

Monday, January 20, 2025

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

Re: The Market at Creekhaven South Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 5399
ALLC Project No. 16007-2-412

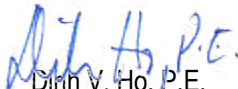
Dear Mr. Conley:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of The Market at Creekhaven South Preliminary Plat, received on or about January 16, 2025. 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 January 16, 2025. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, January 28, 2025, for consideration at the February 4, 2025, Planning and Zoning Commission 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: 16007-2-412

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 4.707 ACRES OF LAND DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF THE MARKET AT CREEKHAVEN SOUTH, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LIENS, DEDICATIONS, RESTRICTIONS AND CONDITIONS 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.

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 DRAINAGEWAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGEWAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION 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.

FURTHER, MH CREEKHAVEN, LLC, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF THE MARKET AT CREEKHAVEN SOUTH, HAVE COMPLIED WITH, OR WILL COMPLY WITH, THE EXISTING REGULATIONS HERETOFORE ON FILE AND ADOPTED BY THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

IN TESTIMONY WHEREOF, THE MH CREEKHAVEN, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY PARVEZ MERCHANT, MANAGING MEMBER, AND MOUNANG DESAI, MANAGING MEMBER, AND ITS COMMON SEAL HERETO AFFIXED THIS _____ DAY OF _____, 202__.

MH CREEKHAVEN, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____
 PARVEZ MERCHANT, MANAGING MEMBER

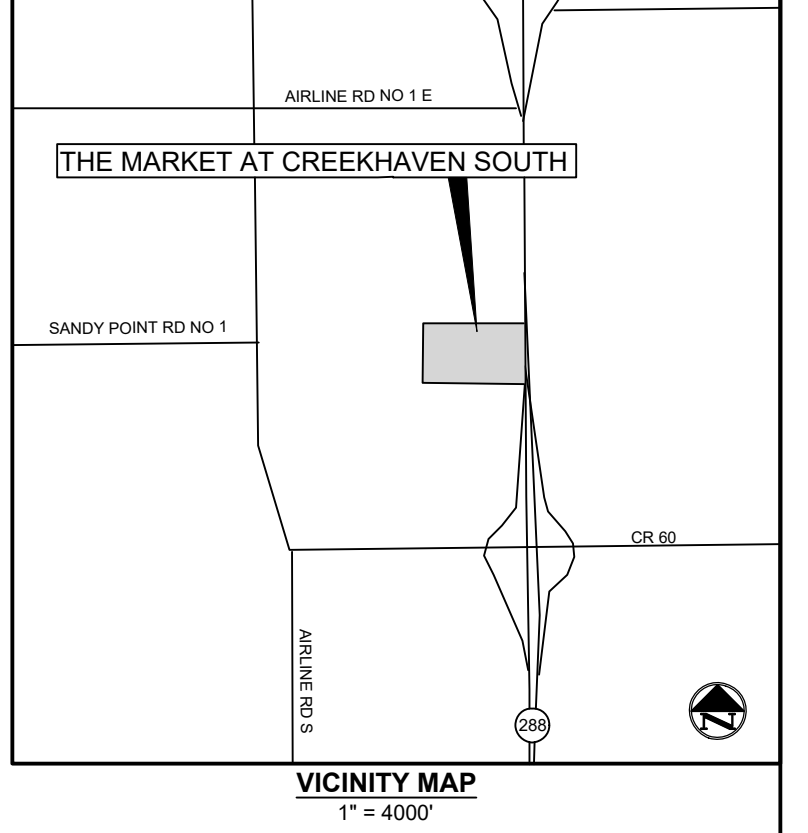
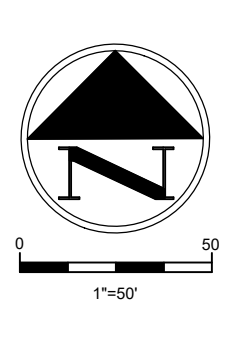
BY: _____
 MOUNANG DESAI, MANAGING MEMBER

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	207.93'	2,060.00'	5° 47' 00"	S 89° 24' 11" E	207.84'
C2	54.98'	35.00'	90° 00' 00"	S 47° 17' 41" E	49.50'

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



- 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
 - 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
 - (F) FND. 5/8" I. ROD WELPS CAP

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 _____, 202__.

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 _____, 202__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

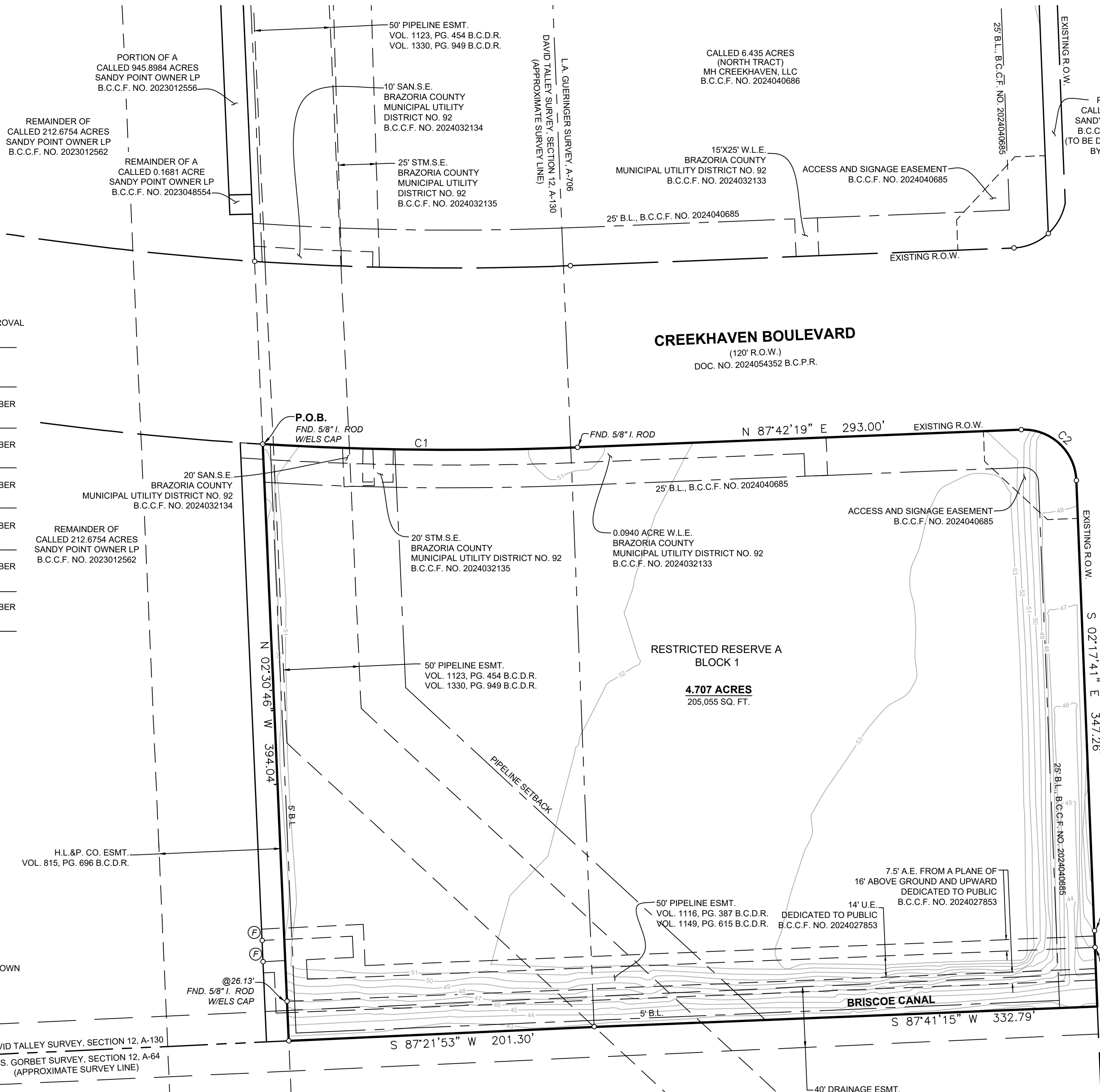
MY COMMISSION EXPIRES: _____

- 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. PRESIDENT | DATE |
| KERRY L. OSBURN VICE PRESIDENT | DATE |
| BRANDON MIDDLETON SECRETARY/TREASURER | DATE |
| DINH V. HO, P.E., C.F.M. DISTRICT ENGINEER | DATE |
- 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



STATE HIGHWAY 288
 (60' R.O.W.)
 VOL. 1059, PG. 810 B.C.D.R.
 VOL. 1059, PG. 810 B.C.D.R.
 VOL. 1059, PG. 813 B.C.D.R.

NOTES

- BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS.
- ALL BOUNDARY CORNERS FOR THE PLAT SHOWN HEREON ARE FOUND 5/8-INCH IRON RODS WITH CAP STAMPED 'ELS' UNLESS OTHERWISE NOTED.
- 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.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM SEWER DRAINAGE IMPROVEMENTS IF ANY AND WHICH MAY INCLUDE DETENTION HAVE BEEN CONSTRUCTED.
- THE APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE TWELVE (12) MONTHS AFTER CITY COUNCIL APPROVAL UNLESS THE PRELIMINARY 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.
- ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- THIS PLAT IS SUBJECT TO THE CONDITIONS AND RESTRICTIONS RECORDED UNDER B.C.C.F. NOS. 2024003961 AND 2024040685.
- 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.
- THE DEVELOPER/HOMEOWNERS ASSOCIATION/MUNICIPAL UTILITY DISTRICT SHALL BE RESPONSIBLE FOR MAINTENANCE OF OIL RESTRICTED RESERVES.
- PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGEWAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGEWAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS.
- CONTOUR LINES SHOWN HEREON ARE BASED ON GPS OBSERVATION AND REFERENCED TO NGS BENCHMARK PAM 88 ARP BEING NOTED HEREON.
- THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF 949 SC SH288 DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND HINES ACQUISITIONS, LLC.

DESCRIPTION OF 4.707 ACRES OF LAND SITUATED IN THE DAVID TALLEY SURVEY, SECTION 12, ABSTRACT NO. 130 AND THE L.A. GUERINGER SURVEY, ABSTRACT 706 CITY OF IOWA COLONY BRAZORIA COUNTY, TEXAS

BEING 4.707 ACRES (205,055 SQUARE FEET) OF LAND SITUATED IN THE DAVID TALLEY SURVEY, SECTION 12, SURVEY, ABSTRACT NO. 130 AND THE L.A. GUERINGER SURVEY, ABSTRACT 706, CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, BEING ALL OF A CALLED 4.707 ACRE TRACT OF LAND, DESIGNATED SOUTH TRACT, DESCRIBED IN AN INSTRUMENT TO MH CREEKHAVEN, LLC RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO. 1) 2024040686, SAID 4.707 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 4.707 ACRE TRACT OF LAND AND THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE BEGINNING OF A CURVE TO THE LEFT FROM WHICH ITS CENTER BEARS N 03° 29' 19" E, A DISTANCE OF 2,060.00 FEET;

TENCE, WITH A CURVE TO THE LEFT, AN ARC LENGTH OF 207.93 FEET, HAVING A RADIUS OF 2,060.00 FEET, A CENTRAL ANGLE OF 05° 47' 00", AND A CHORD BEARING S 89° 24' 11" E, A DISTANCE OF 207.84 FEET TO A 5/8-INCH IRON ROD FOUND FOR POINT OF TANGENCY;

TENCE, N 87° 42' 19" E, A DISTANCE OF 293.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'ELS' FOUND FOR THE NORTHEAST CORNER OF SAID 4.707 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

TENCE, WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 54.98 FEET, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD BEARING S 47° 17' 41" E, A DISTANCE OF 49.50 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'ELS' FOUND FOR POINT OF TANGENCY AND THE EASTERNMOST NORTHEAST CORNER OF SAID 4.707 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, LYING ON THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 288;

TENCE, S 02° 17' 41" E, WITH THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 288, AT A DISTANCE OF 297.26 FEET PASSING A 5/8-INCH IRON ROD WITH CAP STAMPED 'ELS' FOUND FOR REFERENCE, AT A DISTANCE OF 308.26 FEET PASSING A 5/8-INCH IRON ROD WITH CAP STAMPED 'ELS' FOUND FOR REFERENCE, CONTINUING FOR A TOTAL DISTANCE OF 347.26 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 4.707 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, LYING WITHIN BRISCOE CANAL;

TENCE, S 87° 41' 15" W, A DISTANCE OF 332.79 FEET TO AN ANGLE POINT OF SAID 4.707 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND;

TENCE, S 87° 21' 53" W, A DISTANCE OF 201.30 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 4.707 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND;

TENCE, N 02° 30' 46" W, AT A DISTANCE OF 28.13 FEET PASSING A 5/8-INCH IRON ROD WITH CAP STAMPED 'ELS' FOUND FOR REFERENCE, CONTINUING FOR A TOTAL DISTANCE OF 394.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.707 ACRES OR 205,055 SQUARE FEET OF LAND.

PRELIMINARY PLAT OF
THE MARKET AT CREEKHAVEN SOUTH
 BEING A SUBDIVISION OF 4.707 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 POINTE W. CIRCLE
 RICHMOND, TX 77469

ENGINEER
ALJ Lindsey
 18635 N. ELDRIDGE PARKWAY, SUITE 200
 TOMBALL, TX 77375

SURVEYOR
CONLEY LAND SERVICES, LLC
 11003 BUTTWOOD CREEK TRAIL
 TOMBALL, TX 77375
 TEL. (832) 728-4967
 CONLEYLAND.COM
 TELS.FRM.NO. 10194732