

Tuesday, May 30, 2023

Merrett Huddleston Elevation Land Solutions 2445 Technology Forest Blvd, Suite 200 The Woodlands, TX 77381 Email: mhuddleston@elevationlandsolutions.com

Re: Sierra Vista Section 8BI Final Plat Letter of Recommendation to Approve City of Iowa Colony Project No. 2134 Adico, LLC Project No. 16007-2-285

Dear Mr. Huddleston,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Sierra Vista Section 8BI final plat, received on or about May 26, 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, Adico, LLC, has no objections to the plat as resubmitted on May 25, 2023. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than May 30, 2023, for consideration at the June 6, 2023, Planning and Zoning meeting.

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

Sincerely,

Adico, LLC

TBPE Firm No. 16423

Cc: Kayleen Rosser, COIC Robert Hemminger, COIC

File: 16007-2-285

- 2. O = FOUND 5/8" BASELINE CORP. PLASTIC CAPPED IRON ROD
- 3. U.E. = UTILITY EASEMENT
- 4. W.L.E. = WATER LINE EASEMENT
- 5. S.S.E. = SANITARY SEWER EASEMENT 6. STM. S.E. = STORM SEWER EASEMENT
- 7. B.L. = BUILDING SETBACK LINE

ADJUSTMENT FACTOR.

- 8. D.R.B.C.T. = DEED RECORDS OF BRAZORIA COUNTY, TEXAS
- 9. P.R.B.C.T. = PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
- 10. B.C.C.F. No. = BRAZORIA COUNTY CLERK'S FILE NUMBER.
- 11. O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS 12. P.A.E. /P.U.E. = PRIVATE ACCESS EASEMENT/PUBLIC UTILITY EASEMENT
- 13. BEARINGS ARE BASED FROM THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 CORS 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
- 14. 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. 48039C0120K, DATED DECEMBER 30, 2020.
- 15. ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D.

16. 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. 17. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE
- IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN
- 18. OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
- 19. ALL EASEMENTS SHOWN ON THIS PLAT ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN.
- 20. ALL BUILDING LINES ALONG STREET RIGHTS-OF-WAY ARE AS SHOWN
- 21. 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.
- 22. EACH LOT SHALL BE RESTRICTED TO SINGLE-FAMILY RESIDENTIAL USES.
- 23. 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.

- 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.
- IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL. 28. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY
- 29. OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM
- 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
- 32. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER THE FINAL APPROVAL BY THE CITY COUNCIL IF CONSTRUCTION OF THE
- 33. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL CENTERPOINT ENERGY AND CITY OF IOWA COLONY UTILITY EASEMENTS MUST BE UNOBSTRUCTED BY THE PROPERTY OWNER. UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY THE UTILITY AT THE PROPERTY OWNER'S EXPENSES.
- 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.
- OF IOWA COLONY, TX, LAND TEJAS STERLING LAKES SOUTH L.L.C., AND McALISTER OPPORTUNITY FUND 2012, L.P. DATED FEBRUARY 15, 2016 AND AS AMENDED.
- 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 ADJACENT 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
- 1 ON-STREET PARKING SPACE IS REQUIRED WITHIN THIS SUBDIVISION. 39. RESTRICTED RESERVE "A" HEREON IS RESTRICTED TO LANDSCAPE, OPEN

SPACE, UTILITY AND ACCESS PURPOSES ONLY.

- 27. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF
- OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- TRAFFIC CONTROL DEVICES.
- 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 BRAZORÍA 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

BRAZORIA COUNTY DRAINAGE DISTRICT No. 5 NOTES

OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.

THROUGH AN APPROVED DRAINAGE STRUCTURE.

PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.

COUNTY DRAINAGE DISTRICT #5'S LOCK.

(SEE DISTRICT RESOLUTION NO. 2007-08).

(DISTRICT POLICY).

OF COMMISSIONERS.

PRIOR TO CONSTRUCTION.

ABOVE FINISHED GRADE.

COUNTY DRAINAGE DISTRICT #5.

1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET

2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF

3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY

5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITHIN BRAZORIA

6. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR

7. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES, OR OTHER

8. DEDICATED INGRESS/EGRESS ACCESSES ARE GRANTED TO BRAZORIA

9. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS

10. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS

11. PIPELINES, UTILITY LINES AND OTHER CROSSINGS UNDER ANY BRAZORIA

12. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO

COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING

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

DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS

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

EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL SECTION 1

13. PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM

TIMES(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.

COUNTY DRAINAGE DISTRICT #5 (SEE DISTRICT RESOLUTION NO. 2007-06 &

NO. 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA

(INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.

FENCES. BUILDINGS. PLANTINGS. AND OTHER OBSTRUCTIONS TO THE

- 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."
- IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO (2) YEAR PERIOD, OR THE ONE (1) YEAR EXTENSION PERIOD GRANTED BY THE
- 35. THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT BY THE CITY
- 36. THE MATHEMATICAL CLOSURE FOR THE PLAT BOUNDARY SHOWN HEREON

0.5800 ACRE TRACT IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF LIBERTY CAP DRIVE (100 FEET WIDE) AS DEDICATED BY THE PLAT RECORDED IN DOCUMENT NO. 2020045628,

METES AND BOUNDS DESCRIPTION

BEING 0.5800 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

SIERRA VISTA TH LAND, LLC RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO.

2022038933, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, BEING

A PART OF LOT 621 OF THE EMIGRATION LAND COMPANY PLAT OF SECTIONS

VOLUME 2, PAGE 113, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID

50, 51, & 56 H.T.&B. AND OF 2, 3, & 4 L.&N., A SUBDIVISION RECORDED IN

THAT CERTAIN 20.59 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HMH

PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID CAPPED IRON ROD BEING A NORTHEAST CORNER OF SAID 20.59 ACRE TRACT AND THE NORTHWEST 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, SAID CAPPED IRON ROD IS ON A CURVE TO THE RIGHT WHOSE RADIUS IS 250.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 20 DEGREES 25 MINUTES 35 SECONDS WEST; THENCE IN A WESTERLY DIRECTION ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID LIBERTY CAP DRIVE, A NORTH LINE OF SAID 20.59 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 40 MINUTES 45 SECONDS, 77.14 FEET TO A FOUND 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD; THENCE, SOUTH 87 DEGREES 15 MINUTES 10 SECONDS WEST. ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID LIBERTY CAP DRIVE AND A NORTH LINE OF SAID 20.59 ACRE TRACT, 66.66 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 50.00 FEET: THENCE. IN A NORTHERLY DIRECTION ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LIBERTY CAP DRIVE, AN EAST LINE OF SAID 20.59 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 160 DEGREES 32 MINUTES 10 SECONDS, 140.09 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 125.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 22 DEGREES 12 MINUTES 37 SECONDS WEST; THENCE, IN A WESTERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16 DEGREES 18 MINUTES 12 SECONDS, 35.57 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 25.00 FEET; THENCE, IN A NORTHWESTERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93 DEGREES 10 MINUTES 05 SECONDS, 40.65 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT:

THENCE, SOUTH 87 DEGREES 04 MINUTES 13 SECONDS WEST, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 25.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 87 DEGREES 15 MINUTES

THENCE, IN A SOUTHWESTERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 30 SECONDS, 39.27 FEET;

THENCE, SOUTH 87 DEGREES 15 MINUTES 10 SECONDS WEST, 90.00 FEET;

THENCE, NORTH 02 DEGREES 44 MINUTES 20 SECONDS WEST, 168.68 FEET; THENCE, NORTH 87 DEGREES 08 MINUTES 47 SECONDS EAST, 89.95 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 75.00

THENCE, IN A SOUTHEASTERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 06 MINUTES 53 SECONDS, 117.96 FEET; THENCE, SOUTH 02 DEGREES 44 MINUTES 20 SECONDS EAST, 68.68 FEET TO

THE POINT OF BEGINNING AND CONTAINING 0.5800 ACRES OF LAND.

OVERALL OFF-STREET PARKING TABLE FOR SIERRA VISTA SEC 8 SEC. No. OF SPACES PROVIDED

BENCHMARK

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

TBM "I"

THE TOP OF A 120d NAIL SET IN A POWER POLE ON THE WEST SIDE OF KARSTEN BOULEVARD, APPROXIMATELY 175 FEET SOUTHEAST OF THE CENTERLINE OF MT. EMMERSON DRIVE. ELEV.=53.98

I, STEVEN E. WILLIAMS, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE

AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY

SUPERVISION ON THE GROUND; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF

HAVING A DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS

THAN (3) FEET WITHIN A MAXIMUM OF ONE YEAR AFTER CONSTRUCTION OF THE PUBLIC

IMPROVEMENTS ARE COMPLETE, UNLESS OTHERWISE SHOWN HEREON; AND THAT THE PLAT

BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL

ZONE (4204) NORTH AMERICAN DATUM OF 1983 (NAD83) CORS. ADJUSTMENT.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY

PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON

AS A FINAL SURVEY DOCUMENT 22 TEX. ADMIN. CODE § 663.18(D)

STEVEN E. WILLIAMS, R.P.L.S.

TEXAS REGISTRATION No. 4819

THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE WILL BE MARKED WITH IRON RODS

THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE

WE, HMH 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 8B1. 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

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 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 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 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 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 HMH 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 _____

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

MATT WIGGINS CHIEF FINANCIAL OFFICER

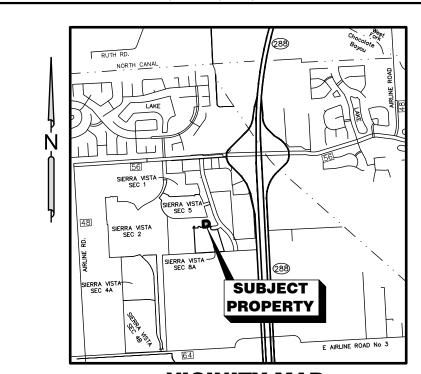
STATE OF TEXAS COUNTY OF HARRIS

SO DEDICATED.

BEFORE ME. THE UNDERSIGNED AUTHORITY. ON THIS DAY PERSONALLY APPEARED MATT WIGGINS, CHIEF FINANCIAL OFFICER OF HMH 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 MY HAND AND SEAL OF OFFICE THIS ______ DAY OF

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



VICINITY MAP 1"=2,640' **KEY MAP: 692J**

TERRY HAYES

CERTIFICATE OF PLANNING COMMISSION

LES HOSEY

THIS IS TO CERTIFY THAT CITY PLANNING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS THIS THE _____ DAY OF ___ HAS APPROVED THIS PLAT AND SUBDIVISION OF SIERRA VISTA SEC 8B1 AS SHOWN HEREON.

DAVID HURST **BRIAN JOHNSON**

BRENDA DILLON ROBERT WALL

APPROVED BY CITY ENGINEER DINH V. HO, P.E.

CERTIFICATE OF CITY COUNCIL

THIS IS TO CERTIFY THAT CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS THIS THE _____ DAY OF ______, 20 ____. HAS APPROVED THIS PLAT AND SUBDIVISION OF SIERRA VISTA SEC 8B1 AS SHOWN HEREON.

TIMOTHY VARLACK

ARNETTA HICKS-MURRAY

MAYOR

STEVEN BYRUM-BRATSEN

McLEAN BARNETT

MARQUETTE GREENE-SCOTT

SYDNEY HARGRODER

LOT AREAS				
LOT No.	SQ. FT.			
1	3,363			
2	2,090			
3	2,090			
4	3,475			

CURVE DATA					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD LENGTH
C1	250.00'	77.14'	17°40'45"	S78°24'48"W	76.83'
C2	50.00'	140.09	160°32'10"	S12°28'43"E	98.56'
С3	125.00'	35.57	16"18'12"	S75*56'29"W	35.45'
C4	25.00'	40.65	93°10'05"	N49°19'22"W	36.32'
C5	25.00'	39.27	89*59'30"	S42"15'25"W	35.35'
C6	25.00'	39.32'	90°06'53"	N47*47'47"W	35.39'
C7	50.00'	78.64	90°06'53"	N47°47'47"W	70.78

SIERRA VISTA SEC 8B1

BEING A SUBDIVISION OF 0.5800 ACRES OF LAND SITUATED IN SECTION 51 OF THE H.T.&B. R.R. Co. SURVEY, ABSTRACT No. 288, BRAZORIA COUNTY, TEXAS; BEING A PART OF LOT 621 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

CONTAINING: 1 BLOCK WITH 4 LOTS AND 1 RESTRICTED RESERVE

LAND SURVEYOR ASELINE

Baseline | DCCM TxSurv F-10030200 Houston, TX 77008 713.869.0155

OWNER HMH SIERRA VISTA TH LAND, LLC 7906 N. SAM HOUSTON PKWY. W., SUITE 102 HOUSTON, TX 77064

MAY 30, 2023

ELEVATION Land Solutions 2445 TECHNOLOGY FOREST BLVD SUITE 200 ELEVATION THE WOODLANDS, TEXAS 77381 PH: (832) 823-2200

ENGINEER

1750 Seamist Dr. Ste 160 BaselineSurveyors.net

PH: (866) 419-1949