

Monday, July 28, 2025

Jacob Guerrero
META Planning and Design, LLC
24285 Katy Freeway, Suite 525
Katy, TX 77494
jguerrero@meta-pd.com

Re: Creekhaven Section 4 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 6643
ALLC Project No. 710-25-002-028

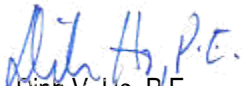
Dear Mr. Guerrero:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Creekhaven Section 4 Preliminary Plat, received on or about July 24, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

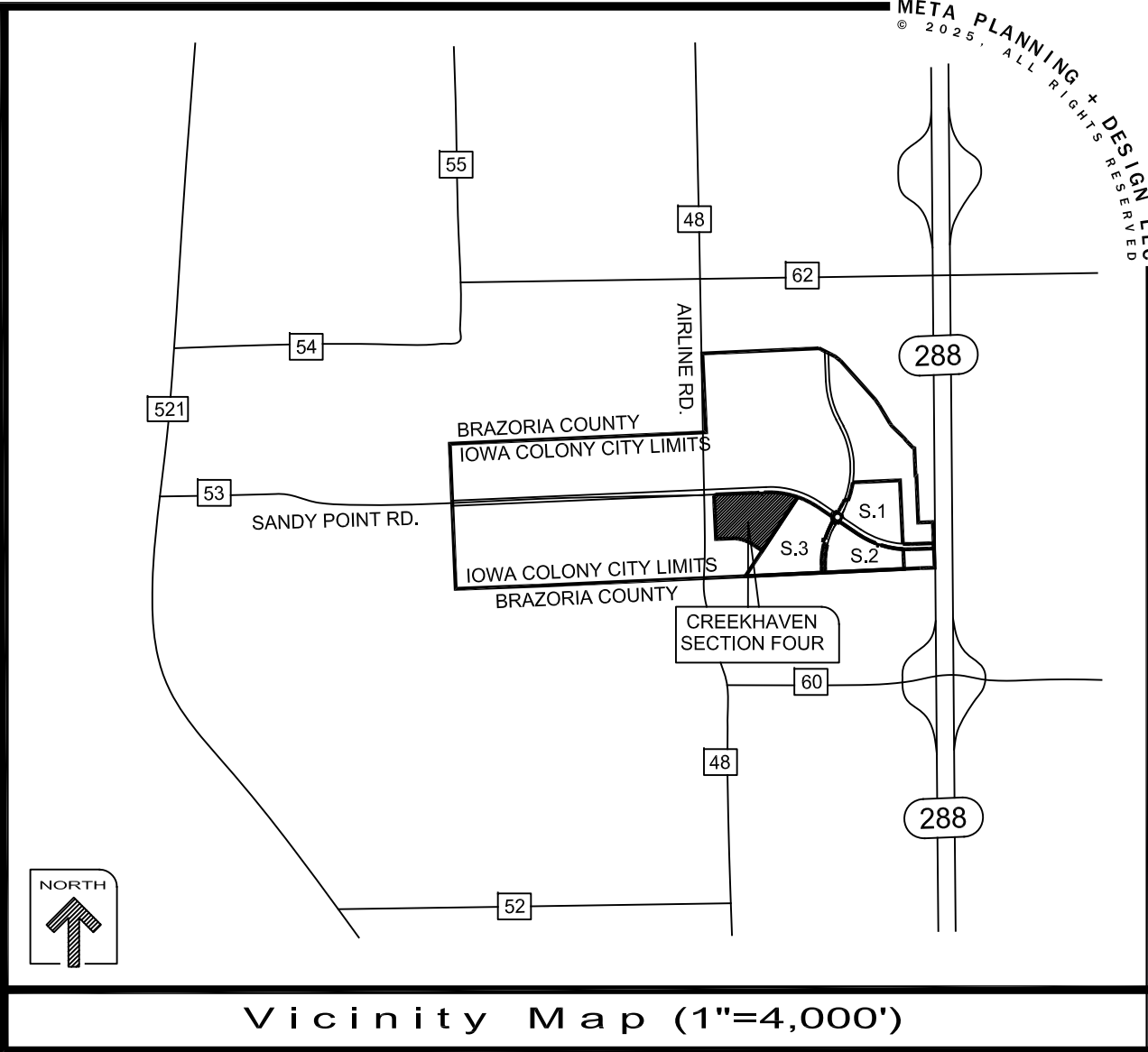
Based on our review, we have no objection to the plat as resubmitted on July 24, 2025. Please provide ten (10) folded copies of the plat Kayleen Rosser, City Secretary, by no later than Wednesday, July 30, 2025, for consideration at the August 5, 2025, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
File: 710-25-002-028



- GENERAL NOTES
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
 - The Coordinates shown herein are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998642185.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C010K, dated December 30, 2020, the property lies within Unshaded Zone X. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Elevation Land Solutions, assumes no liability as to the accuracy of the location of the flood zone lines. This flood statement shall not create liability on the part of Elevation Land Solutions.
 - 'B.C.P.R.' indicates Brazoria County Official Public Records.
'B.C.D.' indicates Brazoria County Deed Records.
'S.L.' indicates Binding Line.
'B.E.' indicates Drainage Easement.
'P.O.' indicates Page.
'P.O.B.' indicates Point of Beginning.
'P.U.E.' indicates Public Utility Easement.
'R.' indicates Right-of-Way.
'R.O.W.' indicates Right-of-Way.
'U.E.' indicates Utility Easement.
'V.O.' indicates Volume.
'---' indicates change in street name.
 - The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County Drainage District No. 5.
 - Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
 - The Developer /Homeowners' Association shall be responsible for maintenance of all reserves.
 - Contour lines shown herein are based on the NGS Benchmark E 306 being noted herein.
 - Preliminary. This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
 - The approval of the preliminary plat shall expire within 180 months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
 - One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and be reversion in the decedent, his heirs, assigns, or successors.
 - The emergency access provided must be 20 feet in width and have a traffic load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).
 - This plat contains Type II lots, and is subject to such regulations defined in the Development agreement between Hines Interests and the City of Iowa Colony dated August 15, 2022.

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.85	37,040	LANDSCAPE/ OPEN SPACE
B	1.48	64,738	LANDSCAPE/ OPEN SPACE/ UTILITIES
C	0.07	3,475	LANDSCAPE/ OPEN SPACE
D	0.22	9,822	LANDSCAPE/ OPEN SPACE
E	0.23	10,272	LANDSCAPE/ OPEN SPACE
F	1.45	63,344	LANDSCAPE/ OPEN SPACE
G	1.47	64,392	LANDSCAPE/ OPEN SPACE
H	0.05	2,207	LANDSCAPE/ OPEN SPACE
	5.82	255,290	TOTAL

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE APPOINTMENTED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF IOWA COLONY PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THE LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

LINE	BEARING	DISTANCE
L1	N 87°31'40" E	37.16'
L2	N 57°41'49" W	78.25'
L3	N 62°35'54" W	77.23'
L4	N 67°50'13" W	77.23'
L5	N 73°04'32" W	77.23'
L6	N 78°18'51" W	77.23'
L7	N 83°46'55" W	77.22'
L8	N 77°13'22" E	60.00'

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	30.00'	100°18'18"	52.52'	N 37°22'31" E	46.07'
C2	1940.00'	21°42'09"	734.83'	S 81°37'16" E	730.45'
C3	35.00'	90°15'21"	55.13'	N 42°23'59" E	49.61'
C4	30.00'	82°55'38"	43.42'	S 51°00'31" E	39.73'
C5	355.00'	03°13'56"	20.03'	S 11°09'40" E	20.02'

PARKLAND BANK							
SEC	NUMBER OF LOTS	PUBLIC PARK REQUIREMENT (1AC /54 DU)	PRIVATE PARK/ OPEN SPACE DEDICATION	PRIVATE PARK/ CREDIT (100%)	PRIVATE PARK/ DEDICATION DRAINAGE/DETENTION	PRIVATE PARK/ CREDIT (50%)	PARK CREDIT PROVIDED (AC)
SEC 1	169	3.130	3.019	3.019	—	—	3.019
SEC 2	111	2.056	2.078	2.078	2.181	1.091	3.798
SEC 3	124	2.296	2.484	2.484	11.49	5.744	8.228
SEC 4	185	3.426	5.82	5.82	—	—	5.82
TOTAL	589	10.908	13.401	13.401	13.671	6.835	20.856

CREEKHAVEN SEC 4

BEING 39.45 ACRES OF LAND CONTAINING 185 LOTS AND EIGHT RESERVES IN SEVEN BLOCKS.

OUT OF THE DAVID TALLY LEAGUE, A-130 IOWA COLONY, BRAZORIA COUNTY, TEXAS

OWNER: SPUR CREEKHAVEN DEVELOPMENT, L.P. 2450 FONDERN RD HOUSTON, TX, 77063

ENGINEER/SURVEYOR: ELEVATION LAND SOLUTIONS 9709 LAKESIDE BLVD., STE 200, THE WOODLANDS, TX, 77381 (832)-823-2200 TBPLS FIRM REGISTRATION No. 10194692

PLANNER:



META PLANNING + DESIGN LLC 24285 KATY FREEWAY, SUITE 525 KATY, TEXAS 77494 | TEL: 281-810-1422