

Tuesday, May 26, 2026

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

Re: Creekhaven Section 6 Amending Plat No. 1
Letter of Recommendation to Approve
COIC Project No. 8113
Adico, LLC Project No. 710-26-002-025


Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal of Creekhaven Section 6 Amending Plat No. 1, received on or about May 22, 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 amending plat as resubmitted on May 22, 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, May 27, 2026, for consideration at the June 2, 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: 710-26-002-025

A METES & BOUNDS description of a certain 41.35 acre (1,801,312 square feet) tract of land situated in the David Talley Survey, Abstract No. 130, in Brazoria County, Texas, being all of a certain 41.35 acre tract conveyed to Spur Creekhaven Development, L.P. by deed recorded in Clerk's File No. 2026000515, Brazoria County Official Public Records; said 41.35 acre (1,801,312 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 northwest corner of Restricted Reserve G, Block 2, of Creekhaven Sec 3 according to the plat thereof recorded in Clerk's File No. 2024054388, Brazoria County Map Records;

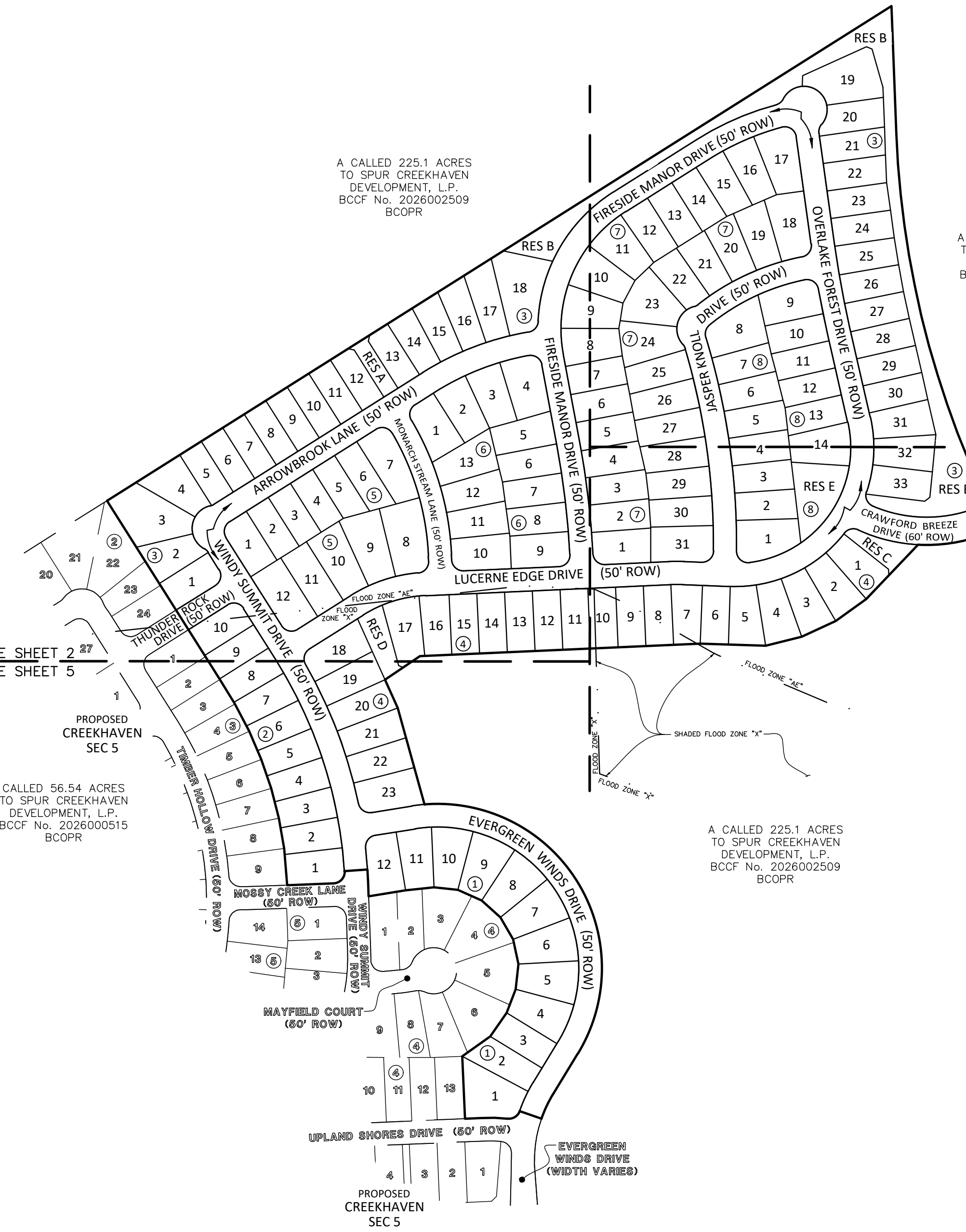
THENCE, North 14°10'38" West, 522.21 feet to a 5/8-inch iron rod (with cap) found, being the southerly southeast corner of said called 41.35 acre tract and being the southerly southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, along the south, west, north, and east lines of said called 41.35 acre tract, the following forty-seven (47) courses and distances:

- 1. North 70°45'41" West, 50.00 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
2. Along said curve to the right in a southwesterly 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 South 57°38'37" West, 31.06 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a reverse curve to the left;
3. Along said reverse curve to the left in a westerly 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 North 88°12'43" West, 55.72 feet to a 5/8-inch iron rod (with cap) found;
4. South 87°31'40" West, 36.41 feet to a 5/8-inch iron rod (with cap) found, being the southerly southwest corner of said called 41.35 acre tract and being the southerly southwest corner of the herein described tract;
5. North 02°28'20" West, 135.00 feet to a 5/8-inch iron rod (with cap) found;
6. North 54°33'29" East, 74.13 feet to a 5/8-inch iron rod (with cap) found;
7. North 34°54'52" East, 62.13 feet to a 5/8-inch iron rod (with cap) found;
8. North 21°05'17" East, 54.86 feet to a 5/8-inch iron rod (with cap) found;
9. North 05°58'57" East, 54.64 feet to a 5/8-inch iron rod (with cap) found;
10. North 11°59'13" West, 54.68 feet to a 5/8-inch iron rod (with cap) found;
11. North 29°59'04" West, 54.81 feet to a 5/8-inch iron rod (with cap) found;
12. North 47°55'43" West, 54.36 feet to a 5/8-inch iron rod (with cap) found;
13. North 66°07'30" West, 56.33 feet to a 5/8-inch iron rod (with cap) found;
14. North 83°56'01" West, 52.02 feet to a 5/8-inch iron rod (with cap) found;
15. South 84°04'45" West, 61.94 feet to a 5/8-inch iron rod (with cap) found;
16. South 80°55'15" West, 80.68 feet to a 5/8-inch iron rod (with cap) found;
17. North 02°10'29" West, 29.74 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
18. Along said curve to the left in a northerly 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 North 02°57'28" West, 28.01 feet to a 5/8-inch iron rod (with cap) found;
19. South 86°15'34" West, 50.00 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
20. Along said curve to the right in a southwesterly 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 South 42°02'32" West, 35.84 feet to a 5/8-inch iron rod (with cap) found;
21. South 87°49'31" West, 99.99 feet to a 5/8-inch iron rod (with cap) found, being the westerly southwest corner of said called 41.35 acre tract and being the westerly southwest corner of the herein described tract;
22. North 04°40'29" West, 79.65 feet to a 5/8-inch iron rod (with cap) found;
23. North 09°50'55" West, 66.37 feet to a 5/8-inch iron rod (with cap) found;
24. North 14°19'24" West, 66.37 feet to a 5/8-inch iron rod (with cap) found;
25. North 18°47'54" West, 66.37 feet to a 5/8-inch iron rod (with cap) found;
26. North 23°16'23" West, 66.37 feet to a 5/8-inch iron rod (with cap) found;
27. North 27°44'52" West, 66.37 feet to a 5/8-inch iron rod (with cap) found;
28. North 31°38'15" West, 62.32 feet to a 5/8-inch iron rod (with cap) found;
29. North 32°14'44" West, 457.23 feet to a 5/8-inch iron rod (with cap) found, being on the southeast line of a pipeline easement (as defined width, proposed 70-foot wide) by deeds recorded in Volume 823, Page 341, and Volume 907, Page 171, Brazoria County Deed Records, being the northwest corner of said called 41.35 acre tract, and being the northwest corner of the herein described tract;
30. North 57°45'16" East, along the southeast line of said pipeline easement, 2,004.98 feet to a 5/8-inch iron rod (with cap) found, being the northeast corner of said called 41.35 acre tract and being the northeast corner of the herein described tract;
31. South 02°12'48" East, 275.50 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
32. Along said curve to the left in a southerly direction, with a radius of 2,040.00 feet, a central angle of 22°29'11", an arc length of 798.25 feet, and a chord bearing South 13°25'23" East, 793.17 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a reverse curve to the right;
33. Along said reverse curve to the right in a southwesterly direction, with a radius of 30.00 feet, a central angle of 94°29'51", an arc length of 49.48 feet, and a chord bearing South 22°36'57" West, 44.06 feet to a 5/8-inch iron rod (with cap) found;
34. South 20°08'07" East, 60.00 feet to a 5/8-inch iron rod (with cap) found, being the easterly southeast corner of said called 41.35 acre tract, being the easterly southeast corner of the herein described tract, and being the beginning of a curve to the right;
35. Along said curve to the right in a westerly direction, with a radius of 355.00 feet, a central angle of 23°07'43", an arc length of 143.30 feet, and a chord bearing South 81°25'44" West, 142.33 feet to a 5/8-inch iron rod (with cap) found;
36. South 43°39'53" West, 162.52 feet to a 5/8-inch iron rod (with cap) found;
37. South 54°23'03" West, 80.89 feet to a 5/8-inch iron rod (with cap) found;
38. South 65°06'13" West, 80.89 feet to a 5/8-inch iron rod (with cap) found;
39. South 75°49'23" West, 80.89 feet to a 5/8-inch iron rod (with cap) found;
40. North 88°01'12" West, 141.29 feet to a 5/8-inch iron rod (with cap) found;
41. South 87°25'51" West, 606.39 feet to a 5/8-inch iron rod (with cap) found;
42. South 55°53'59" West, 91.38 feet to a 5/8-inch iron rod (with cap) found;
43. South 24°13'33" East, 66.84 feet to a 5/8-inch iron rod (with cap) found;
44. South 15°30'17" East, 216.85 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
45. Along said curve to the right in a southeasterly direction, with a radius of 355.00 feet, a central angle of 125°55'05", an arc length of 780.18 feet, and a chord bearing South 31°35'43" East, 632.38 feet to a 5/8-inch iron rod (with cap) found;
46. South 31°21'50" West, 102.95 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
47. Along said curve to the left in a southwesterly direction, with a radius of 275.00 feet, a central angle of 12°07'31", an arc length of 58.20 feet, and a chord bearing South 25°18'04" West, 58.09 feet to the POINT OF BEGINNING, CONTAINING 41.35 acres (1,801,312 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

FINAL PLAT NOTES:

- 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 1.00013789.
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 STAMPED "ELS".
7. PRIMARY BENCHMARK: NGS MONUMENT DESIGNATION HG85 75, PID AW5683, WITH A PUBLISHED ELEVATION OF 481 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, 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 ADJUT 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 THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
13. ALL EASEMENT ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.



Reserve Area Table
Table with 4 columns: Reserve Letter, Area (Sq Ft), Area (Ac), Usage Restricted To. Rows include A, B, C, D, E, and TOTAL.

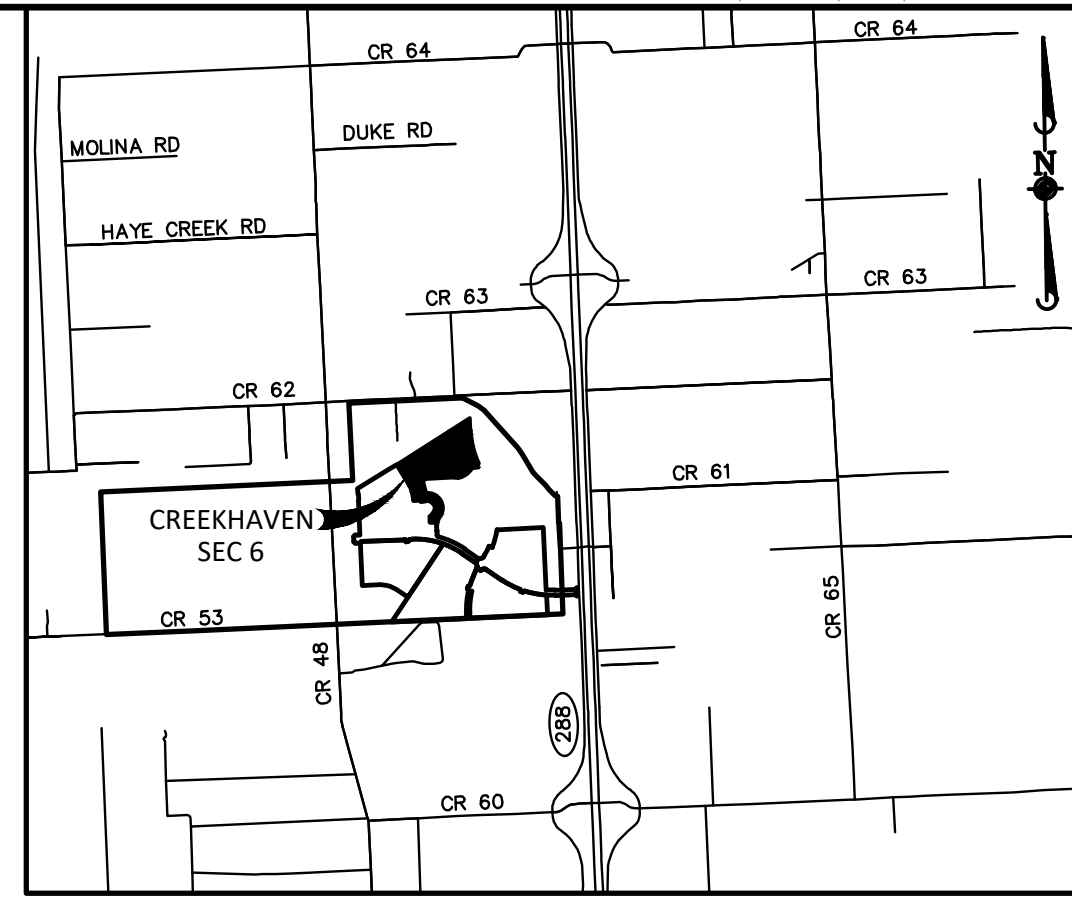
Creekhaven Parkland Table
Table with 8 columns: Section, No. of Lots, Public Park Requirement (1 Ac/54 DU), Private Park/Requirement (Open Space Dedication (Ac)), Private Park/Credit (100%), Public Park/Dedication (Ac) (Detention/Drainage), Public Park/Credit (50%), Park Credit Provided (Ac), Remaining Park Credit (Ac). Rows include sections 1 through 6 and a TOTAL row.

- 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 THE 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.

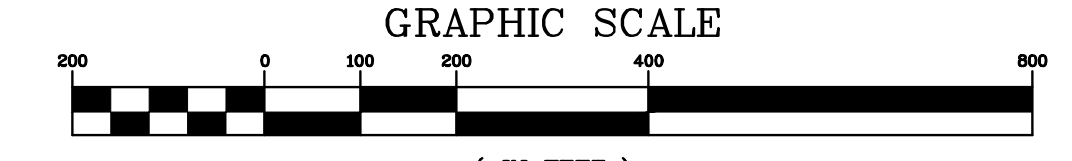
- 28. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
29. OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
30. FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER 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 SUBDIVISION 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 5.
35. THIS PLAT IS SUBJECT TO THE BLANKET UTILITY EASEMENT DATED FEBRUARY 18, 2028 AND RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER 2026008186.

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 PROPER 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 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.



VICINITY MAP BRAZORIA COUNTY KEY MAP: 728 A NOT TO SCALE



(IN FEET) 1 inch = 200 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
UVE= UNOBSTRUCTED VISIBILITY EASEMENT
UE= UTILITY EASEMENT
WLE= WATER LINE EASEMENT
BL= BUILDING LINE
PVT= PRIVATE RIGHT-OF-WAY
ROW= RIGHT-OF-WAY
BCCF= BRAZORIA COUNTY CLERK'S FILE
BCDR= BRAZORIA COUNTY DEED RECORDS
BCMR= BRAZORIA COUNTY MAP RECORDS
BCOPR= BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
VOL... PG...= VOLUME, PAGE
FND= FOUND
IR= IRON ROD
o= SET 5/8" IRON ROD W/ CAP
- = STREET NAME CHANGE

CREEKHAVEN SEC 6 AMENDING PLAT No. 1

A SUBDIVISION OF 41.35 ACRES OF LAND OUT OF THE DAVID TALLEY SURVEY, A-130 BRAZORIA COUNTY, TEXAS

148 LOTS 5 RESERVES 8 BLOCKS MAY 2026

PURPOSE OF REPLAT: TO CORRECT STREET NAME SCRIVENERS ERRORS ON SHEET 4

OWNER/ DEVELOPER: SPUR CREEKHAVEN DEVELOPMENT, L.P., A DELAWARE LIMITED PARTNERSHIP 9040 TOWN CENTER PARKWAY, SUITE 200 LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/SURVEYOR: ELEVATION land solutions. Includes logo and contact information for TBPB and TBPB registration numbers.

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	798.25'	2,040.00'	022°25'11"	793.17'	S13°25'23"E
C2	49.48'	30.00'	094°29'51"	44.06'	N22°36'57"E
C3	143.30'	355.00'	023°07'43"	142.33'	N81°25'44"E
C4	780.18'	355.00'	125°55'05"	632.38'	N31°35'43"W
C5	58.20'	275.00'	012°07'31"	58.09'	S25°18'04"W
C6	33.51'	25.00'	076°48'37"	31.06'	N57°38'37"E
C7	55.77'	375.00'	008°31'16"	55.72'	N88°12'43"W
C8	28.01'	1,025.00'	001°33'56"	28.01'	N02°57'28"W
C9	39.95'	25.00'	091°33'56"	35.84'	N42°02'32"E
C10	63.49'	300.00'	012°07'31"	63.37'	S25°18'04"W
C11	751.30'	330.00'	130°26'35"	599.24'	S33°51'28"E
C12	497.51'	1,000.00'	028°30'18"	492.39'	N17°59'35"W
C13	78.54'	50.00'	090°00'00"	70.71'	N12°45'16"E
C14	310.77'	600.00'	029°40'35"	307.31'	N17°24'26"W
C15	279.14'	600.00'	026°39'20"	276.62'	N71°04'56"E
C16	253.05'	1,800.00'	008°03'17"	252.84'	N06°35'47"W
C17	387.86'	325.00'	068°22'42"	365.25'	N23°33'56"E
C18	179.02'	600.00'	017°05'44"	178.36'	N66°18'08"E
C19	84.82'	50.00'	097°12'06"	75.01'	S56°32'57"E
C20	186.95'	2,200.00'	004°52'08"	186.90'	S10°22'58"E
C21	275.38'	325.00'	048°32'53"	267.22'	S85°51'41"E
C22	504.57'	275.00'	105°07'33"	436.71'	N39°44'45"E
C23	512.44'	1,500.00'	019°34'25"	509.95'	N07°10'23"W
C24	59.11'	50.00'	067°44'11"	55.73'	N18°54'30"E
C25	263.05'	500.00'	030°08'37"	260.03'	N65°50'54"E
C26	29.80'	350.00'	004°52'40"	29.79'	S89°52'11"W
C27	155.39'	300.00'	029°40'35"	153.65'	S72°35'34"W
C28	38.08'	25.00'	087°16'14"	34.50'	S37°17'08"W
C29	38.08'	25.00'	087°16'14"	34.50'	S55°26'38"E
C30	38.22'	25.00'	087°35'58"	34.61'	S13°57'17"W
C31	39.27'	25.00'	090°00'00"	35.36'	S77°14'44"E
C32	39.27'	25.00'	090°00'00"	35.36'	N77°14'44"W
C33	39.27'	25.00'	090°00'00"	35.36'	N12°45'16"E
C34	12.52'	25.00'	028°42'03"	12.39'	N46°35'45"W
C35	120.46'	50.00'	138°02'04"	93.37'	S08°04'15"W
C36	8.44'	25.00'	019°20'01"	8.40'	N67°25'17"E
C37	39.27'	25.00'	090°00'00"	35.36'	S12°45'16"W
C38	40.11'	25.00'	091°55'56"	35.95'	N78°16'46"W
C39	38.56'	25.00'	088°21'54"	34.85'	S13°34'19"W
C40	39.23'	25.00'	089°55'00"	35.33'	N55°34'56"W
C41	33.85'	25.00'	077°34'59"	31.32'	N41°33'11"E
C42	20.87'	25.00'	047°50'23"	20.27'	N50°59'37"E
C43	168.21'	50.00'	192°45'14"	99.38'	N56°32'58"W
C44	20.85'	25.00'	047°46'33"	20.25'	S15°56'23"W
C45	42.41'	25.00'	097°12'06"	37.51'	N56°32'57"W
C46	37.91'	25.00'	086°52'28"	34.38'	N35°29'20"E
C47	39.77'	25.00'	091°09'03"	35.71'	N55°56'20"W
C48	37.20'	25.00'	085°15'24"	33.86'	S24°09'27"E
C49	33.45'	25.00'	076°39'38"	31.01'	S76°20'28"W
C50	42.72'	25.00'	097°53'45"	37.71'	S48°18'30"E
C51	39.99'	25.00'	091°39'38"	35.86'	N46°28'43"E
C52	10.99'	25.00'	025°10'35"	10.90'	N29°08'18"W
C53	101.96'	50.00'	116°49'59"	85.19'	S16°41'24"W
C54	10.19'	25.00'	023°21'33"	10.12'	N63°25'37"E
C55	29.56'	25.00'	067°44'11"	27.86'	S16°54'30"W
C56	39.11'	25.00'	089°38'21"	35.24'	S47°44'58"E
C57	39.44'	25.00'	090°22'53"	35.47'	N42°14'25"E
C58	39.27'	25.00'	090°00'00"	35.36'	S47°34'09"E
C59	38.19'	25.00'	087°31'21"	34.58'	N41°11'32"E

Line #	Length	Direction
L1	50.00'	N70°45'41"W
L2	36.41'	S87°31'40"W
L3	74.13'	N54°33'29"E
L4	62.13'	N34°54'52"E
L5	54.86'	N21°05'17"E
L6	54.64'	N05°58'57"E
L7	54.68'	N11°59'13"W
L8	54.81'	N29°59'04"W
L9	54.36'	N47°55'43"W
L10	56.33'	N66°07'30"W
L11	52.02'	N83°56'01"W
L12	61.94'	S84°04'45"W
L13	80.68'	S80°55'15"W
L14	29.74'	N02°10'29"W
L15	50.00'	S86°15'34"W
L16	79.65'	N04°40'29"W
L17	66.37'	N09°50'55"W
L18	66.37'	N14°19'24"W
L19	66.37'	N18°47'54"W
L20	66.37'	N23°16'23"W
L21	66.37'	N27°44'52"W
L22	62.32'	N31°38'15"W
L23	281.02'	N32°14'44"W
L24	5.00'	S81°44'18"E
L25	31.46'	N32°14'44"W
L26	61.11'	N02°34'09"W
L27	38.35'	N02°34'09"W
L28	25.00'	N33°27'03"E
L29	20.66'	S61°35'15"E
L30	11.75'	N73°34'00"W
L31	30.32'	N80°55'13"E
L32	11.11'	S02°34'09"E
L33	11.44'	N02°34'09"W
L34	14.14'	S77°14'44"E
L35	14.14'	S12°45'16"W
L36	23.36'	S01°50'47"W
L37	13.08'	N65°16'13"W
L38	14.04'	N51°11'24"E
L39	13.47'	N04°00'55"W
L40	10.63'	S69°41'06"E
L41	70.27'	S02°34'09"E
L42	76.42'	S00°05'05"W
L43	58.47'	S03°59'00"E
L44	58.41'	S06°29'01"E
L45	59.11'	S07°31'07"E
L46	55.75'	S09°31'11"W
L47	55.75'	S27°51'06"W
L48	55.78'	S46°01'37"W
L49	59.11'	S82°03'06"W

Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	4,780.00	0.1097	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
B	77,665.16	1.783	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
C	6,067.80	0.1393	LANDSCAPE, OPEN SPACE AND UTILITIES
D	7,142.51	0.1640	LANDSCAPE, OPEN SPACE AND UTILITIES
E	13,460.69	0.3090	LANDSCAPE, OPEN SPACE AND UTILITIES
TOTAL	109,116.16	2.505	

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

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CREEKHAVEN SEC 6
AMENDING PLAT No. 1

A SUBDIVISION OF 41.35 ACRES OF LAND OUT OF THE DAVID TALLEY SURVEY, A-130 BRAZORIA COUNTY, TEXAS

148 LOTS 5 RESERVES 8 BLOCKS

MAY 2026

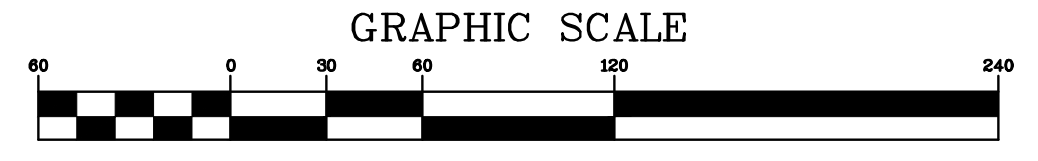
PURPOSE OF REPLAT: TO CORRECT STREET NAME SCRIVENERS ERRORS ON SHEET 4

OWNER/ DEVELOPER: SPUR CREEKHAVEN DEVELOPMENT, L.P., A DELAWARE LIMITED PARTNERSHIP, 9040 TOWN CENTER PARKWAY, SUITE 200 LAKEWOOD RANCH, FLORIDA 34202

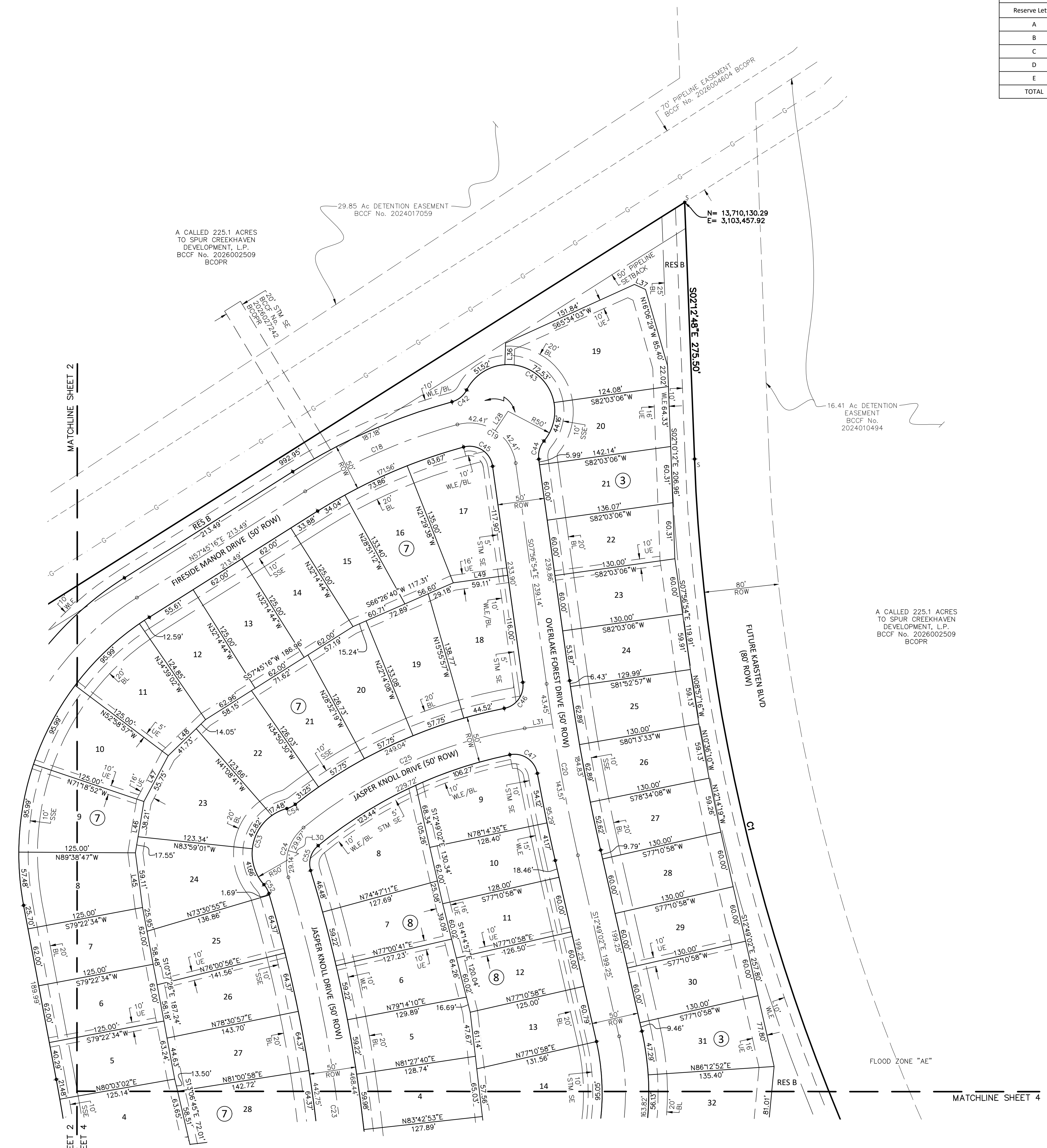
ENGINEER/ SURVEYOR:

ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
8700 LAKEVIEW BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPE REGISTRATION NUMBER 10194692

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A CALLED 225.1 ACRES TO SPUR CREEKHAVEN DEVELOPMENT, L.P. BCCF No. 2026002509 BCOPR

N= 13,710,130.29
E= 3,103,457.92

16.41 Ac DETENTION EASEMENT BCCF No. 2024010494

A CALLED 225.1 ACRES TO SPUR CREEKHAVEN DEVELOPMENT, L.P. BCCF No. 2026002509 BCOPR

FLOOD ZONE "AE"

**CREEKHAVEN SEC 6
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148 LOTS 5 RESERVES 8 BLOCKS

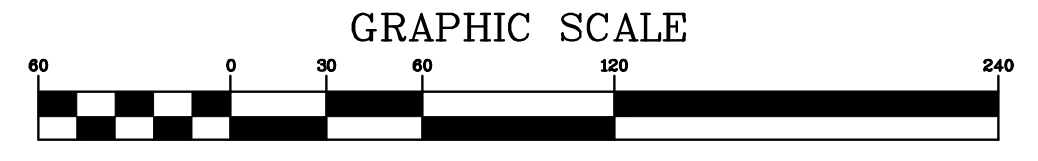
MAY 2026

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SCRIVENERS ERRORS ON SHEET 4

**OWNER/
DEVELOPER:** SPUR CREEKHAVEN DEVELOPMENT, L.P.,
A DELAWARE LIMITED PARTNERSHIP
9040 TOWN CENTER PARKWAY, SUITE 200
LAKEWOOD RANCH, FLORIDA 34202

**ENGINEER/
SURVEYOR:**  **ELEVATION**
land solutions
TBP REGISTRATION NUMBER F-22671
8700 LAKEVIEW BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
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A CALLED 225.1 ACRES TO SPUR CREEKHAVEN DEVELOPMENT, L.P. BCCF No. 2026002509 BCOPR

N= 13,708,986.65
E= 3,103,656.37

21.80 Ac DETENTION EASEMENT BCCF No. 2026014038

A CALLED 225.1 ACRES TO SPUR CREEKHAVEN DEVELOPMENT, L.P. BCCF No. 2026002509 BCOPR

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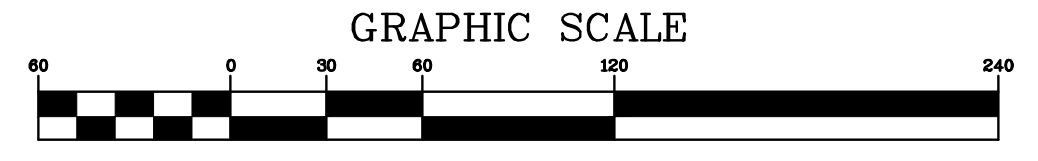
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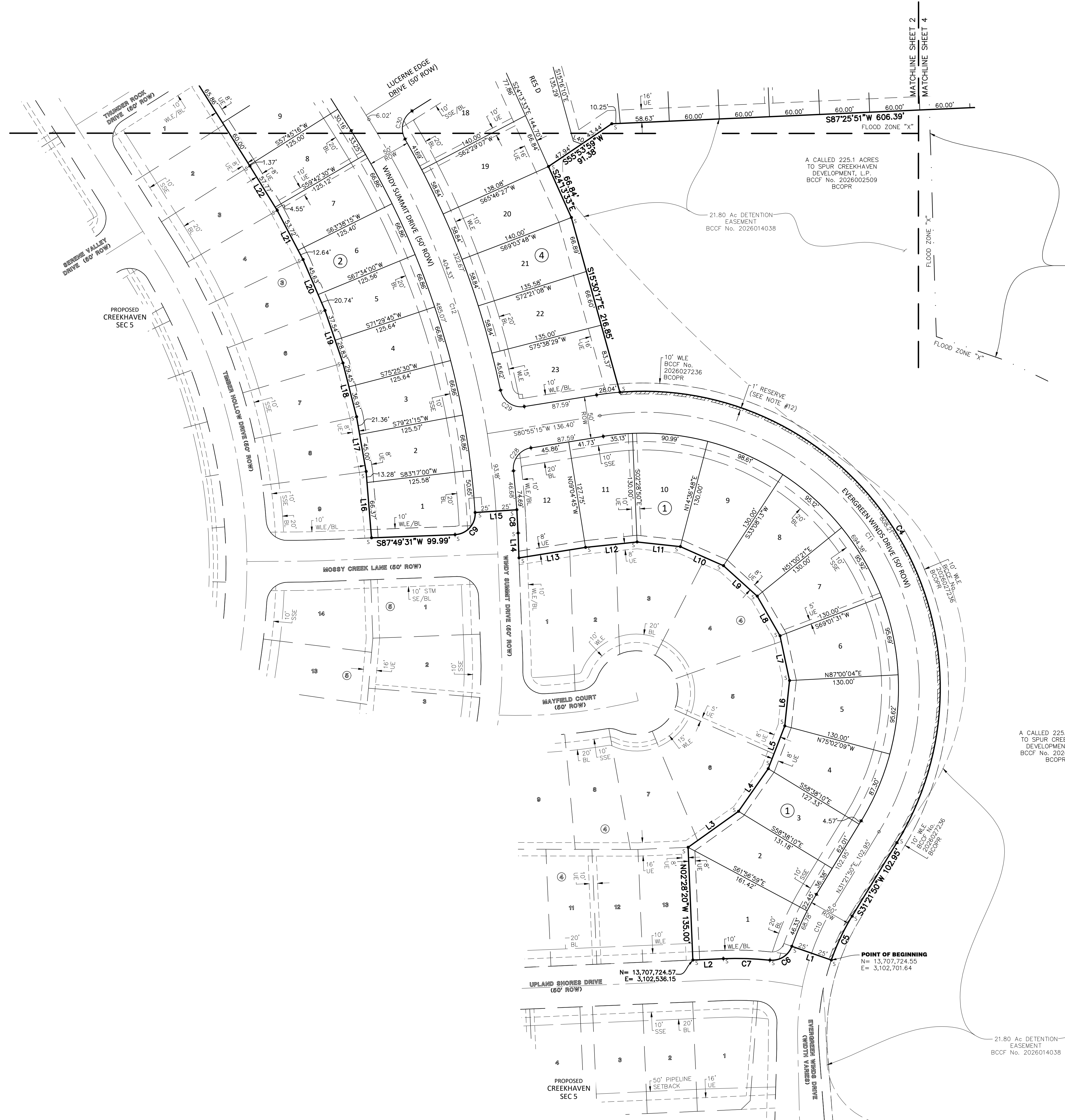
OWNER/ DEVELOPER: SPUR CREEKHAVEN DEVELOPMENT, L.P., A DELAWARE LIMITED PARTNERSHIP, 9040 TOWN CENTER PARKWAY, SUITE 200 LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/ SURVEYOR: **ELEVATION land solutions**
 TBPE REGISTRATION NUMBER F-22671
 8709 LAKEVIEW BLVD, SUITE 200
 THE WOODLANDS, TX 77381 832-823-2200
 TBPS REGISTRATION NUMBER 10194692

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**CREEKHAVEN SEC 6
AMENDING PLAT No. 1**

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OUT OF THE
DAVID TALLEY SURVEY, A-130
BRAZORIA COUNTY, TEXAS

148 LOTS 5 RESERVES 8 BLOCKS

MAY 2026

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SCRIVENERS ERRORS ON SHEET 4

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DEVELOPER:** SPUR CREEKHAVEN DEVELOPMENT, L.P.,
A DELAWARE LIMITED PARTNERSHIP
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LAKEWOOD RANCH, FLORIDA 34202

**ENGINEER/
SURVEYOR:**  **ELEVATION**
land solutions
TBP REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBP REGISTRATION NUMBER 10194692

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, SPUR CREEKHAVEN DEVELOPMENT, L.P., a Delaware limited partnership, acting by and through Brian Stidham, Authorized Signer, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 41.35 Acre tract described in the above and foregoing map of CREEKHAVEN SEC 6, 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 6, 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 DEVELOPMENT, L.P., a Delaware limited partnership, has caused these presents to be signed by Brian Stidham, Authorized Signer, thereunto authorized this _____ day of _____, 20____.

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

By: _____
Brian Stidham
Authorized Signer

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

Wil Kennedy
Mayor

Margaret Madariaga
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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared Brian Stidham, Authorized Signer, being an officer of SPUR CREEKHAVEN DEVELOPMENT, L.P., a Delaware limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and 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, Joel K. Nalley, 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.

Joel K. Nalley, RPLS
Texas Registration No. 6525

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

**CREEKHAVEN SEC 6
AMENDING PLAT No. 1**

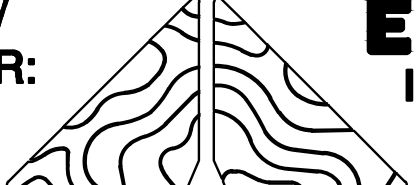
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