



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

IOWA COLONY PLANNING AND ZONING COMMISSION MINUTES OF APRIL 6, 2021

Members present: David Hurst, Steven Byrum-Bratsen, Vince Patterson, Steve Bradbery, and Melanie Hampton

Members absent: Les Hosey

Others present: Dinh Ho, Kent Marsh, Ron Cox, Larry Boyd, Stan Winters, and Josh Wadley

MEETING- 7:00 P.M.

1. Chairman David Hurst called the meeting to order at 7:08 P.M.

2. Citizens Comments.

- Tim Varlack reminded the Planning and Zoning Commission the residents views on the plan and the views that the POA has expressed. Ron Cox, Interim City Manager stated that this has been discussed and will be discussed later in the meeting.

3. PUBLIC HEARINGS

- Hold a public hearing to consider amending the Unified Development Code and the Zoning Ordinance on businesses in food trucks and other mobile units. Chairman Hurst opened the public hearing at 7:12 P.M. No comments. Chairman Hurst closed the public hearing at 9:52 P.M.
 - Hold a public hearing to consider amending the unified Development Code and the Zoning Ordinance on regulations and procedures under those ordinances for the City Council, Building Codes Board of Appeals, Zoning Board of Adjustment, Planning and Zoning Commission, and other boards and commissions. Chairman Hurst opened the public hearing at 7:13 P.M. No comments. Chairman Hurst left the public hearing open.
4. Consider approval of the March 2, 2021 meeting minutes. Steven Byrum-Bratsen moved to approve the March 2, 2021 meeting minutes. Seconded by Vince Patterson. Approved unanimously with five ayes.
5. Consideration and possible action to approve the Sterling Lakes and Sierra Vista Plan of Development Amendment No. 2. There was discussion between the Developer, Staff, City Council, and Planning and Zoning Commission. After extensive discussion, Planning and Zoning Commission Member Steven Byrum-Bratsen made a motion to recommend to deny the Sterling Lakes and Sierra Vista Plan of Development Amendment No. 2. for the reasons listed below.

1. The proposed Plan of Development does not comply with the existing Development Agreement.
2. The types of lots and products are different than as provided in the current Development Agreement.
3. The Crystal Lagoon operations are not as previously presented.
4. The proposed Plan of Development shows a park as 20 acres, whereas a 40 acre park was agreed.
5. The proposed donation of a fire ladder truck should be to the City of Iowa Colony, not to the Emergency Services District.
6. Sierra Vista Section 8 must have a second ingress and egress route.
7. The application includes inadequate information on the bridge at the north end of Sterling Lakes North.
8. The walkway and cycling path in Sterling Lakes North must be separated from streets, especially thoroughfares.
9. The proposed amendment mixes several subdivisions, whereas the City should consider one subdivision at a time.
10. The grounds for disapproval also include all of the reasons stated in the Letter of Recommendation from Marsh Darcy Partners, a copy of which is attached hereto.
11. The grounds for disapproval also include all of the reasons discussed by the City Council or the Planning and Zoning Commission.
12. This decision concerns only the proposed amendment of the Development Agreement, not any particular plat.

Motion seconded by Steve Bradbery. Approved unanimously. City Councilwoman Sydney Hargroder then made a motion to deny the Sterling Lakes and Sierra Vista Plan of Development Amendment No. 2. as recommended by the Planning and Zoning Commission for the same reasons as listed by Planning and Zoning Commission. Seconded by Councilwoman Murray. Approved unanimously with five ayes.

6. Consideration and possible action to approve the Sierra Vista West Plan of Development Amendment No. 1. There was discussion between the Developer, Staff, City Council, and Planning and Zoning Commission. After extensive discussion, Planning and Zoning Commission member Steven Byrum-Bratsen made a motion to recommend to deny the Sierra Vista West Plan of Development Amendment No. 1. for the same reasons as listed above. The motion was seconded by Steve Bradbery. Approved unanimously. Councilwoman Murray then made a motion to deny the Sierra Vista West Plan of Development Amendment No. 1. as recommended

by the Planning and Zoning Commission for the same reasons as listed by Planning and Zoning Commission. Seconded by Councilwoman Bradbery. Approved unanimously with five ayes.

7. Consideration and possible action to amend the Unified Development Code on businesses in food trucks and other mobile units. The Planning and Zoning Commission may recommend action at this meeting, but the City Council may not decide until after its hearing, currently set for April 19, 2021. Vince Patterson made a motion to recommend City Council to amend the UDC as recommended. Seconded by Steve Bradbery. Approved with five ayes.

8. Consideration and possible action to amend the Unified Development Code and the Zoning Ordinance on regulations and procedures under those ordinances for the City Council, Building Codes Board of Appeals, Zoning Board of Adjustment, Planning and Zoning Commission, and other boards and commissions. The Planning and Zoning Commission may recommend action at this meeting, but the City Council may not decide until after its hearing, currently set for April 19, 2021. Steve Bradbery made a motion to recommend to City Council to amend the UDC and remove from the UDC any role of the ZBOA in hearing appeals on decisions related to the building codes. Seconded by Vince Patterson. Approved unanimously with five ayes.

9. Steven Byrum-Bratsen made a motion to adjourn. Seconded by Vince Patterson. Meeting was adjourned at 9:53 P.M.

APPROVED THIS 4th DAY OF MAY, 2021.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chairman

Tuesday, April 27, 2021

Donna Eckels
Pro-Surv
PO Box 1366
Friendswood, TX 77549

**Re: Williams Addition Preliminary Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. SPP 210406-0444
Adico, LLC Project No. 16007-2-184**

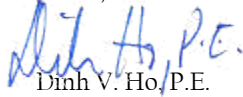
Dear Ms. Eckels,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of Williams Addition preliminary plat package received on or about April 26, 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 preliminary plat as resubmitted on April 26, 2021. Please provide ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, 12003 Iowa Colony Blvd., Iowa Colony, TX 77583 by no later than Wednesday, April 28th for consideration at the May 4, 2021 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, City Secretary, (krosser@iowacolonytx.gov)
Ron Cox, City Manager (rcox@iowacolonytx.gov)
File: 16007-2-184

OWNERS CERTIFICATION

THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS
COUNTY OF BRAZORIA

WE, TRENT ANTHONY WILLIAMS AND MELISSA MECHELLE WILLIAMS, HEREINAFTER REFERRED TO AS OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PRELIMINARY PLAT OF WILLIAMS ADDITION, A SUBDIVISION CONSISTING OF A 1.4442 ACRE TRACT OUT OF TRACT 61, IOWA COLONY, SECTION 66, SITUATED IN THE H. T. & B. R.R. COMPANY SURVEY, ABSTRACT NO. 560, IN BRAZORIA COUNTY, TEXAS, RECORDED IN CLERK'S FILE NO. 2018022065 OF THE BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION ACCORDING TO THE EASEMENTS, LINES, LOTS, AND NOTATIONS THEREOF SHOWN AND DESIGNATE SAID SUBDIVISION AS WILLIAMS ADDITION, DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, TRENT ANTHONY WILLIAMS AND MELISSA MECHELLE WILLIAMS, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PRELIMINARY PLAT OF OF WILLIAMS ADDITION, HAVE COMPLIED WITH, OR WILL COMPLY WITH, THE EXISTING REGULATIONS HERETOFORE ON FILE AND ADOPTED BY THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

WITNESS OUR HAND THIS ____ DAY OF _____, 2021.

TRENT ANTHONY WILLIAMS, OWNER
MELISSA MECHELLE WILLIAMS, OWNER

THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TRENT ANTHONY WILLIAMS AND MELISSA MECHELLE WILLIAMS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

PRINTED NAME
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BRAZORIA

I, JOYCE HUDMAN, COUNTY CLERK, BRAZORIA COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WITH ITS AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2021, AT _____ O'CLOCK ____ M. IN DOCUMENT NUMBER _____ BRAZORIA COUNTY MAP RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE, AT ANGLETON, BRAZORIA COUNTY, TEXAS, THE DAY AND DATE LAST WRITTEN ABOVE.

JOYCE HUDMAN
COUNTY CLERK
BRAZORIA COUNTY, TEXAS

THIS IS TO CERTIFY THAT THE PLANNING DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF WILLIAMS ADDITION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF IOWA COLONY AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS ____ DAY OF _____ 2021.

DAVID HURST
CHAIRMAN
PLANNING CHAIRMAN

STEVEN BYRUM-BRATSEN
MEMBER
PLANNING COMMISSION

LES HOSEY
MEMBER
PLANNING COMMISSION

MELANIE HAMPTON
MEMBER
PLANNING COMMISSION

VINCE PATTERSON
MEMBER
PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF WILLIAMS ADDITION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF IOWA COLONY AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS ____ DAY OF _____ 2021.

MICHAEL BYRUM-BRATSEN
MAYOR

SYDNEY HARGRODER
COUNCIL MEMBER

ARNETTA MURRAY
COUNCIL MEMBER

ROBIN BRADBERRY
COUNCIL MEMBER

KACY SMAJSTRLA
COUNCIL MEMBER

CHAD WILSEY
MAYOR PRO-TEM

DINH HO, P.E.
CITY ENGINEER

CERTIFICATE OF SURVEYOR

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

PURPOSE OF DOCUMENT: PLAT REVIEW
SURVEYOR OF RECORD:
TOBY PAUL COUCHMAN
REGISTRATION #5565
RELEASE DATE: 04/26/2021

TOBY PAUL COUCHMAN, R.P.L.S.
TEXAS REGISTRATION NO. 5565

"PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEW OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

KUCERA CLARENCE S
A0281 H T & B R R, TRACT 60
VOL. 1196, PG. 712
B.C.D.R.

288/6 PARTNERS LTD
A0560 H T & B R R, TRACT 160-160B-161
B.C.C.F. 2004003303

HEADWAY ESTATES LTD
ACRES 219.2453
C.F. 2005052381

ALI KARIM R
A0517 H T & B R R TRACT 142
C.F. 2017038445

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 1.4442 ACRES OUT OF TRACT 161, IOWA COLONY, SECTION 66 AS RECORDED IN VOLUME 2, PAGE 81 OF THE BRAZORIA COUNTY PLAT RECORDS; H. T. & B. R.R. SURVEY, ABSTRACT 560, BRAZORIA COUNTY, TEXAS, BEING THE SAME TRACT RECORDED IN THE NAME OF JESUS JOSE MUNOZ UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2018007112 (TRACTS ONE & TWO) OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (O.R.B.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS BASED ON SAID B.C.C.F. NO. 2018007112 OF THE O.R.B.C.T.)

BEGINNING AT A 1/2 INCH CAPPED IRON ROD SET AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 81 AND THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 48 BEING THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 02°41'20" WEST, WITH SAID EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 48, A DISTANCE OF 352.71 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF THIS TRACT;

THENCE, WITH THE LINES OF A TRACT RECORDED IN THE NAME OF 288/6 PARTNERS, LTD. UNDER B.C.C.F. NO. 2004003303 OF THE O.R.B.C.T. THE FOLLOWING FOUR (4) COURSES:

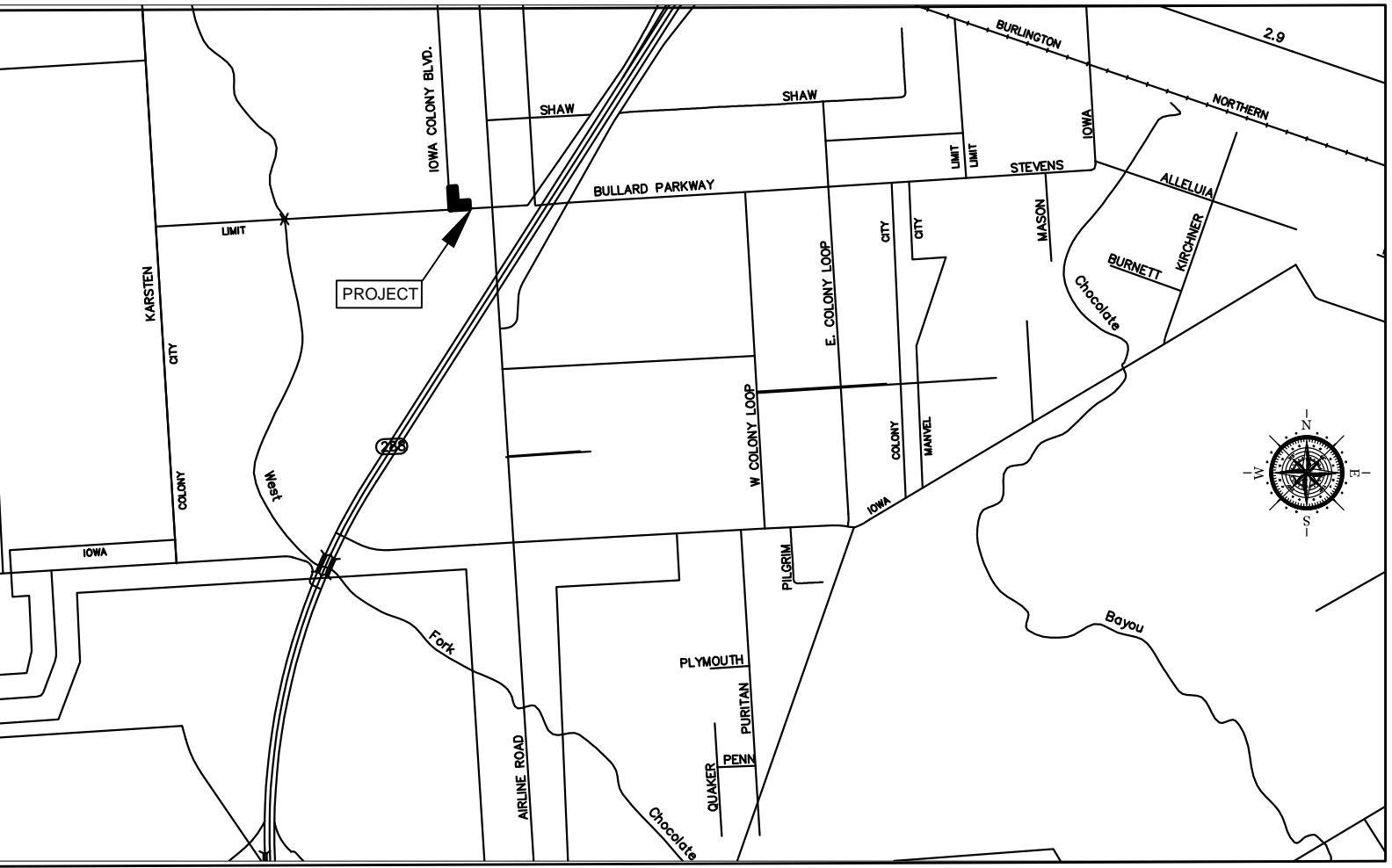
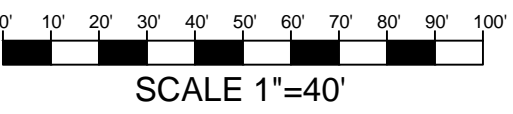
- NORTH 87°25'08" EAST, A DISTANCE OF 115.18 FEET TO A 1/2 INCH IRON ROD FOUND AT THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT;
- SOUTH 02°50'29" EAST, A DISTANCE OF 234.49 FEET TO AN INTERIOR CORNER OF THIS TRACT FROM WHICH POINT A 1/2 INCH IRON ROD BEARS NORTH 15°37'12" EAST 0.66 FEET;
- NORTH 87°26'56" EAST, A DISTANCE OF 185.39 FEET TO A 1/2 INCH IRON ROD FOUND AT THE MOST SOUTHERLY NORTHEAST CORNER OF THIS TRACT;
- SOUTH 02°51'56" EAST, A DISTANCE OF 119.74 FEET TO A 1/2 INCH CAPPED IRON ROD SET ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 81 AT THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 87°43'35" WEST, WITH SAID NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 81, A DISTANCE OF 301.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.4442 ACRES OF LAND.

LEGEND

B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
C.F.# = CLERK'S FILE NUMBER
U.E. = UTILITY EASEMENT
B.L. = BUILDING LINE
ESMT. = EASEMENT
R.O.W. = RIGHT OF WAY
FND = FOUND
F.I.R. = FOUND IRON ROD
S.I.R. = SET IRON ROD

● = MONUMENT
○ = CONTROL MONUMENT



VICINITY MAP
SCALE 1"=1/2 MILE

NOTES:

- BUILDING PERMITS: ELECTRICAL, PLUMBING CONSTRUCTION, CULVERT, ETC. ARE PURCHASED AT CITY HALL, CITY OF IOWA COLONY, TEXAS.
- NO STRUCTURES SHALL BE BUILT THAT IMPEDE THE FLOW OF EXISTING DRAINAGE AND FENCES WILL NOT BE ALLOWED TO OBSTRUCT/CROSS DRAINAGE OR DETENTION EASEMENTS.
- ANY FURTHER DEVELOPMENT OF HEREON SHOWN TRACT MAY REQUIRE A DRAINAGE STUDY.
- IN ACCORDANCE WITH SECTION 212.046 OF THE TEXAS LOCAL GOVERNMENT CODE ANY IMPROVEMENTS TO THIS PROPERTY ARE SUBJECT TO THE CITY OF IOWA COLONY'S BUILDING CODES AND ORDINANCES THEREFORE PERMIT S WILL BE REQUIRED INCLUDING THE UNIFIED DEVELOPMENT CODES, ADOPTED MAY 15, 2017 AND AMENDMENTS.
- ALL CORNERS ARE SET 5/8 INCH IRON RODS UNLESS OTHERWISE NOTED.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE MINIMUM OF 24" ABOVE BFE OF 53.9' OR 1 FOOT ABOVE THE CENTERLINE ELEVATION OF STREET.
- NO RESIDENTIAL COMMERCIAL OR INDUSTRIAL STRUCTURE OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE SHALL BE ERCTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE EXCEPT FOR LOW PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN SECTION 62-2.
- NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE ERCTED NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.
- SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT IF SIDEWALKS ARE REQUIRED BY THE CITY'S SIDEWALK MASTER PLAN . ALL SIDEWALKS SHALL BE 5' WIDE.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
- THE APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE TWELVE (12) MONTHS AFTER CITY COUNCIL APPROVAL UNLESS THE FINAL PLAT HAS BEEN SUBMITTED FOR FINAL APPROVAL DURING THAT TIME . MAY BE GIVEN AT THE DISCRETION OF THE CITY COUNCIL FOR A SINGLE EXTENSION PERIOD OF SIX (6) MONTHS.
- BOUNDARY CLOSURE IS A MINIMUM OF 1: 15,000.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP(FIRM) MAP NO. 48039C0110K, WITH THE EFFECTIVE DATE OF 12/30/2020, THE PROPERTY IS LOCATED ENTIRELY IN ZONE "X" . NEAREST BFE IS 53.9'. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOOD PLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
- PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERCTED IN A DRAINAGE EASEMENT OF FEE STRIPS.
- MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN FACILITIES.
- CONTRACTOR SHALL NOTIFY THE DISTRICT IN WRITING AT LEAST FORTY-EIGHT (48) HOURS BEFORE PLACING ANY CONCRETE FOR DRAINAGE STRUCTURES.
- THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
- APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF IOWA COLONY. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, OF NUMBER 2791020-09521, EFFECTIVE DATE APRIL 5, 2021. ALL BEARINGS REFERENCES ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- THE OWNER OF THE TRACT ACKNOWLEDGE THEY ARE SUBJECT TO CONSTRUCTION OF IOWA COLONY BLVD. ALONG PROPERTY FRONTAGE.

CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS

PRELIMINARY PLAT
WILLIAMS ADDITION

A SUBDIVISION CONTAINING 1.4442 ACRES OUT OF TRACT 161,
IOWA COLONY, SECTION 66 AS RECORDED IN VOLUME 2, PAGE 81
OF THE BRAZORIA COUNTY PLAT RECORDS,
H. T. & B. R.R. SURVEY, ABSTRACT 560,
BRAZORIA COUNTY, TEXAS,

1 LOT 1 BLOCK

APRIL 26 2021

OWNER

ENGINEER

PRO-SURV

SURVEYING AND MAPPING
P.O. BOX 1366
FRIENDSWOOD, TEXAS 77549
PHONE: 281-996-1113
EMAIL: orders@prosurv.net
T.B.P.E.L.S. FIRM #10119300

TRENT ANTHONY WILLIAMS
MELISSA MECHELLE WILLIAMS
11200 BROADWAY, STE. 2743
PEARLAND, TEXAS 77584
PHONE: 832-779-6909
MELISSA@MELISSAWILSON.COM

FIF Engineering LLC
1526 Katy Gap Rd.
Suite #800
Katy, TX 77494
PHONE: 832-341-9726
T.B.P.E.L.S. #17870
P.E. #109689

Wednesday, April 28, 2021

Cathy Fontenot
Survey 1 Inc.
PO Box 2543
Alvin, TX 77511

**Re: Colony Acres Subdivision Preliminary Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. SPP 210408-0471
Adico, LLC Project No. 16007-2-188**

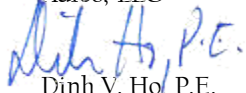
Dear Ms. Fontenot,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Colony Acres Subdivision Preliminary Plat package received on or about April 28, 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 preliminary plat as resubmitted. Please provide and ten (10) folded copies of each plat to Kayleen Rosser, City Secretary, by no later than Thursday, April 29, 2021 for consideration at the May 4, 2021 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, City Secretary, (krosser@iowacolonytx.gov)
Ron Cox, City Manager (rcox@iowacolonytx.gov)
File: 16007-2-188

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, CARLOS SALGADO AND SANDRA SALGADO AVILA, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS FINAL PLAT OF COLONY ACRES SUBDIVISION, 5.2726 ACRES OUT OF THE H.T. & B. R.R. SURVEY, A-517, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID (PARTNERSHIP, CORPORATION, OR INDIVIDUAL), ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH 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.

WITNESS OUR HAND IN _____ COUNTY, TEXAS, THIS _____ DAY OF _____, 20____.

CARLOS SALGADO, OWNER

SANDRA SALGADO AVILA, OWNER

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS SALGADO AND SANDRA SALGADO AVILA, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES _____

THIS IS TO CERTIFY THAT I, RICHARD FUSSELL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4148, OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, LOT CORNERS, AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT THE COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

RICHARD FUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR #4148

WE CERTIFY THAT THE ABOVE AND FOREGOING FINAL PLAT OF COLONY ACRES SUBDIVISION WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS, THIS _____ DAY OF _____, 20____.

DAVID HURST

STEVEN BYRUM-BRATSEN

LESS HOSEY

MELANY HAMPTON

STEVEN BRADBERRY

VINCE PATTERSON

WE CERTIFY THAT THE ABOVE AND FOREGOING FINAL PLAT OF COLONY ACRES SUBDIVISION, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS, THIS _____ DAY OF _____, 20____.

MICHAEL BYRUM-BRATSEN
MAYOR

SYDNEY HARGRODER
COUNCIL POSITION 1

ARENETTA HICKS-MURRAY
COUNCIL POSITION 2

ROBIN BRADBERRY
COUNCIL POSITION 3

KACY SMAJSTRLA
COUNCIL POSITION 4

CHAD WILSEY
COUNCIL POSITION 5
MAYOR PRO TEM

APPROVED BY THE CITY ENGINEER THIS _____ DAY OF _____, 20____.

DIHN V. HO, P.E.

WE, FIRST NATIONAL BANK OF ALVIN, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS SUBDIVISION NAME, AGAINST THE PROPERTY DESCRIBED INSTRUMENT OF RECORD IN FILE NO. 2016054219 & 2016054220 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND, HARRIS, WALLER, BRAZORIA, GALVESTON COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN WE HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

SIGNATURE
SIGNATORY TITLE

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES _____



GENERAL NOTES

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, IOWA COLONY, AND BRAZORIA COUNTY.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY FIRST AMERICAN TITLE COMPANY, (GUARANTEE FILE) G.F. NO. 2578268-099, EFFECTIVE DATE 12/09/2020
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE 4204 (NAD 83). COORDINATES ARE GRID AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.99986746880493. POINTS (A) & (B) WERE HELD FOR HORIZONTAL CONTROL.
- FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48039C 010K WITH THE EFFECTIVE DATE OF DECEMBER 30, 2020, THE PROPERTY IS LOCATED IN ZONE "X" - AREAS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOODPLAIN.
- ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ALL MONUMENTS SHALL BE SET TO THE STANDARDS OF THE CITY OF IOWA COLONY'S SUBDIVISION ORDINANCES.
- ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- A MINIMUM OF FIVE (5) FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG ALL STREETS AND SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- THE OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
- THE OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
- MONUMENTS SET AS EXTERIOR BOUNDARY MARKERS SHALL BE SET WITH A MINIMUM OF FIVE EIGHTS (5/8) INCH IRON ROD OR THREE QUARTERS (3/4) INCH IRON PIPE AT LEAST THIRTY SIX (36) INCHES LONG, ENCASED IN CONCRETE FOR A MINIMUM OF EIGHTEEN (18) INCHES BELOW THE SURFACE OF THE GROUND.
- ALL PERMANENT REFERENCE MONUMENTS ("PRM") SHALL BE SET AT ALL BOUNDARY LINE ANGLE POINTS, BLOCK CORNERS, ANGLE POINTS, POINTS OF CURVATURE, AND AT INTERVALS NOT TO EXCEED ONE THOUSAND (1,000) FEET. PERMANENT REFERENCE MONUMENTS SHALL CONFORM TO THE TEXAS PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES.
- THIS SITE WILL REQUIRE A PRIVATE WATER WELL AND SEPTIC SYSTEM FOR EACH LOT.
- THIS PLAT CLOSES WITHIN THE ALLOTTED AREA (1:15,000).
- THE 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.
- ALL SITE AND DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THIS PROPERTY SHALL BE SUBMITTED TO THE CITY OF IOWA COLONY AND BRAZORIA COUNTY DRAINAGE DISTRICT 5 FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- DETENTION WILL BE REQUIRED FOR EACH INDIVIDUAL LOT AT THE TIME OF PERMITTING.
- ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END 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.
- THE APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE TWELVE (12) MONTHS AFTER CITY COUNCIL APPROVAL UNLESS THE FINAL PLAT HAS BEEN SUBMITTED FOR FINAL APPROVAL DURING THAT TIME. AN EXTENSION OF TIME MAY BE GIVEN AT THE DISCRETION OF THE CITY COUNCIL FOR A SINGLE EXTENSION PERIOD OF SIX (6) MONTHS.

DESCRIPTION OF A TRACT OF LAND CONTAINING 5.2726 ACRES (229,676 SQUARE FEET) SITUATED IN THE H.T. & B. RAILROAD COMPANY SURVEY, SECTION 60, ABSTRACT 517, BRAZORIA COUNTY, TEXAS, BEING PART OF LOT 61, IN IOWA COLONY SUBDIVISION IN BRAZORIA COUNTY, TEXAS, AS RECORDED IN VOLUME 2, PAGE 81-82 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, BEING A TRACT OF LAND CONVEYED TO CARLOS SALGADO AND SANDRA SALGADO AVILA BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2016054219 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. SAID 5.2726-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE CENTERLINE OF COUNTY ROAD 380 (ALSO KNOWN AS COLONY LOOP ROAD) (40 FEET WIDE) AND COUNTY ROAD 79 (50 FEET WIDE) (PROPOSED 80 FEET WIDE) AS A TRACT OF LAND CONVEYED UNTO ESCO ESTATES, BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2011029385 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE NORTH 02° 51' 26" WEST, ALONG THE CENTERLINE OF SAID COUNTY ROAD 79, A DISTANCE OF 405.94 FEET TO THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 02° 51' 26" WEST, CONTINUING ALONG SAID COUNTY ROAD 79, A DISTANCE OF 428.06 FEET TO A POINT FOR CORNER FOR THE NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 87° 08' 34" EAST, PASSING A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE EAST RIGHT-OF-WAY OF SAID COUNTY ROAD 79 AT A DISTANCE OF 40.00 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 536.55 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 02° 51' 26" EAST, ALONG THE WEST LINE OF LOT 63, OF SAID IOWA COLONY SUBDIVISION, A DISTANCE OF 428.06 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 87° 08' 34" WEST, PASSING A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE EAST RIGHT-OF-WAY OF SAID COUNTY ROAD 79 AT A DISTANCE OF 496.55 FEET, IN THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 79, AND CONTINUING FOR A TOTAL DISTANCE OF 536.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.2726 ACRES (229,676 SQUARE FEET), MORE OR LESS.

LEGEND:

B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
O.R.B.C. = OFFICIAL RECORDS OF BRAZORIA COUNTY
D.R.B.C. = DEED RECORDS OF BRAZORIA COUNTY
P.R.B.C. = PLAT RECORDS OF BRAZORIA COUNTY
R.O.W. = RIGHT OF WAY
VOL. = VOLUME
PG. = PAGE
P.O.B. = POINT OF BEGINNING
I.R. = IRON ROD
I.P. = IRON PIPE

LINE	BEARING	DISTANCE
L1	N 87°08'34" E	40.00'
L2	S 87°08'34" W	40.00'

www.survey1inc.com
survey1@survey1inc.com
Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

PROJECT NO. 2-93600-21

PRELIMINARY PLAT OF COLONY ACRES SUBDIVISION

A SUBDIVISION OF 5.2726 ACRES (229,676 SQ FT) IN THE HT&B RR CO., SECTION 60, SURVEY, ABSTRACT 517, ALSO BEING A PARTIAL REPLAT OF LOT 61, AS RECORDED IN VOLUME 2, PAGE 81 AND 82 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS

REASON FOR REPLAT:
CREATE 2 LOTS

2 BLOCK 2 LOTS
APRIL 27, 2021

OWNER:
CARLOS SALGADO &
SANDRA SALGADO AVILA
10938 PIGEONWOOD
HOUSTON, TX 77089-5342
281-258-5186

Friday, April 23, 2021

Chris Hendrick
The Wilson Survey Group, Inc.
2300 E. Broadway
Pearland, TX 77581

Re: Cherry Villages Final Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. SFP 210406-0443
Adico, LLC Project No. 16007-2-185

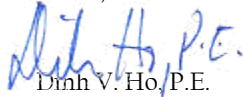
Dear Mr. Hendrick,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Cherry Villages final plat package received on or about April 22, 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 22, 2021. Please provide two (2) mylar prints and ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, 12003 Iowa Colony Blvd., Iowa Colony, TX 77583, by no later than Tuesday, April 27th for consideration at the May 4th, Planning and Zoning Commission 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, City Secretary, (krosser@iowacolonytx.gov)
Ron Cox, City Manager (rcox@iowacolonytx.gov)
Adrian Gengo, Brazoria County Drainage District No. 4, (agengo@bdd4.org)
File: 16007-2-185

Wednesday, April 28, 2021

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

Re: Sierra Vista Corner Replat No. 1 Abbreviated Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. SMAP 210310-0256
Adico, LLC Project No. 16007-2-183

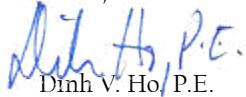
Dear Ms. Blakeley,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Sierra Vista Corner Replat No. 1 Abbreviated Plat package received on or about April 28, 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 28, 2021. Please provide two (2) mylar prints and ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Thursday, April 29, 2021 for consideration at the May 4, 2021 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, City Secretary, (krosser@iowacolonytx.gov)
Ron Cox, City Manager (rcox@rcoxconsulting.com)
File: 16007-2-183

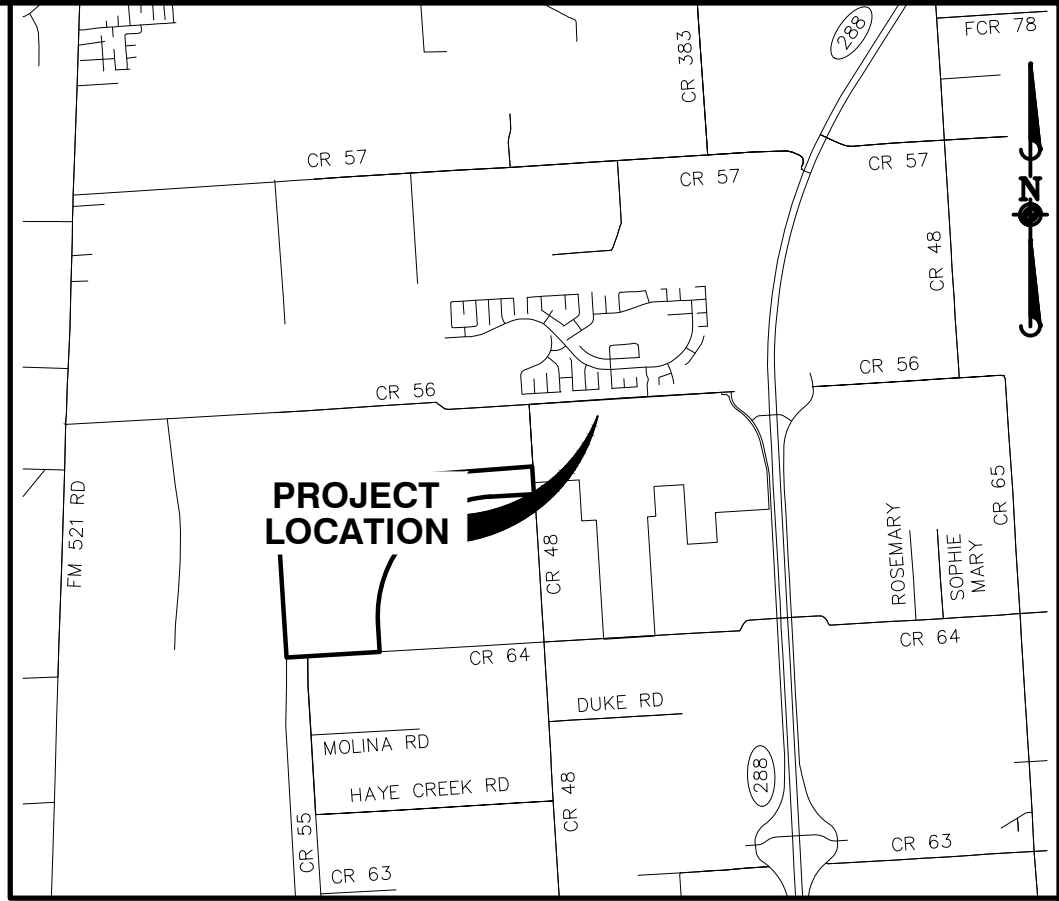
FINAL PLAT NOTES:

- THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 32 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 0.99986213.
- 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, 1981 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. 48039C0110K, DATED DECEMBER 30, 2020.
- ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
- ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY THE PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- 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.
- THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES WITHIN BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- 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 SEWER WITHIN THE PLAT BOUNDARY PROPOSED TO CONVEY ON-SITE FLOWS GENERATED BY DEVELOPMENT OF THE PLATTED AREA TO EXISTING BRAZORIA COUNTY MUD NO. 32 DISTRICT FACILITIES SHALL BE PRIVATE.
- 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.
- 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.
- REFERENCE APPROVED VARIANCES BY IOWA COLONY PLANNING COMMISSION ON AUGUST 4, 2020.

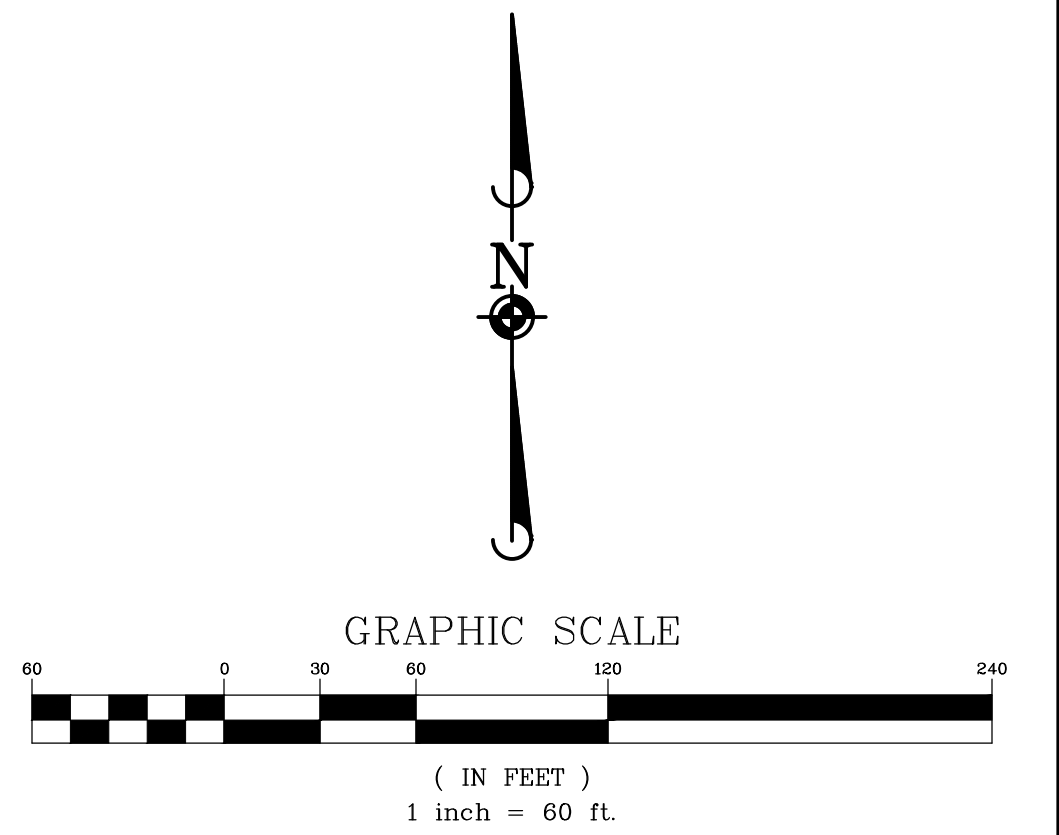
Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage
A	29,890.48	0.6862	COMMERCIAL RESERVE
B	48,102.52	1.1043	COMMERCIAL RESERVE
C	47,221.98	1.0841	COMMERCIAL RESERVE
D	16,270.78	0.3735	RESERVE RESTRICTED TO LANDSCAPE AND COMMERCIAL DRIVEWAY
TOTAL	141,485.76	3.2481	

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	25.00'	6.06'	013°53'30"	N50°34'39"W	6.05'
C2	250.00'	214.12'	049°04'23"	N68°10'05"W	207.64'
C3	25.00'	39.27'	090°00'00"	N47°42'17"W	35.36'
C4	25.00'	39.26'	089°58'41"	N42°17'04"E	35.35'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S87°16'24"W	103.76'
L2	S02°51'13"E	134.56'
L3	S87°17'43"W	31.30'



VICINITY MAP
BRAZORIA COUNTY KEY MAP: 692 J & N
NOT TO SCALE

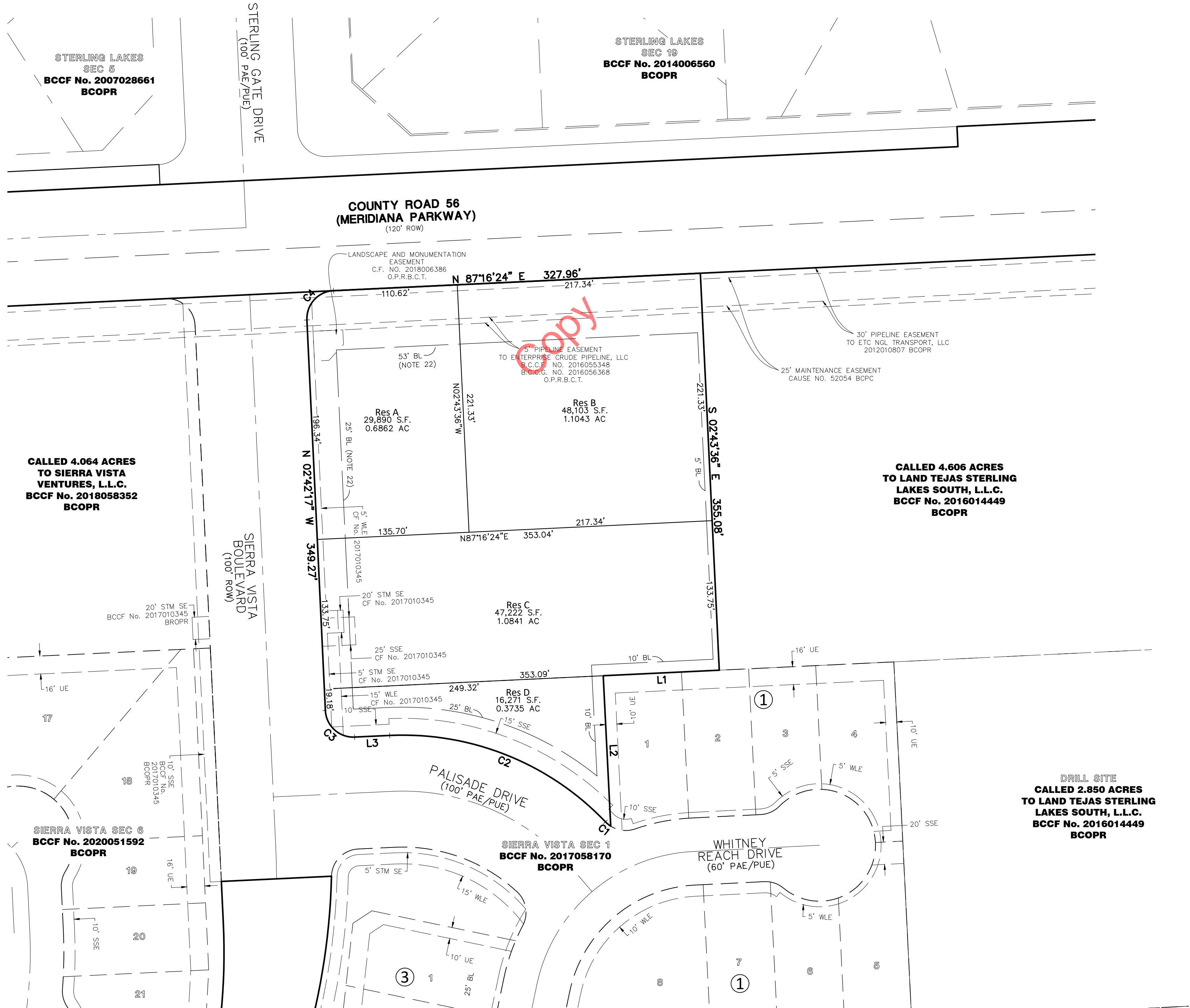


ABBREVIATIONS

AE=	AERIAL EASEMENT
DE=	DRAINAGE EASEMENT
PAE=	PRIVATE ACCESS EASEMENT
PUE=	PUBLIC UTILITY EASEMENT
SSE=	SANITARY SEWER EASEMENT
STM SE=	STORM SEWER EASEMENT
UVE=	UNOBSTRUCTED VISIBILITY EASEMENT
UE=	UTILITY EASEMENT
WLE=	WATER LINE EASEMENT
BL=	BUILDING LINE
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
VOL_, PG_=	VOLUME, PAGE
FND=	FOUND
IR=	IRON ROD
"S"=	SET
	STREET NAME CHANGE

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES

- 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, ANY GOVERNMENTAL ENTITY HAVING 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 EASEMENT TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER DATE HEREOF.
- THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITHIN BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- LAND USE WITHIN THE COMMERCIAL SITE 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 PLAT.
- ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES, OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
- DEDICATED INGRESS/EGRESS ACCESSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT #5 (SEE DISTRICT RESOLUTION NO. 2007-06 & NO. 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 CROSSINGS UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT #5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED AT PROPERTY OWNER'S EXPENSE IN BRAZORIA COUNTY, TEXAS WITH A "RECORDED DOCUMENT NUMBER" AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5 BOARD OF COMMISSIONERS.
- 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 TIMES(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.



SIERRA VISTA CORNER
REPLAT No. 1

BEING A SUBDIVISION OF 3.2481 ACRES
AND A REPLAT OF SIERRA VISTA CORNER AS
RECORDED IN B.C.C.F. No. 2019060387 B.C.O.P.R.
AND A PARTIAL REPLAT OF RESERVE "A", BLOCK 1 OF
SIERRA VISTA SEC 1 AS RECORDED IN B.C.C.F. No.
2017058170 B.C.O.P.R.
AND LOCATED IN THE
H.T.&B. R.R. COMPANY SURVEY, A-288
BRAZORIA COUNTY, TEXAS

1 BLOCK 4 RESERVES

APRIL 2021

OWNER/
DEVELOPER: SIERRA VISTA CORNER, L.L.C.
6610 GLENGARY COURT
SUGAR LAND, TEXAS 77479
(281) 757-0570

ENGINEER/
SURVEYOR:



STATE OF TEXAS §

COUNTY OF BRAZORIA §

A 3.249 acre tract of land being all of Restricted Reserve "A" of Sierra Vista Section 1 recorded in Clerk's File No. 2017058170, Brazoria County Map Records, and being all of Sierra Vista Corner recorded in Clerk's File No. 2019060387, Brazoria County Map Records

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, SIERRA VISTA CORNER, L.L.C., acting by and through Sandheeta Dhannapanni, Manager, being an officer of Sierra Vista Corner, L.L.C., owners of the property subdivided in this plot (hereinafter referred to as "Owner") of the 3.2481 Acre tract described in the above and foregoing map of SIERRA VISTA CORNER AMENDING PLAT No. 1, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plot 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 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 covenant and agree that all of the property within the boundaries of this plot 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 operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, SIERRA VISTA CORNER, L.L.C., has caused these presents to be signed by Sandheeta Dhanapapunani, Manager, thereunto authorized this _____ day of _____, 2021.

SIERRA VISTA CORNER, L.L.C.

By: _____
Sandheeta Dhannapunani
Manager

STATE OF TEXAS §

COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Sandheeta Dhannapunani, Manager of SIERRA VISTA CORNER, L.L.C., A Texas 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 _____, 2021

Notary Public in and for the State of Texas

My Commission expires _____

I, Paul R. Bretherton, am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from a actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Paul R. Bretherton
Texas Registration No. 5977

This plat is hereby APPROVED by the City of Iowa Colony City Council, this _____ day of _____, 2021

Michael Byrum—Brasten
Mayor

Susan Cottrell

This plat is hereby APPROVED by the City of Iowa Colony City Engineer, this _____ day of _____, 2021

Arnetta Hicks-Murray

Robin Bradbery

Dinh V. Ho, P.E.

Kacy Smajstrla

Chad Wilsey
Mayor Pro-Tem

RAZORIA COUNTY DRAINAGE DISTRICT #5 APPROVAL

This plat is hereby APPROVED by the City of Iowa Colony Planning and Zoning Commission, this _____ day of _____, 2021

PRESIDENT _____ DATE _____
LEE WALDEN, P.E.

David Hurst
Chairman

Steven Byrum-Bratsen

VICE PRESIDENT	DATE
KERRY L. OSBURN	

Les Hosey

Vince Patterson

SECRETARY/TREASURER	DATE
MARK ROLLER	

Steven Bradbery

Melanie Hampton

DISTRICT ENGINEER
JARROD D. ADEN, P.E., CFM

SIERRA VISTA CORNER REPLAT No. 1

BEING A SUBDIVISION OF 3.2481 ACRES
AND A REPLAT OF SIERRA VISTA CORNER AS
RECORDED IN B.C.C.F. No. 2019060387 B.C.O.P.R.
AND A PARTIAL REPLAT OF RESERVE "A", BLOCK 1 OF
SIERRA VISTA SEC 1 AS RECORDED IN B.C.C.F. No.
2017058170 B.C.O.P.R.
AND LOCATED IN THE
H.T.&B. R.R. COMPANY SURVEY, A-288
BRAZORIA COUNTY, TEXAS

1 BLOCK 4 RESERVES

APRIL 2021

**OWNER/
DEVELOPER:** **SIERRA VISTA CORNER, L.L.C.**
6610 GLENGARY COURT
SUGAR LAND, TEXAS 77479
(281) 757-0570

**ENGINEER/
SURVEYOR:**



ELEVATION
land solutions

TBPE REGISTRATION NUMBER F-18141
2445 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194379

Wednesday, April 28, 2021

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

Re: Sierra Vista West Section 5 Final Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. SFP 210310-0259
Adico, LLC Project No. 16007-2-181

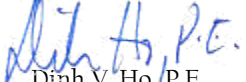
Dear Mr. Harrison,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Sierra Vista West Section 5 Final Plat package received on or about April 28, 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 final plat as resubmitted on April 28, 2021. Please provide two (2) mylar prints and ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Thursday, April 29, 2021 for consideration at the May 4, 2021 Planning and Zoning meeting.

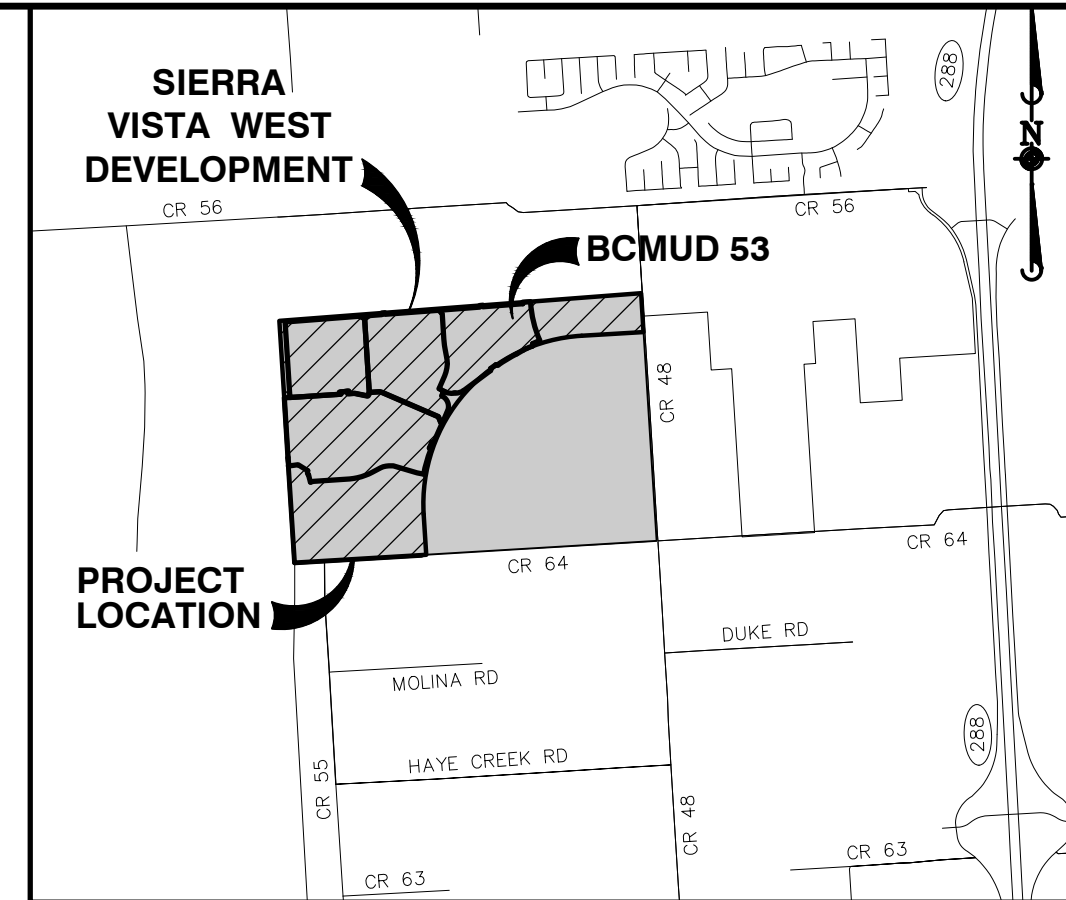
Should you have any questions, please do not hesitate to contact our office.

Sincerely,
Adico, LLC

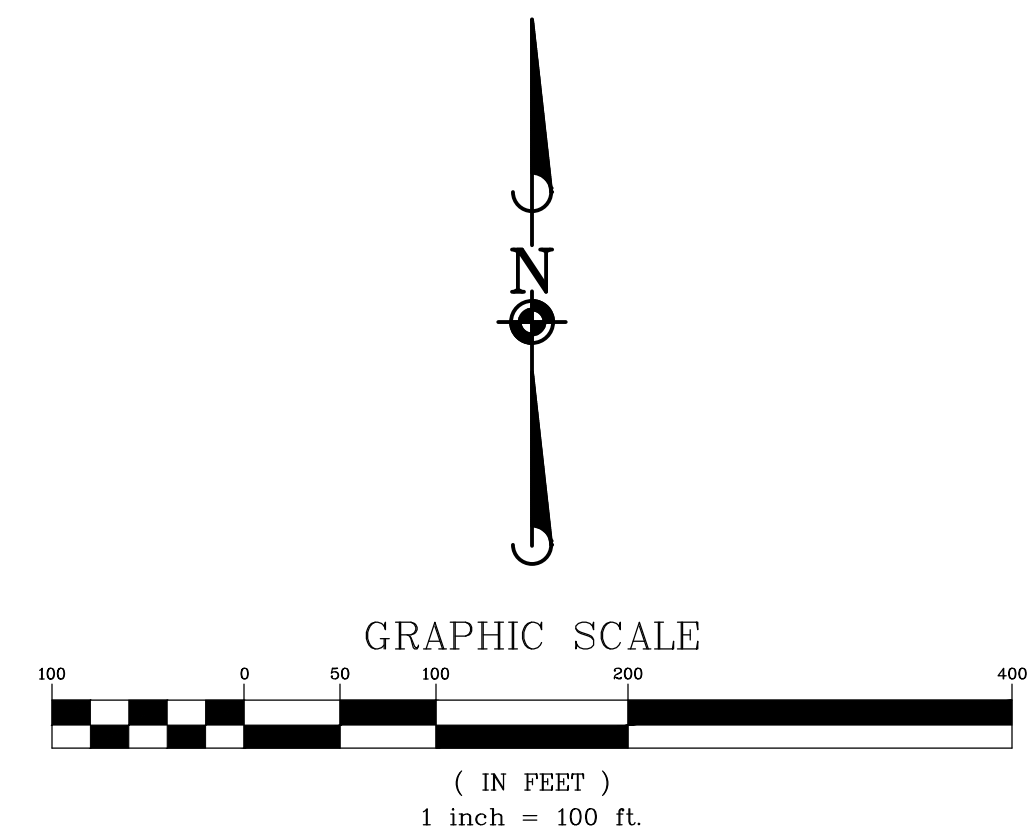

Dinh V. Ho, P.E.
TBPE Firm No. 16423

Copy

Cc: Kayleen Rosser, City Secretary, (krusser@iowacolonytx.gov)
Ron Cox, City Manager (rcox@rcoxconsulting.com)
File: 16007-2-181



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
STMS=	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., No.=	VOLUME, PAGE, NUMBER
-----------------	----------------------

FND=	FOUND
IRC=	IRON ROD W/ CAP
"S"=	SET

STREET NAME CHANGE	
--------------------	--

FINAL PLAT SIERRA VISTA WEST SEC 5

A SUBDIVISION OF 63.55 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329

BRAZORIA COUNTY, TEXAS

198 LOTS 10 RESERVES 4 BLOCKS

APRIL 2021

OWNER/
DEVELOPER:

MERITAGE HOMES OF TEXAS, LLC.
2901 W. SAM HOUSTON PKWY. N., SUITE C-250
HOUSTON, TEXAS 77043
(713) 690-1166

ENGINEER/
SURVEYOR:



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	2060.00'	134.00'	003°43'38"	S04°39'32"E	133.98'
C2	50.00'	65.84'	075°27'01"	S05°27'30"E	61.19'
C3	25.00'	13.39'	030°41'41"	S27°50'10"E	13.23'
C4	1782.00'	112.84'	003°37'41"	S141°8'10"E	112.82'
C5	2040.00'	496.82'	013°57'14"	S04°23'06"W	495.60'
C6	30.00'	47.12'	089°59'59"	S42°24'30"W	42.43'
C7	30.00'	47.12'	090°00'00"	S47°35'30"E	42.43'
C8	500.00'	16.66'	001°54'33"	S01°38'14"E	16.66'
C9	500.00'	16.66'	001°54'33"	S01°38'14"E	16.66'
C10	35.00'	54.98'	090°00'00"	S42°24'30"W	49.50'
C11	50.00'	67.26'	077°04'27"	N41°07'44"W	62.30'
C12	500.00'	223.10'	025°33'57"	S87°33'04"W	221.26'
C13	1500.00'	184.83'	007°03'36"	S71°41'17"W	184.71'
C14	50.00'	68.67'	078°41'44"	N53°14'38"W	63.40'
C15	1200.00'	27.97'	001°20'08"	N14°33'50"W	27.97'
C16	50.00'	78.54'	090°00'00"	S42°24'30"W	70.71'
C17	50.00'	72.91'	083°32'44"	N50°49'08"W	66.62'
C18	1560.00'	246.59'	009°03'24"	N13°34'28"W	246.33'
C19	1260.00'	433.23'	019°42'00"	N12°26'31"W	431.10'
C20	1757.00'	189.36'	006°10'30"	N19°12'15"W	189.27'
C21	2000.00'	547.69'	015°41'25"	N14°22'04"W	545.98'
C22	1000.00'	342.50'	019°37'26"	N12°24'03"W	340.83'
C23	30.00'	47.12'	090°00'00"	N42°24'35"E	42.43'
C24	30.00'	47.13'	090°00'11"	S47°35'25"E	42.43'
C25	25.00'	39.27'	090°00'00"	S67°17'31"E	35.36'
C26	25.00'	39.27'	090°00'00"	S22°42'29"W	35.36'
C27	25.00'	21.03'	048°11'23"	S26°41'12"E	20.41'
C28	25.00'	21.03'	048°11'23"	N21°30'11"E	20.41'
C29	50.00'	241.19'	276°22'46"	S87°24'30"W	66.67'
C30	25.00'	40.13'	091°58'34"	N64°05'27"W	35.96'
C31	25.00'	40.13'	091°58'34"	S27°53'07"W	35.96'
C32	25.00'	18.23'	041°46'59"	N11°50'43"E	17.83'
C33	50.00'	138.83'	159°05'16"	N46°48'25"W	98.34'
C34	25.00'	14.73'	033°45'33"	S70°31'43"W	14.52'
C35	25.00'	36.45'	083°32'44"	S50°49'08"E	33.31'
C36	25.00'	17.39'	039°51'25"	N72°39'48"W	17.04'
C37	50.00'	148.10'	169°42'49"	S42°24'30"W	99.60'
C38	25.00'	17.39'	039°51'25"	S22°31'13"E	17.04'
C39	25.00'	39.27'	090°00'00"	N42°24'30"E	35.36'
C40	25.00'	39.27'	090°00'00"	N60°13'54"W	35.36'

RESERVE AREA TABLE			
RESERVE LETTER	AREA (SQ. FT)	AREA (AC)	USAGE
A	323,146.68	7.4184	2
B	17,891.03	0.4107	1
C	3,325.00	0.0763	1
D	3,325.00	0.0763	1
E	7,979.99	0.1832	1
F	7,930.09	0.1820	1
G	7,593.78	1.7433	1
H	48,319.90	1.1093	3
I	9,534.79	0.2189	1
J	280,968.14	6.4501	4
TOTAL	778,358.40	17.8685	

USAGE NOTES:
1. RESTRICTED TO LANDSCAPE, OPEN SPACE AND UTILITIES.
2. RESTRICTED TO DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES.
3. RESTRICTED TO WATER PRODUCTION, LANDSCAPE, OPEN SPACE AND UTILITIES.
4. RESTRICTED TO WASTEWATER TREATMENT, DRILL SITE, LANDSCAPE, OPEN SPACE AND UTILITIES.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C41	25.00'	39.27'	090°00'00"	S29°46'06"W	35.36'
C42	25.00'	14.41'	033°01'37"	N02°37'03"E	14.21'
C43	50.00'	126.32'	144°44'59"	N53°14'38"W	95.31'
C44	25.00'	14.41'	033°01'37"	S70°53'41"W	14.21'
C45	25.00'	34.34'	078°41'44"	S53°14'38"E	31.70'
C46	25.00'	39.27'	090°00'00"	N47°35'30"W	35.36'
C47	25.00'	39.27'	090°00'00"	S42°24'30"W	35.36'
C48	25.00'	39.27'	090°00'00"	S47°35'30"E	35.36'
C49	25.00'	39.27'	090°00'00"	N42°24'30"E	35.36'
C50	25.00'	30.77'	070°31'44"	N37°51'22"W	28.87'
C51	50.00'	218.63'	250°31'44"	N52°08'38"E	81.65'
C52	25.00'	33.63'	077°04'27"	N41°07'44"W	31.15'
C53	25.00'	19.22'	044°03'17"	N78°18'24"E	18.75'
C54	50.00'	152.05'	174°14'06"	S36°36'12"E	99.87'
C55	25.00'	23.17'	053°06'22"	S23°57'41"W	22.35'
C56	25.00'	39.27'	090°00'00"	S47°35'30"E	35.36'
C57	25.00'	39.27'	090°00'00"	N47°35'30"E	35.36'
C58	25.00'	39.27'	090°00'00"	N47°35'30"W	35.36'
C59	25.00'	39.27'	090°00'00"	S42°24'30"W	35.36'
C60	25.00'	21.03'	048°11'23"	S26°41'12"E	20.41'
C61	25.00'	21.03'	048°11'23"	N21°30'11"E	20.41'
C62	50.00'	241.19'	276°22'46"	S87°24'30"W	66.67'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N73°53'00"E	50.00'
L2	N83°17'22"E	56.35'
L3	N80°22'59"E	56.33'
L4	N77°00'48"E	73.36'
L5	N71°44'24"E	67.52'
L6	N68°35'20"E	56.33'
L7	N65°13'10"E	56.33'
L8	N62°32'08"E	150.09'
L9	N69°42'24"E	45.00'
L10	N76°45'12"E	44.97'
L11	N84°17'36"E	44.97'
L12	S88°28'05"E	70.27'
L14	S02°35'30"E	80.00'
L15	S02°35'30"E	56.67'
L16	S02°35'30"E	40.00'
L17	N55°09'45"E	15.00'
L18	N36°45'22"E	2.00'
L19	N87°24'30"E	25.00'
L20	N47°35'30"W	10.00'
L21	N44°12'49"E	5.00'
L22	N02°27'12"E	100.39'
L23	N01°06'43"W	81.03'
L24	N04°03'45"E	35.00'
L26	N48°09'53"W	20.00'
L27	N02°35'30"W	10.00'
L28	N79°47'08"E	48.79'
L29	N87°43'12"E	48.78'
L30	N84°20'36"W	48.46'
L31	N12°16'04"W	79.30'

LINE TABLE		
LINE	BEARING	LENGTH
L32	N14°38'35"W	79.47'
L33	N17°01'16"W	79.47'
L34	N19°23'56"W	79.47'
L35	N22°16'54"W	113.20'
L36	N24°28'08"W	100.07'
L37	N23°48'44"W	75.31'
L38	N21°46'56"W	74.72'
L39	N19°45'14"W	72.89'
L40	N17°41'18"W	77.43'
L41	N18°50'53"W	96.55'
L42	N15°02'14"W	96.13'
L43	N09°56'10"W	96.11'
L44	N04°50'42"W	96.09'
L45	N02°35'20"W	115.00'
L46	N18°42'59"W	107.61'
L47	N14°30'46"W	107.60'
L48	N10°08'22"W	107.60'
L49	N05°46'47"W	106.93'
L50	N17°24'20"W	99.36'
L51	N13°19'45"W	106.51'

FINAL PLAT NOTES:

- THE PRELIMINARY PLAT WAS APPROVED BY BRAZORIA COUNTY ON 09/12/2018.
- 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 1.00013789.
- BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
- SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
- ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "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 ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- ALL EASEMENT ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.
- ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY THE PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAIL 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.
- 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.

BLOCK 1		
LOT NO.	SQ. FT	MIN SLAB ELEV
1	7550.00	58.10
2	6672.00	58.10
3	6759.00	58.10
4	6650.00	58.10
5	7714.00	58.15
6	8868.00	58.15
7	6656.00	58.15
8	6845.00	58.30
9	6842.00	58.30
10	6830.00	58.30
11	6830.00	58.25
12	6795.00	58.25
13	6650.00	58.25
14	6650.00	58.10
15	6650.00	58.10
16	6650.00	58.10
17	6650.00	58.10
18	6650.00	58.10
19	6650.00	58.10
20	6650.00	58.20
21	6650.00	58.20
22	6683.00	58.20
23	7214.00	58.20
24	7446.00	58.10
25	7294.00	58.10
26	7167.00	58.10
27	7068.00	58.10
28	6650.00	58.10
29	6650.00	58.10
30	6650.00	58.20
31	6517.00	58.20
32	7105.00	58.20
33	10709.00	58.20
34	7106.00	58.20
35	6711.00	58.20
36	6760.00	58.20
37	6650.00	58.20
38	6650.00	58.20
39	6650.00	58.20
40	5985.00	58.20
41	6650.00	58.20

BLOCK 2		
LOT NO.	SQ. FT	MIN SLAB ELEV
1	11999.00	58.35
2	6473.00	58.35
3	6791.00	58.35
4	6786.00	58.35
5	6786.00	58.10
6	6791.00	58.10
7	6786.00	58.10
8	6785.00	58.10
9	7930.00	58.10
10	6466.00	58.15
11	6385.00	58.15
12	6330.00	58.15
13	6341.00	58.15
14	6407.00	58.20
15	6532.00	58.20
16	6723.00	58.20
17	7020.00	58.20
18	7098.00	58.20
19	7127.00	58.20
20	7131.00	58.20
21	7137.00	58.20
22	7145.00	58.20
23	7153.00	58.30
24	7163.00	58.30
25	6925.00	58.30
26	7709.00	58.30
27	8045.00	58.30
28	6188.00	58.30
29	6421.00	58.30
30	6473.00	58.30
31	6392.00	58.30
32	6392.00	58.30
33	6392.00	58.20
34	6392.00	58.20
35	6392.00	58.20
36	6396.00	58.20
37	6404.00	58.20
38	6353.00	58.20
39	6250.00	58.20
40	7366.00	58.20
41	7655.00	58.20
42	6637.00	58.20
43	6454.00	58.20
44	6323.00	58.20
45	6343.00	58.25
46	6411.00	58.25
47	6438.00	58.25
48	6411.00	58.25
49	6437.00	58.25
50	6308.00	58.35
51	6372.00	58.35
52	6305.00	58.35
53	7659.00	58.35
54	12553.00	58.35
55	7745.00	58.35
56	6627.00	58.35
57	6650.00	58.35
58	6650.00	58.35
59	6650.00	58.35
60	6650.00	58.30
61	6650.00	58.30
62	6650.00	58.30
63	6650.00	58.30
64	6650.00	58.30
65	6650.00	58.30
66	6629.00	58.30
67	7686.00	58.30
68	12862.00	58.30
69	8409.00	58.40
70	5908.00	58.40
71	6250.00	58.40
72	6250.00	58.40
73	6250.00	58.40
74	7366.00	58.40
75	7366.00	58.20
76	6250.00	58.20
77	6250.00	58.20
78	6221.00	58.20
79	5244.00	58.20
80	6033.00	58.20
81	6976.00	58.20
82	6403.00	58.20
83	7314.00	58.20
84	7315.00	58.20
85	7314.00	58.20

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 63.55 acre (2,768,331 square feet) tract of land situated in the Lavaca Navigation Company Survey, Abstract No. 329 in Brazoria County, Texas, being all of a called 3.6923 acre tract (Tract 2) conveyed to Land Tejas Sierra Vista West, LLC by deed recorded in Clerk's File No. 2019027076, Brazoria County Official Public Records, corrected by Correction Affidavit as to a Recorded Original Instrument recorded in Clerk's File No. 2019029817, Brazoria County Official Public Records, being a portion of a called 1.1270 acre tract (Tract 3) conveyed to Land Tejas Sierra Vista West, LLC by deed recorded in Clerk's File No. 2019027076, Brazoria County Official Public Records, corrected by Correction Affidavit as to a Recorded Original Instrument recorded in Clerk's File No. 2019029817, Brazoria County Official Public Records, and being a portion of the remainder of a called 501.92 acre tract conveyed to McAlister Opportunity Fund III, L.P. by deed recorded in Clerk's File No. 2017063409, Brazoria County Official Public Records; said 63.55 acre (2,768,331 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 (with cap) found, being the northwest corner of a called 118.2635 acre tract (Tract 1) conveyed to Land Tejas Sierra Vista West, LLC by deed recorded in Clerk's File No. 2019027076, Brazoria County Official Public Records, corrected by Correction Affidavit as to a Recorded Original Instrument recorded in Clerk's File No. 2019029817, Brazoria County Official Public Records, being the southwest corner of a called 190.484 acre tract conveyed to Fred and Norma Coogon Family Partnership, Ltd. by deed recorded in Clerk's File No. 2002050042, Brazoria County Official Public Records, and being on the east line of a called 8.78 acre tract conveyed to The South Texas Water Company by deed recorded in Volume 258, Page 261, Brazoria County Deed Records;

THENCE, South 02°47'43" East, 2,136.31 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being the most northerly corner of said called 3.6923 acre tract (Tract 2); being on the east line of said called 8.78 acre tract, being the northwest corner and POINT OF BEGINNING of the herein described tract, and being the beginning of a non–tangent curve to the left;

THENCE, along said non–tangent curve to the left in a southerly direction, with a radius of 2,060.00 feet, a central angle of 03°43'38", an arc length of 134.00 feet, and a chord bearing South 04°39'32" East, 133.98 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being on the east line of said called 3.6923 acre tract (Tract 2);

THENCE, North 83°28'39" East, 144.99 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;

THENCE, South 57°44'00" East, 178.32 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being the beginning of a non–tangent curve to the left;

THENCE, along said non–tangent curve to the left in a southerly direction, with a radius of 50.00 feet, a central angle of 75°27'01", an arc length of 65.84 feet, and a chord bearing South 05°27'30" East, 61.19 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being the beginning of a reverse curve to the right;

THENCE, along said reverse curve to the right in a southeasterly direction, with a radius of 25.00 feet, a central angle of 30°41'41", an arc length of 13.39 feet, and a chord bearing South 27°50'10" East, 13.23 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being the beginning of a reverse curve to the left;

THENCE, along said reverse curve to the left in a southerly direction, with a radius of 1,782.00 feet, a central angle of 03°37'41", an arc length of 112.84 feet, and a chord bearing South 14°18'10" East, 112.82 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;

THENCE, North 73°53'00" East, 50.00 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;

THENCE, North 87°12'17" East, 572.33 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;

THENCE, North 83°17'22" East, 56.35 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;

THENCE, North 80°22'59" East, 56.33 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;

THENCE, North 77°00'48" East, 73.36 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;

THENCE, North 71°44'24" East, 67.52 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;

THENCE, North 68°35'20" East, 56.33 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;

THENCE, North 65°13'10" East, 56.33 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;

THENCE, North 62°32'08" East, 150.09 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;

THENCE, North 69°42'24" East, 45.00 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;

THENCE, North 76°45'12" East, 44.97 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;

THENCE, North 84°17'36" East, 44.97 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;

THENCE, South 88°28'05" East, 70.27 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;

THENCE, South 72°41'58" East, 391.08 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;

THENCE, South 78°38'17" East, 105.20 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being on the west line of a called 4.5169 acre tract (Tract 4) conveyed to Land Tejas Sierra Vista West, LLC by deed recorded in Clerk's File No. 2019027076, Brazoria County Official Public Records, corrected by Correction Affidavit as to a Recorded Original Instrument recorded in Clerk's File No. 2019029817, Brazoria County Official Public Records, being the northeast corner of the herein described tract, and being the beginning of a non–tangent curve to the left;

THENCE, along the west line of said called 4.5169 acre tract (Tract 4), the following six (6) courses and distances:

1. Along said non–tangent curve to the left in a southerly direction, with a radius of 2,040.00 feet, a central angle of 13°57'14", an arc length of 496.82 feet, and a chord bearing South 04°23'06" West, 495.60 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;

2. South 02°35'30" East, 188.56 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being the beginning of a tangent curve to the right;

3. Along said tangent curve to the right in a southwesterly direction, with a radius of 30.00 feet, a central angle of 89°59'59", an arc length of 47.12 feet, and a chord bearing South 42°24'30" West, 42.43 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;

4. South 02°35'30" East, 80.00 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being the beginning of a non–tangent curve to the right;

5. THENCE, along said non–tangent curve to the right in a southeasterly direction, with a radius of 30.00 feet, a central angle of 90°00'00", an arc length of 47.12 feet, and a chord bearing South 47°35'30" East, 42.43 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;

6. South 02°35'30" East, 154.67 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, also being the north corner of a called 0.0040 acre tract (Tract 20) conveyed to Land Tejas Sierra Vista West, LLC, a Texas limited liability company by deed recorded in Clerk's File No. 2020063036, Brazoria County Official Public Records, and being the beginning of a tangent curve to the right;

THENCE, along said tangent curve to the right in a southerly direction, with a radius of 500.00 feet, a central angle of 01°54'33", an arc length of 16.66 feet, and a chord bearing South 01°38'14" East, 16.66 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being on the west line of said called 0.0040 acre tract (Tract 20);

THENCE, South 00°40'57" East, 133.42 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set, being the beginning of a tangent curve to the left;

THENCE, along said tangent curve to the left in a southerly direction, with a radius of 500.00 feet, a central angle of 01°54'33", an arc length of 16.66 feet, and a chord bearing South 01°38'14" East, 16.66 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 02°35'30" East, 56.67 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set, being the beginning of a tangent curve to the right;

THENCE, along said tangent curve to the right in a southwesterly direction, with a radius of 35.00 feet, a central angle of 90°00'00", an arc length of 54.98 feet, and a chord bearing South 42°24'30" West, 49.50 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set, being on the south line of said called 1.1270 acre tract (Tract 3);

THENCE, South 02°35'30" East, 40.00 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set, being on the south line of the remainder of said called 501.92 acre tract, being on the north right-of-way line of County Road No. 64 (based on a width of 40 feet) recorded in Volume 2, Page 113, Property Records of Brazoria County, Texas, and being the southeast corner of the herein described tract;

THENCE, South 87°24'30" West, 2,005.08 feet to a 5/8–inch iron rod (with cap) found, being the northwest corner of a called 58.144 acre tract conveyed to Alejandro Perez by deed recorded in Clerk's File No. 2020002398, Brazoria Official Public Records, being the northeast corner of a tract conveyed to Gulfcoast Water Authority by deed recorded in Clerk's File No. 2007098487, Brazoria County Official Public Records, being the southeast corner of said called 8.78 acre tract, being the southwest corner of the remainder of said called 501.92 acre tract, and being the southwest corner of the herein described tract;

THENCE, North 02°47'43" West, 1,663.26 feet to the POINT OF BEGINNING, CONTAINING 63.55 acres (2,768,331 square feet) of land in Brazoria County, Texas filed in the offices of Manhard Consulting, Ltd. in The Woodlands, Texas.

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, MERITAGE HOMES OF TEXAS, L.L.C., A Arizona Limited Liability Company, acting by and through David Jordan, Sr., Vice President, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 63.55 Acre tract described in the above and foregoing map of SIERRA VISTA WEST SEC 5, 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 Visa West Sec 5 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose 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 operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, MERITAGE HOMES OF TEXAS, L.L.C., A Arizona Limited Liability Company, has caused these presents to be signed by David Jordan, Sr., Vice President, thereunto authorized this _____ day of _____, 2021.

MERITAGE HOMES OF TEXAS, L.L.C.,
A Arizona Limited Liability Company

By: _____
David Jordan, Sr.
Vice President

This plat is hereby APPROVED by the City of Iowa Colony City Council, this _____ day of _____, 2021

Michael Byrum–Brasten
Mayor

Sydney Hargroder

Arnetta Hicks–Murray

Robin Bradbery

Kacy Smajstria

Chad Wilsey
Mayor Pro–Tem

This plat is hereby APPROVED by the City of Iowa Colony Planning and Zoning Commission, this _____ day of _____, 2021

David Hurst
Chairman

Steven Byrum–Bratsen

Les Hosey

Vince Patterson

Steven Bradbery

Melanie Hampton

STATE OF TEXAS §

COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared David Jordan, Sr., Vice President of Meritage Homes of Texas, L.L.C., A Arizona 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 _____, 2021

Notary Public in and for the State of Texas

My Commission expires _____

I, Paul R. Bretherton, am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Paul R. Bretherton
Texas Registration No. 5977

FINAL PLAT SIERRA VISTA WEST SEC 5

A SUBDIVISION OF 63.55 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329

BRAZORIA COUNTY, TEXAS

198 LOTS 10 RESERVES 4 BLOCKS

APRIL 2021

OWNER/
DEVELOPER:

MERITAGE HOMES OF TEXAS, LLC.
2901 W. SAM HOUSTON PKWY. N., SUITE C–250
HOUSTON, TEXAS 77043
(713) 690–1166

ENGINEER/
SURVEYOR:



Wednesday, April 28, 2021

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

Re: Sierra Vista West Section 6 Final Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. SFP 210310-0257
Adico, LLC Project No. 16007-2-182


Dear Mr. Harrison,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Sierra Vista West Section 6 Final Plat package received on or about April 28, 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 final plat as resubmitted on April 28, 2021. Please provide two (2) mylar prints and ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Thursday, April 29, 2021 for consideration at the May 4, 2021 Planning and Zoning meeting.

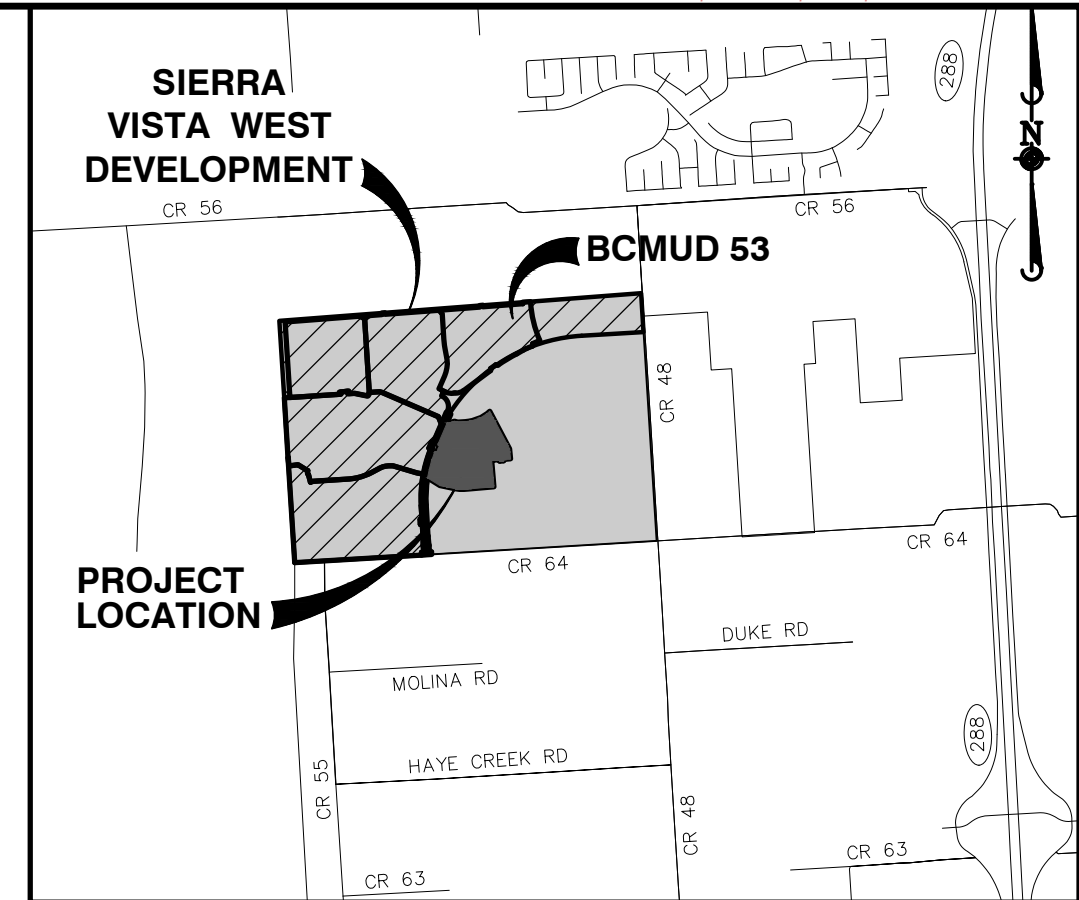
Should you have any questions, please do not hesitate to contact our office.

Sincerely,
Adico, LLC

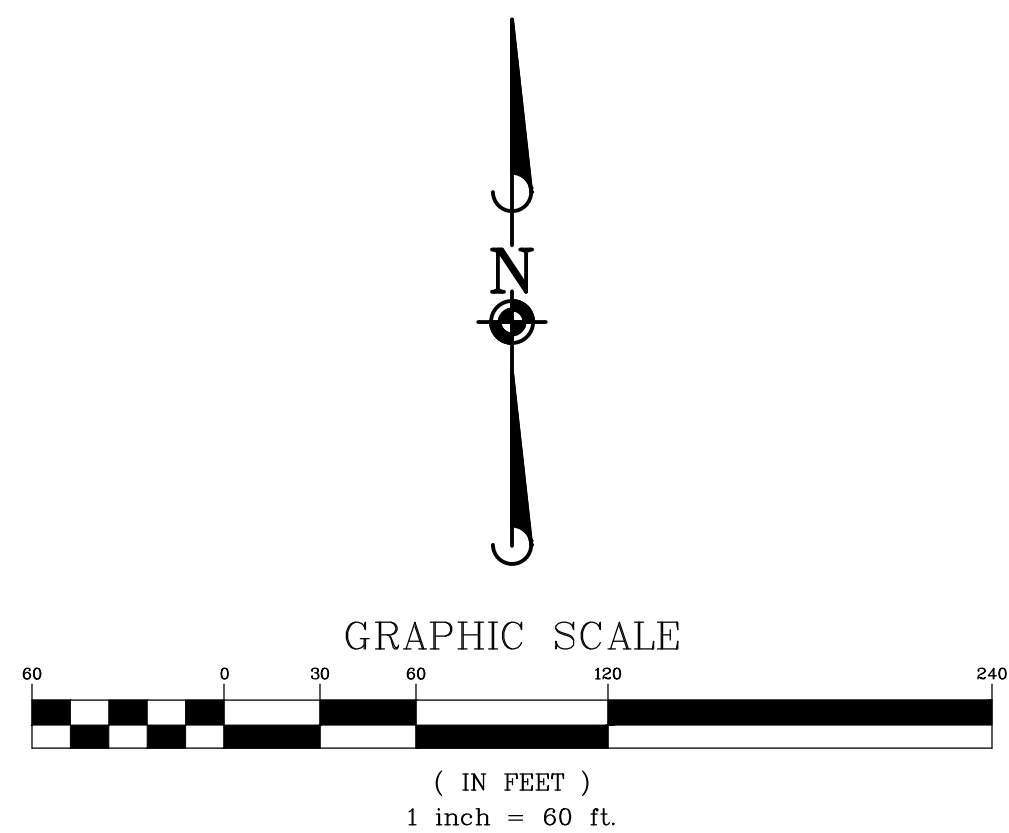

Dinh V. Ho, P.E.
TBPE Firm No. 16423

Copy

Cc: Kayleen Rosser, City Secretary, (krusser@iowacolonytx.gov)
Ron Cox, City Manager (rcox@rcoxconsulting.com)
File: 16007-2-182



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=	UNOCCUPIED 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., No.=	VOLUME, PAGE, NUMBER
FND=	FOUND
IRC=	IRON ROD W/ CAP
"S"=	SET
	STREET NAME CHANGE

FINAL PLAT SIERRA VISTA WEST SEC 6

A SUBDIVISION OF 24.64 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329

BRAZORIA COUNTY, TEXAS

84 LOTS 7 RESERVES 6 BLOCKS

APRIL 2021

OWNER/
DEVELOPER:

LAND TEJAS SIERRA VISTA WEST, LLC.
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702

ENGINEER/
SURVEYOR:

Manhard
CONSULTING

2448 Technology Forest Blvd, Suite 200, The Woodlands, TX 77380 | (281) 883-3000 | (281) 883-3001 | manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners
Texas Board of Professional Engineers Registration No. F-181411
Texas Board of Professional Surveyors Registration No. 12158-0728

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

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

SIERRA VISTA
WEST
SEC. 5

SIERRA VISTA
WEST
SEC. 4

PONDEROSA
PINE DRIVE
(100' ROW)

RES B

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD	TANGENT
C1	25.00'	39.27'	090°00'00"	S40°54'40"W	35.36'	25.00
C2	25.00'	39.27'	090°00'00"	N49°05'20"W	35.36'	25.00
C3	1960.00'	410.73'	012°00'24"	N16°03'32"E	409.97'	206.12
C4	30.00'	48.20'	092°03'08"	N68°05'17"E	43.18'	31.09
C5	30.00'	47.12'	090°00'00"	N20°53'09"W	42.43'	30.00
C6	400.00'	196.90'	028°12'11"	S79°59'15"E	194.91'	100.48
C7	500.00'	200.55'	022°58'54"	N15°34'47"W	199.21'	101.64
C8	55.00'	77.98'	081°14'18"	N67°41'24"W	71.61'	47.17
C9	600.00'	162.15'	015°29'03"	S79°25'59"W	161.66'	81.57
C10	75.00'	82.55'	063°03'39"	S55°38'41"W	78.44'	46.01
C11	1773.00'	303.12'	009°47'44"	S19°12'59"W	302.75'	151.93
C12	55.00'	87.59'	091°15'00"	S31°18'23"E	78.63'	56.21
C13	500.00'	149.73'	017°09'28"	S85°30'37"E	149.17'	75.43
C14	55.00'	86.39'	090°00'00"	N40°54'40"E	77.78'	55.00
C15	300.00'	120.33'	022°58'54"	N15°34'47"W	119.53'	60.99
C16	55.00'	67.56'	070°22'32"	N62°15'30"W	63.39'	38.78
C17	55.00'	39.71'	041°21'45"	S61°52'21"W	38.85'	20.76
C18	200.00'	85.61'	024°31'33"	S28°55'42"W	84.96'	43.47
C19	200.00'	49.21'	014°05'52"	S09°37'00"W	49.09'	24.73
C20	30.00'	46.00'	087°51'24"	N21°57'27"W	41.63'	28.90
C21	30.00'	47.12'	090°00'00"	N69°06'51"E	42.43'	30.00
C22	30.00'	47.12'	090°00'00"	S20°53'09"E	42.43'	30.00
C23	30.00'	48.32'	092°17'37"	S67°58'03"W	43.27'	31.23
C24	300.00'	34.29'	006°32'55"	S62°36'41"E	34.27'	17.16
C25	300.00'	31.16'	005°57'03"	N68°51'41"W	31.14'	15.59
C26	300.00'	34.29'	006°32'55"	S62°36'41"E	34.27'	17.16
C27	300.00'	31.16'	005°57'03"	N68°51'41"W	31.14'	15.59
C28	25.00'	36.02'	082°33'05"	N24°36'37"W	32.98'	21.94
C29	25.00'	37.98'	087°03'16"	N70°35'13"E	34.43'	23.75
C30	25.00'	56.43'	129°19'56"	S25°18'13"E	45.19'	52.81
C31	25.00'	34.43'	078°54'29"	S56°07'10"W	31.77'	20.57
C32	25.00'	39.27'	090°00'00"	N49°05'20"W	35.36'	25.00
C33	25.00'	49.30'	112°58'54"	N29°25'13"E	41.69'	37.76
C34	25.00'	29.24'	067°01'06"	S60°34'47"E	27.60'	16.55
C35	25.00'	39.27'	090°00'00"	S40°54'40"W	35.36'	25.00
C36	25.00'	39.27'	090°00'00"	N49°05'20"W	35.36'	25.00
C37	25.00'	44.45'	101°52'20"	N34°58'30"E	38.82'	30.80
C38	25.00'	35.13'	080°30'19"	S53°50'11"E	32.31'	21.17
C39	25.00'	39.27'	090°00'00"	S40°54'40"W	35.36'	25.00
C40	25.00'	16.38'	037°32'36"	N05°20'33"E	16.09'	8.50

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD	TANGENT
C41	50.00'	120.56'	138°08'51"	N55°38'41"E	93.40'	130.76
C42	25.00'	16.38'	037°32'36"	S74°03'12"E	16.09'	8.50
C43	45.00'	49.53'	063°03'39"	S55°38'41"W	47.07'	27.61
C44	25.00'	35.45'	081°14'18"	N67°41'24"W	32.55'	21.44
C45	25.00'	15.01'	034°23'47"	N54°29'34"E	14.78'	7.74
C46	50.00'	131.13'	150°15'47"	S67°34'26"E	96.65'	188.33
C47	25.00'	15.11'	034°37'41"	S09°45'24"E	14.88'	7.79
C48	25.00'	39.82'	091°15'00"	S31°18'23"E	35.74'	25.55
C49	25.00'	14.84'	034°00'27"	N76°50'32"W	14.62'	7.65
C50	50.00'	130.25'	149°15'01"	N19°13'15"W	96.42'	181.83
C51	25.00'	17.73'	040°37'26"	N35°05'32"E	17.36'	9.25
C52	25.00'	42.37'	097°05'59"	N51°07'03"E	37.48'	28.31
C53	25.00'	42.17'	098°39'24"	S45°45'38"E	37.35'	28.09
C54	25.00'	39.27'	090°00'00"	N40°54'40"E	35.36'	25.00
C55	25.00'	14.76'	033°49'49"	S21°00'15"E	14.55'	7.60
C56	50.00'	144.70'	165°48'31"	S44°59'06"W	99.23'	401.67
C57	25.00'	18.32'	041°58'42"	N73°05'59"W	17.91'	9.59
C58	530.00'	20.00'	002°09'44"	S85°21'43"E	20.00'	10.00

LINE TABLE		
LINE	BEARING	LENGTH
L1	S65°53'09"E	25.00'
L2	N73°04'05"E	91.37'
L3	S75°15'36"E	55.54'
L4	N85°05'21"E	56.40'
L5	N78°30'27"E	55.33'
L6	N51°36'45"E	53.19'
L7	S85°54'40"W	87.86'
L8	S85°54'40"W	60.00'
L9	S85°54'40"W	100.00'
L10	S86°33'40"W	65.05'
L11	N88°17°05"W	71.57'
L12	N82°25'45"W	71.59'
L13	N23°24'18"E	100.01'
L14	N04°05'20"W	18.45'
L15	N27°04'14"W	59.43'
L16	N82°33'14"E	45.71'
L17	N41°11'29"E	42.04'
L18	N02°34'04"E	88.72'
L19	S34°21'19"E	7.75'
L20	S22°25'45"W	8.50'
L21	N71°24'51"E	8.62'
L22	N45°24'52"W	17.23'
L23	N65°53'09"W	10.00'
L24	S65°53'09"E	10.00'
L25	S59°20'13"E	97.20'
L26	N71°50'12"W	113.49'
L27	N65°53'09"W	10.00'
L28	S65°53'09"E	10.00'
L29	N20°53'09"W	14.14'
L30	S29°49'58"E	39.42'
L31	N24°06'51"E	6.87'
L32	N65°53'09"W	60.00'
L33	N63°57'32"E	29.98'
L34	N87°10'30"E	60.00'
L35	N67°45'10"E	13.80'

FINAL PLAT NOTES:

- THE PRELIMINARY PLAT WAS APPROVED BY CITY OF IOWA COLONY ON 02/04/2020
- 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 1.00013789.
- BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
- SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
- ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "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 OR 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 ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- ALL EASEMENT ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.
- ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND paneled WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY THE PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND paneled WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- THERE ARE 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.

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage
A	5,425.75	0.1246	1
B	11,798.62	0.2709	2
C	13,527.46	0.3105	2
D	2,961.48	0.0680	2
E	7,367.67	0.1691	2
F	10,071.11	0.2312	2
G	3,300.00	0.0758	2
TOTAL	54,452.09	1.2501	

USAGE NOTES:

- RESTRICTED TO LIFT STATION AND UTILITIES.
- RESTRICTED TO LANDSCAPE, OPEN SPACE AND UTILITIES.

FINAL PLAT SIERRA VISTA WEST SEC 6

A SUBDIVISION OF 24.64 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329

BRAZORIA COUNTY, TEXAS

84 LOTS 7 RESERVES 6 BLOCKS

APRIL 2021

OWNER/
DEVELOPER: LAND TEJAS SIERRA VISTA WEST, LLC.
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702

ENGINEER/
SURVEYOR:



STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 24.64 acre (1,073,402 square feet) tract of land situated in the Lavaca Navigation Company Survey, Abstract No. 329 in Brazoria County, Texas, being a portion of the remainder of a called 501.92 acre tract conveyed to McAlister Opportunity Fund III, L.P. by deed recorded in Clerk's File No. 2017063409, Brazoria County Official Public Records; said 24.64 acre (1,073,402 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 (with cap stamped "Manhard") found, being the southeast corner of Reserve A of Sierra Vista West Section 2 recorded in Clerk's File No. 2019057724, Plat Records of Brazoria County, and being on the west line of a called 4.5169 acre tract (Tract 4) conveyed to Land Tejas Sierra Vista West, LLC by deed recorded in Clerk's File No. 2019027076, Brazoria County Official Public Records, corrected by Correction Affidavit as to a Recorded Original Instrument recorded in Clerk's File No. 2019029817, Brazoria County Official Public Records;

THENCE, North 24°06'51" East, 187.38 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being the northwest corner of said called 4.5169 acre tract (Tract 4), being on the west right–of–way of Crystal View Drive of Crystal View Drive Phase II Street Dedication and Reserves recorded in Clerk's File No. 2019057701, Brazoria County Map Records, and being on the east line of said Reserve A;

THENCE, South 65°53'09" East, 80.00 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being the northeast corner of said called 4.5169 acre tract (Tract 4) and being on the east right–of–way of said Crystal View Drive;

THENCE, South 24°06'51" West, 140.81 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set, being on the east line of said called 4.5169 acre tract (Tract 4) and being the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, South 65°53'09" East, 25.00 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, North 73°04'05" East, 91.37 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 75°15'36" East, 55.54 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, North 87°10'30" East, 120.00 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, North 85°05'21" East, 56.40 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, North 78°30'27" East, 55.33 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, North 71°41'27" East, 143.28 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, North 57°44'52" East, 117.60 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, North 51°36'45" East, 53.19 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set, being the northeast corner of the herein described tract;

THENCE, South 27°04'14" East, 671.33 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 04°05'20" East, 155.23 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 85°54'40" West, 87.86 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set, being the beginning of a tangent curve to the left;

THENCE, along said tangent 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 stamped "Manhard") set;

THENCE, South 85°54'40" West, 60.00 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set, being the beginning of a non–tangent curve to the left;

THENCE, along said non–tangent 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 stamped "Manhard") set;

THENCE, South 85°54'40" West, 100.00 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 04°05'20" East, 419.05 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set, being the southeast corner of the herein described tract;

THENCE, South 85°54'40" West, 409.59 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 86°33'40" West, 65.05 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, North 88°17'05" West, 71.57 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, North 82°25'45" West, 71.59 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, North 76°55'53" West, 244.44 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, North 57°11'04" West, 228.02 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set, being on the east line of said called 4.5169 acre tract (Tract 4), being the southwest corner of the herein described tract, and being the beginning of a non–tangent curve to the right;

THENCE, along the east line of said called 4.5169 acre tract (Tract 4), the following four (4) courses and distances:

1. Along said non–tangent curve to the right in a northerly direction, with a radius of 1,960.00 feet, a central angle of 12°00'24", an arc length of 410.73 feet, and a chord bearing North 16°03'32" East, 409.97 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being the beginning of a compound curve to the right;

2. Along said compound curve to the right in an easterly direction, with a radius of 30.00 feet, a central angle of 92°03'08", an arc length of 48.20 feet, and a chord bearing North 68°05'17" East, 43.18 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;

3. North 23°24'18" East, 100.01 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being the beginning of a non–tangent curve to the right;

4. Along said non–tangent curve to the right in a northerly direction, with a radius of 30.00 feet, a central angle of 90°00'00", an arc length of 47.12 feet, and a chord bearing North 20°53'09" West, 42.43 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;

THENCE, North 24°06'51" East, 359.57 feet to the POINT OF BEGINNING, CONTAINING 24.64 acres (1,073,402 square feet) of land in Brazoria County, Texas filed in the offices of Manhard Consulting, Ltd. in The Woodlands, Texas.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, LAND TEJAS SIERRA VISTA WEST, L.L.C., A Texas Limited Liability Company, acting by and through Al P. Brende, Sole manager, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 24.64 Acre tract described in the above and foregoing map of SIERRA VISTA WEST SEC 6, 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 Visa West Sec 6 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose 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 operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, LAND TEJAS SIERRA VISTA WEST, L.L.C., A Texas Limited Liability Company, has caused these presents to be signed by Al P. Brende, Sole Manager, thereunto authorized this _____ day of _____, 2021.

LAND TEJAS SIERRA VISTA WEST, L.L.C.,
A Texas Limited Liability Company

By: _____
Al P. Brende
Sole Manager

This plat is hereby APPROVED by the City of Iowa Colony City Council, this _____ day of _____, 2021

Michael Byrum–Brasten
Mayor

Sydney Hargroder

Arnetta Hicks–Murray

Robin Bradbery

Kacy Smajstria

Chad Wilsey
Mayor Pro–Tem

This plat is hereby APPROVED by the City of Iowa Colony Planning and Zoning Commission, this _____ day of _____, 2021

David Hurst
Chairman

Steven Byrum–Bratsen

Les Hosey

Vince Patterson

Steven Bradbery

Melanie Hampton

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared Al P. Brende, sole manager of Land Tejas Sierra Vista West, L.L.C., A Texas 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 _____, 2021

Notary Public in and for the State of Texas

My Commission expires _____

I, Paul R. Bretherton, am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Paul R. Bretherton
Texas Registration No. 5977

This plat is hereby APPROVED by the City of Iowa Colony City Engineer, this
_____ day of _____, 2021

Dinh V. Ho, P.E.

FINAL PLAT SIERRA VISTA WEST SEC 6

A SUBDIVISION OF 24.64 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329

BRAZORIA COUNTY, TEXAS

84 LOTS 7 RESERVES 6 BLOCKS

APRIL 2021

OWNER/
DEVELOPER:

LAND TEJAS SIERRA VISTA WEST, LLC.
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783–6702

ENGINEER/
SURVEYOR:



Monday, April 26, 2021

Stan Winter
Jones Carter
1575 Sawdust Road, Suite 400
The Woodlands, TX 77380

Re: Sierra Vista West Section 8 Preliminary Plat
Letter of Recommendation to Approve
CIOC Project No. SPP 210301-0213
ALLC Project No. 16007-2-179


Dear Mr. Winter;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Sierra Vista West Section 8 Preliminary Plat received on or about April 23, 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 23, 2021. Please submit ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, 12003 Iowa Colony Blvd., Iowa Colony, Texas, by no later than Wednesday, April 28, 2021 for consideration at the May 4, 2021 Planning and Zoning Commission meeting.

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

Sincerely,
Adico, LLC


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

Copy

Cc: Kayleen Rosser, City Secretary (krosser@cityofiowacolony.com)
Ron Cox, City Manager (rcox@rcoxconsulting.com)
File: 16007-2-171

RESTRICTED RESERVE [A]
Restricted to Landscape, Utility
& Open Space Purposes Only
0.57 AC
2,605 Sq Ft



Line Table		
Line	Bearing	Distance
L1	N85°54'40\"E	100.00'
L2	N85°54'40\"E	60.00'
L3	N85°54'40\"E	35.20'
L4	S24°08'02\"E	51.47'
L5	S34°11'34\"E	62.05'
L6	N82°27'19\"E	55.52'
L7	N76°43'26\"E	183.81'
L8	N83°02'04\"E	74.87'
L9	N87°24'30\"E	249.96'
L10	N87°23'17\"E	60.00'
L11	S02°36'43\"E	104.46'
L12	N87°23'17\"E	129.79'
L13	S02°36'43\"E	202.34'
L14	S87°24'30\"W	389.59'
L15	S02°44'32\"E	305.14'
L16	S70°59'35\"W	174.71'
L17	N02°36'43\"W	107.00'
L18	N02°36'43\"W	60.00'
L19	N02°36'43\"W	100.00'
L20	S87°23'17\"W	254.00'
L21	N57°42'11\"W	27.83'
L22	N19°32'32\"W	51.21'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	90°00'00\"	39.27'	S49°05'20\"E	35.36'	25.00'
C2	25.00'	90°00'00\"	39.27'	N40°54'40\"E	35.36'	25.00'
C3	420.00'	8°52'30\"	65.06'	S89°39'05\"E	64.99'	32.59'
C5	25.00'	90°00'00\"	39.27'	N42°23'17\"E	35.36'	25.00'
C6	25.00'	90°00'00\"	39.27'	N47°36'43\"W	35.36'	25.00'

20.00 ACRES TO:
JAMES P. BRYSCH AND
JENNIFER BRYSCH
B.C.C.F. No. 2007057291
O.P.R.B.C.T.

SIERRA VISTA WEST SEC 8

A SUBDIVISION OF 19.21 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY SECTION 1, A-329,
BEING A PARTIAL REPLAT OF NICHOLS AND KIRKPATRICK FIG CO.
SUBDIVISION VOL 3, PG. 66, P.R.B.C.T.
BRAZORIA COUNTY, TEXAS

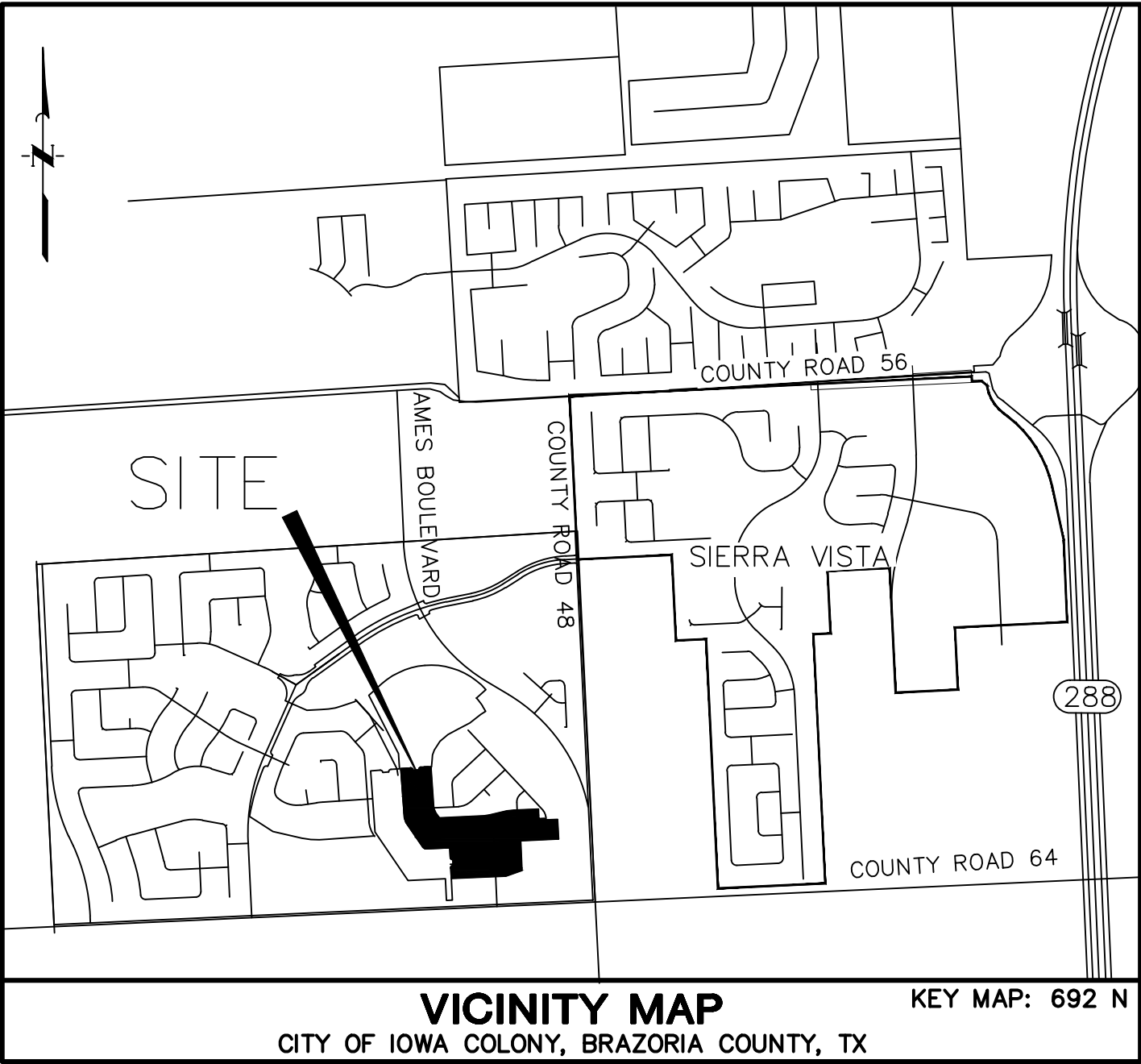
79 LOTS 1 RESERVE 3 BLOCKS
FEBRUARY 2021

SURVEYOR:
BASELINE CORPORATION
1750 SEAMIST DR
STE 160
HOUSTON, TX 77008

ENGINEER:
ELEVATION LAND SOLUTIONS
BUILDING 4
2445 TECHNOLOGY FOREST BLVD STE 200
HOUSTON, TX 77008

OWNER/ DEVELOPER:
LAND TEXAS SIERRA VISTA WEST, LLC
A TEXAS LIMITED LIABILITY COMPANY
2450 FONDREN, STE 210

PLANNER:
JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 108864-044
6380 West Loop South, Suite 150 - Bellaire, TX 77401 • 713.777.3337



- PRELIMINARY PLAT NOTES:
- Slab elevations (finished floor) shall be set at or above the minimum slab elevations defined in this plat.
 - All drainage easements shown hereon shall be kept clear of fences, buildings, foundations, 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.
 - The property subdivided in the foregoing plat lies within Brazoria County Drainage District #5
 - This subdivision employs a drainage system, which utilizes streets and adjacent properties to store and convey storm water. Thus, during storm events, ponding of water should be expected to occur in the subdivision.
 - Other than shown hereon, there are no pipeline easements, or pipelines within the boundaries of this plat.
 - All storm water drainage pipes, culverts, or other (includes driveway culverts) will be a minimum 24" I.D. or equal.
 - No Building Permits will be issued until all storm drainage improvements, which may include detention, have been constructed.
 - Approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
 - Subdivision is located in Zone "X" with no base flood base elevation required. This information is based on Brazoria County FIRM Community Map 48035C0115K dated December 30, 2020.
 - All bearings based on the Texas State Plane Coordinate System, South Central Zone.
 - All coordinates shown hereon are surface and may be converted to the Texas State Plane Coordinate System, South Central Zone, NAD 83 Grid Coordinates by applying the following scale factor: 0.999857950.
 - Monuments set as exterior boundary markers will be set with a minimum of five eights (5/8) inch iron rod or three quarters (3/4) inch iron pipe at least thirty six (36) inches long, encased in concrete for a minimum of eighteen inches below the surface of the ground.
 - All permanent reference monuments (PRM) will be set at all boundary line angle points, block corners, angle points, points of curvature, and at intervals not to exceed one thousand (1,000) feet. Permanent reference monuments shall conform to the Texas professional land surveying practices act and the general rules of procedures and practices.
 - All monuments will be set to the standard 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.
 - Interior lot corner monuments will be set with a minimum of five eights (5/8) inch iron rod at least thirty six (36) inches in length.
 - All streets shall be constructed in accordance with the city's design criteria.
 - All water and wastewater facilities shall conform to the city's design criteria.
 - A minimum of five (5) foot wide sidewalk shall be required along both spine roads, or a minimum of six(6) foot wide sidewalk shall be required along 1 side, and a minimum of four (4) foot wide sidewalks shall be required along streets within the residential section and shall conform to the city's design criteria.
 - All easements are centered on lot lines unless shown otherwise.
 - This tract lies within Brazoria County MUD No. 53.
 - The plat is subject to the approved Development Agreement for Sierra Vista West between the City of Iowa Colony and Land Tejas Sterling Lakes South, LLC dated 11/7/2019 or as amended.
 - All offsite easements to be dedicated by separate instrument.
 - 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 the property in this subdivision.

Wednesday, April 21, 2021

Stan Winter
Jones Carter
1575 Sawdust Road, Suite 400
The Woodlands, TX 77380

Re: Sierra Vista West Section 9 Preliminary Plat
Letter of Recommendation to Approve
CIOOC Project No. SPP 210413-0504
ALLC Project No. 16007-2-186

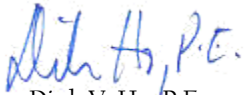
Dear Mr. Winter;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Sierra Vista West Section 9 Preliminary Plat received on or about April 19, 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 objection to the plat as resubmitted on April 19, 2021. Please provide ten (10) copies of the plat to Kayleen Rosser, City Secretary, by no later than April 26, 2021 for consideration at the May 4, 2021 Planning and Zoning Commission meeting.

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

Sincerely,
Adico, LLC



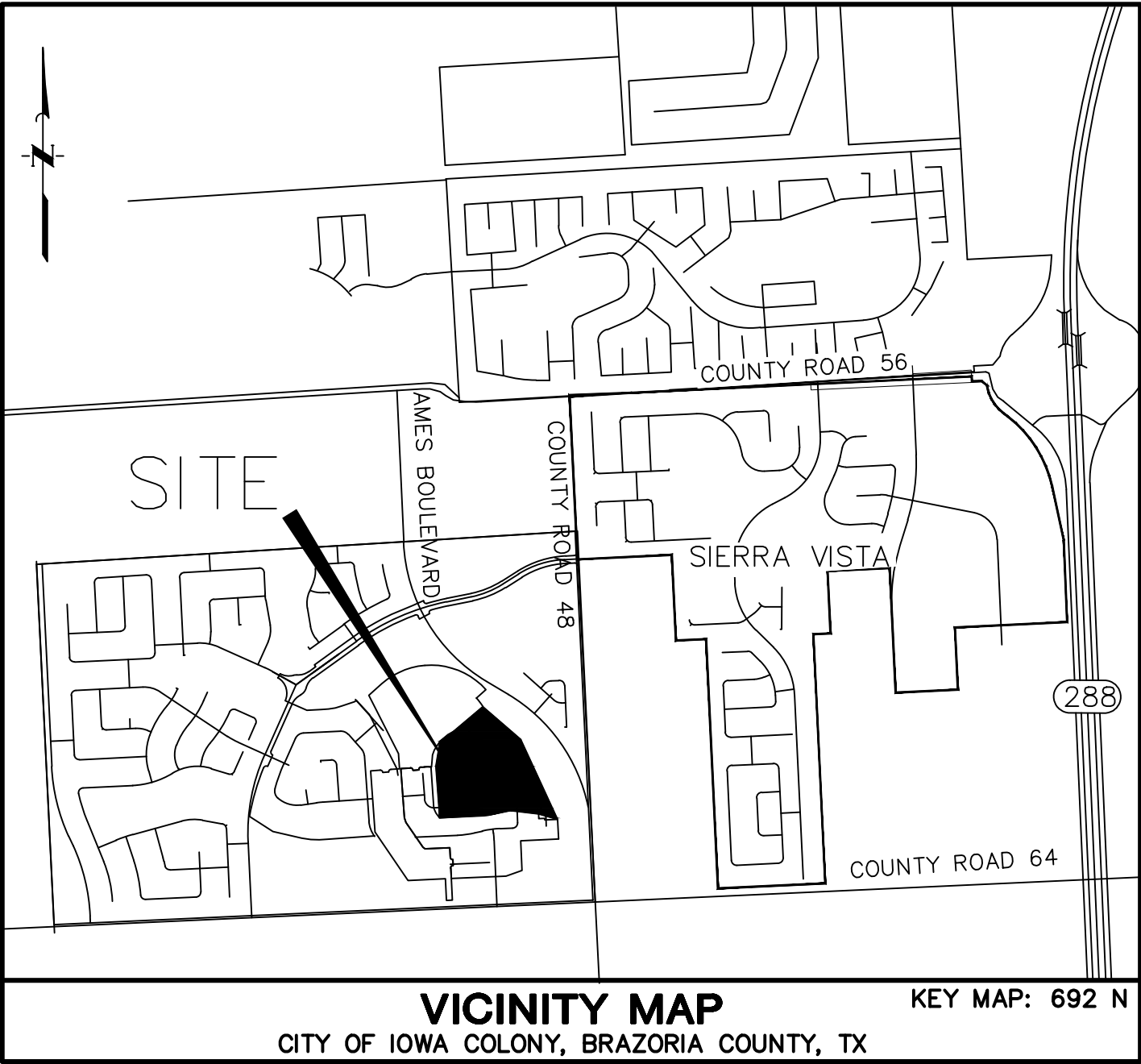
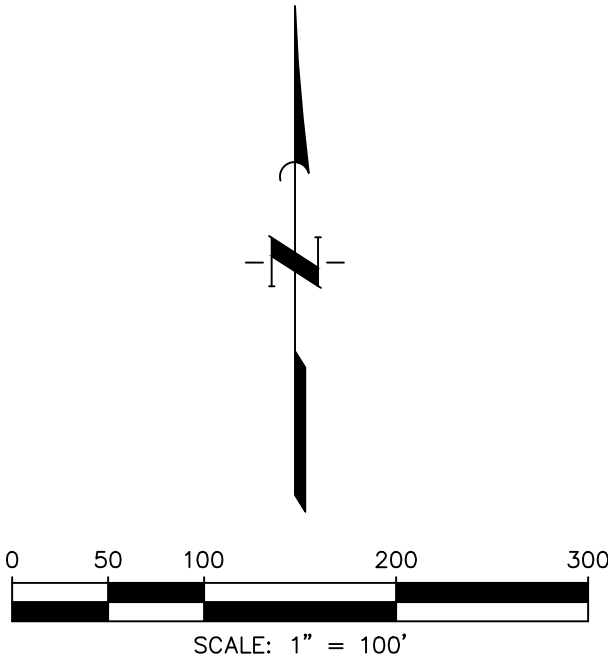
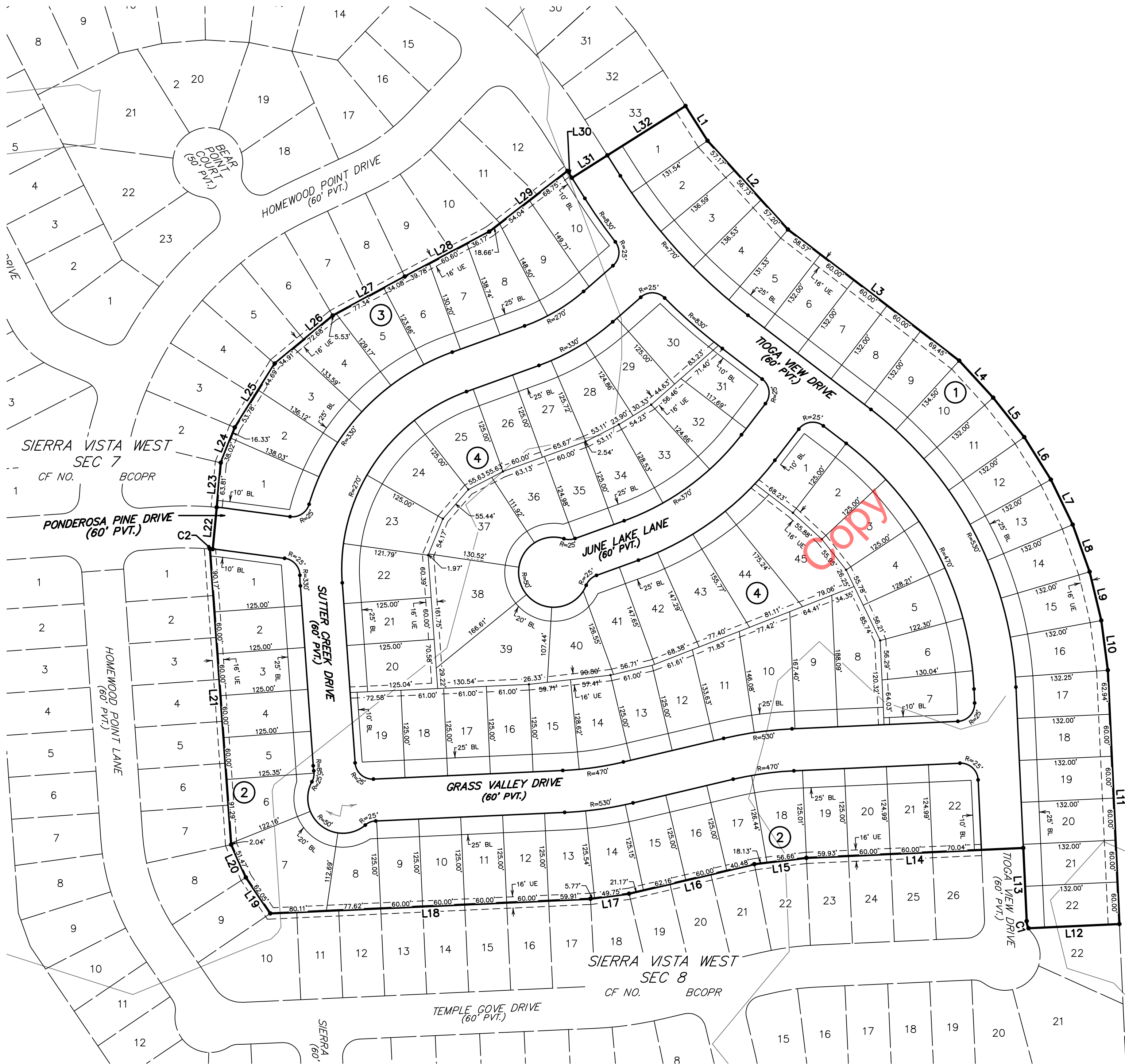
Dinh V. Ho, P.E.
TBPE Firm No. 16423

Copy

Cc: Kayleen Rosser, City Secretary (krosser@iowacolonytx.us)
Ron Cox, City Manager (rcox@iowacolonytx.us)
File: 16007-2-186

Line Table		
Line	Bearing	Distance
L1	S32°21'18"E	58.81'
L2	S42°09'03"E	171.10'
L3	S52°32'03"E	308.02'
L4	S42°28'10"E	71.75'
L5	S38°16'00"E	71.57'
L6	S32°04'10"E	71.57'
L7	S25°52'20"E	71.57'
L8	S19°40'30"E	71.57'
L9	S13°28'41"E	71.57'
L10	S07°28'46"E	71.58'
L11	S02°36'43"E	362.94'
L12	S87°23'17"W	129.79'
L13	S02°36'43"E	104.46'
L14	N87°24'16"E	309.96'
L15	N83°02'04"E	74.87'
L16	N76°43'28"E	183.81'
L17	N82°27'19"E	55.52'
L18	N87°23'17"E	457.64'
L19	S34°11'34"E	62.05'
L20	S24°08'02"E	51.47'
L21	S04°05'20"E	423.51'
L22	N05°19'38"E	60.00'
L23	S05°19'38"W	63.81'
L24	S21°36'41"W	54.35'
L25	S31°59'06"W	107.54'
L26	S50°18'02"W	107.59'
L27	S61°37'48"W	116.94'
L28	S61°59'24"W	136.56'
L29	S52°12'32"W	141.46'
L30	S32°21'18"E	11.62'
L31	S57°38'42"W	60.00'
L32	S57°38'42"W	132.00'

Curve Table					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	241°4'52"	10.58'	S14°44'09"E	10.50'
C2	420.00'	0°32'28"	3.97'	N84°56'36"W	3.97'



- PRELIMINARY PLAT NOTES:
- Slab elevations (finished floor) shall be set at or above the minimum slab elevations defined in this plat.
 - All drainage easements shown hereon shall be kept clear of fences, buildings, foundations, 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.
 - The property subdivided in the foregoing plat lies within Brazoria County Drainage District #5
 - This subdivision employs a drainage system, which utilizes streets and adjacent properties to store and convey storm water. Thus, during storm events, ponding of water should be expected to occur in the subdivision.
 - Other than shown hereon, there are no pipeline easements, or pipelines within the boundaries of this plat.
 - All storm water drainage pipes, culverts, or other (includes driveway culverts) will be a minimum 24" I.D. or equal.
 - No Building Permits will be issued until all storm drainage improvements, which may include detention, have been constructed.
 - Approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
 - Subdivision is located in Zone "X" with no base flood base elevation required. This information is based on Brazoria County FIRM Community Map 485455, Panel 115K, dated December 30, 2020.
 - All bearings based on the Texas State Plane Coordinate System, South Central Zone.
 - All coordinates shown hereon are surface and may be converted to the Texas State Plane Coordinate System, South Central Zone, NAD 83 Grid Coordinates by applying the following scale factor: 0.999857950.
 - Monuments set as exterior boundary markers will be set with a minimum of five eights (5/8) inch iron rod or three quarters (3/4) inch iron pipe at least thirty six (36) inches long, encased in concrete for a minimum of eighteen inches below the surface of the ground.
 - All permanent reference monuments (PRM) will be set at all boundary line angle points, block corners, angle points, points of curvature, and at intervals not to exceed one thousand (1,000) feet. Permanent reference monuments shall conform to the Texas professional land surveying practices act and the general rules of procedures and practices.
 - All monuments will be set to the standard 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.
 - Interior lot corner monuments will be set with a minimum of five eights (5/8) inch iron rod at least thirty six (36) inches in length.
 - All streets shall be constructed in accordance with the city of Iowa Colony's design criteria.
 - All water and wastewater facilities shall conform to the city of Iowa Colony's design criteria.
 - A minimum of five (5) foot wide sidewalk shall be required along both spine roads, or a minimum of six(6) foot wide sidewalk shall be required along 1 side, and a minimum of four (4) foot wide sidewalks shall be required along streets within the residential section and shall conform to the city's design criteria.
 - All easements are centered on lot lines unless shown otherwise.
 - This tract lies within Brazoria County MUD No. 53.
 - The plat is subject to the approved Development Agreement for Sierra Vista West between the City of Iowa Colony and Land Tejas Sterling Lakes South, LLC dated 11/7/2019 or as amended.
 - All offsite easements to be dedicated by separate instrument.
 - One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision 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 revert in the dedicator, his heirs, assigns or successors.

SIERRA VISTA WEST

SEC 9

A SUBDIVISION OF 24.9 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY SECTION 1, A-329,
BEING A PARTIAL REPLAT OF NICHOLS AND KIRKPATRICK FIG CO.
SUBDIVISION VOL 3, PG. 66, P.R.B.C.T.
BRAZORIA COUNTY, TEXAS

99 LOTS

3 BLOCKS

APRIL 2021

SURVEYOR:
BASELINE CORPORATION
1750 SEAMIST DR
STE 160
HOUSTON, TX 77008

ENGINEER:
ELEVATION LAND SOLUTIONS
BUILDING 4
2445 TECHNOLOGY FOREST BLVD STE 200
THE WOODLANDS, TX 77381

OWNER/ DEVELOPER:
LAND TEJAS SIERRA VISTA WEST, LLC
A TEXAS LIMITED LIABILITY COMPANY
2450 FONDREN, STE 210
HOUSTON, TX 77063

PLANNER:
JC JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 109464-04
6300 West Loop South, Suite 150 - Bellaire, TX 77401 • 713.777.5337

Wednesday, April 21, 2021

Stan Winter
Jones Carter
1575 Sawdust Road, Suite 400
The Woodlands, TX 77380

Re: Sierra Vista West Section 10 Preliminary Plat
Letter of Recommendation to Approve with Conditions
CIOOC Project No. SPP 210413-0505
ALLC Project No. 16007-2-187

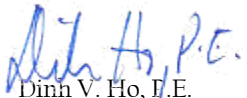
Dear Mr. Winter;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Sierra Vista West Section 10 Preliminary Plat received on or about April 19, 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 preliminary plat as resubmitted on April 19, 2021. This approval is conditioned on providing easement for public facilities, including water and sanitary sewer. Please provide ten (10) copies of the plat to Kayleen Rosser, City Secretary, by no later than April 26, 2021 for consideration at the May 4, 2021 Planning and Zoning Commission meeting.

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser, City Secretary (krosser@iowacolonytx.us)
Ron Cox, City Manager (rcox@iowacolonytx.us)
File: 16007-2-187

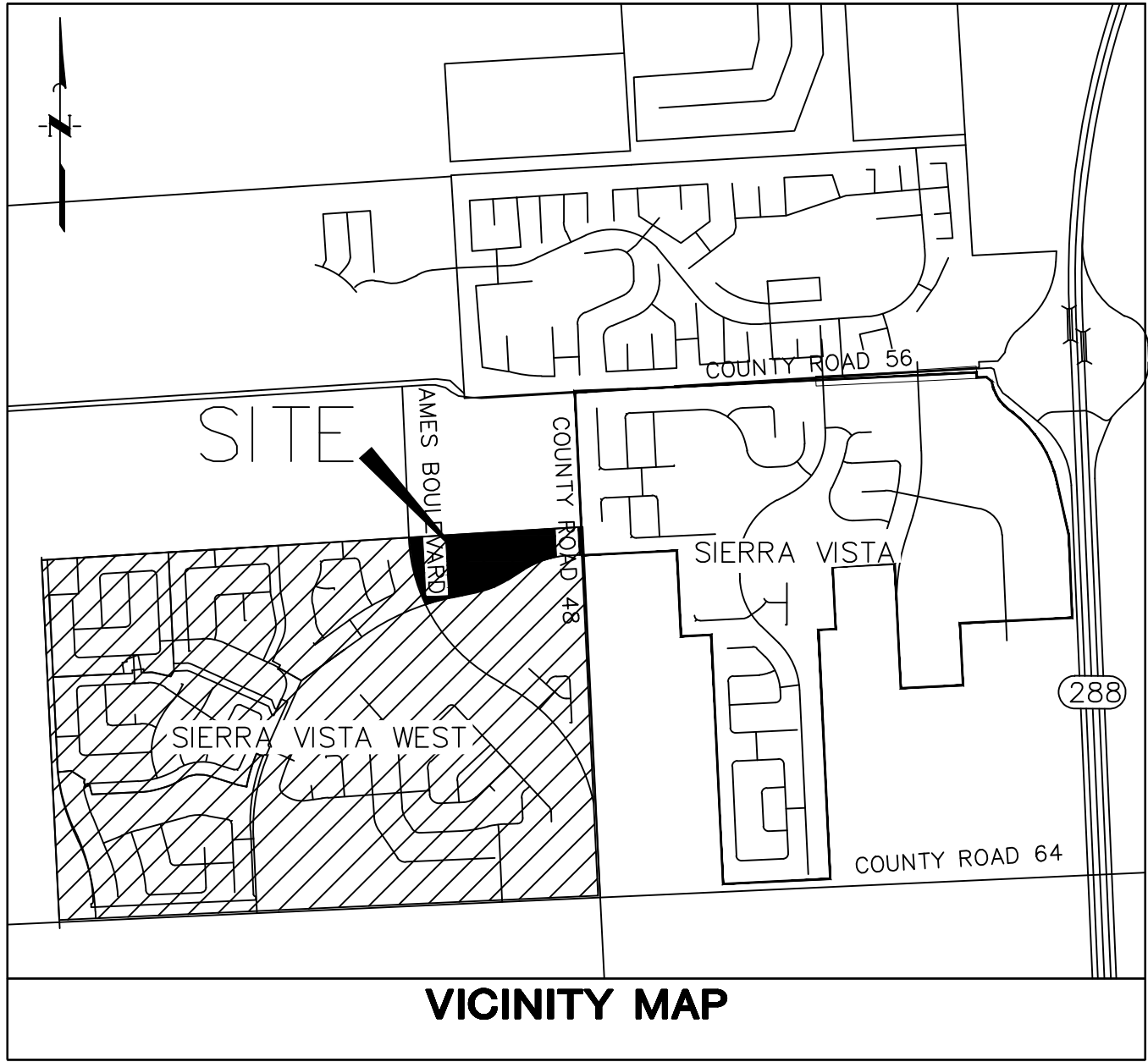
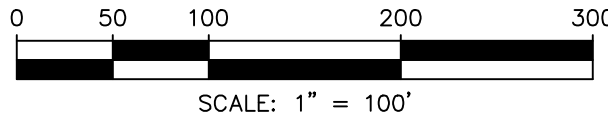
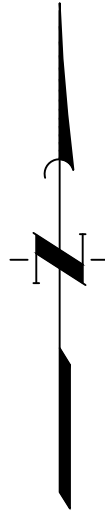
LEGEND

- BL "Building Line"
DE "Drainage Easement"
Esmt "Easement"
CF "Clerk's File"
BCCF "Brazoria County Clerk's File"
DRBCT "Deed Records Brazoria County Texas"
No "Number"
PAE/PUE "Permanent Access Easement/ Public Utility Easement"
PVT "Private"
ROW "Right-of-Way"
Sq Ft "Square Feet"
SSE "Sanitary Sewer Easement"
Stm SE "Storm Sewer Easement"
Temp "Temporary"
UE "Utility Easement"
Vol - Pg "Volume and Page"
WLE "Waterline Easement"
① "Block Number"
●Set 3/4--inch iron rod (with Cap Stamped "Jones|Carter") as Per Certification

UNRESTRICTED RESERVE [A]
14.48 AC
631,102 Sq Ft

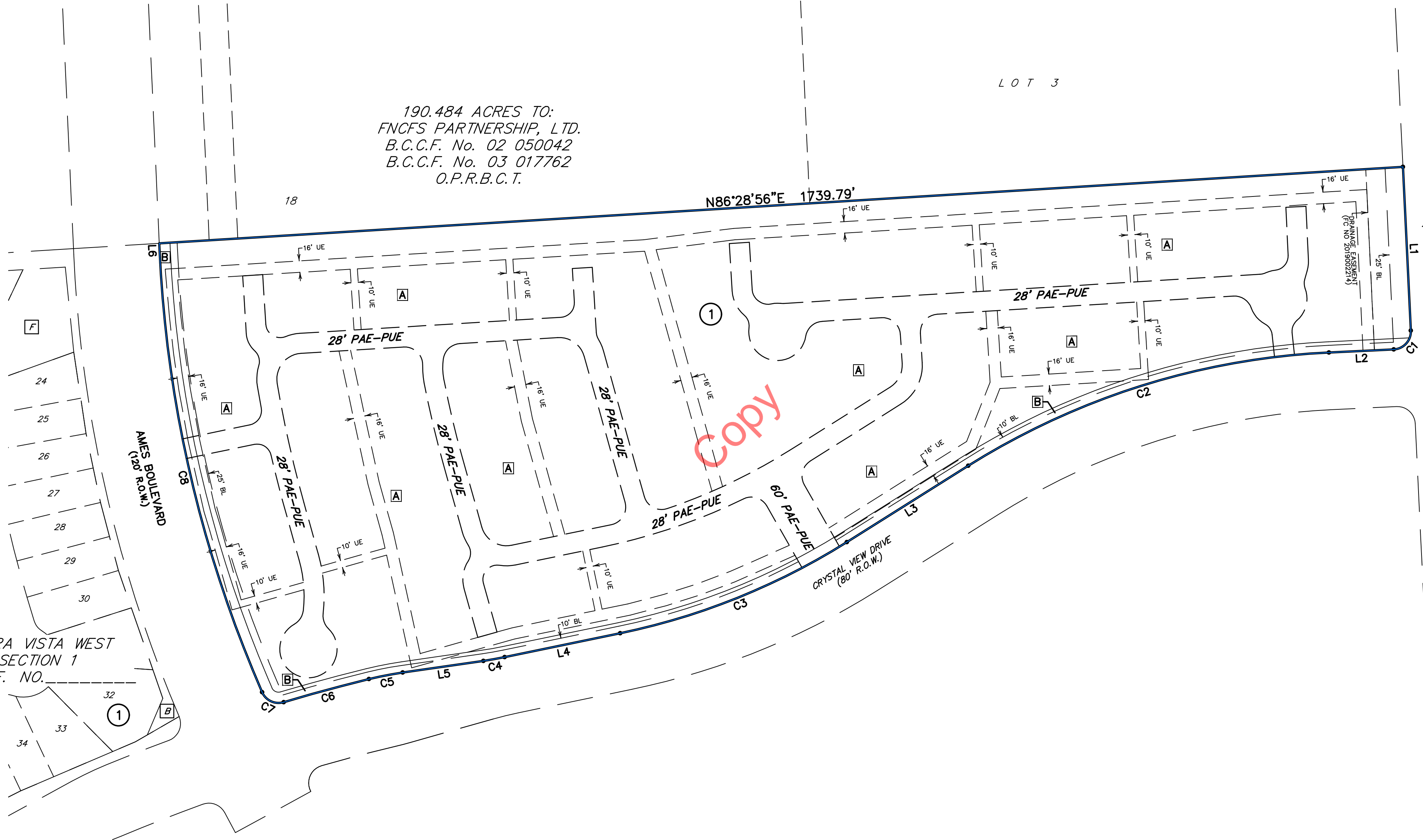
RESTRICTED RESERVE [B]
Restricted to Landscape &
Open Space Purposes Only
0.80 AC
35,031 Sq Ft

CONDITIONAL APPROVAL SUBJECT TO PROVIDING EASEMENT FOR PUBLIC FACILITIES
INCLUDING WATER AND SANITARY SEWER.



NOTES

- Slab elevations (finished floor) shall be set at or above the minimum slab elevations defined in this plat.
- All drainage easements shown hereon shall be kept clear of fences, buildings, foundations, 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.
- The property subdivided in the foregoing plat lies within Brazoria County Drainage District #5
- This subdivision employs a drainage system, which utilizes streets and adjacent properties to store and convey storm water. Thus, during storm events, ponding of water should be expected to occur in the subdivision.
- Other than shown hereon, there are no pipeline easements, or pipelines within the boundaries of this plat.
- All storm water drainage pipes, culverts, or other (includes driveway culverts) will be a minimum 24" I.D. or equal.
- No Building Permits will be issued until all storm drainage improvements, which may include detention, have been constructed.
- Subdivision is located in Zone "X" with no base flood base elevation required. This information is based on Brazoria County FIRM Community Map 48039C0115K, December 30, 2020.
- All bearings based on the Texas State Plane Coordinate System, South Central Zone.
- All coordinates shown hereon are surface and may be converted to the Texas State Plane Coordinate System, South Central Zone, NAD 83 Grid Coordinates by applying the following scale factor: 0.99986213
- Monuments set as exterior boundary markers will be set with a minimum of five eights (5/8) inch iron rod or three quarters (3/4) inch iron pipe at least thirty six (36) inches long, encased in concrete for a minimum of eighteen inches below the surface of the ground.
- All permanent reference monuments (PRM) will be set at all boundary line angle points, block corners, angle points, points of curvature, and at intervals not to exceed one thousand (1,000) feet. Permanent reference monuments shall conform to the Texas professional land surveying practices act and the general rules of procedures and practices.
- All monuments will be set to the standard 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.
- Interior lot corner monuments will be set with a minimum of five eights (5/8) inch iron rod at least thirty six (36) inches in length.
- All streets shall be constructed in accordance with the Brazoria County Subdivision Regulations and shall be designed in accordance with Iowa Colony EDM.
- All water and wastewater facilities shall conform to the State and County's design criteria.
- All offsite easements to be dedicated by separate instrument.
- No pipeline or pipeline easement exists within the boundaries of this plat.
- Structures built on lots in the designated flood plain must be elevated to the F.E.M.A. Base Flood Elevation. No building permits will be issued in a floodway below the base flood elevation (B.F.E.). Contact the Flood Plain Administrator's Office for specific information.
- All streets are private and shall be maintained by the HOA.
- All utilities are subject to and shall be designed in accordance with the City of Iowa Colony EDM.



CALLED 8.999 ACRES
TO SIRAJ JALALI AND ZAKIA JALALI
BY SPECIAL WARRANTY DEED
OF NO. 2012057388 BCOPR

501.92 ACRES TO
MCALISTER OPPORTUNITY FUND III, L.P.
C.F. NO. 2017063409
D.R.B.C.T.

Line Table		
Line	Bearing	Distance
L1	S2°44'32"E	228.91
L2	N87°15'28"E	90.59
L3	N57°51'00"E	200.25
L4	N78°18'46"E	164.81
L5	N81°46'04"E	113.71
L6	N2°35'16"W	10.01

Curve Table						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	S2°44'32"E	25.00'	39.27'	25.00'	N42°15'28"E	35.36'
C2	29°24'28"	1040.00'	533.80'	272.92'	S72°33'14"W	527.96'
C3	20°27'46"	960.00'	342.86'	173.28'	N68°04'53"E	341.04'
C4	3°27'18"	500.00'	30.15'	15.08'	N80°02'25"E	30.15'
C5	5°31'07"	500.00'	48.16'	24.10'	S79°00'31"W	48.14'
C6	2°46'14"	2550.00'	123.31'	61.67'	S74°51'50"W	123.29'
C7	82°57'54"	25.00'	36.20'	22.10'	S65°02'20"E	33.12'
C8	20°58'07"	1740.00'	636.79'	322.00'	S13°04'20"E	633.24'

SIERRA VISTA WEST
SEC 10
A SUBDIVISION OF 19.83 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY SECTION 1, A-329,
BEING A PARTIAL REPLAT OF NICHOLS AND KIRKPATRICK FIG CO.
SUBDIVISION VOL 3, PG. 66, P.R.B.C.T.
BRAZORIA COUNTY, TEXAS
2 RESERVES 1 BLOCK
APRIL 2021

SURVEYOR:
BASELINE CORPORATION
1750 SEAMIST DR
STE 160

ENGINEER:
ELEVATION LAND SOLUTIONS
BUILDING 4
2445 TECHNOLOGY FOREST BLVD STE 200

OWNER/ DEVELOPER:
LAND TEJAS SIERRA VISTA WEST, LLC
A TEXAS LIMITED LIABILITY COMPANY
2450 FONDREN, STE 210

PLANNER:



EXHIBIT B
PLAN of DEVELOPMENT
Sterling Lakes at Iowa Colony
And
Sierra Vista

A. Introduction.

1. The property is comprised of 1,285.64 acres, consisting of residential and commercial uses with community facilities such as parks, lakes, trails, open space and other general public facilities.
2. This PD includes the following sections:
 - General Provisions
 - Land Uses
 - Development Regulations for Single Family Lots
 - Development Regulations for Commercial Tract
 - Parks, Recreation and Trails
 - School and Community Facility Sites
 - Street Plan & Cross-Sections
 - Project Phasing
 - Specific Conditions

B. General Provisions.

1. The PD approved herein must be constructed, developed, and maintained in compliance with this Agreement and other applicable ordinances of the City. If any provision or regulation of any City ordinance applicable in District MU (Mixed Use District) is not contained in this Agreement, all the regulations contained in the Development Code applicable to District MU in effect on the effective date of this Agreement apply to this PD as though written herein, except to the extent the City regulation or provision conflicts with a provision of this Agreement.
In the event that there are discrepancies between the text of this document and the exhibits attached, the text shall prevail.
2. The project shall be developed in accordance with the following figures that are attached to and made part of this PD:

Figure 1:	<i>Boundary Exhibit</i>
Figure 1a:	<i>Jurisdiction Map</i>
Figure 2:	<i>General Development Plan</i>
Figure 3:	<i>Landscape and Open Space Plan</i>
Figure 4:	<i>Thoroughfare Exhibit</i>
Figure 5:	<i>Street cross section for Spine Road, (divided)</i>
Figure 6:	<i>Street cross section for Spine Road, (undivided)</i>
Figure 7:	<i>Pedestrian cross section and detail.</i>

Figure 8: *Sterling Lakes North General Plan.*
Figure 9: *Phasing Plan of Development.*

The project is located west of State Highway 288, between County Roads 573, Alloy Road and 64, Davenport Parkway. The property is within the William Pettus Survey, H.T. & B.R.R. Company Survey No. 68, 288, and 289, Brazoria County, Texas. As shown on [Figure 1a: Jurisdiction Map](#), parts of the proposed development lie within the City Limit, extra-territorial jurisdiction of the City of Iowa Colony.

3. A homeowners' association shall be established and made legally responsible to maintain all common areas, private streets, recreation reserves and community amenities not otherwise dedicated to the public. All land and facilities dedicated to a Municipal Utility District shall be maintained by said District.
4. All future building permits shall be reviewed for conformance with this PD.
5. Access to Valley Glen Road (SH 288 frontage road) shall be limited to one public street or private non-exclusive driveway. The spacing of the intersection to Valley Glen Road shall be a minimum 1,200 feet apart and shall connect to another public street or an internal driveway network to provide mutual use, non-exclusive access to multiple users.

An additional driveway connection to Valley Glen Road may be permitted no closer than 600 feet apart with the approval of the Planning Commission upon review of a Traffic Impact Analysis, TIA, prepared specifically for the commercial use(s) proposed fronting on Valley Glen Road. The TIA shall:

- Clearly show and distinguish between all existing, proposed and future facilities on the site
- Clearly delineate and distinguish between all existing and proposed traffic improvements, including turn lanes
- Show all applicable traffic counts at all existing and proposed intersections and driveways
- Provide comparative analysis of ingress, egress and trip distribution pre and post development with and without the proposed driveway intersections on Valley Glen Road.

C. Land Uses.

1. Permitted land uses for tracts identified as Single Family Residential (SFR) on [Figure 2](#) shall be those uses permitted within District SFR of the Zoning Ordinance.
2. Permitted land uses for the Commercial tract on [Figure 2](#) shall be those uses permitted within District MU of the Zoning Ordinance. Any other commercial or non-residential use may be allowed, but only if the city council exercises its discretion to grant appropriate approval for said use.
3. Permitted land uses for the tracts identified as "Swing" on [Figure 2](#) shall be either of those uses permitted in District SFR or District MU of the Zoning Ordinance, including multi-family and townhouse residential.
 - a) Multi-Family Residential: Subject to City Council approval at the time multi-family is proposed for development.
 1. Multi-Family use is limited to two separate projects with each project containing no more than 300 units.

2. No building or structure shall exceed 3 stories or 45 feet.
 3. There shall be no more than 22 units per net platted acre. Except that if all required parking is provided within a parking garage that is screened from view of any public street, there shall be no limit on density as long as the total number of units do not exceed 300 units.
 4. At least 50% of all required parking shall be covered parking.
 5. All surface parking lots shall be screened from view of any adjacent public streets with a minimum 3 foot berm or landscape hedge.
 6. A minimum 6% of the gross area of the site shall be required as landscaping.
- b) Townhouse Residential
1. Townhouse Residential is limited to no more than 15 units to the acre
 2. No building or structure shall exceed 35 feet.
 3. Front Yard: minimum 20 feet
 4. Rear Yard: minimum 10 feet, with a minimum 25 foot rear yard if the lot is backing to a street that is a major thoroughfare
 5. Side Yard: there shall be no less than a ten-foot side yard on the street side of a corner lot, with a minimum 25 foot side yard if the side street is a major thoroughfare.
 6. The minimum lot width shall be 25 feet.
 7. The minimum lot area shall be 2,250 square feet.
 8. A minimum 6% of the gross area of the site shall be required as open space / landscaping. Off-street parking area, service drives, shall not be included in any calculation of the required open space.
 9. Guest parking shall be provided on the site at a minimum 1 space per every 6 units.
4. Within the boundary of the proposed Plan of Development, a minimum 5% of the total project acreage (65 acres) will be required for Parks/Recreation/Open Space. In addition, approximately 20 acres of land located outside the boundary of the Plan of Development shall be dedicated to the City as public park area. Land used for public park area shall have a minimum frontage of 60 feet on a public street. Portions of open space that do not have any additional man-made improvements provided by the developer, such as hiking/running trail, benches or shelters that facilitate an active human recreational role will not be considered contributing to the minimum public park area requirement. Contributing open space areas must be adjacent to and/or have frontage on public street right-of-way. Landscape buffers adjacent to public street right-of-way must be at least fifteen (15) feet wide and contain an average density of (1) tree, a minimum caliper of one and one-half inch (1-1/2") for every thirty (30') feet of street frontage, or portion thereof, measured along the street-facing lot line in order to count to contributing open space. The trees may be clustered or spaced linearly; they need not be placed evenly.
5. Should the surface rights of any designated drill sites revert to the private land owner, and that land owner desires to sell that land, the City will have the first right-of-refusal to purchase the land formerly designated as drill site land at fair market value.

D. Development Regulations for Single Family Lots – Maximum 2,800 lots permitted. Lots less than 60 feet wide = maximum 65% of 2,800 lots or a maximum 1,820 lots. (Maximum 808 lots at 45 feet wide, maximum 955 lots at 50 feet wide) Lots 60 feet wide or greater = minimum of 35% of total lots and a minimum 6% of the total lots shall be greater than 60 feet wide. Single-family home sites within the PD shall be developed in accordance with the following regulations:

1. Within the areas indicated as Area Type #1 on [Figure 2](#);

The minimum lot width shall be 45 feet wide. Except: the maximum percentage of lots less than 60 feet wide shall not exceed 65 percent of the total maximum number of lots. (Maximum 1,820 lots)

No more than 808 lots shall be 45 feet wide.
No more than 955 lots shall be 50 feet wide.

2. No lots less than 50 feet wide shall be permitted south of County Road 56, Meridiana Parkway.
3. Within the areas indicated as Area Type #2 on Figure 2, the minimum lot width shall be 60 feet wide. A minimum 35 percent of the total maximum number of lots shall be 60 feet wide or greater and at least 6.0% must be greater than 60 feet wide.
4. Minimum lot depth: 110 feet or 90 feet for lots fronting on the bulb portion of a cul-de-sac.
5. Maximum lot coverage: Sixty (60%) percent calculated as the ground covered by building structures, principal or accessory, of the gross lot surface area.
6. Maximum height: Two (2) stories. Roof gables, chimneys, and vent stacks may extend to a height not to exceed 35 feet above the average level of the base of the foundation of the building. Height regulations prescribed herein shall not apply to satellite earth station antennas or any personal communication electronic facilities protected by the Federal Telecommunications Act of 1996.
7. Minimum front yard building setback: 25 feet; 20 feet on cul-de-sac bulbs as measured from the front property / right-of-way line.
8. Minimum side yard building setbacks: 5 feet for interior, non-corner lots and the non-street side of corner lots; 10 feet exterior side yard for corner lots if a minimum fifteen (15) feet by fifteen (15) feet visibility triangle, as measured from the property line / street right-of-way line, that restricts the placement or maintenance of any vertical obstruction, either natural or man-made, within a vertical distance of between three (3) feet and eight (8) feet of the natural ground elevation, is provided on the platted lot subdivision at any street, public or private, intersection. A street side setback of twenty-five (25) feet minimum will be required for all lots siding on a designated major arterial, minor arterial or major collector.
9. Minimum rear yard building setback: 10 feet, except when the rear utility easement width is greater than ten (10) feet, the greater width is the minimum rear yard building setback. When a lot or a reserve is either directly adjacent to a major or minor arterial right-of-way or directly adjacent to a reserve less than fifteen (15) feet wide that is adjacent to a major or minor arterial, the minimum rear yard building setback is twenty-five (25) feet measured from the street right-of-way line and a minimum of ten (10) feet from the rear property line. When a residential lot backs to a designated major or minor arterial and a detached one-story garage is constructed on the residential lot, the rear yard between the detached one-story garage and the rear property line may be reduced to a minimum of three (3) feet if a minimum of twenty-five (25) feet is maintained between the rear of the one-story detached garage and the right-of-way line of the major or minor arterial.
10. All lots shall have a minimum of two (2) trees, planted in the front yard setback. The trees must be a minimum of one and one-half (1-1/2) inches in caliper width and a minimum height of six (6) feet as measured at the tree trunk from the ground as planted. The trees must be located between five (5) feet and fifteen (15) feet from a side lot line and between five (5) feet and twenty (20) feet from the front property line with a minimum of ten (10) feet between tree trunks.

E. Development Regulations for Commercial Tract – Area regulations, yard requirements, and maximum lot coverage, height, and floor area per District MU in the Zoning Ordinance shall apply to the Commercial tract within the PD. At the time of the preliminary plat of any commercial land, a draft of the protective covenants whereby the Developer proposes to regulate the use of the land shall be submitted to the City. The restrictive covenants, conditions or limitations shall never be less than the minimum requirements of the City as specified in the City’s applicable ordinance(s).

F. Parks, Recreation and Trails – As shown on [Figure 3](#), an integrated network of open space and recreational amenities shall be provided in accordance with the following regulations:

1. A landscape buffer with a minimum 15-foot width shall be located along each side of the central spine road, as shown on [Figure 3](#), where lots side or rear to the spine road. The buffer is in addition to the minimum street right-of-way width and shall include trees, benches, plazas and landscape screening. No on-street parking will be allowed along the designated spine road.
2. Recreational sites will be strategically located along the central spine road, and shall include the following:
 - (a) A recreational site north of Meridiana Parkway (County Road 56) near the main project entry shall include water recreation i.e., “splash pad”, and a swimming pool with dressing rooms, playground and picnic facilities.
 - (b) A recreational site south of Meridiana Parkway (County Road 56) near the main project entry.
 - (c) A recreational site north of Cedar Rapids Parkway (County Road 57) shall include a swimming pool and splash pad, with dressing rooms, playground and picnic facilities.
 - (d) Additional Recreation Sites, strategically located near the entries of various neighborhood pods, as shown on [Figure 2](#). A contributing park, recreation and/or open space area must be located a maximum of one-quarter (1/4) mile from all residential lots.
 - (e) A contributing park / recreation / open space area of a minimum area of one-quarter (1/4) acre must be contained within each private gated section.
 - (f) In addition to the three recreation sites identified above, six additional recreation sites shall be provided with the following minimum improvements.
 - Recreation sites shall provide a variety of recreation uses both passive and active. At a minimum, a recreation site shall include a paved plaza area a minimum of 500 square feet and shall include a decorative paving pattern.
 - Each site shall include at least 2 benches, 2 shade trees, a drinking fountain and bicycle parking. Bicycle parking shall include racks or other structures intended for parking bicycles, with a minimum of 4 spaces.
 - At least 2 parks shall include ball field facilities for informal play, including baseball back stops and soccer goals.
 - At least 1 park shall include a fenced area with double gates for use as a dog park.
3. On-site storm water detention designed as permanent lakes will be provided within the project, providing additional open space with recreational amenities. A large lake will be located near the project entry.

Contributing open space areas shall include the area of the permanent water surface and the adjacent side slopes, at a maximum slope of 5:1, for the permanent lake with a minimum water depth of six (6) feet beyond the slope transition. On-site storm water detention area that

do not contain a permanent lake area or do not contain permanent man-made improvements, such as hike/bike trails with benches/structures, and that are not accessible with a minimum of one access point directly from a street (public or private) will not be included in the calculation for the minimum amount of required parks / recreation / open space.

- (a) A minimum of two (2) view corridors per lake with an unobstructed view from the adjacent streets with a minimum combined width of 60 feet, per lake, shall be provided to each permanent lake. The minimum width of a single view corridor is 20 feet. Views to the permanent lakes from the view corridors shall not be obstructed by fences, structures, screening or landscaping that would prevent seeing the lake area.
 - (b) View corridors shall be separated by a minimum of one thousand (1,000) feet as measured along the lake water edge. Unless the lake is less than one thousand (1,000) feet in length in which case the view corridors shall be separated by at least 4/5 the total length of the lake.
 - (c) A concrete pedestrian path a minimum of five (5) feet in width shall connect the required street sidewalk with the lake water edge.
4. Minimum 4-foot width sidewalks shall be provided along both sides of local residential streets. All sidewalks shall be constructed in accordance with the City of Iowa Colony standard details and shall meet the State of Texas ADA standards.
 5. Minimum 5-foot width sidewalks shall be provided along both sides of major arterials, minor arterials, major collectors and the central spine road (as depicted in Figure 4 attached) within and adjacent to the property. At the discretion of the developer, a six-foot wide sidewalk may be constructed on only one side of the right-of-way in lieu of two 5 foot wide sidewalks on both sides of the right-of-way. In either case, the sidewalks may meander out of the right-of-way and into an adjacent landscape reserve if so provided.

G. School and Community Facility Sites

1. As shown on [Figure 2](#), an approximate forty-eight acre elementary and junior high school site shall be provided for purchase at the option of the Alvin Independent School District. If the AISD chooses not to purchase the site, the site is limited to the same uses as for tracts identified as Single Family Residential (SFR) on [Figure 2](#).
2. At no cost to the City of Iowa Colony, a 4.66 acre site located south of CR 56, and west of CR 383 shall be provided to the City, for the purpose of an EMS / Fire Station Site. As the land adjacent to the 4.66 acres provided to the City become available for development, the land shall be offered to the City of Iowa Colony as a first right-of-refusal at fair market value.

H. Street Plan and Cross Sections.

1. Street improvements shall be built in phases as the project develops in accordance with the City's Engineering Design Criteria Manual, Developers Agreement, street plan and cross sections listed below.
 - [Figure 4:](#) *Thoroughfare Exhibit*
 - [Figure 5:](#) *Street cross section for the spine road (divided) and greenbelt*
 - [Figure 6:](#) *Street cross section for the spine road (undivided) and greenbelt*

I. Project Phasing – Figure 7 indicates the general time and location of the proposed development phasing. The precise dates of each phase is subject to change due to general economic variables and market demand.

J. Specific Conditions – Implementation of this master-planned community will require consideration of site conditions that necessitate granting the following variances from specific sections of the Subdivision Ordinance and Engineering Design Criteria Manual:

1. Section 36 (D): *No block shall exceed a length of one thousand two hundred (1,200) feet in residential or commercial developments.*

All streets within the gated areas shall be private and access will be limited to local residential traffic only. Entry points will be limited for security purposes. Consequently, streets will not be stubbed to adjacent acreage, resulting in external block lengths greater than 1,200 feet. Some internal blocks will exceed 1,200 feet, to a maximum distance of 2,600 feet, to accommodate detention lakes and reserves. This variance does not apply to areas of the development that do not include private residential streets.

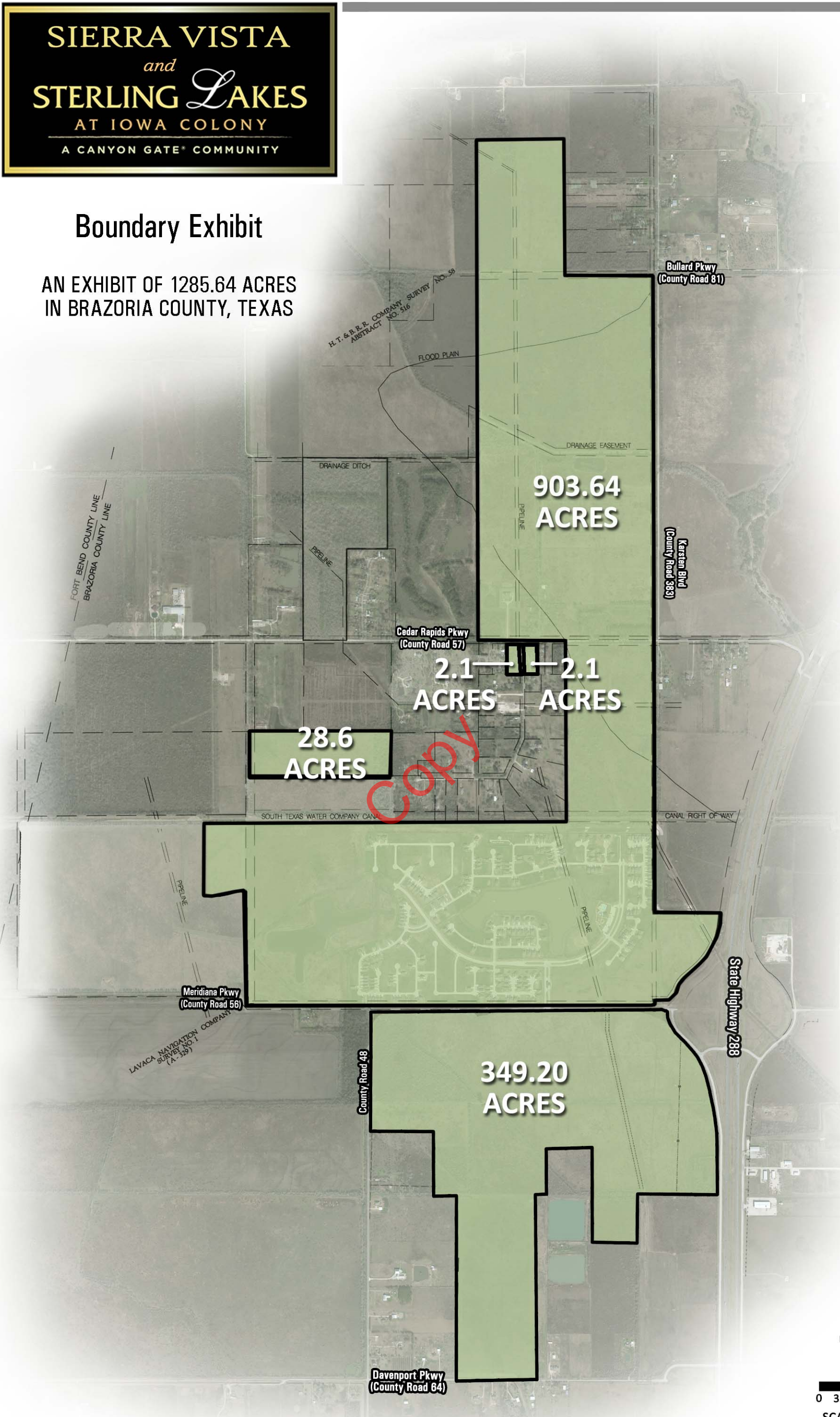
2. Section 37 (B)(5): *Access to Public Streets. The subdividing of land shall be such as to provide each lot with satisfactory access to a public street.*

All the streets in the gated portions of the community will be private with access limited to local traffic only. Gated private street neighborhoods will connect to public streets. All gated sections containing more than 35 lots shall have at least two connections to a public street. If a future second point of access is not yet constructed a temporary connection shall be provided until the permanent connection is constructed. All private streets will be constructed to the City's public street standards. A homeowners' association will assume all responsibility to repair and maintain the private streets. As such, the adherence to this requirement for the private street portions of the development will not be required.

SIERRA VISTA
and
STERLING LAKES
AT IOWA COLONY
A CANYON GATE® COMMUNITY

Boundary Exhibit

AN EXHIBIT OF 1285.64 ACRES
IN BRAZORIA COUNTY, TEXAS



0 350' 700' 1400'

SCALE: 1" = 1400'
DATE: 11.9.2015

FIGURE 1

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

SIERRA VISTA

and

STERLING LAKES

AT IOWA COLONY

A CANYON GATE® COMMUNITY

Jurisdiction Map

LEGEND

- IOWA COLONY CITY LIMIT

IOWA COLONY ETJ

ALVIN ETJ

ALVIN CITY LIMIT

ALL JURISDICTIONAL LINES ARE APPROXIMATE AND SUBJECT TO CHANGE

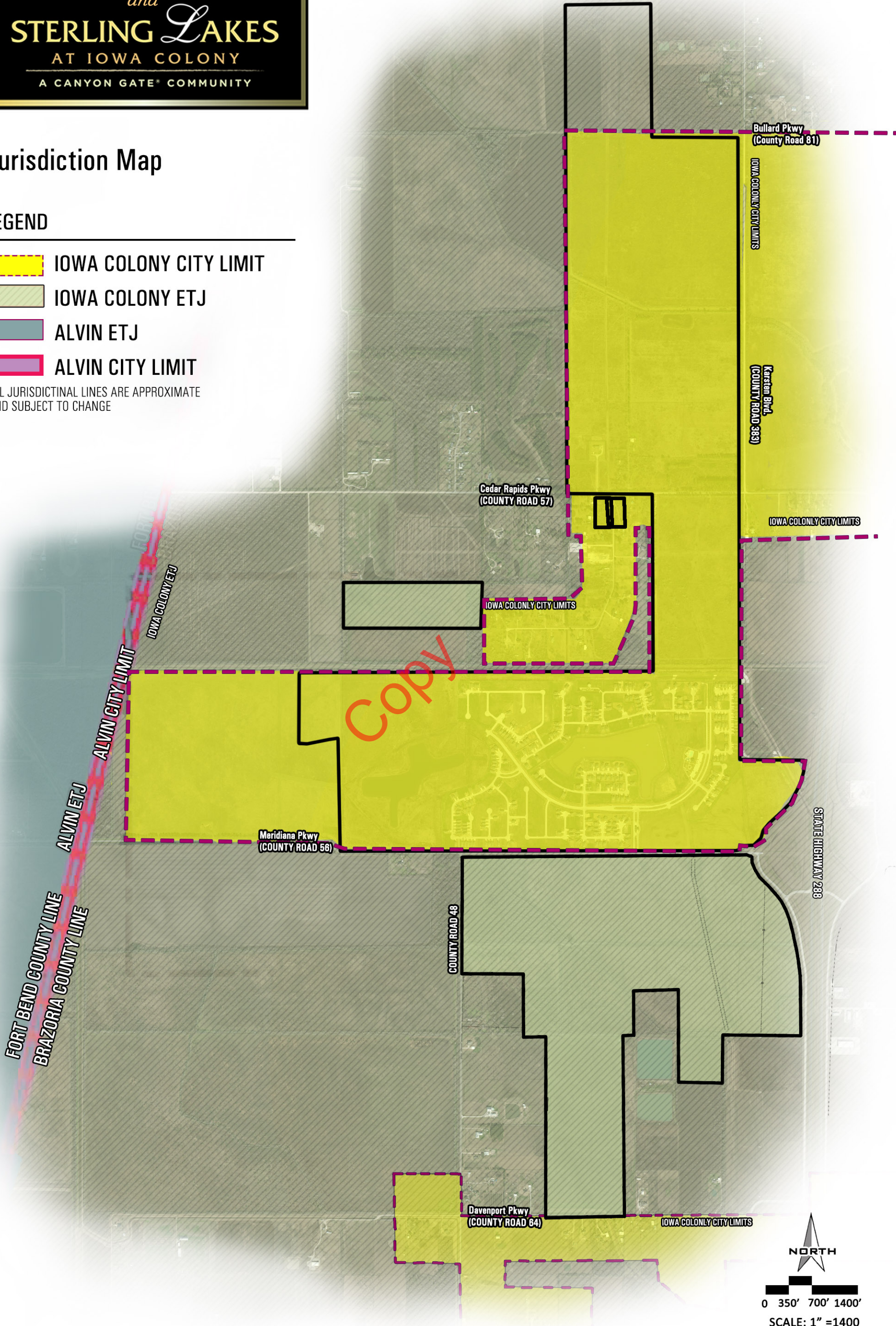


FIGURE 1A

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

SIERRA VISTA
and
STERLING LAKES
AT IOWA COLONY
A CANYON GATE® COMMUNITY

General Development Plan

LEGEND

1 AREA TYPE # 1 MINIMUM 45' X 110'				
- THE MAXIMUM PERCENTAGE OF LOTS LESS THAN 60 FEET WIDE SHALL NOT EXCEED 65% OF THE TOTAL MAXIMUM NUMBER OF LOTS (MAXIMUM 2,158).				
- LOTS LESS THAN 50' WIDE SHALL NOT BE PERMITTED SOUTH OF MERIDIANA PARKWAY (CR 56).				
LOT SIZE	(A) 45' X 110'	(B) 50' X 110'	(C) 55' X 110'	(D) TOTAL LOTS < 60' X 110'
TOTAL LOTS PERMITTED	NO MORE THAN 808 LOTS PERMITTED	NO MORE THAN 955 LOTS PERMITTED	A+B+C<1,820	1,820 Lots or 65% of Total Lots
PLATTED/EXISTING	478 LOTS	541 LOTS	253 LOTS	1,272 LOTS
MAXIMUM FUTURE LOTS	NO MORE THAN 330 LOTS PERMITTED	NO MORE THAN 414 LOTS PERMITTED	NO MORE THAN 548 ¹ LOTS PERMITTED	548 Lots or 65% of Total Lots

Note 1: A + B + C ≤ 548

2 AREA TYPE # 2 MINIMUM 60' X 110'		
LOT SIZE	60' X 110'	>60' X 110'
PLATTED/EXISTING	425 LOTS	169 LOTS
TOTAL MINIMUM	See Note 2	Min. 6% of Total Lots

Note 2: 60' wide lots + lots greater than 60' wide is equal or greater than 35% of total lots.

MAX. FUTURE TOWNHOUSE UNITS
19.7 AC.@15 DU/AC. = 295 LOTS

- 3 INDICATES PROPOSED DETENTION
- 4 INDICATES PROPOSED CIVIC
- 5 INDICATES PROPOSED COMMERCIAL
- 6 INDICATES PLATTED LOTS
- 7 INDICATES EXISTING LAKES/DETENTION
- 8 INDICATES PRIVATE STREET
- 9 INDICATES PROPOSED SWING
- 10 * INDICATES PROPOSED GATED ENTRY
- 11 ● INDICATES PROPOSED RECREATION SITE

TOTAL LOTS	
PLATTED/ EXISTING LOTS	1,866 LOTS
PROPOSED MAX. LOTS	934 LOTS
MAX. FUTURE TH LOTS	295 LOTS
TOTAL MAX LOTS	3,095 LOTS

FIGURE 2

SIERRA VISTA
and
STERLING LAKES
AT IOWA COLONY
A CANYON GATE® COMMUNITY

Contributing Landscape and Open Space Plan

LEGEND

REQUIRED OPEN SPACE

ACREAGE	TOTAL %
65 ACRES	5%

OPEN SPACE INCLUDES LANDSCAPE BUFFERS, DETENTION AREAS, GREEN BELTS AND RECREATION SITES.
(CONTRIBUTING RECREATION SITES SHALL BE ACCESSIBLE FROM A PUBLIC STREET.)

- INDICATES PRIVATE NON-CONTRIBUTING RECREATION SITES
- INDICATES PROPOSED RECREATION SITE MINIMUM 1/4 AC. (SEE NOTE)
- 1/4 MILE RADIUS SERVICE AREA
- PROPOSED PUBLIC PARK NOT INCLUDED IN LANDSCAPE/OPEN SPACE AREA CALCULATIONS
- INDICATES 15' MINIMUM GREENBELT/ LANDSCAPE BUFFER WITH SIDEWALK
NOTE: 6' MINIMUM SIDEWALK REQUIRED ON ONE SIDE OF THE SPINE ROAD
- INDICATES MINIMUM 5' WIDE PUBLIC STREET SIDEWALK
- LANDSCAPE BUFFERS TO COUNT AS REQUIRED OPEN SPACE SUBJECT TO:
MINIMUM 15' WIDE AND
CONTAINING REQUIRED 1½" CALIPER TREES
- DETENTION LAKE TO COUNT AS REQUIRED OPEN SPACE SUBJECT TO:
5:1 MAXIMUM SIDE SLOPE,
PERMANENT WATER SURFACE AND
MINIMUM 6' WATER DEPTH

Note:
Recreation sites shall provide a variety of recreational uses- passive and active. At minimum, a recreation site shall include a paved plaza area. The plaza area shall be a minimum of 500 sq.ft. and shall include a decorative paving pattern.

Each site shall include at least 2 benches, 2 shade trees, a drinking fountain and bicycleparking. Bicycle parking shall include racks or other structures intendedfor parking bicycles, with a minimum of 4 spaces.

At least 2 parks shall include ball field facilities for informal play, including baseball back stops and soccer goals. At least 1 park shall include a fenced area with double gates for use as a dog park.

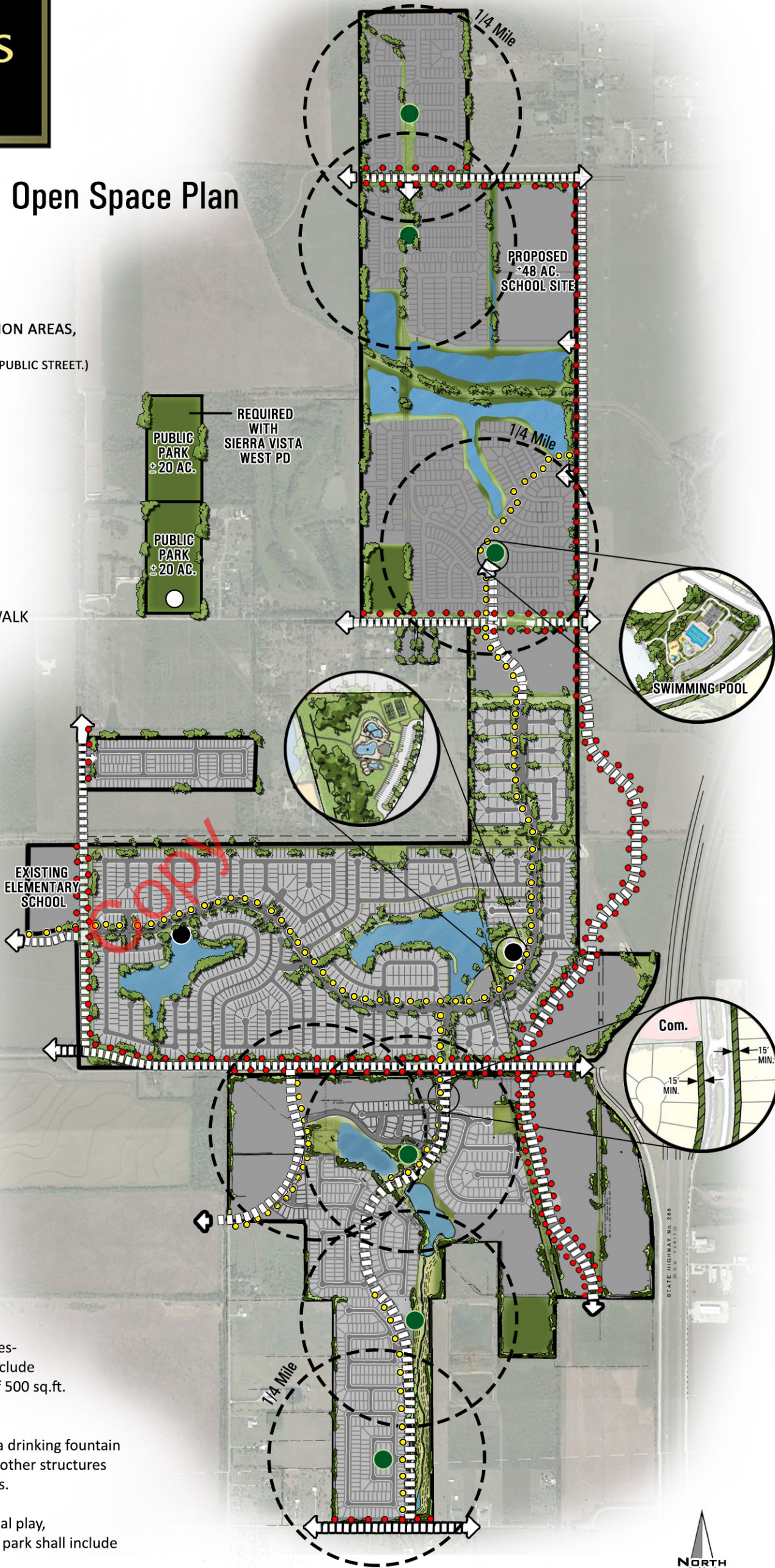


FIGURE 3

SIERRA VISTA

and

STERLING LAKES

AT IOWA COLONY

A CANYON GATE® COMMUNITY

Thoroughfare Exhibit

LEGEND

- MAJOR ARTERIAL (TO BE WIDENED)

(120' R.O.W. MIN. - 45 M.P.H. DESIGN SPEED)

SPINE ROAD (PRIVATE)

(80' R.O.W. MIN.)
- MAJOR ARTERIAL (PROPOSED)

(120' R.O.W. MIN. - 45 M.P.H. DESIGN SPEED)
- SPINE ROAD (PUBLIC)

(80' R.O.W. MIN.)
- MINOR ARTERIAL (PROPOSED)

(120' R.O.W. MIN. - 40 M.P.H. DESIGN SPEED)
- SPINE ROAD (PROPOSED)

(80' R.O.W. MIN.)
- MAJOR COLLECTOR

(80' R.O.W. MIN. - 35 M.P.H. DESIGN SPEED)
- LOCAL STREET (PUBLIC)

(60' R.O.W. MIN.)
- MAJOR COLLECTOR (PROPOSED)

(80' R.O.W. MIN. - 35 M.P.H. DESIGN SPEED)
- LOCAL STREET (PRIVATE)

(60' R.O.W. MIN.)
- MINOR COLLECTOR (PROPOSED)

(80' R.O.W. MIN. - 30 M.P.H. DESIGN SPEED)
- GATED ENTRY
- SIGNALIZED INTERSECTION
- SUPER ARTERIAL (PUBLIC)

(S.H. 288, R.O.W. VARIES)

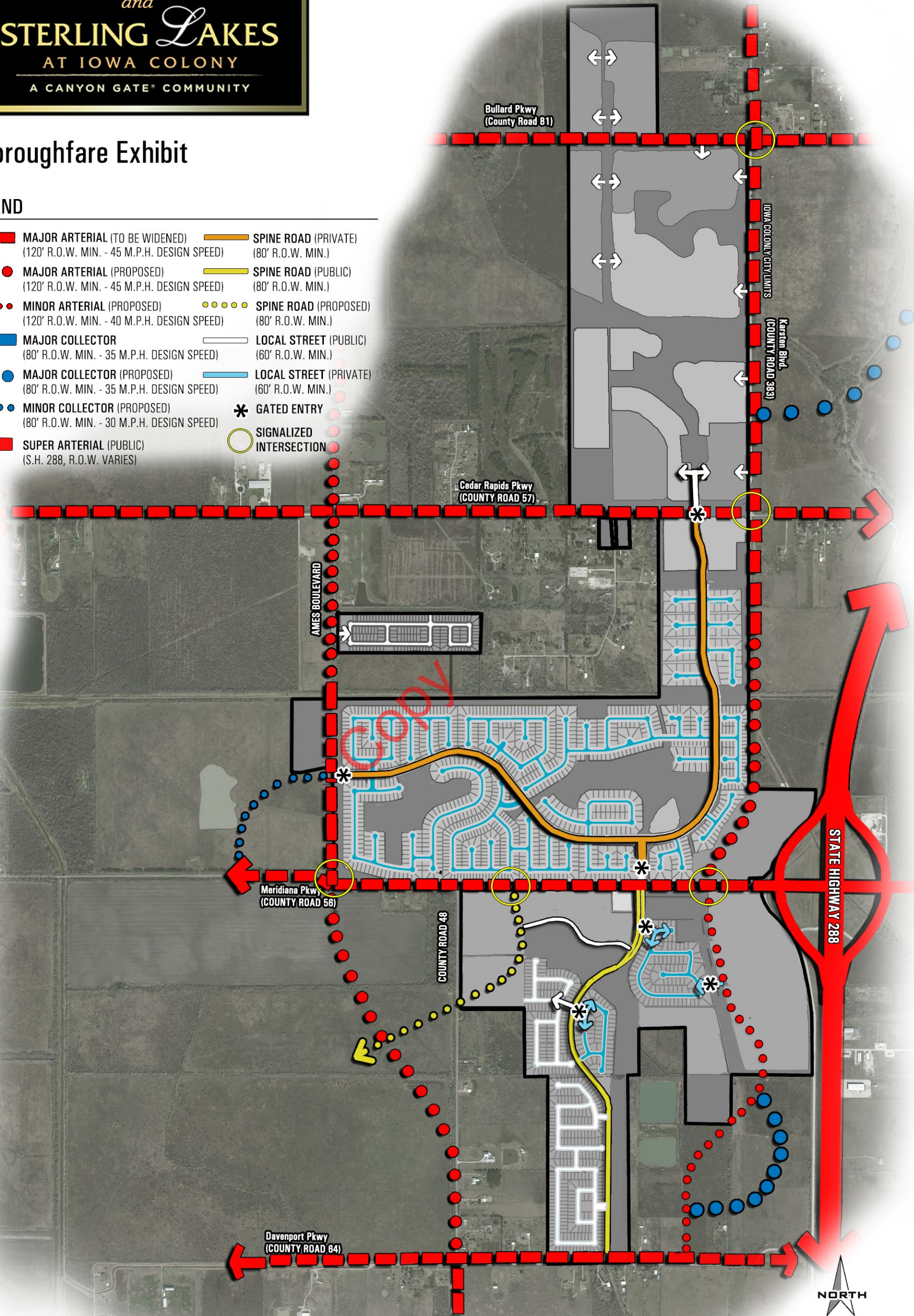


FIGURE 4

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

SPINE ROAD (DIVIDED) PROPOSED STREET CROSS SECTION

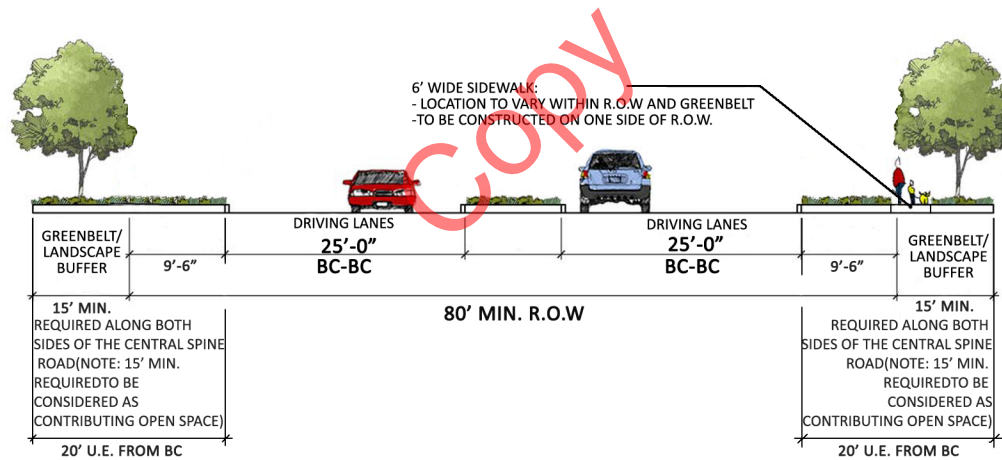


FIGURE 5

0' 5' 10' 15' 20'

SCALE 1" = 20'
DATE: 05.01.2018

SPINE ROAD (UNDIVIDED) PROPOSED STREET CROSS SECTION

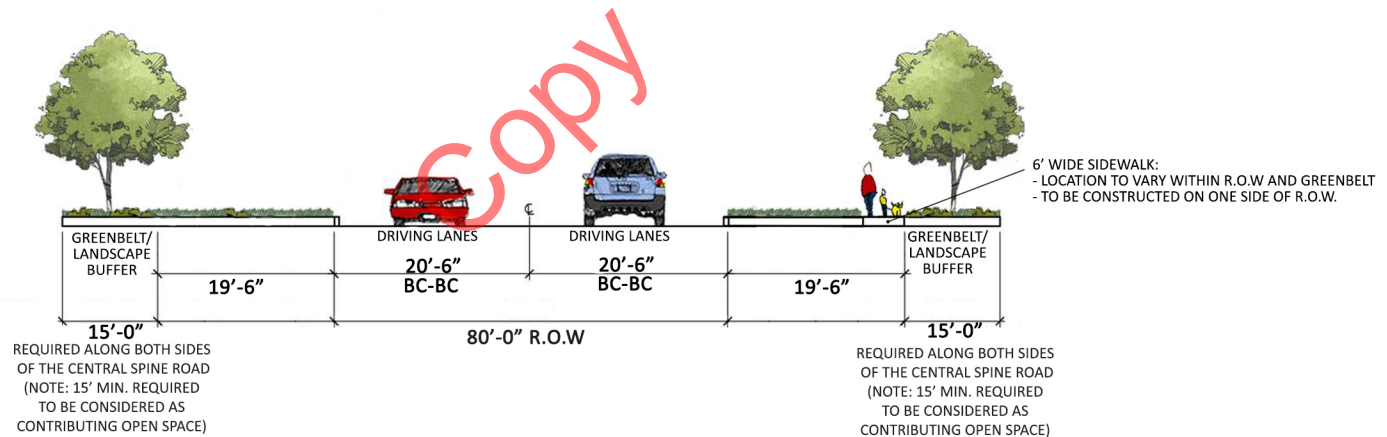


FIGURE 6

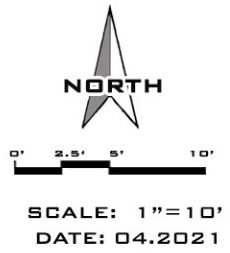
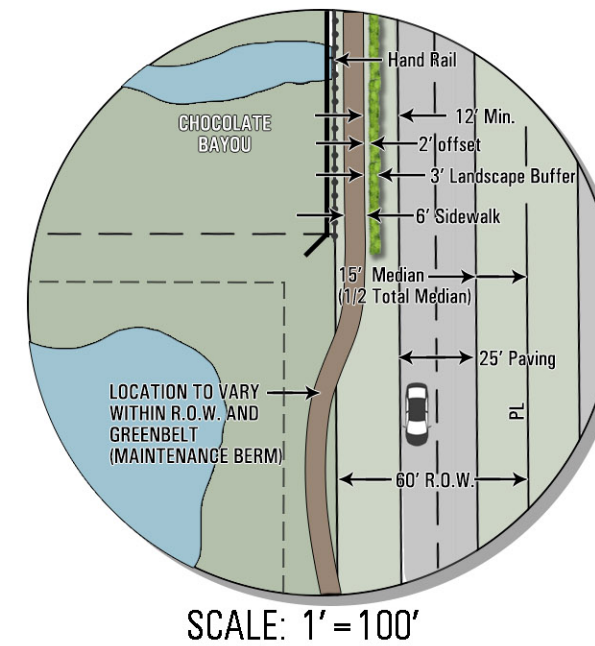
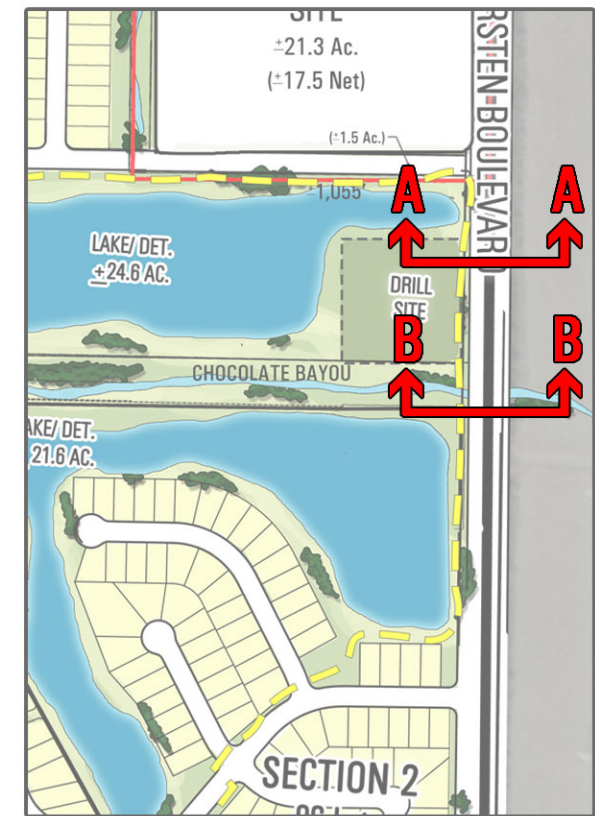
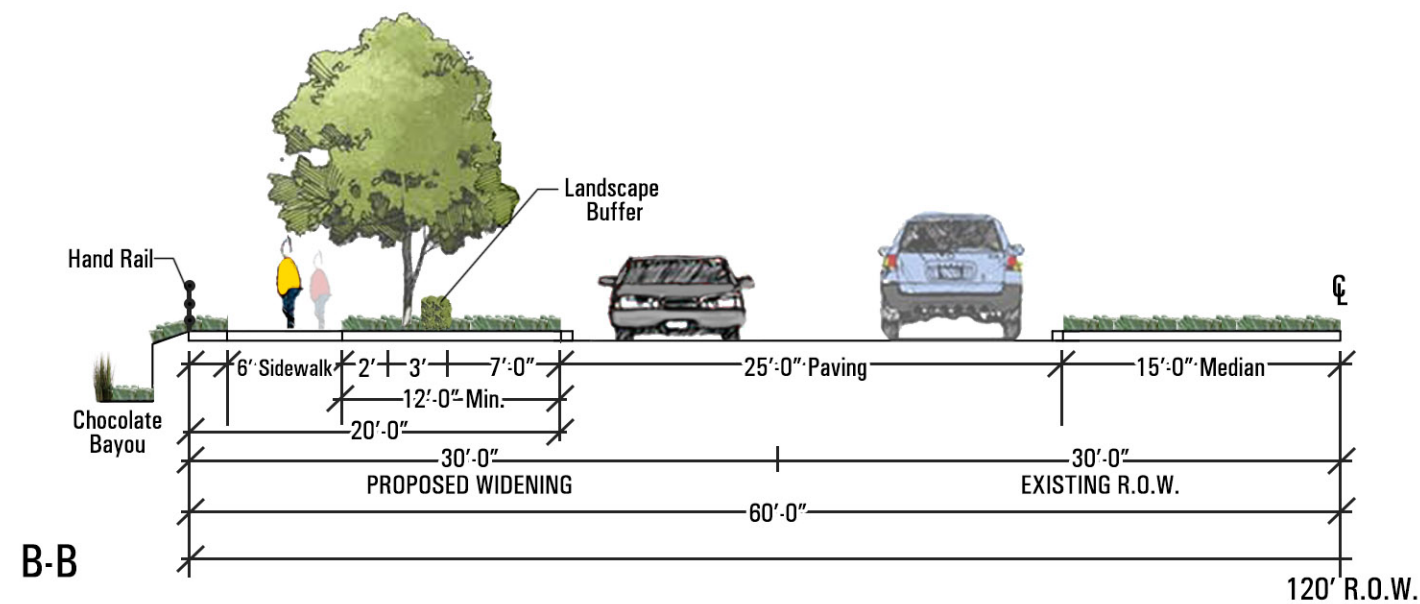
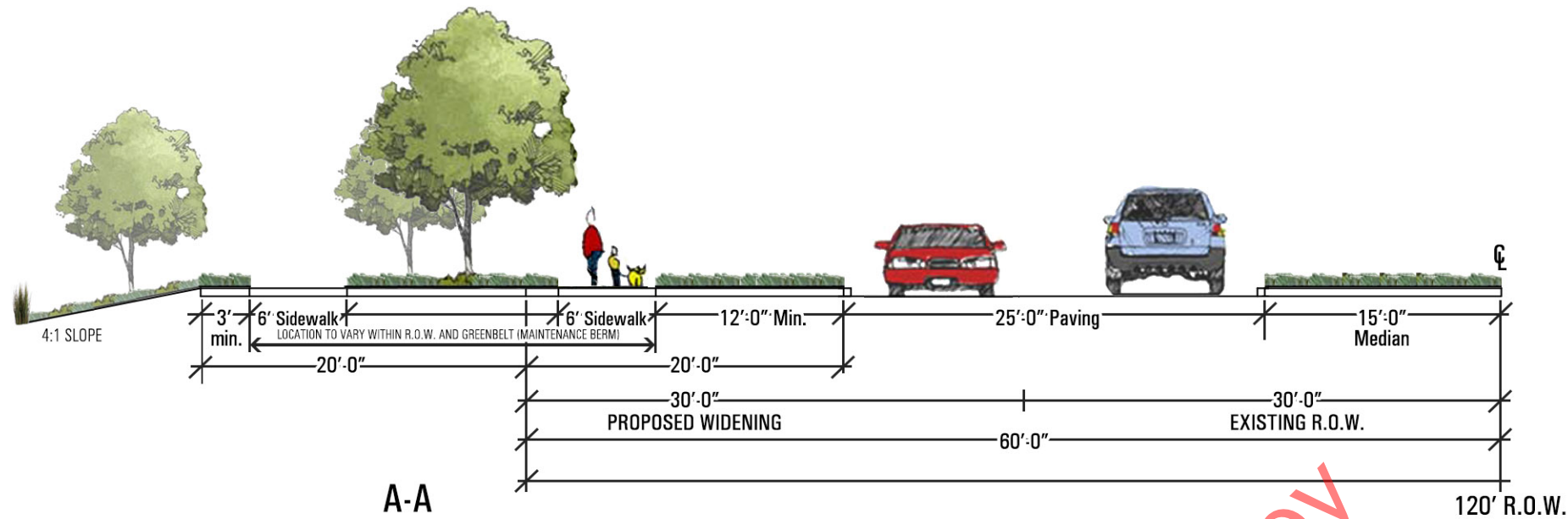
0' 5' 10' 15' 20'

SCALE 1" = 20'
DATE: 05.01.2018

Sierra Vista West

Pedestrian Cross-Section and Detail





FIGURE 7



Sterling Lakes North

LOT TABLE						
	45's	50's	55's	60's	>60'	TOTAL
Section 1				38		38
Section 2				91	5	96
Section 3				114		114
Section 4	42					42
Section 5				39		39
Section 6	55					55
Section 7				83		83
Section 9	100					100
Section 10	58					58
Section 11	68					68
Section 12		183				183
TOTAL	323	183	0	365	5	876

LEGEND

- | | |
|---|-------------------------|
|  | FUTURE LOTS |
|  | CIVIC |
|  | GATED ENTRY |
|  | NEIGHBORHOOD PLAYGROUND |

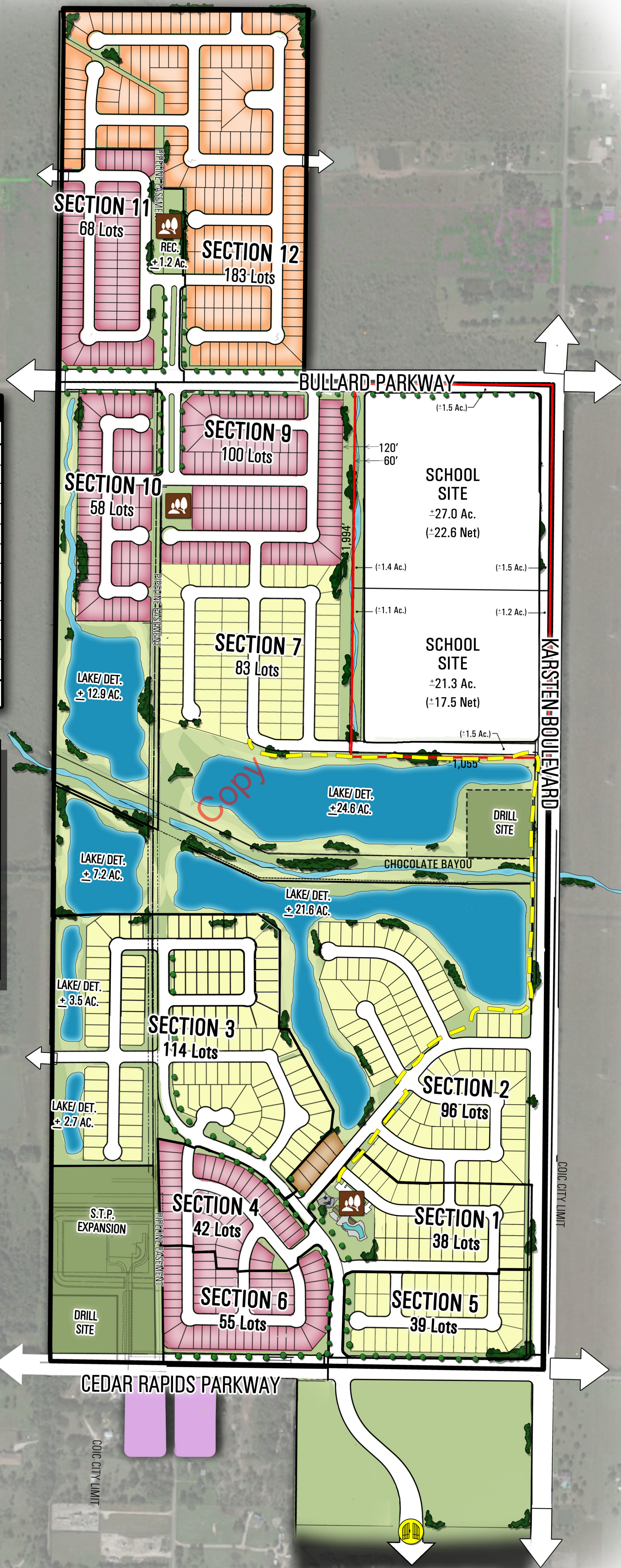
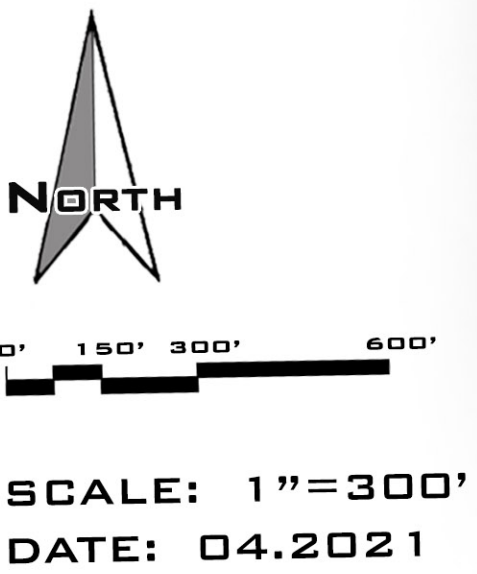
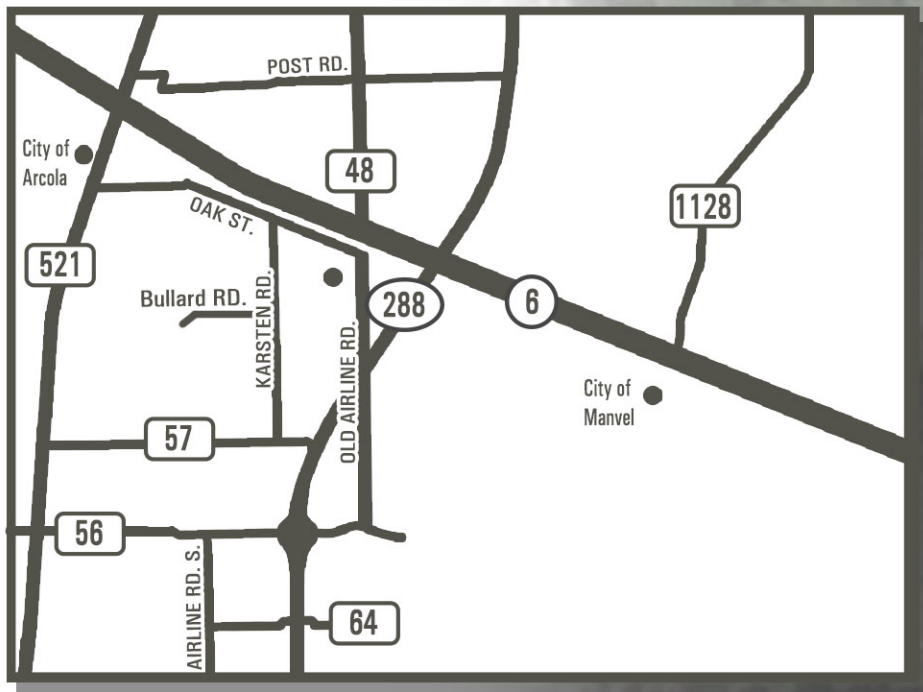


FIGURE 8

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ORIGINAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

SIERRA VISTA and STERLING LAKES AT IOWA COLONY A CANYON GATE® COMMUNITY

Phasing Plan

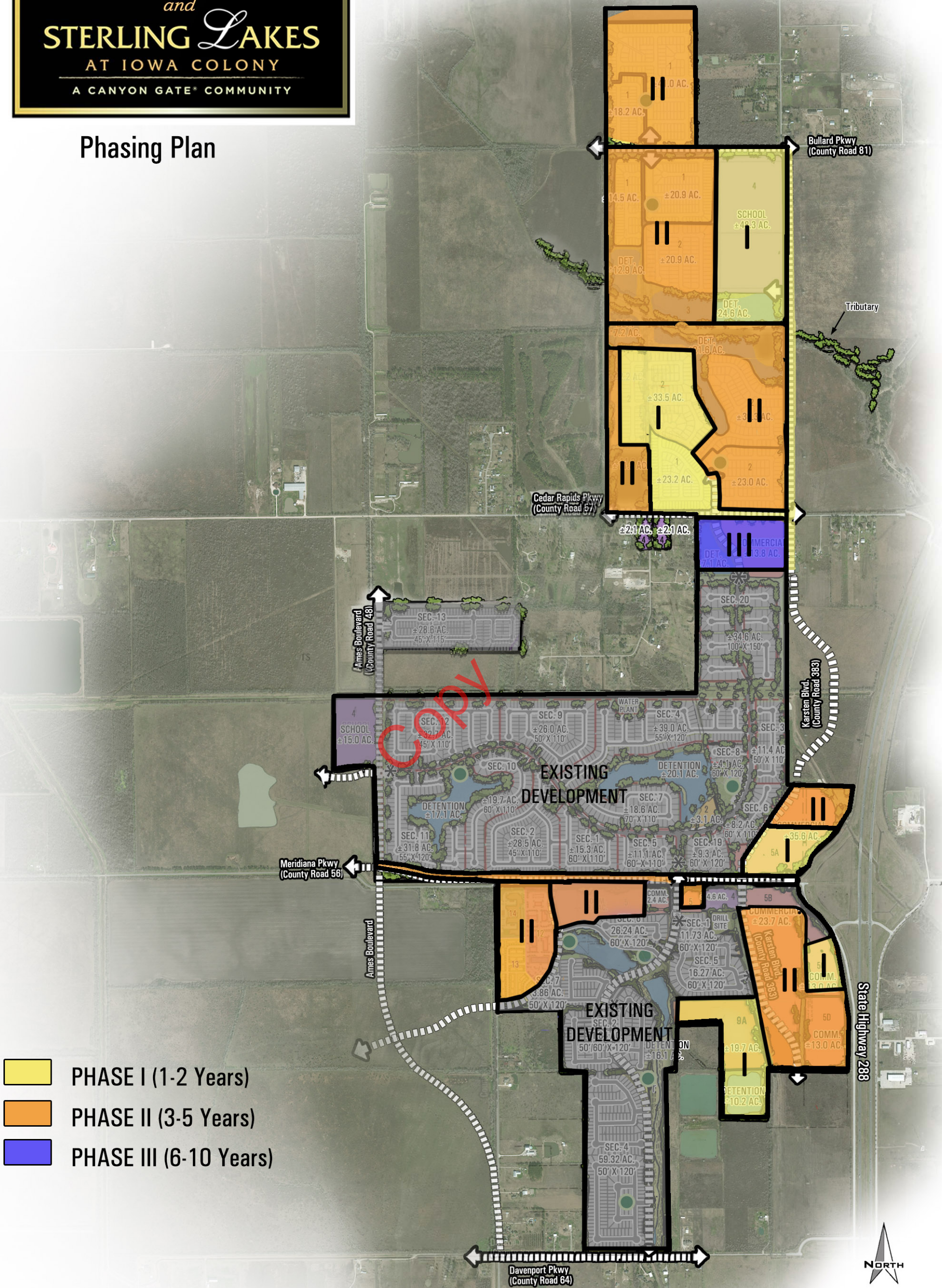


FIGURE 9

Lot Count and Contributing Open Space

STERLING LAKES				Area Type # 1			Area Type # 2				Open Space (AC.)
				Area Type # 2							
Section	Section AC.	# of Lots	Lot Width	45	50	55	60	65	70	100	
1	15.30	62	60				62				1.80
2	28.50	146	45	146							0.97
3	11.40	56	50		56						1.81
4	39.00	153	55			153					0.51
5	11.10	40	60				40				1.78
6	8.20	23	60				23				0.75
7	18.60	59	70						59		2.31
8	4.10	17	60				17				0.14
9	26.00	117	50		117						0.69
10	19.70	75	60				75				0.60
11	31.80	100	55			100					3.79
12	32.70	175	45	175							1.63
13	28.60	157	45	157							6.12
19	9.30	24	60				24				2.12
20	34.60	78	100							78	3.72
Rec. Site	6.37	0	N/A								6.37
C.O.S./Detention	23.34	0	N/A								23.34
TOTAL	348.61	1282		478	173	253	241	0	59	78	58.45

% Open Space/Sec. Ac.

16.77%

STERLING LAKES NORTH				Area Type # 1			Area Type # 2				Open Space (AC.)
Section	Section AC.	# of Lots	Lot Width	45	50	55	60	Lots Greater than 60			
1	13.98	38	60				38	65	70	100	0.22
2	24.5	96	60				91	5			0.37
3	41.55	114	60				114				1.87
4	11.07	42	45	42							1.65
5	1.77	39	60				39				1
6	12.19	55	45	55							1.37
7		83	60				83				1.18
		0	50								
9	36.3	100	45	100			0				0.23
10	30.1	58	45	58							0.6
11	17.2	68	45	68							1.9
12	50	183	50		183						1.6
Rec. Site											3
C.O.S./Detention											84.4
TOTAL	238.66	876		323	183	0	365	5	0	0	99.39

% Open Space/Sec. Ac.

41.65%

SIERRA VISTA				Area Type # 1			Area Type # 2				
									Lots Greater than 60		
Section	Section AC.	# of Lots	Lot Width	45	50	55	60	65	70	100	Open Space (AC.)
1	11.73	35	60				35				0.879
2	71.84	176	50/60		121		55				30.146
3	20.72	32	70				0		32		10.375
4	59.32	234	50		234					0	5.83
5	16.27	59	60				59				0.34
6	26.24	35	60				35				14.61
7	3.86	13	50		13						0.75
TOTAL	209.98	584		0	368	0	184	0	32	0	62.93

% Open Space/Sec. Ac.

29.97%

Area Type # 1			Area Type # 2		
				Lots Greater than 60	