

Monday, June 3, 2024

Donna Eckels
Pro-Surv
PO Box 1366
Friendswood, TX 77549
donna@prosurv.net

Re: Sierra Vista Corner Replat No. 2
Letter of Recommendation to Approve - UPDATED
COIC Project No. 4002
Adico, LLC Project No. 16007-2-371

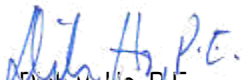
Dear Ms. Eckels:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal Sierra Vista Corner Replat No. 2, 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 objections to the plat as resubmitted on May 28, 2024. This LOR replaces the previous LOR dated May 20, 2024. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than June 24, 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: 16007-2-371

OWNERS CERTIFICATION

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

WE, THE CENTRE AT SIERRA VISTA, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JOHN A. GROSS, MANAGER, BEING AN OFFICER OF THE CENTRE AT SIERRA VISTA, LLC, HERINAFTER REFERRED TO AS OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF SIERRA VISTA CORNER REPLAT NO 2, A SUBDIVISION CONSISTING OF A 2.875 ACRE TRACT OF LAND BEING ALL OF RESERVE "A", RESERVE "B" AND RESERVE "C", IN BLOCK ONE (1), OF SIERRA VISTA CORNER REPLAT NO. 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CLERK'S FILE NO. 2022008206, OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION ACCORDING TO THE EASEMENTS, LINES, LOTS, AND NOTATIONS THEREOF SHOWN AND DESIGNATE SAID SUBDIVISION AS SIERRA VISTA CORNER REPLAT NO 2, DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, THE CENTRE AT SIERRA VISTA, LLC, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF SIERRA VISTA CORNER REPLAT NO 2, HAVE COMPLIED WITH, OR WILL COMPLY WITH, THE EXISTING REGULATIONS HERETOFORE ON FILE AND ADOPTED BY THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS. IN TESTIMONY WHEREOF, THE CENTRE AT SIERRA VISTA, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN A. GROSS, ITS MANAGER THEREUNTO AUTHORIZED, THIS DAY OF 2024.

THE CENTRE AT SIERRA VISTA, LLC.
BY: JOHN A. GROSS, MANAGER
THE STATE OF TEXAS
COUNTY OF BRAZORIA
KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN A. GROSS, MANAGER, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AS AN ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF 2024.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

THIS IS TO CERTIFY THAT THE PLANNING DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIERRA VISTA CORNER REPLAT NO 2 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF IOWA COLONY AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS DAY OF 2024.

DAVID HURST CHAIRMAN
LES HOSEY MEMBER
BRENDA DILLON MEMBER
WARREN DAVIS MEMBER
BRIAN JOHNSON MEMBER
TERRY HAYES MEMBER
ROBERT WALL MEMBER

WILL KENNEDY MAYOR
ARNETTA HICKS-MURRAY COUNCIL MEMBER
TIMOTHY VARLACK COUNCIL MEMBER
DINH HO, P.E. CITY ENGINEER
MCCLEAN BARNETT COUNCIL MEMBER
MARQUETTE GREENE-SCOTT COUNCIL MEMBER
KAREEM BOYCE COUNCIL MEMBER
SYDNEY HARGRODER COUNCIL MEMBER

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIERRA VISTA CORNER REPLAT NO 2 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF IOWA COLONY AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS DAY OF 2024.

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

PURPOSE OF DOCUMENT: PLAT REVIEW
SURVEYOR OF RECORD: TOBY PAUL COUCHMAN
REGISTRATION #5565
RELEASE DATE: 05/14/2024
PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEW OR RELIED UPON AS A FINAL SURVEY DOCUMENT

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5
LEE WALDEN, P. E. PRESIDENT
KERRY L. OSBURN VICE PRESIDENT
BRANDON MIDDLETON SECRETARY/TREASURER
DINH V. HO, P.E., C.F.M. DISTRICT ENGINEER
NOTE: PROJECT FIELD STARTUP WILL START WITHIN 365 CALENDAR DAYS FROM DATE HERE SHOWN. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED.

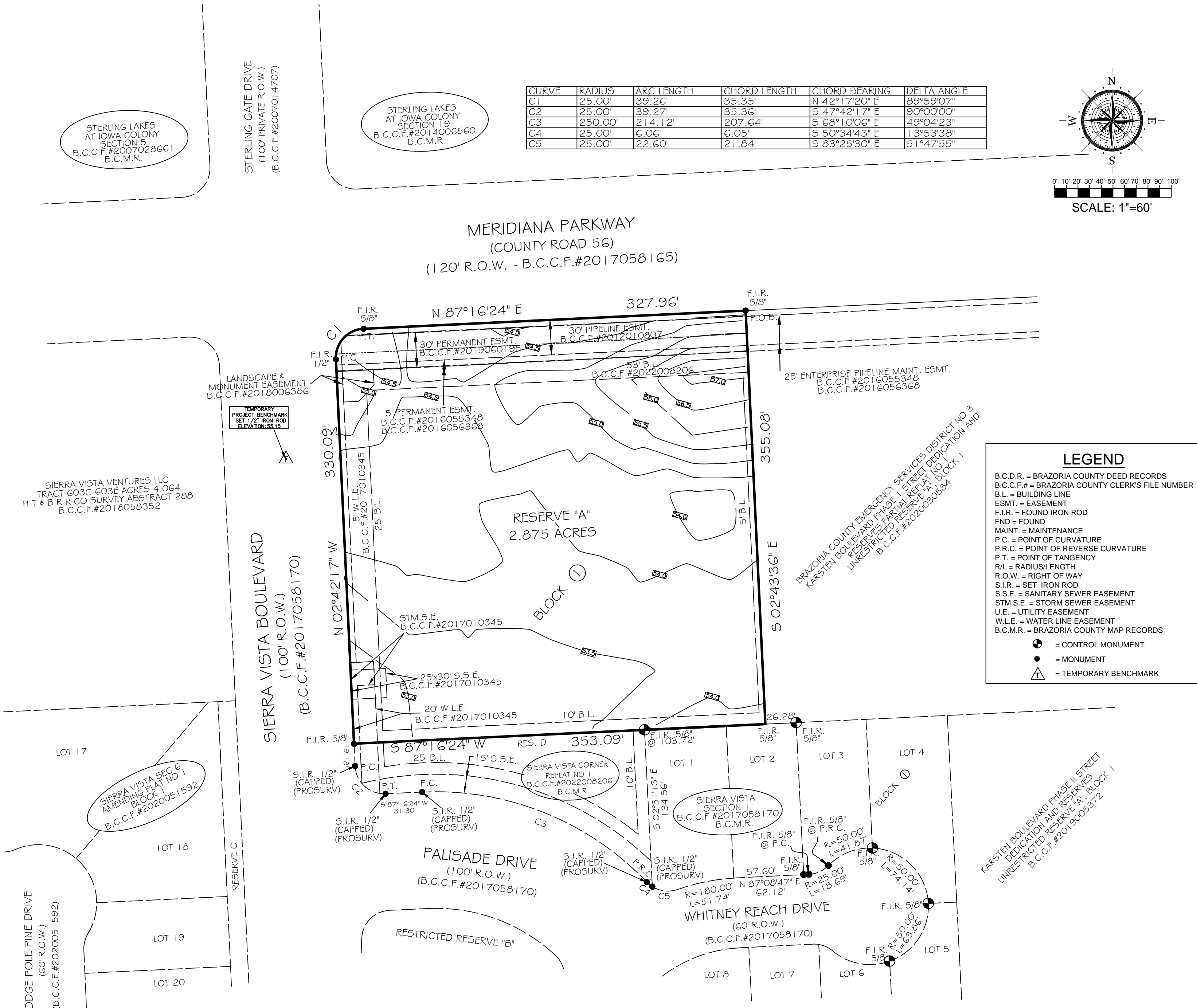
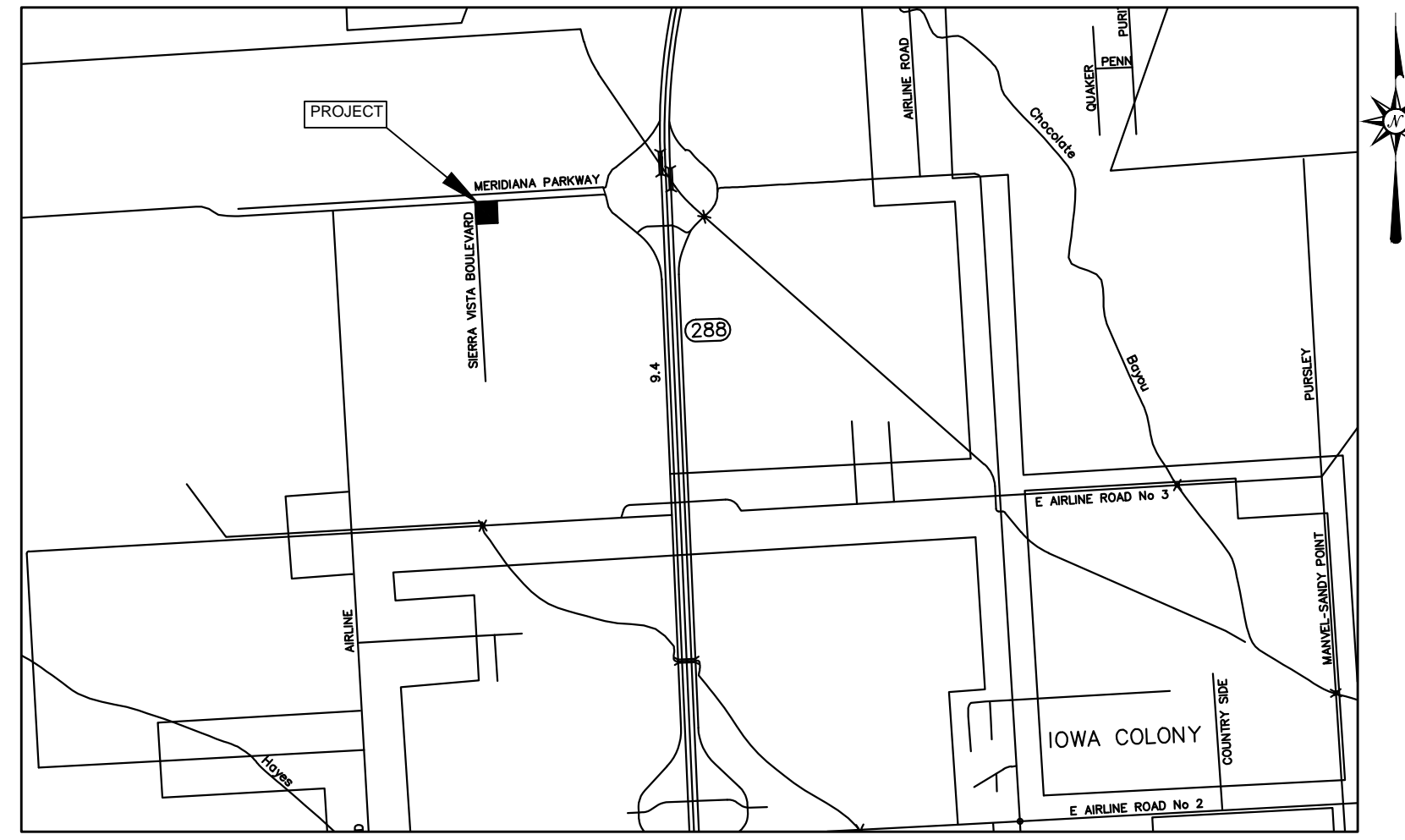
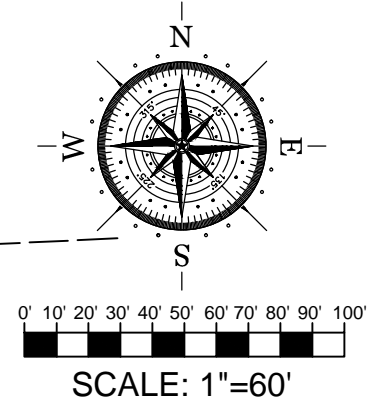


Table with 5 columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Contains data for curves C1 through C5.



VICINITY MAP SCALE 1"=1/2 MILE
BENCHMARK M 692 NAVD 88 (2001 ADJ) ELEV = 47.21'
BENCHMARK NO. M-692 IS A BRASS CAP STAMPED 'M 692' SET IN A 4 X 4 SECTION CONCRETE HIGHWAY CULVERT. THE DISK IS SET IN THE TOP OF THE SOUTH END OF THE WEST HEADWALL OF CULVERT, 70 FEET EAST OF AND ABOUT LEVEL WITH THE CENTERLINE OF THE TRACK, AND 26 FEET WEST OF AND ABOUT LEVEL WITH THE CENTERLINE OF F.M. 521

LEGEND
B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
B.C.C.F.# = BRAZORIA COUNTY CLERK'S FILE NUMBER
B.L. = BUILDING LINE
ESMT. = EASEMENT
F.I.R. = FOUND IRON ROD
FND = FOUND
MAINT. = MAINTENANCE
P.C. = POINT OF CURVATURE
P.R.C. = POINT OF REVERSE CURVATURE
P.T. = POINT OF TANGENCY
R/L = RADIUS/LENGTH
R.O.W. = RIGHT OF WAY
S.I.R. = SET IRON ROD
S.S.E. = SANITARY SEWER EASEMENT
STM.S.E. = STORM SEWER EASEMENT
U.E. = UTILITY EASEMENT
W.L.E. = WATER LINE EASEMENT
B.C.M.R. = BRAZORIA COUNTY MAP RECORDS

BRAZORIA COUNTY DRAINAGE DISTRICT #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, WITH THE EXCEPTION OF N/A, 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 HEREON.
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. THIS, 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 80 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 HEREON, 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 ACCESSSES 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.
2.875 ACRE TRACT OF LAND BEING ALL OF RESERVE "A", RESERVE "B" AND RESERVE "C", IN BLOCK ONE (1), OF SIERRA VISTA CORNER REPLAT NO. 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CLERK'S FILE NO. 2022008206, OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 2.875 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A FOUND 5/8-INCH IRON ROD AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO BRAZORIA COUNTY EMERGENCY SERVICES DISTRICT NO. 3 BY DEED, AS RECORDED IN CLERK'S FILE NO. 2020030584 OF THE BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, SOUTH 02 DEGREES 43 MINUTES 36 SECONDS EAST, WITH THE WESTERLY LINE OF SAID EMERGENCY SERVICES TRACT, A DISTANCE OF 355.08 FEET, TO A FOUND 5/8-INCH IRON ROD, SAID POINT BEING THE SOUTHWEST CORNER OF SAID EMERGENCY SERVICES TRACT, ALSO BEING IN THE NORTHERLY LINE OF SIERRA VISTA SECTION ONE, A PLAT RECORDED IN CLERK'S FILE NO. 2017058170 OF THE BRAZORIA COUNTY MAP RECORDS AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, SOUTH 87 DEGREES 16 MINUTES 24 SECONDS WEST, WITH SAID NORTHERLY LINE, COMMON WITH THE SOUTHERLY LINE OF SAID 2.875 ACRES, AT A DISTANCE OF 103.72 FEET, PASSING A 5/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 1 OF BLOCK 1 OF SAID SIERRA VISTA SECTION ONE, AND CONTINUING FOR A TOTAL DISTANCE OF 353.09 FEET, TO A 5/8-INCH IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING SITUATED ON THE EASTERLY RIGHT-OF-WAY LINE OF SIERRA VISTA BOULEVARD, BASED ON A WIDTH OF 100.00 FEET, AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER 2017058170;
THENCE, NORTH 02 DEGREES 42 MINUTES 17 SECONDS WEST, WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID SIERRA VISTA BOULEVARD, A DISTANCE OF 330.09 FEET, TO A FOUND 1/2-INCH IRON ROD BEING THE BEGINNING OF A CUTBACK CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET;
THENCE, ALONG SAID CURVE HAVING AN ARC DISTANCE OF 327.96 FEET, A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 07 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 42 DEGREES 17 MINUTES 20 SECONDS EAST - 35.35 FEET, TO A 5/8-INCH IRON ROD FOUND IN THE SOUTHERLY RIGHT-OF-WAY LINE OF MERIDIANA PARKWAY, BASED ON A WIDTH OF 120.00 FEET, AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER 2017058165;
THENCE, NORTH 87 DEGREES 16 MINUTES 24 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 327.96 FEET, RETURNING TO THE POINT OF BEGINNING.
CONTAINING WITHIN THESE CALLS 2.875 ACRES OF LAND.

- TEMPORARY PROJECT BENCHMARK (TBM) ELEV = 55.15'
TEMPORARY PROJECT BENCHMARK IS A 1/2-INCH IRON ROD SET IN THE APPROXIMATE CENTER OF SIERRA VISTA BOULEVARD, LOCATED NORTH 13°28'19" WEST - 251.36 FEET FROM THE SOUTHWEST CORNER OF SUBJECT PROPERTY
NOTES:
1. BUILDING PERMITS: ELECTRICAL, PLUMBING CONSTRUCTION, CULVERT, ETC. ARE PURCHASED AT CITY HALL, CITY OF IOWA COLONY, TEXAS.
2. NO STRUCTURES SHALL BE BUILT THAT IMPEDE THE FLOW OF EXISTING DRAINAGE AND FENCES WILL NOT BE ALLOWED TO OBSTRUCT/CROSS DRAINAGE OR DETENTION EASEMENTS.
3. ANY FURTHER DEVELOPMENT OF HEREON SHOWN TRACT MAY REQUIRE A DRAINAGE STUDY.
4. IN ACCORDANCE WITH SECTION 212.048 OF THE TEXAS LOCAL GOVERNMENT CODE ANY IMPROVEMENTS TO THIS PROPERTY ARE SUBJECT TO THE CITY OF IOWA COLONY'S BUILDING CODES AND ORDINANCES THEREFORE PERMITS WILL BE REQUIRED.
5. ALL CORNERS ARE SET 1/2 INCH IRON RODS UNLESS OTHERWISE NOTED.
6. MINIMUM FINISHED FLOOR ELEVATION SHALL BE BASED ON THE GREATER ELEVATION OF 2 FEET ABOVE NATURAL GROUND OR 1 FOOT ABOVE THE CENTERLINE ELEVATION OF STREET.
7. NO RESIDENTIAL COMMERCIAL OR INDUSTRIAL STRUCTURE OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE SHALL BE ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE EXCEPT FOR LOW PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN SECTION 62-2.
8. NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE ERRECTED NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.
9. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT IF SIDEWALKS ARE REQUIRED BY THE CITY'S SIDEWALK MASTER PLAN. ALL SIDEWALKS SHALL BE 5' WIDE.
10. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
11. PLAT WILL EXPIRE IN TWO YEARS AFTER INITIAL 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.
12. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES AND MAY BE BROUGHT TO THE SURFACE BY APPLYING THE COMBINED SCALE OF 0.99986213
13. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP(FIRM) MAP NO. 4803800110K, WITH THE EFFECTIVE DATE OF 12/30/2020, THE PROPERTY IS LOCATED ENTIRELY IN ZONE "X". ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOOD PLAN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
14. ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
15. PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERRECTED IN A DRAINAGE EASEMENT OF FEE STRIPS.
16. MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN FACILITIES.
17. CONTRACTOR SHALL NOTIFY THE DISTRICT IN WRITING AT LEAST FORTY-EIGHT (48) HOURS BEFORE PLACING ANY CONCRETE FOR DRAINAGE STRUCTURES.
18. THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
19. APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
20. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
21. THE DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE DEVELOPMENT AGREEMENT FOR SIERRA VISTA DEVELOPMENT AND THE CITY OF IOWA COLONY.

CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS
FINAL PLAT
SIERRA VISTA CORNER REPLAT NO 2
2.875 ACRE TRACT OF LAND BEING ALL OF RESERVE "A", RESERVE "B" AND RESERVE "C", IN BLOCK ONE (1), OF SIERRA VISTA CORNER REPLAT NO. 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CLERK'S FILE NO. 2022008206, OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS.
REASON FOR REPLAT: TO CREATE 1 COMMERCIAL RESERVE
1 RESERVE 1 BLOCK
MAY 14 2024
PRO-SURV SURVEYING AND MAPPING
OWNER THE CENTRE AT SIERRA VISTA, LLC, 3235 HICKORY BROOK LN., KINGWOOD, TX 77345
ENGINEER ALJ LINDSEY, LLC 18635 N. ELDRIDGE PARKWAY, SUITE 200 TOMBALL, TEXAS 77377
PHONE: 281-946-1113