

Thursday, September 28, 2023

Mikalla Hodges  
Quiddity Engineering  
1575 Sawdust Road, Ste 400  
The Woodlands, TX 77380  
Email: [mhodges@quiddity.com](mailto:mhodges@quiddity.com)

Re: Sierra Vista Section Ten Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 2839  
Adico, LLC Project No. 16007-2-317

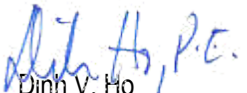
Dear Ms. Hodges;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Sierra Vista Section Ten Preliminary Plat received on or about September 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, we have no objections to the plat as resubmitted on September 26, 2023. Please submit ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than September 28, 2023, for consideration at the October 3, 2023, Planning and Zoning meeting.

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

Sincerely,  
Adico, LLC

  
Dinh V. Ho  
TBPE Firm No.16423

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC

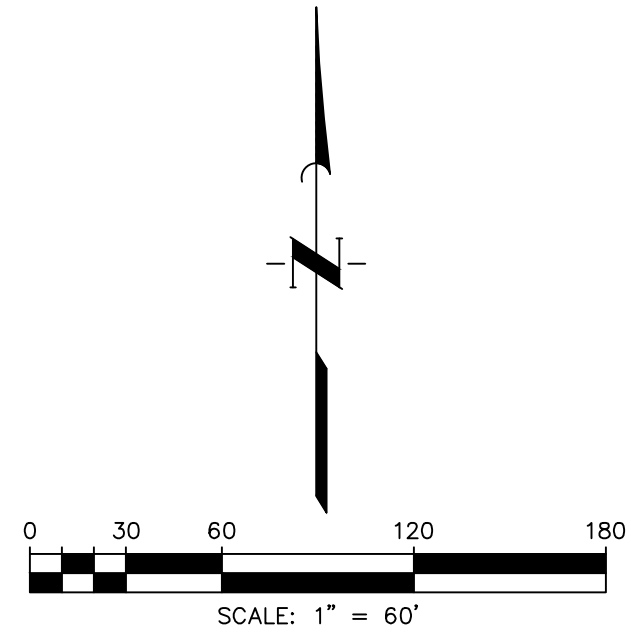


**RESTRICTED RESERVE A**  
 Restricted to Open Space,  
 Landscape, Incidental Utility  
 Purposes Only  
 0.17 AC  
 7,215 Sq. Ft.

**RESTRICTED RESERVE B**  
 Restricted to Open Space,  
 Landscape, Incidental Utility  
 Purposes Only  
 0.48 AC  
 20,891 Sq. Ft.

**RESTRICTED RESERVE C**  
 Restricted to Compensating Open  
 Space, Guest Parking, Landscape,  
 Incidental Utility Purposes Only  
 0.47 AC  
 20,609 Sq. Ft.

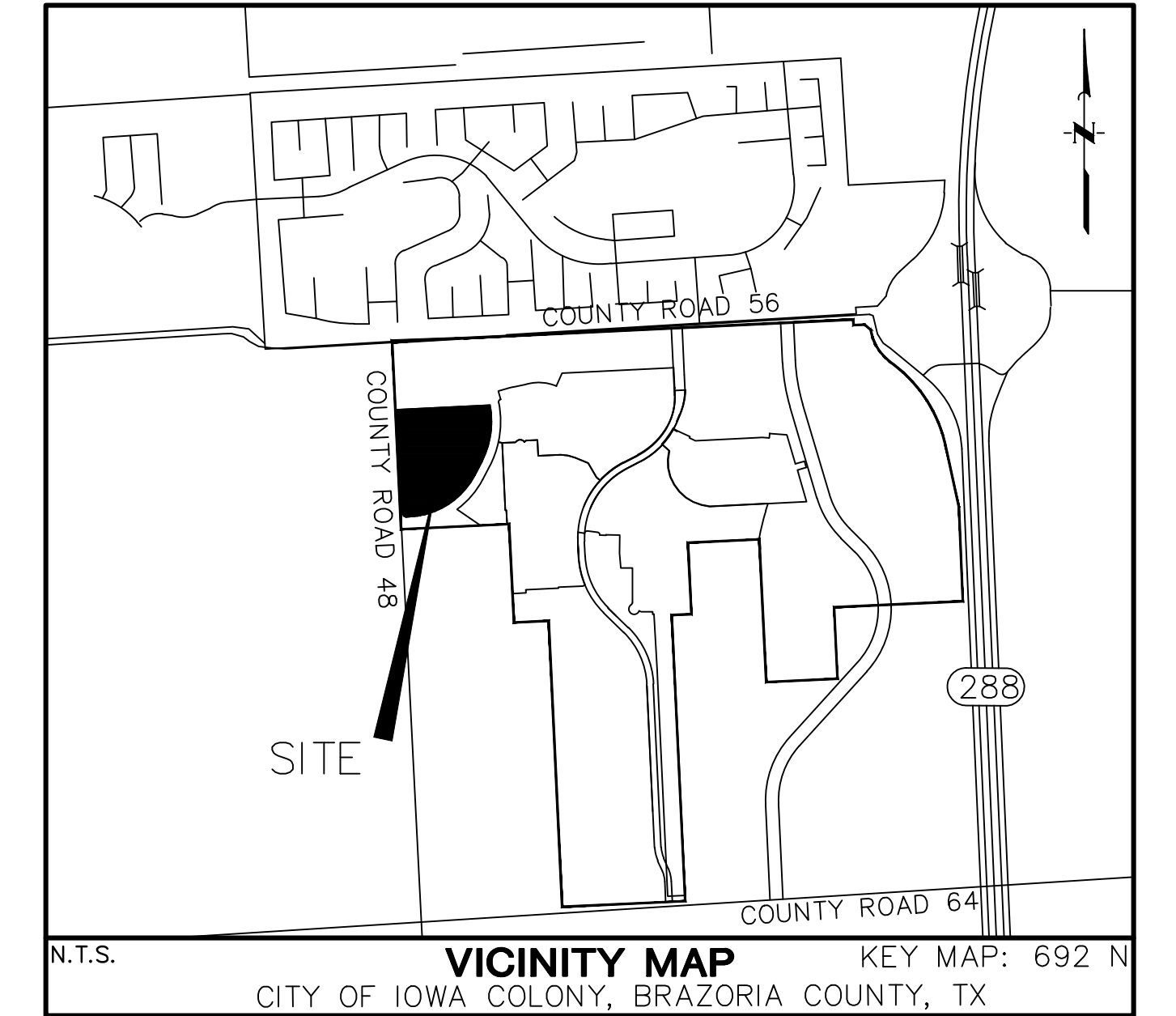
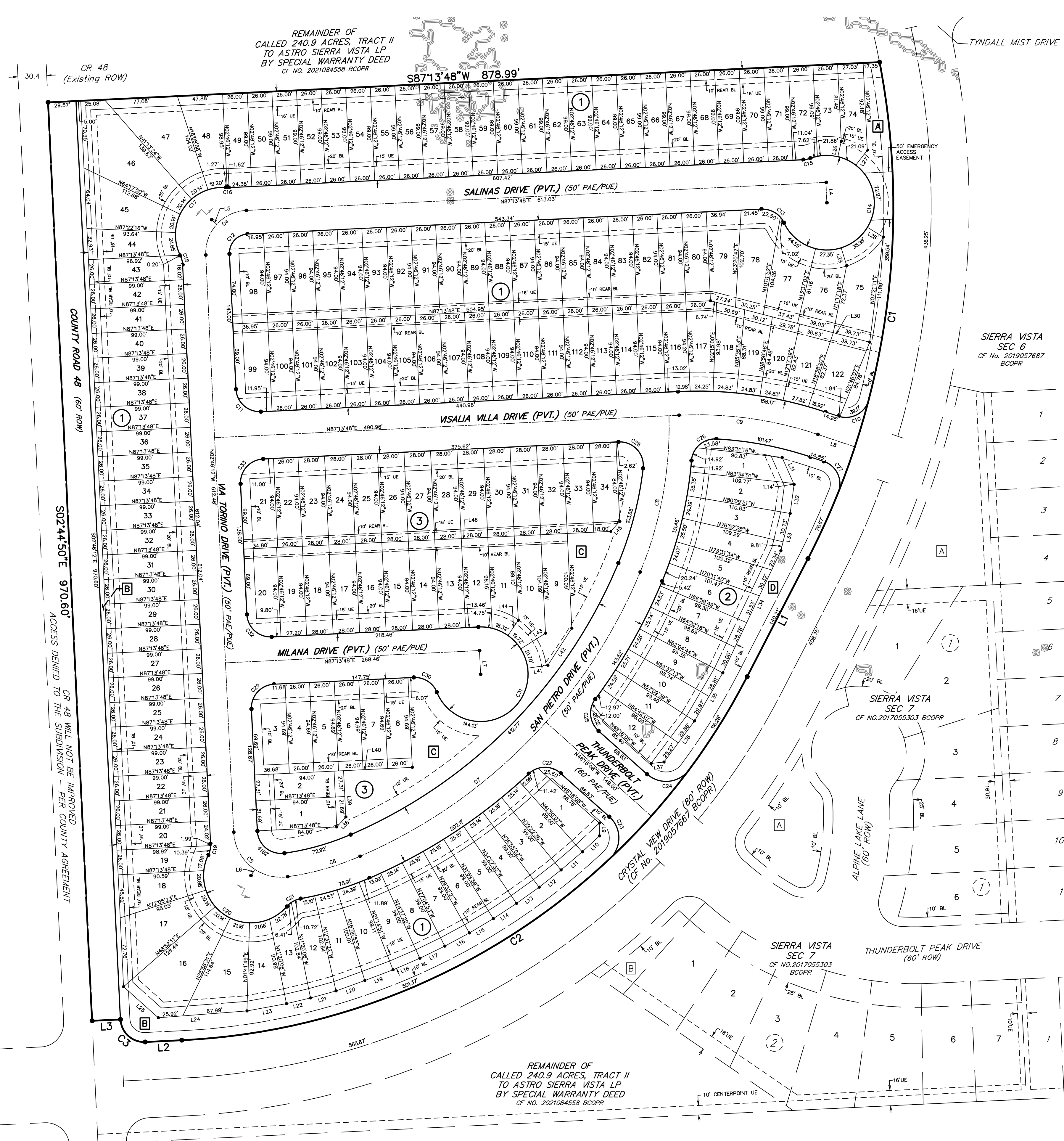
**RESTRICTED RESERVE D**  
 Restricted to Open Space,  
 Landscape, Incidental Utility  
 Purposes Only  
 0.32 AC  
 13,762 Sq. Ft.



LINE	BEARING	DISTANCE
L1	N27°17'08"E	140.21'
L2	N87°15'10"E	38.57'
L3	N87°13'48"E	29.96'
L4	N02°46'12"W	21.50'
L5	S47°46'12"E	7.33'
L6	N33°17'52"E	7.75'
L7	N02°46'12"W	25.00'
L8	S71°26'46"E	41.15'
L9	N00°38'49"W	13.51'
L10	S47°07'26"W	24.89'
L11	S49°23'38"W	29.39'
L12	S51°51'11"W	29.40'
L13	S54°18'43"W	29.39'
L14	S56°46'15"W	29.40'
L15	S59°13'47"W	29.40'
L16	S61°41'20"W	29.40'
L17	S64°08'53"W	29.39'
L18	S66°39'56"W	30.81'
L19	S69°17'13"W	31.86'
L20	S70°11'45"W	32.31'
L21	S74°29'07"W	27.93'
L22	S76°44'18"W	26.01'
L23	S79°35'52"W	42.45'

LINE	BEARING	DISTANCE
L24	S85°36'46"W	93.91'
L25	N48°12'12"W	49.12'
L26	S12°25'16"W	16.62'
L27	S37°36'53"W	20.00'
L28	N58°18'19"W	19.70'
L29	N17°25'01"W	19.51'
L30	S75°25'47"E	173.68'
L31	S23°52'34"E	31.25'
L32	N07°40'01"E	30.94'
L33	N13°58'25"E	40.53'
L34	S25°27'43"W	142.77'
L35	S30°22'48"W	58.78'
L36	S36°42'03"W	54.13'
L37	S84°12'57"W	13.51'
L38	N42°13'48"E	14.14'
L39	N02°46'12"W	49.00'
L40	N87°13'48"E	166.68'
L41	N81°48'39"E	21.67'
L42	N32°56'31"E	46.59'
L43	N57°43'42"E	31.05'
L44	S34°39'16"W	19.46'
L45	N42°13'48"E	14.14'
L46	N87°13'48"E	388.00'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	810.00'	38°09'34"	539.46'	N08°12'22"E	529.55'	280.17'
C2	710.00'	59°58'02"	743.10'	N57°16'09"E	709.65'	409.65'
C3	25.00'	89°58'38"	39.26'	S47°45'31"E	35.35'	24.99'
C4	45.00'	90°00'00"	70.69'	S42°13'48"W	63.64'	45.00'
C5	50.00'	95°22'52"	83.24'	S50°27'38"E	73.95'	54.93'
C6	300.00'	15°11'31"	79.54'	N74°15'10"E	79.31'	40.01'
C7	561.00'	44°07'23"	432.02'	N44°35'43"E	421.43'	227.36'
C8	400.00'	24°13'12"	169.09'	N10°25'26"E	167.83'	85.83'
C9	400.00'	21°19'26"	148.87'	N82°06'29"W	148.01'	75.31'
C10	25.00'	93°59'44"	41.01'	N61°33'22"E	36.57'	26.81'
C11	25.00'	90°00'00"	39.27'	S47°46'12"E	35.36'	25.00'
C12	20.00'	90°00'00"	31.42'	S42°13'48"W	28.28'	20.00'
C13	25.00'	67°39'59"	29.53'	N58°56'13"W	27.84'	16.76'
C14	50.00'	26°51'42"	231.46'	N22°16'36"E	73.59'	54.34'
C15	25.00'	17°34'23"	7.67'	N78°28'37"E	7.64'	3.86'
C16	25.00'	6°37'11"	2.89'	S89°27'37"E	2.89'	1.45'
C17	50.00'	119°41'39"	104.45'	S34°00'09"W	86.47'	86.07'
C18	25.00'	23°04'28"	10.07'	N14°18'26"W	10.00'	5.10'
C19	25.00'	28°21'29"	12.37'	N11°24'33"E	12.25'	6.32'
C20	50.00'	164°48'52"	143.83'	S56°49'09"E	99.12'	375.10'
C21	25.00'	39°15'58"	10.07'	S60°24'23"W	16.80'	8.92'
C22	25.00'	84°50'08"	37.02'	S89°18'48"W	33.73'	22.84'
C23	30.00'	95°03'44"	49.77'	N00°44'16"W	44.26'	32.77'
C24	30.00'	95°03'44"	49.77'	N84°12'00"E	44.26'	32.77'
C25	25.00'	84°50'08"	37.02'	S05°51'04"E	33.73'	22.84'
C26	25.00'	88°14'21"	38.50'	S48°55'52"W	34.81'	24.24'
C27	25.00'	93°18'32"	40.71'	N24°47'32"W	36.36'	26.49'
C28	25.00'	99°28'00"	43.40'	N43°02'12"W	38.15'	29.51'
C29	25.00'	90°00'00"	39.27'	S42°13'48"W	35.36'	25.00'
C30	25.00'	70°31'44"	30.77'	N57°30'20"W	28.87'	17.68'
C31	50.00'	250°31'46"	218.63'	S32°29'39"E	81.65'	70.71'
C32	25.00'	90°00'00"	39.27'	S47°46'12"E	35.36'	25.00'
C33	25.00'	90°00'00"	39.27'	S42°13'48"W	35.36'	25.00'



- PRELIMINARY PLAT NOTES:
- Slab elevations (finished floor) shall be set at or above the minimum slab elevations defined in this plat.
  - All drainage easements shown hereon shall be kept clear of fences, buildings, foundations, 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.
  - The property subdivided in the foregoing plat lies within Brazoria County Drainage District #5.
  - This subdivision employs a drainage system, which utilizes streets and adjacent properties to store and convey storm water. Thus, during storm events, ponding of water should be expected to occur in the subdivision.
  - Other than shown hereon, there are no pipeline easements, or pipelines within the boundaries of this plat.
  - All storm water drainage pipes, culverts, or other (includes driveway culverts) will be a minimum 24" I.D. or equal.
  - No Building Permits will be issued until all storm drainage improvements, which may include detention, have been constructed.
  - The Preliminary Plat will expire one (1) year after the final approval by the City Council if construction of the improvements has not commenced within the one (1) year period, or the one (1) year extension period granted by the City Council.
  - Subdivision is located in Zone "X", with no base flood base elevation required. This information is based on Brazoria County FIRI Community Map 485458, Panel 115H, dated June 5, 1989.
  - All bearings based on the Texas State Plane Coordinate System, South Central Zone.
  - All coordinates shown hereon are surface and may be converted to the Texas State Plane Coordinate System, South Central Zone, NAD 83 Grid Coordinates by applying the following scale factor: 0.999857950.
  - Monuments set as exterior boundary markers will be set with a minimum of five eights (5/8) inch iron rod or three quarters (3/4) inch iron pipe at least thirty six (36) inches long, encased in concrete for a minimum of eighteen inches below the surface of the ground.
  - All permanent reference monuments (PRM) will be set at all boundary line angle points, block corners, angle points, points of curvature, and at intervals not to exceed one thousand (1,000) feet. Permanent reference monuments shall conform to the Texas professional land surveying practices act and the general rules of procedures and practices.
  - All monuments will be set to the standard 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.
  - Interior lot corner monuments will be set with a minimum of five eights (5/8) inch iron rod at least thirty six (36) inches in length.
  - All streets shall be constructed in accordance with the city's design criteria.
  - All water and wastewater facilities shall conform to the city's design criteria.
  - A minimum of five (5) foot wide sidewalk shall be required along both spine roads, or a minimum of six (6) foot wide sidewalk shall be required along 1 side, and a minimum of four (4) foot wide sidewalks shall be required along streets within the residential section and shall conform to the city's design criteria.
  - Contributing open space areas shall include the area of the permanent water surface and the adjacent side slopes, at a maximum slope of 5:1, for detention reserves with a permanent lake with a minimum water depth of 6 feet beyond the slope transition.
  - All easements are centered on lot lines unless shown otherwise.
  - This plat is subject to the Development Agreement for Sierra Vista, as approved on February 15, 2016 and amended in June, 2018 and January 2022.

# PRELIMINARY PLAT SIERRA VISTA SEC 10

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

168 LOTS      4 RESERVES      3 BLOCKS

SEPTEMBER 2023

ENGINEER:  
**ELEVATION LAND SOLUTIONS.**  
 9709 LAKESIDE BLVD  
 STE 200  
 THE WOODLANDS, TX 773801  
 832-823-2200

OWNER:  
**ASTRO SIERRA VISTA L.P.**  
 a Delaware Limited Partnership  
 2450 FONDREN, STE. 210  
 HOUSTON, TX 77063  
 713-783-6702

SURVEYOR/PLANNER:  
  
**QUIDDITY**  
 Quality Engineering, LLC  
 Texas Board of Professional Engineers and Land Surveyors  
 Registration No. F-23290 & 30040100  
 1575 Sawdust Road, Suite 404 • The Woodlands, TX 77380 • 281.363.4039