

Monday, May 22, 2023

Mariana Damian
Advance Surveying, Inc.
10518 Kipp Way, Ste. A-2
Houston, TX 77099

**Re: Sierra Vista Plaza Final Plat – REVISED
Letter of Recommendation to Approve
COIC Project No. SFP 210629-0863
Adico, LLC Project No. 16007-2-208**

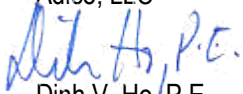
Dear Ms. Damian;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the fifth submittal of Sierra Vista Plaza final plat package received on or about May 22, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based upon our review, we have no objections to the plat as resubmitted on May 22, 2023. This LOR to Approve replaces the previous LOR to Approve dated April 20, 2023. Please provide two (2) sets of mylars and ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later Tuesday, 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



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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-208

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, SIERRA VISTA VENTURES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY ACTING BY THROUGH ARIK KAROWALIA, MANAGING MEMBER OF SIERRA VISTA VENTURES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF SIERRA VISTA PLAZA, 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 ASSIGNED TO WARRANT AND DEFEND THE TITLE TO 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.

IN TESTIMONY, HERETO, THE SIERRA VISTA VENTURES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ARIK KAROWALIA, ITS MANAGING MEMBER, THEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREUNTO AFFIXED, THIS _____ DAY OF _____, 2023.

SIERRA VISTA VENTURES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY

BY: ARIK KAROWALIA, MANAGING MEMBER

NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, SAMINA SADRUDIN, MANAGING MEMBER OF SIERRA VISTA VENTURES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY KNOWN TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THIS _____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME

MY COMMISSION EXPIRES: _____

WE, TRUSTMARK NATIONAL BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS SIERRA VISTA PLAZA, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 202206091 OF THE O.P.R.O.P. OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____

PRINT NAME & TITLE

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THIS _____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME

MY COMMISSION EXPIRES: _____

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

LEE WALDEN, P.E. DATE KELLY L. OSBURN DATE
POSITION 1 POSITION 3

MARK ROLLER DATE NAZAR SABTI P.E., C.F.M. DATE
SECRETARY/TREASURER DISTRICT ENGINEER

NOTE: PROJECT FIELD STARTUP WILL START WITHIN 365 CALENDAR DAYS FROM DATE HERE SHOWN. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED.

BCCD 5 ID # _____

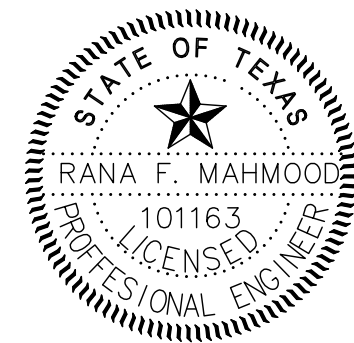
THIS IS TO CERTIFY THAT I HENRY M. SANTOS, A REGISTERED PUBLIC LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, LOT CORNERS AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

HENRY M. SANTOS
TEXAS REGISTRATION NO. 5450



ENGINEER'S PLAT AFFIDAVIT

I, RANA MAHMOOD, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT; AND THAT ALL BEARINGS, CURVE RADII, ANGLES, AND DISTANCES AND CENTRAL ANGLES ARE ACCURATELY SHOWN ON THE PLAT AND DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY AND CITY OF IOWA TO THE BEST OF MY KNOWLEDGE.



RANA MAHMOOD, P.E., CFM, MCE
LICENSED PROFESSIONAL ENGINEER NO. 101163
TEXAS FIRM F-12333
HEIGHTS ENGINEERING, LLC
FIRM REG.
12603 SOUTHWEST FWY STE 285
(832) 999-4764

METES AND BOUNDS DESCRIPTION

BEING A 4.0639 ACRE TRACT OF LAND SITUATED IN SECTION 51 OF THE H.T. & B. R.R. COMPANY SURVEY, ABSTRACT NO. 288, BRAZORIA COUNTY, TEXAS, BEING A PART OF THAT CERTAIN 240.9 ACRE TRACT OF LAND DESIGNATED AS TRACT 1 AND DESCRIBED IN THE DEED TO MAALISTER OPPORTUNITY FUND 2012, L.P. RECORDED IN FILE NUMBER 2013060096, TOGETHER WITH ALL OF THAT CERTAIN 2.356 ACRE TRACT OF LAND DESIGNATED AS TRACT 8 AND DESCRIBED IN DEED TO LAND TEXAS STERLING LAKES AT IOWA COLONY, L.L.C., BEING A PART OF LOT 603 OF EMERALD HILLS, A SUBDIVISION OF SECTION 50, 51 & 56 H.T. & B. AND OF 2, 3 & 4 L&N, A SUBDIVISION RECORDED IN VOLUME 2, PAGE 113 OF THIS PLAT IN BRAZORIA COUNTY, TEXAS; SAID 4.0639 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" INCH CAPPED IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF SIERRA VISTA BOULEVARD (WIDTH VARIES) AS DESIGNATED BY THE PLAT OF SIERRA VISTA, SECTION ONE, SUBDIVISION RECORDED IN DOCUMENT NO. 2017058170, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, BEING THE SOUTHEAST CORNER OF SAID 2.356 ACRE TRACT;

THENCE, SOUTH 87 DEGREES 16 MINUTES 24 SECONDS WEST, 565.00 FEET ALONG THE SOUTH LINE OF SAID 2.356 ACRE TRACT, TO A 5/8" INCH CAPPED IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 2.356 ACRE TRACT AND THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 02 DEGREES 43 MINUTES 36 SECONDS WEST, 313.52 FEET TO A 5/8" INCH CAPPED IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF MIDIANA PARKWAY (A.K.A. COUNTY ROAD NO. 56-120 FEET WIDE), MARKING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 87 DEGREES 16 MINUTES 24 SECONDS EAST, 540.11 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID MERIDIANA PARKWAY, COMMON WITH THE NORTH LINE OF THE TRACT HEREIN DESCRIBED, TO A 5/8" INCH CAPPED IRON ROD FOUND MARKING A POINT OF CURVATURE AT THE MOST NORTHERLY NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED AND THE BEGINNING OF CURVE TO THE RIGHT;

THENCE, WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90 DEGREES 01 MINUTES 19 SECONDS, A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.28 FEET AND A CHORD WHICH BEARS SOUTH 47 DEGREES 42 MINUTES 57 SECONDS EAST, 35.36 FEET TO A 5/8" INCH CAPPED IRON ROD FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID SIERRA VISTA BOULEVARD MARKING A POINT OF TANGENCY AND THE MOST EASTERLY NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 02 DEGREES 42 MINUTES 17 SECONDS EAST, 288.51 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SIERRA VISTA BOULEVARD, COMMON WITH THE EASTERLY LINE OF THE TRACT HEREIN DESCRIBED TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS 4.0639 ACRES OR 177,023 SQUARE FEET OF LAND.

GENERAL NOTES:

- 1. BEARINGS ARE BASED FROM 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 0.99986486827.
- 2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48039C 0115K AND 48039C 0120K, BOTH WITH THE EFFECTIVE DATE OF DECEMBER 30, 2020, THE PROPERTY IS LOCATED IN UNSHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.
- 3. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE CITY OF IOWA COLONY OF TEXAS, BRAZORIA COUNTY, THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY INTEGRITY TITLE COMPANY, JOB NO. 1931160A EFFECTIVE DATE JANUARY 24, 2022.
- 4. THIS TRACT OF LAND LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF IOWA COLONY AND IS SUBJECT TO ITS CODE OF ORDINANCES AND BY DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY, TEXAS AND LAND TEXAS STERLING LAKES SOUTH, LLC AND MCALESTER OPPORTUNITY FUND 2012, DATED FEBRUARY 15, 2016 AND AS AMENDED.
- 5. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE SET 2 FEET ABOVE THE MINIMUM SLAB ELEVATIONS DEFINED.
- 6. THE DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PAINTINGS AND OTHER OBSTRUCTION FOR THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- 7. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 8. ALL PUBLIC STORM SEWER SHALL BE MAINTAINED BY BCMUD 32. PRIVATE STORM SEWER SHALL BE MAINTAINED BY PROPERTY OWNERS.
- 9. 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.
- 10. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- 11. THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES WITHIN BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5.
- 12. ALL EASEMENTS SHOWN HEREON THIS PLAT ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN.
- 13. OTHER THAN WHAT IS SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
- 14. ALL BUILDING LINES ALONG STREET RIGHT-OF-WAY ARE SHOWN HEREON.
- 15. SIDEWALK MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH EACH TRACT, IF SIDEWALKS ARE REQUIRED.
- 16. 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.
- 17. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- 18. THE APPROVAL OF THE FINAL PLAT WILL EXPIRE TWO (2) AFTER FINAL PLAT HAS BEEN SUBMITTED FOR FINAL APPROVAL BY THE CITY COUNCIL IS CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN TWO (2) YEAR PERIOD OR THE ONE (1) YEAR EXTENSION PERIOD GRANTED BY THE CITY COUNCIL.
- 19. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- 20. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL CENTERPOINT ENERGY AND THE CITY OF IOWA COLONY UTILITY EASEMENTS MUST BE UNOBSTRUCTED BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTION MAY BE REMOVED BY THE UTILITY AT THE PROPERTY OWNER'S EXPENSE.

CERTIFICATE OF PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE CITY PLANNING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS THIS THE _____ DAY OF _____, 20____, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIERRA VISTA PLAZA AS SHOWN HEREON.

DAVID HURST, CHAIRMAN BRENDA DILLON

BRIAN JOHNSON LES HOSEY

TERRY HAYES ROBERT WALL

MCLEAN BARNETT

APPROVED BY CITY ENGINEER

DINH V. HO, P.E.

CERTIFICATE OF CITY COUNCIL

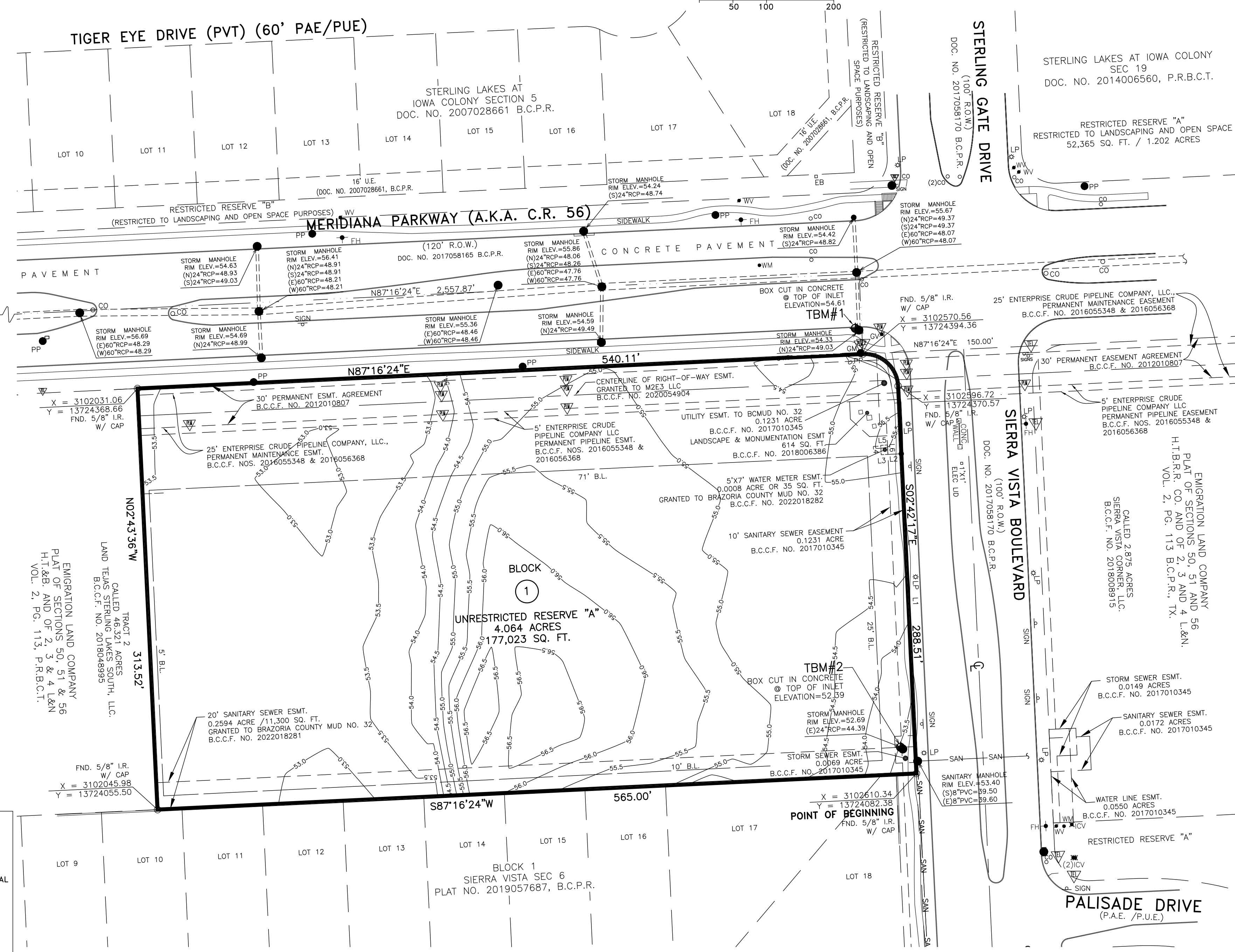
THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS THIS THE _____ DAY OF _____, 20____, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIERRA VISTA PLAZA AS SHOWN HEREON.

WL KENNEDY, MAYOR SYDNEY HARGRODER

ARNETTA MURRAY TIM VARLACK

MARQUETTE GREENE-SCOTT STEVEN BYRUM-BRATSEN

MCLEAN BARNETT



LEGEND:
AC. - ACRES
B.L. - BUILDING LINE
ESMT. - EASEMENT
FC - FIRM CODE
B.C.C.F. - BRAZORIA COUNTY CLERKS FILE
B.C.C.O. - BRAZORIA COUNTY CLERK'S OFFICIAL
B.C.C.R. - BRAZORIA COUNTY DEED RECORDS
B.C.P.R. - BRAZORIA COUNTY PLAT RECORDS
HL&P - HOUSTON LIGHTING & POWER
I.R. - IRON ROD
VOL. - VOLUME
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
SQ. FT. - SQUARE FEET

BENCHMARK:
BRAZORIA DRAINAGE DISTRICT NO. 4 BENCHMARK NUMBER CB-2 IS A BRASS CAP STAMPED 'CB-2' SET IN THE NORTH SIDE OF COUNTY ROAD 81 BRIDGE OVER WEST FORK CHOCOLATE BAYOU, AT STREAM CENTERLINE, IN KEYMAP 652X, NEAR UNIT CB100-00-00.
ELEV. 56.51 FEET NAVD 1988, 2001 ADJUSTED.

LINE TABLE

LINE	BEARING	LENGTH
L1	N02°42'17"W	238.04'
L2	S87°17'43"W	10.00'
L3	S87°16'42"W	5.00'
L4	N02°43'18"W	7.00'
L5	N87°16'42"E	5.00'
L6	S02°43'18"E	7.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	25.00'	39.28'	90°01'19"	S47°42'57"E	35.36'

PREPARED BY:
ASI
ADVANCE SURVEYING, INC.
10518 KIPP WAY SUITE A-2 HOUSTON, TEXAS 77099
PHONE: 281 530-2939 FAX: 281 530-5464 EMAIL: advance_survey@asi23.com
www.advancesurveyingtx.com
FIRM NO. 10099200

SIERRA VISTA PLAZA
A SUBDIVISION OF 4.064 ACRES OR 177,023 SQUARE FEET OF LAND
SITUATED IN SECTION 51 OF THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 288,
BRAZORIA COUNTY, TEXAS

0 LOTS 1 RESERVE 1 BLOCK

SCALE: 1"= 50' DATE: NOVEMBER 17, 2022

OWNER:
SIERRA VISTA VENTURES, L.L.C.,
A TEXAS LIMITED LIABILITY COMPANY
12603 SOUTHWEST FREEWAY, SUITE 572,
STAFFORD, TEXAS 77477
TEL. NO. 832-520-3239