



12003 Iowa Colony Blvd.  
Iowa Colony Tx. 77583  
Phone: 281-369-2471  
Fax: 281-369-0005  
[www.iowacolonytx.gov](http://www.iowacolonytx.gov)

IOWA COLONY PLANNING AND ZONING COMMISSION  
MINUTES OF OCTOBER 7, 2021

Members present: David Hurst Tim Varlack, Steven Byrum-Bratsen, Les Hosey, and Melanie Hampton

Members absent: Vince Patterson and Mclean Barnett

Others present: Dinh Ho and Robert Hemminger

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

1. Chairman Hurst called the meeting to order at 7:22 P.M.
2. Citizens Comments. There were no comments from the public.
3. Consider approval of the September 7, 2021 meeting minutes. Steven Byrum-Bratsen made a motion to approve the minutes of the September 7, 2021 meeting. Seconded by Les Hosey. Approved unanimously with five ayes.
4. Consideration and possible action for the Vega Estates Preliminary Plat. Les Hosey made a motion to approve the Vega Estates Preliminary Plat with the approval of Drainage District 4 as recommended by the City Engineer. Seconded by Tim Varlack. Approved unanimously with five ayes.
5. The meeting was adjourned by a unanimous vote at 7:28 P.M.

APPROVED THIS 2nd DAY OF NOVEMBER, 2021.

ATTEST:

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Kayleen Rosser, City Secretary

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David Hurst, Chairman

Thursday, October 28, 2021

Abraham Nimrooz  
West Belt Surveying, Inc.  
21020 Park Row Dr.  
Katy, TX 77449

Re: AISD Nichols-Mock Elementary Preliminary Plat  
Letter of Recommendation to Approve  
City of Iowa Colony Project No. SPP 211006-1248  
Adico, LLC Project No. 16007-2-218

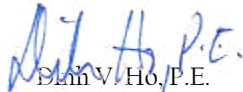
Dear Mr. Nimrooz;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of AISD Nichols-Mock Elementary Preliminary Plat, received on or about October 28, 2021. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based upon our review, we have no objections to the preliminary plat as resubmitted on October 28, 2021. Please provide ten (10) folded prints to Kayleen Rosser, City Secretary, by no later than Thursday, October 28, 2021, for consideration at the November 2, 2021, Planning and Zoning meeting.

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

Sincerely,  
Adico, LLC

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

Copy

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 16007-2-218



THE STATE OF TEXAS  
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS

We, Alvin Independent School District, owner of the property being subdivided, in this plat of Alvin ISD Nichols–Mock Elementary, do hereby make subdivision of said property for and on behalf of Alvin Independent School District, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigned to warrant and defend the title to the land so dedicated.

In Testimony, hereto, Alvin Independent School District, has caused these presents to be signed by Carol Nelson, Superintendent, thereunto authorized, and its common seal hereunto affixed, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Alvin Independent School District

Carol Nelson, Superintendent

THE STATE OF TEXAS  
COUNTY OF BRAZORIA

Before me, the undersigned authority, on this day personally appeared Carol Nelson, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE this\_\_\_day of\_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

(Print Name)

My Commission Expires:

I, Joel D. Walker, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angles points of curvature and other points of reference have been marked with iron (or other suitable permanent ferrous metal) pipes and a length of not less than three (3) feet.

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

Joel D. Walker  
Texas Registration No. 5189

This plat is hereby APPROVED by the City of City of Iowa Colony City Council, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Michael Byrum–Bratsen, Mayor

Sydney Hargroder

Arnetta Hicks–Murray

Marquette Greene–Young

Wil Kennedy

Chad Wilsey

This plat is hereby APPROVED by the City of City of Iowa Colony Planning and Zoning Commission, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

David Hurst, Chairman

Melanie Hampton

Steven Byrum–Bratsen

Les Hosey

Vince Patterson

Timothy Varlack

McLean Barnett

NOTES:

1. THE PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF IOWA COLONY.

2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204, STATE PLANE COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE (LOCAL COORDINATES) BY DIVIDING THE DEPICTED COORDINATE BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.999866036596 (X+S.F.=SURFACE VALUE).

3. BEARINGS DEPICTED HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).

4. ACCORDING TO F.I.R.M. MAP NO. 48039C0115K (COMMUNITY–PANEL NO. 4854580115K), MAP REVISED DATE: DECEMBER 30, 2020, THE SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AS ZONE "X" UNSHADED. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THIS STATEMENT IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.

5. 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.

6. THIS TRACT LIES WITHIN THE BRAZORIA COUNTY MUD NO. 53.

7. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.

7. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL HAVE A MINIMUM OF 24 INCHES ABOVE BASE FLOOD ELEVATION.

8. ALL MONUMENTS ARE OR 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.

9. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.

10. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.

11. A MINIMUM OF FIVE (5) FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG ALL STREETS AND SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.

12. SITEPLAN SHALL BE SUBJECT TO THE REQUIREMENTS OF CITY OF IOWA COLONY UNIFIED DEVELOPMENT CODE.

13. THE TRACT IS SUBJECT TO THE REQUIREMENTS OF THE DEVELOPMENT AGREEMENT FOR SIERRA VISTA WEST BETWEEN THE CITY OF IOWA COLONY AND LAND TEJAS SIERRA VISTA WEST, LLC, AND AS AMENDED.

LEGAL DESCRIPTION:

BEGINNING at a 5/8–inch iron rod (with cap stamped "Manhard") set, being on the east 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 Clerk's File No. 2019029817, Brazoria County Official Public Records and being the northwest corner of the herein described tract, from which a 5/8–inch iron rod (with cap stamped "Manhard") found bears North 02°35'30" West, 24.30 feet, being on the east line of said called 4.5169 acre tract (Tract 4);

THENCE, North 87°23'17" East, 697.43 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 an easterly direction, with a radius of 20.00 feet, a central angle of 45°00'00", an arc length of 15.71 feet, and a chord bearing South 70°06'43" East, 15.31 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 47°36'47" East, 292.58 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set, being the beginning of a non–tangent curve to the right;

THENCE, along said non–tangent curve to the right in a southeasterly direction, with a radius of 20.06 feet, a central angle of 45°46'34", an arc length of 16.02 feet, and a chord bearing South 25°30'46" East, 15.60 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 02°36'37" East, 490.47 feet passing a 5/8–inch iron rod (with cap stamped "Manhard") set, continuing for a total distance of 530.46 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, Plat Records of Brazoria County, Texas, and being the southeast corner of the herein described tract, from which a 5/8–inch iron rod found bears North 87°24'30" East, 2,634.15 feet, being the southeast corner of the remainder of said called 501.92 acre tract, being on the north right–of–way line of said County Road No. 64, and being on the west right–of–way line of County Road No. 48 (based on a width of 40 feet) recorded in Volume 2, Page 113, Plat Records of Brazoria County, Texas;

THENCE, South 87°24'30" West, 884.79 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being on the south line of the remainder of said called 501.92 acre tract, being on the north right–of–way line of said County Road No. 64, and being the southwest corner of the herein described tract, from which a 5/8–inch iron rod (with cap)found bears South 87°24'30" West, 2,165.08 feet, being the southwest corner of the remainder of said called 501.92 acre tract;

THENCE, North 02°35'30" West, 39.99 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being the beginning of a non–tangent curve to the right;

THENCE, along said non–tangent curve to the right in a northwesterly 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 North 47°35'30" West, 49.50 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;

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

THENCE, along said tangent curve to the left in a northerly 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 North 03°32'47" West, 16.66 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;

THENCE, North 04°30'03" West, 133.42 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being the beginning of a tangent curve to the right;

THENCE, along said tangent curve to the right in a northerly 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 North 03°32'47" West, 16.66 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being on the east line of said called 4.5169 acre tract(Tract 4);

THENCE, North 02°35'30" West, 458.93 feet to the POINT OF BEGINNING, CONTAINING 15.47 acres(673,656 square feet) ofland in Montgomery County, Texas filed in the office of Manhard Consulting, Ltd. in The Woodlands, Texas.

REFERENCE BENCHMARK:

TXDOT MONUMENT HV–79C – ELEVATIONS SHOWN HEREON ARE BASED ON THE TXDOT MONUMENT HV–79C LOCATED IN THE MEDIAN OF HIGHWAY 288 APPROXIMATELY 125 FEET SOUTH OF COUNTY ROAD 56. ELEVATION = 49.31' (NAVD 88, 2001 ADJ.)

TEMPORARY BENCHMARKS:

TBM"A1" – BOX CUT ON TOP OF "C" INLET LOCATED ON THE EAST SIDE OF CRYSTAL VIEW DRIVE ON THE FIRST "C" INLET NORTH OF DAVENPORT PARKWAY (COUNTY ROAD 64). ELEVATION = 58.68'

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.

2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.

3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.

5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.

6. THIS RURAL COMMERCIAL SITE EMPLOYS A NATURAL DRAINAGE SYSTEM, WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SITE THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE–DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR ON THE SITE TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.

7. LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 85 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.

8. OTHER THAN SHOWN HERON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.

9. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.

10. DEDICATED DRAINAGE EASEMENT(S) GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 FOR DRAINAGE MAINTENANCE PURPOSES SHALL INCLUDE 45 FEET TOP OF BANK, PLUS THE SUM (FOOTAGE) OF BOTH DITCH SIDE SLOPES AND CHANNEL BOTTOM AND 45 FEET OF BANK ON THE OPPOSITE BANK.

11. 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.

12. PROHIBITED USE OF METAL PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007–08).

13. PROHIBITED USE OF RIP–RAP IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).

14. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.

15. 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.

16. IT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY IF ANY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 DEDICATED DRAINAGE EASEMENTS ARE ON OR CROSS THEIR PROPERTY. IF SO, THE PROPERTY OWNER WILL COMPLY AS STATED WITHIN THE RECORDED EASEMENT.

17. PROJECT FIELD START–UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL SECTION 1, INTRODUCTION; SUB –SECTION 1.5, PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES; TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5 RESOLUTION 2011–1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING–UP APPROVED PROJECTS.

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

Lee Walden, P.E.  
President

Date

Kerry Osburn  
Vice President

Date

Brandon Middleton  
Secretary/Treasurer

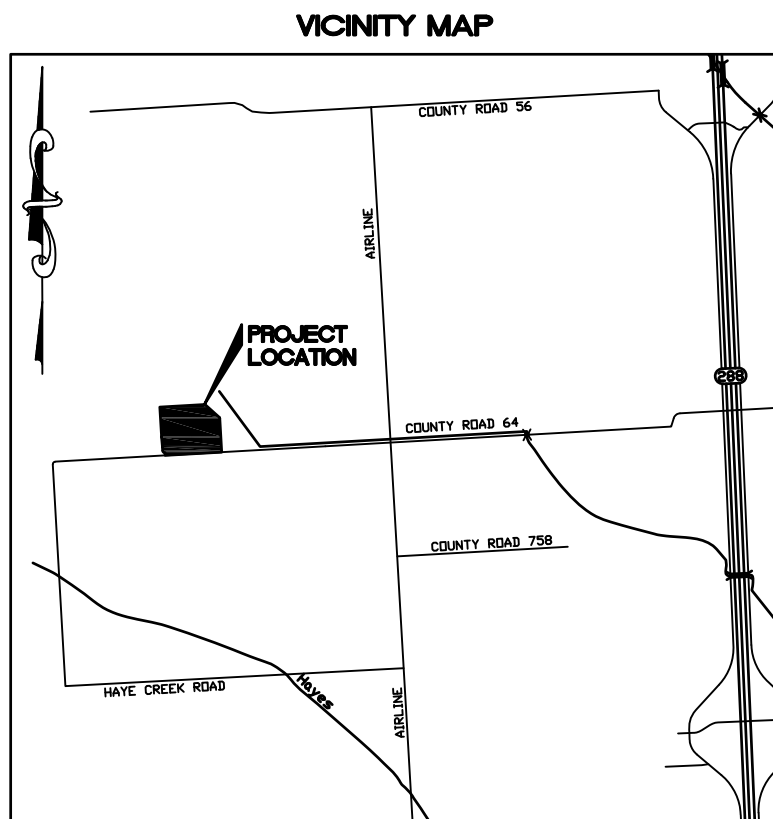
Date

Jarrod Aden  
District Engineer

Date

Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.

BCDD5 Ref ID#: B210066



KEY MAP 691R  
SCALE 1" = 3000'

# ALVIN ISD NICHOLS - MOCK ELEMENTARY

A SUBDIVISION OF  
15.465 ACRES  
OUT OF THE  
LAVACA NAVIGATION CO. SURVEY,  
ABSTRACT NO. 329  
BRAZORIA COUNTY, TEXAS

1 BLOCK 1 RESERVE

OCTOBER 28, 2021

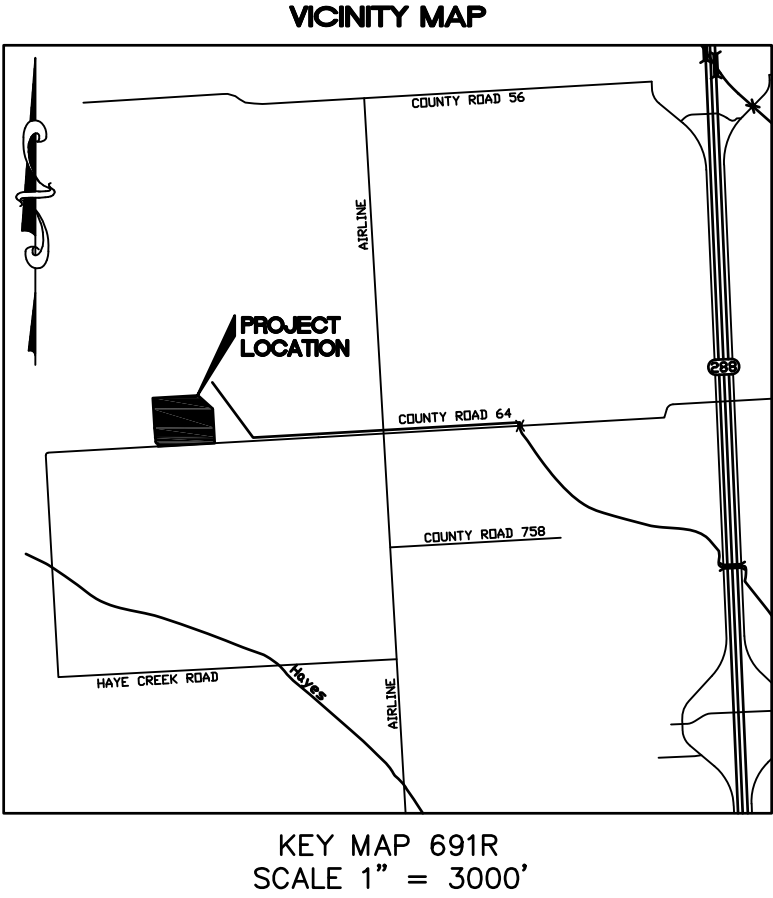
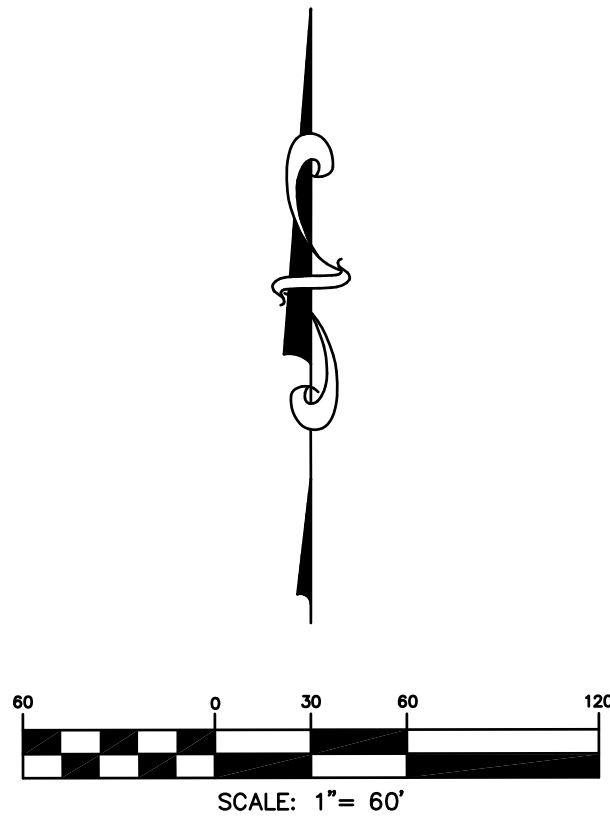
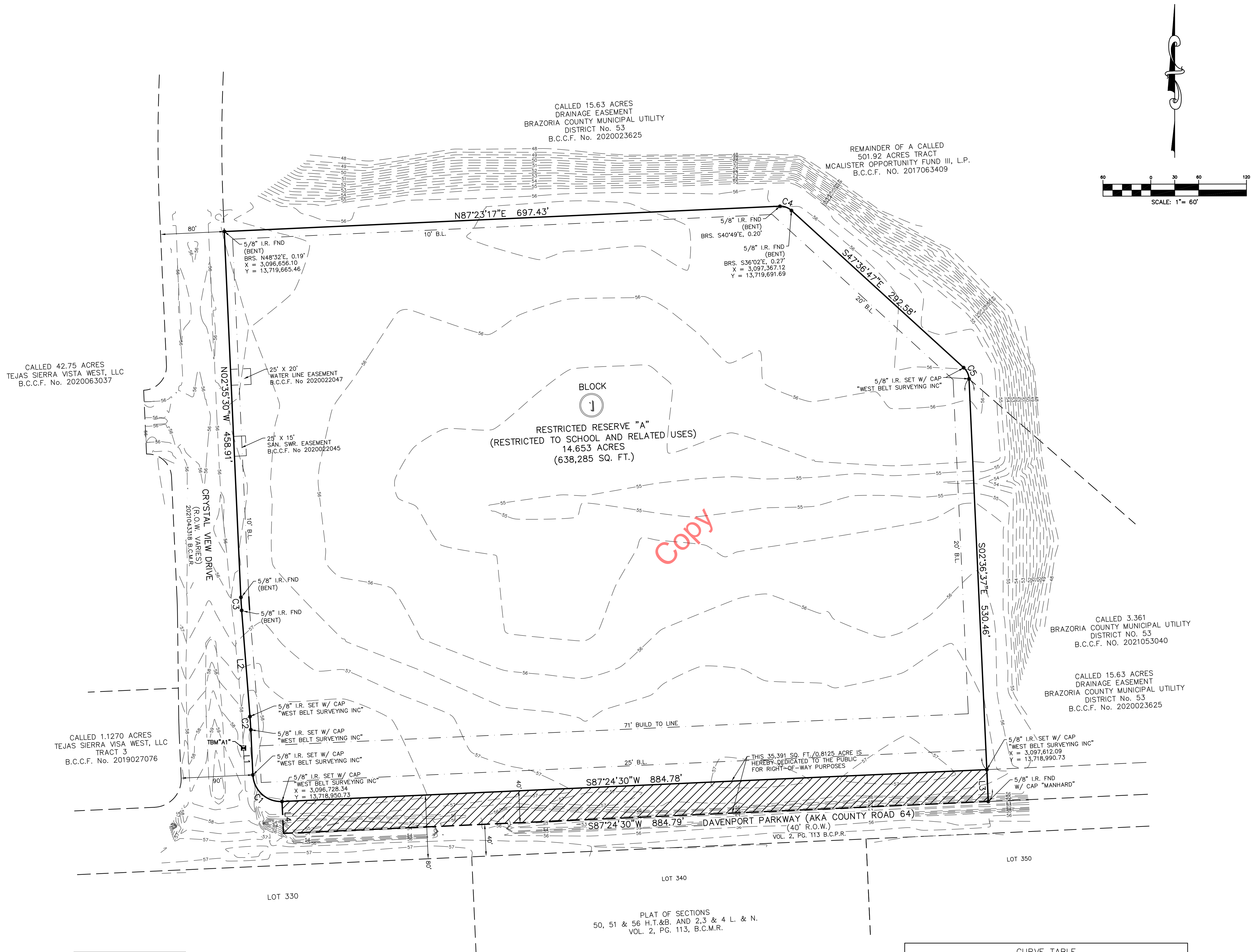


21020 PARK ROW  
KATY, TEXAS 77449  
PHONE: (281) 509-8288  
FAX: (281) 492-0026  
CERTIFIED FIRM NO. 10073800

ENGINEER:  
S&G ENGINEERING CONSULTANTS, LLC  
1706 AVENUE D, SUITE B  
KATY, TEXAS 77493  
(832) 437-7377

OWNER:  
BILL VANTAGNER  
ALVIN INDEPENDENT SCHOOL DISTRICT  
301 E. HOUSE STREET  
ALVIN, TEXAS 77511  
(281) 388-1130





- ABBREVIATIONS:**
- B.L.—BUILDING LINE
  - ESMT.—EASEMENT
  - FND.—FOUND
  - FT.—FEET
  - B.C.C.F.—BRAZORIA COUNTY CLERK'S FILE
  - B.C.D.R.—BRAZORIA COUNTY DEED RECORDS
  - B.C.M.R.—BRAZORIA COUNTY MAP RECORDS
  - I.R.—IRON ROD
  - No.—NUMBER
  - PG.—PAGE
  - R.O.W.—RIGHT-OF-WAY
  - SQ.—SQUARE
  - VOL.—VOLUME

**ALVIN ISD  
NICHOLS - MOCK  
ELEMENTARY**

A SUBDIVISION OF  
15.465 ACRES  
OUT OF THE  
LAVACA NAVIGATION CO. SURVEY,  
ABSTRACT NO. 329  
BRAZORIA COUNTY, TEXAS

1 BLOCK 1 RESERVE

OCTOBER 28, 2021



21029 PARK ROW KATY, TEXAS 77449  
PHONE: (281) 509-8288  
FAX: (281) 492-0026  
CERTIFIED FIRM NO. 10073800

ENGINEER:  
S&G ENGINEERING CONSULTANTS, LLC  
1796 AVENUE D, SUITE B  
KATY, TEXAS 77493  
(832) 437-7377

OWNER:  
BILL VANTHAGNER  
ALVIN INDEPENDENT SCHOOL DISTRICT  
301 E. HOUSE STREET  
ALVIN, TEXAS 77511  
(281) 388-1130

LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°35'30"W	56.67'
L2	N04°30'03"W	133.42'
L3	S02°36'37"E	40.00'
L4	N02°35'30"W	40.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	54.98'	35.00'	90°00'00"	N47°35'30"W	49.50'
C2	16.66'	500.00'	1°54'33"	N03°32'46"W	16.66'
C3	16.66'	500.00'	1°54'33"	N03°32'46"W	16.66'
C4	15.71'	20.00'	45°00'00"	S70°06'43"E	15.31'
C5	16.03'	20.06'	45°46'34"	S25°30'46"E	15.60'

Tuesday, October 12, 2021

Lacey Bell  
EHRA Inc.  
10555 Westoffice Dr.  
Houston, TX 77042

**Re: Meridiana Section 57 Final Plat  
Letter of Recommendation to Approve  
City of Iowa Colony Project No. SFP 210907-1128  
Adico, LLC Project No. 16007-2-215**

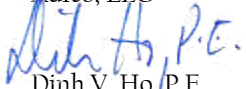
Dear Ms. Bell;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Section 57 Final Plat, received on or about October 7, 2021. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based upon our review, we have no objections to the final plat as resubmitted on October 7, 2021. Please provide two (2) mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than October 25, 2021 for consideration at the November 2, 2021 Planning and Zoning Meeting.

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

Sincerely,  
Adico, LLC

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

Copy

**Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 16007-2-215**



METES AND BOUNDS DESCRIPTION  
MERIDIANA SECTION 57  
BEING A 17.43 ACRE TRACT OF LAND SITUATED IN  
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 53, ABSTRACT NO. 287 AND  
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT NO. 514  
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 17.43 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 53, ABSTRACT 287 AND THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT 514, BRAZORIA COUNTY, TEXAS, BEING OUT OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO GR-M1, LTD., CALLED 162.47 ACRES RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2006030311 AND CALLED 120.58 ACRES RECORDED UNDER B.C.C.F. NO. 2006048994; SAID 17.43 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at the southeasterly corner of the said 162.47 acre tract being in the westerly line of the said 120.58 acre tract, same being the common line of the H. T. & B. R.R. Company Survey, A-287 and the H. T. & B. R.R. Company Survey, A-514, from which a 5/8-inch capped iron rod stamped "Wilson" bears North 66°58' East, 0.50 feet;

THENCE, North 02°50'17" West, along the common line of the said 162.47 acre tract and the said 120.58 acre tract for a distance of 484.78 feet to a point for corner;

THENCE, South 87°09'43" West, for a distance of 14.19 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southeasterly corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, North 69°45'34" West, for a distance of 203.78 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point;

2) THENCE, South 88°21'54" West, for a distance of 49.23 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point;

3) THENCE, South 71°42'47" West, for a distance of 49.23 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point;

4) THENCE, South 55°03'39" West, for a distance of 49.23 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point;

5) THENCE, South 43°20'41" West, for a distance of 51.47 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an angle point;

6) THENCE, South 36°35'54" West, for a distance of 79.30 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point;

7) THENCE, South 48°14'55" West, for a distance of 140.26 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point;

8) THENCE, North 79°20'24" West, for a distance of 123.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point;

9) THENCE, North 39°18'00" West, for a distance of 89.94 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point;

10) THENCE, North 33°39'17" West, for a distance of 132.05 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point;

11) THENCE, North 36°42'32" West, for a distance of 112.64 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point;

12) THENCE, North 46°23'15" West, for a distance of 24.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point;

13) THENCE, North 36°14'48" West, for a distance of 164.78 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle point in the southeasterly line of Meridiana Detention Reserve N & O as per plat recorded under B.C.C.F. NO. 2020045815 and the most westerly southwest corner of the herein described tract;

THENCE, along the southeasterly line of said Detention Reserve N & O the following eighteen (18) courses and distances:

14) North 53°45'12" East, for a distance of 107.42 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle point;

15) North 44°14'40" East, for a distance of 107.42 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle point;

16) North 35°43'14" East, for a distance of 108.62 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle point;

17) North 35°01'07" East, for a distance of 60.94 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle point;

18) North 41°54'20" East, for a distance of 71.35 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle point;

19) North 50°40'03" East, for a distance of 71.35 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle point;

20) North 58°25'47" East, for a distance of 71.35 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle point;

21) North 68°11'30" East, for a distance of 71.35 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle point;

22) North 76°57'13" East, for a distance of 71.35 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle point;

23) North 85°42'57" East, for a distance of 71.35 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle point;

24) South 85°31'20" East, for a distance of 71.35 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle point;

25) South 77°47'34" East, for a distance of 71.46 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle point;

26) South 67°37'46" East, for a distance of 40.68 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle point;

27) North 14°47'27" East, for a distance of 244.80 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle point;

28) North 50°12'07" East, for a distance of 145.90 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle point;

29) South 79°26'11" East, for a distance of 158.94 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle point;

30) South 25°44'41" East, for a distance of 172.67 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle point;

31) South 76°17'08" East, for a distance of 24.01 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" the southwesterly corner of the said Detention Reserve N & O and the northeasterly corner of the herein described tract being in the arc of a curve to the right;

32) THENCE, in a southwesterly direction along the arc of said curve to the right having a radius of 1,940.00 feet, a central angle of 0°7'12"57", an arc length of 244.32 feet, and a chord bearing of South 19°34'52" West, for a distance of 244.16 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

33) THENCE, South 23°11'20" West, for a distance of 230.33 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

34) THENCE, in a southwesterly direction along the arc of said curve to the left having a radius of 1,810.00 feet, a central angle of 13°06'32", an arc length of 414.11 feet, and a chord bearing of South 16°38'04" West, for a distance of 413.21 feet to the POINT OF BEGINNING and containing 17.43 acres of land.

STATE OF TEXAS            §  
COUNTY OF BRAZORIA    §

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, its Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 57, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

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

OWNER

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

By: \_\_\_\_\_

Print Name: Matt Lawson

Title: President

STATE OF TEXAS            §  
COUNTY OF HARRIS    §

BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

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

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

I, Robert Boelsche, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that 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 rods having an outside diameter of not less than five-eighths of one inch (5/8) inch and a length of not less than three (3) feet.

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

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

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

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

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

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

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

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

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

\_\_\_\_\_  
Date

PLANNING AND ZONING COMMISSION APPROVAL

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

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

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

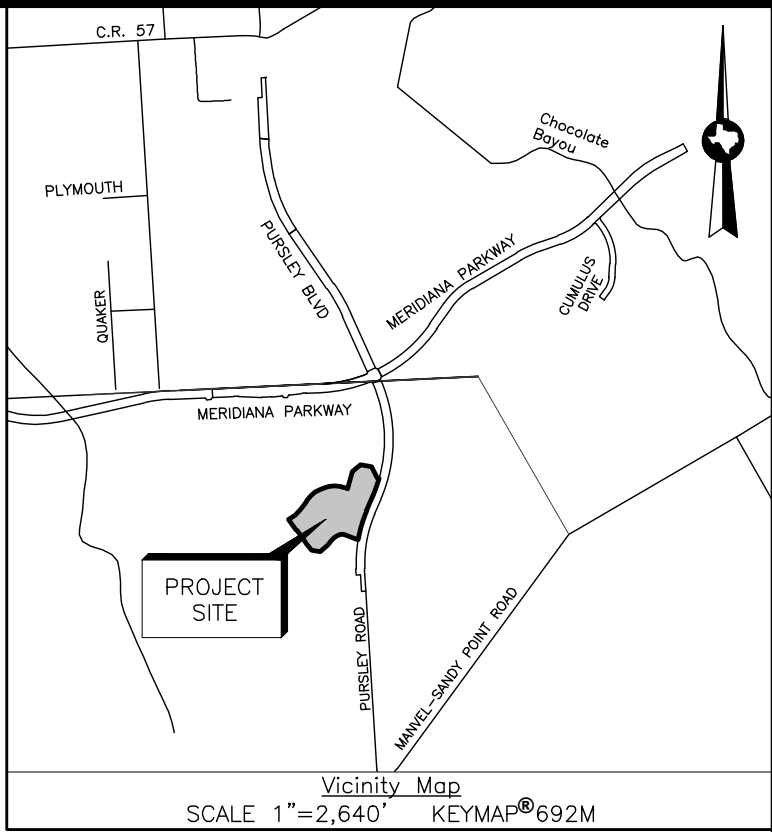
\_\_\_\_\_  
Vince Patterson  
Planning and Zoning Commission Member

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

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

\_\_\_\_\_  
Melanie Hampton  
Planning and Zoning Commission Member

\_\_\_\_\_  
Date



**FINAL PLAT**  
**MERIDIANA SECTION 57**  
BEING A SUBDIVISION OF 17.43 ACRES OUT OF THE  
H. T. & B. R.R. CO. SURVEY, SECTION 53, ABSTRACT 287,  
AND THE  
H. T. & B. R.R. CO. SURVEY, SECTION 54, ABSTRACT 514  
IN THE CITY OF IOWA COLONY,  
BRAZORIA COUNTY, TEXAS.  
74 LOTS    2 BLOCKS    3 RESERVES  
  
OWNER  
  
GR-M1, LTD.  
A TEXAS LIMITED PARTNERSHIP  
1602 AVENUE D, SUITE 100  
KATY, TEXAS 77493  
PH (832) 437-7863  
  
SEPTEMBER, 2021  
  
ENGINEER/SURVEYOR



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

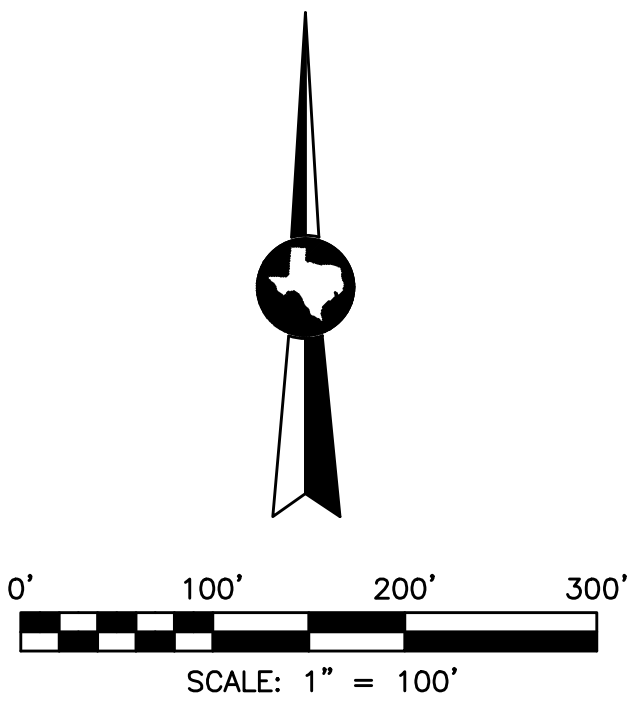
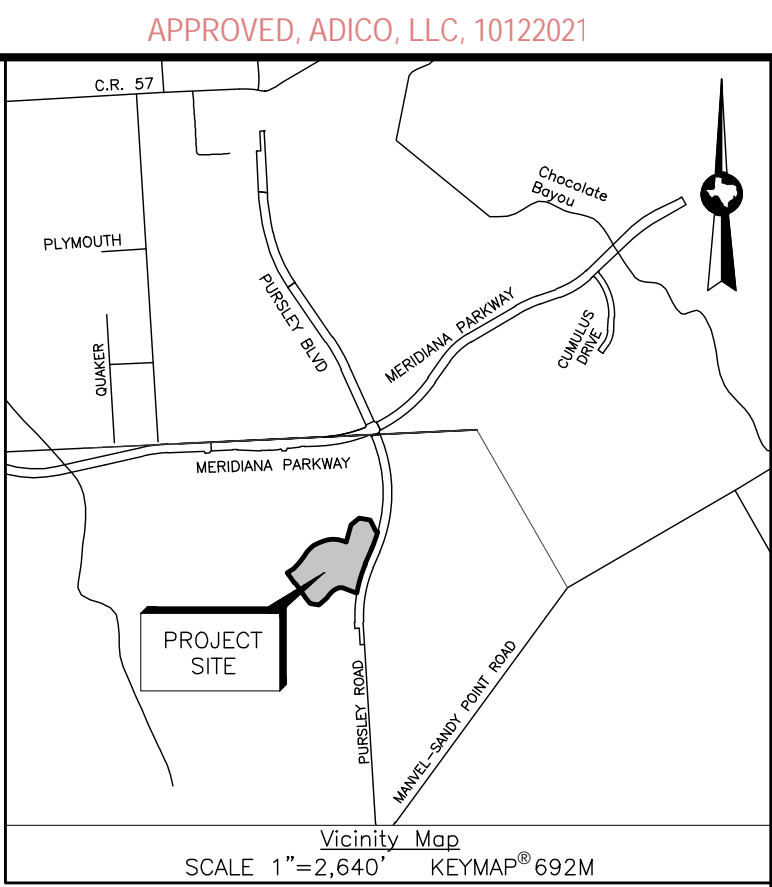


GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
  - All boundary corners for the plat shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
  - A- indicates Abstract  
AC, indicates Acres  
B.C.C.F. NO. indicates Brazoria County Clerk's File Number  
B.C.P.R. indicates Brazoria County Plat Records  
Brs indicated Bears  
B.L. indicates Building Line  
C.I.R. indicates Capped Iron Rod  
E.A.E. Emergency Access Easement  
FND. Indicates Found  
VOL. indicates Volume  
P.A.E. indicates Permanent Access Easement  
Pg. indicates Page  
P.O.B. indicates Point Of Beginning  
P.O.C. indicates Point Of Commencing  
P.U.E. indicates Public Utility Easement  
P.V.T. indicates Private  
R.O.W. indicates Right of Way  
SQ. FT. indicates Square Feet  
U.E. indicates Utility Easement  
W.L.E. indicates Water Line Easement  
(F) indicates found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"  
(S) indicates set 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"  
) indicates Change of Street Name
  - The property subdivided in the foregoing plat lies within Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. 55, and Brazoria County Drainage District #5 (B.D.D.#5).
  - The boundary for this plat has a closure in excess of 1:15,000.
  - The terms and conditions of Amendment #1 of the City of Iowa Colony Ordinance #2007-7 may affect this plat. This plat is in conformance with Meridiana PUD Amendment No. 3.
  - No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
  - This final plat will expire two (2) years after final approval by City Council if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by City Council.
  - Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
  - All water and wastewater facilities shall conform to the city's design criteria.
  - This plat is subject to the conditions and restrictions of the Meridiana PUD Agreement, No. 3 as approved January 23, 2017.
  - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0120K dated December 30, 2020. The subject property shown hereon lies within Unshaded Zone "X" (areas determined to be outside of the 500-year flood plain).
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- All sidewalks shall be a minimum of 4' wide and built in accordance to the Meridiana Planned Unit Development District Amendment #3 of the City of Iowa Colony Ordinance #2017-02.
  - Developer/HOA shall be responsible for maintenance and operation of all easements and all restricted reserves.
  - All fourteen (14) foot wide Utility Easements extend seven (7) feet on each side of the common line, unless otherwise indicated.
  - The emergency access provided must be 24 feet in width and have a traffic load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 69°45'34" W	203.78
L2	S 89°21'50" W	49.23
L3	S 71°42'47" W	49.23
L4	S 55°03'39" W	49.23
L5	S 43°20'41" W	51.47
L6	S 36°35'54" W	79.30
L7	S 48°14'55" W	140.26
L8	N 79°20'24" W	123.14
L9	N 39°19'00" W	89.94
L10	N 33°39'17" W	132.05
L11	N 36°42'32" W	112.64
L12	N 46°23'15" W	24.03
L13	N 36°14'48" W	164.76
L14	N 53°45'12" E	107.42
L15	N 44°14'40" E	107.42
L16	N 35°43'11" E	108.62
L17	N 35°01'07" E	60.94
L18	N 41°54'20" E	71.35
L19	N 50°40'03" E	71.35
L20	N 50°25'47" E	71.35
L21	N 68°11'30" E	71.35
L22	N 76°57'13" E	71.35
L23	N 85°42'57" E	71.35
L24	S 85°31'20" E	71.35
L25	S 77°47'34" E	71.46
L26	S 67°37'46" E	40.68
L27	N 14°42'27" E	244.80
L28	N 50°12'07" E	145.90
L29	S 79°28'11" E	158.94
L30	S 25°44'41" E	172.67
L31	S 76°17'08" E	24.01
L32	S 23°11'20" W	230.33
L33	S 40°05'39" E	22.25
L34	N 42°56'37" E	77.23
L35	N 87°34'28" E	54.24
L36	N 67°37'46" W	25.00
L37	S 2°56'01" E	14.46
L38	S 19°42'03" W	109.02
L39	S 16°34'10" W	113.39
L40	N 20°35'51" W	30.79
L41	S 1°34'11" W	80.21
L42	N 65°23'44" E	20.52
L43	N 44°39'10" E	58.85
L44	N 31°48'35" E	23.71
L45	S 70°37'04" E	59.66
L46	N 02°50'17" W	148.78
L47	S 8°09'43" W	14.19
L48	S 67°37'46" E	60.01
L49	N 23°11'20" E	207.92
L50	N 24°22'22" W	58.47
L51	N 37°59'53" W	13.12

CURVE TABLE		
CURVE	RADIUS	DELTA ANGLE
C1	1940.00'	7°12'57"
C2	1810.00'	13°06'32"
C3	400.00'	78°01'45"
C4	50.00'	68°41'47"
C5	500.00'	5°44'21"
C6	50.00'	92°21'50"
C7	500.00'	4°38'54"
C8	315.00'	44°38'51"
C9	50.00'	70°49'58"
C10	2000.00'	5°37'47"
C11	25.00'	89°77'02"
C12	25.00'	90°40'21"
C13	1975.00'	4°46'59"
C14	25.00'	21°02'22"
C15	50.00'	11°30'749"
C16	25.00'	21°02'22"
C17	290.00'	44°38'51"
C18	525.00'	5°20'29"
C19	25.00'	19°35'21"
C20	50.00'	132°15'57"
C21	25.00'	21°02'22"
C22	525.00'	5°44'21"
C23	25.00'	23°30'48"
C24	50.00'	131°56'39"
C25	25.00'	39°44'05"
C26	425.00'	78°01'45"
C27	25.00'	90°00'00"
C28	25.00'	70°31'44"
C29	50.00'	250°31'44"
C30	25.00'	90°00'00"
C31	25.00'	89°10'54"
C32	2025.00'	5°24'30"
C33	25.00'	70°49'58"
C34	340.00'	44°38'51"
C35	475.00'	4°38'54"
C36	25.00'	92°21'50"
C37	475.00'	5°44'21"
C38	25.00'	68°41'47"
C39	375.00'	78°01'45"
C40	25.00'	89°46'47"
C41	2000.00'	47°33'42"



BENCHMARK:

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

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
- This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plan.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both side slopes and channel bottom and 45 feet of bank on the opposite bank.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No. 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- All dedicated storm sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 "dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
- Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.5. Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

## FINAL PLAT MERIDIANA SECTION 57

BEING A SUBDIVISION OF 17.43 ACRES OUT OF THE  
H. T. & B. R.R. CO. SURVEY, SECTION 53, ABSTRACT 287,  
AND THE  
H. T. & B. R.R. CO. SURVEY, SECTION 54, ABSTRACT 514  
IN THE CITY OF IOWA COLONY,  
BRAZORIA COUNTY, TEXAS.  
74 LOTS 2 BLOCKS 3 RESERVES

OWNER

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

SEPTEMBER, 2021

ENGINEER/SURVEYOR



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

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE AND UTILITY PURPOSES	14,932 SQ.FT. / 0.3428 ACRES
B	LANDSCAPE, OPEN SPACE AND UTILITY PURPOSES	2,958 SQ.FT. / 0.0679 ACRES
C	LANDSCAPE, OPEN SPACE AND UTILITY PURPOSES	12,904 SQ.FT. / 0.2962 ACRES
TOTAL		30,794 SQ.FT. / 0.7069 ACRES



Wednesday, October 27, 2021

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

Re: Sierra Vista West Section 7 Final Plat  
Letter of Recommendation to Approve  
City of Iowa Colony Project No. SFP 210608-0776  
Adico, LLC Project No. 16007-2-205

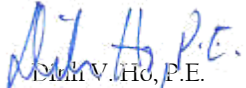
Dear Mr. Harrison,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Sierra Vista West Section 7 final plat package received on or about October 15, 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 October 15, 2021. Please provide two (2) mylars and ten (10) folded prints to Kayleen Rosser, City Secretary, by no later than October 28, 2021 for consideration at the November 2, 2021 Planning and Zoning meeting.

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

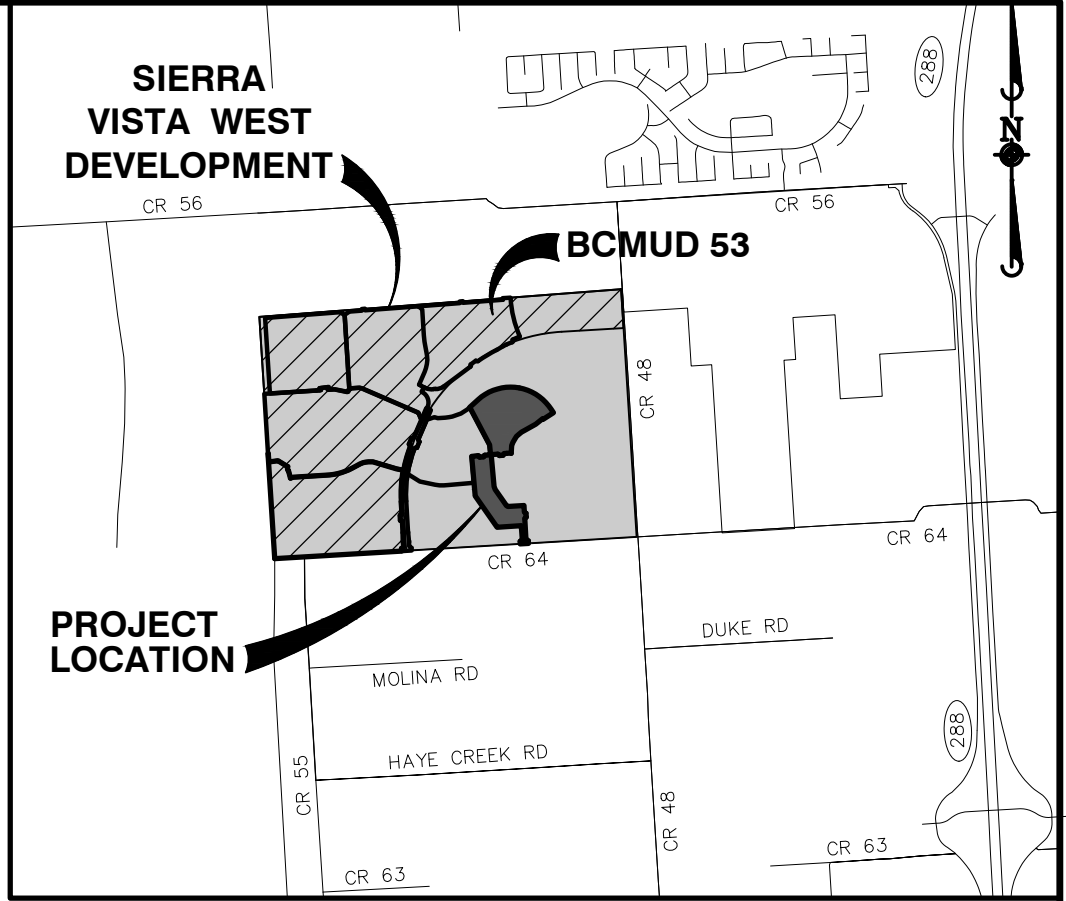
Sincerely,  
Adico, LLC

  
Travis Harrison, P.E.  
TBPE Firm No. 16423

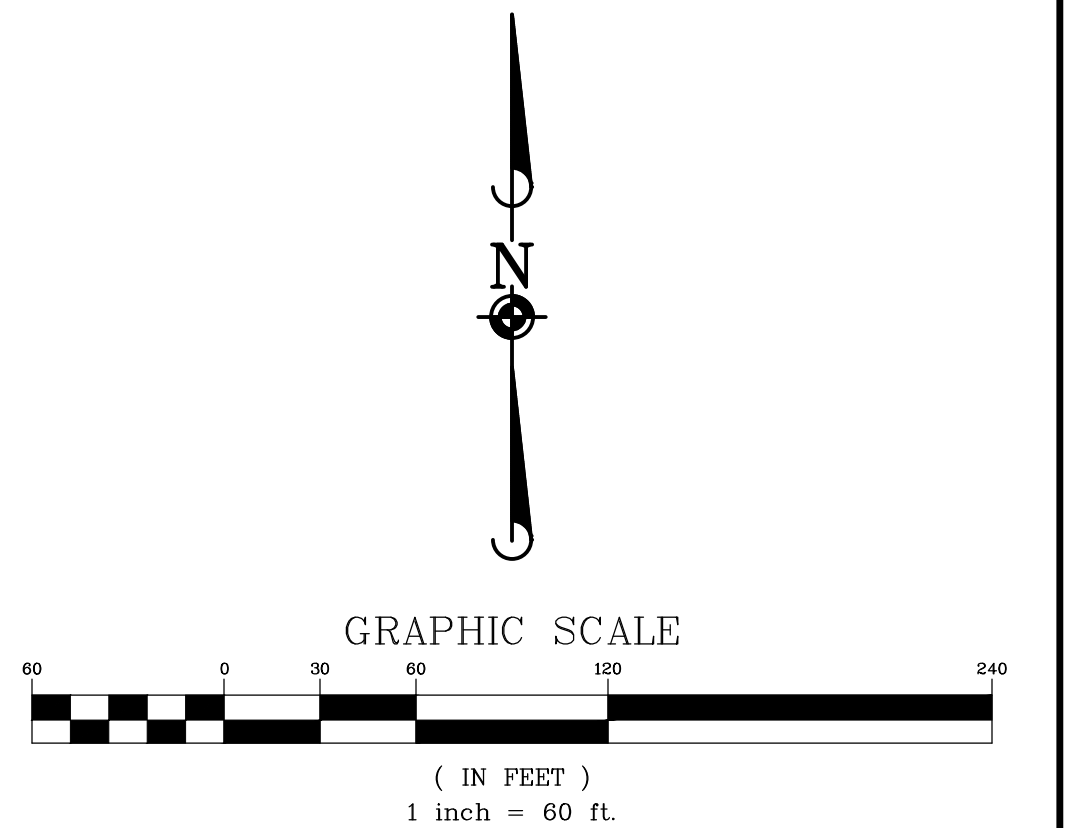
Copy

Cc: Kayleen Rosser, City Secretary, ([krosser@iowacolonytx.gov](mailto:krosser@iowacolonytx.gov))  
Ron Cox, City Manager ([rcox@iowacolonytx.gov](mailto:rcox@iowacolonytx.gov))  
File: 16007-2-205





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
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FINAL PLAT  
SIERRA VISTA WEST  
SEC 7

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

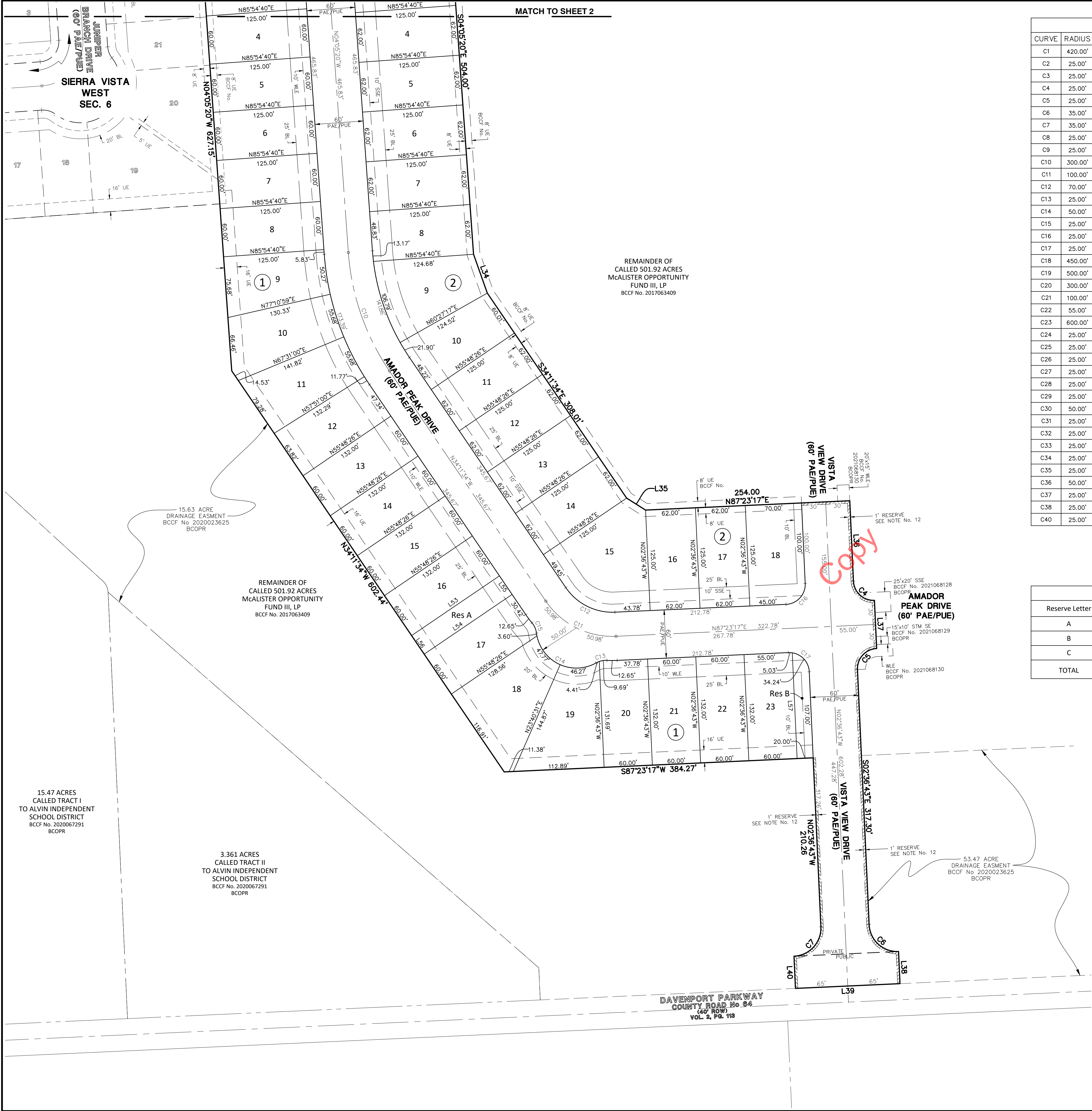
BRAZORIA COUNTY, TEXAS

109 LOTS      3 RESERVES      5 BLOCKS

SEPTEMBER 2021

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

ENGINEER/  
SURVEYOR:

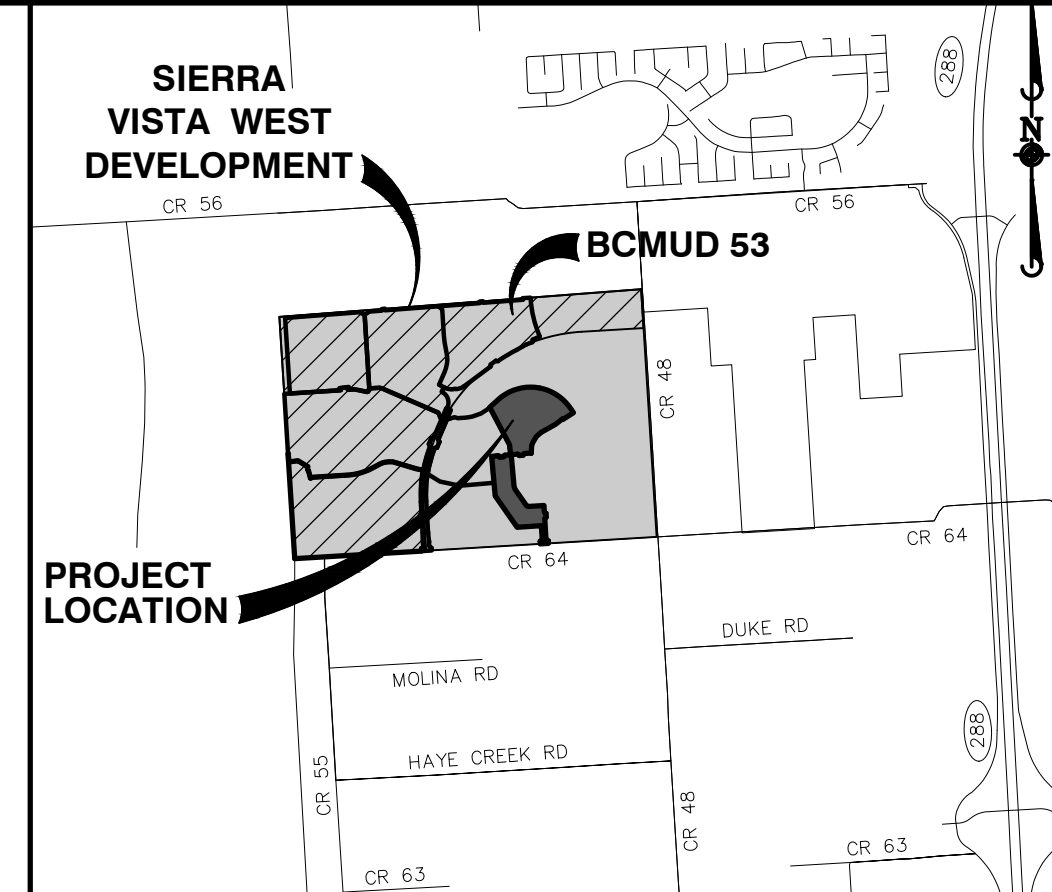


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	420.00'	69.02'	9°24'59"	N89°22'51"W	68.95'
C2	25.00'	39.27'	90°00'00"	S40°54'40"W	35.36'
C3	25.00'	39.27'	90°00'00"	N49°05'20"W	35.36'
C4	25.00'	39.27'	90°00'00"	S47°36'43"E	35.36'
C5	25.00'	39.27'	90°00'00"	S42°23'17"W	35.36'
C6	35.00'	54.97'	89°58'48"	S47°36'07"E	49.49'
C7	35.00'	54.99'	90°01'12"	N42°23'53"E	49.51'
C8	25.00'	39.27'	90°00'00"	S49°05'20"E	35.36'
C9	25.00'	39.27'	90°00'00"	N40°54'40"E	35.36'
C10	300.00'	157.62'	30°06'14"	S19°08'27"E	155.82'
C11	100.00'	101.96'	58°25'08"	S63°24'09"E	97.60'
C12	70.00'	71.37'	58°25'08"	S63°24'09"E	68.32'
C13	25.00'	14.10'	32°18'39"	S76°48'32"W	13.91'
C14	50.00'	97.64'	111°53'18"	N63°24'09"W	82.85'
C15	25.00'	14.10'	32°18'39"	N23°36'49"W	13.91'
C16	25.00'	39.27'	90°00'00"	N42°23'17"E	35.36'
C17	25.00'	39.27'	90°00'00"	N47°36'43"W	35.36'
C18	450.00'	73.96'	9°24'59"	N89°22'51"W	73.87'
C19	500.00'	601.34'	68°54'29"	S30°21'54"W	565.75'
C20	300.00'	110.67'	21°08'12"	S54°15'03"W	110.04'
C21	100.00'	68.80'	39°25'19"	S46°46'54"E	67.45'
C22	55.00'	70.90'	73°51'52"	S09°51'41"W	66.10'
C23	600.00'	1056.11'	100°51'05"	N82°46'51"W	924.96'
C24	25.00'	36.15'	82°51'00"	N44°29'10"E	33.08'
C25	25.00'	43.17'	98°55'49"	S44°37'26"E	38.00'
C26	25.00'	36.79'	84°18'46"	N24°20'10"W	33.56'
C27	25.00'	36.79'	84°18'46"	N71°21'04"E	33.56'
C28	25.00'	37.01'	84°49'52"	N08°05'13"E	33.73'
C29	25.00'	21.03'	48°11'23"	N58°25'25"W	20.41'
C30	50.00'	241.19'	276°22'46"	N55°40'17"E	66.67'
C31	25.00'	21.03'	48°11'23"	S10°14'02"E	20.41'
C32	25.00'	37.01'	84°49'52"	S76°44'40"E	33.73'
C33	25.00'	41.80'	95°47'31"	N04°12'49"W	37.10'
C34	25.00'	41.80'	95°47'31"	N88°25'18"W	37.10'
C35	25.00'	16.64'	38°07'30"	N46°07'59"W	16.33'
C36	50.00'	137.12'	157°07'37"	N13°22'05"E	98.01'
C37	25.00'	19.06'	43°41'31"	N70°05'08"E	18.61'
C38	25.00'	32.23'	73°51'52"	S09°51'41"W	30.04'
C40	25.00'	14.56'	33°21'38"	S64°55'11"W	14.35'

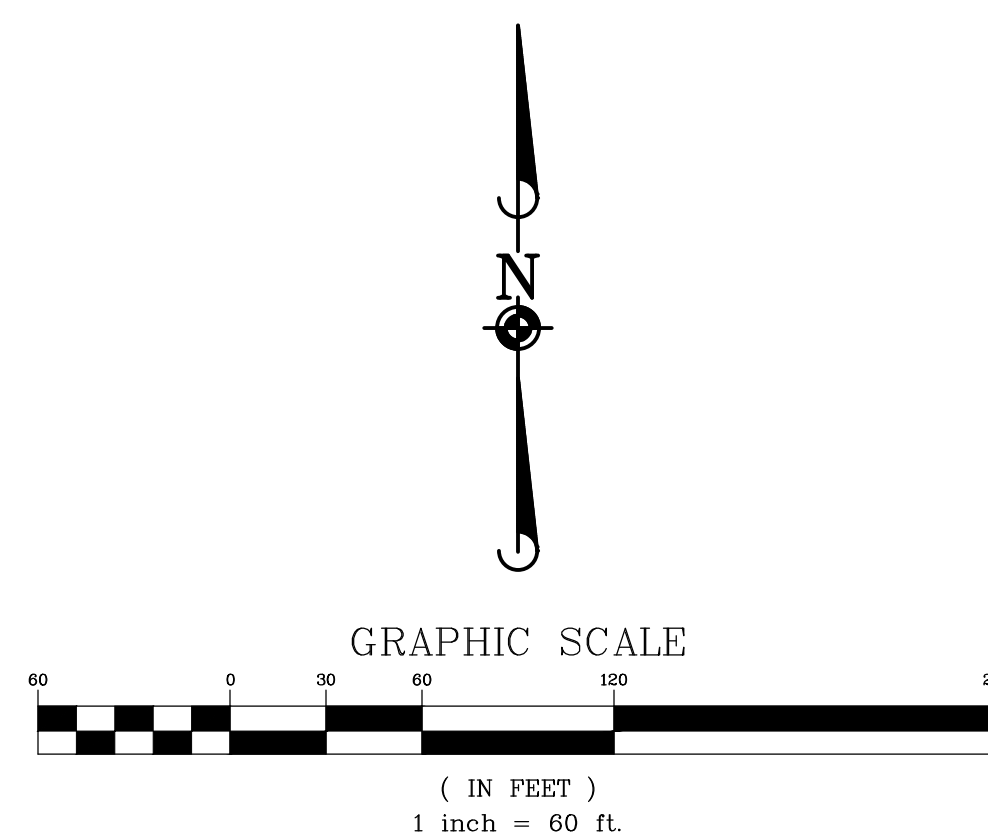
Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage
A	3,683.57	0.0846	RESTRICTED TO LANDSCAPE, OPEN SPACE AND UTILITIES
B	2,506.71	0.0575	RESTRICTED TO LANDSCAPE, OPEN SPACE AND UTILITIES
C	2,906.76	0.0667	RESTRICTED TO LANDSCAPE, OPEN SPACE AND UTILITIES
TOTAL	9,097.04	0.2088	



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



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



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## FINAL PLAT SIERRA VISTA WEST SEC 7

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

BRAZORIA COUNTY, TEXAS

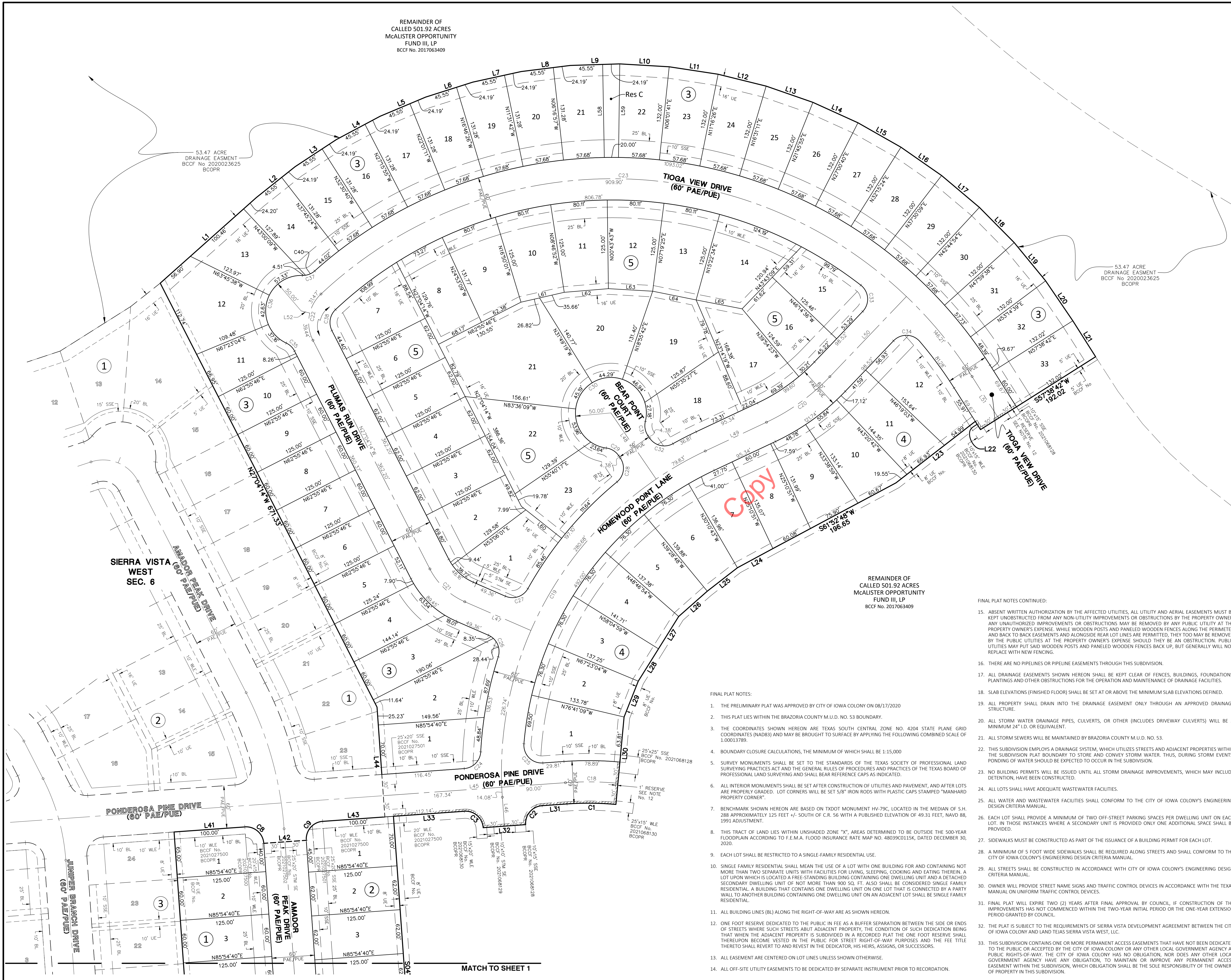
109 LOTS      3 RESERVES      5 BLOCKS

SEPTEMBER 2021

OWNER/  
DEVELOPER:

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

ENGINEER/  
SURVEYOR:



## FINAL PLAT NOTES:

1. THE PRELIMINARY PLAT WAS APPROVED BY CITY OF IOWA COLONY ON 08/17/2020
2. THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 53 BOUNDARY.
3. 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.
4. BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:35,000
5. 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.
6. 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".
7. 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.
8. 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.
9. EACH LOT SHALL BE RESTRICTED TO A SINGLE-FAMILY RESIDENTIAL USE.
10. 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.
11. ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
12. ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
13. ALL EASEMENT ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.
14. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.

## FINAL PLAT NOTES CONTINUED:

15. 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.
16. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION.
17. 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.
18. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE SET AT OR ABOVE THE MINIMUM SLAB ELEVATIONS DEFINED.
19. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
20. ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
21. ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 53.
22. 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.
23. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
24. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER FACILITIES.
25. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
26. 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.
27. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
28. 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.
29. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
30. OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
31. 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.
32. 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.
33. 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.



STATE OF TEXAS

§

COUNTY OF BRAZORIA

§

A METES & BOUNDS description of a certain 29.45 acre (1,282,778 square feet) tract of land situated in the Lavaca Navigation Company Survey, 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 29.45 acre (1,282,778 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

COMMENCING at a 5/8–inch iron rod found, being the southeast corner of the remainder of said called 501.92 acre tract, being on the north right–of–way of County Road No. 64 (based on a width of 40–feet) recorded in Volume 2, Page 113, Brazoria County Plat Records, and being on the west right–of–way of County Road No. 48 (based on a width of 40–feet) recorded in Volume 2, Page 113, Brazoria County Plat Records;

THENCE, South 87°24'30" West, 1,673.39 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set, being on the north right–of–way of said County Road No. 64 and being the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, South 87°24'30" West, 130.00 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set, being on the north–right–of–way of said County Road No. 64 and being the southwest corner of the herein described tract, from which a 5/8–inch iron rod (with cap stamped "Manhard") found bears South 87°24'30" West, 1,725.55 feet, being on the north right–of–way of said County Road No. 64 and being the southeast corner 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 02°35'30" West, 40.00 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 northeasterly direction, with a radius of 35.00 feet, a central angle of 90°01'12", an arc length of 54.99 feet, and a chord bearing North 42°23'53" East, 49.51 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, North 02°36'43" West, 210.26 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 87°23'17" West, 384.27 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, North 34°11'34" West, 602.44 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, North 04°05'20" West, 627.15 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, North 85°54'40" East, 100.00 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 southeasterly direction, with a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing South 49°05'20" East, 35.36 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, North 85°54'40" East, 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 right;

THENCE, along said non–tangent curve to the right in a northeasterly direction, with a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing North 40°54'40" East, 35.36 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, North 85°54'40" East, 87.86 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

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

THENCE, North 27°04'14" West, 671.33 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set, being the northwest corner of the herein described tract;

THENCE, North 48°17'33" East, 181.56 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, North 51°26'22" East, 69.74 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, North 56°41'07" East, 69.74 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, North 61°55'52" East, 69.74 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, North 67°10'36" East, 69.74 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, North 72°25'21" East, 69.74 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, North 77°40'05" East, 69.74 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, North 82°54'50" East, 69.74 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, North 88°09'35" East, 69.74 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 86°35'41" East, 69.74 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 81°20'56" East, 69.74 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 76°06'12" East, 69.74 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 70°51'27" East, 69.74 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 65°36'43" East, 69.74 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 60°21'58" East, 69.74 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 55°07'13" East, 69.74 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 49°52'29" East, 69.74 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 44°37'44" East, 69.74 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 39°22'51" East, 69.80 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 34°15'27" East, 68.17 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 32°21'18" East, 60.00 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set, being the northeast corner of the herein described tract;

THENCE, South 57°38'42" West, 192.02 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, North 32°21'18" West, 13.76 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 52°12'32" West, 141.46 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 61°52'48" West, 196.65 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 61°37'48" West, 56.85 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 52°04'31" West, 53.85 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 48°31'26" West, 53.79 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 31°57'53" West, 53.76 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 32°00'19" West, 53.78 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 21°36'41" West, 54.35 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 05°19'38" West, 123.81 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set, being the beginning of a non–tangent curve to the left;

STATE OF TEXAS

§

COUNTY OF BRAZORIA

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METES & BOUNDS description continued

THENCE, along said non–tangent curve to the left in a westerly direction, with a radius of 420.00 feet, a central angle of 09°24'59", an arc length of 69.02 feet, and a chord bearing North 89°22'51" West, 68.95 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 85°54'40" West, 35.20 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, 504.00 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 19°32'32" East, 51.21 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 34°11'34" East, 308.01 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 57°42'11" East, 27.83 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, North 87°23'17" East, 254.00 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 02°36'43" East, 100.00 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 southeasterly direction, with a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing South 47°36'43" East, 35.36 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 02°36'43" East, 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 southwesterly direction, with a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing South 42°23'17" West, 35.36 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 02°36'43" East, 317.30 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 southeasterly direction, with a radius of 35.00 feet, a central angle of 89°58'48", an arc length of 54.97 feet, and a chord bearing South 47°36'07" East, 49.49 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 02°35'30" East, 40.00 feet to the POINT OF BEGINNING, CONTAINING 29.45 acres (1,282,778 square feet) of land in Brazoria County, Texas filed in the offices of Manhard Consulting, Ltd. in The Woodlands, Texas.

STATE OF TEXAS

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COUNTY OF BRAZORIA

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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 29.45 Acre tract described in the above and foregoing map of SIERRA VISTA WEST SEC 7, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back–to–back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back–to–back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back–to–back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Sierra Vista West Sec 7 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 Iowa Colony, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, 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

\_\_\_\_\_  
Marquette Greene–Young

\_\_\_\_\_  
Wii Kennedy

\_\_\_\_\_  
Chad Wisley  
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

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

\_\_\_\_\_  
Melanie Hampton

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

STATE OF TEXAS

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COUNTY OF BRAZORIA

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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 \_\_\_\_\_

\_\_\_\_\_  
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 7

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

BRAZORIA COUNTY, TEXAS

109 LOTS      3 RESERVES      5 BLOCKS

SEPTEMBER 2021

OWNER/  
DEVELOPER:

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

ENGINEER/  
SURVEYOR:

