

Monday, March 30, 2026

Merrett Huddleston
Elevation Land Solutions
9709 Lakeside Blvd., Ste. 200
The Woodlands, TX 77381
mhuddleston@elevationlandsolutions.com

Re: Creekhaven Section 4 Final Plat
+/- 39.46 acres out of the David Talley Survey, Abstract 130, Iowa Colony, Brazoria, TX
Letter of Recommendation to Approve
Adico, LLC Project No. 702-25-002-031

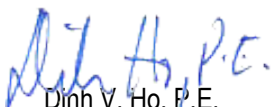
Dear Ms. Huddleston:

On behalf of the Brazoria County Drainage District No. 5, Adico, LLC has reviewed the third submittal of Creekhaven Section 4 Final Plat, being +/- 39.46 acres out of the David Talley Survey, Abstract 130, Iowa Colony, Brazoria, TX, received on or about March 30, 2026. The review is based on the Rules, Regulations & Guidelines of Brazoria County Drainage District No. 5, adopted September 14, 2018, 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: Kayleen Rosser
Rachel Patterson
File: 702-25-002-031

- FINAL PLAT NOTES:
1. THE PRELIMINARY PLAT WAS APPROVED BY CITY OF IOWA COLONY ON 08/16/2025
 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 1.00013789.
 4. BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
 5. SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
 6. ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STOPPED "ELS".
 7. PRIMARY BENCHMARK: NGS MONUMENT DESIGNATION HGSD 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. 48039C0115K, 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 SIDES 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 THERE TO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
 13. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.
 14. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDED.
 15. ASSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBTAINED 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. WHERE 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 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
 32. 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.

A METES & BOUNDS description of a certain 39.46 acre (1,718,712 square feet) tract of land situated in the David Talley Survey, Abstract No. 130, in Brazoria County, Texas, being all of a called 39.46 acre tract conveyed to Spur Creekhaven Development, L.P., by deed recorded in Clerk's File No. 2026000515, Brazoria County Official Public Records; said 39.46 acre (1,718,712 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:

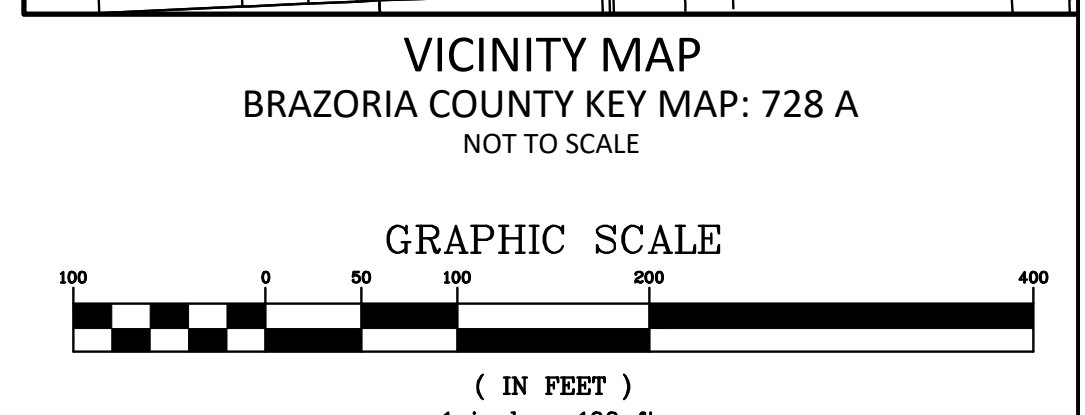
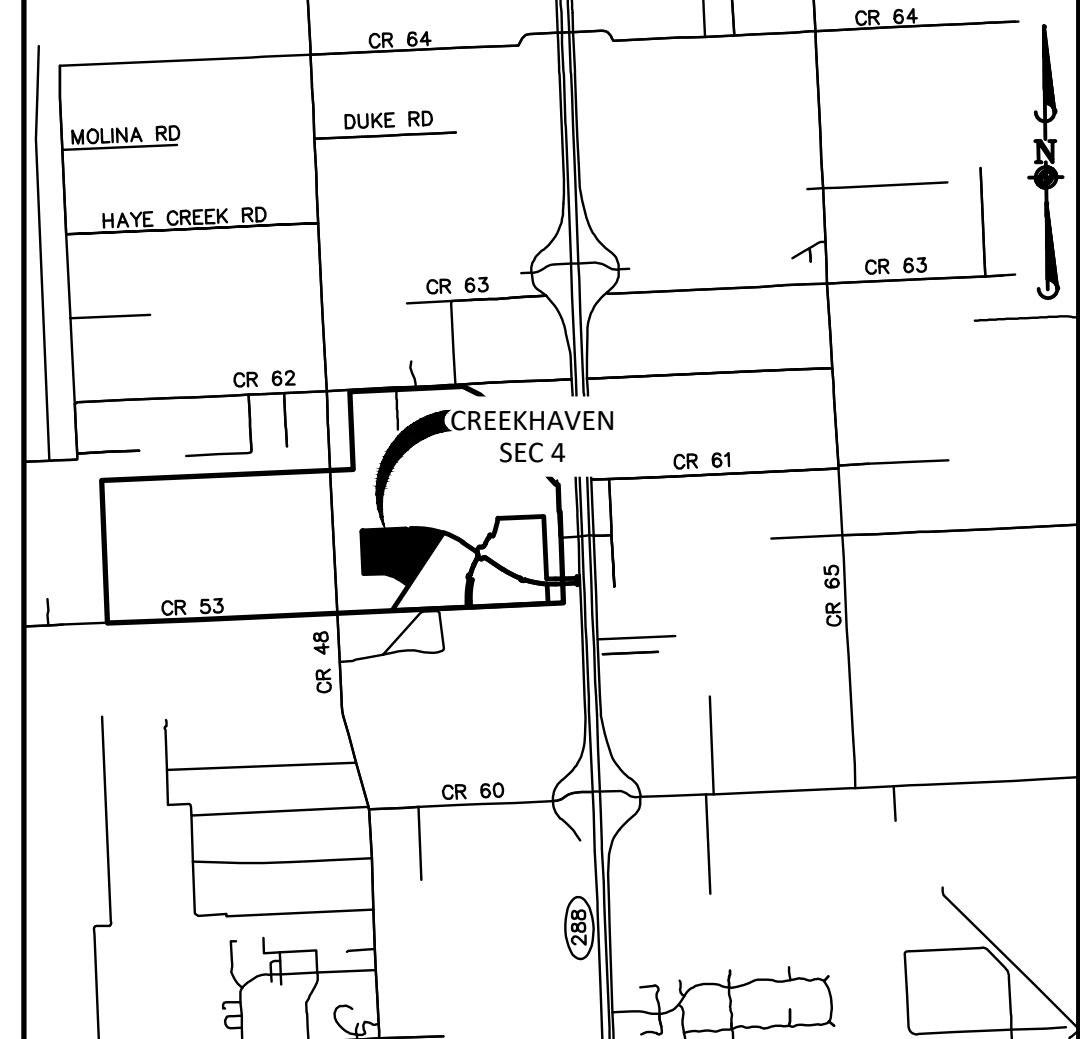
COMMENCING at a 5/8-inch iron rod (with cap) found, being the southwest corner of Restricted Reserve D, Block 1, of Creekhaven Sec 3 according to the plat thereof recorded in Clerk's File No. 2024054388, Brazoria County Map Records, being on the north line of a called 615.92 acre tract conveyed to AA Sharp Investments, LTD, by deed recorded in Clerk's File No. 2007068904, Brazoria County Official Public Records, and being on the southeast line of a called 50-foot wide pipeline easement according to deeds recorded in Volume 416, Page 364, and Volume 420, Page 659, Brazoria County Deed Records, and Clerk's File Nos. 1998029907, 2002062007, 2007062120, and 2023043387, Brazoria County Official Public Records;

THENCE, North 33°24'04" East, along the west line of said Creekhaven Sec 3 and along the southeast line of said called 50-foot wide pipeline easement, 696.24 feet to a 5/8-inch iron rod (with cap) found, being on the west line of Lot 38, Block 1, of said Creekhaven Sec 3, being the southeast corner of said called 39.46 acre tract, and being the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, along the south, west, north, and east lines of said called 39.46 acre tract, the following eighteen (18) courses and distances:

1. North 56°39'27" West, 235.49 feet to a 5/8-inch iron rod (with cap) found;
2. North 57°41'49" West, 78.25 feet to a 5/8-inch iron rod (with cap) found;
3. North 62°35'54" West, 77.23 feet to a 5/8-inch iron rod (with cap) found;
4. North 67°50'13" West, 77.23 feet to a 5/8-inch iron rod (with cap) found;
5. North 73°04'32" West, 77.23 feet to a 5/8-inch iron rod (with cap) found;
6. North 78°18'51" West, 77.23 feet to a 5/8-inch iron rod (with cap) found;
7. North 83°46'55" West, 77.22 feet to a 5/8-inch iron rod (with cap) found;
8. South 87°47'12" West, 422.94 feet to a 5/8-inch iron rod (with cap) found, being the southwest corner of said called 39.46 acre tract and being the southwest corner of the herein described tract;
9. North 02°43'42" West, 976.49 feet to a 5/8-inch iron rod (with cap) found, being the westerly northwest corner of said called 39.46 acre tract, and being the westerly northwest corner of the herein described tract, and being the beginning of a curve to the right;
10. Along said curve to the right 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°33'59" East, 49.61 feet to a 5/8-inch iron rod (with cap) found, being the northerly northwest corner of said called 39.46 acre tract and being the northerly northwest corner of the herein described tract;
11. North 87°31'40" East, 990.09 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
12. Along said curve to the right in a southeasterly 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 South 51°00'31" East, 39.73 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a reverse curve to the left;
13. Along said reverse curve to the left in a southerly direction, with a radius of 355.00 feet, a central angle of 03°13'56", an arc length of 20.03 feet, and a chord bearing South 11°09'40" East, 20.02 feet to a 5/8-inch iron rod (with cap) found;
14. North 77°13'22" East, 60.00 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
15. Along said curve to the right in a northeasterly 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 North 37°22'31" East, 46.07 feet to a 5/8-inch iron rod (with cap) found;
16. North 87°31'40" East, 37.16 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
17. Along said curve to the right in an easterly direction, with a radius of 1,940.00 feet, a central angle of 21°42'09", an arc length of 734.83 feet, and a chord bearing South 81°37'16" East, 730.45 feet to a 5/8-inch iron rod (with cap) found, being the northwest corner of Restricted Reserve G, Block 2, of said Creekhaven Sec 3, being on the southeast line of said called 50-foot wide pipeline easement, being the northeast corner of said called 39.46 acre tract, and being the northeast corner of the herein described tract;
18. South 33°24'04" West, along the west line of said Creekhaven Sec 3 and along the southeast line of said called 50-foot wide pipeline easement, 1,462.82 feet to the POINT OF BEGINNING, CONTAINING 39.46 acres (1,718,712 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	55.13'	35.00'	090°15'21"	49.61'	N42°23'59"E
C2	43.42'	30.00'	082°55'38"	39.73'	S51°00'31"E
C3	20.03'	355.00'	003°13'56"	20.02'	S11°09'40"E
C4	52.52'	30.00'	100°18'18"	46.07'	N37°22'31"E
C5	734.83'	1,940.00'	021°42'09"	730.45'	S81°37'16"E
C6	620.57'	1,000.00'	035°33'21"	610.66'	N74°26'07"W
C7	78.09'	50.00'	089°29'06"	70.39'	N47°28'15"W
C8	78.76'	50.00'	090°15'21"	70.87'	N42°23'59"E
C9	563.24'	900.00'	035°51'25"	554.09'	S74°32'38"E
C10	477.92'	400.00'	068°27'25"	450.00'	S59°53'05"W
C11	77.04'	325.00'	013°34'55"	76.86'	S19°34'05"E
C12	231.12'	1,000.00'	013°41'31"	230.60'	N79°15'57"W
C13	92.53'	50.00'	106°01'46"	79.88'	N19°37'48"W
C14	623.06'	1,200.00'	029°44'56"	616.09'	S71°29'24"E
C15	67.44'	1,800.00'	002°08'49"	67.44'	S03°32'45"E
C16	232.71'	1,200.00'	011°06'41"	232.35'	S00°56'11"W
C17	39.29'	25.00'	090°02'32"	35.37'	S11°38'11"E
C18	39.25'	25.00'	089°57'28"	35.34'	N78°21'49"E
C19	38.08'	25.00'	087°16'14"	34.50'	S37°08'35"E
C20	38.08'	25.00'	087°16'14"	34.50'	N50°07'39"E
C21	10.86'	25.00'	024°53'29"	10.78'	S75°20'28"W
C22	121.52'	50.00'	139°15'06"	93.74'	S47°28'44"E
C23	10.85'	25.00'	024°52'30"	10.77'	N09°42'34"E
C24	39.05'	25.00'	089°29'06"	35.20'	S47°28'15"E
C25	39.27'	25.00'	090°00'00"	35.36'	N47°43'42"W
C26	47.12'	30.00'	090°00'00"	42.43'	S42°16'18"W
C27	47.12'	30.00'	090°00'00"	42.43'	S47°43'42"E
C28	39.27'	25.00'	090°00'00"	35.36'	N42°16'18"E
C29	10.70'	25.00'	024°31'32"	10.62'	N14°59'27"W
C30	121.51'	50.00'	139°14'25"	93.74'	S42°21'59"W
C31	10.67'	25.00'	024°27'32"	10.59'	S80°14'34"E
C32	39.38'	25.00'	090°15'21"	35.43'	S42°23'59"W
C33	39.27'	25.00'	090°00'00"	35.36'	N47°28'20"W
C34	40.41'	25.00'	092°37'12"	36.15'	S43°50'16"W
C35	36.32'	25.00'	083°13'58"	33.21'	N71°04'58"E
C36	40.05'	25.00'	091°47'17"	35.90'	S15°21'22"E
C37	31.43'	25.00'	072°02'10"	29.40'	N16°06'27"E
C38	42.78'	25.00'	098°02'17"	37.75'	S64°27'15"E
C39	20.46'	25.00'	046°53'55"	19.90'	N83°28'56"E
C40	159.58'	50.00'	182°51'48"	99.97'	N28°32'08"W
C41	18.77'	25.00'	043°01'08"	18.33'	S41°23'12"W
C42	17.68'	75.00'	013°30'26"	17.64'	N26°37'51"E
C43	46.26'	25.00'	106°01'46"	39.94'	N19°37'48"W
C44	39.27'	25.00'	090°00'00"	35.36'	N78°23'05"E
C45	39.27'	25.00'	090°00'00"	35.36'	N11°36'55"W
C46	39.27'	25.00'	090°00'00"	35.36'	N78°23'05"E
C47	34.80'	25.00'	079°45'08"	32.06'	S44°29'43"E
C48	42.61'	25.00'	097°39'37"	37.64'	S47°35'25"W
C49	39.27'	25.00'	090°00'00"	35.36'	N11°36'55"W
C50	18.90'	50.00'	021°39'24"	18.79'	S70°51'40"W
C51	125.09'	1,940.00'	003°41'40"	125.07'	S77°27'27"E
C52	67.11'	65.00'	059°09'32"	64.17'	S28°31'45"E



Line #	Length	Direction
L1	60.00'	N77°13'22"E
L2	37.16'	N87°31'40"E
L3	5.00'	N42°31'16"E
L4	5.00'	S47°37'58"E
L5	18.83'	N25°39'22"E
L6	18.25'	N61°18'42"E
L7	20.01'	N89°11'38"E
L8	14.14'	S78°23'05"W
L9	14.14'	S11°36'55"E
L10	14.14'	S78°20'33"W
L11	14.14'	S42°16'18"W
L12	14.14'	N47°43'42"W
L13	16.46'	N87°31'40"E
L14	14.92'	N75°09'02"E
L15	14.14'	N78°23'05"E
L16	41.56'	N70°51'21"W
L17	15.00'	N31°49'02"E
L18	3.85'	N33°23'05"E

- ABBREVIATIONS
- AE= AERIAL EASEMENT
 - DE= DRAINAGE EASEMENT
 - PAE= PRIVATE ACCESS EASEMENT
 - PUE= PUBLIC UTILITY EASEMENT
 - SSE= SANITARY SEWER EASEMENT
 - SS= STORM SEWER EASEMENT
 - STM SE= UNOBSTRUCTED VISIBILITY EASEMENT
 - UVE= UTILITY 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
 - CAB. SHEET= CABINET, SHEET
 - VOL. PG.= VOLUME, PAGE
 - FOUND= FOUND
 - IR= IRON ROD
 - 5/8" IRON ROD W/ CAP= SET 5/8" IRON ROD W/ CAP
 - EXISTING 5/8" IRON ROD W/ CAP= EXISTING 5/8" IRON ROD W/ CAP
 - STREET NAME CHANGE= STREET NAME CHANGE
 - PIPELINE= PIPELINE

Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	36,809	0.8450	LANDSCAPE, OPEN SPACE AND UTILITIES
B	64,738	1.486	PIPELINE CORRIDOR
C	3,475	0.0798	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
D	6,566	0.1507	PIPELINE CORRIDOR
E	3,306	0.0759	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
F	10,273	0.2358	LANDSCAPE, OPEN SPACE AND UTILITIES
G	62,454	1.434	LANDSCAPE, OPEN SPACE AND UTILITIES
H	64,353	1.477	PARK SPACE, LANDSCAPE, OPEN SPACE AND UTILITIES
I	2,208	0.0507	LANDSCAPE, OPEN SPACE AND UTILITIES
TOTAL	254,182	5.835	

CALLED 56.54 ACRES TO SPUR CREEKHAVEN DEVELOPMENT, L.P. BCCF No. 2026000515 BCOPR

CALLED 225.1 ACRES TO SPUR CREEKHAVEN DEVELOPMENT, L.P. BCCF No. 2026000515 BCOPR



Section	No. of Lots	Public Park Req. (1 Ac/54 DU)	Private Park/ Dedication (Ac)	Private Park/ Credit (100%)	Public Park/ Credit (50%)	Park Credit Provided (Ac)	Remaining Park Credit (Ac)
1	169	3.130	3.019	3.019	-	3.019	-0.111
2	111	2.056	2.708	2.708	1.091	3.798	1.631
3	124	2.296	2.484	2.484	11.49	5.744	7.563
4	185	3.426	4.043	4.043	0.1557	4.120	8.257
5	182	3.370	5.293	5.293	0.1849	0.0925	5.385
6	148	2.741	0.4730	0.4730	1.893	0.946	1.419
TOTAL	919	17.02	18.02	18.02	15.90	7.951	25.97

COVER SHEET FINAL PLAT CREEKHAVEN SEC 4

A SUBDIVISION OF 39.46 ACRES OF LAND OUT OF THE DAVID TALLEY SURVEY, A-130 BRAZORIA COUNTY, TEXAS

185 LOTS 9 RESERVES 7 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** land solutions TPPE REGISTRATION NUMBER F-22671 8700 LAKESIDE BLVD, SUITE 200 THE WOODLANDS, TX 77380 832-823-2200 TPBS REGISTRATION NUMBER 10194692

CALLED 56.54 ACRES TO SPUR CREEKHAVEN DEVELOPMENT, L.P. BCCF No. 2026000515 BCOPR

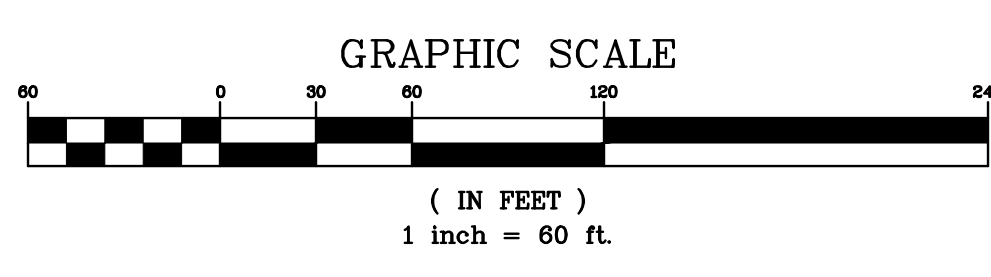


CALLLED 685.0622 ACRES (TRACT 4) TO SPUR CREEKHAVEN LAND, L.P. C.F. No. 2025014883 BCOPR

CALLLED 39.46 ACRES TO SPUR CREEKHAVEN DEVELOPMENT, L.P. BCCF No. 2026000515 BCOPR

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

- SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 12-INCHES ABOVE CROWN OF ROAD AND/OR 24-INCHES ABOVE BASE FLOOD ELEVATION.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
- THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5.
- OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
- ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
- PROHIBITED USE OF METAL PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
- PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNERS EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A "RECORDED DOCUMENT NUMBER" AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BOARD OF COMMISSIONERS.
- IT WILL BE THE PROPERTY OWNERS RESPONSIBILITY TO VERIFY IF ANY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 DEDICATED DRAINAGE EASEMENTS ARE ON OR CROSS THEIR PROPERTY. IF SO, THE PROPERTY OWNER WILL COMPLY AS STATED WITHIN THE RECORDED EASEMENT.
- PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE DISTRICT # 5 MANUAL SECTION 1, INTRODUCTION - SUB SECTION 1.5, PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES; TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5 RESOLUTION 2011-1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.



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
- UE= UTILITY 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
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- VOL _ PG _ = VOLUME, PAGE
- FND= FOUND
- IR= IRON ROD
- 5/8" IRON ROD W/ CAP
- EXISTING 5/8" IRON ROD W/ CAP
- STREET NAME CHANGE
- PIPELINE

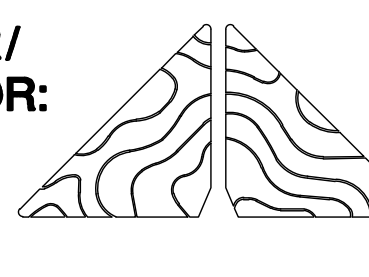
Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	36,809	0.8450	LANDSCAPE, OPEN SPACE AND UTILITIES
B	64,738	1.486	PIPELINE CORRIDOR
C	3,475	0.0798	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
D	6,566	0.1507	PIPELINE CORRIDOR
E	3,306	0.0759	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
F	10,273	0.2358	LANDSCAPE, OPEN SPACE AND UTILITIES
G	62,454	1.434	LANDSCAPE, OPEN SPACE AND UTILITIES
H	64,353	1.477	PARK SPACE, LANDSCAPE, OPEN SPACE AND UTILITIES
I	2,208	0.0507	LANDSCAPE, OPEN SPACE AND UTILITIES
TOTAL	254,182	5.835	

FINAL PLAT CREEKHAVEN SEC 4

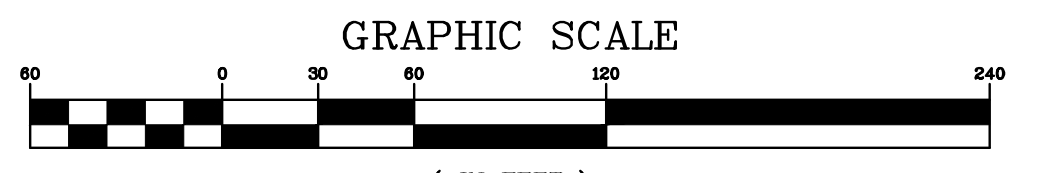
A SUBDIVISION OF 39.46 ACRES OF LAND OUT OF THE DAVID TALLEY SURVEY, A-130 BRAZORIA COUNTY, TEXAS

185 LOTS 9 RESERVES 7 BLOCKS MARCH 2026

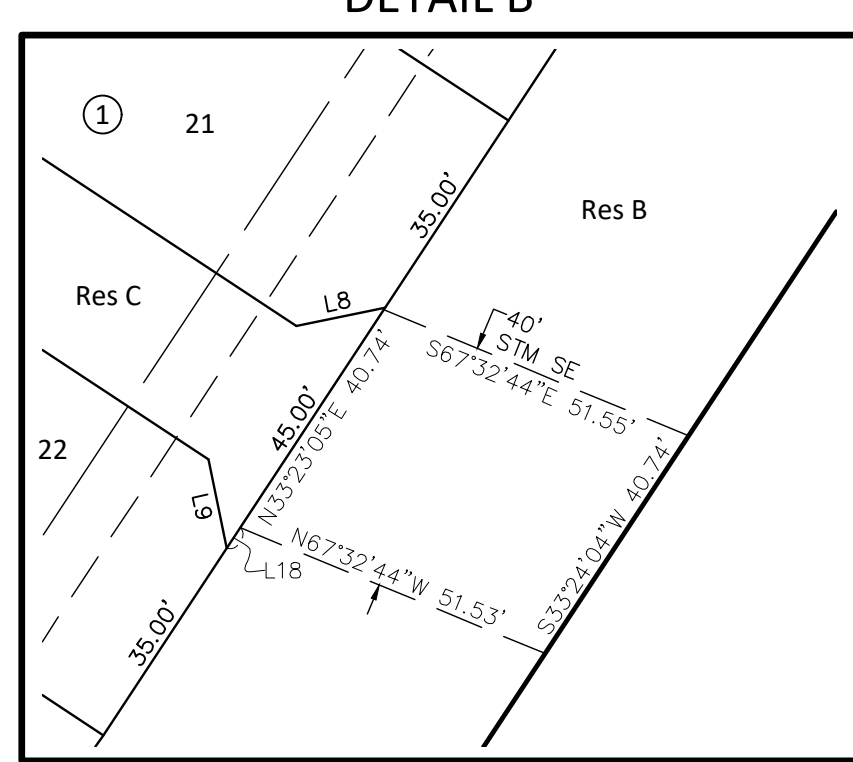
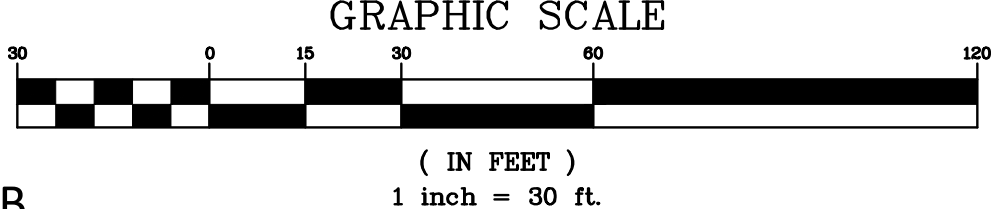
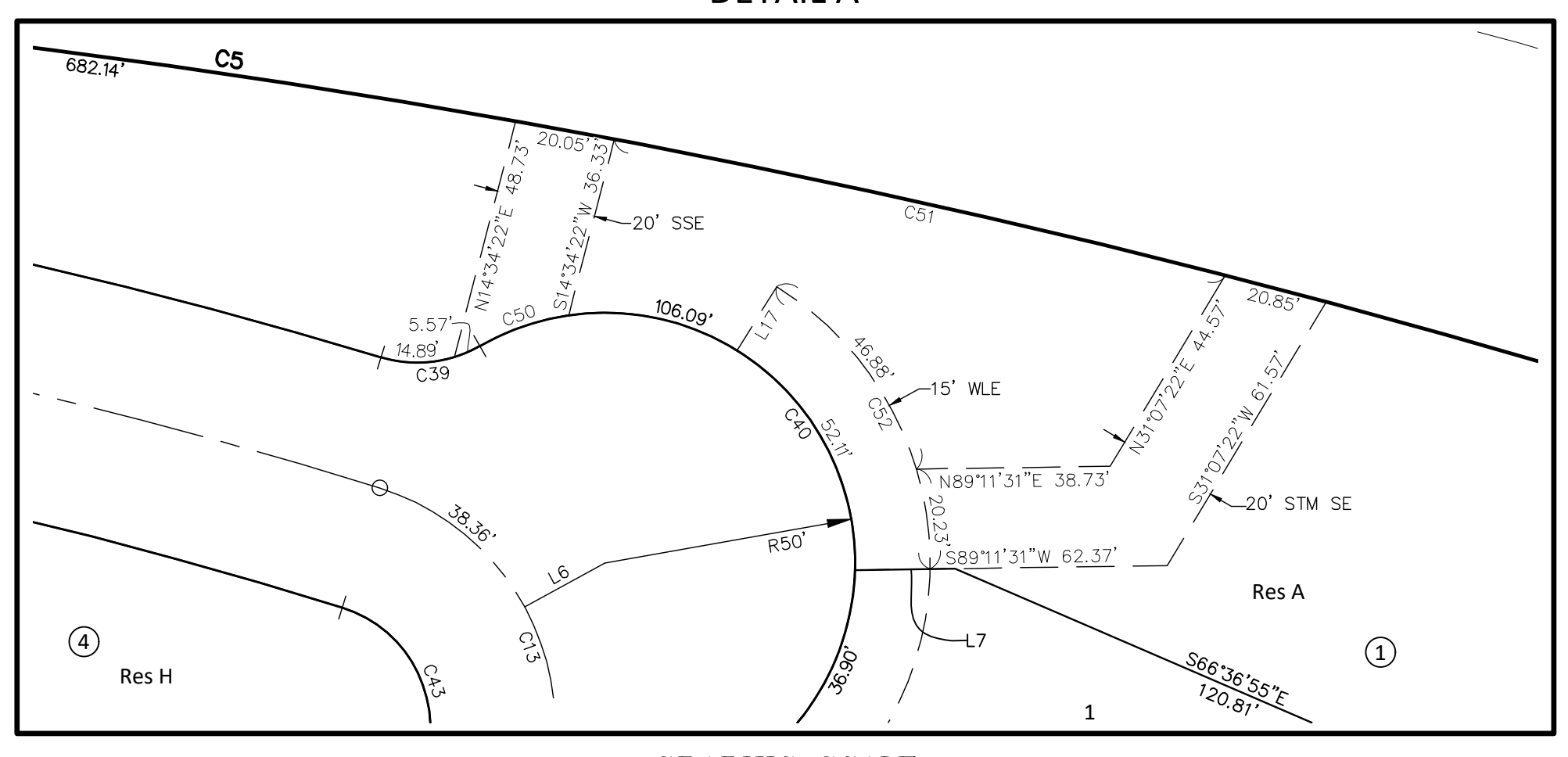
OWNER/ DEVELOPER: SPUR CREEKHAVEN LAND, L.P., A DELAWARE LIMITED PARTNERSHIP, 8433 ENTERPRISE CIRCLE, SUITE 100 LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/ SURVEYOR:  **ELEVATION** land solutions
 TBPE REGISTRATION NUMBER F-22671
 9700 LAKESIDE BLVD, SUITE 200
 THE WOODLANDS, TX 77380 832-823-2200
 TBPS REGISTRATION NUMBER 10194692

Reserve Area Table			
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**FINAL PLAT
CREEKHAVEN
SEC 4**

A SUBDIVISION OF 39.46 ACRES OF LAND
OUT OF THE
DAVID TALLEY SURVEY, A-130
BRAZORIA COUNTY, TEXAS

185 LOTS 9 RESERVES 7 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:**



CREEKHAVEN
SEC 3
BCCF No. 2024054388
BCOPR

CALLLED 39.46 ACRES TO
SPUR CREEKHAVEN
DEVELOPMENT, L.P.
BCCF No. 2026000515
BCOPR

POINT OF BEGINNING
N 13,705.997' 27"
E 3,102.024' 36"

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, SPUR CREEKHAVEN LAND, L.P., a Delaware limited partnership, acting by and through Brian Stidham, Managing Director, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 39.46 Acre tract described in the above and foregoing map of CREEKHAVEN SEC 4, 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 4, 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, Brazoria County, or any other governmental agency, the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, SPUR CREEKHAVEN LAND, L.P., a Delaware limited partnership, has caused these presents to be signed by Brian Stidham, Managing Director, thereunto authorized this _____ day of _____, 20____

SPUR CREEKHAVEN LAND, L.P., a Delaware limited partnership,

By: _____
Brian Stidham
Managing Director

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared Brian Stidham, Authorized Person, being an officer 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

Printed Name: _____

My Commission expires _____

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

Dinh V. Ho, P.E.

Commissioner's signature for final approval:

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

Lee Walden, P.E. Date
President

Kerry Osburn Date
Vice President

Brandon Middleton Date
Secretary/Treasurer

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

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

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

Paul R. Bretherton
Texas Registration No. 5977

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

Wil Kennedy
Mayor

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

Demond Woods

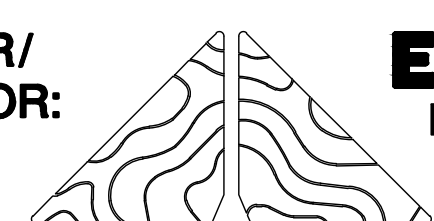
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