

Monday, November 24, 2025

Mayra Hernandez  
Quiddity Engineering  
2322 W. Grand Pkwy N., Suite 150  
Katy, TX 77449  
[mahernandez@quiddity.com](mailto:mahernandez@quiddity.com)

Re: Astro Sierra Vista, L.P.  
Sierra Vista West Plan of Development  
Proposed Amendment No. 3  
Letter of Recommendation  
Adico, LLC Project No. 16007-2-260

Dear Ms. Hernandez:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed resubmittal No. 1 to the Request for Proposed Amendment No. 3 to the Sierra Vista West Plan of Development, from Quiddity Engineering, on behalf of CWT Sierra, LP, received on or about November 14, 2025. The review is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

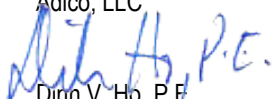
Amendment No. 3 proposes changes to ownership and maintenance requirements to the "For Rent" Single Family Residential Development for Sierra Vista West Section 10 recorded plat. The summary of changes is as follows:

1. Add additional language to allow for and define "condominium regime". The language denotes the property owners' association maintenance responsibilities.
2. Allow for single-corporate entity and or condominium regime to own and maintain all and residential units.

Based on our review, we have no objections to approving proposed Amendment No. 3.

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

Sincerely,  
Adico, LLC



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

Cc: Kayleen Rosser, COIC  
Natasha Brooks  
File: 16007-2-260



2322 W Grand Parkway North,  
Suite 150  
Katy, Texas 77449-7821  
Tel: 832.913.4000  
Fax: 832.913.4001  
www.quiddity.com

October 8, 2025

Mr. Dinh V. Ho, P.E., CFM  
City Engineer  
Iowa Colony  
3144 Meridiana Pkwy  
Iowa Colony, TX 77583

Re: Sierra Vista West Plan of Development Amendment Submittal.

Dear Mr. Dinh:

Attached to this letter please find the Plan of Development Amendment Submittal for the Sierra Vista West Plan of Development.


Quiddity Engineering is submitting the PD amendment on behalf of CWT Sierra, LP. The CWT Sierra, LP is proposing changes to the ownership and maintenance requirements to the "For Rent" Single Family Residential development identified in Exhibit B and Figure 10 of the PD also known as Sierra Vista West Section 10 recorded plat. The current PD requires all land and residential units to be owned and maintained by a single corporate entity. This change will allow for condominium regime property ownership and provide an opportunity to own and participate in the equity growth of real estate. However, the single corporate entity will still be maintaining the quality of the environment by maintaining control of all exterior maintenance including exterior walls, paint, landscaping, fences. The development will be managed uniformly, and quality will not be impacted by this change. The changes in this amendment will provide the opportunity for one to be able to own interior limits of one's house only and have a separate entity to operate and maintain the common areas.

The summary of the changes is as follows:

- Exhibit B – D2. Additional language was added to allow for and define "condominium regime". The language denotes the property owners' association maintenance responsibilities.
- Figure 10 – Under the Lot size provision, the text has been updated to allow for a single corporate entity and or condominium regime to own and maintain all and residential units.

We appreciate your assistance and look forward to successfully getting the PD amendment approved.

Sincerely,

  
Mayra Hernandez, AICP  
Land Planning Manager

**EXHIBIT B**  
**PLAN OF DEVELOPMENT**  
**Sierra Vista West**

**A. Introduction.**

1. The property is comprised of approximately 269.44 acres and is part of the 501.92 acres that is currently being developed as Sierra Vista West. Sierra Vista West, Sections One through Five, consisting of 232.48 acres have previously been approved by Brazoria County. This area contains a total of 886 lots, minimum fifty (50) feet wide and is identified as “vested property”, or “VP” on the exhibits and text included in the Plan of Development. The remaining 269.44 acres subject to this Plan of Development is planned for residential uses with community facilities featuring an 8.7 acre recreation reserve, resort style “lazy river” and other general recreational facilities such as parks, lakes, trails, open space.
2. This PD includes the following sections:
  - A. Introduction
  - B. General Provisions
  - C. Land Uses
  - D. Development Regulations
    - D1. Development Regulations for Single Family Lots
    - D2. Development Regulations for “For Rent” Single Family Residential
    - D3. Development Regulations for 50 feet Single Family Residential-Section 11.
  - E. Parks, Recreation and Trails
  - F. Landscape
  - G. School Site
  - H. Street Plan & Cross-Sections
  - I. Project Phasing

**B. General Provisions.**

1. The PD approved herein must be constructed, developed, and maintained in compliance with this Agreement, the Development Agreement dated November 2019 and other applicable ordinances of the City. In the event of discrepancies between the text of this document and the exhibits attached, the text shall prevail.

2. The project shall be developed in accordance with the following figures that are attached to and made part of this PD:

Figure 1	Boundary Exhibit
Figure 1a	Jurisdiction Map
Figure 2	General Development Plan
Figure 2a	50' Lot Single Family Residential and Recreation Center
Figure 3	Contributing Landscape and Open Space Plan
Figure 4	Thoroughfare Exhibit
Figure 5	Street cross section for Spine Road (Divided)
Figure 6	Street cross section for Spine Road (Divided) with Shared Use Trail
Figure 7	Street cross section for Spine Road, (Undivided)
Figure 8	Street cross section for Spine Road (Undivided) with Shared Use Trail
Figure 9	Phasing Plan of Development
Figure 10	"For Rent" Single Family Residential Site Plan
Figure 11	Perimeter Fencing and Screening
Figure 12	Contributing Landscape and Open Space Plan
Figure 13	Amenity Center Site Plan
Figure 13a	Amenity Center Views
Figure 14	Letter Of No Objection

The project is located west of State Highway 288, between County Roads 56, Meridiana Parkway and C.R. 64, Davenport Parkway. As shown on *Figure 1a: Jurisdiction Map*, parts of the proposed development lie within the City Limit, and parts lie within the City's extra-territorial jurisdiction.

3. A homeowners' association (HOA) shall be established and made legally responsible to maintain all communal areas, private streets, recreation reserves and community amenities not otherwise dedicated to the public. All land and facilities dedicated to a Municipal Utility District shall be maintained by said District.
4. All future building permits shall be reviewed for conformance with this PD.
5. Screening and Fencing will be provided along major thoroughfares, and along the perimeter boundaries as shown on *Figure 11: Perimeter Fencing and Screening*.
6. Construction of Phase 1 "Recreation Center" as shown on *Figure 2a: 50' Lot Single Family Residential and Recreation Center and Figure 13: Amenity Center Site Plan*, will commence immediately. The Recreation Center will consist of one lazy river, pool and event center.



**C. Land Uses.**

1. Permitted land uses for tracts identified as Single Family Residential (SFR) on *Figure 2* shall be those uses permitted within District SFR of the Zoning Ordinance. Single Family Residential (SFR) lots shall be a minimum 6,600 square feet and be a minimum sixty (60) feet wide.
2. Permitted land uses for the tracts identified as “For Rent” Single Family Residential on *Figure 2*, Shall include only “For Rent” Single Family Residential units as shown. *Figure 10: “For Rent” Single Family Residential Site Plan [See D2. (a) below]*
3. Permitted land uses for the tracts identified as “Utility” on *Figure 2* shall include municipal utility and drill site purposes.
4. Permitted land uses for the tracts identified as Single Family Residential-Section 11 and Recreation district are listed below in Table 1.0: Permitted Uses. Any use that is not expressly listed below and cannot be reasonably categorized as falling within the definition or common English interpretation of listed use, may be considered by Iowa Colony Planning Board as a Conditional Use or Specific Use. When considering the suitability of an unlisted use, Iowa Colony Planning Board shall have regard to the permissibility of similar land uses, the vision and objectives of the District, the potential amenity impacts associated with the use and whether allowing the use (with or without special conditions) is in the public interest.
5. The maximum number of single-family lots shall not exceed 484 lots. “For Rent” Single Family Residential shall not exceed 110 units. The total of all dwelling units combined shall not exceed 594 units.
6. Within the boundary of the proposed Plan of Development, land shall be dedicated for neighborhood park purposes, which area shall equal one (1) acre for each fifty-four (54) proposed dwelling units, based on 594 units equals  $\pm 11.0$  -acre required neighborhood park. Land used for the public park area shall have a minimum frontage of sixty feet on a public street. Portions of open space that do not have any additional man-made improvements provided by the developer, such as hiking/running trail, benches or shelters that facilitate an active human recreational role will not be considered contributing to the minimum public park area requirement.

**Table 1.0 – Permitted Uses:**

<b>Land Uses Permitted</b>	<b>Recreation/Resort</b>	<b>Notes</b>
Dwelling, Single-Family Attached		
Dwelling, Single Family Detached		
Wedding Venue	X	
Outdoor Stage, Performance Venue	X	
Community Center/ HOA amenities and club buildings	X	
Amusement and Recreational Services	X	
Other Spectator Sports, incl. rental concessions	X	
Other Reservation Services	X	
Performance Venue, Outdoor	X	
Membership Sports and Recreation Club	X	
Kiosk	X	
Mobile Food Unit	X	
Restaurant, Refreshment Stand (temporary or Seasonal)	X	
Accessory Building	X	
Temporary uses during construction. Including a “sales trailer” or “construction office”	X	

**D. Development Regulations**

D1. Development Regulations for Single Family Lots - Maximum 370 lots permitted. Single-family home sites within the PD shall be developed in accordance with the following regulations:

1. Minimum lot width: sixty (60) feet.
2. Minimum lot area: 6,600 square feet.
3. Minimum lot depth: One hundred and ten (110) feet or ninety (90) feet for lots fronting on the bulb portion of a cul-de-sac.
4. Maximum lot coverage: Sixty (60) percent calculated as the ground covered by building structures, principal or accessory, of the gross lot surface area.
5. Maximum height: Two (2) stories. Roof gables, chimneys, and vent stacks may extend to a height not to exceed thirty-five (35) feet above the average level of the base of the foundation of the building. Height regulations prescribed herein shall not apply to satellite earth station antennas or any personal communication electronic facilities protected by the Federal Telecommunications Act of 1996.
6. Minimum front yard building setback: twenty-five (25) feet; twenty (20) feet on cul-de-sac bulbs as measured from the front property / right-of-way line.
7. Minimum side yard building setbacks: Five (5) feet for interior, non-corner lots and the non-street side of corner lots; ten (10) feet exterior side yard for corner lots if a minimum fifteen (15) feet by fifteen (15) feet visibility triangle, as measured from the property line / street right-of-way line, that restricts the placement or maintenance of any vertical obstruction, either natural or man-made, within a vertical distance of between three (3) feet and eight (8) feet of the natural ground elevation, is provided on the platted lot subdivision at any street, public or private, intersection. A street side setback of twenty-five (25) feet minimum will be required for all lots siding on a designated major arterial, minor arterial or major collector.
8. Minimum rear yard building setback: 10 feet, except when the rear utility easement width is greater than ten (10) feet, the greater width is the minimum rear yard building setback. When a lot or a reserve is either directly adjacent to a major or minor arterial right-of-way or directly adjacent to a reserve less than fifteen (15) feet wide that is adjacent to a major or minor arterial, the minimum rear yard building setback is twenty –five (25) feet measured from the street right-of-way line and a minimum of ten (10) feet from the rear property line. When a residential lot backs to a designated major or minor arterial and a detached one-story garage is constructed on the residential lot, the rear yard between the detached one-story garage and the rear property line may be reduced to a minimum of three ( 3) feet if a minimum of twenty – five (25) feet is maintained between the rear of the one-story detached garage and the right-of-way line of the major or minor arterial.

9. All lots shall have a minimum of two (2) trees, planted in the front yard setback. The trees must be a minimum of one and one-half (1-1/2) inches in caliper width and a minimum height of six (6) feet as measured at the tree trunk from the ground as planted. The trees must be located between five (5) feet and fifteen (15) feet from a side lot line and between five (5) feet and twenty (20) feet from the front property line with a minimum of ten (10) feet between tree trunks.

D2. Development Regulations for “For Rent” Single Family Residential - At the time of the preliminary plat, a draft of the protective covenants whereby the Developer proposes to regulate the use of the land shall be submitted to the City. The restrictive covenants, conditions or limitations shall never be less than the minimum requirements of the City as specified in the City’s applicable ordinance(s) at the time of plat recordation.

In the “For Rent” Single Family Residential development, the units will be part of a condominium regime. A condominium regime is a form of property ownership where individuals own specific units while jointly owning the common areas of the property, all governed by the Texas Uniform Condominium Act. A Declaration of Condominium separate to this Planned of Development, which will establish the rules, rights, and obligations for all unit owners. A single corporate entity or property owners’ association will maintain the common areas of the property including the exterior of all units (houses), yards, and common areas.

1. “For Rent” Single Family Residential shall conform to and or be reasonable similar to the plat and site plan as shown on *Figure 10: “For Rent” Single Family Residential Site Plan*. The plan will feature 110 free standing units on a reserve totaling ±18.0 -acres.
2. Each unit shall have driveway frontage to a paved twenty eight (28) foot wide private access easement. (P.A.E.)
  - a) The minimum right-of-way width for a P.A.E. shall be twenty-eight (28) feet, which is coterminous with the pavement width measured from edge-to-edge across the surface of the pavement. The P.A.E. shall remain clear at all times for emergency vehicle access. No parking shall be allowed within the P.A.E.
  - b) At the option of an applicant, the right-of-way width of the P.A.E. may be comprised of two paving sections of not less than 20 feet each, separated by a curbed section of not less than five feet and not more than twenty (20) feet in width with a maximum length of one hundred (100) feet off a public street.
  - c) Intersections along a P.A.E. shall be a minimum of sixty-five (65) feet apart. When a P.A.E. intersects with another P.A.E. at a 90-degree angle, the P.A.E. shall provide twenty-five (25) foot radius at the intersection.

When a P.A.E. intersects with another P.A.E. at an angle less than 90 degrees, but more than 80 degrees, the P.A.E. shall provide a twenty-five (25) foot radius at the intersection.

- d) The centerline radius of a reverse curve on a P.A.E. shall not be less than sixty-five (65) feet. Reverse curves shall be separated by a tangent of not less than twenty-five (25) feet.
- 3. No building or structure shall exceed two (2) stories, or thirty-five (35) feet.
- 4. Buildings shall be a minimum of ten (10) feet apart.
- 5. Minimum front yard building setback shall be twenty (20) feet. All buildings shall face internal private access easements.
- 6. Minimum side yard building setback shall be ten (10) feet exterior side yard for corner lots. All buildings shall be set back a minimum twenty-five (25) feet from any other public street, Ames Boulevard, County Road 48, and Crystal View Drive, (Spine Road).
- 7. Minimum rear yard building setback shall be twenty (20) feet. All buildings shall be set back a minimum twenty-five (25) feet from any other public street, Ames Boulevard, County Road 48, and Crystal View Drive, (Spine Road).
- 8. Residential units shall be constructed of brick or masonry veneer exterior walls for one hundred (100) percent of the exterior wall surface (exclusive of windows and doors) for one (1) story structures; and a minimum of sixty (60) percent of the exterior wall (exclusive of windows and doors) for two (2) story structures with the remaining maximum forty (40) percent being fiber cement board.
- 9. A management office shall be provided on-site, and all open areas, "yards" and all building exteriors shall be maintained by the "management company".
- 10. Compensation Open Space: Nine hundred (900) square feet of compensation open space shall be provided per each residential unit in accordance with the performance standards outlined in Section 74 (d)(iii)(A) of City of Iowa Colony Ordinance 2019-14A.
- 11. Two (2) garage parking spaces and two (2) off-street parking spaces shall be provided for each residential unit. In addition, one (1) guest parking space for every four (4) units shall be provided throughout the site.

D3. Development Regulations for 50' Lots Single Family Residential (Section 11)

- 1. Minimum lot width: Fifty (50) feet.
- 2. Minimum lot area: 5,500 square feet.
- 3. Minimum lot depth: One hundred and ten (110) feet.
- 4. For all related minimum standards regarding lot coverage, building height, building setbacks, and landscape requirements refer to Development Regulations- Section D1.

5. Compensation Open Space: The ±8.7-acre recreation reserve and HOA amenities will satisfy the C.O.S. requirements for the single family residential in this District. Additionally, the developer will dedicate an additional ±18.0-acre of park land as identified in *Figure 12* of this document to the City of Iowa Colony. The park will be deeded to the city of Iowa Colony on the approval of Final Plats for the 50 feet Single Family Residential Section 11 by the City Council.

**E. Parks, Recreation and Trails**

As shown on *Figure 3*, an integrated network of open space and recreational amenities shall be provided in accordance with the following regulations:

1. A maximum of fifty percent (50) percent of the required area for neighborhood park land may be provided by private neighborhood park land consisting of the following.
  - (a) Several small “pocket parks”, recreation reserves of a minimum one-quarter (1/4) acre, strategically located near the entries of various neighborhood pods, as shown on *Figure 3*. A contributing park / recreation / open space area must be located a maximum of one-quarter (1/4) mile from all residential lots.
  - (b) The recreational amenities, including the ±8.7-acre recreation reserve and HOA buildings will contribute to the open space and park requirements for this District. as shown on *Figure 3, Contributing Landscape and Open Space Plan*. The recreational amenities are centrally located, consisting of 8.7 acres including water recreation, HOA building, playground, picnic areas and/or other active recreational uses.
2. A minimum of fifty percent (50%) – 5.6 acres of the required area for neighborhood park land shall be dedicated to, and accessible to the public. Public Park land shall conform to the criteria indicated in the UDC regarding parkland dedication. Section 3.2.1.5. Consisting of the following:
  - (a) Unencumbered landscape buffer, open space and trails.
  - (b) Land which is encumbered by detention areas, lake and drainage channel borders, or other similar characteristics shall qualify at a 50% credit but only if it complies with criteria listed below.
    - Land used for the public park area shall have a minimum frontage of sixty (60) feet on a public street. Contributing areas shall include hiking, biking, and all-weather paths, landscaping and sodding installed according to the construction standards of the City. Paths must also be connected to recreation areas as part of an open space system.
    - Areas along lake and drainage channel borders shall have an average minimum width of thirty (30) feet and a minimum width of twenty (20) feet; and

- Side slopes for area used in credit not to exceed a five to one (5:1) ratio.
- (c) A minimum of two (2) view corridors per lake with an unobstructed view from the adjacent streets with a minimum combined width of sixty (60) feet, per lake, shall be provided to each permanent lake. The minimum width of a single view corridor is twenty (20) feet. Views to the permanent lakes from the view corridors shall not be obstructed by fences, structures, screening or landscaping that would prevent seeing the lake area.
  - (d) View corridors shall be separated by a minimum of one thousand (1,000) feet as measured along the lake water edge. Unless the lake is less than one thousand (1,000) feet in length in which case the view corridors shall be separated by at least 4/5 the total length of the lake.
  - (e) A concrete pedestrian path a minimum of five (5) feet in width shall connect the required street sidewalk with the lake water edge.
3. Approximately ±18 acres as identified in *Figure 12* will be deeded to the City of Iowa Colony as a part of an integrated public park system upon approval of the final plats for the single-family residential unit development mentioned in D3.
  4. Minimum five (5) foot width sidewalks shall be provided along both sides of local public and private residential streets. Except, sidewalks are not required adjacent to twenty-eight (28) foot wide P.A.E. in the “For Rent” Single Family development. All sidewalks shall be constructed in accordance with the City of Iowa Colony standard details and shall meet the State of Texas ADA standards.
  5. Minimum six (6) foot width sidewalks shall be provided along both sides of major arterials, minor arterials, major collectors and the central spine road (as depicted in *Figure 4* attached) within and adjacent to the property. At the discretion of the developer, a twelve (12) foot wide joint use trail may be constructed on only one side of the right-of-way in lieu of two six (6) foot wide sidewalks on both sides of the right-of-way. In either case, the sidewalks or joint use trail may meander out of the right-of-way and into an adjacent landscape reserve if so provided.

**F. Landscape**

All development will meet or exceed the minimum landscape requirements specified in the City’s Unified Development Code, Section 3.3.1 Screening, and shall meet the landscape requirements specified in the developer’s commercial deed restrictions and development covenants except as listed below.

1. A landscape buffer with a minimum fifteen (15) foot width shall be located along each side of the Crystal View Drive, as shown on *Figure 3*, where lots

side or rear to the spine road. The buffer is in addition to the minimum street right-of-way width and shall include trees, benches, plazas and landscape screening. No on-street parking will be allowed along the designated spine road.

## 2. Screening

- a) The existing trees and hedge row along existing CR 48 will meet the requirements of Section 3.3.1.2 without the need for additional plantings.
- b) Perimeter Fencing and Screening will be constructed as shown on *Figure 8, Perimeter Fencing and Screening*.

## 3. Plant List

Trees: Except palm trees to be placed within the recreation site only and not within the ROW as street trees.

- Little Gem – *Magnolia grandiflora* ‘Little Gem’ (Evergreen)
- Vitex – *Vitex agnus-castus*
- Pindo Palm- *Butia capitata*
- European Fan Palm- *Chamaerops humilis cerifera*
- Chinese Fan Palm- *Livistona chinensis*
- Mazari Palm- *Nannorrhops ritchiana*
- Canary Island Date Palm- *Phoenix canariensis*
- Medjool Date Palm- *Phoenix dactylifera* ‘Medjool’
- Sylvester Palm- *Phoenix sylvestris*
- Texas Sabal Palm- *Sabal texana*
- California Fan Palm- *Washingtonia filifera*
- Washingtonia Palm- *Washingtonia robusta*
- Eagleston Holly- *Ilex x attenuate* ‘Eagleston’
- Crape Myrtle - Red- *Lagerstroemia x ‘Arapaho’*
- Crape Myrtle – Pink- *Lagerstroemia x ‘Sioux’*

Shrubs/Groundcovers:

- Coppertone Loquat – *Eriobotrya japonica* ‘Coppertone’ (Evergreen)
- Morning Light Miscanthus – *Miscanthus sinensis* ‘Morning Light’ (Herbaceous)
- Dwarf Bottlebrush – *Callistemon citrinus* ‘Little John’ (Evergreen)
- Variegated Flax Lily – *Dianella tasmanica* ‘Variegata’ (Evergreen)
- Mexican Feather Grass – *Nassella tenuissima* (Herbaceous)
- New Gold Lantana – *Lantana x hybrid* ‘New Gold’ (Evergreen)
- Liriope – *Liriope muscari* (Evergreen)
- Gulf Muhly Grass - *Muhlenbergia capillaris*



- Drift Rose (Apricot) – Rosa ‘Meimirrot’
- Dwarf Firebush – Hamelia patens
- Summer Wisteria – Indigofera decora
- Hameln Grass – Pennisetumalopecuroides ‘Hameln’
- Sandy Leaf Fig – Ficus tikoua
- Purple Trailing Verbena – Verbena canadensis ‘Homestead Purple’
- Snow-N-Summer Jasmine – Trachelospermum asiaticum ‘Snow-N-Summer’
- Green Mound Juniper – Juniperus procumbens ‘Green Mound’
- Bicolor Iris – Dietes Bicolor (Evergreen)
- Foxtail Fern – Asparagus meyeri (Evergreen)
- Japanese Blueberry – Elaeocarpus decipiens (Evergreen)
- Dwarf Palmetto- Sabal minor
- Shell Ginger- Alpinia Zerumbet ‘Variegata’
- Bat Faced Cuphea- Cuphea llavea
- Canna Lily- Canna indica
- Yellow Iris- Iris pseudacorus
- Knockout Rose- Roba ‘Radrizz’
- Double Red Knockout Rose- Rosa x ‘Knockout’ TM
- Variegated Asian Jasmine- Asiatic jasmine
- Geyser Pink Gaura- Gaura lindheimeri ‘Geyser Pink’
- Geyser White Gaura- Gaura lindheimeri ‘Geyser White’
- Super Green Giant Liriope- Liriope muscari ‘Super Green Giant’
- Yellow-tip Ligustrum- Ligustrum howardii
- Sweet Viburnum - Viburnum odoratissimum
- Kaleidoscope Abelia- Abelia x grandiflora ‘Kaleidoscope’
- Rose Creek Abelia- Abelia x grandiflora ‘Rose Creek’
- Dwarf Schilling’s Holly- Ilex vomitoria ‘Schilling’s Dwarf’
- Lindheimer’s Muhly- Muhlenbergia lindheimeri
- Dwarf Nandina- Nandina domestica
- Switch Grass- Panicum virgatum ‘Shenandoah’
- Spring Bouquet Laurestinus- Viburnum tinus ‘Spring Bouquet’
- Sand Cord Grass- Spartina bakeri
- Variegated Confederate Jasmine- Trachelospermum jasminoides ‘Variegatum’

**G. School Site**

As shown of *Figure 2*, an elementary school site shall be provided for purchase at the option of the Alvin Independent School District. If the AISD chooses not to purchase the site, the site is limited to the same uses as for tracts identified as

Single Family Residential (SFR) on *Figure 2*. The developer will reserve the land for purchase by Alvin ISD for a period of three (3) years after the date the land is acquired by the developer and for a period no earlier than the completion of a combined total of 600 homes within the vested property or Sierra Vista West PD. The Developer would require that the District have the land under contract and close within one (1) year of the Districts decision to purchase the land.

**H. Street Plan and Cross Sections.**

1. Street improvements shall be built in phases as the project develops in accordance with the City's Engineering Design Criteria Manual, Developers Agreement, street plan and cross sections listed below.
  - Figure 4: Thoroughfare Exhibit
  - Figure 5: Street cross section for the spine road (divided) and greenbelt
  - Figure 6: Street cross section for the spine road (divided) with Shared Use Trail
  - Figure 7: Street cross section for the spine road (undivided) and greenbelt
  - Figure 8: Street cross section for the spine road (undivided) with Shared Use Trail

**I. Project Phasing**

*Figure 9* indicates the general time and location of the proposed development phasing. The precise dates of each phase is subject to change due to general economic variables and market demand.

**J. Recreation Area**

The recreation area will be built in general conformance with the City of Iowa Colony Engineering Design Criteria Manual effective June 20,2009 and as per the permitted plan set approved by the City of Iowa Colony, Adico LLC . Please see *Figure 14 – Letter of No Objection*. Also refer to *Figure 13* illustrating the recreation center site plan identifying a comprehensive list of amenities and *Figure 13 A* for the elevations and 3D view of the recreation center respectively.

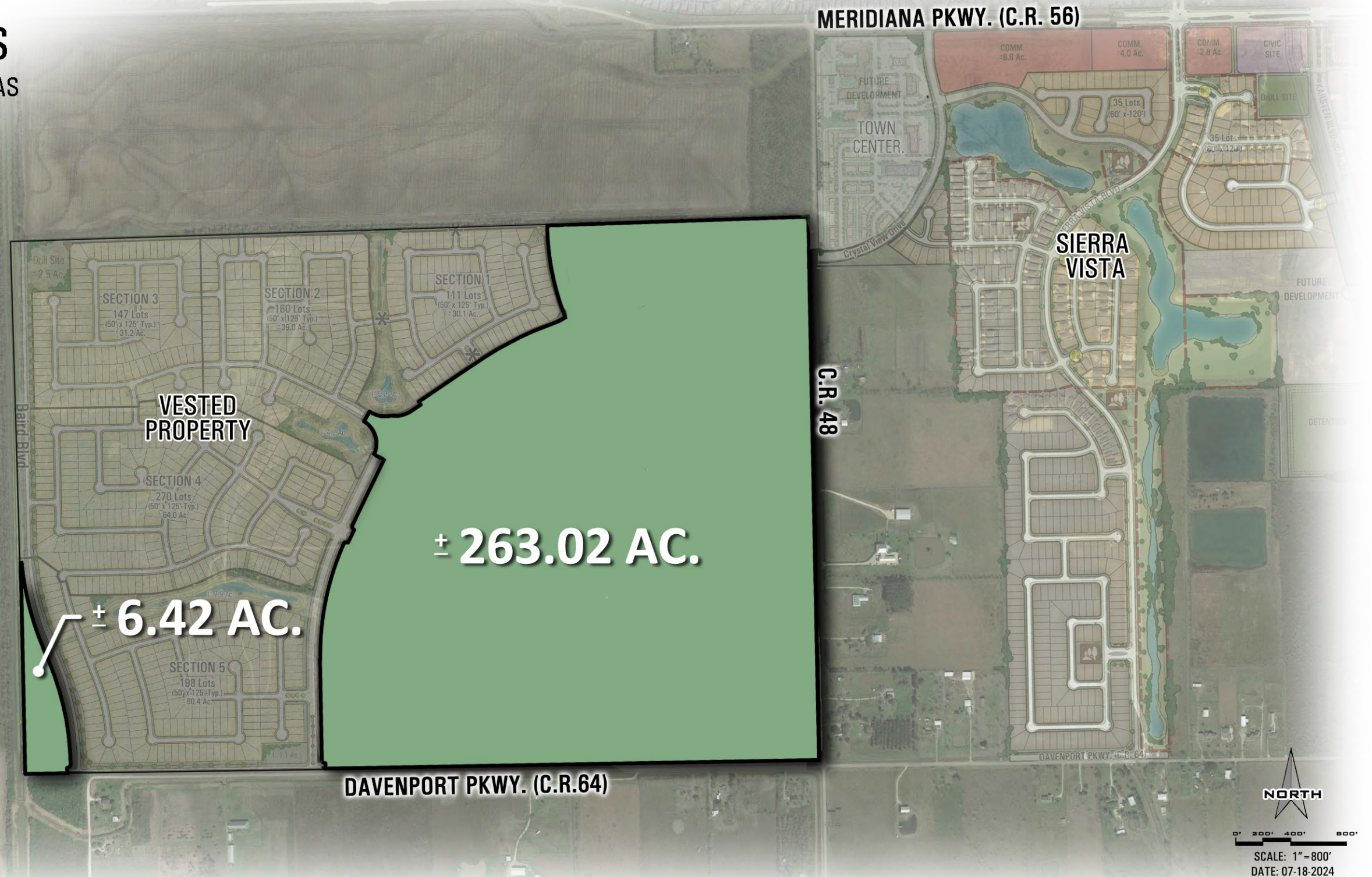


# Sierra Vista West

## Boundary Exhibit

AN EXHIBIT OF  
**± 269.44 ACRES**  
IN BRAZORIA COUNTY, TEXAS

FIGURE 1





# Sierra Vista West

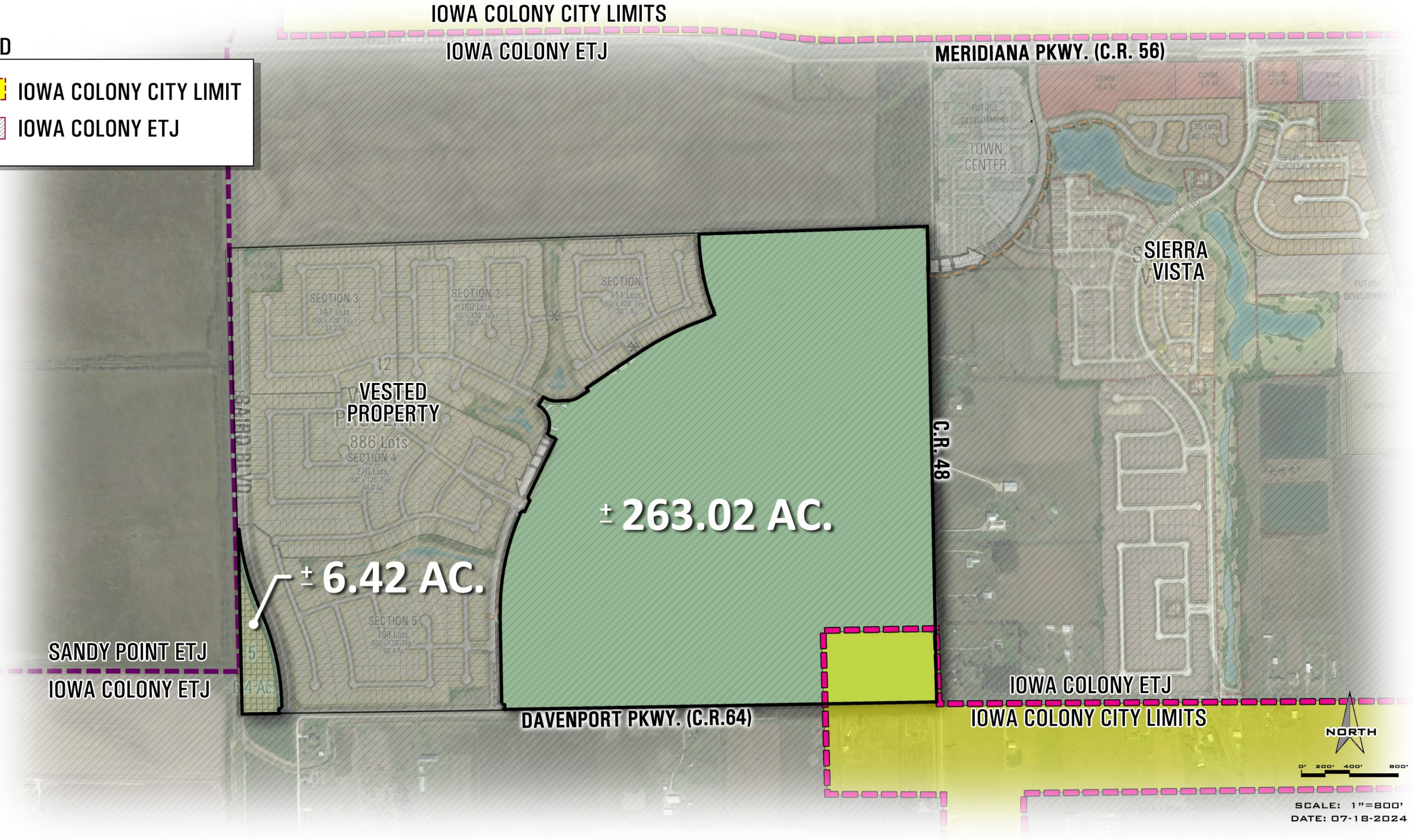
## Jurisdiction Map

FIGURE 1A

LEGEND

IOWA COLONY CITY LIMIT

IOWA COLONY ETJ



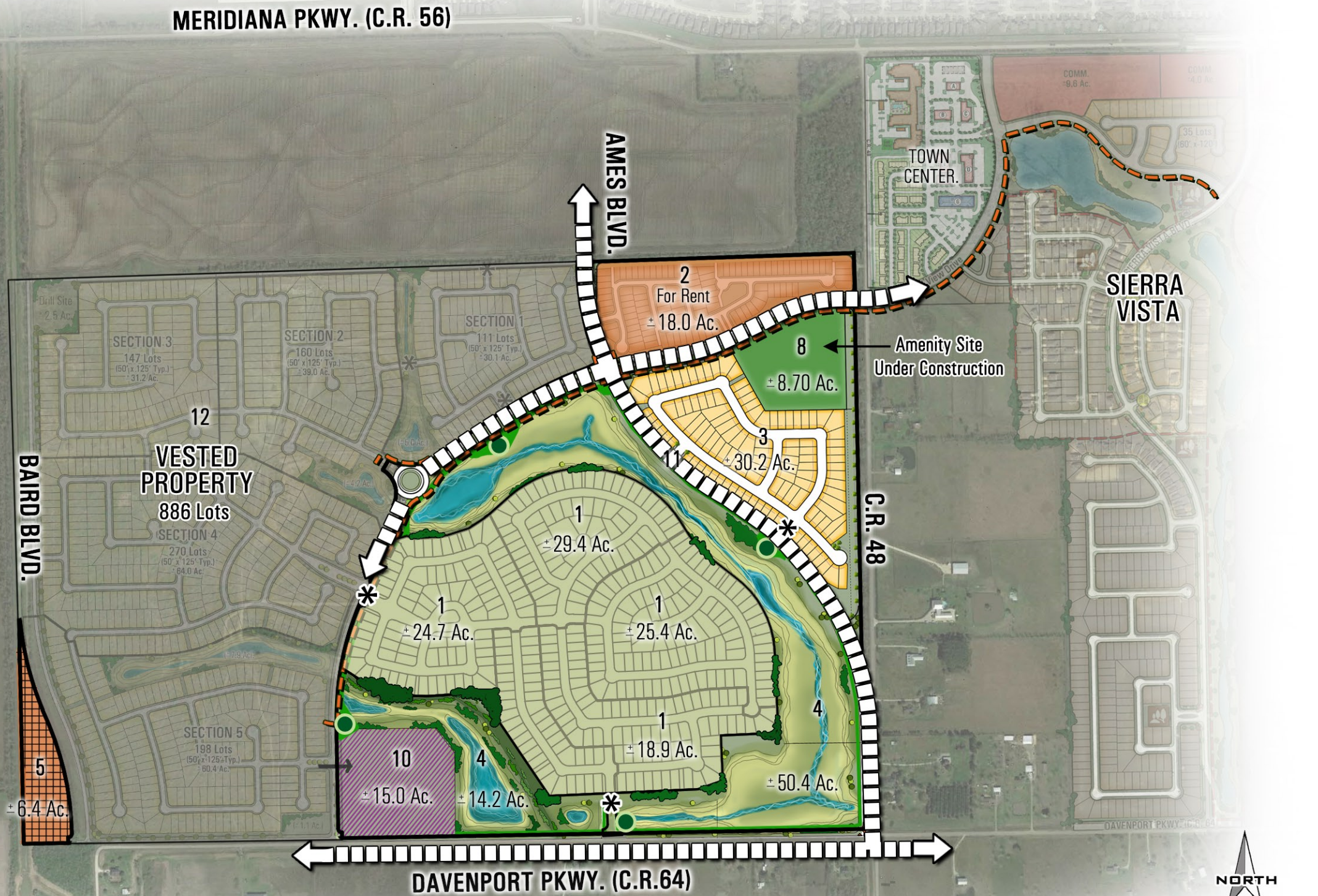


# Sierra Vista West

## General Development Plan

FIGURE 2

LEGEND		
1	<b>SF 1 - MAXIMUM 370 LOTS</b> - LOTS SHALL BE A MINIMUM OF 60' WIDE and 6,600 SF.	98.4 AC.
2	INDICATES PROPOSED SWING	18.0 AC.
3	INDICATES PROPOSED 50' SF LOTS (114 lots)	30.2 AC.
4	INDICATES PROPOSED DETENTION/RECREATION	63.0 AC.
5	INDICATES PROPOSED UTILITY SWING	6.4 AC.
6	* INDICATES PROPOSED GATED ENTRY/ PRIVATE STREET ONLY	-
7	● INDICATES PROPOSED PUBLIC RECREATION SITE	5.4 AC.
8	● INDICATES PROPOSED PRIVATE RECREATION SITE	8.7 AC.
9	--- INDICATES OPTIONAL MULTI-USE TRAIL	-
10	--- INDICATES OPTIONAL SCHOOL SITE	15.0 AC.
11	--- INDICATES PROPOSED R.O.W.	24.3 AC.
12	--- INDICATES VESTED PROPERTY	232.5 AC.
TOTAL		501.9 AC.



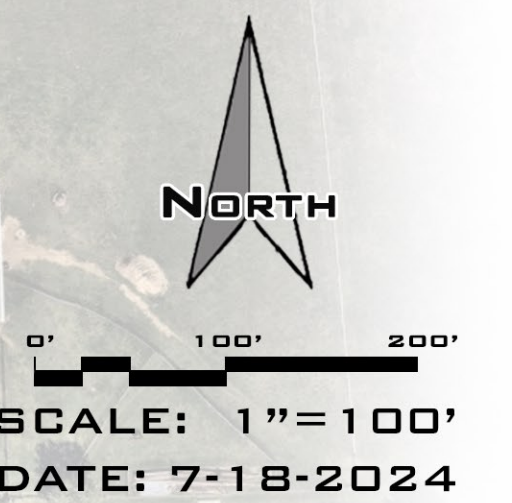


# Sierra Vista West

FIGURE 2A

## 50' Lot Single Family Residential and Recreation Center (Section 11)

LAND USE TABLE		
Residential	Lot Count	Acreage
50'x110' Typ	114 Lots	±19.79 Ac
Rec Site	-	±8.70 Ac
Open Space/Reserves	-	±4.61 Ac
ROW	-	±5.77 Ac
Building Line	-	-
Easements	-	-
Total	114 Lots	±38.87 Ac





### Contributing Landscape and Open Space Plan

#### LEGEND

##### REQUIRED NEIGHBORHOOD PARK

1 AC/54 UNITS - @606 UNITS = 11.2 ACRES REQUIRED

• 50% PRIVATE PARK = 5.6 AC.

- A) POCKET PARKS & CONTRIBUTING OPEN SPACE
- B) MIN. 10 AC. CENTRALLY LOCATED PRIVATE RECREATION SITE

• 50% PUBLIC PARK = 5.6 AC.

- A) UNENCUMBERED BUFFER, OPEN SPACE AND TRAILS
- B) DETENTION AREAS SHALL QUALIFY AT A 25% CREDIT FOR PUBLIC PARK SUBJECT TO:
  - 5:1 MAXIMUM SIDE SLOPE
  - MIN. 60' FRONTAGE ON A PUBLIC STREET
  - ADDITIONAL MAN-MADE IMPROVEMENTS INCLUDING, TRAIL BENCHES, AND LANDSCAPE (LANDSCAPE BUFFERS TO COUNT AS REQUIRED OPEN SPACE SUBJECT TO MINIMUM 15' WIDE AND CONTAINING REQUIRED 1 1/2" CALIPER TREES).

● INDICATES PRIVATE NEIGHBORHOOD PARK MINIMUM 1/4 AC. (SEE NOTE)

● INDICATES PUBLIC NEIGHBORHOOD PARK

○ 1/4 MILE RADIUS SERVICE AREA

--- INDICATES OPTIONAL 12' WIDE SHARED USE TRAIL

NOTE: 6' MINIMUM SIDEWALK REQUIRED ON BOTH SIDES OF THE SPINE ROAD OR A 10' SHARED USE TRAIL ON ONE SIDE OF THE SPINE ROAD.

● Note:  
Recreation sites shall provide a variety of recreational uses-passive and active. At minimum, a recreation site shall include a paved plaza area. The plaza area shall be a minimum of 500 sq.ft. and shall include a decorative paving pattern. Each site shall include at least 2 benches, 2 shade trees and a drinking fountain.

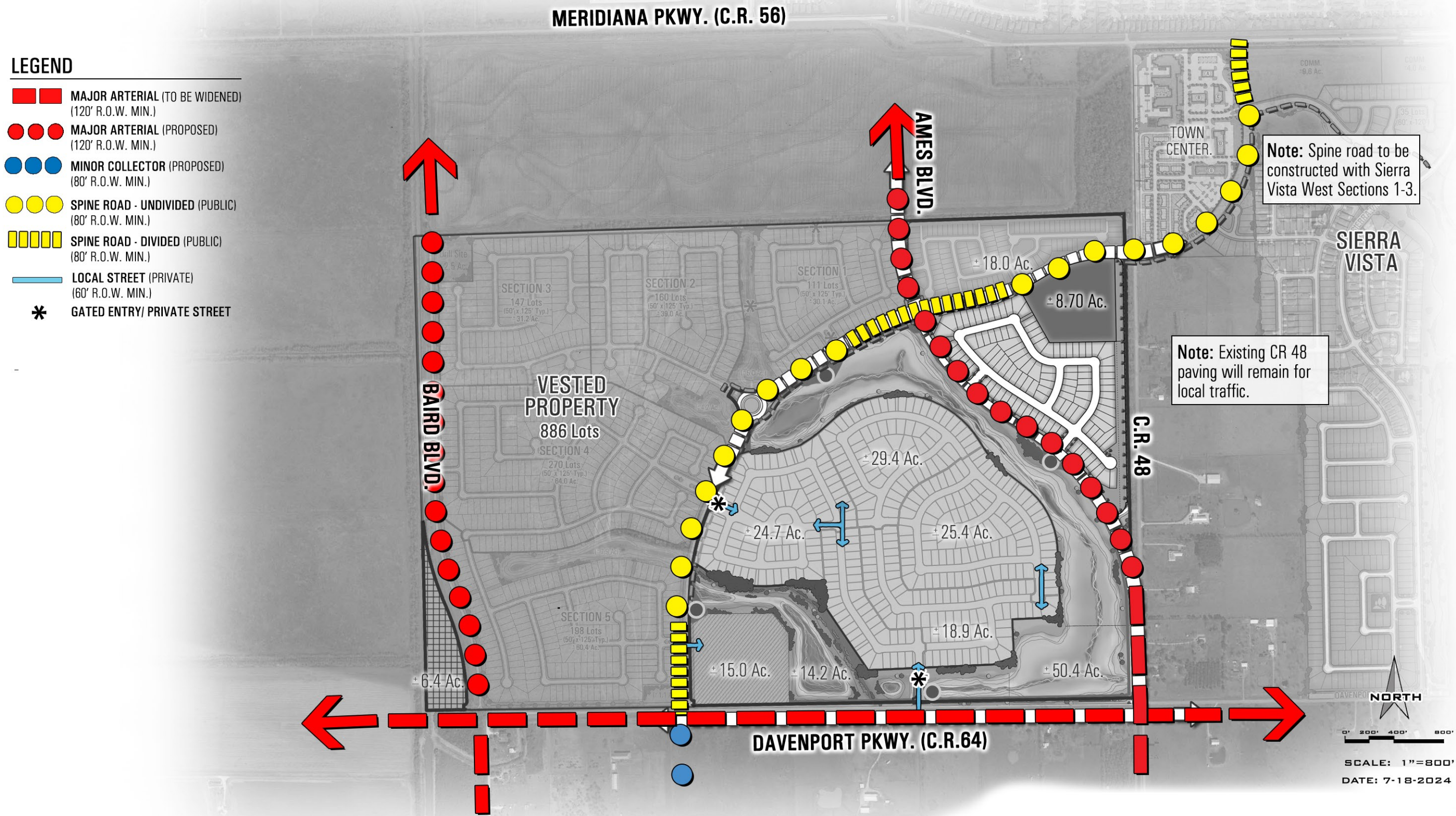




# Sierra Vista West

## Thoroughfare Exhibit

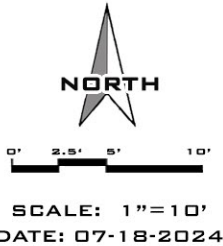
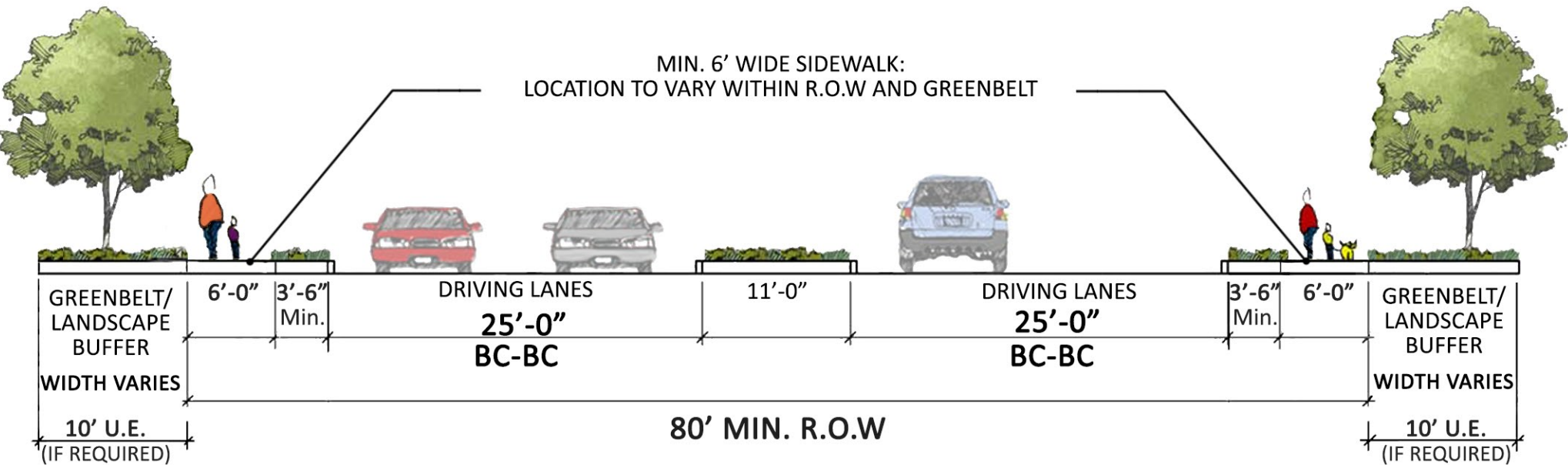
FIGURE 4





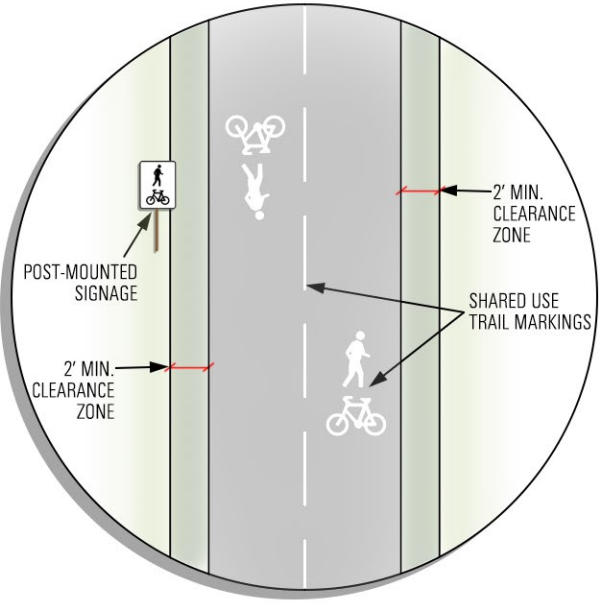
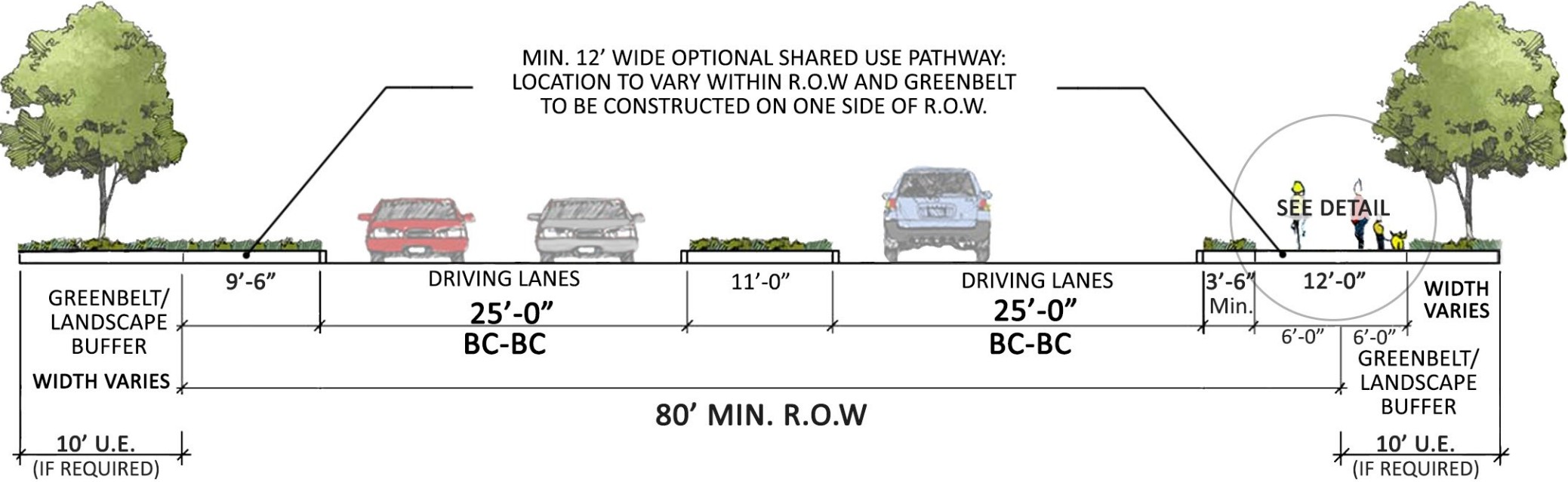
Street Cross Section  
for Spine Road (Divided)

PROPOSED STREET CROSS SECTION  
SPINE ROAD (DIVIDED)



Street Cross Section  
for Spine Road (Divided)  
with Shared Use Trail

PROPOSED STREET CROSS SECTION  
SPINE ROAD (DIVIDED)  
SHARED USE TRAIL



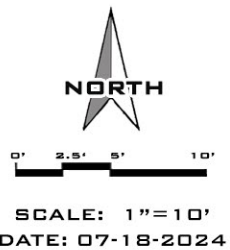
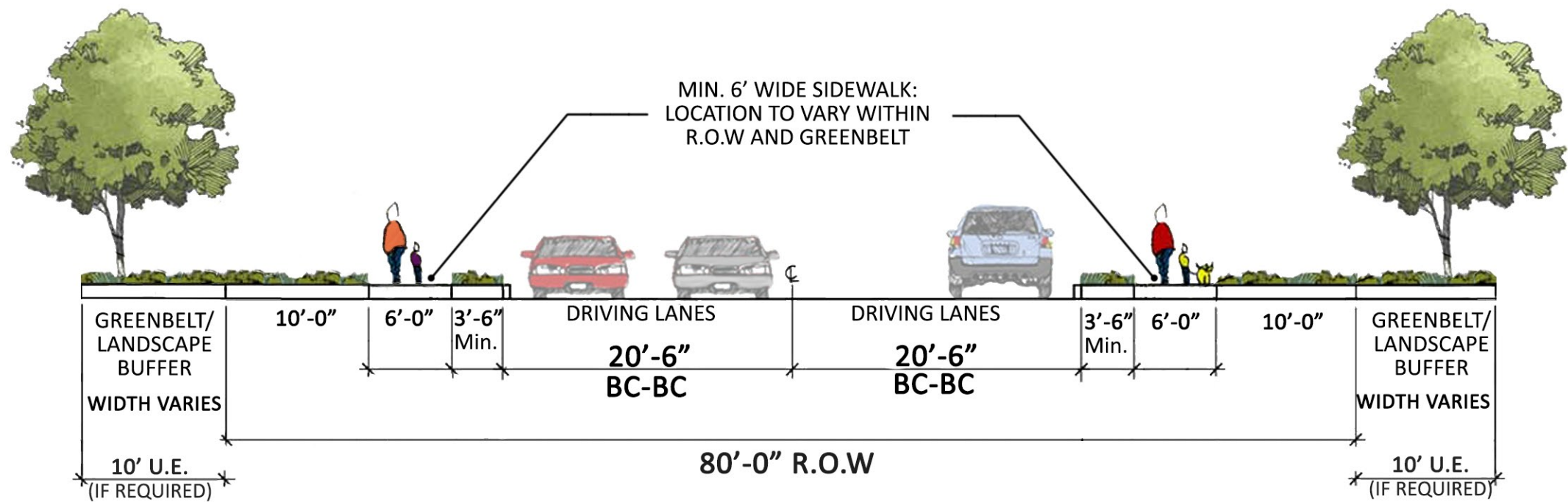
SHARED USE TRAIL DETAIL:

- 12' MINIMUM TRAIL
- POST-MOUNTED SIGNAGE  
OUTSIDE OF CLEARANCE ZONE  
AND 4' MINIMUM HEIGHT
- 8' MINIMUM TREE CLEARANCE
- 2' CLEARANCE ZONES



Street Cross Section  
for Spine Road (Undivided)

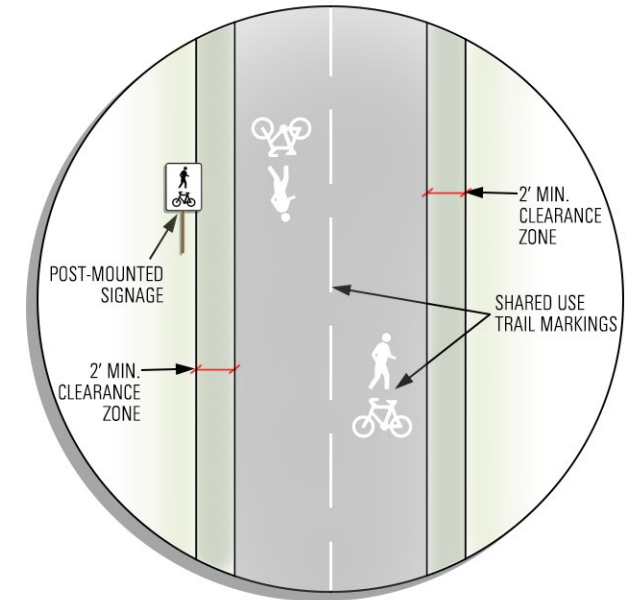
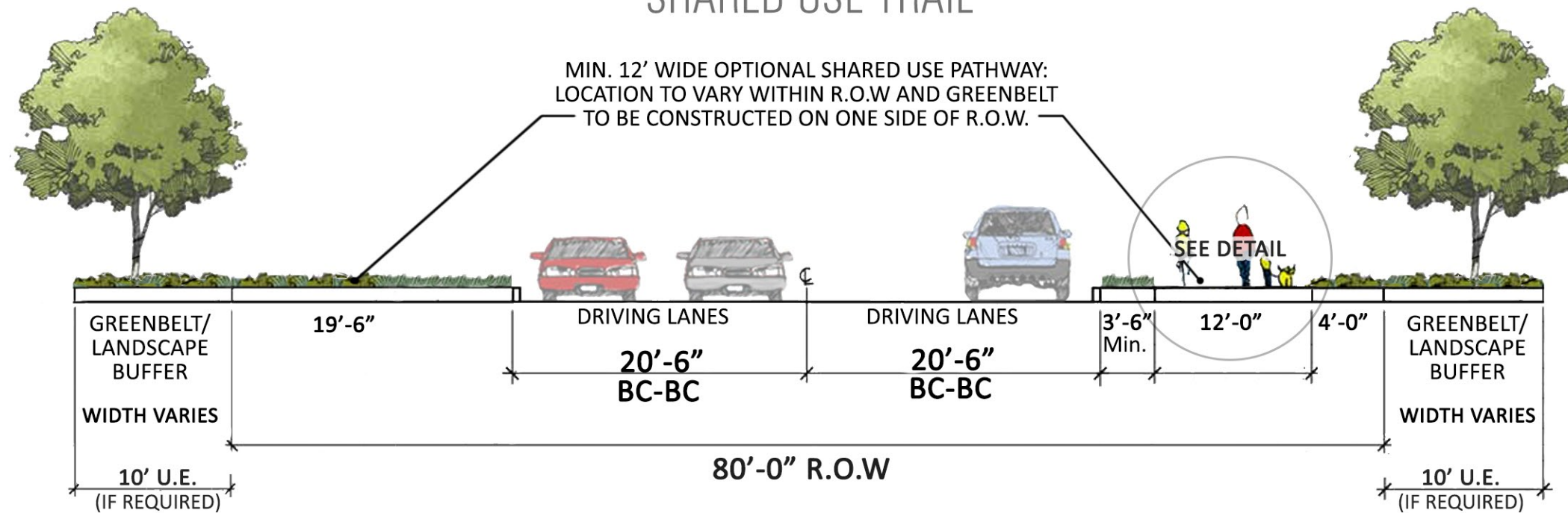
PROPOSED STREET CROSS SECTION  
SPINE ROAD (UNDIVIDED)





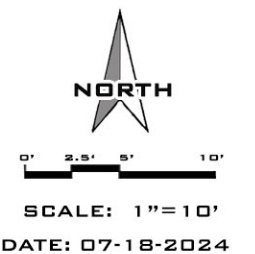
## Street Cross Section for Spine Road (Undivided) with Shared Use Trail

### PROPOSED STREET CROSS SECTION SPINE ROAD (UNDIVIDED) SHARED USE TRAIL



#### SHARED USE TRAIL DETAIL:

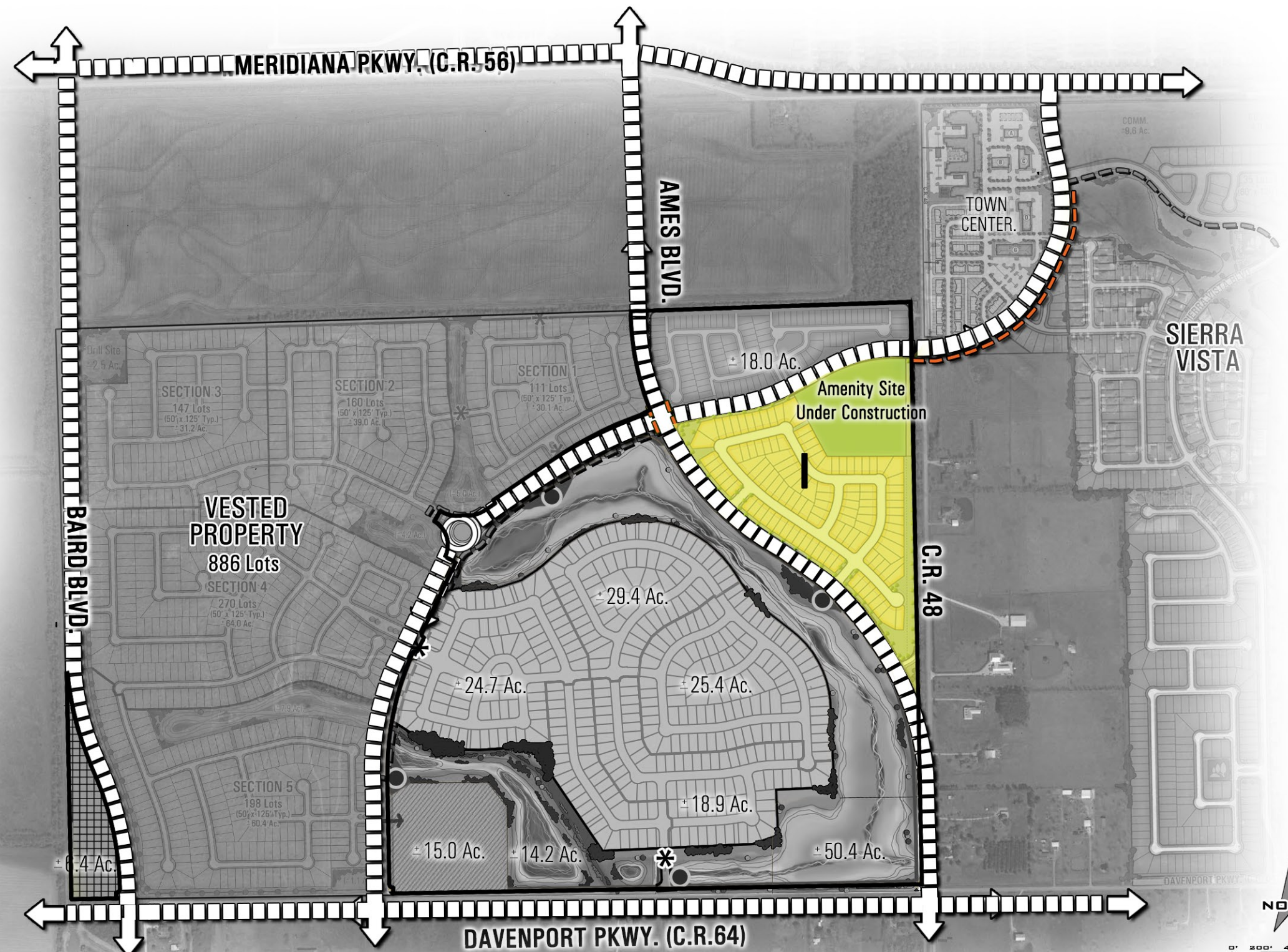
- 12' MINIMUM OPTIONAL TRAIL
- POST-MOUNTED SIGNAGE  
OUTSIDE OF CLEARANCE ZONE  
AND 4' MINIMUM HEIGHT
- 8' MINIMUM TREE CLEARANCE
- 2' CLEARANCE ZONES





### Phasing Plan of Development

 PHASE I (1-2 Years)\*



\*THE PHASE DATES OF EACH PHASE IS SUBJECT TO CHANGE DUE TO GENERAL ECONOMIC VARIABLES AND MARKET DEMAND.



## FIGURE 10 ■

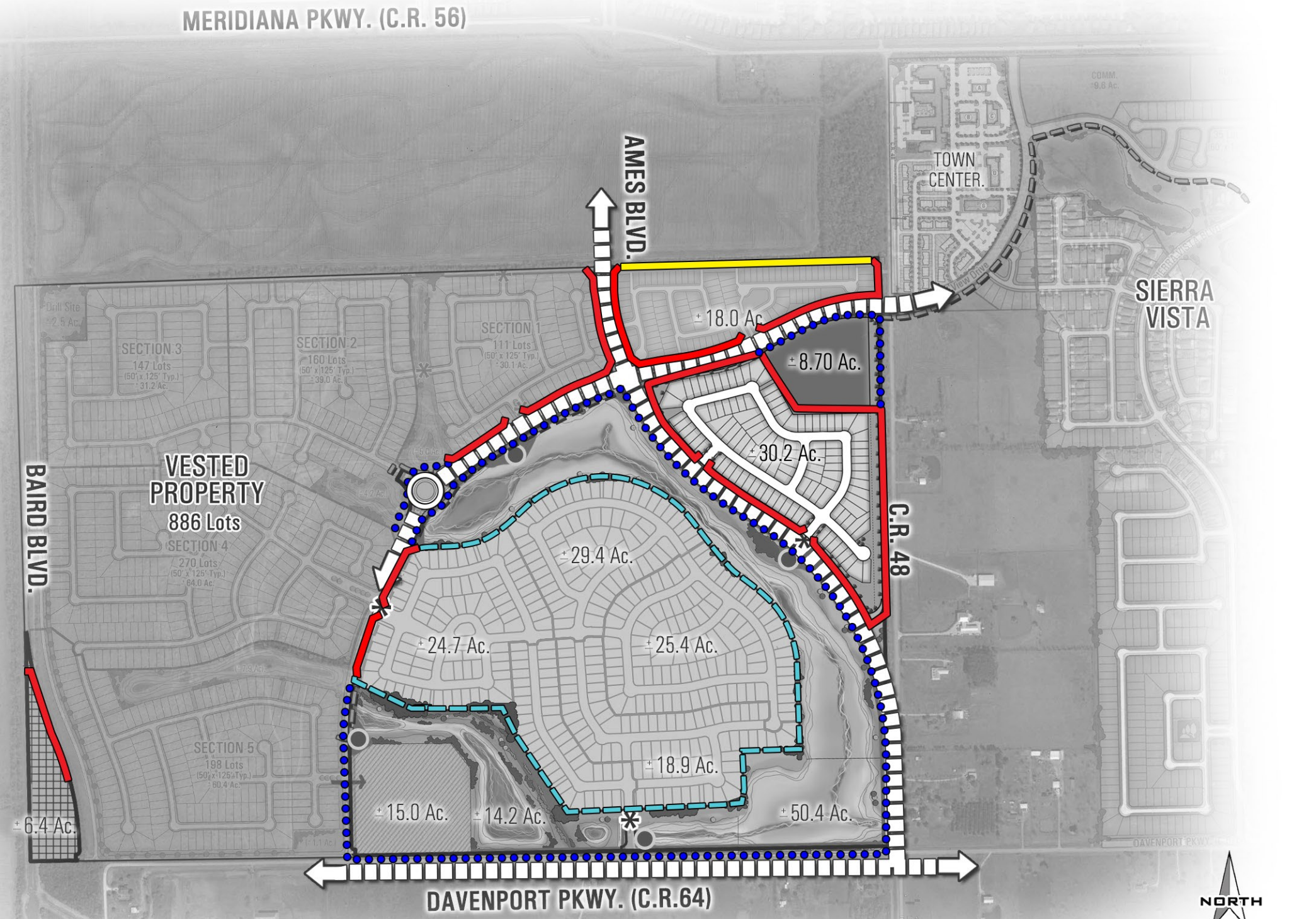
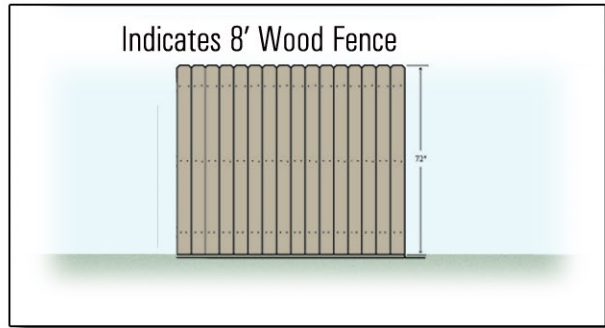
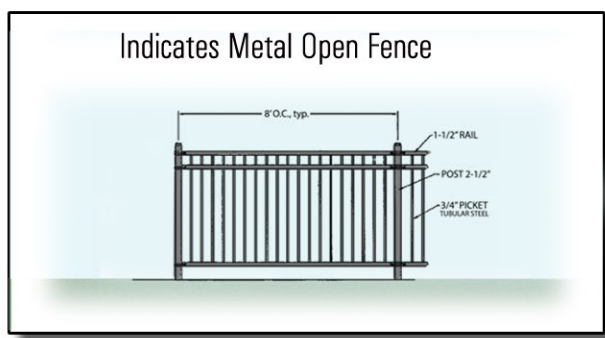
# "For Rent" Single-Family Residential Site Plan





## Perimeter Fencing and Screening

- Indicates 6' high masonry wall
- Indicates 8' high wood fence
- Indicates 6' metal open fence
- Indicates no fence required



NORTH

0' 200' 400' 800'

SCALE: 1"=800'

DATE: 7-18-2024



SIERRA VISTA  
and  
STERLING LAKES  
AT IOWA COLONY  
A CANYON GATE® COMMUNITY

Contributing Landscape and Open Space Plan

LEGEND

	ACREAGE	TOTAL %
REQUIRED OPEN SPACE	65 ACRES	5%

OPEN SPACE INCLUDES LANDSCAPE BUFFERS, DETENTION AREAS, GREEN BELTS AND RECREATION SITES.  
(CONTRIBUTING RECREATION SITES SHALL BE ACCESSIBLE FROM A PUBLIC STREET.)

- INDICATES PRIVATE NON-CONTRIBUTING RECREATION SITES
- INDICATES PROPOSED RECREATION SITE MINIMUM 1/4 AC. (SEE NOTE)
- 1/4 MILE RADIUS SERVICE AREA
- PROPOSED PUBLIC PARK NOT INCLUDED IN LANDSCAPE/OPEN SPACE AREA CALCULATIONS
- INDICATES 15' MINIMUM GREENBELT/ LANDSCAPE BUFFER WITH SIDEWALK  
NOTE: 6' MINIMUM SIDEWALK REQUIRED ON ONE SIDE OF THE SPINE ROAD
- INDICATES MINIMUM 5' WIDE PUBLIC STREET SIDEWALK
- LANDSCAPE BUFFERS TO COUNT AS REQUIRED OPEN SPACE SUBJECT TO:  
MINIMUM 15' WIDE AND CONTAINING REQUIRED 1½" CALIPER TREES
- DETENTION LAKE TO COUNT AS REQUIRED OPEN SPACE SUBJECT TO:  
5:1 MAXIMUM SIDE SLOPE, PERMANENT WATER SURFACE AND MINIMUM 6' WATER DEPTH

Note:  
Recreation sites shall provide a variety of recreational uses-passive and active.  
At minimum, a recreation site shall include a paved plaza area. The plaza area shall be a minimum of 500 sq.ft. and shall include a decorative paving pattern.

Each site shall include at least 2 benches, 2 shade trees, a drinking fountain and bicycle parking. Bicycle parking shall include racks or other structures intended for parking bicycles, with a minimum of 4 spaces.

At least 2 parks shall include ball field facilities for informal play, including baseball back stops and soccer goals.  
At least 1 park shall include a fenced area with double gates for use as a dog park.







## SIERRA VISTA

### Conceptual Amenity Exhibit

a project developed for  
Astro Sierra Vista L.P.

#### LEGEND

- 1- CLUBHOUSE PAD SITE
- 2- PLAYGROUND
- 3- SPLASH PAD
- 4- RESTROOM/PAVILION
- 5- TENNIS COURT
- 6- BASKETBALL COURT
- 7a- PARKING LOT
- 7b- GOLF CART PARKING
- 8- OASIS POOL
- 9- LAZY RIVER
- 10- SHADE
- 11a- ENTRY FEATURE
- 11b- SECONDARY ENTRANCE
- 12- POOL DECKING
- 13- BEACH WALK IN
- 14- ACCESS BRIDGE
- 15- PICKLEBALL COURT
- 16- BOCCIE BALL COURT
- 17- SAND BEACH
- 18- HAMMOCK AREA
- 19- CABANA
- 20- SIDEWALK
- 21- POOL EQUIPMENT ROOM
- 22- RETAINING WALL
- 23- SPORTS/OPEN SPACE
- 24- 20' WIDE FIRE LANE



THIS DRAWING DEPICTS CONCEPTUAL LANDSCAPE IMPROVEMENTS  
FOR ILLUSTRATIVE PURPOSES ONLY.  
FINAL DESIGN SOLUTIONS ARE SUBJECT TO CHANGE.



0' 200' 400' 800'

SCALE: 1"=800'

DATE: 7-18-2024



# Sierra Vista West

## Amenity Center Views

FIGURE 13A



Kimley»Horn

