



COMMISSIONERS COURT OF BRAZORIA COUNTY

ORDER NO. H.36.

9/23/2025

Final Acceptance of Roads - Sierra Vista Section 1 - Abstract 288 (Precinct 4)

Whereas, the plat of Sierra Vista Section 1 - Abstract 288 (Precinct 4), was approved by the City of Iowa Colony, TX on August 21, 2017; and filed for record in Brazoria County Official Public Records, County Clerk's File #2017058170 on November 22, 2017; and

Whereas, this plat meets applicable criteria established by Commissioners Court Order 6.P.2. on February 9, 2021 for consideration under Brazoria County Subdivision Regulations adopted by Commissioners Court Order No. 49 on October 24, 2006; and

Whereas, the roads serving this section have now been constructed in accordance with the Brazoria County Subdivision Regulations; and

Whereas the period of Maintenance has been successfully completed, said roads shall be accepted into the County Road System for maintenance beginning this day September 23, 2025.

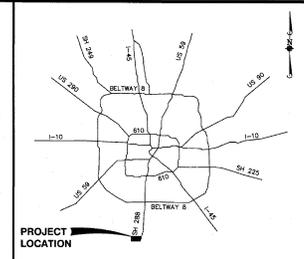
<u>CR #</u>	<u>Street Name</u>	<u>ROW</u>	<u>Length (FT)</u>	<u>Length (Mi)</u>
CR 1128	Whitney Reach Drive	60'	690.37	0.130 mile
CR 1469	Half Dome Drive	60'	535.97	0.102 mile
CR 1130	Carson Spring Drive	60'	172.06	0.032 mile
CR 1470	Palisade Drive	100'	133.10	0.025 mile

DEVELOPER: LAND TEJAS
STERLING LAKES SOUTH, L.L.C.
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713)783-6702

CONSTRUCTION OF WATER, SANITARY, DRAINAGE, & PAVING FACILITIES FOR

SIERRA VISTA SEC. 1

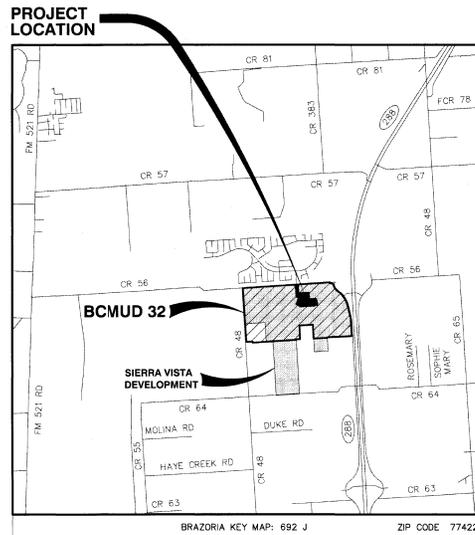
BRAZORIA COUNTY M.U.D. NO. 32
BRAZORIA COUNTY, TX
PROJECT NO. 600.001004.00



HOUSTON AREA VICINITY MAP
N.T.S.

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET & SHEET INDEX
2	GENERAL NOTES
3	WATER AND SANITARY OVERALL
4	DRAINAGE OVERALL
5	DRAINAGE CALCULATIONS
6	GRADING PLAN
7	STORM WATER POLLUTION PREVENTION PLAN
8	P&P - SIERRA VISTA BLVD. (STA 1+00 TO 7+50)
9	P&P - NORTH PALISADE DR. (STA 0+00 TO 5+00)
10	P&P - WHITNEY REACH DR. (STA 0+00 TO 8+50)
11	P&P - HALF DOME DR. & CARSON SPRINGS DR. (STA 0+50 TO 9+00)
12	TRAFFIC SIGNAGE & PAVEMENT MARKINGS
13	CITY OF IOWA COLONY STANDARD DETAILS - WATER (SHEET 1 OF 12)
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21	CITY OF IOWA COLONY STANDARD DETAILS - PAVING (SHEET 9 OF 12)
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23	CITY OF IOWA COLONY STANDARD DETAILS - PAVING (SHEET 11 OF 12)
24	CITY OF IOWA COLONY STANDARD DETAILS - PAVING (SHEET 12 OF 12)
25	DRAINAGE SERVICE AREA MAP



LOCATION MAP
N.T.S.

AS-BUILT

BY: **A Brockman** DATE: **May 04, 2018**

ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
(713) 223-4567 (In Houston)
(New Statewide Number Outside Houston)
1-800-545-8005



Manhard CONSULTING

2440 Technology Forest Blvd, Suite 2000, The Woodlands, TX 77381 | P: 832.833.8200 | F: 832.833.9211 | manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners
Texas Board of Professional Engineers Registration No. F-18141

CONTRACTOR SHALL NOTIFY THE CITY OF IOWA COLONY C/O ADICO, LLC (DINH HO, P.E. AT 832-895-1093, DINH@ADICO-LLC.COM), 48 HOURS BEFORE COMMENCING WORK.

MANHARD CONSULTING, LTD. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

BOUNDARY & TOPOGRAPHIC SURVEY:

THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A SURVEY PREPARED BY JONES & CARTER, INC. DATED DECEMBER 7, 2016. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING IN WRITING OF ANY DIFFERING CONDITIONS. MANHARD CONSULTING HAS NOT VERIFIED THE SURVEY AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY BOUNDARY AND TOPOGRAPHY.

BENCHMARKS:

SOURCE BENCHMARK:

ELEVATIONS SHOWN HEREIN ARE BASED ON TMDOT MONUMENT HV-79C LOCATED IN THE MEDIAN OF SH 368 APPROXIMATELY 126 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.3 FEET, NAVD 86, 1991 ADJUSTMENT.

TEMPORARY BENCHMARK:

T.B.M. "B" BEING A SET 100-D NAIL IN A POWER POLE LOCATED EAST OF THE ENTRANCE TO STERLING LAKES SUBDIVISION.

ELEVATION = 57.83 FEET, NAVD 86 (1991 ADJUSTMENT)

FLOODPLAIN INFORMATION:

ACCORDING TO MAP No. 48039C01204, 48039C0115H, 48039C0105H, & 48039C0101H OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, DATED JUNE 15, 1989, THE SUBJECT TRACT IS SITUATED WITHIN UNSHADED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE FLOODPLAIN ZONE "X", ALONG THE SOUTHERN BOUNDARY OF THE SUBJECT TRACT, NEAR COUNTY ROAD 64. THE SUBJECT TRACT IS SITUATED WITHIN SHADDED ZONE "X", DEFINED AS AREAS OF 500-YEAR FLOOD. AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1.00 FT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD AND ZONE "AE", DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE ELEVATIONS DETERMINED. NOTE THAT COUNTY ROAD 64 IS THE LIMIT OF DETAILED STUDY FOR THE UNNAMED TRIBUTARY TO CHOCOLATE BAYOU.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

ENGINEER'S SEAL

CLAYTON C. GUBANNES
01968
STATE OF TEXAS
PROFESSIONAL ENGINEER

NOTE: CITY SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

CITY OF IOWA COLONY
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENTS ESTABLISHED BY THE CITY OF IOWA COLONY.

Michael Holton 5/2/17
MICHAEL HOLTON, MAYOR DATE

M.H. 5/1/17
DINH HO, P.E. CITY ENGINEER DATE



PROJ. NO. 600.001004.00
SHEET NO. 25
DATE: MAY 2017
SCALE: N/A

1 SHEET OF 25
600.001004.00

Manhard CONSULTING
4815 Technology Forest Blvd, Suite 2000, The Woodlands, TX 77381
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners
Texas Board of Professional Engineers Registration No. F-18141

SIERRA VISTA SEC. 1
BRAZORIA COUNTY M.U.D. NO. 32
TITLE SHEET & SHEET INDEX

ISSUED FOR CONSTRUCTION

Engineer's Certificate of Substantial Completion

OWNER: Brazoria County Municipal Utility District No. 32
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

CONTRACT: Construction of Paving Facilities in Sierra Vista Boulevard
Future Bond Issue
TIN No – 42-1763402

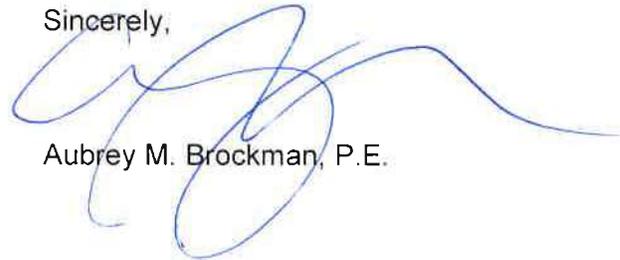
CONTRACTOR: Park Construction Associates, LLC.
P.O. Box 986
Rosenberg, Texas 77471

ENGINEER: Manhard Consulting
2445 Technology Forest Boulevard, Suite 200
The Woodlands, Texas 77381

I hereby certify that this project is substantially complete as of June 7, 2018; that the project was under periodic observation during construction; that all observation of the work was performed by or under my supervision; that to the best of my knowledge, the project was in accordance with and includes all items in plans and specifications approved by all authorities having jurisdiction; and "record drawings" will be furnished to the Owner.



Sincerely,



Aubrey M. Brockman, P.E.

AMB:jl

P:\001 Sierra Vista - BCMUD 32\004 Section 1\Documents\Construction\CERTIFICATE OF SUBSTANTIAL COMPLETION - SV Blvd Paving.docx
Enclosure/Attachment

Cc: Tim Austin – Allen Boone Humphries Robinson, LLP
Rick Gadd – Land Tejas Sterling Lakes South, LLC
TCEQ Houston
TCEQ Austin



August 26, 2025

Brazoria County Engineering Department
 Attention: Ms. Megan Cook
 451 N. Velasco, Suite 230
 Angleton, Texas 77515

Sierra Vista Section 1			
Street name	PAE/AUE	LF	MILES
Sierra Vista Boulevard	100'	523	0.10
Palisade Drive	100'	315	0.06
Whitney Reach Drive	60'	690	0.13
Half Dome Drive	60'	644	0.12
Carson Springs Drive	60'	105	0.02

Re: Sierra Vista Section 1 Paving Facilities for
 Land Tejas Sterling Lakes South, LLC.
 Brazoria County, Texas
 Request for Final Acceptance of Roads

Dear Ms. Cook:

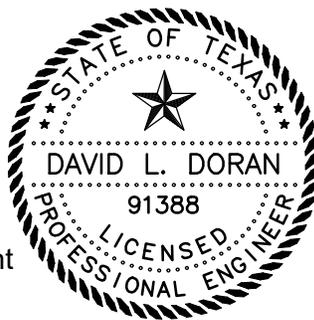
On June 26, 2025, we performed a final inspection for this project along with William Stidham. We certify that the deficiencies that were noted during the final inspection have been corrected by the contractor, Park Construction Associates.

On behalf of our client, Land Tejas Sterling Lakes South, LLC, we are requesting final acceptance of the pavement infrastructure for the above-referenced project.

Should you have any questions or require any additional information to support this request, please call me at (832) 823-2200.

Sincerely,

David L Doran, P.E., CCM
 Partner, Construction Management



DLD/js

P:\001 Sierra Vista - BCMUD 32\004 Section 1\Documents\Construction\Acceptance Package\Brazoria County\Drafts\Sierra Vista Section 1 - Road Acceptance Request.docx