

Thursday, July 18, 2024

Amanda Rabijs  
Windrose  
5353 W Sam Houston N #150  
Houston, TX 77041  
Email: [amanda.rabijs@windroseservices.com](mailto:amanda.rabijs@windroseservices.com)

Re: MH Sierra Vista Final Plat  
Letter of Recommendation to Approve  
COIC Project No. 4153  
Adico, LLC Project No. 16007-2-377


Dear Ms. Rabijs:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the fourth submittal for MH Sierra Vista Final Plat received on or about July 17, 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 final plat as resubmitted on July 17, 2024. Please send two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than July 30, 2024 for consideration at the August 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  
TBPE Firm No.16423

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC

STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, MH SIERRA VISTA HOLDINGS, LLC, ACTING BY AND THROUGH MALABAR HILL CAPITAL, LLC, ITS GENERAL PARTNER, HERINAFTER REFERRED TO AS THE OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF MH SIERRA VISTA, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY MAKE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNED TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

IN TESTIMONY WHEREOF, MH SIERRA VISTA HOLDINGS, LLC, ACTING BY AND THROUGH MALABAR HILL CAPITAL, LLC, ITS GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY PARVEZ MERCHANT AND MOUNANG DESAI, THEREUNTO AUTHORIZED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MH SIERRA VISTA HOLDINGS, LLC  
BY: MALABAR HILL CAPITAL, LLC, ITS GENERAL PARTNER

BY: \_\_\_\_\_  
PARVEZ MERCHANT

BY: \_\_\_\_\_  
MOUNANG DESAI

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PARVEZ MERCHANT AND MOUNANG DESAI OF MALABAR HILL CAPITAL, LLC, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET FORTH.

WITNESS MY HAND AND SEAL OF OFFICE THIS

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

THIS IS TO CERTIFY THAT I, LUCAS G. DAVIS, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, REGISTRATION NO. 6599, HAVE PLATED THE ABOVE AND FOREGOING SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION, THAT THIS PLAT ACCURATELY REPRESENTS THE FACTS AS FOUND BY THAT SURVEY MADE BY ME, AND, THAT PERMANENT CONTROL POINTS WILL BE SET AT THE TIME OF PLAT RECORDATION, THAT THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:15,000 AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

LUCAS G. DAVIS  
Registered Professional Land Surveyor  
Texas Registration No. 6599

I, \_\_\_\_\_, registered under the laws of the State of Texas to practice the profession of Engineering, do hereby certify that this plat meets all requirements of Brazoria County, Texas, to the best of my knowledge.

Name: \_\_\_\_\_  
Texas Registration No. \_\_\_\_\_

**DISTRICT NOTES**

- 1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 12 INCHES 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 PRIVATE AND MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
- 5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- 6. THIS RURAL COMMERCIAL SITE EMPLOYS A NATURAL DRAINAGE SYSTEM, WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SITE THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR ON THE SITE TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
- 7. LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 90% 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. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
- 9. 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.
- 10. DEDICATED INGRESS/EGRESS ACCESSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 (SEE DISTRICT RESOLUTION NO. 2007-06 & NO. 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5'S LOCK.
- 11. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
- 12. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- 13. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- 14. 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.
- 15. 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.

**GENERAL NOTES**

- 1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF BRAZORIA COUNTY AND THE CITY OF IOWA COLONY. FUTURE DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE DEVELOPMENT REQUIREMENTS OF THE CITY OF IOWA COLONY, TEXAS, AND IS SUBJECT TO THE ORDINANCES OF SAID CITY.
- 2. ALL BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD83).
- 3. ALL COORDINATES SHOWN HEREON 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 - 0.999862130.
- 4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48039C0115K REVISED/DATED DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE ENTIRELY WITHIN UNSHADED ZONE "X", AN AREA DETERMINED TO LIE OUTSIDE OF THE 100-YEAR FLOOD PLAIN. THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. 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. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES.
- 5. THE BUILDING LINES (B.L.) FOR THIS SUBDIVISION SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF CODE OF ORDINANCES, CITY OF IOWA COLONY, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED.
- 6. THE MINIMUM FINISH FLOOR SLAB ELEVATION IS 58.00 FEET.
- 7. THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT FOR STERLING LAKES AT IOWA COLONY AND SIERRA VISTA, AS APPROVED ON FEBRUARY 2016 AND AS AMENDED.
- 8. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL PLAT 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 CITY COUNCIL.
- 9. OTHER THAN SHOWN HERON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
- 10. 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.
- 11. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- 12. A MINIMUM OF FIVE (5) FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG ALL STREETS AND SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- 13. OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
- 14. THIS PLAT LIES WITHIN THE JURISDICTIONAL BOUNDARIES OF BCMUD 32.

**DESCRIPTION**

A TRACT OR PARCEL CONTAINING 10.192 ACRES OR 443,957 SQUARE FEET OF LAND SITUATED IN THE H. T. & B. RR. CO. SURVEY, ABSTRACT NO. 288, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF THE RESIDUE OF A CALLED 46.321 ACRES DESCRIBED IN DEED TO ASTRO SIERRA VISTA L.P. AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NUMBER (NO. 2021084558, WITH SAID 10.192 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND ON THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF MERIDIANA PARKWAY (A.K.A C.R. 56) (120' R.O.W.) AND THE WEST R.O.W. LINE OF CRYSTAL VIEW DRIVE (R.O.W. VARIES) AS RECORDED UNDER B.C.C.F. NO. 2019057867, MARKING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, ALONG THE WEST R.O.W. LINE OF SAID CRYSTAL VIEW DRIVE, THE FOLLOWING COURSES AND DISTANCES;

WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90 DEG. 00 MIN. 00 SEC., AN ARC LENGTH OF 54.98 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 47 DEG. 43 MIN. 36 SEC. EAST - 49.50 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING A POINT OF TANGENCY;

SOUTH 02 DEG. 43 MIN. 36 SEC. EAST, A DISTANCE OF 41.98 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 04 DEG. 01 MIN. 05 SEC., AN ARC LENGTH OF 35.76 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 04 DEG. 44 MIN. 08 SEC. EAST - 35.76 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING A POINT OF TANGENCY;

SOUTH 06 DEG. 44 MIN. 40 SEC. EAST, A DISTANCE OF 82.93 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 08 DEG. 56 MIN. 03 SEC., AN ARC LENGTH OF 130.98 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 11 DEG. 12 MIN. 42 SEC. EAST - 130.85 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING A POINT OF TANGENCY;

SOUTH 15 DEG. 40 MIN. 43 SEC. EAST, A DISTANCE OF 128.18 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, OVER AND ACROSS THE RESIDUE OF SAID 46.321 ACRES, THE FOLLOWING COURSES AND DISTANCES;

WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEG. 00 MIN. 00 SEC., AN ARC LENGTH OF 39.27 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 29 DEG. 19 MIN. 17 SEC. WEST - 35.36 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING A POINT OF TANGENCY;

SOUTH 74 DEG. 19 MIN. 17 SEC. WEST, A DISTANCE OF 18.84 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 01 DEG. 26 MIN. 02 SEC., AN ARC LENGTH OF 12.51 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 15 DEG. 15 SEC. WEST - 12.51 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING A POINT OF TANGENCY;

SOUTH 72 DEG. 53 MIN. 14 SEC. WEST, A DISTANCE OF 63.28 FEET TO CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING A POINT OF TANGENCY;

WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 14 DEG. 20 MIN. 34 SEC., AN ARC LENGTH OF 125.16 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 80 DEG. 03 MIN. 31 SEC. WEST 5' 124.84 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING A POINT OF TANGENCY;

SOUTH 87 DEG. 13 MIN. 48 SEC. WEST, A DISTANCE OF 25.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 02 DEG. 46 MIN. 12 SEC. EAST, A DISTANCE OF 57.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 87 DEG. 13 MIN. 48 SEC. WEST, A DISTANCE OF 593.76 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND ON THE CENTERLINE OF COUNTY ROAD 48 (40' WIDE) AS RECORDED UNDER VOLUME (VOL.) 2, PAGE (PG.) 113 AND VOL. 3, PG. 66, OF THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.), MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 44 MIN. 32 SEC. WEST, ALONG THE CENTERLINE OF SAID COUNTY ROAD 48, A DISTANCE OF 423.05 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE SOUTHWEST CORNER OF RESTRICTED RESERVE "A", BLOCK 1, MERIDIANA PARKWAY PHASE V STREET DEDICATION AND RESERVE AS RECORDED UNDER PLAT NO. 2020051576, BRAZORIA COUNTY PLAT RECORDS, MARKING A NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE EAST LINE OF SAID RESTRICTED RESERVE "A", THE FOLLOWING COURSES AND DISTANCES;

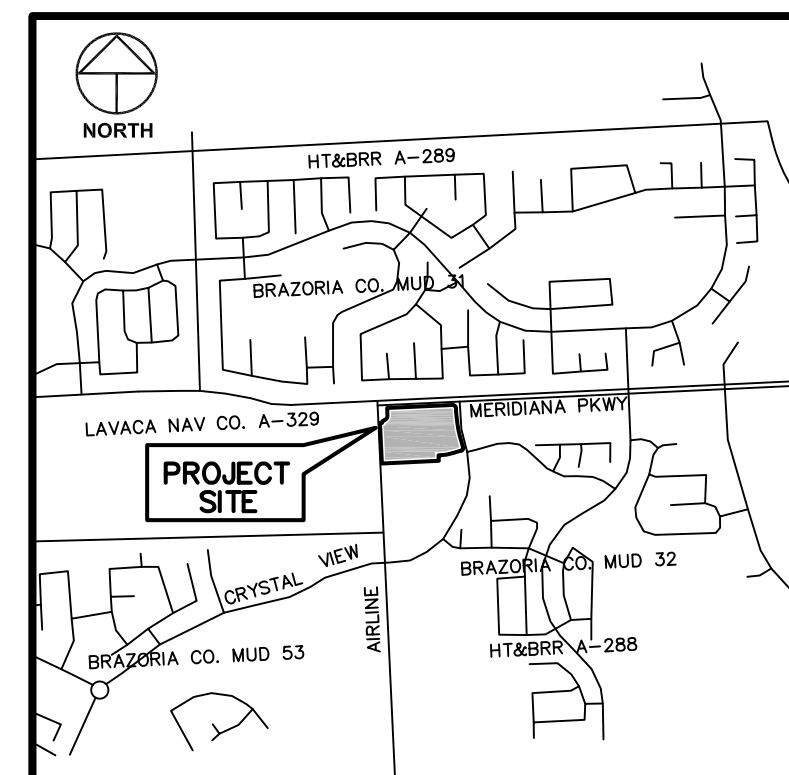
NORTH 87 DEG. 15 MIN. 28 SEC. EAST, A DISTANCE OF 20.02 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 80 DEG. 08 MIN. 04 SEC., AN ARC LENGTH OF 34.87 FEET, A CHORD BEARING AND DISTANCE OF NORTH 37 DEG. 19 MIN. 30 SEC. EAST - 32.18 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

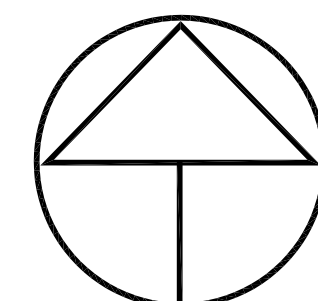
WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 80 DEG. 07 MIN. 07 SEC., AN ARC LENGTH OF 69.92 FEET, A CHORD BEARING AND DISTANCE OF NORTH 37 DEG. 19 MIN. 58 SEC. EAST - 64.36 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING A POINT OF TANGENCY;

NORTH 02 DEG. 43 MIN. 36 SEC. WEST, A DISTANCE OF 78.85 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND ON THE SOUTH R.O.W. LINE OF SAID MERIDIANA PARKWAY MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 16 MIN. 24 SEC. EAST, ALONG THE SOUTH R.O.W. LINE OF SAID MERIDIANA PARKWAY, A DISTANCE OF 681.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10.192 ACRES OR 443,957 SQUARE FEET OF LAND.



IOWA COLONY, BRAZORIA COUNTY, TEXAS  
**VICINITY MAP**  
SCALE: 1" = 2000'



**NORTH**



BENCHMARK \_\_\_\_\_ PUBLISHED ELEVATION - 55.75  
ELEVATIONS HEREON ARE BASED UPON A NGS OPUS SOLUTION DERIVED FROM ON-SITE STATIC GPS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY ACCORDING TO NGS OPUS REPORT. THE FOLLOWING COORS STATIONS WERE USED: PID DH3614 DESIGNATION TXLM, PID D68956 DESIGNATION GWT1, AND PID D65989 DESIGNATION ADKS. THE NEAREST NGS PUBLISHED CONTROL POINT IS PID AW4037 DESIGNATION C692. (NAVD83, COMPUTED USING GEOID18)

TEMPORARY BENCHMARK "A" \_\_\_\_\_ ELEVATION - 51.62  
TBW "A" BEING A CUT BOX ON CONCRETE INLET LOCATED APPROXIMATELY ± 390 FEET ON A SOUTHERLY DIRECTION FROM THE INTERSECTION OF THE WEST R.O.W. LINE OF CRYSTAL VIEW DRIVE AND THE SOUTH R.O.W. LINE OF MERIDIANA PARKWAY.

TEMPORARY BENCHMARK "B" \_\_\_\_\_ ELEVATION - 55.69  
TBW "B" BEING A CUT BOX ON CONCRETE INLET LOCATED APPROXIMATELY ± 615 FEET ON A WESTERLY DIRECTION FROM THE INTERSECTION OF THE WEST R.O.W. LINE OF CRYSTAL VIEW DRIVE AND THE NORTH R.O.W. LINE OF MERIDIANA PARKWAY.

**FINAL PLAT**  
**MH SIERRA VISTA**

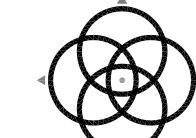
A SUBDIVISION OF  
10.192 ACRES / 443,957 SQ. FT.  
SITUATED IN THE  
H. T. & B. RR. CO. SURVEY, ABSTRACT NO. 288  
IOWA COLONY, BRAZORIA COUNTY, TEXAS

1 BLOCK 6 RESERVES

JULY 2024

Owner  
**MH SIERRA VISTA HOLDINGS, LLC**  
8603 ISLA VISTA CT  
HOUSTON TX 77041  
832 858-5016

Surveyor



**WINDROSE**  
LAND SURVEYING I PLATTING  
FIRM REGISTRATION NO. 10108800  
713.458.2281 | WINDROSESERVICES.COM  
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

APPROVED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, ON THIS

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CITY ENGINEER  
DINH V. HO, P.E.

MAYOR  
WL KENNEDY

COUNCIL POSITION 4  
TIM VARLACK

COUNCIL POSITION 1  
MCLEAN BARNETT

COUNCIL POSITION 5  
STEVEN BYRUM-BRATSEN

COUNCIL POSITION 2  
ARNETTA HICKS-MURRAY

COUNCIL POSITION 6  
SYDNEY HARGRODER

COUNCIL POSITION 3  
MARQUETTE GREENE-SCOTT

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, ON THIS

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

DAVID HURST, CHAIRMAN

MEMBER  
BRIAN JOHNSON

MEMBER  
ROBERT WALL

MEMBER  
TERRY HAYES

MEMBER  
LES ROSEY

MEMBER  
WARREN DAVIS JR.

MEMBER  
BRENDA DILLON

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5 ON THIS

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

LEE WALDEN, P.E.  
PRESIDENT

KERRY OSBURN  
VICE PRESIDENT

BRANDON MIDDLETON  
SECRETARY/TREASURER

DINH HO, P.E., CFM  
DISTRICT ENGINEER

BCDD #5 Reference No.: B240014

Note: Project field startup will start within 365 calendar days from date here shown.

Continuous and reasonable field site work is expected.

**ABBREVIATIONS**

- A.E. - AERIAL EASEMENT
- D.E. - DRAINAGE EASEMENT
- ESMT - EASEMENT
- FND - FOUND
- B.C.C.F. - BRAZORIA COUNTY CLERK'S FILE
- B.C.D.R. - BRAZORIA COUNTY DEED RECORDS
- B.C.M.R. - BRAZORIA COUNTY MAP RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- AC. - ACRES
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- B.L. - BUILDING LINE
- W.E. - WATER EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- IR - IRON ROD
- U.E. - UTILITY EASEMENT
- IR - IRON ROD
- Ⓢ - SET 5/8" CAPPED IR "WINDROSE"

