

Tuesday, September 30, 2025

Jacob Guerrero
META Planning and Design, LLC
24285 Katy Freeway, Suite 525
Katy, TX 77494
jguerrero@meta-pd.com

Re: Creekhaven Section 7 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 6964
ALLC Project No. 710-25-002-045

Dear Mr. Guerrero:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Creekhaven Section 7 Preliminary Plat, received on or about September 25, 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 plat as resubmitted on September 25, 2025. Please provide ten (10) prints of the plat to Kayleen Rosser, by no later than Wednesday, October 1, 2025, for consideration to the October 7, 2025, Planning and Zoning agenda.

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

Sincerely,
Adico, LLC

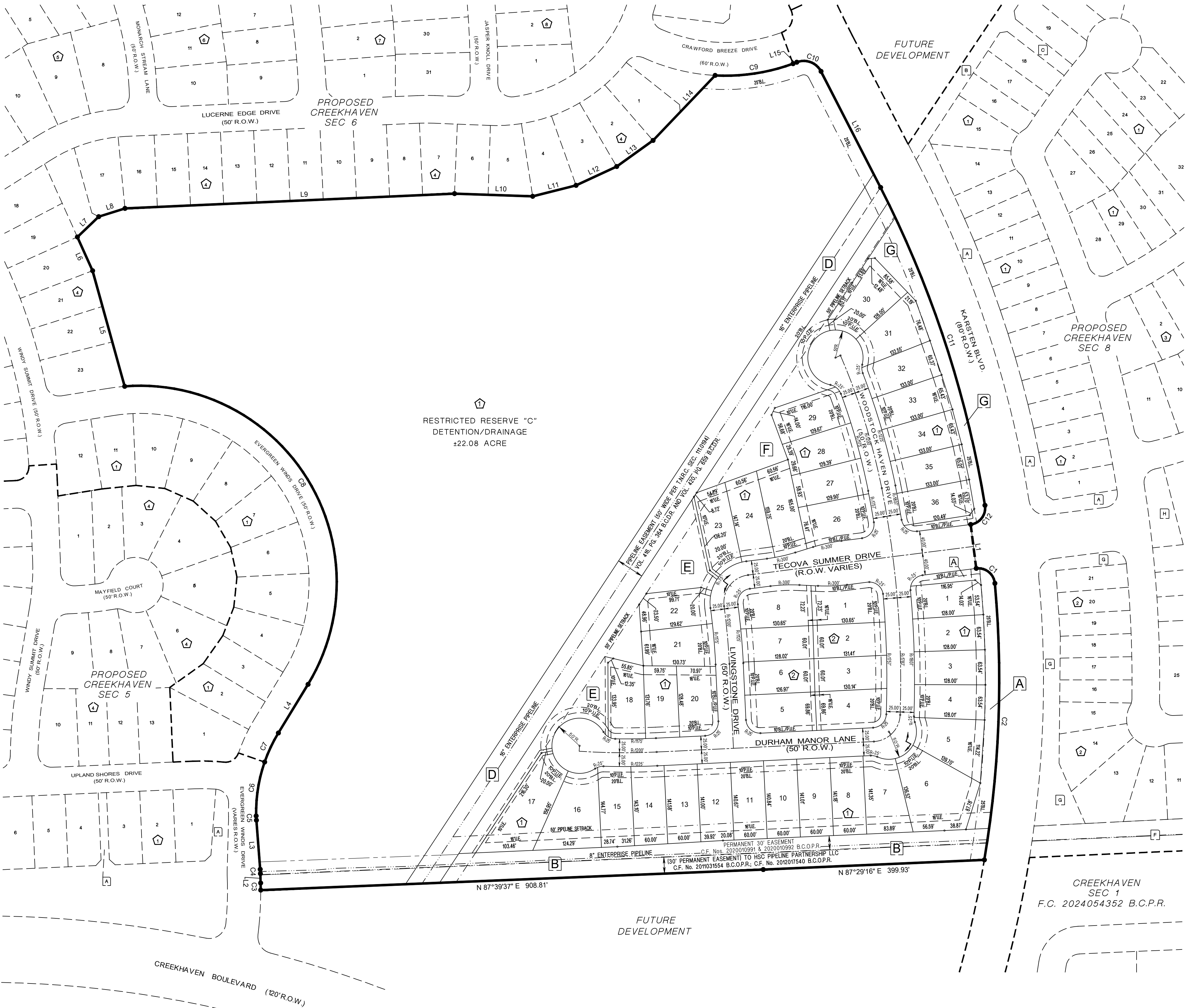
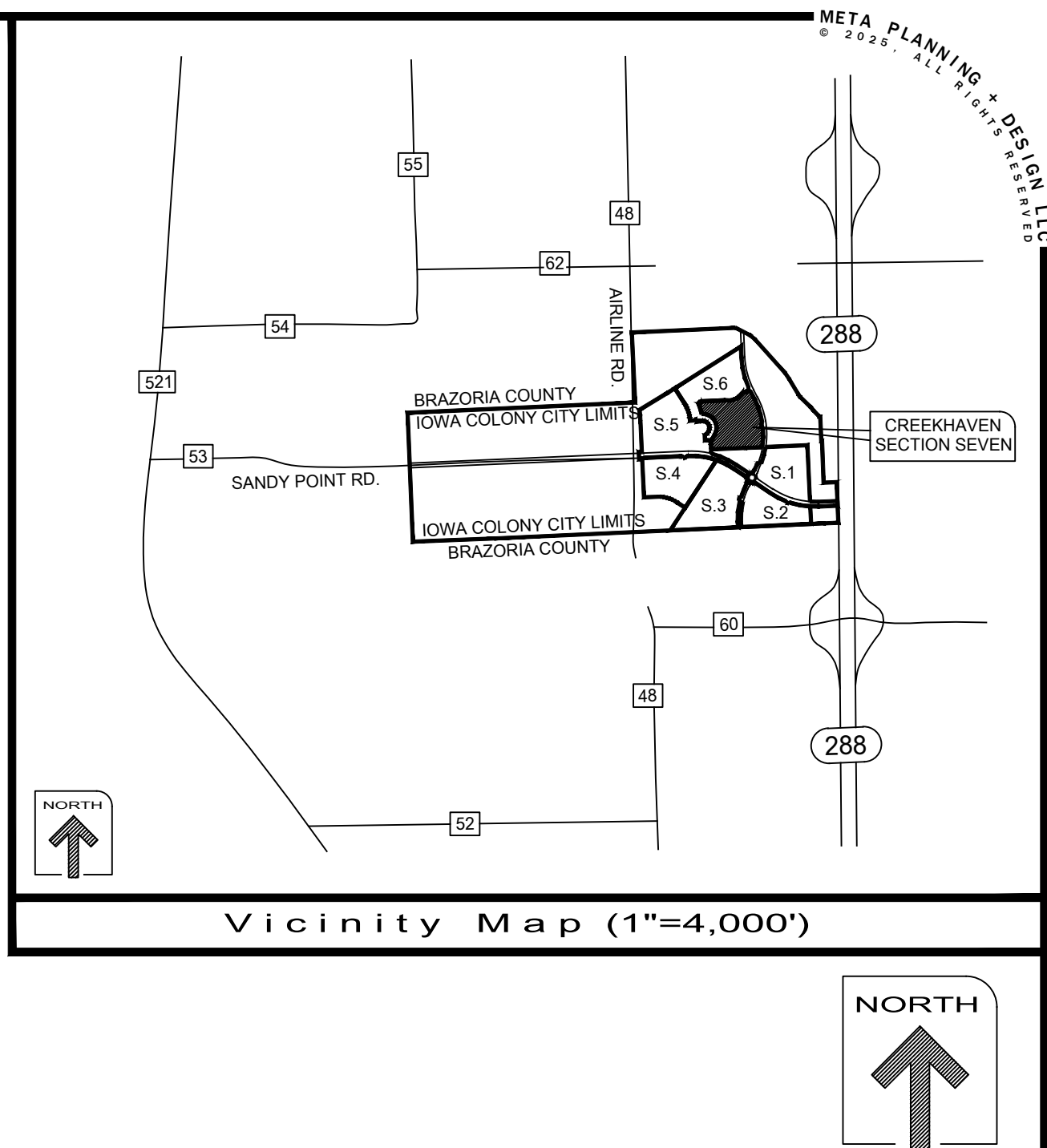

Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
File: 710-25-002-045

PARKLAND BANK								
SEC	NUMBER OF LOTS	PUBLIC PARK REQUIREMENT (1AC /54 DU)	PRIVATE PARK/ OPEN SPACE DEDICATION	PRIVATE PARK/ CREDIT (100%)	PRIVATE PARK/ DEDICATION DRAINAGE/DETENTION	PRIVATE PARK/ CREDIT (50%)	PARK CREDIT PROVIDED (AC)	REMAINING PARK CREDIT (AC.)
SEC 1	169	3.130	3.019	3.019	—	—	3.019	-0.111
SEC 2	111	2.056	2.078	2.078	2.181	1.091	3.798	1.631
SEC 3	124	2.296	2.484	2.484	11.49	5.744	8.228	7.763
SEC 4	185	3.426	5.82	5.82	—	—	5.82	10.157
SEC 5	182	3.370	5.36	5.36	—	—	5.36	12.147
SEC 6	148	2.741	2.54	2.54	—	—	2.54	11.946
SEC 7	44	0.815	4.28	4.28	22.93	11.465	15.745	
TOTAL	963	17.834	24.691	24.691	37.471	18.735	44.046	

TOTAL LOT SIZE COUNT							
SEC	40'	45'	50'	55'	60'	70'	
SEC 1	83	74	6	2	2	2	
SEC 2	—	—	111	—	—	—	
SEC 3	—	—	—	60	64	—	
SEC 4	96	89	—	—	—	—	
SEC 5	—	—	103	79	—	—	
SEC 6	—	—	—	33	115	—	
SEC 7	—	—	—	—	44	—	
TOTAL	179	163	220	174	225	2	

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.34	14,862	LANDSCAPE/ OPEN SPACE
B	1.21	52,710	LANDSCAPE/ OPEN SPACE/ UTILITIES
C	22.08	961,656	DRAINAGE/ DETENTION
D	1.73	75,260	PIPELINE EASEMENT
E	0.83	36,104	LANDSCAPE/ OPEN SPACE
F	0.61	26,460	LANDSCAPE/ OPEN SPACE
G	0.41	17,814	LANDSCAPE/ OPEN SPACE
	27.22	1,184,866	TOTAL



LINE TABLE:		
LINE	BEARING	DISTANCE
L1	N 07°13'42" W	80.00'
L2	S 01°25'23" E	16.97'
L3	N 04°23'11" W	88.96'
L4	N 31°21'50" E	102.95'
L5	N 15°30'17" W	216.85'
L6	N 24°13'33" W	66.84'
L7	N 46°18'12" E	53.12'
L8	N 72°29'02" E	49.80'
L9	N 87°25'51" E	596.14'
L10	S 88°01'12" E	141.29'
L11	S 75°49'23" W	80.89'
L12	N 65°06'13" E	80.89'
L13	S 54°23'03" W	80.89'
L14	N 43°39'53" E	162.52'
L15	N 68°26'44" E	7.18'
L16	S 27°08'47" E	235.84'

CURVE TABLE:					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	92°04'43"	48.21'	N 51°11'21" W	43.19'
C2	1960.00'	14°39'38"	501.51'	S 02°10'50" W	500.15'
C3	630.00'	01°10'12"	12.87'	N 00°50'17" W	12.87'
C4	150.00'	02°57'48"	7.76'	S 02°54'17" E	7.76'
C5	150.00'	02°57'48"	7.76'	S 02°54'17" E	7.76'
C6	275.00'	20°39'42"	99.17'	N 08°54'28" E	98.63'
C7	275.00'	12°07'31"	58.20'	S 25°18'04" W	58.09'
C8	355.00'	125°55'05"	780.18'	N 31°35'43" W	632.38'
C9	355.00'	23°07'43"	143.30'	N 81°25'44" E	142.33'
C10	35.00'	84°09'07"	51.41'	N 69°16'45" W	46.91'
C11	1960.00'	17°44'43"	607.04'	S 18°10'47" E	604.62'
C12	30.00'	92°04'43"	48.21'	N 36°43'57" E	43.19'

- 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 (NAD 83) and may be brought to surface by applying the following scale factor: 0.999854295.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C010K, 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 lines. 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
"S.L." indicates Building Line
"B.E." indicates Drainage Easement
"P.O.B." indicates Point of Beginning
"P.U.E." indicates Public Utility Easement
"R.O.W." indicates Right-Of-Way
"U.E." indicates Utility Easement
"V.O.L." 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, Texas, and is subject to the following:
a. The property is located within the Brazoria County Drainage District No. 5.
b. 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 herein.
 - 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.
 - 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 shall adjacent average (feet): 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 re-vest in the dedicant, 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 Typo II lots, and is subject to such regulations defined in the Development agreement between Hses Interests and the City of Iowa Colony dated August 15, 2022.

CREEKHAVEN SEC 7

BEING 39.0 ACRES OF LAND CONTAINING 44 LOTS AND SEVEN RESERVES IN TWO BLOCKS.

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

OWNER:
SPUR CREEKHAVEN DEVELOPMENT, L.P.
2450 FONDERN RD
HOUSTON, TX, 77063

ENGINEER/SURVEYOR:
ELEVATION LAND SOLUTIONS
9709 LAKESIDE BLVD., STE 200,
THE WOODLANDS, TX, 77381
(832) 823-2200

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

TBPLS FIRM REGISTRATION No. 10194692

SCALE: 1" = 100'
0 100 200

SEPTEMBER 2, 2025

MTA-89001A

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 AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF IOWA COLONY PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL. THIS 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.