

Thursday, March 2, 2023

Merrett Huddleston
Elevation Land Solutions
2445 Technology Forest Blvd., Suite 200
The Woodlands, TX 77381

**Re: Sierra Vista Section 8A Final Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 1893
Adico, LLC Project No. 16007-2-274**

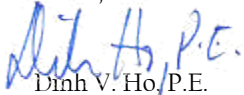
Dear Ms. Huddleston,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Sierra Vista Section 8A final plat package received on or about March 2, 2023. 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 final plat as resubmitted on March 2, 2023. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than March 2, 2023, for consideration at the March 7, 2023, Planning and Zoning meeting.

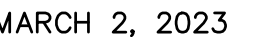
Should you have any questions, please do not hesitate to contact our office.

Sincerely,
Adico, LLC



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

**Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-274**



NOTES:

- 1.º = SET 5/8" BASELINE CORP. PLASTIC CAPPED IRON ROD
2. U.E. = UTILITY EASEMENT
3. W.L.E. = WATER LINE EASEMENT
4. S.S.E. = SANITARY SEWER EASEMENT
5. STM. S.E. = STORM SEWER EASEMENT
6. B.L. = BUILDING SETBACK LINE
7. D.R.B.C.T. = DEED RECORDS OF BRAZORIA COUNTY, TEXAS
8. P.R.B.C.T. = PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
9. B.C.C.F. No. = BRAZORIA COUNTY CLERK'S FILE NUMBER.
10. O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS
11. P.A.E./P.U.E. = PRIVATE ACCESS EASEMENT/PUBLIC UTILITY EASEMENT
12. BEARINGS ARE BASED FROM THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 CORRS ADJUSTMENT BASED FROM REDUNDANT RTK GPS OBSERVATIONS. DISTANCES HEREON ARE SURFACE DATUM. TO CONVERT TO GRID MULTIPLY BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.99986213. COORDINATES HEREON ARE GRID DATUM. TO CONVERT TO SURFACE DIVIDE BY THE SAME ADJUSTMENT FACTOR.
13. THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP No. 4803900120K, DATED DECEMBER 30, 2020.
14. ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. No. 32.
15. 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.
16. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
17. OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
18. ALL EASEMENTS SHOWN ON THIS PLAT ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN.
19. ALL BUILDING LINES ALONG STREET RIGHTS-OF-WAY ARE AS SHOWN HEREON.
20. THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY BRAZORIA COUNTY OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. BRAZORIA COUNTY HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THIS SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.
21. EACH LOT SHALL BE RESTRICTED TO SINGLE-FAMILY RESIDENTIAL USES.
22. SINGLE-FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING FOR AND CONTAINING NO 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 NO MORE THAN 900 SQUARE FEET SHALL ALSO 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.
23. 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.
24. ALL OFF-SITE UTILITY EASEMENTS ARE TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
25. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
26. 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.
27. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
28. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
29. OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
30. 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.
31. MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER FINAL GRADING OF LOTS. LOT CORNERS WILL BE 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "BASELINE CORP."
32. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER THE FINAL APPROVAL BY THE CITY COUNCIL IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMPLETED WITHIN THE TWO (2) YEAR PERIOD, OR THE ONE (1) YEAR EXTENSION PERIOD GRANTED BY THE CITY COUNCIL.
33. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL CENTERPOINT ENERGY AND CITY OF IOWA COLONY UTILITY EASEMENTS MUST BE UNOBTSTRUCTED BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY THE UTILITY AT THE PROPERTY OWNER'S EXPENSES.
34. THE AREAS OF THE LOTS AND RESERVES SHOWN HEREON, EXPRESSED IN SQUARE FEET AND TEN-THOUSANDTHS OF AN ACRE ARE BASED ON THE MATHEMATICAL CLOSURES CALCULATED FROM THE COURSES AND DISTANCES SHOWN, NOT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
35. 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., DATED FEBRUARY 15, 2016 AND AS AMENDED.
36. THE MATHEMATICAL CLOSURE FOR THE PLAT BOUNDARY SHOWN HEREON EXCEEDS 1 PART IN 15,000.
37. A ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ABUT THE SUBJECT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-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.
38. 23 ON-STREET PARKING SPACES ARE REQUIRED WITHIN THIS SUBDIVISION.

BRAZORIA COUNTY DRAINAGE DISTRICT No. 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 WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED HOWEVER, ANY GOVERNMENTAL ENTITY HAVING 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 EASEMENT TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER DATE HEREOF.
5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITHIN 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 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.
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 CROSSINGS 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 OWNERS 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. 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 TIMES(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.

BLOCK TWO LOT AREAS		
LOT No.	SQ. FT.	
1	3,268	
2	2,090	
3	2,090	
4	2,090	
5	2,660	
6	2,660	
7	2,090	
8	2,090	
9	2,660	
10	2,660	
11	2,090	
12	2,660	
13	2,660	
14	2,090	
15	2,090	
16	3,319	

BLOCK TWO LOT AREAS		
LOT No.	SQ. FT.	
17	3,321	
18	2,090	
19	2,090	
20	2,660	
21	2,660	
22	2,090	
23	2,660	
24	2,660	
25	2,090	
26	2,090	
27	2,660	
28	2,660	
29	2,090	
30	2,090	
31	2,090	
32	3,269	

BLOCK ONE LOT AREAS		
LOT No.	SQ. FT.	
1	2,660	
2	2,090	
3	2,090	
4	2,090	
5	2,660	
6	2,660	
7	2,090	
8	2,660	
9	2,660	
10	2,090	
11	2,090	
12	2,090	
13	2,660	
14	2,660	
15	2,090	
16	2,090	
17	2,090	
18	3,319	
19	6,528	
20	2,742	
21	2,563	

BLOCK ONE LOT AREAS		
LOT No.	SQ. FT.	
22	2,917	
23	2,789	
24	2,150	
25	2,091	
26	2,090	
27	3,096	
28	2,952	
29	2,090	
30	2,090	
31	2,090	
32	2,660	
33	2,660	
34	2,090	
35	2,090	
36	2,660	
37	2,660	
38	2,090	
39	2,039	
40	1,983	
41	3,306	
42	3,269	

BLOCK ONE LOT AREAS		
LOT No.	SQ. FT.	
43	2,090	
44	2,090	
45	2,660	
46	2,660	
47	2,090	
48	2,090	
49	2,090	
50	2,090	
51	2,660	
52	2,660	
53	2,090	
54	2,090	
55	2,090	
56	2,090	
57	2,659	

METES AND BOUNDS DESCRIPTION

BEING 11.18 ACRES OF LAND SITUATED IN SECTION 51 OF THE H.T.&B. RR. CO. SURVEY, ABSTRACT NO. 288, BRAZORIA COUNTY, TEXAS, BEING A PART OF THAT CERTAIN 20.59 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HHM SIERRA VISTA TH LAND, LLC RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2022008933, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, BEING PORTIONS OF LOTS 620, 621, 625 AND 626 TOGETHER WITH A PORTION OF A 40-FOOT WIDE UNNAMED AND UNIMPROVED ROAD, ALL BEING A PART OF THE 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, SAID 11.18 ACRE TRACT IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND ON THE NORTH LINE OF THAT CERTAIN 22.3121 ACRE TRACT OF LAND DESIGNATED AS TRACT "A" AND DESCRIBED IN THE DEED TO TEXAS MEDICAL CENTER RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 02-043288, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, SAID CAPPED IRON ROD BEING THE SOUTHWEST CORNER OF THAT CERTAIN 3.482 ACRE TRACT OF LAND DESIGNATED AS TRACT 2, AND DESCRIBED IN THE DEED TO SIERRAVISTA-383 INVESTMENTS LLC RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2019045563, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS AND THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 20.59 ACRE TRACT, FROM WHICH A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THAT CERTAIN 45.63 ACRE TRACT OF LAND DESIGNATED AS TRACT 1 AND DESCRIBED IN SAID DEED TO SIERRAVISTA-383 INVESTMENTS LLC BEARS NORTH 87 DEGREES 16 MINUTES 10 SECONDS EAST, 375.14 FEET;

THENCE, SOUTH 87 DEGREES 16 MINUTES 10 SECONDS WEST, ALONG THE NORTH LINE OF SAID 22.3121 ACRE TRACT AND A SOUTH LINE OF SAID 20.59 ACRE TRACT, AT 138.41 FEET PASSING A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 22.3121 ACRE TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN 10.00 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO KARSTEN DETENTION LAND, LLC RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2019045566, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, CONTINUING ALONG THE NORTH LINE OF SAID 10.00 ACRE TRACT AND A SOUTH LINE OF SAID 20.59 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 798.41 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 10.00 ACRE TRACT, THE NORTHEAST CORNER OF THAT CERTAIN 10 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO NAM D. HUYNH AND HOA KIM HUYNH RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 02-052746, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, THE MOST EASTERLY SOUTHEAST CORNER OF THAT CERTAIN 34.41 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32 RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2020005058, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS AND THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 20.59 ACRE TRACT, FROM WHICH A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 10.00 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 10 ACRE TRACT BEARS SOUTH 02 DEGREES 44 MINUTES 50 SECONDS EAST, 660.00 FEET;

THENCE, NORTH 02 DEGREES 44 MINUTES 50 SECONDS WEST, ALONG A WEST LINE OF SAID 20.59 ACRE TRACT AND AN EAST LINE OF SAID 34.41 ACRE TRACT, 660.00 FEET TO A FOUND 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 13 DEGREES 26 MINUTES 02 SECONDS WEST, ALONG A WEST LINE OF SAID 20.59 ACRE TRACT AND AN EAST LINE OF SAID 34.41 ACRE TRACT, 26.75 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND FOR A RE-ENTRANT CORNER OF SAID 20.59 ACRE TRACT AND A NORTHEAST CORNER OF SAID 34.41 ACRE TRACT;

THENCE, SOUTH 87 DEGREES 08 MINUTES 47 SECONDS WEST, ALONG A SOUTH LINE OF SAID 20.59 ACRE TRACT AND A NORTH LINE OF SAID 34.41 ACRE TRACT, 18.89 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 02 DEGREES 51 MINUTES 13 SECONDS WEST, 26.59 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 25.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 02 DEGREES 51 MINUTES 13 SECONDS WEST;

THENCE, IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 53 MINUTES 07 SECONDS, 39.22 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 87 DEGREES 15 MINUTES 40 SECONDS EAST, 20.00 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, SOUTH 02 DEGREES 44 MINUTES 20 SECONDS EAST, 49.29 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 87 DEGREES 15 MINUTES 40 SECONDS EAST, 95.00 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 02 DEGREES 44 MINUTES 20 SECONDS WEST, 36.58 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 87 DEGREES 15 MINUTES 40 SECONDS EAST, 50.00 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 25.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 87 DEGREES 15 MINUTES 40 SECONDS EAST;

THENCE, IN A SOUTHEASTERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 30 SECONDS, 39.27 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 87 DEGREES 15 MINUTES 10 SECONDS EAST, 160.00 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 25.00 FEET;

THENCE, IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 30 SECONDS, 39.27 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 87 DEGREES 04 MINUTES 13 SECONDS EAST, 50.00 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 25.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 87 DEGREES 15 MINUTES 40 SECONDS EAST;

THENCE, IN A SOUTHEASTERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93 DEGREES 10 MINUTES 05 SECONDS, 40.65 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 125.00 FEET;

THENCE, IN AN EASTERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16 DEGREES 18 MINUTES 12 SECONDS, 35.57 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET ON AN EAST LINE OF SAID 20.59 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF LIBERTY CAP DRIVE (100 FEET WIDE) AS DEDICATED BY THE PLAT RECORDED DOCUMENT NO. 2020045628, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID CAPPED IRON ROD IS AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 50.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 22 DEGREES 12 MINUTES 38 SECONDS EAST;

THENCE, IN A SOUTHERLY DIRECTION ALONG AN EAST LINE OF SAID 20.59 ACRE TRACT, THE WEST RIGHT-OF-WAY LINE OF SAID LIBERTY CAP DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 160 DEGREES 32 MINUTES 10 SECONDS, 140.09 FEET TO A FOUND 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 87 DEGREES 15 MINUTES 10 SECONDS EAST ALONG A NORTH LINE OF SAID 20.59 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID LIBERTY CAP DRIVE, 66.66 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 250.00 FT;

THENCE, IN AN EASTERLY DIRECTION ALONG A NORTH LINE OF SAID 20.59 ACRE TRACT, THE SOUTH RIGHT-OF-WAY LINE OF SAID LIBERTY CAP DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 40 MINUTES 45 SECONDS, 77.14 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND FOR A NORTHEAST CORNER OF SAID 20.59 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 3.482 ACRE TRACT;

THENCE, SOUTH 16 DEGREES 28 MINUTES 28 SECONDS EAST ALONG AN EAST LINE OF SAID 20.59 ACRE TRACT AND THE WEST LINE OF SAID 3.482 ACRE TRACT, 640.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.18 ACRES OF LAND.

WE, HHM SIERRA VISTA TH LAND, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH MATT WIGGINS, CHIEF FINANCIAL OFFICER, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF SIERRA VISTA SEC 8A, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION 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 WAIVE 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 ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, LIENHOLDERS MUST EXECUTE A SUBORDINATION AGREEMENT SUBORDINATING THEIR LIENS TO ALL PUBLIC STREETS, ALLEYS, PARKS, SCHOOL SITES AND OTHER PUBLIC AREAS SHOWN ON THE PLAT OF SUCH SUBDIVISION OR RESUBDIVISION AS BEING SET ASIDE FOR PUBLIC USE OR PURPOSE.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBTSTRUCTED 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 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 EACH AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBTSTRUCTED 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 AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENTS TOTALS THIRTY FEET (30'0") IN WIDTH.

IN TESTIMONY HERETO, THE HHM SIERRA VISTA TH LAND, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATT WIGGINS, ITS CHIEF FINANCIAL OFFICER, THEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREUNTO AFFIXED, THIS ____ DAY OF _____, 20____.

HHM SIERRA VISTA TH LAND, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
MATT WIGGINS
CHIEF FINANCIAL OFFICER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MATT WIGGINS, CHIEF FINANCIAL OFFICER OF HHM SIERRA VISTA TH LAND, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID CORPORATION, FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITIES THEREIN STATED.

GIVEN UNDER