  
America's Home Place  
1200 N. Hwy 35 Bypass, Suite B100  
Alvin, TX  
Email: [lpinnock@americashomeplace.com](mailto:lpinnock@americashomeplace.com)

Re: Castillo Subdivision Preliminary Plat  
Letter of Recommendation to Approve  
City of Iowa Colony Project No. 1462  
Adico, LLC Project No. 16007-2-256

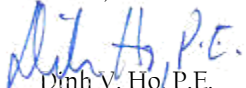
Dear Mr. Pinnock;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Castillo Subdivision Preliminary Plat package received on or about August 31, 2022. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based upon our review, we have no objections to the preliminary plat as resubmitted on August 31, 2022. Please provide ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later than August 31, 2022 for consideration at the September 6, 2022 Planning and Zoning Commission meeting.

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

Sincerely,  
Adico, LLC

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

Copy

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 16007-2-256

BRAZORIA COUNTY  
TEXAS

DEDICATION:

I, ANCIANO CASTILLO, OWNER OF A CALLED 10.00 ACRE TRACT, IN THE LAVACA NAVIGATION COMPANY'S SURVEY, ABSTRACT 328, AND BEING RECORDED AND DESCRIBED UNDER TRACT ONE IN COUNTY CLERK'S FILE NO. 2003-060109 OF THE BRAZORIA COUNTY OFFICIAL RECORDS, BRAZORIA COUNTY, TEXAS, CITY OF IOWA COLONY, AND BEING THE PROPERTY SUBDIVIDED IN THIS REPLAT, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN HEREON, AND DEDICATED 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 ASSIGNED TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND IN THE CITY OF IOWA COLONY,

BRAZORIA COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

ANCIANO CASTILLO  
OWNER

NOTARY PUBLIC  
STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ANCIANO CASTILLO, 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 CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES \_\_\_\_\_, 20\_\_\_\_.

PLANNING & ZONING COMMISSIONERS

THIS IS TO CERTIFY THAT THE PLANNING & ZONING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT OF A 1.00 ACRE TRACT, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCE OF THE CITY OF IOWA COLONY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DAVID HURST  
CHAIRMAN

BRENDA DILLON  
COMMISSIONER

STEVEN BYRUM-BRATSEN  
COMMISSIONER

BRIAN JOHNSON  
COMMISSIONER

LES HOSEY  
COMMISSIONER

TERRY HAYES  
COMMISSIONER

TIMOTHY VARLACK  
COMMISSIONER

CITY ENGINEER

THIS IS TO CERTIFY THAT THE CITY OF ENGINEER OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT OF A 1.00 ACRE TRACT, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCE OF THE CITY OF IOWA COLONY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DINH V. HO, P.E.  
CITY ENGINEER

I, TERRY SINGLETARY, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN. DATE SURVEYED: AUGUST 15, 2022



Terry Singletary  
TERRY SINGLETARY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 4808

CERTIFICATE OF CITY COUNCIL

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, HAS APPROVED THIS PLAT OF A 1.00 ACRE TRACT, AS SHOWN HEREON.

MICHAEL BYRUM-BRATSEN  
MAYOR

MARQUETTE GREENE-YOUNG  
COUNCIL POSITION 3

MCLEAN BARNETT  
COUNCIL POSITION 1

WIL KENNEDY  
COUNCIL POSITION 4

ARNETTA HICKS-MURRAY  
COUNCIL POSITION 2

CHAD WILSEY  
COUNCIL POSITION 5

STATE OF TEXAS  
COUNTY OF BRAZORIA

ALL THAT CERTAIN 1.406 ACRES of land being out of a 10.00 acre tract of land out of a called 18.3289 acre tract of land, being part of a called 90.00 acre tract conveyed to Vira S. Huffman by deed dated November 18, 1925, and recorded in Volume 270, Page 263 of the Deed Records of Brazoria County, Texas, and situated in the western portion of Sections 2 and 3, Lavaca Navigation Company Survey, Abstract No. 331 and 328, Brazoria County, Texas; Said 10.00 acre tract being described in Clerk's File No. 2003-060109 of the Official Records of Brazoria County, Texas and more particularly described by notes and bounds using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone, NAD 83 in which the directions are Lambert grid bearings and the distances are horizontal surface level lengths as follows:

**BEGINNING** at a 1" iron pipe found for the Northwest corner of said 10.00 acre tract, same being the Southwest corner of a called 1.00 acre tract conveyed to Anciano Castillo, as described in Clerk's File No. 2003-060109 of the Official Records of Brazoria County, Texas;

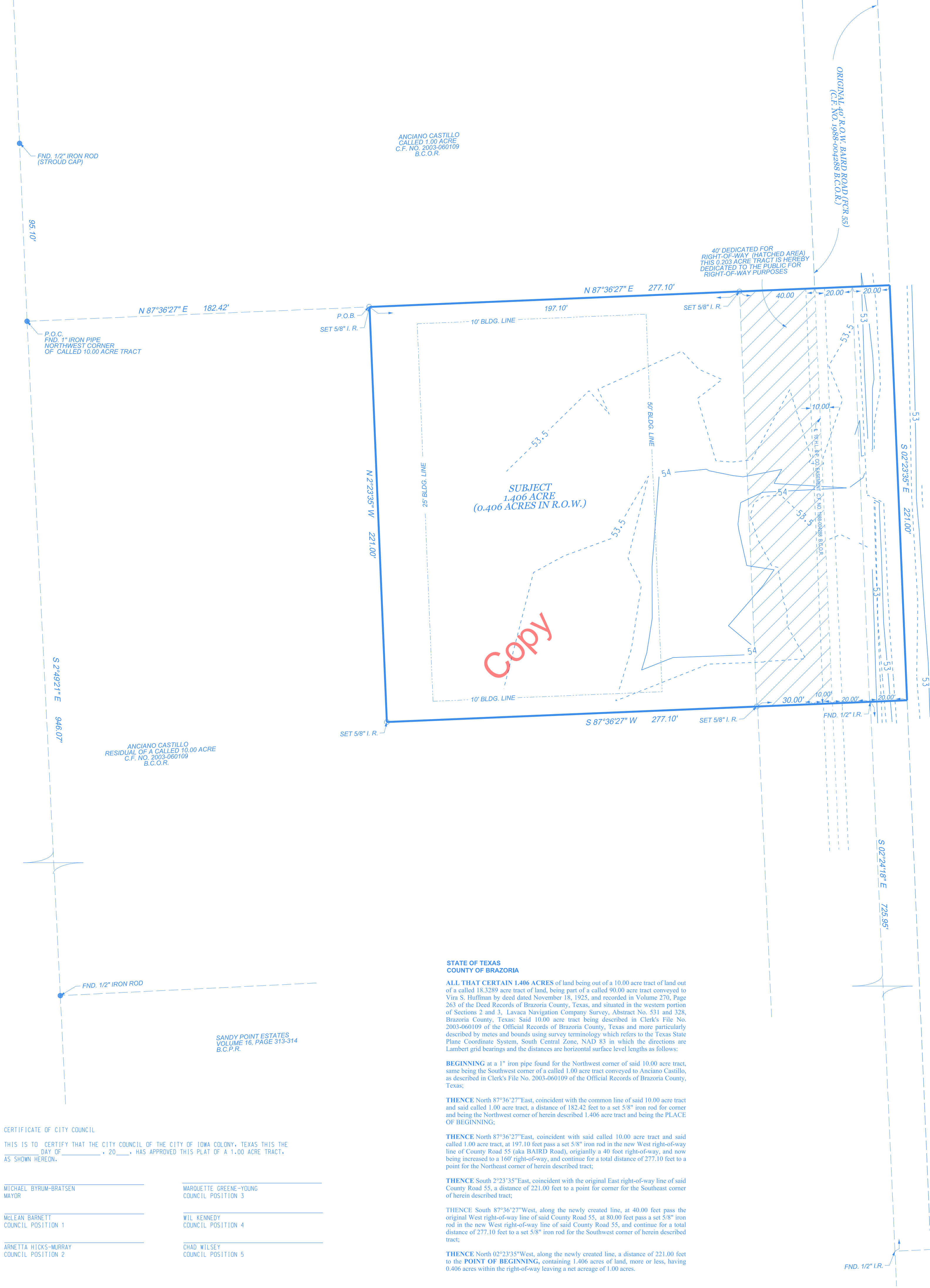
**THENCE** North 87°36'27" East, coincident with the common line of said 10.00 acre tract and said called 1.00 acre tract, a distance of 182.42 feet to a set 5/8" iron rod for corner and being the Northwest corner of herein described 1.406 acre tract and being the PLACE OF BEGINNING;

**THENCE** South 87°36'27" East, coincident with said called 10.00 acre tract and said called 1.00 acre tract, at 197.10 feet pass a set 5/8" iron rod in the new West right-of-way line of County Road 55 (aka BARRD Road), originally a 40 foot right-of-way, and now being increased to a 160' right-of-way, and continue for a total distance of 277.10 feet to a point for the Northeast corner of herein described tract;

**THENCE** South 2°23'35" East, coincident with the original East right-of-way line of said County Road 55, a distance of 221.00 feet to a point for corner for the Southeast corner of herein described tract;

**THENCE** South 87°36'27" West, along the newly created line, at 40.00 feet pass the original West right-of-way line of said County Road 55, at 80.00 feet pass a set 5/8" iron rod in the new West right-of-way line of said County Road 55, and continue for a total distance of 277.10 feet to a set 5/8" iron rod for the Southwest corner of herein described tract;

**THENCE** North 02°23'35" West, along the newly created line, a distance of 221.00 feet to the POINT OF BEGINNING, containing 1.406 acres of land, more or less, having 0.406 acres within the right-of-way leaving a net acreage of 1.00 acres.

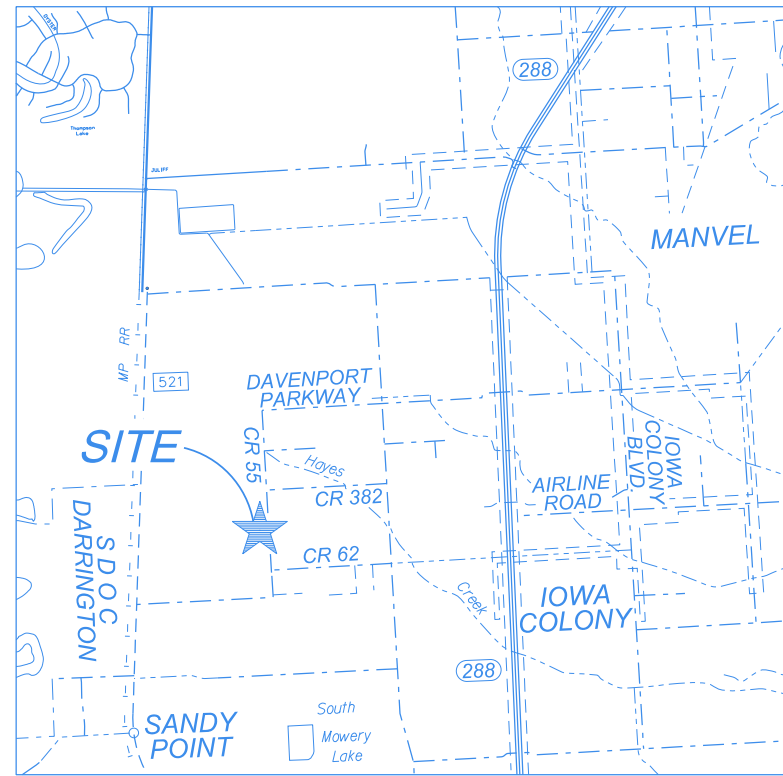


NOTES:

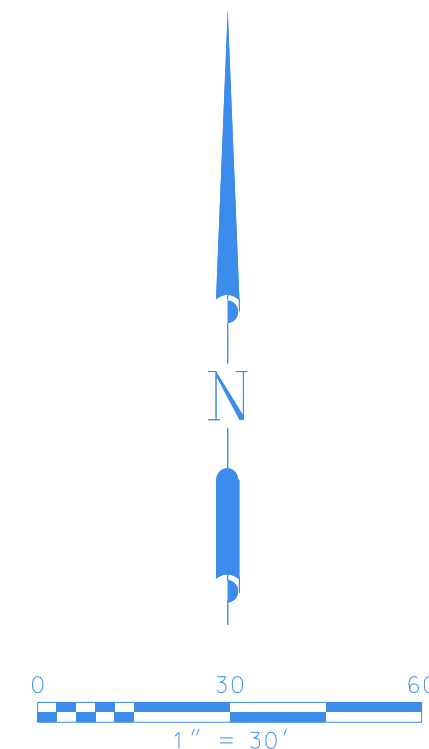
- ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
- ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (0.9998666666)
- THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP NUMBER 48039C0115K, DATED DECEMBER 30, 2020.
- THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES WITHIN BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5.
- OTHER THAN SHOWN HEREON, THERE ARE NO VISIBLE PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
- THE BOUNDARY ERROR OF CLOSING FOR THIS PLAT IS LESS THAN 1:1500.
- THIS SURVEY RELIES ON A TITLE COMMITMENT FROM TEXAN TITLE INSURANCE COMPANY, OF NO.: GV2292105, WITH AN EFFECTIVE DATE OF MAY 5, 2022, AND AN ISSUE DATE OF MAY 12, 2022, FOR ALL ITEMS OF RECORD.
- BUILDING LINES ARE SUBJECT TO CITY OF IOWA COLONY.
- THERE IS AN UNOBSTRUCTED AERIAL EASEMENT 10 FEET WIDE BEGINNING AT A PLANE SIXTEEN FEET FROM THE GROUND UPWARDS, LOCATED ON BOTH SIDES ADJACENT TO THE 10 FOOT WIDE H.L. & P. CO. EASEMENT.
- THE PURPOSE OF THIS SURVEY IS TO DIVIDE A 1.508 ACRE TRACT OUT OF A CALLED 10.00 ACRE TRACT.
- THERE ARE INSTRUMENTS REGARDING ON-SITE WASTEWATER TREATMENT SYSTEM RECORDED IN COUNTY CLERK'S FILE NO. 2015-061505 AND 2022-023200, OF THE BRAZORIA COUNTY OFFICIAL RECORDS.
- ALL MONUMENTS ARE 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 COPS AS INDICATED.
- DENOTES A FOUND IRON PIPE/ROD.
- DENOTES A SET 5/8" IRON ROD.
- ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED ON N.G.S.'S BENCHMARK "LUN A" AT PUBLISHED ELEVATION OF 23.00 FEET.
- 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.

LAVACA NAVIGATION CO. SURVEY  
ABSTRACT #328  
SECTION 3  
LOT 307

LAVACA NAVIGATION COMPANY'S SURVEY  
ABSTRACT 328



VICINITY MAP



OWNER:  
ANCIANO CASTILLO  
1103 COUNTY ROAD 62  
ROSHARON, TX. 77583

SURVEYOR:  
TERRY R. SINGLETARY, REG.#4808  
DOYLE & WACHTSTETTER, INC.  
131 COMMERCE STREET  
CLUTE, TX 77531  
(979) 265-3622

**TBM**  
SET 5/8" IRON ROD WITH ORANGE DWI TRAVERSE  
POINT CAP WEST OF THE SOUTH END OF 24" CONCRETE  
CULVERT. ELEVATION= 54.40 FEET.

CASTILLO  
PRELIMINARY REPLAT

OF A  
**1.406 ACRE TRACT**

OUT OF A  
**CALLED 10.00 ACRE TRACT**

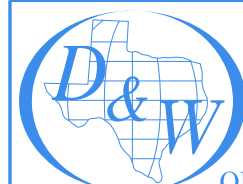
KNOWN AS TRACT 1 BEING DESCRIBED AND RECORDED IN  
COUNTY CLERK'S FILE NO. 2003-060109

OF THE  
BRAZORIA COUNTY OFFICIAL RECORDS

OF THE  
**LAVACA NAVIGATION COMPANY'S SURVEY  
ABSTRACT 328**

CITY OF IOWA COLONY  
BRAZORIA COUNTY, TEXAS

AUGUST 2022



**Doyle & Wachtstetter, Inc.**  
Surveying and Mapping GPS/GIS  
131 COMMERCE STREET, CLUTE, TEXAS 77531  
OFFICE: 979.265.3622 FIRM NO.: 10024500 FAX: 979.265.9940



Monday, August 22, 2022

Jackie Overton  
EHRA Inc.  
10555 Westoffice Dr.  
Houston, TX 77042

**Re: Meridiana Southwest Village Center Final Plat  
Letter of Recommendation to Approve  
City of Iowa Colony Project No. 1560  
Adico, LLC Project No. 16007-2-255**

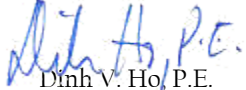
Dear Ms. Overton;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Southwest Village Center final plat, received on or about August 18, 2022. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based upon our review, we have no objections to the final plat as resubmitted on August 18, 2022. Recordation shall not occur until final annexation of the property into Iowa Colony city limits. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Monday, August 29, 2022 for consideration at the September 6, 2022 Planning and Zoning meeting.

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

Sincerely,  
Adico, LLC

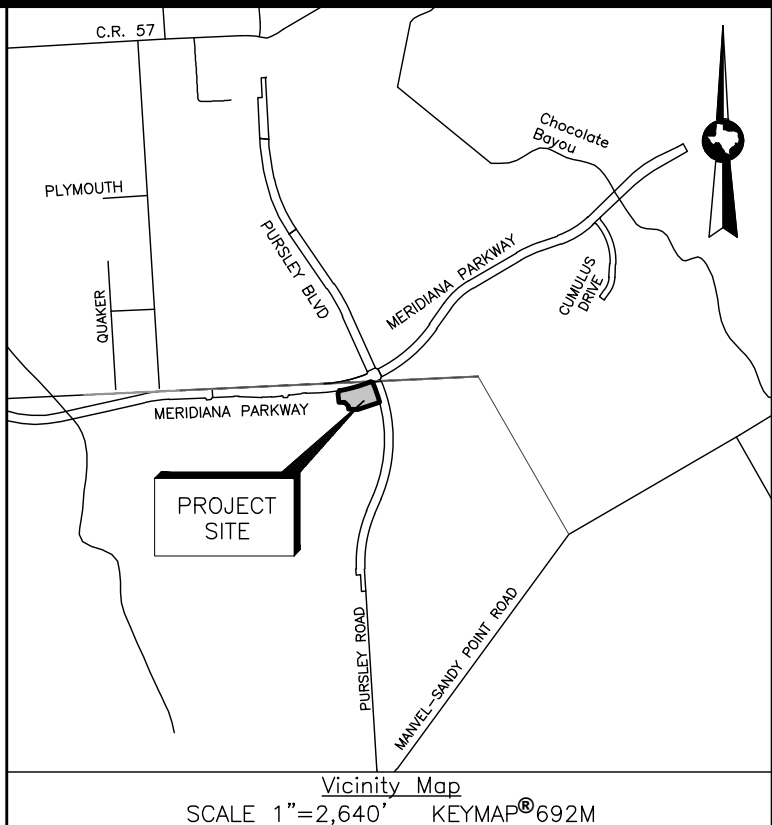
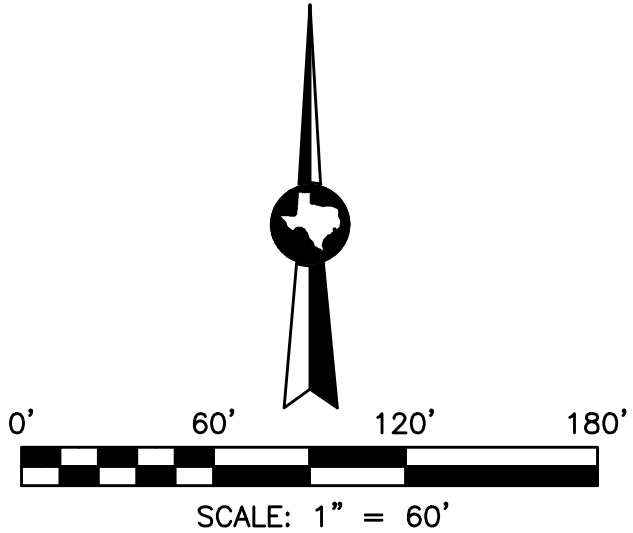
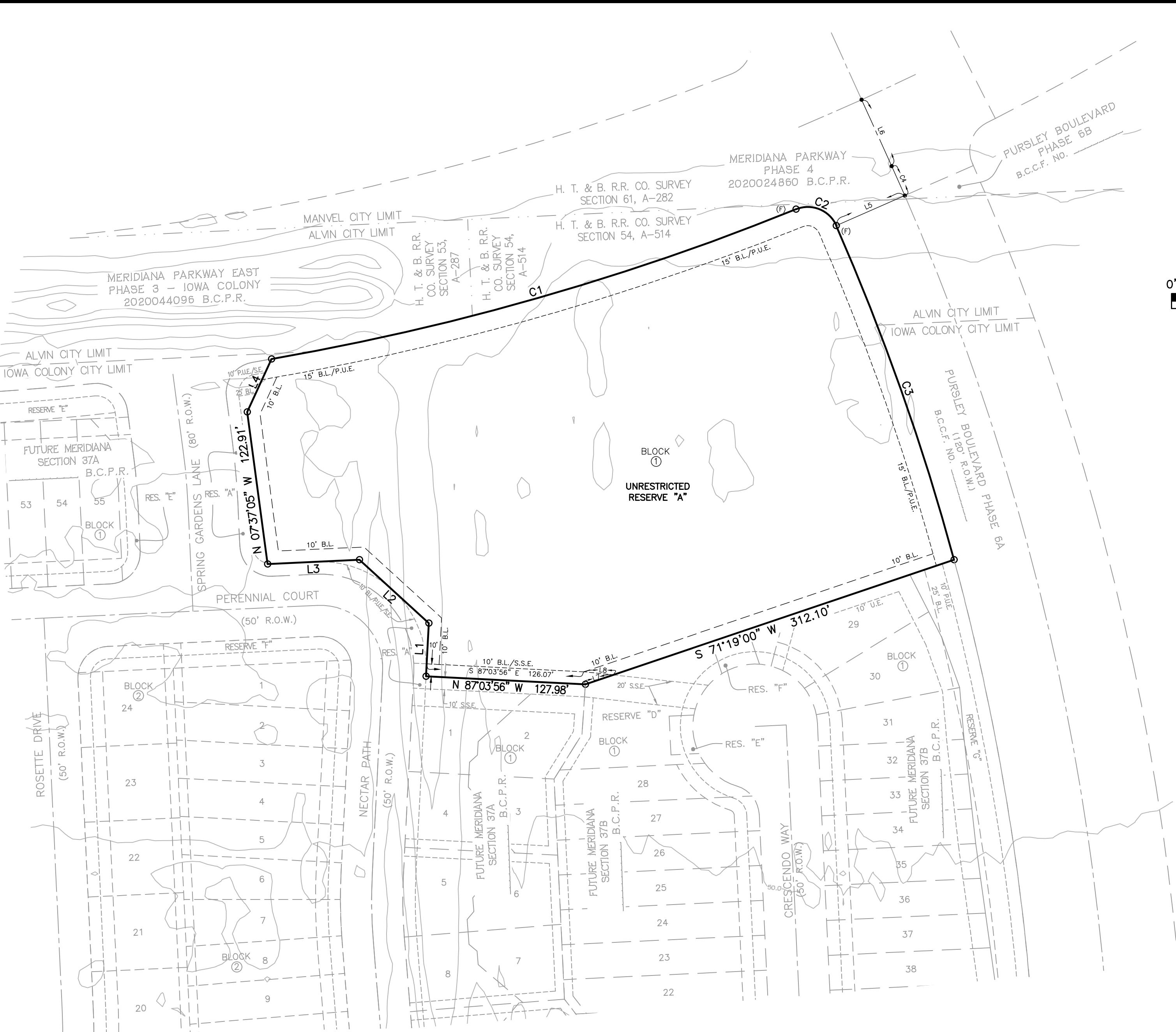


Dinh V. Ho, P.E.  
TBPE Firm No. 16423

Copy

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 16007-2-255





**BENCHMARK:**

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

RESERVE		RESTRICTED TO	RESERVE TABLE	AREA
A		UNRESTRICTED	142,531 SQ.FT. /	3.272 ACRES
TOTAL			142,531 SQ.FT. /	3.272 ACRES

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2,060.00'	12°11'25"	438.28'	N 74°03'47" E	437.46'
C2	25.00'	88°24'03"	38.57'	S 67°49'53" E	34.86'
C3	1,940.00'	87°23'49"	284.31'	S 19°25'57" E	284.06'
C4	2,000.00'	0°44'30"	25.89'	N 24°00'07" W	25.89'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°56'04" E	42.66'
L2	N 47°36'48" W	75.38'
L3	S 87°20'08" W	73.72'
L4	N 24°35'51" E	46.78'
L5	N 66°22'08" E	60.00'
L6	N 24°22'22" W	58.47'
L7	N 71°19'00" E	23.76'
L8	N 84°05'21" W	24.03'

STATE OF TEXAS  
COUNTY OF BRAZORIA

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SOUTHWEST VILLAGE CENTER, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, 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 MERIDIANA SOUTHWEST VILLAGE CENTER 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, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, therunto authorized by this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**OWNER**

GR-M1, LTD., a Texas Limited Partnership  
By: Rise Communities, LLC,  
a Nevada Limited Liability Company,  
its Authorized Agent

BY: \_\_\_\_\_  
Print Name: Matt Lawson  
Title: President

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, 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 as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the  
State of Texas  
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**

Michael Byrum-Bratsen, Mayor

McLean Barnett, Council Member

Annetta Hicks-Murray, Council Member

Marquette Greene-Young, Council Member

Wil Kennedy, Council Member

Chad Wilsey, Council Member

Dinh Ho, P.E., City Engineer

Date

**PLANNING AND ZONING COMMISSION APPROVAL**

David Hurst, Chairman  
Planning and Zoning Commission

Les Hasey  
Planning and Zoning Commission Member

Steven Byrum-Bratsen  
Planning and Zoning Commission Member

Brian Johnson  
Planning and Zoning Commission Member

Tim Varlack  
Planning and Zoning Commission Member

Brenda Dillon  
Planning and Zoning Commission Member

Terry Hayes  
Planning and Zoning Commission Member

Date

METES AND BOUNDS DESCRIPTION  
MERIDIANA SOUTHWEST VILLAGE CENTER  
BEING A 3.272 ACRE TRACT OF LAND SITUATED IN  
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT NO. 514 AND  
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 53, ABSTRACT NO. 287  
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 3.272 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT 514 AND THE H. T. & B. R.R. COMPANY SURVEY, SECTION 53, ABSTRACT NO. 287, BRAZORIA COUNTY, TEXAS, BEING OUT OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO GR-M1, LTD. CALLED 120.58 ACRES RECORDED UNDER BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2006048994 AND CALLED 162.47 ACRES RECORDED UNDER B.C.C.F. NO. 2006030311; SAID 3.272 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at the easterly common corner of the said H. T. & B. R.R. Company Survey, Section 54, Abstract 514 and the H. T. & B. R.R. Company Survey, Section 61, Abstract 282 being in the westerly line of the Oliver Hall Survey, Abstract 203, same being the northeasterly corner of the said 120.58 acre tract and the southeasterly corner of a called 207.892 acre tract of land recorded under B.C.C.F. NO. 2006037042, from which a found 5/8 inch iron rod bears South 29°31' East, at a distance of 1.7 feet and a second found 5/8 inch iron rod bears North 88°20' East, at a distance of 0.9 feet;

THENCE, South 87°19'17" West, along the said common survey line, passing at a distance of 1,748.30 feet, the common line of the said H. T. & B. R.R. Company Survey, Section 54, Abstract 514 and the said H. T. & B. R.R. Company Survey, Section 53, Abstract 287, same being the common line of the said 120.58 acre tract and the said 162.47 acre tract, and continuing for a total distance of 1,910.66 feet to a point for corner;

THENCE, South 02°40'43" East, for a distance of 104.41 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the southerly right-of-way line of Meridiana Parkway East Phase 3 Iowa Colony, as per plat recorded under 2020044096 of the Brazoria County Plat Records (B.C.P.R.), marking the most northwesterly corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, in an easterly direction, with the said southerly right-of-way line of Meridiana Parkway, along the arc of a curve to the left having a radius of 2,060.00 feet, an arc length of 438.28 feet, an angle of 12°11'25", and a chord bearing North 74°03'47" East, for a distance of 437.46 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner marking a point for reverse curvature;

2) THENCE, in a southeasterly direction, continuing with the said southerly right-of-way line of Meridiana Parkway, along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 38.57 feet, an angle of 88°24'03", and a chord bearing South 67°49'53" East, for a distance of 34.86 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner marking a point for compound curvature;

3) THENCE, in a southerly direction along the arc of a curve to the right having a radius of 1,940.00 feet, an arc length of 284.31 feet, an angle of 08°23'49", and a chord bearing South 19°25'57" East, for a distance of 284.06 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

4) THENCE, South 71°19'00" West, for a distance of 312.10 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

5) THENCE, North 87°03'56" West, for a distance of 127.98 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

6) THENCE, North 02°56'04" East, for a distance of 42.66 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, North 47°36'48" West, for a distance of 75.38 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

8) THENCE, South 87°20'08" West, for a distance of 73.72 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

9) THENCE, North 07°37'05" West, for a distance of 122.91 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, North 24°35'51" East, for a distance of 46.76 feet to the POINT OF BEGINNING and containing 3.272 acres of land.

**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 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.P.R. indicates Brazoria County Plat Records  
B.L. indicates Building Line  
BRS indicates Bears  
C.I.R. indicates Capped Iron Rod  
FND indicates Found  
VOL. indicates Volume  
PS. indicates Page  
P.O.B. indicates Point Of Beginning  
P.U.E. indicates Public Utility Easement  
R.O.W. indicates Right of Way  
RES. indicates Reserve  
S.E. indicates Sidewalk Easement  
S.S.E. indicates Sanitary Sewer Easement  
SQ. FT. indicates Square Feet
- The property subdivided in the foregoing plat lies within Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. 55, 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.
- All water and wastewater facilities shall conform to the city's design criteria.
- This plat is subject to the conditions and restrictions of the Meridiana PUD Agreement, No. 4.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K dated December 30, 2020. The subject property shown hereon lies within Unshaded Zone "X" (areas determined to be outside of the 0.2% annual flood plain).

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.
- 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.

## FINAL PLAT MERIDIANA SOUTHWEST VILLAGE CENTER

BEING A SUBDIVISION OF 3.272 ACRES OUT OF THE  
H. T. & B. R.R. CO. SURVEY, SECTION 54, ABSTRACT 514 AND  
THE H. T. & B. R.R. CO. SURVEY, SECTION 53, ABSTRACT 287,  
IN THE CITY OF IOWA COLONY,  
BRAZORIA COUNTY, TEXAS.

1 BLOCK 1 RESERVE (3.272 ACRES)

**OWNER**

GR-M1, LTD.  
A TEXAS LIMITED PARTNERSHIP  
1602 AVENUE D, SUITE 100  
KATY, TEXAS 77493  
PH (832) 437-7863

AUGUST, 2022

ENGINEER/SURVEYOR



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



Monday, August 22, 2022

Jackie Overton  
EHRA Inc.  
10555 Westoffice Dr.  
Houston, TX 77042

**Re: Meridiana Section 37A Final Plat  
Letter of Recommendation to Approve  
City of Iowa Colony Project No. 1568  
Adico, LLC Project No. 16007-2-258**

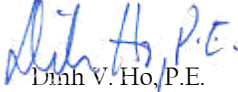
Dear Ms. Overton;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Section 37A final plat, received on or about August 18, 2022. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based upon our review, we have no objections to the final plat as resubmitted on August 18, 2022. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Monday, August 29, 2022, for consideration at the September 6, 2022, Planning and Zoning meeting.

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

Sincerely,  
Adico, LLC

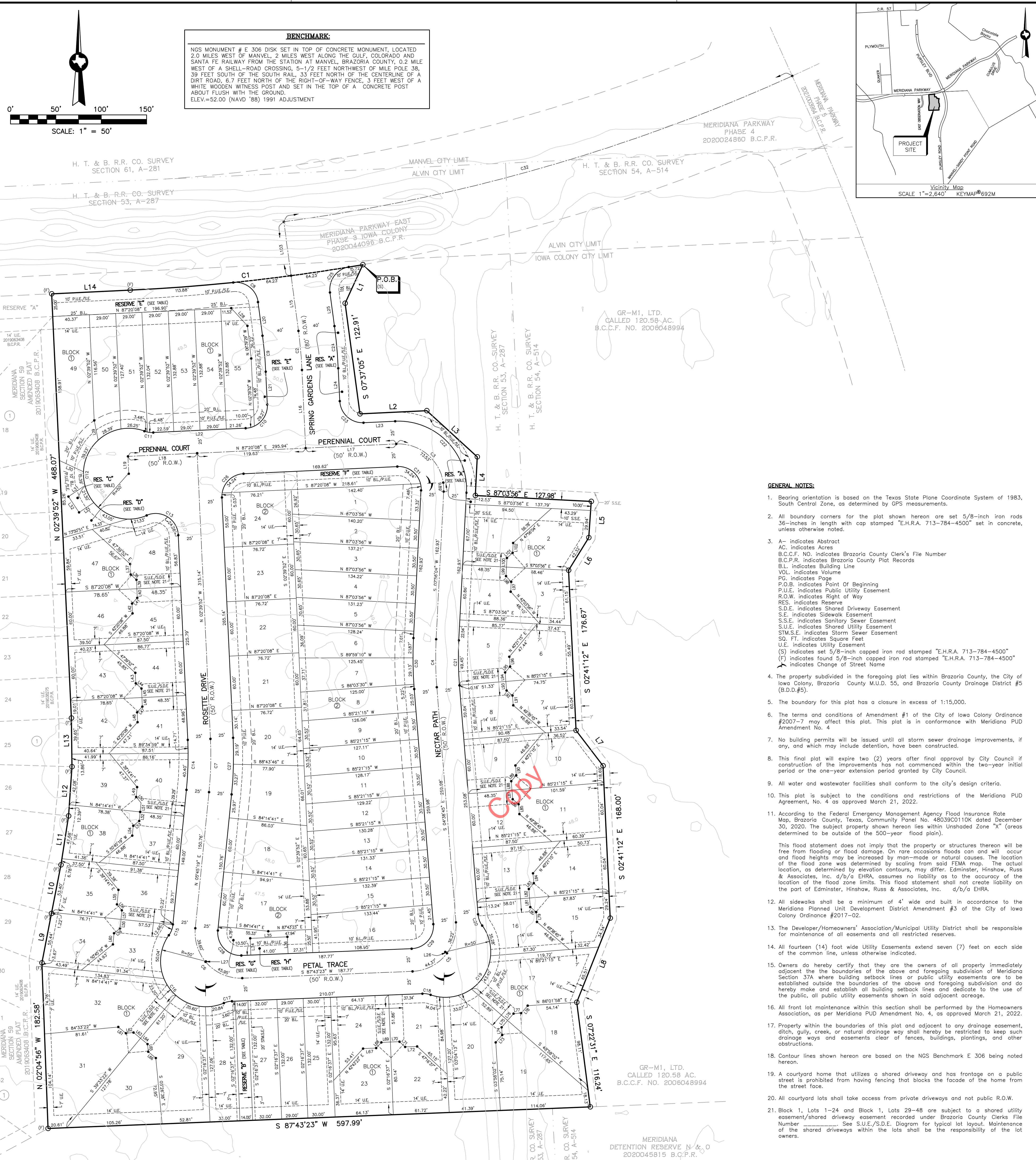
  
Dinh V. Ho, P.E.  
TBPE Firm No. 16423

Copy

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 16007-2-258







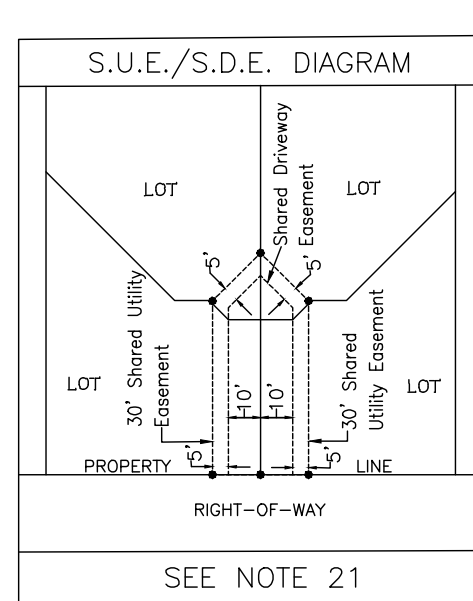
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	6,603 SQ.FT. / 0.1516 ACRES
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	1,848 SQ.FT. / 0.0424 ACRES
C	PARKING	418 SQ.FT. / 0.0096 ACRES
D	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	2,313 SQ.FT. / 0.0531 ACRES
E	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	7,786 SQ.FT. / 0.1787 ACRES
F	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	4,126 SQ.FT. / 0.0947 ACRES
G	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	1,968 SQ.FT. / 0.0452 ACRES
H	PARKING	759 SQ.FT. / 0.0174 ACRES
TOTAL		25,821 SQ.FT. / 0.5927 ACRES

NO. OF PROPOSED LOTS	NO. OF GUEST SPACES REQUIRED	NO. OF GUEST SPACES PROVIDED WITHIN R.O.W.	NO. OF GUEST SPACES PROVIDED OUTSIDE R.O.W.
79	20	20	6

CURVE	RADIUS	DELTA ANGLE	CURVE TABLE	CHORD BEARING	CHORD LENGTH
C1	2,060.00'	7°10'39"	258.05'	N 83°44'49" E	257.88'
C2	500.00'	45°57'31"	43.23'	S 05°08'28" E	43.22'
C3	50.00'	95°35'55"	53.43'	N 64°51'54" E	74.05'
C4	400.00'	7°34'48"	52.92'	S 00°51'21" E	52.88'
C5	50.00'	92°22'08"	80.61'	N 41°32'19" W	72.16'
C6	150.00'	98°01'56"	85.55'	N 43°15'59" W	75.49'
C7	400.00'	8°25'11"	58.78'	N 01°32'44" E	58.73'
C8	25.00'	88°12'49"	38.49'	S 51°43'29" E	34.80'
C9	460.00'	45°57'31"	39.77'	S 05°08'28" E	35.36'
C10	25.00'	90°00'00"	39.27'	S 02°22'08" E	35.36'
C11	25.00'	22°49'57"	9.96'	N 81°14'53" W	9.90'
C12	50.00'	22°32'24"	194.94'	S 01°31'17" E	92.92'
C13	25.00'	110°32'48"	48.24'	S 57°56'16" E	41.09'
C14	375.00'	8°25'11"	55.11'	N 01°32'44" W	55.06'
C15	25.00'	29°31'20"	12.88'	S 20°30'59" W	12.74'
C16	50.00'	110°32'48"	129.67'	S 57°56'16" E	111.09'
C17	25.00'	21°02'22"	9.18'	N 71°12'12" E	9.13'
C18	25.00'	21°02'22"	9.18'	S 81°45'26" E	9.13'
C19	50.00'	144°12'06"	125.84'	N 36°39'43" E	13.27'
C20	25.00'	39°47'56"	62.45'	N 01°32'44" E	62.40'
C21	375.00'	7°34'48"	49.61'	N 00°51'21" W	49.58'
C22	75.00'	95°35'55"	125.14'	N 44°51'54" W	111.12'
C23	25.00'	90°00'00"	39.27'	N 47°39'52" W	35.36'
C24	540.00'	45°57'31"	46.69'	N 05°08'28" E	46.67'
C25	25.00'	88°12'49"	38.49'	N 36°29'19" E	34.80'
C26	25.00'	90°00'00"	39.27'	S 42°20'08" E	36.67'
C27	425.00'	27°25'11"	62.45'	N 01°32'44" E	62.40'
C28	25.00'	98°01'56"	42.77'	S 43°15'59" E	37.74'
C29	25.00'	92°22'08"	40.30'	N 41°32'19" E	36.08'
C30	425.00'	27°25'11"	56.23'	N 01°32'44" E	56.19'
C31	25.00'	95°35'55"	41.71'	N 44°51'54" W	37.64'
C32	2,000.00'	16°45'17"	584.85'	N 74°00'16" E	582.77'

MERIDIANA  
DETENTION RESERVE N & O  
2020045815 B.C.P.R.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 24°35'51" E	46.76'	L36	S 02°16'37" E	18.50'	L71	N 47°16'37" W	8.49'
L2	N 87°20'08" E	73.72'	L37	S 02°39'52" E	11.58'	L72	S 87°43'23" W	13.21'
L3	S 47°36'48" E	75.38'	L38	S 47°39'52" E	8.49'	L73	N 41°01'58" E	10.85'
L4	S 02°39'52" W	42.66'	L39	N 02°39'52" W	10.00'	L74	N 03°58'02" W	8.49'
L5	S 04°01'11" W	39.94'	L40	N 02°39'52" W	10.00'	L75	N 41°01'58" E	10.00'
L6	S 37°22'21" E	42.32'	L41	N 42°20'08" E	8.49'	L76	N 41°01'58" E	10.00'
L7	S 37°22'21" E	49.12'	L42	N 02°39'52" W	10.85'	L77	S 86°01'58" W	8.49'
L8	S 21°42'59" W	99.85'	L43	S 02°39'52" E	11.58'	L78	S 41°01'58" W	10.85'
L9	N 10°51'30" E	55.44'	L44	S 47°39'52" E	8.49'	L79	N 04°38'45" W	10.85'
L10	N 11°08'14" E	54.61'	L45	N 02°39'52" W	10.00'	L80	N 49°38'45" W	8.49'
L11	N 08°47'20" E	54.47'	L46	N 02°39'52" W	10.00'	L81	N 04°38'45" W	10.00'
L12	N 04°00'04" E	54.47'	L47	N 42°20'08" E	8.49'	L82	N 04°38'45" W	10.00'
L13	N 07°37'05" E	37.41'	L48	N 02°39'52" W	10.85'	L83	S 40°21'15" W	8.49'
L14	N 87°20'08" E	86.58'	L49	N 05°45'19" W	10.85'	L84	N 04°38'45" W	10.85'
L15	S 07°37'05" E	61.39'	L50	S 39°14'41" E	8.49'	L85	N 04°38'45" W	10.85'
L16	S 02°39'52" E	86.23'	L51	N 05°45'19" E	10.00'	L86	N 49°38'45" W	8.49'
L17	N 87°20'08" E	99.99'	L52	N 05°45'19" E	10.00'	L87	N 04°38'45" W	10.00'
L18	S 87°20'08" W	76.32'	L53	N 50°45'19" E	8.49'	L88	N 04°38'45" W	10.00'
L19	S 02°39'52" E	37.41'	L54	N 05°45'19" E	10.85'	L89	S 40°21'15" W	8.49'
L20	S 07°37'05" E	37.41'	L55	S 05°45'19" W	16.09'	L90	S 04°38'45" W	10.85'
L21	S 02°39'52" E	36.23'	L56	S 39°14'41" E	8.49'	L91	N 04°38'45" W	10.85'
L22	S 87°20'08" W	101.85'	L57	S 05°45'19" W	10.85'	L92	N 49°38'45" W	8.49'
L23	S 87°20'08" W	34.99'	L58	S 05°45'19" W	10.00'	L93	N 04°38'45" W	10.00'
L24	N 02°39'52" W	36.23'	L59	N 50°45'19" E	8.49'	L94	N 04°38'45" W	10.00'
L25	N 07°37'05" W	37.41'	L60	N 05°45'19" E	12.29'	L95	S 40°21'15" W	8.49'
L26	N 53°07'25" W	2.49'	L61	S 50°26'38" E	10.85'	L96	S 04°38'45" E	10.85'
L27	N 50°22'38" E	0.59'	L62	N 50°22'38" E	8.49'	L97	N 02°56'04" W	10.85'
L28	N 42°32'57" W	26.43'	L63	S 50°26'38" W	10.00'	L98	N 42°03'56" W	8.49'
L29	S 11°13'33" E	22.27'	L64	S 50°26'38" E	10.00'	L99	S 02°56'04" W	10.00'
L30	N 65°07'58" W	29.19'	L65	N 05°26'38" W	8.49'	L100	S 02°56'04" W	10.00'
L31	N 66°09'10" E	21.90'	L66	N 50°26'38" W	10.85'	L101	S 47°59'04" W	8.49'
L32	S 33°50'50" E	21.00'	L67	N 87°43'23" E	14.36'	L102	S 02°56'04" W	10.85'
L33	S 56°09'10" E	19.46'	L68	N 42°43'23" E	8.49'	L103	N 07°37'05" W	60.00'
L34	N 02°16'37" E	18.50'	L69	S 87°43'23" W	10.00'			
L35	N 87°43'23" E	41.00'	L70	S 87°43'23" W	10.00'			



## FINAL PLAT MERIDIANA SECTION 37A

BEING A SUBDIVISION OF 11.18 ACRES OUT OF THE  
H. T. & B. R.R. CO. SURVEY, SECTION 54, ABSTRACT 514, AND  
THE H. T. & B. R.R. CO. SURVEY, SECTION 53, ABSTRACT 287,  
IN THE CITY OF IOWA COLONY,  
BRAZORIA COUNTY, TEXAS.

79 LOTS 2 BLOCKS 8 RESERVES (0.5927 ACRES)

### OWNER

GR-MI, LTD.  
A TEXAS LIMITED PARTNERSHIP  
1602 AVENUE D, SUITE 100  
KATY, TEXAS 77493  
PH (832) 437-7863

MAY, 2022

ENGINEER/SURVEYOR



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



Wednesday, August 17, 2022

Katy Harris  
LJA Engineering  
1904 W. Grand Parkway N., Suite 100  
Katy, Texas 77449

Re: Caldwell Crossing General Plan  
Letter of Recommendation to Approve-UPDATED  
City of Iowa Colony Project No. 1325  
Adico, LLC Project No. 16007-2-254

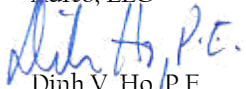
Dear Ms. Harris;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the fourth submittal of Caldwell Crossing General Plan, received on or about August 9, 2022. The review of the plan is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based upon our review, we have no objections to the plat as resubmitted on August 9, 2022. This Letter of Recommendation replaces the previous LOR dated June 29, 2022. Please provide (10) prints to Kayleen Rosser, City Secretary, by no later than Monday, August 29, 2022, for consideration at the September 6, 2022, Planning and Zoning meeting.

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

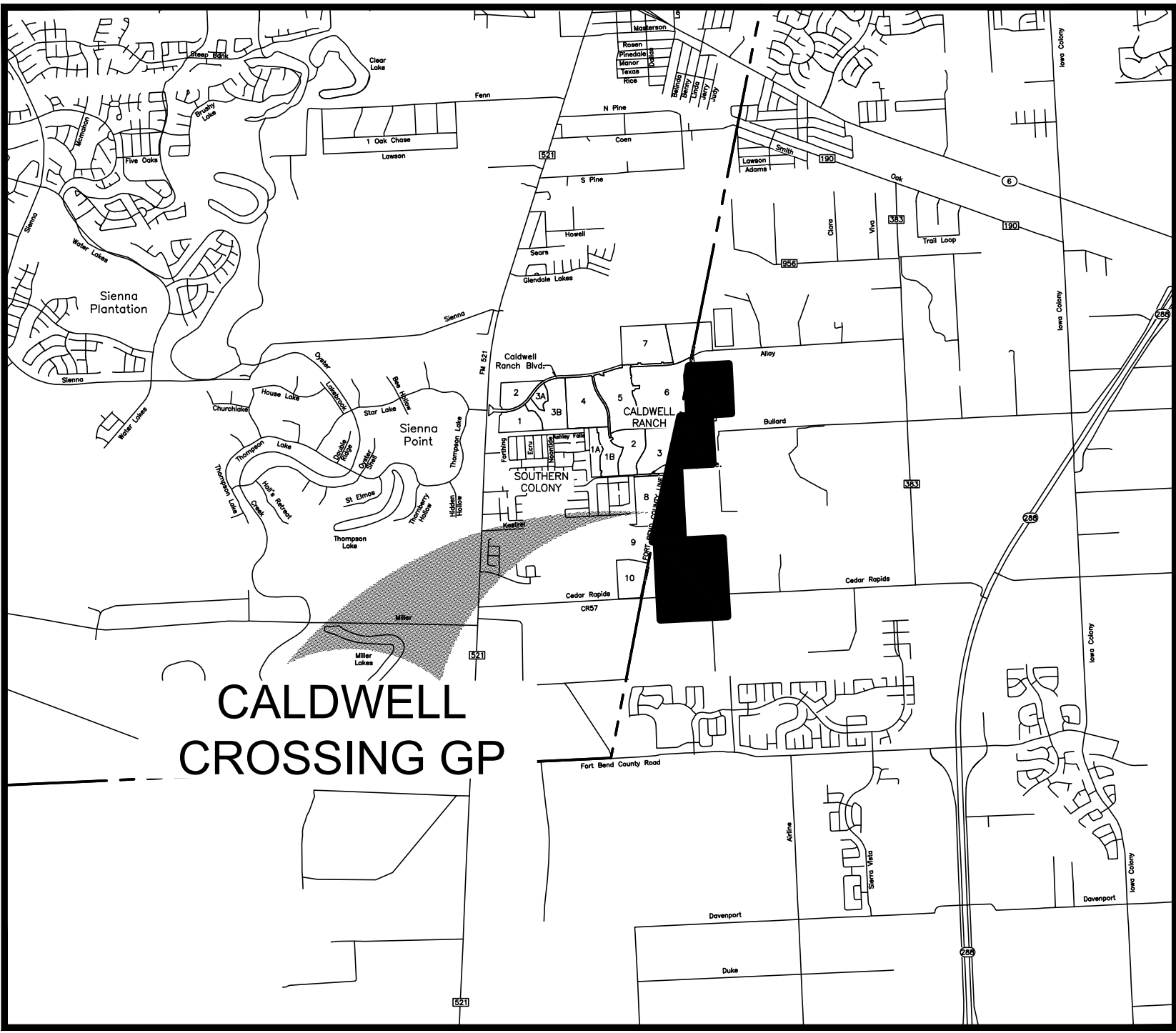
Sincerely,  
Adico, LLC

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

Copy

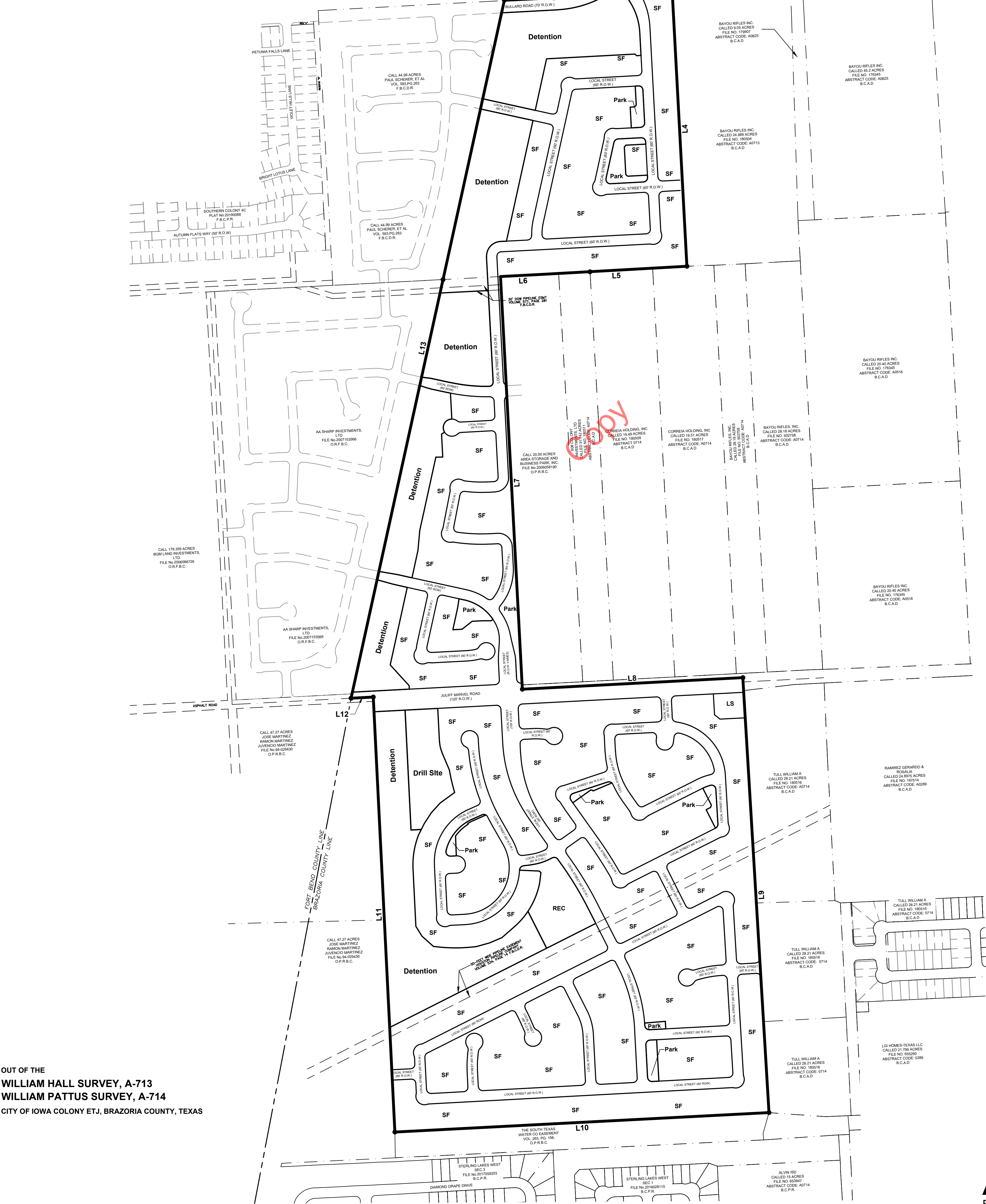
Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 16007-2-254





Vicinity Map  
(Not to scale)

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 86°55'29" W	1290'
L2	N 03°04'56" W	1593'
L3	N 86°55'29" E	684'
L4	N 03°04'16" W	1592'
L5	N 86°48'07" E	821'
L6	N 86°59'33" E	259'
L7	N 03°01'57" W	2391'
L8	S 86°59'33" W	1277'
L9	N 03°26'36" W	2521'
L10	N 87°01'29" E	2168'
L11	S 02°50'48" E	2520'
L12	N 86°59'33" E	128'
L13	S 12°23'09" W	4135'
L14	S 87°21'26" W	288'
L15	S 03°04'56" E	1285'
L16	S 11°12'19" W	318'



OUT OF THE  
WILLIAM HALL SURVEY, A-713  
WILLIAM PATTUS SURVEY, A-714  
CITY OF IOWA COLONY ETJ, BRAZORIA COUNTY, TEXAS

DISCLAIMER AND LIMITED WARRANTY

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

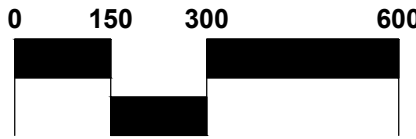
a General Plan for  
**CALDWELL CROSSING**  
253.9 ACRES  
prepared for  
**D.R. HORTON**

PLANNER:



Land & Master Planning  
Land Use/Feasibility Studies  
Sustainable Design  
Urban Design  
Landscape Architecture

3600 W Sam Houston Pkwy S  
Suite 600  
Houston, Texas 77042  
713.953.5200 • F 713.953.5026



LJA# 1931-35001

08.09.2022