

Wednesday, July 31, 2024

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

Re: Sierra Vista Section 10 Final Plat
Letter of Recommendation to Approve
COIC Project No. 4023
ALLC Project No. 16007-2-373

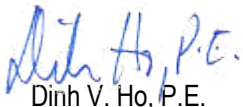
Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Sierra Vista Section 10 Final Plat, received on or about July 16, 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 16, 2024. Please send two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than August 1, 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.

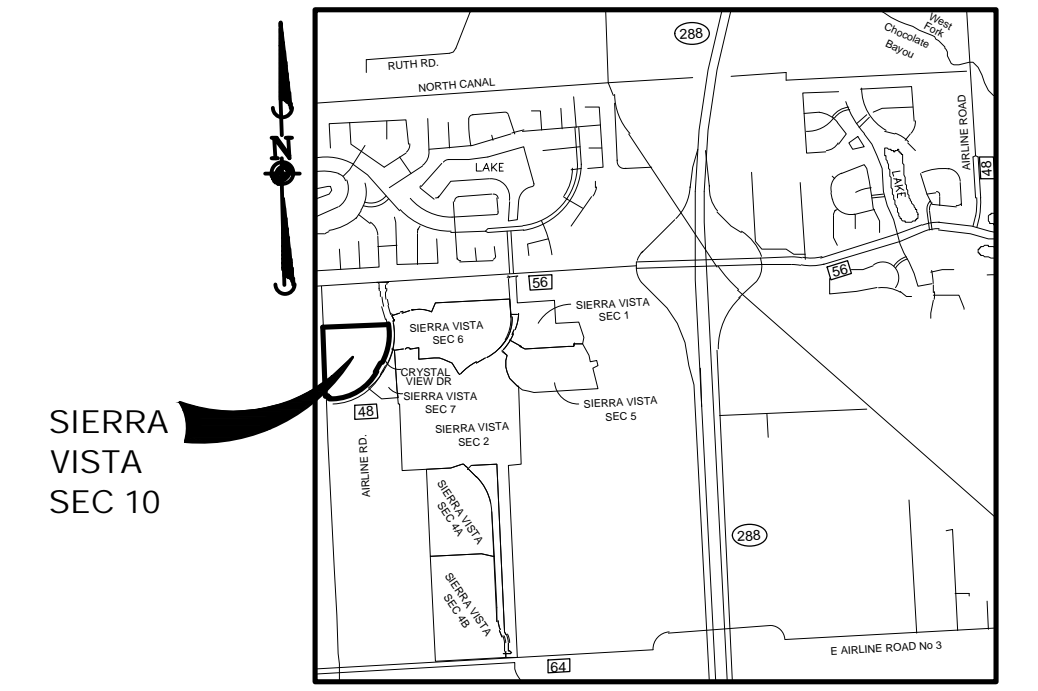
Sincerely,
Adico, LLC



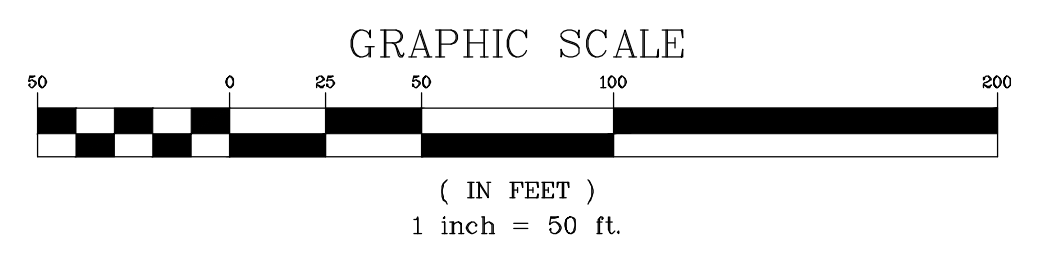
Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-373

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	6,039.31	0.1386	LANDSCAPE, OPEN SPACE AND UTILITIES
B	20,909.36	0.4800	LANDSCAPE, OPEN SPACE AND UTILITIES
C	6,343.69	0.1456	LANDSCAPE, OPEN SPACE AND UTILITIES
D	9,149.14	0.2100	LANDSCAPE, OPEN SPACE AND UTILITIES
TOTAL	42,441.50	0.9742	



VICINITY MAP
BRAZORIA COUNTY KEY MAP: 691 M & R, 692 J & N
1" = 2,640'



- ABBREVIATIONS**
- AE= AERIAL EASEMENT
 - DE= DRAINAGE EASEMENT
 - PAE= PRIVATE ACCESS EASEMENT
 - PUE= PUBLIC UTILITY EASEMENT
 - SSE= SANITARY SEWER EASEMENT
 - SSM SE= STORM SEWER EASEMENT
 - UVE= UNOBSTRUCTED VISIBILITY EASEMENT
 - UE= UTILITY EASEMENT
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 - BCPR= BRAZORIA COUNTY PLAT RECORDS
 - BCOPR= BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - BCOPRRP= BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
 - VOL., PG._= VOLUME, PAGE NUMBER
 - FND= FOUND
 - IRC= IRON ROD W/ CAP
 - 5/8"= 5/8" IRON ROD WITH CAP TO BE SET
 - STREET NAME CHANGE



COUNTY ROAD 48
(WIDTH VARIES)
VOL. 2 PG. 113 BCDR
BCCF No. 2022051615
BCOPR

REMAINDER OF
CALLED 190.484 ACRES
FNOPS PARTNERSHIP, LTD
BCCF No. 02 050042
BCCF No. 03 017762

SIERRA VISTA
SEC 6
BCCF No. 2019057687
BCOPR

SIERRA VISTA
SEC 2
BCCF No. 2017058181
BCOPR

SIERRA VISTA
SEC 7
BCCF No. 2019055303
BCOPR

SIERRA VISTA WEST
SEC 10
BCCF No. 2022051615
BCOPR

REMAINDER OF
CALLED 240.9 ACRES, TRACT II
TO ASTRO SIERRA VISTA LP
BY SPECIAL WARRANTY DEED
BCCF No. 2021084558
BCOPR

**FINAL PLAT
SIERRA VISTA
SEC 10**

A SUBDIVISION OF 16.61 ACRES OF LAND
OUT OF THE
H.T. & B.R.R. CO., SECTION 51, SURVEY, A-288
BRAZORIA COUNTY, TEXAS

166 LOTS 4 RESERVES 3 BLOCKS
JULY 2024

**OWNER/
DEVELOPER:** ASTRO SIERRA VISTA, L.P.
A DELAWARE LIMITED PARTNERSHIP
C/O STARWOOD LAND ADVISORS
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FLORIDA 34202

**ENGINEER/
SURVEYOR:** **ELEVATION**
land solutions
TBPB REGISTRATION NUMBER F-22671
6709 LAKESIDE BLVD., SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPB REGISTRATION NUMBER 10194692

- FINAL PLAT NOTES:
- THE PRELIMINARY PLAT WAS APPROVED BY CITY OF IOWA COLONY ON 10/16/2023.
 - THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 32 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 "ELS".
 - BENCHMARK SHOWN HEREON ARE BASED ON TXDOT MONUMENT HV-79C, LOCATED IN THE MEDIUM 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. 4803900115K, 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. 32.
- 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.
- 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. AND AS AMENDED.
- 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.
- THE DRAFT OF ANY PROTECTIVE COVENANTS WHEREBY THE SUBDIVIDER PROPOSES TO REGULATE THE USE OF THE LAND WITHIN THE SUBDIVISION PROVIDED, HOWEVER, RESTRICTIVE COVENANTS, CONDITIONS, OR LIMITATIONS SHALL NEVER BE LESS THAN THE MINIMUM REQUIREMENTS OF THE CITY UNDER THE TERMS OF THIS ORDINANCE OR OTHER CITY ORDINANCES.

- BRAZORIA COUNTY DRAINAGE DISTRICT No. 5
FINAL PLAT AND CONSTRUCTION NOTES
- SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 12-INCHES ABOVE CROWN OF ROAD OR BASE FLOOD ELEVATION.
 - ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
 - ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 - 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.
 - THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
 - OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
 - ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
 - PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO.2007-08).
 - PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
 - PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
 - 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.
 - 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.
 - 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 DISTRICT #5 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.

Curve Table					
Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C1	539.61'	810.00'	038°10'11"	529.69'	S08°12'03"W
C2	327.72'	710.00'	026°26'48"	324.82'	S40°30'32"W
C3	413.77'	710.00'	033°23'26"	407.94'	S03°33'26"W
C4	47.13'	30.00'	090°00'35"	42.43'	N47°44'41"W
C5	81.85'	300.00'	015°37'56"	81.60'	N84°55'52"W
C6	70.69'	45.00'	090°00'00"	63.64'	S42°15'10"W
C7	118.02'	300.00'	022°32'24"	117.26'	N81°28'38"W
C8	174.23'	400.00'	024°57'23"	172.85'	N14°48'27"E
C9	385.50'	561.00'	039°22'16"	377.96'	S46°58'17"W
C10	79.70'	300.00'	015°13'20"	79.47'	S74°16'05"W
C11	83.23'	50.00'	095°22'25"	73.95'	S50°26'02"E
C12	21.95'	25.00'	050°18'28"	21.25'	N54°17'29"W
C13	241.14'	50.00'	276°19'41"	66.70'	S12°41'54"W
C14	20.35'	25.00'	046°37'59"	19.79'	N77°51'03"E
C15	4.09'	70.00'	003°21'06"	4.09'	N85°34'37"E
C16	6.84'	25.00'	015°40'45"	6.82'	S88°15'34"E
C17	100.06'	50.00'	114°39'18"	84.18'	N42°15'10"E
C18	6.84'	25.00'	015°40'45"	6.82'	N07°10'46"W
C19	4.09'	70.00'	003°21'06"	4.09'	N01°04'17"W
C20	31.42'	20.00'	090°00'00"	28.28'	S42°15'10"W
C21	39.27'	25.00'	090°00'00"	35.36'	S47°44'50"E
C22	39.27'	25.00'	090°00'00"	35.36'	S42°15'10"W
C23	43.37'	25.00'	099°23'31"	38.13'	N43°03'05"W
C24	42.68'	25.00'	097°48'45"	37.68'	S54°53'39"W
C25	29.40'	275.00'	006°07'32"	29.39'	N73°16'12"W

Curve Table					
Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C26	49.24'	30.00'	094°02'09"	43.89'	N23°11'22"W
C27	57.16'	810.00'	004°02'35"	57.15'	N21°48'28"E
C28	57.17'	810.00'	004°02'37"	57.16'	N17°45'49"E
C29	49.25'	30.00'	094°03'04"	43.90'	N62°46'02"E
C30	37.02'	25.00'	084°50'08"	33.73'	S05°51'04"E
C31	49.82'	30.00'	095°09'11"	44.29'	N84°09'16"E
C32	62.78'	710.00'	005°03'59"	62.76'	S39°06'40"W
C33	62.68'	710.00'	005°03'29"	62.66'	S44°10'24"W
C34	49.73'	30.00'	094°58'16"	44.23'	N00°47'00"W
C35	37.02'	25.00'	084°50'08"	33.73'	S89°18'48"W
C36	17.99'	25.00'	041°13'13"	17.60'	S57°40'08"W
C37	139.36'	50.00'	159°41'26"	98.43'	N63°05'46"W
C38	14.51'	25.00'	033°4'49"	14.30'	N00°07'33"E
C39	18.00'	75.00'	013°45'02"	17.96'	N09°37'21"W
C40	41.61'	25.00'	095°22'25"	36.97'	S50°26'02"E
C41	39.27'	25.00'	090°00'00"	35.36'	S42°15'10"W
C42	27.13'	25.00'	062°10'59"	25.82'	N61°39'23"W
C43	237.46'	50.00'	272°06'30"	69.40'	S13°22'50"W
C44	13.06'	25.00'	029°55'35"	12.91'	N72°17'22"E
C45	39.27'	25.00'	090°00'00"	35.36'	S47°44'50"E

Line Table		
Line #	Length	Direction
L1	34.49'	S87°15'10"W
L2	30.00'	S87°15'28"W
L3	45.55'	N77°06'54"W
L4	14.50'	S47°44'50"E
L5	27.21'	S02°19'45"W
L6	5.50'	S25°41'47"W
L7	15.00'	S02°44'50"E
L8	20.00'	S22°04'44"W
L9	20.00'	S51°05'32"W
L10	20.00'	S58°48'23"E
L11	21.70'	N01°38'06"E
L12	20.00'	S76°46'46"E
L13	27.31'	S89°04'22"E
L14	27.39'	S86°59'05"E
L15	28.06'	S78°54'36"E
L16	90.08'	S71°37'12"E
L17	60.00'	S70°12'26"E
L18	30.64'	S82°29'44"E
L19	41.57'	S13°12'23"E
L20	30.78'	S28°47'21"W
L21	30.79'	S31°21'52"W
L22	30.70'	S33°56'10"W
L23	19.52'	S36°27'18"W
L24	13.99'	S82°04'20"W
L25	86.06'	N52°18'38"W
L26	96.73'	S44°17'04"E
L27	30.69'	S46°59'50"W
L28	30.69'	S49°33'39"W
L29	30.69'	S52°07'27"W
L30	30.69'	S54°41'16"W
L31	30.69'	S57°15'04"W
L32	30.69'	S59°48'53"W
L33	30.69'	S62°22'41"W
L34	30.69'	S64°56'30"W
L35	32.92'	S67°35'54"W
L36	33.47'	S70°22'16"W
L37	32.45'	S73°07'27"W
L38	32.28'	S75°49'40"W
L39	31.70'	S78°30'01"W
L40	27.74'	S59°04'39"W
L41	26.64'	N65°49'48"W
L42	26.84'	N81°56'10"E
L43	42.17'	N44°57'01"E
L44	26.35'	N63°21'56"E
L45	13.02'	N44°57'01"E
L46	24.81'	N38°45'25"E

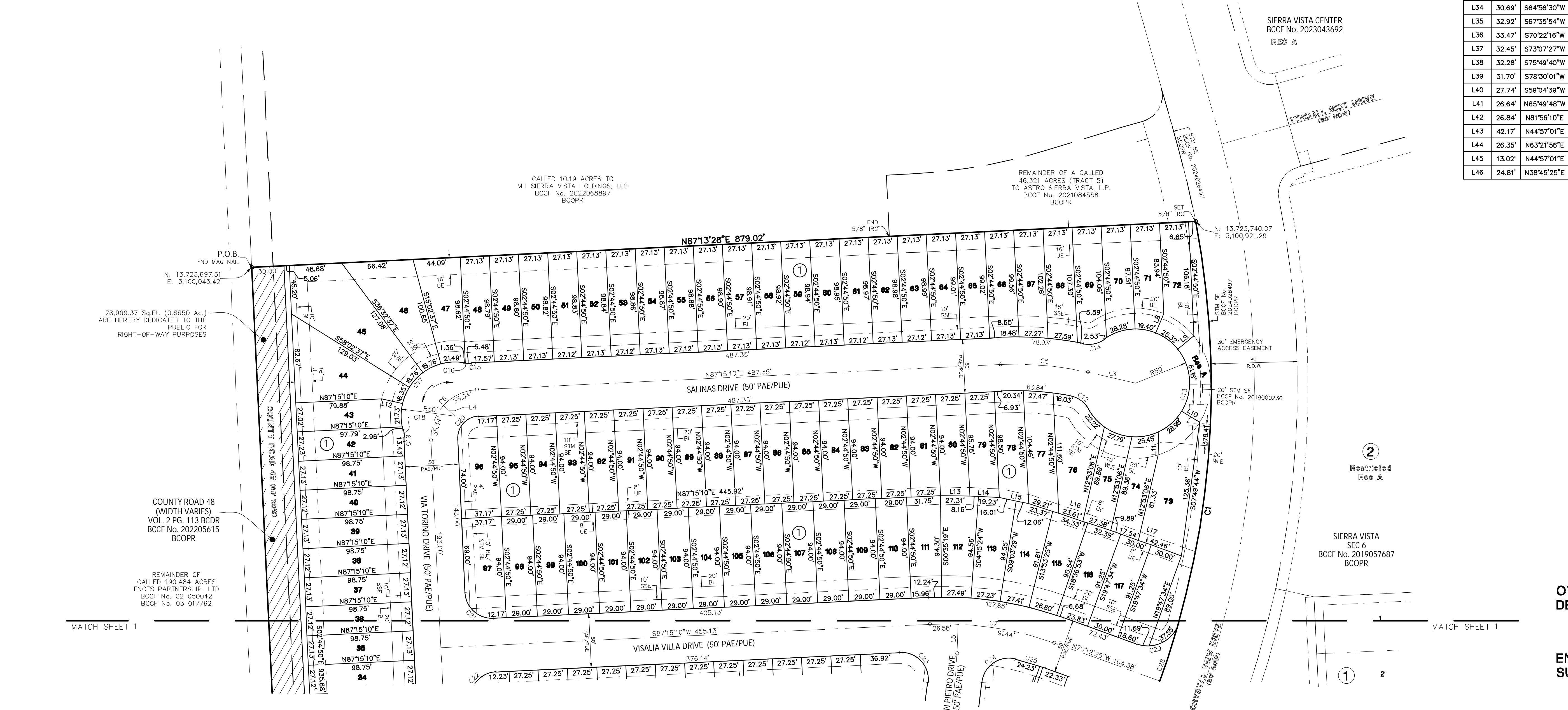
GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

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- No.= NUMBER
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- 5"= 5/8" IRON ROD WITH CAP TO BE SET
- ST= STREET NAME CHANGE

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SIERRA VISTA
SEC 10**

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OUT OF THE
H.T. & B.R.R. CO., SECTION 51, SURVEY, A-288
BRAZORIA COUNTY, TEXAS

166 LOTS 4 RESERVES 3 BLOCKS
JULY 2024

**OWNER/
DEVELOPER:** ASTRO SIERRA VISTA, L.P.
A DELAWARE LIMITED PARTNERSHIP
C/O STARWOOD LAND ADVISORS
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FLORIDA 34202

**ENGINEER/
SURVEYOR:** **ELEVATION
land solutions**
TBP# REGISTRATION NUMBER F-22671
1709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832.623.2200
TBP# REGISTRATION NUMBER 10194692

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 16.61 acre (723,719 square feet) tract of land situated in the H.T. & B.R.R. Co. Survey, Section 51, Abstract No. 288, in Brazoria County, Texas, being a portion of the remainder of a called 118.733 acre tract (Tract 1) conveyed to Astro Sierra Vista, L.P. by deed recorded in Clerk's File No. 2021084558, Brazoria County Official Public Records, and being a portion of the remainder of a called 46.321 acre tract (Tract 5) conveyed to Astro Sierra Vista, L.P. by deed recorded in Clerk's File No. 2021084558, Brazoria County Official Public Records; said 16.61 acre (723,719 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;

BEGINNING at a mag nail found, being the southwest corner of a called 10.19 acre tract conveyed to MH Sierra Vista Holdings, LLC by deed recorded in Clerk's File No. 2022068897, Brazoria County Official Public Records, and being on the centerline of County Road 48 (40 foot right-of-way) per deed recorded in Volume 2, Page 113, Brazoria County Deed Records;

THENCE, North 87°13'28" East, along the south line of said called 10.19 acre tract, at 593.84 feet passing a 5/8-inch iron rod found, being the southerly southeast corner of said called 10.19 acre tract, continuing in all a total distance of 879.02 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being on the west right-of-way line of Crystal View Drive (right-of-way width varies) according to the plat thereof recorded in Clerk's File No. 2019057667, Brazoria County Official Public Records, and being the beginning of a curve to the right;

THENCE, along the west right-of-way line of said Crystal View Drive, the following seven (7) courses and distances:

- 1. Along said curve to the right in a southerly direction, with a radius of 810.00 feet, a central angle of 38°10'11", an arc length of 539.61 feet, and a chord bearing South 08°12'03" West, 529.69 feet to a 5/8-inch iron rod found;
2. South 27°17'08" West, 141.23 feet to a 5/8-inch iron rod found, being the beginning of a curve to the right;
3. Along said curve to the right in a southwesterly direction, with a radius of 710.00 feet, a central angle of 26°26'48", an arc length of 327.72 feet, and a chord bearing South 40°30'32" West, 324.82 feet to a 5/8-inch iron rod found, being the beginning of a compound curve to the right;
4. Along said compound curve to the right in a westerly direction, with a radius of 710.00 feet, a central angle of 33°23'26", an arc length of 413.77 feet, and a chord bearing South 70°33'26" West, 407.94 feet to a 5/8-inch iron rod found;
5. South 87°15'10" West, 34.49 feet to a 5/8-inch iron rod found, being the beginning of a curve to the right;
6. Along said curve to the right in a northwesterly direction, with a radius of 30.00 feet, a central angle of 90°00'35", an arc length of 47.13 feet, and a chord bearing North 47°44'41" West, 42.43 feet to a 5/8-inch iron rod found;
7. South 87°15'28" West, at 10.00 feet passing a 5/8-inch iron rod found, being on the east right-of-way line of said County Road 48, continuing in all a total distance of 30.00 feet to the centerline of said County Road 48, being the west line of said called 46.321 acre tract;

THENCE, North 02°44'32" West, along the centerline of said County Road 48 and along the west line of said called 46.321 acre tract, 965.64 feet to the POINT OF BEGINNING, CONTAINING 16.61 acres (723,719 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

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We, ASTRO SIERRA VISTA, L.P., A Delaware Limited Partnership, acting by and through Brian Stidham, Authorized Person, being an officer of ASTRO SIERRA VISTA GP, LLC, a Delaware Limited Liability Company, its General Partner, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 16.61 Acre tract described in the above and foregoing map of SIERRA VISTA SEC 10, 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 SEC 10, 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 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, Brazoria 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, the ASTRO SIERRA VISTA, L.P., a Delaware limited partnership, has caused these presents to be signed by Brian Stidham, Authorized Person, being an officer of ASTRO SIERRA VISTA GP, LLC, a Delaware limited liability company, its General Partner, thereunto authorized this _____ day of _____, 20__.

ASTRO SIERRA VISTA, L.P.,
A Delaware limited partnership

By: ASTRO SIERRA VISTA GP, LLC,
a Delaware limited liability company,
its General Partner

By: Brian Stidham
Authorized Person

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Before me, the undersigned authority, on this day personally appeared Brian Stidham, Authorized Person, being an officer of ASTRO SIERRA VISTA GP, LLC, a Delaware 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 _____, 20__

Notary Public in and for the State of Texas

Printed Name: _____

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 Council, this _____ day of _____, 20__.

Wil Kennedy
Mayor

McLean Barnett

Arnetta Hicks-Murray

Marquette Greene-Scott

Timothy Varlack

Sydney Hargrader

Kareem Boyce

This plat is hereby APPROVED by the City of Iowa Colony City Engineer, this _____ day of _____, 20__.

Dinh V. Ho, P.E.

This plat is hereby APPROVED by the City of Iowa Colony Planning and Zoning Commission, this _____ day of _____, 20__.

David Hurst
Chairman

Warren Davis

Les Hosey

Robert Wall

Brenda Dillon

Brian Johnson

Terry Hayes

Commissioner's signature for final approval:

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

Lee Walden, P.E.
President

Kerry Osburn
Vice President

Brandon Middleton
Secretary/Treasurer

Dinh V. Ho, P.E.
District Engineer

Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected

FINAL PLAT
SIERRA VISTA
SEC 10
A SUBDIVISION OF 16.61 ACRES OF LAND
OUT OF THE
H.T. & B.R.R. CO., SECTION 51, SURVEY, A-288
BRAZORIA COUNTY, TEXAS

166 LOTS 4 RESERVES 3 BLOCKS
JULY 2024

OWNER/
DEVELOPER: ASTRO SIERRA VISTA, L.P.
A DELAWARE LIMITED PARTNERSHIP
C/O STARWOOD LAND ADVISORS
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/
SURVEYOR: ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
1709 LAKEWOOD BLVD., SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692