

Monday, September 15, 2025

Sean Conley
Conley Land Services, LLC
11003 Buttonwood Creek Trail
Tomball, TX 77375
sean@conleyland.com

Re: The Market at Creekhaven North Final Plat
Letter of Recommendation to Approve
COIC Project No. 5677
ALLC Project No. 710-25-002-003

Dear Mr. Conley:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of The Market at Creekhaven North Final Plat, received on or about September 11, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the final plat as resubmitted on September 11, 2025. Please send two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than September 30, 2025, for consideration at the October 7, 2025, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
File: 710-25-002-003

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, MH CREEKHAVEN, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH PARVEZ MERCHANT, MANAGING MEMBER, AND MOUNANG DESAI, MANAGING MEMBER, OWNERS OF THE 6.435 ACRES OF LAND DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF THE MARKET AT CREEKHAVEN NORTH, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LIENS, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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 DRAINAGEWAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGEWAYS 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.

FURTHER, MH CREEKHAVEN, LLC, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF THE MARKET AT CREEKHAVEN NORTH, HAVE COMPLIED WITH, OR WILL COMPLY WITH, THE EXISTING REGULATIONS HERETOFORE ON FILE AND ADOPTED BY THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

IN TESTIMONY WHEREOF, THE MH CREEKHAVEN, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY PARVEZ MERCHANT, MANAGING MEMBER, AND MOUNANG DESAI, MANAGING MEMBER, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS _____ DAY OF _____, 20____.

MH CREEKHAVEN, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____
PARVEZ MERCHANT, MANAGING MEMBER

BY: _____
MOUNANG DESAI, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PARVEZ MERCHANT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT TO ME THAT THEY 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

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MOUNANG DESAI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT TO ME THAT THEY 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

MY COMMISSION EXPIRES: _____

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL	PLANNING AND ZONING COMMISSION APPROVAL
WIL KENNEDY, MAYOR	DAVID HURST, CHAIRMAN PLANNING AND ZONING COMMISSION
NIKKI BROOKS, COUNCIL MEMBER	LES HOSEY PLANNING AND ZONING COMMISSION MEMBER
ARNETTA HICKS-MURRAY, COUNCIL MEMBER	BRENDA DILLON PLANNING AND ZONING COMMISSION MEMBER
MARQUETTE GREENE-SCOTT, COUNCIL MEMBER	BRIAN JOHNSON PLANNING AND ZONING COMMISSION MEMBER
TIMOTHY VARLACK, COUNCIL MEMBER	TERRY HAYES PLANNING AND ZONING COMMISSION MEMBER
SYDNEY HARGRODER, COUNCIL MEMBER	ROBERT WALL PLANNING AND ZONING COMMISSION MEMBER
KAREEM BOYCE, COUNCIL MEMBER	DEMOND WOODS PLANNING AND ZONING COMMISSION MEMBER
DINH HO, P.E., CITY ENGINEER	DATE
DATE	

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

LEE WALDEN, P.E. DATE
PRESIDENT

KERRY L. OSBURN DATE
VICE PRESIDENT

BRANDON MIDDLETON DATE
SECRETARY/TREASURER

DINH V. HO, P.E., C.F.M. DATE
DISTRICT ENGINEER

NOTE: PROJECT FIELD STARTUP WILL BEGIN WITHIN 365 CALENDAR DAYS FROM THE DATE SHOWN HEREON. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED.

I, SEAN CONLEY, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT ALL BEARINGS, DISTANCES, AND OTHER ASSOCIATED BOUNDARY INFORMATION ON THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET UNLESS OTHERWISE NOTED, AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

SEAN CONLEY, RPLS
TEXAS REGISTRATION NO. 6739

NOTES

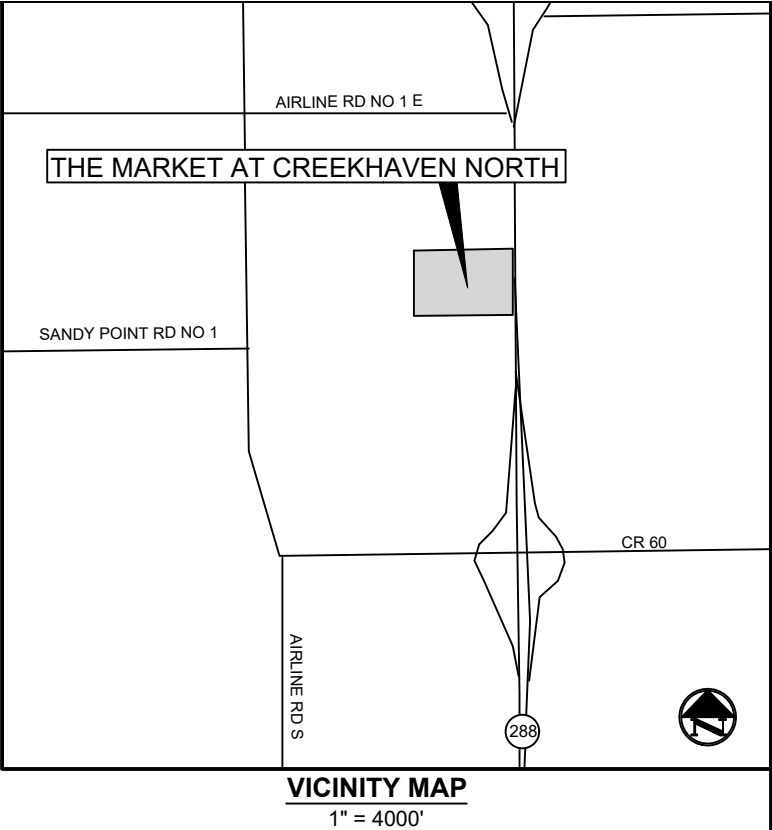
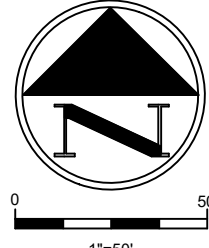
- BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS.
- ALL BOUNDARY CORNERS FOR THE PLAT SHOWN HEREON ARE FOUND 5/8-INCH IRON RODS WITH CAP STAMPED "ELS" UNLESS OTHERWISE NOTED.
- THE PROPERTY SUBDIVIDED IN THIS FOREGOING PLAT LIES WITHIN BRAZORIA COUNTY, THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD 92 AND BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM SEWER DRAINAGE IMPROVEMENTS IF ANY AND WHICH MAY INCLUDE DETENTION HAVE BEEN CONSTRUCTED.
- THIS PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY CITY COUNCIL IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY CITY COUNCIL.
- ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- THIS PLAT IS SUBJECT TO THE CONDITIONS AND RESTRICTIONS RECORDED UNDER B.C.C.F. NOS. 2024003961 AND 2024040685.
- SURVEYED PROPERTY LIES IN UNSHADOWED ZONE X (AREAS OUTSIDE 0.2% ANNUAL CHANCE FLOOD) ACCORDING TO FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY UNINCORPORATED AREAS, MAP NUMBER 48039C0120K, DATED EFFECTIVE 12/30/2020.
- THE DEVELOPER/HOMEOWNERS ASSOCIATION/MUNICIPAL UTILITY DISTRICT SHALL BE RESPONSIBLE FOR MAINTENANCE OF OIL RESTRICTED RESERVES.
- 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 DRAINAGEWAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS.
- CONTOUR LINES SHOWN HEREON ARE BASED ON GPS OBSERVATION AND REFERENCED TO NGS BENCHMARK PAM 88 ARP BEING NOTED HEREON.
- THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND HINES ACQUISITIONS, LLC.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	40.75'	488.00'	4°47'02"	S 02°18'37" W	40.73'
C2	63.03'	518.00'	6°58'19"	S 01°12'59" W	62.99'
C3	25.05'	35.00'	41°00'33"	S 67°12'03" W	24.52'
C4	208.44'	1,940.00'	6°09'21"	N 89°13'01" W	208.34'
C5	122.64'	2,080.00'	3°22'41"	S 89°23'40" W	122.62'

LINE	BEARING	DISTANCE
L1	N 02°17'21" W	13.00'
L2	S 04°42'08" W	39.39'
L3	S 87°42'19" W	9.50'
L4	S 87°42'19" W	10.00'
L5	S 02°17'41" E	25.00'
L6	S 87°42'19" W	15.00'
L7	N 02°17'41" W	5.00'

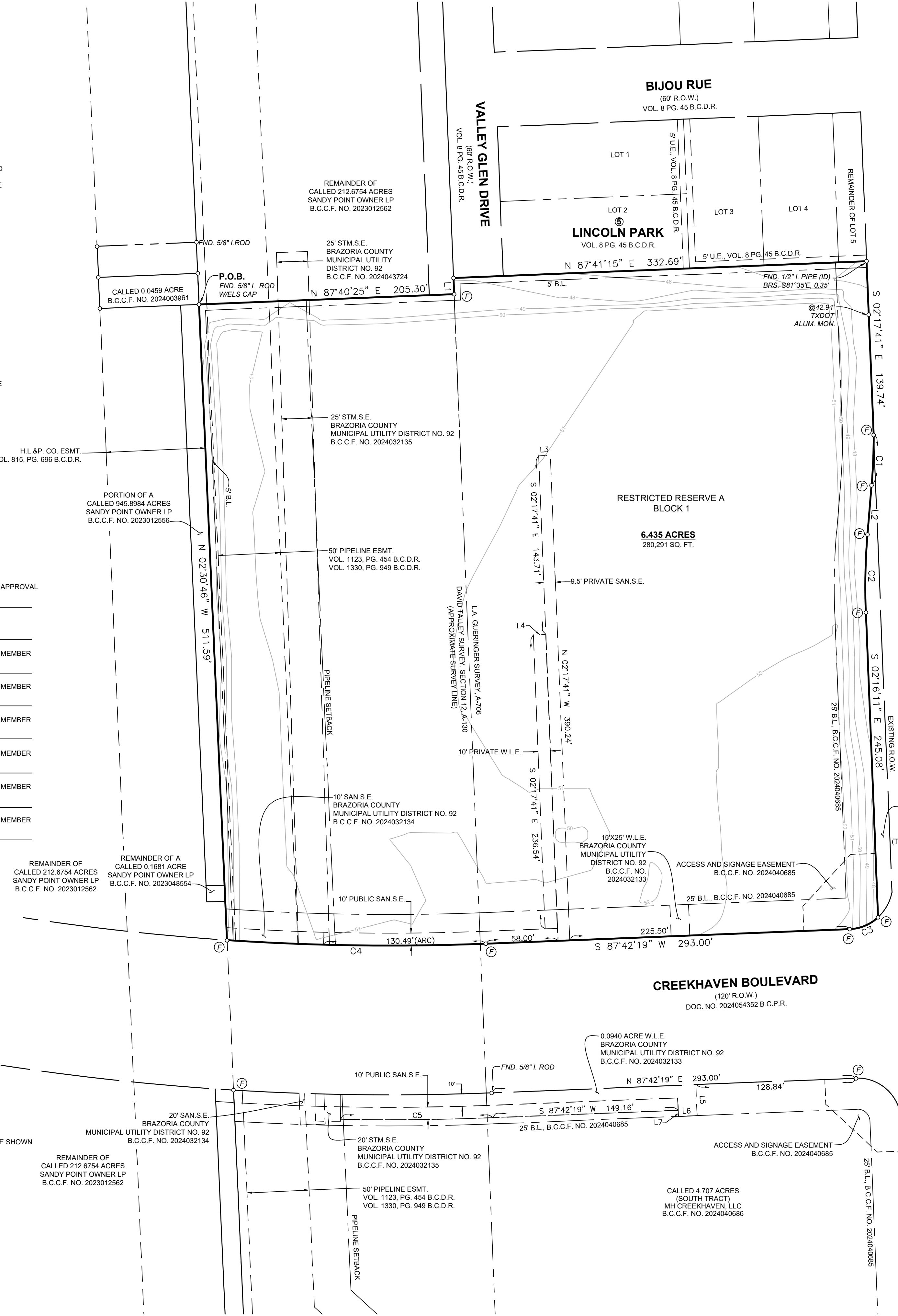
BENCHMARK NOTE

PAM 88 ARP
2" GALVANIZED STEEL PIPE LOCATED AT THE SOUTHEAST CORNER OF A WASTEWATER TREATMENT PLANT HAVING THE ADDRESS 9407 COPPER COVE LN, ROSHARON, TX 77583 ELEV. 63.20 NAVD88



LEGEND

A.E.	AERIAL EASEMENT
ALUM.	ALUMINUM
B.C.C.F. NO.	BRAZORIA COUNTY CLERKS FILE NUMBER
B.C.D.R.	BRAZORIA COUNTY DEED RECORDS
B.L.	BUILDING LINE
BRS.	BEARS
DOC.	DOCUMENT
ESMT.	EASEMENT
FND.	FOUND
H.L.&P. CO.	HOUSTON LIGHTING AND POWER COMPANY
I.	IRON
ID.	INSIDE DIAMETER
MON.	MONUMENT
PG.	PAGE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SAN.S.E.	SANITARY SEWER EASEMENT
SQ. FT.	SQUARE FEET
STM.S.E.	STORM SEWER EASEMENT
U.E.	UTILITY EASEMENT
VOL.	VOLUME
W.L.E.	WATER LINE EASEMENT
⊙	FND. 5/8" I. ROD W/ELS CAP



DESCRIPTION OF 6.435 ACRES OF LAND SITUATED IN THE DAVID TALLEY SURVEY, SECTION 12, ABSTRACT NO. 130 AND THE L.A. GUERINGER SURVEY, ABSTRACT NO. 706 CITY OF IOWA COLONY BRAZORIA COUNTY, TEXAS

BEING 6.435 ACRES (280,291 SQUARE FEET) OF LAND SITUATED IN THE DAVID TALLEY SURVEY, SECTION 12, SURVEY, ABSTRACT NO. 130 AND THE L.A. GUERINGER SURVEY, ABSTRACT 706, CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, BEING ALL OF A CALLED 6.435 ACRE TRACT OF LAND, DESIGNATED NORTH TRACT, DESCRIBED IN AN INSTRUMENT TO MH CREEKHAVEN, LLC RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2024040686, SAID 6.435 ACRES BEING MORE FULLY DESCRIBED BY METES AND MEASURES AS FOLLOWS WITH ALL BEARINGS BEING BASED ON THE TEXAS COORDINATE SYSTEM ON 1983, SOUTH CENTRAL ZONE:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR THE NORTHWEST CORNER OF SAID 6.435 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF A CALLED 0.0459 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT RECORDED UNDER B.C.C.F. NO. 2024003961;

THENCE, N 87°40'25" E, A DISTANCE OF 205.30 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR CORNER OF SAID 6.435 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, N 02°17'21" W, A DISTANCE OF 13.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "CONLEY RPLS 6739" SET FOR CORNER OF SAID 6.435 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF LINCOLN PARK, A SUBDIVISION PER SUBDIVISION PLAT RECORDED UNDER VOLUME 8, PAGE 45 OF THE BRAZORIA COUNTY DEED RECORDS;

THENCE, N 87°41'15" E, A DISTANCE OF 332.69 FEET WITH THE SOUTH LINE OF SAID LINCOLN PARK TO A POINT FOR THE NORTHEAST CORNER OF SAID 6.435 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, LYING ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 288 (420 FEET WIDE) AS RECORDED UNDER VOLUME 1057, PAGE 910, VOLUME 1058, PAGE 874 AND VOLUME 1073, PAGE 643, ALL OF THE BRAZORIA COUNTY DEED RECORDS, FROM WHICH A 1/2-INCH IRON PIPE (INSIDE DIAMETER) FOUND FOR REFERENCE BEARS S 81°35' E, A DISTANCE OF 0.35 OF ONE FOOT;

THENCE, S 02°17'41" E, WITH THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 288, AT A DISTANCE OF 42.94 FEET PASSING AN ALUMINUM TXDOT MONUMENT FOUND FOR REFERENCE, CONTINUING FOR A TOTAL DISTANCE OF 139.74 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE, DEPARTING SAID WEST RIGHT-OF-WAY LINE AND WITH A CURVE TO THE RIGHT, AN ARC LENGTH OF 40.75 FEET, HAVING A RADIUS OF 488.00 FEET, A CENTRAL ANGLE OF 04°47'02", AND A CHORD BEARING S 02°18'37" W, A DISTANCE OF 40.73 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR POINT OF TANGENCY;

THENCE, S 04°42'08" W, A DISTANCE OF 39.39 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE, WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 63.03 FEET, HAVING A RADIUS OF 518.00 FEET, A CENTRAL ANGLE OF 06°58'19", AND A CHORD BEARING S 01°12'59" W, A DISTANCE OF 62.99 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR POINT OF TANGENCY;

THENCE, S 02°16'11" E, A DISTANCE OF 245.08 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR THE SOUTHEAST CORNER OF SAID 6.435 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT FROM WHICH ITS CENTER BEARS N 45°18'13" W, 35.00 FEET;

THENCE, WITH A CURVE TO THE RIGHT, AN ARC LENGTH OF 25.05 FEET, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 41°00'33", AND A CHORD BEARING S 67°12'03" W, A DISTANCE OF 24.52 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR THE SOUTHWEST CORNER OF SAID 6.435 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, N 02°30'46" W, A DISTANCE OF 511.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.435 ACRES OR 280,291 SQUARE FEET OF LAND.

FINAL PLAT OF
THE MARKET AT CREEKHAVEN NORTH
BEING A SUBDIVISION OF 6.435 ACRES OF LAND
SITUATED IN THE
DAVID TALLEY SURVEY, SECTION 12, ABSTRACT 130
AND L.A. GUERINGER SURVEY ABSTRACT 706
CITY OF IOWA COLONY
BRAZORIA COUNTY, TEXAS

1 BLOCK 1 RESERVE

OWNER
MH CREEKHAVEN, LLC,
A TEXAS LIMITED LIABILITY COMPANY
5400 PONTE W. CIRCLE
RICHMOND, TX 77469

ENGINEER

..\\LOGOS\\ALJ.png

18635 N. ELDRIDGE PARKWAY, SUITE 200
TOMBALL, TX 77377

SURVEYOR
CONLEY LAND SERVICES, LLC

18635 N. ELDRIDGE PARKWAY, SUITE 101
TOMBALL, TX 77377
TEL. (832) 725-4997
CONLEYLAND.COM
TPELS-5 FIRM NO. 10194732