

Wednesday, November 27, 2024

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

Re: Creekhaven Section 1 Final Plat
Letter of Recommendation to Approve
COIC Project No. 3858
Adico Project No. 16007-2-364


Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the fourth submittal of Creekhaven Section 1 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.

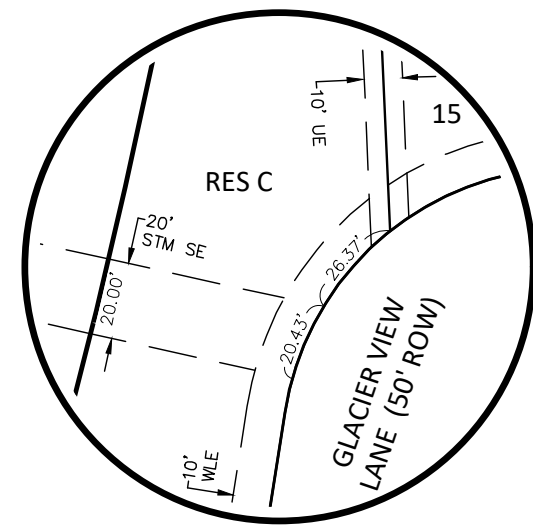
Sincerely,
Adico, LLC



Dinh V. Ho, F.E.

TBPE Firm No. 16423

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-364



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

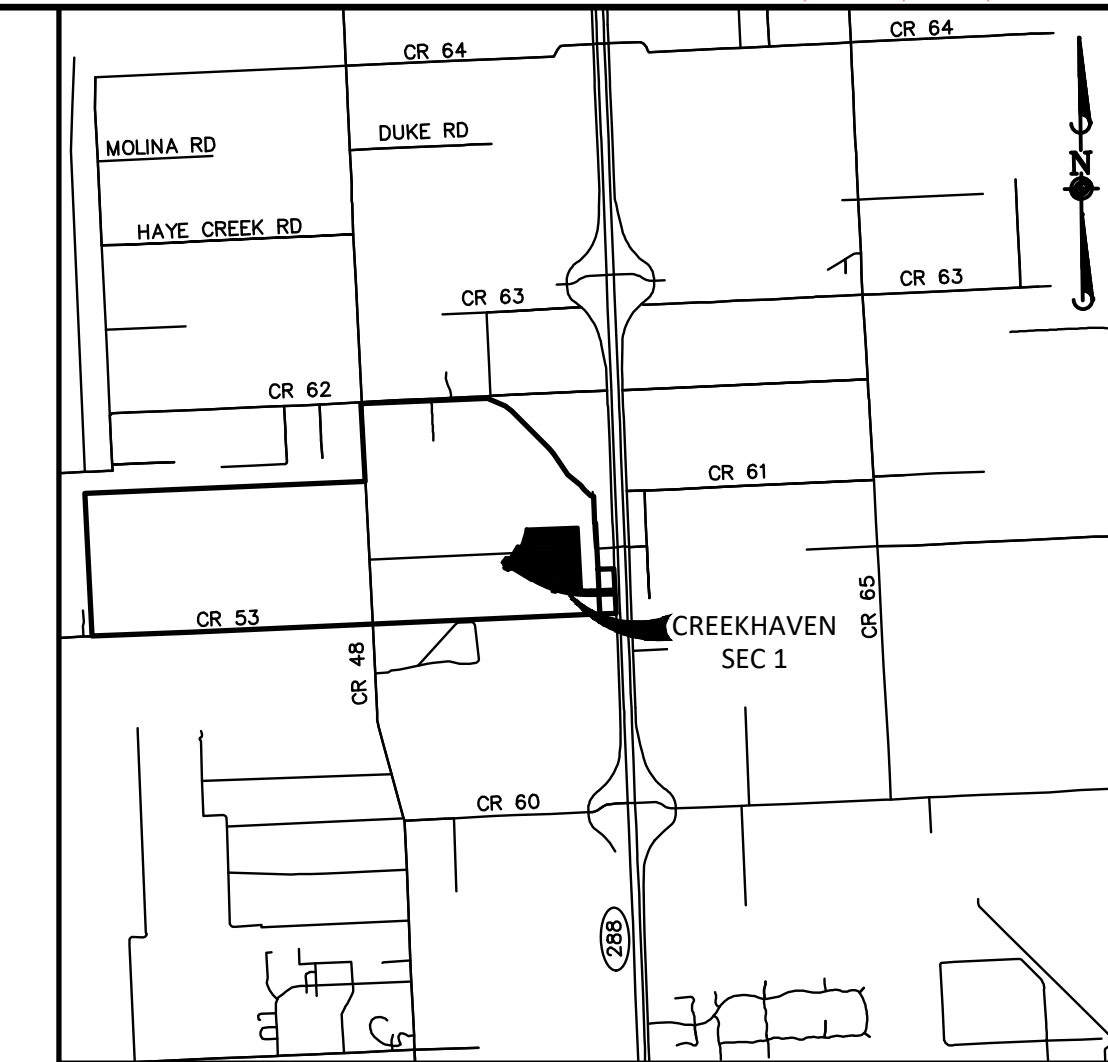
CALLED 945.8984 ACRES
TO SANDY POINT OWNER, LP
BCCF No. 2023012556
BCOPR

CALLER 8.01 ACRES
(20' PERMANENT EASEMENT)
BCCF No. 2023012554
BCOPR

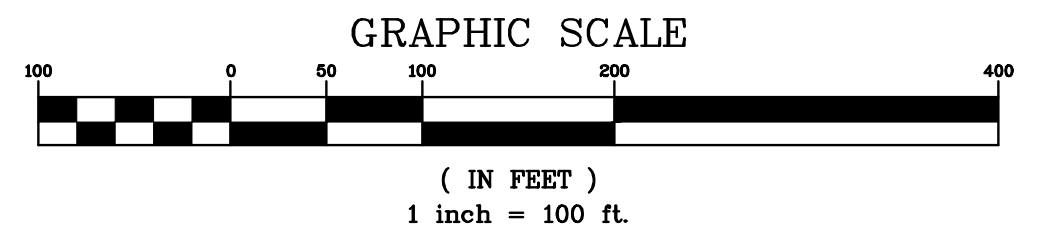
N=13,707,598.09
E= 3,105,153.19

N=13,707,551.18
E= 3,104,084.07

Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	32,690.29	0.7505	LANDSCAPE, OPEN SPACE AND UTILITIES
B	61,372.23	1.409	LANDSCAPE, OPEN SPACE AND UTILITIES
C	30,339.61	0.6965	LANDSCAPE, OPEN SPACE AND UTILITIES
D	7,085.62	0.1627	LANDSCAPE, OPEN SPACE AND UTILITIES
TOTAL	131,487.75	3.019	

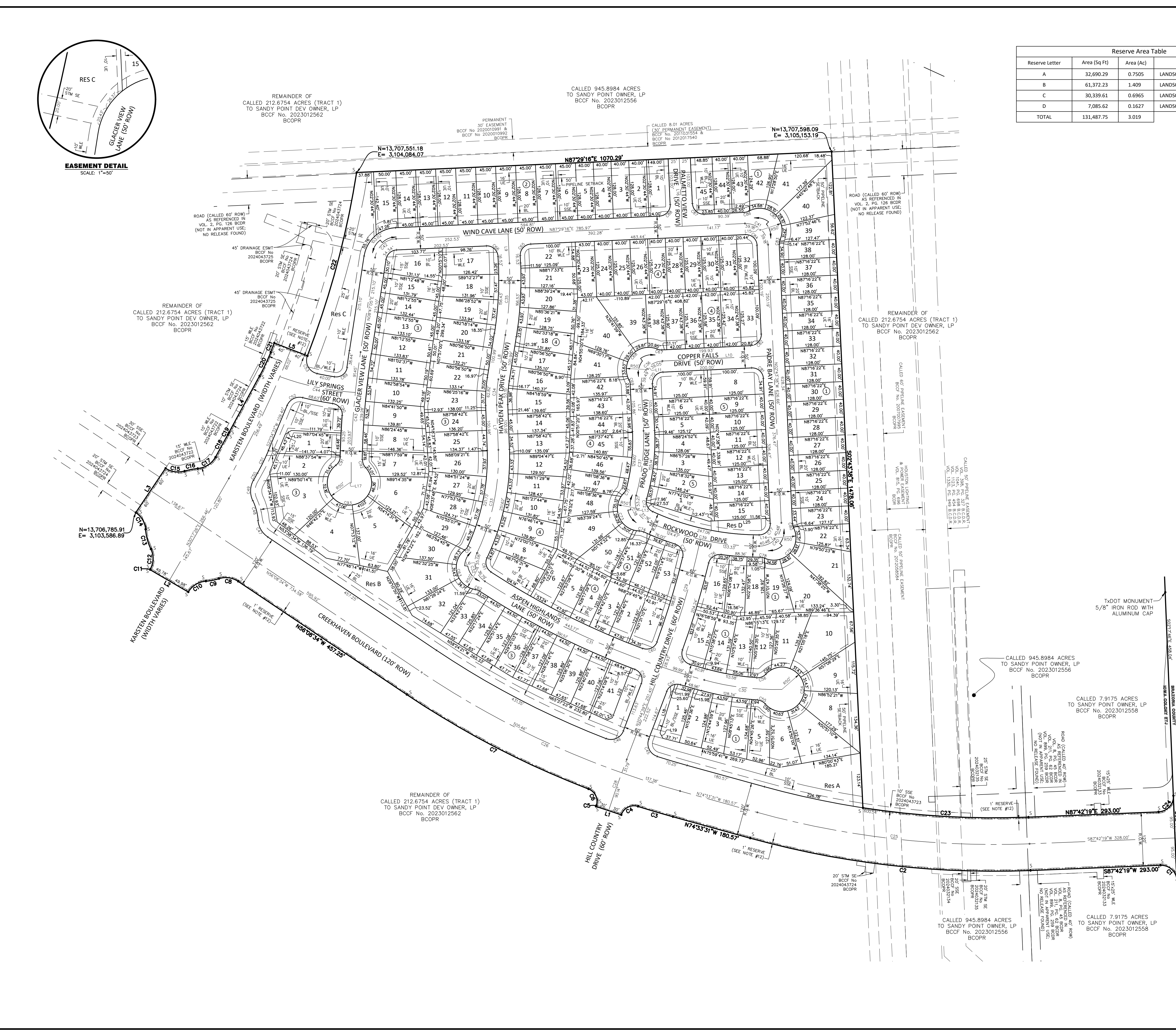


VICINITY MAP
BRAZORIA COUNTY KEY MAP: 692 W & 728 A
NOT TO SCALE



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

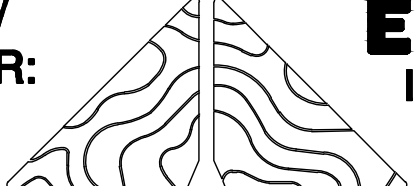


**FINAL PLAT
CREEKHAVEN
SEC 1**

A SUBDIVISION OF 42.77 ACRES OF LAND
OUT OF THE
DAVID TALLEY SURVEY, A-130 AND THE
L.A. GUERINGER SURVEY, A-706
BRAZORIA COUNTY, TEXAS

169 LOTS 4 RESERVES 5 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 LAKEVIEW BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBP REGISTRATION NUMBER 10194692

Curve Table					
Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C1	54.98'	35.00'	090°00'00"	49.50'	N47°17'41"W
C2	637.68'	2060.00'	017°44'10"	635.14'	N83°25'36"W
C3	82.20'	2060.00'	002°17'11"	82.20'	N73°24'55"W
C4	46.76'	30.00'	089°18'45"	42.17'	S63°04'18"W
C5	1.99'	3030.00'	000°02'15"	1.99'	N18°26'03"E
C6	45.78'	30.00'	087°26'04"	41.47'	N25°15'52"W
C7	461.60'	2060.00'	012°50'20"	460.64'	N62°33'44"W
C8	45.01'	50.00'	051°34'35"	43.50'	N81°55'52"W
C9	30.18'	127.00'	013°36'57"	30.11'	S79°05'19"W
C10	48.14'	50.00'	055°09'35"	46.30'	S58°19'01"W
C11	0.88'	500.00'	000°06'02"	0.88'	N28°37'56"E
C12	47.19'	50.00'	054°04'36"	45.46'	N01°38'39"E
C13	46.17'	127.00'	020°49'40"	45.91'	N14°58'49"W
C14	45.01'	50.00'	051°34'35"	43.50'	N30°21'16"W
C15	45.01'	50.00'	051°34'35"	43.50'	S81°55'52"E
C16	30.02'	127.00'	013°32'39"	29.95'	N79°03'10"E
C17	49.12'	50.00'	056°17'33"	47.17'	N57°40'43"E
C18	58.03'	1950.00'	001°42'19"	58.03'	N28°40'48"E
C19	5.47'	500.00'	000°37'35"	5.47'	N28°08'26"E
C20	58.98'	500.00'	006°45'32"	58.95'	N25°04'27"E
C21	22.02'	1960.00'	000°38'37"	22.02'	N21°22'23"E
C22	427.92'	2040.00'	012°01'07"	427.14'	N15°02'31"E
C23	373.76'	1940.00'	011°02'18"	373.18'	S86°46'32"E
C24	54.98'	35.00'	090°00'00"	49.50'	N42°42'19"E
C25	619.11'	2000.00'	017°44'10"	616.64'	S83°25'36"E
C26	642.83'	2000.00'	018°24'57"	640.07'	N65°21'02"W
C27	322.51'	2000.00'	009°14'21"	322.16'	N25°40'15"E
C28	121.94'	3000.00'	002°19'44"	121.93'	N19°34'47"E
C29	271.17'	1800.00'	008°37'54"	270.92'	N16°25'42"E
C30	176.93'	600.00'	016°53'45"	176.29'	N83°08'14"W
C31	543.75'	1750.00'	017°48'10"	541.57'	N65°47'17"W
C32	71.84'	50.00'	082°19'32"	65.82'	N15°43'26"W
C33	239.64'	500.00'	027°27'38"	237.35'	N11°42'31"E
C34	57.99'	300.00'	011°04'28"	57.90'	N03°30'56"E
C35	161.48'	800.00'	011°33'55"	161.21'	N03°16'13"E
C36	78.54'	50.00'	090°00'00"	70.71'	S42°16'22"W
C37	146.98'	450.00'	018°42'50"	146.33'	S06°37'47"W
C38	70.97'	50.00'	081°19'40"	65.16'	S24°40'38"E
C39	257.80'	600.00'	024°37'06"	255.83'	S77°39'01"E
C40	80.96'	50.00'	092°46'04"	72.40'	N43°39'24"E

Curve Table					
Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C41	78.35'	50.00'	089°47'06"	70.58'	N47°37'11"W
C42	68.68'	50.00'	078°42'11"	63.41'	S48°08'10"W
C43	295.38'	1800.00'	009°24'08"	295.05'	S04°05'01"W
C44	174.16'	600.00'	016°37'50"	173.55'	S78°11'58"E
C45	48.81'	30.00'	093°13'41"	43.60'	S25°52'11"E
C46	47.32'	30.00'	090°22'25"	42.56'	N65°55'51"E
C47	45.01'	50.00'	051°34'35"	43.50'	S30°21'16"E
C48	46.11'	127.00'	020°48'11"	45.86'	N14°58'04"W
C49	47.97'	50.00'	054°58'05"	46.15'	S02°06'53"W
C50	18.30'	2050.00'	000°30'41"	18.30'	N29°20'35"E
C51	56.83'	500.00'	006°30'43"	56.80'	N25°49'53"E
C52	42.75'	30.00'	081°39'18"	39.23'	S63°24'10"W
C53	51.63'	50.00'	098°36'52"	45.49'	S28°15'22"E
C54	241.09'	50.00'	276°16'04"	66.74'	N01°05'14"E
C55	19.93'	25.00'	045°40'33"	19.41'	N63°37'00"W
C56	22.27'	25.00'	051°02'21"	21.54'	N68°28'23"E
C57	37.59'	25.00'	086°08'49"	34.15'	S63°49'04"W
C58	40.72'	25.00'	093°19'47"	36.37'	S26°39'57"E
C59	39.42'	25.00'	090°20'55"	35.46'	N24°25'49"W
C60	39.39'	25.00'	090°17'12"	35.44'	N65°14'08"E
C61	35.92'	25.00'	082°19'32"	32.91'	S15°43'26"E
C62	10.76'	25.00'	024°39'05"	10.67'	N69°17'33"W
C63	116.46'	50.00'	133°27'30"	91.86'	S14°53'20"E
C64	11.83'	25.00'	027°06'57"	11.72'	N38°16'56"E
C65	39.27'	25.00'	090°00'00"	35.36'	S42°29'16"W
C66	39.27'	25.00'	090°00'00"	35.36'	N47°30'44"W
C67	10.99'	25.00'	025°11'50"	10.91'	S80°07'43"E
C68	122.07'	50.00'	139°53'12"	93.94'	S42°31'35"W
C69	10.77'	25.00'	024°41'23"	10.69'	N15°04'19"W
C70	39.27'	25.00'	090°00'00"	35.36'	S42°16'22"W
C71	12.75'	25.00'	029°12'53"	12.61'	N29°21'08"E
C72	35.49'	25.00'	081°19'40"	32.58'	S24°40'38"E
C73	116.04'	50.00'	132°58'29"	91.70'	S22°31'40"E
C74	10.31'	25.00'	023°37'03"	10.23'	N77°12'23"W
C75	37.53'	25.00'	086°01'19"	34.11'	N29°21'16"W
C76	36.79'	25.00'	084°19'16"	33.56'	S55°45'55"W
C77	40.48'	25.00'	092°46'04"	36.20'	N43°39'24"E
C78	10.63'	25.00'	024°21'52"	10.55'	N77°59'32"W
C79	123.10'	50.00'	141°03'30"	94.28'	N43°39'39"E
C80	10.53'	25.00'	024°08'28"	10.46'	S14°47'52"E

Curve Table					
Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C81	39.27'	25.00'	090°00'00"	35.36'	N47°43'38"W
C82	39.27'	25.00'	090°00'00"	35.36'	N42°16'22"E
C83	11.61'	25.00'	026°36'22"	11.51'	S10°34'33"W
C84	39.18'	25.00'	089°47'06"	35.29'	N47°37'11"W
C85	124.79'	50.00'	142°59'51"	94.83'	N47°37'11"W
C86	11.61'	25.00'	026°36'22"	11.51'	N74°11'04"E
C87	39.27'	25.00'	090°00'00"	35.36'	S47°30'44"E
C88	39.27'	25.00'	090°00'00"	35.36'	N42°29'16"E
C89	39.64'	25.00'	090°50'18"	35.61'	N52°59'49"E
C90	37.60'	25.00'	086°10'44"	34.16'	N38°55'18"W
C91	22.36'	25.00'	051°14'45"	21.62'	N26°51'48"E
C92	19.54'	25.00'	044°47'28"	19.05'	S21°20'05"E
C93	241.04'	50.00'	276°13'00"	66.77'	S85°37'19"E
C94	13.22'	625.00'	001°12'42"	13.22'	S85°50'55"E
C95	15.27'	50.00'	017°29'59"	15.21'	S49°31'43"E
C96	15.19'	50.00'	017°24'32"	15.13'	S51°39'28"W
C97	14.89'	575.00'	001°29'01"	14.89'	S85°15'56"E

Line Table		
Line #	Length	Direction
L1	60.00'	N71°35'05"W
L2	99.76'	N59°42'34"W
L3	120.00'	N33°51'26"E
L4	145.04'	N28°27'13"E
L5	80.00'	S68°56'56"E
L6	7.00'	N75°16'05"E
L7	100.98'	N02°01'18"W
L8	100.99'	N09°03'10"E
L9	66.53'	N02°30'44"W
L10	250.00'	N87°16'22"E
L11	4.75'	N47°28'35"W
L12	105.05'	N02°43'38"W
L13	7.00'	N67°55'32"E
L14	4.25'	N46°20'36"W
L15	3.50'	N42°22'49"E
L16	153.00'	N02°30'44"W
L17	4.00'	N89°22'56"E
L18	114.72'	N17°15'46"E
L19	13.73'	N29°21'57"W
L20	16.60'	N57°44'46"E
L21	91.61'	N22°34'32"E
L22	119.72'	N20°40'20"E
L23	13.67'	N67°32'32"E
L24	147.61'	N73°04'19"W
L25	137.43'	N87°16'22"E

Creekhaven Parkland Table								
Section	No. of Lots	Public Park Requirement (1 Ac/54 DU)	Private Park/Open Space Dedication (Ac)	Private Park/Credit (100%)	Public Park/Dedication (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	

FINAL PLAT NOTES:

- THE PRELIMINARY PLAT WAS APPROVED BY CITY OF IOWA COLONY ON 04/02/2024
- THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 92 BOUNDARY.
- 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.
- BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
- 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.
- 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".
- PRIMARY BENCHMARK: NGS MONUMENT DESIGNATION HGCS07 75, PID AW5683, WITH A PUBLISHED ELEVATION OF 48.1 FEET, NAVD 88.
- 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.
- EACH LOT SHALL BE RESTRICTED TO A SINGLE-FAMILY RESIDENTIAL USE.
- 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.
- ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
- 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.
- ALL EASEMENT ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.
- ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
- 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.
- THERE ARE PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION AND ARE SHOWN HEREON.

- 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.
- ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
- ALL STORM SEWERS WILL BE MAINTAINED BY CITY OF IOWA COLONY.
- 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.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- ALL LOTS SHALL HAVE ADEQUATE WASTEWATER FACILITIES.
- ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- 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.
- SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
- 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.
- ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 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.
- THE PLAT IS SUBJECT TO THE REQUIREMENTS OF 949 AC SH 288 DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND HINES ACQUISITIONS, LLC.
- BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
- 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
- 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

- SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 12-INCHES ABOVE CROWN OF ROAD AND/OR 24-INCHES ABOVE BASE FLOOD ELEVATION.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS, PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
- THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- OTHER THAN SHOWN 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).
- PROHIBITED USE OF RIP-RAP IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY 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.
- 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.
- 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.

FINAL PLAT
CREEKHAVEN
SEC 1

A SUBDIVISION OF 42.77 ACRES OF LAND
OUT OF THE
DAVID TALLEY SURVEY, A-130 AND THE
L.A. GUERINGER SURVEY, A-706
BRAZORIA COUNTY, TEXAS

169 LOTS 4 RESERVES 5 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:**



STATE OF TEXAS

COUNTY OF BRAZORIA

A METES & BOUNDS description of a certain 42.77 acre (1,863,169 square feet) tract of land situated in the David Talley Survey, Abstract No. 130, and the L.A. Gueringer Survey, Abstract No. 706, in Brazoria County, Texas, being all of a called 0.0012 acre tract conveyed to Sandy Point Dev Owner LP by deed recorded in Clerk's File No. 2023048554, Brazoria County Official Public Records, being all of a called 2.149 acre tract conveyed to Sandy Point Dev Owner LP by deed recorded in Clerk's File No. 2023048554, Brazoria County Official Public Records, being a portion of a called 212.6754 acre tract (Tract 1) conveyed to Sandy Point Dev Owner LP by deed recorded in Clerk's File No. 2023012562, Brazoria County Official Public Records, being a portion of a called 7.9175 acre tract conveyed to Sandy Point Owner LP by deed recorded in Clerk's File No. 2023012558, Brazoria County Official Public Records, and being a portion of the remainder of a called 945.8984 acre tract conveyed to Sandy Point Owner LP by deed recorded in Clerk's File No. 2023012556, Brazoria County Official Public Records; said 42.77 acre (1,863,169 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 said called 945.8984 acre tract, being on the east line of said called 212.6754 acre tract, being the northwest corner of said called 7.9175 acre tract, 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 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, and being the northeast corner of said called 7.9175 acre tract;

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 500.98 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being on the east line of said called 7.9175 acre tract, being on the west right-of-wayline of said State Highway 288, being on the east line of said called 212.6754 acre tract, and being the POINT OF BEGINNING of the herein described tract;

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 112.67 feet passing a 5/8-inch iron rod (with cap) found, being the northeast corner of said called 0.0012 acre tract, at 134.49 feet passing a 5/8-inch iron rod (with cap) found, being the southeast corner of said called 0.0012 acre tract, continuing in all a total distance of 190.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being on the west right-of-way line of said State Highway 288, being on the east line of said called 7.9175 acre tract, and being the beginning of a curve to the left;

THENCE, over and across said called 7.9175 acre tract and along said curve to the left in a northwesterly direction, with a radius of 35.00 feet, a central angle of 90°00'00", an arc length of 54.98 feet, and a chord bearing North 47°17'41" West, 49.50 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, South 87°42'19" West, continuing over and across said called 7.9175 acre tract, 293.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the right;

THENCE, over and across said called 7.9175 acre tract, over and across said called 212.6754 acre tract, over and across said called 945.8984 acre tract, and along said curve to the right in a westerly direction, with a radius of 2,060.00 feet, a central angle of 17°44'10", an arc length of 637.68 feet, and a chord bearing North 83°25'36" West, 635.14 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, over and across said called 212.6754 acre tract, the following twenty-seven (27) courses and distances:

1. North 74°33'31" West, 180.57 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 westerly direction, with a radius of 2,060.00 feet, a central angle of 02°17'11", an arc length of 82.20 feet, and a chord bearing North 73°24'55" West, 82.20 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a reverse curve to the left;
3. Along said reverse curve to the left in a southwesterly 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 South 63°04'18" West, 42.17 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
4. North 71°35'05" West, 60.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the right;
5. Along said curve to the right in a northerly 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 North 18°26'03" East, 1.99 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a reverse curve to the left;
6. Along said reverse curve to the left in a northerly 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 North 25°15'52" West, 41.47 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a reverse curve to the right;
7. Along said reverse curve to the right in a northwesterly 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 North 62°33'44" West, 460.64 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
8. North 56°08'34" West, 457.25 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the left;
9. Along said curve to the left in a westerly 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 North 81°55'52" West, 43.50 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a reverse curve to the right;
10. Along said reverse curve to the right in a westerly 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 South 79°05'19" West, 30.11 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a reverse curve to the left;
11. Along said reverse curve to the left in a southwesterly 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 South 58°19'01" West, 46.30 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
12. North 59°42'34" West, 99.76 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the right;
13. Along said curve to the right in a northeasterly direction, with a radius of 500.00 feet, a central angle of 00°06'02", an arc length of 0.88 feet, and a chord bearing North 28°37'56" East, 0.88 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a reverse curve to the left;
14. Along said reverse curve to the left in a northerly direction, with a radius of 50.00 feet, a central angle of 54°04'36", an arc length of 47.19 feet, and a chord bearing North 01°38'39" East, 45.46 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a reverse curve to the right;
15. Along said reverse curve to the right in a northerly direction, with a radius of 127.00 feet, a central angle of 20°49'40", an arc length of 46.17 feet, and a chord bearing North 14°58'49" West, 45.91 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a reverse curve to the left;
16. Along said reverse curve to the left in a northerly 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 North 30°21'16" West, 43.50 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
17. North 33°51'26" East, 120.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the left;
18. Along said curve to the left 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, being the beginning of a reverse curve to the right;
19. Along said reverse curve to the right in an easterly direction, with a radius of 127.00 feet, a central angle of 13°32'39", an arc length of 30.02 feet, and a chord bearing North 79°03'10" East, 29.95 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a reverse curve to the left;
20. Along said reverse curve to the left in a northeasterly direction, with a radius of 50.00 feet, a central angle of 56°17'33", an arc length of 49.12 feet, and a chord bearing North 57°40'43" East, 47.17 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a compound curve to the left;
21. Along said compound curve to the left in a northeasterly direction, with a radius of 1,950.00 feet, a central angle of 01°42'19", an arc length of 58.03 feet, and a chord bearing North 28°40'48" East, 58.03 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a reverse curve to the right;
22. Along said reverse curve to the right in a northeasterly direction, with a radius of 500.00 feet, a central angle of 00°37'35", an arc length of 5.47 feet, and a chord bearing North 28°08'26" East, 5.47 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
23. North 28°27'13" East, 145.04 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the left;
24. Along said curve to the left in a northeasterly direction, with a radius of 500.00 feet, a central angle of 06°45'32", an arc length of

58.98 feet, and a chord bearing North 25°04'27" East, 58.95 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a compound curve to the left;

25. Along said compound curve to the left in a northerly direction, with a radius of 1,960.00 feet, a central angle of 00°38'37", an arc length of 22.02 feet, and a chord bearing North 21°22'23" East, 22.02 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

26. South 68°56'56" East, 80.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the left;

27. Along said curve to the left in a northerly direction, with a radius of 2,040.00 feet, a central angle of 12°01'07", an arc length of 427.92 feet, and a chord bearing North 15°02'31" East, 427.14 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the northwest corner of the herein described tract;

THENCE, North 87°29'16" East, at 4.14 feet passing a 5/8-inch iron rod (with cap) found, being the northwest corner of said called 2.149 acre tract, continuing in all a total distance of 1,070.29 feet to a 5/8-inch iron rod (with cap) found, being the northeast corner of said called 2.149 acre tract and being the northeast corner of the herein described tract;

THENCE, South 02°43'38" East, at 88.53 feet passing a 5/8-inch iron rod (with cap) found, being the southeast corner of said called 2.149 acre tract, continuing in all a total distance of 1,478.06 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the left;

THENCE, over and across said called 212.6754 acre tract, the following three (3) courses and distances:

1. Along said curve to the left in an easterly direction, with a radius of 1,940.00 feet, a central angle of 11°02'18", an arc length of 373.76 feet, and a chord bearing South 86°46'32" East, 373.18 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
2. North 87°42'19" East, 293.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the left;
3. Along said curve to the left in a northeasterly direction, with a radius of 35.00 feet, a central angle of 90°00'00", an arc length of 54.98 feet, and a chord bearing North 42°42'19" East, 49.50 feet to the POINT OF BEGINNING, CONTAINING 42.77 acres (1,863,169 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

Commissioner's signature for final approval:

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

Lee Walden, P.E. Date
President

Kerry Osburn Date
Vice President

Brandon Middleton Date
Secretary/Treasurer

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

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

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 _____

Paul R. Bretherton
Texas Registration No. 5977

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

Wil Kennedy
Mayor

McLean Barnett

Annetta Hicks-Murray

Marquette Greene-Scott

Tim Varlack

Kareem Boyce

Sydney Hargroder

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, SANDY POINT DEV OWNER LP, a Delaware limited partnership, acting by and through Carson Nunnely, Managing Director, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 42.77 Acre tract described in the above and foregoing map of CREEKHAVEN Sec 1, 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 seven 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 1, 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 Nunnely, Managing Director, thereunto authorized this _____ day of _____, 20__

SANDY POINT DEV OWNER LP, a Delaware limited partnership

By: _____
Carson Nunnely
Managing Director

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

FINAL PLAT CREEKHAVEN SEC 1

A SUBDIVISION OF 42.77 ACRES OF LAND
OUT OF THE
DAVID TALLEY SURVEY, A-130 AND THE
L.A. GUERINGER SURVEY, A-706
BRAZORIA COUNTY, TEXAS

169 LOTS 4 RESERVES 5 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
TBPB REGISTRATION NUMBER F-22671
8709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPB REGISTRATION NUMBER 10194692