

Friday, June 21, 2024

Joseph Alonzo  
Bowman Consulting Group  
1445 N. Loop West, Suite 450  
Houston, TX 77008  
[jalonzo@bowman.com](mailto:jalonzo@bowman.com)

Re: Prose Sierra Vista Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 3837  
Adico, LLC Project No. 16007-2-361


Dear Mr. Alonzo:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Prose Sierra Vista Preliminary Plat received on or about May 28, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the plat as resubmitted on May 28, 2024. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than June 25, 2024, for consideration at the July 2, 2024, 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

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 16007-2-361

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

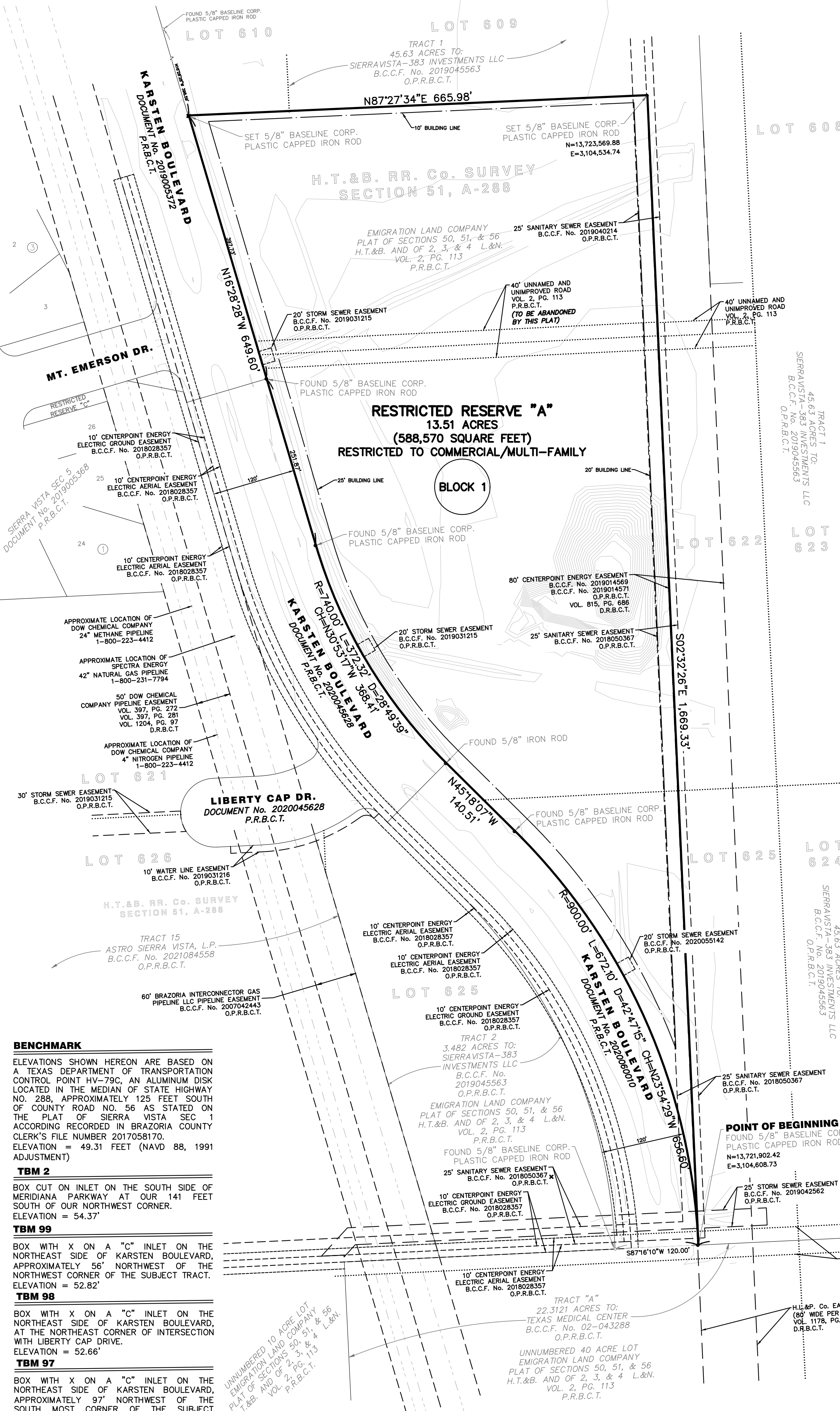
- 1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.
2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE 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. OTHER THAN SHOWN HERON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
7. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
8. 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 # 5S LOCK.
9. PROHIBITED USE OF METAL PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
10. PROHIBITED USE OF RIP-RAP IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
11. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
12. 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.
13. 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.

NOTES:

- 1. U.E. = UTILITY EASEMENT
2. W.L.E. = WATER LINE EASEMENT
3. S.S.E. = SANITARY SEWER EASEMENT
4. STM.S.E. = STORM SEWER EASEMENT
5. B.L. = BUILDING SETBACK LINE
6. D.R.B.C.T. = DEED RECORDS OF BRAZORIA COUNTY, TEXAS
7. P.R.B.C.T. = PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
8. B.C.C.F. No. = BRAZORIA COUNTY CLERK'S FILE NUMBER
9. O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS
10. BEARINGS ARE BASED FROM THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 CURS ADJUSTMENT BASED FROM REDUNDANT RTK GPS OBSERVATIONS. DISTANCES HEREON ARE SURFACE DATUM. TO CONVERT TO GRID MULTIPLY BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.99998213. COORDINATES HEREON ARE GRID DATUM. TO CONVERT TO SURFACE DIVIDE BY THE SAME ADJUSTMENT FACTOR.
11. THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP 48039C0120K, DATED DECEMBER 30, 2020.
12. THIS TRACT OF LAND LIES WITH THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF IOWA COLONY AND IS SUBJECT TO ITS CODE OF ORDINANCES.
13. ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 32.
14. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
15. OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
16. ALL EASEMENTS SHOWN ON THIS PLAN ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN.
17. ALL BUILDING LINES ALONG STREET RIGHTS-OF-WAY ARE AS SHOWN HERON.
18. ALL OFF-SITE UTILITY EASEMENTS ARE TO BE DEDICATION BY SEPARATE INSTRUMENT PRIOR TO RECORDED.
19. 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.
20. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
21. 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.
22. MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER FINAL GRADING OF LOTS. LOT CORNERS WILL BE 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "BASELINE CORP."
23. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER THE FINAL APPROVAL BY THE CITY COUNCIL IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO (2) YEAR PERIOD, OR THE ONE (1) YEAR EXTENSION PERIOD GRANTED BY THE CITY COUNCIL.
24. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL CENTERPOINT ENERGY AND CITY OF IOWA COLONY UTILITY EASEMENTS MUST BE UNOBSTRUCTED BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY THE UTILITY AT THE PROPERTY OWNER'S EXPENSE.
25. THE AREA OF THIS TRACT OF LAND, EXPRESSED IN SQUARE FEET AND TEN-THOUSANDTHS OF AN ACRE IS BASED ON THE MATHEMATICAL CLOSURE CALCULATED FROM THE COURSES AND DISTANCES SHOWN, NOT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION. ELEVATION = 54.37'
26. THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT BY THE CITY OF IOWA COLONY, TX, LAND TEXAS STERLING LAKES SOUTH L.L.C. AND MCALISTER OPPORTUNITY FUND 2012, L.P., DATED AUGUST 15, 2022 AND AS AMENDED.
27. THE MATHEMATICAL CLOSURE FOR THE PLAT BOUNDARY SHOWN HERON EXCEEDS 1 PART IN 15,000.

I, MARK JOSEPH PIRIANO, AM 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 CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE WILL BE MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITHIN A MAXIMUM OF ONE YEAR AFTER CONSTRUCTION OF THE PUBLIC IMPROVEMENTS ARE COMPLETE, UNLESS OTHERWISE SHOWN HERON; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NORTH AMERICAN DATUM OF 1983 (NAD83) CURS. ADJUSTMENT.

MARK JOSEPH PIRIANO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5778



BENCHMARK
ELEVATIONS SHOWN HERON ARE BASED ON A TEXAS DEPARTMENT OF TRANSPORTATION CONTROL POINT HV-79C, AN ALUMINUM DISK LOCATED IN THE MEDIUM OF STATE HIGHWAY NO. 288, APPROXIMATELY 125 FEET SOUTH OF COUNTY ROAD NO. 56 AS STATED ON THE PLAT OF SIERRA VISTA SEC 1 ACCORDING TO BRAZORIA COUNTY CLERK'S FILE NUMBER 2017058170. ELEVATION = 49.31 FEET (NAVD 88, 1991 ADJUSTMENT)
TBM 2
BOX CUT ON INLET ON THE SOUTH SIDE OF MERIDIANA PARKWAY AT OUR 141 FEET SOUTH OF OUR NORTHWEST CORNER. ELEVATION = 54.37'
TBM 99
BOX WITH X ON A "C" INLET ON THE NORTHEAST SIDE OF KARSTEN BOULEVARD, APPROXIMATELY 56' NORTHWEST OF THE NORTHWEST CORNER OF THE SUBJECT TRACT. ELEVATION = 52.82'
TBM 98
BOX WITH X ON A "C" INLET ON THE NORTHEAST SIDE OF KARSTEN BOULEVARD, APPROXIMATELY 97' NORTHWEST OF THE SOUTH MOST CORNER OF THE SUBJECT TRACT. ELEVATION = 52.53'

METES AND BOUND DESCRIPTION

BEING 13.51 ACRES OF LAND SITUATED IN SECTION 51 OF THE H.T.&B. RR. CO. SURVEY, ABSTRACT NO. 288, BRAZORIA COUNTY, TEXAS, BEING A PART OF THAT CERTAIN 45.63 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO SIERRAVISTA-383 INVESTMENTS LLC RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2019045663, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, BEING PORTIONS OF LOTS 609, 621, 622 AND 625 TOGETHER WITH PORTIONS OF TWO 40-FOOT WIDE UNNAMED AND UNIMPROVED ROADS, ALL OF THE EMIGRATION LAND COMPANY PLAT OF SECTIONS 50, 51, & 56 H.T.&B. AND OF 2, 3, & 4 L.&N., A SUBDIVISION RECORDED IN VOLUME 2, PAGE 113, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 13.51 ACRE TRACT IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND ON THE NORTH LINE OF THAT CERTAIN 22.3121 ACRE TRACT OF LAND DESIGNATED AS TRACT "A" AND DESCRIBED IN THE DEED TO TEXAS MEDICAL CENTER RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 02-043288, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, SAID CAPPED IRON ROD BEING THE SOUTHWEST CORNER OF SAID 45.63 ACRE TRACT AND THE SOUTHEAST CORNER OF KARSTEN BOULEVARD (120 FEET WIDE) AS DEDICATED BY THE PLAT OF KARSTEN BOULEVARD PHASE IV STREET DEDICATION, A SUBDIVISION RECORDED IN DOCUMENT NO. 2020060010, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID CAPPED IRON ROD IS AT THE BEGINNING OF A CURVE TO THE LEFT WHOSE RADIUS IS 900.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 87 DEGREES 29 MINUTES 08 SECONDS WEST, FROM SAID CAPPED IRON ROD A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID KARSTEN BOULEVARD BEARS SOUTH 87 DEGREES 16 MINUTES 10 SECONDS WEST, 120.00 FEET;

THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE WEST LINE OF SAID 45.63 ACRE TRACT, THE EAST RIGHT-OF-WAY LINE OF SAID KARSTEN BOULEVARD AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42 DEGREES 47 MINUTES 15 SECONDS, 672.10 FEET TO A FOUND 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 45 DEGREES 18 MINUTES 07 SECONDS WEST, ALONG THE WEST LINE OF SAID 45.63 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID KARSTEN BOULEVARD, 140.51 FEET TO A 5/8 INCH IRON ROD FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 740.00 FEET, SAID CAPPED IRON ROD BEING THE NORTHEAST CORNER OF THE PORTION OF KARSTEN BOULEVARD DEDICATED BY THE PLAT OF SAID KARSTEN BOULEVARD PHASE IV STREET DEDICATION AND THE SOUTHEAST CORNER OF THE PORTION OF KARSTEN BOULEVARD DEDICATED BY THE PLAT OF KARSTEN BOULEVARD PHASE II STREET DEDICATION AND RESERVE, A SUBDIVISION RECORDED IN DOCUMENT NO. 2020060010, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, CONTINUING ALONG THE WEST LINE OF SAID 45.63 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID KARSTEN BOULEVARD, IN ALL A TOTAL DISTANCE OF 649.60 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD BEARS NORTH 16 DEGREES 28 MINUTES 28 SECONDS WEST, 398.59 FEET;

THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE WEST LINE OF SAID 45.63 ACRE TRACT, THE EAST RIGHT-OF-WAY LINE OF SAID KARSTEN BOULEVARD AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28 DEGREES 49 MINUTES 39 SECONDS, 372.32 FEET TO A FOUND 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 16 DEGREES 28 MINUTES 28 SECONDS WEST, ALONG THE WEST LINE OF SAID 45.63 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID KARSTEN BOULEVARD, AT 251.87 FEET PASSING A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE PORTION OF KARSTEN BOULEVARD DEDICATED BY THE PLAT OF SAID KARSTEN BOULEVARD PHASE III STREET DEDICATION AND THE SOUTHEAST CORNER OF THE PORTION OF KARSTEN BOULEVARD DEDICATED BY THE PLAT OF KARSTEN BOULEVARD PHASE II STREET DEDICATION AND RESERVE, A SUBDIVISION RECORDED IN DOCUMENT NO. 2020060010, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, CONTINUING ALONG THE WEST LINE OF SAID 45.63 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID KARSTEN BOULEVARD, IN ALL A TOTAL DISTANCE OF 649.60 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD BEARS NORTH 16 DEGREES 28 MINUTES 28 SECONDS WEST, 398.59 FEET;

THENCE, NORTH 87 DEGREES 27 MINUTES 34 SECONDS EAST, 665.98 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET ON THE WEST LINE OF AN 80 FOOT WIDE CENTERPOINT ENERGY EASEMENT RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2019014569 AND 2019014571, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE, SOUTH 02 DEGREES 32 MINUTES 26 SECONDS EAST, ALONG THE WEST LINE OF SAID CENTERPOINT ENERGY EASEMENT, 1,689.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.51 ACRES OF LAND.

CERTIFICATE OF PLANNING COMMISSION
THIS IS TO CERTIFY THAT CITY PLANNING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024 HAS APPROVED THIS PLAT AND SUBDIVISION OF PROSE AT SIERRA VISTA AS SHOWN HERON.

DAVID HURST, CHAIRMAN; BRIAN JOHNSON; LES HOSEY; TERRY HAYES; BRENDA DILLON; ROBERT WALL; WARREN DAVIS; DIHN V. HO, P.E.

APPROVED BY CITY ENGINEER
DATE
CITY OF IOWA COLONY, TEXAS

CERTIFICATE OF CITY COUNCIL
THIS IS TO CERTIFY THAT CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024 HAS APPROVED THIS PLAT AND SUBDIVISION OF PROSE AT SIERRA VISTA AS SHOWN HERON.

WIL KENNEDY, MAYOR; MCCLEAN BARNETT; ARNETTA HICKS-MURRAY; MARQUETTE GREENE-SCOTT; TIMOTHY VARLACK; KAREEM BOYCE; SYDNEY HARRODER

OWNERS: PROSE SIERRA VISTA OWNER, LP, A DELAWARE LIMITED PARTNERSHIP

ENGINEER: Bowman CONSULTING GROUP
1445 N. LOOP WEST - SUITE 450 HOUSTON, TEXAS 77008 TEL (713) 993-0333 TBPE REGISTRATION NO. F-14309

SURVEYOR: Bowman CONSULTING GROUP
1445 N. LOOP WEST - STE 450 HOUSTON, TEXAS, 77008 (713) 993-0333 T.B.P.E.L.S. FIRM NO. 10194283

MAY 2024
1 BLOCK 1 RESERVE

BOWMAN PROJECT NO. 250475-01-001 SHEET 1 OF 1

VICINITY MAP
1"=3,000'
KEY MAP: 69J2
FURTHER, LIENHOLDERS MUST EXECUTE A SUBORDINATION AGREEMENT SUBORDINATING THEIR LIENS TO ALL PUBLIC STREETS, ALLEYS, PARKS, SCHOOL SITES AND OTHER PUBLIC AREAS SHOWN ON THE PLAT OF SUCH SUBDIVISION OR SUBDIVISION AS BEING SET ASIDE FOR PUBLIC USE OR PURPOSE.
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 10 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 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.
IN TESTIMONY WHEREOF, THE PROSE SIERRA VISTA OWNER, LP, A DELAWARE LIMITED PARTNERSHIP, ACTING BY AND THROUGH PROSE SIERRA VISTA GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, ACTING BY AND THROUGH PROSE SIERRA VISTA JV, LP, A DELAWARE LIMITED LIABILITY COMPANY, ITS MEMBER, ACTING BY AND THROUGH PROSE SIERRA VISTA ALLIANCE GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, ACTING BY AND THROUGH PROSE SIERRA VISTA ALLIANCE GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MEMBER, HEREBY CAUSED THESE PRESENTS TO BE SIGNED BY CYRUS BAHRAMI, ITS MEMBER, THEREUNTO AUTHORIZED, ATTESTED BY ITS MEMBER, DAVID ADAME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

PROSE SIERRA VISTA OWNER, LP, A DELAWARE LIMITED PARTNERSHIP
BY: PROSE SIERRA VISTA GP, LLC A DELAWARE LIMITED LIABILITY COMPANY ITS GENERAL PARTNER
BY: PROSE SIERRA VISTA JV, LP A DELAWARE LIMITED LIABILITY COMPANY ITS MEMBER
BY: PROSE SIERRA VISTA ALLIANCE GP, LLC A DELAWARE LIMITED LIABILITY COMPANY ITS GENERAL PARTNER
BY: PROSE SIERRA VISTA ALLIANCE GP, LLC A DELAWARE LIMITED LIABILITY COMPANY ITS MEMBER

ATTEST: DAVID ADAME, MEMBER
STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CYRUS BAHRAMI, MEMBER, AND DAVID ADAME, MEMBER OF PROSE SIERRA VISTA ALLIANCE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MEMBER OF PROSE SIERRA VISTA ALLIANCE GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER OF PROSE SIERRA VISTA JV, LP, A DELAWARE LIMITED LIABILITY COMPANY, MEMBER OF PROSE SIERRA VISTA GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER OF PROSE SIERRA VISTA OWNER, LP, A DELAWARE LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID CORPORATION, FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITIES THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME OF NOTARY:
MY COMMISSION EXPIRES:

PRELIMINARY PLAT OF PROSE SIERRA VISTA

BEING A SUBDIVISION OF 13.51 ACRES OF LAND SITUATED IN SECTION 51 OF THE H.T.&B. RR. CO. SURVEY, ABSTRACT NO. 288, BRAZORIA COUNTY, TEXAS; BEING PORTIONS OF LOTS 609, 610, 621, 622 AND 625 TOGETHER WITH PORTIONS OF TWO 40-FOOT WIDE UNNAMED AND UNIMPROVED ROADS, ALL OF THE EMIGRATION LAND COMPANY PLAT OF SECTIONS 50, 51, & 56 H.T.&B. AND OF 2, 3, & 4 L.&N., A SUBDIVISION RECORDED IN VOLUME 2, PAGE 113, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS

MAY 2024
1 BLOCK 1 RESERVE

BOWMAN PROJECT NO. 250475-01-001 SHEET 1 OF 1