

Tuesday, December 31, 2024

Sean Conley
Conley Land Services, LLC
11003 Buttonwood Creek Trail
Tomball, TX 77375
sean@conleyland.com

Re: The Market at Creekhaven North Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 5192
ALLC Project No. 16007-2-402

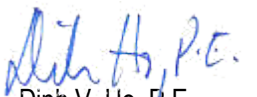
Dear Mr. Conley:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of The Market at Creekhaven North Preliminary Plat, received on or about December 23, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the preliminary plat as resubmitted on December 23, 2024. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than January 2, 2025, for consideration at the January 7, 2025, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-402

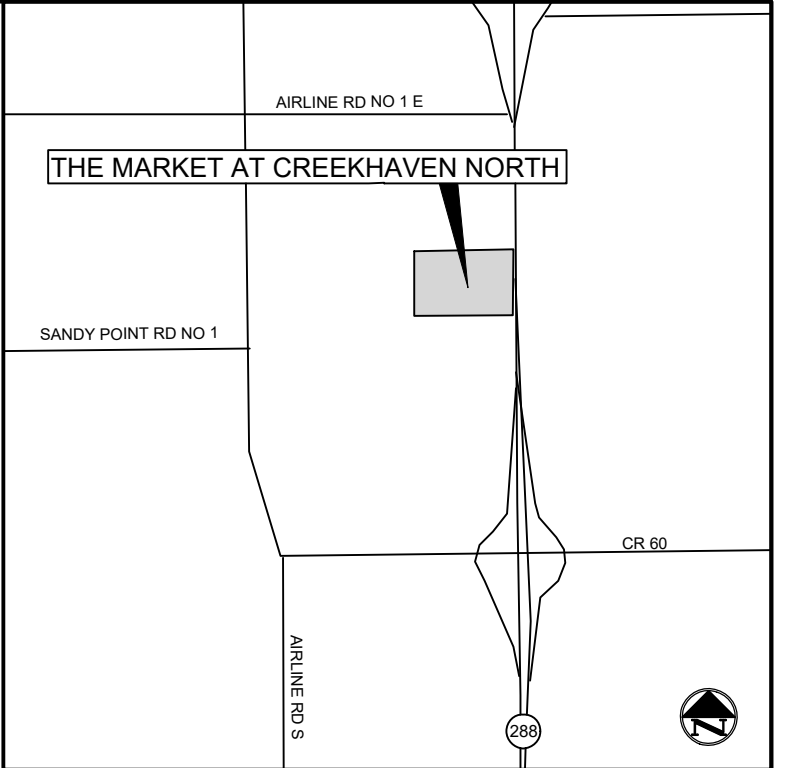
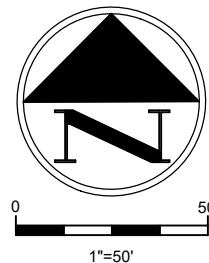
STATE OF TEXAS
COUNTY OF BRAZORIA
WE, MH CREEKHAVEN, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH PARVEZ MERCHANT, MANAGING MEMBER, AND MOUNANG DESAI, MANAGING MEMBER, OWNERS OF THE 6.435 ACRES OF LAND DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF THE MARKET AT CREEKHAVEN NORTH, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LIENS, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

Table with 6 columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Rows C1, C2, C3, C4.

Table with 3 columns: LINE, BEARING, DISTANCE. Rows L1, L2.

BENCHMARK NOTE

PAM 88 ARP
2" GALVANIZED STEEL PIPE LOCATED AT THE SOUTHEAST CORNER OF A WASTEWATER TREATMENT PLANT HAVING THE ADDRESS 9407 COPPER COVE LN, ROSHARON, TX 77583 ELEV. 63.20 NAVD88



VICINITY MAP
1" = 4000'

MH CREEKHAVEN, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: PARVEZ MERCHANT, MANAGING MEMBER

BY: MOUNANG DESAI, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PARVEZ MERCHANT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT TO ME THAT THEY 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 2022

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MOUNANG DESAI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT TO ME THAT THEY 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 2022

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL PLANNING AND ZONING COMMISSION APPROVAL

WIL KENNEDY, MAYOR DAVID HURST, CHAIRMAN PLANNING AND ZONING COMMISSION

MCLEAN BARNETT, COUNCIL MEMBER LES HOSEY PLANNING AND ZONING COMMISSION MEMBER

ARNETTA HICKS-MURRAY, COUNCIL MEMBER BRENDA DILLON PLANNING AND ZONING COMMISSION MEMBER

MARQUETTE GREENE-SCOTT, COUNCIL MEMBER BRIAN JOHNSON PLANNING AND ZONING COMMISSION MEMBER

TIMOTHY VARLACK, COUNCIL MEMBER TERRY HAYES PLANNING AND ZONING COMMISSION MEMBER

SYDNEY HARGRODER, COUNCIL MEMBER ROBERT WALL PLANNING AND ZONING COMMISSION MEMBER

KAREEM BOYCE, COUNCIL MEMBER WARREN DAVIS JR. PLANNING AND ZONING COMMISSION MEMBER

DINH HO, P.E., CITY ENGINEER DATE

DATE

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

LEE WALDEN, P.E. DATE PRESIDENT

KERRY L. OSBURN DATE VICE PRESIDENT

BRANDON MIDDLETON DATE SECRETARY/TREASURER

DINH V. HO, P.E., C.F.M. DATE DISTRICT ENGINEER

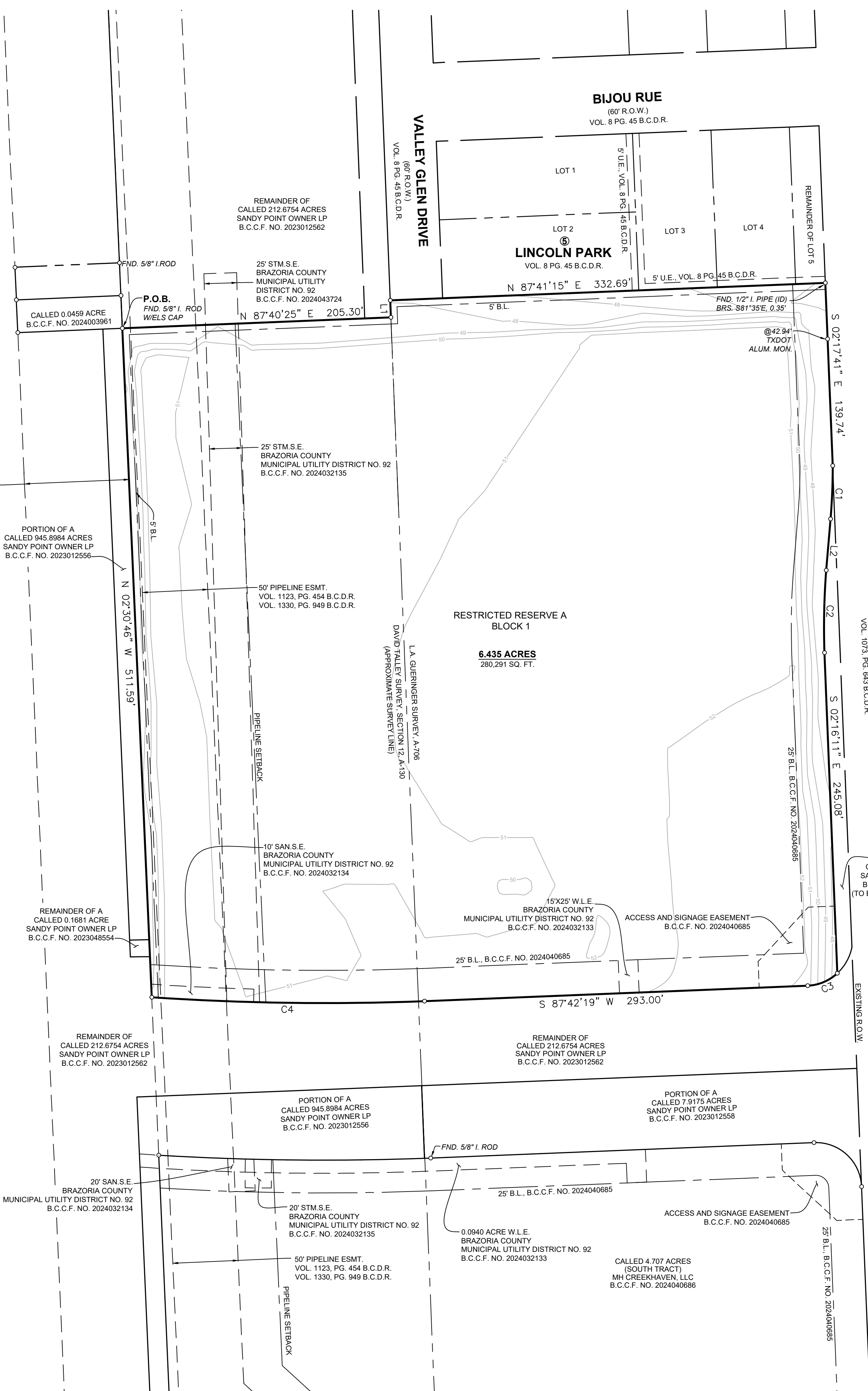
NOTE: PROJECT FIELD STARTUP WILL BEGIN WITHIN 365 CALENDAR DAYS FROM THE DATE SHOWN HEREON. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED.

I, SEAN CONLEY, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT ALL BEARINGS, DISTANCES, AND OTHER ASSOCIATED BOUNDARY INFORMATION ON 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 (OR OTHER PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET UNLESS OTHERWISE NOTED, AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

SEAN CONLEY, RPLS
TEXAS REGISTRATION NO. 6739

NOTES

- 1. BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS.
2. ALL BOUNDARY CORNERS FOR THE PLAT SHOWN HEREON ARE FOUND 5/8-INCH IRON RODS WITH CAP STAMPED "ELS" UNLESS OTHERWISE NOTED.
3. THE PROPERTY SUBDIVIDED IN THIS FOREGOING PLAT LIES WITHIN BRAZORIA COUNTY, THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD 92 AND BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5.
4. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM SEWER DRAINAGE IMPROVEMENTS IF ANY AND WHICH MAY INCLUDE DETENTION HAVE BEEN CONSTRUCTED.
5. THIS 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.
6. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
7. THIS PLAT IS SUBJECT TO THE CONDITIONS AND RESTRICTIONS RECORDED UNDER B.C.C.F. NOS. 2024003961 AND 2024040685.
8. SURVEYED PROPERTY LIES IN UNSHADED ZONE X (AREAS OUTSIDE 0.2% ANNUAL CHANCE FLOOD) ACCORDING TO FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY UNINCORPORATED AREAS, MAP NUMBER 48039C0120K, DATED EFFECTIVE 12/30/2020.
9. THE DEVELOPER/HOMEOWNERS ASSOCIATION/MUNICIPAL UTILITY DISTRICT SHALL BE RESPONSIBLE FOR MAINTENANCE OF OIL RESTRICTED RESERVES.
10. 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.
11. CONTOUR LINES SHOWN HEREON ARE BASED ON GPS OBSERVATION AND REFERENCE TO NGS BENCH MARK PAM 88 ARP BEING NOTED HEREON.



LEGEND
A.E. AERIAL EASEMENT
ALUM. ALUMINUM
B.C.C.F. NO. BRAZORIA COUNTY CLERKS FILE NUMBER
B.C.D.R. BRAZORIA COUNTY DEED RECORDS
B.L. BUILDING LINE
BRS. BEARS DOCUMENT
DOC. DOCUMENT
ESMT. EASEMENT
FND. FOUND
I. IRON
ID. INSIDE DIAMETER
MON. MONUMENT
PG. PAGE
R.O.W. RIGHT OF WAY
SAN S.E. SANITARY SEWER EASEMENT
SQ. FT. SQUARE FEET
STM S.E. STORM SEWER EASEMENT
U.E. UTILITY EASEMENT
VOL. VOLUME
W.L.E. WATER LINE EASEMENT
FND. 5/8" I. ROD WELLS CAP

STATE HIGHWAY 288
(420' R.O.W.)
VOL. 1057 PG. 910 B.C.D.R.
VOL. 1038 PG. 874 B.C.D.R.
VOL. 1073 PG. 849 B.C.D.R.

PORTION OF A CALLED 7.9175 ACRES SANDY POINT OWNER LP B.C.C.F. NO. 2023012558 (TO BE DEDICATED TO TXDOT BY PARCEL PLAT)

DESCRIPTION OF 6.435 ACRES OF LAND SITUATED IN THE DAVID TALLEY SURVEY, SECTION 12, ABSTRACT NO. 130 AND THE L.A. GUERINGER SURVEY, ABSTRACT NO. 706 CITY OF IOWA COLONY BRAZORIA COUNTY, TEXAS

BEING 6.435 ACRES (280,291 SQUARE FEET) OF LAND SITUATED IN THE DAVID TALLEY SURVEY, SECTION 12, SURVEY, ABSTRACT NO. 130 AND THE L.A. GUERINGER SURVEY, ABSTRACT NO. 706, CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, BEING ALL OF A CALLED 6.435 ACRE TRACT OF LAND, DESIGNATED NORTH TRACT, DESCRIBED IN AN INSTRUMENT TO MH CREEKHAVEN, LLC RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2024040685, SAID 6.435 ACRES BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BEING BASED ON THE TEXAS COORDINATE SYSTEM ON 1983, SOUTH CENTRAL ZONE:

- BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR THE NORTHWEST CORNER OF SAID 6.435 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF A CALLED 0.0459 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT RECORDED UNDER B.C.C.F. NO. 2024003961;
THENCE N 87°40'25" E, A DISTANCE OF 205.30 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR CORNER OF SAID 6.435 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND;
THENCE N 02°17'21" W, A DISTANCE OF 13.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "CONLEY RPLS 6739" SET FOR CORNER OF SAID 6.435 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF LINCOLN PARK, A SUBDIVISION PER SUBDIVISION PLAT RECORDED UNDER VOLUME 8, PAGE 45 OF THE BRAZORIA COUNTY DEED RECORDS;
THENCE N 87°41'15" E, A DISTANCE OF 332.69 FEET WITH THE SOUTH LINE OF SAID LINCOLN PARK TO A POINT FOR THE NORTHEAST CORNER OF SAID 6.435 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, LYING ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 288 (420 FEET WIDE) AS RECORDED UNDER VOLUME 1057, PAGE 910, VOLUME 1038, PAGE 874 AND VOLUME 1073, PAGE 843, ALL OF THE BRAZORIA COUNTY DEED RECORDS, FROM WHICH A 12-INCH IRON PIPE (INSIDE DIAMETER) FOUND FOR REFERENCE BEARS S 81°35' E, A DISTANCE OF 0.35 OF ONE FOOT;
THENCE S 02°17'41" E, WITH THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 288, AT A DISTANCE OF 42.94 FEET PASSING AN ALUMINUM TXDOT MONUMENT FOUND FOR REFERENCE, CONTINUING FOR A TOTAL DISTANCE OF 139.74 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
THENCE, DEPARTING SAID WEST RIGHT-OF-WAY LINE AND WITH A CURVE TO THE RIGHT, AN ARC LENGTH OF 40.75 FEET, HAVING A RADIUS OF 488.00 FEET, A CENTRAL ANGLE OF 04°47'02", AND A CHORD BEARING S 02°18'37" W, A DISTANCE OF 40.73 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR THE LEFT;
THENCE S 04°42'08" W, A DISTANCE OF 39.39 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
THENCE WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 63.03 FEET, HAVING A RADIUS OF 518.00 FEET, A CENTRAL ANGLE OF 06°58'19", AND A CHORD BEARING S 01°12'59" W, A DISTANCE OF 62.99 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR POINT OF TANGENCY;
THENCE S 02°16'11" E, A DISTANCE OF 245.08 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR THE SOUTHEAST CORNER OF SAID 6.435 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT FROM WHICH ITS CENTER BEARS N 43°18'13" W, 35.00 FEET;
THENCE WITH A CURVE TO THE RIGHT, AN ARC LENGTH OF 25.05 FEET, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 41°00'33", AND A CHORD BEARING S 87°12'03" W, A DISTANCE OF 24.52 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR POINT OF TANGENCY;
THENCE S 87°42'19" W, A DISTANCE OF 293.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
THENCE WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 208.44 FEET, HAVING A RADIUS OF 1,940.00 FEET, A CENTRAL ANGLE OF 06°09'21", AND A CHORD BEARING N 89°13'01" W, A DISTANCE OF 208.34 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR THE SOUTHWEST CORNER OF SAID 6.435 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND;
THENCE N 02°30'46" W, A DISTANCE OF 511.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.435 ACRES OR 280,291 SQUARE FEET OF LAND.

PRELIMINARY PLAT OF THE MARKET AT CREEKHAVEN NORTH BEING A SUBDIVISION OF 6.435 ACRES OF LAND SITUATED IN THE DAVID TALLEY SURVEY, SECTION 12, ABSTRACT 130 AND L.A. GUERINGER SURVEY ABSTRACT 706 CITY OF IOWA COLONY BRAZORIA COUNTY, TEXAS

1 BLOCK 1 RESERVE
OWNER MH CREEKHAVEN, LLC, A TEXAS LIMITED LIABILITY COMPANY 5400 PONTE W. CIRCLE RICHMOND, TX 77469

ENGINEER ALJ Lindsey
18635 N. ELDRIDGE PARKWAY, SUITE 200 TOMBALL, TX 77377

SURVEYOR CONLEY LAND SERVICES, LLC
11003 BUTTWOOD CREEK TRAIL TOMBALL, TX 77375 TEL. (832) 725-4997 CONLEYLAND.COM TPBELS FIRM NO. 10194732