



12003 Iowa Colony Blvd.  
Iowa Colony Tx. 77583  
Phone: 281-369-2471  
Fax: 281-369-0005  
www.iowacolonytx.gov

Members present: David Hurst, Steven Byrum-Bratsen, Tim Varlack, McLean Barnett, Les Hosey, and Brian Johnson, and Terry Hayes

Members absent: None

Others present: Dinh Ho and Robert Hemminger

#### **MEETING- 7:00 P.M.**

1. Chairman Hurst called the meeting to order at 7:00 P.M.
2. Administer the Oath of Office to newly appointed members. City Secretary, Kayleen Rosser administered the Oath of Office to Mr. Terry Hayes.
3. Citizens Comments. There were no comments from the public.

"An opportunity for the public to address Planning and Zoning Commission on agenda items or concerns not on the agenda. To comply with the Texas Open Meetings Act, this period is not for question and answer. Those wishing to speak must observe a three-minute time limit."

4. Consider approval of the following Planning and Zoning Commission meeting minutes

- March 1, 2022

Les Hosey moved the approve the meeting minutes of March 1, 2022. Seconded by Tim Varlack. Approved with six ayes. Steven Byrum-Bratsen abstained from the vote as he was not present at the meeting on March 1, 2022.

5. Consideration and possible action for variances to the Unified Development Code for the convenience store at Karsten Boulevard and Meridiana Parkway. Mathew Freeman with the developer was in attendance to answer questions from the Planning and Zoning Commission members.

- a. Unified Development Code: Section 3.5.3.1(a) (4) – Build to line setback

Steven Byrum- Bratsen made a motion to approve the variance to section 3.5.3.1(a) (4) – Build to line setback of the UDC per Staff's recommendation. Seconded by Brian Johnson. Approved unanimously.

- b. Unified Development Code: Section 3.3.1.1 (a)(2) a.2. – Landscape Setback Variance

Steven Byrum-Bratsen made a motion to approve the Unified Development Code: Section 3.3.1.1 (a)(2) a.2. – Landscape Setback Variance with the stipulation of an 8ft masonry fence along the north and west side of property, a 10ft landscape setback along with a tree buffer along the north and west side of the property. Also, the condition of the electric vehicle charging stations. Seconded by Les Hosey. Approved with six ayes. McLean Barnett voted against the motion as he disagreed with the 8ft height requirement for the fence. He feels as it should be more.

6. Consideration and possible action for the Karsten Boulevard Phase 1 Street Dedication and Reserves Partial Replat No. 1. Developer requested to be withdrawn from the agenda. No action was taken.

7. Consideration and possible action for the Meridiana Section 37B Preliminary Plat. Tim Varlack made a motion to approve the Meridiana Section 37B Preliminary Plat. Seconded by Les Hosey. Approved unanimously with seven ayes.

8. Consideration and possible action for the Meridiana Section 35A Preliminary Plat. Les Hosey made a motion to approve the Meridiana Section 35A Preliminary Plat. Seconded by Steven Byrum-Bratsen. Approved unanimously.
9. Les Hosey made a motion to adjourn. Seconded by Steven Byrum- Bratsen. Approved unanimously. The meeting was adjourned at 7:49 P.M.

APPROVED THIS 3rd DAY OF MAY, 2022.

ATTEST:

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Kayleen Rosser, City Secretary

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David Hurst, Chairman

Copy

Tuesday, April 26, 2022

Brad Sweitzer  
EHRA Inc.  
10555 Westoffice Dr.  
Houston, TX 77042

**Re: Meridiana Section 34C Preliminary Plat  
Letter of Recommendation to Approve  
City of Iowa Colony Project No. 984  
Adico, LLC Project No. 16007-2-243**

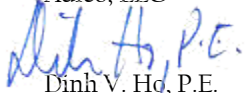
Dear Mr. Sweitzer;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Section 34C preliminary plat, received on or about April 26, 2022. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based upon our review, we have no objections to the plat as resubmitted on April 26, 2022. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday April 27, 2022, for consideration at the May 3, 2022 Planning and Zoning meeting.

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

Sincerely,  
Adico, LLC

  
Dinh V. Ho, P.E.

TBPE Firm No. 16423

Copy

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 16007-2-243



[illegible]

REVENUE	RESTRICTIONS	SO. F.T.	AVERAGE
A	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	2,632.27	0.08
B	PARKING	943.50	0.02
C	PARKING	573.50	0.01
D	LANDSCAPE, OPEN SPACE, LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	1,866.63	0.04
E	PARKING	2,660.63	0.08
F	PARKING	573.50	0.01
G	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,669.19	0.04
H	BRUSHED LANDSCAPE, & UTILITY PURPOSES	381.16(40)	0.90
I	LANDSCAPE, OPEN SPACE, LANDSCAPE, OPEN SPACE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,947.94	0.04
J	PARKING	2,188.50	0.03
K	PARKING	1,282.50	0.05
TOTAL		55,518.96	1.27

**BENCHMARK(S):**

THIS MONUMENT IS 400 YDS. SET IN TOP OF CONCRETE MOUND. LOCATED 20 MILES WEST OF MANVEL, 2 MILES WEST IN TOP OF CONCRETE MOUND, AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRZDZARIA COUNTY, 0.9 MILE WEST OF A SHELL ROAD CROSSING, 5-7 FEET NORTH OF MILE POST 36, 39 FEET SOUTH OF THE SOUTH RAIL, 3 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6 1/2 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.

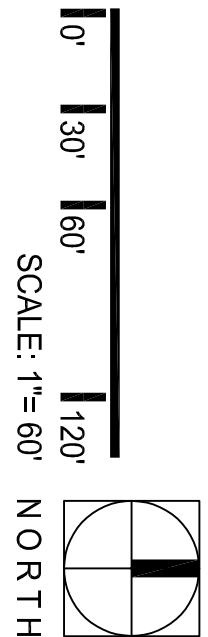
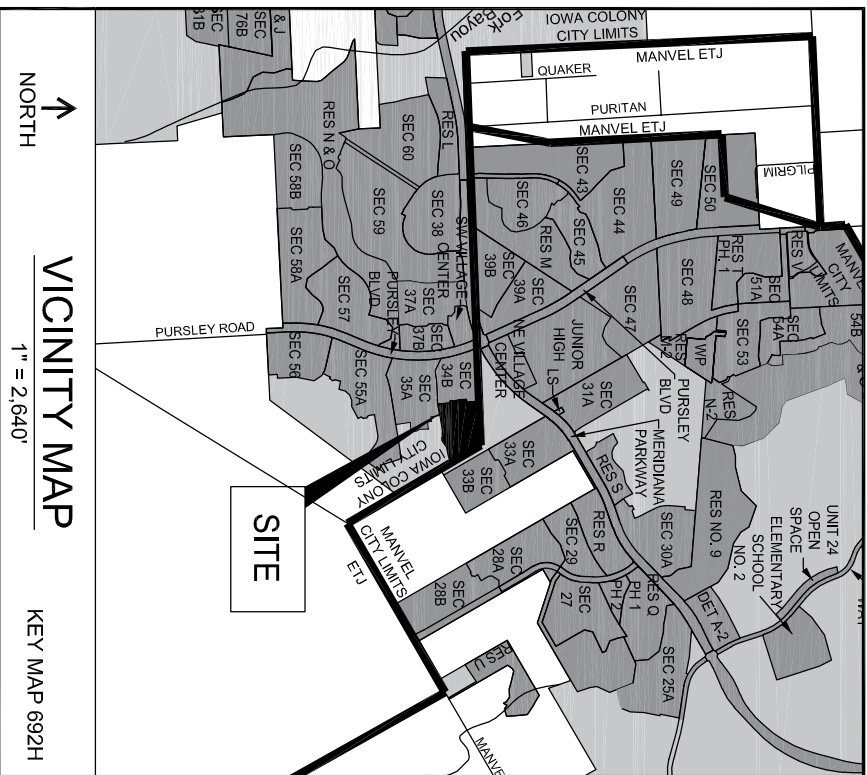
LEVY-552.00 (NAVD 88) 1991 ADJUSTMENT

OFF-STREET GUEST PARKING SPACES			
NO. OF PROPOSED LOTS	NO. OF GUEST SPACES REQUIRED	NO. OF GUEST SPACES PROVIDED WITHIN R.O.W.	NO. OF GUEST SPACES PROVIDED OUTSIDE R.O.W.
66	17	0	17



LINE TABLE		
LINE	ANGLE	DISTANCE
L1	S 60° 02' 22" W	80.007
L2	S 80° 04' 04" W	138.817
L3	S 54° 03' 41" W	106.617
L4	S 69° 02' 29" W	96.507
L5	N 81° 10' 09" W	27.74
L6	S 87° 53' 07" W	56.08
L7	S 80° 30' 26" W	113.307
L8	S 79° 30' 07" W	60.26
L9	S 65° 33' 45" W	31.15
L10	N 06° 00' 03" W	165.427
L11	S 64° 48' 01" W	27.225
L12	N 04° 23' 56" W	114.61
L13	S 87° 19' 17" W	5.91
L14	N 02° 40' 43" W	115.007
L15	N 67° 19' 17" E	15.36

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	225.00'	20.35'	N 84°43'49" E	20.34'



66 Lots, 3 Blocks and 11 Reserves  
Owner: GR-M1, LTD., a Texas Limited Partnership

April 7, 2022



No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.



Tuesday, April 26, 2022

Brad Sweitzer  
EHRA Inc.  
10555 Westoffice Dr.  
Houston, TX 77042

**Re: Meridiana Section 35B Preliminary Plat  
Letter of Recommendation to Approve  
City of Iowa Colony Project No. 985  
Adico, LLC Project No. 16007-2-244**

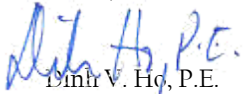
Dear Mr. Sweitzer;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Section 35B preliminary plat, received on or about April 26, 2022. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based upon our review, we have no objections to the plat as resubmitted on April 26, 2022. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday April 27, 2022, for consideration at the May 3, 2022 Planning and Zoning meeting.

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

Sincerely,  
Adico, LLC

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

Copy

**Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 16007-2-244**







Tuesday, April 26, 2022

Carol Redd  
EHRA Inc.  
10555 Westoffice Dr.  
Houston, TX 77042

Re: Meridiana Section 58A Final Plat  
Letter of Recommendation to Approve  
City of Iowa Colony Project No. SFP 210809-1010  
Adico, LLC Project No. 16007-2-211

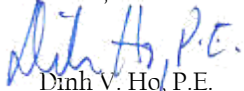
Dear Ms. Redd;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Section 58A final plat, received on or about April 22, 2022. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based upon our review, we have no objections to the final plat as resubmitted on April 22, 2022. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday April 27, 2022, for consideration at the May 3, 2022 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

Copy

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 16007-2-211





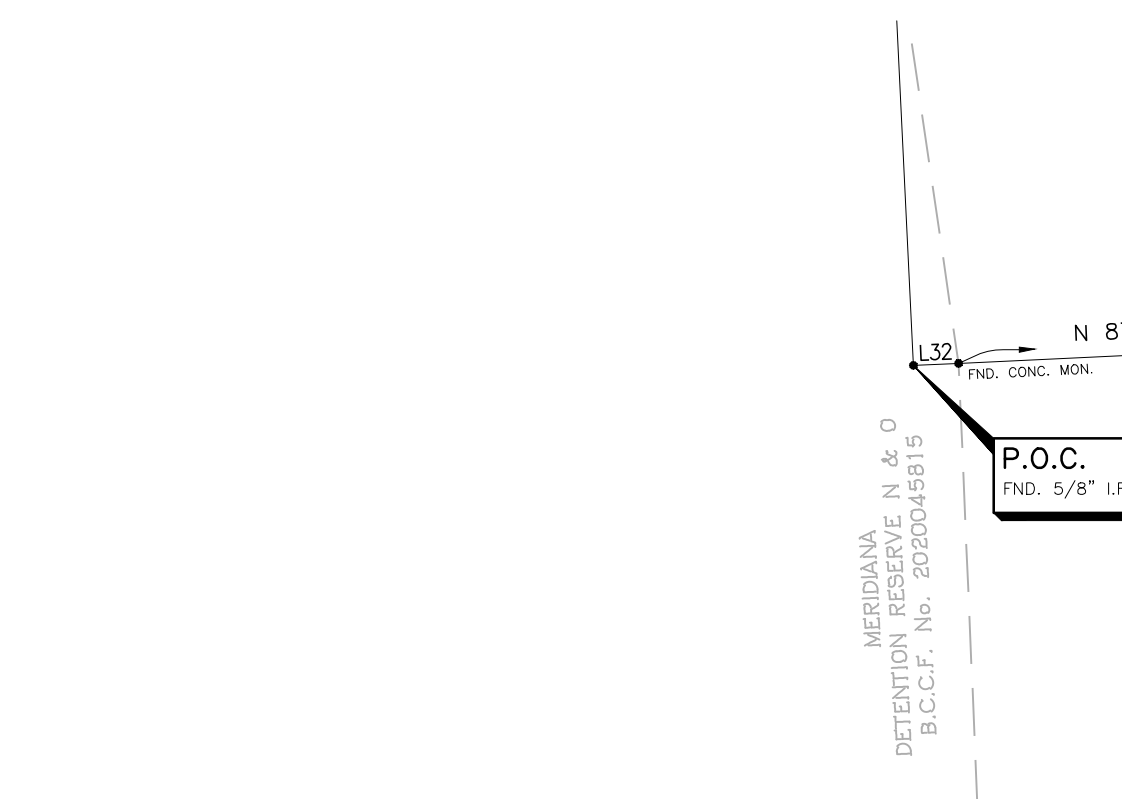
GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- All boundary corners for the plot shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
- A= indicates Abstract  
AC. indicates Acres  
B.C.C.F. indicates Brazoria County Clerk's File  
B.C.P.R. indicates Brazoria County Plat Records  
B.L. indicates Building Line  
CONC. MON. indicates Concrete Monument  
E.A.E. Emergency Access Easement  
FND. indicates Found  
I.R. indicates Iron Rod  
VOL. indicates Volume  
PG. indicates Page  
P.O.B. indicates Point Of Beginning  
P.O.C. indicates Point Of Commencing  
P.U.E. indicates Public Utility Easement  
R.O.W. indicates Right of Way  
SQ. FT. indicates Square Feet  
U.E. indicates Utility Easement  
W.L.E. indicates Water Line Easement  
(F) indicates found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"  
(S) indicates set 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"  
↗ indicates Change of Street Name

- The property subdivided in the foregoing plat lies within Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. 55, and Brazoria County Drainage District #5 (B.D.D.#5).
- The boundary for this plat has a closure in excess of 1:15,000.
- The terms and conditions of Amendment #1 of the City of Iowa Colony Ordinance #2007-7 may affect this plat. This plat is in conformance with Meridiana PUD Amendment No. 3.
- No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
- This final 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 of the Meridiana PUD Agreement, No. 3 as approved January 23, 2017.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0120K dated December 30, 2020. The subject property shown hereon lies within Unshaded Zone "X" (areas determined to be outside of the 500-year flood plain).

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. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, 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 Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

- All sidewalks shall be a minimum of 4' wide and built in accordance to the Meridiana Planned Unit Development District Amendment #3 of the City of Iowa Colony Ordinance #2017-02.
- No more than thirty-five (35) homes will be constructed in this section prior to the recordation of Meridiana Section 57.
- Developer/HOA shall be responsible for maintenance of all restricted reserves.
- All fourteen (14) foot wide Utility Easements extend seven (7) feet on each side of the common line, unless otherwise indicated.
- 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 abut adjacent acreage tracts, 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 (Where applicable).
- The emergency access provided must be 24 feet in width and have a traffic load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).



**BENCHMARK:**  
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.  
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE AND UTILITY PURPOSES	6,089 SQ.FT. / 0.1398 ACRES
B	LANDSCAPE, OPEN SPACE AND UTILITY PURPOSES	36,312 SQ.FT. / 0.8336 ACRES
C	LANDSCAPE, OPEN SPACE AND UTILITY PURPOSES	3,032 SQ.FT. / 0.0696 ACRES
TOTAL		45,433 SQ.FT. / 1.043 ACRES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°43'11" W	195.00'
L2	N 87°16'49" E	1.45'
L3	N 02°43'11" W	190.00'
L4	N 02°43'11" W	50.00'
L5	N 87°16'49" E	4.53'
L6	N 02°43'11" W	127.00'
L7	N 77°10'17" E	151.63'
L8	N 42°52'35" E	172.93'
L9	N 68°06'22" E	118.57'
L10	S 38°14'48" E	164.78'
L11	S 46°23'15" E	24.03'
L12	S 36°42'32" E	112.64'
L13	S 33°39'17" E	132.05'
L14	S 39°18'00" E	89.94'
L15	S 79°20'24" E	123.14'
L16	N 48°14'55" E	140.26'
L17	N 36°35'54" E	79.30'
L18	N 43°20'41" E	55.47'
L19	N 45°02'39" E	49.23'
L20	N 71°42'47" E	49.23'
L21	N 88°21'54" E	49.23'
L22	S 02°50'17" E	80.01'
L23	N 46°35'21" E	3.67'
L24	S 06°02'12" E	5.96'
L25	N 43°08'09" E	57.17'
L26	S 82°46'20" W	58.41'
L27	N 07°13'40" W	28.03'
L28	N 51°58'43" E	57.72'
L29	N 07°00'02" E	20.00'
L30	S 22°55'47" E	89.29'
L31	S 64°21'13" E	20.00'
L32	N 87°23'00" E	23.49'
L33	N 72°33'59" E	49.18'
L34	N 56°20'43" E	41.79'
L35	S 84°30'20" E	60.00'
L36	S 71°45'23" E	78.81'
L37	S 85°11'48" E	37.50'
L38	N 85°11'48" W	34.29'
L39	S 00°01'46" E	104.26'
L40	N 79°44'04" W	11.64'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C1	25.00'	90°00'00"	39.27'	N 47°16'49" E
C2	25.00'	90°00'00"	39.27'	N 47°16'49" E
C3	1810.00'	12°55'06"	408.09'	S 03°37'16" W
C4	300.00'	40°41'28"	213.06'	N 68°58'05" E
C5	50.00'	85°58'34"	75.03'	N 89°34'39" E
C6	300.00'	1°46'47"	72.15'	S 40°32'41" E
C7	250.00'	103°12'34"	450.34'	S 85°15'34" E
C8	250.00'	52°21'51"	228.46'	N 69°18'55" E
C9	500.00'	3°02'37"	26.56'	N 08°44'59" W
C10	450.00'	35°18'06"	277.26'	N 69°37'46" E
C11	275.00'	39°07'20"	181.77'	N 67°43'09" E
C12	25.00'	31°21'05"	13.68'	N 32°28'56" E
C13	50.00'	135°04'25"	117.87'	N 84°20'36" E
C14	25.00'	20°39'44"	9.02'	S 38°27'03" E
C15	325.00'	15°07'59"	85.81'	S 41°13'08" E
C16	225.00'	103°12'34"	405.30'	S 85°15'34" E
C17	275.00'	22°12'11"	106.57'	N 54°14'14" E
C18	25.00'	69°21'57"	30.26'	N 30°39'31" E
C19	50.00'	15°41'05"	14.99'	N 73°19'17" E
C20	25.00'	5°55'51"	25.28'	S 58°18'04" E
C21	290.00'	2°45'40"	13.97'	S 85°53'09" E
C22	25.00'	87°58'12"	38.38'	N 51°30'34" E
C23	25.00'	87°58'12"	38.38'	N 40°31'14" W
C24	25.00'	105°45'58"	46.15'	S 42°36'41" W
C25	25.00'	94°41'25"	41.32'	S 57°37'00" E
C26	25.00'	22°43'33"	196.02'	S 07°21'04" W
C27	25.00'	35°39'31"	15.56'	N 78°09'54" W
C28	50.00'	117°45'15"	102.76'	N 37°07'02" W
C29	25.00'	32°01'53"	13.98'	N 08°43'09" E
C30	25.00'	104°28'39"	45.59'	N 62°30'37" W
C31	225.00'	22°06'55"	86.85'	S 54°11'56" W
C32	275.00'	89°14'55"	428.36'	S 87°45'37" E
C33	25.00'	80°24'21"	35.08'	N 87°49'07" W
C34	475.00'	35°18'06"	292.66'	S 69°37'46" W
C35	425.00'	35°18'06"	261.86'	S 69°37'46" W
C36	25.00'	90°00'00"	39.27'	N 47°16'49" E
C37	25.00'	90°00'00"	39.27'	N 47°16'49" E
C38	325.00'	40°41'28"	230.81'	N 66°56'05" E
C39	25.00'	85°58'34"	37.51'	N 89°34'39" E
C40	275.00'	13°48'47"	66.14'	S 40°32'41" E
C41	25.00'	85°38'00"	37.36'	S 09°09'43" W
C42	1750.00'	8°19'58"	254.51'	N 01°19'41" E



# FINAL PLAT MERIDIANA SECTION 58A

BEING A SUBDIVISION OF 20.71 ACRES OUT OF THE  
H. T. & B. R.R. CO. SURVEY, SECTION 53, ABSTRACT 287,  
IN THE CITY OF IOWA COLONY,  
IN BRAZORIA COUNTY, TEXAS.

82 LOTS 3 BLOCKS 3 RESERVES

## OWNER

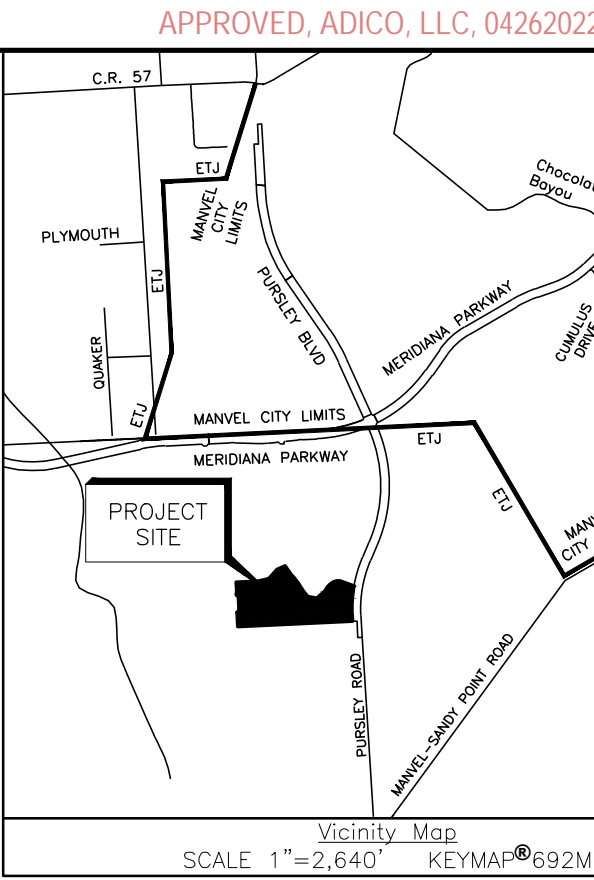
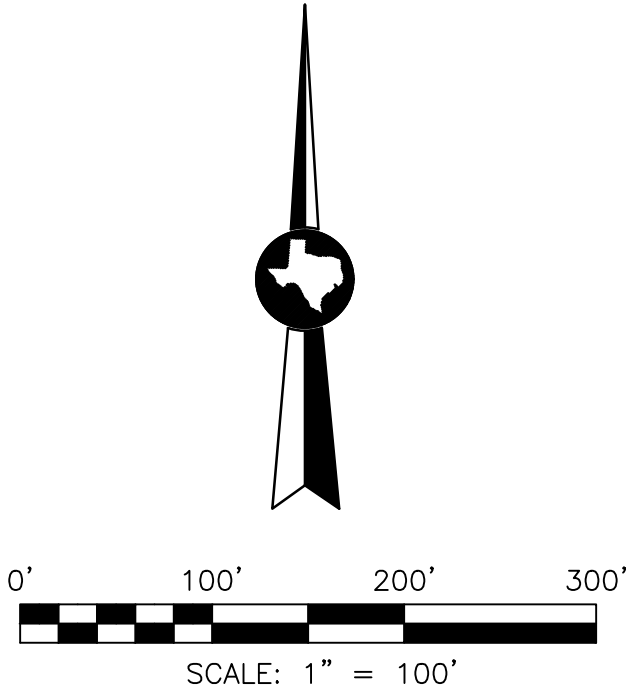
GR-M1, LTD.  
A TEXAS LIMITED PARTNERSHIP  
1602 AVENUE D, SUITE 100  
KATY, TEXAS 77493  
PH (832) 437-7863

AUGUST, 2021

ENGINEER/SURVEYOR



10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
713-784-4500  
WWW.EHRAINCO.COM  
TBPE No. F-726  
TBPELS No. 10092300



## BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- 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 within Brazoria County Drainage District #5.
- This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plan.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both side slopes and channel bottom and 45 feet of bank on the opposite bank.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- 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 sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final 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.



Tuesday, April 26, 2022

Carol Redd  
EHRA Inc.  
10555 Westoffice Dr.  
Houston, TX 77042

**Re: Meridiana Detention Reserve "P" Final Plat  
Letter of Recommendation to Approve  
City of Iowa Colony Project No. SFP 210809-1009  
Adico, LLC Project No. 16007-2-214**

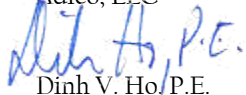
Dear Ms. Redd;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Meridiana Detention Reserve "P" Final Plat, received on or about April 22, 2022. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based upon on our review, we have no objections to the final plat as resubmitted on April 22, 2022. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday April 27, 2022, for consideration at the May 3, 2022 Planning and Zoning meeting.

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

Sincerely,  
Adico, LLC



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

Copy

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 16007-2-214



E4227

E4227

METES AND BOUNDS DESCRIPTION

MERIDIANA  
DETENTION RESERVE P  
BEING A 23.86 ACRE TRACT OF LAND SITUATED IN  
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 53, ABSTRACT NO. 287  
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 23.86 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 53, ABSTRACT 287, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF A CALLED 40.1095 ACRE TRACT OF LAND DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2015050541, AND BEING A PORTION OF A 59.855 ACRE TRACT RECORDED UNDER B.C.C.F. NO. 2015050942; THE SAID 23.86 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northeasterly corner of the herein described tract in the common line of the H. T. & B. R.R. Co. Survey, Section 54, Abstract 514 and the H. T. & B. R.R. Co. Survey, Section 53, Abstract 287, also being within County Road 786 (also known as Pursley Road 80 foot wide) recorded in Volume 23, Page 77-82 of the Brazoria County Plat Records (B.C.P.R.);

1) THENCE, South 02°50'17" East, along the easterly line of said 40.1095 acre tract for a distance of 330.30 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southeasterly corner of the herein described tract;

2) THENCE, South 87°15'39" West, along the southerly line of said 40.1095 acre tract for a distance of 2,839.63 feet a point for corner in the centerline of the West Fork of Chocolate Bayou marking an internal corner of the Alvin District Stadium No. 2 as per plat recorded in B.C.P.R. 2017021034;

3) THENCE, North 16°24'49" West, along the easterly line of said Alvin District Stadium No. 2 with the centerline of the West Fork of Chocolate Bayou for a distance of 646.22 feet to the northeasterly corner of said Alvin District Stadium No. 2 in the southerly line of said Restricted Reserve "C" of Meridiana Detention Reserve N & O as per plat recorded under B.C.C.F. No. 2020045815;

4) THENCE, North 87°15'56" East, along the southerly line of said Detention Reserve N & O for a distance of 331.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the most northerly northeast corner of the herein described tract in the easterly line of the said 59.855 acre tract and the westerly line of Lot 21 of Bayou Colony as per plat recorded in Volume 16, Page 311 of the B.C.P.R.;

5) THENCE, South 02°54'42" East, along the easterly line of said 59.855 acre tract for a distance of 297.37 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the northerly line of said 40.1095 acre tract marking the southwesterly corner of Lot 22 and Lot 23 of said Bayou Colony, from which a concrete monument found bears North 0.85 feet;

6) THENCE, North 87°15'56" East, along the northerly line of said 40.1095 acre tract for a distance of 2,658.95 feet to the POINT OF BEGINNING and containing 23.86 acres of land.

STATE OF TEXAS:

COUNTY OF BRAZORIA:

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, its Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA DETENTION RESERVE P, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas limited partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized by this \_\_\_\_ day of \_\_\_\_\_, 2021.

OWNER

GR-M1, LTD., A Texas Limited Partnership  
By: Rise Communities, LLC,  
A Nevada Limited Liability Company,  
Authorized Agent

BY: \_\_\_\_\_

Print Name: Matt Lawson

Title: President

STATE OF TEXAS        §

COUNTY OF HARRIS     §

BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, 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 as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public in and for the  
State of Texas  
My Notary Commission Expires \_\_\_\_\_

Copy

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

\_\_\_\_\_  
Michael Byrum-Bratsen, Mayor

\_\_\_\_\_  
Sydney Hargroder, Council Member

\_\_\_\_\_  
Arnetta Hicks-Murray, Council Member

\_\_\_\_\_  
Marquette Greene-Young, Council Member

\_\_\_\_\_  
Wil Kennedy, Council Member

\_\_\_\_\_  
Chad Wilsey, Council Member

\_\_\_\_\_  
Dinh Ho, P.E., City Engineer

\_\_\_\_\_  
Date

PLANNING AND ZONING COMMISSION APPROVAL

\_\_\_\_\_  
David Hurst, Chairman  
Planning and Zoning Commission

\_\_\_\_\_  
Les Hosey  
Planning and Zoning Commission Member

\_\_\_\_\_  
Steven Byrum-Bratsen  
Planning and Zoning Commission Member

\_\_\_\_\_  
Brian Johnson  
Planning and Zoning Commission Member

\_\_\_\_\_  
Tim Varlack  
Planning and Zoning Commission Member

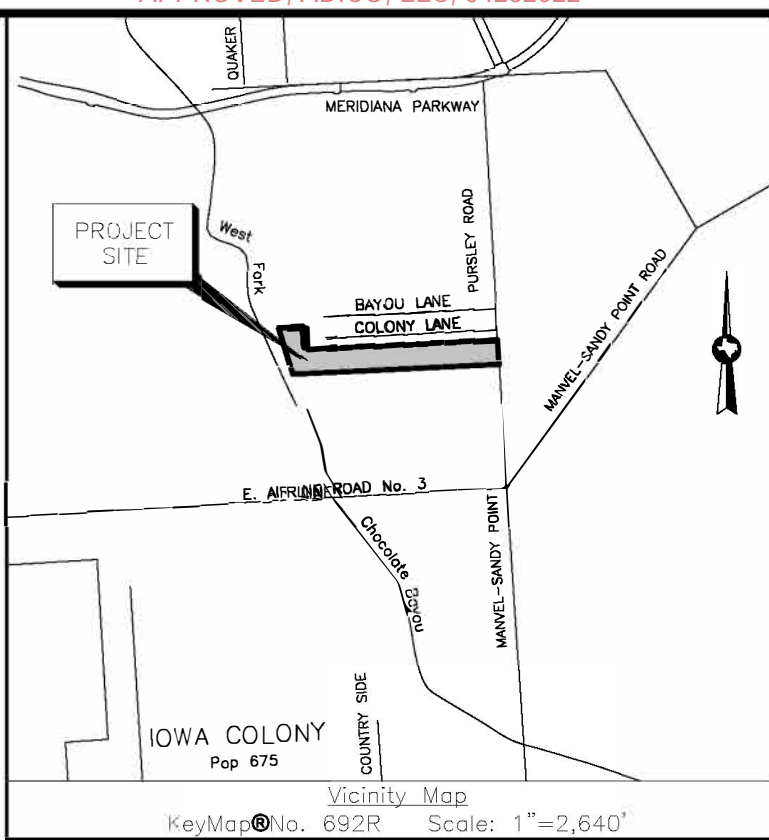
\_\_\_\_\_  
McLean Barnett  
Planning and Zoning Commission Member

\_\_\_\_\_  
Terry Hayes  
Planning and Zoning Commission Member

\_\_\_\_\_  
Date

\_\_\_\_\_  
Robert Boelsche, Registered Professional Land Surveyor  
Texas Registration No. 4446

APPROVED, ADICO, LLC, 04262022



# FINAL PLAT MERIDIANA DETENTION RESERVE P

BEING A SUBDIVISION OF 23.86 ACRES OUT OF THE H.  
T. & B. R.R. CO. SURVEY, SECTION 53, ABSTRACT 287,  
CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

1 BLOCK 2 RESERVES

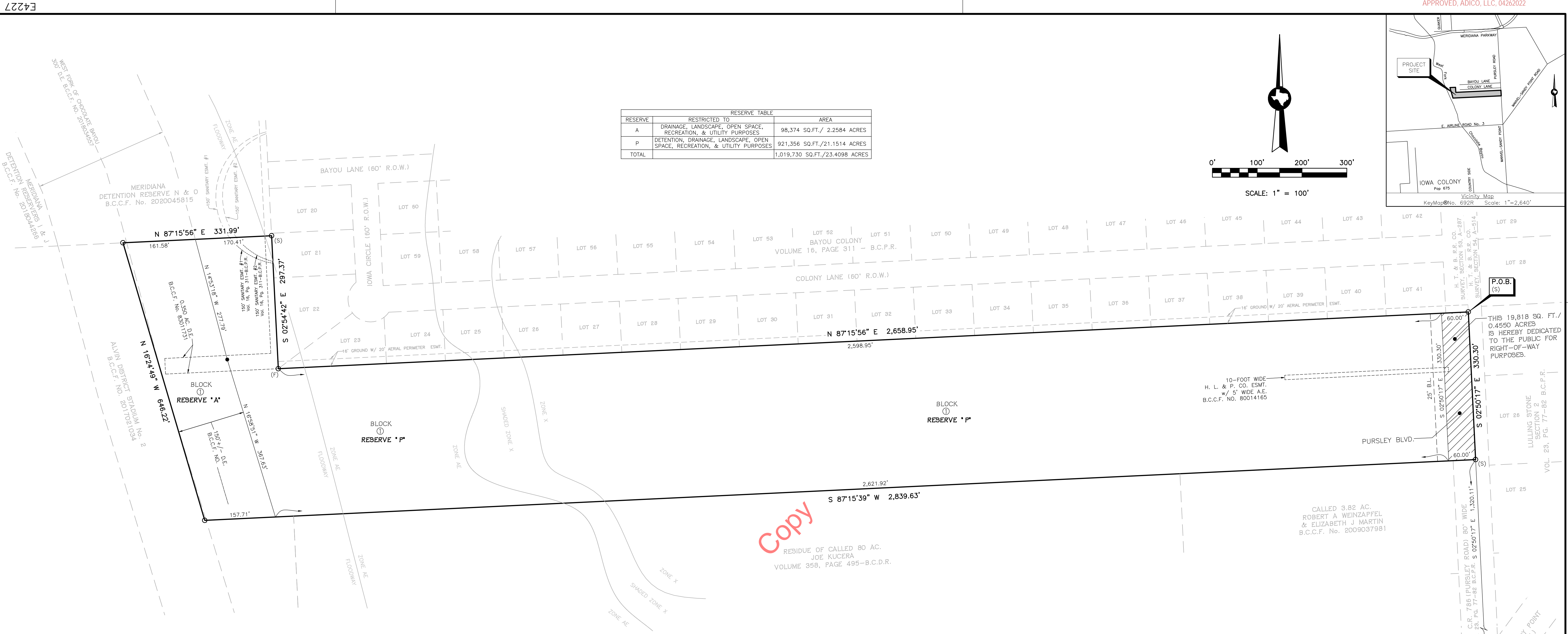
OWNER  
GR-M1, LTD.  
A TEXAS LIMITED PARTNERSHIP  
1602 AVENUE D, SUITE 100  
KATY, TEXAS 77493  
PH (832) 437-7863

AUGUST, 2021



10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
713-784-4500  
WWW.EHRAINCO.COM  
TBPE No. F-726  
TBPELS No. 10092300





RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	98,374 SQ.FT./ 2.2584 ACRES
P	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	921,356 SQ.FT./21.1514 ACRES
TOTAL		1,019,730 SQ.FT./23.4098 ACRES

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- A- indicates Abstract  
AC, indicates Acreage  
A.E. indicates Aerial Easement  
B.C.C.F. NO. indicates Brazoria County Clerk's File Number  
B.C.P.R. indicates Brazoria County Plat Records  
D.E. indicates Drainage Easement  
B.L. indicates Building Line  
ESMT. indicates Easement  
P.O.B. indicates Point Of Beginning  
R.O.W. indicates Right of Way  
SQ. FT. indicates Square Feet  
(F) indicates a found 5/8-inch Capped Iron Rod  
"EHRA 713-784-4500"  
(S) indicates a found 5/8-inch Capped Iron Rod  
"EHRA 713-784-4500"
- The property subdivided in the foregoing plat lies within Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. 55, and Brazoria County Drainage District #5 (B.D.D.#5).
- The boundary for this plat has a closure in excess of 1:15,000.
- The terms and conditions of Amendment #1 of the City of Iowa Colony Ordinance #2007-7 may affect this plat. This plat is in conformance with Meridiana PUD Amendment No. 3.
- No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
- This final 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.
- Sidewalks will be required along all roadway frontage within the ETJ. Sidewalks shall be a minimum of 5' in width.
- Water and sanitary sewer service will be provided by Brazoria County M.U.D. No. 55.
- All water and wastewater facilities shall conform to the city's design criteria.

BENCHMARK:

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.  
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- 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 within Brazoria County Drainage District #5.
- This rural commercial site employs a natural drainage system, which is intended to provide drainage for the site that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur on the site to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plan.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No. 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- 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 sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final 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  
MERIDIANA  
DETENTION RESERVE P

BEING A SUBDIVISION OF 23.86 ACRES OUT OF THE H. T. & B. R.R. CO. SURVEY, SECTION 53, ABSTRACT 287, CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

1 BLOCK 2 RESERVES

OWNER  
GR-M, LTD.  
A TEXAS LIMITED PARTNERSHIP  
1602 AVENUE D, SUITE 100  
KATY, TEXAS 77493  
PH (832) 437-7863

AUGUST, 2021



10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
713-784-4500  
WWW.EHRAINCO.COM  
TBPPE No. F-726  
TBPPEs No. 10092300



Tuesday, April 26, 2022

Carol Redd  
EHRA Inc.  
10555 Westoffice Dr.  
Houston, TX 77042

**Re: Meridiana Pursley Boulevard Phase 6A Final Plat  
Letter of Recommendation to Approve  
City of Iowa Colony Project No. SFP 210809-1007  
Adico, LLC Project No. 16007-2-212**


Dear Ms. Redd;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Pursley Boulevard Phase 6A Final Plat, received on or about April 22, 2022. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based upon on our review, we have no objections to the final plat as resubmitted on April 22, 2022. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday April 27, 2022, for consideration at the May 3, 2022 Planning and Zoning meeting.

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

Sincerely,  
Adico, LLC

  
Binh W. Ho, P.E.  
TBPE Firm No. 16423

Copy

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 16007-2-212

STATE OF TEXAS        §  
COUNTY OF BRAZORIA    §

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA PURSLEY BOULEVARD PHASE 6A, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas limited partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

OWNER

GR-M1, LTD., A Texas Limited Partnership  
By: Rise Communities, LLC,  
A Nevada Limited Liability Company,  
Authorized Agent

BY: \_\_\_\_\_  
Print Name: Matt Lawson  
Title: President

STATE OF TEXAS        §  
COUNTY OF HARRIS    §

BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, 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 as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

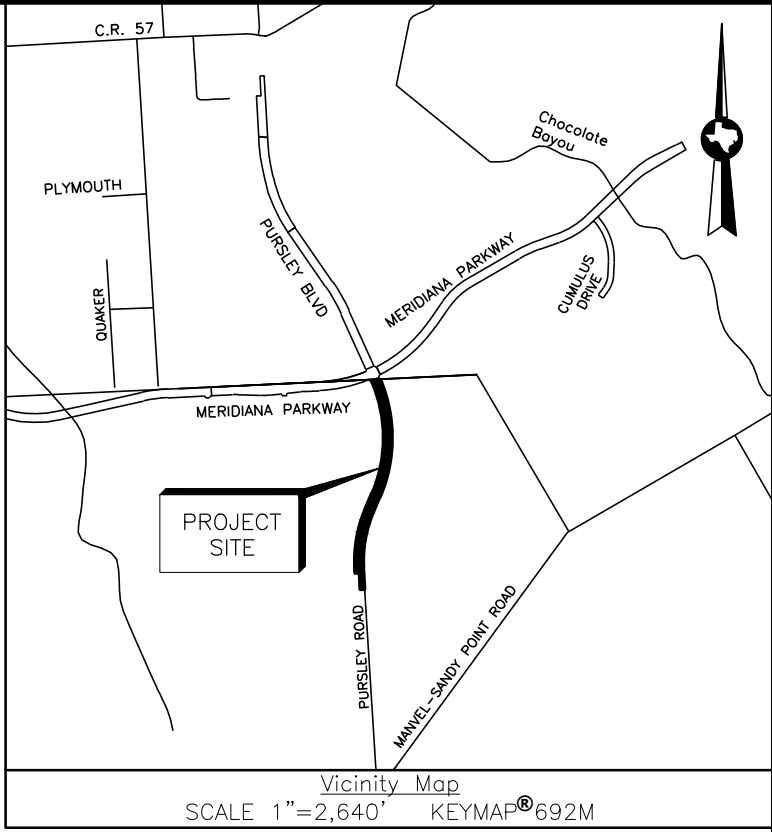
\_\_\_\_\_  
Notary Public in and for the  
State of Texas  
My Notary Commission Expires \_\_\_\_\_

METES AND BOUNDS DESCRIPTION  
MERIDIANA  
PURSLEY BOULEVARD PHASE 6A  
BEING A 7.84 ACRE TRACT OF LAND SITUATED IN  
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 53, ABSTRACT NO. 287 AND  
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT NO. 514  
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 7.84 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 53, ABSTRACT 287 AND THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT 514, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF A CALLED 120.58 ACRE TRACT OF LAND DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2006048994, AND BEING A SOUTHEASTERLY PORTION OF A 162.47 ACRE TRACT RECORDED UNDER B.C.C.F. NO. 2006030311; THE SAID 7.84 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a southerly corner of Meridiana Parkway East Phase 3 (variable width) as recorded under B.C.C.F. No. 2020044096 and the northwesterly corner of the herein described tract;

- 1) THENCE, North 66°22'08" East, along the southerly line of said Meridiana Parkway East Phase 3 for a distance of 52.37 feet to the common corner of Meridiana Parkway East Phase 3 and Meridiana Parkway Phase 4 as recorded under B.C.C.F. No. 2020024860;
- 2) THENCE, North 87°19'17" East, for a distance of 72.24 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a non-tangent curve to the right;
- 3) THENCE, in a southerly direction along the arc of said non-tangent curve to the right having a radius of 2,060.00 feet, a central angle of 46°06'05", an arc length of 1,657.52 feet, and a chord bearing of South 00°08'18" West, for a distance of 1,613.17 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- 4) THENCE, South 23°11'20" West, for a distance of 230.33 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;
- 5) THENCE, in a southerly direction along the arc of said curve to the left having a radius of 1,690.00 feet, a central angle of 26°01'38", an arc length of 767.70 feet, and a chord bearing of South 10°10'31" West, for a distance of 761.11 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- 6) THENCE, South 02°50'17" East, for a distance of 308.57 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southeasterly corner of the herein described tract being in the southerly line of the aforementioned 120.58 acre tract, same being the northerly line of Lot 32 of Lulling Stone Section 2 as recorded under Volume 23, Pages 77-82 of the Brazoria County Plat Records (B.C.P.R.);
- 7) THENCE, South 87°10'00" West, along the southerly line of said 120.58 acre tract for a distance of 60.00 feet to a point for corner in the common line of the said H. T. & B. R.R. Co. A-287 and the said H. T. & B. R.R. Co. A-514 and also being within the said County Road 786;
- 8) THENCE, North 02°50'17" West, along the common line of the said H. T. & B. R.R. Co. A-287 and the said H. T. & B. R.R. Co. A-514 for a distance of 228.43 feet to a point in the southeasterly corner of the aforementioned 162.47 acre tract;
- 9) THENCE, South 87°16'49" West, along the southerly line of said 162.47 acre tract for a distance of 60.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwesterly corner of the herein described tract;
- 10) THENCE, North 02°50'17" West, for a distance of 80.01 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;
- 11) THENCE, in a northerly direction along the arc of said curve to the right having a radius of 1,810.00 feet, a central angle of 26°01'38", an arc length of 822.21 feet, and a chord bearing of North 10°10'31" East, for a distance of 815.16 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- 12) THENCE, North 23°11'20" East, for a distance of 230.33 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;
- 13) THENCE, in a northerly direction along the arc of said curve to the left having a radius of 1,940.00 feet, a central angle of 46°49'12", an arc length of 1,585.30 feet, and a chord bearing of North 00°13'16" West, for a distance of 1,541.56 feet to the POINT OF BEGINNING and containing 7.84 acres of land.



Copy

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

\_\_\_\_\_  
Michael Byrum-Bratsen, Mayor

\_\_\_\_\_  
Sydney Hargroder, Council Member

\_\_\_\_\_  
Arnetta Hicks-Murray, Council Member

\_\_\_\_\_  
Marquette Greene-Young, Council Member

\_\_\_\_\_  
Will Kennedy, Council Member

\_\_\_\_\_  
Chad Wilsey, Council Member

\_\_\_\_\_  
Dinh Ho, P.E., City Engineer

\_\_\_\_\_  
Date

PLANNING AND ZONING COMMISSION APPROVAL

\_\_\_\_\_  
David Hurst, Chairman  
Planning and Zoning Commission

\_\_\_\_\_  
Les Hosey  
Planning and Zoning Commission Member

\_\_\_\_\_  
Steven Byrum-Bratsen  
Planning and Zoning Commission Member

\_\_\_\_\_  
Brian Johnson  
Planning and Zoning Commission Member

\_\_\_\_\_  
Tim Varlack  
Planning and Zoning Commission Member

\_\_\_\_\_  
McLean Barnett  
Planning and Zoning Commission Member

\_\_\_\_\_  
Terry Hayes  
Planning and Zoning Commission Member

\_\_\_\_\_  
Date

## FINAL PLAT MERIDIANA PURSLEY BOULEVARD PHASE 6A

BEING A SUBDIVISION OF 7.84 ACRES OUT OF THE  
H. T. & B. R.R. CO. SURVEY, SECTION 53, A-287, AND  
THE H. T. & B. R.R. CO. SURVEY, SECTION 54, A-514,  
IN THE CITY OF IOWA COLONY AND THE CITY OF ALVIN,  
BRAZORIA COUNTY, TEXAS.

OWNER

GR-M1, LTD.  
A TEXAS LIMITED PARTNERSHIP  
1602 AVENUE D, SUITE 100  
KATY, TEXAS 77493  
PH (832) 437-7863

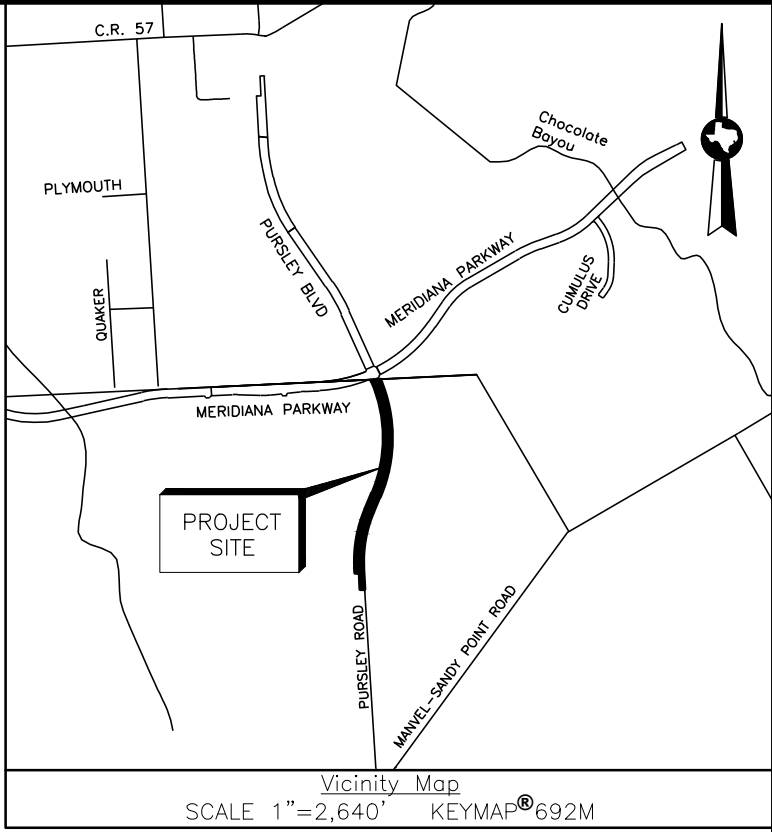
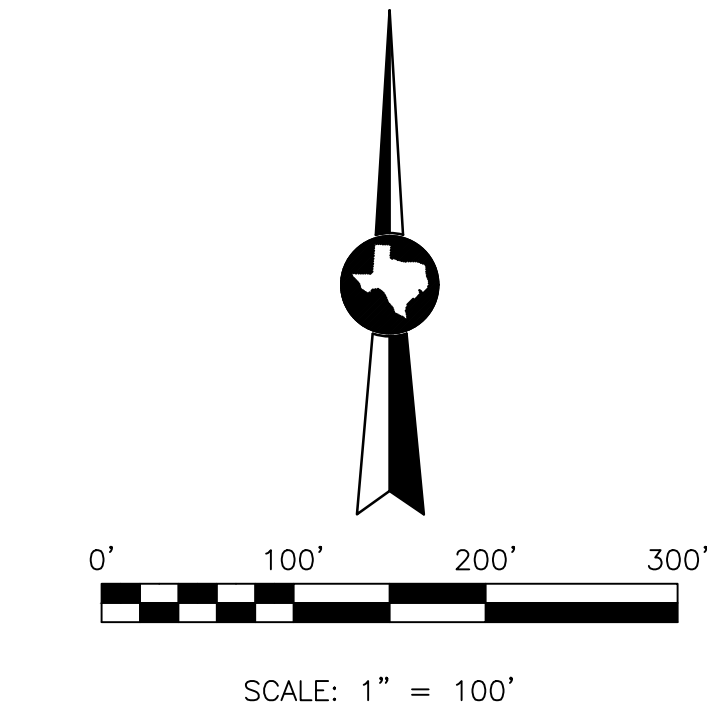
AUGUST, 2021

ENGINEER/SURVEYOR



10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
713-784-4500  
WWW.EHRAINCO.COM  
TBPE No. F-726  
TBPELS No. 10092300

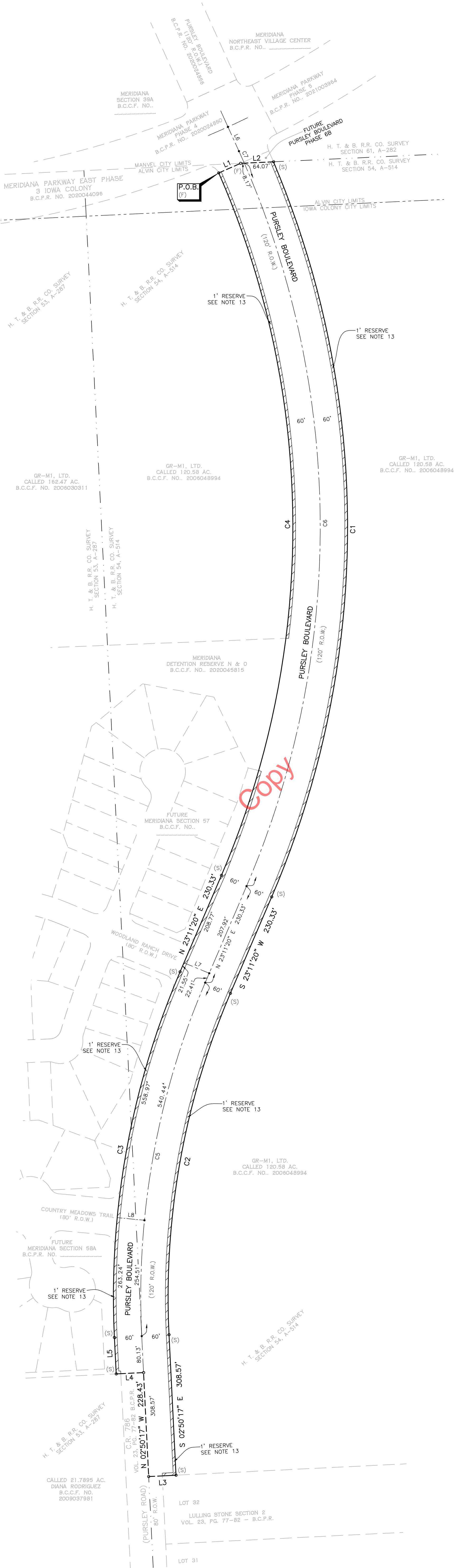


**BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:**

- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- 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 within Brazoria County Drainage District #5.
- This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replot and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plan.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both side slopes and channel bottom and 45 feet of bank on the opposite bank.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- 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 sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final 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.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 66°22'09" E	52.37'
L2	N 87°19'17" E	72.24'
L3	S 87°10'00" W	60.00'
L4	S 87°16'49" W	60.00'
L5	N 02°50'17" W	80.01'
L6	N 24°22'22" W	58.47'
L7	S 67°37'46" E	60.01'
L8	S 84°30'20" E	60.00'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C1	2060.00'	46°06'09"	1657.52'	S 00°09'18" W
C2	1690.00'	26°01'38"	767.70'	S 10°10'31" W
C3	1810.00'	26°01'38"	822.21'	N 10°10'31" E
C4	1940.00'	46°49'12"	1585.30'	N 00°13'16" W
C5	1750.00'	26°01'38"	794.95'	N 10°10'31" E
C6	2000.00'	46°44'11"	1631.41'	N 00°10'45" W
C7	2000.00'	0°49'32"	28.81'	N 23°57'36" W

**BENCHMARK(S):**

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.  
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

**GENERAL NOTES:**

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
- A- indicates Abstract  
AC. indicates Acres  
B.C.C.F. NO. indicates Brazoria County Clerk's File Number  
B.C.P.R. indicates Brazoria County Plat Records  
P.O.B. indicates Point Of Beginning  
VOL. indicates Volume  
PS. indicates Page  
R.O.W. indicates Right of Way  
(F) indicates found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"  
(S) indicates set 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
- The property subdivided in the foregoing plat lies within Brazoria County, the City of Alvin, the City of Iowa Colony, and Alvin Independent School District.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The boundary for this plat has a closure in excess of 1:15,000.
- The terms and conditions of Amendment #1 of the City of Iowa Colony Ordinance #2007-7 may affect this plat. This plat is in conformance with Meridiana PUD Amendment No. 3.
- No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
- This final 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.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, and 48039C0120K dated December 30, 2020. The subject property shown hereon lies within Unshaded Zone "X" (areas determined to be outside of the 500-year flood plain).

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. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, 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 Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

## FINAL PLAT MERIDIANA PURSLEY BOULEVARD PHASE 6A

BEING A SUBDIVISION OF 7.84 ACRES OUT OF THE  
H. T. & B. R.R. CO. SURVEY, SECTION 53, A-287, AND  
THE H. T. & B. R.R. CO. SURVEY, SECTION 54, A-514,  
IN THE CITY OF IOWA COLONY AND THE CITY OF ALVIN,  
BRAZORIA COUNTY, TEXAS.

**OWNER**

GR-M1, LTD.  
A TEXAS LIMITED PARTNERSHIP  
1602 AVENUE D, SUITE 100  
KATY, TEXAS 77493  
PH (832) 437-7863

AUGUST, 2021

**ENGINEER/SURVEYOR**

10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
713-784-4500  
WWW.EHRAINCO.COM  
TBPE No. F-726  
TBPELS No. 10092300



Tuesday, April 26, 2022

Travis Harrison, P.E.  
Elevation Land Solutions  
2445 Technology Forest Blvd., Suite 200  
The Woodlands, TX 77381

**Re: Sierra Vista West Section 7 Amending Plat No. 1  
Letter of Recommendation to Approve  
City of Iowa Colony Project No. 837  
Adico, LLC Project No. 16007-2-241**

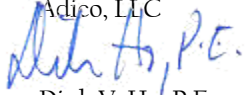
Dear Mr. Harrison,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Sierra Vista West Section 7 Amending Plat No. 1 plat package received on or about April 24, 2021. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based upon our review, we have no objections to the plat as resubmitted on April 26, 2022. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday April 27, 2022, for consideration at the May 3, 2022 Planning and Zoning meeting.

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

Sincerely,  
Adico, LLC

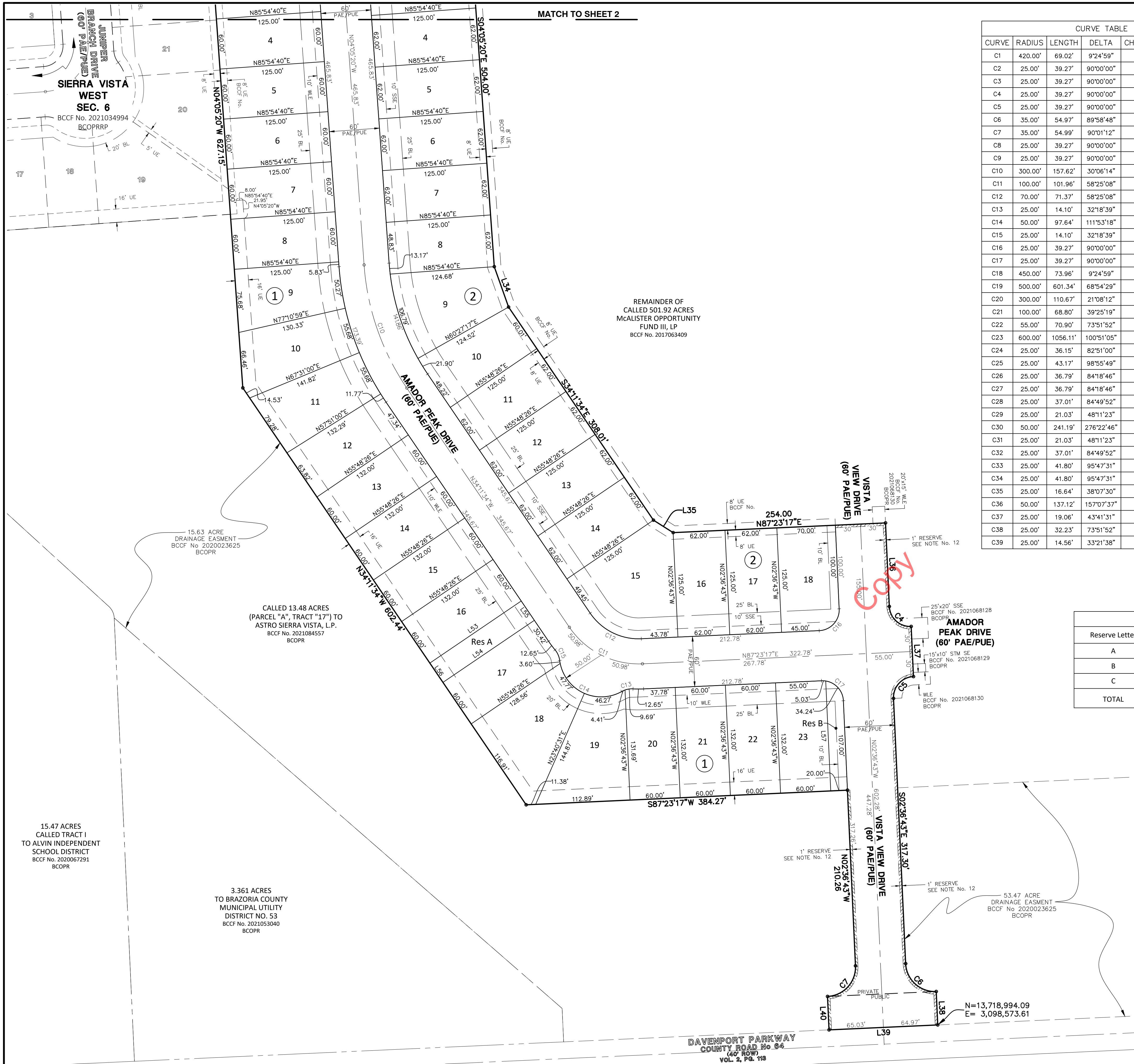


Dinh V. Ho, P.E.  
TBPE Firm No. 16423

Copy

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 16007-2-241

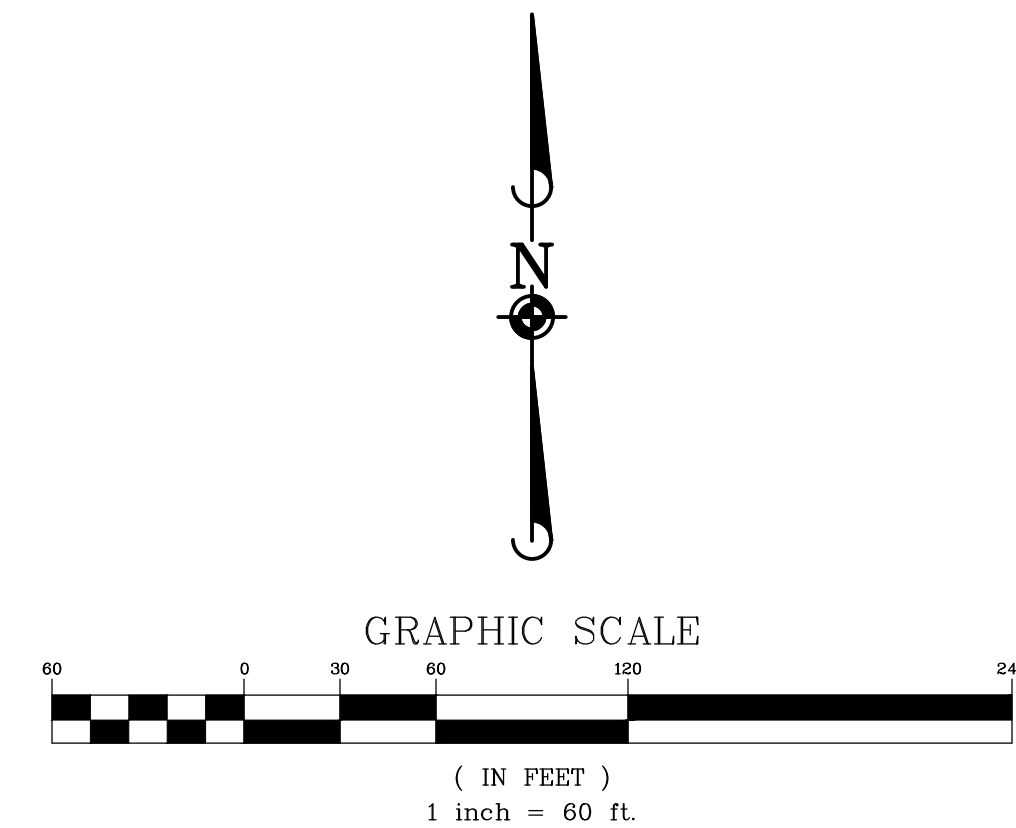
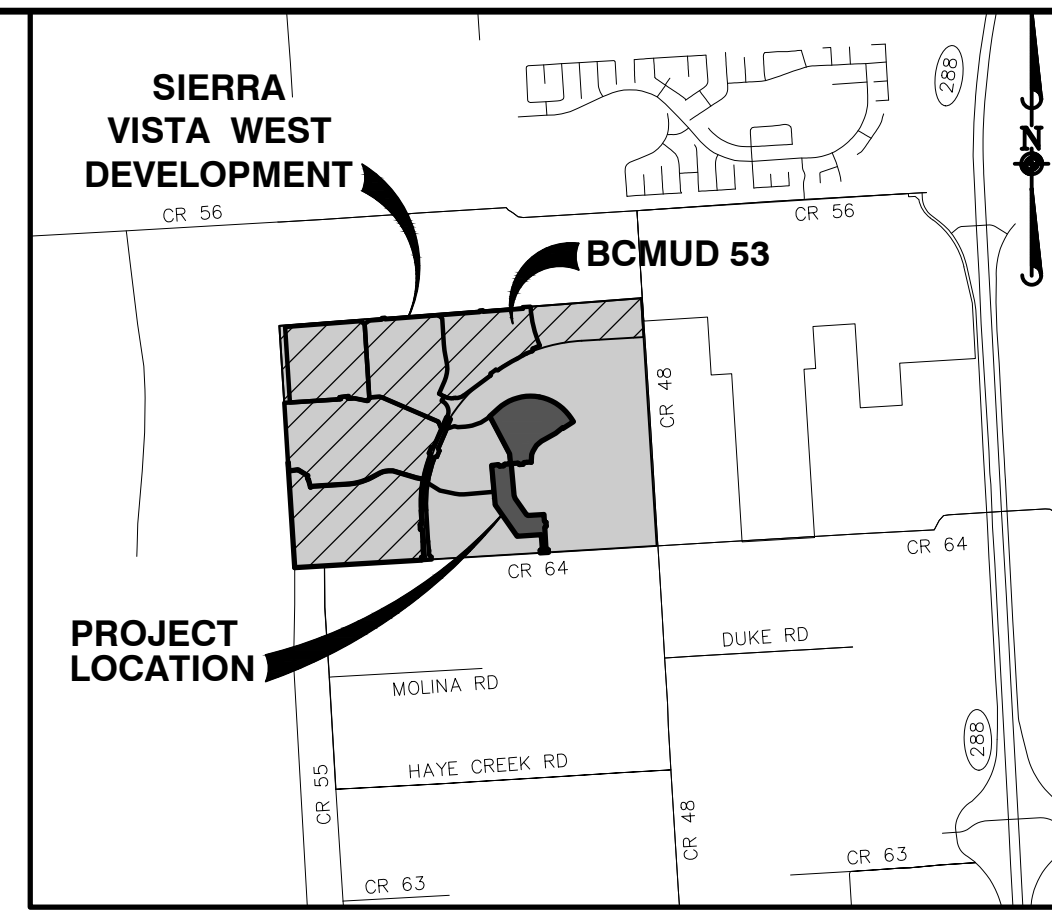




CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	420.00'	69.02'	9°24'59"	N89°22'51"W	68.95'
C2	25.00'	39.27'	90°00'00"	S40°54'40"W	35.36'
C3	25.00'	39.27'	90°00'00"	N49°05'20"W	35.36'
C4	25.00'	39.27'	90°00'00"	S47°36'43"E	35.36'
C5	25.00'	39.27'	90°00'00"	S42°23'17"W	35.36'
C6	35.00'	54.97'	89°58'48"	S47°36'07"E	49.49'
C7	35.00'	54.99'	90°01'12"	N42°23'53"E	49.51'
C8	25.00'	39.27'	90°00'00"	S49°05'20"E	35.36'
C9	25.00'	39.27'	90°00'00"	N40°54'40"E	35.36'
C10	300.00'	157.62'	3°06'14"	S19°08'27"E	155.82'
C11	100.00'	101.96'	58°25'08"	S63°24'09"E	97.60'
C12	70.00'	71.37'	58°25'08"	S63°24'09"E	68.32'
C13	25.00'	14.10'	32°18'39"	S76°48'32"W	13.91'
C14	50.00'	97.64'	111°53'18"	N63°24'09"W	82.85'
C15	25.00'	14.10'	32°18'39"	N23°36'49"W	13.91'
C16	25.00'	39.27'	90°00'00"	N42°23'17"E	35.36'
C17	25.00'	39.27'	90°00'00"	N47°36'43"W	35.36'
C18	450.00'	73.96'	9°24'59"	N89°22'51"W	73.87'
C19	500.00'	601.34'	68°54'29"	S30°21'54"W	565.75'
C20	300.00'	110.67'	21°08'12"	S54°15'03"W	110.04'
C21	100.00'	68.80'	39°25'19"	S46°46'54"E	67.45'
C22	55.00'	70.90'	73°51'52"	S09°51'41"W	66.10'
C23	600.00'	1056.11'	100°51'05"	N82°46'51"W	924.96'
C24	25.00'	36.15'	82°51'50"	N44°29'10"E	33.08'
C25	25.00'	43.17'	98°55'49"	S44°37'26"E	38.00'
C26	25.00'	36.79'	84°18'46"	N24°20'10"W	33.56'
C27	25.00'	36.79'	84°18'46"	N71°21'04"E	33.56'
C28	25.00'	37.01'	84°49'52"	N08°05'13"E	33.73'
C29	25.00'	21.03'	48°11'23"	N58°25'25"W	20.41'
C30	50.00'	241.19'	276°22'46"	N55°40'17"E	66.67'
C31	25.00'	21.03'	48°11'23"	S10°14'02"E	20.41'
C32	25.00'	37.01'	84°49'52"	S76°44'40"E	33.73'
C33	25.00'	41.80'	95°47'31"	N04°12'49"W	37.10'
C34	25.00'	41.80'	95°47'31"	N88°25'18"W	37.10'
C35	25.00'	16.64'	38°07'30"	N46°07'59"W	16.33'
C36	50.00'	137.12'	157°07'37"	N13°22'05"E	98.01'
C37	25.00'	19.06'	43°41'31"	N70°05'08"E	18.61'
C38	25.00'	32.23'	73°51'52"	S09°51'41"W	30.04'
C39	25.00'	14.56'	33°21'38"	S64°55'11"W	14.35'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N48°17'33"E	181.56'
L2	N51°26'22"E	69.74'
L3	N56°41'07"E	69.74'
L4	N61°55'52"E	69.74'
L5	N67°10'36"E	69.74'
L6	N72°25'21"E	69.74'
L7	N77°40'05"E	69.74'
L8	N82°54'50"E	69.74'
L9	N88°09'35"E	69.74'
L10	S86°35'41"E	69.74'
L11	S81°20'56"E	69.74'
L12	S76°06'12"E	69.74'
L13	S70°51'27"E	69.74'
L14	S65°36'43"E	69.74'
L15	S60°21'58"E	69.74'
L16	S55°07'13"E	69.74'
L17	S49°52'29"E	69.74'
L18	S44°37'44"E	69.74'
L19	S39°22'51"E	69.80'
L20	S34°15'27"E	68.17'
L21	S32°21'18"E	60.00'
L22	N32°21'18"W	13.76'
L23	S52°12'32"W	141.46'
L24	S61°37'48"W	56.85'
L25	S52°04'31"W	53.85'
L26	S48°31'26"W	53.79'
L27	S31°57'53"W	53.76'
L28	S32°00'19"W	53.78'
L29	S21°36'41"W	54.35'
L30	S05°19'38"W	123.81'
L31	S85°54'40"W	35.20'
L32	S85°54'40"W	60.00'
L33	S85°54'40"W	100.00'
L34	S19°32'32"E	51.21'
L35	S57°42'11"E	27.83'
L36	S02°36'43"E	100.00'
L37	S02°36'43"E	60.00'
L38	S02°35'30"E	40.00'
L39	S87°24'30"W	130.00'
L40	N02°35'30"W	40.00'

LINE TABLE		
LINE	BEARING	LENGTH
L41	N85°54'40"E	100.00'
L42	N85°54'40"E	60.00'
L43	N85°54'40"E	87.86'
L44	N04°05'20"W	155.23'
L45	N85°54'40"E	257.34'
L46	N04°05'20"W	40.92'
L47	N66°29'33"W	101.63'
L48	N34°19'43"W	113.03'
L49	N64°49'09"E	95.34'
L50	N43°40'57"E	156.30'
L51	N32°21'18"W	69.67'
L52	N75°59'14"W	12.66'
L53	N55°48'26"E	132.00'
L54	N55°48'26"E	132.00'
L55	N34°11'34"W	27.91'
L56	N34°11'34"W	27.91'
L57	N02°36'43"W	131.49'
L58	N01°02'12"W	131.28'
L59	N00°46'57"E	132.00'
L60	N51°34'00"W	64.47'
L61	N77°11'34"E	62.49'
L62	N85°41'42"E	62.49'
L63	N86°42'09"W	62.49'
L64	N78°39'00"W	62.49'
L65	N79°02'30"W	65.99'



## 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
ROW=	RIGHT-OF-WAY
BCCF=	BRAZORIA COUNTY CLERK'S FILE
BCDR=	BRAZORIA COUNTY DEED RECORDS
BCPR=	BRAZORIA COUNTY PLAT RECORDS
BCOPR=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
BCOPRRP=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
VOL., PG.,=	VOLUME, PAGE NUMBER
FND=	FOUND
IRC=	IRON ROD W/ CAP
	5/8" IRON ROD WITH CAP TO BE SET
	STREET NAME CHANGE

## SIERRA VISTA WEST SEC 7

### AMENDING PLAT

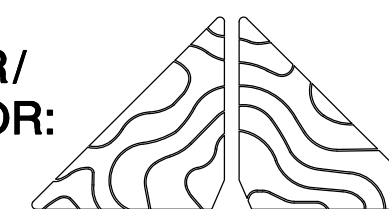
A SUBDIVISION OF 29.45 ACRES OF LAND  
OUT OF THE  
LAVACA NAVIGATION COMPANY SURVEY, A-329  
BRAZORIA COUNTY, TEXAS

109 LOTS      3 RESERVES      5 BLOCKS  
APRIL 2022

THE PURPOSE FOR THIS AMENDING PLAT IS TO CORRECT THE INCOMPLETE LINE TABLE ON SHEET 1

**OWNER/  
DEVELOPER:** ASTRO SIERRA VISTA, L.P.  
A DELAWARE LIMITED PARTNERSHIP  
C/O STARWOOD LAND ADVISORS  
6310 CAPITAL DRIVE, SUITE 130  
LAKEWOOD RANCH, FLORIDA 34202

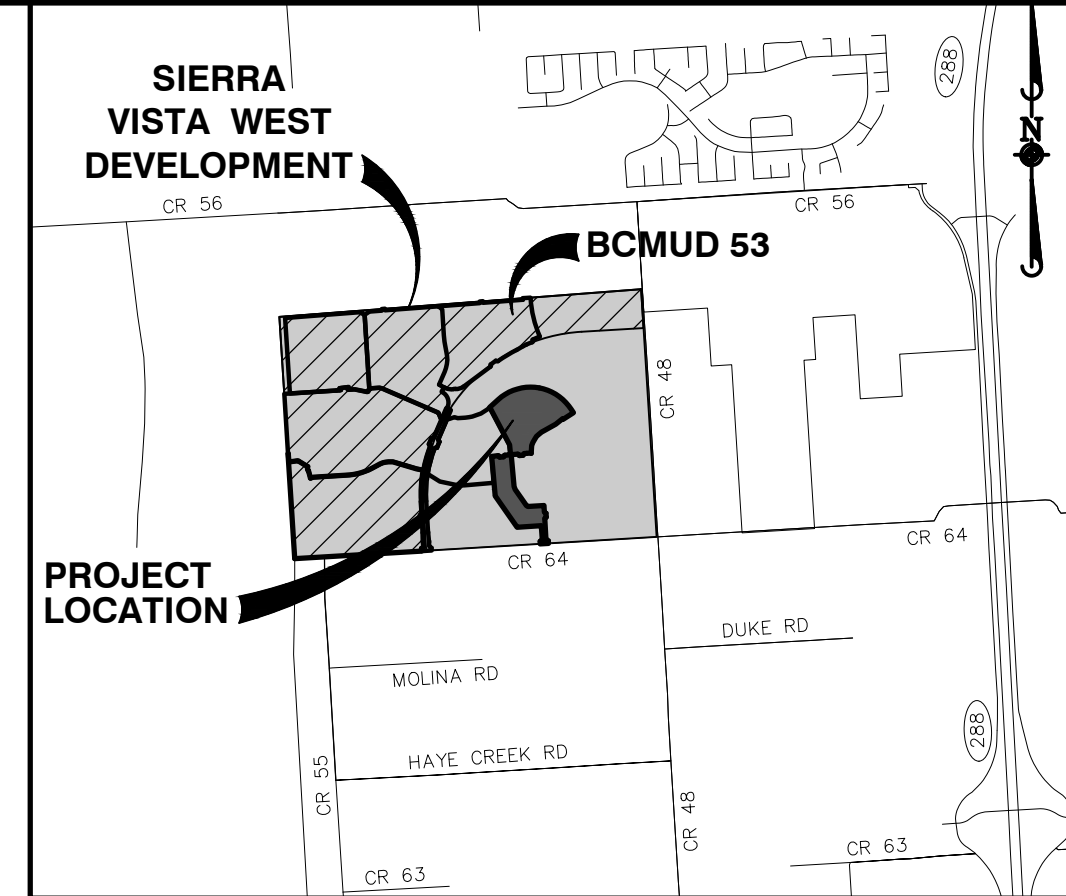
**ENGINEER/  
SURVEYOR:**



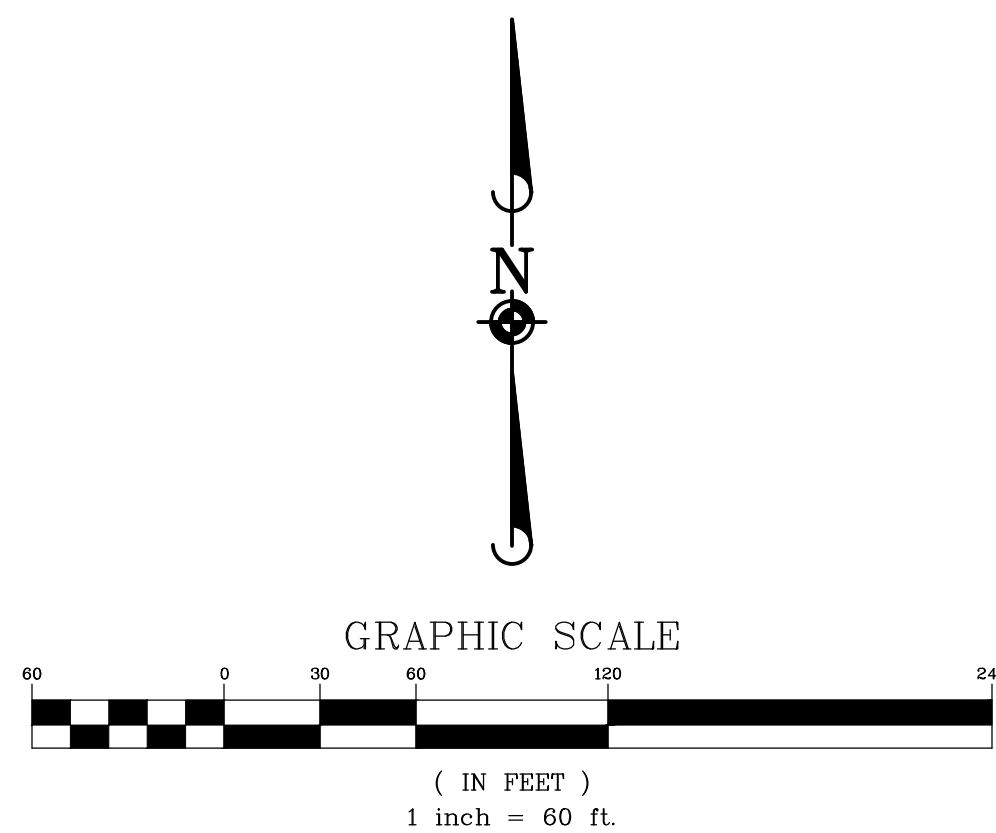
**ELEVATION**  
**land solutions**  
TBPB REGISTRATION NUMBER F-22671  
2461 TECHNOLOGY FOREST BLVD, SUITE 200  
THE WOODLANDS, TX 77381 832-832-2200  
TBPB REGISTRATION NUMBER 10194692



REMAINDER OF  
CALLED 501.92 ACRES  
MCALISTER OPPORTUNITY  
FUND III, LP  
BCCF No. 2017063409



VICINITY MAP  
BRAZORIA COUNTY KEY MAP: 692 J & N  
SCALE: 1" = 2,640'



## 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  
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VOL., PG.= VOLUME, PAGE  
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FND= FOUND  
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5/8" IRON ROD WITH CAP TO BE SET

STREET NAME CHANGE

## SIERRA VISTA WEST SEC 7 AMENDING PLAT

A SUBDIVISION OF 29.45 ACRES OF LAND  
OUT OF THE  
LAVACA NAVIGATION COMPANY SURVEY, A-329  
BRAZORIA COUNTY, TEXAS

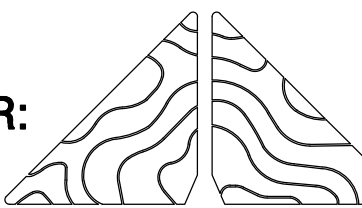
109 LOTS      3 RESERVES      5 BLOCKS  
APRIL 2022

THE PURPOSE FOR THIS AMENDING PLAT IS TO CORRECT THE  
INCOMPLETE LINE TABLE ON SHEET 1

OWNER/  
DEVELOPER:

ASTRO SIERRA VISTA, L.P.  
A DELAWARE LIMITED PARTNERSHIP  
C/O STARWOOD LAND ADVISORS  
6310 CAPITAL DRIVE, SUITE 130  
LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/  
SURVEYOR:



**ELEVATION**  
land solutions  
TBPB REGISTRATION NUMBER F-22671  
2461 TECHNOLOGY FOREST BLVD, SUITE 200  
THE WOODLANDS, TX 77381 832-823-2200  
TBPB REGISTRATION NUMBER 10194692

## FINAL PLAT NOTES:

- THE PRELIMINARY PLAT WAS APPROVED BY CITY OF IOWA COLONY ON 08/17/2020
- THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 53 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 1.000137889.
- BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:35,000
- 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 "MANHARD PROPERTY CORNER".
- BENCHMARK SHOWN HEREON ARE BASED ON TXDOT MONUMENT HV-79C, LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.
- THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0115K, 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.

## FINAL PLAT NOTES CONTINUED:

- 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 NO PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION.
- 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.
- SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE SET AT OR ABOVE THE MINIMUM SLAB ELEVATIONS DEFINED.
- 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 BRAZORIA COUNTY M.U.D. NO. 53.
- 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 SIERRA VISTA DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND LAND TEJAS SIERRA VISTA WEST, LLC.
- THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF IOWA COLONY OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF IOWA COLONY HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.

MATCH TO SHEET 1



STATE OF TEXAS §  
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 29.45 acre (1,282,778 square feet) tract of land situated in the Lavaca Navigation Company Survey, Section 1, Abstract No. 329, in Brazoria County, Texas, being all of Sierra Vista West Sec 7 according to the plat thereof recorded in Clerk's File No. 2021077677, Brazoria County Official Public Records, being all of Lots 1, 6, 7, 12, 13, 18 and 19, Block 1, Lots 5, 6, 11, 12, 17 and 18, Block 2, Lots 4, 5, 7, 8, 10, 12, 13, 18, 19, 24, 25, 28, 29, 32, and 33, Block 3, Lots 3 through 12, Block 4, Lots 1, 2, 3, 6, 7, 8, 11, 12, 15, 16, 20 and 21, Block 5, of said Sierra Vista West Sec 7 conveyed to BC Sierra Vista, LLC, a Texas limited liability company, by deed recorded in Clerk's File No. 2022007229, Brazoria County Official Public Records, being all of Lots 4, 5, 10, 11, 16, 17, 22 and 23, Block 1, Lots 3, 4, 9, 10, 15 and 16, Block 2, Lots 3, 6, 9, 14, 15, 20, 21, 26 and 27, Block 3, Lots 1 and 2, Block 4, and Lots 4, 9, 13, 22 and 23, Block 5, of said Sierra Vista West Sec 7 conveyed to Costerbrook Communities, LLC, a Delaware limited liability company, by deed recorded in Clerk's File No. 2022007329, Brazoria County Official Public Records, being all of Lots Two (2), Three (3), Eight (8), Nine (9), Fourteen (14), Fifteen (15), Twenty (20) and Twenty-One (21), Block One (1), Lots One (1), Two (2), Seven (7), Eight (8), Thirteen (13) and Fourteen (14), Block Two (2), Lots One (1), Two (2), Eleven (11), Sixteen (16), Seventeen (17), Twenty-Two (22), Twenty-Three (23), Thirty (30), and Thirty-One (31), Block Three (3), and Lots Five (5), Ten (10), Fourteen (14), Seventeen (17), Eighteen (18) and Nineteen (19), Block Five (5), of said Sierra Vista West Sec 7 conveyed to Lexington 26 L.P., a Texas limited partnership, by deed recorded in Clerk's File No. 2022012637, Brazoria County Official Public Records, being all of Restricted Reserve "A"(0.0846 acre for Landscape, Open Space and Utilities), Restricted Reserve "B"(0.0575 acre for Landscape, Open Space and Utilities) and Restricted Reserve "C"(0.0667 acre for Landscape, Open Space and Utilities) of said Sierra Vista West Sec 7 conveyed to Astro Sierra Vista, L.P., a Delaware limited partnership, by deed recorded in Clerk's File No. 2021084557, Brazoria County Official Public Records; said 29.45 acre (1,282,778 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 5/8–inch iron rod found, being the southeast corner of a called 9.083 acre tract (Parcel "A", Tract "10") conveyed to Astro Sierra Vista, L.P., a Delaware limited partnership, by said deed recorded in Clerk's File No. 2021084557, Brazoria County Official Public Records, being on the north right–of–way of County Road No. 64 (based on a width of 40–feet) recorded in Volume 2, Page 113, Brazoria County Plat Records, and being on the west right–of–way of County Road No. 48 (based on a width of 40–feet) recorded in Volume 2, Page 113, Brazoria County Plat Records;

THENCE, South 87°24'30" West, 1,673.39 feet to a 5/8–inch iron rod (with cap) found, being on the north right–of–way of said County Road No. 64, being the southwest corner of a called 55.12 acre tract (Parcel "A", Tract "13") conveyed to Astro Sierra Vista, L.P., a Delaware limited partnership, by said deed recorded in Clerk's File No. 2021084557, Brazoria County Official Public Records, and being the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, South 87°24'30" West, 130.00 feet to a 5/8–inch iron rod (with cap) found, being the southeast corner of a called 13.48 acre tract (Parcel "A", Tract "17") conveyed to Astro Sierra Vista, L.P., a Delaware limited partnership, by said deed recorded in Clerk's File No. 2021084557, Brazoria County Official Public Records, being on the north–right–of–way of said County Road No. 64 and being the southwest corner of the herein described tract, from which a 5/8–inch iron rod (with cap) found bears South 87°24'30" West, 1,715.55 feet, being the southwest corner of a called 15.47 acre tract (Tract I) conveyed to Alvin Independent School District, being on the east right–of–way of Crystal View Drive (right of way width varies) according to the plat thereof recorded in Clerk's File No. 2021077677, Brazoria County Official Public Records, and being on the north right–of–way of said County Road No. 64;

THENCE, along the east line of said called 13.48 acre tract (Parcel "A", Tract "17"), the following six (6) courses and distances:

1. North 02°35'30" West, 40.00 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the left;
2. Along said curve to the left in a northeasterly direction, with a radius of 35.00 feet, a central angle of 90°01'12", an arc length of 54.99 feet, and a chord bearing North 42°23'53" East, 49.51 feet to a 5/8–inch iron rod (with cap) found;
3. North 02°36'43" West, 210.26 feet to a 5/8–inch iron rod (with cap) found;
4. South 87°23'17" West, 384.27 feet to a 5/8–inch iron rod (with cap) found;
5. North 34°11'34" West, 602.44 feet to a 5/8–inch iron rod (with cap) found;
6. North 04°05'20" West, at a distance of 208.09 feet passing the southerly southeast corner of Sierra Vista West Sec 6 according to the plat thereof recorded in Clerk's File No. 2021034994, Brazoria County Official Public Records, in all a distance of 627.15 feet to a 5/8–inch iron rod (with cap) found;

THENCE, along the south and east lines of said Sierra Vista West Sec 6, the following seven (7) courses and distances:

1. North 85°54'40" East, 100.00 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the right;
2. Along said curve to the right in a southeasterly direction, with a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing South 49°05'20" East, 35.36 feet to a 5/8–inch iron rod (with cap) found;
3. North 85°54'40" East, 60.00 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the right;
4. Along said curve to the right in a northeasterly direction, with a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing North 40°54'40" East, 35.36 feet to a 5/8–inch iron rod (with cap) found;
5. North 85°54'40" East, 87.86 feet to a 5/8–inch iron rod (with cap) found, being the easterly southeast corner of said Sierra Vista West Sec 6;
6. North 04°05'20" West, 155.23 feet to a 5/8–inch iron rod (with cap) found;
7. North 27°04'14" West, 671.33 feet to a 5/8–inch iron rod (with cap) found, being the northwest corner of the herein described tract and being on the west line of said called 55.12 acre tract (Parcel "A", Tract "13");

THENCE, along the west line of said called 55.12 acre tract (Parcel "A", Tract "13"), the following twenty–one (21) courses and distances:

1. North 48°17'33" East, 181.56 feet to a 5/8–inch iron rod (with cap) found;
2. North 51°26'22" East, 69.74 feet to a 5/8–inch iron rod (with cap) found;
3. North 56°41'07" East, 69.74 feet to a 5/8–inch iron rod (with cap) found;
4. North 61°55'52" East, 69.74 feet to a 5/8–inch iron rod (with cap) found;
5. North 67°10'36" East, 69.74 feet to a 5/8–inch iron rod (with cap) found;
6. North 72°25'21" East, 69.74 feet to a 5/8–inch iron rod (with cap) found;
7. North 77°40'05" East, 69.74 feet to a 5/8–inch iron rod (with cap) found;

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METES & BOUNDS description continued

8. North 82°54'50" East, 69.74 feet to a 5/8–inch iron rod (with cap) found;
9. North 88°09'35" East, 69.74 feet to a 5/8–inch iron rod (with cap) found;
10. South 86°35'41" East, 69.74 feet to a 5/8–inch iron rod (with cap) found;
11. South 81°20'56" East, 69.74 feet to a 5/8–inch iron rod (with cap) found;
12. South 76°06'12" East, 69.74 feet to a 5/8–inch iron rod (with cap) found;
13. South 70°51'27" East, 69.74 feet to a 5/8–inch iron rod (with cap) found;
14. South 65°36'43" East, 69.74 feet to a 5/8–inch iron rod (with cap) found;
15. South 60°21'58" East, 69.74 feet to a 5/8–inch iron rod (with cap) found;
16. South 55°07'13" East, 69.74 feet to a 5/8–inch iron rod (with cap) found;
17. South 49°52'29" East, 69.74 feet to a 5/8–inch iron rod (with cap) found;
18. South 44°37'44" East, 69.74 feet to a 5/8–inch iron rod (with cap) found;
19. South 39°22'51" East, 69.80 feet to a 5/8–inch iron rod (with cap) found;
20. South 34°15'27" East, 68.17 feet to a 5/8–inch iron rod (with cap) found;

21. South 32°21'18" East, 60.00 feet to a 5/8–inch iron rod (with cap) found, being the northeast corner of the herein described tract and being the north corner of a called 24.94 acre tract (Tract 2) conveyed to Land Tejas Sierra Vista West, LLC, a Texas limited liability company, by deed recorded in Clerk's File No. 2021031977, Brazoria County Official Public Records;

THENCE, along the west line of said called 24.94 acre tract (Tract 2), the following twelve (12) courses and distances:

1. South 57°38'42" West, 192.02 feet to a 5/8–inch iron rod (with cap) found;
2. North 32°21'18" West, 13.76 feet to a 5/8–inch iron rod (with cap) found;
3. South 52°12'32" West, 141.46 feet to a 5/8–inch iron rod (with cap) found;
4. South 61°52'48" West, 196.65 feet to a 5/8–inch iron rod (with cap) found;
5. South 61°37'48" West, 56.85 feet to a 5/8–inch iron rod (with cap) found;
6. South 52°04'31" West, 53.85 feet to a 5/8–inch iron rod (with cap) found;
7. South 48°31'26" West, 53.79 feet to a 5/8–inch iron rod (with cap) found;
8. South 31°57'53" West, 53.76 feet to a 5/8–inch iron rod (with cap) found;
9. South 32°00'19" West, 53.78 feet to a 5/8–inch iron rod (with cap) found;
10. South 21°36'41" West, 54.35 feet to a 5/8–inch iron rod (with cap) found;

11. South 05°19'38" West, 123.81 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the left;

12. Along said curve to the left in a westerly direction, at an arc distance of 3.97 feet passing a common corner of said called 24.94 acre tract (Tract 2) and a called 19.35 acre tract (Sierra Vista West Section 8) conveyed to Land Tejas Sierra Vista West, LLC, a Texas limited liability company, by said deed recorded in Clerk's File No. 2021057930, Brazoria County Official Public Records, in all along said curve to the left in a westerly direction, with a radius of 420.00 feet, a central angle of 09°24'59", an arc length of 69.02 feet, and a chord bearing North 89°22'51" West, 68.95 feet to a 5/8–inch iron rod (with cap) found;

THENCE, along the north and west lines of said called 19.35 acre tract (Sierra Vista West Section 8), the following fifteen (15) courses and distances:

1. South 85°54'40" West, 35.20 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the left;
2. Along said curve to the left in a southwesterly direction, with a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing South 40°54'40" West, 35.36 feet to a 5/8–inch iron rod (with cap) found;
3. South 85°54'40" West, 60.00 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the left;
4. Along said curve to the left in a northwesterly direction, with a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing North 49°05'20" West, 35.36 feet to a 5/8–inch iron rod (with cap) found;
5. South 85°54'40" West, 100.00 feet to a 5/8–inch iron rod (with cap) found, being the northwest corner of said called 19.35 acre tract (Sierra Vista West Section 8);
6. South 04°05'20" East, 504.00 feet to a 5/8–inch iron rod (with cap) found;
7. South 19°32'32" East, 51.21 feet to a 5/8–inch iron rod (with cap) found;
8. South 34°11'34" East, 308.01 feet to a 5/8–inch iron rod (with cap) found;
9. South 57°42'11" East, 27.83 feet to a 5/8–inch iron rod (with cap) found, being the westerly southwest corner of said called 19.35 acre tract (Sierra Vista West Section 8);
10. North 87°23'17" East, 254.00 feet to a 5/8–inch iron rod (with cap) found;
11. South 02°36'43" East, 100.00 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the left;
12. Along said curve to the left in a southeasterly direction, with a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing South 47°36'43" East, 35.36 feet to a 5/8–inch iron rod (with cap) found;
13. South 02°36'43" East, 60.00 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the left;
14. Along said curve to the left in a southwesterly direction, with a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing South 42°23'17" West, 35.36 feet to a 5/8–inch iron rod (with cap) found;
15. South 02°36'43" East, at a distance of 107.00 feet passing the southerly southwest corner of said called 19.35 acre tract (Sierra Vista West Section 8), being the west line of said called 55.12 acre tract (Parcel "A", Tract "13"), in all a distance of 317.30 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the left;

THENCE, along the west line of said called 55.12 acre tract (Parcel "A", Tract "13") and along said curve to the left in a southeasterly direction, with a radius of 35.00 feet, a central angle of 89°58'48", an arc length of 54.97 feet, and a chord bearing South 47°36'07" East, 49.49 feet to a 5/8–inch iron rod (with cap) found;

THENCE, South 02°35'30" East, continuing along the west line of said called 55.12 acre tract (Parcel "A", Tract "13"), 40.00 feet to the POINT OF BEGINNING, CONTAINING 29.45 acres (1,282,778 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

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We, ASTRO SIERRA VISTA, L.P., A Delaware Limited Partnership, acting by and through Melanie Ohl, Authorized Person, being an officer of ASTRO SIERRA VISTA GP, LLC, a Delaware limited liability company, its General Partner, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 29.45 Acre tract described in the above and foregoing map of SIERRA VISTA WEST SEC 7 AMENDING PLAT, 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 Sierra Vista West Sec 7 AMENDING PLAT where building setback lines or public utility easements are to be established under 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 baysous, 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, Fort Bend 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, the ASTRO SIERRA VISTA, L.P., a Delaware limited partnership, has caused these presents to be signed by Melanie Ohl, Authorized Person, being an officer of ASTRO SIERRA VISTA GP, LLC, a Delaware limited liability company, its General Partner, thereunto authorized this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

ASTRO SIERRA VISTA, L.P.,  
A Delaware limited partnership

By: ASTRO SIERRA VISTA GP, LLC,  
a Delaware limited liability company,  
its General Partner

By: \_\_\_\_\_  
Melanie Ohl  
Authorized Person

This plat is hereby APPROVED by the City of Iowa Colony City Council, this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Michael Byrum–Brasten  
Mayor

\_\_\_\_\_  
Sydney Hargroder

\_\_\_\_\_  
Arnetta Hicks–Murray

\_\_\_\_\_  
Marquette Greene–Young

\_\_\_\_\_  
Wil Kennedy

\_\_\_\_\_  
Chad Wilsey  
Mayor Pro–Tem

This plat is hereby APPROVED by the City of Iowa Colony Planning and Zoning Commission, this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
David Hurst  
Chairman

\_\_\_\_\_  
Steven Byrum–Bratsen

\_\_\_\_\_  
Les Hosey

\_\_\_\_\_  
Brian Johnson

\_\_\_\_\_  
McLean Barnett

\_\_\_\_\_  
Terry Hayes

\_\_\_\_\_  
Tim Varlack

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared Melanie Ohl, Authorized Person, being an officer of ASTRO SIERRA VISTA GP, LLC, a Delaware limited liability company, 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 \_\_\_\_\_, 2022

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission expires \_\_\_\_\_



\_\_\_\_\_  
Paul R. Bretherton, R.P.L.S.  
Texas Registration No. 5977

This plat is hereby APPROVED by the City of Iowa Colony City Engineer, this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Dinh V. Ho, P.E.

## SIERRA VISTA WEST SEC 7 AMENDING PLAT

A SUBDIVISION OF 29.45 ACRES OF LAND  
OUT OF THE  
LAVACA NAVIGATION COMPANY SURVEY, A-329  
BRAZORIA COUNTY, TEXAS

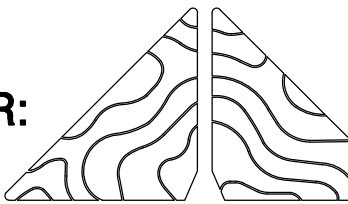
109 LOTS      3 RESERVES      5 BLOCKS  
APRIL 2022

THE PURPOSE FOR THIS AMENDING PLAT IS TO CORRECT THE  
INCOMPLETE LINE TABLE ON SHEET 1

OWNER/  
DEVELOPER:

ASTRO SIERRA VISTA, L.P.  
A DELAWARE LIMITED PARTNERSHIP  
C/O STARWOOD LAND ADVISORS  
6310 CAPITAL DRIVE, SUITE 130  
LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/  
SURVEYOR:



**ELEVATION**  
land solutions  
TBP REGISTRATION NUMBER F-22671  
2461 TECHNOLOGY FOREST BLVD, SUITE 200  
THE WOODLANDS, TX 77381 832-823-2200  
TBP'S REGISTRATION NUMBER 10194692