

Wednesday, February 28, 2024

Merrett Huddleston
Elevation Land Solutions
9709 Lakeside Blvd., Suite 200
The Woodlands, TX 77381

Re: Sierra Vista Sec 8A Amending Plat No. 1
Letter of Recommendation to Approve
COIC Project No. 3575
ALLC Project No. 16007-2-351

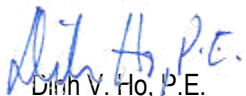
Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Sierra Vista Sec 8A Amending Plat No. 1, received on or about February 27, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

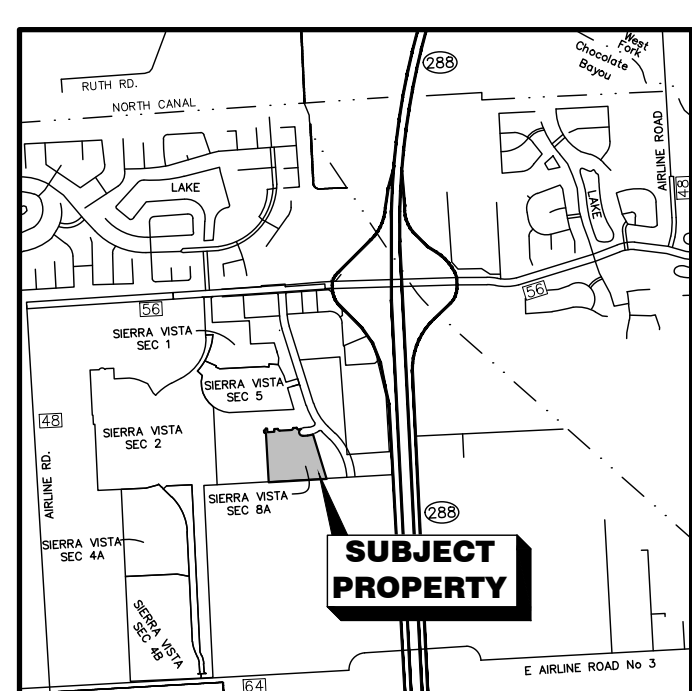
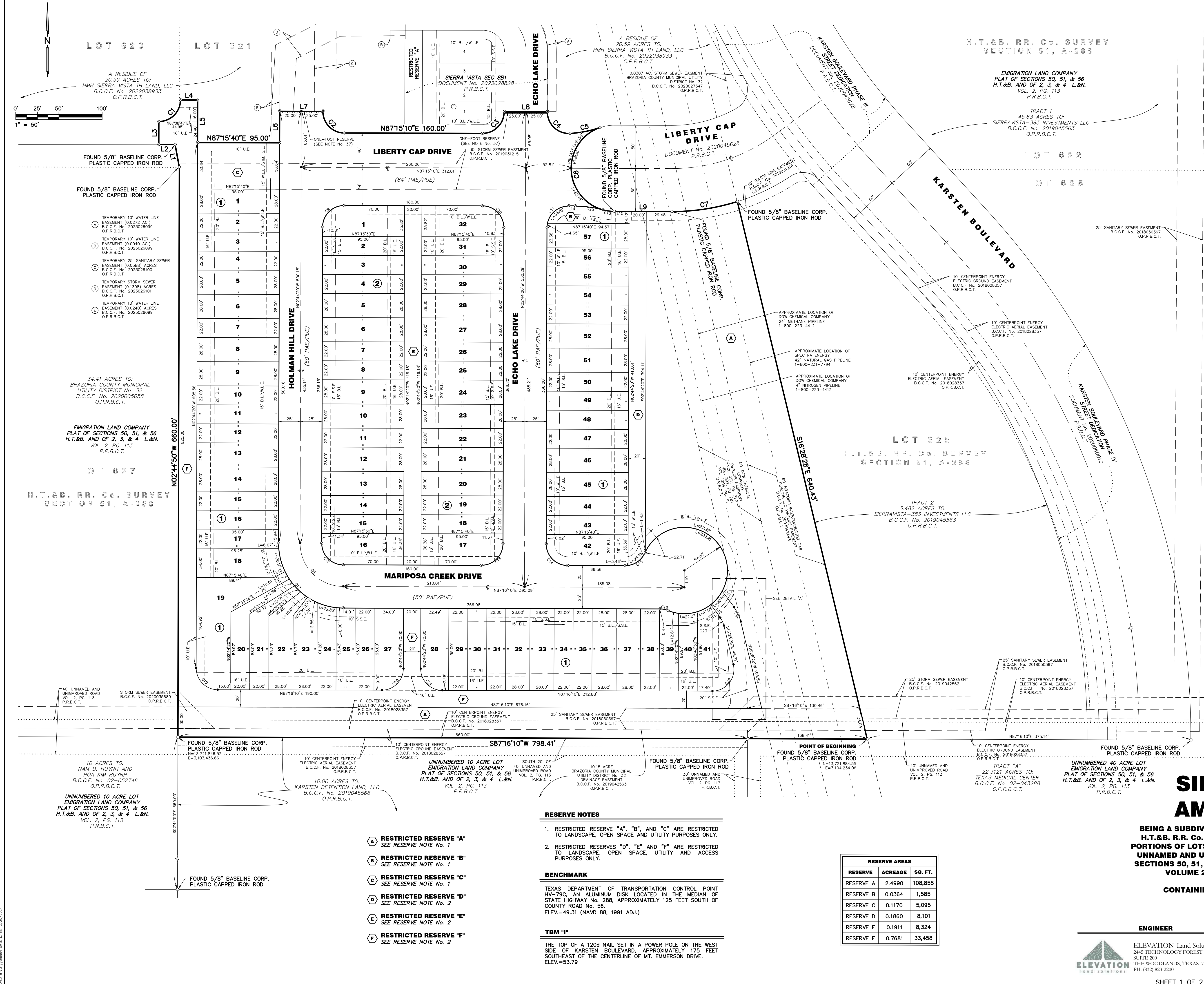
Based on our review, we have no objections to the amending plat as resubmitted on February 27, 2024. Please submit two (2) sets of mylars and ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, February 28, 2024, for consideration at the March 5, 2024, Planning 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
Robert Hemminger
File: 16007-2-351

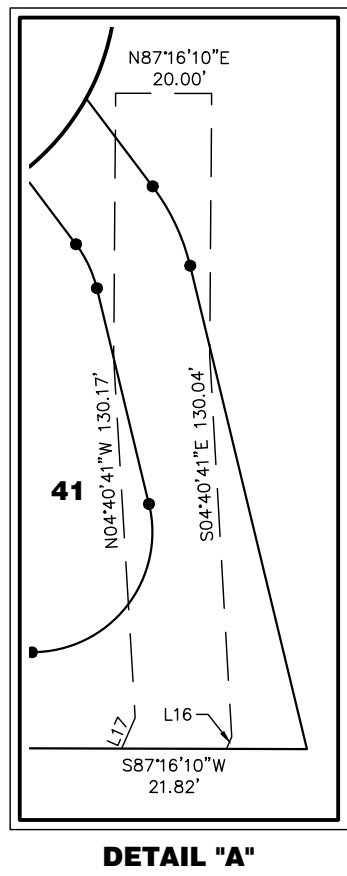


CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD LENGTH
C1	25.00'	39.22'	89°53'07"	N42°12'13"E	35.32'
C2	25.00'	39.27'	90°00'30"	S47°44'35"E	35.36'
C3	25.00'	39.27'	89°59'30"	N42°15'25"E	35.35'
C4	25.00'	40.65'	93°10'05"	S49°19'23"E	36.32'
C5	125.00'	35.57'	16°18'12"	N75°56'29"E	35.45'
C6	50.00'	140.09'	160°32'10"	S12°28'43"E	98.56'
C7	250.00'	77.14'	17°40'45"	N78°24'48"E	76.83'
C8	50.00'	78.53'	89°59'30"	S47°44'05"E	70.71'
C9	25.00'	39.27'	89°59'30"	N42°15'25"E	35.35'
C10	25.00'	39.27'	90°00'30"	S47°44'35"E	35.36'
C11	25.00'	39.27'	90°00'30"	N42°15'40"E	35.36'
C12	25.00'	39.27'	89°59'30"	N47°44'05"W	35.35'
C13	25.00'	39.27'	90°00'30"	S42°15'55"W	35.36'
C14	25.00'	39.27'	89°59'30"	N47°44'05"W	35.35'
C15	25.00'	28.81'	66°01'46"	N54°15'17"E	27.24'
C16	25.00'	9.61'	22°01'06"	N81°43'17"W	9.55'
C17	75.00'	117.80'	89°59'30"	N47°44'05"W	106.06'
C18	50.00'	13.10'	15°00'38"	S85°14'31"E	13.06'
C19	25.00'	39.27'	89°59'30"	N47°44'05"W	35.35'
C20	25.00'	39.27'	90°00'30"	S42°15'55"W	35.36'
C21	25.00'	39.27'	89°59'30"	N47°44'05"W	35.35'
C22	25.00'	45.27'	103°44'38"	S35°23'51"W	39.33'
C23	25.00'	10.24'	23°27'59"	S28°12'27"E	10.17'
C24	45.00'	18.43'	23°27'59"	S28°12'27"E	18.30'
C25	125.00'	32.73'	15°00'08"	N85°14'16"W	32.64'

LINE DATA

LINE	BEARING	DISTANCE
L1	N13°26'02"W	26.75'
L2	S87°08'47"W	18.89'
L3	N02°51'13"W	26.59'
L4	N87°15'40"E	20.00'
L5	S02°44'20"E	49.29'
L6	N02°44'20"W	36.58'
L7	N87°15'40"E	50.00'
L8	N87°04'13"E	50.00'
L9	N87°15'10"E	66.66'
L10	N02°43'50"W	19.53'
L11	N39°56'27"W	22.96'
L12	S39°56'27"E	18.67'
L13	S59°20'31"W	15.01'
L14	N87°15'40"E	7.51'
L15	S87°15'10"W	17.19'
L16	S20°50'04"E	2.75'
L17	N20°50'04"W	6.97'



SIERRA VISTA SEC 8A AMENDING PLAT No. 1

BEING A SUBDIVISION OF 11.18 ACRES OF LAND SITUATED IN SECTION 51 OF THE H.T.&B. R.R. Co. SURVEY, ABSTRACT No. 288, BRAZORIA COUNTY, TEXAS; BEING PORTIONS OF LOTS 620, 621, 625 AND 626, TOGETHER WITH PART OF A 40 FOOT WIDE UNNAMED AND UNIMPROVED ROAD, ALL OF 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

CONTAINING: 2 BLOCKS WITH 89 LOTS AND 6 RESTRICTED RESERVES

THE REASON FOR THIS AMENDING PLAT IS TO CHANGE THE STREET NAME SEQUOIA DRIVE TO HOLLMAN HILL DRIVE

ENGINEER	LAND SURVEYOR	OWNER
 ELEVATION Land Solutions 2445 TECHNOLOGY FOREST BLVD SUITE 200 THE WOODLANDS, TEXAS 77381 PH: (832) 823-2280	 Baseline DCCM Txsurv F-10030200 1750 Seams Dr, Ste 160 Houston, TX 77008 713.869.0155 BaselineSurveyors.net	HMH SIERRA VISTA TH LAND, LLC 7906 N. SAM HOUSTON PKWY. W., SUITE 102 HOUSTON, TX 77064 PH: (866) 419-1949

RESERVE AREAS

RESERVE	ACREAGE	SQ. FT.
RESERVE A	2.4990	108,858
RESERVE B	0.0364	1,585
RESERVE C	0.1170	5,095
RESERVE D	0.1860	8,101
RESERVE E	0.1911	8,324
RESERVE F	0.7681	33,458

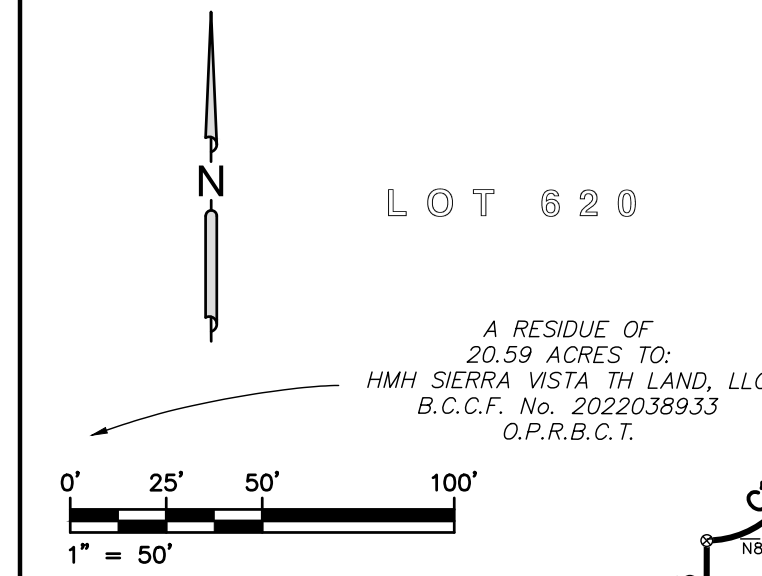
- RESERVE NOTES**
- RESTRICTED RESERVE "A", "B", and "C" ARE RESTRICTED TO LANDSCAPE, OPEN SPACE AND UTILITY PURPOSES ONLY.
 - RESTRICTED RESERVES "D", "E" and "F" ARE RESTRICTED TO LANDSCAPE, OPEN SPACE, UTILITY AND ACCESS PURPOSES ONLY.

BENCHMARK

TEXAS DEPARTMENT OF TRANSPORTATION CONTROL POINT HV-79C, AN ALUMINUM DISK LOCATED IN THE MEDIAN OF STATE HIGHWAY No. 288, APPROXIMATELY 125 FEET SOUTH OF COUNTY ROAD No. 56. ELEV.=49.31 (NAVD 88, 1991 ADJ.)

TBM 1"

THE TOP OF A 1204 NAIL SET IN A POWER POLE ON THE WEST SIDE OF KARSTEN BOULEVARD, APPROXIMATELY 175 FEET SOUTHEAST OF THE CENTERLINE OF MT. EMMERSON DRIVE. ELEV.=53.79



- ① TEMPORARY 10' WATER LINE EASEMENT (0.0272 AC.) B.C.C.F. No. 2023069899 O.P.R.B.C.T.
- ② TEMPORARY 10' WATER LINE EASEMENT (0.0040 AC.) B.C.C.F. No. 2023069899 O.P.R.B.C.T.
- ③ TEMPORARY 25' SANITARY SEWER EASEMENT (0.0588 ACRES) B.C.C.F. No. 2023028100 O.P.R.B.C.T.
- ④ TEMPORARY STORM SEWER EASEMENT (0.1308 ACRES) B.C.C.F. No. 2023028101 O.P.R.B.C.T.
- ⑤ TEMPORARY 10' WATER LINE EASEMENT (0.0240 ACRES) B.C.C.F. No. 2023069899 O.P.R.B.C.T.

34.41 ACRES TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT No. 32 B.C.C.F. No. 2020050508 O.P.R.B.C.T.

EMIGRATION LAND COMPANY PLAT OF SECTIONS 50, 51, & 56 H.T.&B. AND OF 2, 3, & 4 L.&N. VOL. 2, PG. 113 P.R.B.C.T.

LOT 627 H.T.&B. R.R. Co. SURVEY SECTION 51, A-288

10 ACRES TO: NAM D. HUYNH AND HOA KIM HUYNH B.C.C.F. No. 02-052746 O.P.R.B.C.T.

UNNUMBERED 10 ACRE LOT EMIGRATION LAND COMPANY PLAT OF SECTIONS 50, 51, & 56 H.T.&B. AND OF 2, 3, & 4 L.&N. VOL. 2, PG. 113 P.R.B.C.T.

10.00 ACRES TO: KARSTEN DETENTION LAND, LLC B.C.C.F. No. 2019045566 O.P.R.B.C.T.

FOUND 5/8" BASELINE CORP. PLASTIC CAPPED IRON ROD

FOUND 5/8" BASELINE CORP. PLASTIC CAPPED IRON ROD

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FILE: MARCH 2024, LOTS AND BLK. NO. 2, ACRES DATA, SURVEY/SECTION, EIGHT, WINDING, PLAT, BRAZORIA COUNTY, TEXAS, ADICO, LLC, 02282024

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