

Monday, March 30, 2026

Merrett Huddleston  
Elevation Land Solutions  
9709 Lakeside Blvd., Ste. 200  
The Woodlands, TX 77381  
[mhuddleston@elevationlandsolutions.com](mailto:mhuddleston@elevationlandsolutions.com)

Re: Creekhaven Section 5 Final Plat  
Letter of Recommendation to Approve  
COIC Project No. 7088  
Adico, LLC Project No. 710-25-002-051

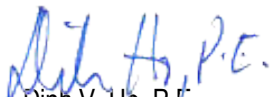
Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of Creekhaven Section 5 Final Plat, received on or about April 6, 2026. 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 March 30, 2026. Please provide two (2) sets of mylars and ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later and Wednesday, April 1, 2026, for consideration at the April 7, 2026, 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: Rachel Patterson  
Kayleen Rosser  
File: 710-25-002-051

STATE OF TEXAS §

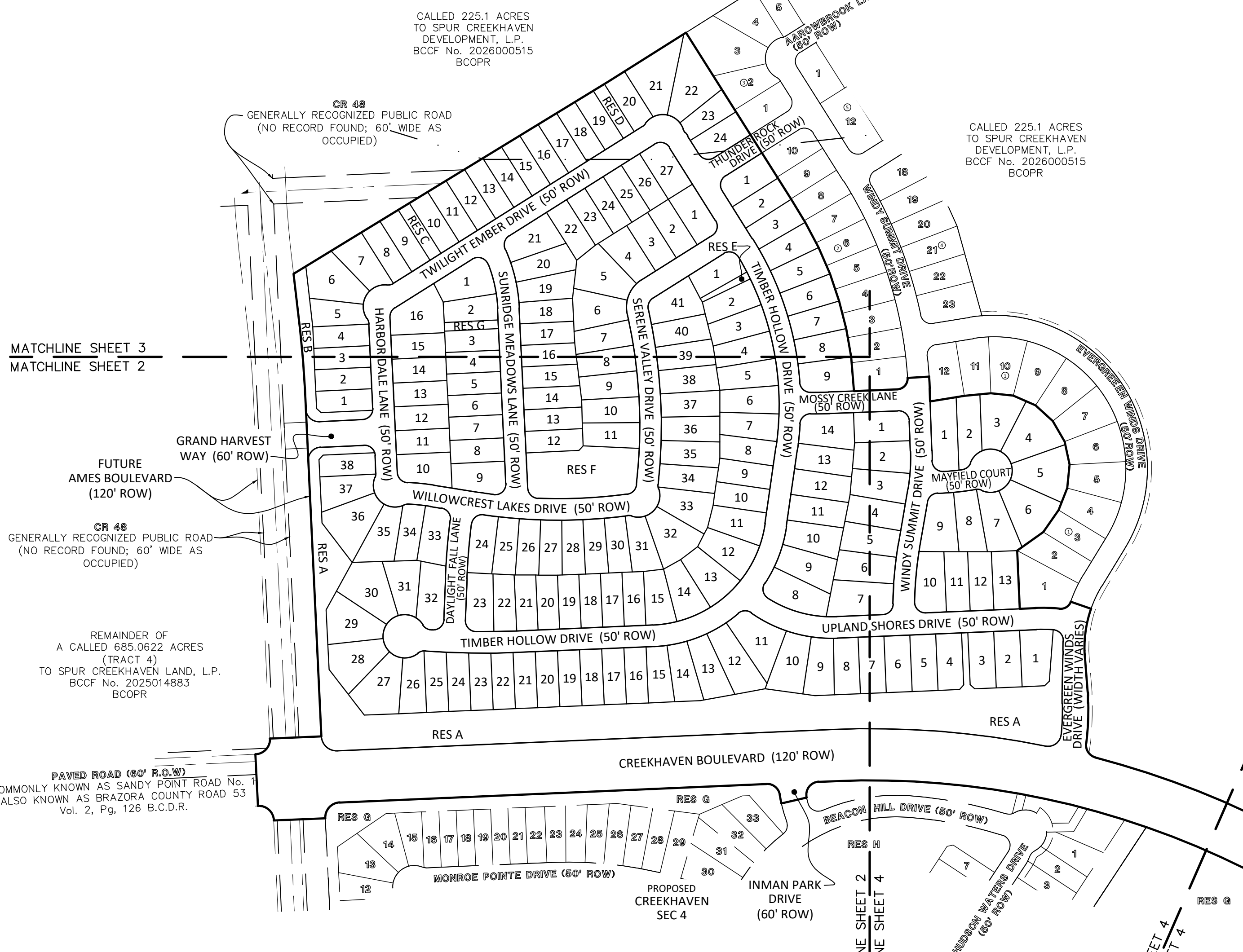
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 56.54 acre (2,462,814 square feet) tract of land situated in the David Talley Survey, Abstract No. 130, in Brazoria County, Texas, being all of a called 56.54 acre tract conveyed to Spur Creekhaven Development, L.P. by deed recorded in Clerk's File No. 2026000515, Brazoria County Official Public Records; said 56.54 acre (2,462,814 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 5/8-inch iron rod (with cap) found, being on the north line of Restricted Reserve A, Block 2, of Creekhaven Sec 3 according to the plat thereof recorded in Clerk's File No. 2024054388, Brazoria County Map Records, being on the south right-of-way line of Creekhaven Boulevard (120 foot right-of-way) according to the plat thereof recorded in Clerk's File No. 2024054352, Brazoria County Map Records, being on the west line of Creekhaven Sec 1 according to the plat thereof recorded in Clerk's File No. 2024054352, Brazoria County Map Records, being the southerly southeast corner of said called 56.54 acre tract, and being the southerly southeast corner of the herein described tract;

THENCE, along the south, west, north, and east lines of said called 56.54 acre tract, the following fifty-eight (58) courses and distances:

- 1. North 56°08'34" West, along the north line of said Creekhaven Sec 3, 380.06 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
2. Continuing along the north line of said Creekhaven Sec 3 and along said curve to the left in a westerly direction, at a distance of 495.27 feet passing a 5/8-inch iron rod (with cap) found, being the northwest corner of Restricted Reserve G, Block 2, of said Creekhaven Sec 3, continuing in all along said curve to the left in a westerly direction, with a radius of 1,940.00 feet, a central angle of 36°19'45", an arc length of 1,230.10 feet, and a chord bearing North 74°18'27" West, 1,209.59 feet to a 5/8-inch iron rod (with cap) found;
3. South 87°31'40" West, 37.16 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
4. Along said curve to the left in a southwesterly direction, with a radius of 30.00 feet, a central angle of 100°18'18", an arc length of 52.52 feet, and a chord bearing South 51°00'31" West, 46.07 feet to a 5/8-inch iron rod (with cap) found;
5. South 77°13'22" West, 60.00 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
6. Along said curve to the right in a northerly direction, with a radius of 355.00 feet, a central angle of 0°31'56", an arc length of 20.03 feet, and a chord bearing North 11°09'40" West, 20.02 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a reverse curve to the left;
7. Along said reverse curve to the left in a northwesterly direction, with a radius of 30.00 feet, a central angle of 82°55'38", an arc length of 43.42 feet, and a chord bearing North 51°00'31" West, 39.73 feet to a 5/8-inch iron rod (with cap) found;
8. South 87°31'40" West, 990.09 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
9. Along said curve to the left in a southwesterly direction, with a radius of 35.00 feet, a central angle of 90°15'21", an arc length of 55.13 feet, and a chord bearing South 42°23'59" West, 49.61 feet to a 5/8-inch iron rod (with cap) found;
10. South 87°40'37" West, 120.00 feet to a 5/8-inch iron rod (with cap) found, being the southerly southwest corner of said called 56.54 acre tract, being the southerly southwest corner of the herein described tract, and being the beginning of a curve to the left;
11. Along said curve to the left in a northwesterly direction, with a radius of 35.00 feet, a central angle of 89°44'39", an arc length of 54.82 feet, and a chord bearing North 47°36'01" West, 49.39 feet to a 5/8-inch iron rod (with cap) found, being the westerly southwest corner of said called 56.54 acre tract and being the westerly southwest corner of the herein described tract;
12. North 02°52'45" West, 120.00 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
13. Along said curve to the left in a northeasterly direction, with a radius of 35.00 feet, a central angle of 90°15'21", an arc length of 55.13 feet, and a chord bearing North 42°23'59" East, 49.61 feet to a 5/8-inch iron rod (with cap) found;
14. North 87°40'37" East, 120.00 feet to a 5/8-inch iron rod (with cap) found;
15. North 02°43'42" West, 805.32 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
16. Along said curve to the left in a northerly direction, with a radius of 2,060.00 feet, a central angle of 03°48'10", an arc length of 136.73 feet, and a chord bearing North 04°37'47" West, 136.70 feet to a 5/8-inch iron rod (with cap) found;
17. North 06°31'52" West, 133.52 feet to a 5/8-inch iron rod (with cap) found, being on the southeast line of a pipeline easement (no defined width, proposed 70-foot wide) by deeds recorded in Volume 623, Page 341, and Volume 907, Page 171, Brazoria County Deed Records, being the northwest corner of said called 56.54 acre tract, and being the northwest corner of the herein described tract;
18. North 58°35'31" East, along the southeast line of said pipeline easement, 855.34 feet to a 5/8-inch iron rod (with cap) found;
19. North 57°45'16" East, continuing along the southeast line of said pipeline easement, 212.75 feet to a 5/8-inch iron rod (with cap) found, being the northeast corner of said called 56.54 acre tract and being the northeast corner of the herein described tract;
20. South 32°14'44" East, 457.23 feet to a 5/8-inch iron rod (with cap) found;
21. South 31°38'15" East, 62.32 feet to a 5/8-inch iron rod (with cap) found;
22. South 27°44'52" East, 66.37 feet to a 5/8-inch iron rod (with cap) found;
23. South 23°16'23" East, 66.37 feet to a 5/8-inch iron rod (with cap) found;
24. South 18°47'54" East, 66.37 feet to a 5/8-inch iron rod (with cap) found;
25. South 14°19'24" East, 66.37 feet to a 5/8-inch iron rod (with cap) found;
26. South 09°50'55" East, 66.37 feet to a 5/8-inch iron rod (with cap) found;
27. South 04°40'29" East, 79.65 feet to a 5/8-inch iron rod (with cap) found;
28. North 87°49'31" East, 99.99 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
29. Along said curve to the left in a northeasterly direction, with a radius of 25.00 feet, a central angle of 91°33'56", an arc length of 39.95 feet, and a chord bearing North 42°02'32" East, 35.84 feet to a 5/8-inch iron rod (with cap) found;
30. North 86°15'34" East, 50.00 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
31. Along said curve to the right in a southerly direction, with a radius of 1,025.00 feet, a central angle of 01°33'56", an arc length of 28.01 feet, and a chord bearing South 02°57'28" East, 28.01 feet to a 5/8-inch iron rod (with cap) found;
32. South 02°10'29" East, 29.74 feet to a 5/8-inch iron rod (with cap) found;
33. North 80°55'15" East, 80.68 feet to a 5/8-inch iron rod (with cap) found;
34. North 84°04'45" East, 61.94 feet to a 5/8-inch iron rod (with cap) found;
35. South 83°56'01" East, 52.02 feet to a 5/8-inch iron rod (with cap) found;
36. South 66°07'30" East, 56.33 feet to a 5/8-inch iron rod (with cap) found;
37. South 47°55'43" East, 54.36 feet to a 5/8-inch iron rod (with cap) found;
38. South 29°59'04" East, 54.81 feet to a 5/8-inch iron rod (with cap) found;
39. South 11°59'13" East, 54.68 feet to a 5/8-inch iron rod (with cap) found;
40. South 05°58'57" West, 54.64 feet to a 5/8-inch iron rod (with cap) found;
41. South 21°05'17" West, 54.86 feet to a 5/8-inch iron rod (with cap) found;
42. South 34°54'52" West, 62.13 feet to a 5/8-inch iron rod (with cap) found;
43. South 54°33'29" West, 74.13 feet to a 5/8-inch iron rod (with cap) found;
44. South 02°28'20" East, 135.00 feet to a 5/8-inch iron rod (with cap) found;
45. North 87°31'40" East, 36.41 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
46. Along said curve to the right in an easterly direction, with a radius of 375.00 feet, a central angle of 08°31'16", an arc length of 55.77 feet, and a chord bearing South 88°12'43" East, 55.72 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a reverse curve to the left;
47. Along said reverse curve to the left in a northeasterly direction, with a radius of 25.00 feet, a central angle of 76°48'37", an arc length of 33.51 feet, and a chord bearing North 57°38'37" East, 31.06 feet to a 5/8-inch iron rod (with cap) found;
48. South 70°45'41" East, 50.00 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
49. Along said curve to the left in a southerly direction, with a radius of 275.00 feet, a central angle of 20°35'42", an arc length of 99.17 feet, and a chord bearing South 08°54'28" West, 98.63 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a compound curve to the left;
50. Along said compound curve to the left in a southerly direction, with a radius of 150.00 feet, a central angle of 02°57'48", an arc length of 7.76 feet, and a chord bearing South 02°54'17" East, 7.76 feet to a 5/8-inch iron rod (with cap) found;
51. South 04°23'11" East, 88.96 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
52. Along said curve to the right in a southerly direction, with a radius of 150.00 feet, a central angle of 02°57'48", an arc length of 7.76 feet, and a chord bearing South 02°54'17" East, 7.76 feet to a 5/8-inch iron rod (with cap) found;
53. South 01°25'23" East, 16.97 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
54. Along said curve to the right in a southerly direction, with a radius of 630.00 feet, a central angle of 08°32'49", an arc length of 93.98 feet, and a chord bearing South 02°51'02" West, 93.89 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a reverse curve to the left;
55. Along said reverse curve to the left in a southeasterly direction, with a radius of 30.00 feet, a central angle of 82°27'55", an arc length of 43.18 feet, and a chord bearing South 34°06'31" East, 39.55 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a reverse curve to the right;
56. Along said reverse curve to the right in a southeasterly direction, with a radius of 2,060.00 feet, a central angle of 19°11'54", an arc length of 690.26 feet, and a chord bearing South 65°44'31" East, 687.03 feet to a 5/8-inch iron rod (with cap) found;
57. South 56°08'34" East, 380.06 feet to a 5/8-inch iron rod (with cap) found, being on the north right-of-way line of said Creekhaven Boulevard, being on the west line of said Creekhaven Sec 1, being the easterly southeast corner of said called 56.54 acre tract, and being the easterly southeast corner of the herein described tract;
58. South 33°51'26" West, along the west line of said Creekhaven Sec 1, 120.00 feet to the POINT OF BEGINNING, CONTAINING 56.54 acres (2,462,814 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.



Creekhaven Parkland Table
Section No. of Lots Public Park Requirement (1 Ac/54 DU) Private Park/Open Space Dedication (Ac) Private Park/Dedication (100%) Public Park/Retention (Detention/Drainage) Public Park/Credit (50%) Park Credit Provided (Ac) Remaining Park Credit (Ac)

- 1. THE PRELIMINARY PLAT WAS APPROVED BY CITY OF IOWA COLONY ON 08/18/2025
2. THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 92 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 1.000137889.
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 "EL5".
7. PRIMARY BENCHMARK: NGS MONUMENT DESIGNATION HGCD 75, PID AW5683, WITH A PUBLISHED ELEVATION OF 48.1 FEET, NAVD 88.
8. THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DEFINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0120K & 480396115K, 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 HERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.

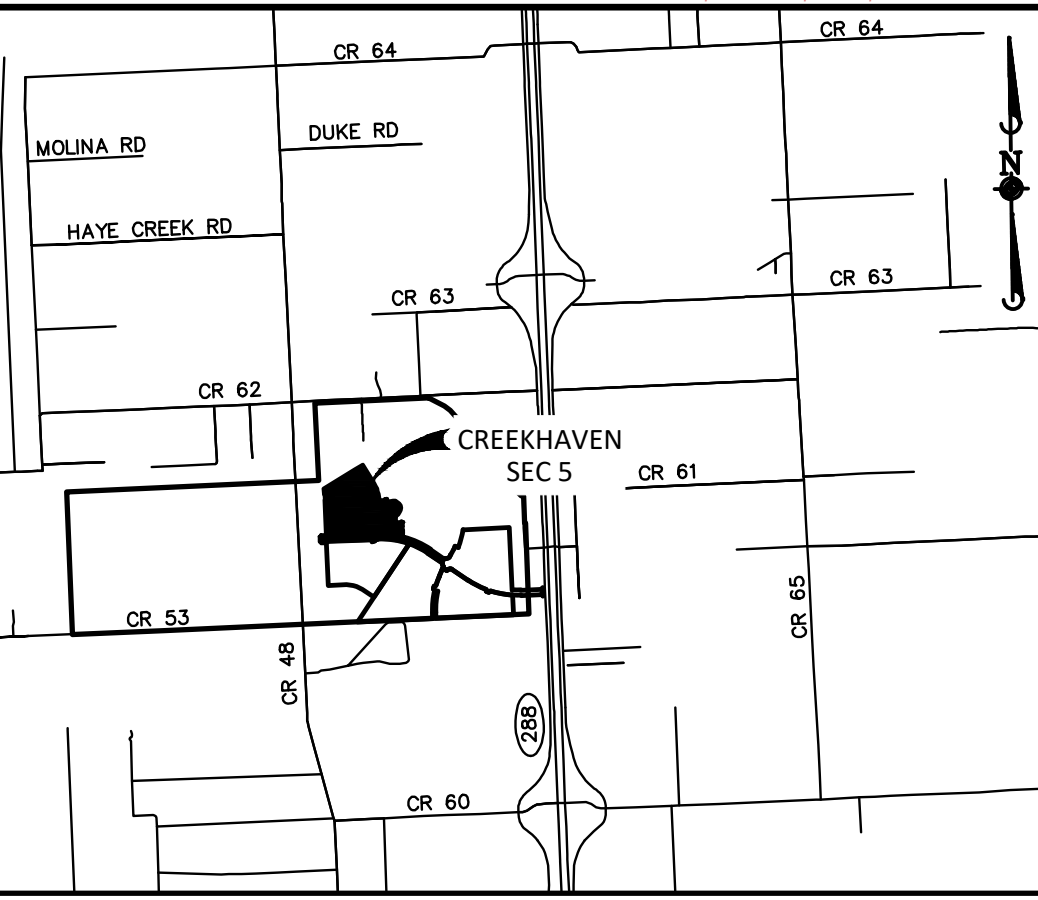
- 13. ALL EASEMENT ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.
14. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
15. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY 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 PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION AND ARE SHOWN HEREON.
17. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS FOR THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
18. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
19. ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
20. ALL STORM SEWERS WILL BE MAINTAINED BY CITY OF IOWA COLONY.
21. THIS SUBDIVISION EMPLOYS A DRAINAGE SYSTEM, WHICH UTILIZES STREETS AND ADJACENT PROPERTIES WITHIN THE SUBDIVISION PLAT BOUNDARY TO STORE AND CONVEY STORM WATER. THUS, DURING STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION.
22. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
23. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER FACILITIES.
24. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
25. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
26. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
27. A MINIMUM OF 5 FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.

- 28. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
29. OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
30. 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.
31. THE PLAT IS SUBJECT TO THE REQUIREMENTS OF 949 AC SH 288 DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND HINES ACQUISITIONS, LLC.
32. THE DRAFT OF ANY PROTECTIVE COVENANTS WHEREBY THE SUBDIVIDER PROPOSES TO REGULATE THE USE OF THE LAND WITHIN THE SUBDIVISION; PROVIDED, HOWEVER, RESTRICTIVE COVENANTS, CONDITIONS, OR LIMITATIONS SHALL NEVER BE LESS THAN THE MINIMUM REQUIREMENTS OF THE CITY UNDER THE TERMS OF THIS ORDINANCE OR OTHER CITY ORDINANCES.
33. THIS SUBDIVISION IS SUBJECT TO NEIGHBORHOOD AND PARKLAND DEDICATION FEES EXCEPT WHERE INDICATED IN 949 AC SH 288 DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND HINES ACQUISITIONS, LLC.
34. THIS PLAT IS SUBJECT TO THE ACCEPTANCE OF CREEKHAVEN SECTION 4.

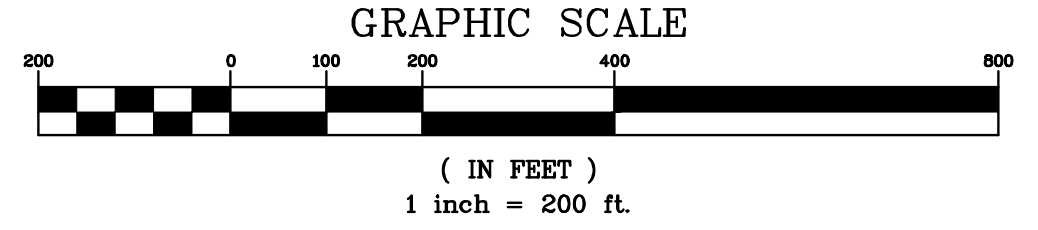
Reserve Area Table
Reserve Letter Area (Sq Ft) Area (Ac) Usage Restricted To
A 185,855 4.267 DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
B 12,131 0.2785 DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
C 4,144 0.0951 DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
D 3,911 0.0898 DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
E 1,722 0.0395 LANDSCAPE AND OPEN SPACE
F 28,327 0.6503 DRAINAGE, LANDSCAPE, OPEN SPACE, PARK, AND UTILITIES
G 2,500 0.0574 LANDSCAPE AND OPEN SPACE
TOTAL 238,590 5.478

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 AND/OR 24-INCHES ABOVE 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 RESOLUTION 2011-11 ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.



VICINITY MAP BRAZORIA COUNTY MAP: 728 A NOT TO SCALE



- ABBREVIATIONS
AE= AERIAL EASEMENT
DE= DRAINAGE EASEMENT
PAE= PRIVATE ACCESS EASEMENT
PUE= PUBLIC UTILITY EASEMENT
SSE= SANITARY SEWER EASEMENT
STM SE= STORM SEWER EASEMENT
UVE= UNOBSTRUCTED VISIBILITY EASEMENT
WLE= WATER LINE EASEMENT
BL= BUILDING LINE
PVT= PRIVATE
ROW= RIGHT-OF-WAY
BCCF= BRAZORIA COUNTY CLERK'S FILE
BCDR= BRAZORIA COUNTY DEED RECORDS
BCPR= BRAZORIA COUNTY MAP RECORDS
BCOPR= BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
VOL \_\_ PG \_\_ = VOLUME, PAGE
FND= FOUND
IR= IRON ROD
5 = SET 5/8" IRON ROD W/ CAP
- - - - - STREET NAME CHANGE
- - - - - PIPELINE

COVER SHEET FINAL PLAT CREEKHAVEN SEC 5

A SUBDIVISION OF 56.54 ACRES OF LAND OUT OF THE DAVID TALLEY SURVEY, A-130 BRAZORIA COUNTY, TEXAS

182 LOTS 7 RESERVES 8 BLOCKS MARCH 2026

OWNER/ DEVELOPER: SPUR CREEKHAVEN LAND, L.P., A DELAWARE LIMITED PARTNERSHIP, 8433 ENTERPRISE CIRCLE, SUITE 100 LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/ SURVEYOR: ELEVATION land solutions TPPE REGISTRATION NUMBER F-22671 8700 LAKEVIEW BLVD, SUITE 200 THE WOODLANDS, TX 77381 832-823-2200 TPPE REGISTRATION NUMBER 10194692

GRAPHIC SCALE

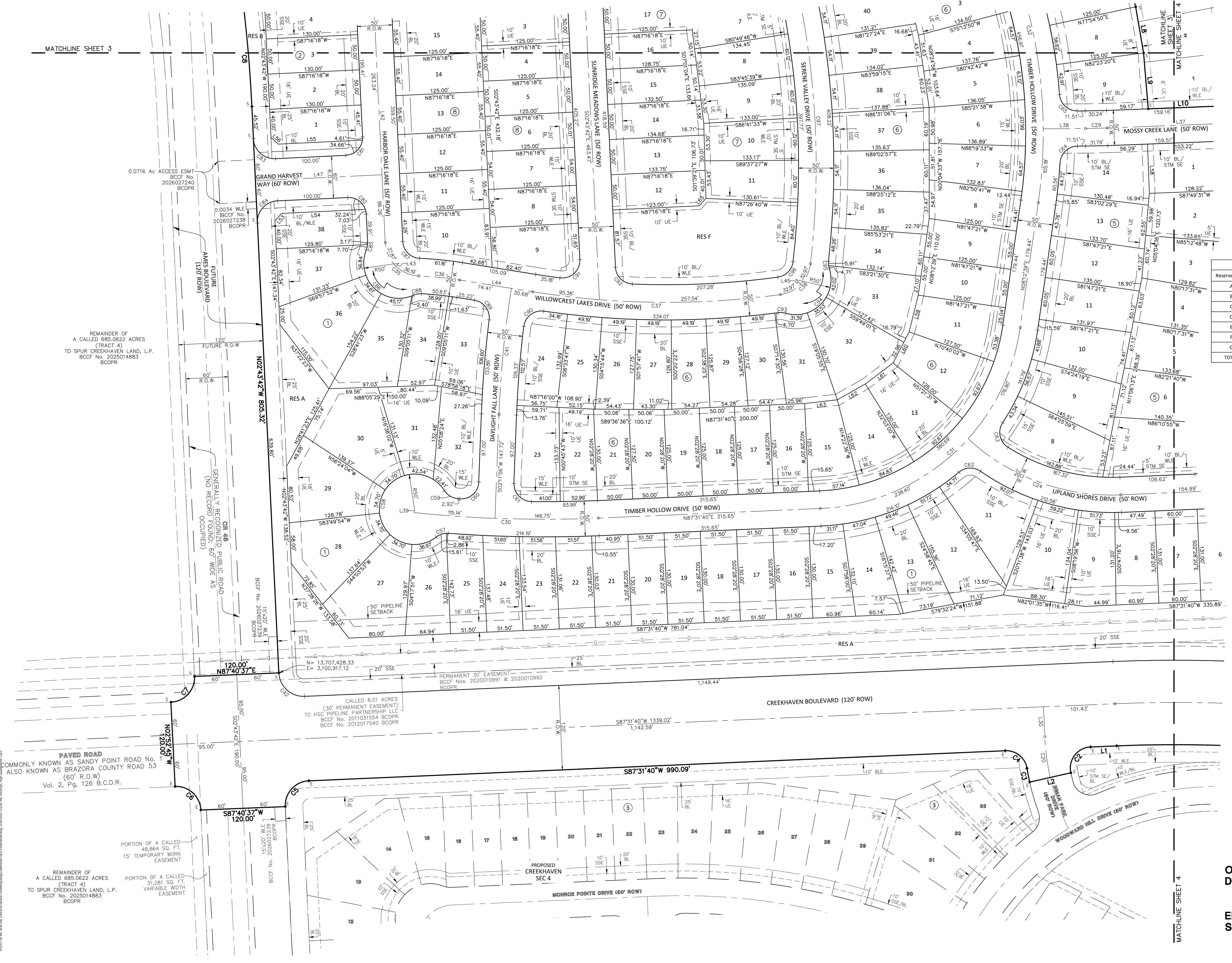


( IN FEET )  
1 inch = 60 ft.

ABBREVIATIONS

- AE= AERIAL EASEMENT
- DE= DRAINAGE EASEMENT
- PAE= PRIVATE ACCESS EASEMENT
- PUE= PUBLIC UTILITY EASEMENT
- SSE= SANITARY SEWER EASEMENT
- STM SE= STORM SEWER EASEMENT
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- IR= IRON ROD
- 5"= 5/8" IRON ROD W/ CAP
- ST= STREET NAME CHANGE
- PIPELINE

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	185,855	4.267	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
B	12,131	0.2785	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
C	4,144	0.0951	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
D	3,911	0.0898	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
E	1,722	0.0395	LANDSCAPE AND OPEN SPACE
F	28,327	0.6503	DRAINAGE, LANDSCAPE, OPEN SPACE, PARK, AND UTILITIES
G	2,500	0.0574	LANDSCAPE AND OPEN SPACE
TOTAL	238,590	5.478	



FINAL PLAT  
CREEKHAVEN  
SEC 5

A SUBDIVISION OF 56.54 ACRES OF LAND  
OUT OF THE  
DAVID TALLEY SURVEY, A-130  
BRAZORIA COUNTY, TEXAS

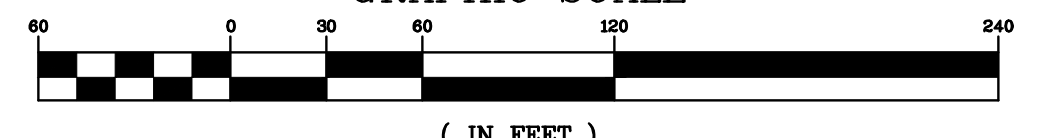
182 LOTS    7 RESERVES    8 BLOCKS  
MARCH 2026

OWNER/  
DEVELOPER:    SPUR CREEKHAVEN LAND, L.P.,  
A DELAWARE LIMITED PARTNERSHIP  
8433 ENTERPRISE CIRCLE, SUITE 100  
LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/  
SURVEYOR:

**ELEVATION**  
land solutions  
TBPB REGISTRATION NUMBER F-22671  
8709 LAKEVIEW BLVD, SUITE 200  
THE WOODLANDS, TX 77381 832-823-2200  
TBPB REGISTRATION NUMBER 10194692

GRAPHIC SCALE



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SET 5/8" IRON ROD W/ CAP
STREET NAME CHANGE
PIPELINE

Table with 4 columns: Reserve Letter, Area (Sq Ft), Area (Ac), Usage Restricted To. Includes reserves A through G and a total row.

Curve Table with 6 columns: Curve #, Length, Radius, Delta, Chord Length, Chord Bearing. Lists curves C1 through C35.

Curve Table with 6 columns: Curve #, Length, Radius, Delta, Chord Length, Chord Bearing. Lists curves C36 through C70.

Curve Table with 6 columns: Curve #, Length, Radius, Delta, Chord Length, Chord Bearing. Lists curves C71 through C98.

Line Table with 3 columns: Line #, Length, Bearing. Lists lines L1 through L17.

Line Table with 3 columns: Line #, Length, Bearing. Lists lines L18 through L28.

Line Table with 3 columns: Line #, Length, Bearing. Lists lines L29 through L43.

Line Table with 3 columns: Line #, Length, Bearing. Lists lines L44 through L66.



FINAL PLAT CREEKHAVEN SEC 5

A SUBDIVISION OF 56.54 ACRES OF LAND OUT OF THE DAVID TALLEY SURVEY, A-130 BRAZORIA COUNTY, TEXAS

182 LOTS 7 RESERVES 8 BLOCKS MARCH 2026

OWNER/DEVELOPER: SPUR CREEKHAVEN LAND, L.P., A DELAWARE LIMITED PARTNERSHIP, 8433 ENTERPRISE CIRCLE, SUITE 100 LAKEWOOD RANCH, FLORIDA 34202

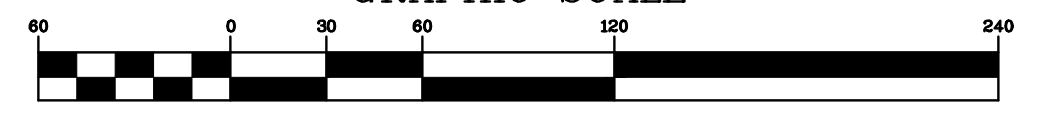
ENGINEER/SURVEYOR: ELEVATION land solutions logo and contact information.

REMAINDER OF A CALLED 685.0622 ACRES (TRACT 4) TO SPUR CREEKHAVEN LAND, L.P. BCCF No. 2025014883 BCOPR

MATCHLINE SHEET 2

MATCHLINE SHEET 2

GRAPHIC SCALE



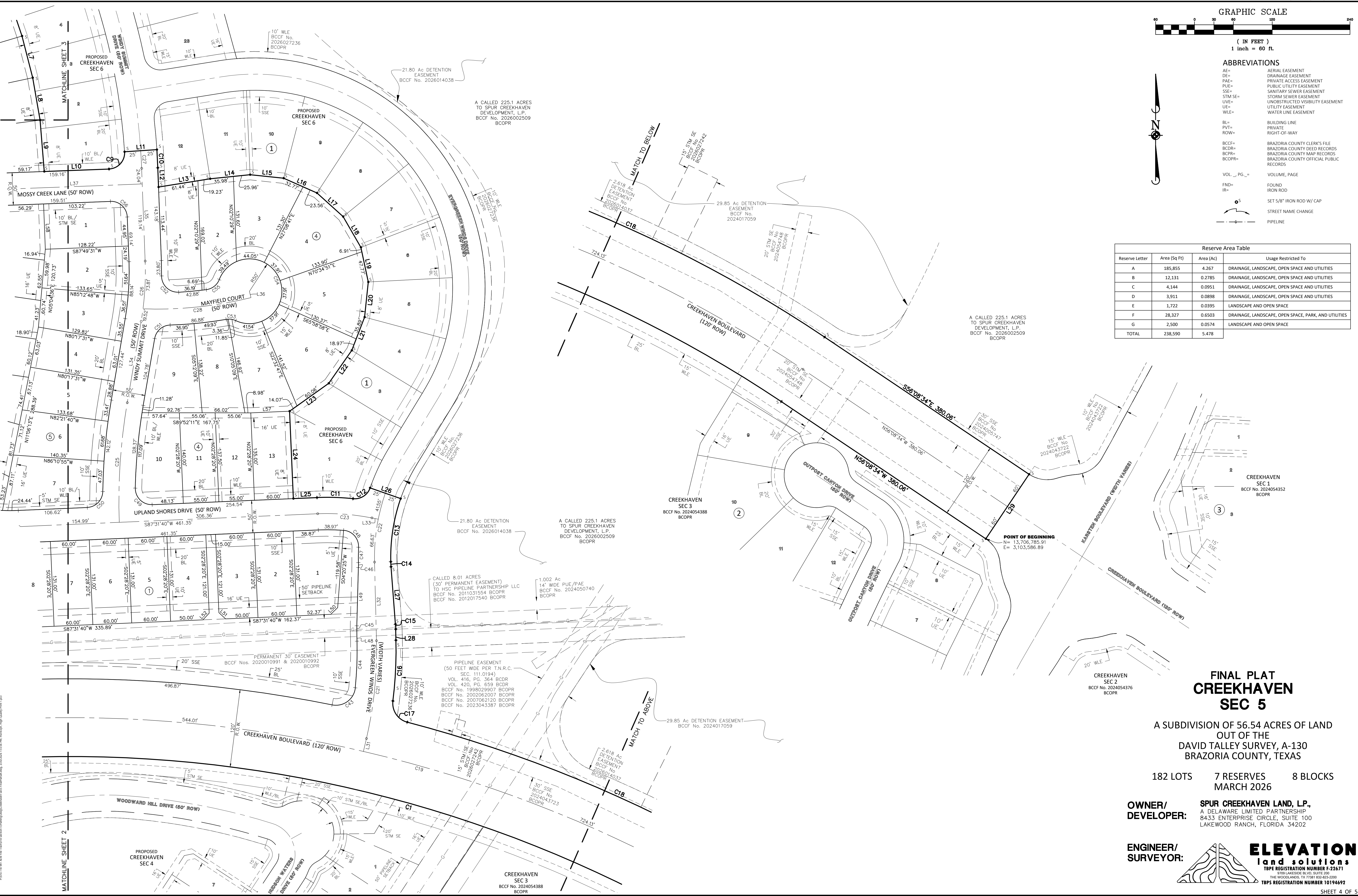
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STATE OF TEXAS §  
COUNTY OF BRAZORIA §

We, SPUR CREEKHAVEN LAND, L.P., acting by and through BRIAN STIDHAM, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 56.54 Acre tract described in the above and foregoing map of CREEKHAVEN SEC 5, 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 CREEKHAVEN SEC 5, 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 declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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, Fort Bend 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, SPUR CREEKHAVEN LAND, L.P., has caused these presents to be signed by Brian Stidham, Managing Director, thereunto authorized this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SPUR CREEKHAVEN LAND, L.P.,

By: \_\_\_\_\_  
Brian Stidham  
Managing Director

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

\_\_\_\_\_  
Wili Kennedy  
Mayor  
\_\_\_\_\_  
Nikki Brooks  
Council Position 1

\_\_\_\_\_  
Arnetta Hicks-Murray  
Council Position 2  
\_\_\_\_\_  
Marquette Greene-Scott  
Council Position 3

\_\_\_\_\_  
Tim Varlack  
Council District A  
\_\_\_\_\_  
Kareem Boyce  
Council District B

\_\_\_\_\_  
Sydney Hargroder  
Council District C

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

\_\_\_\_\_  
David Hurst  
Chairman  
\_\_\_\_\_  
Terry Hayes

\_\_\_\_\_  
Les Hosey  
\_\_\_\_\_  
Robert Wall

\_\_\_\_\_  
Brenda Dillon

\_\_\_\_\_  
Dermont Woods

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared BRIAN STIDHAM of SPUR CREEKHAVEN LAND, L.P., 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

My Commission expires \_\_\_\_\_

I, Paul R. Bretherton, am 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 correct; was prepared from an actual survey of the property made under my supervision on the ground; that the elevation benchmark reflected on the face of the plat was established as required by regulation; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron rods having a 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, RPLS  
Texas Registration No. 5977

This plat is hereby APPROVED by the City of Iowa Colony City Engineer, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_

\_\_\_\_\_  
Dinh V. Ho, P.E.

BRAZORIA COUNTY DRAINAGE DISTRICT #5 APPROVAL

\_\_\_\_\_  
Lee Walden, P.E.  
President  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Kerry L. Osburn  
Vice President  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Brandon Middleton  
Secretary/Treasurer  
\_\_\_\_\_  
Date

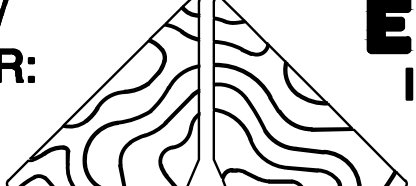
\_\_\_\_\_  
Dinh V. Ho, P.E.  
District Engineer  
\_\_\_\_\_  
Date

**FINAL PLAT  
CREEKHAVEN  
SEC 5**

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OUT OF THE  
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