

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.

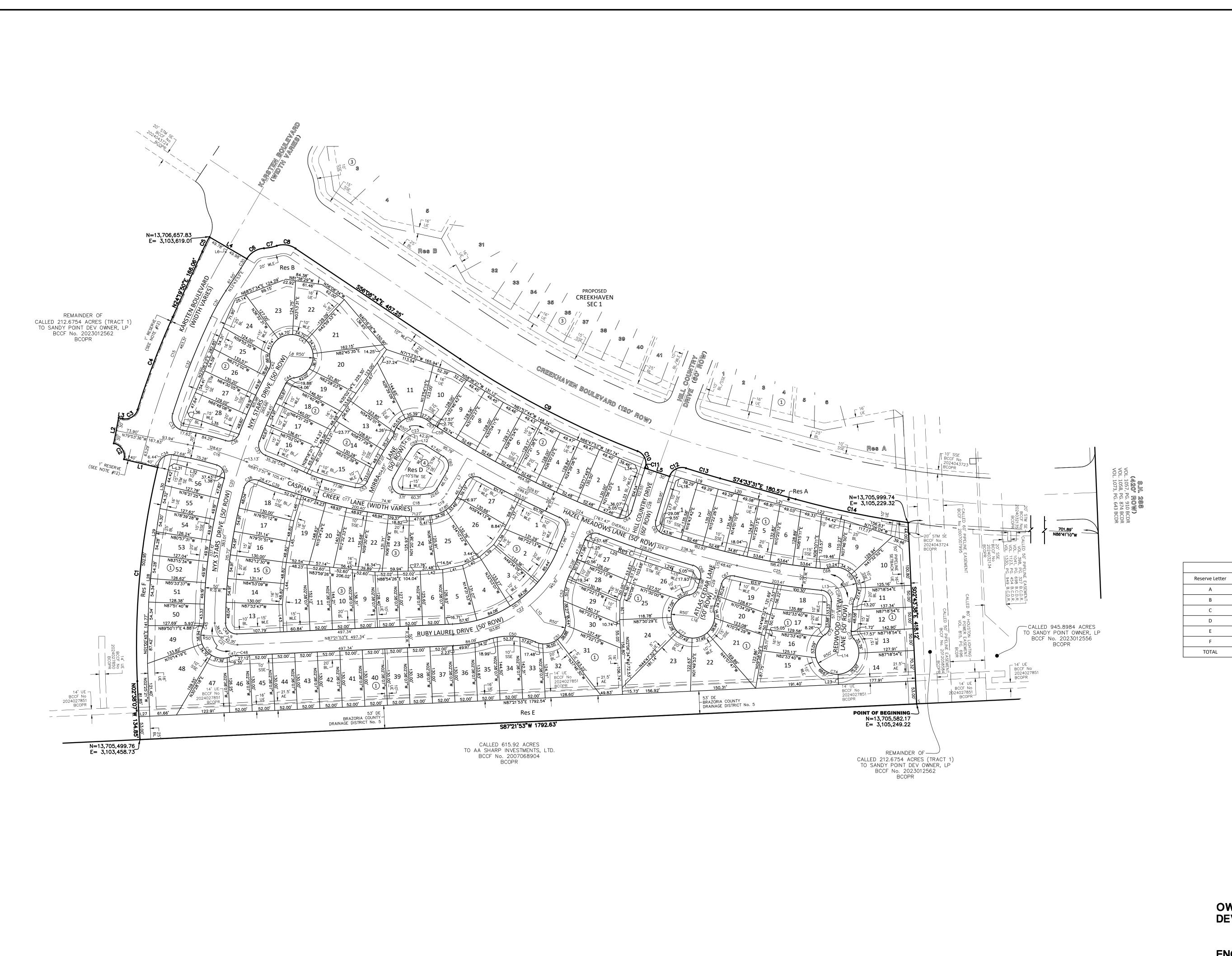
Should you have any questions, please do not hesitate to call our office.

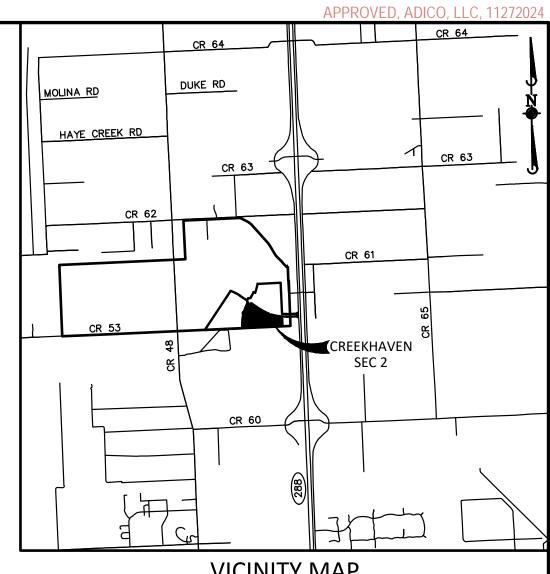
Sincerely, Adico, LLC

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

(GRAPHIC	SCALE
50	100	200

(IN FEET) 1 inch = 100 ft.

ABBREVIATIONS

AERIAL EASEMENT DRAINAGE EASEMENT PRIVATE ACCESS EASEMENT PUE= PUBLIC UTILITY EASEMENT SANITARY SEWER EASEMENT STORM SEWER EASEMENT UVE= UNOBSTRUCTED VISIBILITY EASEMENT UTILITY EASEMENT WLE= WATER LINE EASEMENT

BL= PVT= **BUILDING LINE** PRIVATE ROW= RIGHT-OF-WAY

BCDR= BRAZORIA COUNTY DEED RECORDS BCPR= BRAZORIA COUNTY MAP RECORDS BCOPR= BRAZORIA COUNTY OFFICIAL PUBLIC

VOL. _, PG._= VOLUME, PAGE

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			
А	15,744.74	0.3614	LANDSCAPE, OPEN SPACE AND UTILITIES			
В	66,575.56	1.528	LANDSCAPE, OPEN SPACE AND UTILITIES			
С	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

6 RESERVES 4 BLOCKS 111 LOTS 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:



SHEET 1 OF

- THE PRELIMINARY PLAT WAS APPROVED BY CITY OF IOWA COLONY ON 04/02/2024
- 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
- 4. BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE
- 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.

SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1.00013789.

- 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 HGCSD 75, PID AW5683, WITH A PUBLISHED ELEVATION OF 48.1 FEET, NAVD 88.
- 8. THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DEFINED TO BE OUTSIDE THE 500—YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0120K, 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 ABUT 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.
- 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 UTLITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTLITIES 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
- 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
- 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. BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE

1:15.000

- 33. 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
- 34. 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.

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
- 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, WITH THE EXCEPTION OF RESERVE "E" 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 HERON, 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).

 9. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS
- (DISTRICT POLICY).

 10. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- 11. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A RECORDED DOCUMENT NUMBER AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BOARD OF COMMISSIONERS.
- 12. IT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY IF ANY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 DEDICATED DRAINAGE EASEMENTS ARE ON OR CROSS THEIR PROPERTY. IF SO, THE PROPERTY OWNER WILL COMPLY AS STATED WITHIN THE RECORDED FASEMENT.
- 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 CRITERIA 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.

Line Table					Line T	able
Line #	Length	Direction		Line #	Length	Direction
L1	80.00'	N76°28'18"W		L26	43.37	N00°43'46"E
L2	60.00'	N10°56'24"E		L27	25.00'	N87°21'53"E
L3	9.30'	S79°03'36"E		L28	108.62	N05°08'52"E
L4	99.76	S59°42'34"E		L29	108.58	N08°44'05"E
L5	60.00'	S71°35'05"E		L30	98.73'	N12°19'25"E
L6	11.12'	N30°17'26"E		L31	13.69'	N59°08'01"E
L7	95.58'	N30°15'47"E		L32	120.09	N74°03'22"W
L8	5.25'	N58°56'03"W		L33	117.83	N20°35'17"E
L9	5.50'	N45°53'31"E		L34	14.46'	N23°06'18"W
L10	51.50'	N39°39'28"W		L35	120.21	N70°47'13"W
L11	97.42'	N22°37'47"E		L36	13.65'	N23°50'25"W
L12	10.50'	N16°28'01"W		L37	77.63'	N26°26'49"E
L13	6.00'	N50°34'50"E		L38	44.20'	N34°10'57"E
L14	3.00'	N83°54'38"W		L39	43.15'	N49°04'11"E
L15	18.12	N14°21'28"E		L40	43.56'	N63°50'23"E
L16	13.50'	N68°38'29"W		L41	46.94	N78°30'08"E
L17	123.22	N18°04'59"E		L42	52.02'	N85°54'17"E
L18	14.31'	N62°24'21"E		L43	62.63'	N02°38'07"W
L19	88.57	N73°16'18"W		L44	97.63	N05°06'51"E
L20	98.37'	N75°58'50"W		L45	97.63	N10°28'09"E
L21	97.85'	N76°06'08"W		L46	61.35'	N17°04'27"E
L22	103.75	N76°35'52"W		L47	86.71	N72°55'33"W
L23	23.55	N02°38'07"W		L48	55.70'	N65°40'55"W
L24	156.94	N71°30'00"W]			
			1			

Creekhaven Parkland Table									
Section	No. of Lots	Public Park Requirement (1 Ac/54 DU)	Private Park/ Open Space Dedication (Ac)	Private Park/ Credit (100%)	Dodication (Ac)	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	2.181	1.091	3.798	1.631	
3	124	2.296	2.484	2.484	11.49	5.744	8.228	7.563	
TOTAL	404	7.482	8.211	8.211	13.67	6.835	15.045		

L25 | 123.79' | N69°08'05"W

Curve Table					
Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C1	496.51	1760.00'	016°09'49"	494.86'	N05°26'48"E
C2	48.48'	30.00'	092°35'18"	43.37'	N32°45'57"W
С3	43.84'	30.00'	083°43'24"	40.04'	N59°04'42"E
C4	228.45	1840.00'	007°06'49"	228.30'	N20°46'25"E
C5	37.10'	500.00'	004°15'06"	37.09'	N26°27'22"E
C6	48.14	50.00'	055°09'35"	46.30'	N58 ° 19'01"E
C7	30.18	127.00'	013 ° 36'57"	30.11'	N79°05'19"E
C8	45.01'	50.00'	051°34'35"	43.50'	S81°55'52"E
C9	461.60'	2060.00'	012°50'20"	460.64'	S62°33'44"E
C10	45.78'	30.00'	087°26'04"	41.47'	S25°15'52"E
C11	1.99'	3030.00'	000°02'15"	1.99'	S18°26'03"W
C12	46.76	30.00'	089°18'45"	42.17'	N63°04'18"E
C13	82.20'	2060.00'	002°17'11"	82.20'	S73°24'55"E
C14	265.13	2060.00'	007°22'27"	264.95'	S78°14'45"E
C15	526.60'	1800.00'	016°45'44"	524.72'	S21°54'34"W
C16	141.75	750.00'	010°49'45"	141.54'	S73°38'44"E
C17	268.73	900.00'	017°06'28"	267.73	S76°47'05"E
C18	65.79'	300.00'	012°33'55"	65.66'	N88°22'44"E
C19	45.23'	50.00'	051°49'59"	43.71'	N56°10'47"E
C20	648.67	1200.00'	030°58'18"	640.80'	S15°34'48"W
C21	80.92'	50.00'	092°43'45"	72.37'	S46°16'14"E
C22	338.95	300.00'	064°44'07"	321.21'	N54°59'50"E
C23	77.06'	50.00'	088°18'11"	69.66'	S78°33'23"W
C24	767.46	2245.00'	019°35'13"	763.73	N67°05'08"W
C25	200.08	1500.00'	007°38'32"	199.93'	N80°42'01"W
C26	75.82'	50.00'	086°52'45"	68.76 '	N41°04'54"W
C27	117.24	1800.00'	003°43'54"	117.22'	N04°13'25"E
C28	155.01'	3000.00'	002°57'37"	154.99'	N16°56'06"E
C29	122.19	1000.00'	007°00'03"	122.11'	N17°51'29"E
C30	26.13'	500.00'	002°59'40"	26.13'	N32°14'03"E
C31	72.31'	500.00'	008°17'12"	72.25'	S29°35'17"W
C32	237.07	1760.00'	007°43'04"	236.90'	S21°35'09"W
C33	50.68'	30.00'	096°47'13"	44.86'	S30°40'00"E
C34	45.66'	30.00'	087°12'07"	41.38'	S57°20'20"W
C35	38.81	25.00'	088°56'57"	35.03'	N28°35'43"W
C36	37.61'	25.00'	086°12'25"	34.17'	N64°01'41"E
C37	38.93'	25.00'	089°12'48"	35.11'	S23°37'27"E
C38	42.01'	25.00'	096°16'47"	37.24'	S63°37'45"W
C39	24.58'	300.00'	004°41'41"	24.58'	S70°34'42"E
C40	13.35'	300.00'	002°32'57"	13.35'	N66°57'23"W

Curve Table					
Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C41	37.93	300.00'	007°14'38"	37.90'	S69°18'14"E
C42	18.05'	25.00'	041°22'34"	17.66'	N07°59'59"E
C43	240.56	50.00'	275°39'56"	67.13'	N54°51'20"W
C44	23.93'	25.00'	054°51'13"	23.03'	S55°33'01"W
C45	10.80'	25.00'	024°45'14"	10.72'	N12°29'22"E
C46	120.38	50.00'	137°57'00"	93.34'	S44°06'31"E
C47	10.71	25.00'	024°32'35"	10.63'	S79°11'16"W
C48	5.36'	75.00'	004°05'40"	5.36'	N89°24'43"E
C49	40.46'	25.00'	092°43'45"	36.19'	S46°16'14"E
C50	108.92	150.00'	041°36'15"	106.54	N86°39'30"W
C51	111.35'	50.00'	127°36'10"	89.73'	N50°20'32"E
C52	108.92	150.00'	041°36'15"	106.54	S07°20'35"W
C53	33.37	25.00'	076°28'29"	30.95'	N63°43'55"E
C54	49.38'	25.00'	113°09'44"	41.73'	S28°33'14"E
C55	9.65'	25.00'	022°07'17"	9.59'	N23°05'03"E
C56	107.47	50.00'	123°08'46"	87.94'	S73°35'48"W
C57	8.87'	25.00'	020°20'22"	8.83'	S55°00'00"E
C58	10.31	75.00'	007 ° 52'39"	10.30'	N61°13'51"W
C59	38.53'	25.00'	088¶8'11"	34.83'	S78°33'23"W
C60	38.73'	25.00'	088°45'06"	34.97'	N14°06'46"W
C61	38.73'	25.00'	088°45'06"	34.97'	S74°38'20"W
C62	38.73'	25.00'	088°45'06"	34.97'	N21°44'46"W
C63	38.73'	25.00'	088°45'06"	34.97'	S67°00'19"W
C64	41.12'	25.00'	094°14'29"	36.64'	N63°35'48"E
C65	38.63'	25.00'	088°31'44"	34.90'	S27°53'36"E
C66	39.54	25.00'	090°37'42"	35.55'	N29°04'01"W
C67	37.98'	25.00'	087°03'10"	34.43'	S59°35'41"W
C68	10.09'	25.00'	023°07'07"	10.02'	N83°51'16"E
C69	119.08	50.00'	136°27'17"	92.87'	N39°28'39"W
C70	11.46'	25.00'	026°16'03"	11.36'	S15°36'58"W
C71	37.91'	25.00'	086°52'45"	34.38'	N41°04'54"W
C72	22.75	25.00'	052°08'45"	21.98'	N30°16'26"E
C73	19.29'	25.00'	044°12'28"	18.81'	S17°40'55"E
C74	240.97	50.00'	276°07'59"	66.83'	S81°43'10"E
C75	27.42'	25.00'	062°50'09"	26.06'	N48°53'53"E
C76	13.55'	25.00'	031°02'35"	13.38'	S03°35'25"W
C77	237.58	50.00'	272°14'50"	69.31'	S55°48'28"E

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:



SHEET 2 OF

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 lowa 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

Wil Kennedy

Sydney Hargroder

Terry Hayes

_____, 20___.

Mayor

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

Arnetta Hicks-Murray	Marquette Greene-Scott

McLean Barnett

This plat is hereby APPROVED by the City of Iowa Colony Planning and Zoning Commission, this _____ day of

David Hurst Chairman	Warren Davis
es Hosey	Robert Wall
Brenda Dillon	Brian Johnson

APPROVED, ADICO, LLC, 11272024

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ Day of _____, 20__

and considerations therein expressed and in the capacity therein and herein stated.

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 Reaistration No. 5977

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

Dinh V. Ho, P.E.

Brandon Middleton

Secretary/Tresurer

Commissioner's signature for final approval:

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

Date

Lee Walden, P.E. President	Date	Kerry Osburn Vice President	Dat

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

Dinh V. Ho, P.E.

District Engineer

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

111 LOTS 6 F

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:



SHEET 3 OF

Date