

Wednesday, July 30, 2025

Merrett Huddleston  
Elevation Land Solutions  
9709 Lakeside Blvd., Ste. 200  
The Woodlands, TX 77381  
[mhuddleston@elevationlandsolutions.com](mailto:mhuddleston@elevationlandsolutions.com)

Re: Sierra Vista West Section 11 Final Plat  
Letter of Recommendation to Approve - Updated  
COIC Project No. 6448  
Adico, LLC Project No. 710-25-002-025

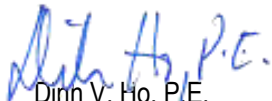
Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Sierra Vista West Section 11 Final Plat received on or about July 30, 2025. 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 July 30, 2025. Please provide (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, July 30, 2025, for consideration at the August 5, 2025, Planning and Zoning meeting.

Should you have any questions, please do not hesitate to call our office.

Sincerely,  
Adico, LLC

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

Cc: Rachel Patterson  
Kayleen Rosser  
File: 710-25-002-025

FINAL PLAT NOTES:

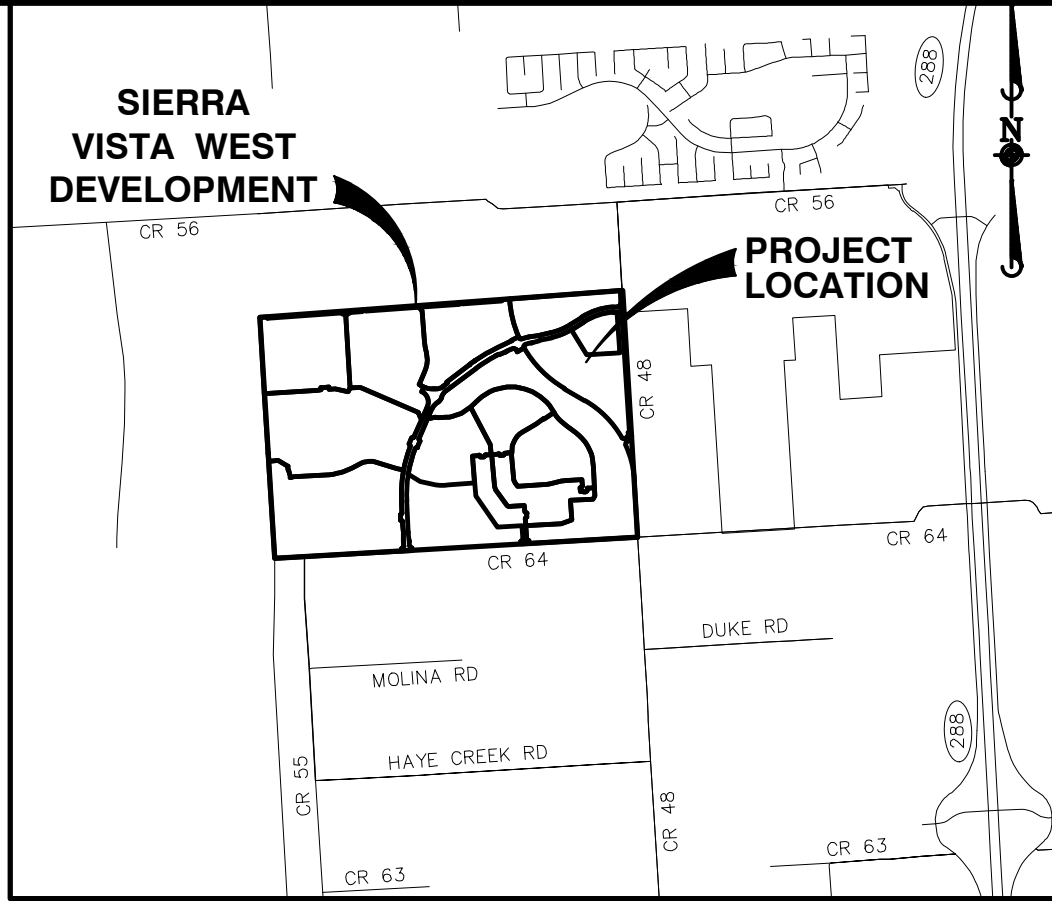
1. THE PRELIMINARY PLAT WAS APPROVED BY CITY OF IOWA COLONY ON 04/01/2025
2. THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 53 BOUNDARY.
3. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1.00013789.
4. BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
5. 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.
6. ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER FINISH GRADING IS COMPLETE. CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "ELS".
7. BENCHMARK SHOWN HEREON ARE BASED ON TXDOT MONUMENT HV-79C, LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 1.25 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.
8. THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "Y", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0115K, DATED DECEMBER 30, 2020.
9. ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
10. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
11. 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 OWNERS' 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.
12. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION.
13. 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.
14. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE SET AT OR ABOVE THE MINIMUM SLAB ELEVATIONS DEFINED.
15. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
16. ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
17. ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 53.
18. 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.
19. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
20. ADEQUATE WASTEWATER FACILITIES SHALL BE PROVIDED TO SERVICE ALL PROPOSED IMPROVEMENTS.
21. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
22. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR THE RESERVE.
23. 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.
24. 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.
25. THE PLAT IS SUBJECT TO THE REQUIREMENTS OF SIERRA VISTA DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND LAND TEJAS SIERRA VISTA WEST, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS APPROVED ON FEBRUARY 15, 2016 AND AMENDED IN JUNE 2018, JANUARY 2022, AND FEBRUARY 2025.

Line Table		
Line #	Length	Direction
L1	10.00'	S87°15'28"W
L2	119.78'	N74°08'48"E
L3	22.05'	N87°15'10"E
L4	10.00'	N87°14'55"E
L5	20.00'	S49°47'37"W
L6	7.75'	N72°12'39"W
L7	6.00'	N21°26'23"E
L8	2.00'	N42°15'18"E
L9	78.49'	N30°51'42"E
L10	60.92'	N02°44'32"W
L11	107.85'	S39°08'18"W
L12	14.03'	N06°18'14"W
L13	42.93'	N51°44'45"W
L14	52.93'	N53°30'51"W
L15	52.93'	N55°16'57"W
L16	88.45'	N55°49'20"W
L17	14.33'	S79°56'56"W
L18	109.91'	S35°43'12"W
L19	106.54'	S42°13'00"W
L20	14.03'	S87°39'31"W
L21	42.93'	N46°53'58"W
L22	52.93'	N45°07'52"W
L23	52.93'	N43°21'46"W
L24	52.93'	N41°35'40"W
L25	49.55'	S54°27'00"W
L26	25.00'	S36°02'16"E
L27	53.74'	S54°27'00"W
L28	109.21'	N58°58'47"E
L29	119.93'	N58°58'47"E
L30	20.00'	S51°47'12"E
L31	40.00'	N45°50'03"W
L32	39.22'	N49°36'19"W
L33	14.25'	N05°03'00"W
L34	110.00'	S39°30'18"W

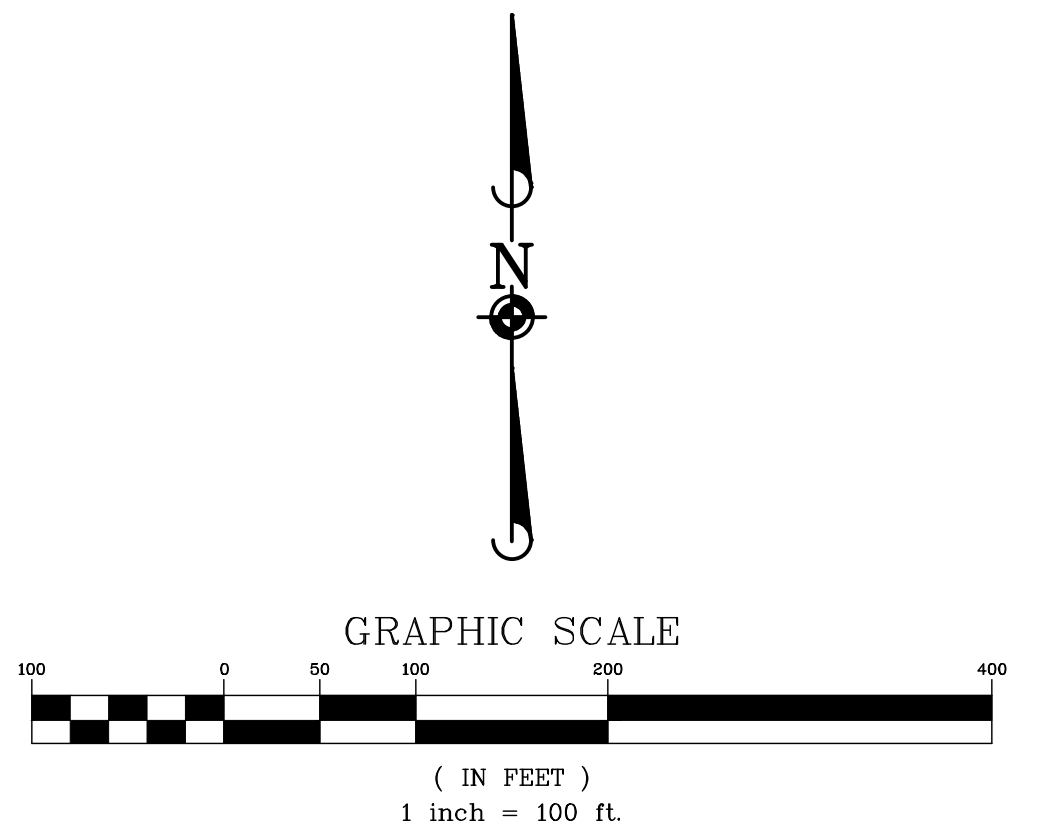
Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	42,325.45	0.9717	LANDSCAPE, OPEN SPACE AND UTILITIES
B	3,107.51	0.0713	LANDSCAPE, OPEN SPACE AND UTILITIES
C	2,878.46	0.0661	LANDSCAPE, OPEN SPACE AND UTILITIES
D	162,296.18	3.726	LANDSCAPE, OPEN SPACE AND UTILITIES
E	23,953.27	0.5499	LANDSCAPE, OPEN SPACE AND UTILITIES
TOTAL	234,560.87	5.385	

Curve Table					
Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C1	118.49'	100.00	067°53'21"	111.68'	N31°12'08"E
C2	52.65'	35.00	086°11'02"	47.82'	S71°45'40"E
C3	829.59'	1,560.00	030°28'09"	819.85'	N43°54'14"W
C4	913.24'	1,740.00	030°04'18"	902.80'	S44°06'09"E
C5	63.19'	35.00	103°26'31"	54.95'	S22°39'16"W
C6	94.40'	2,450.00	002°12'27"	94.39'	S75°28'45"W
C7	21.26'	500.00	002°26'11"	21.26'	N75°21'53"E
C8	36.36'	500.00	004°09'58"	36.35'	S76°13'47"W
C9	335.12'	1,040.00	018°27'45"	333.67'	N69°04'53"E
C10	47.13'	30.00	090°00'18"	42.43'	N47°44'41"W
C11	573.29'	1,735.00	018°55'55"	570.69'	S49°40'21"E
C12	541.76'	1,565.00	019°50'03"	539.06'	S49°13'17"E
C13	108.67'	55.00	113°12'14"	91.84'	S17°17'52"W
C14	72.07'	55.00	075°04'48"	67.02'	N68°33'37"W
C15	215.45'	200.00	061°43'19"	205.18'	N61°52'52"W
C16	86.39'	55.00	090°00'00"	77.78'	N47°44'32"W
C17	210.83'	300.00	040°15'53"	206.51'	N17°23'24"E
C18	263.92'	450.00	033°36'14"	260.16'	N14°03'35"E
C19	45.99'	30.00	087°50'15"	41.62'	S06°23'46"E
C20	45.99'	30.00	087°50'15"	41.62'	N81°26'28"E
C21	40.09'	25.00	091°52'34"	35.93'	S83°27'38"W
C22	40.09'	25.00	091°52'34"	35.93'	N08°24'56"W
C23	38.50'	25.00	088°14'21"	34.81'	N81°38'32"E
C24	38.50'	25.00	088°14'21"	34.81'	S06°35'50"E
C25	26.67'	25.00	061°06'54"	25.42'	S72°54'30"E

Curve Table					
Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C26	212.28'	50.00	243°15'34"	85.15'	N18°09'50"E
C27	39.27'	25.00	090°00'00"	35.36'	S14°08'18"E
C28	39.27'	25.00	090°00'00"	35.36'	N75°51'42"E
C29	48.18'	30.00	092°00'39"	43.16'	S05°16'57"E
C30	48.18'	30.00	092°00'39"	43.16'	N86°43'42"E
C31	38.42'	25.00	088°03'16"	34.75'	S84°45'00"W
C32	38.42'	25.00	088°03'16"	34.75'	N03°18'15"W
C33	23.82'	85.00	016°03'15"	23.74'	S31°16'38"E
C34	14.54'	25.00	033°19'17"	14.34'	N39°54'38"W
C35	129.78'	50.00	148°43'16"	96.30'	S17°47'21"W
C36	14.54'	25.00	033°19'17"	14.34'	N75°29'21"E
C37	22.36'	85.00	015°04'17"	22.29'	S66°21'51"W
C38	49.39'	25.00	113°12'14"	41.74'	S17°17'52"W
C39	15.16'	25.00	034°44'22"	14.93'	N56°31'48"E
C40	126.15'	50.00	144°33'32"	95.26'	N68°33'37"W
C41	15.16'	25.00	034°44'22"	14.93'	S13°39'02"E
C42	32.76'	25.00	075°04'48"	30.47'	N68°33'37"W
C43	38.41'	25.00	088°02'01"	34.74'	N46°45'32"W
C44	39.27'	25.00	090°00'00"	35.36'	S42°15'28"W
C45	8.67'	85.00	005°50'32"	8.66'	N89°49'16"W
C46	12.51'	25.00	028°40'40"	12.38'	N78°45'40"E
C47	118.39'	50.00	135°39'56"	92.61'	N47°44'42"W
C48	12.51'	25.00	028°40'40"	12.38'	S05°44'57"W
C49	8.67'	85.00	005°50'51"	8.67'	N05°39'57"W
C50	39.27'	25.00	090°00'00"	35.36'	N47°44'32"W



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



ABBREVIATIONS

AE=	AERIAL EASEMENT
DE=	DRAINAGE EASEMENT
PAE=	PRIVATE ACCESS EASEMENT
PUE=	PUBLIC UTILITY EASEMENT
SSE=	SANITARY SEWER EASEMENT
STM SE=	STORM SEWER EASEMENT
UVE=	UNOBSTRUCTED VISIBILITY EASEMENT
UE=	UTILITY EASEMENT
WLE=	WATER LINE EASEMENT
BL=	BUILDING LINE
ROW=	RIGHT-OF-WAY
BCCF=	BRAZORIA COUNTY CLERK'S FILE
BCDR=	BRAZORIA COUNTY DEED RECORDS
BCPR=	BRAZORIA COUNTY PLAT RECORDS
BCOPR=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
BCOPRR=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
VOL., PG., No.=	VOLUME, PAGE NUMBER
FND=	FOUND
IRC=	IRON ROD W/ CAP
"S"=	SET
	STREET NAME CHANGE

FINAL PLAT  
SIERRA VISTA WEST  
SEC 11

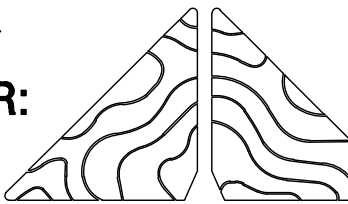
A SUBDIVISION OF 30.28 ACRES OF LAND  
OUT OF THE  
LAVACA NAVIGATION COMPANY SURVEY, A-329  
BRAZORIA COUNTY, TEXAS  
114 LOTS 5 RESERVES 4 BLOCKS

JULY 2025

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  
2465 TECHNOLOGY FOREST BLVD, SUITE 200  
THE WOODLANDS, TX 77381 832-823-2200  
TBPS REGISTRATION NUMBER 10194692

SIERRA VISTA  
SEC 10  
BCCF No. 2024050641  
BCOPR

CRYSTAL VIEW DRIVE  
(80' ROW)

REMAINDER OF A CALLED  
108.402 ACRES TO  
LAND TEJAS STERLING  
LAKES SOUTH, L.L.C.  
BCCF No. 2016056950  
BCOPRR

8.999 ACRES  
TO MYLES ANTHONY AND  
CYNTHIA ANTHONY  
BCCF No. 2019022019  
BCOPRR

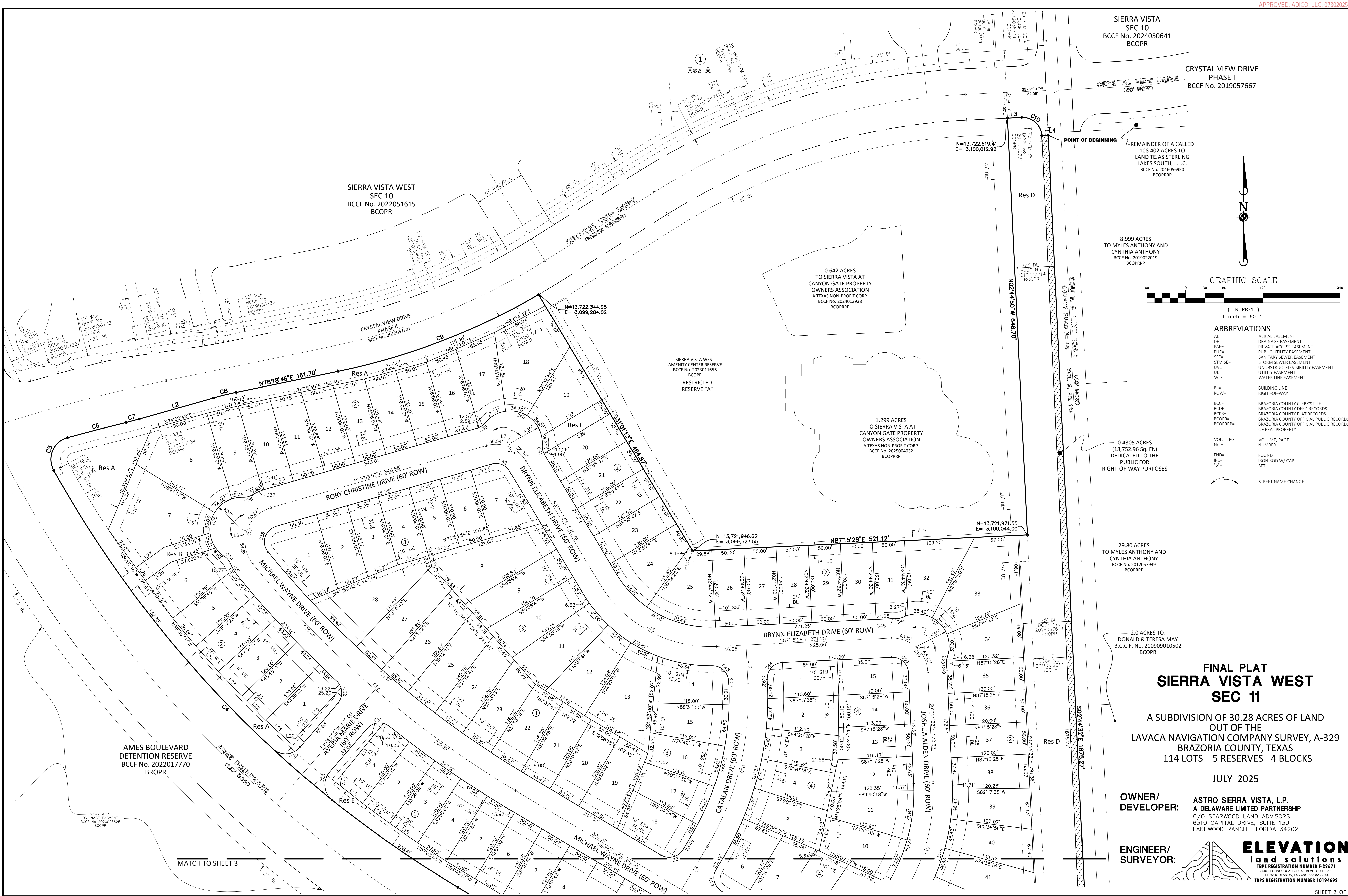
29.80 ACRES  
TO MYLES ANTHONY AND  
CYNTHIA ANTHONY  
BCCF No. 2012057949  
BCOPRR

2.0 ACRES TO:  
DONALD & TERESA MAY  
B.C.C.F. No. 20090910502  
BCOPR

29.80 ACRES TO:  
MYLES ANTHONY AND CYNTHIA ANTHONY,  
HUSBAND AND WIFE  
B.C.C.F. No. 201257949  
BCOPR

15.000 ACRES TO:  
CYNTHIA KAYE ANTHONY  
B.C.C.F. No. 2004060087  
CONVEYED FROM  
ESTATE OF ROGER E. GRIFFITH  
PROBATE NO. PRO33435  
B.C.C.F. No. 2015055312

A RESIDUE OF:  
20.0 ACRES TO:  
MYLES ANTHONY AND WIFE,  
CYNTHIA ANTHONY  
B.C.C.F. No. 00 0119852  
BCOPR





( IN FEET )  
1 inch = 50 ft.

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TOTAL	234,560.87	5.385	

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES

1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 12-INCHES ABOVE CROWN OF ROAD AND/OR 24-INCHES ABOVE BASE FLOOD ELEVATION.
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 HEREON, 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 # 5'S 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. 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.
14. 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.

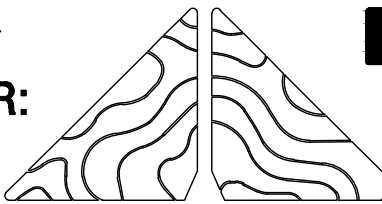
FINAL PLAT  
SIERRA VISTA WEST  
SEC 11

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OUT OF THE  
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BRAZORIA COUNTY, TEXAS  
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JULY 2025

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  
2461 TECHNOLOGY FOREST BLVD, SUITE 200  
THE WOODLANDS, TX 77381 832-823-2200  
TBP REGISTRATION NUMBER 10194692

STATE OF TEXAS           §  
COUNTY OF BRAZORIA       §

A METES & BOUNDS description of a certain 30.28 acre (1,319,016 square feet) tract of land situated in the Lavaca Navigation Company Survey, Section 1, Abstract No. 329 in Brazoria County, Texas, being a portion of a called 21.52 acre tract (Parcel "A", Tract "9") conveyed to Astro Sierra Vista, L.P., by deed recorded in Clerk's File No. 2021084557, Brazoria County Official Public Records, and being a portion of a called 18.24 acre tract (Parcel "A", Tract "12") conveyed to Astro Sierra Vista, L.P., by deed recorded in Clerk's File No. 2021084557, Brazoria County Official Public Records; said 30.28 acre (1,319,016 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 5/8–inch iron rod (with cap) found, being the southeast corner of Crystal View Drive Phase II according to the plat thereof recorded in Clerk's File No. 2019057701, Brazoria County Official Public Records, being the northeast corner of said called 21.52 acre tract, and being on the west right–of–way line of County Road No. 48 (based on a width of 40 feet) recorded in Volume 2, Page 113, Brazoria County Deed Records;

THENCE, South 02°44'32" East, along the west right–of–way line of said County Road No. 48 and along the east line of said called 21.52 acre tract, 1,875.27 feet to a 5/8–inch iron rod (with cap) found, being on the northwest right–of–way line of South Airline Road (60 foot right–of–way) according to the plat recorded in Clerk's File No. 2022017770, Brazoria County Official Public Records, and being on the east line of said called 18.24 acre tract;

THENCE, along the northwest right–of–way line of said South Airline Road, the following three (3) courses and distances:

- South 87°15'28" West, 10.00 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the right;
- Along said curve to the right in a southwesterly direction, with a radius of 100.00 feet, a central angle of 67°53'21", an arc length of 118.49 feet, and a chord bearing South 31°12'08" West, 111.68 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a compound curve to the right;
- Along said compound curve to the right in a westerly direction, with a radius of 35.00 feet, a central angle of 86°11'02", an arc length of 52.65 feet, and a chord bearing North 71°45'40" West, 47.82 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a reverse curve to the left and being on the northeast right–of–way line of Ames Boulevard (120 foot right–of–way) according to the plat recorded in Clerk's File No. 2022017770, Brazoria County Official Public Records;

THENCE, along the northeast right–of–way line of said Ames Boulevard, the following four (4) courses and distances:

- Along said reverse curve to the left in a northerly direction, with a radius of 1,560.00 feet, a central angle of 30°28'09", an arc length of 829.59 feet, and a chord bearing North 43°54'14" West, 819.85 feet to a 5/8–inch iron rod (with cap) found;
- North 59°08'18" West, 379.45 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the right;
- Along said curve to the right in a northerly direction, with a radius of 1,740.00 feet, a central angle of 30°04'18", an arc length of 913.24 feet, and a chord bearing North 44°06'09" West, 902.80 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a compound curve to the right;
- Along said compound curve to the right in a northeasterly direction, with a radius of 35.00 feet, a central angle of 103°26'31", an arc length of 63.19 feet, and a chord bearing North 22°39'16" East, 54.95 feet to a 5/8–inch iron rod (with cap) found, being on the south right–of–way line of said Crystal View Drive and being the beginning of a compound curve to the right;

THENCE, along the south right–of–way line of said Crystal View Drive, the following six (6) courses and distances:

- Along said compound curve to the right in an easterly direction, with a radius of 2,450.00 feet, a central angle of 02°12'27", an arc length of 94.40 feet, and a chord bearing North 75°28'45" East, 94.39 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a reverse curve to the left;
- Along said reverse curve to the left in an easterly direction, with a radius of 500.00 feet, a central angle of 02°26'11", an arc length of 21.26 feet, and a chord bearing North 75°21'53" East, 21.26 feet to a 5/8–inch iron rod (with cap) found;
- North 74°08'48" East, 119.78 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the right;
- Along said curve to the right in an easterly direction, with a radius of 500.00 feet, a central angle of 04°09'58", an arc length of 36.36 feet, and a chord bearing North 76°13'47" East, 36.35 feet to a 5/8–inch iron rod (with cap) found;
- North 78°18'46" East, 161.70 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the left;
- Along said curve to the left in an easterly direction, with a radius of 1,040.00 feet, a central angle of 18°27'45", an arc length of 335.12 feet, and a chord bearing North 69°04'53" East, 333.67 feet to a 5/8–inch iron rod (with cap) found, being the northwest corner of Restricted Reserve "A" of Sierra Vista West Amenities Center Reserve according to the plat thereof recorded in Clerk's File No. 2023011655, Brazoria County Official Public Records;

THENCE, South 31°01'13" East, along the west line of said Restricted Reserve "A" 464.87 feet to a 5/8–inch iron rod (with cap) found, being the southwest corner of said Restricted Reserve "A"

THENCE, North 87°15'28" East, along the south line of said Restricted Reserve "A", 521.12 feet to a 5/8–inch iron rod (with cap) found, being the southeast corner of said Restricted Reserve "A";

THENCE, North 02°44'50" West, along the east line of said Restricted Reserve "A", 648.70 feet to a 5/8–inch iron rod (with cap) found, being the northeast corner of said Restricted Reserve "A", and being on the south right–of–way line of said Crystal View Drive;

THENCE, along the south right–of–way line of said Crystal View Drive, the following three (3) courses and distances:

- North 87°15'10" East, 22.05 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the right;
- Along said curve to the right in a southeasterly direction, with a radius of 30.00 feet, a central angle of 90°00'18", an arc length of 47.13 feet, and a chord bearing South 47°44'41" East, 42.43 feet to a 5/8–inch iron rod (with cap) found;

North 87°14'55" East, 10.00 feet to the POINT OF BEGINNING, CONTAINING 30.28 acres (1,319,016 square feet) of land in Brazoria County, Texas filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

STATE OF TEXAS           §  
COUNTY OF BRAZORIA       §

We, ASTRO SIERRA VISTA, LP, a Delaware Limited Partnership, acting by and through Melanie Ohl, 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 30.28 Acre tract described in the above and foregoing map of SIERRA VISTA WEST SEC 11, 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 WEST SEC 11 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 declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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, Fort Bend 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, LP, a Delaware limited partnership, has caused these presents to be signed by Melanie Ohl, 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, LP,  
A Delaware limited partnership

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

By: \_\_\_\_\_  
Melanie Ohl, Authorized Person

This plat is hereby APPROVED by the City of Iowa Colony City Council, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Will Kennedy  
Mayor

\_\_\_\_\_  
Nikki Brooks

\_\_\_\_\_  
Arnetta Hicks–Murray

\_\_\_\_\_  
Marquette Greene–Scott

\_\_\_\_\_  
Tim Varlack

\_\_\_\_\_  
Kareem Boyce

\_\_\_\_\_  
Sydney Hargroder

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

STATE OF TEXAS           §  
COUNTY OF BRAZORIA       §

Before me, the undersigned authority, on this day personally appeared Melanie Ohl, Authorized Person, being an officer of ASTRO SIERRA VISTA, LP, a Delaware Limited Partnership, 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

My Commission expires \_\_\_\_\_

I, Paul R. Bretherton, 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 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, R.P.L.S.  
Texas Registration No. 5977

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

\_\_\_\_\_  
Dinh V. Ho, P.E.

BRAZORIA COUNTY DRAINAGE DISTRICT #5 APPROVAL

\_\_\_\_\_  
President  
Lee Walden, P.E.

\_\_\_\_\_  
Vice President  
Kerry L. Osburn

\_\_\_\_\_  
Secretary/Treasurer  
Brandon Middleton

\_\_\_\_\_  
District Engineer  
Dinh V. Ho, P.E.

**FINAL PLAT  
SIERRA VISTA WEST  
SEC 11**

**A SUBDIVISION OF 30.28 ACRES OF LAND  
OUT OF THE  
LAVACA NAVIGATION COMPANY SURVEY, A-329  
BRAZORIA COUNTY, TEXAS  
114 LOTS 5 RESERVES 4 BLOCKS**

**JULY 2025**

**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  
2461 TECHNOLOGY FOREST BLVD, SUITE 200  
THE WOODLANDS, TX 77381 832-823-2200  
TBP'S REGISTRATION NUMBER 10194692