

Monday, March 24, 2025

Mayra Hernandez
Quiddity Engineering
2322 W. Grand Parkway North, Suite 150
Katy, TX 77449
mahernandez@quiddity.com

Re: Sierra Vista West Section 11 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 5860
Adico, LLC Project No. 710-25-002-005

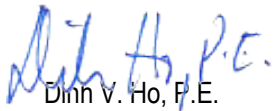
Dear Ms. Hernandez:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Sierra Vista West Section 11 Preliminary Plat, received on or about March 20, 2025. 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 objection to the plat as resubmitted on March 20, 2025. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than March 25, 2025, for consideration at the April 1, 2025, Planning and Zoning meeting.

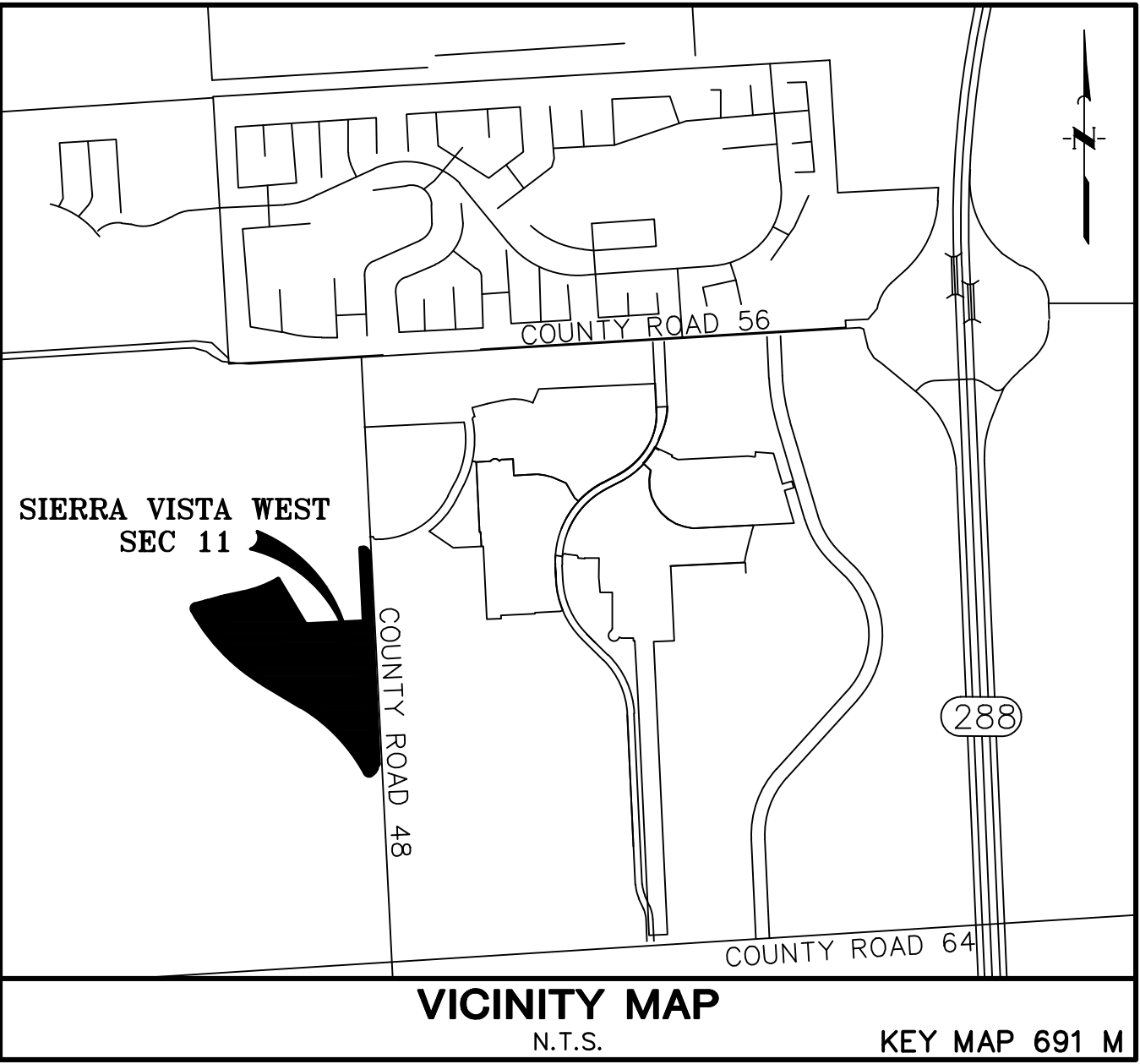
Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 710-25-002-005

- RESTRICTED RESERVE A**
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.55 AC
23,953 Sq. Ft.
- RESTRICTED RESERVE B**
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
1.38 AC
60,157 Sq. Ft.
- RESTRICTED RESERVE C**
Restricted to Drainage
Purposes Only
2.34 AC
102,119 Sq. Ft.
- RESTRICTED RESERVE D**
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.07 AC
2,878 Sq. Ft.
- RESTRICTED RESERVE E**
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
1.12 AC
48,815 Sq. Ft.



- LEGEND**
- AC "Acres"
 - BCMR "Brazoria County Map Records"
 - BCOPR "Brazoria County Official Public Records"
 - BL "Building Line"
 - CF "Clerk's File"
 - ESMT "Easement"
 - No. "Number"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq. Ft. "Square Feet"
 - STM SE "Storm Sewer Easement"
 - UE "Utility Easement"
 - VOL _PG "Volume and Page"
 - WLE "Water Line Easement"
 - "Set 3/4-inch Iron Rod with cap stamped "Quiddity Eng. Property Corner" as per certification"
 - ① "Street Name Break"
 - ① "Block Number"

- GENERAL NOTES**
- 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 No. 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.
 - 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 approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time, or a six (6) month extension period granted by the City Council.
 - This tract of land lies within Unshaded Zone "X", areas determined to be outside of the 500-year floodplain according to FEMA Flood Insurance Rate Map No. 48039C0115K, dated December 30, 2020.
 - All bearings based on the Texas State Plane Coordinate System, South Central Zone.
 - Monuments set as exterior boundary markers will be set with a minimum of five eighths (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 eighths (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, January 2022 and February 2025.

SIERRA VISTA WEST SEC 11

A SUBDIVISION OF 30.28 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329
BRAZORIA COUNTY, TEXAS

114 LOTS 5 RESERVES 4 BLOCKS
MARCH 2025

OWNER
ASTRO SIERRA VISTA L.P.,
a Delaware Limited Partnership
2450 Fondren Road, Suite 210
Houston, TX 77063
713.783.6702

PLANNER:

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23290 & 30040300
2322 W. Grand Parkway North, Suite 350 • Katy, TX 77469 • 832.913.4000