

Friday, March 22, 2024

Caitlin King
META Planning and Design, LLC
24285 Katy Freeway, Suite 525
Katy, TX 77494
cking@meta-pd.com

Re: Creekhaven Section 2 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 3706
ALLC Project No. 16007-2-356

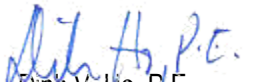
Dear Ms. King:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Creekhaven Section 2 Preliminary Plat, received on or about March 19, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

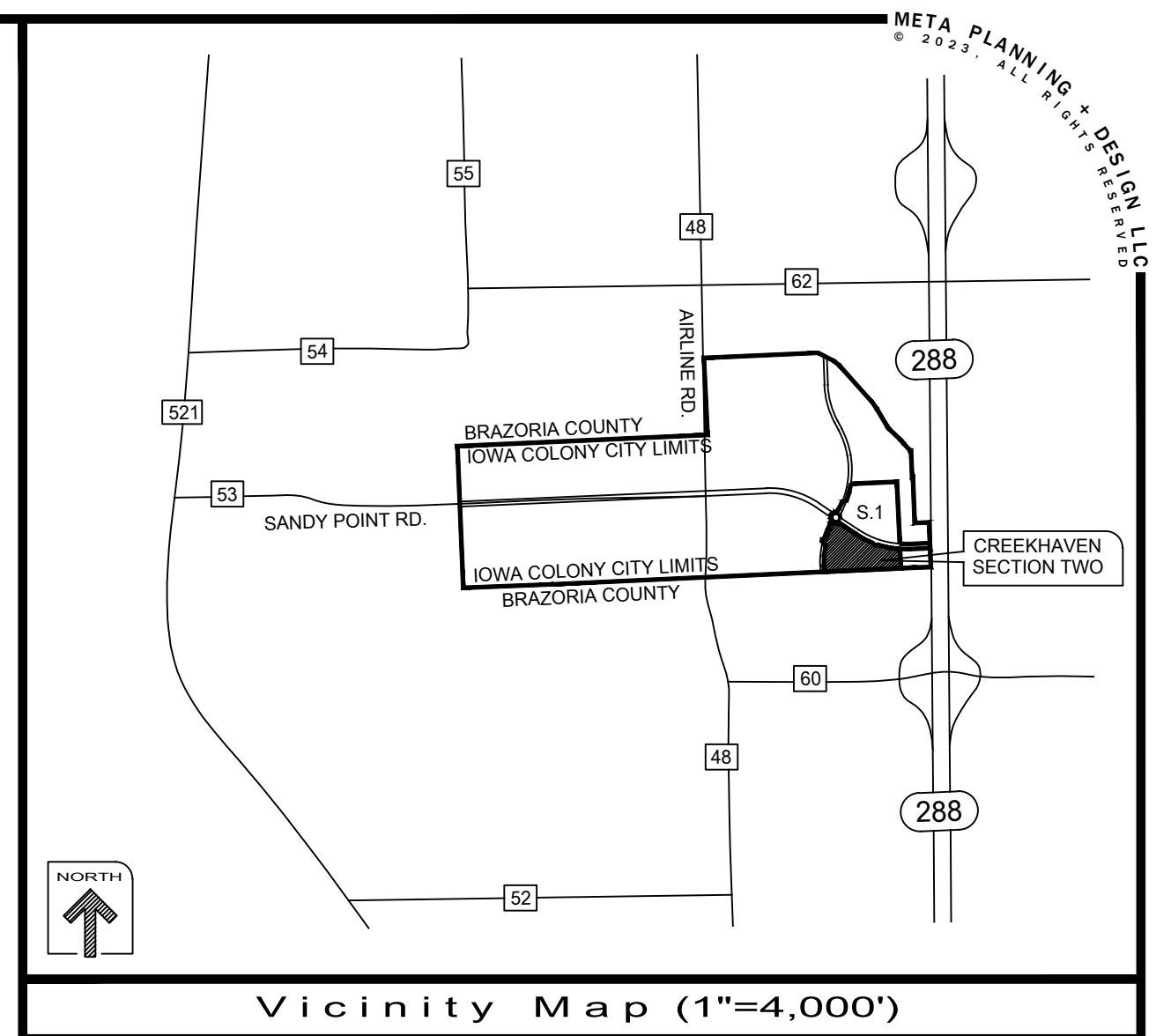
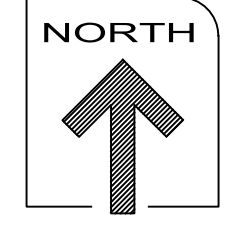
Based on our review, we have no objection to the preliminary plat as resubmitted on March 19, 2024. Please provide ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, March 27, 2024, for consideration at the April 2, 2024, Planning and Zoning meeting.

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

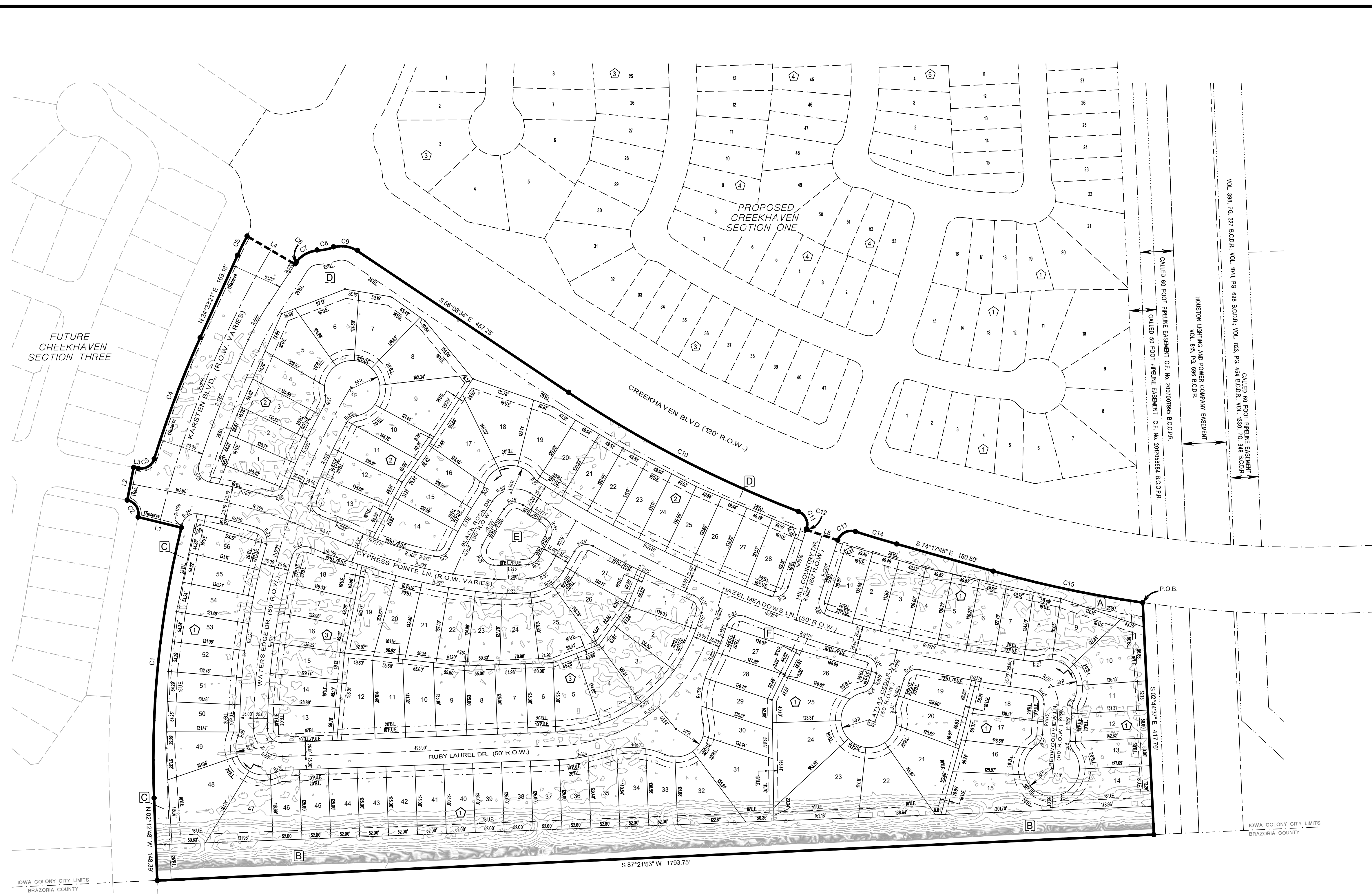
Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-356



- GENERAL NOTES**
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
 - The Coordinates shown herein are Texas South Central Zone No. 4204 state plane grid coordinates INAD 831 and may be brought to surface by applying the following scale factor: 0.999864295.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 480302010R, dated December 30, 2020, the property lies within Unshaded Zone X. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions, floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Elevation Land Solutions, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Elevation Land Solutions.
 - "B.C.O.P.R." indicates Brazoria County Official Public Records.
"B.C.D.R." indicates Brazoria County Deed Records.
"B.L." indicates Building Line.
"B.E." indicates Drainage Easement.
"P.G." indicates Page.
"P.O.B." indicates Point of Beginning.
"P.U.E." indicates Public Utility Easement.
"R." indicates Radius.
"R.O.W." indicates Right-Of-Way.
"U.E." indicates Utility Easement.
"V.O." indicates Volume.
"—" indicates change in street name.
 - The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County Drainage District No. 5.
 - Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
 - The Developer /Homeowners' Association shall be responsible for maintenance of all reserves.
 - Contour lines shown herein are based on the NGS Benchmark E 306 being noted hereon.
 - Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
 - The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
 - Drainage plans to be provided prior to final plat submital.
 - One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets and adjacent acreage tract, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and be vested in the dedicator, his heirs, assigns, or successors.
 - The emergency access provided must be 20 feet in width and have a traffic load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).
 - This plat contains Type II lots, and is subject to such regulations defined in the Development agreement between Hines Interests and the City of Iowa Colony dated August 15, 2022.
 - Drainage plans to be provided prior to final plat submital.



CALLED 615.92 ACRES
TO AA SHARP INVESTMENTS, LTD.
C.F. No. 2007068904 B.C.O.P.R.

LINE TABLE

LINE	DISTANCE	BEARING
L1	80.00'	N 76°15'08" W
L2	60.00'	N 10°59'55" E
L3	8.55'	S 79°00'05" E
L4	99.76'	S 59°42'33" E
L5	60.00'	N 71°26'35" W

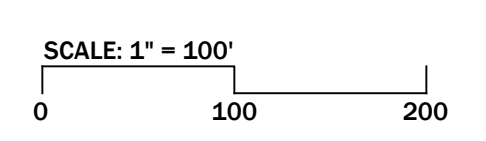
CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1760.00'	15°57'40"	490.29'	N 05°46'02" E	488.70'
C2	25.00'	92°44'57"	40.47'	N 32°37'36" W	36.19'
C3	25.00'	83°51'39"	36.59'	N 59°04'06" E	33.41'
C4	1840.00'	07°15'05"	232.87'	N 20°45'49" E	232.71'
C5	500.00'	04°21'48"	38.08'	N 26°34'15" E	38.07'
C6	500.00'	00°05'40"	0.82'	S 31°43'39" W	0.82'
C7	50.00'	54°12'59"	47.31'	S 58°47'19" W	45.57'
C8	127.00'	13°36'57"	30.18'	N 79°05'19" E	30.11'
C9	50.00'	51°34'35"	45.01'	N 81°55'52" W	43.50'
C10	2060.00'	12°58'07"	466.27'	S 62°37'37" E	465.27'
C11	25.00'	87°41'52"	38.27'	S 25°15'44" E	34.64'
C12	3030.00'	00°01'46"	1.56'	S 18°34'19" W	1.56'
C13	25.00'	89°18'30"	38.97'	N 63°12'40" E	35.14'
C14	2060.00'	02°09'40"	77.70'	N 73°12'55" W	77.70'
C15	2060.00'	07°38'11"	274.62'	S 78°06'54" E	274.42'

RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.42	18,388	LANDSCAPE/ OPEN SPACE
B	2.37	103,158	DRAINAGE
C	0.38	16,751	LANDSCAPE/ OPEN SPACE
D	1.54	67,163	LANDSCAPE/ OPEN SPACE
E	0.24	10,329	LANDSCAPE/ OPEN SPACE
F	0.15	6,749	LANDSCAPE/ OPEN SPACE
	5.10	222,538	TOTAL

DISCLAIMER AND LIMITED WARRANTY

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



MARCH 19, 2024

CREEKHAVEN SECTION TWO

BEING 31.30 ACRES OF LAND CONTAINING 111 LOTS AND SIX RESERVES IN THREE BLOCKS.

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

OWNER:
SANDY POINT DEV OWNER, LP
845 TEXAS ST., STE. 3400
HOUSTON, TX, 77002

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



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

MTA-89001