

Wednesday, November 27, 2024

Merrett Huddleston  
Elevation Land Solutions  
9709 Lakeside Blvd., Suite 200  
The Woodlands, TX 77381

Re: Creekhaven Section 2 Final Plat  
Letter of Recommendation to Approve  
COIC Project No. 3859  
Adico Project No. 16007-2-365

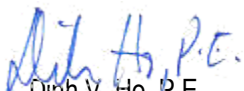
Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the fourth submittal of Creekhaven Section 2 Final Plat, received on or about November 25, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

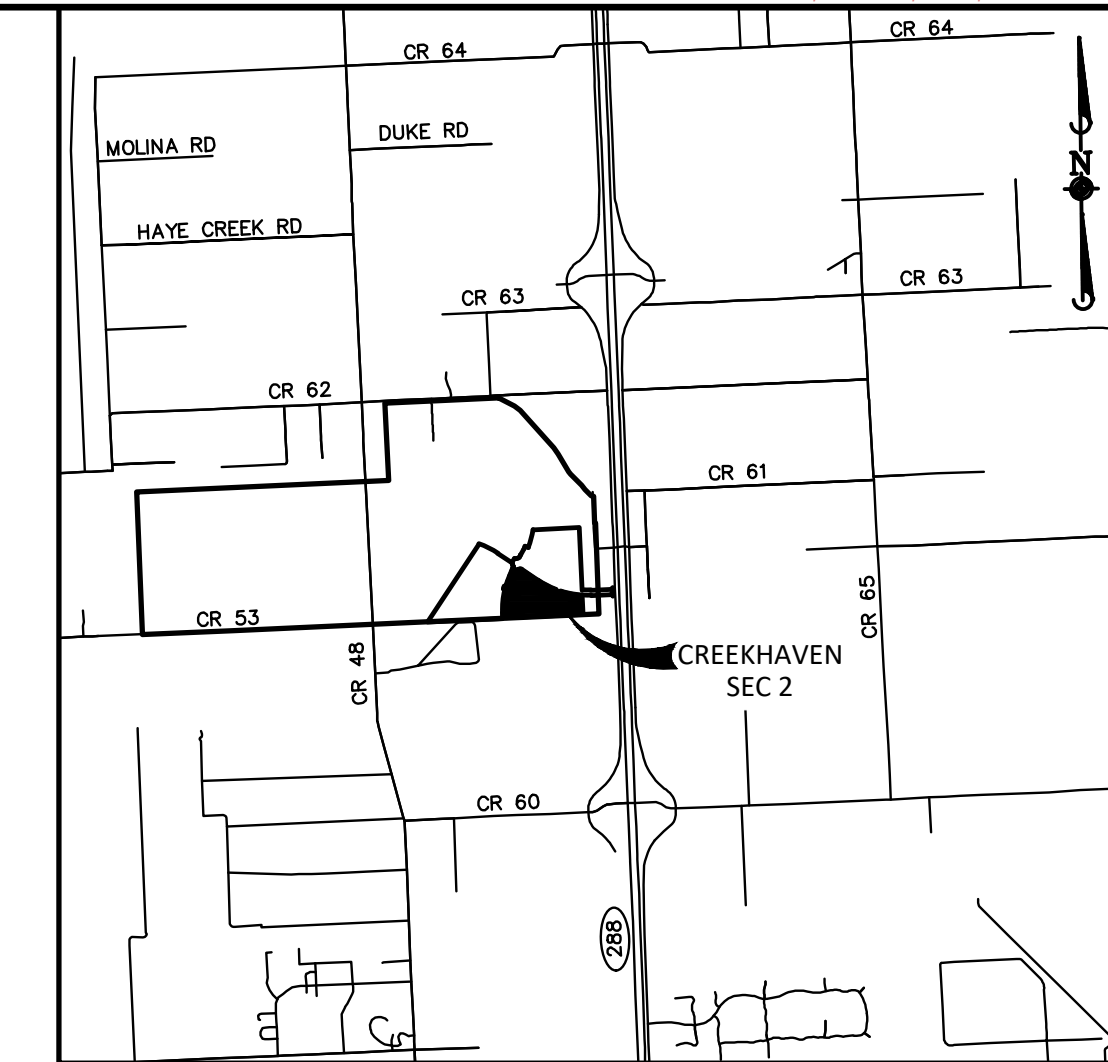
Based on our review, we have no objection to the plat submitted on November 25, 2024. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Monday, December 2, 2024, for consideration at the December 3, 2024, Planning and Zoning meeting.

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

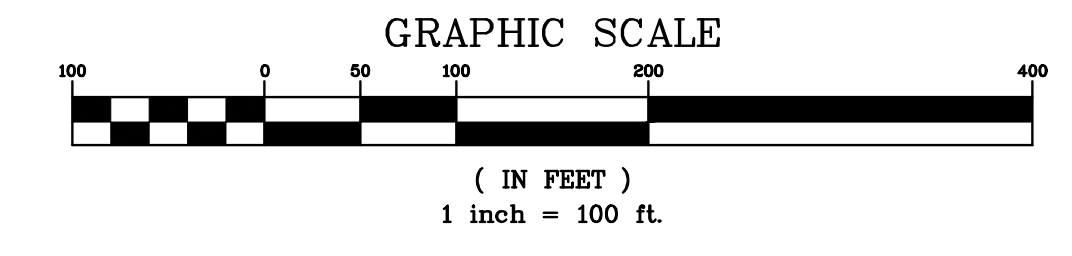
Sincerely,  
Adico, LLC

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

Cc: Kayleen Rosser  
Robert Hemminger  
File: 16007-2-365



VICINITY MAP  
BRAZORIA COUNTY KEY MAP: 692 W & 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
- 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
- VOL \_ PG \_ = VOLUME, PAGE
- FND= FOUND
- IR= IRON ROD
- SET 5/8" IRON ROD W/ CAP STAMPED "ELS" = STREET NAME CHANGE



Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	15,744.74	0.3614	LANDSCAPE, OPEN SPACE AND UTILITIES
B	66,575.56	1.528	LANDSCAPE, OPEN SPACE AND UTILITIES
C	6,568.66	0.1508	LANDSCAPE, OPEN SPACE AND UTILITIES
D	10,824.81	0.2485	PARK, LANDSCAPE, OPEN SPACE AND UTILITIES
E	95,006.92	2.181	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
F	18,253.85	0.4191	LANDSCAPE, OPEN SPACE AND UTILITIES
TOTAL	212,974.54	4.889	

# FINAL PLAT CREEKHAVEN SEC 2

A SUBDIVISION OF 31.30 ACRES OF LAND  
OUT OF THE  
DAVID TALLEY SURVEY, A-130  
BRAZORIA COUNTY, TEXAS

111 LOTS    6 RESERVES    4 BLOCKS  
NOVEMBER 2024

**OWNER/  
DEVELOPER:** SANDY POINT DEV OWNER LP,  
A DELAWARE LIMITED PARTNERSHIP  
845 TEXAS STREET SUITE 3400  
HOUSTON, TEXAS 77002  
(713) 621-8000

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



REMAINDER OF  
CALLED 212.6754 ACRES (TRACT 1)  
TO SANDY POINT DEV OWNER, LP  
BCCF No. 2023012562  
BCOPR

N=13,706,657.83  
E= 3,103,619.01

N=13,705,999.74  
E= 3,105,229.32

POINT OF BEGINNING  
N=13,705,582.17  
E= 3,105,249.22

CALLLED 615.92 ACRES  
TO AA SHARP INVESTMENTS, LTD.  
BCCF No. 2007068904  
BCOPR

REMAINDER OF  
CALLED 212.6754 ACRES (TRACT 1)  
TO SANDY POINT DEV OWNER, LP  
BCCF No. 2023012562  
BCOPR

CALLLED 945.8984 ACRES  
TO SANDY POINT OWNER, LP  
BCCF No. 2023012556  
BCOPR

CALLLED 430.8888 ACRES  
TO SANDY POINT OWNER, LP  
BCCF No. 2024043723  
BCOPR

14' UE  
BCCF No.  
2024027851  
BCOPR

N=13,705,499.76  
E= 3,103,458.75



STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 31.30 acre (1,363,451 square feet) tract of land situated in the David Talley Survey, Abstract No. 130, in Brazoria County, Texas, being a portion of a called 212.6754 acre tract (Tract 1) conveyed to Sandy Point Dev Owner LP, a Delaware limited partnership by deed recorded in Clerk's File No. 2023012562, Brazoria County Official Public Records; said 31.30 acre (1,363,451 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 1/4-inch iron pipe found, being on the east line of a called 945.8984 acre tract conveyed to Sandy Point Owner LP, a Delaware limited partnership by deed recorded in Clerk's File No. 2023012556, Brazoria County Official Public Records, being on the east line of said called 212.6754 acre tract, being the northwest corner of a called 7.9175 acre tract conveyed to Sandy Point Owner LP, a Delaware limited partnership by deed recorded in Clerk's File No. 2023012558, Brazoria County Official Public Records, being the southwest corner of Lincoln Park according to the plat thereof recorded in Volume 8, Page 45, Brazoria County Map Records, and being in Valley Glen Drive (60-foot right-of-way) per Volume 8, Page 45, Brazoria County Map Records;

THENCE, North 87°41'15" East, along the north line of said called 7.9175 acre tract, 332.69 feet to a 1/2-inch iron pipe found, being the northeast corner of said called 7.9175 acre tract and being on the west right-of-way line of State Highway 288 (420-foot right-of-way) per Volume 1057, Page 910, Volume 1058, Page 874, and Volume 1073, Page 643, Brazoria County Deed Records;

THENCE, South 02°17'41" East, along the west right-of-way line of said State Highway 288, along the east line of said called 7.9175 acre tract, and along the east line of said called 212.6754 acre tract, at 42.94 feet passing a Texas Department of Transportation monument (with aluminum cap) found, continuing in all a total distance of 1,038.24 feet to the southeast corner of said called 7.9175 acre tract, being on the west right-of-way line of said State Highway 288;

THENCE, South 87°41'15" West, along the south line of said called 7.9175 acre tract, 332.79 feet to the southwest corner of said called 7.9175 acre tract;

THENCE, South 87°21'53" West, at 216.00 feet passing the southeast corner of said called 212.6754 acre tract, continuing in all a total distance of 362.59 feet to the southeast corner and POINT OF BEGINNING of the herein described tract, being on the south line of said called 212.6754 acre tract;

THENCE, South 87°21'53" West, along the south line of said called 212.6754 acre tract, 1,792.63 feet to the southwest corner of the herein described tract, being on the south line of said called 212.6754 acre tract;

THENCE, over and across said called 212.6754 acre tract, the following twenty-four (24) courses and distances:

- 1. North 02°38'07" West, at a distance of 53.00 feet passing a 5/8-inch iron rod (with cap stamped "ELS") set for reference, continuing in all a total distance of 134.85 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the right;
2. Along said curve to the right in a northerly direction, with a radius of 1,760.00 feet, a central angle of 16°09'49", an arc length of 496.51 feet, and a chord bearing North 05°26'48" East, 494.86 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
3. North 76°28'18" West, 80.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the left;
4. Along said curve to the left in a northwesterly direction, with a radius of 30.00 feet, a central angle of 92°35'18", an arc length of 48.48 feet, and a chord bearing North 32°45'57" West, 43.37 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
5. North 10°56'24" East, 60.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
6. South 79°03'36" East, 9.30 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the left;
7. Along said curve to the left in a northeasterly direction, with a radius of 30.00 feet, a central angle of 83°43'24", an arc length of 43.84 feet, and a chord bearing North 59°04'42" East, 40.04 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a reverse curve to the right;
8. Along said reverse curve to the right in a northerly direction, with a radius of 1,840.00 feet, a central angle of 07°06'49", an arc length of 228.45 feet, and a chord bearing North 20°46'25" East, 228.30 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
9. North 24°19'50" East, 166.06 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the right;
10. Along said curve to the right in a northeasterly direction, with a radius of 500.00 feet, a central angle of 04°15'06", an arc length of 37.10 feet, and a chord bearing North 26°27'22" East, 37.09 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
11. South 59°42'34" East, 99.76 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the right;
12. Along said curve to the right in a northeasterly direction, with a radius of 50.00 feet, a central angle of 55°09'35", an arc length of 48.14 feet, and a chord bearing North 58°19'01" East, 46.30 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a reverse curve to the left;
13. Along said reverse curve to the left in an easterly direction, with a radius of 127.00 feet, a central angle of 13°36'57", an arc length of 30.18 feet, and a chord bearing North 79°05'19" East, 30.11 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a reverse curve to the right;
14. Along said reverse curve to the right in an easterly direction, with a radius of 50.00 feet, a central angle of 51°34'35", an arc length of 45.01 feet, and a chord bearing South 81°55'52" East, 43.50 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
15. South 56°08'34" East, 457.25 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the left;
16. Along said curve to the left in a southeasterly direction, with a radius of 2,060.00 feet, a central angle of 12°50'20", an arc length of 461.60 feet, and a chord bearing South 62°33'44" East, 460.64 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a reverse curve to the right;
17. Along said reverse curve to the right in a southeasterly direction, with a radius of 30.00 feet, a central angle of 87°26'04", an arc length of 45.78 feet, and a chord bearing South 25°15'52" East, 41.47 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a reverse curve to the left;
18. Along said reverse curve to the left in a southerly direction, with a radius of 3,030.00 feet, a central angle of 00°02'15", an arc length of 1.99 feet, and a chord bearing South 18°26'03" West, 1.99 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
19. South 71°35'05" East, 60.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the right;
20. Along said curve to the right in a southeasterly direction, with a radius of 30.00 feet, a central angle of 89°18'45", an arc length of 46.76 feet, and a chord bearing North 63°04'18" East, 42.17 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a compound curve to the right;
21. Along said compound curve to the right in a northeasterly direction, with a radius of 2060.00 feet, a central angle of 02°17'11", an arc length of 82.20 feet, and a chord bearing South 73°24'55" East, 82.20 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
22. South 74°33'31" East, 180.57 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the left;
23. Along said curve to the left in an easterly direction, with a radius of 2,060.00 feet, a central angle of 07°22'27", an arc length of 265.13 feet, and a chord bearing South 78°14'45" East, 264.95 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
24. South 02°43'38" East, at a distance of 365.12 feet passing a 5/8-inch iron rod (with cap stamped "ELS") set for reference, continuing in all a total distance of 418.12 feet to the POINT OF BEGINNING, CONTAINING 31.30 acres (1,363,451 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, SANDY POINT DEV OWNER LP, a Delaware limited partnership, acting by and through Carson Nunnelly, Managing Director, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 31.30 Acre tract described in the above and foregoing map of CREEKHAVEN Sec 2, 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 2, 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, SANDY POINT DEV OWNER LP, a Delaware limited partnership, has caused these presents to be signed by Carson Nunnelly, Managing Director, thereunto authorized this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SANDY POINT DEV OWNER LP, a Delaware limited partnership

By: Carson Nunnelly
Managing Director

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

Wil Kennedy
Mayor

McLean Barnett

Arnetta Hicks-Murray

Marquette Greene-Scott

Tim Varlack

Kareem Boyce

Sydney Hargroder

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

David Hurst
Chairman

Warren Davis

Les Hosey

Robert Wall

Brenda Dillon

Brian Johnson

Terry Hayes

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, Authorized Person, being an officer of SANDY POINT DEV OWNER, LP, 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 \_\_\_\_\_

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 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.
President

Date

Kerry Osburn
Vice President

Date

Brandon Middleton
Secretary/Treasurer

Date

Dinh V. Ho, P.E.
District Engineer

Date

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

FINAL PLAT
CREEKHAVEN
SEC 2

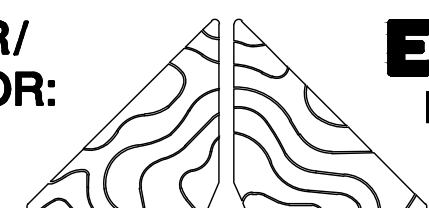
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