

MEMORANDUM

Date: December 7, 2021
To: Planning Commission Members
From: Dinh V. Ho, P.E.
RE: City of Iowa Colony Planning & Zoning Commission Meeting, December 2021
CC: Mayor Michael Byrum-Bratsen, Robert Hemminger Kayleen Rosser

Below is a summary of the Engineer's recommendations for agenda items for Planning and Zoning Meeting on December 7, 2021

1. **Meridiana General Development Plan (Nov. 2021)**
Recommendation: Approve per Letter of Recommendation
2. **Meridiana Section 56 Preliminary Plat**
 - a. 11.74 acres
 - b. 53 Lots, 2 Blocks, 2 Reserves (0.99 acres)
 - c. Typical lot size 45' x 125'*Recommendation: Approve per Letter of Recommendation. Plat approval contingent on Meridiana General Development Plan approval.*
3. **Sierra Vista West Section 8 Final Plat**
 - a. 18.91 acres
 - b. 78 lots, 4 Blocks, 2 Reserves (0.1536 acres)
 - c. Typical lot size 60' x 125'*Recommendation: Approve per Letter of Recommendation*
4. **Sierra Vista West Section 9 Final Plat**
 - a. 25.36 acres
 - b. 99 Lots, 4 Blocks, 1 Reserve (0.0758 acres)
 - c. Typical lot size 60' x 125'*Recommendation: Approve per Letter of Recommendation*



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 NOVEMBER 2, 2021

Members present: David Hurst Tim Varlack, Steven Byrum-Bratsen, McLean Barnett, and Melanie Hampton

Members absent: Les Hosey and Vince Patterson

Others present: Dinh Ho, Carol Redd and Robert Hemminger

MEETING- 7:00 P.M.

1. Chairman Hurst called the meeting to order at 7:00 P.M.
2. Citizens Comments. City Manager, Robert Hemminger informed the Planning and Zoning Commission of a joint worksession with the City Council on Monday, November 15, 2021 at 6:15 P.M. for a presentation form Land Tejas on the Crystal Lagoon development.
3. Consider approval of the October 7, 2021 meeting minutes. Steven Byrum-Bratsen made a motion to approve the minutes as presented. Seconded by Melanie Hampton. Approved unanimously with five ayes. Les Hosey and Vince Patterson were absent.
4. Consideration and possible action for the Sierra Vista West Section 7 Final Plat. Steven Byrum-Bratsen made a motion to approve the Sierra Vista West Section 7 Final Plat as presented. Seconded by Melanie Hampton. Approved unanimously with five ayes. Les Hosey and Vince Patterson were absent.
5. Consideration and possible action for the Meridiana Section 57 Final Plat. Steven Byrum-Bratsen made a motion to approve the Meridiana Section 57 Final Plat. Seconded by Tim Varlack. Approved unanimously with five ayes.
6. Consideration and possible action for the Alvin ISD Nichols-Mock Elementary Preliminary Plat. Steven Byrum-Bratsen made a motion to approve the Alvin ISD Nichols-Mock Elementary Preliminary Plat. Seconded by Tim Varlack. Approved unanimously with five ayes.
7. The meeting was adjourned by a unanimous vote at 7:19 P.M.

APPROVED THIS 7th DAY OF DECEMBER, 2021.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chairman

Copy



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IOWA COLONY PLANNING AND ZONING COMMISSION
MINUTES OF NOVEMBER 15, 2021

Members present: David Hurst Tim Varlack, McLean Barnett, Steven Byrum-Bratsen, and Vince Patterson

Members absent: Les Hosey, and Melanie Hampton

Others present: Dinh Ho

JOINT WORKSESSION WITH CITY COUNCIL- 6:15 P.M.

1. Worksession was called to order at 6:15.
2. Joint Discussion with the City Council on Crystal Lagoon development options.
 - Location of Facility
 - Proposed developments surrounding lagoon
 - Proposed developments at resort amenity
 - PUD Amendments anticipated to support development

Stan Winters with Jones and Carter and Al Brende, CEO of Land Tejas discussed the topics listed above regarding the Crystal Lagoon.

3. Adjourn.

MEETING- 7:00 P.M.

1. David Hurst called the meeting to order at 7:04 P.M.
2. Citizens Comments. There were no citizens comments.
3. Consideration and possible action to make a recommendation to City Council for a variance to the transparency requirements in the City's Unified Development Code at 3331 Meridiana Parkway. Steven Byrum-Bratsen made a motion to recommend the variance to the City Council per staff's recommendation with additional conditions including add a landscape buffer along SH288 feeder and the west side of the building along the drive-thru lane and also, the variance expires with a change of use of the food/beverage establishment (with drive-thru use) and is reverted back to the UDC guidelines for transparency requirements. Seconded by Tim Varlack. Approved unanimously with five ayes.
4. Meeting was adjourned at 7:17 P.M.

APPROVED THIS 7th DAY OF DECEMBER, 2021.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chairman

Copy

Wednesday, December 1, 2021

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

Re: Meridiana General Development Plan, November 2021
Letter of Recommendation to Approve
City of Iowa Colony Project No. 306
Adico, LLC Project No. 16007-2-219

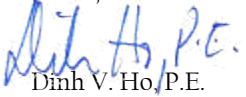
Dear Mr. Sweitzer;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of the Meridiana General Development Plan, received on or about November 30, 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 general plan as submitted on November 30, 2021. Please provide ten (10) prints to Kayleen Rosser, City Secretary, by no later than Thursday, December 2, 2021, for consideration at the December 7, 2021, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


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

Copy

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-219

Wednesday, December 1, 2021

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

**Re: Meridiana Section 56 Preliminary Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 305
Adico, LLC Project No. 16007-2-220**

Dear Mr. Sweitzer;

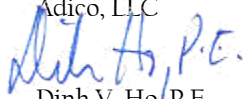
On behalf of the City of Iowa Colony, Adico, LLC has reviewed the submittal of Meridiana Section 56 preliminary plat, received on or about November 8, 2021. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based upon our review, we have no objections to the plat as submitted on November 8, 2021. The approval is contingent on approval of the Meridiana General Development Plan (November 2021 submittal) at the December 7, 2021, Planning and Zoning meeting.

Please provide ten (10) prints to Kayleen Rosser, City Secretary, by no later than Thursday, December 2, 2021, for consideration at the December 7, 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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-220

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown herein are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community X Panel No.48039C0110K, dated December 30, 2020, the property lies within Unshaded Zone X.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. 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.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
E.A. indicates Emergency Access Easement.
M.H. indicates Mound.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.W.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 35, and Brazoria County Drainage District #5.
- Properly within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all reserves.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- This plat is subject to the Development Agreement for Meridiana PUD Amendment Number 3.
- Drainage plans to be provided prior to final plat submitted.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 56 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.

OWNER CONTACT INFORMATION
GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, STE. 100
KATY, TX 77493
832-916-2162

BENCHMARK(S):

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



LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 75°01'00\"	84.00'
L2	S 61°07'16\"	78.46'
L3	S 33°17'23\"	124.42'
L4	S 87°10'00\"	33.02'
L5	S 02°49'32\"	99.99'

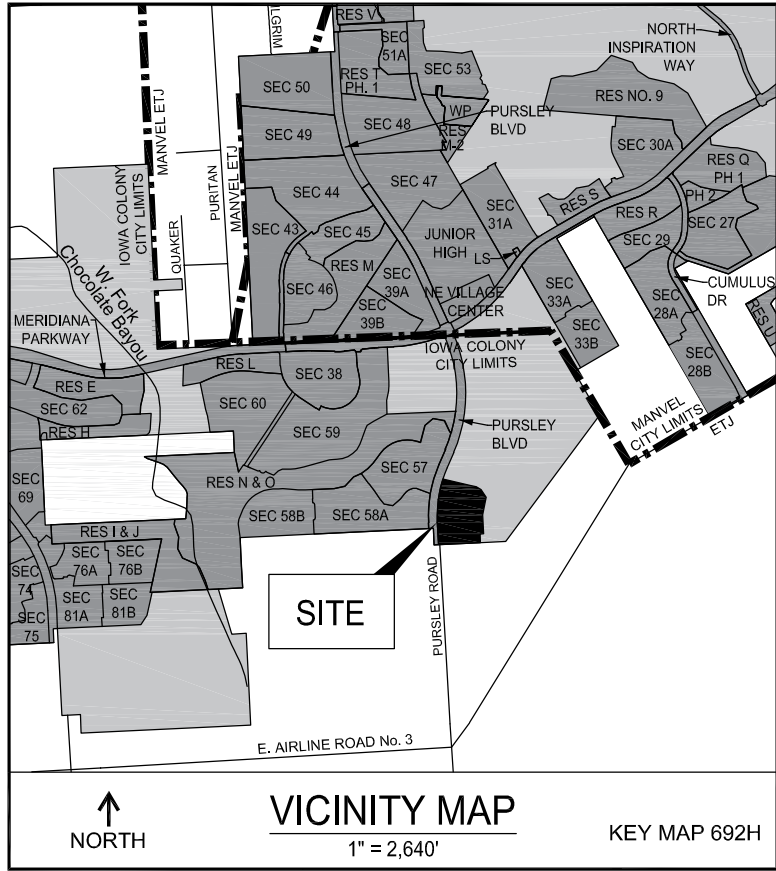
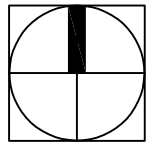
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1,690.00'	602.54'	N 07°22'33\"	599.35'

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	10,727.49	0.25
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	26,251.32	0.60
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	6,178.59	0.14
TOTAL		43,157.40	0.99

10' 50' 100' 200'
SCALE: 1\"=100'



Meridiana Section 56
A Subdivision of 11.74 acres out of the H.T. & B.R.R. Co. Survey, Section 54, A-514,
City of Iowa Colony, Brazoria County, Texas.

53 Lots, 2 Blocks and 3 Reserves
Owner: GR-M1, LTD., a Texas Limited Partnership

November 8, 2021

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBF# NG-F-726
TBF# LS-10092300



NO WARRANTY OR REPRESENTATION OF INDEMNITY, DESIGN OR CONSTRUCTION OF THE PROJECT OR OF THE FACILITIES ARE SUBJECT TO CHANGE WITHOUT NOTICE

Wednesday, December 1, 2021

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

**Re: Sierra Vista West Section 8 Final Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 317
Adico, LLC Project No. 16007-2-222**

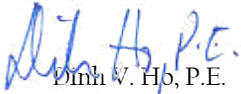
Dear Mr. Harrison,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Sierra Vista West Section 8 final plat package received on or about November 30, 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 November 30, 2021. Please provide two (2) mylars and ten (10) prints to Kayleen Rosser, City Secretary, by no later than Thursday, December 2, 2021, for consideration at the December 7, 2021, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


Dima W. Hob, P.E.

TBPE Firm No. 16423

Copy

**Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-222**

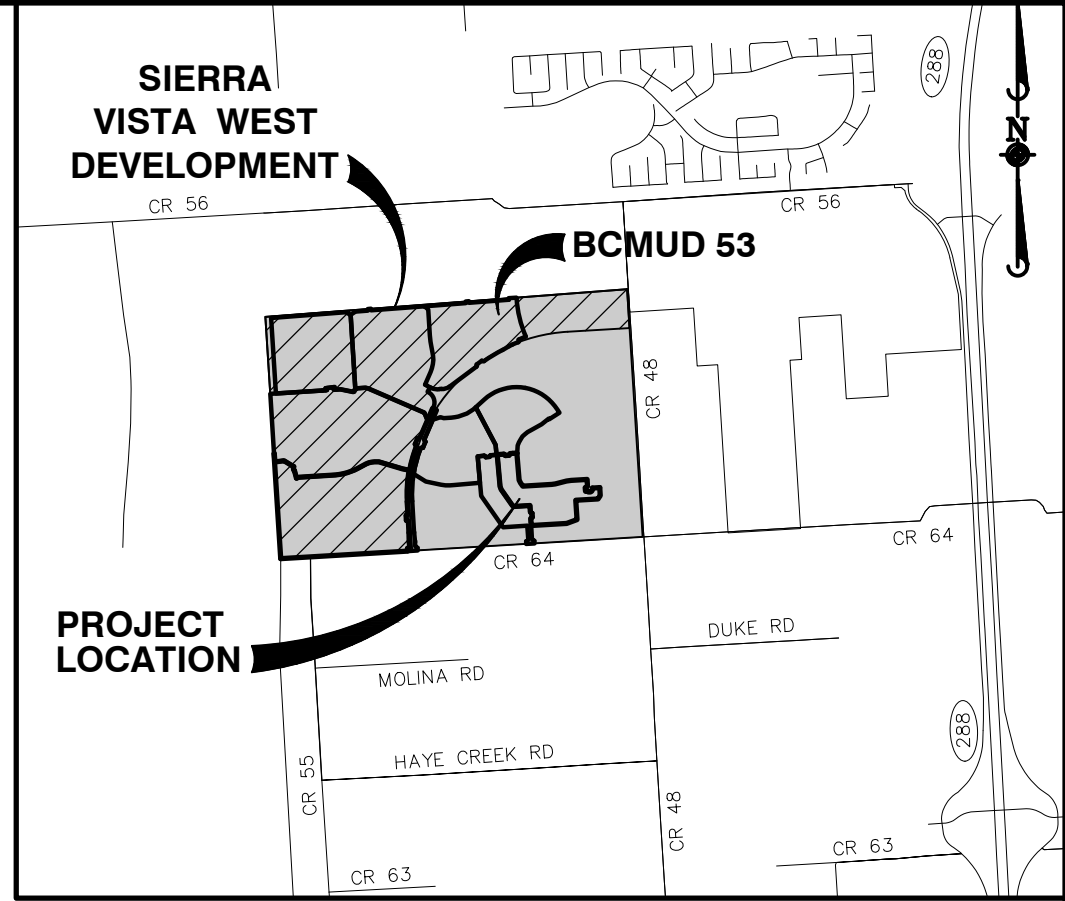
FINAL PLAT NOTES:

1. THE PRELIMINARY PLAT WAS APPROVED BY CITY OF IOWA COLONY ON 05/17/2021
2. SIERRA VISTA WEST SEC 9 FINAL PLAT MUST BE RECORDED PRIOR TO OR SIMULTANEOUSLY WITH THIS PLAT .
3. THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 53 BOUNDARY.
4. 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.
5. BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
6. 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.
7. 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".
8. 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.
9. 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.
10. EACH LOT SHALL BE RESTRICTED TO A SINGLE-FAMILY RESIDENTIAL USE.
11. 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.
12. ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
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.
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.

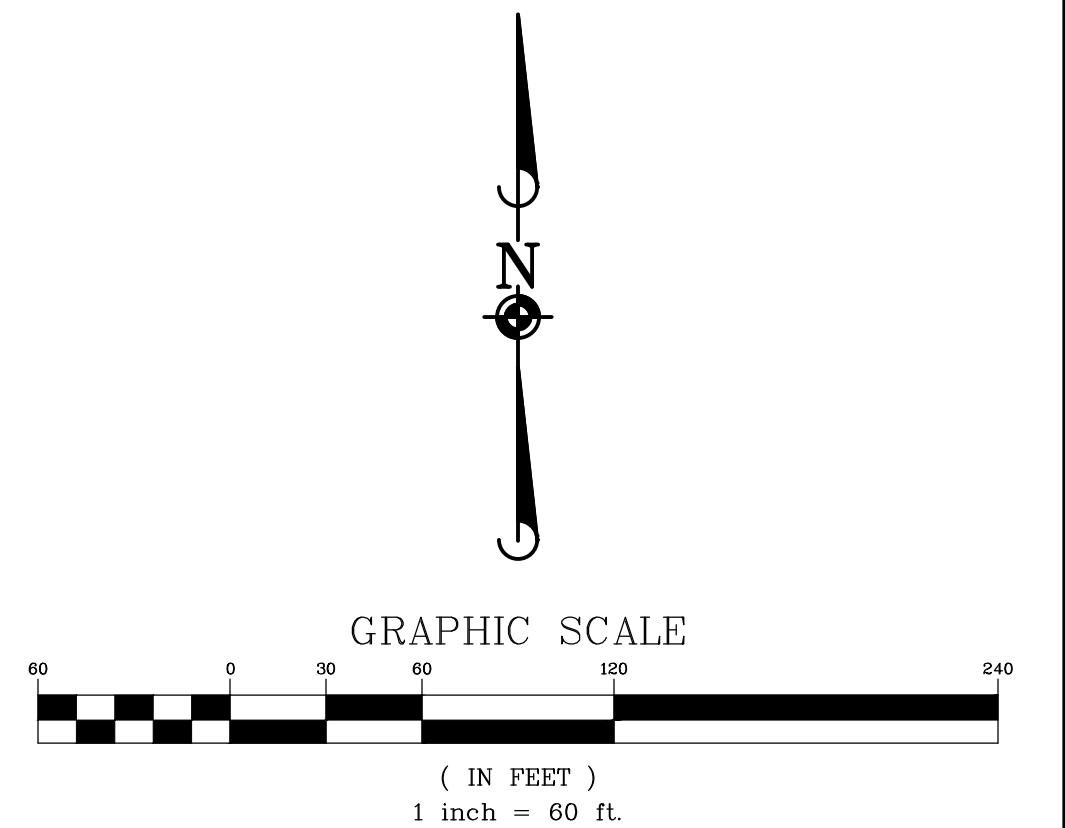
Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage
A	2,506.71	0.0575	RESTRICTED TO LANDSCAPE, OPEN SPACE AND UTILITIES
B	4,185.10	0.0961	RESTRICTED TO LANDSCAPE, OPEN SPACE AND UTILITIES
TOTAL	6,691.81	0.1536	

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD	
C1	25.00'	39.27'	090°00'00"	S49°05'20"E	35.36'	
C2	25.00'	39.27'	090°00'00"	N40°54'40"E	35.36'	
C3	420.00'	65.06'	008°52'30"	S89°39'05"E	64.99'	
C4	25.00'	39.28'	090°01'12"	S42°23'53"W	35.36'	
C5	25.00'	17.17'	039°20'45"	S72°55'08"E	16.83'	
C6	50.00'	125.30'	143°35'15"	N54°53'37"E	94.99'	
C7	25.00'	39.27'	090°00'00"	N42°23'17"E	35.36'	
C8	25.00'	39.27'	090°00'00"	N47°36'43"W	35.36'	
C9	300.00'	157.62'	030°06'14"	S19°08'27"E	155.82'	
C10	75.00'	76.47'	058°25'08"	S63°24'09"E	73.20'	
C11	500.00'	93.06'	010°39'52"	N82°03'21"E	92.93'	
C12	400.00'	74.59'	010°41'04"	N82°03'58"E	74.48'	
C13	300.00'	55.16'	010°32'02"	S08°00'33"E	55.08'	
C14	55.00'	77.90'	081°09'19"	S37°50'08"W	71.55'	
C15	1300.00'	203.64'	008°58'31"	S82°54'02"W	203.43'	
C16	45.00'	45.88'	058°25'08"	S63°24'09"E	43.92'	
C17	25.00'	18.59'	042°35'41"	S12°53'44"E	18.16'	
C18	50.00'	113.67'	130°15'39"	S56°43'44"E	90.73'	
C19	25.00'	12.76'	029°14'51"	N72°45'52"E	12.62'	
C20	25.00'	39.27'	090°00'00"	S47°36'43"E	35.36'	
C21	25.00'	39.27'	090°00'00"	N42°23'17"E	35.36'	
C22	25.00'	39.27'	090°00'00"	S58°16'34"E	35.36'	
C23	25.00'	39.27'	090°00'00"	N31°43'26"E	35.36'	
C24	25.00'	35.41'	081°09'19"	S37°50'07"W	32.52'	
C25	25.00'	18.03'	041°18'55"	S23°23'59"E	17.64'	
C26	50.00'	161.13'	184°38'15"	S48°15'40"W	99.92'	
C27	25.00'	26.69'	061°10'02"	N70°00'13"W	25.44'	
C28	270.00'	38.96'	008°16'02"	S08°13'21"E	38.92'	
C29	330.00'	20.96'	003°38'22"	S05°54'31"E	20.96'	
C30	530.00'	27.62'	002°59'09"	N85°53'43"E	27.62'	
C31	530.00'	13.77'	001°29'20"	N77°28'06"E	13.77'	
C32	1330.00'	30.21'	001°18'05"	N81°23'09"E	30.21'	
C33	370.00'	28.12'	004°21'18"	S85°13'50"W	28.12'	

LINE TABLE		
LINE	BEARING	LENGTH
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	N82°56'17"E	73.26'
L9	S02°36'43"E	99.99'
L10	S87°24'30"W	11.06'
L11	S02°35'30"E	60.00'
L12	N87°24'30"E	15.53'
L13	N87°23'17"E	116.53'
L14	S02°36'43"E	127.34'
L15	S34°53'17"W	63.01'
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	N57°42'11"W	27.83'
L21	N19°32'32"W	51.21'
L22	S34°11'34"E	102.96'
L23	S34°04'33"W	5.51'
L24	N76°43'26"E	156.31'
L25	N87°24'30"E	206.43'
L26	S13°16'34"E	113.07'
L27	S02°44'32"E	98.26'
L28	S41°18'09"E	31.10'
L29	S87°23'17"W	290.96'
L30	S02°36'43"E	155.00'
L31	S04°05'20"E	37.47'
L32	N19°32'32"W	40.43'
L33	N34°11'34"W	38.23'
L34	N87°23'17"E	34.80'
L35	N02°36'43"W	131.49'
L36	S87°23'17"W	30.04'
L37	N02°36'43"W	137.80'
L38	N02°36'43"W	140.96'
L39	S87°23'17"W	29.96'
L40	S02°44'32"E	30.43'
L41	N84°21'16"E	132.60'
L42	N87°24'30"E	39.10'



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



ABBREVIATIONS

AE=	AERIAL EASEMENT
DE=	DRAINAGE EASEMENT
PAE=	PRIVATE ACCESS EASEMENT
PUE=	PUBLIC UTILITY EASEMENT
SSE=	SANITARY SEWER EASEMENT
STM SE=	STORM SEWER EASEMENT
UVE=	UNOBSTRUCTED VISIBILITY EASEMENT
UE=	UTILITY EASEMENT
WLE=	WATER LINE EASEMENT
BL=	BUILDING LINE
ROW=	RIGHT-OF-WAY
BCCF=	BRAZORIA COUNTY CLERK'S FILE
BCOR=	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 8

A SUBDIVISION OF 18.91 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329

BRAZORIA COUNTY, TEXAS

78 LOTS 2 RESERVES 4 BLOCKS

DECEMBER 2021

OWNER/
DEVELOPER:

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

ENGINEER/
SURVEYOR:



2448 Technology Forest, Suite 200, The Woodlands, TX 77380 | (281) 888-0300 | info@manhardconsulting.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-18141
Texas Board of Professional Surveyors Registration No. 01945728

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 18.91 acre (823,859 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 18.91 acre (823,859 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 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 Volume 3, Page 66, 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, and Volume 3, Page 66, Brazoria County Plat Records;

THENCE, North 37°41'56" West, 1,029.66 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being the easterly northeast corner, and POINT OF BEGINNING of the herein described tract;

THENCE, South 02°36'43" East, 127.34 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, from which a 5/8–inch iron rod (with cap) found bears South 02°36'43" East, 50.00 feet;

THENCE, South 34°53'17" West, 63.01 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 87°24'30" West, 351.23 feet to a 5/8–inch iron rod (with cap) found;

THENCE, South 02°44'32" East, 305.14 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, from which a 5/8–inch iron rod (with cap) found bears South 02°44'32" East, 49.31 feet;

THENCE, South 70°59'35" West, 174.71 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 87°23'17" West, 560.00 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being on the east line of a called 29.45 acre tract (Sierra Vista West Section 7) conveyed to Land Tejas Sierra Vista West, LLC, a Texas limited liability company, by deed recorded in Clerk File's No. 2021057930, Brazoria County Official Public Records;

THENCE, along the east line of said called 29.45 acre tract, the following sixteen (16) courses and distances;

1. North 02°36'43" West, 107.00 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the right;
2. Along said curve to the right in a 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 42°23'17" East, 35.36 feet to a 5/8–inch iron rod (with cap) found;

3. North 02°36'43" West, 60.00 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the right;

4. Along said curve to the right in a 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 47°36'43" West, 35.36 feet to a 5/8–inch iron rod (with cap) found;

5. North 02°36'43" West, 100.00 feet to a 5/8–inch iron rod (with cap) found;

6. South 87°23'17" West, 254.00 feet to a 5/8–inch iron rod (with cap) found;

7. North 57°42'11" West, 27.83 feet to a 5/8–inch iron rod (with cap) found;

8. North 34°11'34" West, 308.01 feet to a 5/8–inch iron rod (with cap) found;

9. North 19°32'32" West, 51.21 feet to a 5/8–inch iron rod (with cap) found;

10. North 04°05'20" West, 504.00 feet to a 5/8–inch iron rod (with cap) found;

11. North 85°54'40" East, 100.00 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the right;

12. Along said curve to the right in a southeasterly direction, with a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing South 49°05'20" East, 35.36 feet to a 5/8–inch iron rod (with cap) found;

13. North 85°54'40" East, 60.00 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the right;

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

15. North 85°54'40" East, 35.20 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the right;

16. Along said curve to the right in an easterly direction, with a radius of 420.00 feet, a central angle of 08°52'30", an arc length of 65.06 feet, and a chord bearing South 89°39'05" East, 64.99 feet to a 5/8–inch iron rod (with cap) found, being a west corner of (proposed) Sierra Vista West Sec 9;

THENCE, along the west and south lines of said (proposed) Sierra Vista West Sec 9, the following sixteen (16) courses and distances;

1. South 04°05'20" East, 423.51 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

2. South 24°08'02" East, 51.47 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

3. South 34°11'34" East, 62.05 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

4. North 87°23'17" East, 457.64 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

5. North 82°27'19" East, 55.52 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

6. North 76°43'26" East, 183.81 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

7. North 82°56'17" East, 73.26 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

8. North 87°24'30" East, 251.58 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

9. South 02°36'43" East, 99.99 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the right;

10. Along said curve to the right in a southwesterly direction, with a radius of 25.00 feet, a central angle of 90°01'12", an arc length of 39.28 feet, and a chord bearing South 42°23'53" West, 35.36 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

11. South 87°24'30" West, 11.06 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

12. South 02°35'30" East, 60.00 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

13. North 87°24'30" East, 15.53 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the right;

14. Along said curve to the right in an easterly direction, with a radius of 25.00 feet, a central angle of 39°20'45", on arc length of 17.17 feet, and a chord bearing South 72°55'08" East, 16.83 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being the beginning of a reverse curve to the left;

15. Along said reverse curve to the left in a northeasterly direction, with a radius of 50.00 feet, a central angle of 143°35'15", an arc length of 125.30 feet, and a chord bearing North 54°57'37" East, 94.99 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

16. North 87°23'17" East, 116.53 feet to the POINT OF BEGINNING, CONTAINING 18.91 acres (823,859 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, LAND TEJAS SIERRA VISTA WEST, LLC, A Texas Limited Liability Company, acting by and through Al P. Brende, President, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 18.91 Acre tract described in the above and foregoing map of SIERRA VISTA WEST SEC 8, 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 8 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, LLC, A Texas Limited Liability Company, has caused these presents to be signed by Al P. Brende, President, thereunto authorized this _____ day of _____, 2021.

LAND TEJAS SIERRA VISTA WEST, LLC,
A Texas Limited Liability Company

By: _____
Al P. Brende
President

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

Michael Byrum–Bratsen
Mayor

Sydney Hargroder

Arnetta Hicks–Murray

Marquette Greene–Young

Wil Kennedy

Chad Wilsey
Mayor Pro–Tem

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

David Hurst
Chairman

Steven Byrum–Bratsen

Les Hosey

Vince Patterson

McLean Barnett

Melanie Hampton

Tim Varlack

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared Al P. Brende, President of Land Tejas Sierra Visto West, LLC, 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 8

A SUBDIVISION OF 18.91 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329

BRAZORIA COUNTY, TEXAS

78 LOTS 2 RESERVES 4 BLOCKS

DECEMBER 2021

OWNER/
DEVELOPER:

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

ENGINEER/
SURVEYOR:



Wednesday, December 1, 2021

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

**Re: Sierra Vista West Section 9 Final Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 316
Adico, LLC Project No. 16007-2-223**

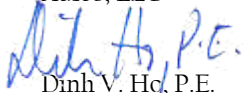
Dear Mr. Harrison,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Sierra Vista West Section 9 final plat package received on or about November 30, 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 submitted on November 30, 2021. Please provide two (2) and ten (10) prints to Kayleen Rosser, City Secretary, by no later than Thursday, December 2, 2021, for consideration at the December 7, 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, COIC
Robert Hemminger, COIC
File: 16007-2-223

LINE TABLE		
LINE	BEARING	LENGTH
L1	S32°20'18"E	56.67'
L2	S37°36'17"E	58.78'
L3	S42°20'49"E	56.70'
L4	S47°26'26"E	56.70'
L5	S51°54'55"E	58.35'
L6	S52°32'03"E	180.00'
L7	S50°25'51"E	69.32'
L8	S44°24'52"E	71.48'
L9	S38°13'29"E	71.48'
L10	S32°02'06"E	71.48'
L11	S25°50'44"E	71.48'
L12	S19°39'21"E	71.48'
L13	S13°27'59"E	71.48'
L14	S07°16'36"E	71.48'
L15	S02°50'18"E	62.93'
L16	S87°23'17"W	116.53'
L17	S87°24'30"W	15.53'
L18	N02°35'30"W	60.00'
L19	N87°24'30"E	11.06'
L20	N02°36'43"W	99.99'
L21	S82°56'17"W	73.26'
L22	S76°43'26"W	183.81'
L23	S82°27'19"W	55.52'
L24	N34°11'34"W	62.05'
L25	N24°08'02"W	51.47'
L26	N05°19'38"E	123.81'
L27	N21°36'41"E	54.35'
L28	N32°00'19"E	53.78'
L29	N31°57'53"E	53.76'
L30	N48°31'26"E	53.79'
L31	N52°04'31"E	53.85'
L32	N61°37'48"E	56.85'
L33	N61°52'48"E	196.65'
L34	N52°12'32"E	141.46'
L35	S32°21'18"E	13.76'
L36	N57°38'42"E	192.02'
L37	N32°21'18"W	32.54'
L38	N52°32'03"W	221.29'
L39	N47°36'07"W	18.55'
L40	N87°24'30"E	11.06'

LINE TABLE		
LINE	BEARING	LENGTH
L41	N37°27'57"E	111.00'
L42	N70°05'08"E	119.56'
L43	N19°54'52"W	4.96'
L44	N87°24'30"E	292.04'
L45	N76°43'26"E	147.01'
L46	N87°23'17"E	270.60'
L47	N39°06'42"E	12.36'
L48	N04°05'20"W	257.74'
L49	N70°05'08"E	110.00'
L50	N48°43'09"E	106.40'
L51	S82°32'24"E	138.58'
L52	S32°21'18"E	32.54'
L53	S52°32'03"E	30.00'
L54	S52°32'03"E	25.00'
L55	S52°32'03"E	25.00'
L56	N37°27'57"E	132.00'
L57	N37°27'57"E	132.00'
L58	S02°36'43"E	24.73'
L59	N04°05'20"W	28.41'
L60	S76°43'26"W	30.40'
L61	N48°31'26"E	34.96'
L62	N61°52'48"E	25.72'
L63	N70°05'08"E	37.91'
L64	S52°32'00"E	68.62'
L65	S43°18'11"E	109.89'
L66	N27°03'28"W	55.09'
L67	N25°28'43"W	55.52'
L68	S02°35'30"E	123.26'
L69	N83°58'02"E	114.19'
L70	N22°05'40"E	56.14'
L71	N44°02'39"E	64.34'
L72	N63°29'14"E	52.06'
L73	N70°05'08"E	120.25'
L74	N62°40'26"E	54.50'
L75	N58°00'34"E	53.16'
L76	N58°00'34"E	29.34'
L77	N58°00'34"E	23.83'
L78	N48°43'09"E	127.01'

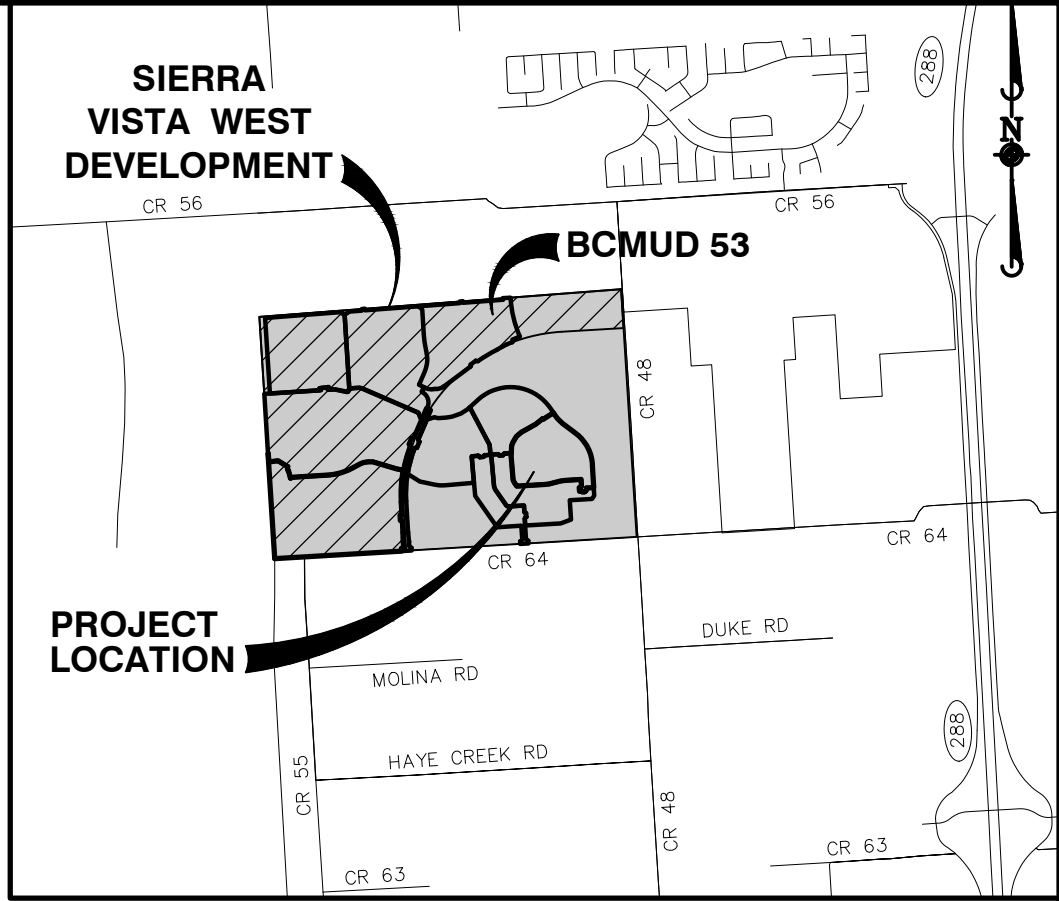
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	50.00'	125.30'	143°35'15"	S54°57'37"W	94.99'
C2	25.00'	17.17'	039°20'45"	N72°55'08"W	16.83'
C3	25.00'	39.28'	090°01'12"	N42°23'53"E	35.36'
C4	420.00'	3.97'	000°32'28"	S84°56'36"E	3.97'
C5	800.00'	281.75'	020°10'45"	S42°26'41"E	280.30'
C6	500.00'	435.65'	049°55'21"	S27°34'23"E	422.00'
C7	55.00'	86.41'	090°01'12"	S42°23'53"W	77.80'
C8	400.00'	227.73'	032°37'11"	N53°46'32"E	224.67'
C9	500.00'	93.24'	010°41'04"	S82°03'58"W	93.10'
C10	500.00'	93.06'	010°39'52"	S82°03'21"W	92.93'
C11	55.00'	84.98'	088°31'22"	N48°21'02"W	76.77'
C12	300.00'	388.38'	074°10'28"	N32°59'54"E	361.82'
C13	300.00'	111.87'	021°21'59"	N59°24'08"E	111.23'
C14	450.00'	16.75'	002°07'58"	S83°36'23"E	16.75'
C15	25.00'	37.66'	086°18'42"	N05°33'48"E	34.20'
C16	25.00'	37.66'	086°18'42"	N88°07'30"W	34.20'
C17	25.00'	39.27'	090°00'00"	N07°32'03"W	35.36'
C18	25.00'	39.27'	090°00'00"	S82°27'57"W	35.36'
C19	25.00'	39.28'	090°01'12"	N42°23'53"E	35.36'
C20	25.00'	39.26'	089°58'48"	N47°36'07"W	35.35'
C21	25.00'	17.17'	039°20'45"	S22°17'05"E	16.83'
C22	50.00'	147.23'	168°42'42"	N42°23'53"E	99.52'
C23	25.00'	16.11'	036°55'33"	N88°32'55"E	15.83'
C24	25.00'	21.01'	048°08'41"	S46°00'48"W	20.39'
C25	50.00'	231.32'	265°04'14"	S25°31'26"E	73.69'
C26	25.00'	38.63'	088°31'22"	S48°21'02"E	34.90'
C27	25.00'	16.24'	037°13'13"	S68°46'41"W	15.96'
C28	50.00'	137.30'	157°19'53"	S51°09'59"E	98.05'
C29	25.00'	13.78'	031°35'18"	N11°42'19"E	13.61'
C30	25.00'	35.38'	081°05'14"	N41°59'47"W	32.50'
C31	25.00'	35.38'	081°05'14"	N56°54'59"E	32.50'
C32	770.00'	31.60'	002°21'05"	S33°21'51"E	31.60'
C33	770.00'	34.23'	002°32'49"	S51°15'39"E	34.23'
C34	530.00'	28.28'	003°03'28"	N78°15'10"E	28.28'
C35	270.00'	34.08'	007°13'55"	N66°28'11"E	34.06'
C36	50.00'	21.92'	025°07'27"	N29°23'44"W	21.75'

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage
A	3,300.00	0.0758	RESTRICTED TO LANDSCAPE, OPEN SPACE AND UTILITIES

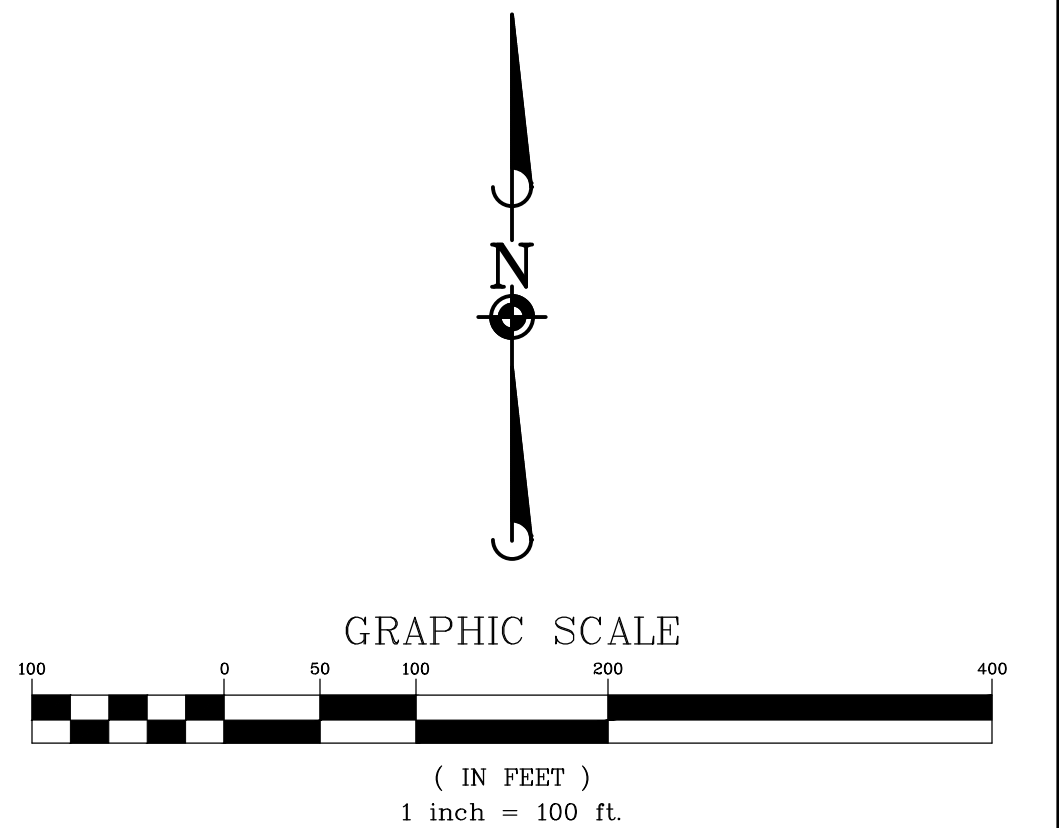
FINAL PLAT NOTES:

- THE PRELIMINARY PLAT WAS APPROVED BY CITY OF IOWA COLONY ON 05/17/2021
- 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 HW-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 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.



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



ABBREVIATIONS

- AE= AERIAL EASEMENT
- DE= DRAINAGE EASEMENT
- PAE= PRIVATE ACCESS EASEMENT
- PUE= PUBLIC UTILITY EASEMENT
- SSE= SANITARY SEWER EASEMENT
- STM SE= STORM SEWER EASEMENT
- UVE= UNOBSTRUCTED VISIBILITY EASEMENT
- 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
- BCOPRR= BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- VOL., PG., No.= VOLUME, PAGE NUMBER
- FND= FOUND
- IRC= IRON ROD W/ CAP
- 5/8" IRON ROD WITH CAP TO BE SET
- STREET NAME CHANGE

FINAL PLAT
SIERRA VISTA WEST
SEC 9

A SUBDIVISION OF 25.36 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329

BRAZORIA COUNTY, TEXAS

99 LOTS 1 RESERVE 4 BLOCKS

DECEMBER 2021

OWNER/
DEVELOPER:

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

ENGINEER/
SURVEYOR:



2448 Technology Forest Blvd, Suite 800, The Woodlands, TX 77381 | phone: 832.300.0000 | info@manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Management • Environmental Scientists • Landscape Architects • Planners
Texas Board of Professional Engineers Registration No. E-18161
Texas Board of Professional Surveyors Registration No. 12154278

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 25.36 acre (1,104,557 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 25.36 acre (1,104,557 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 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 Volume 3, Page 66, 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, and Volume 3, Page 66, Brazoria County Plat Records;

THENCE, North 37°41'56" West, 1,029.66 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being the northeast corner of (proposed) Sierra Vista West Sec 8, and being the POINT OF BEGINNING of the herein described tract;

THENCE, along the north line of said (proposed) Sierra Vista West Sec 8, the following sixteen (16) courses and distances;

- South 87°23'17" West, 116.53 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the right;
- Along said curve to the right in a southwesterly direction, with a radius of 50.00 feet, a central angle of 143°35'15", an arc length of 125.30 feet, and a chord bearing South 54°57'37" West, 94.99 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being the beginning of a reverse curve to the left;
- Along said reverse curve to the left in a westerly direction, with a radius of 25.00 feet, a central angle of 39°20'45", an arc length of 17.17 feet, and a chord bearing North 72°55'08" West, 16.83 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;
- South 87°24'30" West, 15.53 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;
- North 02°35'30" West, 60.00 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;
- North 87°24'30" East, 11.06 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the left;
- Along said curve to the left in a northeasterly direction, with a radius of 25.00 feet, a central angle of 90°01'12", an arc length of 39.28 feet, and a chord bearing North 42°23'53" East, 35.36 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;
- North 02°36'43" West, 99.99 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;
- South 87°24'30" West, 251.58 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;
- South 82°56'17" West, 73.26 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;
- South 76°43'26" West, 183.81 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;
- South 82°27'19" West, 55.52 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;
- South 87°23'17" West, 457.64 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;
- North 34°11'34" West, 62.05 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;
- North 24°08'02" West, 51.47 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

16. North 04°05'20" West, 423.51 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the right, and being on the east line of a called 29.45 acre tract (Sierra Vista West Section 7) conveyed to Land Tejas Sierra Vista West, LLC, a Texas limited liability company, by deed recorded in Clerk File's No. 2021057930, Brazoria County Official Public Records;

THENCE, along the east line of said called 29.45 acre tract, the following ten (10) courses and distances;

- Along said curve to the right in an easterly direction, with a radius of 420.00 feet, a central angle of 00°32'28", an arc length of 3.97 feet, and a chord bearing South 84°56'36" East, 3.97 feet to a 5/8–inch iron rod (with cap) found;
- North 05°19'38" East, 123.81 feet to a 5/8–inch iron rod (with cap) found;
- North 21°36'41" East, 54.35 feet to a 5/8–inch iron rod (with cap) found;
- North 32°00'19" East, 53.78 feet to a 5/8–inch iron rod (with cap) found;
- North 31°57'53" East, 53.76 feet to a 5/8–inch iron rod (with cap) found;
- North 48°31'26" East, 53.79 feet to a 5/8–inch iron rod (with cap) found;
- North 52°04'31" East, 53.85 feet to a 5/8–inch iron rod (with cap) found;
- North 61°37'48" East, 56.85 feet to a 5/8–inch iron rod (with cap) found;
- North 61°52'48" East, 196.65 feet to a 5/8–inch iron rod (with cap) found;
- North 52°12'32" East, 141.46 feet to a 5/8–inch iron rod (with cap) found;

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

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

THENCE, South 32°20'18" East, 56.67 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 37°36'17" East, 58.78 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 42°20'49" East, 56.70 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 47°26'26" East, 56.70 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 51°54'55" East, 58.35 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 52°32'03" East, 180.00 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 50°25'51" East, 69.32 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 44°24'52" East, 71.48 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 38°13'29" East, 71.48 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 32°02'06" East, 71.48 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 25°50'44" East, 71.48 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 19°39'21" East, 71.48 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 13°27'59" East, 71.48 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 07°16'36" East, 71.48 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 02°50'18" East, 62.93 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 02°36'43" East, 325.00 feet to the POINT OF BEGINNING, CONTAINING 25.36 acres (1,104,557 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, LAND TEJAS SIERRA VISTA WEST, LLC, A Texas Limited Liability Company, acting by and through Al P. Brende, President, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 25.36 Acre tract described in the above and foregoing map of SIERRA VISTA WEST SEC 9, 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 ten feet (10' 0") 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 9 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, LLC, A Texas Limited Liability Company, has caused these presents to be signed by Al P. Brende, President, thereunto authorized this _____ day of _____, 2021.

LAND TEJAS SIERRA VISTA WEST, LLC,
A Texas Limited Liability Company

By: _____
Al P. Brende
President

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

Michael Byrum–Bratsen
Mayor

Sydney Hargroder

Arnetta Hicks–Murray

Marquette Greene–Young

Wil Kennedy

Chad Wisey
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 §
COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared Al P. Brende, sole manager of Land Tejas Sierra Vista West, LLC, 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 9

A SUBDIVISION OF 25.36 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329

BRAZORIA COUNTY, TEXAS

99 LOTS 1 RESERVE 4 BLOCKS

DECEMBER 2021

OWNER/
DEVELOPER:

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

ENGINEER/
SURVEYOR:


2448 Technology Forest Blvd, Suite 800, The Woodlands, TX 77381 | ph:832.663.2000 | ex:832.663.2001 | email:info@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. E-18161
Texas Board of Professional Surveyors Registration No. 12154278